



CASOLEIL OUTSTANDING FEATURES

LIVABLE INTERIORS

Slate entry ways

Upgraded 48-oz. carpeting and pad

Granite fireplace mantel & slate hearth

Telephone outlets in kitchen, living room, master bedrooms and secondary bedrooms

Pre-wired for television in living room and all bedrooms

Covered decks and patios

Custom wood cabinets throughout with brushed hardware

9-foot ceilings

Granite slab countertops in kitchen and baths

Built-in buffet with cabinets and granite slab top

Dual sinks in master baths

2 full bathrooms

Attached garages

DESIGNER KITCHENS

Upgraded "Clean Steel" GE appliance package

Breakfast bar

Pre-plumbed water line for ice maker

Oversized, under-mount stainless steel sink with pull-out Kohler faucet

Pantry closets

ARCHITECTURALLY DISTINCTIVE EXTERIORS

Concrete tile roofs

James Hardie plank panel siding (50 year limited warranty)

Cultured stone entries

Timber truss entries/patios

Varied exterior paint color scheme

Spacious lighted patios and balconies

Exterior electrical outlet on patios and balconies

Oversized Low E Thermoflect windows

SECURITY MEASURES

Gated entry

Smoke detectors

Community night lighting

Security card access to community areas

Fully fenced perimeter

Direct access garages

LIFESTYLE FEATURES

Located in the beautiful Spanish Springs Valley

Adjacent to new Spanish Springs Shopping Center (over 100 new restaurants and shops)

Quick access to I-80 and 395 Freeway via Pyramid Highway & Sparks Blvd.

Minutes to world-class golfing, skiing, hiking and a variety of outdoor recreation opportunities

On-site amenities include:

- Pool and spa
- Pool bathroom/shower
- Large terrace area with barbecues & firepit
- Multiple picnic areas with gazebos and shade structures
- Walking trail connecting to Riverwalk Regional Trail
- Fitness center
- Business Center
- Community Center with great room, game room, dining room and kitchen
- Children's playground and play equipment

ACCESSIBLE FEATURES

Two "Accessible by Design" ground floor units - fully ADA accessible

Entire Casoleil community grounds, with accessible route to over 100 new restaurants and shops, all totally "step-free".





SOUND TRANSFER CONSIDERATIONS

Double Layer Drywall with Resilient Channel at All Common Party Walls:

Sound transfer between units was a major consideration in designing this project. All walls separating Owners from each other, including separation between garages and stairwells, are staggered stud framed or double stud framed, with insulation, metal resilient channel, and double layers of drywall on each side of the wall.

Sound-Rated Ceiling:

Similar to all common party walls, we have put the same detailed consideration for sound transfer into the design of our sound-rated ceilings. All ceiling drywall is attached with metal resilient channel with no direct contact to floor joists; and includes sound insulation as well. Additionally, at all A and B unit master bedrooms, and A unit garages, a false ceiling with an additional layer of sound insulation was added for extra noise control in sensitive areas. These methods, along with thicker gypsum concrete and acoustical mat padding, provide for a very quiet floor/ceiling assembly, with STC ratings far above the average.

Resilient Channel: Is a metal furring channel that is installed in both our partywall and floor/ceiling assemblies between all units. This furring channel provides

a ½” air space separation between the drywall and the face of the framing. This airspace helps prevent sound transmission through the structure and between units.

1 ½” Gypsum Concrete

Flooring: Under all carpet areas we use a 1 ½” gypsum concrete, where many builders use ¾”, for additional noise protection for Owners below. Also, beneath your tile/linoleum, we have utilized 1¼” gypsum concrete and installed sound quieting matting at all kitchens and baths, or “hard surfaces”.

Canlight Protection:

Openings in the floor/ceiling assembly can be “leaks” that promote the transfer of noise between units. At Casoleil we have built a double layer gypsum box around each can light inside the floor/ceiling assembly, and have acoustically caulked all the joints of these boxes to help control sound transferred between units.

Acoustical Caulking: To further help reduce the transfer of sound between units, the perimeters of all walls (tops, bottoms and ends) that separate units, and all penetrations in these walls (electrical boxes, etc.) have received an acoustically engineered caulking material, prior to drywall finishing. Additionally, clay sound pads are applied around all

electrical boxes to help reduce sound migration through these boxes.

Bath and Laundry Exhaust

Fans: Bathroom and laundry fans have been upgraded to include low sone-value ratings and are considerably more quiet than standard exhaust fans.

Stair Stringers: All upper level units have been framed so the stair stringers are not connected to the stairwell sidewalls. Doing so greatly reduces any sound transfer between units, caused from someone going up and down the stairs.

PEX Water System:

Provides a plumbing distribution system that is quieter and has less tendency for “water hammer” noise found in many systems.

Quiet Design Waste

Plumbing: All waste lines are wrapped with felt “trisolator” protection where lines penetrate the structure, to reduce sound transfer from the pipes to the structure. Lowry clay pipe wrap is used at overhead and vertical waste lines to prevent waste water noises between units.

LiftMaster Garage Doors:

All garage doors are upgraded belt-driven openers (versus chain driven) and are mounted on vibration dampers for quieter operation.

The above description of construction techniques is intended as an educational guide toward some of the techniques being used at Casoleil. Builder/Develop reserves the right to make changes to any or all of these techniques at any time. No representation is made as to the actual benefit of these improvements except that they are better than not.

