

May 2, 2007

Re: Angelina's Corner
Construction Details

To Whom It May Concern:

The following is an outline of various construction details at the live/work and condominium buildings for the Angelina's Corner Development.

Exterior Walls (at commercial spaces of live/work building)

Structure - 2x6's at 16" o.c. wood framed construction

Insulation - R-19 insulation within

Interior Finish - 5/8" type X gypsum board at the interior

Exterior Finish - Two layers of 5/8" type X gypsum board and either a stucco or metal cladding exterior

Exterior Walls (at all residential units)

Structure - 2x6's at 16" o.c. wood framed construction

Insulation - R-19 insulation within

Interior Finish - 5/8" type X gypsum board at the interior

Exterior Finish - Either a stucco or metal cladding exterior over wood wall sheathing

Interior Party Walls (between commercial and residential units)

Structure - Staggered 2x4's at 16" o.c. on 2x8 plate wood framed construction

Insulation - 1 1/2" mineral fiber insulation woven through staggered studs

Interior Finishes - 1/4" and 1/2" gypsum board at each side of wall.

Sound - Sound transmission class (STC) of 59 per G&H BW-32ST, 4-22-68; code min. required is STC of 50.

Fire Rating - 1-hour fire rating per GA WP 5510; FM WP-147 1-2-69 meeting min. code requirements.

Floors (between commercial and residential of live/work building)

Structure - 14" Truss joists at 16" o.c. with 3 1/2" sound attenuation batt insulation within.

Floor - 3/4" floor sheathing with 1 1/2" lightweight concrete floor topping and finish flooring

Ceiling Finish - Three layers 5/8" type X gypsum board, hat-shaped rigid furring channels at 24" o.c. and a face layer of 5/8" type X gypsum board.

Sound - Estimated sound transmission class (STC) of 55; code min. required is STC of 50.

Fire Rating - 2-hour fire rating per GA WP 5750; UL R4024; 00NK26545, 4-27-01; UL L556 meeting min. code requirements.

Floors (between floors within a unit of live/work building)

Structure - 14" Truss joists at 16" o.c.

Insulation - 3 1/2" sound attenuation insulation

Floor - Vinyl, carpet, etc.

Interior Finish - 1/2" resilient channels and a face layer of 1/2" gypsum board.

Floors (between units of condominium buildings)

Structure - 11 7/8" Truss joists at 16" o.c.

Insulation - 3 1/2" sound attenuation batt insulation within

Floor - Vinyl, carpet, etc.

Ceiling Finish - 1/2" resilient channels and two layers 1/2" type X gypsum board.

Sound - Sound transmission class (STC) of 55 per NRCC B-3150.1, 6-30-00; NRCC B-3150.2, 6-30-00; code min. required is STC of 50.

Fire Rating - 1-hour fire rating per GA FC 5241; NRCC A-4440.1 (revised) 6-24-07; meeting min. code requirements.

Floors (between floors within a unit)

Structure - 11 7/8" Truss joists at 16" o.c.

Insulation - 3 1/2" sound attenuation insulation

Floor - Vinyl, carpet, etc.

Ceiling Finish - 1/2" resilient channels and a face layer of 1/2" gypsum board.

Roof (at live/work building)

Structure - 14" Truss joists at 16" o.c.

Insulation - R-30 insulation

Roofing - Single layer roofing membrane at top and 1/2" gypsum board at interior.

Roof (at condominium building)

Structure - 11 7/8" Truss joists at 16" o.c.

Insulation - R-30 insulation

Ceiling Finish - 1/2" resilient channels at 16" o.c. and 1/2" gypsum board at interior

Roofing - Single layer roofing membrane over min 4" thick roofing insulation

Windows

White vinyl windows with 1/2" insulated glass.

Exterior Doors

Insulated painted metal doors.

Live/work Commercial Spaces

Each commercial space has taped gypsum board on the walls only. The floors are bare concrete. The restroom at each commercial space is rough plumbed only. Buyer is responsible for plumbing fixtures, flooring, finishes, lighting, etc. at their commercial space.

Buyer is responsible for the purchase and installation of a fan coil (forced air) unit that will use hot water from the commercial space water heater (also from Buyer). Air conditioning is accommodated from equipment installed on the roof of the building and ready to be connected to the same future fan coil unit.

Furnaces (at all residential units)

Fan coil (forced air) units that use hot water from the water heater to provide heat. Air conditioning is accommodated from equipment installed on the roof of the building.

Water Heaters (at both building)

Gas fired water heaters.

Dryers (at all residential units)

All electric.

Cooktop and Ovens (at all residential units)

All electric.

Features and Inclusions (at live/work building)

Three story units with commercial spaces at ground level and two-story town homes above.
Two bedrooms and one and a half baths
Wonderful downtown and mountain views from every unit
A couple of minutes from 900 South TRAX station
Low HOA fees (>\$200)
Multiple interior finish options
Single membrane white roofing
Blocks from freeway access

Features and Inclusions (at condominium building)

Patios at most ground floor units
Second, Third and Fourth floor units have balconies
French balcony or patio of two-story units
Wonderful downtown and mountain views from most units
Private elevator access
Open interior courtyard
A couple of minutes from 900 South TRAX station
Low HOA fees (+/- \$100)
Multiple interior finish options
Single membrane white roofing
Blocks from freeway access