



Standard Specifications

UNDERGROUND UTILITIES

- National Grid Electricity
- Spectrum Cable and Phone
- Waste Water Treatment Facility
- Monroe County Water

SITE

- Crushed Stone Parking Spaces
- Stone Walkway
- Standard Grass Lawn

INSULATION

- Insulated to 2017 Builder's Code
- Blower Door Tested & Verified as Having An Air Leakage Rate Not Exceeding Three Air Changes Per Hour.

EXTERIOR DOORS AND WINDOWS

- 36" 9-Lite Exterior Doors
- Ellison Energy Star Rated Low -E Windows Tilt In For Cleaning Available in White, *Almond & *Clay *Small Add'l Cost



FOOTINGS

- Concrete Block 6 CRS Crawlspace With Access Panel From Closet
- 4" Concrete Slab on 6 M Poly V.B. & 4" Crushed Stone
- Porch Concrete Piers to 48" Below Grade
- Concrete Footing 8"x16" Concrete 3000#, 48"
- 8" x 13" Steel Girder Support Beam

FRAMING

- 11/16 Sub Flooring, Glued and Nailed
- Exterior and Interior Walls: 2x6 Studs, 16" on Center
- Double Floor Joists Under All Parallel Walls 48" Or Longer
- Ceiling Height Approximately 9'
- Entry Stairs and Porches Built With Pressure Treated Lumber

ROOF AND SIDING

- Roof Sheathing 7/16 OSB
- 26 Gauge Metal Roof Panels—Choice of 5 Colors (Built for wind speeds of 90mph)
- High Temp Underlayment
- High Temp Ice/Water Shield
- Ridge Vents
- Heavy Vinyl Siding .044 - Choice of Colors.

PLUMBING

- Niagara Stealth Toilets ADA Compliant
- One Piece Fiberglass Tub/Shower Unit In White
- Faucets and Shower Valve In Chrome
- Single Bowl Stainless Steel Kitchen Sink
- Front and Rear Frost Free Exterior Faucets

ELECTRICAL

- 200 Amp Panel with Circuit Breakers
- Outlets and Switches Per Code
- Phone Jacks in Bedrooms and Kitchen
- Cable TV Outlets in Living Room and Bedrooms
- Switched Outlets In Porch, Living and Dining Areas
- Switched Ceiling Light In Bedrooms
- Switched Light In Crawlspace
- GFI Outlets In Bathroom and Kitchen Counter
- Smoke Detectors, Interconnected Photo-Electric W/10yr Non Removable Lithium Battery.
- Standard Dome Lighting
- Weatherproof Outlets—Front Porch & Rear Stoop.



INTERIOR FINISH

- 1" x 3" Window and Door Casings
- 1" x 4" Baseboards
- 1/2" Gypsum Wallboard On All Interior Walls
- Five panel Masonite Doors with Brushed Nickel Hardware
- Vinyl Coated Shelving In All Closets
- Mirror and Lighting Over Bathroom Vanities
- Access Door To Crawlspace

PAINT—All Sherwin Williams

- Two Coats White Semi-gloss Latex Enamel On All Interior Trim and Doors
- One Coat Primer and Two Coats Sherwin Williams Color Of Your Choice On Walls

FLOORING

- "Allure" Brand Resilient Vinyl Plank Flooring - Choice Of 5 Colors

HVAC

- Electric Baseboard Heat
- 28g Electric Hot Water Tank
- Bathroom Fans Vent To Outside

CABINETRY AND COUNTERTOP

- Sunco Solid Wood Cabinetry
- Countertops - Choice Of Standard Laminate
- Standard Composite Vanity Tops

PLANS/PERMITS/FEES

All Cottages Include Cost of Standard Architectural Plans, Building Permits and Inspection Costs