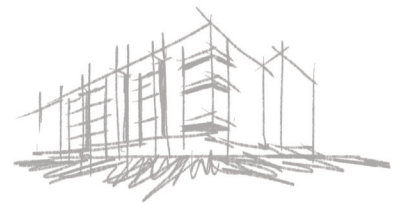


Citizen 6

View along Floyd Avenue



Living Room

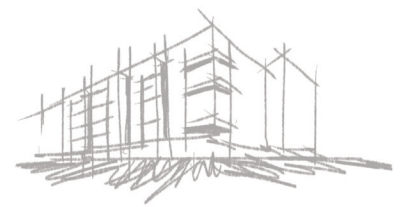


Citizen 6

Master Bedroom

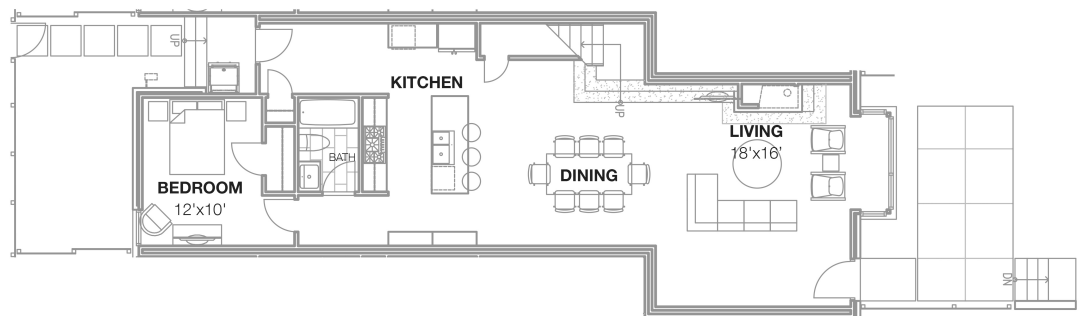


Master Bathroom

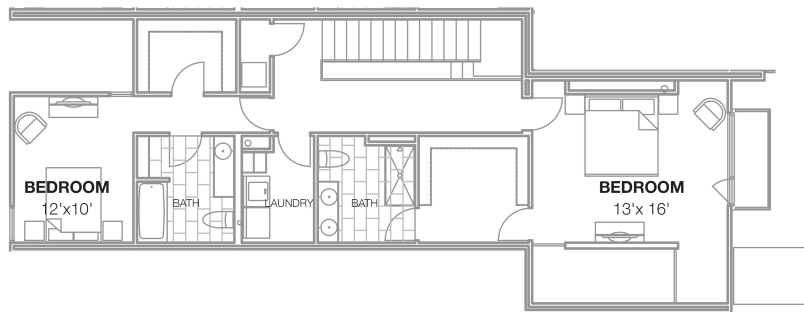


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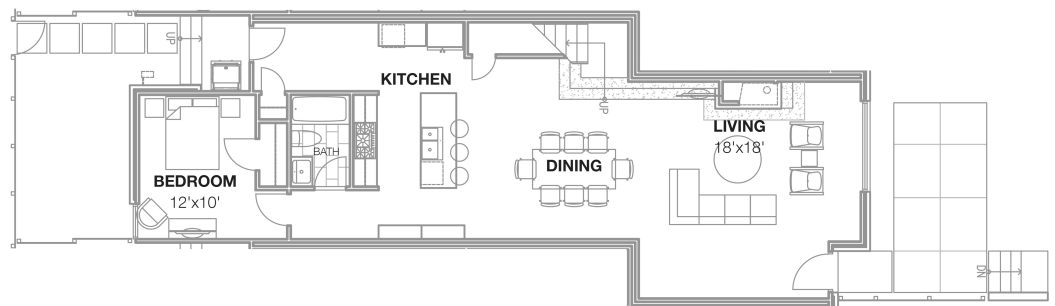
2617.5
FIRST FLOOR



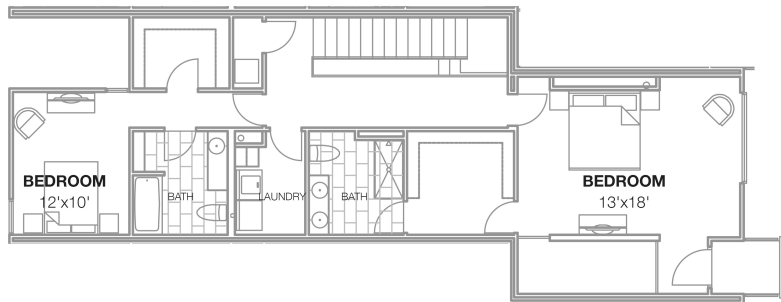
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SECOND FLOOR



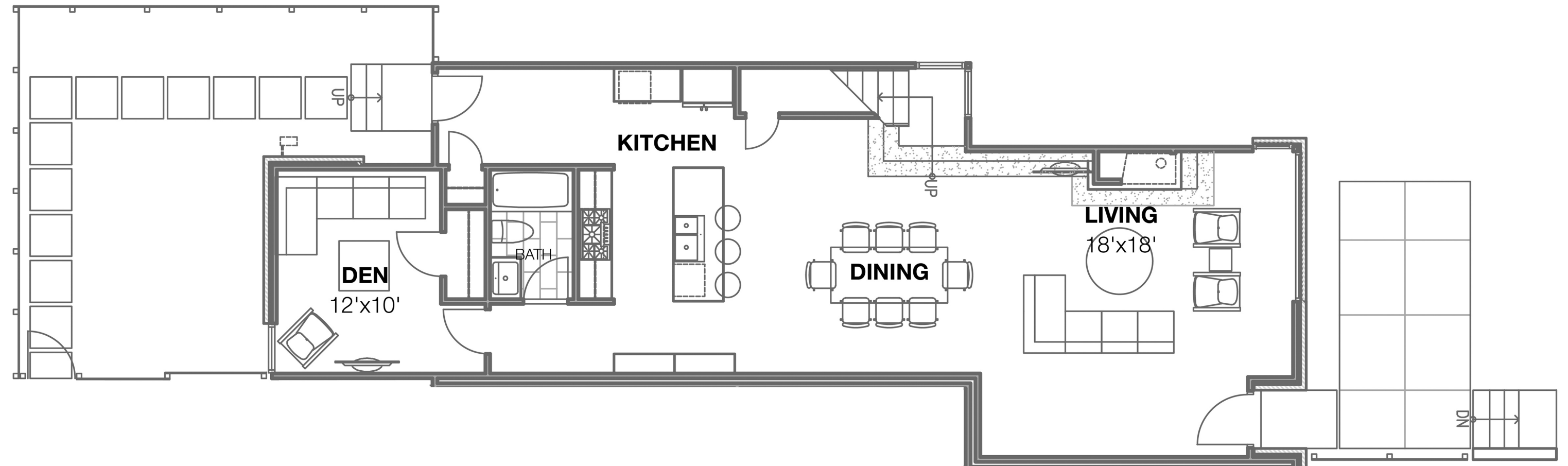
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FIRST FLOOR



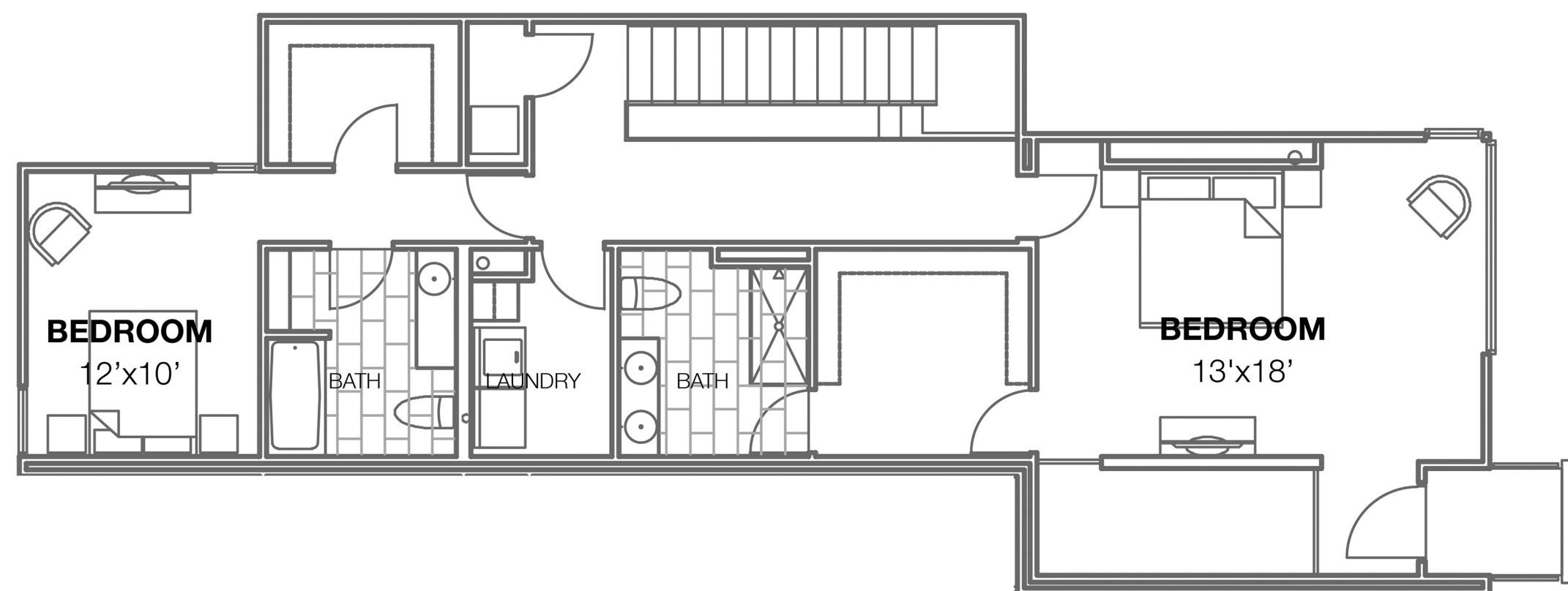
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SECOND FLOOR

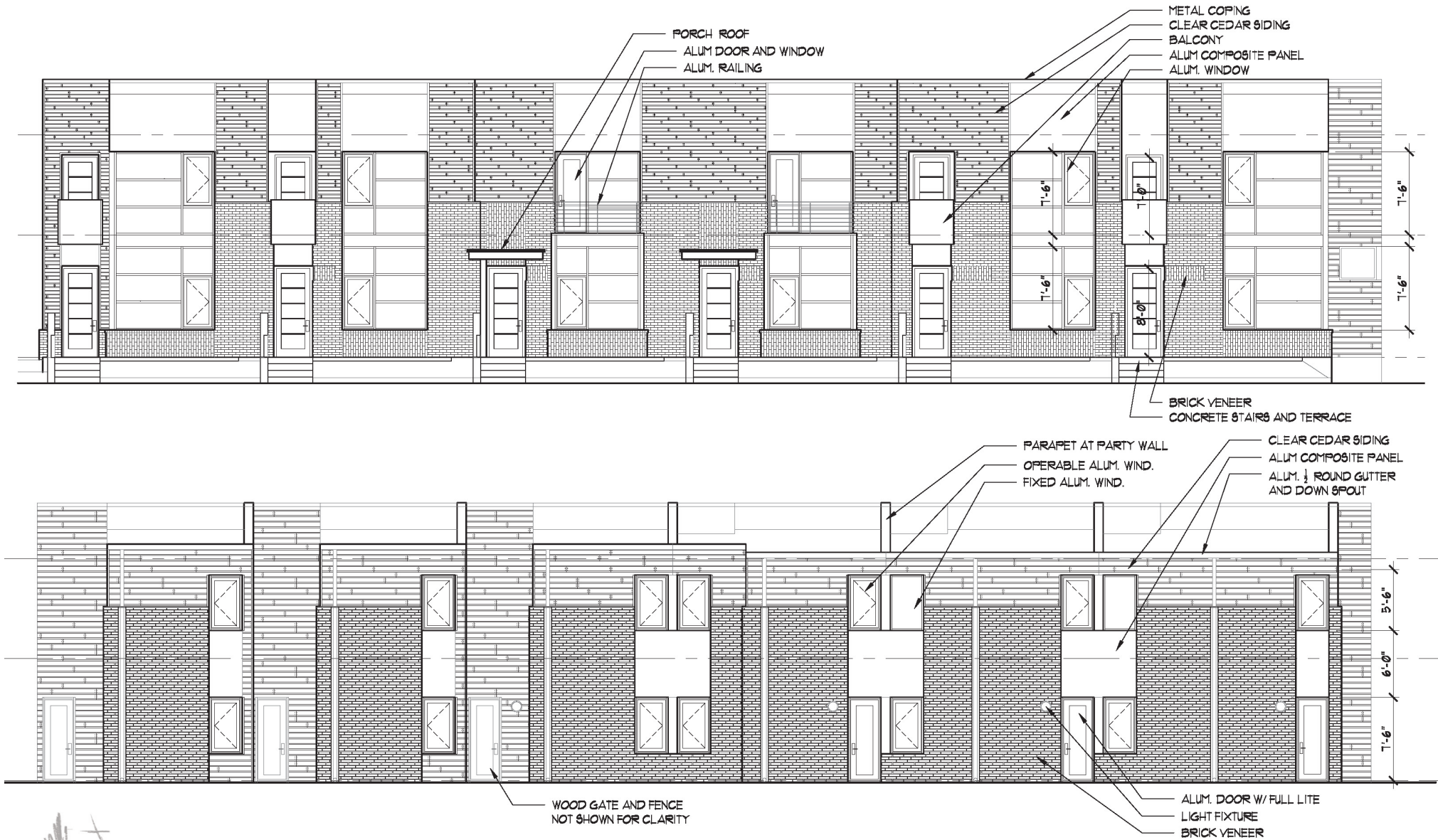


2619.5
FIRST FLOOR



2619.5
SECOND FLOOR



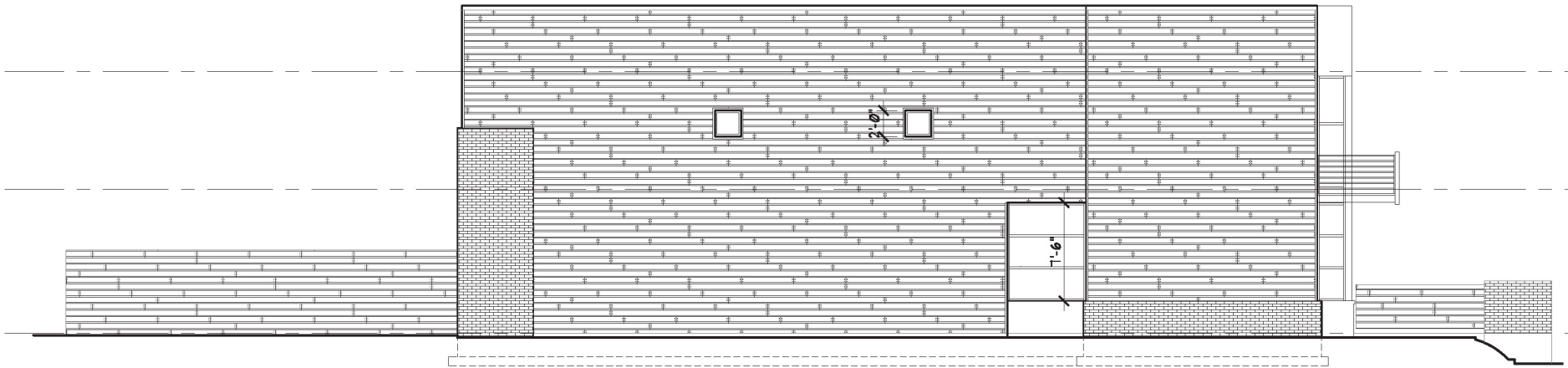
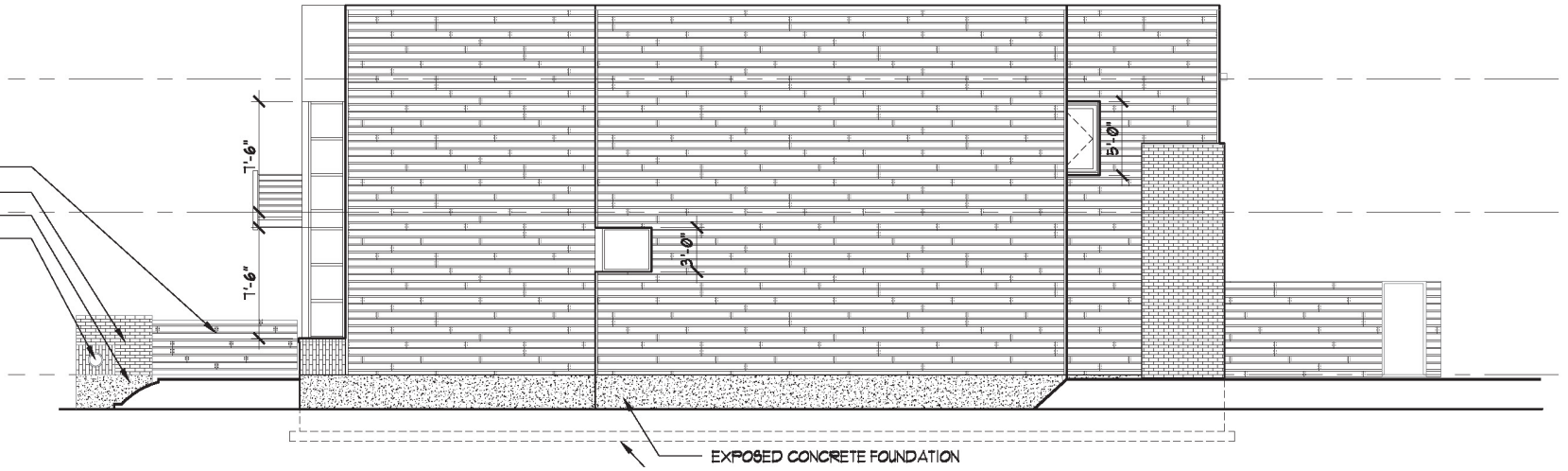


FRONT AND REAR NORTH AND SOUTH ELEVATIONS

Elevations



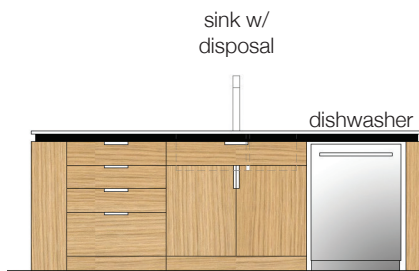
CEDAR FENCE
BRICK WALL
CONC. WALL
LIGHT FIXTURE



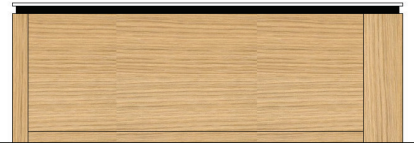
SIDES
WEST AND EAST ELEVATIONS

Elevations

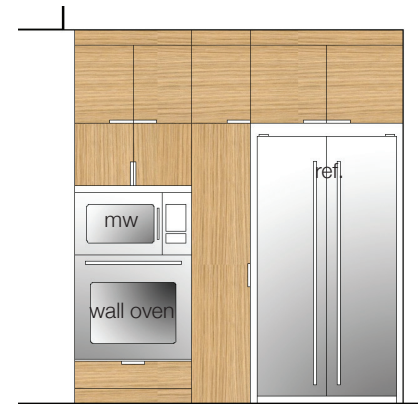




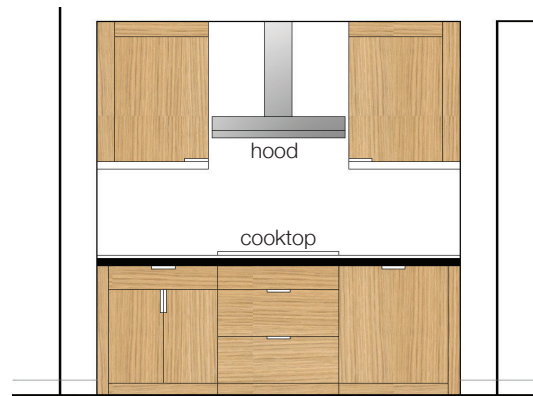
kitchen island (kitchen side)



kitchen island (dining side)



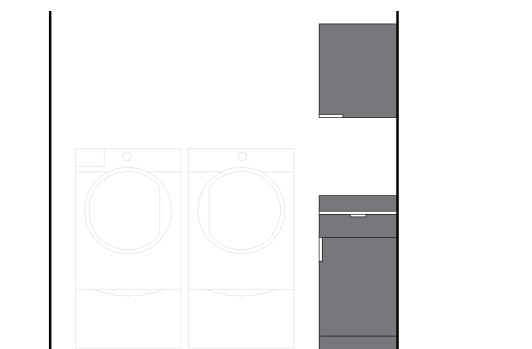
kitchen (ref., microwave, oven)



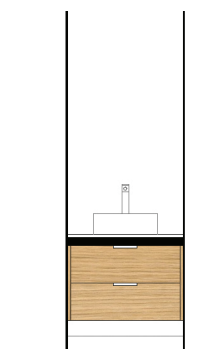
kitchen (cooktop)



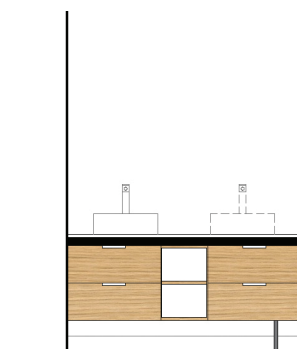
kitchen (storage)



laundry (w/d not in contract)



bathrooms

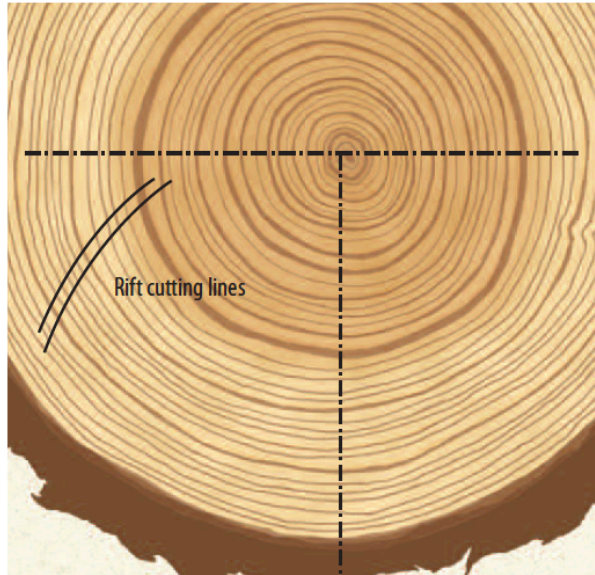


Cabinetry

BASE

WHITE OAK AND LAMINATE





FINISHES

RIFT WHITE OAK, WHITE QUARTZ COUNTER, HANSGROHE FAUCET, BOSCH APPLIANCES



Kitchen

Citizen 6



FINISHES

RIFT WHITE OAK, WHITE QUARTZ COUNTER, HANSGROHE FIXTURES, KOHLER SINK, GLASS SHOWER

INCLUDED FEATURES

FEBRUARY 5, 2014

These Specifications are included (unless noted otherwise) and are attached to and made a part of the Contract. These specifications supersede any architectural drawings, pictured renderings or model homes. Builder/developer reserves the right to make substitution for materials when availability may impact delivery dates provided the substitute is substantially similar in quality. Representations by agents and/or brokers that are not made a part of the Contract documents will not be included in the Contract.

Foundation

Concrete slab on grade and turned down and exposed where required with rigid insulation and vapor barrier.

Framing

2" x 4" x 10' stud wall construction at first floor and 2 x 4 x 9' at second floor. Exterior walls built with oriented strand board (OSB) sheathing and house wrap. (OSB) roof decking and Structural (OSB) tongue & groove floor decking over engineered floor joists. Engineered trusses or stick built roof system. All exterior wall bottom plates sealed for moisture and air infiltration prevention. Fire rated shaft wall with double 2x4 stud wall with sound attenuation at common walls.

Fireplace

36" Vantage Hearth indoor vented firebox with gas log set. Black granite surround & hearth.

Porch

Textured, troweled concrete in pattern per plans.

Roofing

EPDM mechanically fastened rubber roofing membrane with 15 year warranty.

Gutters & Downspouts

5" Half round metal gutters with downspouts.

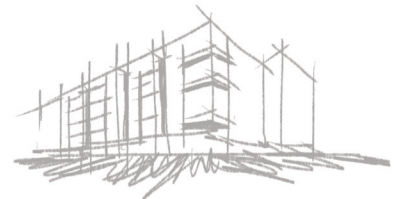
Exterior Finishes

3/4" x 5" 1/4" Clear Cedar Tongue & Groove V-Joint siding with clear sealer

Taylor Black Onyx Brick as shown on plans

Aluminum Composite Metal Panels

4" Prefinished Aluminum Coping and Fascia.



Citizen 6

Exterior Doors

Front Door – Wood door insulated low-e glass

Balcony Door - Wood door with insulated low-e glass or hinged aluminum door with insulated low-e glass per plans.

Back Door – Wood door insulated low-e glass

Windows

Kawneer Trifab 451UT thermally broken aluminum windows with 1" low-e insulated glass. Screens are included on all operational windows.

HVAC

Two Zone HVAC system with 90% AFUE, Carrier or Rheem – gas heat and High Efficiency 14 seer air conditioning on first zone (first floor) with 14 seer heat pump on second zone (second floor). Programmable thermostats included. Hard duct dryer vented to the outside to be sealed with mastic. R-410A Refrigerant standard (ammonia/HCFC free). Hood vented to the exterior.

Interior Plumbing Package:

Kitchen: Stainless Steel 50/50 undermount double bowl kitchen sink with Hansgrohe single lever, stainless steel faucet and vegetable sprayer. 1/2 horsepower garbage disposal located in bowl nearest to dishwasher. Connection for the icemaker hookup is located behind the refrigerator. Rinnai Energy Star Tankless Gas Instant Hot Water Heater.

Master Bath: Walk-in, tiled shower with glass enclosure, Hansgrohe Shower Pipe with Raindance Showerhead and Hand Sprayer in Chrome. Double Vanity with Kohler vessel sinks and Hansgrohe Faucets in Chrome. Dual Flush Toilet by Toto, White.

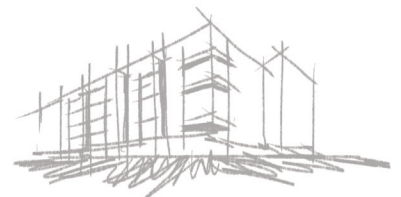
Full Baths: 60" x 32" Acrylic Bathtub, white, with tiled surround and Grohe Showerhead and tub filler in Chrome. Single or Double Vanity, per plan, with undermount ceramic sink and Grohe Faucet in Chrome. Dual Flush Toilet by Toto, White.

Half Bath:

Single Vanity with Kohler Vessel Sink and Hansgrohe Faucet in Chrome. Dual-Flush Toilet by Toto, White.

Exterior:

Two pre-determined frost-free hose bibs location in front and rear of house.



Electrical

All wiring per plans that meets or exceeds National Electrical Code. Exterior GFI receptacles (predetermined locations – 1 front entry, and 1 at rear door). Structured wiring package consist of 4 CAT5 (phone) and 4 RG6 (cable) to be all wired to a central distribution panel. Doorbell and chime provided by Builder. Block and wire only for future ceiling fans in all bedrooms and Living Room (ceiling fans not included).

Lighting

Builder pre-selected interior lighting package. Recessed can lights per plans under cabinet lights in kitchen. Exterior light fixtures at front and rear doors and entry steps. Two light poles at common parking lot.

Insulation

Conditioned Sidewall - R-17 Open Cell Foam

Ceiling – 12" R-38 Batt or Blown or Equivalent

Slab – 1" thick foam at perimeter

Air Infiltration Package – Exterior House wrap, window flanges taped to house wrap, and interior of sole plate sealed to subfloor.

Stairs

White Oak Stairs from ground floor to second floor.

Interior Doors

Solid Core, flat panel, smooth paint finish.

Interior Trim

3-1/4" painted base and trim

Closets

Wood shelf and hanging rod.

Hardware

Interior doors are satin nickel lever handles. Front entry doors – satin nickel lockset.

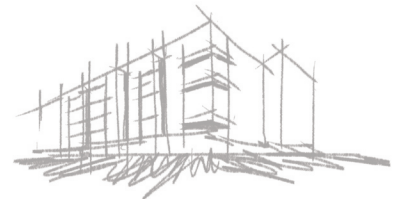
Exterior Doors - single keyed deadbolts.

Mirrors

High polished-edge, plate glass above vanities.

Interior Finish

Smooth finish walls and ceilings, two-coat paint system, eggshell latex walls and ceiling with semi-gloss finish on trim and doors.



Flooring

¾" White Oak Hardwood Flooring with three coat of polyurethane finish. Bath-rooms to have 12" x 24" Carrera Marble Tile.

Cabinets

Custom Cabinets in Kitchen and Bath, per plans, to have Flat Panel, Full Overlay, Rift White Oak Doors, Drawer Fronts and Panels with hardwood box and drawer construction. Quartz Countertops with Stainless Steel Hardware.

Appliances

All Appliances by Bosch, to include: Cabinet Depth, Side-by-Side 36" Stainless Steel Refrigerator, 36" Stainless Steel Gas Cooktop, 36" Stainless Steel, Wall Mount Chimney Hood, 30" Stainless Steel, Wall Oven and Microwave and 24" Stainless Steel Flush Handle Dishwasher.

Walkway

Concrete and 24" x 24" Concrete Pavers. Asphalt at access walkway from parking lot.

Parking Lot

Asphalt and striped lot for 12 cars, per plans.

Mailbox

Provided by builder.

Landscape

Front - Small caliper ornamental tree at front (Japanese Maple or Virginia Dogwood, typ.) and ground cover plantings.

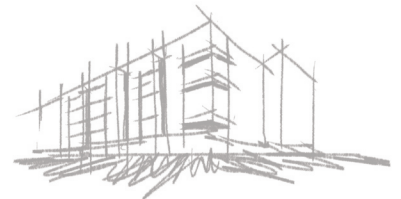
Rear – Sod and mulch beds per plans.

Fencing

Cedar fencing on 4x4 posts with matching gates.

Warranty

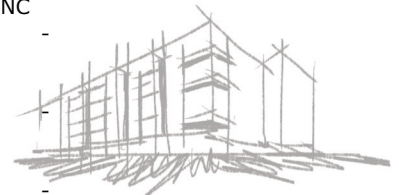
One-year Builder Warranty on all Parts and Labor. Two-to-Ten Year Warranty on all Structure. Manufacturer Warranties per Equipment.



ADDITIONAL SPECIFICATIONS

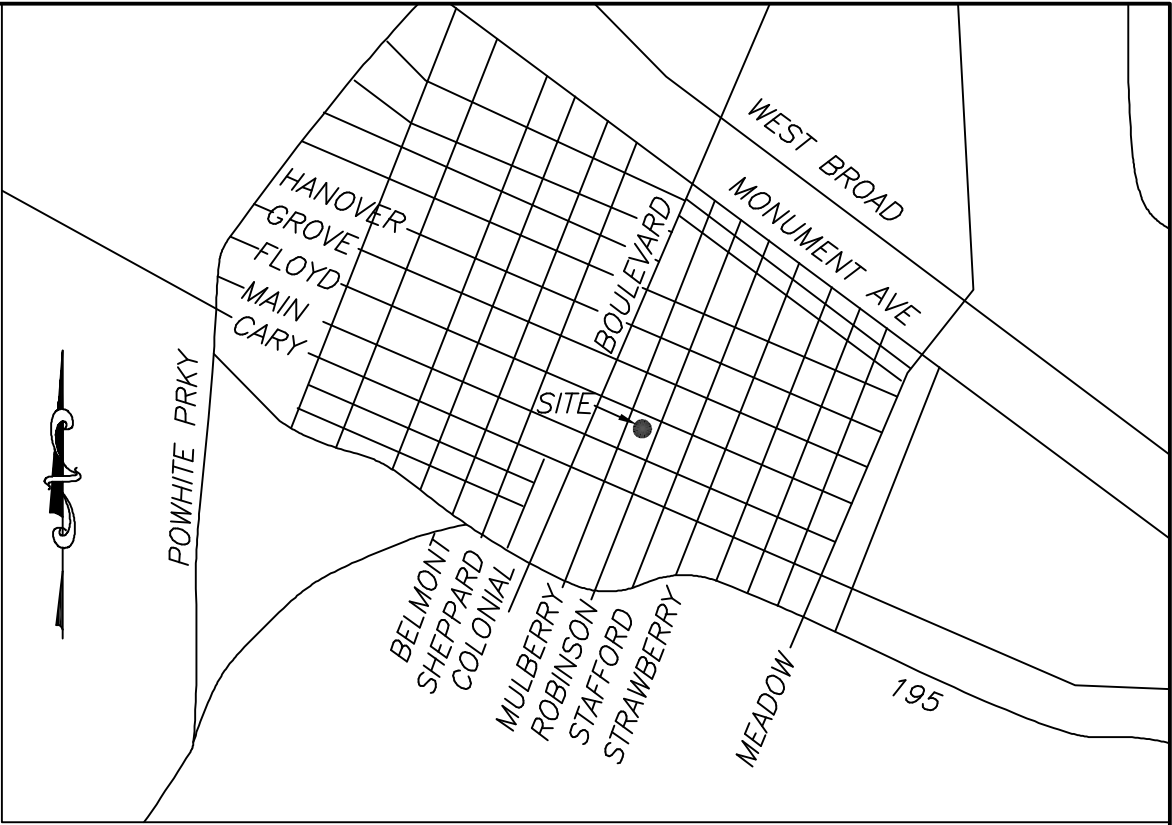
FEBRUARY 5, 2014

Appliance Upgrades	Pricing TBD
1 KitchenAid KDRS462VSS Pro-Style 36" Gas Range and dual-fuel	\$ -
1 KitchenAid KXW9736YSS Commercial Style 36" Hood	\$ -
1 Bosch Built-in Refrigerator B36BT830NS Integra 800 Series	\$ -
Kitchen & Bath Eco Casework and Counters Package	
1 Bamboo Drawer Fronts, Panels and Cabinet Doors	\$ -
1 Richlite ® Countertops	\$ -
1 NAUF (No Added Urea Formaldehyde) cabinet boxes and drawers	\$ -
Kitchen Organization	
1 Pantry Slide System	\$ -
1 Dishes & Pots Organizer	\$ -
1 Utensils Organizer	\$ -
1 Cooking Utensils Organizer	\$ -
1 Spice Rack Organizer	\$ -
Additional Casework	
1 Living Room Shelves Addition	\$ -
1 Kitchen Desk Addition	\$ -
1 MudRoom Casework	\$ -
1 Master Closet Casework	\$ -
Technology Packages	
1 Basic Package	\$ -
1 Pre-wiring for theater and whole home audio	
1 Control 4™ Home Automation Control Base	
1 Control 4™ Mobile Tablet	
1 Control 4™ WIFI Security System	
1 Control 4™ Programmable WIFI Thermostat	
1 Control 4™ Six Switch Panel controlling 4 switches, thermostat and security system	
1 Installation and Programming	
1 Premium Package	\$ -
1 Basic Package	
1 Front and Rear Locks	
1 Battery Operated Solar Shades, Whole House	
1 Control 4™ Six Switch Panel controlling 4 switches, thermostat, security system, front lock and blinds.	
1 Installation and Programming	
1 Premium-Plus Package	\$ -
1 Premium Package	
1 Theater and Whole Home Audio Package	
1 Control 4™ Six Switch Panel controlling 8 switches, thermostat, security system, front lock and blinds.	
Closet	
1 Custom Closet Package, Master Bedroom	\$ -
Bathroom Upgrades	
1 Hansgrohe Shower System featuring Thermostat, Volume Control, Raindance Showerhead & Jet Handshower, Wall Bar & Body Spray(3)	\$ -
1 Kohler Archer Bath Whirlpool 60 x 32 with 8 color matched jets, armrests and lumbar support.	\$ -
1 Switch Walk-in Shower to downstairs BR and move Bathtub to Master Bath	NC
1 Additional Master Suite Bath, Ground Floor	\$ -
Electrical Upgrades	
1 Ceiling Fan by the Modern Fan Company.	\$ -
Flooring Eco Package	
1 5/8" Bamboo Hardwood Flooring and Stair Treads	\$ -
1 12" x 24" Ceramic Tile from 40% Post Industrial Recycled Content	\$ -



Citizen 6

- 1) THIS BOUNDARY LINE ADJUSTMENTS BASED ON PVIOUS SURVEY BY LONG SURVEYING, LLC. P.B. 14, PG. 9
- 2) CORNERS TO BE SET AFTER CONSTRUCTION
- 3) NO TITLE REPORT WAS FIRNISHED.

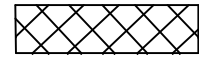


VICINITY SKETCH ~ 1"=2000'

NAD 83

K&G LIMITED PARTNERSHIP
D.B. 331, PG. 1835
PARCEL W0001162002
ZONED R-48
2625 FLOYD AVE

FLOYD AVE.
65.9'± PUBLIC R/W



PORTION OF EXISTING 5' EASEMENT
RECORDED WITH P.B. 14, PG. 9
HEREBY VACATED.

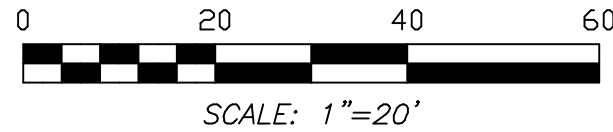


NEW 5' PRIVATE ACCESS EASEMENT

GREGORY & KITSIA PANOS
D.B. 208, PG. 1091
PARCEL W0001162006
ZONED R-48
2619 FLOYD AVE
5287 SQ. FT. (ORIGINAL)
4670.3 (REMAINDER)

DAVID McLAIN &
NOREEM BARNES
INST. 0990019898
PARCEL W0001162010
ZONED R-48
2611 FLOYD AVE

LINE	BEARING	DISTANCE
L1	S 23°28'52" W	35.17'
L2	N 66°31'08" W	5.00'
L3	S 23°28'52" W	35.17'
L4	N 66°31'08" W	5.00'
L5	S 23°28'52" W	35.17'
L6	N 66°31'08" W	5.00'
L7	S 23°28'52" W	35.17'
L8	N 66°31'08" W	5.00'
L9	S 23°28'52" W	35.17'
L10	N 66°31'08" W	5.00'



LONG SURVEYING, LLC
3408 SHERWOOD BLUFF WAY
POWHATAN, VA 23139



BOUNDARY LINE ADJUSTMENT OF CITIZEN 6 SUBDIVISION

CITY OF RICHMOND, VIRGINIA
AUG. 19. 2014

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Citizen6@OneSouthRealty.com



Citizen 6