

Palo Verde

INTERIOR DESIGN SPECIFICATIONS

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General Notes

LEASING/AMENITY

Paint & Stain

Flooring, Tile & Countertop

Lighting

Plumbing, Appliances & Bathroom Accessories

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UNIT

Paint

Flooring, Tile & Countertop

Lighting

Finishes, Appliances, Plumbing & Bathroom Accessories

ISSUE DATE:	12/16/2016	PROJECT:	Palo Verde, Austin, TX	
SCALE:	No Scale	CLIENT:	Ardent Residential	
85% CD SUBMISSION Permit Set			911 W 29th St Austin, TX 78705 512.458.8963 p 512.458.4345 f	

GENERAL NOTES

1. All paint and stain samples to be submitted for interior designer approval prior to commencing painting or staining.
2. All finish specifications and materials are closed and must be submitted and verified prior to ordering. Alternates will not be accepted on specified materials without prior submittal and approval of the interior designer. Any discrepancies require notification to the interior designer and general contractor prior to installation of finishes/materials.
3. Review manufacturers installation and maintenance instructions prior to installation. All finishes and materials to be installed per industry standards and/or manufacturers recommendations.
4. "Unless Noted Otherwise" will be indicated as U.N.O.
5. Coordinate all plumbing fixtures and appliances with MEP Specs/Drawings

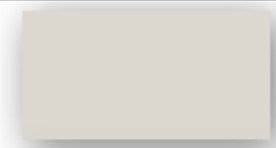
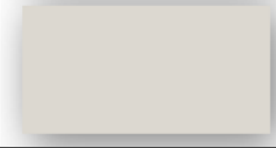
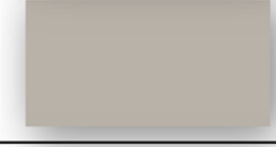



PALO VERDE

Leasing/Amenity Paint & Stain

12.16.16 - 85% CD Submittal - Permit Set

GENERAL NOTES: ALL PAINT AND OTHER APPLIED FINISH ITEMS (INCLUDING ADHESIVES & GROUTS) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-BASED OR LOW-NO V.O.C. FINISHES REQUIRED. REFERENCE DRAWING ELEVATIONS FOR PATTERN DIRECTIONS AND LOCATIONS. CONTRACTOR TO PROVIDE LARGE 24" SQUARE RECOMMENDED PAINT TEST SAMPLES ON APPROVED SHEETROCK/PLASTER WALL SAMPLES AND BASE TRIM FOR LBD AND CLIENT APPROVAL PRIOR TO PAINTING. SAMPLES TO BE PAINTED PER SELECTED MANUFACTURERS LISTED IN CLIENT SELECTED FINISHES; EX. "EGGSHELL". IF DIFFERENT PAINT SUPPLIERS TO BE USED, CONTRACTOR TO VERIFY WITH LBD PRIOR TO SAMPLING.

Item	Key	Image	Manufacturer	Product Information	Finish	Special Notes
LEASING, CLUB HOUSE, FITNESS CENTER, & POOL CABANA						
Walls (Typical, U.N.O.)	PT-1		Sherwin Williams	SW9166 Drift of Mist	Satin	No VOC
Ceiling (Dry Wall Only)	PT-1		Sherwin Williams	SW9166 Drift of Mist	Flat	50% Saturation No/Low VOC
Trim & Doors (Typical, U.N.O.)	PT-2		Sherwin Williams	SW7023 Requisite Gray	Semi-Gloss	No VOC
Leasing - Office & Restroom Doors	PT-3		Sherwin Williams	SW6915 Citronella	Satin	Low VOC



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Item	Key	Image	Manufacturer	Product Information	Finish	Special Notes
Leasing - Conference Room Door	PT-2		Sherwin Williams	SW7023 Requisite Gray	Satin	Low VOC
Fitness - Yoga Door	PT-4		Sherwin Williams	SW6711 Parakeet	Satin	Low VOC
Millwork (Stain Grade Cabinets)	ST-1		Species: Walnut Sherwin Williams Wood Classic Oil Stain	SW 3119 Burnished Walnut <i>(Custom finish sample to be approved by designer)</i>	Polyurethane	Low VOC
Millwork (Paint Grade Cabinets)	PT-5		Sherwin Williams	SW7615 Sea Serpent	Cashmere Pearl	Low VOC

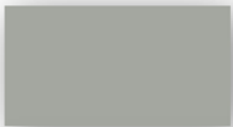
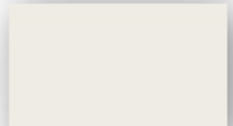
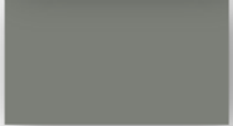
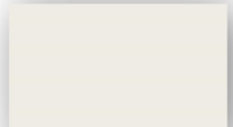


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Item	Key	Image	Manufacturer	Product Information	Finish	Special Notes
UNIT COORIDORS						
Walls - 1	PT-6		Sherwin Williams	SW7059 Unusual Gray	Satin	No VOC re: drawings for location
Walls - 2	PT-7		Sherwin Williams	SW7004 Snowbound	Satin	No VOC re: drawings for location
Pilasters	PT-8		Sherwin Williams	SW7060 Attitude Gray	Satin	No VOC re: drawings for location
Ceiling	PT-7		Sherwin Williams	SW7004 Snowbound	Satin	No VOC



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Item	Key	Image	Manufacturer	Product Information	Finish	Special Notes
Trim	PT-8		Sherwin Williams	SW7060 Attitude Gray	Semi-Gloss	No VOC
Doors to Resident Units	PT-9		Sherwin Williams	SW6703 Frolic	Semi-Gloss	No VOC
Doors to Public or Utility Rooms	PT-8		Sherwin Williams	SW7060 Attitude Gray	Semi-Gloss	No VOC



PALO VERDE

Leasing/Amenity Flooring, Tile & Countertop

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Room	Item	Key	Image	Showroom/Contact	Manufacturer	Product Information	Size	Special Notes
LEASING/AMENITY								
LEASING LOBBY	Flooring	WD-1		<i>ProSource</i> Contact: Christine Phone: 512.836.7888	Naturally Aged Flooring	The Medallion Collection Type: Oak Finish: La Jolla Item #: MC-LAJ-8	8 3/4" wide planks x 5/8" thickness	
	Flooring	WD-1 Alt.		<i>Marc Bacher</i> P: 303.888.7301	Scandinavian Hardwoods	Smaland Collection Type: Oak Kinda Finish: Per product Item #: 151ndsek02	7 3/8" wide planks x 5/8" thickness	
	Focal Wall (signage backdrop)	T-1		<i>Jose Luis Montoya</i> P: 512.406.4504	<i>Alkusari Stone</i>	Type: Cement tile Tapiz Fino Collection Color: Dark Gray	12 x 24	Place holder until branding is finalized
	Coffee Bar and Leasing Area Countertop	SS-1		<i>Nicolette Davis</i> P: 512.592.1182	Silestone	Color: Niebla	3cm	 Pencil Round Edge
	Coffee Bar Backsplash	T-2		<i>Jose Luis Montoya</i> P: 512.406.4504	<i>Alkusari Stone</i>	Type: Stone Tile Sienna Blend Charrue-3	12" x 24" x 1/2" thick	
	Flooring at Offices	CPT-1		<i>Rockford</i> <i>Sarah Miller</i> P: 510.292.6399	Shaw Contract Group	Type: Carpet Collection: Noble Materials Style #: Alchemy Tile 5T135 Color #: 33518 forge platinum	24' x 24"	Install: Quarter Turn








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Room	Item	Key	Image	Showroom/Contact	Manufacturer	Product Information	Size	Special Notes
LEASING LOBBY (cont.)	Office Accent Wall	WC-2		<i>Rebecca Stine</i> P: 210.240.3391	Maharam	Type II Vinyl Wallcovering Pattern: System 399600 Color: 015 Quarry	Width: 52"	
CONFERENCE ROOM	Flooring	CPT-1		<i>Rockford Sarah Miller</i> P: 510.292.6399	Shaw Contract Group	Type: Carpet Collection: Noble Materials Style #: Alchemy Tile 5T135 Color #: 33518 forge platinum	24' x 24"	Install: Quarter Turn
	Countertop	SS-1		<i>Nicolette Davis</i> P: 512.592.1182	Silestone	Color: Niebla	3cm	 Pencil Round Edge
	Focal Wall	WC-1		<i>Melissa Ehrman</i> P: 210.317.1685	Soelberg Industries	3D wood wall panel Collection: Natura Pattern: Scuola	Re: Drawings	







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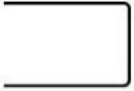




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WORKROOM	Flooring at Sink Area	LVT-1		<i>ProSource</i> Contact: Christine Phone: 512.836.7888	Core Elements	Type: Luxury Vinyl Tile Collection: Metroli Color: 501 Animation	18" x 18" 2.5mm thickness	
	Carpet Flooring	CPT-2		<i>Rockford</i> Sarah Miller P: 510.292.6399	Shaw Contract Group	Collection: The Park Style #: 5T139 Color Name: Recharge Color #: 38530	18" x 36"	<i>Install: Brick</i>
	Countertop	SS-1		<i>Nicolette Davis</i> P: 512.592.1182	Silestone	Color: Niebla	3cm	 Pencil Round Edge



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LEASING RESTROOM	Flooring	T-3		<i>Travis Tile</i> Contact: Lee Ann Hamer Phone: 512-478-8705	American Olean	Series: Theoretical Porcelain Color: Imaginative Gray TH97	12" X 24"	
	Countertop	SS-2		<i>Nicolette Davis</i> P: 512.592.1182	Silestone	Color: Blanco Maple	3cm	 Pencil Round Edge
	Wall Field Tile	T-4		<i>Travis Tile</i> Contact: Lee Ann Hamer Phone: 512-478-8705	American Olean	Type: Porcelain Tile Collection: Relevance Color: RL03	12" x 24"	
	Vanity Wall Accent Tile	T-5		<i>Heather Toolin Designs</i> Heather Toolin P: 512-762-3918	Erin Adams Designs	Collection: Andaluz Pattern: Quarter Hex Type: Cement Tile Color: TBD	Overall: 6"L x 1.5H	
FITNESS	Flooring	CPT-3		<i>Rockford</i> Sarah Miller P: 510.292.6399	Shaw Contract Group	Type: Carpet Tile Collection: Contact Hexagon Colors: Sublime Shift - 59104	28.8" x 24.9" hexagon	<i>Install: Random</i>
YOGA STUDIO	Flooring	LVT-2		<i>Rockford</i> Sarah Miller P: 510.292.6399	Shaw Contract Group	Type: LVT Hexagon Collection: Level 0551V Color: Exact 51518	28.8" x 24.9" hexagon	





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YOGA STUDIO	Flooring	LVT-2 Alt.1		Rockford Sarah Miller P: 510.292.6399	US Floors	Type: Cork Flooring Collection: Cork Deco Color: Cubis Maude 40NP93909	5-1/2" x 48-1/32" x 10mm	
YOGA STUDIO	Flooring	LVT-2 Alt.2		Rockford Sarah Miller P: 510.292.6399	Siena	Type: Cork Flooring Color: Cascade Gray 71100S	7.5" x 36" x 7/16"	



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CABANA RESTROOM	Countertop	SS-2		Nicolette Davis P: 512.592.1182	Silestone	Color: Blanco Maple	3cm	 Pencil Round Edge
	Wall Field Tile	T-6		Travis Tile Contact: Lee Ann Hamer Phone: 512-478-8705	Imola Ceramica	Type: Porcelain Collection Name: Koshi Color: Grey Item: KOSHI 36G Recommended Grout Joint: 1/8"	12" x 24" Thickness: 3/8"	Grout: Mapei Color Name: Warm Gray Type: Sanded Preferred
	Floor Field Tile	T-8		Travis Tile Contact: Lee Ann Hamer Phone: 512-478-8705	Gambini	Type: Porcelain Tile Collection: Organic Rug Color: Smoke	12" x 24"	
	Vanity Wall Accent Tile	T-7		SHEILA IMANDOUST P: 323 965 0800 x64	Heath Ceramics	Type: Dimensional Tile Pattern: Crease in Color: Seafoam	3" x 9"	
	Vanity Wall Accent Tile	T-7 Alt.1		Alexander Marchant P: (512) 462-1444	Waterworks	Type: Mosaic PennyRounds Color: Paradise Green		



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Room	Item	Key	Image	Showroom/Contact	Manufacturer	Product Information	Size	Special Notes
CABANA BAR/BBQ AREA	Vanity Wall Accent Tile	T-12		Heather Toolin Designs Heather Toolin P: 512-762-3918	Erin Adams Designs	Cinta Reclaimed Teak Tile Pattern: Amy Finish: White Grout Color: TBD	8" square (mesh mount)	direct glue w/grout
	Countertop	SS-2		Nicolette Davis P: 512.592.1182	Silestone	Color: Blanco Maple	3cm	 Pencil Round Edge
CLUB ROOM	Flooring	WD-1		ProSource Contact: Christine Phone: 512.836.7888	Naturally Aged Flooring	The Medallion Collection Type: Oak Finish: La Jolla Item #: MC-LAJ-8	8 3/4" wide planks x 5/8" thickness	
	Kitchen & Business Center Desk Countertop	SS-2		Nicolette Davis P: 512.592.1182	Silestone	Color: Blanco Maple	3cm	 Pencil Round Edge
	Club Room/Kitchen Accent Wall	T-9		Knox Tile	Mosa	Type: Porcelain Collection: Terra Maestricht Color: 216v	Varied widths (TBD) x 24" length	Place holder until branding is finalized



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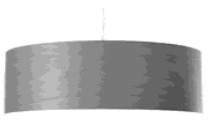




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CLUBROOM RESTROOM	Flooring	T-4		Travis Tile Contact: Lee Ann Hamer Phone: 512-478-8705	American Olean	Type: Porcelain Tile Collection: Relevance Color: RL03	12" x 24"	
	Countertop	SS-2		Nicolette Davis P: 512.592.1182	Silestone	Color: Blanco Maple	3cm	 Pencil Round Edge
	Wall Field Tile	T-10		Travis Tile Contact: Lee Ann Hamer Phone: 512-478-8705	American Olean	Type: Porcelain Tile Collection: Avenue One Color: Streetlamp AU01	12" x 24"	
	Vanity Wall Accent Tile	T-11		Heather Toolin Designs Heather Toolin P: 512-762-3918	Erin Adams Designs	Type: Glazed Ceramic Tile Collection: Rothko Inspired (3) Color Mix: TBD	2" x 8"	



PALO VERDE

Leasing/Amenity Lighting

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Tag	Location	Image	Qty	Showroom/Contact	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
LEASING/AMENITY									
L1	Leasing - Conference Room		1	<i>re: Manuf.</i>	Izf Large Suspension/Gea Item: SGEA S E 26 UL	Finish: 30 Turquoise Lamp: LED Globe 3 x 8watt max Color Temp: per lamp Bottom Diffuser: Matt satin acrylic	27.5" dia. X 9.8" H	7'-6" AFF	
L2	Leasing - Over Seating Area		1	<i>Wakanine John Cook P: 512.284.9672</i>	David Trubridge Snowflake	Outer Finish: Caramel Inner Finish: Lime Lamp: E26, max 60 watts Color Temp: per lamp	W: 63" H: 28"	Grouping at various heights over seating area LBD to provide installation drawing during construction	
L2.1	Leasing - Over Seating Area		2	<i>Wakanine John Cook P: 512.284.9672</i>	David Trubridge Snowflake	Outer Finish: Caramel Inner Finish: White Lamp: E26, max 60 watts Color Temp: per lamp	W: 39" H: 20"		
L2.2	Leasing - Over Seating Area		2	<i>Wakanine John Cook P: 512.284.9672</i>	David Trubridge Snowflake	Outer Finish: Caramel Inner Finish: Lime Lamp: E26, max 60 watts Color Temp: per lamp	W: 31" H: 16"		
L3	Leasing - Coffee Bar		1	<i>re: Manuf.</i>	Louis Poulsen VL45 Radiohus Pendant	Finish: Glossy White Opal Glass Lamp: 22w LED A-21 Medium Color Temp: per lamp	9.8" Dia. X 9.7" H	<i>re: elevation</i>	



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L4	Leasing - Offices		2	re: <i>Manuf.</i>	Izf slim suspension/I-Club LED Item: 1 SSL MULTIV UL Non Dimmable	Finish: 29 Grey Lamp: (1) 35w T5 Linear Fluorescent Color Temp: per lamp Top Diffuser: White Bottom Diffuser: Matte satin acrylic Metal Canopy: Brushed Nickel	L: 60.2" H: 3.9" D: 3.9"	7'-6" AFF To Center of Fixture	
L5	Leasing - Workroom		1	re: <i>Manuf.</i>	Tech Lighting Gatica Linear Suspension Item: 700LSGATS - 930 - 04 - W - A2 - 0 - 0 - SA12	Finish: White Lamp: per item no. Color Temp: 3000k Diffuser: Direct/Indirect	L: 48" H: 1.3" D: 5.8"	7'-6" AFF	
L6	Throughout		Verify	<i>Name: Ferguson Lighting Contact: Rula Al-Obaidi P: (512) 445-5140</i>	Gotham Incito 4" Cylinder Downlight Item: see product info. at right	Series: ICO CYL Color Temp: 2700k Nominal Lumen Output: Per MEP Engineer Aperture/Trim Color: 4WR (White) Finish: LD (Matte-diffuse) Beam Angle: 65 degrees Voltage: 120 Driver: Per MEP Engineer Mounting: ACC Accessories: Per MEP Engineer	per product info.	13'-0" AFF	verify mounting height with MEP Engineer
L7	Club - Conference Room		2	re: <i>Manuf.</i>	Rejuvenation Haleigh Item: A5908	Finish: Oil Rubbed Bronze Lamp: 75 watt Color Temp: per lamp Socket type: Incandescent	W: 12" dia. OW: 13" dia. Shade L: 15"	7'-6" AFF	Order with 60" of cord length
L8	Leasing - Restroom		2	re: <i>Manuf.</i>	Blu Dot Trace 2 Pendant Light Item: TC1 - TRPEN2 - CP	Finish: Copper Lamp: 40 watt LED Color Temp: per lamp	H: 8" W: 5" dia.	re: elevation	



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L9	Club - Restroom		2	re: Manuf.	Tech Lighting Borrego Pendant Item: 700 - MP - W - S - 24	Finish: White Lamp: 35 watt halogen Color Temp: per lamp	H: 10" W: 3" dia.	re: elevation	
L10	NOT USED	NOT USED	NOT USED						
L11	Cabana - Bar		3	re: Manuf.	LBD Windfall Outdoor Item: OD785-BL-LED-W	Finish: Black Lamp: 20watt LED Color Temp: 3000k	H: 24" W: 6" D: 4"	re: elevation	
L12	NOT USED								
L13	Cabana - Restroom		4	re: Manuf.	TechLighting Span Bath Item: 700BCSPAN-2-S-LED830	Finish: Satin Nickel Lamp: per fixture Color Temp: 3000k	H: 5.5" W: 24" D: 5.5"	re: elevation	
L14	Throughout		Verify	Name: Ferguson Lighting Contact: Rula Al-Obaidi P: (512) 445-5140		Series: ICO CYLLW Color Temp: 2700k Nominal Lumen Output: Per MEP Engineer Aperture/Trim Color: 2WR (White) Finish: LD (Matte-diffuse) Voltage: 120 Driver: UGZ Mounting: PMR Accessories: Per MEP Engineer	per product info.	13'-0" AFF	verify mounting height with MEP Engineer



PALO VERDE

Leasing/Amenity Lighting

12.16.16 - 85% CD Submittal - Permit Set



Tag	Location	Image	Qty	Showroom/Contact	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
L15	Throughout		Verify	<i>Name: Ferguson Lighting Contact: Rula Al-Obaidi P: (512) 445-5140</i>	Gotham 4" Evo Downlight Item: see product info. at right	Series: EVO Color Temp: 2700k Nominal Lumen Output: Per MEP Engineer Trim Style: Self-flanged Distribution: Per MEP Engineer Finish: LD (Matte-diffuse) Voltage: 120 Driver: Per MEP Engineer Options: Per MEP Engineer	per product info.	n/a	
L16	Throughout		Verify	<i>re: Manuf.</i>	Texas Fluorescents Puff Series Item: see product info. at right	Series: PUF Lamp Position: 2 Lamp Type: Per MEP Engineer Width: 11.75" Ballast & Voltage: Per MEP Engineer Options: Per MEP Engineer Finish: Per Item	W: 11.75" L: 50.5" D: 6"	flush to ceiling	
L17	Throughout		Verify	<i>Name: Ferguson Lighting Contact: Rula Al-Obaidi P: (512) 445-5140</i>	Gotham 4" Evo Wallwash Item: see product info. at right	Series: EVO Type: WW Color Temp: 2700k Nominal Lumen Output: Per MEP Engineer Aperture/Trim Color: 4WR (White) Finish: LD (Matte-diffuse) Voltage: 120 Driver: Per MEP Engineer Options: Per MEP Engineer	per product info.	n/a	
L18	Leasing		4	<i>re: Manuf.</i>	OCL Tubie Pendant Item: see product info. at right	Series: TB8 Hanging System: P1EA Size: 38 Diffuser: MW (Matte White Acrylic) Finish: N/A Lamping: Per MEP Engineer Voltage: 120 OAH: 67" Options: DLD and Per MEP Engineer	W: 8" dia. L: 43"	13'-0" AFF	Order with extra cord length
L19	Leasing - Workroom		Verify	<i>Name: Ferguson Lighting Contact: Rula Al-Obaidi P: (512) 445-5140</i>	George Kovacs Under Cabinet LED Item: GKUC40 - 609	Finish: Per Product Lamp: 13 watt LED Color Temp: 2700K	W: 1" H: 1.25" L: Varies - Field Verify length needed for cabinetry run	Per Manuf. Instructions	



PALO VERDE

Leasing/Amenity Lighting

12.16.16 - 85% CD Submittal - Permit Set



Tag	Location	Image	Qty	Showroom/Contact	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
L20	Club & Fitness		6	<i>Workplace Resource Calondra Yarbrough P: 512.381.8452</i>	Herman Miller Nelson Saucer Bubble Pendant Item: H763XL - BNS	Finish: Per Item number Lamp: 150 watt max Color Temp: per lamp, prefer 2700k	W: 50" dia. H: 22"	13'-0" AFF	Comes with 9' cord and 5.25" dia. Brushed nickel ceiling plate
L21	Throughout		Verify	<i>Name: Ferguson Lighting Contact: Rula Al-Obaidi P: (512) 445-5140</i>	Lithonia Lighting 6" Sloped Downlight Item: L16 with 6S01 Reflector	Finish: White Lamp: Per MEP Engineer Color Temp: prefer 2700k	per product info.	n/a	Spec. may change based on MEP Engineer feedback



PALO VERDE

Leasing/Amenity Lighting

12.16.16 - 85% CD Submittal - Permit Set

Tag	Location	Image	Qty	Showroom/Contact	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
FANS									
F1	Fitness/Yoga		7	<i>re: Manuf.</i>	Mathews Fan Co. Type: Eliza EK-BN-WN	Blade Sweep: 56" Number of Blades: 3 Blade Pitch: 27 Down rod 1: 3.5" Down rod 2: 6"	56" dia.	re: drawings	Downrod length to be confirmed
F2	Corridors & Cabana		Verify	<i>Name: Ferguson Lighting Contact: Rula Al-Obaidi P: (512) 445-5140</i>	Minka Aire: 54" Java Nickel Indoor/Outdoor Ceiling Fan F753-BNW	Blade Material: Abs Construction Blade Sweep: 54" Number of Blades: 3 Blade Pitch: 14 Down rod 1: 3.5" Down rod 2: 6"	54" dia.	re: drawings	Downrod length to be confirmed



PALO VERDE

Leasing/Amenity Plumbing, Appliances & Bathroom Accessories

12.16.16 - 85% CD Submittal - Permit Set






Location	Manufacturer	Finish	Item Number	Item Detail	
PLUMBING					
General Notes: Re: drawings for plumbing/appliance quantities.					
Leasing, Club, Fitness, Pool Cabana - Restrooms	Toilet	Toto	#01 Cotton	CT708EV#01	Commercial Flushometer High Efficiency Toilet, 1.28 GPF, Elongated Bowl, Back Inlet Spud
	Sensor Flush Valve	Toto	Stainless Steel	TET2LN31#SS	Sensor Toilet Flush Valve, Concealed 14" x 12" (Back Spud Wall) - 1.28 GPF - See more at: http://www.totousa.com/sensor-toilet-flush-valve-concealed-14-x-12-back-spud-wall-128-gpf#sthash.rFKDmfgq.dpuf
	Vanity Sink	Kohler	White	K-2331-1	Chord Wading Pool
	Faucet	Sloan	Brushed Nickel	EAF200	Hardwired, Deck Mounted IR Auto Faucet
APPLIANCES					
Workroom	Refrigerator	Whirlpool	Stainless Steel	WRT541SZDM	33" Wide Top-Freezer Refrigerator
	Dishwasher	Whirlpool	Stainless Steel	WDT920SADM	Whirlpool Gold Dishwasher with Total Coverage Spray Arm
	Microwave	Whirlpool	Stainless Steel	UMC5225DS	2.2 cu ft. countertop microwave
	Sink	Kohler	Stainless Steel	K-3894-4	Vault 25" undermount single bowl kitchen sink (ADA)
	Faucet	Kohler	Stainless Steel	K-72218-B7-SS	Sensate Touchless Kitchen
Leasing	Undercounter Refrigerator	Uline	Stainless Steel	ADA24RGL-13A	23074 Door handle
Cabana	Sink	Kohler	Stainless Steel	K-3894-4	Vault 25" undermount single bowl kitchen sink (ADA)
	Faucet	Kohler	Stainless Steel	K-72218-B7-SS	Sensate Touchless Kitchen
	Beverage Dispenser	True Refrigeration	Stainless Steel	TUR-24BD-R-SS-B	Undercounter Beverage Dispenser
Club	Undercounter Refrigerator	Jenn-Air	Stainless Steel	JUR24FLERS	24" Under Counter Refrigerator
	Ice Maker	Uline	Stainless Steel	ADA15IM	15" Crescent Ice Maker-ADA Series
	Dishwasher	Jenn-Air	Stainless Steel	JDB9600CWS	24" Flush Trifecta Dishwasher (Eurostyle SS)
	Undercounter Microwave	Jenn-Air	Stainless Steel	JMD2124WS	24" Under Counter Microwave with Drawer Design
	Undercounter Warming Drawers	Jenn-Air	Stainless Steel	JWD2030WS	30" Warming Drawer
	Sink	Kohler	Stainless Steel	K-3894-4	Vault 25" undermount single bowl kitchen sink (ADA)
	Faucet	Kohler	Stainless Steel	K-72218-B7-SS	Sensate Touchless Kitchen



PALO VERDE

Leasing/Amenity Plumbing, Appliances & Bathroom Accessories

12.16.16 - 85% CD Submittal - Permit Set




Location		Manufacturer	Finish	Item Number	Item Detail	
RESTROOM ACCESSORIES						
Tag	Location	Image	Qty.	Product Info.	Manuf./Item Notes	Size/Mounting
AC-1	Leasing, Club, Fitness, Pool Cabana		1 per restroom or stall	Toilet Paper Holder	<i>Kohler Purist Accessories K-14444 Finish: Brushed Nickel</i>	see drawings Vertical
AC-2	Pool Cabana		3 per restroom	Robe Hook	<i>Kohler Purist Accessories K-14443 Finish: Brushed Nickel</i>	see drawings
AC-3	Pool Cabana		1 per restroom	Recessed Paper Towel Dispenser & Waste Receptacle	<i>Bobrick Trimline Series Recessed B-38034</i>	see drawings
AC-4	Leasing, Club, Fitness, Pool Cabana		1 per restroom	Grab Bar	<i>Kohler K-14564-BS Finish: Brushed Stainless</i>	36"L x 2 13/16"H x 2 3/4"W See Drawings
AC-5	Leasing, Club, Fitness, Pool Cabana		1 per restroom	Grab Bar	<i>Kohler K-14566-BS Finish: Brushed Stainless</i>	50 13/16"L x 2 13/16"H x 2 3/4"W See Drawings



PALO VERDE

Leasing/Amenity Doors/Trim, Hardware, Trim & Mouldings

12.16.16 - 85% CD Submittal - Permit Set




Tag	Location	Image	Qty	Showroom	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
HARDWARE									
General Notes: 1. Please verify all locking information with Architect and Owner									
HD-1	Amenity Cabinet Drawers		re: plans/ elevations		Schoolhouse Electric & Supply Co. Mid Century Knob	Finish: Matte Bronze	1.25" dia.	<i>tbd</i>	
HD-2	Amenity Cabinet Doors		re: plans/ elevations		Schoolhouse Electric & Supply Co. Greenwood Pull	Finish: Matte Bronze	Center to Center: 3" Projection: 1"	<i>tbd</i>	
HD-3	Workroom Cabinets	<i>Use Unit Cabinet Hardware</i>							
HD-4	Entry Doors	<i>Per Architect</i>							
HD-5	Interior Doors (Typical)		re: plans/ elevations	<i>tbd</i>	Emtek Helios Lever with Disk Rosette	Finish: Oil Rubbed Bronze	<i>re: manuf. Specifications</i>		
HD-6	Mailroom	Island Trash Grommet for Countertop	per architect's drawings	n/a	Mockett TM2C/SQ	Stainless Steel Trash Manager / Grommet for countertop	9" Square x 3" Deep	<i>per architect's drawings</i>	



PALO VERDE

Leasing/Amenity Doors/Trim, Hardware, Trim & Mouldings

12.16.16 - 85% CD Submittal - Permit Set







Tag	Location	Image	Qty	Showroom	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
DOORS									
General Notes: 1. Re: architectural drawings for Unit and Entry door details									
D-1	Typical Interior Door	 <p>Modern Profile: Square Stick (SS) sticking with Flat (C) panel</p>	re: plans/ elevations	n/a	per architect	Finish: Re: Paint Schedule for color finish detail		per architect	
D-2	Fitness - Yoga Door Leasing & Club -Office & Conference Room Doors		re: plans/ elevations	n/a	per architect	Finish: Re: Paint Schedule for color finish detail Type: single light with clear glass insert		per architect	
D-3	Leasing & Club - Restroom Room Doors		re: plans/ elevations	n/a	per architect	Finish: Re: Paint Schedule for color finish detail Type: single light with frosted glass insert		per architect	



PALO VERDE

Leasing/Amenity Doors/Trim, Hardware, Trim & Mouldings

12.16.16 - 85% CD Submittal - Permit Set

Tag	Location	Image	Qty	Showroom	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
TRIM & TRANSITIONS									
General Notes:									
1. U.N.O., All wall trim to be painted wood at the following floor finishes: concrete, carpet, wood, and LVT.									
TR-1	Throughout	n/a	re: plans/ elevations	n/a	Painted Wood Paint: PT-2, U.N.O.	Per G.C.	1x6	n/a	<i>located throughout U.N.O.</i>
TR-2	Wood to Carpet		see drawings	Schluter Systems	Product: Schiene Item Number: E100/V4A Height: 3/8" Finish: Stainless Steel (304)			refer to interior design drawings	
TR-3	LVT to Carpet		see drawings	Schluter Systems	Product: Schiene Item Number: E100/V4A Height: 3/8" Finish: Stainless Steel (304)				
TR-4	Wood to Porcelain Tile		see drawings	Schluter Systems	Product: Schiene Item Number: E100/V4A Height: 3/8" Finish: Stainless Steel (304)				
TR-5	Wall Transition Restrooms at Wall Base		see drawings		Product: DILEX - AHK Item Number: AHK - 1S 125 AT Height: 1/2" Finish: Brushed Nickel (AT)				
TR-6	Wall Transition Porcelain Tile to Paint		see drawings	Schluter Systems	Product: Jolly Item Number: A100 ATGB Height: 3/8" Finish: Brushed Nickel (125)				
TR-7	Wall Transition Porcelain Tile to Mirror		see drawings	Schluter Systems	Product: Jolly Item Number: A60 ACGB Height: 1/4" Finish: Brushed Nickel (125)				



PALO VERDE

Unit Paint

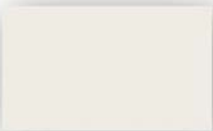
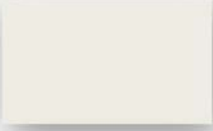
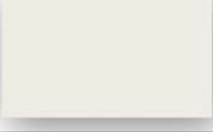

12.16.16 - 85% CD Submittal - Permit Set

GENERAL NOTES: ALL PAINT AND OTHER APPLIED FINISH ITEMS (INCLUDING ADHESIVES & GROUTS) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-BASED OR LOW-NO V.O.C. FINISHES REQUIRED. REFERENCE DRAWING ELEVATIONS FOR PATTERN DIRECTIONS AND LOCATIONS. CONTRACTOR TO PROVIDE LARGE 24" SQUARE RECOMMENDED PAINT TEST SAMPLES ON APPROVED SHEETROCK/PLASTER WALL SAMPLES AND BASE TRIM FOR LBD AND CLIENT APPROVAL PRIOR TO PAINTING. SAMPLES TO BE PAINTED PER SELECTED MANUFACTURERS LISTED IN CLIENT SELECTED FINISHES; EX. "EGGSHELL". IF DIFFERENT PAINT SUPPLIERS TO BE USED, CONTRACTOR TO VERIFY WITH LBD PRIOR TO SAMPLING.

Item	Key	Image	Manufacturer	Product Information	Finish	Special Notes
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General Notes: Typical wall texture to be light orange peel throughout, U.N.O.

RESIDENT UNITS

Interior Walls (Typical, U.N.O.)	PT-7		Sherwin Williams	SW7004 Snowbound Finish: Semi-Gloss in Bathroom and Kitchen	Satin	No VOC
Ceiling	PT-7		Sherwin Williams	SW7004 Snowbound	Flat	50% Saturation No VOC
Closet & Utility Shelving	PT-7		Sherwin Williams	SW7004 Snowbound	Semi-Gloss	No VOC
Interior Doors & Trim	PT-6		Sherwin Williams	SW7059 Unusual Gray	Semi-Gloss	No VOC


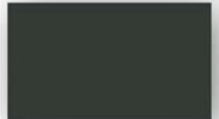
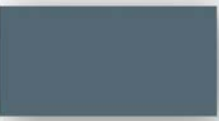


PALO VERDE

Unit Paint

12.16.16 - 85% CD Submittal - Permit Set

GENERAL NOTES: ALL PAINT AND OTHER APPLIED FINISH ITEMS (INCLUDING ADHESIVES & GROUTS) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-BASED OR LOW-NO V.O.C. FINISHES REQUIRED. REFERENCE DRAWING ELEVATIONS FOR PATTERN DIRECTIONS AND LOCATIONS. CONTRACTOR TO PROVIDE LARGE 24" SQUARE RECOMMENDED PAINT TEST SAMPLES ON APPROVED SHEETROCK/PLASTER WALL SAMPLES AND BASE TRIM FOR LBD AND CLIENT APPROVAL PRIOR TO PAINTING. SAMPLES TO BE PAINTED PER SELECTED MANUFACTURERS LISTED IN CLIENT SELECTED FINISHES; EX. "EGGSHELL". IF DIFFERENT PAINT SUPPLIERS TO BE USED, CONTRACTOR TO VERIFY WITH LBD PRIOR TO SAMPLING.

Item	Key	Image	Manufacturer	Product Information	Finish	Special Notes
Accent Wall <i>Option A</i>	PT-8		Sherwin Williams	SW7060 Attitude Gray	Satin	No VOC
Accent Wall <i>Option B</i>	PT-10		Sherwin Williams	SW6216 Jasper	Satin	No VOC
Accent Wall <i>Option C</i>	PT-11		Sherwin Williams	SW9141 Waterloo	Satin	No VOC






PALO VERDE

Resident Unit Flooring, Tile & Countertop

12.16.16 - 85% CD Submittal - Permit Set

GENERAL NOTES: ALL PAINT AND OTHER APPLIED FINISH ITEMS (INCLUDING ADHESIVES & GROUTS) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-BASED OR LOW-NO V.O.C. FINISHES REQUIRED. REFERENCE DRAWING ELEVATIONS FOR PATTERN DIRECTIONS AND LOCATIONS. ***CUSTOM FLOORING AND TILES REQUIRE A CONTROL SAMPLE PRIOR TO ORDERING AND INSTALLATION FOR DESIGNER APPROVAL***

Room	Item	Key	Image	Showroom/Contact	Manufacturer	Product Information	Size	Special Notes
RESIDENT UNITS								
THROUGHOUT; U.N.O	Flooring	LVT-3		Luma Hardwoods Guillermo Figari P: 786.326.2753	Luma Hardwoods Wholesale and Brokers	Type: Luxury Vinyl Tile Plank Collection: Blackstone Oak (50LVP707)	Size: 7" x 48" Thickness: 8mm	
KITCHEN	Countertop	SS-3		Pacific Shore Stones Contact: Katy Kerbage Phone: 512-339-2300	Pacific Shore Stones	Collection: PacShore Quartz Color: Samoa	3cm	 Pencil Round Edge
	Backsplash	T-13		Donna Carlson P: 210.426.1257	Emser Tile	Type: Glazed Ceramic V1 Color: Choice White Matte	Size: 3" x 6"	
	Backsplash Grout		n/a	n/a	Laticrete	Color: TBD Thickness: 1/16"	n/a	
	Cabinets	n/a		Master Wood Craft Cabinetry LLC P: 903-935-0500	Master Wood Craft Cabinetry LLC	Door Style: Italia Series Finish: Vapor Strandz	See Drawings	




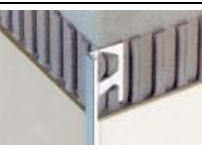




PALO VERDE

Resident Unit Flooring, Tile & Countertop

12.16.16 - 85% CD Submittal - Permit Set

GENERAL NOTES: ALL PAINT AND OTHER APPLIED FINISH ITEMS (INCLUDING ADHESIVES & GROUTS) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-BASED OR LOW-NO V.O.C. FINISHES REQUIRED. REFERENCE DRAWING ELEVATIONS FOR PATTERN DIRECTIONS AND LOCATIONS. ***CUSTOM FLOORING AND TILES REQUIRE A CONTROL SAMPLE PRIOR TO ORDERING AND INSTALLATION FOR DESIGNER APPROVAL***

Room	Item	Key	Image	Showroom/Contact	Manufacturer	Product Information	Size	Special Notes
BATHROOM	Vanity Countertop and Backsplash	SS-3		<i>Pacific Shore Stones</i> Contact: Katy Kerbage Phone: 512-339-2300	Pacific Shore Stones	Collection: PacShore Quartz Color: Samoa Back & Side Splash: 4" high	2cm	 Pencil Round Edge
	Tub/Shower Walls	T-14		<i>Donna Carlson</i> P: 210.426.1257	Emser Tile	Type: Glazed Ceramic V1 Color: Choice Gray Matte	Size: 4" x 16" Thickness: 5/16"	
	Tub/Shower Grout		n/a	n/a	Laticrete	Color: TBD Thickness: 1/16"	n/a	
	Tub/Shower Wall Tile Trim Liner	TS-1			Schluter	Type: Metal liner Collection: Jolly Item #: A100ACG Finish: Polished chrome anodized aluminum	3/8" x 8' strip	
	Cabinets	Re: Kitchen Cabinets						
BEDROOMS & CLOSETS	Carpet	CPT-4		P:1-800-266-4295	Mohawk	Collection: Neutral Shift Color: 859 Twilight Jungle Type: Twist Yarn	Width: 12'-0"	<i>Final Color TBD</i>
Cladding @ Typical Apartment Unit Drop-Off Built-In	Plastic Laminate	PL-1		Scott Voges P: 1-800-608-4995	WilsonArt	Collection: Premium Laminate Color: Vapor Strandz 4939K-18	Per GC	



PALO VERDE
Apartment Unit Lighting

12.16.16 - 85% CD Submittal - Permit Set





Tag	Location	Image	Qty	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
APARTMENT UNIT LIGHTING								
General Notes: Refer to drawings to confirm locations and quantities.								
UL-1	Apartment Unit- Exterior		1 per unit	Modern Forms Lighting Rain - LED Outdoor Sconce WS-W2416-GH	Finish: Graphite Lamp: 8watt LED Color Temp: 3000k	H: 16" W: 7" D: 3.25"	See drawings	
UL-2	Apartment Unit- Kitchen/ Dining		1 per unit	Sunset Lighting ADR F2991-80	Lamping: Halogen, 4-50W GU10 Lamp Included Wattage 200 Bright Satin Nickel	34"L x 6.25" H	See drawings	
UL-3	Apartment Unit- Vanity		1 per bathroom mirror	Home Enhancements VS-329-NK	Lamping: 2-18W GU 27K Max Wattage: 2 x 18W Brushed Nickel White Glass	18-5/8"W x 4-5/8"H x 3-3/4"D	See drawings- on center above vanity mirrors. Mounted horizontally	
UL-4	Apartment Unit - Island		3 per unit	Nuvo Lighting Pulse - LED Mini Pendant 62-951	Lamping: Per fixture Color Temp: 3000k Finish: Clear Seeded Glass with brushed nickel finish	H: 10" W: 3" dia.	See drawings 30" above countertop	



PALO VERDE

Apartment Unit Lighting

12.16.16 - 85% CD Submittal - Permit Set





Tag	Location	Image	Qty	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
UL-4 (Atl.1)	Apartment Unit - Island		3 per unit	Maxlite MX 2123-11	Lamping: 60 watt Color Temp: per lamp Finish: Chrome details, black smoke outer/white inner glass shades	H: 13" W: 4.75" dia.	See drawings	comes with 5' long cord
UL-4 (Atl.2)	Apartment Unit - Island		3 per unit	Maxlite MX 2116	Lamping: 60 watt Color Temp: per lamp Finish: Chrome details, clear/frosted detail glass	H: 10" W: 7" dia.	See drawings	comes with 7' long cord
UL-5	Apartment Entry/ Hall	 <small>2341 RN</small>	see drawings	Lumivert Incorporated LMV 2341-G-BN White Glass	Lamping: GU24-Base Socket Brushed Nickel with White Glass	D12-1/8" x 4"H	see drawings	
UL-6	Apartment Unit		see drawings	Home Enhancements SUN503 NK3SV	Lamp Included Brushed Nickel with silver blades	52" Blade width	see drawings	



PALO VERDE

Apartment Unit Lighting

12.16.16 - 85% CD Submittal - Permit Set

Tag	Location	Image	Qty	Manufacturer/ Item No	Product Information	Size	Mounting	Notes
UL-7	Apartment Unit - Exterior Balcony		see drawings	Kuzco Lighting EW3107 - SV	Lamp: 12watt LED Color Temp: 3000k Finish: Silver	W: 3-1/2" DIA. H: 7" D: 5-7/8"	See drawings	
UL-8	Unit Utility & Closet		see drawings	Spec per builder American Fluorescent AMF LW232R8	Lamping: (2) F32T8	48" L x 7" W x 2-3/8" D	See drawings	
UL-9	Unit Shower		see drawings	Spec per builder Lumivert Incorporated LMV LED RFM8/15W/30K/WH	Lamping: 15W LED 30K Finish: White	D7.5" x 1.25"H	See drawings	For Units with Showers Only
UL-10	Unit - Typical Surface Mounted Fixture	 <small>2341 BN</small>	see drawings	Spec per builder Lumivert Incorporated LMV 2341-G-BN White Glass	Lamping: GU24-Base Socket Brushed Nickel with White Glass	D12-1/8" x 4"H	See drawings	



PALO VERDE

Apartment Unit Finishes, Appliances, Plumbing & Bathroom Accessories

12.16.16 - 85% CD Submittal - Permit Set

Location	Manufacturer	Finish	Item Number	Detail
General Notes:				
1. Refer to drawings to confirm locations and quantities.				
2. Final Plumbing and Appliance specifications to be provided by GC.				
PLUMBING				
Tubs	Aquarius Industries/ Pinnacle	White	GT36TO LH WHITE	GT36TO WHT 60X36 OVAL TUB LEFT
Kitchen Sink	Proflo	Brushed Stainless	PFUC208	Undermount 34" X 22" Approx.
Kitchen Faucet	Moen Inc.	Polished Chrome	46201	46201 1HDL CP EDGESTONE PULLDWN FCT
Bathroom Sink	Proflo	White Oval	PF1714UWH	Undermount 19" x 16"
Bathroom Faucet	CFG	Polished Chrome	46100	46100 CP 1HDL EDGESTONE LAV W/ PU
Shower	Aquatic Bath	White	F3636DPAN	ACCESSIBLE SHOWER PAN
	Moen Inc.	n/a	45318	45318 P-TMP P-BAL T/S VLV FIP
	Moen Inc.	Polished Chrome	46302CGR	46302CGR 1HDL EDGESTONE SHWR CHROME
Tub / Shower	Moen Inc.	n/a	45318	45318 P-TMP P-BAL T/S VLV FIP
	Moen Inc.	Polished Chrome	46301CGR	46301CGR 1HDL EDGESTONE T&S TRIM CHROME
Toilet	Western Pottery	White	B832W	B832W WHITE 1.28GPF ELONG BOWL
	Western Pottery	White	T8ULF-HET-W	T8ULFHETW HET TANK 1.28 GPF
	Gemline	White	GL202WH	GL202WH ELON PLAS SEAT W/ CVR
BATHROOM ACCESSORIES				
Toilet Paper Holder	Better Hm Products	Fishermans Warf	0407SN	
Towel Bar	Better Hm Products	Fishermans Warf	0424SN	
Robe Hook	Better Hm Products	Fishermans Warf	0401SN	
Towel Ring	Better Hm Products	Fishermans Warf	0404SN	
Bathroom Mirrors	Per GC	Sheet Mirror		re: plan for dimensions
Shower Rod	Proflo	5' Aluminum	PFSCR60	



PALO VERDE

Apartment Unit Finishes, Appliances, Plumbing & Bathroom Accessories

12.16.16 - 85% CD Submittal - Permit Set

Location	Manufacturer	Finish	Item Number	Detail
CABINETRY				
Kitchen & Bath Cabinet Door Pulls	Per GC	Satin Nickel	Per GC	6" Euro bar pulls (Install Vertical)
Kitchen & Bath Cabinet Drawer Knobs	Per GC	Satin Nickel	Per GC	26mm dia.
WINDOWS AND WINDOW TRIM				
Window System	Per Architect	White	Per Architect	Per Architect
Window Trim	Per Architect	White	Per Architect	Match semi-gloss trim paint to white of Window System
PAINT & MISC.				
Air Vents/Grills, Etc.	To be painted same color as wall or ceiling they are located on; low sheen finish			
Switchplates	Per GC	White	Per GC	Typical, U.N.O.
APPLIANCES				
Dishwasher	Whirlpool	Stainless Steel	DU850SWPS	Standard Unit - Energy Star Qualified Standard Tub Dishwasher
ADA Unit - Dishwasher	Whirlpool	Black-on-Stainless	GU3100XTVS	ADA Unit - Tall Tub ADA Height Compliant Dishwasher
Garbage Disposal	Whirlpool	N/A	GC1000PE	1/3 HP In-Sink Disposer
Microwave	Whirlpool	Stainless Steel	WMH1163XVS	1.6 cu. ft. Microwave-Range Hood Combination
ADA Unit - Microwave	Whirlpool	Stainless Steel	MT4155SPS	1.5 cu. ft. Countertop Microwave Oven
Range	Whirlpool	Stainless Steel	WFE366LVS	30-inch Freestanding Electric Range
ADA Unit - Range	Whirlpool	Stainless Steel	GY397LXUS	30-inch Self-Cleaning Slide-In Electric Range
ADA Unit - Hood	Whirlpool	Stainless Steel	UXT4030AYS	30-inch Non-Vented Under Cabinet Hood
Refrigerator / Freezer	Whirlpool	Stainless Steel	W8RXNGMWS	18 cu. ft. Top Freezer Refrigerator
ADA Unit - Refrigerator / Freezer	Whirlpool	Stainless Steel	WRT359SFYM	19 cu. ft. Top-freezer refrigerator with CEE Tier 3 rating
Washer & Dryer <i>(if needed)</i>	Whirlpool	White	WET4024EW	Stackable Combination Washer/Electric Dryer with AutoDry™ Drying System