



**Ashby Construction, Inc.**  
**Construction Standards and Specifications**  
**Buffalo Addition – Mills**  
**Revised 5.5.17**

## **A. Excavation and Foundation**

1. Crawlspace foundations are standard on all plans except the Randall IV plan
2. Randall IV - Garden Level Basement Foundation - includes 8' walls, 1 – 4'x4' above grade egress window and a 3'x5' redwood landing off the dining area.
3. Perimeter drain and pit installed. (pump not included).

## **B. Concrete Flatwork**

1. 2500 PSI Concrete, garage floors, driveways, sidewalks.
2. Concrete porches per plan.
3. Entry sidewalk from driveway to porch per plan.
4. Approximately 10' x 10' back patio, per plan (excluding the Randall IV plan, see Sect. A, #2 above).

## **C. Framing**

1. Standard and/or better wall studs along with, #2 construction grade lumber is used on the entire framing structure.
2. Flooring System:  $\frac{3}{4}$ " 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. All main floor walls will be 8' tall.

## **D. Exterior Finish**

1. 8" textured lap siding.

## **E. Roofing**

1. 30-year dimensional shingles over a layer of 30# felt. Color is Weathered Wood.

## **F. Windows**

1. Atrium brand Low-E Glass, energy efficient half-jamb vinyl windows in 4 styles: Sliders, single hung, and fixed per plan. All operable windows to have screens.
2. Window Standard is an Almond in color. All Front Elevation Windows to have a Prairie Style Grid Pattern as the Standard.

## **G. Exterior Doors**

1. Entry Door: ODL 36" Fibercore Front Door model #659-RA with adjustable sill and one or two Sidelights (per plan), Model #694-RA, compression weather stripping and dead bolt lock.
2. Overhead Garage Door: Steel, 8' x 7' Steel door (or 16' x 7' for the Platte River and Randall IV Plans) with full perimeter vinyl weather-stripping.
3. Patio Door: per plan

## **H. Insulation**

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

## **I. Drywall**

1. 5/8" gypsum board on ceilings with 24" spacing, other ceilings and walls 1/2" gypsum.
2. 1/2" Water resistant board around showers and tubs.
3. Knockdown texture throughout entire home.
4. Rounded corners (Interior Windows to have Square Corners with Wood Sills).

## **J. Paint**

1. 2 exterior colors. Weather resistant satin latex paint. Chosen by homeowner with ACI.
2. 2 interior colors. Interior walls eggshell, interior trim semi-gloss. Chosen by homeowner with ACI.
3. Handrails, half-wall caps & light boxes: Painted the same as the Trim Color.

## **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. 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. 30-inch upper cabinets in kitchen.
3. Crown molding in kitchen only.
4. All Cabinet selections are based on a per plan allowance.

## **M. Countertops**

1. All countertops to be Laminate w/post form backsplash, chosen by the Homeowners with ACI.

## **N. Floor Coverings/Hard Surfaces**

1. Kitchen, Dining: Engineered Hardwood Flooring Material to be chosen by homeowner with ACI.
2. Bathrooms: Vinyl Flooring Material, chosen by homeowner with ACI.
3. Laundry/Entry: Vinyl Flooring Material, chosen by homeowner with ACI.
4. All Others: Approximately 38 oz. 100% 5<sup>th</sup> Generation nylon carpet with a ten-year wear warranty and stain release protection with ½” 6.0 lb. pad, chosen by homeowner with ACI.

## **O. Appliances**

1. Frigidaire brand microwave, dishwasher and electric smooth top range, Black in color.

## **P. Plumbing**

1. PEX brand flexible line water supply piping
2. Fixtures:
  - a) Kitchen Sink: Stainless Steel Double Bowl Sink
  - b) Bath Lavatory: Vikrell 20” round self-rimming.
  - c) Toilets: Standard round toilets.
  - d) Master Bath: Full Acrylic Tub/Shower insert.
  - e) Secondary Bath Tub: Full Acrylic Tub/Shower insert.
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 electric hot water heater.
7. Two frost-proof exterior faucets.
8. Washing machine hook-ups

## Q. Heating

1. Natural gas, forced air, high efficiency furnace with electronic ignition.
2. Digital thermostat.

## R. 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 package by ACI.
13. All outlets are laid out per code.
14. Can lights in kitchen and Pendant Lighting over islands, per plan.

## S. Hardware

1. Copper Creek brushed chrome handle on entry door.
2. Copper Creek satin chrome interior door hardware, hinges & doorstops.
3. Euro-style chrome bath towel bars and tissue holders.
4. Full width plate glass mirrors above all vanities.
5. Dead bolt locks on all exterior swing doors.

## T. Miscellaneous

1. Seamless steel gutters, pre-colored or painted to match trim color.
2. Garage: drywalled and fire taped on common walls only.
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 and remaining front yard areas to be sod and **does not** include a Sprinkler System. 1 Tree included in front yard, to be determined by the Builder. Remaining side yard and back yard are **not** included in the standards.
4. 6' Cedar Fencing around the back perimeter of the lot and ties into the side of house at the back corners, with 1 gate.

*Note: Ashby Construction, Inc. reserves the right to substitute materials for those of equal or better quality.*