

EAST BAY CHANNING WAY, LLC CONDOMINIUMS

East Bay Channing Way is a 15-unit multiuse condominium development consisting of 3 buildings. A and B Buildings are strictly residential with C building having one strictly commercial unit and 4 live work units. All units are three stories and individually addressed and metered. Occupants have their choice of four different internet providers: Comcast, AT&T, Sonic, or Monkey Brains.

Construction Methods of the Units:

- Foundation: Post tension slab on 18" footings
- Framing: Wood framing using Simpson ATS (anchor tie down system) as part of the structural hold down method for earthquakes.
- Roof: Hot mop multiply roofing with 90 lb. sanded felt top cap.
- Exterior wall finish: A building is a combination of acrylic stucco and Corten metal siding. B Building is a combination of acrylic stucco and Boral nickel gap siding. C building is a combination of acrylic stucco and Corten metal siding.
- Windows: Fleetwood dual glazed low-e.
- Window coverings: All windows have mini blinds except first floor sliders.
- Doors: All interior and exterior doors are solid core slab doors. Exterior door locks are Yale Keyless Entry Systems
- HVAC: Each unit has an IBC boiler that supplies hot water to hydronic systems (i.e. Radiant heat on the second and third floors and fan coils on the first floor) and for domestic hot water. Fresh air is supplied by an ERV (Energy Recovery Ventilator). There is no AC
- Plumbing: Each unit is plumbed with Pex and cooper stub outs. Waste lines are CI. Second and third floor bathrooms have tub and shower enclosures with the tubs being acrylic soaking tubs. Tub and shower walls are Stile stone solid surface materials as well as all vanity and kitchen counter surfaces.
- Electrical: Each unit has recessed lighting throughout except in bedrooms. Kitchens have undercabinet LV lighting.
- Insulation: Fiberglass (Demising walls are 8 inches thick with insulation both sides.
- Finish Floors: Polished concrete on first floor. Stairwells and bedrooms are carpeted. Hallways and bathrooms have vinyl plank flooring.
- Interior wall and ceiling finishes: All walls and ceilings are 5/8 Type X sheetrock with an imperfect finish.
- Fire suppression system: Each unit has fire sprinklers connected to a fire security system that is monitored 24 hours a day.
- Security system: There are four security cameras located on the project that can monitor the courtyard parking and courtyard entrance. Operate off Wi-Fi.
- Fencing materials: Perimeter fence is constructed with 2-1/2" 120 wall square tubing for posts and rails and sided with 16-gauge perforated Corten metal.
- Trash enclosure: Slab on grade with CMU walls and metal roof.

- Appliances: Refrigerators – Haier; Slip in range – GE 4 burner with griddle; Microwave – GE Microwave/Convection oven over the range vented unit; Dishwasher – GE; Washer/Dryer – GE stacked unit. Kitchens are equipped with ½ HP Insinkerator garbage disposals.
- Courtyard: The courtyard parking area was constructed using permeable pavers with a subterranean drainage system that collects in a central drain box that is connected to the storm drain in the street.

I have tried to cover construction methods and amenities to the best of my recollection. If you need additional clarification on any of my bullet points feel free to reach out to me at any time.

Greg Sperow