



**LANDINGS ON NINETEENTH**  
HOUSTONIAN II FLOOR PLAN, 2ND PHASE

**MECHANICAL SPECIFICATIONS**

**Foundation**

- Conventional Steel under Garage / Pier and Beam under Living

**Frame and Cornice**

- Engineered Structural Framing
- 2" x 6" First Floor, every 16" (+ or -) O.C.
- 2" x 6" & 2" x 4" Second Floor, every 16" (+ or -) O.C.
- No. 2 Yellow Pine ceiling joists
- No. 2 Yellow Pine roof rafters
- 7/16" LP Techshield Radiant Barrier Sheathing
- 1 1/8" x 4 x 8 LP TopNotch 350 Tongue and Groove OSB Subflooring
- All subfloor is glued, nailed and screwed
- Anthony Power Beams
- Windstorm per plan and code

**Windows**

- Vinyl operable and fixed, insulated (double pane), clear glass E66 - Krestmark

**Ceiling Heights**

- 1st Floor (9') 2nd Floor (10') 3rd Floor (9')

**Masonry**

- LP SmartSide Trim and Siding

## Electrical

- All copper wiring throughout house
- GFI safety switches per code
- 150 AMP main electric panel
- Recess can lighting

## Air Conditioning and Heating

- 3.5 TRANE 16 SEER System
- TRANE Condensing Unit
- TRANE Furnace
- Zoned HVAC with VisionPro WiFi 7 day Digital Programmable Thermostats
- R8 Silver Flex Duct in attic

## Plumbing

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- PEX Water System - Insulated exposed water lines
- 40 Gallon Water Heater

## Insulation

- Exterior 2 x 6 Walls - Blown Insulation R21
- Exterior 2 x 4 Walls - R13 BATTs
- R22 Crawl Space
- Interior BATT R13
- Ceiling Blown R30
- 5/8 Sheetrock