

Aiken St Flats

BUILDING SPECIFICATIONS

Condominium Specifications

64 Aiken Street, S. Burlington, VT

DATE: MARCH 24, 2021

UPDATED MAY 10, 2021

GENERAL FEATURES:

All Units are single-level homes in a three-story, 12-unit building. There are two east facing homes and two west facing homes on each of the three floors. Each unit is a corner unit, four units to a floor. The basement level is a parking garage with interior access to an elevator and common stairwell to upper floors. Walk-in storage cubicles for residents are also located on the underground level. There is additional surface parking adjacent to each building.

The floor plan is 1600+/- square feet. The Kitchen, Living and Dining rooms are arranged in a spacious feeling open floor plan. The plan includes a Master Bedroom, Second Bedroom, One and ¾ Baths, Den, Foyer, and private deck. All homes feature 9' ceilings.

The A floorplan differs from the B floorplan in the Master Bathroom and Walk in closet dimensions only, all other rooms are the same between the two floorplans.

FOUNDATION:

Poured in-place reinforced concrete walls and footings.

Concrete slab in the basement level, parking garage w Individual Owner Storage spaces
The underground parking garage level also contains the Elevator, Elevator Room and an Electrical room that serves the building as a whole. The garage entry is fully open; there is no door to the Underground Garage. Lighting in the garage is motion sensitive.

STRUCTURAL FRAMING:

Floor Systems - The first floor is supported by steel framing with concrete deck above. Engineered wood floor truss systems support the second and third floors. A poured concrete layer between living level floors is provided for additional for sound abatement at each level.

Roof – Prefabricated, engineered roof trusses with tongue and groove OSB sheathing.

Exterior Walls – 2” x 6” studs, 24” on-center with ½” OSB PLUS sheathing.

Interior Walls between Residences – Double walls with 2” x 6” studs, 24” on-center with 1/2” OSB PLUS and 5/8” drywall.

Interior Walls within Residences - 2” x 4” studs, 24” on-center

ROOFING:

Main roof architectural shingle.

EXTERIOR SIDING AND TRIM:

Siding: “Gentech” Vinyl Shakes and Clapboards.

Exterior Trim: PVC or Fypon molded millwork, White trim will have manufacturers finish.

Natural Stone veneer is featured on the main building entry walls extending the full height of the building.

WINDOWS AND DOORS:

Exterior Doors: Exterior Entry and Slider doors to be Therma Tru, or equivalent. Entry hardware to be lockset with deadbolt with programmable keypad and lever handle in oil rubbed bronze finish.

Windows: Harvey Classic, double or single-hung with cellular PVC exterior trim, in Colonial Flat style.

Individual Unit Entry doors: Solid Masonite Two Panel Style Doors are 1-hour fire-rated, with automatic closers, and programmable lever style entry lock with deadbolt, in oil rubbed bronze finish.

Interior home doors: Passage doors are solid core Masonite or equivalent. Closet doors are hollow core, matching style. All interior doors to be 6’-8” high. Interior door hardware to be Schlage “Accent” lever style with a satin nickel finish. Privacy latches are provided on bedroom and bathroom doors.

INSULATION:

Entire building will meet or exceed ‘VT Stretch Code’.

Floor between garage and first floor: R38 fiberglass batts

Floor between second and third floors: R13 3.5” fiberglass batts

Roof: R 60 loose fill cellulose

Exterior Walls: R23 Rockwool plus a continuous layer of 1” SilverR board insulation on the exterior. Providing a breathable wall system with an R 27.5

Bedroom and Bathroom Walls: All bedroom and bathroom walls adjoining other living spaces insulated with 3 ½” fiberglass batts for improved soundproofing

Walls between homes: 5.5” Rockwool UltraBatt

ACCOUSTICAL TREATMENTS:

Airborne noise performance specification: Sounds leaving a source (conversation, appliance noises, music, etc) become “airborne” as they travel through an indoor or outdoor space. Sound Transmission Class (STC) measures the drop in decibels as an airborne sound travels through a wall or ceiling. Walls, partitions, and floor/ceiling assemblies that separate a home from each other or from public or service areas shall be

designed and constructed to provide an STC of not less than 50(45 if field tested) for airborne noises, as recommended by the International Building Code.

Impact noise performance specification: The Impact Insulation Class rating (ICC) is a similar concept that measures the transmission of sound caused by impacts. It applies to ceiling and floor assemblies. Floor/ceiling assemblies between homes or between a home and a public or service area within the building shall be designed and constructed to provide an IIC rating of not less than 50 (45 if field tested).

The typical separation wall will include double walls with an air gap, fiberglass insulation, and 5/8” fire-rated drywall on each side. The typical floor/ceiling assembly will consist of Advantek or equal sub floor, wood truss joists, 6” of batt insulation and drywall. Lightweight concrete is used sound abatement for the sub-floor, above the Advantech.

Walls between homes, hallways, ‘party walls’: will have mineral wool improved sound insulation. The recommended STC and ICC ratings can be achieved using a variety of wall and floor/ceiling assembly designs. Wall and floor/ceiling designs may therefore vary throughout the building to accommodate specific circumstances.

INTERIOR WALLS, CEILING AND TRIM:

All walls and ceilings shall be drywall, taped and sanded. Minor shadow variations are possible in ceilings.

All doors and windows will be trimmed per ‘design’ style as shown.

Baseboard to be 5 -1/2” painted. Wood trim, per style as shown.

Painting for walls, ceilings, doors and trims is described below.

CLOSETS AND BUILT-INS:

Fireplace Mantel: A traditional wood mantel with ceramic tile border is to be provided for the gas fireplace.

Living Room Built-in Cabinets and Shelves: A base cabinet with shelving above, to be provided on both sides of the gas fireplace. Shelves will be painted white recessed panel with shaker style cabinets below.

Laundry: A shelf/counter will be installed in the second bath above the washer and dryer.

Closet Shelving: A solid white shelf with a rod is included in the Master Bedroom and Front Hall Closets, and in the Guest bedroom closet. Four wire mesh shelves are provided in the linen closet.

CABINETS, VANITIES AND COUNTERTOPS:

Kitchen Cabinets: Mid Continent Signature Series Natural Maple, in Rohe door style, lower cabinets. Mid Continent Signature Series White Painted Maple, Rohe door, upper cabinets.

Kitchen & Vanity Countertops: Viaterra ‘Minuet’ quartz, 3 cm, pencil edge with Waterfall kitchen island countertop treatment.

Vanities: Mid Continent Signature Series Oak wood, Rohe door style, Drift color stain.

Laundry Cabinets: Mid Continent Signature Series, Rohe door style, color is White Painted Maple

Living Room Built-in cabinets: Mid Continent Signature Series, Concord door style, White Painted Maple

PLUMBING:

Kitchen: single bowl stainless steel undermount sink, with Moen combination single handle pullout faucet w/spray.

MB Bathroom Vanities and Faucets: per attached Schedule in polished chrome.

Master Bath Shower: Custom ceramic tile walled 6' shower with glass ½ panel & full panel surround. Polished Chrome fixtures per the attached schedule.

Guest Bath Tub/Shower: 3' x 5' Fiberglass tub/shower with curtain bar. Polished chrome Eco-shower head. Polished chrome finish for all trim.

All Toilets: American Standard Edgemere White Water Sense Elongated Chair Height 2-Piece Toilet high-efficiency (1.28 gpf) with comfort height and white finish.

Bathroom Accessories: Towel bars & toilet paper holders coordinated to match faucets in each bath. See schedule.

Laundry Room: Electric Dryer and Water Hook-ups provided. Electric Dryer vent to outside.

PVC drain system. PEX continuous supply piping with control manifold.

Domestic hot water supplied by Bradford White heat pump water heater 50 gallon

MASTER BATH SHOWER SURROUND:

Master Bath Shower: Walls will be 7'6" high of White Glazed Subway Tile; Elegant Ideas Maiolica in White 3" x 6". Shower Floor to be Fiberglass. Shower glass will be fixed in place floor to ceiling panel and one half panel on the vanity wall.

FIRE PROTECTION:

Each residence and all common areas are protected by a sprinkler system and be equipped with smoke and CO detectors per CODE. A building wide sounding device will be installed on the exterior, a horn, and emergency lighting in case of fire, in the common areas of hallway and garage and the exterior.

ELECTRIC:

Standard outlets, GFI outlets, light switches, smoke and carbon monoxide detectors will be furnished and installed as required per code. Electrical plans are available.

Recessed light fixtures will be standard 6” cans with white trim, be dimmable, and will be installed throughout the Unit in Entry, Living Room, Dining Room, Den, Bedrooms and Bathrooms.

All possible fixtures shall be LED for energy efficiency.

An ERU (energy recovery unit) will manage all air exchange in the Unit. Range hood vents outdoors!

Ceiling Fans are provided in each Bedroom, Living Room and Den.

Under cabinet light fixtures to be furnished and installed in the Kitchen.

Door-header LED lights to be furnished and installed in all closets save the Linen closets.

One wall mounted exterior light fixture, selected by South Village, to be furnished and installed at the door to the deck or patio, to be Dark Sky compliant with ORB finish. One all-weather outlet provided on deck/patio.

Master Bathroom Vanity Lights are: per schedule

Bathroom 2 Vanity Lights are: per schedule

The Dining Room Light will be: per schedule

Cable TV and telephone outlets provided in Kitchen, Living Room, Dens and all Bedrooms. Cable in MBR, GBR & den, in LR integrated into cabinet beside fireplace.

Entry doors to have combination programmable deadbolt lock.

HVAC:

Water Heater Hi Efficiency Bradford White heat pump water heater 50 gallon, water heater pan, standard mixing valve, recirc pump for master bathroom, and expansion tanks

Heating and Cooling: Hi Efficiency Mitsubishi Heat Pumps Systems
Includes: 48K MXZH2 condenser, GL09 (2) head, GL06 (1), GL15 (1), multi-port branch box, standard remote T-Stat Heat Pump for Heating and Cooling/ 4 Zones, Living, Den, Bedroom 1, Bedroom 2

Energy Recovery Unit: a whole unit air circulation and fresh air supply unit is provided for optimal air handling. Kitchen Range hoods will have exterior venting.

Ceiling Fans in each bedroom, living room, and den offer additional air-handling options for air and temperature controls above.

FIREPLACE:

Empire Tahoe 36” gas fireplace from Benoure Plumbing and Heating will be provided with electronic ignition to be located in Living Room. Direct horizontal vent to outside. Fresh air supply intake from outside for combustion air.

PAINTING:

Exterior: Siding is vinyl clapboard and shakes product requiring no paint. All trims will be PVC and require no painting. Exterior doors to be painted two coats of paint.

Interior: Primed with two coats of flat latex paint on walls and ceilings. All interior trim to be painted two coats of semi-gloss latex paint. Interior paint includes one color for all walls and ceilings: and a second color for all interior trim and doors.

Selection of a dark color requiring additional coats will result in upgrade costs to the Home Buyer. Additional colors are available as an upgrade. The selection of one paint color for all walls and ceiling, and one color for all trim, moldings and doors is included in the base price. Additional colors and accent wall color are upgrades.

FLOOR COVERING:

	Description	Make	Model	Color	Dimensions
Luxury Vinyl Plank	Bleached White Oak-Natural/Grey	Beau Flor	Essence	Toulon Oak 293M	7"x49" Plank
Kitchen Backsplash	Marble (appearance)	Anatolia Tile & Stone	Mayfair HD Porcelain	Statuario-Polished	4" x 12"
Master Bath Floor	Grey slate (appearance)	Cerameta	Patina Tile	Antique Pewter 419016	18" x 24"
Master Bath Shower Walls	Honed Granite Look – Porcelain		Opera Ultra-Bianco	Bianco	4" x 12"
Guest Bath Floor	Grey Hexagon Tile- Cement Look	Fitz	10" Grey Hexagon	Cement Look	10" Hex form

APPLIANCES:

Kitchen appliances will be Stainless “Frigidaire” line with Energy Star rating. Free Standing Gas Range, Range Hood, Dishwasher, Built-In Microwave in kitchen island, Cabinet Depth Refrigerator with ice maker, Washer Dryer Hookup provided in the Laundry Area. Kitchen appliance upgrades are available.

Kitchen Appliances:

- Frigidaire French Door Cabinet Depth Refrigerator- Freezer 36”
- Frigidaire 30” Slide In All Gas Range SS
- Frigidaire 30” Range Hood
- Frigidaire 24” Dishwasher w Stainless Steel Tub E SS
- Frigidaire 24” Built In Microwave SS
- Frigidaire 30” Trim Kit SS

DECKS:

Composition decking (5/4 x 6) and reinforced vinyl rail system. One electrical outlet, one exterior dark sky compliant wall light.

ENERGY HOME RATING AND CERTIFICATIONS:

The Buildings will meet and exceed the VT 2021 ‘Stretch’ Energy Code.

SITE WORK and UTILITIES:

Connection to City of South Burlington sewer and water lines.

Underground natural gas piped to building.

Underground power, telephone and cable TV in conduit to building.

Separate electric metering for each home.

Surface parking adjacent to the building will be paved. A snow management area will have a crushed stone surface.

All exterior walkways to be concrete.

PROPERTY MAINTENANCE:

The condominium building has a Home Owner's Association policy in keeping with the Covenants and Bylaws as well as assessments for those common expenses attributable to the building's maintenance and reserve/replacement. In addition, these buildings are also members of the South Village Community Association and will pay their percentage of interest into that Association for common expenses shared with the community as a whole.

***** Continuing a policy of constant research and improvement, South Village Communities, LLC reserves the right to make substitutions and specifications changes. As of this writing, we are being advised there are supply chain delivery challenges from our Vendors. Therefore, specifications may change without notice. Should 'décor' changes become necessary due to supply chain, Purchasers with Units under contract will be notified and consulted regarding any change that may impact visual aesthetics or individual choices.*