



WHITE OAK GARDENS

FEATURES & SELECTIONS

FIRST FLOOR (Foyer, Living, Dining, Kitchen, Half Bath):

- Jasper Engineered Hardwood throughout
- Whirlpool Stainless Steel Appliances
- Shaker Cabinets
- Quartz Countertops
- Heirloom Porcelain Tile Backsplash
- Stainless Steel Farmhouse Sink
- Chrome Pull out Faucets
- Chrome Plumbing Fixtures
- Pedestal Sink in half bath
- Chrome Hardware on Cabinets

SECOND FLOOR (Bedrooms, Master Bath, Secondary Bath):

- Carpet in all Bedrooms
- Wood Treads on Stairs

Master Bathroom

- White Ice Subway Shower tile
- Penny Porcelain Mosaic Shower floor
- Sahara Porcelain Tile flooring
- Shaker Cabinets
- Freestanding Soaking Tub
- Glass Enclosed Shower
- Chrome Fixtures

Secondary Bathroom

- Shower & Tub combo
- White Ice Subway Shower tile
- Double sinks
- Quartz Countertops
- Shaker Cabinets
- Carrara Porcelain Tile floor
- Chrome Fixtures

MECHANICAL SPECIFICATIONS:

Foundation

- Pier & Beam Foundation
- 3,000 psi concrete

Frame and Cornice

- Engineered Structural Framing
- 2"x4" Stud grade fire walls, every 16" (+or) O.C.
- Yellow pine ceiling joints 16" (+or) O.C.
- Yellow pine rafters, 16" (+or) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered wood Trusses per floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is glued, nailed, and screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

Windows

- Vinyl insulated (double pane), clear glass with Low-E

Ceiling Heights

- 1st Floor 10'-0"
- 2nd Floor 9'-0"
- Garage 12'-4"

Masonry

- 3/4" Conventional Stucco System
- Sherwin Williams Conflex Elastomeric Coating

Roofing

- 30 Year Roof Shingle

Air Conditioning and Heating

- 3 Ton A/C on 2 story house
- Goodman Condensing Unit
- Goodman Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable thermostats

Electrical

- All copper wiring throughout the house
- GFI safety switches where required by codes
- 150 AMP main electric panel
- All other electrical wiring as per floor plans
- Recessed Can Lighting

Home Automation

- Packages available with upgrade

Plumbing

- CPVC vents and drain pipes
- PEX water Lines
- Black Steel pipes for gas
- Insulated Exposed Water Lines
- 1 Gas Water Heater in Garage
- Chrome Plumbing Fixtures

Insulation:

Area	Material	R-Value	Thickness
Exterior Walls	Batt	R-13	3.5"
Cold Floors	Batt	R-38	12"
Ceilings	Batt	R-19	6.25"
Attic	Blown Cellulose	R-38	12"

Price, plans and specifications are subject to change without notice.