



THE ATRIUM

AT THE OLD MILL DISTRICT

ALL ATRIUM PATIOS have spectacular panoramic views of the Old Mill District and the Cascade Mountains.

PRESENTED BY

EXTERIOR MATERIALS:

TruExterior Siding
by Boral Craftsman Collection

ROOFING:

Thermoplastic Polyolefin EPDM Single-Ply
Syn TecMembrane by Carlisle (or equal)

WINDOWS/DOORS:

Aluminum "Store" front by Kawneer on
eastside, Metal Clad Wood on the westside.
All interior doors are solid core wood doors
with painted surface.

GENERAL CONSTRUCTION:

- State-of-the-art wood frame construction with light weight concrete applied to each floor.
- Building has a full sprinkler system for fire protection.
- Ceilings constructed with resilient chip to attain sound control.
- Parking area constructed with a snowmelt system.
- Sidewalk constructed with Urbana Stone pavers by Belgard
- Extensive landscaping with trees, shrubs and flowers along Bluff Dr. There will be a contemporary landscape trellis along the east garage area.
- Decks are Timber Tech with powder coated steel railings.

ELEVATOR:

- Thyssenkrup hydraulic elevator (enduralMRL)
- Three landings
- Rated capacity: 3000 lbs.
- Clear car inside:
6'8" wide x 8' high x 4'9" deep
- Vandal resistant signal fixtures
- Custom flooring, colors and details

INSULATION:

- R-21 x 15 in exterior walls
- R-38 in roof area
- R-19 sound insulation around all bathrooms and utility room
- Sound-attenuation insulation in all party walls

ELECTRICAL:

Three phase 120/208 system for building and elevator. One phase 120/208 for condominium LED can lighting throughout halls and some for energy efficiency.

FIREPLACE:

Mezzo 48 by Heat & Glo (with clean face trim) within a custom designed wall mount enclosure with tile.

LIGHT FIXTURES:

- **Unit Hallway:** Calligthaip U Flight Mess MBS
- Dining: Artcraft, Berlinetta Chandelier Amber Collection
- **Island:** Artcraft Berlinetta Collection
- **Master/Guest Bath:** Westmount Collection Hinkley
- **Guest Bath:** ET2, Collection Black Chrome

PAINTING:

- **Exterior:** Acrilite (7000 series) exterior acrylic or evolution (8900 series) by Miller Paint
- **Interior:** Burberry Beige 0118 by Miller Paint
- **Feature Wall** (at entry): Sea Glass 0113

BATH ACCESSORIES:

Moen 90 Degree Collection in Chrome

COUNTERTOPS:

- **Kitchen:** Silestone (Blanco Maple)
- **All Bathrooms:** Silestone (Blanco Zeus Extreme)

CABINETS:

- **Kitchen:** Premier Eurocase, Color: Beige
- **Island:** Eco Wood # Wenge: 1110
- **Bathroom:** Auto White

FLOORING:

- **Lobby:** Masland Articulate Speak Collection, Pep Talk 12" x 36" plank, Color: T509-50906 buzz
- **Wood Floor:** Bonneville, White Oak 3/4" x 1/4" x random lengths, Color: Pina Colada
- **Carpet:** Shaw 86SD: Clear As Day, Color: Lusterons Tan 00723
- **Laundry Room Vinyl:** Mannington Commercial, Natures Paths Select 18"x 18" tile fresco
- **Lobby Stairs Carpet:** Mohawk: In the Loop BC 309-7939, Color: Hammered Tin.

PLUMBING FIXTURES:

- **Master Bath Shower:** mudset with quick drain lines 30 bss
- **Tub:** Mass Rubix/62320
- **Lav:** Decolav 1444

DOOR HARDWARE:

- Unity Doors by Emtek:
Lausanne 4819-US26 in chrome
- **Interior Doors:** Helios Lever with Square Rosette (Passage Ser #5110), Privacy Set #5210 (Dummy Pair) #2450 in chrome
- **Door Bell:** #Square 2450-US26 in chrome

APPLIANCES (KitchenAid):

- 36" Five-Burner Gas Cooktop with griddle
- 30" Convection Oven/Micro combination (SS)
- 36" Custom Hood Liner
- Integrated Dishwasher 46 db (ss)
- 22 CU FT Architect Series refrigerator with bottom freezer

LOW VOLTAGE & SECURITY:

- **Fire Alarm:** for early fire detection and public safety
- **Telephone entry system:** for ease of access to the building and notification
- **Voice and Data:** for complete phone and Internet capability.
- **Security:** entry and parking lot have seven security cameras with complete hardware security wiring for future tenants' security cameras.

GARAGE DOORS:

Avante aluminum glass doors by Clopay

EXTERIOR SIDING:

TrueExterior by Boral. The siding is inert poly-ash structure. Proprietary polymer chemistry and col combustion eliminates virtually no moisture cycling. This siding is a Sustainable Solution with a cradle to Cradle Certified Silver.

HEATING & COOLING

Heating and cooling in living units: Variables PEED/two-stage ultra-high efficiency (96%) forced air gas furnace system located in a closet within each unit with sidewall return air grille adjacent to the closet location, supply air ducted to ceiling or sidewall soffit grilles in each

room. Main supply and return air ductworks are acoustically lined. The high efficiency outdoor condensing unit (one per floor system) is located on the roof. Outside ventilation provided via operable windows.

Living Unit Ventilation systems: a dedicated exhaust duct has been provided for each kitchen hood and ducts are individually routed to roof. Bathrooms have been ventilated with super quiet ceiling fans (Panasonic Whispergreen). The smaller bathroom fan system is designed to operate continuously to provide a negative pressure and to provide OSA through operable windows. Larger bathroom fan will operate intermittently with a wall switch. Dryers are also provided with booster fans located above the ceiling with a visible trap. The system has been provided with a pressure witch to activate the fan when the dryer is on.

Lobby and Hallways: These areas are also served by the heating and cooling systems described above. One split condensing furnace is provided for each floor. The systems have been located inside mechanical rooms. Outside air ducts have been ducted to these units through sidewall louvers.

Pricing

1074 sf: 1 bed	1679 sf: 2 bed	1704 sf: 2 bed
120: \$449,000	130: \$699,000	110: \$699,000
220: \$599,000	230: \$899,000	210: \$899,000
320: \$649,000	330: \$999,000	310: \$999,000

Harcourts
The Garner Group

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