



BOTANIKO
WESTON

STANDARD SPECIFICATIONS

WINDOWS:

- Impact aluminum framed windows with screens.
- Impact aluminum framed 8'-0" high sliding glass doors with and screens.
- Storefront (fixed) impact glass per floor plan(s).

PLUMBING:

Master Bath:

- Grohe Eurocube Bathroom Faucet Double Handle Modern Widespread In Starlight Chrome Lavatory Faucets.
- Grohe Eurocube shower combination.
- Grohe Eurocube bidet Mixer.
- Duravit elongated, two-piece water closet.
- Duravit Floor Standing Bidet.
- Floating Quartz Vanity tops.
- Aker Tub
- Grohe Starlight Eurocube Single Handle Spout in Chrome finish, mounted on tub deck, waste and Overflow in matching finish.

Powder Room:

- Grohe Bathroom Faucet Double Handle Modern Widespread In Starlight Chrome Lavatory Faucets.
- Duravit elongated, two-piece water closet.
- White Lacquer Vanity with Quartz countertop.

Secondary Bathrooms:

- Grohe Concetto single handle in Lavatory Faucets.
- Quartz Vanity top
- Grohe Tub and Shower kit, where applicable
- Aker Tub in at least one secondary bathroom
- Mansfield elongated, two-piece water closet

Kitchen

- Sink is dual compartment, stainless steel under mount with pull-out spray faucet in Chrome finish.
- Quartz countertop and backsplash.
- Kitchen Island will include the waterfall finish.

COMMUNICATIONS WIRING:

- One (1) distribution center with telephone and cable TV connection blocks located in the IT Closet.
- Standard door bell and chime.
- Includes telephone (RG6) jacks with standard locations per plan. Cable TV jacks will be located in each of the bedrooms as well as the living room and family room.
- Speaker prewires in master bedroom, family room and kitchen.
- Smart Home Thermostat.

SECURITY SYSTEM:

- One (1) master Smart control panel.
- Two (2) Keypad (English Display) with panic button installed at the Garage to house door and entry door.
- Security alarm contacts on all windows and operable doors including door from home to Garage.
- Security camera at front door.

INTERIOR TRIM:

- 5-1/4" painted flat stock baseboard.
- All 8'-0" solid core flat panel doors.
- All pocket doors will be flat panel solid core doors.
- Standard Stairs, where applicable, will include stair railing that will be an aluminum horizontal rod guard rail at 42" in height with a hand rail at 34" in height.
- All walls and ceilings to receive smooth finish; walls at Bath areas to receive smooth finish

CABINETS:

- Kitchen cabinets are manufactured in Italy. Kitchen includes 42" upper cabinets. Bathroom cabinets are made of white lacquer.

Porcelain:

Living Areas

- 32" x 32" Porcelain Tile or 24" x 24" Olympus White Tile or porcelain wood planks in various sizes, Laid square, in Bedrooms, Foyer, Living Room, Dining Room, Kitchen, Breakfast, Family Room, Powder Room, Utility, and adjoining Hallways.

Master Bath:

- Master Baths will have 24" x 24" porcelain or porcelain plank Tile, laid on square on Bath floors (laid diagonally on shower floors).
- Tile tub deck and skirt with 6" backsplash in Master Bath only.
- Shower wall tile installed to ceiling.

Secondary Baths:

- Secondary Baths will have 24" x 24" mat finish tile, laid square, on tub/shower walls and laid on diagonal on Bath floors (laid straight on shower floors).
- Shower tile area installed to a height of 8'-0" from shower floor. Bathtub tile area installed 7'-0" from the finished floor.

BATHROOM GLASS, MIRRORS & HARDWARE:

Master Bath:

- 42" high or to bottom of light soffit, full width of vanity, where applicable.
- Frameless glass shower enclosures with chrome colored hardware.

Other Secondary Baths:

- 42" high or to bottom of light soffit, full width of the vanities.
- Framed glass shower enclosures with Chrome finished hardware where applicable.

APPLIANCES: - Base builder package as standard

- Integrated Refrigerator and Freezer: Subzero 42" Wide
- Wall Oven: Wolf 30" Wide Electric Single Oven.
- Cooktop: Wolf 30" Wide Electric Cooktop.
- Microwave: Wolf 24" 2.0 Microwave with Stainless Steel Trim Kit
- Built-in Coffee Maker: Bosch 24" Built-in Automatic Coffee Maker
- Wine Cooler: Danby 24" wine captain
- Hood: 36" Best IBF4I hood with electronic controls
- Dishwasher: Asko 24" Specialty Dishwasher.
- Garbage Disposal: Whirlpool Food-Waste Disposer.
- Washer: Whirlpool 3.5 cu.ft high efficiency top load washer with delicate cycle.
- Dryer: Whirlpool 7.0 cu.ft. Top load electric dryer with heavy duty cycle.

SUMMER KITCHEN:

- Standard Outdoor Grill will be per plan and will include a grill, sink and undercounted refrigerator

POOL:

- 20' x 40' pool or less, depending on lot configuration, with diamond brite finish.