

Boulder Ridge Specifications, Base Unit

Foundation

Footings: 12" x 24" rear wall, 12" x 36" side wall, 12" x 48" front wall 3,000 psi poured concrete.
Walls: Arxx Insulated Concrete Forms with 2 1/4" foam on the inside and outside R-22 Thermal resistance. 3,000 psi poured concrete.
Slabs: 4" 3,000 psi poured concrete with vapor barrier and blue board insulation.
Reinforcement: #4 rebar spaced as per Manufacturers specifications.
Anchor bolts: 1/2" x 10" steel
Foundation Damp-Proofing: Applied Arxx waterproof membrane
Fill: 8" of 3/4" stone with radon mitigation and French drain around entire perimeter of foundation.
Radon Mitigation: 4" capped PVC stub out for future vent stack if needed.

Carpentry

Rough Framing and Sheathing
Sills: 2x6 pressure treated (pt) Douglas fir on sill sealer
Joists: 2x4 webbed floor trusses hem-fir 16" o.c. Girders: Microlam 2x10 on 3 1/2"
Lally columns
Studs: 2x6 spruce or better (exterior) 16" o.c., 2x4 spruce or better (interior) 16" o.c.
Headers: Double or triple 2x10 Rafters: @x4 hem-fir webbed trusses 24" o.c.
Exposed timbers: Dead Douglas fir 10x10
Floor sheathing: 3/4" Advantech tongue and groove
Sheathing: walls 1/2" CDX plywood, roof: 5/8" CDX plywood.
Porch and Deck Framing
Posts: 8x8 Douglas fir or hemlock
Joists: 2x10 pt southern yellow pine 16" o.k.
Rafters: 2x8 hem-fir 16" o.k.

Siding:

1/2" x 6 Hardie plank
Cultured stone veneer on front of house.
Exterior Trim
Door and window trim, corner boards and roof trim is Hardie trim 1" x various widths
Soffits: Hardie soffit material
Porch ceilings: 1x6 tongue & groove #1 with clear or stained finish.
Main first floor staircase:
Closed riser carpeted stair with baluster railing

Decking

Brazilian Redwood or Equivalent in a No maintenance product.

Interior Trim

Windows & doors: 1x4 hardwoods: Baseboard 1x6 Hardwood; 7" Crown moldings

Roofing

Shingles: organic asphalt architectural grade shingles with a minimum 30 year warranty.
Underlayment: #15 felt with ice/water shield from eaves 3' in, 1 1/2' either side of valleys
Flashing & Drip Edge: mil finished aluminum.

Thermal & Moisture Protection

Vapor Retarders: Tape and seal all joints & openings

Infiltration mitigation: caulk/gasket at interfaces;

Ventilation: continuous soffit & ridge vents, 'Proper Vent'

Insulation: fiberglass: exterior walls (min R19), ceilings (min R38), And foundation (min R22)

Fire stopping: "fire-safing" at penetrations, 2x limber at required floor/ceiling assemblies, stair stringers, etc.

Sealants, Caulking, & Seals: paintable silicone or similar

Doors & Windows

Exterior Doors: Fiberglass with foam core and integral weather-stripping;

Sliders & windows: Pella Architectural Series double paned with low-e glass with aluminum clad exteriors and unpainted wood interiors.

Interior Doors: 6 Panel solid pine w/ rabbeted jambs (no split jambs), swing at closets

Door Hardware: Schlage residential grade or equal.

Finishes

Walls and Ceilings: 5/8" painted gyp. Bd. With 3 coat tape finish prepared for paint

Acoustical Treatment: Insulation & soundboard at bathrooms, bedrooms and party walls

Ceramic Tile in the bathrooms, Cut stone tiles in the foyer and kitchen area

Carpet: in all bedrooms and Lower level

Hardwood Floors: Pre finished Exotic hardwoods with 25 yr. finish warranty.

Painting

Siding: pre-primed and pre-painted, opaque stain or latex paints.

Exterior trim railings: 1 coat latex primer, 2 coats latex paint

Interior Woodwork: 2 coats polyurethane

Gyp. Bd.; 1 coat latex primer, 2 coats latex eggshell

Steel doors & jambs, painted trim: 1 coat primer, 2 coats latex semi-gloss

Fireplace

Gas burning fireplace with glass solid door and stone veneer with wood or granite mantle.

Mechanical

Heating System

Boiler: Weil McClain Ultra direct vented propane boiler with Radiant Heat on all three floors.

Domestic Hot Water: Weil McClain 79 Gallon insulated storage tank with exchange coil from boiler.

Plumbing:

Pressure piping: Aqua pex tubing

Waste pipes/vents: PVC

Fixtures: Kohler or Equivalent

Electrical

Service: 200 Amp; Wiring copper throughout to code;

Receptacles: Decora throughout

Switches: Decora throughout

Ventilation

Kitchen: 400 cfm fan

Bathrooms: 100 cfm Panasonic multi-pot exhaust fan, separate switch

Central Vacuum System

VacuFlo Model 466Q power Unit- single motor with five vacuum ports, 1 pan in kitchen, and one utility outlet.

VacuFlo White Glove Kit- includes TurboCat Turbine Powerhead, Rug rat Turbine Hand Brush, 30' Turbo grip Hose w/ Hose sock, Deluxe one-piece Adjustable Wand, 12" Rug tool, Premium Crevice, Dusting and Upholstery Tools, Wire hose rack, Big Caddy, 2-piece Plastic Wands and Zip broom.

Phone System: Jacks in every room

Cable TV: Jacks in every room

Plumbing Fixtures

Water closets: Kohler (or equivalent), Elongated Bowl, Low flow in white

Main floor & Second floor Guest bath: Pedestal Sink, Tiled shower enclosure

Master Bath: Tiled shower enclosure with frameless glass doors, 72" x 36" Kohler whirlpool, Vanity cabinets to match kitchen with granite counters.

Countertops

Kitchen & Baths all granite with undermount sinks.

Cabinets

Either solid Maple or cherry with assorted Stain finishes and trim options.

Appliances

All stainless, GE monogram or equivalent.

Closet Systems

All bedroom closets to be custom wood, all pantries to be white wire shelving.