



### Base Structure Specifications:

#### 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	23/32" T&G O.S.B. glued and nailed with underlayment in the vinyl areas
Bridging	One row of bridging
Rim Board	Rigid Rim Board on 2nd story floor perimeter.

#### FRAMING AND DRYWALL

Walls	Exterior wall construction 2 x 6, 16" o.c. - Interior wall construction 2 x 4, 16" o.c. - Ceiling height
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

#### ROOF

Rafter	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

#### SIDING, WINDOWS, DOORS - EXTERIOR

Siding	Certain Teed (Wolverine siding system) Double 4" or 5" vinyl siding, matching 4" 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
Light	

#### 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

#### KITCHEN

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

BATHROOM

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

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

ELECTRIC

Service Panel 200 amp electrical, full size panel box  
Smoke Detector AC/DC smoke detectors, per code  
Receptacles Child Proof receptacles, Outside weatherproof G.F.I. receptacle  
Interior G.F.I. protection where required, Exterior G.F.I - front and rear  
Bedroom Breakers Arc fault breakers for all bedrooms  
Exterior Lights Sea Gull 8510 Standard, one at each exterior door - Upgrade8038-7  
Lighting Foyer 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

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