



Ashby Construction, Inc.
Construction Standards and Specifications
Mesa Del Sol – Gold Series
5/1/2017

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 III plan has a Basement with 8' walls that is ½ above, ½ 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. Porches and 10' x 10' Concrete back patios, per plan.
3. The Randall III comes with a 10'x10' Redwood Deck with stairs, off of the Dining Room Patio Door, in lieu of a concrete back patio.
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: ¾" 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 with 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. All Front Elevation Windows to have grids.

G. Exterior Doors

1. Entry Door: 36" Fibercore Front Door with adjustable sill and sidelight(s), (per plan), compression weather stripping and dead bolt lock with 3 styles to choose from.
2. Overhead Garage Door: Steel, 16' x 8' insulated door with full perimeter vinyl weather-stripping with 3 styles to choose from.
3. Patio Door: 2'-8" full lite door or sliding glass door, (per plan).
4. Exterior Garage Service Door: 36" Steel Insulated 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.
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).
4. Rounded corners throughout house, except for the windows, which will be square.
5. Windows to be drywall wrapped on 3 sides with square corners and a wood window sill.

J. Paint

1. 3-4 exterior colors to be chosen by homeowner from a pre-approved selection of colors.
2. Exterior: Weather resistant satin latex paint.
3. 2 interior colors. Walls and ceilings are 1 color, both in an eggshell paint, trim to be 1 color, with a semi-gloss finish.

K. Interior Trim

1. Interior Trim: 3 1/4" casing and 5 1/4" base, painted.
2. Interior Doors: Solid core 6 panel pine doors, painted.
3. Garage to Interior Door: Painted, fire rated 6-panel steel door with self-closing hinges.
4. Bedroom Closet Doors: Hollow core 6 panel pine bi-pass doors, painted.
5. Pocket Doors (per plan): Hollow core 6 panel pine door, painted.
6. Stair System: Bullnose hardboard treads, glued and nailed.
7. Windows to be drywall wrapped with square corners on 3 sides, with a wood window sill.
8. 1/2 walls around stairs with wood caps, painted.

L. Cabinets

1. Koch Classic line; Oak, Birch or Rustic Beech cabinets; selection to be made by customer.
2. 42-inch upper cabinets in kitchen.
3. Crown molding in kitchen only.
4. Easy close drawers and dovetail drawer boxes.

M. Countertops

1. Solid Surface countertops in Kitchen only.
2. Premium Laminate countertops in all Baths and Laundry (per plan).

N. Ceramic Wall Tile

1. Kitchen:
 - a) Kitchen Backsplash: Full tile backsplash with matching Bullnose, as needed.
2. Bathrooms:
 - a) Master Bath Countertop: 4" Laminate Post form or a row of 3"x12" ceramic tile.
 - b) Secondary Bath Countertop: 4" Laminate post form.
 - c) Full 12"x12" ceramic tile shower surround in Master Bath with 1-6"row of decorative listello accent tiles (tile taken up to the ceiling, but no tile on the ceiling).

O. Floor Coverings

1. Solid hardwood flooring in kitchen and nook - Chosen by homeowner at selection meeting.
2. 12" x12" Ceramic Tile flooring in all bathrooms, laundry area and entry (per plan).
3. All other areas to be wear resistant carpet chosen by customer at selection meeting.

P. Appliances

1. Black, smooth-top range, over-the-range microwave and dishwasher.

Q. Plumbing

1. PEX brand flexible line water supply piping
2. Fixtures:
 - a) Kitchen Sink: Stainless Steel Double Bowl under mount sink.
 - b) Bath Lavatory: Self-rimming Porcelain sink, white.
 - c) Toilets: Mansfield brand round toilets, white.
 - d) Master shower: white acrylic shower pan.
 - e) Secondary Baths: white, acrylic, full tub/shower insert.
3. Faucets(Oil Rubbed Bronze or Brushed Chrome):
 - a) Kitchen: Single-lever with pullout sprayer.
 - b) Bath Lavatory: Single lever delta faucets.
 - c) Tub/Shower: 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

R. Heating

1. Natural gas, forced air, 90% high efficiency furnace with electronic ignition.

2. Programmable Thermostat.

S. Electrical

1. Telephone outlets (Great Room and all bedrooms).
2. TV outlets (Great Room and all bedrooms).
3. Fully installed ceiling fan in Master Bedroom and Great Room. Speed control switch not included.
4. Can Lighting in the Kitchen with Chandelier in Nook and Pendant Lighting above the Kitchen Island (per plan).
5. Category 5 phone wiring (does not include Category 5 outlets).
6. 220V outlet for range oven and dryer hook-ups.
7. 1 GFI outlet in the garage.
8. 2 exterior garage carriage lights and a front porch carriage light (per plan).
9. Weatherproof outlets on front and rear of house.
10. 150 AMP service, per plan.
11. Basement: One GFI outlet, 1-3 single switched lights (per plan).
12. Ventilating fans in all bathrooms per code requirements.
13. Smoke/detector on every level including basement and every bedroom.
14. Pre-chosen Oil Rubbed Bronze or Brushed Chrome light packages by ACI.

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 to be Brushed Chrome or Oil Rubbed Bronze.

U. Miscellaneous

1. Seamless steel gutters, painted to match home.
2. Garden Level and Walk-out Lots will require a 10'x10' redwood deck with stairs, instead of the standard 10'x10' concrete patio. The pricing for the upgraded redwood deck is listed on the Option/Upgrade Sheet.
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. Back Perimeter 6' Cedar Fencing is included. Fencing begins at the back of the house, out to the side property lines, back to the back property line and across the back.
5. Back and Side Yard Landscaping are not included in the Base Price of the Contract.

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

