



Base Structure Specifications:

OPTIONS:

STRUCTURAL

Foundation	Poured 3000 psi concrete 8" thick
Footings	Poured 16" x 8" footings
Rebar	#4 rebar in footing, #5 rebar in walls
Basement	8' wall height, 4" slab with wire mesh over poly vapor barrier
Floor Joists	Double 2 x 10 perimeter band with 2 x 10 floor joist, 16" o.c.
Sub Flooring Bridging	23/32" T&G O.S.B. glued and nailed with underlayment in the vinyl areas One row of bridging
Rim Board	Rigid Rim Board on 2nd story floor perimeter band.
Micro Lams - Flitch Plates	
Steel	
Brick Ledge	

Concrete psi, wall thickness
Footing width and thickness
Type of rebar and spacing
Wall height and gravel under slab
2" x 12" joists, joist spacing
3/4" plywood or double layer floor system 7/16" OSB and 1/2" plywood
Multiple rows of bridging

FRAMING AND DRYWALL

Walls	Exterior wall construction 2 x 6, 16" o.c. - wall construction 2 x 4, 16" o.c. - Ceiling height 8'
Plates	Double top plate on exterior walls
Sheathing	1/2" O.S.B. sheathing glued and fastened
House wrap	Barrier wrap
Insulation	R-21 Fiberglass insulation - exterior walls, R-38 - ceiling - kraft faced - formaldehyde free
Drywall	1/2" Drywall ceilings with smooth finish 1/2" Finished drywall with primer paint

Interior	Wall height 9' first floor, 8'6" second floor, 10' ceiling with roof boxes
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1/2" or 3/4" plywood, Zip Wall system is \$8.15 Per Linear Foot of Wall

Sealant

R41 in ceiling, open or closed cell insulation, rock wool
5/8" drywall on walls, Quiet Rock

Knapf Eco Seal in wall and/or ceiling cavities \$750 per floor (1200 sq. ft)

ROOF

Rafter	6/12 roof pitch, 2"x8" rafter with 2"x4" top flip - 16" O.C. 2"x6"/2"x8" collar ties - 2"x4" knee wall
Sheathing	7/16" O.S.B. sheathing
Underlayment	15# underlayment and Ice & Water shield
Shingles	CertainTeed 30 year Architectural self sealing shingles
Ventilation	Ridge vent and continuous vinyl soffit
Overhangs	Permanent 12" roof overhangs
Fascia	Aluminum fascia
Attic	
Dormers	
Styles	Gable
Roof Boxes	

9/12 or 12/12 rafters
1/2" or 5/8" plywood
40 or 50 year shingles

Azak or pine fascia
Storage attic, decking, and stairs

Size and type - A frame, shed, reverse gables - 5'6" "A" style dormer with Plygem 24210 DH vinyl window \$975, 9' dormer \$1185
Hip, flat, masard
Cathedral and vaulted ceilings

SIDING, WINDOWS, DOORS -
EXTERIOR

Siding	Certain Teed (Ecore by Wolverine siding system) Double 4" or 5" vinyl siding, matching 3" corners
Windows	Plygem DP 50-120 mhp wind zone vinyl double hung windows with grids between Low "E" glass
Doors	Plastpro smooth skin Energy Star Rated Door with CFC Free polyurethane foam .16u-value core 6/0x6/8 Vinyl sliding patio door with Low "E" glass (per plan)
Locksets	Schlage
Door Chime	Battery operated door chimes - front door
Portico	
Porch and Railing	
Gutters & Leaders	4" white aluminum
Basement Entrance	
Egress Window	

Material, trim,soffit, corners, lintels, brackets, Mainstreet siding +12 per square, Monogram siding +24 per square

Pella, Andersen, Marvin - manufacturer and grill pattern
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Therma Tru, Jeld Wen, manufacturer and product selection Plygem, Pella, Andersen, Marvin

Schlage - product selection Barcelona handle set brushed nickel \$135

Rear or side door
Design, materials and installation
Design, materials and installation
Material, size screens, collection boxes
Design, materials and installation
Design, materials and installation

INTERIOR

Shelving	Vented closet shelving
Doors	Colonial white wood grain six panel doors
Base Moulding	Colonial white baseboard molding (3-1/4")
Casement Moulding	Colonial white window and door casing (2-1/4")
Locksets	Schlage Style brushed nickel interior doorknobs
Stairs	Boxed stairs pine risers oak treads, oak railing excluded
Flooring	
Accessories	

Wood shelving painted white, 8' shelf painted white with bar \$125

Solid core or mdf door, 7' or 8' panel selection, solid core door \$100

Material, size and design
Material, size and design
Product selection or Lesalle lever
Popular or Oak risers, railing and bullstter product selection
Material selection and installation
Product selection and installation(fireplace, mantle, winch)

KITCHEN



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Range hood - Broan 6" round duct, 190 CFM, 6.0 sone performance
Laminated Formica countertops with back splash - Greengard Certified low emitting product

Product selection
Granite, silestone, Ceasarstone

Cabinets - Aristokraft or Merrilat quality oak kitchen cabinets
Chandelier - Chandelier in dining room, 6" pan globe over kitchen sink
Sink - Kitchen sink - Kohler PRO33226-3F Sterling double basin 33" X 22" x 6", three hole
Faucet - Kitchen sink faucet - Kohler K-15253-4 Coralais
Hardware -
Accessories -

Aristokraft, Merrilat, or custom cabinets, 42" wall cabinets and base +\$192 per L.F. 42" Cherry or glazed cabinets and base \$275 per L.F
Product selection
Single bowl, depth, manufacturer and product selection
Product selection
Product selection
Product selections

BATHROOM

Vanity - Aristokraft Oak 24"
One piece cultured marble top or laminated countertops with china drop in lavatory bowl
Sink - Cultured marble molding sink
Accessories - Kohler Coralais chrome towel bar, tissue holder, mirror and bar light
Toilet - SterlingS402215, Windham 12" rough in elongated toilet, 1.6 GPF white
Lavatory - Powder Room - Pedestal sink - Sterling S442124 21"x18" white
Tub - Maxx Aker one piece cm60
Faucets Bathrooms - Kohler Coralais K-15240-4, shower - Kohler Coralais K-T15601-4s
Showers - Maxx Acer one piece cm60
Bath Exhaust - Broan fan/light combination

Wood type, size, manufacturer, cabinet height, 36" oak +\$165, 36" maple or laminate +\$295, 36" cherry or glazed wood =\$420
Marble, granite, quartz, color selection
Product selection
Product selection
Product selection
Kohler - product selection
Pan size, materials, set up
Manufacturer, cfm's and sones

PLUMBING AND HEATING

Waste Line - Rough in Schedule 40 PVC plumbing including sink, tub, shower, and toilet drains
Water Lines - Pex water supply lines and copper base transitions
Vents - Schedule 40 vent lines
Shut Offs - Shut off valves at all sinks and water lines
Main Water Line - 1" K copper main - up to 50'
Baseboard hot water heat - Argo baseboard
Boiler - Slantfin Victory VSPH direct vent gas boiler
Hot Water Heater - Heat Flo 50 gallon or equivalent
Air Conditioning -

3/4" water lines, pex \$450
Slant fin
Manufacturer, product and energy efficiency
Manufacturer, product and energy efficiency
Manufacturer, tonage, seer rating, zones

ELECTRIC

Service Wire - Overhead
Service Panel - 200 amp electrical, full size panel box
Smoke Detector - AC/DC smoke detectors, per code
Carbon Monoxide Detectors - Fire X - one per floor
Receptacles - CHILDPROOF RECEPTACLES Pass & Seymour
Bedroom Breakers - Interior G.F.I. protection where required, Exterior G.F.I - front and rear
Exterior Lights - Arc fault breakers for all bedrooms
Lighting Foyer - Sea Gull 8510 Standard, one at each exterior door
Sea Gull Lighting Sea Gull 51074-962
Lighting - Dining Room - Sea Gull Lighting 31035-962
Lighting Hallway - Sea Gull Lighting 7504-15
Lighting Breakfast Nook - Sea Gull Lighting 61035-692 Pendant
Lighting Kitchen Pendants - Sea Gull Lighting 61035-692 Pendant
Lighting Kitchen Over Sink - Sea Gull Lighting 7504-15 single light (7506-15 3)
Lighting Laundry Room - Sea Gull Lighting 7504-15
Lighting - Closet - Sea Gull Lighting 5326-15
Lighting Powder Room - 44035-962 (24" VSB), 44036-962 (36" VSB), 44037-962 (48" VSB)
Lighting - Bathrooms - 44035-962 (24" VSB), 44036-962 (36" VSB), 44037-962 (48" VSB)
Phone and TV - 2 Standard Phone Jacks and 2 Standard Cable Jacks
Recessed Lighting - Sea Gull Lighting 5" 1128qc ic housing, 11155st is baffel
Junction Box -

Underground - copper or aluminum
Amps 300, 400, additional panels
Product selections and locations
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Product selection
Cat 6, locations - \$65 each \$95 \$50 each

Full set of State sealed construction drawings including floor plan, elevations. Electrical, heating and plumbing details.

Base Pricing
Factory Options
Site Options

Total Price