



- 1024 Sqft
- 2 Bedroom
- 2 Bathroom





## **CONSTRUCTION STANDARDS**

3/12 roof pitch (1.25 interior pitch) @ 24" O/C

\*Includes low-slope shingle application

15/32" roof sheathing

Ground Snow Load: 80psf

Residential, maintenance free vinyl siding

Lifetime Warranty\* shingles w/full underlayment

Engineered tubular steel frame

Floor joists: 2x10 @ 16" O/C

3/8" exterior wall sheathing (glued & Fastened)

House wrap

Colored metal fascia & soffit

Triple M rigid ext. wall system w/ insulated header

Frost free tap

Dedicated receptacle for heat tape at kitchen sink

23/32" floor sheathing (flued & fastened)

8' walls (2x6 exterior / 2x4 interior)

5" vented fixed side eaves (12" front & rear overhang)

6 mil vapor barrier

Insulation:

Ceiling: R-40 Flat / R-35 Cathedral

Floor: R-40

Walls: R-22

½" stippled Gyproc ceiling

Vaulted ceiling – living room, dining room, kitchen & family room (plan specific)

Carbon monoxide/Smoke detectors

Digital programable thermostat

Carpet with upgraded underlay in living room, and primary bedroom

Foam-back linoleum (fully glued & rolled) remainder of home

Convertible gas furnace with electronic ignition

Coil cavity under furnace

40 US gallon electric HWT

Plumbed for washer, wired for dryer

100-amp electric service panel

1-1/2" conduit from draw side of panel through floor

36" front and 32" rear exterior doors w/ screens

White Carrara interior doors

32" utility room door

Standard Carriage Light & GFI receptacles at all exterior doors

Braided water lines at sinks & toilets

Main water shut-off inside home at kitchen sink

All fans & vents through roof

## **DISTINCTIVE STANDARD FEATURES**

Low E Argon windows & sills complete w/ screens

4" accent boards around standard windows (front and curbside)

½" Painted drywall in Antique White

Nail holes in trim filled

Straight roof line

Cordless cellular blinds throughout

Décor Switches

River Dinette light in Dining Room (plan specific)

LED lighting throughout

Continuous rod shelving in closet

## **MODERN CRAFTED KITCHENS**

Black 30" Ceran-top range w/power rangehood

Black 18 cft fridge

Adjustable track lighting (2)

Modular cabinets with adjustable shelving

Spacious pantry in kitchen (where applicable)

PVC cabinet doors with soft-close hinge

Laminate countertops with self-edge

Tight weave pantry shelving

Single lever faucet with spray

Single-row subway tile backsplash

## **CONTEMPORARY BATHS**

De-humidistat on main bath fan, all other fans on separate switch

1-Piece smooth back tub/shower combination in ensuite (plan specific)

1-Piece smooth back tub/shower combination in main bath

Single-row subway tile backsplash

## **OPTIONAL FEATURES**

- Full tile backsplash with décor insert
- Flat panel cabinet door profile
- Cabinet crown moulding
- Stainless-steel appliances
- Black Slider windows
- Splatter (smoother) ceiling finish