



Ashby Construction, Inc.
Construction Standards and Specifications
Mesa Del Sol – Silver Series
8/20/2018

A. Excavation and Foundation

1. Crawlspace foundations with engineered Caissons are standard on all plans (except the Randall III-see item #3).
2. Optional 8' Basements will include engineered caisson foundations and structural floors. These plans will include 1 below grade egress window with a metal window well and ladder.
3. Randall plan has a Basement with 8' walls that is 1/2 above, 1/2 below grade with engineered caissons and a structural floor in the basement area. This plan includes 1 above grade egress window (no window well or ladder needed).
4. Exterior perimeter drain with sump pit - Pump not included.

B. Concrete Flatwork

1. 2500 PSI Concrete, garage floors, driveways, sidewalks.
2. Concrete patios and porches, per plan.
3. Entry sidewalk from driveway to porch.

C. Framing

1. Standard and/or better wall studs along with, standard construction grade lumber on the entire framing structure.
2. Flooring System: 3/4" tongue-and-groove oriented strand board glued and nailed over TJI floor Joists on 16" centers.
3. Exterior Walls: 2x6's on 24" centers with 7/16" oriented strand board exterior sheathing.
4. Interior Walls: 2x4's on 16" centers.
5. Roof System: Engineered self-supporting trusses on 24" centers covered with 7/16" oriented strand board.
6. Ashby Construction, Inc. supplies a high-grade construction adhesive and requires our framers to apply it liberally under all wooden decking areas.
7. All living areas other than basements built on wooden sub-floors.
8. 9' main floor walls.

D. Exterior Finish

1. 8" textured lap siding.
2. Cultured stone accents per plan.

E. Roofing

1. 30-year dimensional shingles over a titanium underlayment. Color is weathered wood.

F. Windows

1. Atrium brand Low-E Glass, energy efficient half-jamb vinyl casement windows. All operable windows to have screens.
2. Windows are almond in color. All Front Elevation Windows to have grids.

G. Exterior Doors

1. Entry Door: 36" Fibercore Front Door with adjustable sill and one or two sidelights (per plan), compression weather stripping and dead bolt lock. 3 Styles to choose from.
2. Overhead Garage Door: 16' x 8' Steel door with full perimeter vinyl weather-stripping - 3 Styles.
3. Patio Door per plan.

H. Insulation

1. Exterior Walls: R-19 batts.
2. Flat Ceilings: R-49 blown.
3. Vaulted Ceilings: R-38 faced batts.
4. Floors over garages or overhangs: R-32 faced batt.
5. Polycell foam insulation around mechanical penetrations.
6. House wrap installed per TYVEK specs.

I. Drywall

1. 5/8" gypsum board on ceilings with 24" spacing, other ceilings and walls are 1/2" gypsum.
2. 1/2" Dens Shield board is used around showers and tubs.
3. Knockdown texture throughout entire home (primed prior to texture).

J. Paint

1. 3-4 exterior colors, per plan.
2. Exterior: Weather resistant satin latex paint.
3. 2 interior colors. Walls and ceilings are 1 color, in an eggshell paint, trim is one color, in a semi-gloss paint.

K. Interior Trim

1. Interior Trim: 2 1/4" MDF casing around all doors. 3 1/4" MDF baseboard.
2. Interior Doors: Painted, Smooth hollow core Cheyenne style Colonist Doors.
3. Garage to Interior Door: Painted fire rated four-panel door with self-closing hinge.
4. Bedroom Closet Doors: Painted, Smooth hollow core Cheyenne style Colonist bi-pass doors.
5. Pocket Doors (per plan): Hollow core Cheyenne style Colonist door.
6. French Doors (per plan): Solid Fir 10-lite French door.
7. Stair System: Bullnose hardboard treads, glued and nailed.
8. Windows square cornered drywall wrapped with wood sill.

L. Cabinets

1. Koch Express Brand cabinets. (Choice of styles-to be chosen by homeowners with ACI)
2. 36-inch upper cabinets in kitchen only.
3. Crown molding in kitchen only.

M. Countertops

1. All countertops to be Laminate, to be chosen by the Homeowners with ACI.
2. All Countertop selections are based on a per plan allowance.

N. Ceramic Wall Tile

1. Kitchen: Full tile backsplash, consisting of 12"x12" ceramic tile, chosen by homeowner with ACI.
2. Bathrooms:
 - a) Master Bath Countertop: 4" Laminate post form.
 - b) Secondary Bath Countertop: 4" Laminate post form.

O. Floor Coverings

1. Kitchen, Nook, Bathrooms, Laundry and Entries: Luxury Vinyl Plank Flooring, chosen by homeowner with ACI.
2. All Others: Approximately 38 oz. 100% 5th Generation nylon carpet with a ten-year wear warranty and stain release protection with 1/2" 6.0 lb. pad, to be chosen by homeowner with ACI.
3. All carpet and hard surfaces based on a per plan allowance.

P. Appliances

1. Frigidaire brand: Electric Smooth Top Range, above-range Microwave, and Dishwasher. Black finish.

Q. Plumbing

1. PEX brand flexible line water supply piping
2. Fixtures:
 - a) Kitchen Sink: Drop-in Stainless Steel Double Bowl Sink.
 - b) Bath Lavatory: 20" round self-rimming, white.
 - c) Toilets: Standard round toilets.
 - d) Master Bath: Full Tub/Shower insert – no glass shower doors are included.
 - e) Secondary Bath Tubs: Full Tub/Shower inserts – no glass shower doors are included.
3. Faucets:
 - a) Kitchen: Chrome single-lever with separate pullout sprayer.
 - b) Bath Lavatory: Chrome Single lever delta brushed chrome faucets.
 - c) Tub/Shower: Chrome Single-lever with scald protector.
4. Insinkerator 1/3 HP disposal
5. Plumbing for icemaker
6. 40-gallon gas water heater, (electric water heater in plans where it is located in the crawlspace)
7. Two frost-proof exterior faucets
8. Washing machine hook-ups
9. Stub out for a Sprinkler System

R. Heating and Cooling

1. Natural gas, forced air, high efficiency furnace with electronic ignition.
2. Programmable Thermostat.

S. Electrical

1. Telephone outlets (Great Room, and all bedrooms).
2. TV outlets (family room and all bedrooms).
3. Fully installed ceiling fan in master bedroom and great room, per plan. Speed control switch not included.
4. Category 5 phone wiring (does not include Category 5 outlets).
5. 220V outlet for range oven and dryer hook-ups.
6. 1 GFI outlet in the garage
7. Wiring for exterior garage lights.
8. Weatherproof outlets on front and rear of house.
9. 150 AMP service per plan.
10. Ventilating fans in all bathrooms per code requirements.
11. Smoke detectors per code.
12. Pre-chosen lighting packages by ACI.
13. All outlets are laid out per code.
14. Can lights in kitchen, per plan.

T. Hardware

1. Copper Creek handle-set on entry door.
2. Copper Creek interior door hardware, hinges & doorstops.
3. Euro-style bath towel bars and tissue holders.
4. Full width plate glass mirrors in bathrooms.
5. Dead bolt locks on all exterior swing doors.
6. Hardware and Plumbing to be Brushed Chrome.

U. Miscellaneous

1. Seamless steel gutters, painted to match home.
2. Randall Plan requires a 3'x3' redwood landing with stairs off of the kitchen/nook.
3. Front yard landscaping to include a border of rock around the driveway and front of house, rock on the side yard, up to the front of the garage, a berm and 2 trees. The remaining front yard areas to be sod with a Sprinkler System.
4. Fencing to be from the back corners of the house, out to the side property lines, back to the far property line and across the back.
5. Back and Side Yard Landscaping are NOT included in the Base Price of the Contract.

Note: The above standards are as comprehensive a list as possible at the time of signing. Any alterations or deviations from this list are at the sole discretion of Ashby Construction, Inc. and Ashby Construction, Inc. reserves the right to substitute materials for those of equal or better quality.

