

**THE PRESERVE AT HARVESTON  
STANDARD SPECIFICATIONS  
FOR SINGLE FAMILY DWELLINGS**

**I. Lot Grading and Preliminary Procedure:**

A. Rear Load Lots and Townhome Site

1. All vegetation shall be removed from beneath foundation area
2. Silt fence shall be installed
  - a. At front lot line adjacent to rear edge of sidewalk
  - b. At or near the edge of concrete alley

B. Front Load Lots

1. All vegetation shall be removed from beneath foundation area
2. Silt fence shall be installed
  - a. On rear portion of Lot within 15' of rear lot line
  - b. At both side lines of lot

**II. Foundations and Slab:**

A. Exterior Footings

1. Bearing Depth: min. 12" into natural ground
2. Concrete: 3000 psi
3. Reinforcement: ½" rebar
4. Water Proofing: 6 mil visqueen

B. Grade Beams

1. Bearing Depth: Min 6" into natural ground
2. Concrete: 3000 psi
3. Reinforcement: ½" rebar
4. Water Proofing: 6 mil visqueen

C. Concrete Slab

1. Thickness: 4"
2. Concrete: 3000 psi
3. Reinforcement: 6x6 #10 wire mesh
4. Water Proofing: 6 mil visqueen
5. Fill: compacted sand and dirt

D. Termite Protection: Chemical soil poisoning by bonded, licensed pest control agency

E. All concrete for exterior footings, grade beams and concrete slab shall be poured by utilizing a pump truck. It shall be the responsibility of the builder to remove any spillage of concrete or other substances, including oil and grease from the pump truck, from the surface of the street, alley or other surface. Driveways may be poured directly from the concrete trucks. All excess concrete and washouts shall be deposited in an approved concrete receptacle for disposal by builder.

**III. Minimum First Floor Elevation**

A. The minimum first floor elevation shall be **26 ½"** above the back edge of the sidewalk (the edge that is nearest to the house) at the center of the front of the lot. In the event the concrete walk has not been constructed, the Builder shall contact

the Developer prior to the commencement of construction for the purpose of acquiring the proposed concrete walk's topographic elevation.

- B. The first floor elevation shall be approximately 3 ½" above the elevation of the front porch (at the highest front porch elevation next to the front door).

#### **IV. Exterior Wall and Partition Framing**

##### **A. Wood Frame**

1. Dimensions: 2x4
2. Spacing: 16" on center
3. Grade: stud
4. Species: fir

##### **B. Pressure Treated Sole Plate**

##### **C. Bracing Type: metal braces or OSB as needed**

#### **V. Soffit/Fascia**

- A. Cement fiber board required (soffit and fascia encroaching over 5' side yard when constructed of cement fiber board will meet fire rating requirements specified by Building Code).

#### **VI. Ceiling Framing**

##### **A. Joist**

1. Dimensions: as per local building code
2. Species: yellow pine
3. Grade: #2
4. Spacing: 16" on center
5. Bridging: strong back

#### **VII. Ceiling Height**

- A. First Floor ceiling height for heated and cooled areas shall be a minimum of ten (10') feet;
- B. Second Floor ceiling height shall be a minimum of nine (9') feet.

#### **VIII. Roof Framing**

##### **A. Rafters**

1. Dimensions: 2x6
2. Species: yellow pine
3. Grade: #2 or standard and better
4. Spacing: 24" on center
5. Bracing: continuous purlin with collar braces at 48" on center

##### **B. Decking**

1. Material: Solar Board
2. Thickness: 7/16"
3. Size: 4'x 8'
4. Aluminum clips as needed

#### **IX. Roof**

##### **A. Shingles**

1. Brand: Atlas or Certainteed
2. Color: Weatheredwood, Moiré Black or Georgetown Gray
3. Type: 35 year asphalt architecturally cut
4. Underlay: 15 lb. felt
5. Fastening: galvanized nails
6. Valley Underlay: 18" roll galvanized metal
7. Drip Edge: brown metal
8. Shingle ridge cap

**B. Flashing**

1. Color clad metal where exposed to view (lowest section of valley that is exposed to view)
2. Galvalume for areas not exposed to view

**C. Roof Vents**

1. All roof penetrations shall be galvanized metal and painted to match roof and shall not be located on the front elevation side of the roof, but shall be located on the rear portion of the roof of the Structure so as to minimize exposure for the public street on which the lot has frontage (and/or side street).

**D. Paraphet Wall Roof**

1. In accordance with construction drawings

**X. Fireplace and Chimney**

**A. Types:**

1. Gas log (ventless)
  - a. Material: metal, factory built
  - b. Size: 42" Gas Metal B-vent
  - c. Allowance - \$400
  - c. Electric switch to operate gas logs
2. Option:  
Wood burning fireplace with chimney chase, brick or stucco only, (no siding or Hardi on chase)

**B. Mantle**

1. Style: Mantle with legs
2. Material: Paint grade wood
3. Finish: paint

**C. Hearth and Face**

1. Material: Granite tile or marble

**D. Cap:**

1. Prefinished galvanized sheet metal in brown or copper

**XI. Attic**

**A. Flooring**

1. Type: 7/16" OSB
2. Catwalk: to mechanical equipment

**B. Access: Residential grade folding stairwell**

1. Number: one

**C. Venting**

1. Continuous shingle over ridge vent

Soffit vents where permitted by code

## **XII. Paint**

### **A. Interior Walls and Ceiling**

1. Allowance: two wall colors, one ceiling color
2. Coats of paint: two (2) coats
3. Type of paint
  - a. Ceiling – flat
  - b. Walls –low-sheen eggshell

### **B. Interior Trim**

1. Allowance: one color
2. Coats of Paint: two (2) coats
3. Type of paint – semi-gloss latex

### **C. Exterior Siding, Trim, Shutters**

1. Allowance: three colors
2. Type: exterior latex
3. Finish: semi-gloss

## **XIII. Doors**

### **A. Front Door**

1. Material: wood
2. Style or design: Depending on plan, side lights or double door permissible, no metal or fiberglass front door units permitted
3. Size: eight (8') foot minimum height for door unit (with or without transom)
4. Thickness: 1 3/4"
5. Trim: brick mold
6. Type: solid core
7. Weather-stripping: vinyl gasket
8. Threshold: aluminum
9. Finish: stain or paint grade

### **B. All Other Exterior Entrance Doors**

1. Material: Wood, metal or fiberglass
2. Style or design: in accordance with construction plans
3. Size: eight (8') foot minimum height for door unit on first floor (with or without transome) and in accordance with construction plans for second floor
4. Thickness: 1 3/4"
5. Trim: 5/4"
6. Type: solid core
7. Weather-stripping: vinyl gasket
8. Threshold: aluminum
9. Finish: paint

### **C. Interior Doors:**

1. Material: Masonite hollow core
2. Style: 6 panel, 4 panel or 2 panel smooth

3. Size: eight (8') foot door unit required for first floor and 6'8" doors for second floor
4. Thickness: 1 1/8"
5. Trim: 3 1/4"
6. Finish: paint

**D. Garage Door**

1. Number of Doors: in accordance with construction plans
2. Size: in accordance with construction plans
3. Material: standard panel door with raised panels
4. Opener:
  - a. Type: auto
  - b. Number of remote controls: two
5. Front load lots:
  - a. Standard raised panel doors
  - b. Decorative hardware and locks required
  - c. One or two doors acceptable

**XIV. Windows**

**A. Typical**

1. Type: double hung (or casement if required for egress);
2. Material:
  - a. Front Elevation: wood or vinyl with SDL bars (no aluminum windows permitted), unclad wood windows only permitted under porches or other covered areas,
  - b. Other Elevations: Wood or vinyl with or without SDL bars (no aluminum windows permitted), unclad wood windows only permitted under porches or other covered areas
3. Glass: double-paned, insulated
4. Balances: spiral
5. Flashing: window tape
6. Trim: paint grade wood stool, picture frame with optional MDF apron, smooth drywall jamb
7. Weather-stripping: factory
8. Screens: aluminum (screens not permitted on windows on front elevation)
9. Color: sand, white or Adobe

**XV. Exterior Finish Details**

**A. Shutters**

1. Type: in accordance with construction plans
2. Material: Duraprime redwood or Spanish cedar, no vinyl or PVC shutters permitted
3. Finish: paint
4. Fastening masonry screws
5. Location: in accordance with construction plans
6. Size: each shutter shall be 1/2 as wide as window opening or larger

**B. Posts/Columns**

1. Size: in accordance with construction plans
2. Material:
  - a. Wood
  - b. Hardi board clad treated pine hollow square posts
  - c. Fiberglass round columns
  - d. Stucco
  - e. Masonry
3. Finish: all materials shall be painted, whitewashed, stained and then sealed or varnished

C. Siding

1. Material:
  - a. Cement fiber board siding, smooth finish (wood grain cement fiber board is not permitted)
  - b. If cement fiber board siding is utilized, it is required on all areas not covered by porches or other covered areas
  - c. Cypress, Pine or Redwood are permissible under covered areas
  - d. All wood products shall be painted, whitewashed or stained and then sealed or varnished
2. Type: Lap
3. Width: in accordance with construction plans
4. Fastening: galvanized nails
5. Finish: paint

D. Stucco

1. Finish: polymer finish over job mix cement

E. Masonry Veneer

1. Face Brick:
  - a. Manufactured brick
  - b. Size of brick shall be modular (3 5/8" x 7 5/8")
  - c. King sized brick not permitted
  - d. Brick selections limited as per selections to be made by the Builder Group at a later date, but prior to commencement of homes in Harveston
2. Vapor Barrier: Tyvek or equal house wrap
3. Windowsills: rowlock
4. Lintels: wood or steel
5. Baseflashing: 12" 6 mil black visqueen
6. Door sills: brick

F. Hand Railings, Spindles

1. Materials: wood or wrought iron
2. Finish: all wood shall be painted, whitewashed, stained and then sealed or varnished

G. Steps

1. Material: brick, wood or cement fiber clad

H. Covered Porches

1. Material: broom finished concrete (with brick borders on front porches)
2. Ceiling Material: \_\_\_\_\_

- I. Courtyard/Patio Surface
  - 1. Material: broom finished concrete
- J. Coordination of Exterior Finishes: The exterior finish of the front elevation shall be continued on sides of homes to a “bump out”, (i.e. corner, courtyard, fire box of fireplace), thereafter siding or stucco may be utilized and to the extent there are no “bump outs” then the front exterior finish shall be continued a minimum distance of 20’ measured from front corner of home.

## **XVI. Cabinets**

### **A. Kitchen**

- 1. Material: Paint grade wood or stainable wood
- 2. Finish: Stained or painted
- 3. Countertops:
  - a. Material: solid surface granite 2cm, (Allowance \$35/foot), undermount sink in kitchen
- 4. Full backsplash:
  - a. Material: Tile
- 5. Door style: raised panel or Shaker overlay door not inset

### **B. Bathrooms**

- 1. Material: wood
- 2. Finish: paint
- 3. Tops: solid surface granite (2cm), 6 selections, under mount sink
- 4. Door Style: raised panel or Shaker; overlay door not inset
- 5. Mirror: above vanities

### **C. Laundry**

- 1. Material: wood
- 2. Finish: paint
- 3. Door Style: raised panel or Shaker; overlay door not inset;
- 4. Countertops:
  - a. Material: ceramic tile, wood edging

## **XVII. Drywall**

- 1. Location: ceilings, interior walls
- 2. Material: sheetrock
- 3. Thickness: 1/2"
- 4. Joint treatment: tape and float
- 5. Outside Corner: metal beads
- 6. Finish: light orange peel texture

## **XVIII. Interior Trim and Finish Schedule**

### **A. Foyer**

- 1. Floor: prefinished glue down wood, tile or masonry
- 2. Base/Finish: 7 ¼ " /paint grade MDF
- 3. Wall/Finish: paint

4. Crown/Cove Finish: maximum of two (2) piece (minimum 5 ¼" & 4 ¼")/paint grade or single 7 ¼" cove;
  5. Additional: none
- B. Dining
1. Floor: prefinished glue down wood, tile, masonry
  2. Base/Finish: 7 ¼ " /paint grade MDF
  3. Wall/Finish: paint
  4. Crown/Cove Finish: maximum of two (2) piece minimum (5 ¼" & 4 ¼")/paint grade or single 7 /14" cove;
  5. Additional: none
- C. Kitchen
1. Floor: ceramic tile
  2. Base/Finish: 7 ¼ " /paint grade MDF
  3. Wall/Finish: paint
  4. Crown/Cove Finish: two (2) piece minimum (5 ¼" & 4 ¼")/paint grade or single 7 ¼" cove;
  5. Additional: none
- D. Laundry
1. Floor: tile
  2. Base/Finish: 5 ¼ " /paint grade MDF
  3. Wall/Finish: paint
  4. Crown/Finish: none
  5. Additional: none
- E. Great/Living Room
1. Floor: prefinished glue down wood, tile, masonry
  2. Base/Finish: 7 ¼"/paint grade
  3. Wall/Finish: paint
  4. Crown/Cove Finish: two (2) piece minimum (5 ¼" & 4 ¼")/paint grade or single 7 ¼" cove
  5. Additional: none
- F. Hall
1. Floor: prefinished glue down wood, tile, carpet, masonry
  2. Base/Finish: 5 ¼ " /paint grade MDF
  3. Wall/Finish: paint
  4. Crown/Finish: 5 ¼ "/paint grade
  5. Additional: none
- G. Master Bedroom
1. Floor: carpet
  2. Base/Finish: 5 ¼ " /paint grade
  3. Wall/Finish: paint
  4. Crown/Finish: 5 ¼ "/paint grade
  5. Additional: none
- H. Bedroom #2
1. Floor: carpet
  2. Base/Finish: 5 ¼ " paint grade
  3. Wall/Finish: paint



4. Crown/Finish: 5 ¼"
  5. Additional: none
- I. Bedroom #3
1. Floor: carpet
  2. Base/Finish: 5 ¼ " paint grade
  3. Wall/Finish: paint
  4. Crown/Finish: 5 ¼"
  5. Additional: none
- J. Bedroom #4
1. Floor: carpet
  2. Base/Finish: 5 ¼ " paint grade
  3. Wall/Finish: paint
  4. Crown/Finish: 5 ¼"
  5. Additional: none
- K. Master Bath
1. Floor Material: tile
  2. Base/Finish: 5 ¼ " paint grade
  3. Wall/Finish: paint
  4. Crown/Finish: 5 ¼"
  5. Additional: none
- L. Other Baths
1. Floor: tile
  2. Base/Finish: 5 ¼ " paint grade
  3. Wall/Finish: paint
  4. Crown/Finish: 5 ¼"
  5. Additional: none
- M. Garage
1. Floor: none
  2. Base/Finish: 3 ¼ " paint
  3. Wall/Finish: paint
  4. Crown/Finish: none
  5. Additional: none

Note: Discuss window sizes

## **XIX. Plumbing**

### **A. Master Bath**

1. Tub:
  - a. Type: jetted
  - b. Size: as per plan
  - c. Material: fiberglass
  - d. Faucet: deck mounted Delta Windermere Series, oil rubbed bronze or satin nickel (or equal price)
  - e. Surround: tile
  - f. Color: white
  - g. Skirt: tile or painted wood

2. Shower:
  - a. Size: as per plan
  - b. Material: tile (walls and floors)
  - c. Faucet: Delta Windermere Series, oil rubbed bronze or satin nickel (or equal price)
  - d. Door: as per plan (framed glass door)
3. Toilet:
  - a. Bowl: elongated
  - b. Color: white
4. Lavatory:
  - a. Make: Delta Windermere series (or equal price)
  - b. Finish: oil rubbed bronze or satin nickel (or equal price)
  - c. Faucet Spread: 8"
5. Lavatory Basins:
  - a. Undermounted
6. Bath Accessories
  - a. Per selection board for bath accessories
  - b. Towel bars and rings as per plan
  - c. \$50 Allowance per bathroom

B. Other Baths

1. Tub/Shower
  - a. Size: as per plan
  - b. Material: fiberglass
  - c. Surround: fiberglass
  - d. Faucet: Delta Windermere series
  - e. Finish: oil rubbed bronze or satin nickel (or equal price)
  - f. Location: as per plans
2. Toilet
  - a. Bowl: elongated
  - b. Color: white
3. Lavatory Faucets
  - a. Make: Delta Windermere series
  - b. Finish: oil rubbed bronze or satin nickel (or equal price)
  - c. Spreads: 4"

C. Water Piping: PEX or equal

D. Gas

1. Service: utility company
2. Piping to: water heater, heating system, fireplace, patio and cook top

E. Water Heater

1. Type: gas
2. Capacity: 1-50 gallon (2 bath homes); 1-50 gallon and 1-40 gallon (3 bath homes)
3. Location: attic

F. Kitchen

1. Sink
  - a. Style: Single, 60-40 or 50-50

- b. Material: stainless steel
- c. Faucet: High-arc pull out spray
- d. Soap Dispenser

## **XX. HVAC**

### **A. Ducts**

- 1. Return Air: as per plan
  - 2. Ducts:
    - a. Material: flex \*
    - b. Insulation: 1 ½ " vapor seal
    - c. Draft Controls: all duct runs
- \*Tyler and Alan to bring in info on flex ducts (warranty)

### **B. Equipment**

- 1. Cooling
  - a. Size: To be determined by HVAC contractor
  - b. SEER: 13
- 2. Heating
  - a. Fuel : gas
  - b. Type: horizontal flow
  - c. Location: attic

## **XXI. Electric Wiring**

### **A. Service: underground**

### **B. Panel**

- 1. Type: circuit-breaker
- 2. AMP's: i-200

### **C. Wiring: all copper with aluminum feed**

### **D. Special**

- 1. Heater Vents
    - a. Location: per plans
  - 2. Doorbell
    - a. Location: hall
    - b. Push-button location: front door
  - 3. Phones: wire for each bedroom, kitchen, living room and patio/porch
  - 4. Cable: wire for each bedroom, kitchen, living room (high def) and patio/porch (high def)
  - 5. Smoke detectors:
    - a. Location: as per code
  - 6. Pre-wire for security system
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## **XXII. Light Fixtures**

- A. As per Harveston standard selections
- B. Allowance: \$2,750.00

## **XXIII. Appliance Packages**

- A. Appliance Distributors Package

1. Frigidaire Gallery Single Wall Oven 30" w/ Convection, Stainless, Item # FRI FGEW3045KF
2. Frigidaire Microwave 2.0 CF, Stainless, Item # FR FGM0205KF
3. Frigidaire 30" Trim Kit for Microwave, Stainless, Item # FRI MWTK30KF
4. Frigidaire Dishwasher SS, Item # FRI FGHD2465NF
5. Frigidaire Gallery 36" Gas Cooktop, Stainless, Item # FRI FGGC3645KS
6. Waste King 1/2HP Disposer w/ Cord, Item # WSK L1001
7. Broan Power Module – 390 CFM Silver Paint, Item # BRO PM390 or European equivalent based on kitchen style
8. Broan 36" Hood Liner for PM390 34-7/8" w 17 1/4" deep, Item # BRO LB36

B. Notoco Industries, L.L.C. Package

1. GEA JTP70SMSS 30" Wall Oven, 30" Convection Wall Oven
2. GEA PEB2060SMSS Microwave, GE Profile 2.0CF Built in
3. GEA JX2030SMS Trim Kit, 25 1/2 x 16 3/4 cutout dims 30" Built in SS Trim Kit
4. GEA PGP966SETSS 36" Gas Cooktop, Profile 36" Gas Cooktop, GE Profile 36"5 Sealed Burners
5. GEA GDT530PSDSS Dishwasher, Energy Star SS Built in
6. GEA GFC525 1/2 HP Disposal w/ cord
7. PM390 Power Pak Silver Bro or European equivalent based on kitchen style
8. BRO LB36 Hood Liner 36"

*All appliances are subject to manufacturers modifications*

#### **XXIV. Insulation**

A. Ceiling/Attic

1. Type: blown
2. Material: fiberglass or rock wool
3. R-30

B. Exterior Walls

1. Type: batt
2. Material: fiberglass or rock wool
3. R-13
4. Foam sole plates and openings

#### **XXV. Hardware**

A. Allowance: \$200 front door hardware; \$125 other exterior door hardware, \$2.50 cabinet pull/knobs each

B. Allowance Includes:

1. Front Door  
Make: Kwikset  
Model: See Harveston selections  
Type: handle set

- Finish: antique nickel or polished brass
- 2. Other Doors
  - Make: Kwikset
  - Model: See Harveston selections
  - Type: round knob
  - Finish: antique nickel or polished brass
- 3. Deadbolts
  - Make: Kwikset
  - Type: single cylinder
  - Finish: antique nickel or polished brass
  - Location: all exterior doors on home
- 4. Cabinets
  - Type: knobs
  - Finish: See Harveston selections

## **XXVI. Walks and Driveway**

- A. Driveway
  - 1. Width: equal to width of garage door(s)
  - 2. Base Material: clay
  - 3. Surface Material: 3000 psi concrete with fiber additive
  - 4. Thickness: 4"
  - 5. Finish: light broom
  - 6. Apron – 18" flair
- B. Sidewalk
  - 1. Width: 5'
  - 2. Base Material: clay
  - 3. Surface Material: 3000 psi concrete
  - 4. Thickness: 4"
  - 5. Finish: light broom

## **XXVII. Garage**

- A. Size – Two (2) Car
- B. Attached or detached to residence
- C. Doors and windows (including garage door shall be more than 10' from oil filled electric transformers)
- D. Rear load lots: address of residence shall be prominently displayed over garage door – 4" black numbers

## **XXVIII. Landscaping**

- A. Front yard will be sodded and beds installed with plants in accordance with landscaping plan submitted to Architectural Control Committee

## **XXIX. Other Improvements**

- A. Lot to be graded for proper drainage in accordance with the Drainage Plant
- B. Lot to be clear of all building debris
- C. House to be clean and ready for move-in

