



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.  
 23/32" T&G O.S.B. glued and nailed with underlayment in the vinyl areas  
 Sub Flooring One row of bridging  
 Bridging Rigid Rim Board on 1st floor ceiling perimeter band and 2nd story floor perimeter. \*\*

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

Size, length, thickness  
 Beam size, column size, installation  
 Design and materials

FRAMING AND DRYWALL

Walls Exterior wall construction 2 x 6, 16" o.c. - Interior 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 5/8" Drywall ceilings with smooth finish  
 1/2" Finished drywall with primer paint

Wall height 9' first floor, 8'6" second floor, 10' ceiling with roof boxes

1/2" or 3/4" plywood, Zip board system

R-41 in ceiling, open or closed cell insulation, rock wool

5/8" drywall on walls, Quiet Rock

Knauf Eco Seal in wall and/or ceiling cavities

ROOF

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

Hiip, flat, masard

Cathedral and vaulted ceilings

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 - front door  
 Portico  
 Porch and Railing  
 Gutters & Leaders  
 Basement Entrance  
 Egress Window 4" white aluminum

Material, trim,soffit, corners, lintels, brackets

Pella, Andersen, Marvin - manufacturer and grill pattern

Therma Tru, Jeld Wen, manufacturer and product selection

Plygem, Pella, Andersen, Marvin

Schlage - product selection

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

Wood shelving painted white

Solid core or mdf door, 7' or 8' panel selection

Material, size and design

Material, size and design

Product selection or Lesalle lever

Popular or Oak risers, railing and bulluster product selection

Material selection and installation

Product selection and installation

Stairs  
 Flooring  
 Accessories

KITCHEN



Range hood	Range hood - Broan 7" round duct, 190 CFM, 6.0 sone performance Laminated Formica countertops with back splash - Greengard	Product selection
Countertop	Certified low emitting product	Granite, silestone, Ceasarstone
Cabinets	Aristokraft or Merrilat quality oak kitchen cabinets	Aristokraft, Merrilat, or custom cabinets
Chandelier	Chandelier in dining room, 6" pan globe over kitchen sink	Product selection
Sink	Kitchen sink - Kohler PRO33226-3F Sterling double basin 33" X 22" x 6", three hole	Single bowl, depth, manufacturer and product selection
Faucet	Kitchen sink faucet - Kohler K-15253-4 Coralais	Product selection
Hardware		Product selection
Accessories		Product selections

**BATHROOM**

Vanity	Aristokraft Oak 24" One piece cultured marble top or laminated countertops with china drop in lavatory bowl Cultured marble molding sink	Wood type, size, manufacturer, cabinet height Marble, granite, quartz, color selection Product selection
Countertop		
Sink		
Accessories	Kohler Coralais chrome towel bar, tissue holder, mirror and bar light SterlingS402215, Windham 12" rough in elongated toiler, 1.6 GPF white	Product selection
Toilet		Product selection
Lavatory - Powder Room	Pedestal sink - Sterling S442124 21"x18" white	Product selection
Tub	Maxx Aker one piece cm60	Kohler - product selection
Faucets Bathrooms	Kohler Coralais K-15240-4, shower - Kohler Coralais K-T15601-4s	Kohler - product selection
Showers	Maxx Acer one piece cm60	Pan size, materials, set up
Bath Exhaust	Broan fan/light combination	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	3/4" water lines, pex or copper
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	Slant fin
Boiler	Slantfin Victory VSPH direct vent gas boiler	Manufacturer, product and energy efficiency
Hot Water Heater	Heat Flo 50 gallon or equivalent	Manufacturer, product and energy efficiency
Air Conditioning		Manufacturer, tonage, seer rating, zones

**ELECTRIC**

Service Wire	Overhead	Underground - copper or aluminum
Service Panel	200 amp electrical, full size panel box	Amps 300, 400, additional panels
Smoke Detector	AC/DC smoke detectors, per code	
Receptacles	Pass & Seymour Outside weatherproof G.F.I. receptacle	Product selections and locations

Bedroom Breakers	Interior G.F.I. protection where required, Exterior G.F.I - front and rear	
Exterior Lights	Arc fault breakers for all bedrooms	Product selection and locations
Lighting Foyer	Sea Gull 8510 Standard, one at each exterior door	Product selection
Lighting - Dining Room	Sea Gull Lighting Sea Gull 51074-962	Product selection
Lighting Hallway	Sea Gull Lighting 31035-962	Product selection
Lighting Breakfast Nook	Sea Gull Lighting 7504-15	Product selection
Lighting Kitchen Pendants	Sea Gull Lighting 61035-692 Pendant	Product selection
Lighting Kitchen Over Sink	Sea Gull Lighting 61035-692 Pendant	Product selection
Lighting Laundry Room	Sea Gull Lighting 7504-15 single light (7506-15 3)	Product selection
Lighting - Closet	Sea Gull Lighting 7504-15	Product selection
	Sea Gull Lighting 5326-15	Product selection
Lighting Powder Room	44035-962 (24" VSB), 44036-962 (36" VSB), 44037-962 (48" VSB)	Product selection
Lighting - Bathrooms	44035-962 (24" VSB), 44036-962 (36" VSB), 44037-962 (48" VSB)	Product selection
Phone and TV	2 Standard Phone Jacks and 2 Standard Cable Jacks	Cat 6, locations

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

Base Pricing	Base Sturcture Specifications
Factory Options	
Site Options	

Total Price