



63 FRANKLIN PLACE E *lake forest*





BUILDER SPEC SHEET

OVERALL FEATURES

- Bedrooms and office
- Home Layout per approved architectural plans
- Chefs Eat-In Kitchen
- All First and Second Floor Bedrooms with En Suite Baths
- Finished Lower Level (Basement)
- First Floor Mudroom
- First & Second Floor Laundry
- 3 Car Attached Garage

QUALITY CONSTRUCTION MATERIALS, METHODS & ENERGY SAVING FEATURES

- Poured Concrete Foundation
- All Exterior Walls are Protected by Waterproofing Applications
- All Framing Materials, Sizes and Procedures Meet All Local Codes
- Exterior Walls – 2x6 Studs
- Interior Walls – 2x4 Studs
- 2x12 and 2x12 Floor Joint and Roof Rafters
- OSB Exterior Walls, Covered with Vapor Barrier (TYVEC) and CDX 4-Ply Plywood for All Wall Areas and the Entire Roof
- 5/8” Drywall Sheet Rock Throughout House
- Fire Protection Sprinkler System Per Approved Fire Department Plans
- Insulation Per Current Village Adopted Energy Code & Approved Architectural Plans
- European Aluminum Windows or equivalent with Low E Insulated Glass with Grilles in the Air Space and Screens on the Entire Home
- Concrete Slab Basement & Storage
- Ejector Pump & Sump Pump
- Carrier or Equivalent Gas Forced Furnaces, 98% Efficiency
- One 75 Gallon Water Heater, Power Vent to the Exterior
- 3 Zone HVAC System (Heating and Cooling)
- Plumbing and Wiring Meet National and Local Building Codes
- Copper Service Plumbing Lines with 1-1/2 Main Water Service Pipe with PVC Drain Lines

- Two 42 – Breaker Electrical Service Panels, 400 Amp Underground Service, Decora Switches and Outlets on Entire House
- Pre-Wired for Exterior Camera’s, CAT 6/Data, 4 Ceiling Speakers with 2 Exterior & 2 Wi-fi access points (See Description for Low Voltage)
- Roof Shingles – IKO 30 Year Architectural Grade
- Copper or Equivalent K-Gutter and Oversize Downspout
- Synthetic Exterior Stucco per (See Approved Elevations)
- Masonry Stone Surround per Approved Elevations
- Cedar or Equivalent Soffit/Fascia
- Stone Front Entrance
- Electrical-Three Exterior GFCI Receptacles (1-Front, 1-Back & 1 Side)
- Plumbing- Two Exterior “Frost Free” Hose Bib Water Spigots (1-Front, 1-Rear)
- Entry Door- Wrought Iron Sindle Door with Sidelights
- Garage Doors Pre-Finished, Insulated Over Head Steel Doors with door openers, Two Transmitters and Two Keyless Pad Entry

STAIRCASE

- White Oak Staircase (White Oak Step with Railings and Pine Painted Risers)
- Metal Balusters or Metal Spindles and White Oak Railings (Per Builder Selection)

INTERIOR DOORS

- MDF Interior Solid Core Shaker Single Panel doors with Standard Builder Selected Emtek Door Lock Sets

TRIM PACKAGE

- 7-1/4” Base and 3-1/4” Casing Entire First and Second Floor and Basement Halls Painted Finish Crown Molding 7-1/4” First and Second Floor
- Tray Ceiling in Office, Living Room, Dining Room per Approved Plans

BUILDER SPEC SHEET

- Decorative Ceiling (Per Builder Selection)
- All Finish Carpentry per Builder Selection

PAINTING

- Interior of Home is painted up to Five Wall Colors. Ceiling and Trim will be Painted White. Bathroom/Kitchen Eggshell Finish. Trim and Doors Semi-Gloss Finish
- Bedrooms and All Living Spaces Flat Finish – Sherwin Williams Paint
- Any Additional Color Upcharge \$650 Per Room
- Wallpaper Install at additional Cost/Upgrade

LIGHTING FIXTURES

- Assembly, and Installation of Selected Fixtures. Note: Some Fixtures and Standard Closet Fluorescents are included with each Floor Plan. Light Fixtures Must be provided by Lux Builders NorthShore LLC. Lighting Source

ELECTRICAL

- All Electrical Per Approved Architectural Plans for outlets, switches, 6” CAN lighting & Scone/Chandelier locations
- Any Deviation from the Approved Plans May Result in Additional Charges

CEILINGS

- First Floor 10’ ceiling height, Second Floor Main Hallways, Bathrooms & closets 9’ Ceiling Height where applicable and Bedrooms up to 10’ Ceiling Heights where applicable, Basement Area has 10’ Foot Ceiling Height Exception areas with soffit locations

FIREPLACE

- 60” Prefab Linear Gas/Electric Fireplace 1st Floor

LOW VOLTAGE

- Pre-Wired for Exterior Camera’s (4 Locations Only)
- Pre-Wired for CAT 6/Data (Family Room, All Bedrooms, Office, Basement Great Room)

- Pre-Wired for Sterio in Ceiling Speakers for Kitchen, Dining Room & 2 Rear Patio Locations
- Pre-Wired for Wi-fi Access Points 1 per Floor
- Low Voltage Wall Enclosure Included at Basement Utility Room
- **Note: All Low Voltage Equipment, Speakers, Amplifiers, Sound Zoning, Equipment Rack, Switches, Modems & Set Up or Programming at Additional Cost/Upgrade**
- **All Theatre Room seating, screen, Projector & seating at additional cost and is not included**
- **Internet Connection by 3rd Party Vendor or Provider from Exterior to Inside of the Residence**

KITCHEN

- Custom Designed and Built Pre-Finished Cabinetry, Wall Cabinets 42” High and 12-15” Double Stack if Applicable, Including Flat Molding to Ceiling, Soft Close, Raised Panel/Shaker/Recessed Panel Style Doors @ Builders Selection. (Door Style Can Vary from Builder Selection or Availability)
- Marble/Quartzite (Per Our Selection) Countertops 1-1/4” Thick, with straight Edge Finish (OG Available for Additional Cost)
- Exotic Stones Available for Additional Cost
- Primary Bathroom-Marble 1-1/4” Thick, Straight Edge Stone
- All Remaining Bathrooms-Manmade stone/Quartz 1-1/4” Thick Straight Edge

APPLIANCES

- Sub Zero 60” Refrigerator
- 48” Wolf Professional Cook Top
- Double Wall Oven (240V)
- 24” Dishwasher X2
- Built In Microwave w/trim Kit
- Washer and Dryer (Electrolux or Equivalent)
- 48” Hood Insert (Best or Equivalent)
- Butler’s Pantry 24” Wine Cooler (Marvin or Equivalent)
- Basement Bar 24” Beverage Fridge (Marvin or Equivalent)

BUILDER SPEC SHEET

BASEMENT VINYL FLOORING

- Vinyl Flooring with backing per Builders Selection

HARDWOOD FLOORING

- Installed, Site Stained 4” White Oak Flooring in Family Room, Dining Room, Living Room, Front Foyer, Study, Staircase, Second Floor Hallways, and All 2nd Floor Bedrooms

TILE

- All tile per Builder Selection/Design

FRONT ENTRY

- Wrought Iron Single Door with Sidelights from Builders Selection

SINKS

- Stainless Steel Single Bowl under Mount Sink for Kitchen, Bar & Laundry locations (Per Builders Selection)

PLUMBING TRIM PACKAGE

- Kohler or Equivalent throughout the house (Per Builders Selections)

BATHROOMS VANITIES

- Pre-Finished Base with Quartz (Natural Stone @ Additional Charge), Straight Edge Finish.
- Standard Square or Oval bowls (Different Shapes or Sizes Available for Additional Cost)

TUBS/HEATED FLOOR

- Master Bathroom Free Standing Soaking Tub with Faucet (From Builders Selections)
- Master Bathroom to have Heated Floors with Wall Mount Digital Controller
- 1 En-Suite Bath with Fiberglass 32” wide X 5’-00” Long Tub

POWDER ROOM

- Pedestal Sink or Equivalent

TOILET FIXTURE

- Kohler or Equivalent

ACCESSORIES

- Mirrors above all vanities per builder selections, standard finish towel bars and paper holder

MUDROOM

- Pre-Finished Custom Cubbies in Mudroom included

LAUNDRY

- Pre-Finished Sink Base Cabinet with Under Mount Stainless Steel Sink and Upper 42’ Cabinets included (Per Builder Design
- Plans)

CLOSETS

- Closet Organizers Included Per Builder Design and Choice throughout 1st & 2nd floor

WINDOW WELLS & RAILINGS

- Metal Window Wells per Approved Plans
- All Wells to have Approved Metal Covers with Escape Ladder where Applicable per code
- Balcony Railing per applicable Village Code from Builders Selection on Shape/Size

BASEMENT BAR

- Pre-Finished Basement Bar Per Approved Plans with Stainless Steel Under Mount Sink, Man Made Stone Countertop and Built in Beverage Fridge. (Cabinetry Per Builders Selection)

THEATER ROOM

- Sound Insulation for Ceiling & Perimeter Walls Included
- Pre-Wiring included only for Surround Sound, Main Screen & Ceiling Mounted Projector
- Theatre Carpet Per Builder Selection Only
- All Equipment, Speakers, Screen, Theatre Seating & Projector at Additional Cost/Upgrade

BUILDER SPEC SHEET

FITNESS ROOM

- Rubber Flooring at Builders Selection

PATIO/WALKWAYS (ALL PER APPROVED CIVIL PLANS FOR SIZE & SHAPE)

- Unilock Pavers over Gravel Base with Polymeric Sand In Between the Joints
- Unilock Front Walkway Pavers Per Builders Selection, Size Per Approved Civil Plans
- Gas Stub Out for Patio Gas Grill (Grill Not Included)
- BBQ Grill Build out at additional Cost/Upgrade

DRIVEWAY

- Asphalt Driveway with Brick Border Per Approved Plans

GARAGE

- Insulated Pre-Finished Steel Garage Doors with Belt Driven Overhead Motors

GRADING/LANDSCAPING

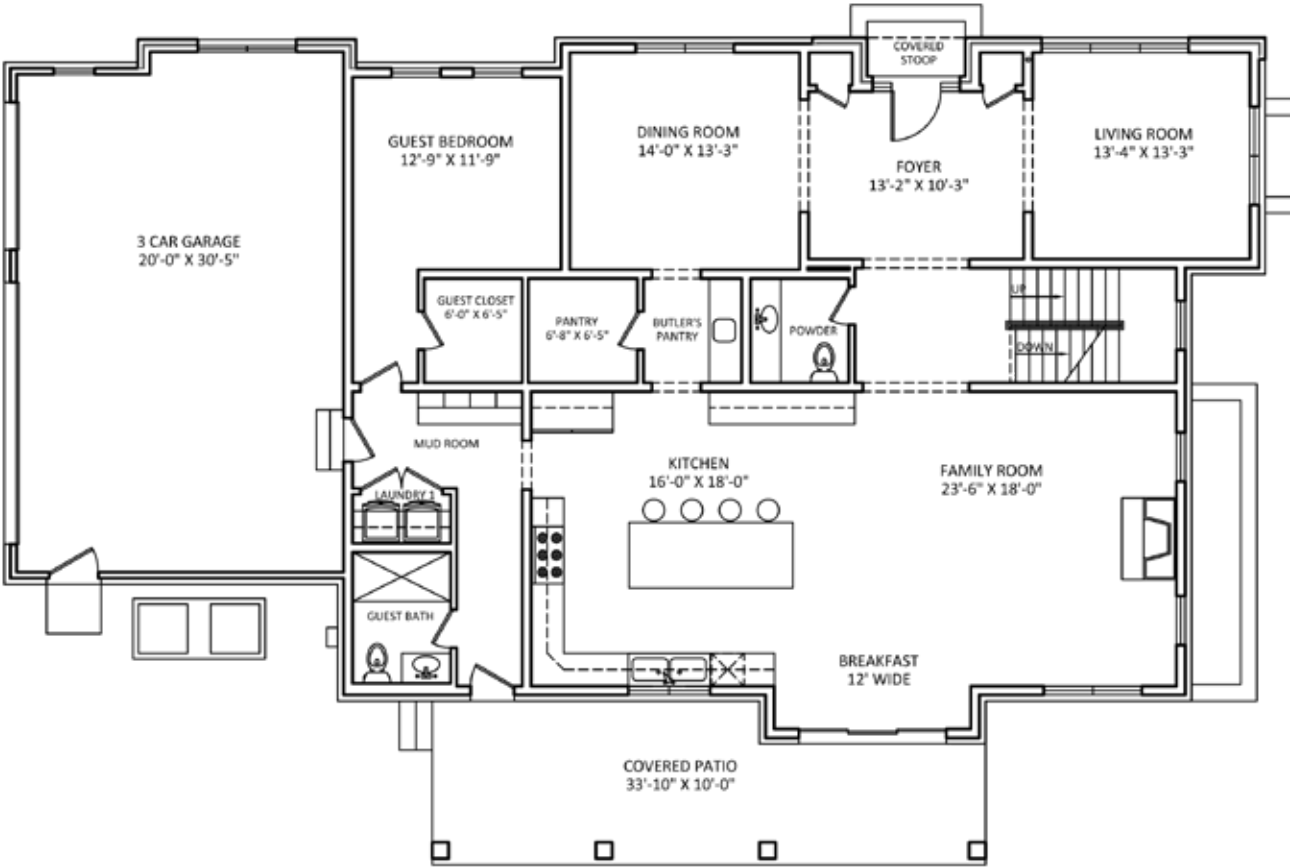
- All Final Grading & Sod Installation Per Approved Civil Engineering Plans
- All Landscaping Per Approved Landscaping Plan (Plantings Species per Availability or Builder Discretion)

BUILDER ALLOWANCE SECTION:

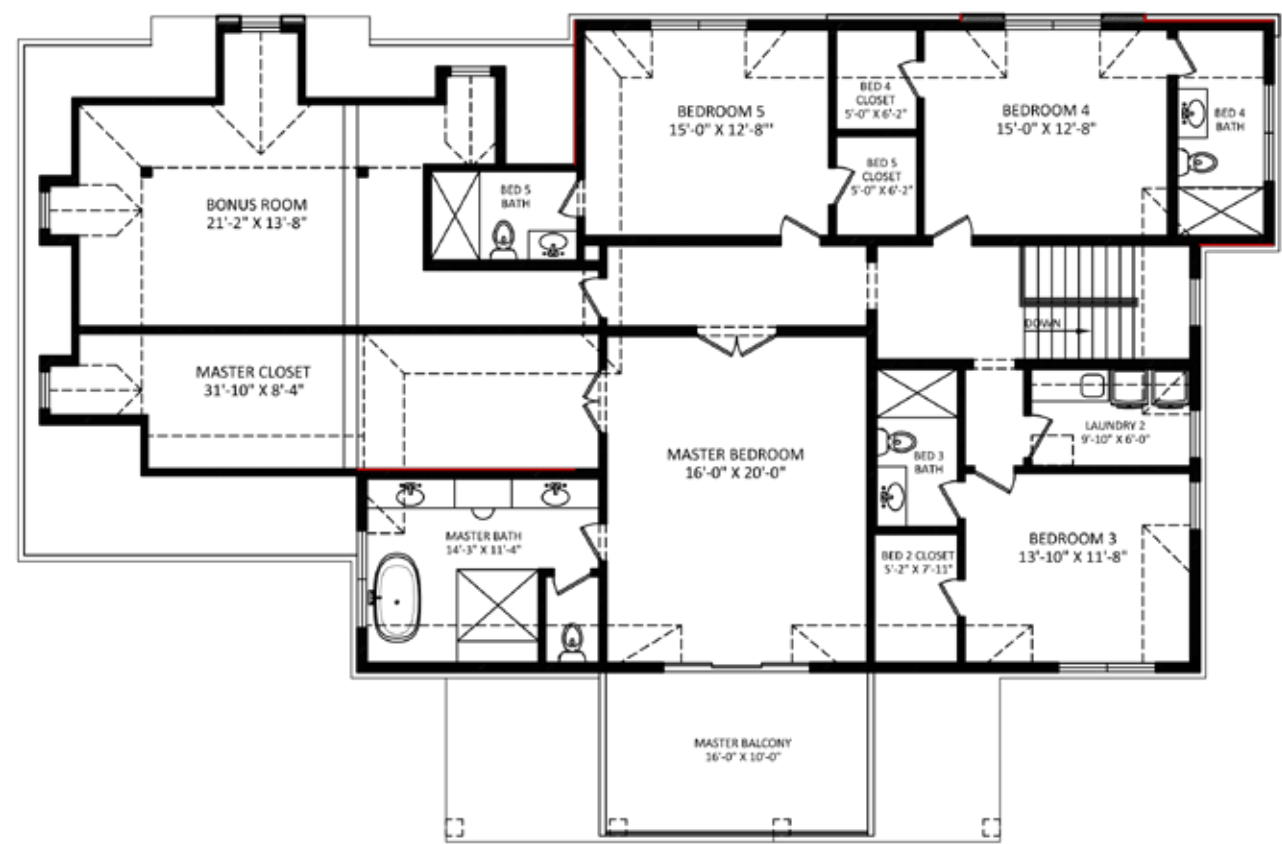
- Wolf/Zub Zero Appliances \$38,500.00
- Plumbing Package (Includes All Stainless-Steel Sinks & Porcelain Sinks) \$24,500.00
- Lighting Allowance \$7,500.00 (Sconces, Chandeliers/Fans, Exterior Lighting)
- Bathroom Accessories/Mirrors \$3,950.00
- Wrought Iron Entrance Door or Equivalent \$3,500.00
- Emtek Locksets \$3,250 (Privacy/Passage/Dummy Sets)
- Entrance Door Lock Set \$250.00
- Garage Service Door Lock Set \$125.00
- Countertop Allowance \$25,500.00
- Stone Fireplace Surround or Equivalent \$3,500.00
- Tile Material \$19,000.00
- Custom Closets \$12,850.00
- Masonry Stone \$450.00 Per Ton
- Unilock Pavers (Normally Stocked Selections Only, Natural Stone/Bluestone or Special-Order materials at Additional Charge)

FIRST LEVEL

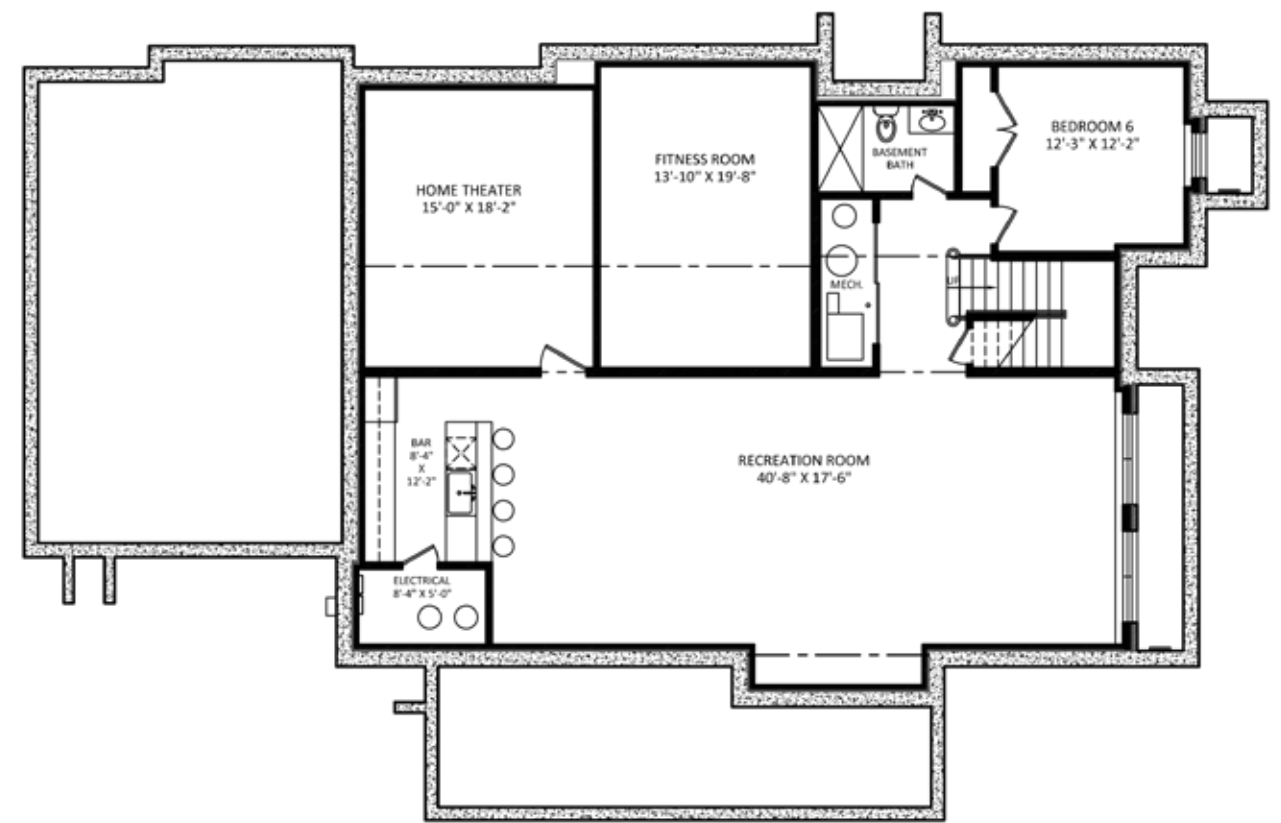
NATURAL LIMESTONE  Light limestone with natural color variation and a refined texture. Random ashlar pattern with tight gray mortar.	SMOOTH STUCCO  Smooth warm ivory stucco to walls above the stone wainscot and elsewhere.	ROOFING SHINGLES  Architectural asphalt shingles in charcoal color for durability and a sophisticated appearance.	WINDOWS  Aluminum clad windows in black with divided lights for a traditional look.
FRONT DOOR  Solid wood entry door with clean, recessed panel profile painted black.	TRIM, FASCIA & RAKERS  Painted wood trim, fascia and rakers in black to match windows and doors.	GUTTERS & DOWNSPOUTS  Seamless aluminum gutters and downspouts in black.	EXTERIOR LIGHTING  Traditional style exterior lights fixtures in black for a timeless architectural detail.



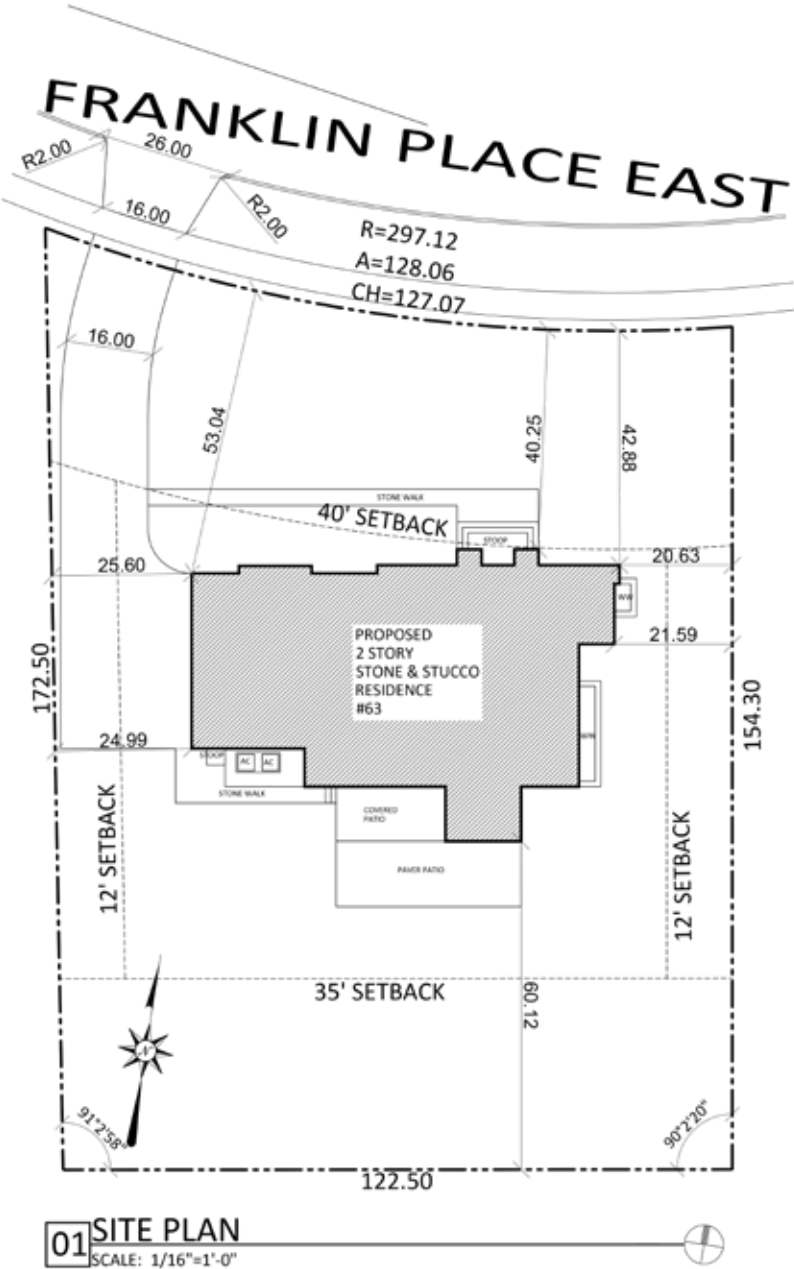
SECOND LEVEL



LOWER LEVEL



SITE PLAN



FRONT & REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION





opening doors & closing deals

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