



# AFINITY

BY PLD HOMES



Presented by:

THE  
**O'Connor**  
GROUP

Designed by:



CONSTRUCTION + DEVELOPMENT

Powered by:

**BAIRD &  
WARNER**

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# STANDARD FEATURES

## PENTHOUSE LEVEL

Presented by:



Designed by:



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### 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 (semi-gloss on trim/ millwork)

### 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

- Custom Design Cabinetry and Built-ins

### FLOORING

- 7" - wide plank hardwood flooring

### LIVING ROOM

- Baseboard 5 ½"H
- Casing
- Custom Built-In

### DINING ROOM

- Casing
- Baseboard 5 ½"H

### KITCHEN

- Casing
- Baseboard 5 ½" H
- Custom Design Cabinetry

### POWDER ROOM

- Casing
- Baseboard 5 ½"H

### PRIMARY BEDROOM

- Baseboard 5 ½"H
- Casing

### PRIMARY BATHROOM

- Heated Floor
- Steam Shower
- Baseboard 5½ "H
- Casing

### BEDROOMS

- Casing
- Baseboard 5 ½"H

### BATHROOM

- Casing
- Baseboard 5 ½"H

### ELECTRIC

- 200 AMP electrical service for the entire unit

### 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

### MECHANICAL

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### GARAGE

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- Bike storage
- Dog wash station

### INSULATION

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### LANDSCAPING

- Gas Grill line - Deck

### LIGHTING

- Lighting fixtures per attached selection

### TILES

- Ceramic, Porcelain

### PAINT

- Benjamin Moore or Sherwin Williams paint with flat finish (semi-gloss on trim/ millwork)





GENERAL FINISHES

Interior Door Style



Door Hardware Style



Hardwood Floor Finish



Wall Paint Color



Small bedrooms lighting



Trim Paint Color



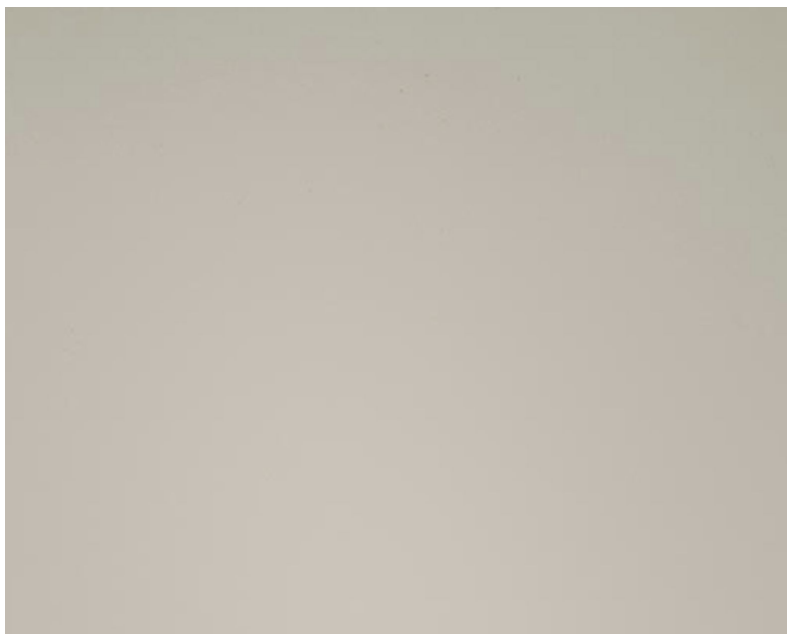


KITCHEN

Cabinetry Style



Cabinetry Finish



Countertop - Quartz

Option 1



Option 2



Cabinet Hardware



Pendant Light Above Island

Option 1



Option 2



Plumbing Fixtures

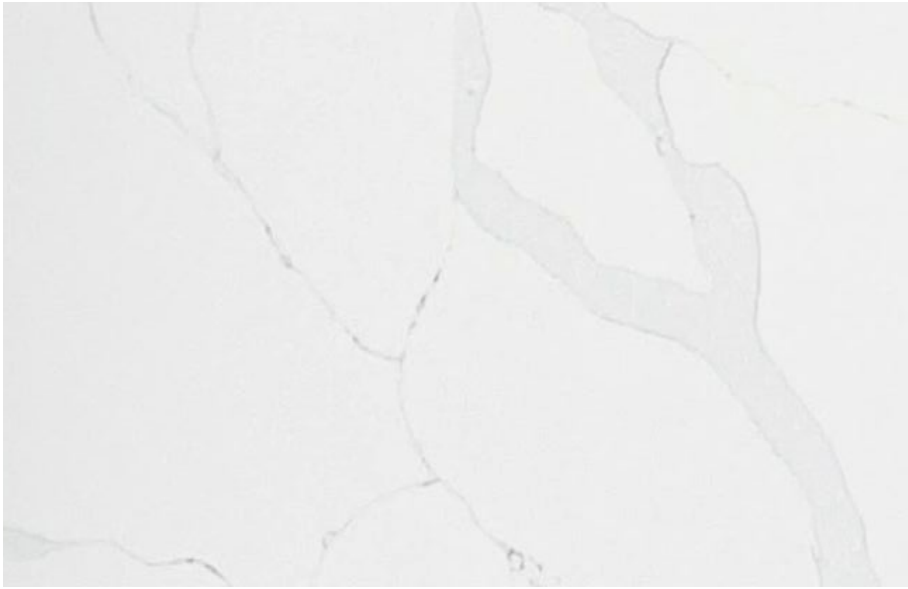




POWDER ROOM

Countertop - Quartz

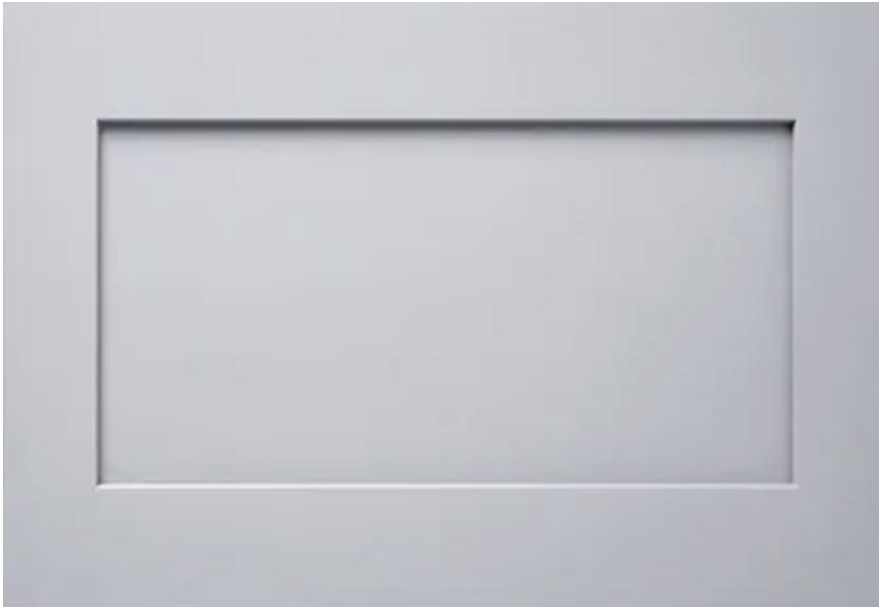
Option 1



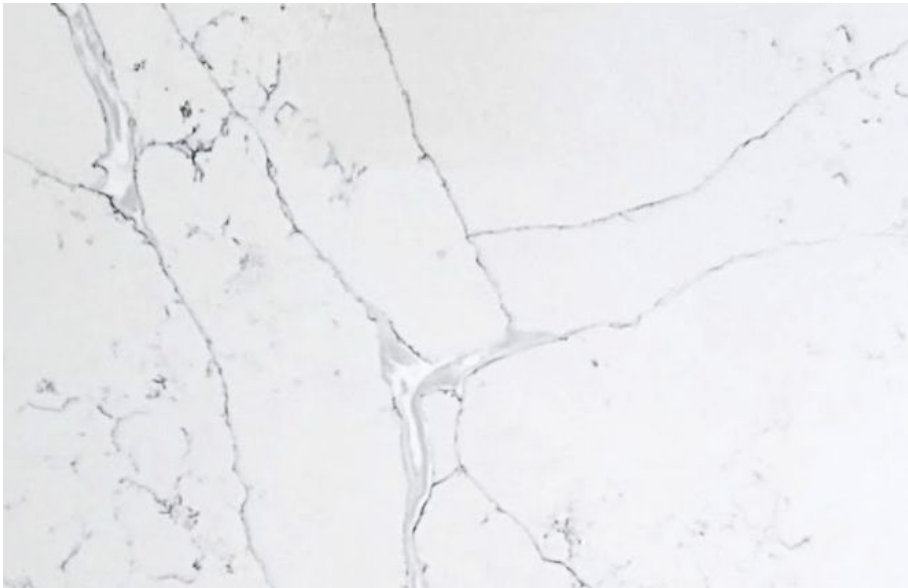
Cabinetry Finish



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

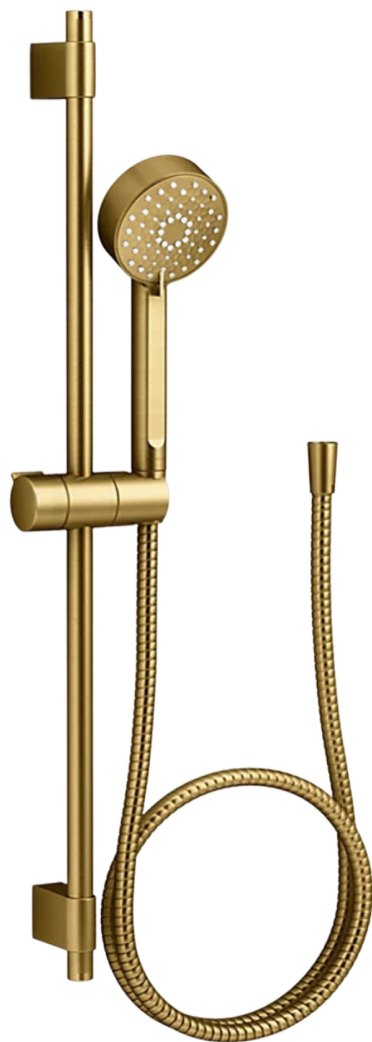


Shower Plumbing Fixtures

Option 1



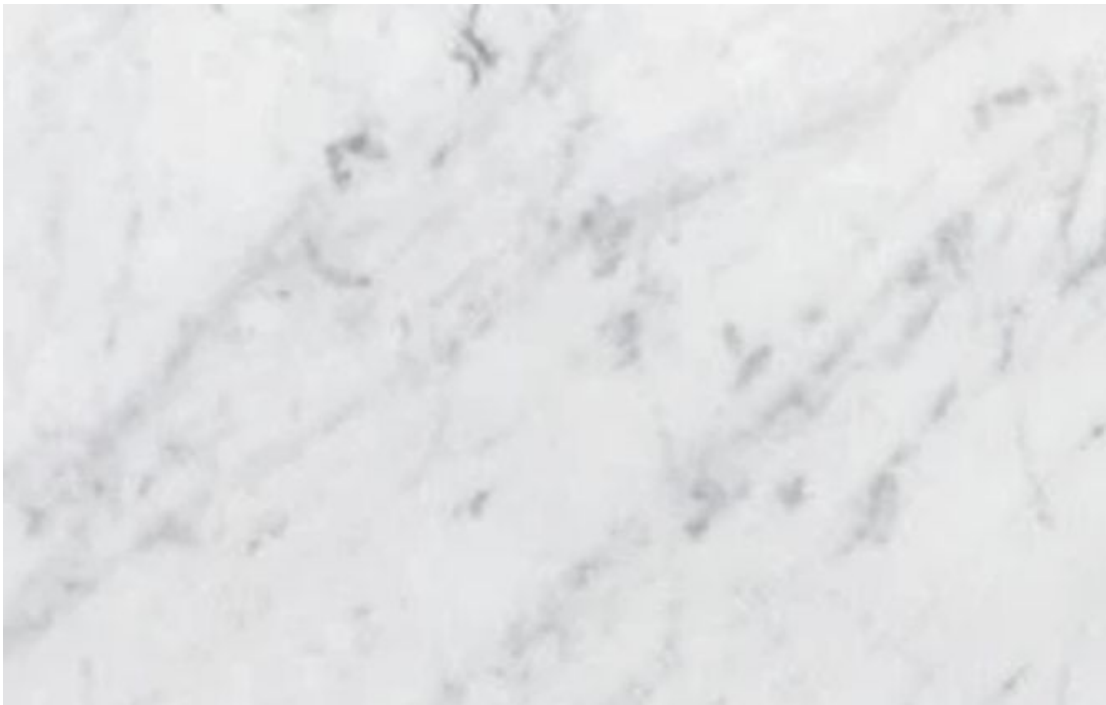
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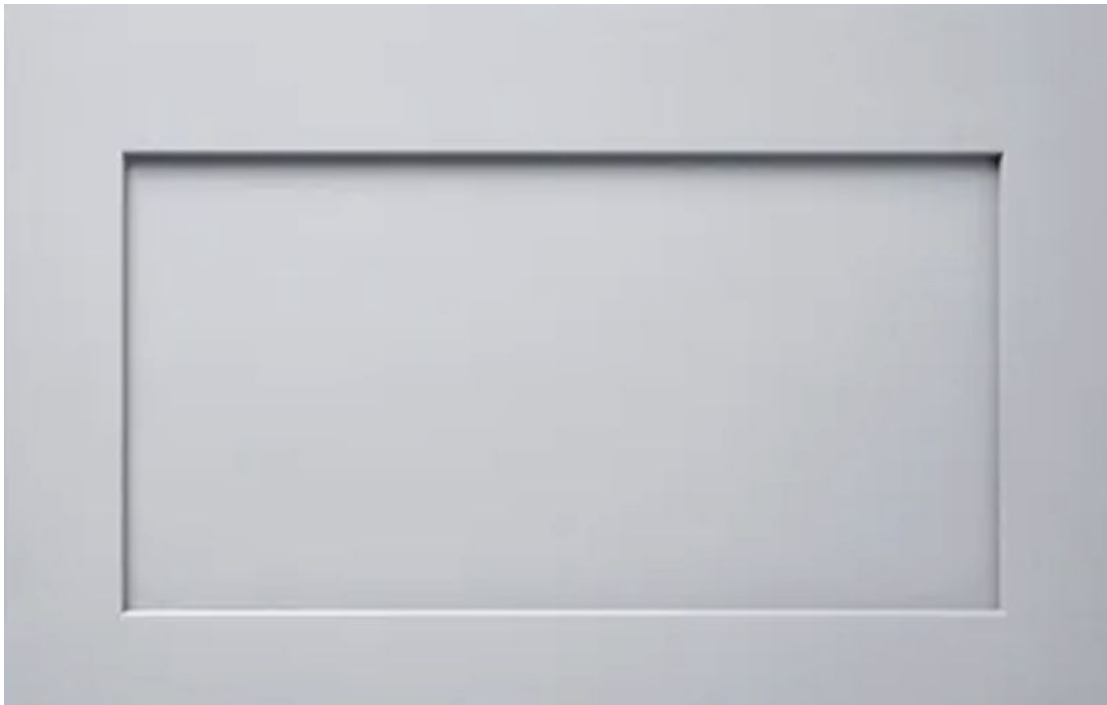


SECONDARY BATHROOM

Countertop



Cabinetry Style & Finish



Lighting

Option 1



Option 2



Cabinet Hardware



Plumbing Fixtures



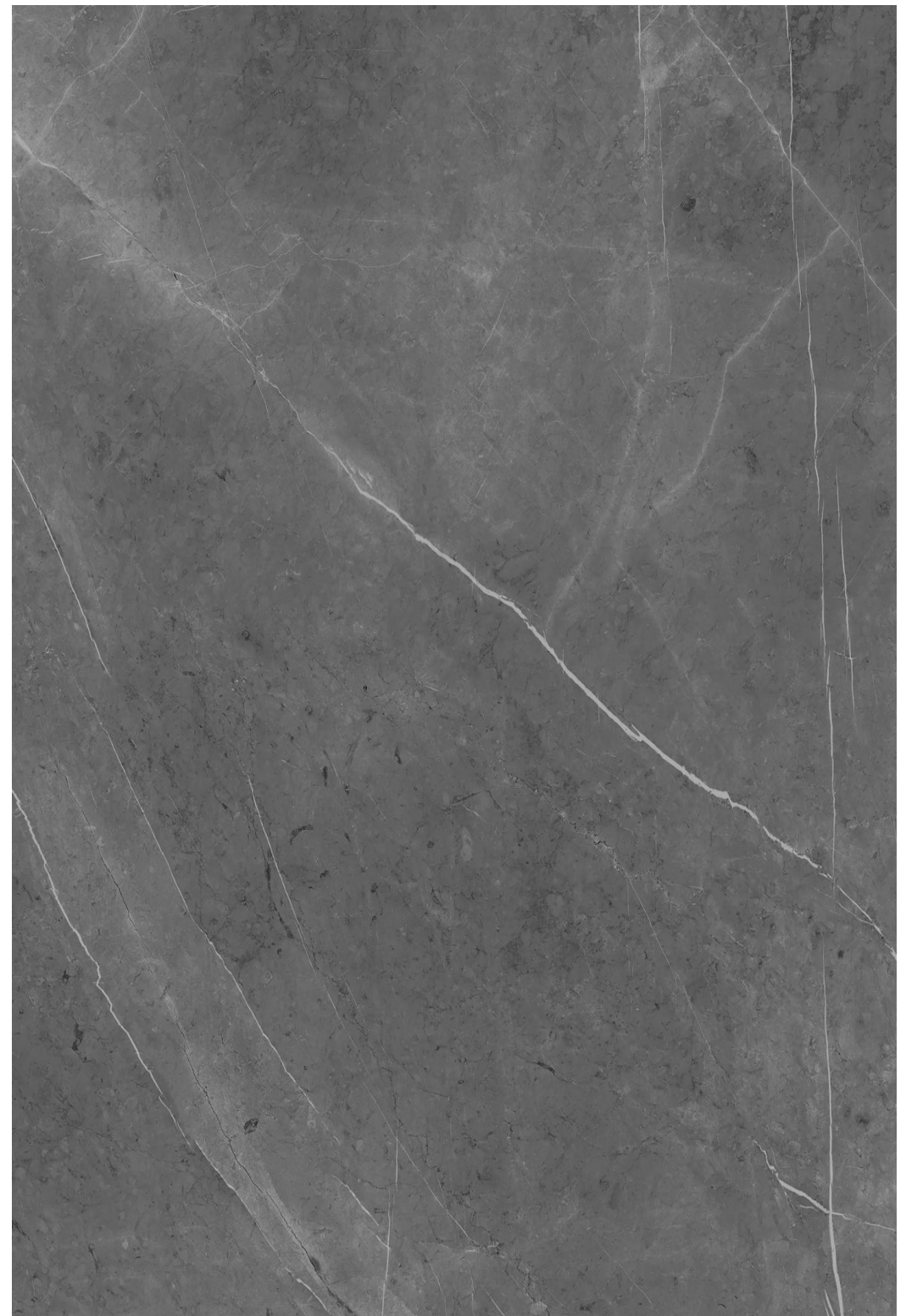


# SECONDARY BATHROOM

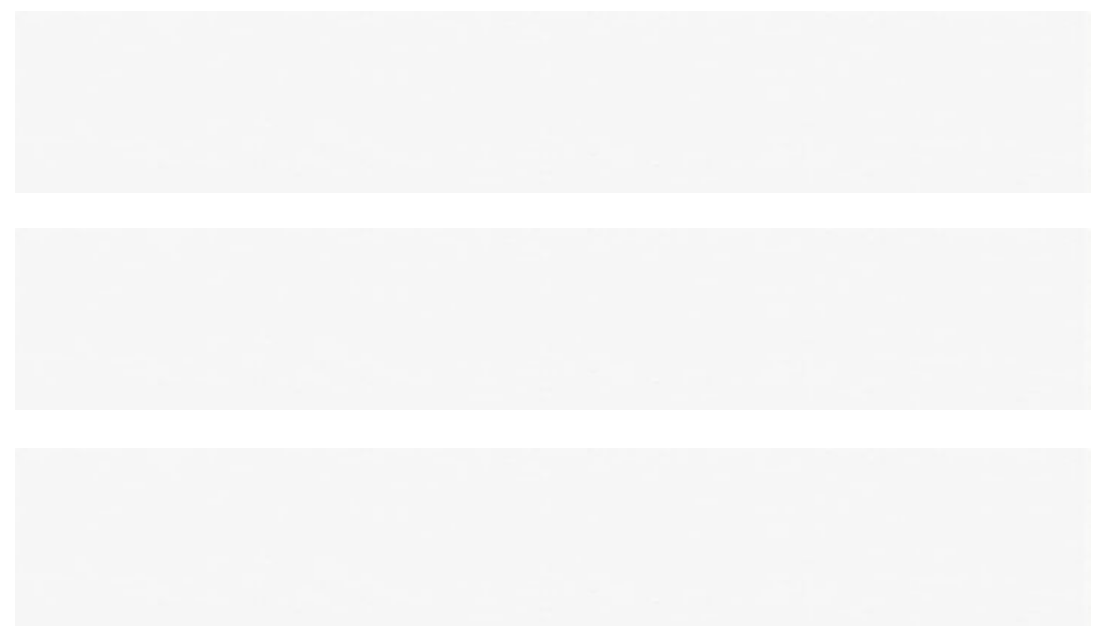
Tub Plumbing Fixtures



Floor Tile



Tub Wall Tile



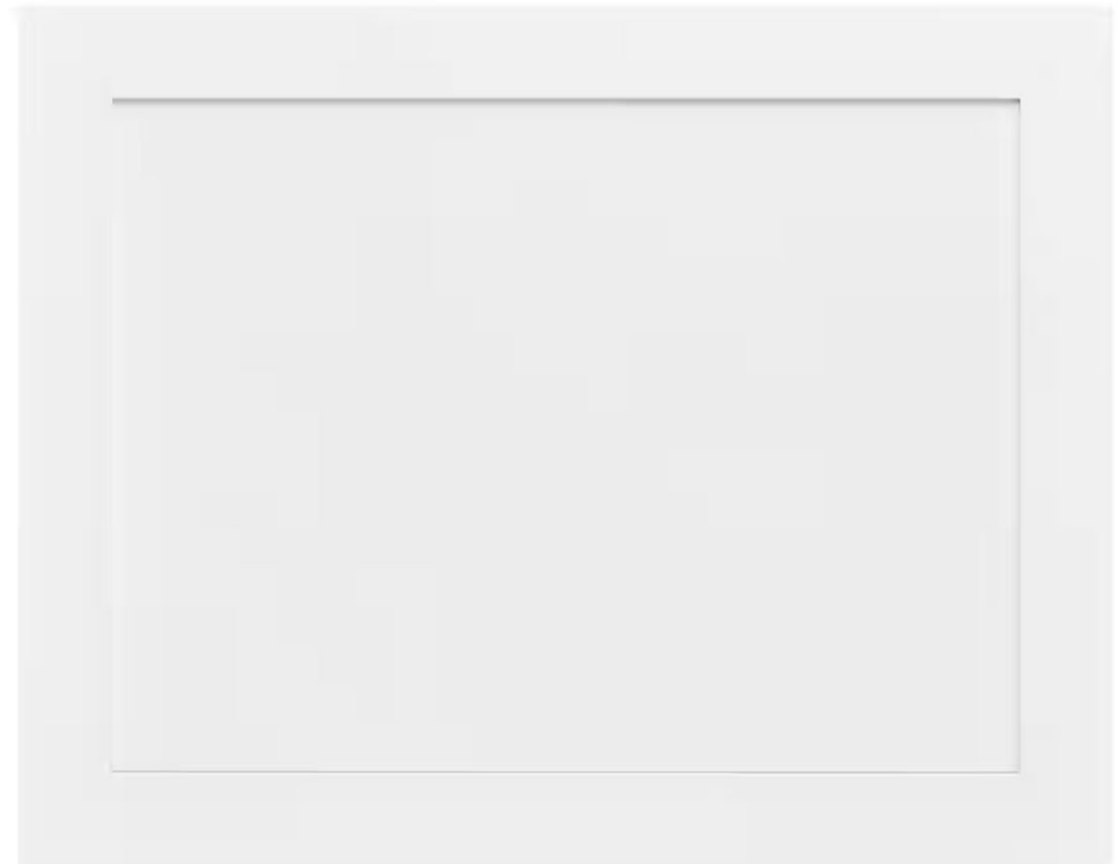


# LAUNDRY ROOM

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

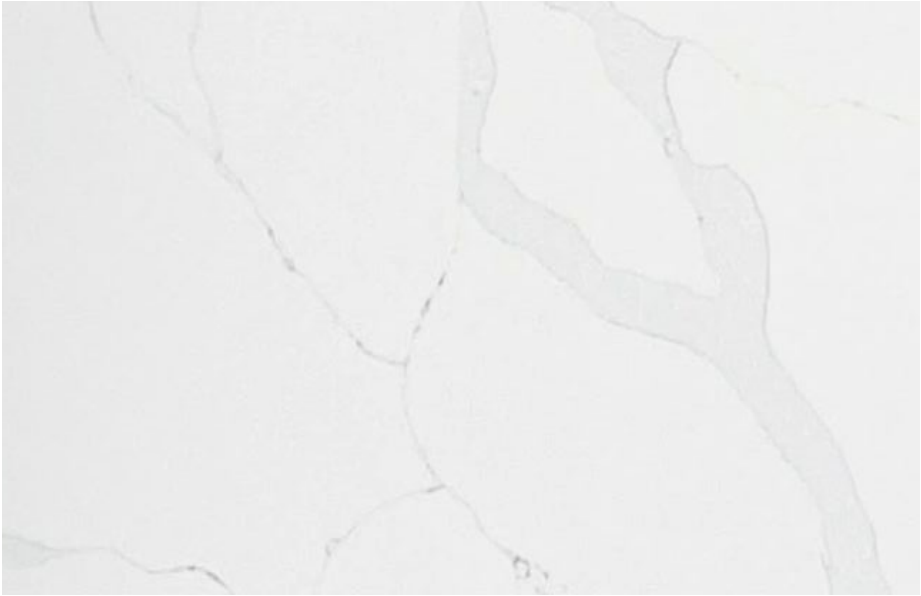




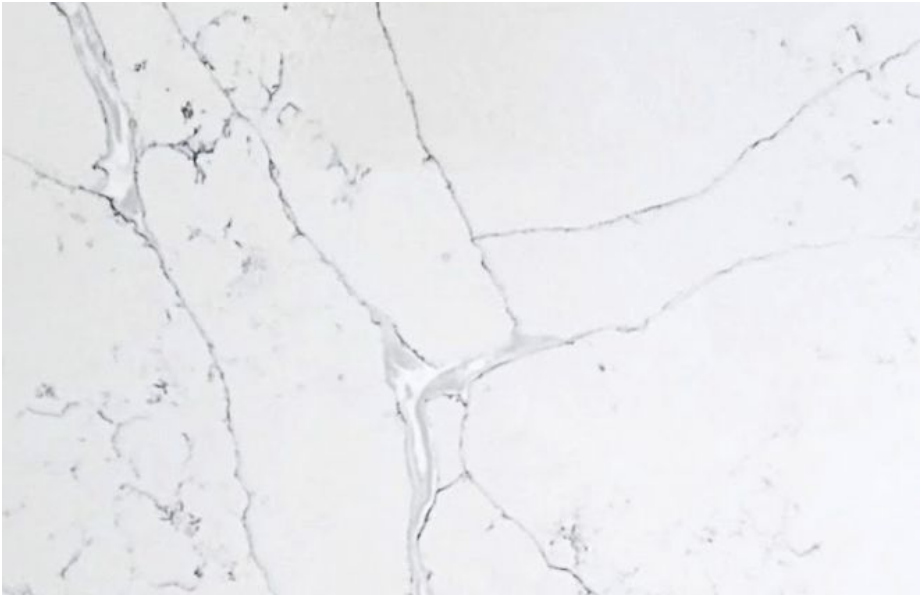
POWDER ROOM

Countertop - Quartz

Option 1



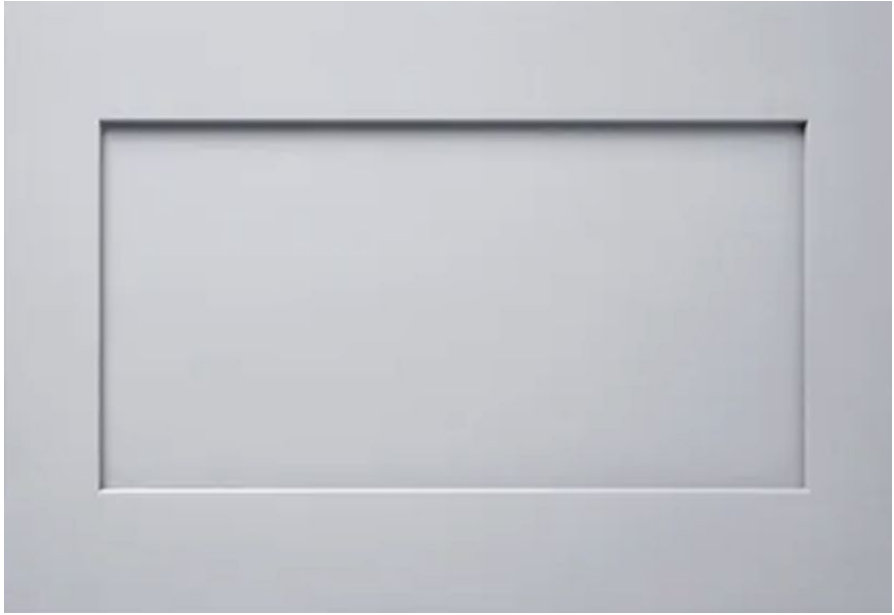
Option 2



Cabinetry Finish



Cabinetry Style



Cabinet Hardware



Lighting



Plumbing Fixtures





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

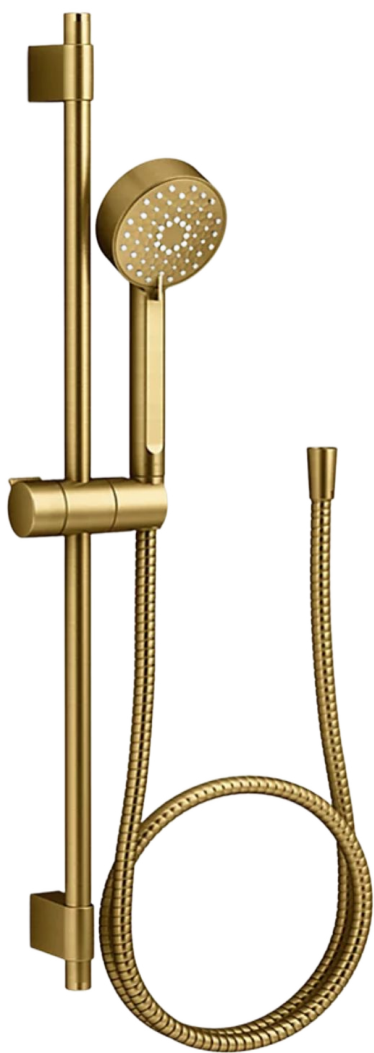


Shower Plumbing Fixtures

Option 1



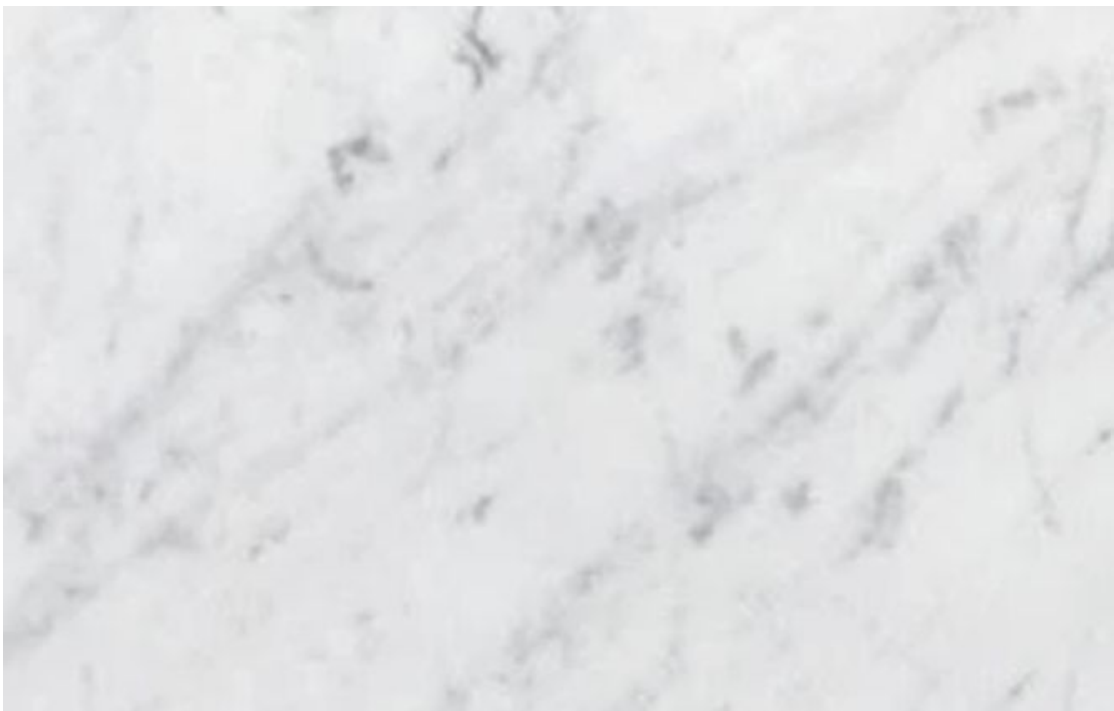
Option 2



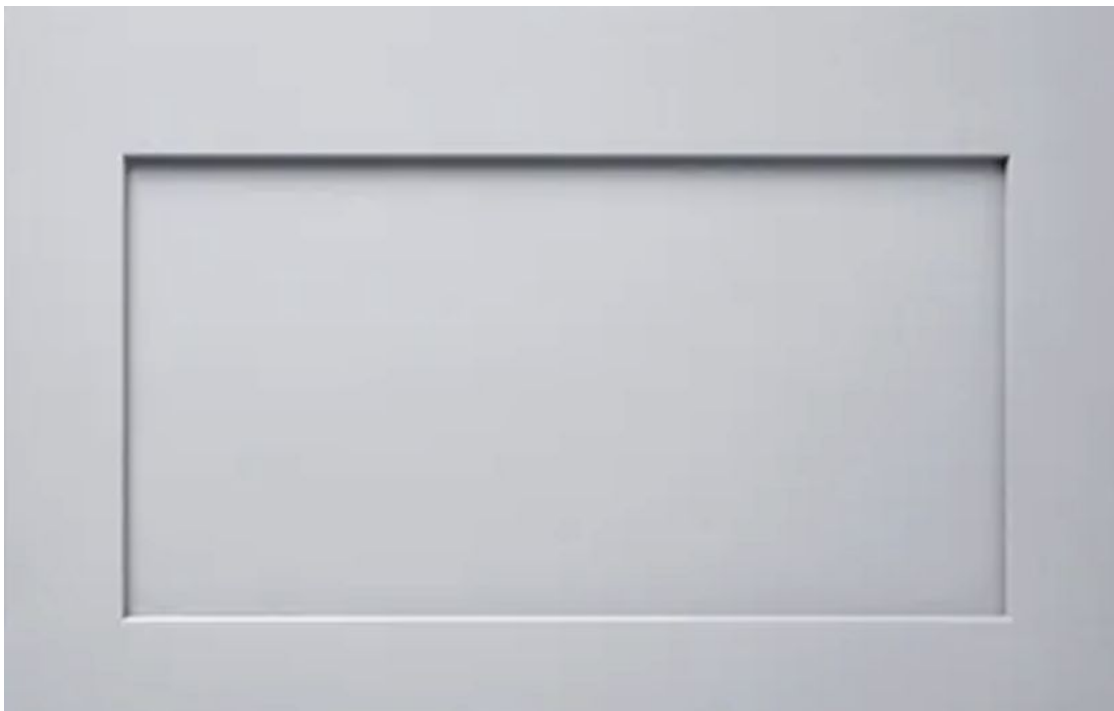


SECONDARY BATHROOM

Countertop



Cabinetry Style & Finish



Lighting

Option 1



Option 2



Cabinet Hardware



Plumbing Fixtures



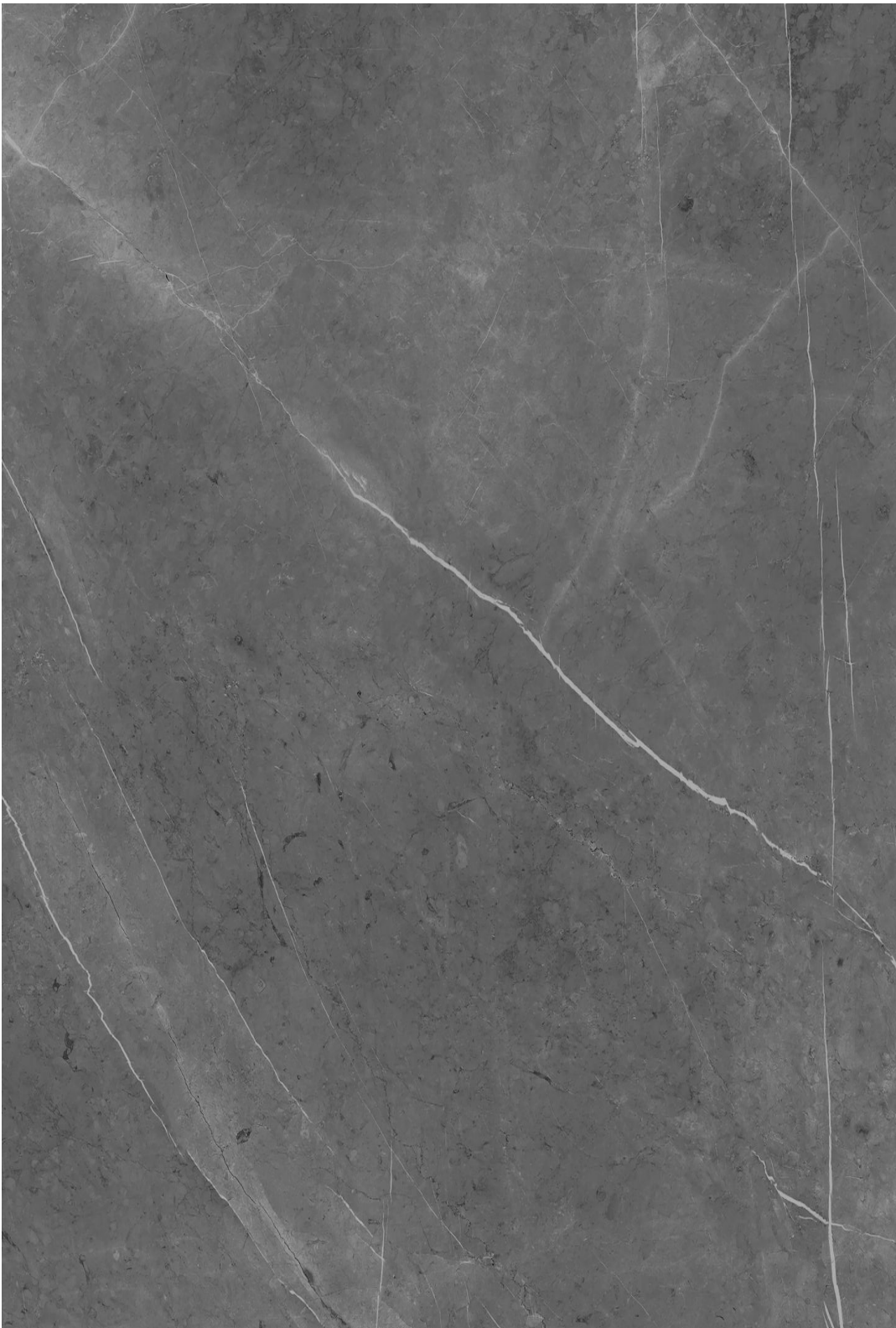


SECONDARY BATHROOM

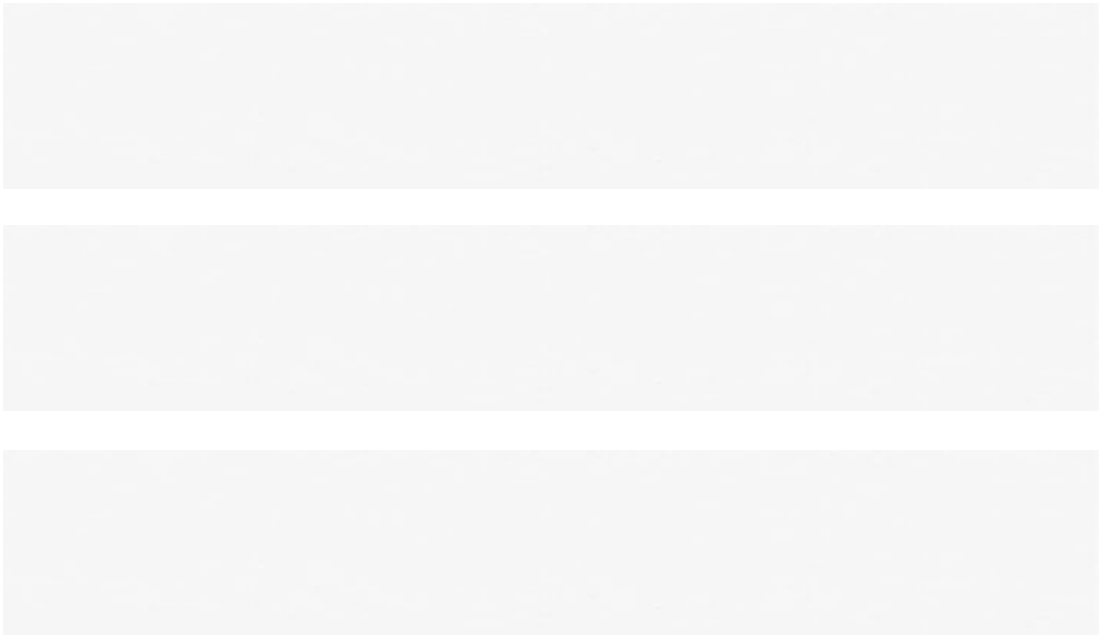
Tub Plumbing Fixtures



Floor Tile



Tub Wall Tile

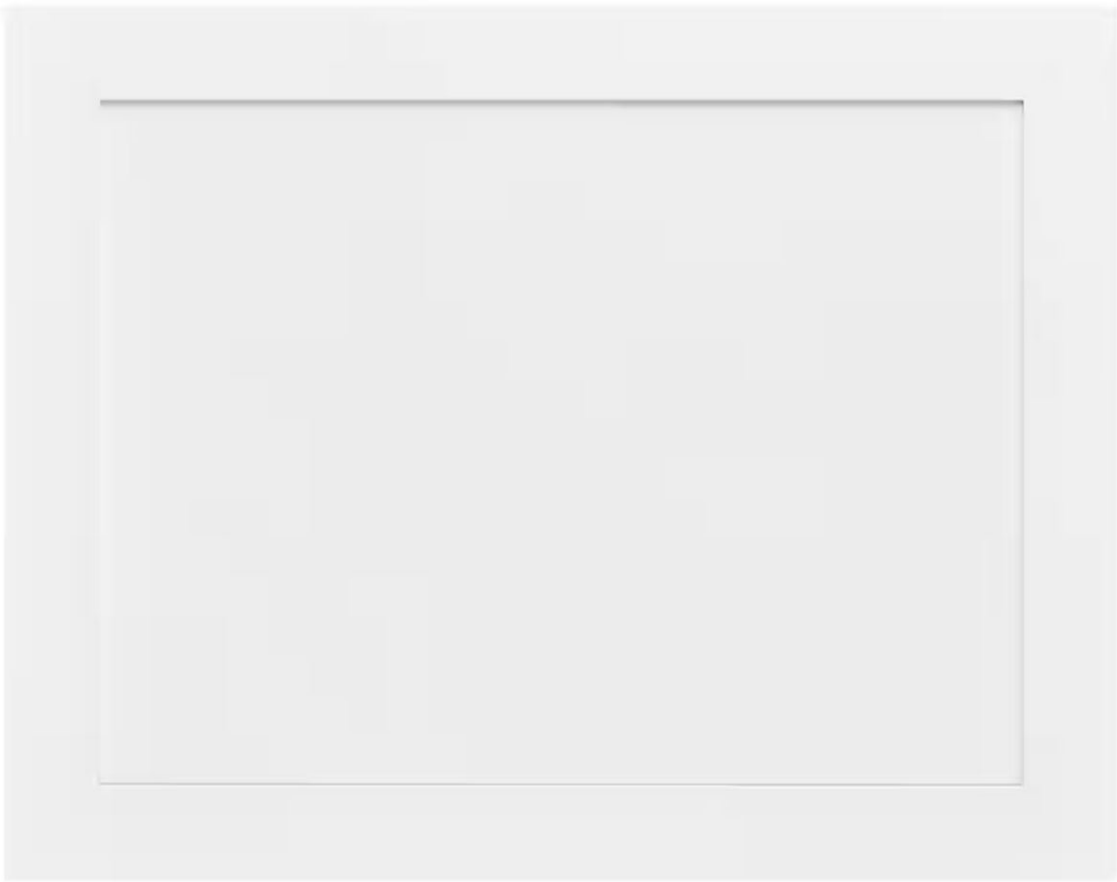


LAUNDRY ROOM

Cabinetry Finish



Cabinetry Style



Floor Tile



Cabinet Hardware



Countertop - MDF

