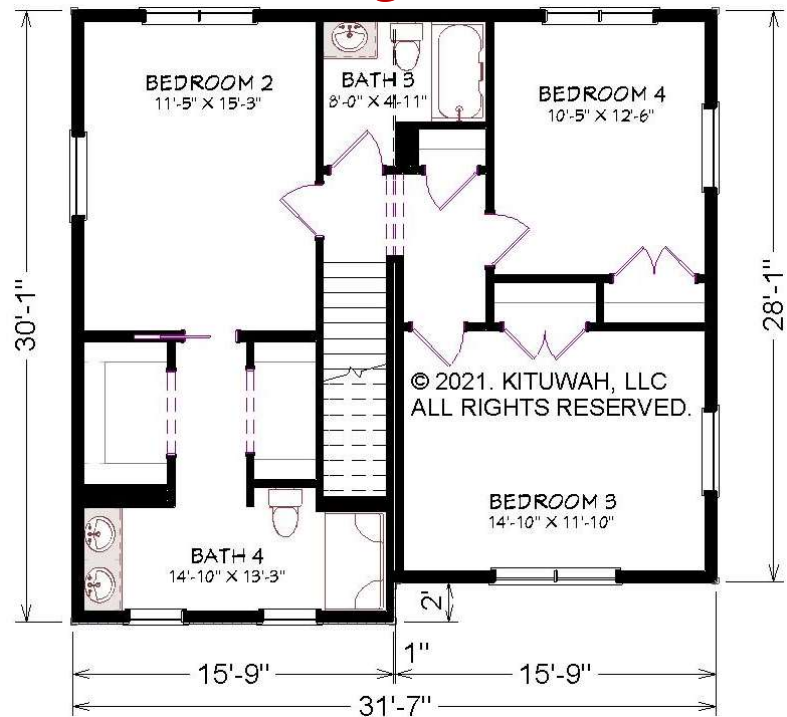
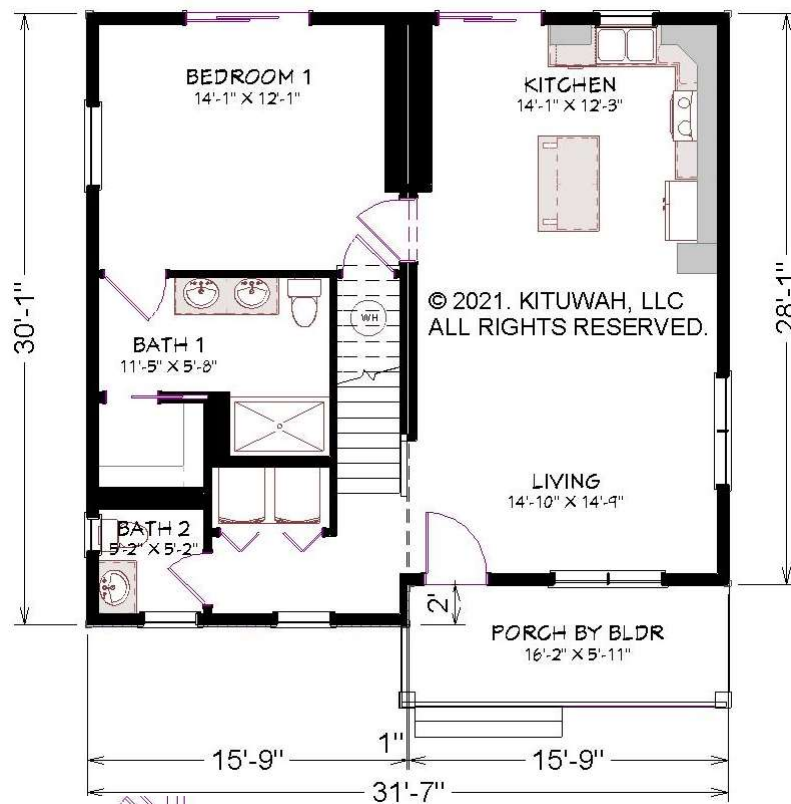




Classic Living Collection



WALNUT COVE

1827 SQ. FT.
31'-6" X 30'-0"

Rendering as shown is for illustration purposes only.

Optional decorative exterior features that are shown on renderings are not included in default pricing. Always refer to sales order for exact specifications and options.

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For more detailed information including dimensions refer to working drawings.



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BASEMENT ALTERNATE



SUMMARY

- 2x6 Exterior wall framing (16" OC)
- Granite surfaces in kitchens and baths
- Stainless steel appliances
- 9-ft. ceilings on first floor
- Luxury Vinyl Plank throughout
- Vinyl lap siding
- Crown molding
- 6-inch baseboard trim*
- Painted crawl space
- Standard foundation with 5 courses of CMU
- 30-year architectural shingles

STRUCTURAL / FRAMING MATERIALS

- FLOOR SYSTEM: LVL & 2x10 Band
- SUBFLOOR: ¾" TONGUE-AND-GROOVE Plywood
- EXTERIOR WALLS: 2X6 16" O.C.
- INTERIOR WALLS: 2X4 STUDS 16" O.C.
- EXTERIOR/MATE WALL SHEATHING: 7/16" OSB
- WALL HEIGHTS: 9FT 1ST FLOOR
- TYPICAL ROOF PITCH: 6/12, 7/12, OR 9/12 @ 24" O.C FOR NON-HABITABLE, 9/12 & 12/12 AT 16" O.C FOR HABITABLE
- OVERHANGS: 12" FIXED
- INT. DOOR OPENINGS: 36" WHEREVER POSSIBLE
- STAIRWAY: 42" WIDE OAK TREADS MIN 36" WIDE*
- HALLWAY: 3'8" WIDE
- INSULATION
 - FLOOR: R-30
 - EXTERIOR WALLS: R19 – 2X6 / R15 – 2X4
 - ROOF: R-38

ELECTRICAL

- DISTRIBUTION PANEL: 200 AMP
- CONDUCTORS: 12 GAUGE WIRING FOR GENERAL CIRCUITS, OTHER CIRCUITS SIZED ACCORDINGLY
- SMOKE/CARBON MONOXIDE DETECTORS: PER CODE/PLAN
- CEILING FAN PREPS: ONE EACH IN BED-ROOM, LIVING ROOM, GREAT ROOM
- INCLUDES TWO SWITCHES (FOR FAN & LIGHT)
- RECEPTACLES/LIGHT SWITCHES: ROCKER STYLE
- EXTERIOR RECEPTACLES: GFCI AT FRONT AND REAR
- LIGHTING: PER PLAN
- BATHROOMS: WALL MOUNT VANITY LIGHT + A VENT/LIGHT FIXTURE DUCTED TO EXTERIOR
- KITCHEN: FLUSH MOUNT LED DOWNLIGHT OVER KITCHEN SINK

PLUMBING

- TUBS / SHOWERS: ONE-PIECE FIBERGLASS/WHITE
- TOILETS: ELONGATED, VITREOUS CHINA/WHITE, COMFORT HEIGHT
- BATH FAUCETS – STAINLESS STEEL
- NOTE: ANTI-SCALD TUB/SHOWER FAUCETS
- PLUMBING SUPPLY SYSTEM: PEX
- DRAIN, WASTE, AND VENT: PVC
- WATER HEATER: PER PLAN. 50 GAL OR 38 GAL LOWBOY, ENERGY SAVER w/PAN
- KITCHEN SINK & FAUCET – 8" DEEP 50/50 w/ STAINLESS STEEL SINGLE HANDLE FAUCET AND SIDE SPRAY

APPLIANCES & FINISHES

- STAINLESS STEEL APPLIANCES
- DOOR HANDLES: LEVER HANDLE, EXTERIOR W/ DEADBOLTS, DEFAULT: SATIN NICKEL
- ROOF: LIFETIME ARCHITECTURAL SHINGLES WITH SYNTHETIC UNDERLAYMENT
- SIDING AND EXTERIOR TRIM: DEFAULT: D4 VINYL CLAPBOARD W/ MATCHING CORNERS, TRIM - WHITE
- WINDOWS: DEFAULT: SINGLE-HUNG, LOW-E, GBG, WHITE, W/SCREEN AND CHILD SAFETY LOCKS
- EXTERIOR DOORS: FIBERGLASS DOOR, PREFINISHED WHITE, TEXTURED
- CEILING FINISH: SMOOTH, FLAT WHITE
- PAINT: Low-VOC
- KITCHEN/BATH CABINETS: DEFAULT: WOLF BRAND W/ CROWN
- LUXURY VINYL PLANK FLOORING THROUGHOUT