



VELOCONDOS.COM

General Specifications

As of 1-7-21

*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. Buildings C & D 3 rd floor balconies with horizontal metal rails; Building E 2 nd 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
Cabinets	Earthwoods Custom Cabinetry, Entrada Line. Dovetail Blumotion soft close, full extension (tandem) pre-finished birch-ply drawers. Textured melamine & laminate fronts/panels per Finish Package. Cabinet boxes with white melamine finish & PVC edge tape. Rollout drawers per Plan. Upper cabinets door swing sideways.
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 J-Strap barn door hardware per Plan
Door: Building Entry	Full lite glass composite
Door: Front Residence Entry Door	Solid-core flush panel composite, 8' high
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*	Solid-core 1-panel composite
Doors: Overhead at Work Space in Building E	Full lite sectional aluminum doors, 9' high by 8' wide

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Drywall	5/8" straight corners, Light Skip trowel texture
Exterior materials*	Low maintenance materials including cementitious lap siding, panel and v-groove exteriors; exposed concrete; Reysta composite cedar tongue and groove or similar at interior balconies.
Fencing: At Enclosed Yards	4x4 cedar posts, 2x4 cedar top and bottom rails, and woven wire mesh between posts.
Fencing: Privacy Fence at North & West of Site	New privacy fences to be installed at portions on the north & west sides of the site
Fire Sprinkler System	Located in all buildings, balconies & garages
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, stairs treads & metal risers. Perforated metal guard rails.
Flooring: Community Co-working Lounge & Residences	Luxury vinyl wood-style plank -Shaw Contract Solitude Cottonwood
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: generally 9' but vary per location between 8'-11'; Garage Door Opening: 8'x8'
Garage Doors	Chi Smooth metal door or similar with obscured door sidelights.
Garage Doors Opener, Remotes & Key Pad	Garage door opener with (2) remote controls and also key pad entry
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, see Lighting Package
Locks: Building Entry Doors	Secured with keyed electronic entry fob or keypad, TBD. Remote entry system for visitors
Locks: Residence Entry Doors	Keyless smartlocks with key backup

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Outlets: Cable, Phone & Data (Cat5)	Located in bedrooms and living area
Outlets: Electrical	Per code
Paint: Interior	Sherwin Williams Snowbound interior; trim and ceiling – high-reflective white
Radon Mitigation Pre-piping	Passive radon system provided; Can be converted to active system
Roofing	Flat roof TPO (thermoplastic polyolefin)
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	5" square base, paint grade
Trim: Interior Casing	2 1/4" square case, paint grade
Washer & Dryer Hook-ups	Washer & Dryer hook-ups with electric service. Washer & dryer Units not included.
Water Heater*	50 Gallon, Phoenix, in each Residence used in conjunction with heating & cooling HVAC system
Windows*	Gerkin Comfort Series - Vinyl frame with double pane glass insulation values R3.125. Black exterior and white 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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