NEW CONSTRUCTION | STANDARD SELECTIONS

17 Oak Ridge W.

Thoughtfully specified construction, durable materials and modern comfort.

3-BED	ICF	R-60	200 AMP
SEPTIC SYSTEM	FOUNDATION	MAIN CEILING	ELECTRICAL

SITE + FOUNDATION

- Foundation excavation and backfill with clean sand.
- Three-bedroom septic with onsite waste disposal field; Eljin system with 1,000-gallon holding tank.
- Drilled well on property.
- Driveway with 12" subbase, 3" base gravel and 3/4" gravel topcoat.
- Paver walkway under covered porch and outside French door.
- Stone drip edge around the house; crushed stone below decks; frost piers for decks and roof structures.
- 4" loam and hydroseed approximately 20 feet around the house.
- 24" footings per structural plan; 6" ICF block walls per structural plan.
- 4" slab on grade with stress cuts.

STRUCTURE + EXTERIOR ENVELOPE

- Sill seal between foundation and framing; 2x6 pressure-treated sill plate.
- Slab-on-grade floor system.
- Exterior walls framed with 2x6 studs at 16" O.C.; 10-foot first-floor walls.
- Triple 2x8 headers with 1/2" plywood.
- 7/16" ZIP System wall sheathing, taped and rolled to manufacturer specifications.
- Roof system per truss framing plan.
- 5/8" ZIP System roof sheathing, taped and rolled to manufacturer specifications.
- Ice-and-water shield or equivalent extending 6 feet at eaves and in all valleys.
- Black drip edge at eaves; Titan XT black architectural shingles.

INSULATION + INTERIOR FRAMING

- Interior framing: 2x4 studs at 16" O.C. for 10-foot walls.
- Main ceiling: blown-in cellulose or fiberglass, R-60.
- Main floor: blown-in fiberglass, R-30.
- Exterior walls: 6" insulation at 16" O.C., R-21; 4-mil poly noted in original specifications.
- Blockers and runners: R-21 fiberglass; foam seal around windows and doors.

FINISHES + DESIGN DETAILS

SIDING, WINDOWS + DOORS

- CertainTeed Monogram siding in Melrose Red.
- Roof trim: pre-primed pine, painted black.
- Evans windows: black-on-black aluminum construction with double-pane glass.
- Evans exterior doors: aluminum construction with full glass.
- Solid wood oversized entry door with slotted glass.

DRYWALL + INTERIOR MILLWORK

- 1/2" drywall, taped and sanded to Level 4 finish.
- 5/8" fire-rated drywall, taped and sanded to Level 4 finish where specified.
- Solid-core interior doors, primed and painted.
- Flat interior casing: 1x4 with 5/4x5 headers; 1x6 flat base.
- Black hinges and knobs at cabinets, vanities and doors.

KITCHEN

- Kelen wood-box cabinetry with slim Shaker-style doors.
- Soft-close cabinet doors.
- Quartz countertops.
- Stainless steel sink.
- Appliance allowance.

BATHROOMS

- Primary bath: Kelen vanity per cabinet plan; cultured-stone shower pan and walls.
- Secondary bath: Kelen vanity per cabinet plan; one-piece fiberglass shower/tub with tile walls.
- Half bath: Kelen vanity and sink.

FLOORING + PAINT

- Engineered wide-plank hardwood flooring throughout.
- Sherwin-Williams paint in Decorator’s White.

DISTINCTIVE MATERIAL PALETTE

Melrose Red siding • black roof trim • black aluminum windows • wide-plank hardwood • slim Shaker cabinetry

SYSTEMS + COMFORT

ELECTRICAL + VENTILATION

- 200-amp Square D main panel with underground electrical service.
- Bathroom lighting and vent fans.
- Panasonic WhisperComfort ERVs.
- Smoke and CO2 detectors to code.
- GFCI protection in kitchen, bathrooms and exterior locations.
- Recessed can lighting and fixtures throughout, per lighting plan.

PLUMBING

- PVC drains and vents with PEX supply lines.
- Two exterior frost-free faucets.
- One laundry hookup.
- Black venting pipes.

HEATING + COOLING

- Fujitsu heat pumps.

AT-A-GLANCE SPECIFICATIONS

Foundation	6” ICF walls • slab on grade
Exterior Walls	2x6 framing • 16" O.C.
Wall Sheathing	7/16" ZIP System
Roof Sheathing	5/8" ZIP System
Roofing	Titan XT black architectural shingles
Ceiling Insulation	R-60
Wall Insulation	R-21
Windows	Black-on-black aluminum • double pane
Siding	CertainTeed Monogram • Melrose Red
Electrical	200 amp • underground service
HVAC	Fujitsu heat pumps
Flooring	Engineered wide-plank hardwood

MARKETING NOTE

This sheet is intended as a marketing summary of the standard selections supplied for 17 Oak Ridge W. Plans, dimensions, brands, materials and selections may be modified during construction based on final engineering, code requirements, product availability and builder approval. Buyers should verify final specifications and allowances with the builder and purchase-and-sale documents.