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We hereby submit specification for one (1) 32-Unit complex known as "2875 Spring Rose Circle". This proposal is subject to change at any time due to code revisions or changes made by the city of Coralville. This includes all civil, structural and design.

Foundation: Poured 14" x 48" concrete foundation rebar throughout per structural plans on 42" x 12" concrete footing (2 - #5 bars continuously) as required by plan and grade. Bearing footings are 10' x 10' 16". R10 insulation foam around foundation.

Concrete Flatwork: Parking garage to have 5" reinforced concrete floor on 4" compacted gravel fill. Parking lot to have 7" with 6" of compacted gravel fill below; 5" paving in parking spaces. Parking lot to be striped per plan. 4" walks and 6" poured sidewalks along Spring Rose Circle.

Site Utility: 8" water main coming into building; 6" sanitary line; 15" RCP for storm water per plans. Complete roof drain system.

Precast: 12" Hollow Core precast with pre-stressed concrete beams and precast concrete columns per plan. 2" poured concrete over the top.

Gypcrete: Installed on 2nd and 3rd floors.

Steel: Steel columns and beam to support deck load over garage entry.

Elevator: KONE MONOSPACE MRL gearless traction Elevator with a 2,000 lb capacity, 150 fpm, with a four-front door.

Framing: Exterior walls 2X6 studs with 2x4 white wood interior walls; 3rd and 2nd floor framing 16" I joists at 16"OC with ¾" 4x8 T & G OSB covered in 1" Gypcrete; Walls 16" on center; Roof trusses 24" on center with ½ OSB sheets

and H clips 15# felt and 225# shingles; The roof venting is Master Vent; The exterior walls are 7/16" OSB covered with Zip System; Party wall 2x4 framing, R13 Batt insulation, 5/8" sheetrock, 1" air gap, 5/8" sheetrock, 2x4 framing R13 insulation, 5/8" sheetrock.

Exterior Covering: 2875 Spring Rose: Siding shall be vinyl – "Canyon Clay"; Soffit, fascia shall be white aluminum; Shingles shall be Landmark "Driftwood"; Shakes to be "Storm".

Masonry: All brick shall be modular brick. Color to be Silverstone. Elevator shaft to be block CMU built to 4th floor height per plans.

Windows: White Quaker high performance, low-E vinyl windows with white grilles.

Drywall: 5/8" fire rock to meet code; ½" on walls. Orange peel wall texture and ceilings. Square corner bead. Tape coat garage. Rc1 channel and 1 layer of sheetrock on all ceilings in units and hallways.

Heating & Air Conditioning: Lennox EL196UH045 45,000btu 96% Eff furnace with ECM motor; Lennox ML01424 24,000btu 14.5 seer a/c; install duct work in attic, duct to be insulated to R-12; Install fire dampers at all drywall penetrations; Install return air duct work above laundry; vent bath fans and vents outside; provide vent covers; provide programmable thermostat; provide and install registers and grilles. Parking Garage to have exhaust and intake for garage ventilation; Provide and install continuous exhaust fan for parking garage 800cfm; heaters to be (2) 110,000btu Reznor type; Hallway exhaust fans fire dampered 210 CFM.

Electrical: Wired to national building code. Units that are 1 bed, 1 bath: (33) outlets, (16) switches, (12) lights, (2) ceiling fans, (1) broan 688 bath fan, (2) ph/tv, (2) dual ionization smoke detectors. Units that are 2 bed, 2 bath: (39) outlets, (21) switches, (14) lights, (3) ceiling fans, (2) Broan 688 bath fans, (3) ph/tv, (3) dual ionization smoke detectors. Units that are 2 bed, 2 bath, plus den: (42) outlets, (25) switches, (17) lights, (4) ceiling fans, (2) Broan 688 bath fans, (4) ph/tv, (4) dual ionization smoke detectors. Common area to receive: (27) outlets, (73) lights, (18) exit/emergency lights, (4) exterior lights, elevator wiring. Garage to receive: Outlets and wiring for (1) overhead door, convenience outlets, (24) LED lights, (4) exit lights, (9) emergency lights, (3) CO/NO sensors.

Interior Painting: One coat of primer, one coat of low luster eggshell latex "Repose Gray" from Sherwin Williams on all interior rooms of dwelling. Ceilings to be white (Diamond Vogel Elevate).

Flooring: Carpet color to be "Breakaway Natural Ivory" or any equal price installed over ½" pad in bedrooms. Commercial carpet style Small Wonder Fascinate installed glued in common area halls and stairs. Luxury vinyl plank flooring – Style World's Fair Seattle or any equal price installed in kitchen, bath, entry, living room, den, hall and laundry. Luxury Vinyl Tile style Duraceramic Waterfall or any equal price installed in the elevator. No underlayment figured, floors to be Gypcrete. Ceramic tile Articulo 12x24 Headline Grey or any equal price installed in the garage level entries & in elevator lobby.

Gutter and Downspouts: Continuous white aluminum

Cabinets and Vanities: Legacy maple cabinet with "Charcoal" finish and shaker door; Dove tail wood box and soft close doors and drawers; crown molding and toe kick to match.

Kitchen Tops: Granite – Bianco Aspen.

Vanity Tops: Granite – Bianco Aspen.

Door Hardware: Interior doors will have black levers. Bi-fold doors will have pulls. Door bumpers are spring type.

Interior Trim: Hookstrip trim thru out - Color to be white prefinished.

Bath Hardware: ¼" plate glass mirror mounted in both baths. One towel bar and one TP holder installed in each bathroom throughout the building. ADA unit shall have grab bars installed to code.

Appliances: Appliances will be GE Stainless Steel appliances as follows – GWE19JYLFS Fridge; JS645SLSS Range; JVM3160RFSS Microwave; GDF535PSRSS Dishwasher; GTW325ASWWW Washer, GTX33EASKWW Dryer; ADA units to have GFW550SSNWW Washer ADA; GFD55ESSNWW Dryer ADA, JS645SLSS Range Slide-In, GDT225SSLSS Dishwasher ADA

Fireplace: Amantii Electric WM-FM-26-36-23-BG Ember 30" zero clearance unit with "32x36" black glass surround. White shiplap to be installed on fireplace.

Window Treatments: Blinds provided and installed by Budget Blinds shall be San Clemente 2" Faux Wood Blinds and 3.5" PVC G85 Vertical Blinds.

Plumbing: (33) Aquatic 2603 or Aker CM-60 60"x 32" white fiberglass recessed tub/shower module complete with waste and overflow tub drain and Moen #2353 Posi-Temp single handle control tub and shower faucet with diverter spout; (2) Aquatic 2603 BFC 60"x36" white fiberglass recessed ADA roll-in shower module complete with backing for future grab bars and flip sea, drain fitting, and Moen #2352 Posi-Temp single handle control shower faucet and head; (20) Aquatic #1603 STS 60" x 36" white fiberglass recessed shower module complete with drain fitting and Moen Chateau #2352 CH Posi-Temp single handle control shower faucet, and head; (50) Proflo #1500/6112 Standard height toilets with seats and supplies with stops; (2) Proflo #1503/6112 Comfort height white toilet with seat and supplies with stops; (52) Moen Genta #6702 single handle control center set faucets, pop up waste fixtures and supplies with stops; (32) Moen Sleek #7864 single handle control swing spout sink faucet, hose and spray attachment; (32) Insinkerator Model Badger V garbage disposals; (12) Disposal Air Switches; (32) plumbing connection for under counter automatic dishwasher; (32) water line for refrigerator ice maker; (32) Guy Gray washer box for laundry facilities; (4) Woodford #27 frost proof sillcocks for lawn faucets; (12) 40 gallon and (20) 50 gallon glass lined electric hot water heater with temperature pressure relief valve,

¾" water shut off valve above the water heater and water heater pans; (13) Holdrite Water Heater Stands; (33) ¾" water meter set up.

Garage Doors: Includes (1) garage door CHI Model 4216 insulated with windows and double end styles 2" long stem rollers. 50,000 cycle springs R values of 17.3 with remotes and disconnects.

Insulation: Exterior walls R21 unfaced batts; Corridor walls R19 unfaced batts; Party walls R11 unfaced batts; Box sills R19 unfaced batts; Flat/Vaulted lid R38 kraft faced batts; Baffles – every truss space; House attic R49 blown in fiberglass. Floor truss cavities R-11 unfaced batts for sound insulation.

Sprinkler System: Parking garage shall be NFPA – 13 for ordinary occupancy; system will be hydraulically designed to satisfy a density of .15 GPM/sq. ft. over any and the most remote 1,500 sq.ft. including a hose stream allowance of 250 GPM. Max sprinkler spacing will be 130 sq.ft. per head. Apartments shall be designed in strict accordance with NFPA 13R for a Light Hazard occupancy. The system will be hydraulically designed to satisfy a density of .05 GPM/sq.ft. over any and the most remote 1,500 including a hose stream allowance of 100 GPM. Max sprinkler spacing will be 256 sq. ft. per head.

Fire Alarm/Door Access: (4) keypad access systems for entries. Addressable fire panel for system. Complete fire alarm system and monitoring.

Landscaping: Shall be landscaped and sodded per site plan.

Trash Enclosure: Shall be 20'x10' block and modular stone to match building.

Mailbox: Commercial grade mailbox installed outside building on curb