



BUILDING SPECIFICATIONS

Brookside at Benbrook Field PH 1

Platinum Package
adds \$4,600
a value of \$6,500!



LOT PREPARATION

Your lot will be graded for proper drainage around entire slab.

FOUNDATION

Your foundation will be engineered according to Geotechnical analysis and inspected by engineer prior to pouring
Your porches / patios will be broom finish

FLATWORK

Driveway poured at the width of the garage openings with a public walk as rewired.
Finish: broom

FRAMING

WALLS
structural lumber sized and graded to meet or exceed codes - studs - 16" on center, finger jointed studs
2x4 per plan, bottom plates will be treated

CEILING JOISTS & RAFTERS
installed in compliance with span charts

FLOOR SYSTEM
I-Joist

SUB-FLOOR
OSB t&g glued

CORNER BRACING
Zip Wall OSB with vapor retarder

WALL SHEATHING
Zip Wall OSB with vapor retarder and tape at joints

ROOF DECKING
1/2 "OSB

HOUSE WRAP
not needed with Zip Wall

SIDING
textured Hardi-Siding® per plan -siding style - TBD

FACIA
textured Hardi-Facia® per plan

SOFFIT
Hardi-Soffit

PORCH / PATIOS CEILINGS
Hardi-Soffit

WINDOW TRIM, BRICK FREEZE, CORNER BOARD
1"x4" Hardi

EXTERIOR

ROOFING
type: composition
color: driftwood / weathered wood
weight: 240#
warranty: 30 year by manufacturer

WINDOWS

type: Vinyl divided light (front only) tilt sash with Low-E
color: TBD

EXTERIOR DOORS

front: Masonite Fiberglass Barrington Series per plan
other: metal full light glass exterior patio doors per plan
garage service: fire rated door



GARAGE DOOR

2 8x7 aluminum carriage style overhead door with one door having an opener with hinge straps and handles

GUTTERS

full gutters - standard aluminum - color to match exterior paint as close as possible

MASONRY

BRICK brick detail per plan - kiln fired, king size clay brick with gray mortar

MAILBOX

Brandon Industries Brookside box as required

ELECTRICAL

As indicated on electrical plans.

COVERED PATIO

per plan

INTERIOR AMENITIES (ROOM BY ROOM)

ENTRY

TEXTURE	Splatter Drag
PAINT - WALLS	standard wall color - TBD
PAINT/STAIN - TRIM	standard trim color - TBD
TRIM	Base 218 5 1/4"
	Crown 2 stage 8012 over B322
INTERIOR DOORS	Masonite Roman 2 panel with C322 Casing
FLOORING	Level 1 Tile laid straight
ELECTRICAL	per plan
LIGHT FIXTURES	select from standard packages

FORMAL DINING (if applicable)

TEXTURE	Splatter Drag
PAINT - WALLS	standard wall color - TBD
PAINT/STAIN - TRIM	standard trim color - TBD
TRIM	Base 218 5 1/4"
INTERIOR DOORS	Masonite Roman 2 panel with C322 Casing
FLOORING	Level 1 Carpet
ELECTRICAL	per plan
LIGHT FIXTURES	select from standard packages

STUDY (if applicable)

TEXTURE	Splatter Drag
PAINT - WALLS	standard wall color - TBD

opener for second door

PAINT/STAIN - TRIM standard trim color - TBD
 TRIM Base 218 5 1/4"
 INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
 stain grade french twin doors if applicable per plan
 FLOORING Level 1 Carpet
 ELECTRICAL per plan
 LIGHT FIXTURES select from standard packages

FAMILY





TEXTURE Splatter Drag
 PAINT - WALLS standard wall color - TBD
 PAINT/STAIN - TRIM standard trim color - TBD
 TRIM Base 218 5 1/4"
 Crown 8012
 Mantle paint grade wood mantle with legs like model home with brick surround
 INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
 FIREPLACE 36" metal wood burning
 FLOORING Level 1 Carpet
 ELECTRICAL per plan
 LIGHT FIXTURES select from standard packages

STAIRS

oak hand rail with oak newel as plan dictates
 if open rail, iron spindles like model home

KITCHEN / CASUAL DINING OR NOOK

TEXTURE Splatter Drag
 PAINT - WALLS standard wall color - TBD
 PAINT/STAIN - TRIM standard trim color - TBD
 TRIM Base 218 5 1/4"
 INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
 CABINETS per plan. Oak or Ash
 CABINET FINISH stain
 COUNTERTOP 3cm slab granite w/ bull nose edge
 SINK undermount stainless steel - 6040 sink
 FAUCET Delta 978-DST chrome
 BACKSPLASH tumbled marble 3x6 laid staggered
 APPLIANCES Standard Stainless Whirlpool package:

Dishwasher	Cooktop	Oven	Microwave / Vent
			
<i>DU850SWPS</i>	<i>RCC3024RB</i>	<i>RBS305PVS</i>	<i>WNH2175XVS</i>
<i>*Black or White downgrade available</i>			

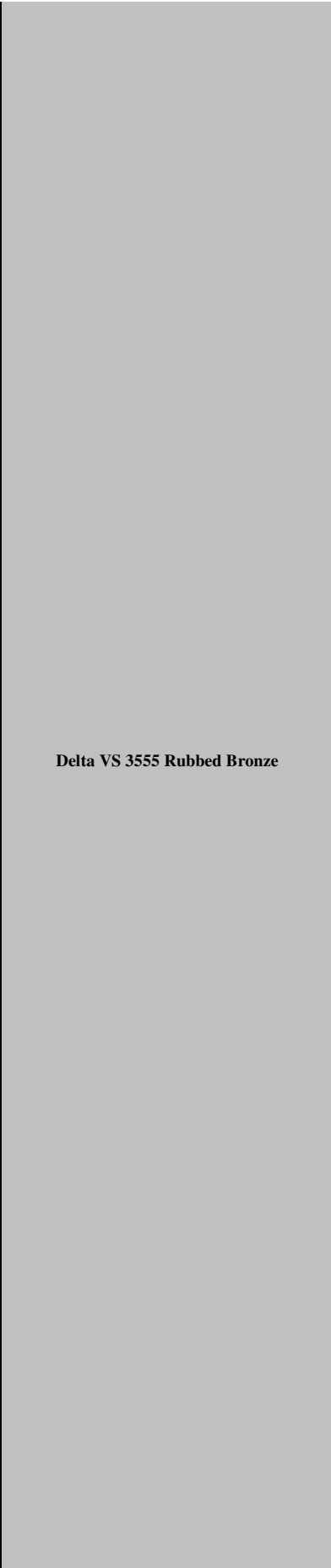
FLOORING Level 1 Tile laid straight
 ELECTRICAL per plan
 LIGHT FIXTURES select from standard packages

MUD ROOM, GARGE ENTRY (if applicable)

TEXTURE Splatter Drag
 PAINT - WALLS standard wall color - TBD
 PAINT/STAIN - TRIM standard trim color - TBD
 TRIM Base 218 5 1/4"
 INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
 FLOORING Level 1 Tile laid straight
 ELECTRICAL per plan
 LIGHT FIXTURES select from standard packages

UTILITY

TEXTURE Splatter Drag
 PAINT - WALLS standard wall color - TBD
 PAINT/STAIN - TRIM standard trim color - TBD
 TRIM Base 218 5 1/4"
 INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
 FLOORING Level 1 Tile laid straight
 ELECTRICAL per plan



Delta VS 3555 Rubbed Bronze

LIGHT FIXTURES select from standard package
ELECTRICAL per plan
LIGHT FIXTURES select from standard packages

SECONDARY BEDROOMS

TEXTURE Splatter Drag
PAINT - WALLS standard wall color - TBD
PAINT/STAIN - TRIM standard trim color - TBD
TRIM Base 218 5 1/4"
INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
FLOORING Level 1 Carpet
ELECTRICAL per plan
LIGHT FIXTURES select from standard packages

SECONDARY BATHROOMS

TEXTURE Splatter Drag
PAINT - WALLS standard wall color - TBD
PAINT/STAIN - TRIM standard trim color - TBD
TRIM Base 218 5 1/4"
INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
CABINETS per plan
CABINET FINISH paint
COUNTERTOPS cultured marble - biscuit color with Ogee Edge
SINKS integral oval
VANITY FAUCET Delta 2555-LHP Chrome
TUB porcelain over steel
TUB / SHOWER FAUCET Delta T13420
TUB/SHOWER WALLS same tile as floor
MIRRORS (1) 42"
TOILET white elongated
FLOORING Level 1 Tile laid straight
ELECTRICAL per plan
LIGHT FIXTURES select from standard packages

MASTER BEDROOM

TEXTURE Splatter Drag
PAINT - WALLS standard wall color - TBD
PAINT/STAIN - TRIM standard trim color - TBD
TRIM Base 218 5 1/4"
INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
FLOORING Level 1 Carpet
ELECTRICAL per plan
LIGHT FIXTURES select from standard packages

MASTER BATH

TEXTURE Splatter Drag
PAINT - WALLS standard wall color - TBD
PAINT/STAIN - TRIM standard trim color - TBD
TRIM Base 218 5 1/4"
INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
CABINETS per plan
CABINET FINISH paint
COUNTERTOPS cultured marble - biscuit color with Ogee Edge
SINKS integral oval
VANITY FAUCET Delta 2555-LHP Chrome
SHOWER FAUCET Delta T13220
TUB FAUCET Delta T2555-LHP
SHOWER WALLS same as floor tile
SHOWER GLASS clear glass with chrome frame
MIRROR 42"
TUB cultured marble garden tub with cultured marble skirt
TOILET white elongated
FLOORING Level 1 Tile laid straight
ELECTRICAL per plan
LIGHT FIXTURES select from standard packages

GAMEROOM (if applicable)

TEXTURE Splatter Drag
PAINT - WALLS standard wall color - TBD
PAINT/STAIN - TRIM standard trim color - TBD
TRIM Base 218 5 1/4"
INTERIOR DOORS Masonite Roman 2 panel with C322 Casing
FLOORING Level 1 Carpet

Delta 2555-LHP Rubbed Bronze

Delta VS Rubbed Bronze

**Delta 2555-LHP Rubbed Bronze
Delta VS Rubbed Bronze
Delta T2555-LHP Rubbed Bronze**

clear glass with bronze frame

ELECTRICAL per plan
LIGHT FIXTURES select from standard packages

GARAGE

TEXTURE Splatter Drag
PAINT - WALLS standard wall color - TBD
PAINT/STAIN - TRIM standard trim color - TBD
TRIM Base C322
ELECTRICAL per plan
LIGHT FIXTURES select from standard packages

OTHER INTERIOR AMENITIES

DOOR & BATH HARDWARE

Selected form standard packages - stain nickel or rubbed bronze
Front door Handleset
Keylock plus Deadbolt at all other exterior doors
Privacies at Master Bedroom and all baths
Passages or Dummies at all other interior doors
Full baths will have a towel ring (1 per sink), towel bar and toilet paper holder to match plumbing fixtures

SHEETROCK

All sheetrock corners in common areas downstairs will be rounded with the exception of window returns.

TILE BACKER IN WET AREAS

all wet areas where tile will be installed will be backed with Hardi-Backer or similar product.

MECHANICAL, ELECTRICAL, PLUMBING, EFFICIENCY

ELECTRICAL

All wiring will be copper and the installation in compliance with all applicable building codes. recessed cans, exterior floods, basic electrical fixtures and other standard electrical items will be installed in accordance with the architectural drawings and/or applicable code requirements.

Door Chimes: two-tone chime kit
Light Switches / Outlets toggle - white
Weatherproof Outlets metal at exterior (per plan)
Phone & cable 4 of each

All other electrical items will be installed per the building plan.
320 amp service needed if optional electric tankless water heaters selected

HVAC

System, equipment and specifications will be determined based on the plan and will be engineered and designed by EnergyWise Structures
Goodman 16 SEER High Efficiency Variable Speed Air Handler and 9.5 HSPF Heatpump
2 story homes will require a zoned damper system
programable thermostats
Honeywell fresh air damper
micro vent and exhaust fans vented to outside

INSULATION

Thermacote Polyurethane Foam - estimated savings of close to 40% on electrical consumption
Complete foam encapsulation utilizing a Closed Attic Assembly
EXTERIOR WALLS 3.5" of Polyurethane Foam
ROOF DECK 5.5" of Polyurethane Foam
caulk package to include caulking of all base plates and all joints of framing materials that are too small for foam

PLUMBING

*Fixtures, toilets, baths, and showers noted above in "Interior Amenities (Room by Room)"
all plumbing lines will be pex and run overhead. No chance of a slab leak!*
HOSE BIBS 2 total frost resistant
WATER HEATER 40 gallon electric water heater
ICE MAKER LINE at refrigerator in kitchen
DISPOSAL 1/3 HP at Kitchen Sink

SOD / LANDSCAPE / IRRIGATION

standard package

FENCE

6' spruce with metal posts, 1 gate on fence return

Lever or Egg knob upgrade

Trane 20 SEER

Tempra 24 tankless WH

standard fence to enclose backyard with fence returns set at back corners of home or
even with neighbors exiting fence return

