



"Timeless Quality and Integrity"

## **Building Specifications Stonefield Plan**

### **Engineering**

1. A site plan will be provided by the engineer for building permit and excavation
2. Engineer will provide the staking of the house per approved site plan
3. Check for and protect all property pins

### **Excavation and Grading**

1. Builder and excavator will meet on site to set top of wall grade
2. Excess dirt will be hauled away during the excavation process
3. Sewer and water services will be installed during or as soon as possible after initial excavation
4. Drainage away from the hole will be established after excavating
5. Drainage away from the foundation will be established at backfill
6. Proper drainage swales will be established at time of backfill
7. Treat soil for termites

### **Foundation walls**

1. Walkout basement per plan
2. Foundation walls are 8" thick poured concrete with rebar as required
3. 4', and 8' tall as noted on plans
4. Bituminous damproofing applied to areas below grade
5. Anchor bolts installed as required
6. Footings are typical 16"x8" with rebar as required
7. A minimum 42" frost protection for footings at all garage door openings, step downs and walk outs.
8. Footing drain tile to extended all around the foundation and through footings to sump pit location and cover with proper amount of gravel
9. Storm shelter under stoop

### **Concrete Flatwork**

1. Garage floors are placed 4" thick with rebar as required and finished smooth
2. Slope garage floor 4" from house toward the overhead door
3. Basement floors are placed 4" thick over visqueen vapor barrier and finished smooth
4. Protect sump pit and plumbing stubs from sand, pea gravel and concrete
5. Driveways are placed 4" thick with rebar as required and broom finished
6. Saw cut s are placed every 10 ft., at a depth of 1/4 of the thickness of the slab. Starting 6 ft. back from garage
7. Place expansion joint at garage, each side of city walk, at approach and at service walk
8. Third stall driveways are tapered back to a 24' wide drive at the property line
9. The driveway approach is placed 6" thick as required. Expansion joint installed at curb
10. Slope stoops 1" from back to front.
11. 3 garage floor drains to daylight
12. 12' x 36' patio

## **Framing Materials**

1. Exterior wall framing material consists of 9' - 2" x 4" or 2" x 6" studs per plan at 16" on center
2. 7/16" OSB wall sheathing, Tyvek house wrap or equal
3. Interior walls are 2"x4" studs 16" on center
4. Engineered roof trusses 24" on center with 1/2" OSB sheathing
5. Engineered "I" joist floor system with 3/4" T&G OSB sub flooring, Glued and nailed
6. Triple sill plate
7. A framing check will be performed as framing is completed to assure quality in materials and installation

## **Brick Masonry**

1. Brick and quoins per plans with stone address block

## **Insulation**

1. Insulation meets or exceeds energy star standard
2. Exterior walls are R-19 FF batts
3. Basement walls are R-11 FF batts
4. House to garage walls are R-13 FF batts
5. Insulate full garage
6. Ceilings are R-46 blown where applicable R-38 batts otherwise
7. Boxsills are R-19 FF Batt
8. Insulation Behind tubs, fireplaces and areas concealed by framing
9. Insulate all cantilevers adequately

## **Plumbing**

1. Master bath shower unit custom ceramic tile
2. Master whirlpool tub, 42" x 72" Aker drop in w/ jets
3. Second bath tub shower combination 5' Aker
4. Kohler brushed nickel faucets, shower valves, and accessories
5. Kohler toilets
6. Undermount vanity bowls. Granite vanity tops by others
7. Kohler SS undermount sink
8. Insinkerator garbage disposal
9. Energy star compliant 50 gal power vent hot water heater
10. Water line to refrigerator, and basement fridge
11. Dishwasher hookup
12. Standing laundry tub in Laundry Rm.
13. Washer supplies and waste in Laundry room
14. Washer supplies and waste in basement
15. Three frost proof hose bibs (one in garage)
16. Water supply lines are aqua pex pipe or equal
17. Waste lines are cast iron and PVC per code
18. Gas piping to furnace, HWH, fireplace, range and basement dryer
19. Irrigation line to exterior and second meter
20. Finished basement per plan

## **HVAC**

1. All heating and cooling equipment meet or exceed Energy Star standards
2. 93% efficient Carrier furnace
3. 14 SEER Carrier air conditioner
4. Programmable electronic setback thermostat
5. Sealed ductwork
6. A/C unit mounted to foundation
7. Direct vent gas fireplace with good flame and blower
8. Vent hood to exterior
9. Finished basement per plan
10. Humidifier
11. Ultra violet air purifier

## **Electrical**

1. Provide temporary service pole
2. 200 amp service or sized properly
3. White deco style switches and outlets per code
4. Ceiling fans / lights in all bedrooms and family room
5. Recessed cans in kitchen and 1 over sink, 3 pendant lights over island
6. Recessed cans in master bath: 2 over tub & one over shower switched together, Fan and vanity lights each switched seperatly.
7. Recessed cans at fireplace, and over hall tub
8. Recessed cans around master bedroom ceiling
9. Quiet Broan bath fans
10. Cable and phone jacks in all bedrooms and family room
11. Entry door chime
12. Two exterior GFI outlets
13. Smoke detectors per code
14. 220 dryer outlet in laundry (gas in basement)
15. Furnace, A/C, and fireplace wiring
16. Kitchen island outlets per code
17. All required appliance hookups
18. Intercom and sound system
19. Security system
20. Finished basement per plan

## **Drywall**

1. 1/2" drywall on walls with square corners and orange peel texture
2. 1/2" and 5/8" drywall on ceilings as required with knockdown texture
3. 5/8" firewall in garage and ceilings as required and 1/2" elsewhere finish taped and textured
4. Wrap window sides and tops
5. Finished basement per plan

## **Painting**

1. Latex flat enamel wall paint china white first floor and garage
2. Two tone paint. Latte on all walls except kitchen to be roasted red pepper, and bathrooms to be white.
3. Stain oak window sills and closet door jambs
4. Stain oak fireplace surround
5. stain oak handrail
6. Paint entry door and house to garage door
7. Finished basement per plan

## **Flooring**

2. Oak hardwood entire first floor,
3. Ceramic tile on bath room floors, wet bar area, basement sunroom, master tub deck, custom shower and fireplace
4. Cut pile berber carpet elsewhere

## **Cabinetry**

1. Raised panel oak cabinets with upgrade box construction
2. 36" and 42" wall cabinets.
3. Lazy susan
4. Diagonal corner cabinets
5. Recycle bin cabinet
6. Oak adult height vanities
7. Door hardware
8. Granite kitchen and bath tops
9. Basement wet bar formica tops w/ granite bar top
10. Finished basement per plan

## **Trim**

1. Pre finished flush oak doors
2. Oak window jambs and casing
3. Wide colonial base and casing
4. Oak stair handrail with metal ballusters
5. Brushed nickel hinges and hardware
6. Oak fireplace surround
7. Custom built lockers
8. Columns per plan

## **Accessories**

1. Light fixture allowance
2. 36" tall mirrors with polished edge over vanities
3. Towel bars and toilet paper holders per allowance
4. White vinyl coated wire closet shelving per plan

## **Exterior finish**

1. Certainteed double 4" vinyl siding per plan
2. Aluminum fascia and soffits (colored)
3. Seamless aluminum gutters and downspouts (colored)
4. Steel French entry doors
5. Steel paneled house to garage door
6. Insulated garage doors with openers, keypad and two remotes
7. White vinyl insulated CASEMENT windows with E glass with grilles on front
8. Hy-lite window over M.tub
9. Certainteed Landmark architectural shingles per plan
10. Irrigation system