

78 Church – All Units

- **Engineered Hardwood Flooring:**
 - White Oak - MSI Ladson Model VTWCLAYBORNE7.5X75-1/2-2MM (or equal).
 - Location: all areas EXCEPT Bathrooms.
- **Entry Door Hardware:**
 - Smart Schlage Deadbolt in Bright Chrome finish – Model BE 467F / 625 with Broadway Lever (or equal).
- **Entry Door:**
 - 3'0" wide – 7'0" tall single panel – painted steel door wide-angle door viewer - Ceco Door (or equal).
- **Interior Door Hardware:**
 - Copper Creek Lever in Polished Stainless – Model ML2220PS (or equal).
- **Interior Doors (within Condo Units):**
 - 7'0" tall single panel Shaker Style Door, Masonite -Lincoln Park (or equal).
- **Interior Trim**
 - **Base Molding:** Colonial Base # PLB612 /Floor Molding # 8423 (or equal).
 - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal).
 - **Window Casing:** Model # BDB45 (or equal).
- **Fireplace**
 - Heat & Glow Slimline SL7 36"
 - **Fireplace Mantle:** Custom pine - Painted Mantle
- **Kitchen:**
 - **Kitchen Sink:** Oversized single bowl stainless steel, (Mfg/Model TBD).
 - **Kitchen Faucet:** Pull-down faucet - chrome, Brizo Rook - Model 63074LF-PC (or equal).
 - **Kitchen Backsplash:** Metro White 4x8 Beveled Glossy Wall with Frosty gray Grout (or equal).
 - **Kitchen Cabinets:** Cabnova (or equal).
 - Finish: Island to be Clove or Sanibel / Perimeter to be White Dove
 - Door Style: Brenford (or equal).
 - **Countertops:** Calacatta Palentio Quartz (or equal).
- **Primary Bathroom:**
 - **Tile Flooring:** Marmi Marquina Black 12x24 honed with midnight black grout (or equal). Layout: Staggered
 - **Tile Shower walls** (sidewalls): Marmi Marquina Black 12x24 polished with Midnight black grout (or equal). Layout: Straight
 - **Tile Shower walls** (back walls)
 - White Carrara Marble and Grout (5th Floor Only Unit -501,502,503 & 504) (or equal).

- Chatham White Elongated 4x8 Hexagon with midnight black grout (2nd 3rd 4th Floors) (or equal). Layout: Staggered
 - **Tile Shower Floor:** Satin White 2"x2" Hexagon with Frosty Grout (or equal).
 - **Shower Door:** Sliding door system for 3/8" Glass- 25" Sliding door and 27" Fixed Panel with top sliding door rail system and 24" Ladder pull in chrome, Cresnet Series (or equal).
 - **Sink:** (QTY -2): Undermount White Porcelain Square, (Mfg/Model TBD).
 - **Faucet:** (QTY-2) Brizo Invari lavatory faucet with column spout and lever handles in Chrome (or equal).
 - **Shower Diverter:** Thermostatic Valve with Integrated 3-function diverter trim – chrome - Brizo / Invari (or equal).
 - **Handheld:** Multi-Function Slide bar Hand shower -Chrome - Brizo / Invari (or equal).
 - **Toilet:** Two-piece elongated toilet skirted, white - Kohler Corbelle / K4144-0 (or equal).
 - **Freestanding Tub:** (*Located within Certain Condo Units Only – See plans*): Acrylic Contemporary Tub 67" x 31-1/2" White - Maidstone / Dustin / Model # 22056-2 (or equal).
 - **Freestanding Tub Faucet:** (*Located within Certain Condo Units Only – See plans*): Roman Tub Faucet with lever handles chrome Brizo Invari Model # T67376-PCLHP (or equal).
 - **Cabinet:** Cabnova, (or equal).
 - Vanity Cabinet Color: White Dove
 - Vanity Cabinet Door Style: Arsonal full overlay flat panel reverse Raised panel with 2 ¾ wide rail, (or equal).
 - **Countertop:** White Quartz, (or equal).
 - **Bathroom Lighted Mirror:** (2 Ea.) / 40" wide x 32" high - rectangular frameless anti-fog LED Wall mounted bathroom vanity mirror - Kinwell (or equal).
 - **Tissue Paper Holder:** Brizo /Invari Model # 695076PC (or equal).
 - **Towel Bar:** Brizo /Invari - Model # 694776-PC (or equal).
 - **Towel Bar:** 24" Brizo /Invari - Model # 692476-PC (or equal).
 - **Robe Hook:** Brizo Invari Model 693476-PC (or equal).
- **2nd Bathroom:**
 - **Tile Flooring:** Marmi Statiario Superiore 12x24 Matte Grout Smoke gray (or equal). Layout: Staggered
 - **Tile Tub walls** (sidewalls):
 - Units "Bath" - 206,301,302,305,401,402,405,504 - Linear White 4x8 Gloss with smoke gray grout (or equal). Layout: staggered
 - All Other Units "Type A Bath" – Marmi Arabescato 12x24 matte with sterling silver grout (or equal). Layout: Vertical
 - **Tile Shower walls** (back walls):
 - Units "Bath"-206,301,302,305,401,402,405,504- Linear White 4x8 Gloss with smoke gray grout (or equal). Layout: Herringbone
 - All Other Units "Type A Bath" – 3x12 Flow Dark Gray picket with sterling silver grout (or equal). Layout: Vertical

- **Shower Floor Pan:** 36" X 48" Shower Base with, Center Drain - White DreamLine / SlimLine (or equal).
- **Shower Doors:** 28" sliding door and 32" fixed panel with crescent series top rail and 24" ladder pull in chrome, Crescent series (or equal).
- **Sink:** Undermount White Porcelain Square, (Mfg/Model TBD).
- **Faucet:** Brizo Invari Widespread faucet in Chrome with column spout and lever handles (or equal).
- **Toilet:** Two-piece elongated toilet with skirted, white - Kohler Corbelle K4144-0/ (or equal).
- **Shower / Tub Faucet:** Thermostatic Shower trim with Tub Spout – Chrome, Brizo /Invari (or equal).
- **Bathtub:** 60x32" - White - Kohler / Archer Alcove/ K1123 (or equal).
- **Cabinet:** Cabnova (or equal).
 - Vanity Cabinet Color: White Dove
 - Vanity Cabinet Door Style: Arsenal (or equal).
- **Countertop:** White Quartz (or equal).
- **Bathroom Mirror:** Frameless +/-42" tall – Round - Polished Chrome – Shery (or Equal).
- **Tissue Paper Holder:** Brizo /Invari Model # 695076PC (or equal).
- **Towel Bar:** Brizo /Invari - Model # 692476-PC (or equal).
- **Robe Hook:** Brizo Invari Model 693476-PC (or equal).
- **Powder Bathroom:**
 - **Tile Floor:** Metro Matte Black or White Rhombus Mosaic with smoke Gray Grout (or equal).
 - **Toilet:** Two-piece elongated toilet with skirted white - Kohler Corbelle K4144-0 (or equal).
 - **Pedestal Sink** - 24" Kohler Veer Model K5266-1 - White (or equal).
 - **Bathroom Mirror:** Frameless - +/-42" tall with Round Polished Chrome – Shery (or Equal).
 - **Tissue Paper Holder:** Brizo /Invari Model # 695076PC (or equal).
 - **Towel Bar:** Brizo /Invari - Model # 694776-PC (or equal).
- **Appliances**
 - **Dishwasher:** Café / Model CDT845P2NS1 (or equal).
 - **Garbage Disposal:** XO / Model XOD12 Builder (or equal).
 - **Microwave:** Café / Model CWL112P2RS1 (or equal)
 - **Refrigerator:** Café / Model WE23SP2MS1 (or equal)
 - **Range:** 30", Gas Range– Stainless Steel Café / Model CGS700P2MS1 (or equal).
 - **Range Hood:** 30" Cabinet - XO / Model XOI21SMUA INSERT with XOILINER30 (or equal).
 - **Washer:** Whirlpool WFW5605MW (or equal).
 - **Dryer:** Whirlpool / Model WED560LHWW (or equal).
 - **Beverage Center:** 24" - Zephyr, PRESRV / Model PRB24C01CG (or equal).
- **Paint Schedule**
 - **Ceilings:** Painted flat ceiling white - Sherwin Williams / Promar 400 (or equal).
 - **Walls:** Eggshell - Sherwin Williams, Promar 200 (or equal).

- **Baseboard, Doors, Jambs Door and Window Casing:** semi-gloss - Sherwin Williams, Promar 200 (or equal).
- **Lighting locations**
 - **Foyer:** Crystal Rain Drop Chandelier Lighting - Sofary / Model CH-105-A (or equal).
 - **Kitchen**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).
 - Kitchen Island Pendants: 14” Wide Pendant - Robert Abbey / Dal / Model S9874 (or equal).
 - Undercabinet String Lighting: LED Tape Light – Blaze Tape Light 12V/24V S1 Channel (or equal).
 - **Living Room**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).
 - Gimball downlights: 3” Eyeball Round Recessed cans – Lotus Model LL3G (or equal).
 - **Dining Room:** Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal). – Boxed for Owner Supplied Ceiling Fixture.
 - **Primary Bedroom:** Surface Mounted Ceiling Fixture: +/- 12-14” Diam round fixture, (Mfg/Model TBD).
 - **Guest Bedroom(s):** Ceiling fan: 44” Diam - Chrome with LED Light – Hunter / Lilliana, (or equal).
 - **Utility / Laundry Room:** Ceiling Mounted LED Strip Light - 48” Long – Acrylic Diffuser - Lithonia /Lightpuff /Model FMLL 9 30840 (or equal).
 - **Primary Bathroom:** Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - **Guest Bathroom (s)**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Wall Mounted Vanity Fixture – LED – Tubular design / Chrome ends – Milk Glass, (Mfg./Model TBD).
 - **Powder Bathroom:** Ceiling surface Mtd. Hanging Pendant (1) Centered over mirror) – Hickley / Small pendant / Beck 32087BK / Black finish (or equal).
 - **Den:** Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - **Pantry:** 3 Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - **Exterior**
 - Terraces: Recessed LED Wet locations -Topaz /Model DL/6RND/12HL/5CTS (or equal).
 - 5th floor Patio: Wall mounted LED Sconce – Progress Lighting / Model P560051-082-30 (or equal).
- **Exterior Terrace Floor:** 2’x 2’ paver
- **Storage Rooms:** Locations 5th Floor (4); 4th Floor (8) & 3rd Floor (8)
- **Mechanical System**
 - Heating and Air Conditioning to be supplied to the unit through individual Mini-split heat pumps, Bosch / 20 SEER (or equal).
 - temperature controllers – Honeywell Digital WIFI 9000 thermostats,

- **Hot Water Heater**
 - 2 Bedroom Units - Electric 50-gal hot water heater – AO Smith / ENS-50 (or equal).
 - 3 Bedroom Units - Electric 80-gal hot water heater – AO Smith / Model LTE 80D (or equal).

The full terms/specifications will be described in the Offering Plan