

# Condominiums

## Features List

### **Energy Efficiency Features**

- Home features high-efficiency ducted mini splits. Both heating & cooling are standard features. Each floor has its own dedicated system allowing for independently zoned heating & cooling.
- High-efficiency vinyl windows outperform standard code. They reduce heat loss in the winter & heat gain in the summer by use of a Low-E coating, inert Argon gas
- House tightening measures help ensure the energy performance by reducing air infiltration in the thermal shell. This is done by sealing areas such as plumbing & electrical penetrations, caulking along the top & bottom exterior wall connections & spraying foam inside the rim joists.
- Polar Blanket Insulation: This blown-in wall insulation fills wall cavities completely, including the areas around pipes, cables & outlets where traditional, standard insulation cannot.
- High-efficiency gas tankless water heater: hot water, only when you need it. Saving energy.
- High-efficiency lighting: 100% of the sockets in this home feature LED lighting, lasting at least 10x longer than incandescent bulbs & using up to 75% less energy.
- GE ENERGY STAR® Qualified Dishwashers use 25% less energy & save about 1,000 gallons of water annually compared to a conventional model.
- Energy Performance Scores by the Energy Trust of Oregon give home buyers a way to comparison shop based on utility costs & the environmental impact of the home. It also gives homebuyers a sense of how many energy upgrades were made to the house beyond what Oregon energy code requires & how the home will compare to an average home built in Oregon.

## **Healthy Indoor Air**

- Sherwin Williams® Certified Indoor Paints have almost no volatile organic compounds (VOC's) to off-gas during the curing process. This improves indoor air quality both during & after the construction process is complete. Sherwin Williams's paints are certified by an independent organization to meet requirements for product & company environmental responsibility.

## **Resource Efficiency & Environmental Responsibility**

- Low-VOC exterior paint reduces air contamination caused by release of volatile organic compounds.
- Low-VOC adhesives &/or caulking helps maintain indoor air quality by reducing off-gassing of volatile organic compounds in the home.
- Medium-Density Fiberboard (MDF) casework is made from recycled construction materials & bonded together with low toxic adhesive. It also has lower impact on forest timber.
- Vented Rain Screen is a method for siding installation that includes an air cavity drainage plane under the siding. This is the premier engineered weather resistive system for buildings in our climate. This system reduces the potential for moisture damage in wall cavities & reduces the requirement for caulking as a weather barrier.
- James Hardie Fiber Cement Siding drastically reduces the demand on forest products by developing recycled materials into a sustainable product.
- Composite Engineered Wood flooring support is made from recycled wood, short-growth forests & off-cuts from the milling process. These materials dramatically reduce the demand on forest timber & eliminate many natural-wood problems.
- Stockpiled Dirt Protection prevents dirt & erosion during construction & preserves valuable topsoil for future re-vegetation of the site.

## **Premium Construction Features**

- Kiln dried lumber, moisture tested
- Low maintenance, Hardie-Plank® primed siding with 30 year warranty
- Milgard® high-efficiency vinyl windows in espresso color
- 35-year composition roofing
- Mid-Century Modern style wood front door
- Satin nickel entry set & deadbolt

- 9-foot ceilings on main floor
- 2X6 framing double wall construction
- Floor system is over engineered by 25% to reduce sound transmission and limit vibration for a quieter, more solid feeling

### **Living Green**

- ENERGY STAR® Certified energy efficiency
- Low VOC adhesive, caulking & paint
- Quartz & tile countertops reduce off-gas
- LED light bulbs & fixtures throughout the home
- Argon gas filled windows w/ low E coating
- High-efficiency, tankless water heater
- Dual Zoned High-Efficiency Ducted Mini-Splits providing heating & cooling
- Vented Rain Screen siding to prevent moisture intrusion
- Tyvek® Home Wrap to keep the house air & water tight
- GE Energy Star® dishwasher
- Premium insulation system exceeds standard code requirement; including blown-in Polar Blanket insulation in the walls.
- R-49 ceiling insulation (code = R38)
- R-23 exterior wall insulation (code = R21)
- R-30 under floor insulation (code = R30)

### **Distinctive Exteriors**

- Modern style architecture
- Brushed concrete driveways & walks
- 120-square-foot brushed concrete patio\* (per plan & lot)
- Professionally landscaped with drip irrigation
- Two hose bibs, garage side & patio
- Two weather resistant electrical outlets, one on garage side & one near patio
- Designer paint collections
- 6-foot cedar good neighbor fence on back & sides with one gate

### **Richly Detailed Interior Finishes**

- Designer selected interior finish packages
- Hardwood floors on all main floor living areas
- Door casings wrapped in 3 1/4" millwork, 3 1/4" base molding

- Includes air conditioning (standard with the mini-split system)
- Security system
- USB plug in kitchen

### **Modern Kitchens**

- Kitchen layouts professionally designed
- Quartz countertops with full tile backsplash
- Hardwood floors
- GE stainless steel appliances with gas range
- Over the range slide-out hood
- Ceiling height European style stained cabinets
- Stainless steel sink under-mounted with single handle stainless pull out faucet/sprayer
- Convenient under-cabinet lighting
- 1/2 horsepower garbage disposal
- Ice maker water source in refrigerator space
- Enclosed pantry with wood shelving\*

### **Elegant Master Suites**

- 36-inch wood cabinets
- Designer tile countertops & 6-inch tile backsplashes (styles vary)
- Vitreous china 19" round white top mounted sinks
- Chrome plumbing faucets & accessories
- Chrome lighting
- Glass enclosed shower with Vikrell floor & designer selected tile walls with accent tiles\*
- Easy clean tile floors throughout bathroom
- Private water closet with low flow toilet
- Designer carpet with 8 lb. pad
- Spacious walk-in closets with built in shelving

### **Bathrooms**

- Vitreous china 19" round white top mounted sinks
- Chrome plumbing faucets & accessories
- Water saver toilet with chrome trip lever

\*Per Plan