




NEVADA MANOR

Construction Specifications

1. Design: Per 1997 U.B.C.
2. Architectural Stile: Modern Spanish Colonial;
3. Location: 7 shirt blocks from the pier / exit to I-5 and 76 Freeways;
4. Soil: Cut / Sand / Compacted;
5. Underground Parking: Concrete / Steel / Finished garage interior complete with drywall, paint and electric outlets;
Street-appealing concrete driveway;
Automatic Driving Gate with Gate Opener;
6. Ground Floor: Concrete / Steel;
Distinctive low maintenance custom entry door;
Street-appealing concrete steps and handicap ramp;
Intercom system;
7. Framing: Conventional / Wood / Trusses;
8. Sub-Flooring: “T&G” Plywood / Gypsum Concrete / Sound control pad;
9. Interior Walls: 5/8-X Drywall / Plastered;
Design enhancing rounded wall corners and arches;
10. Exterior Walls: Décor stucco with pop-up architectural details;
Architecturally-coordinated low maintenance elastomeric paint system;
11. Roofing: Roofing Material / Roofing Tile / Architecturally-coordinated energy-efficient aluminum coating;
12. Roof Observation Deck: Weatherproofing Acrylic System / Color Coating;
Low maintenance Vinyl Railing / Tampered Glass;
13. Insulation: Fully insulated environment including:
Interior walls – R-11 – 3” / Exterior walls – R-13 – 6”
Ceilings – R-30 – 6” / Roof Ceilings – R-30 – 6”;
14. Sound Control: Comprehensive / Construction per approved plans;
15. Electrical: 125 Amps Sub-Panel;
Recessed fluorescent lighting;
Weather-proof exterior outlets and exterior lighting;



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16. Fireplace Electric (for safety) with custom granite tile facing;
17. Windows: Vinyl / Sliding / UV Protection Coating / Tinted;
Energy-efficient, Low-E dual glazed windows for temperature and sound control;
18. Patio Architecturally-coordinated polyurethane deck coating;
Patio Doors: Vinyl / Sliding / UV Protection Coating;
Energy-efficient, Low-E dual glazed windows for temperature and sound control;
19. Doors: Exterior: Fiberglass / Raised Panels / Stained Glass;
Interior: Fiberglass / Raised Panels / Hollow Core;
Distinctive 6 panel raised-panel 36" wide interior doors;
Brushed Nickel interior and exterior door handicap friendly hardware with levers;
20. Bathrooms Granite slab double "bull-nose" countertop with 6" backsplash;
Distinctive beveled glass mirrors;
Hand-set ceramic tile flooring;
21. Millwork: Moldings / Crown Moldings / Casing / Medallions;
Designer-selected 5" baseboard with round-corners, door molding;
22. Painting: Walls: Flat – Applied by Spray Gun and Roller;
Bath / Kitchen / Walk-Ins – Semi-Gloss;
Millwork: Oil Based / Semi-Gloss;
23. Kitchen Recessed fluorescent lighting;
Distinctive ceramic tile flooring;
European-stile maple "thermofoil" cabinetry, shelving,
easy-clean white laminated interior;
Granite slab double "bull-nose" countertop with full backsplash;
Peninsula with convenient family-sized breakfast overhang;
SST Appliances: FRGDR / Stainless Steel / Black Glass;
Panels Free Standing Range / Dishwasher / Microwave / Hood / Refrigerator with plumbed ice-maker;
SST 2-compartment 8* deep sink / Brushed Nickel Faucet;
In-Sink heavy-duty garbage disposal at kitchen sink;
24. Plumbing: Sinks – China / Shower and Tub/Shower – Fiberglass;
Toilets - China / Faucets – Brushed Nickel;
Water Line – Copper / Circulating Pump;
Energy-efficient 40 gal water heater;
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25. Laundry Facility: Conveniently located in 2-nd bathroom / Equipped with full size washer and gas dryer;
26. Heating: Heat Pump: Gas / Automatic set-back digital thermostat;
27. Flooring: Entrance, Kitchen and Bathrooms – Granite Tile;
Living Room, Bedrooms: Wall-To-Wall Carpet;
Bonus Room: Wall-To-Wall Carpet;
28. Finish Hardware: Brushed Nickel;
29. Telephone / Cable: Superior technology readiness with pre-wiring including 4 phone lines and cable for high speed data connection in all bedrooms and bonus room;
30. Garage: Enclosed individual garages for 3 cars with convenient automatic garage door opener;
Finished interior complete with drywall, paint, lights and electric outlets;
31. Common Area Hydraulic Elevator;
Fire Alarm Monitoring System;
Fire Sprinkler System;
Video Security System – 27 cameras, 24/7/365, 90 days memory;
Handicap friendly design, including ramp and fixtures
Intercom System;
Community Recreation Room;
Fully equipped community Gymnasium;
360 Panoramic View Roof Sun Deck equipped with patio furniture;

Note. Developer reserves the right to change all specified features without written notice.

