

# VINEYARD LANE SPECIFICATIONS

Juniper Penthouses  
J301 and J302

## Exteriors and Construction Standards

### **Exterior Hard Surfaces (parking and sidewalks)**

Driveways and parking spaces as per plan including both concrete and pervious surfaces. Walkways and steps as per plan.

### **Framing**

Engineered floor joists (TrusJoist or equal) 3/4” subfloor material on all floors.

2x6" framing, 8'8" main floor and cathedral ceilings on upper floors.

All party walls are double wall construction.

All plywood sheathing. (no OSB).

All window and door headers are built up and insulated.

All framing is engineered and inspected by city building inspectors.

### **Insulation**

Insulation shall be as installed as per code:

- R-30: Vaulted Ceilings      R-38: Attic Area
- R-21: Exterior Walls      R-30: Floor

### **Roofing**

Fiberglass Composition w/ 40 year warranty.

### **Siding**

Main siding will comprise 1 X 4” Clear spaced cedar, Paperstone panels, and Corrugated metal panels.

Various other products will be used as accent siding and/or trim.

All siding is on rain screen and Vaproshield as specified by Exterior Research & Design waterproofing consultants.

All windows are fully wrapped with Vaproshield system as specified by ERD.

### **Windows**

Sierra Pacific all-wood low-E argon filled windows, manufactured of Sustainably Produced timber. All windows are black aluminum-clad on exterior and fully wrapped in VG fir trim on interior.

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**Drywall**

Drywall shall be very light orange peel texture. Ceilings between units are double 5/8” on RC (resilient channel clips) as per sound management plan by JGL Acoustics.

**Fire Sprinkler System**

All units protected by automatic sprinkler system.

**Electrical**

Each home shall be wired for/provided with the following per plan:

- ◆ Switches, boxes, outlets and recessed cans per code.
- ◆ Structured wiring including cable TV, Cat 5e telephone, and Cat 5e Network wired and terminated at Living Room, Music Room, Master and Second Bedroom, Office and Study. Network connections and setup as described in Vineyard Lane “Gold” Package.
- ◆ Exterior lighting at Front Door, and east unit deck as per plan.
- ◆ 125 amp service is typical on all plans.
- ◆ Smoke detectors and GFI's per code.
- ◆ Utility Rooms and Bathrooms shall have Exhaust Fans per code.
- ◆ Cans and sconces as per plan.

**Heating**

Energy Savings Product High Velocity Hydronic Forced Air heat and air conditioning. All sheathed floors are covered with 1 ½” gypcrete for heat and sound management.

Domestic water heated by Rinnai continuous flow propane fired water heaters.

**Plumbing**

All supply lines are Wirsbo pex or equal. Primary vertical drain line drops are cast iron (as specified by JGL Acoustics for sound control) and the balance of plumbing is ABS.

The following shall also be provided:

- ◆ 1/2 hp garbage disposal in kitchen sink
- ◆ recessed drain box for washing machine and dryer outlets
- ◆ Washing machine pan in utility room

**Exterior Doors**

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All front doors will be Sierra Pacific wood aluminum clad full lite doors with reeded (obscure) glass. Sidelights as noted on plans.

**Exterior Door Hardware**

Grab handle and deadbolt and passage locks shall be provided on all front entry doors. Keyed locks on all other exterior doors.

**Gutters**

Continuous aluminum gutters with downspouts connected to storm drain system.

**Unit Decks (third floor)**

Palletized weather resistant decks with weather resistant sub structure and BracePoint powder coated rails.

**Landscaping**

See Plans for landscape design, including two ponds and a water course to the north of The Willow.

**Unit Numbers**

Unit numbers shall be installed where most visible from the street as per building code.

**Warranty**

All homes are covered under the new Washington state Warranty, as specified in RCW 64.34.445. The specific terms of the warranty are described in the Public Offering Statement.

**Interior Finishes and Accessories**

**Cabinets**

All cabinetry to be Stoney Creek Cabinets with maple veneer doors and composition boxes.

**Appliances**

- Stainless Steel GE Profile 30" self cleaning dual fuel slide-in range J2S968SEKSS
- Stainless Steel Broan 30" Range Hood RM523004
- Stainless Steel Bosch Dishwasher 4 cycle w/super sound insulation SHX46A05UC

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- Stainless Steel GE Profile Built-in Microwave Convection Oven JE1590SF
- Microwave Trim Kit JX1527CHS
- Stainless Steel GE Profile Convection Wall Oven JT915SKSS
- Stainless Steel GE Profile Warming Drawer JTD915SKSS
- Stainless Steel GE Profile French Door refrigerator PFS22SISSS
- Stainless Steel GE Undercounter Wine Cooler PWR04FANBS
- GE White Front Load Washer WCVH6260FWW
- GE White Electric Dryer DCV11515EFWW

**Bath Accessories**

All bath faucets are Price Pfister Contempra, in brushed stainless.

Toilets are Toto Aquia Dual

Powder room has one brushed stainless Towel Ring, T/P Holder, Mirror (24" x 36" or width of vanity).

Master Bath has two Caroma Semi-recessed vessel lavs and one brushed stainless Towel Ring, T/P Holder, one Towel Rack, full width Mirror, American Standard 19" deep soaking tub, and a 3' by 4' terrazzo and tile shower with glass door.

Second Bath has one brushed stainless Towel Ring, T/P Holder, one Towel Rack, Mirror (width of vanity), and a 3' by 4' terrazzo and tile shower with glass door.

**Floor Coverings and Hard Surfaces**

| Room            | Area        | Material   |
|-----------------|-------------|--|
| Master Bath     | Shower      | Terrazzo and Tile                                      |
|                 | Vanity Top  | Quartz   |
|                 | Flooring    | Tile   |
| Second Bath     | Bath/shower | Figerglass tub with tile shower                        |
|                 | Vanity Top  | Quartz   |
|                 | Flooring    | Tile   |
| Kitchen         | Countertops | Quartz, Paperstone or Stainless Steel (or combination) |
|                 | Flooring    | Engineered prefinished Hardwood                        |
| Living/Dining   | Flooring    | Engineered prefinished Hardwood                        |
| Main Floor Den  | Flooring    | Karastan Carpet or Hardwood                            |
| Project Room    | Flooring    | Marmorette   |
| Entry Hall      | Flooring    | Engineered prefinished Hardwood                        |
| All other rooms | Flooring    | Karastan Carpet throughout                             |

**Fireplace**

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Lennox 3530 Direct Vent fireplace with built in Maple veneer surround in Living Room.

**Interior Doors and Millwork**

Interior Doors are panel VG fir stained natural to match trim.  
Casing/Base is VG fir.

All windows fully wrapped with VG fir.

Bi-fold and Closet Doors are panel VG fir.

All closets to be finished with pole and shelf.

**Interior Door Hardware**

Lever locks in brushed nickel finish shall be provided throughout.  
Privacy locks on powder room, main bath, master bedroom doors, and deck doors.

**Light Fixtures**

Lighting system designed per plan.

**Paint**

Low VOC Environmental Home Center AP paint or equal, low sheen paint shall be used throughout. Color as per choice from list.

**Kitchen:**

Double bowl Stainless Steel Sink

Kohler Forte Faucet

Badger 1 Disposal

Ice maker: connection for refrigerator

***The above information is subject to change without notice. Should this happen, only material of equal or greater value will be used. The builder reserves the right to alter as materials may vary.***

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