



KENSINGTON GREEN

FEATURES & SPECIFICATIONS

THE JAMES

FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM):

- Porcelain in Entry Hall
- First Bedroom Carpet (Pin drop Plush Carpet)
- Travertine or Porcelain Floors in bathroom and shower
- Quartzite Countertops
- Undermounted sink
- Moen Plumbing Fixtures
- Stained Oak Wood Steps up to Second Floor

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM):

- Solid Oak Floors throughout second floor (finish to be determined)
- Wood Treads on Stairs
- Quartzite Countertops
- Mosaic backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink

THIRD FLOOR :

- Solid Oak Floors throughout third floor (finish to be determined)
- Wood Treads on Stairs
- Carpet throughout all bedrooms.

Master Bathroom:

- Porcelain Flooring in Bath and Shower
- Soaking tub
- Frameless Glass Shower
- Moen Plumbing Fixtures
- Undermounted Sink
- Quartzite Countertops
- Wood framed Mirrors
- Ebony Shaker Cabinets

Secondary Bathroom:

- Porcelain flooring and in shower
- Quartzite Countertops
- Undermounted Sink
- Moen Plumbing Fixtures
- Shaker Style Cabinets

MECHANICAL SPECIFICATIONS :

Foundation:

- Engineered Post Tension Foundation
- 3,000 psi concrete
- Engineered Building Pads

Frame and Cornice:

- Engineered Structural Framing
- 2"x4" Stud grade fire walls, every 16" (+or-) O.C.
- Yellow pine ceiling joists 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:

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

Ceiling Heights:

- 9' First Floor
- 10' and 22' Second Floor
- 10' Third Floor

Masonry:

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

Roofing:

- 30 Year Roof Shingle

Air Conditioning and Heating:

- 5 Ton 14 SEER System
- 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
- Chrome Light Fixtures in baths, Brushed nickel in dining

Plumbing:

- CPVC vents and drain pipes
- Black steel pipes for gas
- Insulated Exposed Water Lines
- (1) Water Heater
- Moen EVA brushed Nickel 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	R-38	12"

CHOICE IS THE ULTIMATE LUXURY

