



1 **CLIENT: ROCK BUILT - SPEC #22**
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ADDRESS: PO BOX 92021 SOUTHLAKE TX 76092
SQUARE FOOT / PLAN: 5,130SF - TWO STORY - SPEC #22 "THE STALWART MANOR"

1 **COMMUNITY:**

2 COMMUNITY NAME & LOCATION: CARILLON - LOCATED JUST NORTH OF THE INTERSECTION OF HWY. 114 & WHITE CHAPEL ROAD IN SOUTHLAKE TX 76092

3 **SITE NOTES:**

4 EROSION CONTROL: MUST BE PUT IN PLACE AND MAINTAINED AT ALL TIMES

5 LOT DIMENSIONS: 100' W X 150' D ROUGHLY 1/3 ACRE

6 R.O.W.. DEPTH: 11' FROM BACK OF CURB TO LOT LINE (6' BACK OF CURB TO WALK, 4' WALK, 1' TO LOT LINE)

7 BUILDING SETBACKS: 25' FRONT, 25' REAR

8 MINIMUM SIDE YARD REQUIREMENTS: 8' EACH SIDE (TOTAL OF 16' OVERALL)

9 MAX. OVERALL 1ST FLOOR & GARAGE FOOTPRINT 78' W x 82'-10" (NO CANTILEVERS):

10 1ST FLOOR, PORCHES & GARAGE AREA: = 5,399 S.F.

11 DRIVEWAY AREA: 1,150 S.F. (ENTRY TO PORCH = 59 x 12 + ENTRY ONE SIDE OF GARAGE 21 x 8 + ENTRY THE OTHER SIDE OF GARAGE 21 x 8) = 1,044 @ 10% WASTE

12 ENTRY WALK AREA (CURB TO FRONT DOOR) NA - USE 195 S.F. FOR ROUGH CONCRETE POUR FOR TEMP WALKWAY AND PORTA-POTTY PAD

13 SERVICE WALK AREA (GARAGE, PAST FENCE GATE AND TO REAR PATIO) 236 S.F. (59 X 4)

14 PUBLIC WALK AREA: 400 S.F. (100 X 4)

15 APRON AREA (CONCRETE) 84 S.F. (14 X 6)

16 1ST FL, PORCHES & GARAGE, DRIVEWAY, ENTRY WALK, SERVICE WALK, PUBLIC WALK, AND APRON AREA: 7,269 S.F.

17 ACTUAL LOT AND RIGHT OF WAY AREA NET AREA FOR GREENERY: 7,731 (15,000 - 7,269)

18 BUILDING PAD SETUP: DEVELOPER CREATED BUILDING PAD IF REQUIRED, RELATIVELY FLAT FOR NATURAL TOPOGRAPHY

19 SITE NOTES: SANDY SOILS - EACH LOT IS TO HAVE THE TOPSOIL STOCKPILED ON THE LOT OR STOCKPILED NEARBY WITHIN THE COMMUNITY

20 FINISH FLOOR HEIGHTS: FINISH FL TO EXT GRADE = 4" MINIMUM TO 6" +/- MAXIMUM (GRADING AROUND GARAGE SLAB TO BE APPROPRIATE FOR A SLAB CONDITION)

21 FINISHED FL TO TOP OF BSMT SLAB: NOT APPLICABLE HERE

22 FINISHED FLOOR TO GARAGE FLOOR AT THE APRON = 4" MINIMUM TO 7" +/- MAXIMUM

24 **DRAWING REQUIREMENTS & INFORMATION:**

25 CODE-1: 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED IN ORDINANCE #1148

26 CODE-2: 2014 NATIONAL ELECTRICAL CODE (NEC) - STATE OF TEXAS REQUIREMENTS

27 CODE-3: 2015 INTERNATIONAL FIRE CODE (IFC) - ORDINANCE #1144

28 CODE-4: 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - ORDINANCE #1143

29 NUMBER OF PLANS: SPEC #22

30 PLAN BREAKDOWN: 5,130 S.F. TWO STORY

31 NUMBER AND TYPE OF ELEVATIONS: 1, THE STALWART "MANOR" (AKA SPEC #22)

32 STANDARD FOUNDATION SETUP: SLAB ON GRADE

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- 33 OPTIONAL FOUNDATION: NA
-
- 34 ATTACHED / DETACHED GARAGE: ATTACHED 2 CAR SIDE LOAD AND ATTACHED 1 CAR SIDE LOAD (3 CAR TOTAL)
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- 35 **EXCAVATION**
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- 36 TRACKING PADS: SPREAD STONE FROM THE CURB TO NEARBY THE HOUSE INLINE WITH THE DRIVEWAY PATH (12'X50'X6" DAG) - MAINTAIN PERIODICALLY
-
- 37 SLAB BACKFILL HEIGHT: SEE SITE REQUIREMENTS SECTION
-
- 38 TOPSOIL HANDLING: SEE SITE REQUIREMENTS SECTION
-
- 39 EXCAVATION DEPTHS: 0" BELOW BOTTOM OF FOOTING AT FOOTING ONLY, ALL OTHER AREAS TO BE 4" BELOW TOP OF FOOTING
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- 46 **FOUNDATION SYSTEM: - PER FOUNDATION ENGINEER DESIGN (ITEMS LISTED BELOW ARE TYPICAL ONLY & SHALL NOT OVERRIDE ENGINEER)**
-
- 47 BAG MIX: POURED READY MIX 5 BAG-6"SLUMP-3000 P.S.I.. CONCRETE (SIZING PER PLAN)
-
- 48 DEPTH: 26" +/- MONOLITHIC POURED BEAMS WITH POST TENSION SLAB (EXCAVATION DEPTH BY CONCRETE CONTRACTOR)
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- 49 WIDTH: 10" +/- MONOLITHIC POURED BEAMS WITH POST TENSION SLAB (EXCAVATION DEPTH BY CONCRETE CONTRACTOR)
-
- 50 KEYWAY: NA
-
- 51 STEEL: POST TENSION SLAB - CABLES TO 30,000LBS
-
- 52 ANCHOR BOLTS / STRAPS: YES - PERSUANT TO ENGINEERING REQUIRES
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- 53 PIERS & BEAMS: SIZED AND LOCATED PER PLAN WITH #5 BARS - THIS SECTION INCLUDES ALL EXT.PATIOS TO HAVE BEAMS & PIERS PER STRUCTURAL ENGINEERING
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- 54 NOTE: BRACE AS REQUIRED
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- 73 **MAIN SLAB: PER FOUNDATION ENGINEER DESIGN (ITEMS LISTED BELOW ARE TYPICAL ONLY AND SHALL NOT OVERRIDE ENGINEER)**
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- 74 BAG MIX: POURED READY MIX 5 BAG-6"SLUMP-3000 P.S.I.. CONCRETE (SIZING PER PLAN)
-
- 75 THICKNESS: 4" (PART OF MONOLITHIC POUR WITH FOUNDATION)
-
- 76 STEEL: POST TENSION SLAB - CABLES TO 30,000LBS POST TENSION SLAB - CABLES TO 30,000LBS - SEE FOUNDATION SYSTEM
-
- 77 VAPOR BARRIER: 6 MIL POLY WITH 12" LAP (UNDER SLAB - OVER FILL)
-
- 78 GRAVEL: NA USE CUSHION SAND IF NEEDED WITH NATURAL COMPACTION TO 90% PROCTOR (SIZING PER PLAN)
-
- 79 INTERIOR PERIMETER INSULATION: N/A (INCLUDE ONLY WITH HEATED FLOOR - AT PERIMETER OF HEATED FLOOR AREA)
-
- 80 CONTROL JOINTS: N/A
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- 81 FINISH: SMOOTH TROWEL AND MUST BE FLAT (ABSENT OF CROWNS AND DROPS) - CHECK FLOORING TO ASSURE PROPER ELEVATION HEIGHTS IF NEED BE
-
- 82 NOTE: THIS VENDOR MUST CHECK WITH THE PLUMBER, HVAC AND ELECTRICIAN PRIOR TO POURING SLAB TO ASSURE NO UNDERGROUND RUNS ARE MISSING
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- 83 **GARAGE SLAB: PER FOUNDATION ENGINEER DESIGN (ITEMS LISTED BELOW ARE TYPICAL ONLY AND SHALL NOT OVERRIDE ENGINEER)**
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- 84 BAG MIX: POURED READY MIX 5 BAG-6"SLUMP-3000 P.S.I.. CONCRETE (SIZING PER PLAN)
-
- 85 THICKNESS: 4" (PART OF MONOLITHIC POUR WITH FOUNDATION)
-
- 87 STEEL: POST TENSION SLAB - CABLES TO 30,000LBS POST TENSION SLAB - CABLES TO 30,000LBS - SEE FOUNDATION SYSTEM
-
- 88 VAPOR BARRIER: 6 MIL POLY WITH 12" LAP (UNDER SLAB - OVER FILL)
-
- 89 GRAVEL: NA USE CUSHION SAND IF NEEDED WITH NATURAL COMPACTION TO 90% PROCTOR (SIZING PER PLAN)
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- 90 CONTROL JOINTS: N/A
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- 91 DUST SILL: NA
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- 108 GARAGE FLOOR FINISH AREA: EPOXY SURFACE FINISH ON CONCRETE AREA (COLOR TBD) BY PAINT VENDOR, NOT CONCRETE
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109 DRIVEWAY PAVING:

110 BAG MIX: 3,500 P.S.I.. CONCRETE (SIZING PER ENGINEERING PLAN)

111 THICKNESS & WIDTH: 6" SMOOTH TROWEL SALT FINISH (TOLERANCE IS TO BE A MINIMUM OF 12" TO EACH SIDE OF OVERHEAD DOORS)

112 CORNERS: SQUARE (NOT RADII)

113 STEEL: #3-18" OC-EW (TIE PIECES TOGETHER AND LIFT INTO POUR OR USE CHAIRS)

114 GRAVEL: N/A (USE CUSHION SAND IF NEEDED WITH NATURAL COMPACTION TO 90% PROCTOR - SIZING PER PLAN)

115 CONTROL JOINTS: YES (PER PLAN OR AS DIRECTED BY COMPANY REPRESENTATIVE OR GOVERNING AUTHORITY - TYPICALLY 900SF SECTIONS MAXIMUM)

116 FINISH: SMOOTH TROWEL (BROOMED?) WITH A SALT FINISH (DISCUSS SECTIONING OF DRIVE WITH AN EDGE BOARDER AS A DESIGN FEATURE-LESS EXPENSIVE)

117 DRIVEWAY APRONS: SAME AS DEFINED HEREIN OR PURSUANT TO GOVERNING BODY REQUIREMENTS

118 PUBLIC WALK: 6" @ DRIVES (STEEL PER GOVERNING BODY REQUIREMENTS)

119 SPECIAL NOTE: COURTYARD DRIVEWAY TO HAVE CONCRETE DESIGN IN CENTER AREA (CONCRETE BORDERS WITH FAKE TURF SECTIONS)

120 EXTERIOR SLABS: PER FOUNDATION ENGINEER DESIGN (ITEMS LISTED BELOW ARE TYPICAL ONLY AND SHALL NOT OVERRIDE ENGINEER)

121 BAG MIX: 3,500 P.S.I.. CONCRETE (SIZING & DESIGN PER ENGINEERING PLAN IF REQUIRED TO BE PART OF FOUNDATION SYSTEM)

122 THICKNESS: 4" (SIZING & DESIGN PER ENGINEERING PLAN IF REQUIRED TO BE PART OF FOUNDATION SYSTEM)

123 CORNERS: SQUARE (NOT RADII)

124 KEYWAY: NA

125 STEEL: #3-18" OC-EW (TIE PIECES TOGETHER AND LIFT INTO POUR OR USE CHAIRS)

126 VAPOR BARRIER: NA IF OPEN TO ELEMENTS (6 MIL POLY WITH 12" LAP - UNDER SLAB - OVER FILL - IF EXTERIOR SLAB IS AN ENCLOSURE)

127 GRAVEL: NA USE CUSHION SAND IF NEEDED WITH NATURAL COMPACTION TO 90% PROCTOR (SIZING PER PLAN)

128 CONTROL JOINTS: YES (PER PLAN OR AS DIRECTED BY COMPANY REPRESENTATIVE OR GOVERNING AUTHORITY - TYPICALLY 900SF SECTIONS MAXIMUM)

129 FINISH: SMOOTH TROWEL SALT FINISH (BROOMED?)

130 DUST SILL: NA

131 PUBLIC WALK (SITE COST):

132 BAG MIX: 3,500 P.S.I.. CONCRETE (OR AS REQUIRED BY GOVERNING AUTHORITY)

133 THICKNESS:4" TYPICAL - 6" AT DRIVEWAYS (OR AS REQUIRED BY GOVERNING AUTHORITY)

134 WIDTH: 4' (OR AS REQUIRED BY GOVERNING AUTHORITY)

135 STEEL: #3-18" OC-EW (TIE PIECES TOGETHER AND LIFT INTO POUR OR USE CHAIRS)

136 GRAVEL: N/A (USE CUSHION SAND IF NEEDED WITH NATURAL COMPACTION TO 90% PROCTOR - SIZING PER PLAN)

137 CONTROL JOINTS: YES (PER PLAN OR AS DIRECTED BY COMPANY REPRESENTATIVE OR GOVERNING AUTHORITY - TYPICALLY 5LF ON AVERAGE)

138 FINISH: SMOOTH TROWEL (BROOMED?) FINISH (OR AS REQUIRED BY GOVERNING AUTHORITY)

139 ENTRY WALK - NA (FROM DRIVEWAY {OR CURB} TO FRONT PORCH/DOOR):

140 BAG MIX: 3,500 P.S.I.. CONCRETE

141 THICKNESS:4" TYPICAL

142 WIDTH: 11'

143 CORNERS: SQUARE (NOT RADII)

- 144 STEEL: #3-18" OC-EW (TIE PIECES TOGETHER AND LIFT INTO POUR OR USE CHAIRS)
- 145 VAPOR BARRIER: N/A
- 146 GRAVEL: N/A (USE CUSHION SAND IF NEEDED WITH NATURAL COMPACTION TO 90% PROCTOR)
- 147 FINISH: SMOOTH TROWEL SALT FINISH WITH BROOM FINISH
- 148 PORCH PAD FLASHING: NA UNLESS ABUTS WOOD FRAMING
- 149 CONTROL JOINTS: YES (PER PLAN OR AS DIRECTED BY COMPANY REPRESENTATIVE OR GOVERNING AUTHORITY - TYPICALLY 5LF ON AVERAGE)
- 150 FINISH: SMOOTH TROWEL (BROOMED?) WITH A SALT FINISH (LETS DISCUSS SECTIONING OF WALKS AS A DESIGN FEATURE - WHICH IS LESS EXPENSIVE)
- 151 MAILBOX: ORNAMENTAL IRON LEG WITH MAIL BOX ON TOP (BLACK IN COLOR INCL. FLAG AND HOUSE NUMBERS) SET IN CONCRETE BY CONCRETE CONTRACTOR
- 152 SPECIAL NOTE: ENTRY WALK TO HAVE STAGGARD CONCRETE SLABS WITH 8" LOSE STONE JOINTS BETWEEN (TWO 8" RUNNING BORDERS STOOP TO DRIVEWAY)
- 153 **SERVICE WALKS:**
- 154 BAG MIX: 3,500 P.S.I.. CONCRETE
- 155 THICKNESS:4" TYPICAL
- 156 WIDTH: 4'
- 157 CORNERS: SQUARE (NOT RADII)
- 158 STEEL: #3-18" OC-EW (TIE PIECES TOGETHER AND LIFT INTO POUR OR USE CHAIRS)
- 159 VAPOR BARRIER: N/A
- 160 GRAVEL: N/A (USE CUSHION SAND IF NEEDED WITH NATURAL COMPACTION TO 90% PROCTOR)
- 161 CONTROL JOINTS: YES (PER PLAN OR AS DIRECTED BY COMPANY REPRESENTATIVE OR GOVERNING AUTHORITY - TYPICALLY 5LF ON AVERAGE)
- 162 FINISH: SMOOTH TROWEL (BROOMED?) WITH A SALT FINISH (LETS DISCUSS SECTIONING OF WALKS AS A DESIGN FEATURE - WHICH IS LESS EXPENSIVE)
- 163 **SPECIALTY CONCRETE APPLICATIONS (I.E. BALCONY OR 2ND FLOOR PATIOS):**
- 164 CONCRETE SYSTEM: LIGHTWEIGHT SMOOTH TROWEL FINISH
- 165 **TERMITE TREATMENT:**
- 166 TREATMENT: TREAT ALL 1ST FLOOR WOOD THAT CONTACTS THE CONCRETE FROM THAT POINT, VERTICALLY 24" (OR PERSUANT TO CODE)
- 167 PRODUCT: USE DRAGNET FT, BORATE (OR THEIR EQUIVALENT) PURSUANT TO TIMBOR LABEL SPECIFICATIONS
- 168 **FLOOR FRAMING: PER STRUCTURAL ENGINEER DESIGN (ITEMS LISTED BELOW ARE TYPICAL ONLY AND SHALL NOT OVERRIDE ENGINEER)**
- 169 FRAMING HARDWARE; USP OR SIMPSON PER STRUCTURAL DESIGN
- 170 SILL SEALER: DOW FIBERGLASS (BLUE) TO MATCH PLATE THICKNESS
- 171 SILL PLATES: 2X4 & 2X6 TYPICAL SYP OR DOUG. FIR (PER PLAN) (PRESSURE TREATED WHERE ALL SILL PLATES REST ON CONCRETE)
- 172 TYPE & METHOD: 2X DIMENSIONAL SYP OR DOUG. FIR, T.J.I.'S, OPEN WEB TRUSSES (AS VALUE ENGINEERED BY STRUCTURAL ENGINEER)
- 173 SHEATHING: ADVANTECH FL. SYS. GLUED AND SCREWED (STAGGERED SEAM) INSTALLED PER MANF. RECOM. (AS VALUE ENGINEERED BY STRUCTURAL ENG.)
- 174 INSULATION: POLY-CEL(NON-EXP.FOAM) FOR WINDOWS-DOORS-SILL PLATES-AND MECH. DROPS, WALLS (R-18) - ATTICS (R-36) BLOWN FOAM ENVELOP SYSTEM
- 175 OPENINGS: OSI HI QUALITY SILICONE OR POLY-CEL (NON-EXP.FOAM) OR PURSUANT TO MANUFACTURER'S INSTALLATION REQUIREMENTS FOR SAID COMPONENT
- 176 HVAC UNITS: IF ACCESSIBLE, PROVIDE 200 S.F. OF FL. DECK-2 LAYERS OF 1/2" OSB OVER 2X6 FOR PLATFORM IN ATTIC @ PULL DOWN STAIRS AND/OR SCUTTLE
- 177 EGRESS STAIRS: SEE "ENTRY WALK (FROM DRIVEWAY {OR CURB} TO FRONT PORCH/DOOR)
- 178 PORTICOS & BALCONIES: ORNAMENTAL IRON (LIGHTWEIGHT CONCRETE AT BALCONY DECKS)

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- 179 EXT DECKS: OPT (ALL CEDAR) 5/4 X 6" DECK, 2X JOIST & BOX, 6X6 COLS., STAIRS W/SOLID KICKS, 2X6 RAILS W/INTEGRAL H.RAIL W/2X2 R.E.. BAL. (ALL DECK GRADE)
-
- 180 DECK HARDWARE (BEAMS OR PIERS TO BE PURSUANT TO STRUCTURAL ENGINEER DESIGN IF REQUIRED), INCLUDING STAIR & CONCRETE STAIR PAD DESIGN
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- 181 **WALL FRAMING: PER STRUCTURAL ENGINEER DESIGN (ITEMS LISTED BELOW ARE TYPICAL ONLY AND SHALL NOT OVERRIDE ENGINEER)**
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- 182 FRAMING HARDWARE; USP OR SIMPSON PER STRUCTURAL DESIGN - (DISCUSS AN ECONOMICAL ROOF TIE-DOWN SYSTEM)
-
- 183 BOTTOM PLATE: SINGLE, 2X UTILITY SYP OR DOUG. FIR
-
- 184 TOP PLATE: DOUBLE, 2X UTILITY SYP OR DOUG. FIR
-
- 185 WALL HEIGHT & SPACING: 10' 1ST FL, 9' 2ND FL 16" O.C.. - TYPICAL
-
- 186 TYPE & METHOD: 2X4 & 2X6 #2 AND BETTER SYP OR DOUG. FIR 16" OC
-
- 187 HEADERS: BEARING, USE 2X #2 & BETTER SYP OR DOUG. FIR TYP. OR LAMS/ENG. (FRAMED BOX ON ALL NON BEARING HEADERS UNLESS CODE STATES SOLID)
-
- 188 DECORATIVE BEARING & EXT. COLUMNS: PERMACAST COL. & TRIMS (SIZING PER PLAN - UNLESS STUCCO/FRAME)-NON BEARING INTERIOR COLUMNS BY TRIMMER
-
- 189 VERTICAL STEEL: ADJUST.STEEL LALLY AND/OR PIPE COLUMNS AND PARALAM POSTS SIZED ACCORDINGLY(EXPOSED STRUCTURAL STEEL TO BE PAINTED GREY)
-
- 190 LATERAL (LET-IN) BRACING: ON ALL EXTERIOR AND INTERIOR WALLS THAT REQUIRE SAME SO AS TO PREVENT ANY MOVEMENT, BUCKELING OR BOWED WALLS
-
- 191 FURRING & BRACING: 5/4 X 3 #3 SPRUCE OR
-
- 192 BLOCKING: PER. CODE & ADD SOLID WOOD BLOCKING/BACKING AT ALL AREAS REQUIRING SAME I.E. TV'S, WINDOW COVERINGS, ARTWORK, SHWR DRS ETC.)
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- 193 BUILDING WRAP: NA ZIP SYSTEM TAPE IN USE
-
- 194 SHEATHING: ZIP BOARD SHEATHING SYSTEM WITH TAPE
-
- 195 SIDING:4COAT STUCCO SYS.-TEXT.MAXI3050 NOUGAT(DBL FELT, WIRE LATH, SCRATCH&BROWN=MAGNAWALL PLSTR,SKIM&FINISH=ACRYLIC W/2 COLORS (1/2"))
-
- 196 STONE: SILVERMIST SQUARES IN RECTANGULARS AND GRAY MORTAR (ALL PER PLAN DETAILS)
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- 197 BRICK: ELDERWOOD K57 KING SIZE WITH GRAY MORTAR (ALL PER PLAN DETAILS)
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- 198 INSULATION:(NON-EXP.FOAM) @WIND/DRS-SILL PLATES & PENETRATIONS, WALLS 3.5"(R-14) - ATTICS 6"(R-24SMK DEV.& BURN RT.) BLOWN FOAM ENVELOP SYS.
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- 199 OPENINGS: OSI HI QUALITY SILICONE OR POLY-CEL(NON-EXP.FOAM) OR PURSUANT TO MANUFACTURER'S INSTALLATION REQUIREMENTS FOR SAID COMPONENT
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- 200 BATH & SHOWER WALLS THAT ARE TILED: INCLUDE A RECESSED NICHE TO ACCOMMODATE SHAMPOO AND BATH PRODUCTS (SEE FLOOR SECTION)
-
- 201 MEDICINE CABINET SPECS: SEE CABINET LAYOUT FOR FRAMING DETAIL
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- 202 **ROOF FRAMING: PER STRUCTURAL ENGINEER DESIGN (ITEMS LISTED BELOW ARE TYPICAL ONLY AND SHALL NOT OVERRIDE ENGINEER)**
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- 203 FRAMING HARDWARE; USP OR SIMPSON PER STRUCTURAL DESIGN
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- 204 TYPE & METHOD: 2X RAFTERS AS REQ. SYP OR DOUG.FIR (T.J.I.. MAT. & LARGER BOTTOM CORDS FOR ATTIC TRUSS COND. IF REQUIRED)
-
- 205 ATTIC CONDITIONS: FOAM EXTERIOR WALLS IN ATTIC SPACES (PROVIDE SOLAR TINT AT ATTIC WINDOWS WHICH EXPOSE FRAMING)
-
- 206 GABLE END TRUSSES: NA
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- 207 FURRING & BRACING: 5/4 X 3 #3 SPRUCE EQUAL
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- 208 VENTS:N/A, SEALED ENVELOP FOAM(NO CONT. RIDGE VENTS TO BE BALANCE WITH SOFFIT VENTS AND/OR CAP VENTS/GABLE END LOUVERS IF BATT/BLOW)
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- 209 ROOF FINISH:TAMKO 30YR.COMPOSITION DIMENSIONAL LAMINATED-HERITAGE PREM.BLACK WALNUT(NAIL&INSTALL PER MANUFACTURER'S RECOMMENDATIONS)
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- 210 FELT: #15 FELT- ICE & WATER SHIELD AT FASCIA & VALLEYS (N/A AT RAKES)
-
- 211 FLASHING: GALV. METAL - SAME MATERIAL FOR GUTTER CAP INST. OVER SHEATHING AND FASCIAS
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- 212 SHEATHING / CLIPS: 7/16" SPAN RATED OSB - INCL CLIPS (THIS MEANS ALL CLIPS INCL BUT NOT LIMITED TO TRUSS H-CLIPS, HURRICANE CLIPS, ETC)
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- 213 GABLE RAKES DETAILS: PER PLAN CEMENTITIOUS MATERIAL (HARDIE SMOOTH SOFFIT)
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- 214 HORIZONTAL OVERHANGS: CARPENTER TO INCLUDE SOFFIT BLOCKS AND FOR ALL OVERHANGS PER PLAN DETAILS (HARDIE SMOOTH SOFFIT)
- 215 FLY RAFTER OVERHANGS: CARPENTER TO INCLUDE SOFFIT BLOCKS AND FOR ALL OVERHANGS PER PLAN DETAILS (HARDIE SMOOTH SOFFIT)
- 216 OVER FRAMING: BY CARPENTER 2X MATERIAL
- 217 SOFFITS/CANTILEVERS:A COMBINATION OF PLYWOOD, CEMENTITIOUS BRD (HARDIE SMOOTH SOFFIT) & 1ST. FL EXT. PATIO AREAS TO BE STAIN GRADE CEDAR T&G
- 218 INSULATION: POLY-CEL (NON-EXP.FOAM) FOR WINDOWS-DOORS-SILL PLATES-AND MECH. DROPS, WALLS (R-18) - ATTICS (R-36) BLOWN FOAM ENVELOP SYSTEM
- 219 OPENINGS: OSI HI QUALITY SILICONE OR POLY-CEL(NON-EXP.FOAM) OR PURSUANT TO MANUFACTURER'S INSTALLATION REQUIREMENTS FOR SAID COMPONENT
- 220 HVAC UNITS: IF ACCESSIBLE, PROVIDE 200 S.F. OF FL. DECK-2 LAYERS OF 1/2" OSB OVER 2X6 FOR PLATFORM IN ATTIC @ PULL DOWN STAIRS AND/OR SCUTTLE
- 221 **GUTTERS, DOWNSPOUTS & SPLASH BLOCKS AND OVERHANGS:**
- 222 MATERIAL: .027 SEAMLESS ALUMINUM
- 223 COLOR: TO MATCH ROOFING MATERIAL (OR TO BE PAINTED IF THE ALUMINUM COLOR IS NOT A REASONABLE MATCH TO THE ROOFING MATERIAL)
- 224 GUTTER SIZE: 5" OGEE
- 225 DOWNSPOUT SIZE: 3" X 4" WITH PROPER EXTENSIONS (SPLASH BLOCK AT EACH DOWNSPOUT THAT TERMINATES AT GRADE)
- 226 MITER: YES
- 227 VALLEY SHIELDS: YES
- 228 SPLASH BLOCKS: 12" X 24" X 2-1/4" CONCRETE PROVIDED BY LANDSCAPER
- 229 SOFFIT TYPE, METHOD AND COLOR: CEMENTITIOUS BOARD PAINTED TO MATCH ROOFING MATERIAL
- 230 CANTILEVERS: CEMENTITIOUS BOARD PAINTED TO MATCH ROOFING MATERIAL
- 231 PORCH CEILINGS: CEMENTITIOUS BOARDS PAINTED TO MATCH ROOFING MATERIAL (EXCEPT REAR PORCH AREA WHICH SHALL BE STAIN GRADE PINE BOARDS)
- 232 **EXTERIOR TRIM: (MOST TRIM SURFACES PAINTED TO MATCH ROOFING MATERIAL)**
- 233 DORMERS: SAME MATERIAL AS THE MAJORITY OF THE FRONT ELEVATION (BRICK, STONE OR STUCCO) - IF UNCLEAR ON PLANS DISCUSS
- 235 FRONT ELEVATION CORNER POSTS: REVIEW PLANS & FINISHES FOR DETAIL
- 236 COLUMNS: PERMACAST COLUMNS & COLUMN HEAD AND FOOT TRIMS (PER PLAN) (UNLESS FRAMED TO ACCEPT STUCCO SYSTEM) SEE PLAN FOR FINISHES
- 237 PORTICOS & BALCONIES: ORNAMENTAL IRON (LIGHTWEIGHT CONCRETE AT BALCONY DECKS)
- 238 FRONT ELEVATION WINDOW SURROUNDS: SAME AS THE FINISH SURROUNDING THE WINDOW (DECORATIVE HEADS TO BE STONE OR STUCCO BUILD-UPS)
- 239 SIDES & REAR ELEV. WINDOW SURROUNDS: SAME AS THE MATERIAL SURROUNDING THE WINDOW (DECORATIVE HEADS TO BE STONE OR STUCCO BUILD-UPS)
- 240 PATIO DOOR / EXTERIOR DOOR / GARAGE O.H. DOOR SURROUNDS: SAME AS THE FINISH SURROUNDING THE DOOR (STAINED WOOD JAMBS AT GARAGE OH DOORS)
- 241 ALL SURROUNDS (AWAY FROM WHETHER): YES
- 242 ARCHITECTURAL HEADS: FYPON OR EQUAL, STONE, OR STUCCO PER PLAN ELEVATION
- 245 SHUTTERS DETAIL: PINE, STAIN GRADE DESIGN AND SIZING TO BE SPECIFICALLY CALLED OUT ON PLANS (STAIN & SEAL)
- 246 SIDE & REAR ELEV. CORNER POSTS: SAME AS THE FINISH ON THE BALANCE OF THE WALL
- 249 **INSULATION: SEALED ENVELOP SYSTEM**
- 250 WALLS & RIM JOIST: R-14 (3.5) OF OPEN CELL BLOWN FOAM ENVELOP SYSTEM
- 251 ATTIC CEILING (ROOF): R-24 (6") OF OPEN CELL (CONFORMING TO SMOKE DEV. & BURN RATE CRITERIA) BLOWN FOAM ENVELOP SYSTEM
- 252 FLOORS OVER UNHEATED SPACE: R-24 (6") OPEN CELL BLOWN FOAM ENVELOP SYSTEM
- 253 CANTILEVERS: R-24 (6") OPEN CELL BLOWN FOAM ENVELOP SYSTEM

- 254 BATH WALLS: N/A
- 259 WINDOWS & DOORS, SILL PLATES (FRAMING SEALS): POLY-CEL NON-EXPANDING FOAM SEALANT (OR EQUAL)
- 260 DRAFTSTOP: POLY-CEL (NON-EXP. FOAM) FOR WINDOWS-DOORS-SILL PLATES-AND MECH. PENETRATIONS
- 261 EXTERIOR OPENINGS: POLY-CEL (NON-EXP. FOAM) FOR WDS.-DRS-SILL PLATES-AND MECH. PENETRATIONS
- 262 FRESH AIR INTAKE: PROVIDE IN APPROPRIATE AREAS FOR AIR EXCHANGER SYSTEM-DUE TO THE CLOSED ENVELOP SYSTEM & COMBUSTIBLES I.E. LAUNDRY, ETC.
- 263 GARAGE AREA: INSULATE ONLY HOUSE COMMON WALLS
- 264 **WINDOW (OPEN TO VARIOUS BRANDS - THE SPEC IS FOR ACCURATE BIDDING PURPOSES) FRAME COLOR TO BE OF A DARK NATURE:**
- 265 MANUFACTURER & TYPE: KRESTMARK VINYL 200 SERIES SH AND 250 CASEMENT SERIES (OR SIMILAR) - INSTALLED PER MANUFACTURE REQUIREMENTS (OR EQUAL)
- 266 GLASS: 5/8" THICK OVERALL INSULATED LOW-E 366 GLASS (2-7/8" DEEP VINYL FRAME)
- 267 COLOR: FRAMES AND GRILLS TO BE THE APPROPRIATE BEST COLOR MATCH TO THE ROOF & TRIM COLOR TBD - SEE EXTERIOR & PAINTING SECTION OF THIS SPEC
- 268 EXTERIOR: SCREENS ON ALL OPERABLE LITES
- 269 INTERIOR: TILT IN SINGLE HUNG
- 270 CASED / DRYWALL RETURNED: DRYWALL RETURNED WITH PINE WOOD SILL AND APRON UNDER
- 273 GRILLS: INTEGRAL (BETWEEN GLAZING) VINYL PER ELEVATION
- 274 MST BTH & 2ND FL WINDOWS: OBSCURE GLASS IF BATHING AREA IS SEEN FROM EXT. (WINDOWS HIGH ON MASTER WALL WITH NO VIEW FROM EXT. TO BE CLEAR)
- 275 WINDOWS IN UNFINISHED AREAS: GLASS TO BE TINTED DARK BY SUPPLIER SO AS NOT TO VIEW FRAMING FROM EXTERIOR
- 276 **SKYLIGHT (OPEN TO VARIOUS BRANDS - THE SPEC IS FOR ACCURATE BIDDING PURPOSES):**
- 277 SKYLIGHT: WASCO 2X4 FIXED IMPACT RATED GLASS COMPLETE WITH ACCESSORIES (INSTALLED PER MANUFACTURER'S RECOMMENDATIONS)
- 278 **SLIDING PATIO DOOR (OPEN TO VARIOUS BRANDS EQUAL IN NATURE) FRAME COLOR TO BE OF A DARK NATURE:**
- 279 MANUFACTURER: AWS (AMERICAN WINDOW SYSTEMS) VINYL SLIDING WINDOW (OR SIMILAR) - INSTALLED PER MANUFACTURES REQUIREMENTS
- 280 GLASS: 5/8" THICK OVERALL INSULATED LOW-E 366 GLASS (2-7/8" DEEP VINYL FRAME)
- 281 TRANSOM: NO INTEGRAL TRANSOMS ALLOWED UPTO 8' TOTAL DIMENSION IN HEIGHT (THEN APPLY FRAMING AND SEPARATE LITES)
- 282 EXTERIOR: FULL SCREEN FOR OPERABLE PANEL
- 283 INTERIOR: ALL REQUIRED HANDLE-SET AND LOCKS
- 284 CASED / DRYWALL RETURNED: DRYWALL RETURNED
- 285 GRILLS: WHITE INTEGRAL (BETWEEN GLAZING) VINYL PER ELEVATION
- 287 **SPECIALITY WINDOW UNITS FRAME COLOR TO BE OF A DARK NATURE:**
- 288 FOLDING WINDOW WALL: NA (NANA WOOD - ALUMINUM CLAD WA67)
- 289 ROLLTOP OVERHEAD UNIT: NA (UNIT TYPE, SIZE, SPEC AND FINISH TBD BASED ON LOCATION)
- 290 **FRONT EXTERIOR ENTRY DOOR:**
- 291 MANUFACTURER: LOCAL TBD
- 292 TYPE: 8' X 1-3/4" IRON 10-12GA DOOR (PER PLAN) WITH ONE PIECE ADJUST. WELDED THRESHOLD AND PROTECTIVE PROD. PVC TAPE TO COVER 1-800-789-6633
- 293 JAMB: 6" BARREL HINGES WITH PROPER BUSHINGS
- 294 CORE: OPEN OR CLOSED POLYURETHANE
- 295 FINISH: ZINC

-
- 296 SCREEN: IF APPLICABLE
-
- 297 STYLE: FULL LITE (WITH GRILLS MATCHING WINDOWS)- GLASS TO BE 5/8" LOW-E
-
- 298 SIDELIGHTS: NA (SEE ELEVATION FOR DETAILS AS TO FRAMED, SEPARATE OR INTEGRAL IRON)
-
- 299 TRANSOM: NA (SEE ELEVATION FOR DETAILS AS TO FRAMED, SEPARATE OR INTEGRAL IRON)
-
- 301 BORING & HARDWARE: DOUBLE BORE, ENTRY HANDLE & DEADBOLT (O.C. AND BACKSET TBD) EMTEK STUGGART
-
- 302 RATING: IF AVAILABLE
-
- 303 IRON STAIR RAILS FOR EGRESS: N/A (UNLESS GRADE AND/OR TOWNSHIP REQUIRE)
-
- 304 BALCONY RAILS: PER ELEVATION
-
- 305 **SPECIALITY DOORS:**
-
- 306 POCKET: PROVIDE THE NECESSARY FRAME, TRACKING, HARDWEAR EMTEK POLISHED CHROME (DOOR TO PROPERLY, SMOOTHLY & EASILY OPERATE PER PLAN)
-
- 307 BARN STYLE: PROVIDE THE NECESSARY FRAME, TRACKING, HARDWEAR EMTEK HOPEWELL (DOOR TO PROPERLY, SMOOTHLY & EASILY OPERATE PER PLAN)
-
- 308 **SIDE & REAR EXTERIOR DOOR - INCLUDING FIXED DOOR UNITS:**
-
- 309 MANUFACTURER: LOCAL TBD
-
- 310 TYPE: 8' X 1-3/4" STEEL (OR EQUAL) SOLID CORE PAINT GRADE WITH ONE PIECE ADJUST. THRESHOLD & PROTECTIVE PROD. PVC TAPE TO COVER1-800-789-6633
-
- 311 STYLE: FULL LITE (WITH GRILLS MATCHING WINDOWS)
-
- 312 SIDELIGHTS: NA (SEE ELEVATION FOR DETAILS AS TO FRAMED, SEPARATE OR INTEGRAL)
-
- 313 TRANSOM: NA (SEE ELEVATION FOR DETAILS AS TO FRAMED, SEPARATE OR INTEGRAL)
-
- 314 GRILLS: NA (PER ELEVATION)
-
- 315 BORING & HARDWARE: DOUBLE BORE, ENTRY HANDLE & DEADBOLT (O.C. AND BACKSET TBD) EMTEK STUGGART
-
- 316 RATING: IF AVAILABLE
-
- 317 **HOUSE/GARAGE EXTERIOR DOOR:**
-
- 318 MANUFACTURER: LOCAL TBD
-
- 319 TYPE: 8' X 1-3/4" NON-METAL SOLID CORE PAINT GRADE WITH ONE PIECE ADJUST. THRESHOLD AND PROTECTIVE PROD. PVC TAPE TO COVER1-800-789-6633
-
- 320 STYLE: SC WOOD 6 EQUAL PANELS
-
- 321 BORING & HARDWARE: DOUBLE BORE, ENTRY HANDLE & DEADBOLT (O.C. AND BACKSET TBD) EMTEK STUGGART
-
- 322 RATING: IF AVAILABLE
-
- 323 **SIDE EXTERIOR GARAGE SERVICE DOOR:**
-
- 324 MANUFACTURER: LOCAL TBD
-
- 325 TYPE: 6'8" X 1-3/4" STEEL (OR EQUAL) SOLID CORE PAINT GRADE WITH ONE PIECE ADJUST. THRESHOLD & PROTECTIVE PROD. PVC TAPE TO COVER1-800-789-6633
-
- 326 STYLE: 6 EQUAL PANELS
-
- 327 BORING & HARDWARE: DOUBLE BORE, ENTRY HANDLE & DEADBOLT (O.C. AND BACKSET TBD) EMTEK STUGGART
-
- 328 RATING: IF AVAILABLE
-
- 329 ORNAMENTAL IRON STAIR RAILS FOR EGRESS: N/A (UNLESS GRADE AND/OR TOWNSHIP REQUIRE)
-
- 330 **MISCELLANEOUS (ALL TRADES SHOULD REVIEW):**
-
- 331 GARAGE OVERHEAD DOOR: STAINED WOOD 9'W X 8'H SINGLE & 18'W X 8'H DOUBLE (PROVIDE OPTION FOR 9' HIGH DOORS) SEE PLAN FOR REQUIREMENTS
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- 332 OPERATOR: EACH DOOR SHALL HAVE A LIFTMASTER OR EQUAL 3/4 HP OPERATOR, REMOTES AND ONE REMOTE KEYPAD FOR THE HOME
- 333 ALL STAIRS & STAIR SUBSTRAIGHTS: FIELD FRAMED WITH ADVANTECH SHEATHING FOR TREADS - GLUED AND SCREWED
- 334 FOYER STAIR: RED OAK STAINED TREAD/PAINTED PINE RISER (OPEN TREAD & PLATFORMS) GLUED/NAILED - SEE FLOORING SECTION FOR FINISH
- 335 REAR STAIRS FINISH: NA
- 337 OAK STAIR PROTECTION: NA (ALL OAK TREADS TO HAVE PROTECTION - ROSIN PAPER ON RISER & TREAD WITH LAUAN ON TREADS OVER PAPER)
- 338 FOYER RAILS: IRON-SPINDLE TO TREAD (HORIZONTAL SPINDLES TO TERMINATE ON 3/4" RED OAK BASE PLATE) IRON HANDRAIL (WALLS TO HAVE ROSETTES)
- 339 REAR RAILS AND FLOOR TRANSITIONS: IRON HANDRAIL SECURED TO FRAMING WHERE REQUIRED BASED ON FLOOR TRANSITION HEIGHTS
- 340 FIREPLACE: FP BOTTOM TO BE 32" A.F.F. DIRECT VENT 42" & 43" DR4543 LINEAR & 36" STAINLESS SEE PLAN DETAILS FOR QTY & LOC. (SEE FLOORING FOR FINISHES)
- 342 FIREPLACE WALL: WRAP ENTIRE FIREPLACE WITH 1/2" PLYWOOD SHEATHING TO ACCEPT CORONADO DRystack STONE
- 343 INT. WALL FIN: 1/2" DRYWALL (5/8" CEILING) FINISHED TAPED/ SANDED/1 PRIMED COAT (DUROCK @ BATH WET AREAS, KIT ISLAND 1 SIDE & AT STONE & TILE AREAS)
- 344 GARAGE WALL FINISH: DRYWALL FINISHED PAINTED AND TRIMMED OUT - ADHERE TO FIRE CODE REQUIREMENTS
- 345 DRYWALL: NATIONAL GYPSUM OR EQUAL (ALL DRYWALL CORNERS ARE TO BE SQUARE AS STANDARD) - GREEN BOARD @ BATHS (SEE INT. WALL FIN. ABOVE)
- 353 INT. PAINT METHOD: SPRAY BASE COAT - SPRAY AND BACKROLL FINISH COAT - TOUCHUPS INCLUDED PRIOR TO CLOSING (DRYWALLER PROVIDES 1 PRIME COAT)
- 354 INT.COLOR PALATE: PPG - DELICATE WHITE#1001-1; WHISKERS#1025-3; EARLY EVENING#1006-3; GRAY STONE#1009-4 (FLOORS DURASEAL CLASSIC GRAY-GLOSS)
- 355 INT WALL PAINT: PPG BASE COAT=BUILDER SPEC & FINISH COAT=MOPAKO FLAT (DELICATE WHITE) CAULKED APPROPRIATELY-2 COLORS TO BE INCLUDED
- 356 INT CEILING PAINT: PPG (SPRAYED ONLY) ONE COAT=BUILDER SPEC IN DELICATE WHITE (CAULKED APPROPRIATELY)
- 357 INTERIOR WOOD DOORS & TRIM PAINT: PPG SPEEDHIDE LUSTER SEMIGLOSS TO PROPERLY COVER IN DELICATE WHITE (CAULKED APPROPRIATELY) 2 COLORS
- 358 INTERIOR WOOD DOORS & TRIM STAIN & SEAL: NA - CLEAN WITH DEANTURED ALCOHOL, PPG DEFT OIL STAIN WITH DEFT WATER BASE POLYURETHANE SEALER
- 359 EXTERIOR COLOR PALATE: PPG - STONE'S THROW#1008-7; STUCCO FINISH COAT HAS THE COLOR (NOUGAT) IN IT; STAIN COLOR TBD
- 360 STUCCO: TEXTURE MAXI3050 NOUGAT WITH ACRYLIC FINISH (STUCCO FIELD=LIGHT COLOR - STUCCO TRIM AND BANDS=DARKER COLOR)
- 361 EXT.TRIM & GUTTER PAINT: PPG SPEEDHIDE SATIN (TO COVER) (FOR CEMENTITIOUS BOARD USE PERMACRETE PAINT FOR BASE) COLOR TO MATCH ROOF
- 362 STEEL DOORS: PPG SPEEDHIDE SATIN 2 COATS
- 363 EXT.TRIM STAIN: PPG FLOOD SEMI TRANSPARENT OIL BASE STAIN
- 364 FIBERGLASS DOORS: PPG OLD MASTERS 2 COATS
- 365 GARAGE FLOOR AREA: EPOXY SURFACE FINISH ON CONCRETE AREA (COLOR TBD)
- 366 MOTORIZED SCREENS: NA (OPTION TBD)
- 367 CLEAN UP PHASES: REMOVAL SITE 5 TIMES (FRAME, CORNICE, MEP'S, DRYWALL, MASONRY), & 3 GARAGE CLEANS (TRADES PUT DEBRIS INTO PILES/GARAGE/BOX)
- 368 INTERIOR CLEAN: COMPLETE INTERIOR CLEAN, POWER WASH EXTERIOR AREAS, WINDOW CLEAN
- 369 BATHROOM FACILITIES: SANITARY BATHROOM UNIT INCLUDED ON SITE (TO BE RESPECTED)
- 370 **GENERAL MECHANICAL SOURCES & METERS:**
- 371 TEMPORARY ELECTRICAL POWER AND METER LOCATION: PER UTILITY COMPANY AND TOWNSHIP LAYOUTS/REQUIREMENTS
- 372 ELECTRICAL METER LOCATION: PER UTILITY COMPANY AND TOWNSHIP LAYOUTS/REQUIREMENTS
- 373 GAS METER LOCATION: N/A, PER UTILITY COMPANY AND TOWNSHIP LAYOUTS/REQUIREMENTS
- 374 WATER METER READOUT: N/A - PER UTILITY COMPANY AND TOWNSHIP LAYOUT/REQUIREMENTS
- 375 **PLUMBING:**

- 376 WATER SYSTEM & CONNECTS: ZERN/PEX HOT AND COLD WATER SYSTEM WITH APPROPRIATE ARMAFLEX INSULATION (CONNECTION BY PLUMBER)
- 377 SEWER STUB: PUBLIC (CONNECTIONS BY PLUMBER)
- 378 STORM WATER STUB: N/A (DRAIN VIA GUTTERS TO GRADE FROM ROOF VOLUME)
- 379 GAS TYPE: NATURAL AT ALL REQUIRED LOCATIONS (WATER HEATER, FURNACE, FIREPLACES, COOKING, LAUNDRY ETC...)
- 380 INTERIOR FIRE SUPPRESSION WATER SYSTEM: N/A UNLESS LIVING SPACE AND GARAGE SPACE TOTAL 6.000SF OR GREATER
- 381 EXTERIOR IRRIGATION WATER LINE: YES
- 382 PASSIVE RADON STUB SYSTEM: NA (OR PER CODE)
- 383 EJECTOR PIT SYSTEM: N/A
- 384 SUMP PIT SYSTEM: NA
- 385 WATER SOFTENER & HOLDING TANK SYSTEM: N/A
- 386 WATER HEATER: A TANKLESS CIRCULATING WATER HEATER SYSTEM WITH PUMP (QUANTITY AND SIZE BASED ON HOME LAYOUT)
- 387 FROST PROOF HOSE BIBS: 12" QUANTITY OF 4
- 388 FIXTURE SHUTOFFS: ON ALL FIXTURES & HOSE BIBS (SHUTOFFS FOR ANY EXTERIOR WATER TO BE LOCATED ON INTERIOR I.E. FOR EXTERIOR KITCHEN, POOL, ETC.)
- 389 SHOWER PAN AREAS: ALL SHWR PANS WITH DRAINS TO BE SET WITH OATEY 40 MIL PVC LINER AND THE LINER SHALL BE RUN IN A FASHION TO ELIMINATE LEAKS
- 390 POT FILLER AT RANGE: YES
- 391 ICE MAKER LINE & WALL BOX: 2 STANDARD (1 @ KITCHEN AND 1 AS DESIGNATED - SEE PLANS)
- 392 EXTERIOR KITCHEN WATER LINE: YES (LOCATION TO BE DETERMINED - SEE SHUTOFF LINE ABOVE)
- 393 EXTERIOR SWIMMING POOL WATER LINE: YES (LOCATION TO BE DETERMINED - SEE SHUTOFF LINE ABOVE)
- 394 IN WALL COFFEE SERVICE WATER LINE: YES
- 395 KITCHEN DISPOSAL: 1/2/ HP BADGER OR EQUAL
- 396 LAUNDRY WASHING MACHINE GREY BOX: STANDARD, 2800 SINGLE WM BOX (WITH DRAIN) BY OATEY OR EQUAL
- 397 DRYER BOX: RECESSED (DRY-X)
- 398 NOTE: ALL CAULK IS TO BE A SILICON BASE LATEX CAULK IN WHITE OR CLEAR (COLOR BASED ON THE ACTUAL SURROUNDING FINISH SELECTED)
- 399 OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 400 PLUMBING FIXTURES (BATHING AND TOILETRY) & (FIXTURES) STANDARD FINISH ON EACH FIXTURE TO BE POLISHED CHROME:**
- 401 MASTER LAV. SINK: PRO FLO UNDERCOUNTER 18 X 12 IN WHITE #1812UWH
- 402 MASTER LAV. SINK FIXTURE: BRIZO VIRAGE 8" SPREAD D65330LFPC
- 403 MASTER TUB ONLY: JACUZZI CELEST 70X32 CENTER ACRLYIC FREE STANDING WHITE JCEF7032BCXXXXW
- 404 MASTER TUB ONLY FIXTURE: BRIZO VIRAGE FREE STANDING TUB FILLER VALVE:R70100; TRIM:DT70130PC
- 405 MASTER SHOWER PAN: NA (SHOWER PAN WILL BE OATEY PVC MEMBRANE WITH A TILE FINISH)
- 406 MASTER SHOWER DRAIN: EBBY 4" SQUARE DRAIN GRATE WITH DRAIN PULLER AND DRAIN RISER #EE4401
- 407 MASTER SHOWER FIXTURE: BRIZO VIRAGE VALVE:R10000UNBX; TRIM:DT60230PC
- 408 MASTER WATER CLOSET: MIRABELLE KEYWEST ELONGATED WHITE #MIRKW240AWH_MIRKW200AWH (WITH CHROME FITTINGS & LEVER/OPERATORS)
- 409 SECONDARY BATHS LAV. SINK: PRO FLO UNDERCOUNTER 18 X 12 IN WHITE #1812UWH
- 410 SECONDARY BATHS LAV. SINK FIXTURE: MOEN VOSS HIGH ARC 4" SPREAD M6901

- 411 SECONDARY BATHS SHOWER PAN: NA (SHOWER PAN WILL BE OATEY PVC MEMBRANE WITH A TILE FINISH)
- 412 SECONDARY BATHS SHOWER DRAIN: EBBY 4" SQUARE DRAIN GRATE WITH DRAIN PULLER AND DRAIN RISER #EE4401
- 413 SECONDARY BATHS SHOWER FIXTURE: MOEN VOSS POSI-TEMP VALVE:T62320; TRIM:MT2692
- 414 SECONDARY BATHS WATER CLOSETS: PROFLO ELONGATED WHITE #PF1403TWH_PF5112HEWH (WITH CHROME FITTINGS & LEVER/OPERATORS)
- 416 SECONDARY BATHS TUB ONLY FIXTURE: NA
- 421 POWDER ROOM LAV. SINK: PRO FLO UNDERCOUNTER 18 X 12 IN WHITE #1812UWH
- 422 POWDER ROOM LAV. SINK FIXTURE: MOEN VOSS 8" SPREAD #MT6905
- 423 POWDER ROOM VANITY CABINET: FAIRMONT DESIGNS 48" SHAKER AMERICANA WHITE #F1512VH48
- 424 POWDER ROOM WATER CLOSET: MIRABELLE KEYWEST ELONGATED WHITE #MIRKW240AWH_MIRKW200AWH (WITH CHROME FITTINGS & LEVER/OPERATORS)
- 425 KITCHEN MAIN SINK: MIRABELLE 33 X 21 BRUSED STAINLESS STEEL SINGLE BOWL UNDERMOUNT #MIRUC3321Z
- 426 KITCHEN MAIN SINK FIXTURE: MIRABELLE CALVERTON PULL-OUT SPOUT #MIRXCCA100CP
- 427 KITCHEN POT FILLER AT RANGE: DELTA CONTEMPORARY COLLECTION DUAL JOINTED WALL MOUNTED #D1165LF
- 428 KITCHEN PREP SINK: MIRABELLE 15 x 20 BRUSHED STAINLESS STEEL UNDERMOUNT #MIRUC1520Z
- 429 KITCHEN PREP SINK FIXTURE: MIRABELLE HARTFIED #MIRXCHA103CP
- 430 UTILITY, GAMEROOM BAR, EXT. KITCHEN SINK: PROFLO 23-5/16 X 17-5/8 UNDERCOUNTER STAINLESS STEEL #PFUC301A
- 431 UTILITY, GAMEROOM BAR, EXT. KITCHEN SINK FIXTURE: PROFLO SINGLE HANDLE PULL-OUT SPRAY #PFXC9011CP
- 432 GARAGE SINK: PRO FLO FREE STANDING LAUNDRY BASIN WITH LEGS IN WHITE #PFLT2123
- 433 GARAGE SINK FIXTURE: PRO FLO 2 HANDLE 4" SPREAD LAUNDRY FAUCET #PFX8022M
- 434 OPTIONAL STEAM SHOWER: STEAMIST SYSTEM IN WHITE #STEA150PC
- 435 OPTIONAL HOT WATER DISPENSER SYSTEM: IN-SINK-ERATOR IHVIEWWCSS IN STAINLESS STEEL
- 436 OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE & COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 437 NOTE: PLUMBING SUPPLY VENDOR WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
- 438 **HEATING & COOLING - PROVIDE ENERGY STAR EQUIPMENT SIZING AND LAYOUT DRAWINGS PER HOUSE (AND PER OPTION IF AFFECTED):**
- 439 ZONE(S): AS MANY AS REQUIRED TO PROPERLY HEAT/COOL THE HOME
- 440 AIR CONDITIONING: 16 SEER CONDENSER (TRANE OR EQUAL)
- 441 GAS FURNACE: 90% AFUE FURNACE (TRANE OR EQUAL) VARIABLE SPEED FAN SYSTEM
- 442 THERMOSTAT: ELECTRONIC PROGRAMMABLE T-STATS
- 443 AIR EXCHANGER SYSTEM: OPTION ERV SYSTEM 1 PER EACH 5,000SF (+/-) THIS HOME HAS A SEALED ENVELOP SYSTEM AND AN ERV MAY BE DESIRED
- 444 ELECTRONIC AIR CLEANERS: NA
- 449 NOTE: SEE (PROVIDE) HVAC ENGINEERING PLANS FOR DETAILED LAYOUTS & EQUIPMENT SIZES
- 450 LAYOUT & DUCTING: MAXIMIZE EFFICIENCY IN LAYOUT - DUCTING TO BE A MINIMUM OF R6 INSULATED FLEX DUCT (DO NOT OVER EXTEND RUNS)
- 451 RETURNS: NO CENTRAL RETURNS UNLESS ABSOLUTELY NECESSARY - INDIVIDUAL RETURNS IN EACH BEDROOM - NO BATH RETURNS
- 452 FRESH AIR INTAKE: PROVIDE 1 FOR EACH FURNACE FAN (6" FLEX DUCT OR PER MANUFACTURER'S REQUIREMENT/CODE) FOR COMBUSTIBLES & VENTILATION
- 453 HOOD VENTING: TO EXT. (NO RECIRCULATING) INCLUDE DUCTING TO EXTERIOR EVEN IF DOWNDRAFT IS SELECTED AND MUST GO THROUGH SLAB
- 454 **ELECTRICAL - COPPER WIRE SYSTEM WITH ENERGY STAR FIXTURES:**

- 455 SERVICE:TOT.AMP&PANELS PER ELECTRICAL PLAN NEEDS & REQUIREMENTS (MURRAY PANEL OR EQUAL TO BE LOCATED IN GARAGE AND PROPERLY LABELED)
- 456 TEMP.SERVICE:ONCE POWER IS TO INTERIOR, PROVIDE 1 GFCI OUTLET AT PANEL FOR CONSTRUCTION POWER - OTHERWISE SET A TEMP POLE WITH SERVICE CO.
- 457 DOOR BELL SYSTEM: STANDARD WITH ELEGANT CHIME (DELETE WITH CUSTOMER SELECTION OF INTERCOM SYSTEM)
- 458 EXTERIOR GFCI.: PER CODE
- 459 BATH LAV. GFCI: PER CODE (DO NOT INSTALL IN FRAMED MIRROR WALL - INSTALL AT BATH RETURN WALLS ONLY AS GRANITE IS ABOVE TOP AND BELOW MIRROR)
- 460 HIGH VOLTAGE: AS REQUIRED FOR ITEMS LIKE OVENS, DRYERS, SWIMMING POOLS, ETC... PER CODE
- 461 TV OUTLETS LOCATION: 4, 1-MASTER BEDROOM, 1-FAMILY ROOM, 1 OTHER, 1 EXTERIOR (CABLE MUST BE COMPATIBLE WITH LOCAL PROVIDERS & STRCT. HUB)
- 462 DATA: CAT6 OR GREATER (CABLE MUST BE COMPATIBLE WITH LOCAL PROVIDERS AND STRUCTURAL HUB)
- 463 AUDIO PREWIRE: 5.1 IN FAMILY AND 7.1 IN MEDIA & SPEAKER WIRE FOR 2 SPEAKERS AT EXTERIOR PATIO AREA AND GAME ROOM (WITH VOLUME CNTRL AT WALL)
- 464 TELEPHONE LOOP: STUB TO EXTERIOR FOR PHONE COMPANY TO INSTALL PHASE BOX OR VOIP (2 LOCATIONS, KITCHEN & MASTER)
- 465 SWITCHES & PLATES: PLATES ARE STANDARD WHITE (NO OVERSIZED PLATES "GOOF PLATES") - SWITCHES ARE DECORA WHITE AND MUST BE INSTALLED LEVEL!!!!
- 466 BATH FANS: FANS ARE REQUIRED IN BATHS WITH NON-OPERABLE WINDOWS AND/OR PER CODE
- 467 BATH FAN/LIGHT COMBINATION: FAN/LIGHTS ARE REQUIRED IN SEGREGATED W.C.. COMPARTMENTS OR BATHING AREAS
- 468 PADDLE FAN BLOCKING: ALL BEDROOM, GREAT ROOMS, PORCHES AND MASTER CEILING TO BE BLOCKED AND WIRED FOR PADDLE FANS
- 469 CAB.LIGHTING; INSTALL TRANSFORMER & SPLITERS @ ROUGH(FRIDGE WALL=2 TRANS; RANGE WALL=2 TRANS-2SPLIT; DINING WALL=2 TRANS-1SPLIT)ABOVE CABS.
- 470 CARBON MONOXIDE DETECTORS: YES (PER CODE)
- 471 SMOKE DETECTOR SYSTEM: 1 ON EACH LEVEL & IN EACH BEDROOM AND / OR PER CODE
- 472 ACTIVE RADON SYSTEM: NA (OR PER CODE) PREFERABLY PASSIVE IF REQUIRED
- 473 OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 474 NOTE: ELECTRICIAN WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
- 475 **ELECTRICAL FIXTURES: LED & FLOURECENT BULBS ARE SPECED ILO INCLD. BULBS (GATHER EXTRAS FOR ROCK BUILT) ENERGY STAR FIX.**
- 476 FINISH: TYPICALLY, ALL FIXTURE FINISHES ARE POLISHED CHROME (WITH WHITE LINEN SHADES IF APPLICABLE)
- 477 ACCESSORIES: FOR ALL FIXTURES INCLUDE AND EXTENSION HARDWARE OR ACCESSORIES NEEDED FOR VOLUME AREAS VS. FLAT CEILING AREAS
- 478 BATH SCONCES: IF SELECTED BY LAVS., MOUNT ON SIDEWALL SO AS NOT TO DISTURB MIRROR LAYOUT (CHECK CABINET DESIGN & MEDICINE CABS LAYOUT)
- 479 CAN/DISC LIGHTS: WAC-348-306-930-WT LED DISC (OR EQUAL) & MUST WORK WITH ALL LIGHTING CONTROL SYS.-USES ELECT. BOX, NOT CAN HOUSING (WT-SN-BZ)
- 480 FOYER: ELAN 185-83236 IMBUA FIXTURE – WHITE STRING SHADE WITH ACRYLIC BUBBLE BOTTOM WITH G9 5W LED BULBS (6 QTY) ILO G9 20W HALOGENS
- 481 MASTER BATH CEILING LIGHTING: SAVOY TRIONA PENDANT #7-1160-4-34 PENDANT SILVER DUST FINISH QTY 1 WITH EDISON BASE A19 7W LED (QTY 4)
- 482 MASTER BATH WALL LIGHTING: MINKA LED #188-2934-84-L – QTY 2 VANITY LIGHT BARS
- 483 MASTER BATH CLOSET LIGHTING: CAN/DISC LIGHTS
- 484 MASTER BATH CEILING FAN: NA
- 485 MASTER CEILING LIGHTING: CAN/DISC LIGHTS
- 486 MASTER WALLS LIGHTING: NA (OPTION – SAVOY MONROE SCONCE #9-7144-1-109 W/13PLECFL27 COMPACT FLOURECENT (QTY 2) – POLISHED NICKEL
- 487 MASTER CEILING FAN: FANIMATION ZONIX 54" 3 BLADE FP198-4630SN / 2' DOWNROD SATIN NICKEL
- 488 SECONDARY BEDS, GAME RM, EXERCISE & OTHER CEILING LIGHTING: CAN.DISC LIGHTS
- 489 SECONDARY BEDS, GAME RM, EXERCISE & OTHER WALL LIGHTING: N/A

- 490 SECONDARY BEDS, GAME RM, EXERCISE & OTHER CEILING FAN: SAVOY 52" 5 BLADE #52-830-5RV-45 WINDSTAR AGED WOOD FINISH, NO LIGHT KIT
- 491 SECONDARY BATH CEILING LIGHTING: CAN/DISC LIGHTS
- 492 SECONDARY BATH WALL LIGHTING: MINKA 3 LIGHT ETCHED WHITE GLASS #188-6103-84 3 LIGHT VANITY BARS WITH EDISON BASE A19 7W LED (QTY 4)
- 493 HALL BATH #3 CEILING LIGHTING: CAN/DISC LIGHTS
- 494 HALL BATH #3 WALL LIGHTING: SAVOY HOUSE MURREN VAN.8-1041-3-109POL. NICKEL W/WHITE LINEN SHADES-QTY1 G9 5W LED BLBS(6 QTY) ILO G9 20W HALOGENS
- 495 GREAT ROOM, FAM. RM. CEILING LIGHTING: CAN/DISC LIGHTS
- 496 GREAT ROOM, FAM. RM. WALL LIGHTING: N/A
- 497 GREAT ROOM, FAM. RM. CEILING FAN: SAVOY VELOCITY 60" 6 BLADE #60-820-6SV-SN / 1' DOWNROD, SATIN NICKEL FINISH
- 498 STUDY, DEN CEILING LIGHTING: CAN/DISC LIGHTS
- 499 STUDY, DEN WALL LIGHTING: N/A
- 500 STUDY, DEN CEILING FAN: FANIMATION ZONIX 54" 3 BLADE FP4630SN, SATIN NICKEL FINISH/ 1' DOWNROD
- 501 UTILITY CEILING LIGHTING; CAN/DISC LIGHTS
- 502 KITCHEN CEILING LIGHTING: QUOIZEL PLATINUM PENDANT COLLECTION-WHITE SHADE 61-PCCS2816C W/13PLECFL27 COMPACT FLOURCENT CHROME FINISH (QTY 2)
- 503 DINING CEILING LIGHTING: SAVOY 1-1036-8-109 MURREN 8 LT CHANDELIER G9 5W LED BULBS (6 QTY) ILO G9 20W HALOGENS POLISHED NICKEL FINISH
- 504 DINING WALL LIGHTING: N/A
- 505 MEDIA CEILING LIGHTING: N/A
- 506 MEDIA WALL LIGHTING: OPTIONAL - SELECTED WAC SCONCE #348-WS-12713-PN LED POLISHED NICKEL (QTY 4)
- 507 POWDER RM CEILING LIGHTING: N/A
- 508 POWDER RM WALL LIGHTING: SAVOY MONRE TALL #9-7144-1-109 W/13PLECFL27 COMPACT FLOURCENT (QTY 2) POLISHED NICKEL FINISH
- 509 UTILITY. LAUNDRY CEILING LIGHTING: CAN/DISC LIGHTS
- 510 HALLWAY CEILING LIGHTING: CAN/DISC LIGHTS
- 511 HALLWAY WALL LIGHTING: OPTIONAL - NA (SAVOY MONROE SCONCE #9-7144-1-109 W/13PLECFL27 COMPACT FLOURCENT (QTY 2) - POLISHED NICKEL
- 512 SECOND FLOOR WINDOW SEAT: SAVOY SWING ARM SCONCES #9-961CP-1-109 (QTY-2) INCANDECENT POLISHED NICKEL FINISH
- 513 CLOSET LIGHTING: CAN/DISC LIGHTS
- 514 ACCESSIBLE ATTIC LIGHTING: KEYLESS WITH PL13 CFL BULBSWITCHED
- 515 GARAGE CEILING LIGHTING: 4 BULB 4' FLOURESCENT #50-2X4 WRAP-RE (QTY 6)
- 516 EXT. FRONT FAÇADE CEILING LIGHTING: CAN/DISC LIGHTS (AVAILABLE IN WT, SN, AND BZ)
- 517 EXT. FRONT FAÇADE WALL LIGHTING: KICHLER FRANCESAI WALL LANTERN #193-49227OZLED W/ LED BULB (QTY 4) OLDE BRONZE FINISH
- 518 EXT. FRONT FAÇADE CEILING FAN: N/A
- 519 EXT. FRONT FAÇADE LS/HOUSE LGHT: SATCO LED 1 BULB HOODED UNIT=156-76-646 & BKPLATE=156-76-556; 2BULB SUB. A 156-76-656 BKPLATE +1 UNIT
- 520 EXT. GARAGE DOOR SURROUND LIGHTING: N/A
- 521 EXT. SECONDARY EXIT DOOR SURROUND: LIGHTING: KICHLER FRANCESAI WALL LANTERN #193-49227OZLED W/LED BULB (QTY 1) OLDE BRONZE FINISH
- 522 EXT. SIDE LANDSCAPE/HOUSE LIGHTING: N/A
- 523 EXT. REAR FAÇADE CEILING LIGHTING: N/A
- 524 EXT. REAR FAÇADE WALL LIGHTING: N/A

- 525 EXT. REAR FAÇADE CEILING FAN: SAVOY LANCER #52-SGO-5CN-FB; MATTE BLACK FINISH
- 526 EXT. REAR FAÇADE LS./HOUSE LGHT.: SATCO LED 1 BULB HOODED UNIT=156-76-646 & BKPLATE=156-76-556; 2BULB SUB. A 156-76-656 BKPLATE +1 UNIT
- 527 EXT. BALCONY CEILING LIGHTING: CAN/DISC LIGHTS
- 528 EXT. BALCONY WALL LIGHTING: N/A
- 529 EXT. BALCONY CEILING FAN: SAVOY 52-SGO-5CN-FB LANCER FAN; MATTE BLACK FINISH
- 530 ABOVE CABINET LIGHTING: NA (SEE ATTACHED SPEC SHEET FOR OPTION) LED FIXTURE RANGING FROM 9"-40"
- 531 BELOW CABINET LIGHTING: NA (SEE ATTACHED SPEC SHEET FOR OPTION) LED FIXTURE RANGING FROM 9"-40"
- 532 INSIDE & UNDER CABINET LIGHTING: NA (SEE ATTACHED SPEC SHEET FOR OPTION) LED TAPE KICHLER OR WAC BASED ON APPLICATION
- 533 CROWN TRIM OR VOLUME CEILING TRIM BACK LIGHTING: NA (SEE ATTACHED SPEC SHEET FOR OPTION) LED ROPE/TAPE HYBRID FOR COVE LIGHTING
- 534 EXT. PATHWAY LIGHTING: N/A (KICHLER HIGH HALF MOON BRONZE PATH LIGHT 15764AZT30R) LED
- 535 INT. STAIRWAY RISER LIGHTING: NA (DECORATIVE OPTION KICHLER LED STEP LIGHTING #12652NI, IN BRUSHED NICKEL, ELECTRICIAN TO SUPPLY) LED
- 536 OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 537 NOTE: LIGHTING VENDOR WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
- 538 **MISCELLANEOUS ELECTRICAL (ENERGY STAR COMPONENTS):**
- 539 MEDIA ROOM: OUTLET, DATA AND SPEAKER TERMINATION POINT. COMPONENTS ARE OPTIONAL, CUSTOMER TO MEET WITH AV COMPANY
- 540 MUSIC/INTERCOM: OPTIONAL, M&S SYSTEM #MC602 WITH 5 SATELLITE SPEAKER/COMMUNICATORS AND 1 DOOR COMMUNICATOR INCLUDING 2 CAMERAS
- 541 SECURITY SYSTEM: DSC (HONEYWELL VISTA 15) 1 LCD KEYPAD, 1 INT & 1 EXT SIREN, ALL 1ST FL DR & WIN 1 MOTION
- 544 STRUCTURED WIRE: 28" DISTRIBUTION PANEL, HUB AND LID - 4 CAT6, 4 RG6, 2 PHONE, 5.1 IN FAM, 7.1 IN MEDIA, 2 STERIO ZONES (FAM RM & PATIO), 1 SET OF SPARES
- 545 **INTERIOR TRIM (WE PREFER POLISHED CHROME FOR ALL HARDWARE NOT INCLUDING CABINETS AND ENTRY DOOR):**
- 546 NOTE: ALL CAULK IS TO BE A SILICON BASE LATEX CAULK IN WHITE OR CLEAR (COLOR BASED ON THE ACTUAL SURROUNDING FINISH SELECTED-NEEDS TO MATCH)
- 547 NOTE: ALL ITEMS HEREIN ARE TO BE PAINT GRADE MATERIAL (UNLESS OTHERWISE SPECIFIED AS STAIN GRADE WOOD)
- 548 CASING: 1X4 (WITH 1X2 POPLAR CAP AT HEADER - 2 PIECE) COMPOSITE AND COMPOSITE FOR JAMBS FOR ALL OPENINGS AND PASS-TROUGHS
- 549 BASE: 1X8 (WITH 1/2 X 1-1/4 POPLAR STOP FOR CAP-2 PIECE) COMPOSITE ON 1ST FLOOR-1X6 (WITH 1/2 X 1-1/4 POPLAR STOP FOR CAP-2 PIECE) ON OTHER FLOORS
- 550 FLEXIBLE BASE: AS NEEDED AT CURVED AREAS (TYPICALLY AT CURVED LANDINGS & ARCHWAYS) TO MATCH SURROUNDING BASE
- 551 SHOE: 1/2"X3/4" WOOD AND/OR FINGER JOINTED LOCATED IN ALL TILE AREAS, & WOOD FLOOR AREAS TO MATCH ADJACENT TRIM SURFACE (NOT FLOOR SURFACE)
- 552 COVE: 1/2"X1/2" WOOD AND/OR FINGER JOINTED LOCATED UNDER ALL OPEN END STRINGERS TO MATCH ADJACENT TRIM SURFACE
- 553 1ST FL CROWN: MDF 1X8 VERT. WTH 1X6 HORIZ. CAP 2 PC (FLEX CROWN {OR SCORE TO BEND} TO MATCH @ CURVED AREAS) 1ST FL (EXCLUDING KIT & UTILITY)
- 554 2ND FL CROWN: MDF 1X6 VERT. WTH 1X4 HORIZ. CAP 2 PC WD (FLEX CROWN {OR SCORE TO BEND} TO MATCH @ CURVED AREAS) 2ND FL (NOT BATHING/WC AREA)
- 555 CHAIR RAIL: NA
- 556 PICTURE FRAME: N/A
- 557 NOSINGS: PROVIDE ALL NOSINGS NECESSARY AT TRANSITIONS BETWEEN FLOOR HEIGHTS (USE APPROPRIATE MATERIAL & FINISH)
- 558 CLOSET SHELVING: SQUARE EDGE PARTICLE BRD. PAINTED SHELF & STAINED WOOD ROD WITH HRDW & SUPPORTS INCL.(DUAL SHOE RACK PENINSULA @ MST)
- 559 OTHER SHELVING: PAINTED GRADE SHELF MATERIAL (MDF OR EQUAL)
- 560 WINDOWS, NICHE AND OPENINGS: DRYWALL RETURNED WITH PINE WOOD SILL AND COMPOSITE APRON UNDER
- 561 DOORS: 6 EQUAL LITE PANEL (SMOOTH) SOLID CORE 1-3/4" (PRIMED 6 SIDES) 8' DOORS WITH 4 CHROME HINGES (BORED TO A 2-3/8" BACKSET)

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- 562 BARN DOORS: SEE "CASING" ABOVE FOR DOOR (BARN DOOR TRACK HARDWARE TO BE CHROME (HOPEWELL 12") (HEADER FULL WIDTH!!!)
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- 563 SLIDING PATIO DOORS: DRYWALL RETURNED - HARDWARE TO BE INTEGRAL OR BY SLIDER PROVIDER
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- 564 BI-FOLDS: NA
-
- 565 BI-PASS: NA
-
- 566 INTERIOR DOOR HARDWARE: POLISHED CHROME LEVERS (ALL LOCKING AND DEADBOLT APPLICATIONS TO BE KEYED ALIKE) STUGGART LEVERS
-
- 567 HOUSE NUMBERS: HOUSE NUMBERS APPLIED TO MAIL BOX (F&I MAILBOX BY CONCRETE VENDOR) & BUILT-UP STUCCO ADDRESS PLATE ON FRONT ELEVATION
-
- 568 PASS TROUGHS: SEE "CASING" ABOVE
-
- 569 HALF WALLS: 1" RETURN, CASED UNDERNEATH, SQUARED CORNERS (PAINTED PINE WOOD FOR CAP) 1/2 WALLS AT SHWRS TO BE 48" IN HEIGHT W/GRANITE TOP
-
- 570 CEILING BEAMS: PER PLAN TYPICALLY PINE BOX SECURED TO FRAMING AND JOINED SO AS TO HAVE NO SPLIT SEAMS (PNT OR STN) 8X8, 8X12, ETC. (DESIGN TBD)
-
- 571 STAIRWELLS: ON FOYER STAIRWELL, 6' SHAKER STYLE PANELING ON WALLS WITH WOOD CAP
-
- 572 DECORATIVE COLUMNS: INT. NON BEARING TO BE PERMACAST COLUMNS AND TRIMS (SIZING PER PLAN) - NON DECORATIVE TO BE FRAMED WITH FINISHED DW
-
- 573 PULL DOWN STAIRS: YES, CASED
-
- 574 HORIZONTAL SCUTTLE PANELS: CASED
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- 575 MUD ROOMS: TO HAVE 6' SHAKER STYLE PANELING ON WALLS WITH WOOD CAP SURROUNDING ANY CABINET LOCKER OR COAT ROOM APPLICATION BUILT-INS
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- 576 POWDER ROOM: TO HAVE 6' SHAKER STYLE PANELING ON WALLS WITH WOOD CAP SURROUNDING ANY CABINET OR BUILT-INS (TERMINATE @ VAN.MIRRORS)
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- 578 **CABINETS: MEASURE EVERYTHING!!! VERIFY LAV. CENTERS WITH PLUMBER**
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- 579 ALL CABINETS: FIELD BUILT TO FIELD FRAMING - OR FACTORY BUILT BOXES & FINISHES (THIS HOME HAS FACTORY BUILT IN KIT,DIN &UTIL-ALL OTHERS FIELD BUILT)
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- 580 STYLE: SHAKER
-
- 581 FINISH: PAINT GRADE POPULAR & MDF WHEN FIELD BUILT-IF FACTORY USE ULTRACRAFT MAPLE (ARTIC WHITE, TRUFFLE@HOOD, TEXT. MEL. KONA VERT @ ISLAND)
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- 582 STRUCTURE: FULL ACCESS WITH 5/8" BACK PANELS, 3/4" FULL DEPTH ADJUST.SHELVING, DOWEL&GLUE JOINERY AND FULLY CAPTURED BACK PANELS
-
- 583 FRAME: FRAMELESS AND FULL OVERLAY
-
- 584 DRAWERS: 5/8" THICK WOOD DOVETAIL SIDES & BACK, 1/4" THICK FULLY-CAPTURED BOTTOM, 100-LB RATED TANDEM (FINISHED INTRS.) DRWR. BANKS@MASTER
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- 585 SHELVES & BUILT-INS: TO BE FIELD BUILT BY CAB. COMPANY (PROVIDE LAYOUTS YOU WOULD PROPOSE TO AREAS, AS WE MAY CONSIDER ADOPTING THEM)
-
- 586 GUIDES: SOFT CLOSING, FULL EXTENSION UNDERMOUNT GLIDES
-
- 587 HINGES: FULLY CONCEALED, STEEL, CLIP ON/OFF, 107 DEGREE 6 WAY ADJUSTABLE, SOFT CLOSING EUROPEAN HINGES
-
- 588 HARDWARE: ALL TO BE CHROME (NAPLES 6" FOR DOORS, NAPLES 7" FOR DRAWERS) SOME DRAWERS MAY REQUIRE TWO PULLS
-
- 589 ACCESSORIES: DESIGN LAYOUT WITH DOOR MOUNTED TRASH PULLOUT AND LARGE POTS-N-PANS DEEP DRAWERS
-
- 590 BASE CABINETS: 32" HEIGHT FOR ALL SECOND FLOOR ROOMS, 34" HEIGHT FOR ALL FIRST FLOOR ROOMS
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- 591 KITCHEN UPPERS: 42" CABINET WITH A 24" GLASS DOOR UNIT ON TOP (66" OVERALL) - CLEAR GLASS TO BE PROVIDED BY GLASS & MIRROR VENDOR
-
- 592 KITCHEN ISLAND: CABINETS ON SINK SIDE WITH DECORATIVE OPEN END BOOKCASE (CASE BUILT BY TRIMMER) FRAMED WALLS WITH SHEETROCK ON BALANCE
-
- 593 KITCHEN HOOD: GROTTO EXPANSIVE DESIGN TO CEILING W/PULL OUT SPICE RACKS (A MIN. OF 8" {AND/OR PER CODE} SPACE BETWEEN RANGE AND HOOD LEGS)
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- 594 OTHER UPPERS: 30" UPPERS REMAINING HOUSE
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- 595 STAGGERED UPPERS: ADJUST HEIGHTS IN WINE AREA BASED ON WHAT THE PLAN WILL ALLOW, WHAT IS APPROPRIATE AND WITH COST IN MIND
-
- 596 CROWN: ALL UPPERS - SCRIBE TO CEILING WHERE CEILING ALLOWS
-
- 597 POWDER ROOM: FREE STANDING DECORATIVE VANITY (NOT CABINET MATERIAL)
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- 598 DESIGNS: TO BE DEVELOPED BASED ON PLAN FOOTPRINT
- 624 NOTE: CABINET VENDOR TO MEASURE ALL AREAS AT ROUGH FRAME STAGE, AND WALLS NOT SQUARE TO BE BROUGHT TO ROCK BUILT ATTENTION IN WRITING!!!
- 625 OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 626 NOTE: CABINET VENDOR WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
- 627 **TOPS: MEASURE EVERYTHING!!! VERIFY LAV. CENTERS WITH PLUMBER!!!!!!**
- 628 TOP PROTECTION: ALL TOPS SHALL BE COMPLETELY COVERED WITH CARDBOARD AND TAPED AT CARDBOARD EDGES
- 629 FINISH: QUARTZ (NA FOR GRANITE) ALL LOCATIONS 3CM (MASTER TO BE CAMBRIA WHITNEY - BALANCE OF TOPS TO BE CAMBRIA WAVERTON)
- 630 EDGE: SQUARE WITH EASED EDGE
- 631 BUILT UP EDGE: NA (AT MASTER & KITCHEN (STYLE TBD) INCLUDE SUB-TOPS (WHERE REQUIRED DUE TO FRAMLESS CABINTRY IF SELECTED)
- 632 SINKS: UNDER MOUNT - SEE PLUMBING FIXTURES FOR SELECTIONS (TOP COMPANY CAN PROPOSE THEIR OWN VERSION AS AN OPTION)
- 633 SPLASHES: TYPICAL HEIGHT AT RETURN WALLS, FOR WALLS UNDER FIELD FRAMED MIRRORS, SPLASH TO BE 12" HIGH
- 634 DESIGNS: TO BE DEVELOPED BASED ON PLAN FOOTPRINT
- 635 NOTE: TOP VENDOR TO MEASURE ALL AREAS AT ROUGH FRAME STAGE, AND WALLS NOT SQUARE TO BE BROUGHT TO ROCK BUILT ATTENTION IN WRITING!!!
- 636 OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 637 NOTE: TOP VENDOR WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
- 647 **BATH ACCESSORIES (NOTE THAT POLISHED CHROME IS THE FINISH FOR ALL BATH ACCESSORIES UNLESS OTHERWISE NOTED HEREIN):**
- 648 SOAP DISH(S) & SHAMPOO NICHES: BATH & SHOWER WALLS THAT ARE TILED TO INCLUDE A RECESSED NICHE TO ACCOMMODATE SHAMPOO AND BATH PRODUCTS
- 649 BATH HARDWARE: DECORATIVE (HOPEWELL SERIES) 1 TOWEL HOOK, 1 HAND TOWEL LEVER, 1 PAPER HOLDER IS TYPICAL (IF POSSIBLE)
- 650 MAST. BATHWARE: SAME AS ABOVE BUT ADD 1 ADDITIONAL TOWEL HOOK AND 1 ADDITIONAL TOWEL LEVER (IF POSSIBLE)
- 651 POWDER ROOM BATHWARE: 2 HAND TOWEL LEVERS AND 1 PAPER HOLDER
- 652 BATH MIRRORS: FIELD FRAMED BY TRIMMER FULL WIDTH OF VANITY AND 48" IN HEIGHT BOTTOM OF MIRROR INSTALLED 12" ABOVE TOP (1/4" MIRROR) ON A LEDGE
- 653 MIRROR INSTALL: TO BE HUNG WITH APPROPRIATE MASTIC TO PROPERLY AFFIX TO WALL AND ASSURE MIRROR REMAINS LEVEL & IN POSITION, ALL FIELD FRAMMED
- 654 IF MIRROR IS HUNG SECURE SO THAT THE ANCHORS ARE IN FRAMING MEMBERS (I.E. RECESSED ANCHORS ON BACK, ETC...) INSTALL COMPLETELY LEVEL
- 655 CABINET DOORS WHICH REQUIRE GLASS FRONTS: FURNISH THE APPROPRIATE TYPE AND STYLE OF GLASS IN EACH CABINET DOOR (STYLE TBD) SEE CAB. LAYOUT
- 656 SHWR DOORS: 7' HIGH FRAMELESS 3/8" GLASS & ACCESSORIES (USE 1/2" IF DESIGN MANDATES) IN ALL APPLICATIONS ADVISE WHERE WALL BLOCKING IS NEEDED
- 657 MEDICINE CABINETS: NA (PART OF CABINET DESIGN)
- 658 **FLOORING (ALL WET AREAS TO HAVE CEMENTITIOUS BACKER BOARD) EA. FLOOR IS 1 HEIGHT, DISCLOSE ANY REQUIREMENTS OTHERWISE:**
- 659 HARD SURFACE PROTECTION:FINISH FLOOR SHALL BE COMPLETELY COVERED WITH CARDBOARD&TAPED AT CARDBOARD EDGES (NA IN HAND SCRAPED AREAS)
- 660 CARPET PROTECTION: FINISH FLOOR SHALL HAVE A PLASTIC RUNNER ON ALL AREAS AND A RUN INTO EACH ROOM (TACKY PLASTIC BY PROTECTIVE PROD.)
- 661 NOTE: FLOOR TILE GROUT COLOR SHALL BE SELECTED BY THE ROCK BUILT CUSTOMER
- 662 NOTE: ALL CAULK IS TO BE A SILICON BASE LATEX CAULK IN WHITE OR CLEAR (COLOR BASED ON THE ACTUAL SURROUNDING FINISH SELECTED)
- 663 NOTE: PROVIDE NECESSARY LAYOUTS AND SEAM DIAGRAMS
- 664 NOTE: ALL FLOORING TO HAVE NECESSARY UNDERLAYMENT AND PADDING (I.E. LAUAN, DURA-ROCK, REBOND PAD. ETC...)
- 665 NOTE: ALL FLOORS TO HAVE TRANSITION STRIPS INCLUDED FOR THE SURFACE INSTALLED REGARDLESS OF WHETHER VENDOR IS FIRST OR LAST IN THE UNIT
- 666 NOTE: BATH & SHOWER WALLS THAT ARE TILED TO INCLUDE A RECESSED NICHE TO ACCOMMODATE SHAMPOO AND BATH PRODUCTS

667	NOTE: CHECK FRAMING TO BE SURE FINISH FLOOR CAN BE PROPERLY SUPPORTED
668	FIREPLACE WALL: ALL VERTICAL SURFACES ON ALL SIDES TO BE CORONADO LENNOX STONE (SMALL SIZES) ASTORIA WHITE (DRY-STACK)
669	FIREPLACE MANTLE: NO FIREPLACE MANTLE (INSTALL BLOCKING BOTH SIDES FOR FUTURE ARTWORK - LOCATION TBD)
670	FIREPLACE HEARTH AND SURROUND: ZERO SURROUND AND HEARTH - FIREPLACE IS SEALED FLUSH IN WALL (AND BOTTOM OF FIREPLACE IS 32" A.F.F.)
671	KITCHEN ISLAND NON CABINET SIDE: SEE CABINET SECTION AS THIS MATERIAL IS CABINET MATERIAL
672	WOOD FLOORS: 5" T&G RED OAK HAND SCRAPED AGAINST GRAIN-POP GRAIN (INCL. STAIR PLATFORMS) DURASEAL CLASSIC GRAY - GLOSS FINISH
673	ENTRY FOYER FL.: WOOD
674	GREAT ROOM FL.: WOOD
675	KITCHEN (AND PANTRY IF APPLICABLE) FL.: WOOD
676	DINING FL.: WOOD
677	FRONT HALLWAY 1STFL. FL.: WOOD
678	REAR HALLWAY 1STFL. FL.: WOOD
679	STUDY FL.: WOOD
680	FOYER STAIR FINISH: WOOD TREADS & PAINTED PINE RISER (OPEN TREAD & PLATFORMS) GLUED & NAILED (SEE WOOD DESC. ABOVE FOR FINISH)
681	REAR STAIR FL.: NA
682	TILE SELECTIONS: VARIOUS, SEE EACH LINE ITEM FOR DESCRIPTION
683	UTILITY ROOM 2ND FL.FLOOR.: DAL EXQUISITE EQ10 IVORY CROSSCUT / VEINCUT MIX 12X24 PER DIAGRAM
684	BEDROOM 5 BATH FLOOR: DAL MARBLE FALLS MA43 GRAY PEARL 12X12 OFFSET PER DIAGRAM
685	BEDROOM 5 BATH SHOWER WALLS : MARBLE FALLS MA43 GRAY PEARL 10X14 WALL TILE PER DIAGRAM
686	BEDROOM 5 BATH SHOWER PAN : DAL NATURAL STONE SNOW WHITE 2X2 MESH
687	BEDROOM 4 BATH FLOOR: ATS WHITE CARRARA WHITE CARRARA 12X24 PER DIAGRAM
688	BEDROOM 4 BATH SHOWER WALLS : ATS WHITE CARRARA WHITE CARRARA 12X12 PER DIAGRAM
689	BEDROOM 4 BATH SHOWER PAN : VERSAILLES CHATEAUX IVOIRE 12X12 BASKETWEAVE MOSAIC
690	BEDROOM 3 BATH FLOOR: DAL MARBLE FALLS MA40 WHITE WATER 12X12 OFFSET PER DIAGRAM
691	BDRM3 BTH.SHWR. WALLS : MARB.FALLS MA40 WHT.WTR 12X12 OFFSET W/CRYSTAL SHORES CSS93 DIAM.DELTA 1X2 BRICK 1 ROW@EACH HORIZ.JOINT PER DIAG.
692	BEDROOM 3 BATH SHOWER PAN : ITS TUMBLED MARBLE ASTORIA GRAY HEXAGON MOSAIC 1X1 PER DIAGRAM
693	UTILITY ROOM 1ST FL.FLOOR.: ATS TEA LEAF GRAY 12X12 AND TEA LEAF WHITE 12X12 PER DIAGRAM
694	UTILITY ROOM 1ST FL. BACKSPLASH.: DAL SKYBRIDGE SY98 GRAY 4X8 OFFSET 50/50 WITH ROLLING FOG GROUT - PER DIAGRAM
695	HALL BATH 3 DOWN FLOORS: ATS BRIDGEPORT WINTER 17" HEX WITH WINTER GRAY GROUT
696	HALL BATH 3 DOWN SHOWER WALLS : ITS AGUADELLE SHADOW GRAY 10X20 AND ITS SPA SPIRAL INSERT 10X20 PER DIAGRAM
697	HALL BATH 3 DOWN SHOWER PAN : ITS NATURAL STONE ASTORIA GRAY MOSAIC TUMBLED MARBLE WITH BRIGHT WHITE GROUT
698	GUESTROOM BATH 2 DOWN FL: MOHAWK AVA TERINA GRIGIO HIGH GLOSS 12X12 PER DIAGRAM
699	GUESTROOM BATH 2 DOWN SHOWER WALLS : MOHAWK AVA TERINA GRIGIO HIGH GLOSS 12X12 PER DIAGRAM
700	GUESTROOM BATH 2 DOWN SHOWER PAN : MOHAWK AVA TERINA GRIGIO MATTE 3X3 MOSAIC PER DIAGRAM
701	POWDER ROOM FL.: DAL EXQUISITE EQ12 SILVESTONE 12X12 WITH DAL NATURAL STONE DA90 PANARO BLEND 5/8X1 PER DIAGRAM

702	MASTER BATH FLOOR : MARAZZI KNOX WOOD CARAWAY 6X24 HERRINGBONE PATTERN WITH DRIFTWOOD GROUT (SEE DIAGRAM)
703	MASTER BATH SHOWER WALLS : ATS WHITE CARRARA WHITE CARRARA 12X24 OFFSET WITH ROLLING FOG GROUT (SEE DIAGRAM)
704	MASTE BATH SHOWER PAN : ITS VERSAILLES CHATEUX IVOIRE 12X12 MOSAIC BASKETWEAVE WITH ROLLING FOG GROUT (SEE DIAGRAM)
705	MASTER TUB BACKSPLASH : N/A
706	MASTER TUB DECK (AND SKIRT IF NOT WOOD SKIRT) : N/A
707	KITCHEN BACKSPLASH: DAL SKYBRIDGE SY98 GRAY 4X8, EMSER BIANCO GIOIA NANTES HONES CIGARO 1X12, EMSER SILVER MARBLE VERSILLES ON 12X12 M06MARBLSL1212VEPOLISHED MESH - ALL PER DIAGRAM
708	BAR/GAME ROOM BACKSPLASH: NA (OPTIONAL DAL SKYBRIDGE SY98 GRAY 4X8 OFFSET 50/50 WITH ROLLING FOG GROUT)
709	MASTER BED & CLOSET CARPET: SHAW INSPIRE ME (T) E0693 - CLEAR WATER 00500 100% POLY - LIFE STAIN 10YR WITH R2X STAIN & SOIL RESISTANCE SYSTEM
710	MASTER BED & CLST. PAD: PERFORMANCE PLUS 3718-15 15/32" 8LB ANTIMICROBIAL CLASS II HEAVY TRAFFIC - KEEPS LIQUIDS & PET ACCIDENTS FROM PAD/SUBFL.
711	BALANCE OF CARPET AREAS: SHAW INSPIRE ME (T) E0693 - CLEAR WATER 00500 100% POLY - LIFE STAIN 10YR WITH R2X STAIN & SOIL RESISTANCE SYSTEM
712	BALANCE OF PAD AREAS: PERFORMANCE PLUS 3718-15 15/32" 8LB ANTIMICROBIAL CLSII HEAVY TRFC.-KEEPS LIQUIDS & PET ACCIDENTS FROM PAD/SUBFL.
713	VINYL SELECTIONS: NA
714	OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
715	NOTE: FLOORING VENDOR WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
716	APPLIANCES (ENERGY STAR RATED):
717	KITCHEN REFRIGERATOR: MONOGRAM 42" BUILT IN PRO REFRIGATOR WITH ICEMAKER AND FILTER STAINLESS STEEL 120V/20A ZISP420DHSS
718	KITCHEN RANGE: MONOGRAM 48" DUEL FUEL SIX BURNER WITH GRIDDLE 240V/50A ZDP486NDPSS
719	KITCHEN VENTED HOOD (OR DOWNDRAFT): MONOGRAM 48" CUSTOM HOOD INSERT 1140CFM STAINLESS STEEL 120V/10.3A ZVC48LSS
720	KITCHEN COOK TOP: NA (MONOGRAM 36" SIX BURNER SLIDE IN COOK TOP STAINLESS STEEL 120V/15A ZGU385NSMSS)
721	KITCHEN SINGLE OVEN WITH MICROWAVE: MONOGRAM ADVANTIUM OVEN/MICROWAVE CONVECTION STAINLESS STEEL 120V/13.75A 1KW ZSC1202JSS
722	KITCHEN SINGLE OVEN: NA (MONOGRAM 30' FRENCH DOOR PROFESSIONAL CONVECTION OVEN STAINLESS STEEL 208-240V/20A ZET1FHSS)
723	KITCHEN DOUBLE OVEN: NA (MONOGRAM PROFESSIONAL DOUBLE CONVECTION OVEN 5.0CUFT STAINLESS STEEL ZET2PHSS)
724	KITCHEN MICROWAVE UNDER COUNTER (FREE STANDING): NA (MONOGRAM 1.1CUFT 800 WATT MIRCOWAVE STAINLESS STEEL 120V/11.5A ZEM115SJSS)
725	KITCHEN DISHWASHER (QUANTITY 2): MONOGRAM DISHWASHER WITH 102 JETS 3 RACK 39DBA STAINLESS STEEL 120V/9A ZDT800SPSFF
726	KITCHEN TRASH COMPACTOR: NA (MONOGRAM 15" TRASH COMPACTOR STAINLESS STEEL 120V/7A ZCGS150RSS)
727	KITCHEN IN-WALL COFFEE SERVICE: MIELE COFFEE SYSTEM BUILT IN WHOLE BEAN 110V/15A CVA4061
728	KITCHEN DISPOSAL: NA BY APPLIANCE MNFG., SUPPLIED BY ELECTRICIAN (BADGER 3/4 HORSE POWER STAINLESS STEEL COMPACTOR 120V/10A PRO 750)
729	KITCHEN MICROWAVE BUILT-IN: NA (MONOGRAM 2.2 CUFT 1100 WATT MICROWAVE STAINLESS STEEL ZEB1226SJSS)
730	DINING WINE COOLER: SUB ZERO WINE STORAGE 2 ZONE 5 UPPER AND 10 LOWER COMPARTMANTS STAINLESS STEEL 120V/15A IW-24
731	EXTERIOR KITCHEN-COOK TOP/GRILL: BLAZE 5 BURNER GRILL STAINLESS STEEL 120V/20A BLZ-5-NG (REACHES 800 DEGREES)
732	EXTERIOR KITCHEN STAINLESS STEEL DOOR SYSTEM: BLAZE 32" 304 STAILESS STEEL ACCESS DOOR & DOUBLE DRAWER COMBO #BLZ-DDC-R
733	EXTERIOR KITCHEN REFRIGERATOR: BLAZE OUTDOOR RATED REFRIGERATOR 24" STAINLESS 120V/15A BLZ-SSRF-50D
734	EXTERIOR KITCHEN MICROWAVE FREE STANDING: NA (GE 1000W MICROWAVE STAINLESS STEEL 130V/1.9A PEB7226PSSB)
735	EXTERIOR KITCHEN DISHWASHWER: NA

- 736** UTILITY ROOM 1STFL.REFRIGERATOR.: GE 25.4 CU.FT REFRIGERATOR WITH ICEMAKER AND FILTER STAINLESS STEEL 120V/15A GSE25GSH
- 737** UTILITY ROOM 1STFL.WASHER: GE 5.1CUFT CAPACITY WASHER METALLIC CARBON 115V/10A GTW810SS
- 738** UTILITY ROOM 1STFL.DRYER: GE 7.8 CUFT CAPACITY DRYER WITH SPEED DRY METALLIC CARBON 24V/25A GTD81ESGSS
- 739** UTILITY ROOM 2NDFL.WASHER: GE 3,6 CUFT DEEP RINSE WASHER WHITE 115V/10A GTW180SSJWW
- 740** UTILITY ROOM 2NDFL.DRYER: GE DURA DRUM DRYER 4 TEMP WHITE 240V/24A GTD18ESSJWW
- 741** GAME ROOM MICROWAVE UNDERCOUNTER: GE 1000W MICROWAVE STAINLESS STEEL WITH JX7230 TRIM KIT 130V/1.9A PEB7226PSSB
- 742** GAME ROOM UNDERCOUNTER: MONOGRAM 24" REFRIGERATOR WITH DIGITAL CONTROLS STAINLESS STEEL 120V/15A ZDWR240HSS
- 743** GAME ROOM DISHWASHER DRAWER: NA (FISHER PAYKEL 24" SINGLE DRAWER DISHWASHER STAINLESS STEEL DD24SDFX7)
- 744** UNDER COUNTER REFRIGERATOR: NA (MONOGRAM 24" REFRIGERATOR WITH DIGITAL CONTROLS STAINLESS STEEL 120V/2A ZIFS240HSS)
- 745** OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 746** NOTE: APPLIANCE COMPANY WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
- 753** **IRRIGATION SYSTEM:**
- 754** BRAND: RAINBIRD OR EQUAL WITH ZONE CONTROLLER BOX (AND ALL ACCESSORIES I.E. SOAKERS, RAIN GAUGE, ETC.)
- 755** AREA: ENTIRE LOT (ALL SIDES) - SHOW LAYOUT ON LOT SKETCH (NOT CLEAR AS TO THIS POINT WHERE SERVICES ARE COINING INTO HOME)
- 756** HEADS: TO BE APPROPRIATE FOR APPLICATION AND INSTALLED AT A DEPTH TO PREVENT EASY DAMAGE FROM LAWN MOWER YET NOT RESTRICT HEAD VOLUME
- 757** **LANDSCAPING & FENCING: NOTE: FINAL GRADE MUST BE COMPLETE AND APPROVED PRIOR TO LANDSCAPING**
- 758** EROSION CONTROL: MUST BE PUT IN PLACE AND MAINTAINED AT ALL TIMES
- 759** TREES: 2 TREES (SPECIES AND CALIPER PER GOVERNING BODY REQUIREMENTS)
- 760** PLANTINGS: TBD - PROVIDE SEPARATE BID (AND DRAWING) FOR PLANTINGS BASED ON THE HOUSE / LOT / HARD-SURFACES
- 761** FRONT PARKWAY: BERMUDA OR ST. AUGUSTINE SOD WITH 4" TOPSOIL BED
- 762** FRONT YARD: BERMUDA OR ST. AUGUSTINE SOD WITH 4" TOPSOIL BED
- 763** SIDE YARDS: BERMUDA OR ST. AUGUSTINE SOD WITH 4" TOPSOIL BED
- 764** BALANCE OF LOT: BERMUDA OR ST. AUGUSTINE SOD WITH 4" TOPSOIL BED (**ADJUST FOR SWIMMING POOL IF APPLICABLE**)
- 765** CORNER LOT PARKWAYS: BERMUDA OR ST. AUGUSTINE SOD WITH 4" TOPSOIL BED
- 766** SPLASH BLOCKS: NA - PULL FLEXIBLE NON PERFORATED DRAINPIPE FROM DOWNSPOUT UNDERGROUND THROUGH CURB (REAR LOT IF NON ACCESSIBLE)
- 767** MAILBOX: PROVIDED AND INSTALLED BY CONCRETE FLATWORK CONTRACTOR
- 768** FENCING FRONT ELEVATION: 6' IRON FROM SIDE TO SIDE INCLUDING EGRESS GATE
- 769** FENCING SIDES AND REAR ELEVATION: 6' CEDAR WOOD STAINED PRIVACY (OR PER TOWNSHIP / DEVELOPER / HOA REQUIREMENTS)
- 770** OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 771** NOTE: LANDSCAPER WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
- 772** **SWIMMING POOL (OPTION):**
- 773** TYPICALLY 18X35 (7X7 SPA) #4 SL@4"OC. TANDY CART. FILTRATION GUNITE DEPTH 3-1/2' - 5' (INCL COPPING, PEBBLE TECH PLASTER & LED LIGHTS,DECK 500SF)
- 774** OPTIONS: VENDOR & ROCK BUILT WILL AGREE ON THE TYPE AND COST OF OPTIONS TO BE OFFERED TO ROCK BUILT CUSTOMERS PRIOR TO CUSTOMER MEETING
- 775** NOTE: SWIMMING POOL CONNTRACTOR WILL NEED TO MEET WITH CUSTOMERS DIRECT TO SELL OPTIONS ON BEHALF OF ROCK BUILT
- 776** **IMPORTANT COMMENTS:**

777 IF THE TOWNSHIP REQUIRES A "COMPLETED MINI FAÇADE STRUCTURE" TO BE ERECTED BY THE CURB, ALL VENDORS SHALL INCLUDE THIS IN THEIR BID AND
778 EXPECT THAT THIS MINI STRUCTURE SHALL BE ERECTED PRIOR TO THEIR PHASE OF WORK AND NEEDS TO BE COMPLETED EXPEDITIOUSLY ONCE A PERMIT IS
779 ISSUED. THE MINI FAÇADE STRUCTURE TYPICALLY WILL INCLUDE (BUT NOT LIMITED TO) A FRAMED WALL WITH RETURNS, A WINDOW, SIDING MATERIAL,
780 OVERHANG WITH TRIM AND ROOFING. THE STRUCTURE SHOULD BE PROPERLY BRACED AND BUILT IN A FASHION THAT REFLECTS HIGH QUALITY. FURTHERMORE
781 THE FRAMER SHALL CONSTRUCT AN 8X8X4 TRASH CONTAINER (PROPERLY BRACED) WITH A HINGED SWING DOOR FOR THE ON SITE TRASH (LOCATION TBD)
782
783 PLEASE BE ADVISED; THE **PRICES YOU PROVIDE TO ROCK BUILT MUST REPRESENT THE ENTIRE COST** NECESSARY TO 100% COMPLETE THE WORK
784 FOR THIS HOUSE AND ALL ASSOCIATED COMPONENTS AND OUT-STRUCTURES **INCLUSIVE OF EVERYTHING** (ALTHOUGH NOT LIMITED TO) ACCURATE QUANTITIES,
785 TAX, DELIVERY, COMPLIANCE TO SPECIFICATIONS LISTED HEREIN, BUILDING PLANS AND FORMS, TOWNSHIP AND ALL APPLICABLE CODE REQUIREMENTS, AS WELL
786 AS THE SPECIFIC MANUFACTURES REQUIREMENTS FOR INSTALLATION & APPLICATION TO ACHIEVE PERFORMANCE, CLEAN-UP, ETC.. PLEASE UNDERSTAND THAT
787 YOU ARE RESPONSIBLE FOR CONTACTING THE TOWNSHIP PRIOR TO SIGNING THE CONTRACT AGREEMENT TO INSURE THAT THE PRICES YOU CONTRACT FOR ARE
788 INCLUSIVE OF ALL NECESSARY ITEMS (WHETHER LISTED ON WRITTEN SPECIFICATIONS, FORMS, PLANS, ETC. OR NOT) REQUIRED **TO PASS ALL NECESSARY**
789 **INSPECTIONS AND TO RECEIVE A NON-RESTRICTED CERTIFICATE OF OCCUPANCY (C.O.)**. ASK ANY QUESTIONS AND ATTAIN AN ANSWER PRIOR TO
790 SIGNING THE CONTRACT AGREEMENT AS YOU WILL BE RESPONSIBLE FOR SAME UPON YOUR SIGNING OF THE CONTRACT AGREEMENT. NO EXCEPTIONS!
791 LASTLY, YET WITH THE UTMOST CLARITY, YOU ARE REQUIRED TO PROVIDE ALL COMPONENTS, SYSTEMS, PRODUCTS AND FITS & FINISHES TO ACHIEVE
792 (AND PERFORM) TO THE LEVEL OF QUALITY ACCEPTABLE FOR A LUXURY CUSTOM HOME OR BE RESPONSIBLE FOR REMEDYING OR FUNDING A REMEDY
793 TO GET THE HOME TO AN ACCEPTABLE LEVEL OF QUALITY FOR A LUXURY CUSTOM HOME. NO EXCEPTIONS! INSTALL ALL ITEMS PER MANUF. SUGGESTIONS!!!
794
795 OTHER ITEMS AVAILABLE UPON REQUEST. UNDER BUDGET ITEMS TO BE CREDITED BACK TO ROCK BUILT CUSTOMER.