

# 2009 TAILOR MADE STANDARD SPECIFICATIONS

Date: February 1, 2009

## ENGINEERING AND SOILS

Engineered soil report – 1 Profile hole per lot.  
Subsurface investigation and percolation test – 2 holes per lot.

## FOUNDATION

Designed in accordance with engineered soil report.  
Basement with crawl space and/or full basement per plan.  
Vinyl sliders with double-glazing per foundation plan.  
Metal Area Wells: Minimum 36" projection, with one ladder for egress per plan (At finished basement, egress wells are located at bedrooms).  
Foundation Wall: Standard 10' forms with concrete poured as high as possible.  
Footings or Caissons, and reinforcing steel in accordance with structural drawings of engineer.  
Breakout steel at all ext. patio slabs. Type and spacing per Structural Engineering.

## FOUNDATION DRAIN AND DAMPPROOFING

Foundation Drain: 4" flexible perforated pipe in gravel placed at the interior of the foundation wall, draining to a sump pit with a stub for future radon venting.  
Foundation drain placed at interior of wall (Refer to Soil Report for specific drain detail).

## EXCAVATION

Unforeseen conditions may result in additional cost. Finish grade shall be completed to allow for positive drainage of one foot in first 10 feet (10%) from six (6) inches below top of foundation.  
Backfill to be placed and compacted in 2' lifts.  
Place backfill and provide rough grade to the final slab sub grade for concrete flatwork.

## FINE GRADE

Fine grading and drainage patterns per plot plans.  
Splash Blocks: 2 total. 1 at each hose bib location.

## FLAT CONCRETE

Concrete Design: Approximately 4" thick with control joints every 100 square feet, in accordance with engineering recommendations. Wire mesh at driveway, patio, walks and garage. Rebar in thickened edge.  
Basement Slab Column Blockout: 18" x 18" square at pad or caisson.  
Basement Slab Control Joints: At a minimum of 100sf, as well as the perimeter 3' in from foundation wall.  
Exterior: Per site plan.  
5' wide front walk., or per plan.  
1 - 4" sleeve at front walk to accommodate future wiring or irrigation, as required.  
Downspouts at front sidewalk to have adapter and 4" rigid pipe attached to drain under sidewalk, as required.  
Finish: Smooth trowel at basement and garage, magnesium trowel swirl finish at exterior flatwork. All joints and edges tooled.

## EXTERIOR SIDING SURFACES

Siding: Hardboard lap, per plan.  
Stucco: Conventional hard-coat stucco having a Quartz Putz finish -- foam detail per plan. No stucco to grade.  
Stone: Precast stone veneer – per plan. Minimum 4" of stone below any window.

## LUMBER AND EXTERIOR SIDING/TRIM MATERIAL

All structural lumber shall be sized per the drawings and structural calculations.  
Fascia: 4/4 textured, plowed hardboard – height per plan.  
Window and Corner Trim: textured hardboard sized per plan.  
Soffit: Textured hardboard material or 12" siding per plan.  
Siding: 6" or 8" hardboard siding in accordance with architectural drawings  
Garage Jamb and Header: 5/4 textured hardboard or 2X cedar per plan.  
Porch and Deck Rails: Cedar balusters and rails.  
Drop framing under heat runs and plumbing in garage ceiling to allow for additional insulation.  
Decking: 6"x 5/4 composite deck material, 2 standard colors.

## **ELEVATIONS**

- A: Siding and masonry veneer.
- B: Siding, stucco and stone veneer.
- C: Stucco and stone veneer.

## **ROOFING AND GUTTERS**

- Roofing: 30-year, high-definition laminated fiberglass shingle.
- Gutters: 5' pre-primed metal with 5' extensions with tip-ups.
- Downspouts at front sidewalk to have adapter and 4" rigid pipe to drain under sidewalk.

## **WINDOWS AND SLIDING PATIO DOORS**

- Vinyl sliders, casement, single hung and sliding glass patio doors: Grilles per plan. Egress and tempering per code. All glazing shall have low-E coating. Almond frames.
- All operable windows and sliding doors include removable nylon mesh screens.
- Note: 5' or wider doors are sliding glass doors.

## **EXTERIOR DOORS**

- All entry doors to be 8' high (even if plan shows 6'-8" or other height) with surface bolt.
- Front Entry Door: Fiberglass door with full-lite clear glass sidelights per construction order.
- Front Door: Jambs – stain grade.
- Bronze or dark coated threshold with adjustable sill.
- Swinging Patio Doors: Metal Therma-Tru or equal with 3-point locking system.
- Garage Doors: Size per plan. Style -- Hardboard, raised-panel door, or as noted on construction order.
- Garage door opener with 2 transmitters at double door. 1/2-HP chain-drive motor.

## **FIREPLACE**

- Family Room: Gas fireplace with top vent or direct vent, per plan and code.
- Facing: Ceramic tile per plan.
- Hearth: Ceramic tile per plan.
- Mantle: Per plan. See interior millwork.

## **HEATING AND VENTILATION**

- Heating system shall be designed and sized in accordance with the heat gain/loss calculations.
- Type: Forced air, natural gas 80% efficiency with electronic ignition. Quantity per plans and options.
- Thermostat: Digital, day /night programmable.
- Drip Pan: Install under all attic furnaces per plan.
- Exhaust fans in all bathrooms, water closets & laundry room.
- Cooktop: Downdraft vented to outside.
- Diffusers: Brown in all areas.
- Return Air Register: Almond color
- Supply boots to be sealed to floor with mastic.
- Supply and return lines screwed and sealed with mastic and aluminum tape.
- A/C line set provided from the attic furnace to the basement.
- Condensation Line: Installed from attic drip pan to floor drain in basement.

## **PLUMBING**

- Materials: All water piping shall be polyethylene; all waste and vent piping shall be plastic.
- Exterior Sillcocks: 1 at front elevation and 1 at rear elevation.
- Water Heater: 1 - 50 gallon, 80% plus efficiency rating.
- Icemaker Line: Rough-in 1/4" line from refrigerator space to kitchen sink cabinet (no plumbing connection).
- Basement: Rough-in basement plumbing, per plan.

## **PLUMBING FIXTURES & FAUCETS**

### **Kitchen**

Sink: 18 Gauge stainless steel under-mount double bowl (1 large & 1 medium bowl).  
Faucet: Single lever with integral pull-out sprayer (1-hole application) -- Stainless Steel.  
Disposal: 1/2 hp disposal.

### **Master Bath (White Fixtures)**

Tub: American Standard soaking tub 5' (w/ 6' option per plan) – polished acrylic.  
Sinks: 19" round china lavs.  
Shower: Florestone at standard base configurations; poured shower base with tiled floor at irregular base configurations, per plan.  
Toilet: Round bowl.  
Faucets: Lav - 4" spread with chrome finish.  
Shower - Trim and chrome handle.  
Tub/Shower - Trim and chrome handle.  
Roman Tub Filler with chrome handles.

### **Secondary Baths/Powder Room (White Fixtures)**

Sink: Pedestal lav in Powder Room, 19" round china lavs in secondary baths, as noted on plan.  
Faucet: 4" spread with chrome finish.  
Toilet: Round bowl.  
Tub/Shower per plan: 5' steel enamel tub.  
Shower only per plan: Florestone or equal shower base.

### **Powder Room**

Sink: American Standard pedestal sink -- Cadet.  
Faucet: 4" spread with chrome finish.

### **Laundry Room**

No laundry tub/faucet standard.

## **ELECTRICAL**

Service: 200 amps.  
Garage: 1 GFI and 2 ceiling outlets for garage door openers.  
Light Fixtures: Light Fixture Allowance per construction order.  
Pendant at Entry, Dining Room, Powder, Kitchen Island (2 or 3, per plan).  
Ceiling-Mount: All secondary bedrooms (no fan prewire).  
Master Bedroom: Fan/light prewire & 1/2-hot outlet.  
Great Room: Fan/light prewire.  
Switches: Rocker-type, Almond.  
Outlets and switches over Kitchen counter top to be 38" from rough floor to bottom of box.  
Outlets and switches in Powder Room to be 48" from rough floor to bottom of box.

## **PHONE AND STRUCTURED WIRING**

Central distribution center located in basement for phone and cable includes:  
Kitchen, Study, and all Bedrooms consisting of 1 RG6 quad shield cable, 1 Category-5 phone cable ports.  
An additional phone line will be installed in the master bedroom bed wall (not in any other bedrooms unless optioned by buyer).  
Jack terminations shall be 2 port outlets, 1 phones and 1 TV.  
Family Room stereo/TV interlink: 1 Category-5 phone line will be located at the audio equipment center and 3 RG6 cables shall be located at the TV location. An interlink for these lines shall be provided between the TV area and audio.  
  
Stereo prewire at Family Room/Great Room consisting of 5 speaker locations terminating at audio equipment center.  
Satellite prewire for HDTV.  
Security prewire: All doors and windows in basement and 1st floor doors and windows.

## **INSULATION**

Exterior walls: Fiberglass as required per code with 4-mil poly vapor barrier.  
Attic Areas: Fiberglass R-38 blow.  
Vaulted Ceiling: Fiberglass R-30 batting.  
Cantilevers: Fiberglass R-19.  
Garage Ceiling with Living Areas Above: Fiberglass R-30.

Non-expansive Foam Sealant Package with fiberglass chinking around windows and doors in accordance with Built-Green recommendations.  
Drop framing under heat runs and plumbing in garage ceiling to allow for additional insulation.

## **DRYWALL**

All wall and ceilings: Drywall with 1/2" gypsum board with square corners.  
Wall and ceiling texture: "Knock down."  
Garage: 5/8" Type 'X' gypsum and fire tape as required to meet code at common walls and ceiling areas, 1/2" drywall on all other walls, fire taped only.  
Windows: Drywall returns with poplar sill and casing apron (excluding Family/Great Room).  
Great Room Hearth: Drywall top of hearth and floor of media area in preparation for tile surface.  
Mantle Detail: No drywall.  
Bypass closet doors: Drywall wrap with square corners.  
Durock, or equal, 4' up from shower pan and 18" up from tubs, with water-resistant gypsum above.

## **INTERIOR MILLWORK**

Material: Finger joint pine and MDF, paint-grade except as noted below.  
Trim: 3-1/4" base, 2-1/2" door casing. Wood trim base at all tile floor (excluding Powder Room with tile wainscot).  
Style: Traditional, Tailor Made Standard and Contemporary Design (3 step base & casing) per construction order.  
Interior doors:  
Interior doors: 6-panel Colonist, textured hollow-core, per plan.  
Study: 10-lite Fir door (stained both sides).  
Fire-Rated Door to Garage – 20 Minute -Solid Core door to match interior selection (Colonist/ Coventry).

Signature Entry: Detail to include transom window above door (per door). Transom window to receive jamb extension.  
Windows: Drywall returns with poplar sill and casing apron (excluding Family/Great Room).  
All bypass closet doors: Drywall wrap jambs with square corners.  
All closets with double rods shall have a shelf (supershelf) above each rod.  
Master Closet: Same as secondary closets.  
Great room TV/Media Box: Painted media box all sides except platform per plan. Media box with 3 adjustable shelves per plan.  
Great Room Mantle: Detail with painted mantle and CR7 held flush to top of mantle per detail.  
All horizontal surfaces and niches: Painted cap with CR7 face per plan.  
Coffered ceilings, per plan.  
Moldings: Dining Room - 1 piece WM49 crown.  
Stair and Rail: Post to post (where possible) handrail #6010 stain grade hemlock, Metal Baluster #TBD, Newel #4040 Hemlock (#4010 for over the post rail), stair stringer to be painted, stained floor plate. Floor caps at the base of any 2nd floor guard rail / catwalks / bridges, use 1x8 with upside down 2-1/4" casing as a skirt.  
Turnout Handrail: All stairways to 2nd floor with starting step.  
Garages needing 3 or more risers at the man entry will require a rail system.

## **PAINTING**

### **Interior:**

Interior walls and ceilings: Flat latex except as listed below.  
Interior wall/ceiling colors: Selection of 2 "Whites".  
Baths, laundry and entire closets: Satin enamel.  
Trim and doors: Semi-gloss latex paint finish.  
Front door (fiberglass) to be painted, unless upgraded entry door is selected.  
Handrail, newel posts, study door, and upgraded entry door (if selected): stained with standard stain mix listed in the Subcontractor Scope of Work.  
Balusters: None -- Metal balusters.

### **Exterior:**

Body Paint: Siding and Garage Doors to be painted as per construction order.  
Trim: Fascia, soffit, window trim, corner trim other trim – painted, except where noted on plan to be stained.  
Exterior front door jamb & sidelight frame to be painted.  
Front door & sidelights: Painted.  
Porch and Deck Rails: Stained cedar trim and rails.  
Cedar Shutters and Shingles: Stained.

Stucco: All window, siding and door trim to be the same color as the stucco body color or per construction order.

## **CABINETS AND VANITIES**

Kitchen, vanities, and optional basement finish per plan. Standard cabinet below:  
Koch / Face Frame / Traditional Overlay / Seneca / Beech / Stain Color? (Raised Panel Solid / Slab Drawer Front)  
Upper kitchen cabinets: 42" or staggered, per plan.  
Laundry: Spec to match kitchen cabinets.  
Master Bath: 36" high vanities.  
Secondary Baths: Standard vanity height.

## **COUNTERTOPS**

Kitchen: 3 cm slab granite polished-edge, and 4" granite backsplash (standard selections).  
Master Bath: 12x12 ceramic tile vanity tops with 6" high tile backsplash and tile self-edge.  
Laundry and Secondary Baths: 6x6 ceramic tile countertops with 6" high tile backsplash and tile self-edge.  
Butler & Separate Desk: No backsplash.

## **WALL TILE**

Master Bath Tub: Tub deck and tub face 12x12 tile with one row 6" high tile splash.  
Master Bath Shower: Master shower & knee wall: 12x12 tile extending 7' from shower pan, 2 soap dishes.  
Master Bath Shower Seat & Dam: Solid surface with Durock or equal substrate.  
Powder Room: 12x12 ceramic tile behind pedestal sink, with deco tile border. Standard shelf behind pedestal is 39" high.  
Powder Room: 12x12 tile in shower at 3/4 Bath Option, per plan.  
Secondary Bath Tubs and/or Showers: 6x6 tile extending 6' from tub, 1 soap dish. Note: Approximately 1' higher for shower only.  
Family Room Hearth & Surround: 12x12 tile extending into media cabinet, per plan.

## **FLOORING**

Hardwood: Red Oak 3/4" x 2 1/4" #1 grade with 1 coat stain and 2 coats of oil base polyurethane satin finish. Location: Entry Foyer, Kitchen, and Nook per plan. Hardwood flooring terminates at the center of door or doorway openings.  
Master Bath: 12x12 ceramic tile. Wood base trim.  
Master Shower Base: 2x2 tile, per plan.  
Powder Room, Laundry Room & Secondary Baths: 12x12 ceramic tile. Wood base trim.  
Base House Carpet: Location per plan. 100% continuous filament with Stain Guard protection.  
Carpet Pad: 5lb. 1/2" rebond.

## **HARDWARE**

Interior door hardware: 6 styles / choice of finishes.  
Exterior doors: Handleset with single cylinder deadbolt at entry; lockset and single cylinder deadbolt at other exterior doors; all keyed alike.  
Bath Accessories: Match faucets.  
Front Entry door: 2 styles / Match interior door hardware finish.

## **APPLIANCES**

Standard Package in Stainless Steel:  
Jenn Air 30" electric ceramic downdraft cook-top (Black).  
Jenn Air 30" Double oven with upper oven convection cooking.  
Jenn Air built-in microwave.  
Jenn Air dishwasher.

## **MIRRORS & SHOWER DOORS**

All mirrors: 42" mirrors over vanity with polished edges.  
Powder room: Full plate mirror or oval mirror, per plan.  
Master shower enclosures: Framed, clear glass / match frame to faucet finish.