

Alpha Restorations LLC

FEATURE MATRIX

FOUNDATION

SLAB:

Pre-engineered Post-Tension foundation system, .006 polyethylene vapor barrier, 3000 PSI Concrete.

FLATWORK:

All flatwork will be installed in accordance with the design reflected on the architectural drawings and plot plan. 2500 PSI

FLATWORK FINISH:

Front Driveway: N/A

Lead Walk: Broom finish (3' x distance to garage door, per plan)

Patio: Broom finish

Front Porch: Broom finish

Framing

Exterior wall framing: Structural lumber sized and graded to meet or exceed codes. Studs – 16” on center. Stud grade 2”x4” per plan and construction grade plate material. All plates in contact with slab will be pressure treated.

2nd Floor joist: Engineered I Joist

Subfloor Sheathing: 1-1/8” Tongue and groove plywood

Ceiling Joist & Rafters: Installed in compliance with span charts dictated by local building codes.

Corner Bracing: Per current building codes, 4x8x7/16" OSB

Sheathing: ZIP Wall 4x8x7/16"

Fascia: 5.5" LP Smart Side with 2”x4” subfascia

Soffit: Textured, vented LP Smart Side

Brick Freeze: 4” LP Smart Side

Exterior

Roofing

Brand: **IKO Royal Estate**
Color: Royal Estate Shadow Slate
Type: Composite
Warranty: 30 year
Decking: 7/16 OSB with Synthetic felt

Windows

Type: Plygem Low-E, double pane insulated glass in vinyl, divided lights on front elevation, clear glass on rear and side elevations with half screens on operable windows

Location: All around

Color: White/Black

Exterior Doors: in accordance with doors specified on architectural drawings

Front Entrance: Double 6 lite w/ beveled glass Mahogany door

Rear door: 2880 insulated fiberglass door outswing w/ 1 lite Blinds between glass

Rear doors 8'0" Tall Full Mini-blind fiberglass outswing Double Doors (4)

Schlage Latitude Matte Black Keyed Entry Door Handle

Garage Services: Fire rated door per code

GARAGE DOORS:

Double garage door: 16' x 8 Insulated garage door w/ Chamberlain RJO101 Wall Mount Drive Ultra-Quiet Garage Door Opener with Battery Backup and Wi-Fi Connection

Single Garage door 9x8 Insulated garage door w/ Chamberlain wall mounted opener

Painting:

Sherwin Williams Emerald Rain Refresh Exterior Acrylic Latex Paint

MASONRY, BRICK, ROCK per plan

Brick: White Lime stone

Mortar: white color

Brick Joints: Keyed

PAINTING**1 color on walls trim and ceilings**

Trim: Satin Water Based

Walls/Ceilings: Flat water base

INTERIOR**TAPE, BED and TEXTURE**

Walls: Orange peel

Ceilings: Orange peel

Garage: Orange peel

TRIM

Base ground floor: 6"

Casing: 4" w/ 3 piece head

Shelving: 12" to 16" MDF

Closet Rods: Wood

Closet Rod Supports: Metal

INTERIOR DOORS

First Floor: 8' by plan specifications, 6 panel Solid wood w/ Schlage Latitude Matte Black Door Handle
Office door solid wood Knotty Alder double door

Fireplaces

Inside Heaterlator vented fireplace insert w/ remote and blower
Outside patio woodburning fireplace insert

CABINETRY: Cabinets will be designed, constructed and installed in accordance with cabinets specified on plans.

Kitchen: Shaker. 42" / 45" uppers
End Panel: Flat skin to match cabinet front

Master Bath: Raised Panel doors
Utility: N/A
Door Style-kit: Raised panel
Door Style-other: Raised Panel

COUNTER TOPS

Kitchen: 3CM Quartz
Sink: Farmhouse Apron Front Fireclay 30 in. Single Bowl Kitchen Sink

Backsplash: Tile
Master vanities: **Carrara Marble Top**

Secondary baths: **Carrara Marble Top**

Hardware

Entry Door: Matte Black double w/ **Schlage Encode Century Smart Wifi Deadbolt**
Bath room privacy: Matte black
Passage doors: matte black
Dummy doors: matte black

Insulation foam insulation walls and roof
Sound deading R13 in master bedroom walls and office walls

HEATING AND AIR CONDITIONING

System, equipment and specifications will be determined based on the plan layout and will be engineered and designed by the H.V.A.C. installation company.

Trane

Wifi programmable thermostat

ELECTRICAL:

All wiring will be copper and the installation in compliance with all applicable Building codes. Recessed cans, and trim, exterior flood, basic electrical fixtures and other standard electrical items will be installed in accordance with the architectural drawings and or applicable Building code requirements.

Door Chimes: one
Light switches & outlets: Standard switches and outlets- color white
Weatherproof outlets: Exterior front porch and rear patio area
Cable T.V. Jacks: All bedrooms, game room, and family room
Garage door opener: Wired for opener with safety eye and 1 button per door
Security System: Ring brand wireless w/ 2 keypads
Ring cameras (2) on garage side of house
Security light2 (2 on front of houses

LIGHTING

Allowance

PLUMBING

Master Vanity and full baths

Moen Genta 8 in. Widespread Double Handle Bathroom Faucet in Matte Black

[Moen Showering Matte Black Eco-Performance 5-Function Handheld Shower with 30-Inch Slide Bar and 69-Inch Hose, 3558EPBL](#)

Master Tub: Moen Genta wall mounted

Master Shower: 2 showers

1 Moen Mosaic Matte Black Round Single-Function Body Spray
Moen Smart Shower 2-Outlet Digital Thermostatic Shower

1 standard shower w/ [Moen Showering Matte Black Eco-Performance 5-Function Handheld Shower with 30-Inch Slide Bar and 69-Inch Hose, 3558EPBL](#)

Powder rooms:

: Moen Genta single Matte black

. Gas line stub out: Kitchen cook outdoor kitchen area,

Hose Bibs: 3 front porch, rear patio, garage side hot/ cold
yard

Water Heaters: 1 A-O-Smith-Signature-Series-10-GPM-199000-BTU-Indoor-Natural-Gas Tankless-Water-Heater

Sink: Farmsink white

Icemaker Water Line: Located in refrigeration space

Disposal: GE GF320N 1/3 HP

MASTER BATH

Bathtub: **71 in. Acrylic Flatbottom Freestanding Bathtub in White/Matte Black**
with tile surround

Shower: Mudset pan and tile wall surrounds and tiled seat

Commodes: KOHLER Highline White Elongated Chair Height 2-piece

Mirrors: 42" tall plate glass

Floors: Tile

HALL BATH

Bathtub: **Mansfield Pro-Fit Cast 30-in x 60-in White Porcelain Enameled Steel Alcove Soaking**

Bathtub

Commodes: **KOHLER Highline White Elongated Chair Height 2-piece**

Shower surround: Tile

Mirrors: 42" tall plate glass

Floors: Tile

APPLIANCES

Oven: Double GE JTD653000SNSS

Cook top **ZLINE KITCHEN & BATH Professional 48-in 7 Burners Stainless Steel Gas Cooktop**

RT48

Microwave: **Sharp 23.875-in 1.2-cu ft Electronic 1000-Watt Microwave Drawer**

Dishwasher

Bosch 100 Series Top Control 24-in Built-In Dishwasher (Stainless Steel), 48-dBA
Model #SHX84AAF5N

Wine cooler (upstairs) Newair 6' built in