



THE FRANKLIN CONDOMINIUM



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THE FRANKLIN CONDOMINIUM

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UNIT FEATURES



THE FRANKLIN
CONDOMINIUM

Interior features at the Franklin Condominium have been hand selected and designed by Angela Morton Interior Design.

- * 9' CEILINGS ON 2ND AND 3RD FLOOR UNITS
- * 10' CEILINGS ON 4TH FLOOR UNITS
- * PLANK FLOORING IN LIVING AREA
- * CARPETED BEDROOMS AND DENS
- * SHERWIN WILLIAMS PAINT THROUGHOUT UNITS
- * CROWN MOLDING
- * CUSTOM VINYL WINDOWS
- * WALK-IN CLOSETS IN MASTER BEDROOMS
- * WIRE SHELVING SYSTEMS IN CLOSETS
- * 4" LED LIGHTING
- * INDIVIDUAL BALCONIES WITH FRENCH DOORS OR BALCONETTS WITH SLIDING DOORS
- * AMPLE STORAGE
- * EN SUITE LAUNDRY HOOK-UPS

KITCHENS

- * SIX KITCHEN/FINISH OPTIONS
- * PLANK FLOORING
- * KOUNTRYWOOD MAPLE CABINETS
- * SILESTONE QUARTZ COUNTERTOPS
- * TILE BACKSPLASH
- * STAINLESS APPLIANCES (REFRIGERATOR, ELECTRIC RANGE, DISHWASHER, MICROWAVE)
- * STAINLESS STEEL UNDERMOUNT SINKS
- * DESIGNER FAUCETS
- * DESIGNER LIGHT PENDANTS

BATHROOMS

- * KOUNTRYWOOD MAPLE CABINETS
- * SILESTONE QUARTZ COUNTERTOPS
- * TILE FLOORS
- * CUSTOM GLASS SHOWER IN MASTER SHOWERS
- * BUILT IN BENCH SEAT IN MASTER SHOWERS
- * FLOOR TO CEILING TILE IN MASTER SHOWERS
- * TUBS IN GUEST BATH WITH TILE SURROUND
- * DESIGNER FAUCETS
- * DESIGNER LIGHT FIXTURES



INTERIOR FINISHES



PLANK FLOORING

THE FRANKLIN
CONDOMINIUM

EL PASO PLANK FLOORING WILL RUN THROUGHOUT THE UNITS IN THE KITCHEN, LIVING AREA, LAUNDRY ROOM, MECHANICAL ROOM, AND POWDER ROOM (WHEN AVAILABLE). COLOR SELECTION IS BASED ON KITCHEN SELECTION.



WIRE BRUSHED, SLICED AMERICAN OAK WITH ULTRA MATTE FINISH FOR A HIGHER END ELEGANT DESIGN
6" WIDE WITH BEVELED EDGES FOR A MORE DRAMATIC INDIVIDUAL LOOK
EASY TO MAINTAIN, NO WAX FINISH
3/8" X 6" X 47.5" (RANDOM LENGTHS) 50% LONG BOARD 13 LAYERS
1.4MM FACE VENEER



SLATE



MERLOT



GOLDEN



INTERIOR FINISHES



CARPETING

THE FRANKLIN
CONDOMINIUM



COLOR CODE: 3850

SPECIFICATION DATA

STYLE NAME	LANDSCAPES
STYLE NUMBER	EF531
DESCRIPTION	CUT PILE
FIBER CONTENT	100% PURECOLOR™ SD BCF POLYESTER
FACE WEIGHT OZS/YD ²	32
FINISHED PILE THICKNESS	8/32" (.250")
GAUGE	1/10
TUFTS PER INCH	9.5
PRIMARY BACKING	POLYPROPYLENE
SECONDARY BACKING	POLYPROPYLENE
TOTAL WEIGHT OZS/YD ²	62.7
DENSITY OZS/YD ³	3840
TWIST INFORMATION	6.0 TURNS PER INCH (AVERAGE)
WIDTH	12'
DYE METHOD	SOLUTION DYED
TREATMENT	SOIL & STAIN SHIELD
INSTALLATION PATTERN REPEAT	N/A
FLAMMABILITY (PILL TEST CPSC FF1-70)	PASSED
FHA DATA UM44D	MATERIALS RELEASE #1337
MEA #	10299
PAR	4
CRI GREEN LABEL PLUS	CERTIFIED GLP9986



INTERIOR FINISHES



CABINETS

THE FRANKLIN
CONDOMINIUM

KITCHEN AND BATHROOM CABINETS AND VANITIES



"KITCHEN CABINETS WORTH OWNING"

DOORS ARE CONSTRUCTED USING 3/4" X 2-1/4" SOLID WOOD RAILS WITH MORTISED AND TENONED CORNER JOINTS. DOORS USE A 1/4" VENEER CENTER PANEL. ALL CENTER PANELS ARE HELD IN PLACE USING SPACE BALLS THAT ENABLE WOOD EXPANSION AND CONTRACTION.

GEORGETOWN



SLATE



WHITE



ONYX



INTERIOR FINISHES



COUNTER TOPS

THE FRANKLIN
CONDOMINIUM

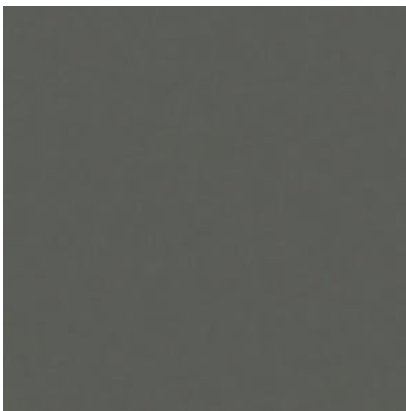
KITCHEN AND BATHROOM COUNTERTOPS ARE SILESTONE QUARTZ. 3CM THICK, POLISHED PENCIL EDGE WITH UNDER MOUNT SINKS.



[HTTPS://WWW.SILESTONEUSA.COM/KITCHEN-COUNTERTOPS/](https://www.silestoneusa.com/kitchen-countertops/)

SILESTONE IS A COMBINATION OF NATURAL QUARTZ AND OTHER RAW MATERIALS THAT ARE EXTRAORDINARILY HARD AND RESILIENT. THESE CHARACTERISTICS COMBINE TO CREATE AN IDEAL SURFACE FOR KITCHEN COUNTERTOPS, BATHROOMS, FLOORING AND WALL SIDING. SILESTONE IS A NON-POROUS SURFACE AND HIGHLY RESISTANT TO STAINING CAUSED BY COFFEE, WINE, LEMON JUICE, OLIVE OIL, VINEGAR, MAKEUP AND MANY OTHER EVERYDAY PRODUCTS.

25 YEAR LIMITED TRANSFERABLE WARRANTY ON SILESTONE.



CEMENTO
KITCHEN OPTION A



LUSSO
KITCHEN OPTION B



LAGOON
KITCHEN OPTION C



CHARCOAL SOAP STONE
KITCHEN OPTION D



LYRA
KITCHEN OPTION E & F
BATHROOMS: MASTER, GUEST, POWDER



INTERIOR FINISHES



THE FRANKLIN
CONDOMINIUM

LIGHTING

KITCHENS

KITCHENS WILL HAVE TWO OPTIONS FOR DESIGNER PENDANT LIGHTING OVER THE KITCHEN ISLAND AND BREAKFAST BAR.

[HTTPS://KENROYHOME.COM/](https://kenroyhome.com/)



KITCHEN

(OPTIONS A, B, C, D)

KENROY HOME

93933ORB



KITCHEN

(OPTIONS E, F)

KENROY HOME

93247ORB

BATHROOMS

BATHROOM VANITIES WILL INCLUDE TWO DESIGNER LIGHT FIXTURES FOR DOUBLE VANITIES AND ONE LIGHT FIXTURE FOR SINGLE VANITIES.

[HTTP://WWW.GOLDENLIGHTING.COM/](http://www.goldenlighting.com/)



MASTER BATHROOM VANITY

GOLDEN LIGHTING

GL-2116-BA2



POWDER ROOM

GOLDEN LIGHTING

GL-3306-BA2



GUEST BATHROOM

GOLDEN LIGHTING

GL-3306 -BA3



INTERIOR FINISHES



THE FRANKLIN
CONDOMINIUM

BATHROOM TILE

BATHROOMS WILL HAVE TILE FLOORS AND SHOWER/TUB SURROUNDS. IN ADDITION, MASTER SHOWERS WILL HAVE A MOSAIC TILED FLOOR WITH BUILT-IN BENCH WITH QUARTZ TOP. GROUT WILL BE TEC BRAND IN SANDED WHITE.

WWW.STONEPEAKCERAMICS.COM

MASTER BATHROOM FLOOR AND WALL

STONEPEAK

ZEBRINO COLLECTION: MICHAELANGELO

FLOOR: 12X24 VERTICAL RUNNING BOND PATTERN

SHOWER WALL: 12X24 VERTICAL STACK PATTERN



MASTER BATHROOM SHOWER FLOOR

STONEPEAK

ZEBRINO COLLECTION: MICHAELANGELO

SHOWER FLOOR: 12X12 MOSAIC PATTERN



GUEST BATHROOM FLOOR

STONEPEAK

SIMPLY MODERN COLLECTION: SIMPLY CREME

FLOOR: 12X24 VERTICAL RUNNING BOND PATTERN

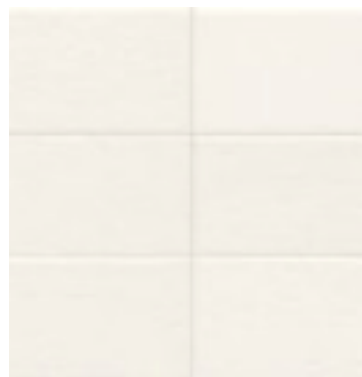


GUEST BATHROOM SHOWER WALL

STONEPEAK

AURA COLLECTION: AURA COOL (MATTE WHITE)

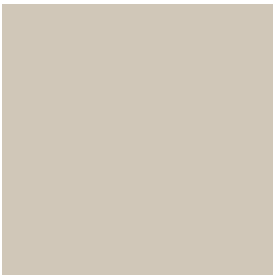
SHOWER WALL: 4X12 HORIZONTAL STACKED PATTERN



PAINT

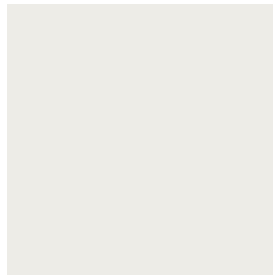
INTERIOR WALLS WILL BE PAINTED WITH SHERWIN WILLIAMS BRAND PAINTS AND PRIMERS.

WWW.SHERWIN-WILLIAMS.COM



WALL

SHERWIN WILLIAMS
SW-7036 ACCESSIBLE BEIGE
SATIN FINISH

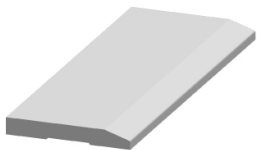


CEILING

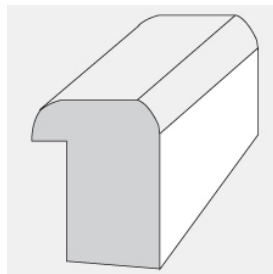
SHERWIN WILLIAMS
SW-7005 PURE WHITE
FLAT FINISH

TRIM

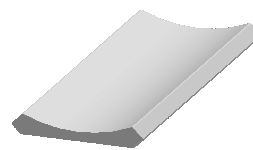
BASEBOARDS, DOOR AND WINDOW CASING, WILL BE INSTALLED THROUGHOUT THE UNITS. CROWN WILL BE INSTALLED IN THE KITCHEN AND GREAT ROOM.



BASEBOARD



CASING



CROWN



DOOR

THE FRANKLIN
CONDOMINIUM

INTERIOR DOORS ARE SINGLE PANEL AND WILL BE PAINTED WITH A SHERWIN WILLIAMS BRAND PAINT.



INTERIOR
CAPITAL CITY MILLWORKS



HARDWARE



MASTER BATHROOM



THE FRANKLIN
CONDOMINIUM



VANITY CABINET
KOUNTRY WOOD
JAMESTOWN
WHITE
DOUBLE BOWL VANITY



COUNTER TOP
SILESTONE
LYRA
SQUARE EDGE



FAUCET
MOEN
BELFIELD #6402
CHROME



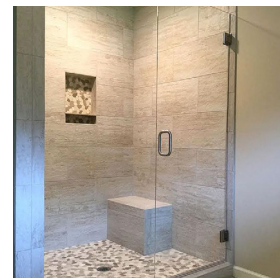
**MASTER BATHROOM
FLOOR AND WALL**
STONEPEAK ZEBRINO COLLECTION
MICHAELANGELO
FLOOR: 12X24
VERTICAL RUNNING BOND PATTERN

SHOWER WALL: 12X24
VERTICAL STACK PATTERN

TEC 931 SANDED WHITE GROUT



**MASTER BATHROOM
SHOWER FLOOR**
STONEPEAK ZEBRINO COLLECTION
MICHAELANGELO
SHOWER FLOOR: 12X12
MOSAIC PATTERN



SHOWER DOOR
CUSTOM GLASS



MASTER BATHROOM



THE FRANKLIN
CONDOMINIUM



SINK
TRANSOLID
TL-1580
WHITE/UNDERMOUNT



CABINET HARDWARE



MIRROR



VANITY LIGHTING
GOLDEN LIGHTING
GL-2116-BA2



SHOWER TRIM
MOEN
T2312
CHROME

GUEST BATHROOM



THE FRANKLIN
CONDOMINIUM



VANITY CABINET
KOUNTRY WOOD
JAMESTOWN
WHITE
SINGLE BOWL



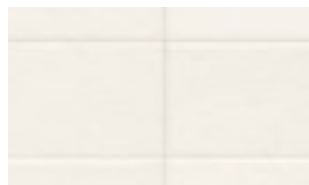
COUNTER TOP
SILESTONE
LYRA
SQUARE EDGE



FAUCET
MOEN
BELFIELD #6402
CHROME



GUEST BATHROOM FLOOR
STONEPEAK
SIMPLY MODERN COLLECTION
SIMPLY CREME
12X24
VERTICAL RUNNING BOND PATTERN



GUEST BATHROOM SHOWER WALL
STONEPEAK
AURA COLLECTION
AURA COOL (MATTE WHITE)
4X12 HORIZONTAL STACKED PATTERN



TUB
STERLING ENSEMBLE
7112



GUEST BATHROOM



THE FRANKLIN
CONDOMINIUM



SINK

TRANSOLID
TL-1580
WHITE/UNDERMOUNT



CABINET HARDWARE



MIRROR



VANITY LIGHTING

GOLDEN LIGHTING
GL-3306 -BA3



SHOWER TRIM

MOEN
T2313 ILO
CHROME



POWDER ROOM



THE FRANKLIN
CONDOMINIUM



VANITY CABINET
KOUNTRY WOOD
JAMESTOWN
WHITE



COUNTER TOP
SILESTONE
LYRA
SQUARE EDGE



FAUCET
MOEN
BELFIELD #6402
CHROME



SINK
TRANSOLID
TL-1580
WHITE/UNDERMOUNT



ACCENT LIGHTING
GL-3306-BA2
GOLDEN LIGHTING



MIRROR



CABINET HARDWARE



KITCHEN PLAN A



THE FRANKLIN
CONDOMINIUM



FLOOR
BEAUFLO
AMERICAN OAK
SLATE 38611



CABINETS
KOUNTRY WOOD
GEORGETOWN
WHITE



COUNTERTOP
SILESTONE 3cm QUARTZ
CEMENTO
SQUARE EDGE



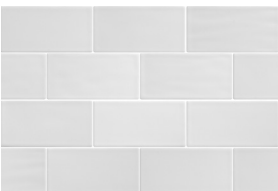
FAUCET
MOEN
5923
CHROME



SINK
TRANSOLID
MUDE 32189
16 GAUGE, 3mm SOUND DAMPENING
STAINLESS STEEL UNDER MOUNT



ACCENT LIGHTING
KENROY
OUTLOOK
93933ORB



BACKSPLASH
FLORIDA TILE
STREAMLINE FT1410 3X6 ARCTIC
MATTE
HORIZONTAL RUNNING BOND PATTERN



CABINET HARDWARE



KITCHEN PLAN B



THE FRANKLIN
CONDOMINIUM



FLOOR
BEAUFLO
AMERICAN OAK
GOLDEN 38614



CABINETS
KOUNTRY WOOD
GEORGETOWN
ONYX



COUNTERTOP
SILESTONE 3CM QUARTZ
LUSSO
SQUARE EDGE



FAUCET
MOEN
5923
CHROME



SINK
TRANSOLID
MUDE 32189
16 GAUGE, 3MM SOUND DAMPENING
STAINLESS STEEL UNDER MOUNT



ACCENT LIGHTING
KENROY
OUTLOOK
93933ORB



BACKSPLASH
FLORIDA TILE
STREAMLINE FT1410 3X6
ARCTIC MATTE
HORIZONTAL RUNNING BOND PATTERN



CABINET HARDWARE



KITCHEN PLAN C



THE FRANKLIN
CONDOMINIUM



FLOOR

BEAUFLO
AMERICAN OAK
MERLOT 38613



CABINETS

KOUNTRY WOOD
GEORGETOWN
WHITE



COUNTERTOP

SILESTONE 3CM QUARTZ
LAGOON
SQUARE EDGE



FAUCET

MOEN
5923
CHROME



SINK

TRANSOLID
MUDE 32189
16 GAUGE, 3MM SOUND DAMPENING
STAINLESS STEEL UNDER MOUNT



ACCENT LIGHTING

KENROY
OUTLOOK
93933ORB



BACKSPLASH

FLORIDA TILE
STREAMLINE FT1410 3X6 ARCTIC
MATTE
HORIZONTAL RUNNING BOND PATTERN



CABINET HARDWARE



KITCHEN PLAN D



THE FRANKLIN
CONDOMINIUM



FLOOR
BEAUFLO
AMERICAN OAK
SLATE 38611



CABINETS
KOUNTRY WOOD
GEORGETOWN
WHITE



COUNTERTOP
SILESTONE 3cm QUARTZ
CHARCOAL SOAP STONE
SQUARE EDGE



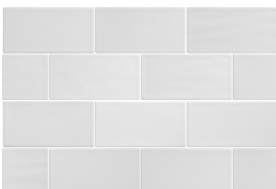
FAUCET
MOEN
5923
CHROME



SINK
TRANSOLID
MUDE 32189
16 GAUGE, 3mm SOUND DAMPENING
STAINLESS STEEL UNDER MOUNT



ACCENT LIGHTING
KENROY
OUTLOOK
93933ORB



BACKSPLASH
FLORIDA TILE
STREAMLINE FT1410 3X6 ARCTIC
MATTE
HORIZONTAL RUNNING BOND PATTERN



CABINET HARDWARE



KITCHEN PLAN E



THE FRANKLIN
CONDOMINIUM



FLOOR
BEAUFLO
AMERICAN OAK
SLATE 38611



CABINETS
KOUNTRY WOOD
GEORGETOWN
SLATE



COUNTERTOP
SILESTONE 3CM QUARTZ
LYRA
SQUARE EDGE



FAUCET
MOEN
5923
CHROME



SINK
TRANSOLID
MUDE 32189
16 GAUGE, 3MM SOUND DAMPENING
STAINLESS STEEL UNDER MOUNT



ACCENT LIGHTING
KENROY
OUTLOOK
93247ORB



BACKSPLASH
FLORIDA TILE
STREAMLINE FT1410 3X6 ARCTIC
MATTE
HORIZONTAL RUNNING BOND PATTERN



CABINET HARDWARE



KITCHEN PLAN F



THE FRANKLIN
CONDOMINIUM



FLOOR

BEAUFLO
AMERICAN OAK
SLATE 38611



CABINETS

BASE/WALL KOUNTRY WOOD GEORGETOWN WHITE	ISLAND/BAR KOUNTRY WOOD GEORGETOWN MAPLE
--	---



COUNTERTOP

SILESTONE 3CM QUARTZ
LYRA
SQUARE EDGE



FAUCET

MOEN
5923
CHROME



SINK

TRANSOLID
MUDE 32189
16 GAUGE, 3MM SOUND DAMPENING
STAINLESS STEEL UNDER MOUNT



ACCENT LIGHTING

KENROY
OUTLOOK
93247ORB



BACKSPLASH

FLORIDA TILE
STREAMLINE FT1410 3X6 ARCTIC
MATTE
HORIZONTAL RUNNING BOND PATTERN



CABINET HARDWARE

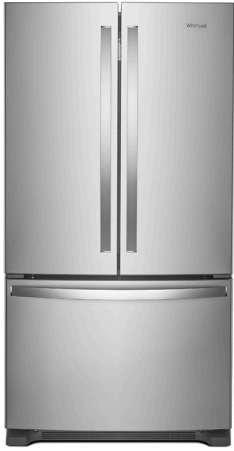


APPLIANCES



THE FRANKLIN
CONDOMINIUM

STANDARD LIVING UNITS



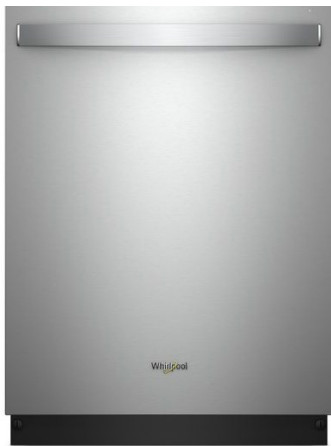
REFRIGERATOR

WHIRLPOOL
WRF535SWHZ
25 CU. FT.



RANGE

WHIRLPOOL
WFE505W0HZ
5.3 CU. FT.



DISHWASHER

WHIRLPOOL
WDT730PAHZ



MICROWAVE

WHIRLPOOL
WMH32519HZ
1.9 CU. FT.

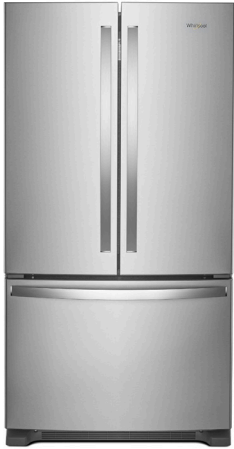


APPLIANCES



THE FRANKLIN
CONDOMINIUM

ADA LIVING UNITS



REFRIGERATOR

WHIRLPOOL
WRF535SWHZ
25 CU. FT.



RANGE

WHIRLPOOL
WEE745H0FS
6.4 CU. FT.



RANGE HOOD

WHIRLPOOL
UXT4030ADS



DISHWASHER

WHIRLPOOL
WDF550SAFS



MICROWAVE

WHIRLPOOL
WMC30516HZ
1.6 CU. FT.

