

THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE



1. Concrete and Masonry

- A. Footings - Poured Concrete
- B. Foundation Walls - Poured concrete @ 9' standard height.
- C. PTYP framing sill plate with foam sealer and straps embedded in concrete foundation.
- D. Perimeter drain as per code.
- E. Concrete Slab - 4" stone (basement) and Poly Vapor Barrier (basement); 4" concrete thickness.
- F. Damp Proofing

2. Fireplaces – optional if location is shown as an option on the plan –

- A Lennox MPD 4035 Gas Direct Vent fireplace (gas logs included, glass does not open.).
- B Location – as shown as option on plan
- C Surround/Hearth – “Slate” Flush Hearth.
- D Mantle/Surround --” Painted .
- E Exterior Chase –Direct vent unless otherwise shown as an option
- F If a home has a fireplace pre-framed – it can be moved or deleted if not desired.

3. Structural Framing

- A. Steel girder I-beam with steel support columns.
- B. Wood Framing
 - Foundation sill plate-PTYP with foam sill sealer.
 - Exterior Walls of Conditioned Areas - 2 x 6, @ 16" O. C.
 - Other - 2 x 4, 2 x 6, 2 x 8, and 2 x 10 according to plan.
 - Floor Joist System.
 - Studs – S-P-F (#2 S-Dry or better).

Buyer's Initials: _____
Last Revised: 1-14-12

Buyer's Initials: _____

**THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE**

- Framing lumber - #2 and better S-P-F or Hem Fir.
- Wrap exterior walls with Tyvek wrap.
- C. Sub-flooring - 3/4" Advantec,/ Gold Edge or similar glued, nailed and screwed.
- D. Exterior Wall Sheathing - 7/16 OSB.
- E. Roof Sheathing - 7/16 OSB.
- F. Ceiling Heights
 - First Floor (Most Areas) - 9/0.
 - Second Floor (Most Areas) - 8/0 and 9/0
 - Expanded Volume Ceilings per plan.

4. Roofing

- A. Color - "Black" 30 Year- fiberglass dimensional shingle applied over #15 lb. felt with ice and water shield at perimeter edge of roof and in valleys.
- B. Flashing – Aluminum.
- C. Roof Drip Edging – Aluminum at eaves and overhangs.
- D. Ridge Vent - Roll style vent (or equal) at the ridge.
- E. Gutters/Downspouts – Pre-finished Aluminum 1/2 round, layout by Builder. Downspouts flow to grade.

5. Windows and Exterior Doors

- A. Windows
 - Manufacturer: Pella Architectural
 - Color – White.
 - Glazing - Clear Insulated Glass. Low E
 - Style - Double Hung
 - Grids - Rectangular, in airspace.
 - Screens – Included but not installed – left in garage or basement
 - Exterior Finish - Clad
 - Interior Finish – Wood
 - Locations – as shown on approved plans

**THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE**

B. Front Door Unit

- 4 Panel Style (Therma-tru Fiberglass or equal.)
- Size - 3/0 x 6/8.
- Sidelites as per elevation
- Exterior Finish - Paint (latex).
- Interior Finish - Paint (latex).
- Hardware - Kwikset Oil Rubbed Bronze Colonial Style “Tylo” lockset with deadbolt or equal. .

C. Rear Door (Therma-tru Fiberglass or Similar)

- 15 Lite Steel Clear Glass.
- 2 Panels total / 1 operating per plan
- Style – Swinging.
- Exterior Finish – Paint (latex).
- Location – per plan.
- Hardware - Kwikset Oil Rubbed Bronze Colonial Style “Tylo” lockset with deadbolt or equal.

D. Garage Door (Therma-tru steel or equal)

- Insulated Steel 4 Panel Style.
- 2/8 x 6/8 at Garage/House Passage (Typical).
- Exterior Finish – Paint (latex).
- Interior Finish - Paint (latex).
- Hardware - Kwikset Oil Rubbed Bronze Colonial Style “Tylo” lockset or equal.

E. Overhead Garage Doors

- Garage door – Raynor Buildmark STS.
- Insulated on interior.
- Garage Door Openers and Remotes - Optional

6. Exterior

- Rakes – wood 1 x 6 over 2x material.
- Soffit - wood w/ 2” metal vent.
- Door Trim - Standard Brick Mold Casing (painted)
- Garage Door Trim – Painted
- Fascia – wood 1 x8 over 2x material
- Siding – Stone, Cement Siding or Penncrete Stucco from Builder’s Standard Selections (reference approved elevation). Note: All exterior walls wrapped with #15 builders felt paper at masonry areas or Tyvek wrap.

**THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE**

7. Exterior Areas/Landscaping

A. Entry

- Landing – Concrete.
- Front Steps to Grade – Concrete.

B. Deck – First floor standard per plan. Lower Level deck or landing or stairs optional on all homes. (Deck / Stairs cannot interfere with the conservation easement per Newark)

- Rail System - Black Aluminum
- Framing – Supported by 8x8 supports on footers using pressure treated yellow pine.
- Stairs – N/A - Access from home only.
- Decking - Trex Gray

C. Walkway

- Location/Layout - Existing

D. Driveway

- Existing
- Base/Finish Thickness - 6” Stone Base, 2” hot mix blacktop.
- Asphalt Rolled to 1-1/2” net wearing surface.

E. Landscaping

- Existing.

Note: Regarding landscaping (including seeding/sodding, shrubs, trees and plantings); in that the Builder has no control over factors such as weather, insects, fertilization, watering, and necessary care which affect the health of landscaping, Landscaping is excluded from Builder’s warranty and is to be maintained by the condo association.

8. Heating/Air Conditioning (Builder’s Standard Selections)

- Furnace Efficiency Rating - 90%+
- Fuel source –Natural Gas
- Air Conditioning System Efficiency - 13 Seer standard – Higher seer available as options
- Type of Distribution - Ducted Air.
- Options –Air cleaners and humidifiers
- # of Zones per system – 1.
- Additional zoning is available as an option
- 1 thermostats per system – Type = Programmable

THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE

9. Plumbing - All faucets are Standard as chrome trim unless noted otherwise. Bath fixtures shall be standard as White with chrome trim unless noted otherwise. Upgrades are available prior to contract and construction if applicable.

A. Kitchen

- Sink – Dayton or similar 25x22 single bowl stainless sink
- Sink Faucet – Moen 7435 or similar single lever
- Dishwasher Hookup (Supply line and Drain line).
- Garbage Disposal - 1/3HP.
- Ice Maker Box in the basement ceiling

B. Bath #1 - Master

- 5' Soaking Tub
- 42" wide rectangular fiberglass shower unit (custom tile showers available)
- Shower door available as an option
- Tub Faucet – Moen posi-temp TL183 or similar
- (2) Vanity Tops – Cultured Marble; White Single Bowl.
- Sink - Integral with cultured marble top.
- Sink Faucet – (2) Moen L64621 or similar
- Water Closet – Sterling 1.6 Gallon or similar
- Accessories (Standard Color from Builder's Level I Standard Selection).
 - Chrome towel bar - 24" wall mount
 - Chrome paper holder - one (1) wall mount,
 - Mirror - width of vanity.

C. Bath #2– Hall

- Aker CM60 tub & shower unit or tub.
- Tub Faucet – Moen positemp TL183 or similar.
- Vanity Top – 36" Cultured Marble; White Single Bowl
- Sink - Integral with cultured marble top.
- Sink Faucet – Moen L64621 or similar
- Water Closet – Sterling 1.6 Gallon or similar
- Accessories (Standard Color from Builder's Level I Standard Selection).
 - Chrome towel bar - 24" wall mount
 - Chrome paper holder - one (1) wall mount,
 - Mirror - width of vanity.

D. Powder Room

- Sink – Sterling Pedestal Sink.
- Sink Faucet – Moen L64621 or similar
- Water Closet – Sterling 1.6 Gallon or similar
- Accessories (Standard Color from Builder's Level I Standard Selection).
 - Chrome Towel Ring
 - Chrome Paper Holder - one (1) wall mount
 - Mirror – One (1) Oval Style.

**THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE**

- E. Laundry located on the second level -
- Hot/Cold water supply and drain facilities self contained Guy-Gray Washer Box
 - Drain pan - Floor drain available as an option with tiled floors.
 - Dryer Vent - Ducted to exterior.

- F. Exterior Hose Bibs
- Frost-free design plus shut off valve at interior.
 - One (1)Garage, One (1) Rear.

Note: Homeowner is responsible to unhook hose and drain bib to enable frost-free design to work and thus prevent freeze up. Shutting off inside valve is recommended for winter.

- G. Water Supply
- Public. Contract does not include any additional system such as softener, filter, neutralizer, etc.. Any such system, if desired is available as an option.

- H. Water Heater
- Electric with thermal expansion tank
 - 50 Gallon Capacity. Must upgrade to 80 gallon when the soaking tub is installed
 - Other options available

- I. Interior Supply Piping
- Pex.
 - 3/4" Mains, 1/2" Laterals.

- J. Drain Piping
- PVC Schedule - #40.

- K. Sewer
- City of Newark sewer connection via community sewer grinder pump.

- L. Labor to install the above plumbing fixtures is included. There will be an additional labor charge to install elaborate and/or additional fixtures and accessories. All fixtures supplied by builder or builder's plumbing contractor.

10. Electrical

- A. 200 AMP Service; Circuit Breakers, Circuitry, Wiring, Switches, and Receptacles will be located and installed as required by code per standard layout as determined by electrical contractor.
- B. Circuitry is provided for connection of the following major items:
- Heating/Air Conditioning Systems.
 - Clothes Dryer (220V).

Buyer's Initials: _____
Last Revised: 1-14-12

Buyer's Initials: _____

**THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE**

- Water Heater
 - Clothes Washer.
 - Dishwasher.
 - Garbage Disposal.
 - Refrigerator.
- C. Supply and install the following items:
- White switches and receptacles .
 - Door Chime (Front door bell button).
 - Fan fixtures at bathrooms and powder room(s) ducted to exterior.
 - Smoke detectors in each bedroom and on each floor. Basement, First Floor and Second Floor.
 - (4) Phone jacks and internal phone wiring. Locations selected by builder.
 - (4) TV jacks and internal coax wiring. Locations selected by builder.
- D. The Following are Supplied by Builder's Approved Supplier and Installed by Builder per Plan.
- Ceiling fan boxes located in family room and all bedrooms for future fans including prewiring..
 - Surface Mounted Interior Lighting Fixtures standard builders grade.
- E. Fixtures are installed by the electrician on a one-time basis. There will be an additional charge to install fixtures which arrive after the installation date.**

Any large or elaborate fixtures requiring additional installation time shall be paid by Buyer.

It is the Buyer's responsibility to inform the office as to the length of chain and wire for the foyer fixture, or any other hanging fixture, otherwise it will be hung as delivered. There will be a charge for any changes.

11. Insulation

- A. Exterior walls of conditioned areas - R-15 (Fiberglass Batts).
- B. Ceiling (between finished area and attic) - R-30. Blown in or batt as needed at flat ceiling areas.
 - Batts at Cathedral ceiling areas; Baffles at eaves.
- C. Floors (As applicable).
 - Area over garage –R-19

12. Drywall

- A. Walls of finished areas - 1/2".

Buyer's Initials: _____
Last Revised: 1-14-12

Buyer's Initials: _____

**THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE**

- B. Ceilings of finished areas - 1/2".
- C. Common wall of house and garage - Two (2) layers of 5/8" Type X Firecode.
 - Remainder of garage - 1/2".
- D. Ceiling of garage - Two (2) layers of 5/8" Type X Firecode.
- E. Installation/Fastening - Glue, nail perimeter, and screw field.

13. Flooring

- A. Vinyl in the following areas as standard and Ceramic Tile as option.
 - Location: First floor entry, kitchen and powder room. Second floor bath and laundry areas
 - Vinyl – Builders grade standard selection from Builder supplier \$15.00 per sq yard allowanceOptions:
 - Tile upgrades available
- B. Hardwood (Optional) (From Builder's Standard Selection)
 - Site finished choices available
 - Pre-finish choices available
- C. Carpeting – Selections
 - \$16.00 square yard allowance for carpet, padding and installation.
 - Padding – 1/2" bonded 6lb.
 - Location: all other rooms.
- D. All selections to be made through Builder's approved supplier only.

14. Staircases

- A. Main Stair Case
Standard selection: Painted Poplar risers with Oak Tread. Painted stringer same as trim.

Options:
 - Treads with carpet runner.
 - Over the Post Railing.
- B. Basement Stairs
 - Yellow Pine Box Unit.
 - Option available as with Main Stair Case

**THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE**

- Drywall Stairwell.
- Treads, Riser, Skirts and Handrail painted “Tan” Latex.

15. Interior Millwork

A. Interior Doors

- Six (6) Panel Style, HCM, painted.
- Finger Joint Jambs, pine, painted.
- Casing Trim – 2.25”, painted.
- Door knobs – Tylo style bright brass finish. Other finish upgrades avail.

B. Window Trim - sill and apron painted with sill moulding, painted.

C. Baseboard Moulding 3-1/4” painted.

D. Moulding – Optional

- Crown Moulding options - Many variations available including 2 Piece style 4-5/8” Crown with 1-3/8” Ogee painted in Living room and in the dining room area.
- Chair Rail options
- Wainscoting options.

E. Closet Shelving

- Ventilated wire system; One (1) shelf per closet, 4 shelves per linen/pantry.
- Optional shoe racks and custom organizers available

9. Cabinets & Appliances (From Builder’s Standard Level I Selection)

A. Kitchen base and wall cabinets.

- 42” Height wall cabinets . Contractors Choice or Wolf Saginaw
- Multiple manufactures available beyond the base selections

B. Kitchen Countertops (including island countertop).

- Laminate Wilson Art (Optional - Granite) (from Builder’s Level I Standard selections).

C. Kitchen Appliances- All appliances are Stainless, White or Black.

- Gas or Electric when gas is not available. This can be chosen up to contract signing but cannot be changed after rough wiring. \$639.00 allowance at Hawkins and Sons
- Hood fan – Broan \$70.00 allowance from builders supplier
- Dishwasher - \$399.00 allowance at Hawkins and Sons.

D. Vanity

- From Builder’s Level Standard Selection.
- Comfort height available
- Multiple manufacturers available above the base selections
- Vanity tops – White cultured marble

Buyer’s Initials: _____
Last Revised: 1-14-12

Buyer’s Initials: _____

**THE HISTORIC VILLAGE OF PHILLIPS MILL
STANDARD SPECIFICATIONS FOR 205 – 209 PHILLIPS MILL LANE**

- Other options available

17. Interior & Exterior Painting

- A. Exterior millwork and trim (as applicable).
 - Doors - two (2) coats Semi-Gloss Latex.
 - Window trim two (2) coats Semi-Gloss Latex.
 - Shutters - Pre-finished Vinyl per elevation.

- B. Interior millwork and trim.
 - Walls and ceilings – two (2) coats flat latex
 - Trim – two (2) coats semi-gloss latex,
 - Builder uses Sherwin Williams paint as standard, other brands, colors and finishes available as an option.

18. Deck (optional)

19. Security System (optional)

20. Cleaning

- House and windows will be professionally cleaned.

- House and windows will be cleaned upon construction completion.

ALL SELECTIONS ARE TO BE MADE THROUGH BUILDER’S APPROVED SUPPLIERS ONLY.

ALL SELECTIONS MUST BE MADE PRIOR TO CONTRACT SIGNING IF THERE ARE CHANGES FROM STANDARD BUILDER CHOICES.

THE ARE MULTIPLE MODEL NUMBERS AND PRODUCT NAMES REFERENCED THROUGHOUT THIS STANDARD SPECIFICATION DOCUMENT. THE BUILDER AND OR SELLER RESERVE THE RIGHT TO SUBSTITUTE SIMILAR AND OR EQUAL ITEMS IN THE EVENT A PRODUCT SPECIFIED IS DISCONTINUED OR

Buyer’s Initials: _____
Last Revised: 1-14-12

Buyer’s Initials: _____

