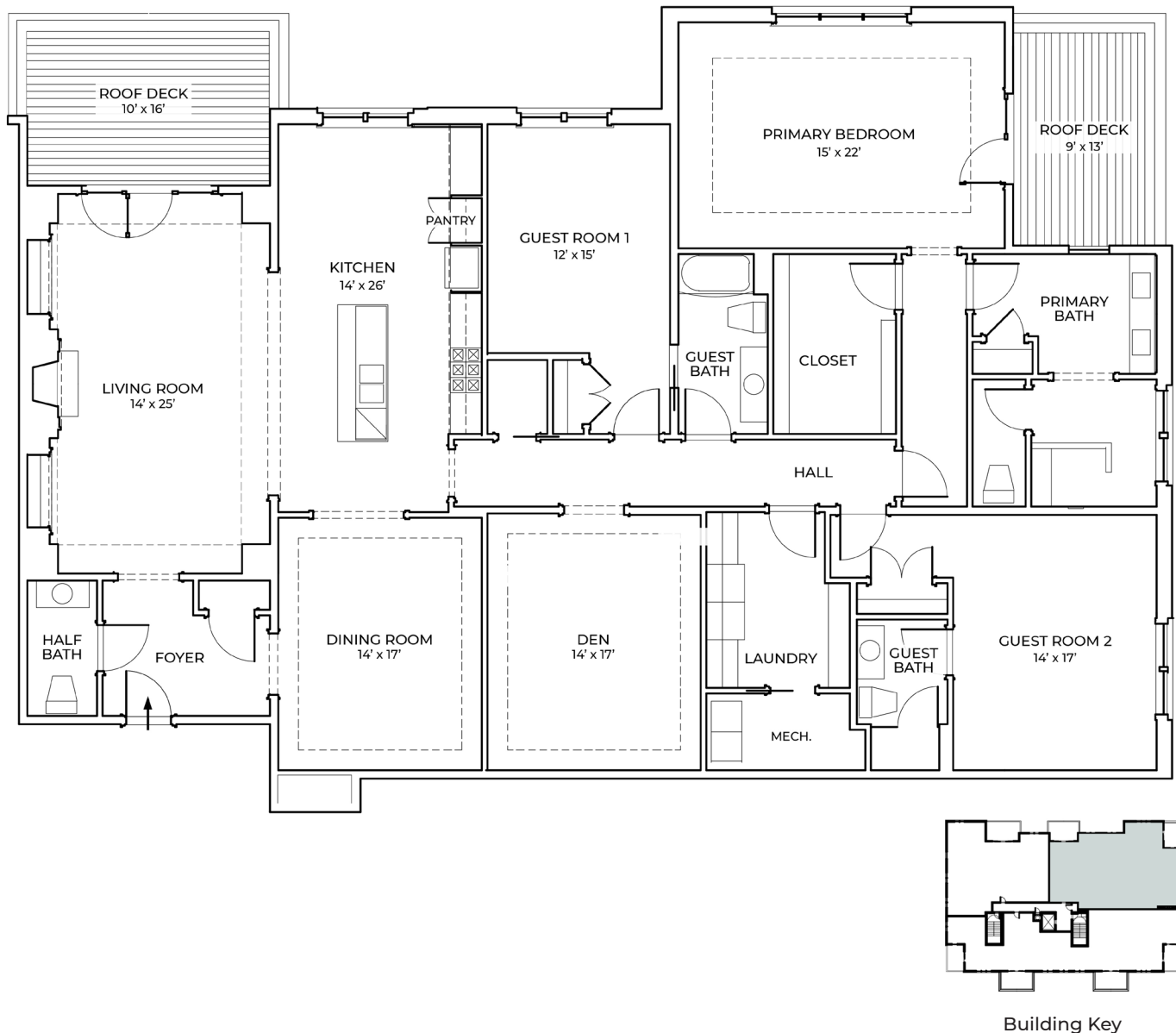


# WHITE GABLES II



## 465 WHITE GABLES LN

### Residence 403

TOTAL SQUARE FOOTAGE: 3,070 BEDROOMS: 3 BATHROOMS: 3.5

FEATURES: Roof Deck, Gas Fireplace, Quartz Countertops, Undermount Sinks, Kohler Fixtures, Gas Range, Bosch Appliances, Walk-In Closets with Wood Shelving

Located on the top floor with views of distant mountains and Birdwood Estate and golf course, this penthouse enjoys eastern and southern exposure. With over 3,000 sq ft, the residence features a 13' x 25' eat-in kitchen with large center island, a 25'-long great room with fireplace and custom built-ins, formal dining room, plus a master suite that opens to a large roof deck to capture inspiring mountain vistas. This plan offers all the spaces found in a large home.

#### ABOUT THE BUILDING

White Gables II is a four-story, 14 residence condominium building with above grade parking on the ground level. Exterior elements include a stucco base at the ground level, with three stories of brick veneer and wood trimmed porches and stucco at the fourth floor. The roof is a dark brown metal parapet roof enclosing a flat membrane roof.

See following page for complete list of residence and building specifications.

# SPECIFICATIONS

## RESIDENCES

### INTERIOR TRIM

Casting: Adams 3.5" (min) painted  
1x8 baseboard with ogee (curved) cap  
2-piece 4 $\frac{5}{8}$ " crown molding in foyer, living, dining, kitchen and primary bedroom if plan allows  
2-panel solid interior doors with oil-rubbed bronze hardware  
Closets: wood shelving with 1 $\frac{1}{4}$ " metal rod  
Built-ins: Great room; built-in bookcase with fireplace surround

### INTERIOR & EXTERIOR PAINT

Walls: Sherwin Williams, Flat finish (choose from designer selections)  
Trim: Sherwin Williams, Semi-gloss finish, Super White  
Ceilings: Sherwin Williams, Ceiling White

### PORCHES & DECKS

Ceiling to be painted beadboard  
Trex decking  
Rails to be reinforced vinyl

### WINDOWS & DOORS

Energy-efficient metal-clad wood windows and exterior doors with insulated glass  
Exterior doors are factory primed solid wood  
Exterior is metal-clad with metal casing and 2" metal sill

### LIVING ROOM

Gas fireplace with granite (or equal) surround and custom wood mantel  
Heat & Glo 6000 Clean Face in black  
Built-in shelving at fireplace

### KITCHEN

Saybrook cabinets with reverse raised panel shaker doors: full overlay face frame construction, wood Dovetail full extension undermount soft close drawer boxes, concealed soft close hinges, classic 5-piece drawer fronts  
Quartz countertop  
Tile backsplash  
Sink: Signature Hardware stainless steel undermount  
Faucet: Kohler single handle pull-out spray  
Engineered hardwood floor (choose from designer selections)  
Refrigerator: Bosch 3-door counter depth, B36CT80SN, stainless steel or equal  
Gas Range: Bosch NGS8655UC, stainless steel or equal  
Dishwasher: Bosch SHXM78Z55N, stainless steel or equal  
Ductless vent hood: Bosch DPH30652CU, stainless steel or equal  
Microwave: GE Profile PEM31SFSS, stainless steel or equal  
LED under cabinet and recessed lighting

### DINING ROOM

Engineered hardwood floor (choose from designer selections)  
Cased openings to foyer and kitchen per plan  
Chair rail and 3-piece crown molding detail if plan allows

### PRIMARY BEDROOM

Carpet: Shaw, non-toxic, green label, 8-pound pad (choose from designer selections)  
2-piece crown molding detail if plan allows

### PRIMARY & GUEST BATHROOMS

Tile flooring  
Tile shower and tub alcove walls; stain resistant grout; microban technology with lifetime warranty  
Saybrook vanity cabinets  
Sink: Signature Hardware white undermount  
Quartz countertops  
Faucet: Kohler Widespread, hot and cold handles  
 $\frac{3}{8}$ " frameless glass shower door  
Alcove tub: Signature Hardware 60" x 32", per selected plans  
Freestanding tub: Signature Hardware 60" x 32", per selected plans  
Toilet: Kohler Cimarron elongated comfort height  
Tub/shower fixtures: Kohler single handle, primary with hand shower; HydroBlok shower system for latest in waterproofing technology  
Mirror with painted wood frame; decorative lighting

### POWDER ROOM

Toilet: Kohler Cimarron elongated comfort height  
Console sink: Signature Hardware, white with chrome legs  
Engineered hardwood flooring  
Mirror per designer selection  
Vanity lighting; decorative lighting

### CLOSETS

Wood shelving with 1 $\frac{1}{4}$ " metal rod  
Carpet: Shaw (choose from designer selections)

### SECONDARY BEDROOMS

Carpet: Shaw (choose from designer selections)

### SUN PORCH

Tile floor

### LAUNDRY ROOM

Washer and dryer rough-ins  
Cabinets: Mantra by Masterbrand, Omni, per selected plans  
Countertops: LG solid surface, per selected plans  
Shelving, per selected plans  
Tile floor

### MECHANICAL ROOM

HVAC unit: 14 SEER Trane heat pump with electric auxiliary heat  
80-gallon electric hot water heater

### SOUNDPROOFING

Corridor/resident walls have 3 layers of sheetrock and sound installation  
Residence demising walls are staggered stud walls with sound insulation  
Floor ceiling assembly has a Gyp-Crete topping, sound insulation and two layers of sheetrock on the ceiling  
All assemblies have a sound transmission class (STC) rating of between 58-60

## BUILDING CONSTRUCTION

### STRUCTURE

Cast-in-place concrete foundation  
Ground level cast-in-place concrete and CMU walls with concrete slab on grade floor  
6" concrete floor on metal decking  
2nd-4th floors: TJI joists and 2x6 exterior walls  
Roof: TJI joists with parapet truss overbuild

### CEILING HEIGHTS

8' 2" in basement parking and storage units  
10' in main lobby, except where noted on plans  
10' on residential floors, except where noted on plans

### ELEVATOR

3,500-lb hydraulic elevator  
Back-up generator  
Wood interior paneling with stone tile floor

### TRASH CHUTE

Access door on each level

### INSULATION

R-19 batt insulation in exterior walls  
R-38 batt insulation in roof and basement ceiling  
Seal all windows, exterior doors, plate penetrations and outlet boxes  
Sound insulation: unfaced rockwool at primary bedrooms, bath walls, resident separation walls and corridor walls; Gyp-Crete topping on floors

### ROOF MATERIAL

Energy saving TPO membrane on flat roof  
Prefinished standing seam metal on parapet roof  
EPDM on porch floor system

### SPRINKLER SYSTEM

Ground-level: fully sprinkled National Fire Protection Association NFPA 13 system

### HVAC

Energy Star compliant 14 SEER Trane heat pumps with electric resistance auxiliary heat  
Variable speed fans  
10-year parts and labor extended warranty for HVAC  
Programmable zone thermostats  
Bath fans vent to exterior  
High-efficiency 80-gallon electric water heaters  
Electric space heaters in stairway

### ENTRY LOBBY

Mag-lock entry access system  
Interior designer selections  
Painted drywall with 2-piece chair rail, 8" base with cap, 2-piece painted crown and Adams casting  
Mail and package room

### RESIDENTIAL LOBBIES

Interior designer selections  
Wall sconces and decorative surface mounted ceiling fixtures  
Painted drywall with 2-piece chair rail, 8" base with cap, 2-piece painted crown and Adams casting  
Trash chute access on each floor