



Specifications for Construction

Sitework:

- Finish grades - 4" loam minimum at lawn areas & 12" loam minimum at planting bed areas
- Grass turf at lawn areas
- Asphalt driveway - 2-1/2" binder course & 1" wear course
- Asphalt/concrete sidewalks
- Landscape Plantings - Bark mulch at planting beds
- Landscape Irrigation
- Hardscapes - Walkway and Patio precast paver stone

Concrete:

- Footings & walls
 - 3000#, reinforced concrete footings, 5'-0" below finish grade & 3000#, reinforced concrete walls
- Flatwork -
 - Interior - 4" thick, fiber-mesh reinforced, 4000# concrete, finished smooth, exp saw cut
 - Garage - 5" thick, exterior mix, WWF reinforced, 4000# concrete, finished smooth, expansion saw cut
 - Utility pads - 4" thick, exterior mix, WWF reinforced, 4000# concrete, broom finish

Masonry: Delgado stone veneer roof top chimney cladding

Wood & Plastics:

- Rough Carpentry
 - 2x6 PT, SYP, grade #2 sill plates
 - Pre-engineered wood floor truss joist system @ 24" O.C.
 - 3/4", T&G Advantech engineered floor sheathing, (glued & nailed)
 - 2x6 KD, SPF, grade #2, exterior wall framing @ 16" O.C., @ ceiling heights, 1st floor 8'-0", 2nd floor 9'-0", 3rd floor 9'-0"
 - 7/16" Zip Wall, side-wall exterior sheathing
 - 7/16" OSB, side-wall exterior sheathing
 - Pre-engineered roof truss system @ 24" O.C.
 - 2x12 KD, SPF, grade #2 conventional rafter framing at gambrel roof areas
 - 5/8", CDX, Fir, SE with clips roof sheathing

- 5/8", CDX, FTP, SE with clips roof sheathing at unit separation areas
- 5/8", KD ceiling strapping @ 16" O.C.
- 2x4 KD, SPF, grade #2 interior partition framing @ 16" O.C. unless otherwise noted
- 2x6 KD, SPF, grade #2 sub-facia framing in preparation for PVC board cladding

Balcony

- 2x8 PT, SYP, grade #2 balcony framing supported by decorative structural metal brackets
- DryJoist aluminum deck drainage system
- 5/4x6 composite decking, (screw & plug fasteners)
- Aluminum Verti-Cable balcony rail system

Finish Carpentry

- Interior occupied spaces including
 - 3-1/2", flat board pre-primed door casing
 - 3-1/2", flat board pre-primed window casing
 - 3/4"x4", pre-primed window stools
 - 5-1/4", pre-primed base board molding
- Garage space
 - 3-1/2", flat board pre-primed entry door casing
 - 3-1/2", flat board pre-primed window casing
 - 3/4"x4", pre-primed window stools
 - No base moldings
- Interior stair
 - Hardwood oak treads, pre-primed pine risers & skirt boards
 - Pre-primed rail balusters, clear finished hardwood oak grab rails, guards, newel posts & stair treads

Thermal & Moisture

Roofing

- Ice & water shield applied at eave edge to a point terminating 2'-0" inside the exterior wall line
- Ice & water shield applied at roof valleys, expanding 18" each way of valley center line
- Ice & water shield applied at dormer "cheek" walls, expanding 18" vertical & horizontal at roof/dormer wall connection
- Synthetic asphalt roofing underlayment sheeting
- 8" aluminum drip edge @ eaves & rakes, (White color)
- GAF, Timberline, architectural asphalt shingles, (Pewter Gray color)
- Roll ridge venting at vented roof lines

Siding

- CertainTeed, triple 2", vinyl perforated, beaded, (invisible vented) soffits, (color white)
- CertainTeed, triple 2", vinyl non-perforated, beaded panels at extended rake overhangs, (color white)
- CertainTeed Monogram Series, double 4" vinyl clapboard siding, (Sterling Gray color)
- CertainTeed, one piece, 5" vinyl super-corners with integral J channel, (color white)
- CertainTeed, Cedar Impressions, straight 7" vinyl shingle siding, at gable wall ends, (Granite Gray color)

Damp-proofing

- Henry, Blueskin VP100 water resistive barrier building wrap
- 6-mil polyethylene vapor barrier under concrete flatwork

Thermal Insulation

- Spray foam, air seal windows and doors
- R-10 under slab rigid board insulation
- Garage/house common wall - R-21, Kraft faced fiberglass batts
- Garage exterior walls - R-21, unfaced fiberglass batts
- Garage ceiling - R-25, unfaced fiberglass batts
- Exterior Walls Hybrid - R-15, CCSPF, 2" & R-11, unfaced fiberglass batts
- Main, flat ceiling to attic space - Foam, air seal penetrations & R-49 blown loose fill insulation
- Stair treads - R-30, unfaced fiberglass batts
- Privacy insulation
 - R-13 fiberglass batts in bath and bedroom walls
 - R-21 fiberglass batts in floor/ceiling assemblies

Openings:

Matthews Brothers vinyl clad windows.

- Pre-finished white interior, black vinyl exterior sash/frame
- 5/4x4" vinyl flat board exterior casing, historical sill profile, (Black color)

One (1) 16x7, R12.76, garage OH door (horizontal panel), no glass with remote door opener

Therma-Tru, paint grade, fiberglass exterior entry door

Anderson 12' French slider at balcony and 6' French door at Lower Level

Pre-primed, double rabbeted solid wood jamb, solid core, Craftsman style, molded interior paint grade doors

Residential grade door hardware, (brush nickel finish or matte black finish)

Lever set door handles

Finishes:

Walls

- 1/2" GWB ceilings & walls, hung, taped, sanded (level 4 finish) at occupied interior spaces
- 5/8" GWB FC ceilings & walls, hung, taped & sanded (level 4 finish) at garage space

Painting

- 1 coat GWB primer, 1 coat finish ceilings, (flat white)
- 1 coat GWB primer, 2 coats finish walls, (Eqqshell finish, up to 5 color selections by owner)
- 2 coats finish interior trim, (Satin finish, color selections by owner)
- 2 coats finish interior doors, (Satin finish, color selections by owner)
- 2 coats finish exterior doors, (Satin finish, color selections by owner)
- Garage walls to be primer coat only

Flooring

- Standard wide format rustic white oak engineered hardwood in all main living areas
 - \$7.50 per square foot material allowance
- Standard tile in Master & Guest Bath Floors, 1st floor Bonus, 1st floor Bath & Laundry
 - \$5.00 per square foot material allowance
- Standard Custom Tiled Master Shower & Guest Bath Shower Walls
 - \$5.00 per square foot material allowance for walls
 - \$18.00 per square foot material allowance for Master shower floor, 1 niche insert and 12" running border

Specialties

Bath accessories - \$1,000 allowance for towel bars, paper holders, fixed mirrors, robe hooks etc.

Closet storage systems - \$5,000 allowance for closet casework, hardware, and fixtures

Clear glass shower door - Included in Master Bathroom

Casework

Cabinetry and countertops

- Standard cabinets are Diamond, 5-piece, shaker style doors with 1-piece, flat front drawer heads
 - Kitchen to include white perimeter, rustic alder island
 - Bar to include rustic alder base and uppers with glass insets in middle uppers
 - Bath vanities are painted maple in grey, or similar color.
- \$52,000 allowance for all kitchen cabinets, bar cabinets, bath vanities & countertops

Equipment

Standard appliance package is Professional Thermador collection – see spec book for details.

- \$13,270 allowance for all appliances

One (1), Heat & Glo, Cosmo, linear NG fireplace at 1st floor family room direct vent. Corner wall surround is nickel gap mdf with a rustic wood mantle.

One (1), Symmetry residential electric elevator

Plumbing

PEX domestic hot & cold-water lines to control manifold

Schedule 40 PVC waste & vent lines

Two (2), exterior sill cocks

One (1), 50gal, NG fired sealed combustion domestic hot water heater, (direct vent) with mixing valve and domestic hot water circulator loop

Standard fixtures per plan

- Delta decorative fixtures - see spec book for standard selections
 - \$10,000 allowance for all decorative plumbing fixtures
- Master Bath – custom tiled shower, toilet and two (2) undermount sinks and faucet per specs
- Guest Bath – deep tub base with tiled shower walls, toilet and one (1) undermount sink and faucet per specs
- Main Level ½ Bath – toilet and one (1) undermount sink and faucet per specs
- 1st Floor ½ Bath & Laundry – toilet, one (1) undermount sink, faucet, and laundry hookups per specs
- Kitchen - one (1) stainless steel undermount sink, kitchen faucet and one (1) dishwasher connection per specs

Fire Protection:

Residential, NFPA 13D wet pipe sprinkler system

Mechanical

One (1), NG fired, forced air heating including AC evaporator coil and condenser for cooling at interior occupied spaces

- Zones on each level – three (3) total
- Standard duct registers and grilles, (white or brown colors)

Four (4), bath exhaust fan assemblies venting ducted to exterior, fans are to be Panasonic or equal with multi-speed control sequence

NG piping as required for appliances & equipment

Domestic hot water tank direct ventilation ducting to exterior

One (1) clothes dryer direct vent to exterior

One (1) kitchen range hood ducted to exterior

Electrical

- 150-amp power service
- Eight (8) to Ten (10) circuit, standby back-up generator circuitry with automatic transfer switch
 - Generac, Kohler or equal
- Electric vehicle (EV) charging circuit at garage
- Wall devices, (standard wall toggle switch devices, color white)
- LED interior/exterior lighting
- Under cabinet kitchen and bar LED lighting
- Exterior lighting at entry doors and balcony per plan
- Decorative electrical fixtures and ceiling fans purchased by owner
 - \$2,500 Allowance for light fixtures and ceiling fans
- Four (4), bath exhaust fan assemblies venting ducted to exterior, fans are to be Panasonic or equal with multi-speed control sequence

Utilities

- Underground utilities
- City water and sewer service
- Natural gas fuel service

Additional Services

- Central mail room located within Building E
- On site marina
 - Deeded 24' boat slip included with the purchase of each unit
 - Marina freshwater connection
 - Marina shore power service
 - Marina bath/changing room access

Construction Details & Notes:

- Due to current supply chain issues, the builder reserves the right to change some of the specific brand/manufacturer products to "like-kind" or similar quality. The Specifications for Construction are subject to change, but the allowances noted are not.
- Standard surface mounted bathroom accessories and mirrors to be provided by the buyer (per allowance) and will be installed by the builder at no additional charge.
- Any built-ins or additional decorative details will be additional and handled via change order.
- Any changes made by the buyer from our standard specifications for construction, or to the overall layout/floor plan, may be accommodated at the discretion of the builder. Prior to any changes being made, a change order (quote for the work) will be issued for review, approval, and payment. No changes / work will commence until a change order has been paid in full.
- The Builder has made minor changes to the floor plan sets in each building. The main level offices and closet off main level ½ bath have both been removed from the plans. The main duct chase has been moved on the plan, which has slightly modified the upper-level bathrooms. Buyer acknowledges these changes have been made in all units.
- Should the buyer spend more than the amount allotted for a particular allowance, builder shall invoice the buyer for the overage. All invoices are due within 10 days from the date of issuance.