



Construction Standards and Specifications

Meadowlark Trails - Douglas

Revised 6.13.19

A. Excavation and Foundation

1. 8' Unfinished Garden Level Basement foundation on the Randall 4 plan only. All other plans to be a crawlspace foundation.
2. There will be a 1 foot over-excavation with $\frac{3}{4}$ " crushed rock placed underneath the footings, per engineering design, as required per plan.
3. Perimeter drain and pit installed. (no pump supplied)

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. Back patio, per plan.

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 9' tall.
9. Vaulted and coffered ceilings per plans.

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, casements and fixed per plan. All operable windows to have screens.
2. Windows Standard is a white color. Buyers have an option of changing to an almond color on the Option/Upgrade Sheet at time of Contract signing. **If not selected by Homeowner at that time, White will be the Standard 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, 16' x 7' Steel door 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 (primed prior to texture).
4. Rounded corners (Interior Windows to have Square Corners with Wood Sills).

J. Paint

1. 3 exterior colors. Chosen by homeowner with ACI.
2. Exterior: Weather resistant satin latex paint.
3. 2 interior colors. Interior walls eggshell, interior trim semi-gloss. Chosen by homeowner with ACI.
4. 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. 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/species-to be chosen by homeowners with ACI)
2. 30-inch upper cabinets in kitchen only.
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, to be chosen by the Homeowners with ACI.
2. All Countertop selections are based on a per plan allowance.

N. Floor Coverings/Hard Surfaces

1. Kitchen, Nook, Bathrooms, Laundry and Entries: Luxury Vinyl Plank Flooring, per plan, chosen by homeowner w/ACI.
2. All Others: Approximately 38 oz. 100% 5th Generation nylon carpet with a ten-year wear warranty and stain release protection with ½” 6.0 lb. pad, to be chosen by homeowner with ACI.
3. All carpet and hard surfaces based on a per plan allowance.

O. Appliances

1. Frigidaire brand: Above-range microwave, dishwasher and electric smooth top range. Black finish.

P. Plumbing

1. PEX brand flexible line water supply piping
2. Fixtures:
 - a) Kitchen Sink: Stainless Steel Double Bowl Sink
 - b) Bath Lavatory: 20” round self-rimming.
 - 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 hot water heater.

7. Two frost-proof exterior faucets.
8. Washing machine hook-ups.
9. Stub out for a Sprinkler System.

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 packages by ACI.
13. All outlets are laid out per code.
14. Can lights in kitchen, per plan.

S. Hardware

1. "Copper Creek" brushed chrome handle-set 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.
5. Dead bolt locks on all exterior swing doors.

T. Miscellaneous

1. Seamless steel gutters, painted to match trim color.
2. Garage: drywalled and fire taped on common walls only.
3. Landscaping and Fencing are not included.

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