

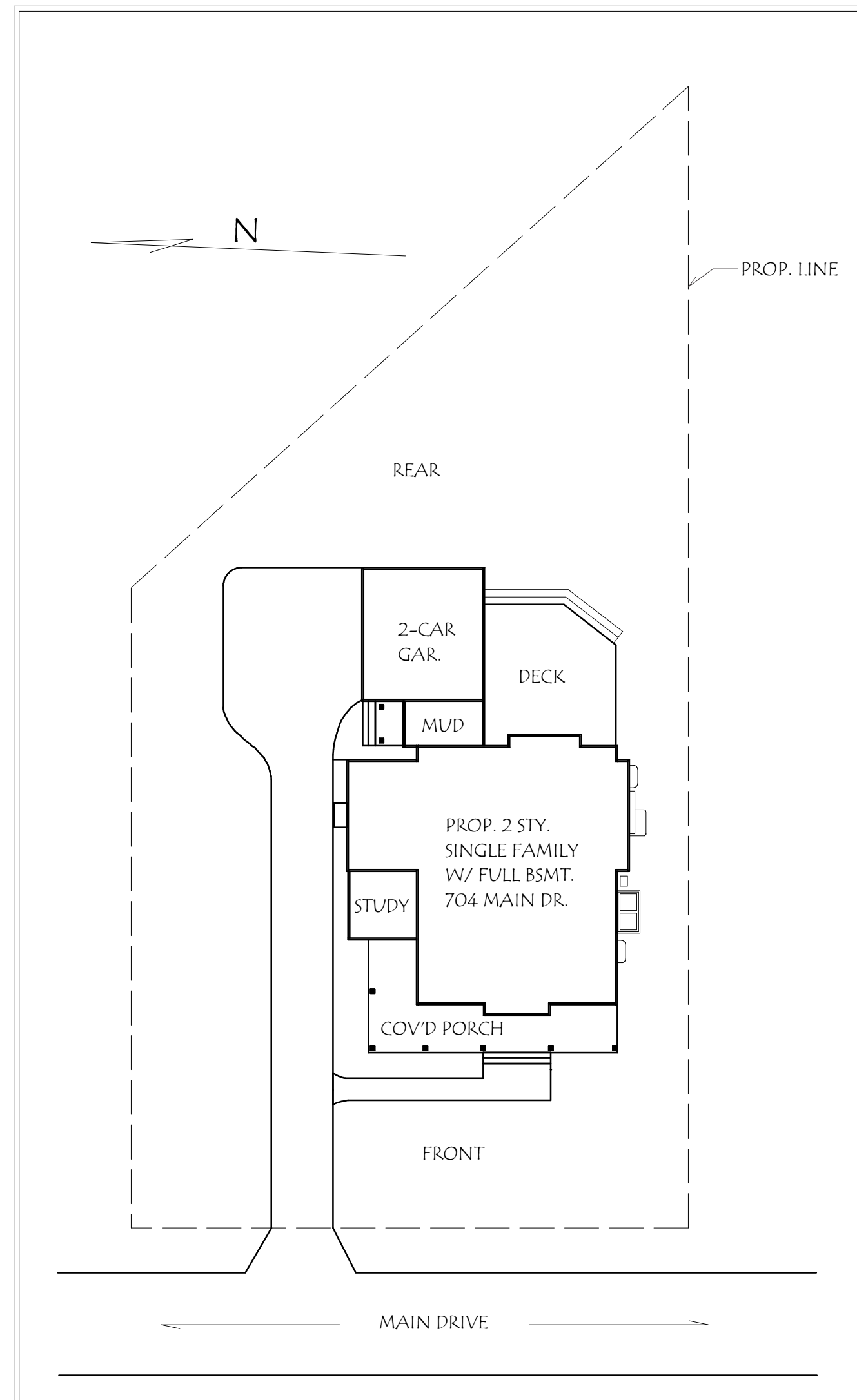
# PROPOSED DESIGN FOR NEW SINGLE FAMILY DETACHED RESIDENCE:

# THE ROSE HOUSE

AT  
 104 MAIN DRIVE  
 HERNDON, VA  
 20170

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SITE VIEW



LOCATED IN HISTORIC DOWNTOWN HERNDON, VA

- 2-STORY OVER FULL BASEMENT (FINISHED BASEMENT OPTIONAL)
- 1/3 ACRE LOT
- SIX BEDROOMS, 4 1/2 BATHROOMS (WITH FINISHED BASEMENT)
- 4,093 SQUARE FOOT ABOVE GRADE
- 2,156 SQUARE FOOT OPTIONAL FINISHED BASEMENT
- 9 FOOT CEILINGS AT ENTRY & UPPER LEVELS
- 2-CAR GARAGE, ATTACHED
- 600 SQUARE FOOT REAR DECK
- 450 SQUARE FOOT WRAP-AROUND FRONT PORCH
- OPEN FLOOR PLAN FEATURING 1,100 SF OF OPEN KITCHEN/GREAT ROOM/FAMILY ROOM
- OPTIONAL ENTRY LEVEL MASTER/IN-LAW SUITE
- GORMET KITCHEN WITH LARGE ISLAND WITH SEATING FOR SIX
- FORMAL DINING ROOM
- UPPER LEVEL LAUNDRY
- FARMHOUSE STYLING WITH MODERN INTERIOR FINISHES
- 2-STORY VAULTED CEILINGS AT FAMILY ROOM AND FOYER
- ENTRY LEVEL STUDY WITH SEPARATE ENTRANCE
- GAS FIREPLACE & 2-STORY CHIMNEY CENTER PIECE AT FAMILY ROOM
- WINE CELLAR OPTION IN BASEMENT

## PROPERTY DETAILS:

ADDRESS: 104 MAIN DRIVE, HERNDON VA 20170  
 MAP #: 0162-04-0030A  
 DISTRICT: DRAINSVILLE TOWN OF HERNDON  
 LEGAL: ELWARDSTONE, PCL 1 OF PT LTS 30 THRU 31  
 BOOK: 24500  
 PAGE: 1209  
 LAND USE: SINGLE FAMILY, DETACHED  
 LAND: 16,000 SF  
 ZONING: R-10  
 UTILITIES: WATER, SEWER, GAS- CONNECTED (EXISTING BLDG. TO BE DEMOED)  
 \* ALL EXISTING UTILITIES SHALL BE CAPPED BEFORE CONSTRUCTION BEGINS & RE-CONNECTED UPON COMPLETION OF CONSTRUCTION

## APPLICABLE CODES:

2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)  
 2015 INTERNATIONAL BUILDING CODE (IBC)  
 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2015 INTERNATIONAL MECHANICAL CODE (IMC)  
 2015 INTERNATIONAL FUEL GAS CODE (IFGC)  
 2015 INTERNATIONAL PLUMBING CODE (IPC)  
 2011 NATIONAL ELECTRICAL CODE  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

## DRAWING CONTENTS:

SHEET #	SHEET DESCRIPTION
A0	COVER
A1	1ST & 2ND FLOOR PLANS
A2	BASEMENT & LOW ROOF PLANS
A3	MAIN & OVERBUILD ROOF PLAN
A4	FRONT & LEFT SIDE ELEVATION
A5	REAR & RIGHT SIDE ELEVATION
A6	SECTIONS 1-4
A7	SECTIONS 5-6
A8	TYPICAL WALL & PORCH ROOF DETAILS
A9	WINDOW & DOOR SCHEDULES, DOOR FRAMING & STAIR DETAILS
M1	HVAC DUCTWORK DETAILS & BASEMENT PLAN
M2	HVAC 1ST & 2ND FLOOR PLANS
M3	HVAC HEATING & COOLING CALCULATIONS & DUCT SIZES
P1	PLUMBING NOTES, RISER DIAGRAM, & BASEMENT PLAN
P2	PLUMBING 1ST & 2ND FLOOR PLANS
E1	ELECTRIC DETAILS, CALCULATIONS, & BASEMENT PLAN
E2	ELECTRIC 1ST & 2ND PLANS
S1	STRUCTURAL NOTES
S1.1	FOUNDATION PLAN
S1.2A	1ST FLOOR FRAMING PLAN
S1.3	2ND FLOOR FRAMING PLAN
S1.4	ROOF FRAMING PLAN
S1.5	1ST FLOOR BRACING WALL PLAN
S1.6	2ND FLOOR BRACING WALL PLAN
S2.1	STRUCTURAL DETAILS
S3.1	STRUCTURAL DETAILS
S3.2	STRUCTURAL DETAILS

FOR SINGLE LOT DEVELOPMENT SITE PLAN & DEMO OF EXISTING STRUCTURE SEE: TOWN OF HERNDON, TOWN PLAN # 11-15

## GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF STUD/BAND BOARD EXCEPT WHERE NOTED.
- ALL CEILING HEIGHTS ARE FROM TOP OF SUBFLOOR TO TOP OF PLATES OR BOTTOM OF RAFTERS UNLESS NOTED. COORDINATE SECTIONS, ELEVATIONS, AND FINISH SCHEDULES AND REPORT ANY DISCREPANCIES TO OWNER FOR CLARIFICATION PRIOR TO INSTALLATIONS.
- FIELD VERIFY ALL DIMENSIONS.
- COORDINATE ALL WORK W/ ANY ACCESSORY ENGINEERING DRAWINGS, NOTES, OR REPORTS.
- SEE ELEVATIONS FOR STONE/BRICK VENEER AND WATER TABLE LOCATIONS.
- ALL ANGLED WALLS ARE @ 45 DEG. U.N.O.
- COORDINATE PLANS W/ KITCHEN, BATH AND OTHER INTERIOR DRAWINGS AS REQUIRED.
- COORDINATE ALL DIMENSIONS WITH ACTUAL EQUIPMENT AS SUPPLIED OR SELECTED BY OWNER.
- ALL EXISTING UTILITIES SHALL BE CAPPED BEFORE CONSTRUCTION BEGINS & RE-CONNECTED UPON COMPLETION OF CONSTRUCTION AS PER TP# 11-15

ACC, LLC  
 ALBERS CONSTRUCTION COMPANY, LLC  
 103 MAIN DRIVE  
 HERNDON, VA 20170  
 703.292.3691  
 TALE@ALBERSCONSTRUCTIONCOMPANY.COM  
 WWW.ALBERSCONSTRUCTIONCOMPANY.COM

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## PROJECT DESCRIPTION:

## THE ROSE HOUSE

AT  
 104 MAIN DRIVE  
 HERNDON, VA  
 20170

DRAWN BY: TCA

DATE: 03.15.19

SCALE: AS NOTED

## REVISIONS:

REV.	DATE	DESCRIPTION	BY:
△			
△			
△			
△			
△			
△			
△			

## SHEET TITLE:

COVER

## SHEET NUMBER:

A0

SHEET OF

PROJECT NUMBER:

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**PROJECT DESCRIPTION:**

**THE ROSE HOUSE**  
 AT  
 104 MAIN DRIVE  
 HERRNDON, VA  
 20110

DRAWN BY: TCA

DATE: 03.15.19

SCALE: AS NOTED

**REVISIONS:**

REV.	DATE	DESCRIPTION	BY:
1	8/22/19	BUYERS SET/SPEC	TCA

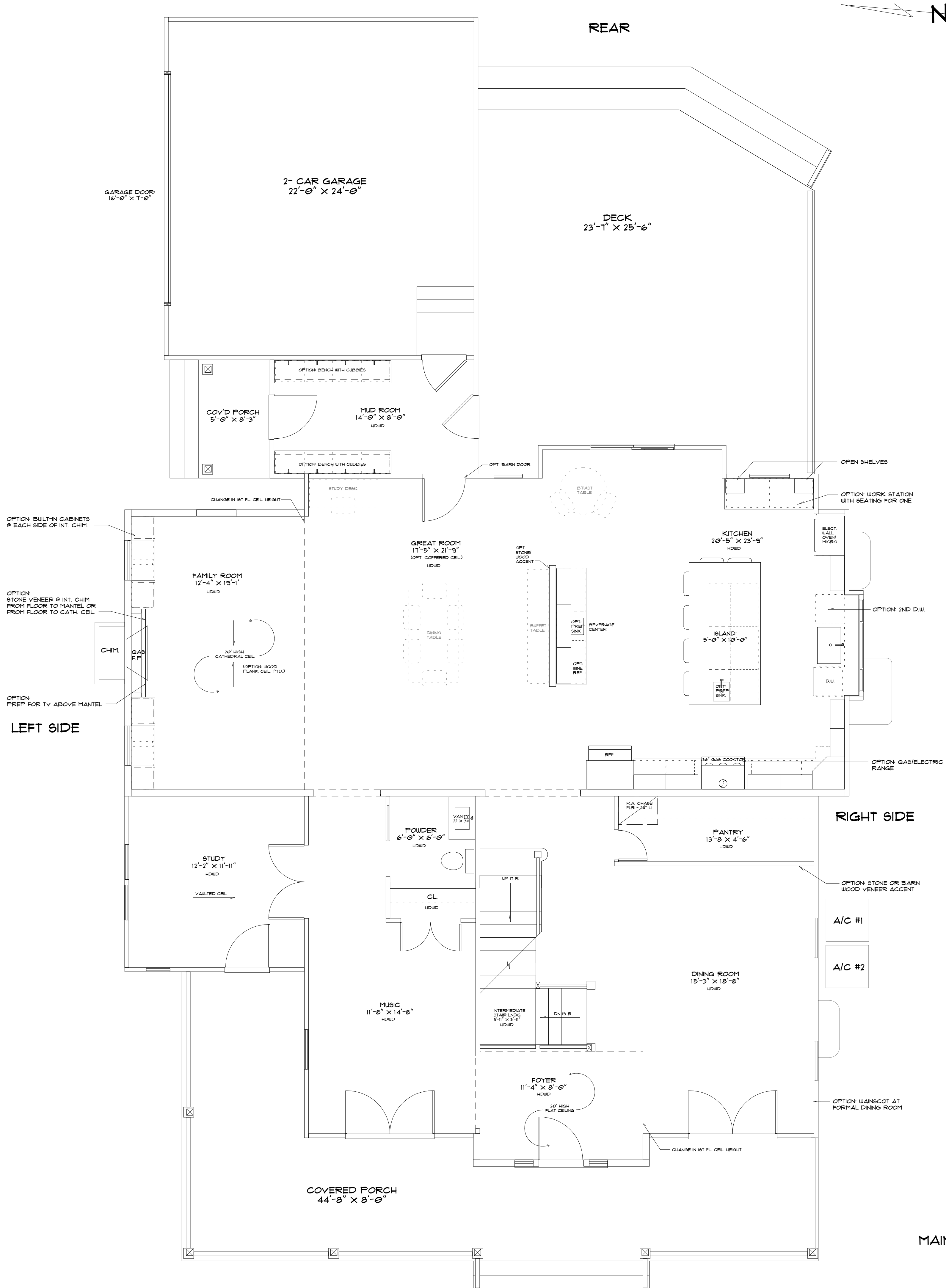
**SHEET TITLE:**

**FLOOR PLANS:  
 ENTRY LEVEL  
 &  
 ENTRY LEVEL  
 WITH OPT.  
 BEDROOM**

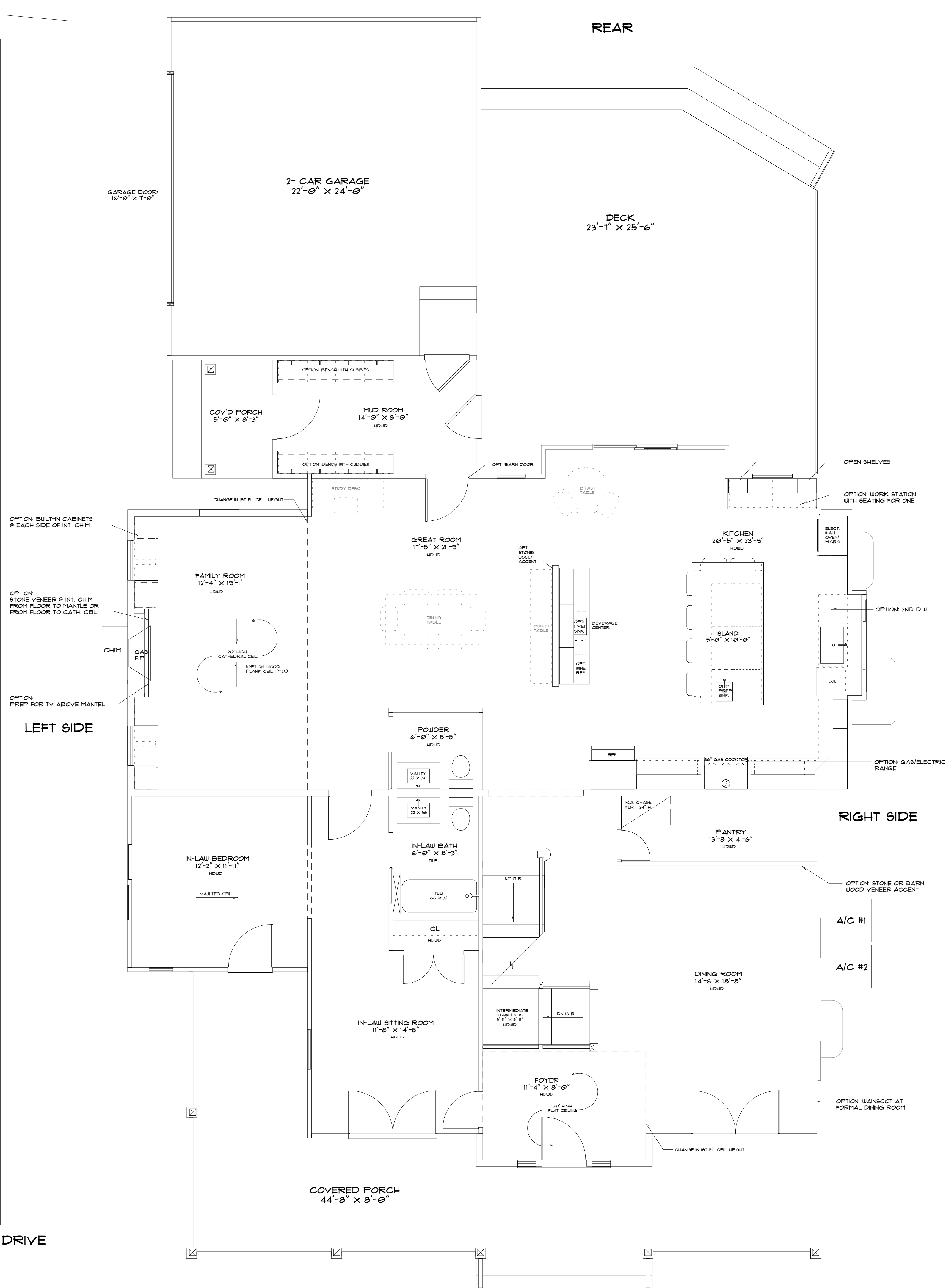
SHEET NUMBER:

**B1**

SHEET OF PROJECT NUMBER



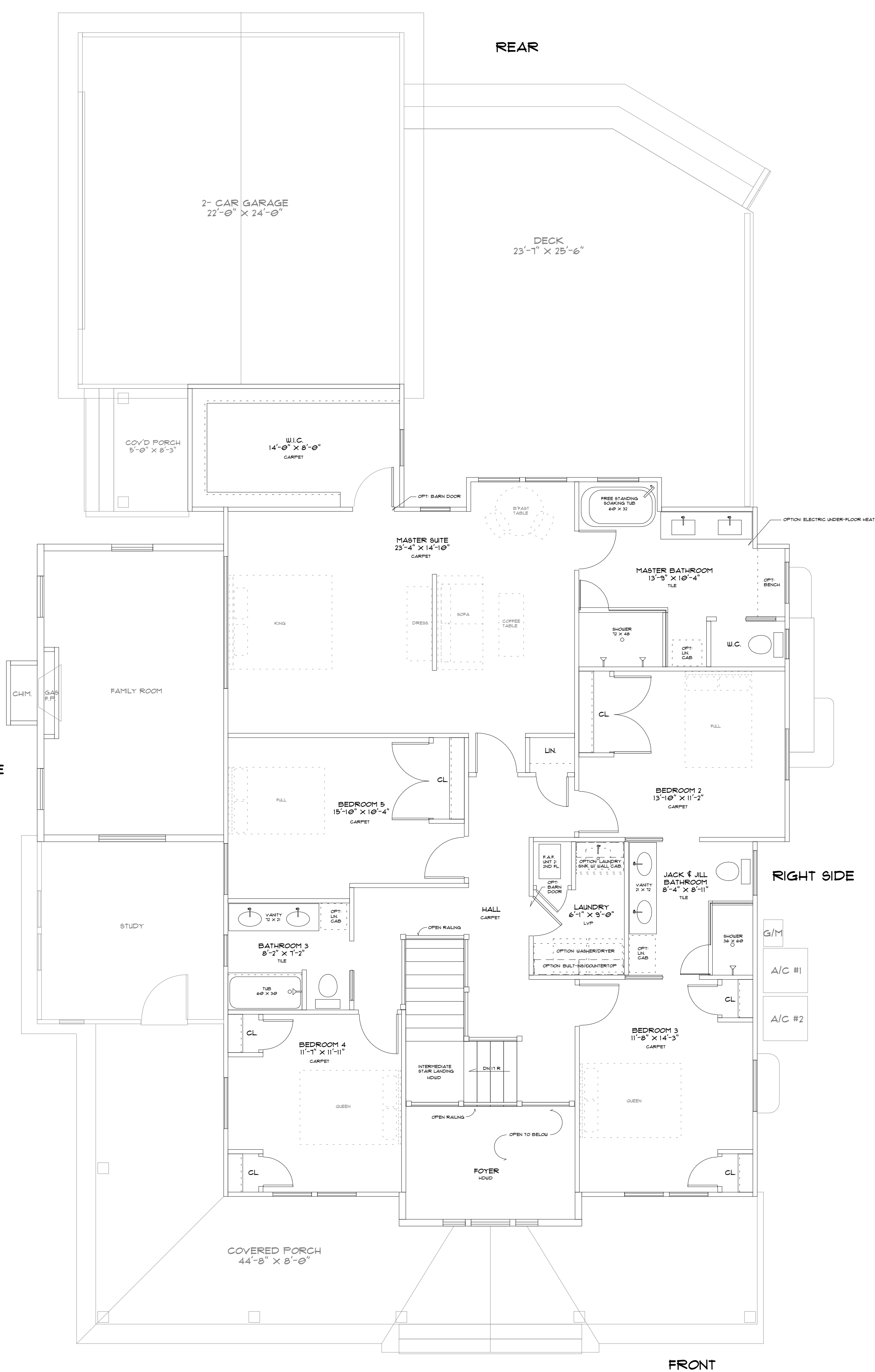
**1 ENTRY LEVEL PLAN** 1/4" = 1 FOOT  
 9'-0" CEL. HEIGHT @ 1ST FLOOR (W.N.O.)



**2 ENTRY LEVEL PLAN- OPT. BEDROOM** 1/4" = 1 FOOT  
 9'-0" CEL. HEIGHT @ 1ST FLOOR (W.N.O.)



LEFT SIDE



REAR

RIGHT SIDE

FRONT

**2 UPPER LEVEL PLAN** 1/4" = 1 FOOT  
 9'-0" CEIL. HEIGHT @ UPPER LEVEL

**ACC, LLC**  
 ALBERS CONSTRUCTION  
 COMPANY, LLC  
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 HERNDON, VA 20110  
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**REVISIONS:**

REV.	DATE	DESCRIPTION	BY:
1	8/22/19	BUYERS SET/ASPEC	TCA

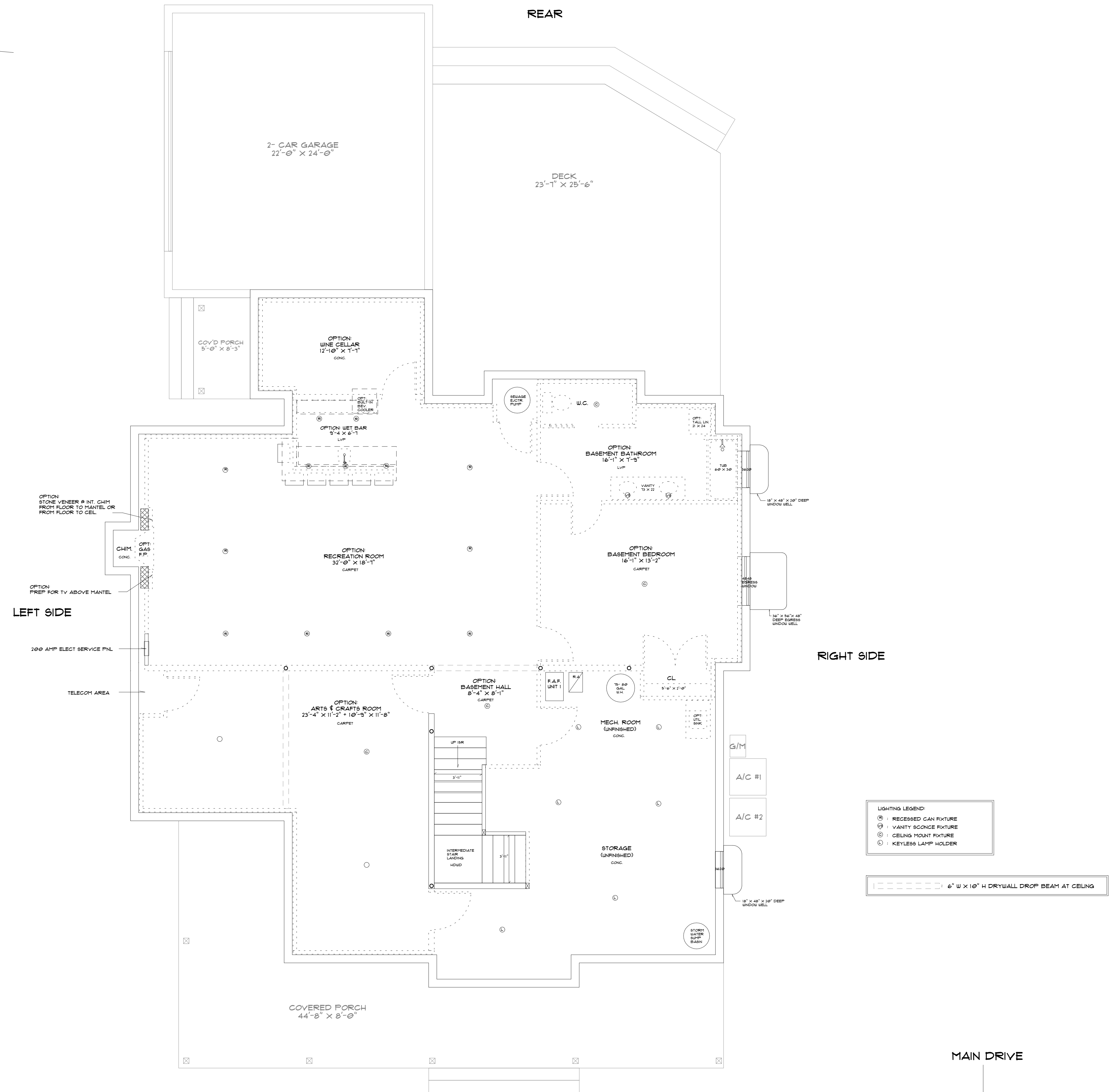
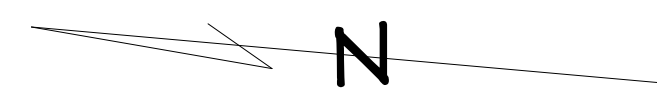
**SHEET TITLE:**

UPPER LEVEL FLOOR PLAN

**SHEET NUMBER:**

**B2**

SHEET OF PROJECT NUMBER



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 AT  
 104 MAIN DRIVE  
 HERNDON, VA  
 20110

**DRAWN BY:** TCA

**DATE:** 03.15.19

**SCALE:** AS NOTED

**REVISIONS:**

REV.	DATE	DESCRIPTION	BY:
1	3/20/19	BUYERS SET/SPEC	TCA

**SHEET TITLE:**

**OPTIONAL BASEMENT PLAN**

**SHEET NUMBER:**

**B3**

**SHEET OF**

**PROJECT NUMBER:**

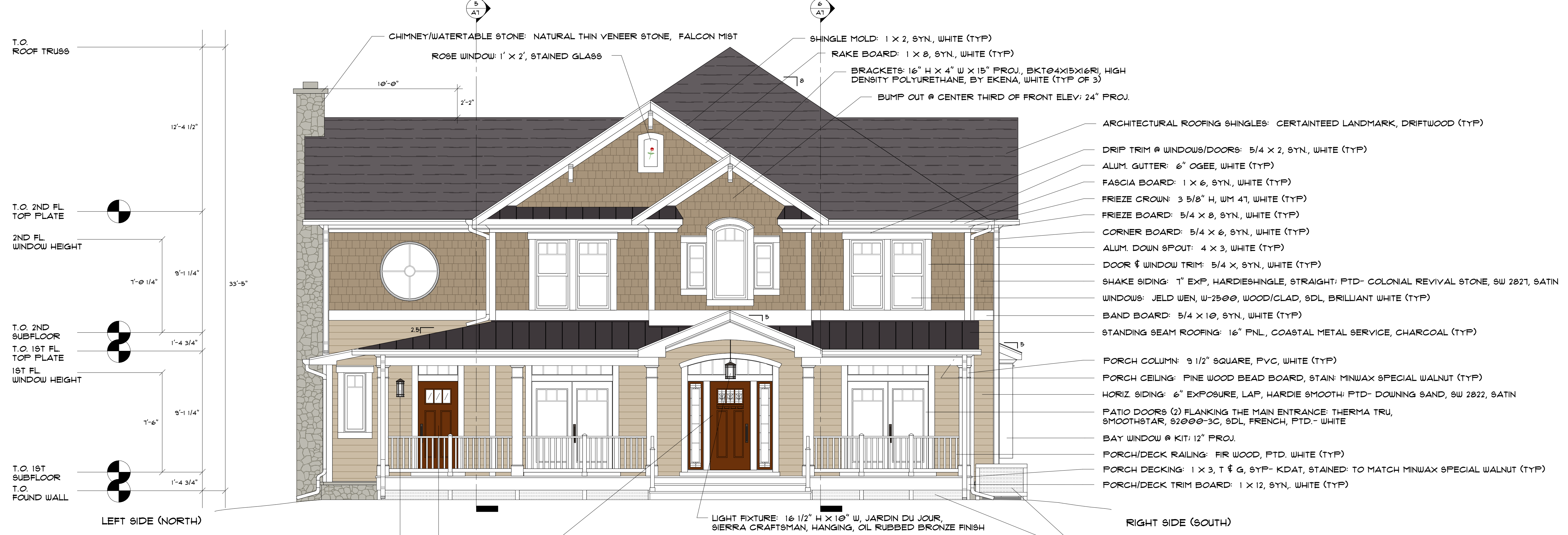
**1** **OPTIONAL BASEMENT PLAN** 1/4" = 1 FOOT  
 8'-0" CEL HEIGHT @ ENTIRE BSMT

**LIGHTING LEGEND:**  
 (Symbol) : RECESSED CAN FIXTURE  
 (Symbol) : VANTY SCONCE FIXTURE  
 (Symbol) : CEILING MOUNT FIXTURE  
 (Symbol) : KEYLESS LAMP HOLDER

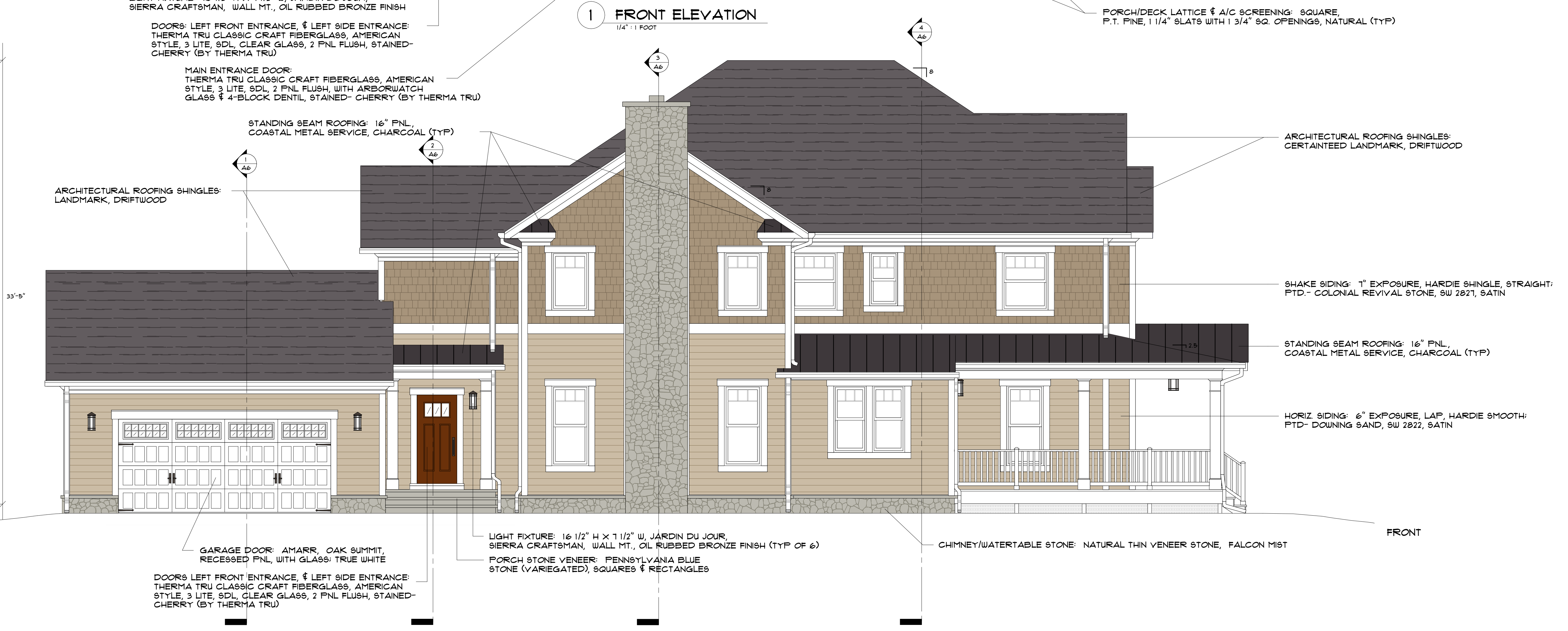
(Symbol) : 6" W x 10" H DRYWALL DROP BEAM AT CEILING

**MAIN DRIVE**

REV	DATE	DESCRIPTION	BY



**1 FRONT ELEVATION**  
 1/4" = 1 FOOT



**2 LEFT SIDE ELEVATION**  
 1/4" = 1 FOOT

\* ALL EXTERIOR TRIMS, MOULDINGS, RAILINGS, & PORCH COLUMNS & BEAMS: PAINTED- SHERWIN WILLIAMS PURE WHITE, SW 1005, SEMI GLOSS

SEE A3 FOR DOOR/WINDOW SCHEDULE & DOOR FRMG DETAILS



- NOTES:**
- NO STEPS OR OTHER OBSTACLES IN THE GARAGE SHALL INTRUDE INTO THE REQUIRED PARKING DIMENSIONS OF 8.5'x18'.
  - ALL RETAINING WALLS ABOVE 3' HIGH REQUIRE A SEPARATE PERMIT.

NOTE: ALL ONSITE RUNOFF SHEET FLOWS TO THE WEST

NOTE: LOCATION AND INVERTS OF THE EXISTING SANITARY LATERAL TO BE VERIFIED IN THE FIELD.

**LANDSCAPE SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	3	ACER RUBRUM	RED MAPLE	2.5" CAL.	B & B
	2	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.	B & B
	2	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B & B
	3	THUGA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'-8' HT.	B & B
	3	CORNUS SERICEA	REDOSEIER DOGWOOD	3 GAL.	CONTAINER
	3	ILEX GLABRA	INKBERRY HOLLY	3 GAL.	CONTAINER
	6	AZALEA	AZALEA	3 GAL.	CONTAINER
	-	-	MULCHED LANDSCAPED AREA*	-	-

\*SEE DETAIL ON SHEET 3

**LANDSCAPING NOTE:**

**INTERIOR LANDSCAPING SUMMARY:**  
 SINGLE-FAMILY DETACHED/LOT:  
 REQUIRED: FOUR (4) DECIDUOUS, THREE (3) EVERGREEN, TWELVE (12) SHRUBS.  
 PROVIDED: FOUR (4) DECIDUOUS, THREE (3) EVERGREEN, TWELVE (12) SHRUBS.  
 (LOCATION OF PLANTING MATERIAL TO BE ADJUSTED TO ACCENT THE ARCHITECTURAL FEATURES OF THE HOUSE TYPE AND ELEVATION.)

**BUFFER LANDSCAPING SUMMARY (PER SEC. 78-503.4 (b) (1)):**  
 REQUIRED: THREE (3) DECIDUOUS TREES ON MAIN DRIVE FRONTAGE  
 PROVIDED: THREE (3) DECIDUOUS TREES ON MAIN DRIVE FRONTAGE

7 - DECIDUOUS TREES	X	\$450.00/TREE	=	\$3,150.00
3 - EVERGREEN TREES	X	\$240.00/TREE	=	\$720.00
12 - SHRUBS	X	\$30.00/SHRUB	=	\$360.00
				<b>\$4,230.00</b>

DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
STREET CENTERLINE	---	---
INDEX CONTOURS	---20---	---20---
MINOR CONTOURS	---24---	---24---
CURB AND GUTTER	---	CG-6 TRANS, CG-6R
EDGE OF PAVEMENT	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
WATERMAIN	---	---
OVERHEAD ELECTRIC	OHE	---
OVERHEAD TELEPHONE	OHT	---
UNDERGROUND TELEPHONE	UGT	---
FENCE LINE	-X-X-X-	-X-X-X-
IRON PIPE FOUND	•	•
WATER METER	⊙	⊙
WATER VALVE	○	●
FIRE HYDRANT	⊙	⊙
UTILITY POLE	○	○
SPOT SHOT	+ 71.90	+ 71.90
STORM STRUCTURE LABEL	Ⓢ	Ⓢ
SANITARY STRUCTURE LABEL	Ⓢ	Ⓢ
SIGN	Ⓢ	Ⓢ
TREE	○	○
TREE LINE	---	---
LIMITS OF CLEARING & GRADING	---	---
TEST HOLE	⊕	⊕
BUILDING WALL	---	---
PERC HOLE	⊕	⊕
PROFILE HOLE	⊕	⊕

**LEGEND**

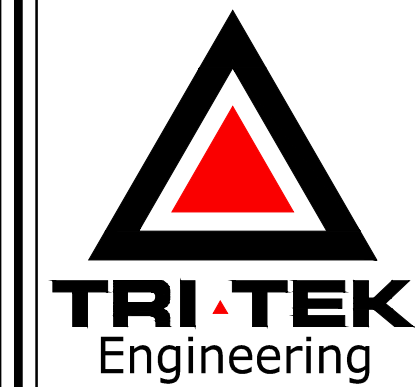
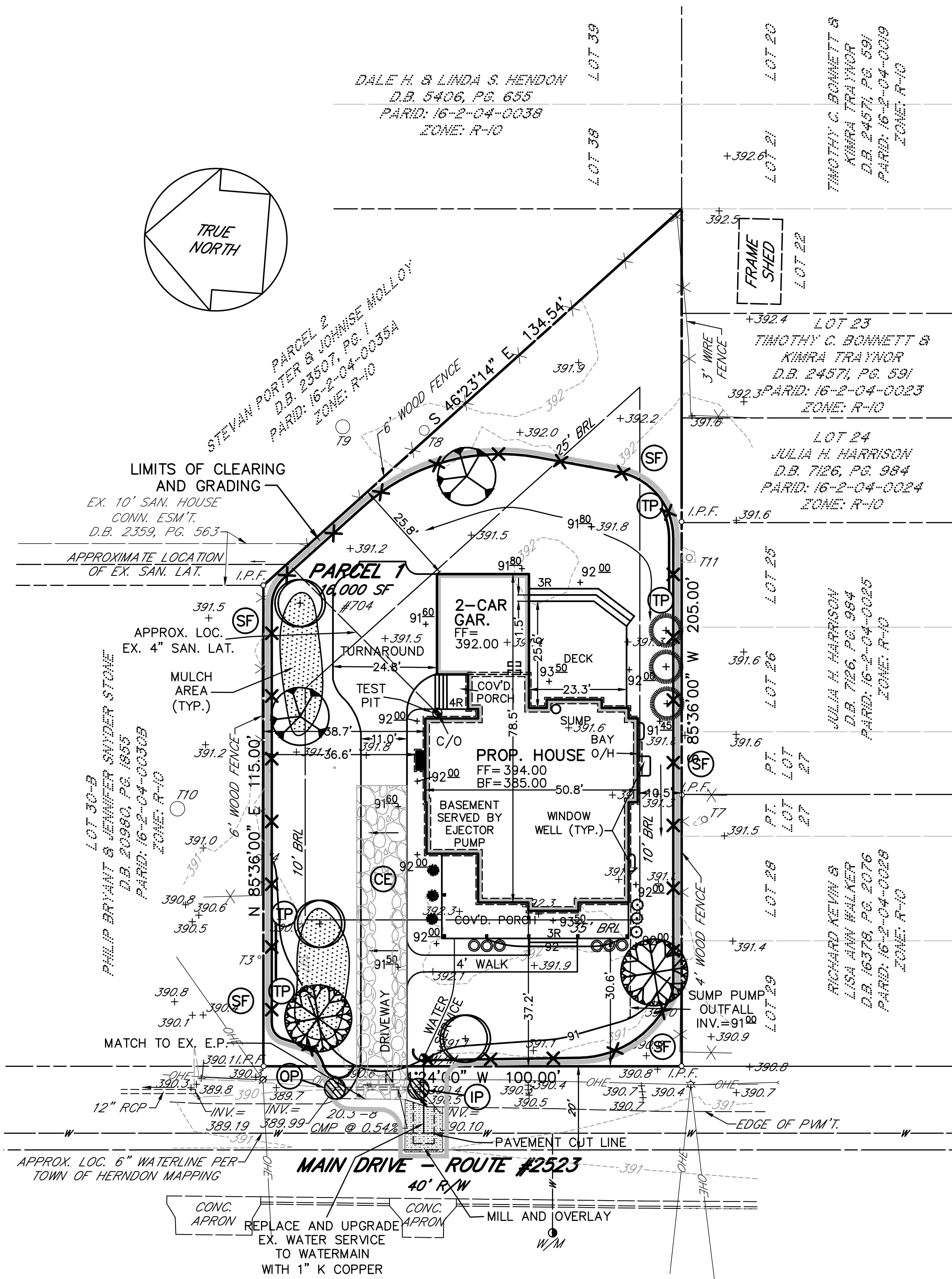
	ELECTRIC METER
	LIGHT POLE
	POWER POLE
	GUY WIRE
	GAS METER
	CLEAN OUT
	WATER METER
	SANITARY MANHOLE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	FENCE
	WATERLINE
	CURB & GUTTER

**TREE TABLE**

T1	24" TREE
T2	12" X3 TREE
T3	8" X2 TREE
T4	16" TREE
T5	28" TREE
T6	40" TREE
T7	18" TREE
T8	28" TREE
T9	40" TREE
T10	42" TREE
T11	18" TREE, NEEDLE
T12	8" X3 TREE, NEEDLE

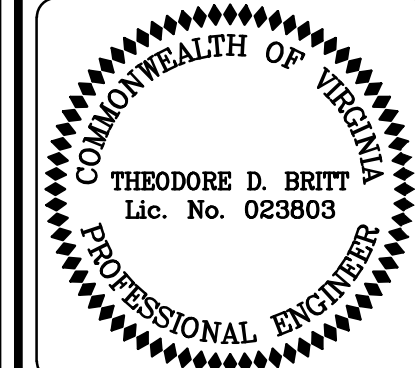
**EROSION AND SEDIMENT CONTROL LEGEND**

DESCRIPTION	STD. No.	KEY	SYMBOL
CONSTRUCTION ENTRANCE	3.02	CE	
SILT FENCE	3.05	SI	
SUPER SILT FENCE	3.05	SS	
INLET PROTECTION	3.07	IP	
TREE PROTECTION	3.38	TP	



**TRI-TEK Engineering**  
 CIVIL  
 ENVIRONMENTAL  
 LAND PLANNING  
 SURVEYING

690 Center Street  
 Suite 300  
 Herndon, Virginia 20170  
 V: (703) 481-5900  
 F: (703) 481-5901  
 info@tritekinc.com



**704 MAIN DRIVE**  
 ELWARDSTONE  
 PARCEL 1 OF PART OF  
 LOTS 30 THRU 37  
 TOWN OF HERNDON  
 FAIRFAX COUNTY, VIRGINIA

**LOT DEVELOPMENT,  
 LANDSCAPE AND  
 PROPOSED DRAINAGE  
 DIVIDES PLAN**

REVISION	PER TOWN COMMENTS
DATE: 11.06.17	

PM: IDB SCALE: 1"=20'  
 PE: DATE: 06.28.17  
 CO: SHEET 2 OF 8

C:\drawings\F-3030\plus3030-GP-SET.dwg, 11/16/2017 3:57:54 PM, cldgpc, DWG To PDF.pc3, 1:1, TRI-TEK Engineering, Inc.

NEW CONSTRUCTION SINGLE-FAMILY, DETACHED CUSTOM HOME:  
**THE ROSE HOUSE AT**  
**704 MAIN DRIVE HERNDON, VA 20170**  
**LOCATED IN HISTORIC DOWNTOWN HERNDON**

2-story with full basement

5 bedrooms, 3 ½ bathrooms (6 bedrooms, 4 ½ bathrooms with finished Basement option)

1/3 acre (16,000 sf) very flat lot

Entry Level: 2,298 sf

Upper Level: 1,795 sf

Total above grade living: 4,093 sf

Basement: 2,156 sf

Total heated/cooled: 6,249 sf

2-car attached garage: 528 sf

Wrap-around front porch: 450 sf

Rear deck: 600 sf

Water and sewer: connected, Town of Herndon

Natural gas: connected, Columbia gas

No Home Owners Association

A new Craftsman/Farmhouse style home located in Historic Downtown Herndon, VA:

Proudly crafted by Albers Construction Company LLC, Class A Contractor license: 2705-106192 CBC, RBC

The charming historic-inspired exterior complements the surrounding Historic Herndon homes while offering features like gourmet Kitchen with island, open floor plan with expansive 1,100 sf Kitchen/Great Room/Family Room, Study (Home Office) with separate entrance, 9 foot ceilings at entry and upper levels, 8 foot ceilings at basement, two-story ceilings at Foyer and Family Room, fireplace with two-story interior chimney, Formal Dining Room, Mud Room, Master Suite with expansive walk-in-closet, upper level laundry, 8 foot deep wrap-around front porch, large rear deck, attached side-loading 2-car garage towards rear of home.

- Optional entry level floor plan featuring an entry level Master or In-Law Suite
- Optional finished basement featuring a 6<sup>th</sup> Bedroom with egress, 4<sup>th</sup> full Bathroom, large Recreation Room, wet bar with seating for six, Arts and Crafts Room, Wine Cellar, and ample storage.

Area amenities:

Short walking distance to: W & OD hike and bike trail, Herndon Centennial golf course, Herndon farmers market, Herndon Community Center, Friday Night Live music on the Town green, shops and restaurants and Jimmy's Old Town Tavern, Herndon's downtown redevelopment to include new arts center (arriving 2021), St. Joseph Catholic Church and elementary school, Herndon Middle School.

Only a 35 minute walk to metro's silver line! (arriving in 2020).

## Base Package includes:

NOTE: Finishes noted as "option" or "opt" are priced separately and in addition to the base package.

## EXTERIOR FEATURES

NOTE: for exterior features, "per plan" refers to construction plans

### FOUNDATION

Footings: 20" x 10", 3000 PSI, continuous steel reinforcement

Foundation walls: 8" wide, 3000 PSI, continuous steel reinforcement

Soil Treatment: Termite

Waterproofing of foundation walls: dampproofed with bituminous coating and waterproofed with Bituthene 60 mil sheet membrane by Grace.

Drain Tile: 4" diameter perforated pipe in 12" of gravel, exterior and interior, running continuously around perimeter of basement to a sealed sump basin.

Sump pump: Proflo 1/3 hp electric sump pump in sealed sump basin and discharged to outside.

Basement windows: double insulated vinyl. One egress sliding with egress well at optional basement bedroom plus two additional basement awning windows for light

### FLATWORK

Basement floor: 4" thick concrete, 3000 psi, hard-trowel finish over 4" crushed stone base, 6 mil vapor barrier, and slab reinforcement.

Garage floor: 4" thick air-entrained concrete, 3500 psi, hard trowel finish, with two reinforced grade beams, over 6 mil vapor barrier, and slab reinforcement.

### FRAMING

Floor Joist: engineered 16" high wood open web floor truss joists over treated sill plates over sill sealer

Floor Sheathing: 23/32" tongue and groove Oriented Strand Board (OSB), sturd-i-floor, glued and nailed

Walls at entry and upper levels: 9'-0" high, 2 x 4 and 2 x 6 at 16" or 12" on center

Interior walls at optional finished basement: opt: 8'-0" high, 2 x 4 and 2 x 6 at 16" on center with treated bottom plates

Headers: 2-ply 2" X 10" or 2-ply LVL

Steel girder beams: W10 X 17 or W10 X 22

Steel columns: 3" dia. schedule 40

Wood beams: 2-ply LVL

Wood posts: multi 2 x 4 or PSL

Wall sheathing: continuous 7/16" OSB with 1/2" CDX treated plywood band at foundation

Roof trusses: prefabricated wood truss

Roof sheathing: continuous 7/16" OSB with "H" clips

### INSULATION

Basement concrete foundation walls: R 7.5

Entry level exterior walls: Kraft faced fiberglass batts: R15 at 2 x 4 walls, R 21 at 2 x 6 walls

Upper level exterior walls: Kraft faced fiberglass batts: R15 at 2 x 4 walls, R 21 at 2 x 6 walls

Interior ceilings below roofs: Kraft faced fiberglass batts: R38

Floor joist cavities at perimeter band board: Kraft faced fiberglass batts: R21 against exterior band board

Air infiltration: Tyvek house wrap with lapped and taped joints at all walls and gable ends.

All plate penetrations sealed with caulk or foam sealer. All windows and exterior door jambs sealed with spray foam.

### ROOF

Shingles: 30-year Landmark architectural fiberglass by CertainTeed over 15 lb felt with Grace ice and water shield at eaves; color: driftwood

Metal standing seam at porch roofs and roof returns: 16" wide flat panels over Grace ice and water shield underlayment, color: charcoal

Flashing: aluminum metal, black or charcoal

Venting: air intake through Hardiesoffit vented soffit cement panel and outflow through continuous ridge vents at roof ridges

### EXTERIOR FINISHES

Siding: 1<sup>st</sup> floor from water table to band board: lap, 6" exposed lap, cement Hardieplank by James Hardie

2<sup>nd</sup> floor from band board to eaves: straight shaker, 7" exposed lap, cement Hardieshingle with straight edge by James Hardie

Natural stone at water table and chimney: Natural thin stone veneer- Falcon Mist; with limestone cap.

Gable end vents: 82" x 28" high density polyurethane, white, by Permalife

Trim: PVC at all exterior trims

Soffits: Hardiesoffit perforated soffit cement panel

Stone walkways and stoop: Pennsylvania variegated blue stone, squares and rectangles

Gutters and downspouts: 6" seamless "K" style aluminum gutters with 3" x 4" aluminum downspouts and leaders; color: white

#### WINDOWS

Jeld Wen aluminum clad wood with tilt sash, exterior color: white, interior color: primed. Frames: AuraLast treated pine by Jeld Wen

Style: Double hung (majority), casement, and picture windows per plan

Glass: Double insulated, Low-E, argon filled, energy star rated

Simulated divided light (SDL): 7/8" permanent interior/exterior grill with spacer bar

SDL configuration: colonial top only (top down) per plan

Screens: full, charcoal, BetterVue by Jeld Wen

#### EXTERIOR DOORS

Main entrance: Thermatru fiberglass Classic Craft American Style collection, with decorative glass in door/sidelites, clear glass transom, SDL, stained cherry

Study entrance: Thermatru fiberglass Classic Craft American Style collection, glass transom, SDL, stained cherry

Left side Mud Room entrance: Thermatru fiberglass Classic Craft American Style collection, SDL, stained cherry (no glass transom)

Flanking the main entrance door: Thermatru fiberglass Smoothstar, French with astragal, with glass transoms, SDL, painted white

Deck to mud room door: Thermatru fiberglass Smoothstar; full lite, SDL, painted white(no glass transom)

Rear sliding patio door to deck: Jeld Wen aluminum clad wood slider, with glass transom, SDL, color: white

Garage to mud room (fire rated): Thermatru Craftman 3- panel shaker (1 over 2)

#### GARAGE:

Garage design: 22' deep x 24' wide with 10'+ ceiling, attached, 2-car, side loading, located at rear of home

Garage auto door: 16'-0" x 7'-0" paneled overhead steel, Amarr, Oak Summit, recessed panel with upper glass, color: white, locking from interior.

Garage door opener: opt: Liftmaster, ½ hp belt drive with jamb mounted key pad and two remotes

Walls and ceilings: finished with ½" drywall, glued and screwed, painted

Stairs and landing: 2 risers, 4' x 3' wood landing

Garage interior lighting: four keyless lamp holders

Garage exterior lighting: two wall mounted Jardin du Jour, Sierra Craftsman, oil rubbed bronze

#### DRIVEWAY & SIDEWALK

Drive: 11'-0" wide with expanded turnaround at garage, asphalt over 4" crushed stone subbase

Sidewalk: none

#### LANDSCAPING & IRRIGATION

Landscaping: 10 trees (7 deciduous, 3 coniferous), 12 shrubs, foundation plants, two large mulch beds, per site plan

Grass: seed and straw

Irrigation: opt

#### FRONT WRAP-AROUND PORCH

Ceiling: 3" tongue and groove bead board, stained (same for side entrance stoop)

Flooring: 3" wide x 5/4" thick tongue and groove appearance grade pine, KDAT, stained.

Stairs: wood framed; Tread flooring: 3" wide x 5/4" thick tongue and groove appearance grade pine, KDAT, stained; Stair risers: 3 risers, PVC

Columns: 9 ¼" square with crown, base and neck moldings, PVC (same for side entrance stoop)

Beams: primed exterior grade wood, ptd: white (same for side entrance stoop)

Railings: square newel posts, top and bottom rails and square balusters: primed exterior grade wood, ptd. white

Lighting (at exterior): Jardin du Jour, Sierra Craftsman, wall mount and pendant, oil rubbed bronze

Mailbox: TBD

#### SIDE ENTRANCE STOOP

Pennsylvania variegated blue stone, squares and rectangles over reinforced concrete, 3 risers

Stoop exterior lighting: two wall mounted Jardin du Jour, Sierra Craftsman, oil rubbed bronze

#### REAR DECK

Flooring: 5/4" x 6 composite, Timbertech, color: silver maple

Railings: newel posts, top and bottom rails and square balusters: primed exterior grade wood, ptd. white

#### EXTERIOR PAINT

Caulk, prime, and paint all exterior wood, PVC, and cement board not noted for stain with Sherwin Williams latex (or equivalent).

1<sup>ST</sup> Floor from water table to band board: Sherwin Williams (or equivalent), Downing Sand (SW 2822), satin, per plan

2<sup>nd</sup> Floor from band board to eaves: Sherwin Williams (or equivalent), Colonial Revival Stone (SW 2827), satin, per plan

Trims, railing, beams, columns: Sherwin Williams (or equivalent), pure white (SW 7005), semi gloss, per plan

#### EXTERIOR STAIN

Doors: see EXTERIOR DOORS above for select doors to be stained

Front porch deck and ceiling: Minwax special walnut (or equivalent)

### INTERIOR FEATURES

NOTE: Finishes noted as "option" or "opt" are priced separately and in addition to the base package.

For interior features, "per plan" refers to the Buyers set of floor plans: sheets B1- Entry Level Plan (with or without entry level bedroom), B2- Upper Level Plan, and B3- Optional Basement Plan

#### WALLS AND CELINGS

Walls: ½" drywall, glued and screwed

Ceilings: ½" drywall, glued and screwed

Finish: smooth throughout

#### INTERIOR DOORS AND TRIM

Interior doors: solid, 6'-8" high, craftsman 3-panel shaker (1 over 2), smooth, by Masonite

Glass transoms above interior doors: (at select doors, see details by room below) 13" high or 16" high x width of the door, with SDL grills

Glass transoms above cased openings: (at select openings, see details by room below) 16" high x width of the opening, with SDL grills

Trims: Craftsman style- square edged, primed wood, painted semi gloss, trim color: TBD

Windows: 1x 4 vertical stiles, 5/4" x 4 ½" wide header, 5/4 x 3 stool, 1 x 4 apron

Doors: 1 x 4 vertical stiles, 5/4" x 4 ½" wide header, 5/4" plinth blocks at base of stiles

Baseboards: 1 x 6

Crown molding: opt: WM47, 4 5/8"

Decorative interior columns: 7" square, pine wood with Craftsman caps and bases

#### DOOR HARDWARE (all hardware metal finishes brushed nickel)

Exterior and Interior Doors: Schlage, style: round knobs

Door hinges: standard

#### FLOORING

See individual bath and laundry details by room for flooring in these areas.

Entry level: prefinished solid tongue and groove hardwood, allowance: \$5/sf.

Upper level: carpet, allowance: \$2.50/sf. Carpet pad: 6 lb

Basement: opt: carpet, allowance: \$2/sf. Carpet pad: 6 lb

#### CLOSETS

Walk in closet at master bed room: one, single level white melamine shelf with rod at three walls

Pantry and linen: four white melamine shelves

All other closets: one, single level white melamine shelf with rod

#### INTERIOR STAIRS

Entry to upper level: 3'-10" wide, open stringer stair with intermediate landing. Risers painted white, solid oak treads stained to match hardwood flooring.

Basement to entry level: 3'-10" wide, closed stringer stair with intermediate landing. Risers painted white, solid oak treads stained to match hardwood flooring.

#### INTERIOR STAIR RAILING

Design: Craftsman open rail at entry level and upper level stair, balusters terminate at the top of stair treads (no bottom rail).

Guard railing at rake at entry to upper level stair

Guard railing: solid oak, 6010 railing profile, stained to match hardwood flooring

Newel posts: solid oak, craftsman style box, stained to match hardwood flooring

Balusters: 1 ¼" square, ptd white

Hand railing: solid oak, 6010 railing profile, stained to match hardwood flooring

#### FIREPLACE IN FAMILY ROOM

46" x 35", natural gas, prefabricated gas log with blower, direct vent, with remote control

#### LAUNDRY

Located on upper level with optional sink/built-ins. Optional washer/dryer.

#### INTERIOR PAINT

Primer: Sherwin Williams High Build primer- sealer finish (or equivalent).

Ceilings: 2 coats flat latex, Sherwin Williams (or equivalent).

Walls: 2 coats eggshell latex, Sherwin Williams (or equivalent).

Doors and trims: 2 coats semi gloss latex, Sherwin Williams (or equivalent).

#### GENERAL LIGHTING

See specifications details by room

### **ENTRY LEVEL- WITHOUT OPTIONAL BEDROOM- DETAILS BY ROOM**

Please see below for: entry level- with optional bedroom- details by room

NOTE: finishes on the entry level noted as "option" or "opt" are priced separately and in addition to the base package.

NOTE: for entry level without optional bedroom details by room, "per plan" refers to the Buyers set of floor plans: sheet B1, drawing 1- Entry

Level Plan (without optional bedroom)

CEILINGS: 9'-0" ceilings at entry level (U.N.O.)

#### FOYER

Crown: opt

Ceiling: 20' high, flat

Flooring: hardwood

Paint color: TBD

Lighting: chandelier (allowance: \$300)

Glass transom with SDL at cased opening to Music Room

#### FORMAL DINING ROOM

Crown: opt

Ceiling: 9' high, flat

Flooring: hardwood

Paint color: TBD

Lighting: six recessed cans, one chandelier

Accent wall: opt: stone or wood veneer from finished floor to ceiling at wall shared with the pantry

Wainscot: opt: Craftsman style- square edged primed wood, terminates 42" high from finished floor

1 x 6 baseboard, 1 x 4 top rail, 5/4 x 2 rail cap, 5/8" x 3 vertical stiles spaced ~24"-36" on center, painted semi gloss, color: TBD

#### MUSIC ROOM

Crown: opt

Ceiling: 9' high, flat

Flooring: hardwood

Paint color: TBD

Lighting: six recessed cans

Glass transom with SDL at cased opening to Foyer

#### MUSIC ROOM COAT CLOSET

Crown: none

Ceiling: 9' high, flat  
Flooring: hardwood  
Paint color: TBD  
Lighting: none  
Shelf: single level, 12" deep white melamine with hanging bar  
Door: French, solid, craftsman 3-panel shaker

#### STUDY (Home Office)

Crown: none  
Ceiling: 1-story vaulted from exterior wall up to wall shared with Music Room  
Flooring: hardwood  
Paint color: TBD  
Lighting: four recessed cans  
Built-ins: opt: standard dimension base cabinets with countertop at bottom and bookshelves/wall cabinets above on wall shared with Family Room.  
Timberlake (or equivalent), Shaker style with recessed panel (opt: plywood construction)  
Door: French, solid, craftsman 3-panel shaker with glass transom, SDL (opt: glass lites in door)  
Separate entrance door to front porch: see exterior doors: Study entrance

#### POWDER ROOM (all metal finishes brushed nickel)

Crown: opt  
Ceiling: 9' high, flat  
Flooring: hardwood  
Paint color: TBD  
Lighting: one 30" vanity sconce  
Cabinets: one 21" x 36" vanity, Timberlake (or equivalent), Shaker style with recessed panel (opt: plywood construction)  
Countertop: granite or marble  
Backsplash: 4" granite or marble  
Sink: rectangular, porcelain undermount  
Sink faucet: Moen, single hole  
Accessories: one hand towel bar, one paper holder, by Moen  
Toilet: Kohler  
Mirror: 24" x 36" polished edge with mounting clips (opt: framed mirror)  
Exhaust fan: 50 CFM, no light  
Door: pocket, solid, craftsman 3-panel shaker (opt: privacy glass lites in door)

#### PANTRY

Crown: none  
Ceiling: 9' high, flat  
Flooring: hardwood  
Paint color: TBD  
Lighting: two surface mount  
Shelving: white melamine, 18" deep, four levels- wall to wall, at wall shared with Kitchen  
Door: solid, craftsman 3-panel shaker with glass transom, SDL (opt: privacy glass lites in door)

#### KITCHEN (all metal finishes stainless steel/brushed nickel)

NOTE: optional custom design features/moldings for cabinetry available  
Crown at Kitchen ceiling: opt  
Ceiling: 9' high, flat  
Flooring: hardwood  
Paint color: TBD  
Kitchen design: per plan  
Cabinets: 34 1/2" high base cabinets, 36" high wall cabinets, top of wall/tall cabinets 90" from finished floor. Shaker style with recessed panels  
Countertops: all countertops single level, 36" high from finish floor (standard counter height)  
Perimeter cabinet/countertop layout: per plan  
(opt: kitchen work station with seating for one at rear wall in lieu of storage cabinets)  
Island layout: 5' x 10' countertop, with seating for six, 1'-0" overhang for seating  
Island cabinet layout: six cabinets: three cabinets each side, facing either side of the island, per plan

#### Kitchen materials:

Cabinets: Timberlake (or equivalent), painted finish, Shaker style with recessed panels

(opt: plywood construction, taller wall/tall cabinets, glass fronts, and other custom design features/moldings)

Crown at cabinets: 2-piece, 4 5/8" (WM47), matching cabinets

Under wall cabinet molding: opt: 1-piece, matching cabinets

Countertops: granite (allowance: \$50/sf)

Main sink: 33" x 22", double bowl stainless steel undermount.

Main sink faucet: Moen, single hole

Island prep sink/faucet: opt: 12" x 16", single bowl stainless steel undermount with Moen, single hole faucet

Backsplash: 18" high, tile, straight and square setting (allowance: \$6/sf)

Lighting: Perimeter: 14 recessed cans

Island lighting: three pendant lights (allowance: \$50 per)

Main sink lighting: two recessed cans at bay window soffit

Under/in-cabinet lighting: opt: LED puck or strip

#### BEVERAGE CENTER IN KITCHEN (all metal finishes stainless steel/brushed nickel)

NOTE: optional custom design features/moldings for cabinetry available

Beverage center design: per plan

Cabinets: 34 1/2" high base cabinets, 36" high wall cabinets, top of wall cabinets 90" from finished floor. Shaker style with recessed panels

Countertops: all countertops single level, 36" high from finish floor (standard counter height)

Beverage center materials:

Cabinets: Timberlake (or equivalent), painted finish, Shaker style with recessed panels

(opt: plywood construction, taller wall/tall cabinets, glass fronts, and other custom design features/moldings)

Crown at cabinets: 2-piece, 4 5/8" (WM47), matching cabinets

Under wall cabinet molding: opt: 1-piece, matching cabinets

Countertops: granite (allowance: \$50/sf)

Backsplash: 18" high, tile, straight and square setting (allowance: \$6/sf)

Beverage center prep sink/faucet: opt: 12" x 16", single bowl stainless steel undermount with Moen, single hole faucet

Beverage cooler (wine refrigerator): opt: 24" wide, built-in under counter

Lighting: Recessed cans included with kitchen

Under/in-cabinet lighting: opt: LED puck or strip

#### APPLIANCES:

All kitchen appliances: GE Profile suite in stainless steel

Gas Cooktop: 36" wide, 5-burner, gas (opt: 36" gas/elect range)

Hood exhaust fan: 36" wide, chimney or canopy style (opt: built-in wood hood to match cabinetry)

Refrigerator: 36" wide, standard depth (27.8 cf), French with bottom freezer, in-door ice and water (opt: larger size, countertop depth, panel ready)

Wall oven/microwave combination: 27" wide, mounted in tall cabinet per plan

Dishwasher: 24" wide, tall tub, quiet operation (opt: second dishwasher at opposite side of main kitchen sink)

Garbage disposal at main kitchen sink: 1/2 hp in-sink-erator (opt: 1/2 hp in-sink-erator disposal at island prep sink)

#### GREAT ROOM

Crown: opt

Ceiling: 9' high, flat (opt: coffered ceiling)

Flooring: hardwood

Paint color: TBD

Lighting: ten recessed cans

Door to Mud Room: solid, craftsman 3-panel shaker with glass transom and SDL (opt: sliding barn door with deco track and rollers- mounted on Great Room side)

Glass transom with SDL at cased openings to Dining Room and Music Room

Accent wall: opt: stone or wood veneer from finished floor to ceiling at wall shared with the Kitchen

#### FAMILY ROOM

Crown: none

Ceiling: 20' high, cathedral

Ceiling finish: drywall (opt: 1 x 6 wood plank, ptd.)

Flooring: hardwood

Paint color: TBD

Lighting: eight recessed cans per plans

Built-in cabinets: opt: each side of the interior chimney to adjacent wall, multiple heights with matching wood tops, bench seat at window, Timberlake (or equivalent), painted finish, Shaker style with recessed panels (opt: plywood construction)

Ceiling fan: opt: 6' wide fan with optional light kit

Fireplace: natural gas

46" x 35" prefabricated gas log with blower, direct vent, with remote control

Interior chimney: drywall from finished floor to 20' high cathedral ceiling

(opt A: stone veneer from finished floor to mantel height. Opt B: stone veneer from finished floor to 20' high cathedral ceiling)

Surround: natural stone, 10" wide on three sides (in lieu of stone veneer options A or B)

Hearth: 48" x 12", natural stone

Mantel: 6" x 8" x 72", rustic pine wood, distressed finish, stained

Opt: Prep for TV above mantel

Prep for TV: at wall shared with Study

#### MUD ROOM

Crown: opt

Ceiling: 9' high, flat

Flooring: hardwood

Paint color: TBD

Lighting: three recessed cans

Door to Great Room: solid, craftsman 3-panel shaker with glass transom, SDL (opt: sliding barn door with deco track and rollers- mounted on Great Room side)

Shelves with coat hooks: one level, 16" deep white melamine shelf with four coat hooks below on both long walls

Bench with cubbies: opt: 18" deep x 8'-0" long x 16" high bench with cubbies below on one or both long walls

#### ENTRY LEVEL- WITH OPTIONAL BEDROOM- DETAILS BY ROOM

Includes only specifications that differ from entry level without optional bedroom. All specifications in unaltered areas remain the same.

NOTE: finishes on the entry level noted as "option" or "opt" are priced separately and in addition to the base package.

NOTE: for entry level with optional bedroom details by room, "per plan" refers to the Buyers set of floor plans: sheet B1, drawing 2- Entry Level Plan- with Optional Bedroom

CEILINGS: 9'-0" ceilings at entry level (U.N.O.)

#### IN-LAW BEDROOM

Crown: none

Ceiling: 1-story vaulted from exterior wall up to wall shared with In-Law Sitting Room

Flooring: hardwood

Paint color: TBD

Lighting: four recessed cans

Interior door: none (cased opening)

Glass transom with SDL at cased opening to In-Law Sitting Room

Separate entrance exterior door to front porch: see exterior doors: Study entrance

Closet located in the In-Law Sitting Room

#### IN-LAW SITTING ROOM

Crown: opt

Ceiling: 9' high, flat

Flooring: hardwood

Paint color: TBD

Lighting: six recessed cans

Door to Foyer: solid, craftsman 3-panel shaker with glass transom, SDL

Door to Great Room: solid, craftsman 3-panel shaker with glass transom, SDL

Closet door: French, solid, craftsman 3-panel shaker

Closet shelf: one level, 12" deep white melamine shelf with hanger bar

IN-LAW BATHROOM (all metal finishes brushed nickel)

Crown: opt  
Ceiling: 9' high, flat  
Flooring: tile  
Paint color: TBD  
Lighting: one 30" vanity sconce  
Cabinets: one 21" x 36" vanity, Timberlake (or equivalent) Shaker style with recessed panels (opt: plywood construction)  
Countertop: granite or marble  
Backsplash: 4" granite or marble  
Sink: rectangular, porcelain undermount  
Sink faucet: Moen, single hole  
Accessories: one towel bar, one hand towel bar, one paper holder, by Moen  
Toilet: Sterling (or equivalent)  
Tub: 66" x 32", alcove tub, acrylic or enameled steel, white  
Walls: tile on three walls, from top of tub to 80" from finished floor within tub limits  
Niche: opt  
Soap/shampoo shelves: two granite or marble 10" quarter round shelves at tiled corner  
Enclosure: shower curtain rod  
Faucets: one Moen Positemp valve, pressure balanced  
Shower head: one stationary multi-function head, by Moen  
Mirror: 24" x 36" polished edge with mounting clips (opt: framed mirror)  
Exhaust fan: 100 CFM, no light  
Door: pocket, solid, craftsman 3-panel shaker (opt: privacy glass lites in door), (opt: ADA 36" door width)

POWDER ROOM: relocated to the Great Room, see plan. Specifications remain the same as above.

## UPPER LEVEL DETAILS BY ROOM

NOTE: finishes on the upper level noted as "option" or "opt" are priced separately and in addition to the base package.

NOTE: for upper level details by room, "per plan" refers to the Buyers set of floor plans: sheet B2- Upper Level Plan

CEILINGS: 9'-0" ceilings at upper level

### MASTER SUITE

Crown: opt  
Ceiling: 9' high, flat  
Flooring: carpet  
Interior window to adjacent 2-story high Family Room: 8'-9" w x 2'-0" h with SDL, set high on wall shared with Family Room for additional natural light  
Paint color: TBD  
Lighting: eight recessed cans  
Ceiling fan: opt  
Door to Hall: solid, craftsman 3-panel shaker with glass transom, SDL  
Door to walk in closet: solid, craftsman 3-panel shaker with glass transom and SDL (opt: sliding barn door with decorative track and rollers-mounted on Master Suite side)  
Door to Master Bathroom: solid, craftsman 3-panel shaker with glass transom and SDL (opt: privacy glass lites in door)  
Prep for TV: on one wall

### MASTER BATHROOM (all metal finishes brushed nickel)

Crown: opt  
Ceiling: 9' high, flat  
Flooring: tile  
Paint color: TBD  
Lighting: Two 30" vanity sconces centered on vanity sinks  
One recessed can in water closet, one recessed can above shower  
Cabinets: 21" x 72" vanity, door/drawers/door, Timberlake (or equivalent) Shaker style recessed panel, (opt: plywood construction)  
Countertop: granite or marble  
Backsplash: 4" granite or marble  
Sinks: two rectangle, porcelain, undermount

Sink faucets: two Moen, single hole

Accessories: two towel hooks, one towel bar, two hand towel bars, one paper holder, by Moen

Toilet: Kohler

Soaking tub: 60" x 32" freestanding acrylic with Moen (or equivalent) tub filler (opt: tile surround from finished floor to 36" high on three adjacent walls)

Shower: 6' x 4'

Base: 72" x 48", double threshold, custom formed mud shower pan with tiled shower floor

Curb: curb sides: tile. Curb top: granite or marble

Walls: tile on two walls, from floor to 80" from finished floor within shower limits

Niche: opt

Soap/shampoo shelves: two granite or marble 10" quarter round shelves at tiled corner

Glass enclosure: on two sides, frameless, 3/8" clear glass with door hinged on wall

Faucets: two Moen Positemp valves, pressure balanced

Shower heads: two stationary multi-function heads, by Moen (opt: additional hand held shower head on sliding rod)

Linen cabinet: opt: tall cabinet, 24" w x 21" d, freestanding, 2-door with shelves, by Timberlake (or equivalent), Shaker style with recessed panel (opt: plywood construction)

Mirror: one 72" x 36" polished edge with mounting clips (opt: framed mirror)

Exhaust fans: one 100 CFM, no light, at main master bath area. One 50 CFM, no light, at water closet

Door to Master Suite: solid, craftsman 3-panel shaker with glass transom and SDL (opt: privacy glass lites in door)

Door to Water Closet: pocket, solid, craftsman 3-panel shaker (opt: privacy glass lites in door)

Built-in bench: opt: 22" deep x 4'-7" long x 18" high, under right side window

Electric under-floor heat: opt

#### MASTER WALK IN CLOSET

Shelving: one level, 12" deep white melamine shelf with hanger bar at three walls, per plan

Flooring: carpet

Lighting: two ceiling mount

Door to walk in closet: solid, craftsman 3-panel shaker with glass transom and SDL (opt: sliding barn door with decorative track and rollers-mounted on Master Suite side)

#### BEDROOM 2

Crown: opt

Ceiling: 9' high, flat

Flooring: carpet

Paint color: TBD

Door to Hall: solid, craftsman 3-panel shaker with glass transom, SDL

Closet door: French, solid, craftsman 3-panel shaker

Closet shelf: one level, 12" deep white melamine shelf with hanger bar

Lighting: one surface mount at room center

Ceiling fan: opt

Prep for TV: on one wall

#### JACK AND JILL BATH (all metal finishes brushed nickel)

Crown: opt

Ceiling: 9' high, flat

Flooring: tile

Paint color: TBD

Lighting: two 30" vanity sconces centered on vanity sinks

Cabinets: 21" x 72" vanity, door/drawers/door, Timberlake (or equivalent), Shaker style recessed panel, (opt: plywood construction)

Countertop: cultured marble

Backsplash: 4" cultured marble

Sinks: two, cultured marble

Sink faucets: two Moen, 4" spread

Accessories: two towel hooks, two hand towel bars, one paper holder

Toilet: Sterling (or equivalent)

Shower: 3' x 5'

Base: 36" x 60", prefabricated, double threshold, acrylic, white

Walls: tile on two walls, from floor to 80" from finished floor within shower limits

Niche: opt

Soap/shampoo shelves: two granite or marble 10" quarter round shelves at tiled corner

Glass enclosure: on two sides, semi-frameless, 3/8" clear glass with door hinged on wall

Faucets: one Moen Positemp valve, pressure balanced

Shower head: one stationary multi-function head, by Moen

Linen cabinet: opt: tall cabinet, 30" w x 21" d, freestanding, 2-door with shelves, by Timberlake (or equivalent), Shaker style recessed panel (opt: plywood construction)

Mirror: one 72" x 36" polished edge with mounting clips (opt: framed mirror)

Exhaust fan: one 100 CFM, no light

Doors (2): pocket, solid, craftsman 3-panel shaker (opt: privacy glass lites in door)

LAUNDRY (all metal finishes stainless steel/brushed nickel)

Crown: none

Ceiling: 9' high, flat

Flooring: Luxury Vinyl Plank (LVP)

Paint color: TBD

Lighting: one surface mount at room center

Door: solid, craftsman 3-panel shaker with glass transom, SDL (opt: sliding barn door with decorative track and rollers- mounted on Hall side)

Door to mechanical closet: solid, craftsman 3-panel shaker

Countertop for folding clothes: opt: 25" deep, single-level countertop for folding clothes mounted wall to wall above the optional washer and dryer

Laundry sink/faucet: opt: 36" w x 24" deep laundry sink cabinet by Timberlake (or equivalent) Shaker style with recessed panel, (opt: plywood construction), granite countertop with 4" backsplash, and large 18" x 20" x 9" deep stainless steel undermount sink. Faucet: Moen single hole faucet

Built-in wall cabinets: opt: 36" h x 36" w x 12" deep wall cabinet above optional sink, by Timberlake (or equivalent) Shaker with style recessed panel (opt: plywood construction)

opt: wall to wall 36" h x 72" w x 12" deep wall cabinets above optional washer/dryer, by Timberlake (or equivalent) Shaker style with recessed panel (opt: plywood construction)

Washer/dryer hookup: recessed laundry box with H/C water service valves and 2" dia. PVC drain. Recessed dryer vent box-allows for units against wall

Washer overflow drain pan: plastic with 1" dia. drain line to exterior

Washer/Dryer: opt: Whirlpool duet HE, front loading, electric dryer, no pedestal drawers

BEDROOM 3

Crown: opt

Ceiling: 9' high, flat

Flooring: carpet

Paint color: TBD

Door to Hall: solid, craftsman 3-panel shaker with glass transom, SDL

Closet doors: solid, craftsman 3-panel shaker

Closet shelves: one level, 12" deep white melamine shelf with hanger bar

Lighting: one surface mount at room center

Ceiling fan: opt

Prep for TV: on one wall

BEDROOM 4

Crown: opt

Ceiling: 9' high, flat

Flooring: carpet

Paint color: TBD

Door to Hall: solid, craftsman 3-panel shaker with glass transom, SDL

Closet doors: solid, craftsman 3-panel shaker

Closet shelves: one level, 12" deep white melamine shelf with hanger bar

Lighting: one surface mount at room center

Ceiling fan: opt

Prep for TV: on one wall

### BATHROOM 3 (all metal brushed nickel)

Crown: opt

Ceiling: 9' high, flat

Flooring: tile

Paint color: TBD

Lighting: two 30" vanity sconces centered on vanity sinks

Cabinets: 21" x 72" vanity, door/drawers/door, Timberlake (or equivalent), Shaker style with recessed panel (opt: plywood construction)

Countertop: cultured marble

Backsplash: 4" cultured marble

Sinks: two, cultured marble

Sink faucets: two Moen, 4" spread

Accessories: two towel hooks, two hand towel bars, one paper holder

Toilet: Sterling (or equivalent)

Tub: 60" x 30", alcove tub, acrylic or enameled steel, white

Walls: tile on three walls, from top of tub to 80" from finished floor within tub limits

Niche: opt

Soap/shampoo shelves: two granite or marble 10" quarter round shelves at tiled corner

Enclosure: shower curtain rod

Faucets: one Moen Positemp valve, pressure balanced

Shower head: one stationary multi-function head, by Moen

Linen cabinet: opt: tall cabinet, 21" w x 21" d, freestanding, 2-door with shelves, by Timberlake (or equivalent), Shaker style with recessed panel.  
(opt: plywood construction)

Mirror: one 72" x 36" polished edge with mounting clips (opt: framed mirror)

Exhaust fan: one 100 CFM, no light

Door to Hall: pocket, solid, craftsman 3-panel shaker (opt: privacy glass lites in door)

### BEDROOM 5

Crown: opt

Ceiling: 9' high, flat

Flooring: carpet

Paint color: TBD

Door to Hall: solid, craftsman 3-panel shaker with glass transom, SDL

Closet door: French, solid, craftsman 3-panel shaker

Closet shelf: one level, 12" deep white melamine shelf with hanger bar

Lighting: one surface mount at room center

Ceiling fan: opt

Prep for TV: on one wall

### HALL

Crown: opt

Ceiling: 9' high, flat

Flooring: carpet

Paint color: TBD

Doors: per adjacent room detail

Linen closet door: solid, craftsman 3-panel shaker

Linen closet shelves: four levels, 18" deep white melamine shelves

Lighting: six recessed cans

Attic access: 22" x 32" scuttle, drywall panel with fiberglass batt insulation above

Stair from entry to upper levels and Hall Landing are open to 2-story Foyer below, with craftsman style open rail guardrail

## OPTIONAL FINISHED BASEMENT DETAILS BY ROOM

NOTE: base package does not include finished basement

NOTE: Basement option package 1: includes finishing Basement Hall, Recreation Room, Basement Bedroom, and Basement Bathroom only.

NOTE: finishes in the basement noted as "option" or "opt" are priced separately and in addition to Basement option package 1 and base package.

NOTE: for optional finished basement details by room, "per plan" refers to the Buyers set of floor plans: sheet B3- Optional Basement Plan

CEILINGS: 8'-0" ceilings at basement

RECREATION ROOM (Basement option package 1)

Crown: opt

Ceiling: 8' high, flat

Flooring: carpet

Paint color: TBD

Doors: solid, craftsman 3-panel shaker

Lighting: eight recessed cans

Ceiling fan: opt

Prep for TV: on one wall

FIREPLACE AT RECREATION ROOM (Option)

Fireplace: natural gas

42" x 35" prefabricated gas log with blower, direct vent, with remote control

Interior chimney: drywall from finished floor to 8' high flat ceiling

(opt A: stone veneer from finished floor to mantel height. Opt B: stone veneer from finished floor to 8' high flat ceiling)

Surround: natural stone, 10" wide on three sides (in lieu of stone veneer options A or B)

Hearth: 44" x 12", natural stone

Mantel: 6" x 8" x 72", rustic pine wood, distressed finish, stained

Opt: prep for TV above mantel

BASEMENT WET BAR (Option) (all metal finishes stainless steel/brushed nickel)

Crown: opt

Ceiling: 8' high, flat

Flooring: Luxury Vinyl Plank (LVP)

Paint color: TBD

Lighting: five recessed cans

Prep for TV: opt: on one wall

Wet bar design: 9'-4" x 3'-6", "L" shaped upper countertop, seating for six, prep sink, front and back bar cabinets/countertops, and back bar open shelving, per plan

Front bar upper countertop: "L" shape, 16" wide set at 42" from finished floor (bar height), granite

Front bar lower countertop with sink: 19 1/2" wide x 8'-1" set at 36" h from finished floor (standard counter height), granite

Front bar cabinets: 18" deep x 8'-0" long x 34 1/2" high, by Timberlake(or equivalent) Shaker style with recessed panel (opt: plywood construction)

Bar sink/faucet: 12" x 12" single bowl, stainless steel, undermount. Faucet: Moen, single hole

Back bar countertop: 13 1/2" wide x 6'-8" long set at 36" h from finished floor (standard counter height), granite

Back bar cabinets: 12" deep x 6'-6" long x 34 1/2" high, by Timberlake(or equivalent) Shaker style with recessed panel (opt: plywood construction)

Back bar open shelving: two shelves, two levels, 12" wide x 6'-8" long, paint grade wood, floating installation

Backsplash at back bar: opt: tile from countertop to ceiling

Beverage cooler (wine refrigerator): opt: 24" wide, built-in under counter

Garbage disposal: opt: 1/2 hp in-sink-erator

BASEMENT BEDROOM WITH EGRESS (Basement option package 1)

Crown: opt

Ceiling: 8' high, flat

Flooring: carpet

Paint color: TBD

Door to Recreation Room: solid, craftsman 3-panel shaker

Door to Basement Bathroom: solid, craftsman 3-panel shaker

Closet door: French, solid, craftsman 3-panel shaker

Closet shelf: one level, 12" deep white melamine shelf with hanger bar

Egress window (included in base package): 4' x 4' sliding glass, white vinyl, double insulated, Low-E, argon, with screen, code compliant for egress

Egress well (included in base package): 72" Bowman Kemp, natural stone faux finish, color: tan, code compliant for egress

Lighting: one surface mount at room center

Ceiling fan: opt

Prep for TV: on one wall

BASEMENT BATHROOM (Basement option package 1) (all metal finishes brushed nickel)

Crown: opt  
Ceiling: 8' high, flat  
Flooring: Luxury Vinyl Plank (LVP)  
Paint color: TBD  
Lighting: Two 30" vanity sconces centered on vanity sinks  
One surface mount in water closet  
Cabinets: 21" x 72" vanity, door/drawers/door, Timberlake (or equivalent) Shaker style with recessed panel (opt: plywood construction)  
Countertop: cultured marble  
Backsplash: 4" cultured marble  
Sinks: two, cultured marble  
Sink faucets: two Moen, 4" spread  
Accessories: two towel hooks, two hand towel bars, one paper holder, by Moen  
Toilet: Sterling (or equivalent)  
Tub: 60" x 30", alcove tub, acrylic or enameled steel, white  
Walls: tile on three walls, from top of tub to 80" from finished floor within tub limits  
Niche: opt  
Soap/shampoo shelves: two granite or marble 10" quarter round shelves at tiled corner  
Enclosure: shower curtain rod  
Faucets: one Moen Positemp valve, pressure balanced  
Shower head: one stationary multi-function head, by Moen  
Linen cabinet: opt: tall cabinet, 24" w x 21" d, freestanding, 2-door with shelves, by Timberlake (or equivalent), Shaker style with recessed panel (opt: plywood construction)  
Mirror: one 72" x 36" polished edge with mounting clips (opt: framed mirror)  
Exhaust fans: one 100 CFM, no light, in main bath. One 50 CFM, no light, in water closet  
Door to Basement Bedroom: solid, craftsman 3-panel shaker  
Door to Water Closet: pocket, solid, craftsman 3-panel shaker  
Door to Recreation Room: solid, craftsman 3-panel shaker  
Window (included in base package): 36" x 20" awning (opens in), white vinyl, double insulated, Low-E, argon, privacy glass, with screen

#### BASEMENT HALL (Basement option package 1)

Crown: opt  
Ceiling: 8' high, flat  
Flooring: carpet  
Paint color: TBD  
Doors (2): solid, craftsman 3-panel shaker  
Lighting: one surface mount at area center  
Guardrail rake at bottom of stairs: none. Opt: craftsman open rail (see interior stair railing specification above)

#### BASEMENT ARTS AND CRAFTS ROOM (Option)

Crown: opt  
Ceiling: 8' high, flat  
Flooring: carpet  
Paint color: TBD  
Doors: solid, craftsman 3-panel shaker  
Lighting: three ceiling mount

#### BASEMENT WINE CELLAR (Option)

Crown: opt  
Ceiling: 8' high, flat; drywall: TBD  
Flooring: TBD  
Paint color: TBD  
Door: solid, craftsman 3-panel shaker, in-swing (included in Basement option package 1)  
Lighting: TBD  
Wine racks and accessories: TBD  
Climate control equipment: TBD

#### BASEMENT MECHANICAL ROOM (included in base package)

Crown: none  
Walls: none  
Ceiling: 8' high, no drywall  
Flooring: concrete slab  
Paint color: none  
Door: solid, craftsman 3-panel shaker (included in Basement option package 1)  
Lighting: two keyless lamp holders  
Utility sink: opt: 24" x 24" freestanding, thermoplastic, white, deep tub with standard faucet, no cabinet

#### BASEMENT STORAGE (included in base package)

Crown: none  
Walls: none  
Ceiling: 8' high, no drywall  
Flooring: concrete slab  
Paint color: none  
Window: 36" x 20" awning (opens in), white vinyl, double insulated, Low-E, argon, with screen  
Lighting: four keyless lamp holders

### HOUSE SYSTEMS

Included in base package

NOTE: Items noted as "option" or "opt" are priced separately and in addition to the base package.

#### MECHANICAL SYSTEMS

NOTE: two zones with two independent programmable thermostats. Zone 1: Basement and Entry level. Zone 2: Upper level

##### Basement and Entry Level System (F.A.F. UNIT 1 located in basement mechanical room)

Fuel: natural gas  
Heating: 90% + AFUE, high efficiency, forced air furnace  
Air Conditioning: 13 SEER  
Size: TBD  
Thermostat: digital, programmable  
Humidifier: Aprilaire

##### Upper Level System (F.A.F. UNIT 2 located in upper level Laundry)

Fuel: natural gas  
Heating: 90% + AFUE, high efficiency, forced air furnace  
Air Conditioning: 16 SEER  
Size: TBD  
Thermostat: digital, programmable

Kitchen exhaust hood fan: < 400 CFM, no make-up air required, vented through hard ducts to exterior

Bath fans: Broan (or equivalent), quiet operation, CFM as noted, vented through hard ducts to exterior

Dryer vent: recessed connector box, vented through hard ducts to exterior

#### PLUMBING

Water heater: one 75-80 gallon, natural gas, high efficiency, power vented, with expansion tank and service valve

Water supply: CPVC piping, service valves at all sinks, toilets, and water heater.

Waste drains: schedule 40 PVC piping

Waste ejector pump and basin in basement: Proflo 1/2 hp sewage ejector pump with backflow preventer and vent in sealed basin (sump).

Rough-in waste drains to waste basin for future optional bathroom, wet bar, and utility sink in basement.

Opt: battery backup system for waste ejector pump

Outside hose bibs: 3

Faucet fixtures: per specifications above

Sinks: per specifications above

Tubs/showers: per specifications above

Toilets: per specifications above

Gas supply: furnaces (2), water heater (1), cooktop (1), and fireplace (1) with service valves at all appliances

Sump pump: Proflo 1/3 hp sump pump in sealed basin (sump), discharge to exterior through schedule 40 PVC piping with check valve

Opt: battery backup system for sump pump

Laundry: ½" hot/cold supply with 2" PVC drain in recessed mount laundry box with service valves

Radon: passive radon mitigation system

#### ELECTRICAL

Electric service (underground): 200 amp service drop

Electrical service panel: 200 amp service panel with 40 available circuits

Interior receptacles: duplex, decorator style (rectangular), white, tamper proof, locations per code

Exterior receptacles: 4 total, GFI, duplex, decorator style (rectangular), tamper proof, white, weather resistant covers, white

Garage receptacles: 7 total (includes one for garage door opener), GFI, duplex, decorator style (rectangular), tamper proof, white

Standard switches: rocker, decorator style (rectangular), white, locations per code

Dimmer switches: 8 total, Lutron Diva, rocker with slide control, decorator style (rectangular), white

Recessed can lighting: 5" diameter, allowance of 62 recessed cans total (not including optional finished basement)

Ceiling mount fixtures: per specification above

Exterior floodlights: 3 total, double lamp, direction adjustable, white, with switches, motion detecting from dusk till dawn

Smoke Detectors: 10 total, hardwired and interconnected with battery backup, locations per code

Carbon Monoxide Detectors: 3 total, hardwired with battery backup, locations per code

Doorbell: standard, front door only

Electric vehicle charging station in garage: opt: 50 amp

#### OTHER SYSTEMS

Telecom service: underground

Phone and Data: Category 7 wiring to eight total locations, home runs terminate in system patch panel located in the telecom area in basement

Cable TV wire: RG6, dual shield COAX wiring with "F" jacks to eight total locations, home runs terminate in telecom area in basement

Security wire: opt

Speaker wire: opt

#### WORKMANSHIP AND MATERIALS

One year on all parts and labor through Albers Construction Company LLC.

One year on all plumbing, electrical, and mechanical systems (some items carry longer manufacturer warranties)

Jeld Wen clad windows come with a 20-year limited manufacturer warranty.

#### SERVICE

Pre-close walk-through of home

60-day and 11-month Warranty Service Request

Professional Warranty Service Corporation-10 Year Structural Warranty- no consumer deductible, underwritten by Zurich North America-rated A+ by A.M. Best, Arbitration program to settle disputes without costly legal services, Transferable if you sell your home for the remaining term of the limited warranty.

#### **ITEMS NOT INCLUDED IN BASE PACKAGE** (in addition to all specified items above labeled "optional" or "opt")

##### Materials:

Furniture such as tables, chairs, stand alone unattached bookcases, beds, dressers, wardrobes, sofas, etc.

Window dressings, drapes, shutters, blinds, curtains, or similar window treatments

Wall hangings/decorations, interior plants

Telecom items such as telephones, routers, modems, firewalls, network switches, WIFI, etc.

Televisions, computers, and HDMI cables or similar entertainment equipment

Security wiring/system

Sound (speaker) wiring/system

Smart home systems such as Nest

##### Services:

Cable TV, internet, and phone providers such as Verizon or Cox

Security

Pest control

Landscaping

HISTORIC TOWN OF HERNDON

This home does NOT belong to a Home Owners Association and as such has no associated fees, however because it is located in the Town of Herndon's Heritage Overlay District, all exterior improvements/alterations are subject to approval by the Town of Herndon- Heritage Preservation Review Board. Please refer to the Town of Herndon's website for details.