



## Ashwood & Orleans Off-Frame Specifications

1. **GENERAL** – All units are “off-frame” modular units built to 160mph wind speed.
2. **FLOOR SYSTEMS:**
  - 2.1 Framing – 2” x 10” floor joists at 16” on center w/double perimeter band.
  - 2.2 Decking – ¾” oriented strand board (OSB) minimum with tongue and groove edge glued and fastened as required per assembly.
  - 2.3 Insulation (First Level Floor) – R19 fiberglass batt insulation.
  - 2.4 Composite Decking – MoistureShield Elevate – alpine gray
  - 2.5 Railing System – Xpanse Select Series – white
  - 2.6 Columns – PVC column wraps – coastal and craftsman
3. **WALL SYSTEMS:**
  - 3.1 Exterior Walls
    - 3.1.1 Framing – 2” x 6” wood studs spaced at 16” on center.
    - 3.1.2 Exterior Sheathing – 7/16” minimum oriented strand board (OSB) fastened to framing as required per assembly.
    - 3.1.3 Insulation – R19 fiberglass batt insulation.
    - 3.1.4 Interior Wallboard – 1/2” gypsum wallboard.

### **3.5 Interior Partitions**

3.5.1 Framing – 2"x 4" wood studs spaced at 16" on center.

3.5.2 Interior Wallboard – 1/2" gypsum wallboard.

## **4. EXTERIOR DOORS AND WINDOWS:**

### **4.1 Exterior Entry Doors:**

4.1.1 Front Entry Door – steel craftsman style ¼ lite residential door.

4.1.2 Side/Rear Entry Door – steel six-panel residential door.

4.1.3 Lockset – Kwikset Arlington – Satin Nickel

4.1.4 Deadbolt – Kwikset Arlington – Satin Nickel.

4.3 Windows – Single hung window with PVC construction – Kinro

## **5. EXTERIOR WALL FINISH:**

5.1 Water-Resistive Barrier Wrap and Flashing – Residential grade, weather resistant, air infiltration barrier, secured with fasteners on all exterior walls. Window flashing.

5.2 Exterior Siding – Exterior Siding – James Hardie lap siding, soffit, and fascia.

## **6. CEILING CONSTRUCTION**

6.1 Ceiling Height – 9'-0"

6.2 Ceiling Board – 1/2" gypsum wallboard.

6.3 Ceiling Finish – Smooth finish.

## **7. EXTERIOR ROOF CONSTRUCTION**

7.1 Trusses – Engineered hinged trusses spaced at 24" on center. 6/12 roof pitch

7.2 Insulation – R38 fiberglass batt insulation

7.3 Roof Sheathing – 15/32" minimum oriented strand board (OSB) or plywood fastened to framing as required per assembly.

7.4 Eave and Gable Overhangs – 12" projection at eave overhangs and 12" projection at gable overhangs.

7.5 Drip Edge – Aluminum drip edge (White) at eave and gable overhangs.

7.6 Roof Covering – Asphalt architectural shingles.

## 10. INTERIOR DOORS:

### 10.1 Unit Doors:

10.1.1 Interior Doors– Hollow-Core, prime painted swing doors with wood jamb and privacy lever sets for Bedrooms/ Bathrooms and passage lever sets for all other interior doors. Satin nickel hardware.

## 11. INTERIOR FINISH:

11.1.1 Joint Tape and Compound – Joint tape with joint compound applied to seams.

11.1.2 Wall Finish – Smooth finish with one coat of finish paint. Sherwin Williams – Agreeable Grey

11.1.3 Interior Trim – 2 ¼” painted white pine interior window and door casing. 4 ½” painted white pine base trim. 3” painted white pine crown molding throughout. Shiplap feature end wall (shipped loose).

11.1.4 Closet Shelving – vinyl coated steel wire shelving.

## 12. FLOOR FINISH:

### 12.1 Floor Covering

12.1.1 Flooring Areas – Mohawk luxury vinyl plank (LVP) throughout – 20mil, glue-down.

## 13. KITCHEN:

13.1 Cabinets – White plywood constructed shaker style. Soft-close hinges on cabinet doors and drawers.

13.2 Cabinet Trim – 3 ½” Crown molding on top cabinets.

13.3 Countertop – Granite – Ornamental White

13.4 Sink – Stainless Steel – undermounted.

13.5 Faucet – “Gooseneck” type faucet with pull-down. Brushed nickel.

## 14. APPLIANCES:

14.1 Microwave – GE - MW/Range Hood combo with recirculating fan and charcoal odor filter. (Stainless Steel)

14.2 Dishwasher – GE 24” under counter dishwasher (Stainless Steel)

14.3 Range – GE 30” Smooth top Electric Range/Oven (Stainless Steel)

14.4 Refrigerator – GE 25.3 cu. Ft. side-by-side w/ice maker (Stainless Steel)

14.5 Garbage Disposal – 1/3 HP

## 15. BATHROOM:

- 15.1.1 Cabinets – Pre-fabricated free standing vanity cabinet
- 15.1.2 Vanity Top – Marble (master bath), cultured marble (guest bath).
- 15.1.3 Vanity Sink – Integrated into vanity top.
- 15.1.4 Lavatory Faucet – widespread, brushed nickel
- 15.1.5 Toilet – Standard elongated toilet. White
- 15.1.6 Tub/Shower one-piece fiberglass.
- 15.1.7 Walk in Shower – one piece fiberglass with glass shower door.
- 15.1.8 Tub/Shower Faucet – single lever handle tub/shower faucet trim. Stainless
- 15.1.9 Hardware – 4-piece hardware accessory set – brushed nickel.
- 15.1.10 Mirror – mirror mounted above each vanity.

## 16. HVAC:

- 16.1.1 Indoor Air Handler and Outdoor Condensing Unit – Rheem system included per plan – handler installed, condenser shipped loose.
- 16.1.2 HVAC Ductwork – Insulated ductwork and flex duct as required per design
- 16.1.3 Thermostat – Digital programmable. Location per print.
- 16.1.4 Bathroom Exhaust Fan Duct – Included per code
- 16.1.5 Dryer Exhaust Duct – 4” diameter and ducted through outside wall

## 17. PLUMBING:

### 17.1 Water Supply

- 17.1.1 Water Heater – Residential electric water heater per plan.
- 17.1.2 Water Supply Piping – (PEX) piping system. Shutoffs provided at all fixtures.
- 17.1.3 Exterior Hose Bib – Per plan.

### 17.2 Drain, Waste and Vent System

- 17.2.1 Drain, Waste and Vent System – Per plan.
- 17.2.2 Laundry Connection – Plastic washing machine outlet box with integral hot and cold-water supply and drain connection.

## 18. ELECTRICAL:

- 18.1.1 Electrical – All electrical components including but limited to the panel board, breakers, circuits, receptables, and switches will be installed per engineering plan sets.
- 18.1.2 Light Fixtures
  - 18.1.8.1 Kitchen – Recessed can incandescent light fixture.
  - 18.1.8.2 Kitchen Sink – Recessed can incandescent light fixture.
  - 18.1.8.3 Bathroom – Wall mount incandescent light fixture above vanity and recessed can light over tub/showers.
  - 18.1.8.4 Bedrooms – Ceiling fan w/light
  - 18.1.8.5 Living Room – Ceiling fan w/light
  - 18.1.8.6 Hallways – Recessed can incandescent light fixture
  - 18.1.8.7 Light Bulbs – LED light bulbs throughout
  - 18.1.8.8 Exterior Lights – Decorative Sconces
- 18.1.3 Exhaust Fan (Bathroom) – Ceiling mounted fan with exhaust capacity sized per code
- 18.1.4 Smoke Detector – Wired. Locations per approved prints.
- 18.1.5 Telephone and TV – Junction boxes and conduit drops in living room and all bedroom locations.

## 19. MISCELLANEOUS:

- 19.1 2" faux wood mini-blinds throughout