



# **714 Glengarry Road: Lot B** Specification Document

## **1. PERMITS**

---

Builder will apply and pay for all permits needed to construct the home.

---

## **2. LOT ENGINEERING**

---

Builder will determine the horizontal positioning of the House including whether the home should be a left- or right-hand garage orientation.

---

Builder will determine the finished floor elevation (FFE) of the House and of the Garage elevation (GFE).

---

Builder will determine the number of steps to access from grade to finished floor elevation.

---

Builder will determine the necessary degree of tree removal on site.

---

Builder will determine the depth of the cut and fill and all final finished grades on the lot.

---

## **3. UTILITIES**

---

Builder will install utility lines to the House and make connections to all available utilities **except** phone and cable. Builder, in concert with the necessary utility company, will make all decisions related to meter locations.

---

Site is serviced by public water.

---

Site is serviced by public sewer.

---

Site is serviced by natural gas.

---

Cable TV service is available.

---

All electric and phone service is underground.

---



#### **4. EXCAVATION**

---

Depth of foundation excavation is determined by the height of the foundation walls with footings on the Plans.

---

All grades will be sloped away from the House to allow drainage to occur.

---

Builder will determine if the excess dirt generated from the excavation will be spread on the lot or exported.

---

#### **5. FOUNDATION**

---

Formed footing is poured-in-place concrete at 3,500 psi at 28 days per plan. Footings will extend below the frost line.

---

Structural concrete is poured-in-place rated at 3,500 psi at 28 days on concrete footings according to approved building plans.

---

Ground floor and garage floor slabs to be constructed according to approved building plans.

---

Front porch floor to be concrete with flagstone surface.

---

#### **6. STRUCTURAL STEEL**

---

Primed gray steel main beams (see drawings for sizes). Adjustable type pipe column or equal per plan.

---



## 7. ROUGH CARPENTRY

---

Basement floor ceiling height is eight (8) feet six (6) inches per plan. First floor ceiling height is ten (10) feet. Second floor ceiling height is nine (9) feet per plan except in areas with sloped ceilings.

---

### DIMENSIONAL LUMBER:

- Sill Plates: Pressure-treated, SYP, #2 or better
- Interior Walls: 2x4 or 2x6 (per plan) Douglas-fir or hem fir, SD, #2 or better
- Exterior Walls: 2x6 (per plan) Douglas-fir or hem fir, SD, #2 or better
- Headers: 2x10 Hem-fir, #2 or better
- Floors: 2x12 Hem-fir, #2 or better

---

### ENGINEERED PRODUCTS:

- Headers: engineered laminated headers per plan
- Floor: engineered floor trusses per plan
- Structural: engineered laminated beams per plan

---

### SHEATHING:

- Floor: 3/4" tongue and groove screwed
- Wall: 7/16" OSB
- Roof: 1/2" or 5/8" plywood

---

### ROOF FRAMING:

- Roof: engineered LVL beams and conventional lumber per plan

---

### FASTENERS:

- Dimensional and Structural Components: common coated nails, sized per code
- Sheathing: nailed or stapled per code
- Hangers/Connectors: by Simpson, or equal, fastened per manufacturer's specification
- Building Wrap: staples or galvanized roofing/siding nails

---

### BUILDING WRAP:

- Behind siding and masonry: one layer of Tyvek
-



## 8. ROOFING

---

Cedar shake shingle

#30 felt paper with exposed roof valleys with metal flashing and counter flashing as required. Two rows of ice and water shield and metal drip edge at gutter edge. Cedar Breather over #30 felt paper and #30 felt in between each row of shingle.

Step and counter flashing where required

Bronze and/or copper colored aluminum, 024 gauge flashing (refer to plans)

Ridge vent per plan

---

## 9. STAIRS AND RAILS

---

### STAIRS

#### MAIN STAIR:

- Per plan
- Made with oak treads, poplar or white pine risers and poplar or white pine stringers

#### BACK STAIR:

- Per plan
- Made with oak treads, poplar or white pine risers and poplar or white pine stringers

#### BASEMENT STAIR:

- Per plan
  - Made with oak treads, poplar or white pine risers and poplar or white pine stringers
- 

### RAILS

#### MAIN STAIR (including main basement stair):

- Wood handrail with metal balusters

#### BACK STAIR:

- Wood handrail with wood balusters

#### BACK BASEMENT STAIR:

- Wood handrail with wood balusters
-



## 10. WINDOWS & DOORS

---

### WINDOWS:

- Manufacturer: Pella
- Exterior Color: black
- Interior Color: black
- Hardware: black
- Material: clad aluminum, wood interior
- Style: double hung and/or casement per plan
- Finish: factory pre-finished
- Grills: simulated divided light (SDL) with spacer
- Glass: Low E Argon, double glazed
- Energy Star compliant
- Screens: screens on all operable units

---

### GLASS SLIDING DOORS:

- Pella, black per plan

---

### FRONT DOOR:

- Doug fir or walnut high gloss black per plan

---

### SIDE DOOR:

- Pella, black per plan

---

### GARAGE MAN SERVICE DOOR:

- ThermaTRU (or equivalent) per plan

---

### GARAGE DOORS:

- Clopay Canyon Ridge Collection Limited Edition series per plan
- 

## 11. FIREPLACE

---

### LIVING ROOM:

- Prefabricated, Astria Georgian 42"
- Ivory mosaic stacked firebox
- Marble surround with wood mantle paint grade

---

### FAMILY ROOM:

- Prefabricated, Astria Georgian 42"
  - Ivory mosaic herringbone firebox
  - Slate surround with wood mantle paint grade
-



## 12. EXTERIOR TRIM

---

### FASCIA RAKE:

- Boral TruExterior or Hardie trim garage gable and front brick gable per plan
- Aluminum in all other locations per plan

---

### FRIEZE:

- Boral TruExterior or Hardie trim per plan

---

### SOFFIT:

- Hardie Soffit with continuous screen venting per plan

---

### WINDOW SURROUNDS:

- Boral TruExterior or Hardie trim, extruded cellular PVC, and HardieTrim per plan at the discretion of the builder

---

### MOLDED EXTERIOR TRIMWORK:

- Boral TruExterior or Hardie trim per plan
- 

## 13. EXTERIOR WALL FINISH

---

Glen-Gery Lorraine White Handmade per plan

---

HardiePlank or Artisan siding (option upon request), 6" reveal per plan at the discretion of the builder (7" reveal with Artisan)

---

Brick façade with framed chimneys per plan

---

## 14. GUTTERS AND DOWNSPOUTS

---

Garage: pre-finished aluminum, 4" half round gutters with brackets and downspouts with rack and key fasteners per plan

---

House: pre-finished aluminum, K-style gutters with brackets and downspouts with rack and key fasteners per plan

---

House Entry: pre-finished aluminum, 4" half round gutters with brackets and downspouts with rack and key fasteners per plan

---

*NOTE: Downspouts on the front of the house will be piped below grade to edge of landscape bed. All downspouts will be color matched to siding. If required by Township Code, the downspouts will be tied into seepage beds.*

---



## 15. SHUTTERS

---

Custom designed solid cedar shutters with hardware per plan

---

## 16. PLUMBING

---

### GENERAL:

- Drainage system is PVC
- Water service is K copper from water main to house
- Water service is L copper in the house
- Radon pipe from basement perimeter drain through roof (blower is not included)
- Three (3) anti-siphon, frost-free hose bibs each with shut-off valve
- Gas piping in iron and approved flexible piping to two (2) furnaces, one (1) hot water heater, one (1) tankless hot water heater, one (1) dryer, two (2) fireplace, and one (1) range and one (1) gas grill
- Two (2) sump pump with check valve and piping through foundation wall per plan
- Hot water heaters:
  - One (1) Bradford-White (or equal) 70-gallon natural gas direct vent hot water heater, temperature pressure relief valve, shut off valve and expansion tank
  - One (1) tankless water heater with built in circulator and vent kit
- One (1) condensation trap for each HVAC unit
- 1" water service from curb box to house
- Pressure relief valve as determined by water company
- Vents terminate through roof on the rear of the house (none in front of home)

---

### INTERIOR WATER SUPPLY:

- PEX Tubing with MANABLOC Modular Manifold Plumbing System

*\*Plumber to supply optional pricing for indoor water distribution system completely in copper*

---



## 17. PLUMBING FIXTURES

### KITCHEN:

- Main Sink: Cape Dory®33" x 22" x 9-5/8" Undermount single-bowl kitchen sink; K-5864-5U-0
- Main Faucet: DECK-MOUNT BRIDGE FAUCET, LEVER HANDLES QUINCY™ by Kallista; P25001-00-CP
- Pot Filler Faucet: WALL-MOUNT POT FILLER QUINCY™ by Kallista; P23070-00-CP
- Food Prep Sink: Napa™18-3/4" x 18-11/16" x 9-5/8" Undermount bar sink with no faucet holes; K-5848-0
- Food Prep Faucet: BAR FAUCET QUINCY™ by Kallista; P25005-00-CP
- Bar Sink: Napa™18-3/4" x 18-11/16" x 9-5/8" Undermount bar sink with no faucet holes; K-5848-0
- Bar Faucet: BAR FAUCET QUINCY™ by Kallista; P25005-00-CP

### LAUNDRY:

- Sink: Kohler Cape Dory®33" x 22" x 9-5/8" Undermount single-bowl kitchen sink; K-5864-5U-0
- Faucet: Kohler Simplice; K-22033-CP

Category	Powder Rooms	Master Bath	Bath #2	Bath #3	Bath #4	Bath #5
Sink	Kohler Archer K-2355-0	Kohler Verticyl K-2882-0	Kohler Verticyl K-2882-0	Kohler Verticyl K-2882-0	Kohler Verticyl K-2882-0	Kohler Verticyl K-2882-0
Sink Faucets and Handles	Kohler Purist K-14402-4A-CP	Kohler Purist K-14406-4-CP	Kohler Purist K-14410-4-CP	Kohler Purist K-14410-4-CP	Kohler Purist K-14410-4-CP	Kohler Purist K-14410-4-CP
Toilets	Kohler Betello K-20197-0	Kohler Archer K-3551-0	Kohler Betello K-20197-0	Kohler Betello K-20197-0	Kohler Betello K-20197-0	Kohler Betello K-20197-0
Tub	--	Kohler Sunstruck K-6368-0	--	--	Kohler Underscore K-20201-RA-0	--
Tub Faucet and Handles and Shower Head and Controls	--	KOHLER K-T97328-4-CP K-13690-CP K-22178-CP K-22170-CP K-TS14423-4-CP K-T14490-4-CP x3	Kohler Purist K-22170-CP Pressure balanced	Kohler Purist K-22170-CP Pressured balanced	Kohler Purist K-T14420-4-CP K-22170-CP K-978-CP K-8524-CP K-9514-CP K-T14490-4-CP Pressure balanced	Kohler Purist K-22170-CP Pressured balanced





## 18. HVAC

---

### GENERAL:

- Location of mechanicals to be determined at the sole discretion of Builder and HVAC subcontractor
- A heating system capable of efficiently maintaining an inside temperature of 72 degrees F with an outside temperature of 0 degrees F
- A cooling system capable of efficiently maintaining an inside temperature of 72 degrees F with an outside temperature of 95 degrees F
- Duct work will be a KoolDuct system
- Returns will be panned in basement utilizing stud space and joist bays
- Duct runs will be KoolDuct or insulated flexible duct

---

### EQUIPMENT:

- First Floor: (1) 95.5% gas furnace, (1) 16 SEER, (2) Digital Programmable Heat/Cool Thermostat
- Second Floor: (1) 95.5% gas furnace, (1) 16 SEER, (2) Digital Programmable Heat/Cool Thermostat
- Basement Floor: (1) Digital Programmable Heat/Cool Thermostat

---

### SYSTEM:

- Five (5) zone system
  - Two (2) zones on the first floor
  - Two (2) zones on the second floor
  - One (1) zone in the basement floor

---

### REGISTERS:

- Wall registers painted to match wall color
  - Floor registers oak stained to match the floor
-



## 19. ELECTRICAL

---

### GENERAL:

- 400-amp service
- Electric, telephone, and cable service all underground
- Panel and meter locations will be determined at the sole discretion of Builder
- An electrical plan will be provided and, if applicable, buyer will be given the opportunity to customize this plan with the Builder
- 2 HVAC units
- General use outlets per plan UNO or as per code
- Switches including GFI weatherproof per plan UNO
- Recessed lights per plan UNO
- 2 ceiling fan locations – master bedroom and family room
- 1 exhaust fan for each bathroom; 7 total
- Under cabinet lighting in kitchen
- Smoke and carbon monoxide detectors
- Door chime for first and second floor
- Cat7 & RG6 for phone and cable per electrical plan
- Speaker prewire and, if applicable, buyer will be given the opportunity to customize this plan with the Builder

---

### LIGHTING FIXTURES:

- To be determined and, if applicable, buyer will be given the opportunity to customize this plan with the Builder
- \$15,000 allowance

---

## 20. SECURITY

---

### Option upon request:

- 2 control panels
- 6 infrared motion detectors
- 1 interior sounder
- 1 exterior sounder
- First floor and basement floor perimeter protection, up to X doors
- System back up battery



## 21. ENERGY PACKAGE

---

Foam sealant exterior walls and ceiling openings

---

## 22. INSULATION

---

Exterior Walls: R-21 Batt + R-3 per plan

---

Attic: Blown-In Insulation or Batt; R-38 Blown / R-30 Batt

---

Cathedrals: R-30 Batt with 1" air space between top of insulation and underside of roof sheathing

---

Basement Walls: R-11 Batt

---

## 23. DRYWALL

---

House: 1/2" walls and ceilings

---

Garage: 5/8" in accordance with fire code

---

Fasteners: drywall, glued, nailed, and/or screwed per plan

---

Green board in shower or tub area where there is no tile on the walls or ceiling

---

Attic mechanical area drywall per plan

---

Garage drywall with two (2) coat finish

---



## 24. INTERIOR MILLWORK

---

### GENERAL:

- All interior openings will be trimmed
- All interior millwork will be MDF

---

### INTERIOR DOORS:

- Masonite Livingston Interior Molded Door
- 1 ¾"
- Solid core
- Black hardware

---

### DOOR TRIM:

- 4 ¼" MDF

---

### WINDOW TRIM:

- 4" MDF with sill and apron

---

### BASEBOARD:

- First floor: 7 ¼" MDF
- Second floor: 5 ¼" MDF

---

### CROWN MOLDING:

- 5 ½" Garden State GSC512 Crown / Cove in living room, foyer, powder rooms, second floor hallway, side entry
- 8 ½" Garden State PLC812 Crown in Dining Room

---

### WAINSCOTING:

- Wainscoting in dining room per plan
-



## 25. PAINT

---

Exterior pre-selected by the builder

---

### WALLS AND CEILING:

- Sprayed and backrolled
  - Flat latex, two (2) coats
- 

### INTERIOR MILLWORK:

- Sprayed and/or brushed
  - Factory applied primer
  - Satin-gloss acrylic finish
- 

### INTERIOR DOORS:

- Sprayed
  - Factory applied primer
  - Satin-gloss acrylic finish
- 

### FRONT DOOR:

- Brushed
  - Factory applied
- 

### STAIRS, RAILS, AND TREADS:

- Brushed
  - Oil stained
  - Satin polyurethane finish, three (3) coats
- 

### GARAGE:

- Sprayed
  - Flat latex, two (2) coats
- 

### EXTERIOR MILLWORK:

- Brushed
  - Factory applied primer
  - Exterior satin-gloss acrylic finish
- 

### SIDING (if Artisan siding used):

- Sprayed and/or brushed
  - Factory applied primer
  - Exterior flat acrylic finish
-



## 26. FINISHED HARDWARE

---

### INTERIOR DOORS:

- Baldwin Tube Privacy Leverset with Contemporary Round Rose
- Black finish

---

### EXTERIOR DOORS:

- Baldwin Reserve Series Miami Handleset
- All exterior Pella doors includes Pella hardware
- Black finish

---

### GARAGE MAN DOOR:

- Baldwin Tube Privacy Leverset with Contemporary Round Rose
- Black finish

---

### PATIO DOORS:

- Pella
  - Black finish
-



## 27. CABINETRY

---

### KITCHEN:

- Inset, soft close doors and drawers
- Maple for stain or paint
- Custom design per plan

---

### BATHROOMS:

- Inset, soft close doors and drawers
- Maple for stain or paint
- Custom design per plan

---

### MUDROOM:

- Stall / locker style cubbies and shelving (option upon request)
  - Custom design per plan
- 

## 28. COUNTERTOPS

---

### KITCHEN:

- Quartz per plan
- Standard edge

---

### MASTER BATH:

- Marble per plan
- Standard edge

---

### OTHER BATHS:

- Quartz per plan
- Standard edge

---

### LAUNDRY:

- Quartz per plan
  - Standard edge
-



## 29. CERAMIC TILE

---

### MASTER BATH:

- Floors: marble; set in cement wet bed
- Shower Walls: marble, limestone, or similar; installed over Schluter System

---

### OTHER BATHS:

- Floors: ceramic mosaic; set in cement wet bed
  - Shower Walls: ceramic tile; installed over Schluter System
-





## 30. APPLIANCES

---

### REFRIGERATOR / FREEZER:

- Two (2) Sub-Zero 36" Classic Over-and-Under Refrigerator/Freezer
- BI-36U/O

---

### DISHWASHER:

- Bosch Benchmark® Dishwasher 24"
- SHV88PZ63N

---

### RANGE:

- Wolf 48" Sealed Burner Rangetop - 6 Burners and Infrared Griddle
- SRT486G

---

### HOOD:

- Wolf 48" Pro Wall Chimney Hood
- PL461912

---

### WALL OVEN (optional):

- Wolf 30" E Series Professional Built-In Double Oven
- DO30PE/S/PH

---

### MICROWAVE:

- Wolf 24" Transitional Drawer Microwave
- MD24TE/S

---

### BEVERAGE REFRIGERATOR:

- Sub-Zero 24" Undercounter Beverage Center - Panel Ready
- UC-24BG/O

---

### ICE MAKER:

- Sub-Zero 15" Ice Maker
- UC-15I

---

### GARBAGE DISPOSAL:

- insinkerator Badger 1HP Garbage Disposal, 1 HP
  - 79024-ISE
-



### 31. BATHROOM ACCESSORIES

---

#### POWDER ROOMS (2):

- One (1) Kohler Kumin 24" towel bar in matte black
- One (1) Kohler Kumin paper holder in matte black

---

#### MASTER BATH:

- Two (2) Kohler Kumin 24" towel bar in matte black
- One (1) Kohler Kumin paper holder in matte black
- Mirrors unframed, polished edge, height to be from vanity top to 50" in height and width to be length of vanity
- Shower door frameless, clear glass per plan

---

#### OTHER BATHS:

- One (1) Kohler Kumin 24" towel bar in matte black
- One (1) Kohler Kumin paper holder in matte black
- Mirrors unframed, polished edge, height to be from vanity top to 50" in height and width to be length of vanity

---

### 32. CLOSET SHELVING

---

\$12,500 allowance

---

#### MASTER BEDROOM:

- Custom closets per plan

---

#### OTHER CLOSETS:

- Standard rod and shelf per plan

---

#### LINEN AND PANTRY:

- Five (5) shelves per closet per plan

---

### 33. FLOORING

---

#### HARDWOOD:

- First floor, stair landings, second floor hall, and master bedroom
- 8" wide plank hardwood floors

---

#### CARPET:

- Other bedrooms (hardwood option upon request)
- ½" padding
- \$45 per yard allowance (installed)



### 34. EXTERIOR LOT

---

#### LANDSCAPING:

- \$15,000 allowance
- Sod front
- Per plan

---

#### IRRIGATION:

- By buyer

---

#### DRIVEWAY:

- Pavers at entry
- 3 ½" asphalt over 6" stone base

---

#### REAR PATIO UNDER DECK:

- Brick pavers or dry laid flagstone
-