



VELOCONDOS.COM

# General Specifications

\*Denotes Green Features designed to reduce energy and natural resources and/or come from sustainable products or processes.

Item	Description
Amp Rating for Electrical Service	Buildings A-D: 125-A; Building E: 200-A
Balconies	Waterproof with composite decking or pavers, TBD. Buildings C & D 3 <sup>rd</sup> floor balconies with horizontal metal rails; Building E 2 <sup>nd</sup> floor balconies with vertical metal rails; All other Residences with perforated metal screens & metal tube railing cap.
Bath Fan*	Panasonic WhisperGreen (low speed continuous)
Bike-tire Ramp at Interior Common Stairwells*	Located at all interior stairways for convenient bike transport
Bike Wash & Repair Station*	Bike wash & repair station located at S.E. corner of Building D near lower level common area
Car EV Charging*	120-V junction box rough-in for future EV charging at all garages; Community Dual-Port EV charger
Carbon Monoxide/Smoke detectors	As required per state law
Ceiling Fans & Pre-wires*	Ceiling fan in living room; Bedroom light fixtures can be replaced with fan/light by Owner
Ceiling Height: At Work Space in Bldg. E	Approximately 11'
Ceiling Height: Residences	Approximately 9'0" typical with dropped ceilings to 8'0" at bathrooms & other locations per Plan
Dog Wash	Interior dog wash located in ground level of Building B accessed from North side of building
Doors: Barn Doors	Obscured glass full lite composite with stainless steel Schlage barn door hardware per Plan
Door: Building Entry	Full lite glass composite
Door: Front Residence Entry Door*	Solid-core 2-panel composite, 8'
Door: Shower	Framed glass at ¾ baths
Doors: Patio	Full lite glass, with fiberglass frame
Doors: From Residences to Garages per Plan	Fire rate solid-core door
Doors: Interior Swinging*	Solid-core 2-panel composite
Doors: Overhead at Work Space in Building E	Full lite sectional aluminum doors, 9' high by 8' wide
Drywall	5/8" straight corners, level 3 trowel texture
Exterior materials*	Low maintenance materials including cementitious lap siding, panel and v-groove exteriors; exposed concrete; cedar tongue and groove or similar at interior balconies.

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Fencing: At Enclosed Yards	4x4 cedar posts, 4x4 cedar top and bottom rails, and woven wire mesh between posts.
Fencing: Privacy Fence at North & West of Site	New privacy fence to be installed at portions on the north & west sides of the site
Fire Sprinkler System	All buildings have interior fire sprinklers
Floor & Wall Assemblies	Fire and acoustically rated floor and wall assemblies meet or exceed Code for fire and acoustical requirements.
Flooring: Common Area Building Entries, Halls & Stairs	Polished concrete floors; Rubber treads and risers on stairs
Flooring: Community Co-working Lounge & Residences	7"-Luxury wood-style wpc resilient planks with cork underlayment
Foundation	Floor at grade: crawl spaces with piers and grade beams; Slab on grade at garages Stairs at grade: structural slabs over void
Garage Ceiling Heights & Door Dimensions	Ceiling Heights: 9'0", some garages at 8'0" per garage; Garage Door Opening: 8'x8'
Garage Doors	Smooth metal door with obscured door sidelights. BRAND TBD
Garage Doors Opener, Remotes & Key Pad	Garage door opener included with (2) remote controls and also key pad entry (style TBD)
Garage EV Charging & Outlets*	120-volt junction box for future EV charging in addition to a two-plug outlet. Additional outlet at ceiling (one plug will be used for garage door opener with one spare plug)
Garage Finish	Concrete walls; Walls abutting conditioned spaces will be wood-framed and drywalled
Garage Lighting*	4- foot surface mounted LED strip lights; 3 strips at tandem garages; 1 at all others
Garbage Disposal	Moen
Hose Bibs	Community hose bibs locations per Landscape Plan
HVAC: A/C & Heating*	High-efficiency DX fan coil forced air gas furnace in Residence used in combination with water heater; A/C condensing unit on roof
Insulation: Exterior Walls*	R-21 fiberglass batts
Insulation: In between floors & walls*	Two layers of R-11 fiberglass batts in wall; Floor minimum R-11 fiberglass batts
Insulation: Garage, ceilings & rims*	R-24 closed cell foam at rims, R-49 fiberglass batts at roof; Garage walls uninsulated except those backing to conditioned space; R-38 fiberglass batts at floor over unconditioned space
Lawns: At Enclosed Yards*	Low-maintenance astro turf
Landscaping	See Landscape Plan
Lighting*	Combination of recessed LED can lights and surface mounted or slim surface mounted fixtures with dimmers at kitchen, living & bedrooms
Lighting: Front Porch, Patio & Balconies	LED lights, style TBD
Locks: Building Entry Doors	Secured with keyed electronic entry fob or keypad, TBD.
Locks: Residence Entry Doors	Keyless Smartlocks with key backup
Outlets: Cable, Phone & Data (Cat5)	Located in bedrooms and living area
Outlets: Electrical	Per code
Paint: Interior	ProMar 400, zero VOC paint
Radon Mitigation Pre-piping	Passive radon system provided; Can be converted to active system
Roofing	Flat roof TPO (thermoplastic polyolefin)

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Storage Lockers	5'8"x9' Securable Storage closets provided to Residences with carports. Full height to ceiling with painted MDO (Medium Density Overlay)
Thermostat	Programmable
Trim: Interior Baseboards	4" square base, paint grade
Trim: Interior Casing	2 1/4" square case, paint grade
Water Heater*	50 Gallon, Phoenix, in each Residence
Windows*	Vinyl frame with double pane glass insulation values R3.125. Black exterior and interior. Operable windows provide cross ventilation options in all Residences. Natural light from oversized glass windows and doors with natural shading provided by building design overhangs.

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