

  
**P A R K P L A C E**  
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B R O W N S T O N E S

## Home Construction Specifications

### Foundation

- Designed and sealed by certified engineer
- Slab to be constructed in accordance with recommendation in soils report
- 3000 PSI concrete with 1-1/2" aggregate
- Subterranean termite pre-treatment included
- Inspected by engineer prior to placement of concrete
- Concrete is slump and cylinder tested to insure performance

### Exterior

- American made clay kiln-dried brick
- Authentic 4-step Stucco detailing and accent walls per plans
- Wrought Iron decorative railings at balconies and entry stairs
- Builder to select exterior color schemes

### Framing

- 10' ceilings on main living floor (2<sup>nd</sup> floor)
- 9' ceilings on upper and lower floors (1<sup>st</sup> and 3<sup>rd</sup> floors)
- 1-1/8" tongue-and-groove plywood sub-floor; glued and nailed and screwed
- 1/2" CDX plywood and OSB wall sheathing on entire home
- Hardiboard cement fiber soffit and fascia
- Two car attached garages, most with 18' garage doors.
- Porch ceilings to be exterior grade gypsum board
- Framing plans designed by engineer
- Engineer to inspect framing prior to drywall installation

### Roofing

- 30-year dimensional composition shingles
- Ridge vents for attic ventilation
- "Tech Shield" radiant barrier roof decking

### Site Work

- 3/8" rebar throughout concrete drive sub-base.
- 3/8" rebar dowels where flatwork meets house or garage
- Control joints/ expansion joints at appropriate intervals
- Pavers on common drive with concrete sub-base
- Pavers on entry walks with stabilized base

### Electrical

- All solid copper wiring in home
- 110V outlets per code

- Recessed lighting per plan
- Décor rocker type switches throughout
- Outlets in base board in main living area
- 220V electrical oven connection
- 220V for electric dryer
- Underground electrical service and sub-feed to be aluminum

#### Air Conditioning

- Two Lennox high efficiency air conditioning units
- Air conditioning units to be 13+ SEER
- Gas heating on all floors

#### Plumbing

- 1-75 gallon, "State" gas water heater with hot water circulating system
- Gas to fireplaces (if applicable)
- Gas cook top connection
- All type L hard copper water lines
- All schedule 40 PVC drain lines
- Floor drain in utility room
- Pedestal sink in powder bath
- Jacuzzi brand whirlpool tub in master bath
- Fixture selection options in design center

#### Area Drains & Gutters

- Seamless Aluminum O.G. gutters and downspouts

#### Insulation & Sheetrock

- Blown insulation in attic ceilings, R-30
- 3 1/2" insulation in exterior walls, R-13
- R-11 insulation around powder room and utility room for sound control
- Poly seal at all openings
- 5/8" sheetrock under stairs
- 5/8" sheetrock in attached garage
- 5/8" sheetrock on first and second floor ceilings
- 1/2" drywall throughout remainder of home

#### Hardware

- Brushed chrome door hardware
- Color and style options available as upgrades
- Cabinet pull selections available at design center

#### Elevator

- Elevator not included; set up for future elevator (per plan)
- Associated wiring for future elevator included (per plan)

### Low Voltage Wiring

- Full security system included, monitoring is owner's responsibility
- Two keypads are included, pre-wired for third
- All accessible operable doors and windows contacted
- Pre-wired for two motion detectors
- Pre-wired for front door camera
- Audible siren in attic
- Wired for surround sound in owner designated room, 3 front channels, 2 rear, 1 sub
- Cat5 Phone & data lines, and cable drop in master and secondary bedrooms
- Cat5 Phone and data line in kitchen, and study area (per plan)
- Dual RG6 cable connections in Master and Living with Cat5 line
- All wires run to Structured wiring box for home networking

### Mirrors and Glass

- Frameless shower door in master
- Brushed nickel hardware standard on shower door
- Master bath mirrored to crown molding
- Powder bathroom- mirror by owner

### Paint Interior

- One coat of lacquer undercoat primer on trim work
- Two finish coats of semi-gloss or enamel on trim work
- One color of enamel paint on all trim and bath cabinet work is included; additional colors available at extra cost
- Two wall colors, and one ceiling color is standard, additional color available at extra cost
- Deep tint colors available at extra cost
- Egg shell or satin wall colors available at extra cost
- Walls and ceilings to have level 4 drywall finish w/ light rolled texture

### Flooring (Hardwoods / Carpet)

- Solid oak hardwood tongue and groove flooring on main floor; sanded, stained and finished on site
- Specialty colors, treatments, and widths for hardwoods available at extra cost
- Oak hardwood floors at all stair landings (may vary per plan)
- Carpet for bedrooms, closets, and upper hallway (per plan)
- Stained Oak stair treads on interior staircases

### Fireplace

- Prefabricated fireplaces with gas logs where applicable; see plans for location/ size (per plan)
- Wood mantles with slate surrounds
- Cast stone mantles available as upgrade

### Windows & Doors

- Double pane insulated low "E" glass with divided lights (window type may vary)
- Double pane insulated glass on fiberglass exterior doors (where applicable)
- Solid Mahogany front doors

### Countertops and Tile

- Kitchen countertops - granite with 1 ½" square edging & under mount sinks
- Kitchen backsplash - ceramic tile
- Master bath - slab marble countertops with under mount sinks and 4" splash
- Master bath - marble shower walls and floors
- Secondary bathroom- cultured marble vanity tops with 4" backsplash and integral bowls
- Secondary bathroom floors - ceramic tile
- All secondary bathrooms - tile surround on bathtub
- Utility room floor - ceramic tile
- Alternate edges available on granite and marble tops as upgrade

### Interior Trim

- Oak stair handrail with wrought iron spindles
- Capped square Oak newel posts
- Solid core 8' two-panel interior doors on main floor
- Solid core 6'-8" two-panel interior doors on other floors
- Two-piece crown molding on main floor
- 8" base molding with PM5 on main living floor
- 6" base molding with PM5 trim on other floors
- All windows and doors to be cased
- Arched openings will have square drywall corners

### Cabinetry

- Custom sized shop built cabinets throughout home
- Stain grade cabinetry in kitchen- oak or ash wood
- Paint grade cabinetry in master and secondary baths
- Maple and Alder wood cabinets available as upgrade
- Multiple styles of raised panel cabinet doors to select from

### Appliances

- Kitchen Aid "Architect Series" stainless cooking appliances
- 30" Convection Oven with Microwave above
- 36" 5 sealed gas burner cook top w/ telescoping downdraft
- Stainless steel matching dishwasher
- 36" Kitchen Aid stainless steel built-in refrigerator standard
- Optional stainless steel warming drawer below oven
- 42" Kitchen Aid built-in refrigerator available as upgrade