



AFINITY

BY PLD HOMES



Presented by:

THE
O'Connor
GROUP

Designed by:



CONSTRUCTION + DEVELOPMENT

Powered by:

**BAIRD &
WARNER**

3037NLINCOLN.COM

STANDARD FEATURES

PENTHOUSE LEVEL

Presented by:



Designed by:



Powered by:



APPLIANCES

- Thermador Freedom Collection 36" French door Refrigerator with Ice Maker
- Thermador Professional Series 30" Stainless Steel Gas Pro Harmony Range
- Thermador Masterpiece Series 30" 600 CFM Series Stainless Steel Custom Hood Insert
- Thermador 30" ADA Professional Series Stainless Steel Speed Oven
- Bosh 24" Fully Integrated Dishwasher
- Two - Azure Beverage Center 24" or similar
- Franke Red 3/4 HP Waste Disposal
- LG - Front Load Washer with TurboWash™360° and Built-In Intelligence
- LG - 7.4 cu.ft. Front Load Dryer with TurboSteam™ and Built-In Intelligence

CABINETRY AND BUILT-INS

- Custom Design Cabinetry and Built-ins

CEILINGS

- 11'-12' Ceilings

FLOORING

- 7" - wide plank hardwood flooring

LIVING ROOM

- 2-Step Custom Ceiling Detail
- Ceiling detail with cove lighting*
- Baseboard 5 1/2"H
- Casing
- Custom Built-In

DINING ROOM

- 2-Step Custom Ceiling Detail
- Ceiling detail with cove lighting*
- Casing
- Baseboard 5 1/2"H

KITCHEN

- 2-step Custom Ceiling Detail
- Ceiling detail with cove lighting*
- Casing
- Baseboard 5 1/2"H
- Custom Milled Cabinetry

POWDER ROOM

- Casing
- Baseboard 5 1/2"H

PRIMARY BEDROOM

- Baseboard 5 1/2"H
- Casing

PRIMARY BATHROOM

- Heated Floor
- Steam Shower
- Baseboard 5 1/2"H
- Casing

BEDROOMS

- Casing
- Baseboard 5 1/2"H

BATHROOM

- Casing
- Baseboard 5 1/2"H

INTERIOR STAIRWAYS

- Custom Interior Staircase
- Custom Handrail

CLIMATE CONTROL

- Trane High-Efficiency gas forced air furnace with central air and humidifier equipt with smart programmable thermostat.
- Radiant heated floor and Shower Bench in Primary Bathroom

ELECTRIC

- 200 AMP electrical service for the entire unit

MECHANICAL

- 1 tankless high-efficiency boilers 199K for domestic hot water

COMPUTER NETWORKING MULTIMEDIA WIRING

- Each room Cat6 hardwired networking / cable
- Entire unit is wired for whole house audio system
- Flat screen wiring (Living Room, Primary Bedroom)
- Rooftop wired for speakers and TV
- Surround sound wiring in Living Room

SECURITY

- Wiring for 9 cameras
- Touchscreen Clare Keypads
- 2 Motion Detectors
- 2 Door Switches
- Clare One Security System with active security zones

SMOKE DETECTORS

- Hardwired Smoke Detectors in entire unit

WINDOWS

- EURO 70 - UPVC Windows / Black Foil on both sides / Glass LOWE with Argon fill
- Primary bedroom on south side of the building have an extra sound proofing up to 45 DB

GARAGE

- Parking space
- Bike storage
- Dog wash station

INSULATION

- Polyurethane foam: Walls R-21 volume, Roof R-42 volume
- Cellulose blow in the cavity of floors for sound attenuation

ROOF

- Main Structure - Torch down modified bitumen rubber roof with counter flashing, plus 2" rigid foam insulation R-8

EXTERIOR

- Brick and Limestone Exterior
- Aluminum downspouts integrated with drainage system, designed to discharge water to the sewer system
- Concrete walkway from main building door to the public sidewalk and sides of the building

LANDSCAPING

- Gas Grill line - Deck and Rooftop Deck
- Water Hose Bibs - Rooftop Deck

LIGHTING

- Lighting fixtures per attached selection

PAINT

- Benjamin Moore or Sherwin Williams paint with flat finish (eggshell in the bathrooms, semi-gloss on trim/ millwork)
- Buyer to select 3 colors

TILES

- Ceramic, Porcelain

COUNTERTOPS

- Quartz

PLUMBING

- Plumbing fixtures per attached selection
- Toto Toilets
- Soaker Tub

MIRRORS AND GLASS SHOWER SURROUND

- Mirrors
- Frameless Custom Shower Glass Doors in Primary Bathroom

MISCELLANEOUS

- 8' White, One-Panel Interior Door

CLOSETS

- To be furnished per plans/drawings

*For PH-04 and PH-05 only. Subject to change.



STANDARD FEATURES

2ND & 3RD LEVELS

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APPLIANCES

- Bosch Benchmark Series 19.4 Cu.Ft 36" French door Refrigerator with Ice Maker
- Bosch 800 Series, 30" Stainless Steel Gas Range
- Bosch 300 Series, 30" Stainless Steel Custom Hood Insert
- Bosch 800 Series, 24" Stainless Steel Microdrawer
- Bosh 24" Fully Integrated Dishwasher
- Azure 24" or similar
- Franke Red 3/4 HP Waste Disposal
- LG - Front Load Washer with TurboWash™360° and Built-In Intelligence
- LG - 7.4 cu.ft. Front Load Dryer with TurboSteam™ & Built-In Intelligence

CABINETRY AND BUILT-INS

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FLOORING

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LIVING ROOM

- Baseboard 5 1/2"H
- Casing
- Custom Built-In

DINING ROOM

- Casing
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KITCHEN

- Casing
- Baseboard 5 1/2" H
- Custom Design Cabinetry

POWDER ROOM

- Casing
- Baseboard 5 1/2"H

PRIMARY BEDROOM

- Baseboard 5 1/2"H
- Casing

PRIMARY BATHROOM

- Heated Floor
- Steam Shower
- Baseboard 5 1/2 "H
- Casing

BEDROOMS

- Casing
- Baseboard 5 1/2"H

BATHROOM

- Casing
- Baseboard 5 1/2"H

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GENERAL FINISHES

Interior Door Style



Door Hardware Style



Hardwood Floor Finish



Wall Paint Color



Small bedrooms lighting



Trim Paint Color

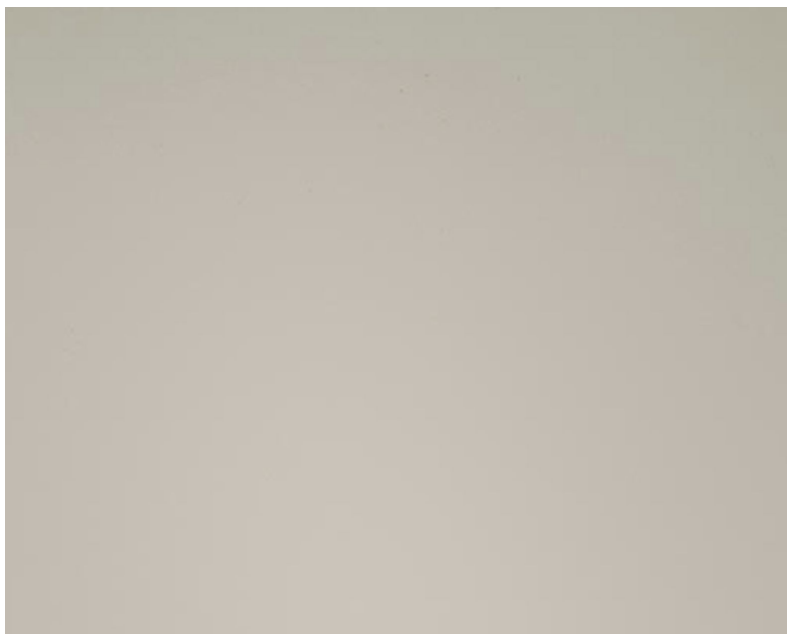


KITCHEN

Cabinetry Style



Cabinetry Finish



Countertop - Quartz

Option 1



Option 2



Cabinet Hardware



Pendant Light Above Island

Option 1



Option 2



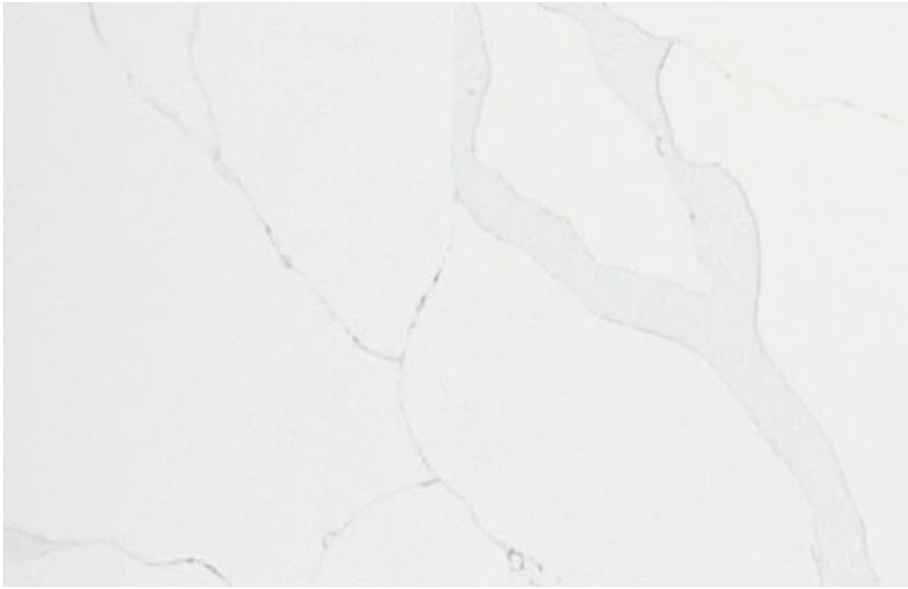
Plumbing Fixtures



POWDER ROOM

Countertop - Quartz

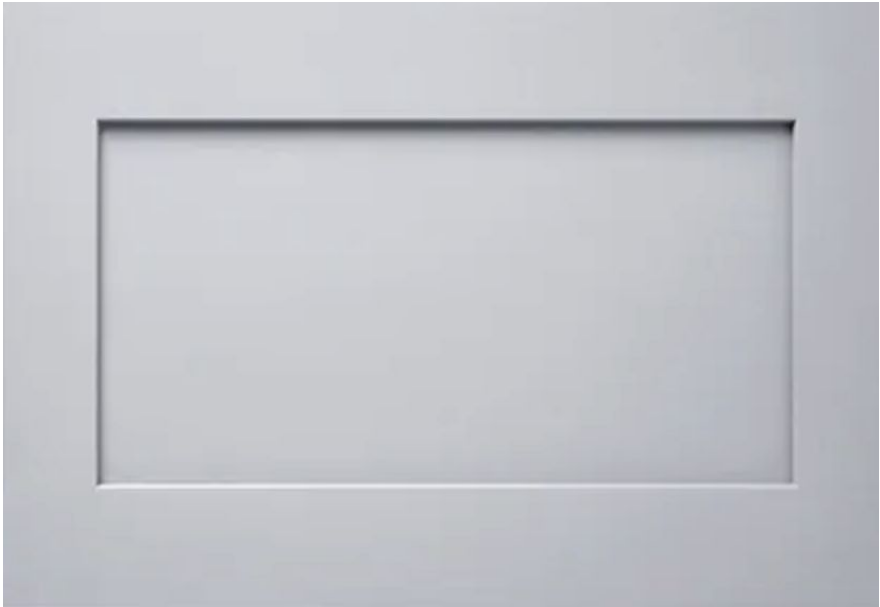
Option 1



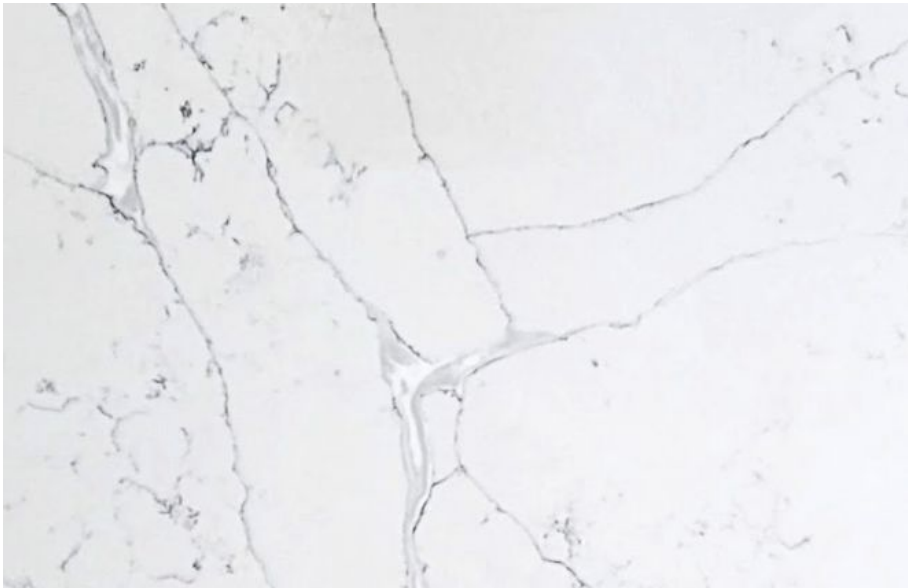
Cabinetry Finish



Cabinetry Style



Option 2



Cabinet Hardware



Lighting



Plumbing Fixtures



CONSTRUCTION + DEVELOPMENT

PRIMARY BATHROOM

Countertop



Cabinetry Style & Finish



Floor & Shower Wall Tile



Lighting

- Option 1
- Option 2
- Option 3



Cabinet Hardware



PRIMARY BATHROOM

Sink faucet

Option 1

A



B



Option 2

A



B

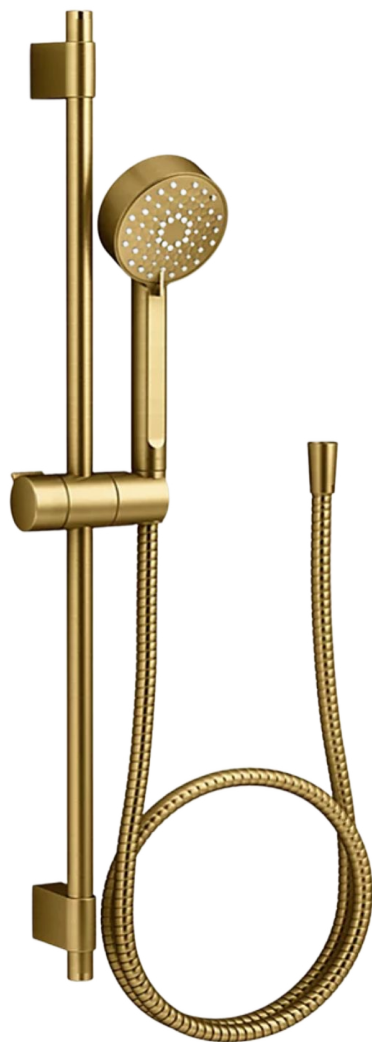


Shower Plumbing Fixtures

Option 1

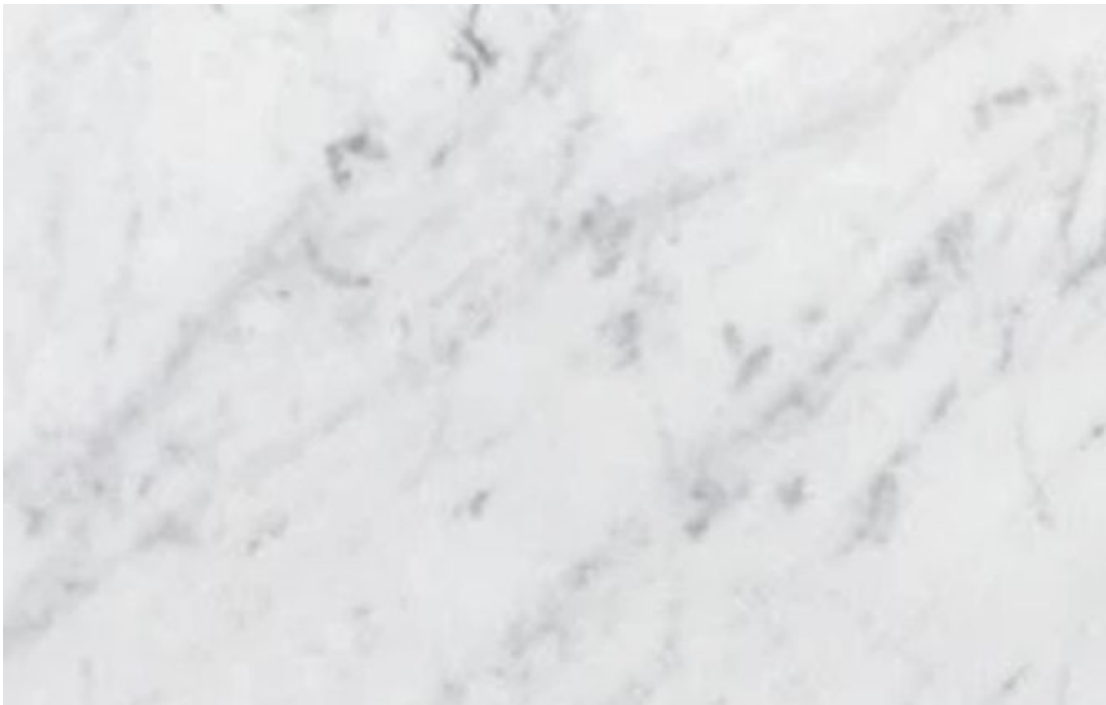


Option 2

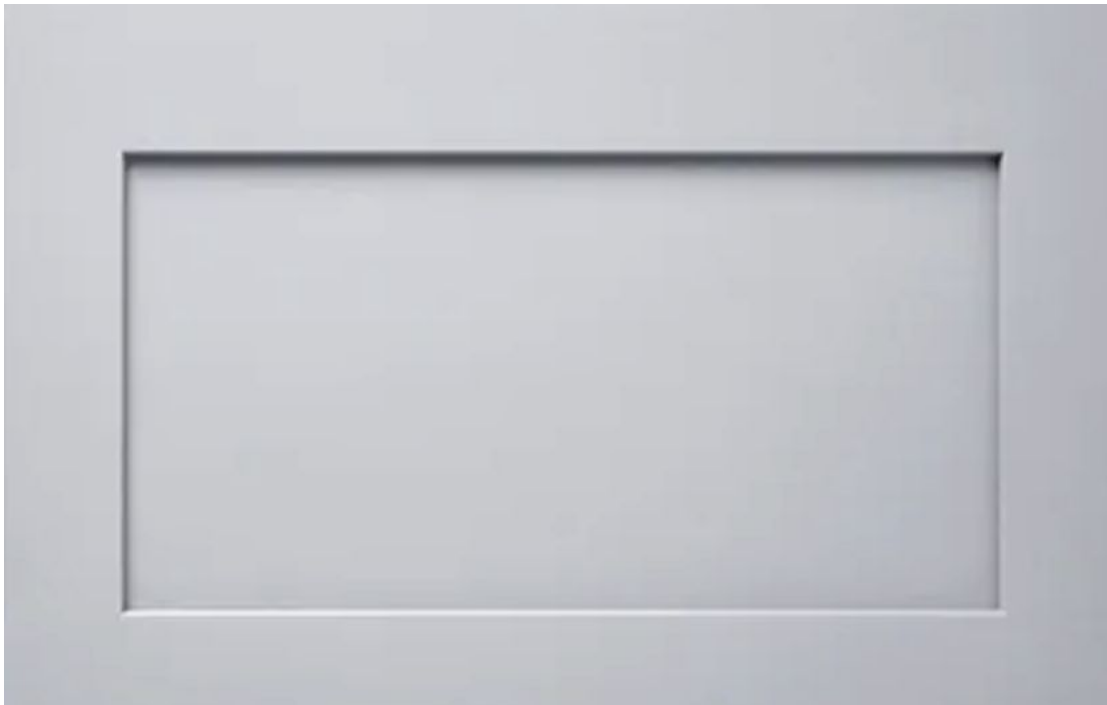


SECONDARY BATHROOM

Countertop



Cabinetry Style & Finish



Lighting

Option 1



Option 2



Cabinet Hardware



Plumbing Fixtures

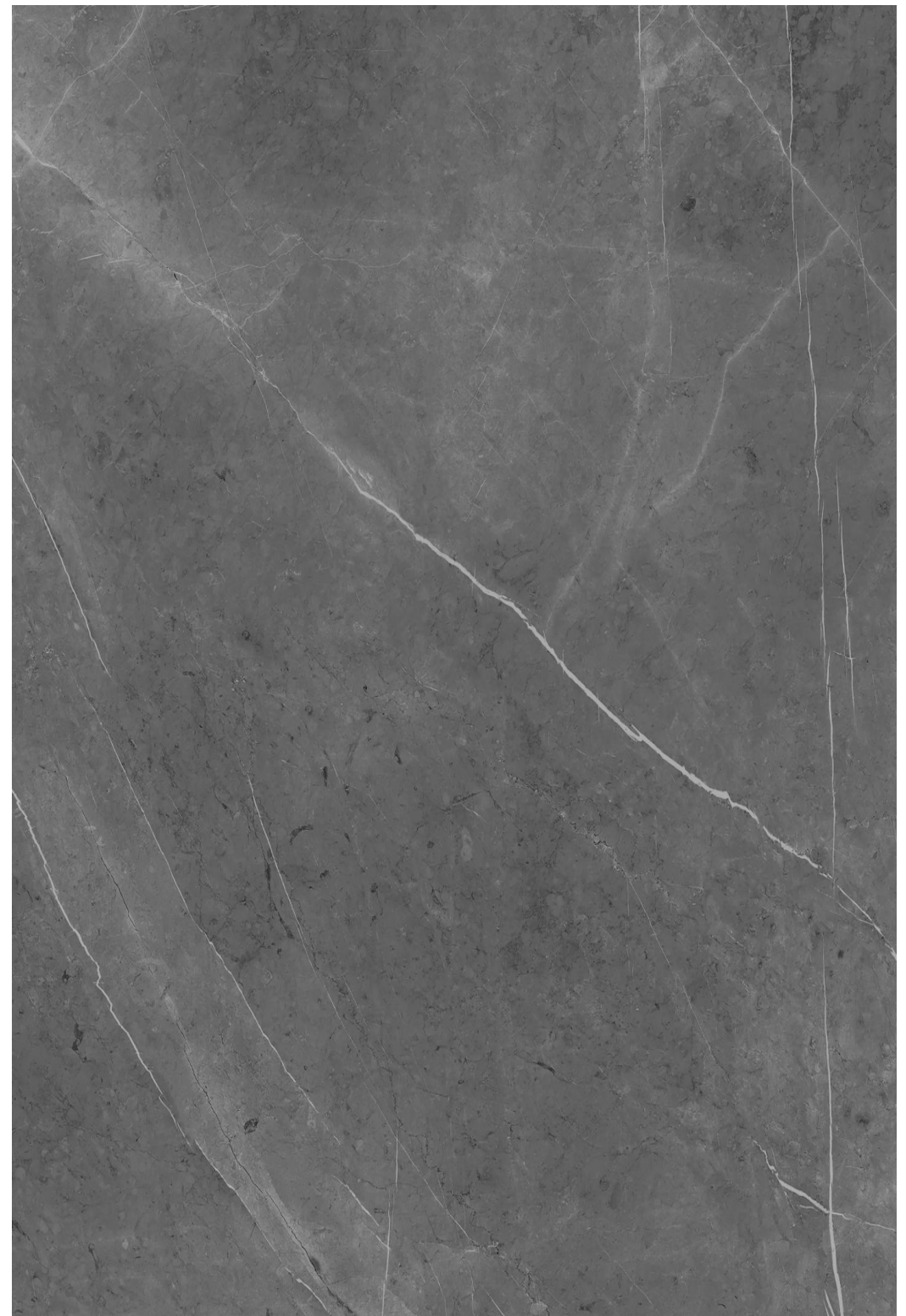


SECONDARY BATHROOM

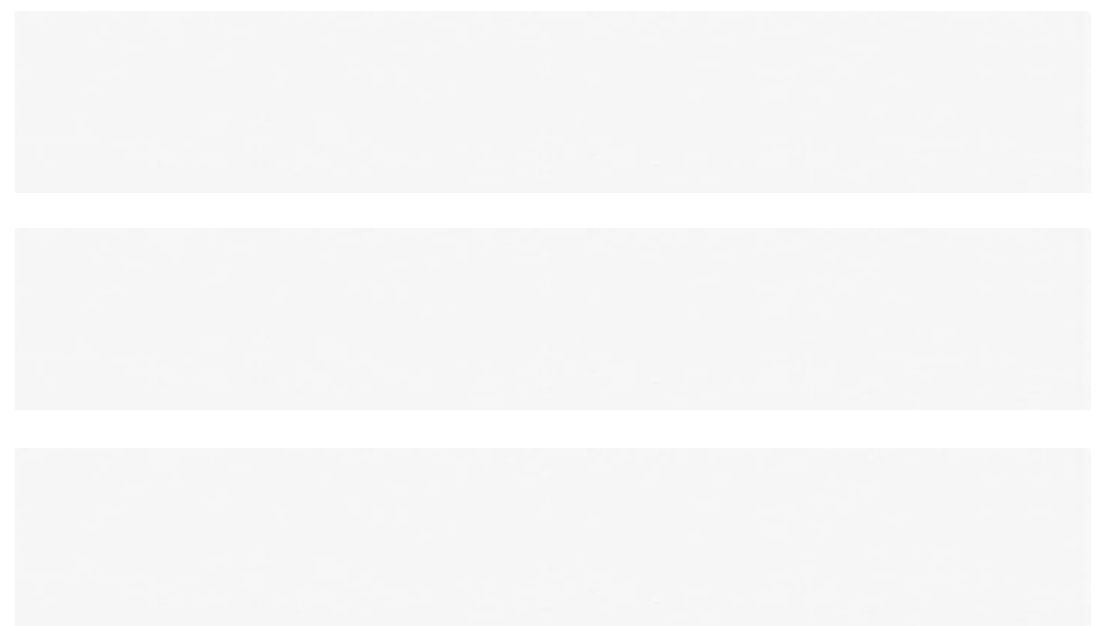
Tub Plumbing Fixtures



Floor Tile



Tub Wall Tile

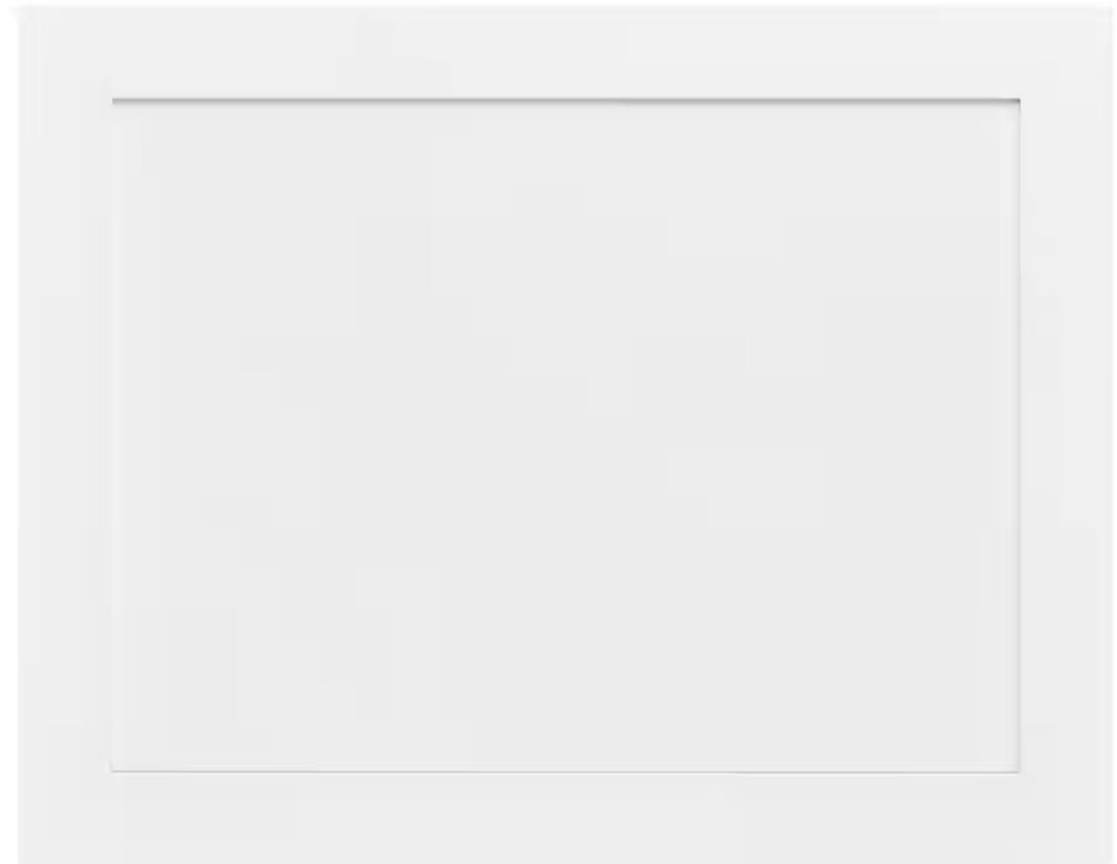


LAUNDRY ROOM

Cabinetry Finish



Cabinetry Style



Floor Tile



Cabinet Hardware



Countertop - MDF



TOP FLOOR BAR

Cabinetry Style & Finish



Countertop - Quartz



Plumbing Fixtures



Cabinet Hardware



GENERAL FINISHES

Interior Door Style



Door Hardware Style



Hardwood Floor Finish



Wall Paint Color



Small bedrooms lighting



Trim Paint Color



KITCHEN

Cabinetry Style



Cabinetry Finish



Countertop - Quartz

Option 1



Option 2



Cabinet Hardware



Pendant Light Above Island

Option 1



Option 2



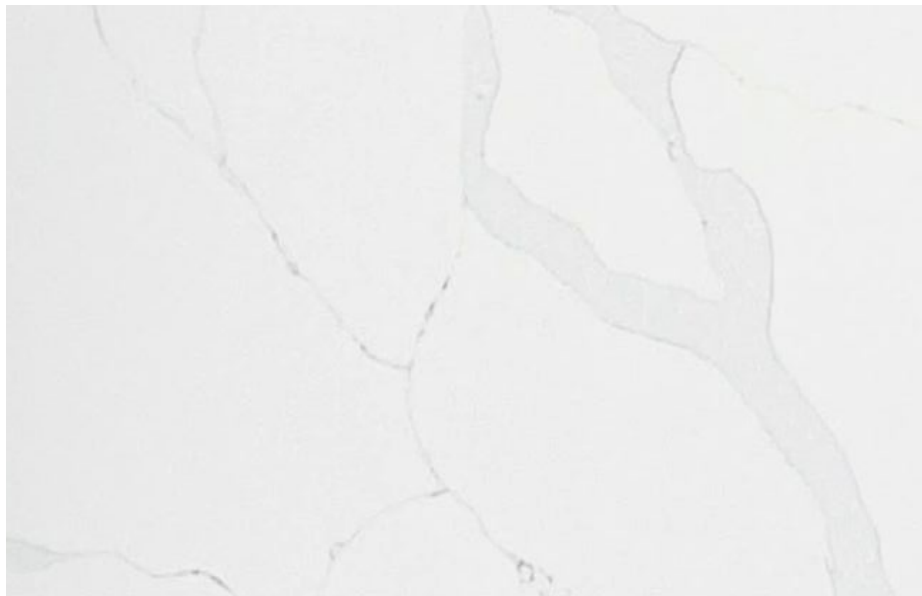
Plumbing Fixtures



POWDER ROOM

Countertop - Quartz

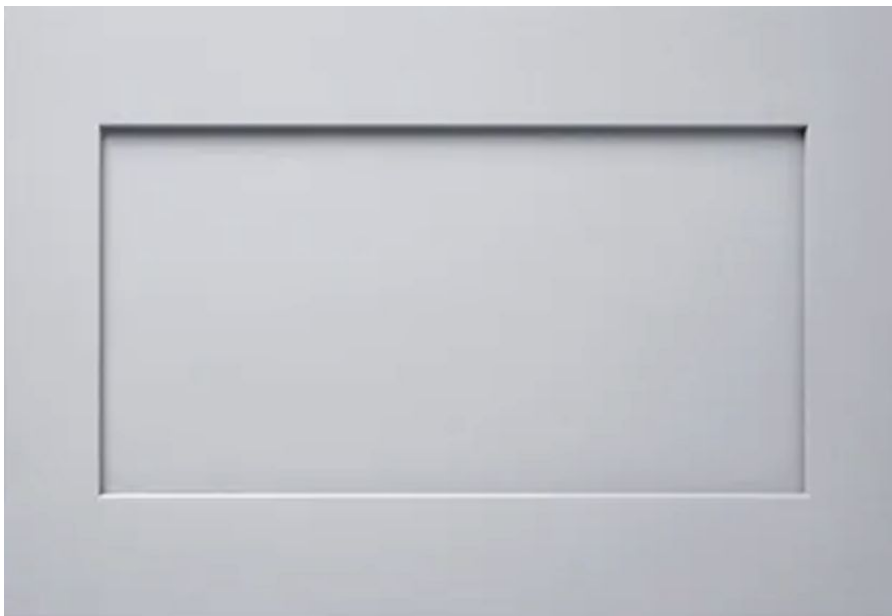
Option 1



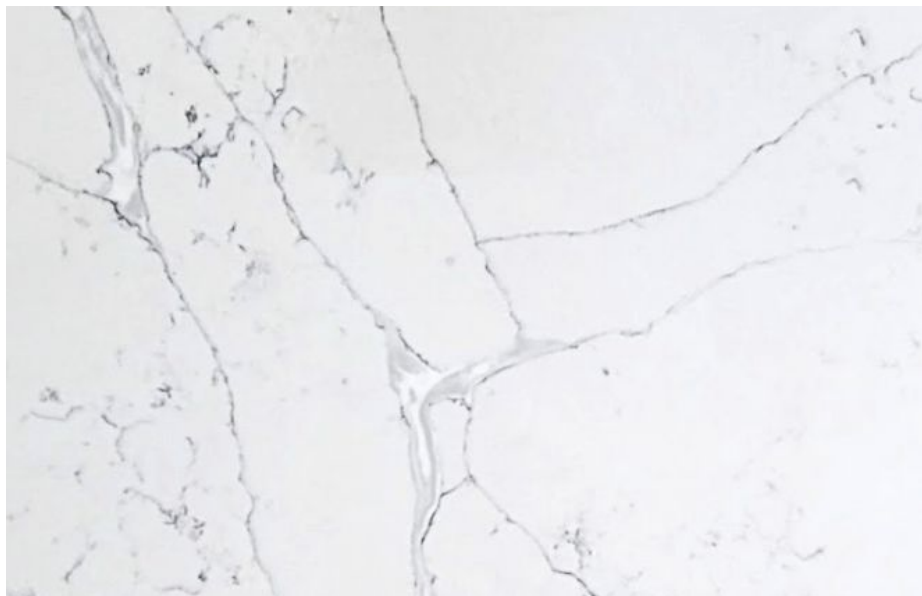
Cabinetry Finish



Cabinetry Style



Option 2



Cabinet Hardware



Plumbing Fixtures



Lighting



PRIMARY BATHROOM

Countertop



Cabinetry Style & Finish



Floor & Shower Wall Tile



Cabinet Hardware



Lighting

- Option 1 Option 2 Option 3



PRIMARY BATHROOM

Sink faucet

Option 1

A



B



Option 2

A



B



Shower Plumbing Fixtures

Option 1



Option 2

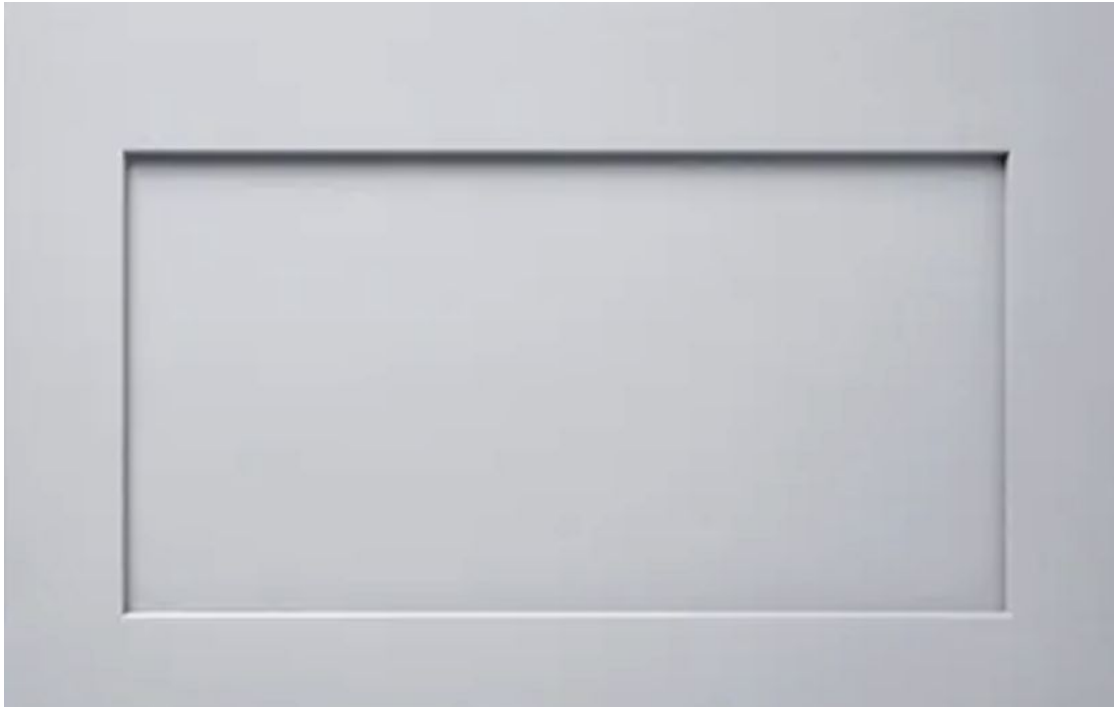


SECONDARY BATHROOM

Countertop



Cabinetry Style & Finish



Lighting

Option 1



Option 2



Cabinet Hardware



Plumbing Fixtures

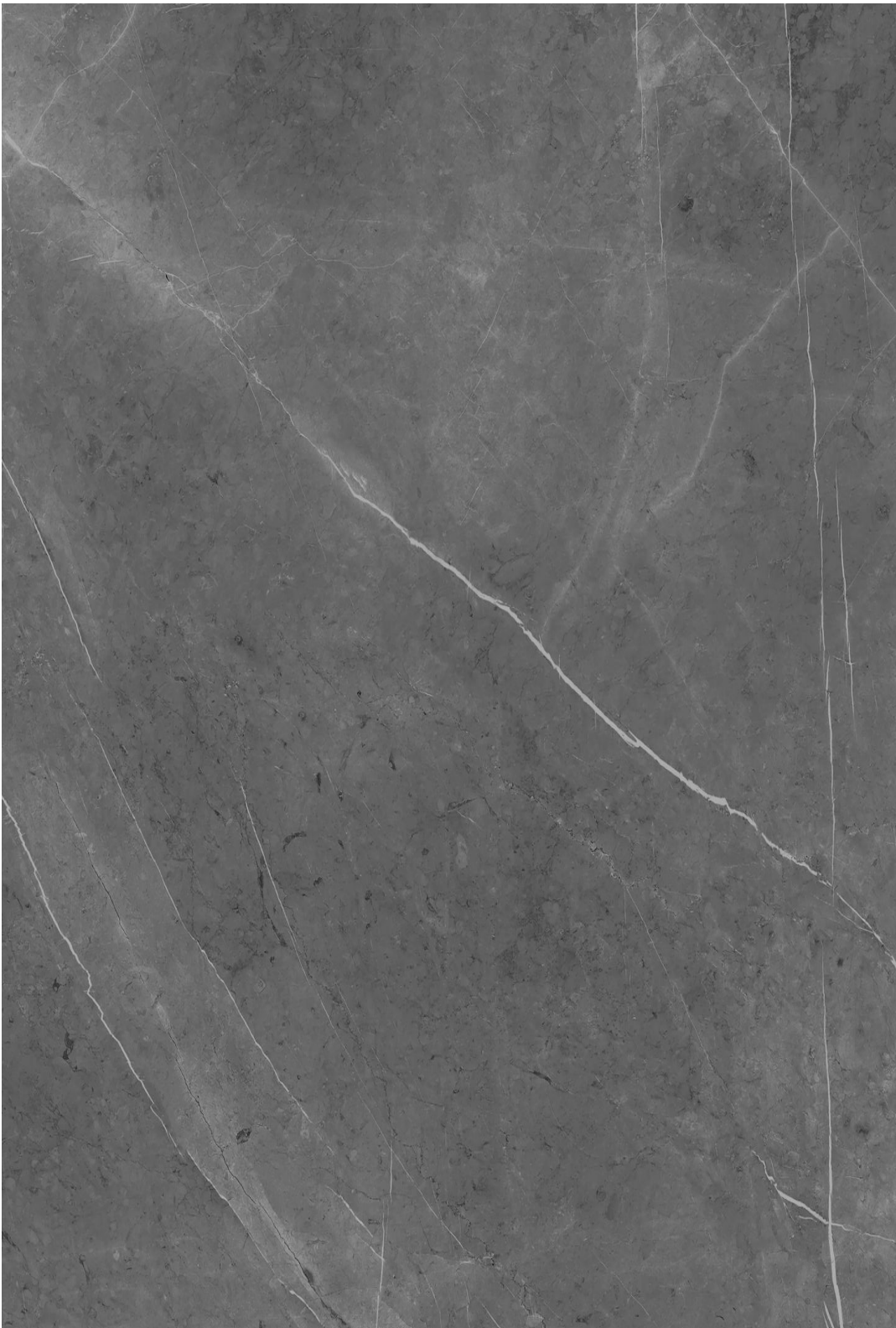


SECONDARY BATHROOM

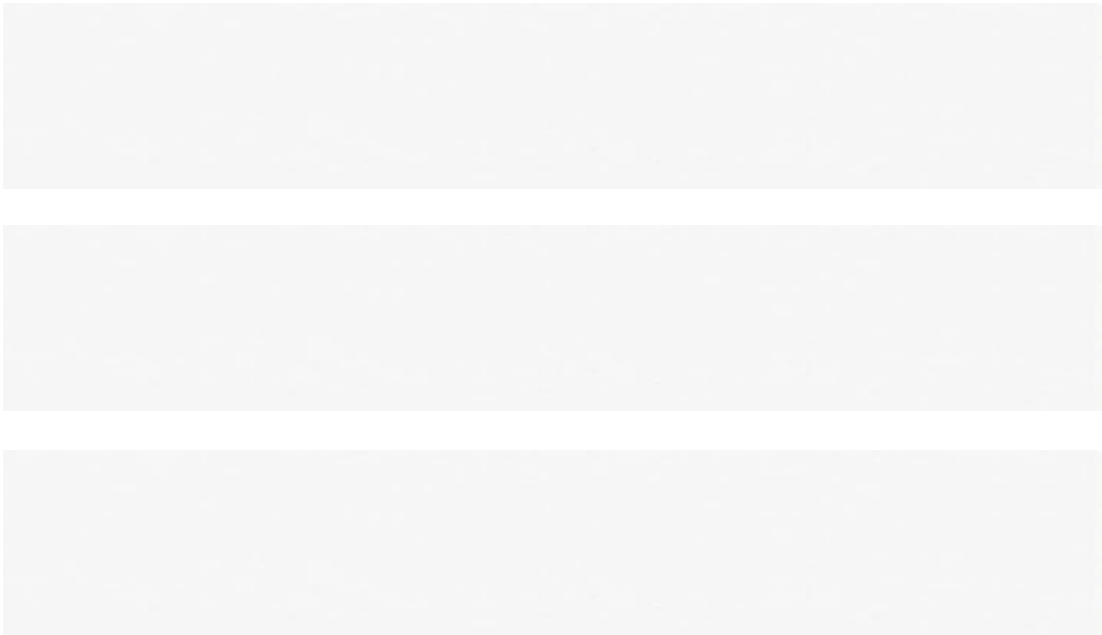
Tub Plumbing Fixtures



Floor Tile



Tub Wall Tile

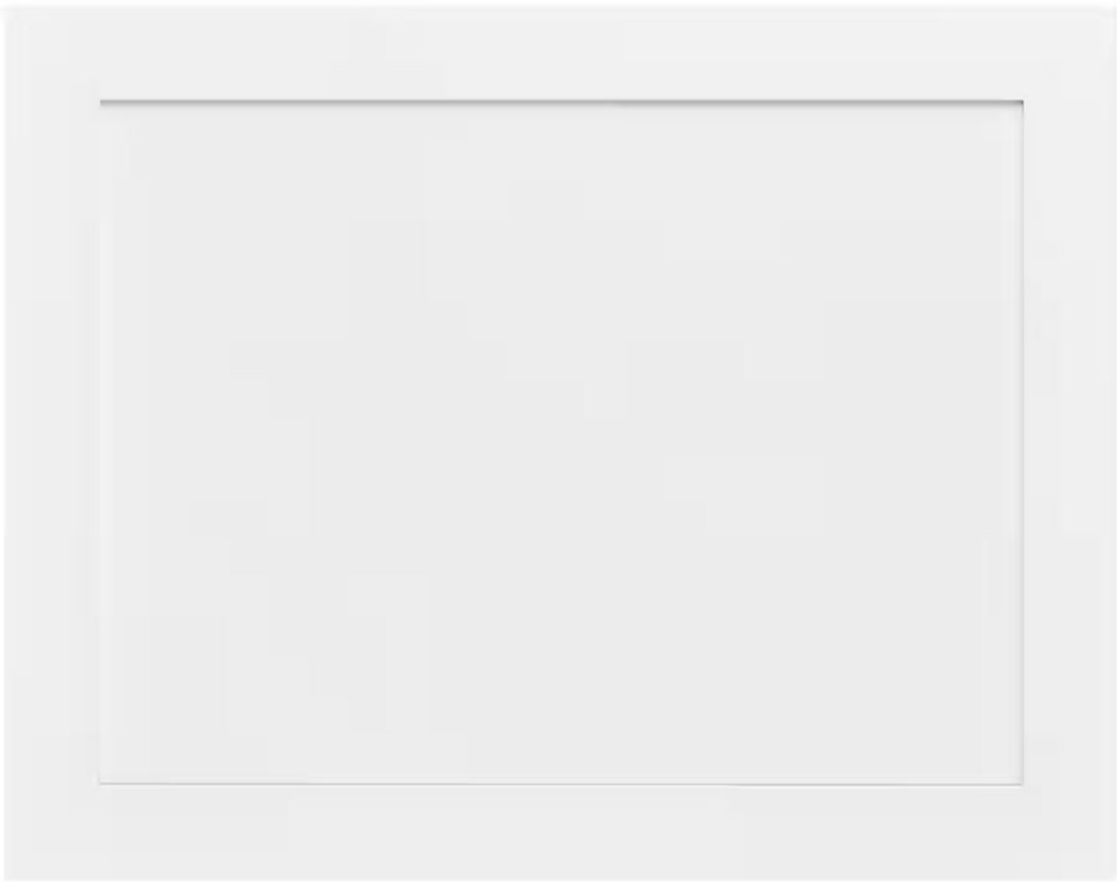


LAUNDRY ROOM

Cabinetry Finish



Cabinetry Style



Floor Tile



Cabinet Hardware



Countertop - MDF

