### SQUARE FOOTAGE CALCULATIONS (TOTALS)

<table>
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<tr>
<th>Area</th>
<th>Description</th>
<th>Square Feet</th>
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<tr>
<td>2</td>
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</tr>
<tr>
<td>3</td>
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</tr>
<tr>
<td>4</td>
<td>((1'\times 10') \times \frac{1}{2})</td>
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<td>12</td>
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**Ground Floor Total:** 2,448 SF

<table>
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<tr>
<th>Area</th>
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</tr>
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**2nd Floor Total:** 2,424 SF

<table>
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</thead>
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<td>31</td>
<td>((10'\times 6') \times \frac{1}{2})</td>
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**3rd Floor Total:** 2,424 SF

<table>
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<th>Description</th>
<th>Square Feet</th>
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</thead>
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<td>36</td>
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<td>43</td>
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<tr>
<td>46</td>
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</tr>
</tbody>
</table>

**Fourth Floor Total:** 2,424 SF

**Total:** 9,519 SF

**Building Zone:** LBR-2

**Permitted F.A.R. (FAR):** 0.5

**Total Area of Property (TAP):** 0.151 Acres (6,782 SF)

**Maximum Permitted Building Area (FAR x TAP):** 3,391 SF
SCHEDULE B
MINIMUM SPECIFICATIONS FOR ALL RESIDENTIAL APARTMENT HOMES IN THE HAMILTON COMMONS COMMUNITY

Foundation
3,000 psi concrete foundation walls.
4" slab 3000 psi concrete.
Polystyrene rigid insulation below slabs and foundation.

Framing
2" x 10" Floor Joists.
¾" T & G subfloor.
2" x 6" SPF #2 or better exterior wall.
7/16" Zip Sheathing w/ tape.
2" x 4" SPF #2 or better interior walls.
5/8" type X fire code gypsum wallboard.
5/8" CDX roof sheathing.
R-21 fiberglass batt thermal insulation.

Roof
Flat Rubber Bitumen pitched and insulated to Code

Gutter
Scuppers/Gutters/Roof Drains to code
Leaders piped underground.

Siding
Zip System.
Dryvit and brick (brick maybe substituted for less expensive material that mirrors the finish of brick).

Exterior Trim
Dryvit or stucco or equal around Windows & Doors

Window
Anderson 200 Series (or equal) Casement, argon filled glazing.
Sizes, grills & screens according to plans.

Entry Doors
3/0 x 6/8 insulated Therma Tru or Better Doors in the rear by elevator. First Floor Entry Door sizes according to plans.

Interior Trim
Picture Frame 1" x 4" Pine around Windows & Doors painted white.
Two panel solid core Masonite painted doors.
Lever-Style door hardware.

Internal Stair
9" Oak Tread with 1 ¼" Nosing.
Hardwood or metal handrail mounted with metal brackets.

Finishes
Living areas & Bedrooms: Vinyl Resilient Wood floor system.
Kitchen: Vinyl Resilient Wood flooring system.
Bathroom: Ceramic tile.
Paint Finishes:
Walls - Three coat latex paint, off-white.
Ceiling - Three coat latex paint, white.
Interior Trim - Three coat latex paint, white.

**Accessories**

Wire vented or wood shelf and pole in closets.
Bath package: towel bar or hook, towel ring or hook, shower rod and white curtain and white liner, toilet paper holder.
All Type B Units will have Grab Bars to Code.

**Cabinets**

White solid wood, concealed, self-closing hinges, shaker-style/recessed shaker wood doors, stone countertops.

**Appliances**

GE Dishwasher GLDT690J or GLDT696J
GE Microwave Hood JVM7195SK/EK vented.
GE Range JGB450REK
GE Refrigerator GTE21GSH
Summit WasherDryer Combo SPWD2200W
All Appliances are subject to availability.

**HVAC**

Carrier 24ACC618 Condensing Unit.
Carrier 59TP6A Gas Furnace.
Carrier CNPHP Evaporator Coil.
Honeywell Model Pro 4000 (TH411) programmable thermostat.
All Equipment is subject to availability.

**Plumbing**

Kitchen:
- K-3822-4-NA Stainless Steel Vault Single Basin Sink.
- K-8801-VS Stainless Steel Duo-Strainer.
Bathroom:
- One-piece Granite sink top.
- Americast Undermount China Bowl Sink.
- Delta Lahara 2538 Single Lever Faucet.
AO Smith Gas Fired Tankless Instant Hot Water Heater.
60" Reinforced fiberglass tub shower ADA compliance 2603sme per floor plans.
Elongated 1.6 GPF toilet – American Standard.
Supply lines: Separately Metered cross linked Pex Tubing.
DWV Schedule 40 PVC pipe.
All Plumbing Fixtures are subject to availability.

**Fire Sprinkler**

NFPA 13 System, subject to change.
CPVC Piping System.
Ceiling Mount: Concealed Head.
Wall Mount: Pendant head.
Fire Alarm System including Wired Smokes and CO2 Detectors per Code.
**Electric**

- 100 AMP service for 1-Bedrooms, Circuit breakers: 24 max.
- 125 AMP service for 2-Bedrooms, Circuit breakers: 24 max.
- Receptacles and GFI's per code.

  **Bathroom:**
  - One Ceiling Mounted Exhaust Light Fan.
  - One Sconce Light Fixture above Mirror.
  - One Recessed LED Light above Shower.

  **Bedroom:**
  - One Ceiling Mounted Light Fixture.
  - One TV and One Telephone Receptacle.

  **Kitchen/Family Room:**
  - Recessed LED Lights.
  - One TV and Two Telephone Receptacles.

  **Breakfast Area:**
  - One Ceiling Mounted Light Fixture, subject to change.

  **Outdoor Lights:**
  - Recessed LED Lights.

**Utilities**

- Pre-wired telephone, cable, and internet
- Electric/Gas/Water: Individually metered.

**Site**

- Parking Lot: Pervious Asphalt Paving or Pavers per plan
- Sidewalks (Material TBD) WWF reinforced over 6 mil vapor barrier.

  **Eleven Total Parking Spaces:**
  - One parking space per dwelling unit or two if available parking spaces exist under the open parking system, managed with parking permits.
  - One Visitor parking spaces with an open parking system, managed with parking permits.
  - One handicap parking space.

- One Centralized Refuse & Recycling Container as shown on the Plan.
- Centralized Mailboxes.
- Once Centralized Bike Rack for total of three bicycles.

Upgrades of any of the above specifications prior to or during construction shall be applied in a uniform manner for all residential apartments in the Hamilton Heights Community.

Upgrades after full occupancy shall be made at the appropriate time that the unit is vacant and available to be upgraded.