



ANDREA

**Specifications for
“Andrea”
651 & 657 Churchill Ave (Duplexes)**

Construction:

- Built to new seismic code with sheer walls, additional diagonal 16” LVL bracing, anchors from deep in the foundation through each floor
- Insulated slab on grade foundation for strength with silent floor joists on top, also silent floor joists on level 2 and 3
- Plywood sheeting on floors & walls with 9 ‘ ceiling on level 1 & 2
- Detailed soundproofing on common wall between duplex units; 1” of airspace with extra ½” plywood, 5/8’ drywall plus mineral wool for each side to prevent sound travel
- Level 2 and 3 ceilings foam-sprayed insulation for best coverage & highest R value
- High-end acrylic stucco exterior,
- Low maintenance 40 yr guarantee Lux steel siding and Hardy Panel with powder - coated trim & screws
- Douglas Fir rough cut full 2” x 8” wood for pergola and fencing
- Large top quality Anderson windows with inside pane UV lined & filled with argon gas, designed for easy maintenance & care
- Units have high energy rating

Level 1:

Bedrooms

- Master on main floor, 7’ x 9’ large window; extra large shower tiled to ceiling with linear-drain & solid glass doors, matte black plumbing fixtures on both walls, double sinks with quartz countertops & 2 mirrors with built in LED side lighting, heated bathroom tiled floors, custom built floating cabinets with shelves and LED ribbon under lighting: generous walk -in closet
- Bedroom 2 & 3 on main floor identical in size with bright 2’x5’ windows, closets with automatic on/off light

Main Bathroom

- Low maintenance one piece tub, custom built floating cabinets with quartz counter tops, black fixtures, heated tiled floors, mirror with built in LED side lighting

Laundry & Storage

- Full-sized Samsung "Collection" black stainless steel washer & dryer
- Access to additional storage space under the stairs

Level 2:

Clear span, open-concept kitchen, dining room, living room & balcony

Kitchen

- Generous quantity of sleek, custom built "slab-painted" cabinets with lots of drawers, deep cupboards in pantry wall, opaque glass doors and open shelf accents, spice cupboard, recycle/garbage, tray cupboard, lazy-Susan corner cabinet, beautiful Quartz countertops, light gray beveled back splash tile, Anthracite low divide Sil Granit sink, built in wine rack above Sonoma Silhouette dual zone Wine Cooler with 51 bottle capacity, large Quartz countertop island seats 4-5 people
- High-end Samsung "Collection" black stainless steel appliances: 4 door 36" fridge with ice/water dispenser counter depth, built in oven and microwave/convection oven, built in extra quiet dishwasher, 36" five burner gas cooktop with accessories, 36" professional quiet hood fan
- Well appointed recessed LED lights, ribbon lighting under cabinets, extra lighting in bulkhead, specialty designed Loom lights above island gives plenty of lighting in all areas of the kitchen
- Two frosted windows on either side of the gas cooktop offering more light and fresh air into the kitchen

Dining Room & Living Room

- Open space for ease of furniture arranging, floor plug for convenience & safety, plenty of recessed LED lighting in ceiling and bulkhead
- Glass door takes you out to a 5' x 17' balcony, glass railing with aluminum trim off this floor with privacy walls on each side
- 7' x 9' large window in living room, elongated electric fireplace (heats 500 sq ft), with black granite mantle
- From this level a stunning feature of the custom Douglas Fir open staircase with glass panel railings that take you up to the roof top deck from this level

Powder Room

- Located at top of the stairs from level 1 with custom built floating cabinets and LED ribbon under lighting, Quartz countertops, black fixtures, mirror with built in LED side lighting, frosted glass door

Level 3:

Roof -Top Deck

- 530 sq ft of open outdoor living space, solid stucco walls for privacy
- Torch on roof with 24" square hydra-pressed concrete pavers mounted on adjustable pedestals for a clean, level surface
- 2 gas outlets for BBQ and fire pit
- Irrigation system for outdoor garden pots
- 220 outlet (30 amp GFI ready receptacle) and reinforced floor for "future" hot tub, located for easy crane access for installation
- Large 5'x 9' window allows a lot of light down stairwell to levels below, wired for electric automatic blinds
- 70 sq ft Solarium with glassed French double doors an additional "flex" room
- Rough 2" x 8 "Douglas Fir pergola above BBQ area brings the warmth of wood to this living space
- Common wall finished in Hardy Panel with matching powder coated trim & screws
- 6 Stainless steel wall lights add to ambience to outdoor living

Additional Features:

- Over sized Heat Pump/air conditioning system
- 95% efficient gas furnace
- Efficient tank-less, Rennai hot water on demand
- Built-in central vacuum system includes a kitchen sweep inlet valve
- Smart system controlling alarm, electronic entry, front door, heat and some lights
- Quality Sapphire Floordeck SPC Vinyl Flooring throughout (except tiled master & main bathrooms)
- Each unit has a 7' x 7' outdoor insulated storage unit with secure metal doors
- Electric car charging stations in each outdoor storage units by parking stalls
- Solarium roofs pre-wired for "future" solar panels
- Landscaping designed for low maintenance and good aesthetics complete with automatic irrigation systems for each unit for lawns, underground irrigation for all plants and trees, low maintenance colorful plants with a "dry" river bed down the canyon of the buildings.

