

GATESMAN PRESTIGE HOME DEVELOPMENT

&

OZRO CONSTRUCTION

NJ STATE LICENSE # 13VH03069900

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BUILDING SPECIFICATIONS

THE HOUSES DETAILED IN THIS SPEC SHEET WILL BE LOCATED ON 14TH. § OCEAN. THE HOUSE WILL BE CONSTRUCTED WITH A CONCRETE SLAB FOUNDATION AND 2X4 WOOD WALLS. THE DETAILS ARE AS FOLLOWS:

EXTERIOR SIDING AND TRIM: THE HOUSE WILL BE SIDED WITH A BLUE "NU CEDAR" PVC CEDAR SHAKE SIDING AND A SHIPLAP ACCENT THROUGHOUT. IT WILL BE A 7" CEDAR SHAKE, AS WELL AS A WHITE BOARD AND BATTEN SIDING AS AN ACCENT IN VARIOUS AREAS. WINDOW AND DOOR CASING WILL BE A 3 1/2" "AZEK" PVC TRIM PACKAGE. THE HEADERS WILL INCLUDE AN ACCENT CAP FOR STYLE AND DIMENSION.

ROOFING AND FLASHING: THE ROOF WILL BE A BLACK "GAF TIMBERLINE" LIFETIME ASPHALT SHINGLES OVER ICE AND WATER SHIELD, FOR EXTRA PROTECTION AGAINST WIND DRIVEN RAIN. THERE WILL BE A BLACK STANDING SEAM METAL ACCENT ROOF ON THE CUPOLA AS WELL AS THE FRONT AND SIDE PENT ROOF.

CORNICE, FACIAS AND SOFFIT: FACIAS AND BEAMS WILL BE COVERED IN "AZEK" TRIM. THE FRONT PORCH AND SECOND FLOOR DECK WILL HAVE A MAHOGANY CEILING. THE SOFFITS AND ANY OTHER EXTERIOR CEILINGS WILL BE AZEK V-GROOVE

WINDOWS: THE WINDOW PACKAGE IN THIS HOUSE WILL BE A "PELLA" ALUMINUM CLAD, WOOD WINDOW. DOUBLE-HUNG WINDOWS AND AWNING WINDOWS WITH GRILLS AND SCREENS WILL BE USED WHERE THE PLAN CALLS FOR THEM. THE WINDOW COLOR WILL BE A BLACK EXTERIOR CLAD WITH COLONIAL GRILLS IN THE TOP SASH. THE INTERIOR WILL BE A FACTORY PAINTED BLACK FINISH.

EXTERIOR DOORS, PATIO DOORS, AND GARAGE DOORS: DOORS WILL BE A COMBINATION OF "PELLA" SLIDING DOORS, WHERE THEY ARE CALLED OUT IN THE PLAN. THE FRONT ENTRANCE WILL BE A MAHOGANY DOOR WITH 2 SIDELIGHTS. THE DOOR WILL BE STAIN GRADE. GARAGE DOORS WILL BE MAHOGANY WITH AUTOMATIC DOOR OPENERS WITH A REMOTE AND KEYPAD.

EXTERIOR DECKS: THE 1ST FLOOR FRONT PORCH WILL BE A STONE SURFACE. I'M THINKING A BLUESTONE SURFACE WOULD LOOK NICE. ALL OTHERS ARE FIBERGLASS WITH GEL COAT SEALANT. THE GEL COAT IS TO BE A LIGHT COLOR TO BETTER REFLECT SUNLIGHT. THE RAILING SYSTEM WILL BE A PVC RAIL SYSTEM THAT HAS A WOOD TOP RAIL WITH STAINLESS STEEL CABLE. . ALL DECK POSTS WILL BE CLAD WITH A LARGE PVC COLUMN.

FIREPLACES: THERE WILL BE A DIRECT VENT, GAS FIREPLACE WITH GAS LOGS. THE FIREPLACES WILL HAVE A GLASS DOOR AND A NICE SURROUND AND MANTLE. THE HEARTH AND SURROUND WILL BE A FABRICATED STONE. THE MANTLE WILL BE A WOODEN MANTLE CONSTRUCTED TO MATCH THE TRIM DETAIL THROUGHOUT THE HOUSE.

PLUMBING: ALL PLUMBING PIPE WILL BE RUN USING "PEX". THERE WILL BE ONE HOOK-UP FOR THE WASHING MACHINE, DISHWASHER, AND REFRIGERATOR/ICEMAKER AND SEVERAL OUTSIDE HOSE BIBS AS WELL AS AN OUTSIDE SHOWER, IF DESIRED. THERE WILL ALSO BE A GAS SERVICE TO EACH DRYER, RANGE, HOT WATER HEATER AND HVAC UNIT. THERE WILL ALSO BE AN ADDED VALVE FOR A GAS GRILL ON THE UPSTAIRS DECK. THE HOT WATER HEATERS WILL BE TANKLESS "NAVIEN" HEATERS

HVAC (HEATING & COOLING): THE CLIMATE CONTROL IN THIS HOUSE WILL HAVE 2-GAS HEATERS WITH CENTRAL AIR. THE LOWER LEVEL WILL BE A DUAL ZONED UNIT TO ACCOMMODATE THE FIRST AND SECOND FLOORS. THE THIRD FLOOR WILL HAVE A SEPARATE UNIT FOR BOTH HEAT AND AIR. HEATER WILL BE 90% PLUS EFFICIENCY AND AIR CONDITION WILL ALSO BE HIGH EFFICIENCY. EACH FLOOR WILL HAVE A CENTRALLY LOCATED TEMPERATURE CONTROL DEVICE.

ELECTRICAL INSTALLATION: ELECTRICAL WORK WILL BE COMPLETED ACCORDING TO THE ARCHITECTURAL DRAWING. THE SERVICE PANEL WILL BE A 200 AMP UNIT. ALL OUTLETS AND SWITCHES WILL BE A WHITE DECORA STYLE FIXTURE. ALL EXTERIOR LIGHTS, SWITCHES AND OUTLETS WILL BE WEATHER RESISTANT. INCLUDED WILL BE A PRE WIRE FOR TV'S (ONE FOR EACH BEDROOM AND ONE PER COMMON AREA) & 1 PHONE LINE, IN THE ELEVATOR. ALL BEDROOMS AND LIVING ROOM/DEN AREAS WILL HAVE A CEILING FAN WITH LIGHTS. A DOORBELL WILL ALSO BE PROVIDED. THERE WILL BE SMOKE DETECTORS AND CARBON MONOXIDE ALARMS WHERE REQUIRED.

INSULATION: THE INSULATION IN THIS HOUSE WILL BE BATT INSULATION, UPGRADED TO MEET THE NEW STATE CODES REQUIRING EXTRA WALL AND FLOOR INSULATION. IF YOU'RE INTERESTED IN UPGRADING TO SPRAY FOAM, I CAN HAVE A QUOTE WORKED UP FOR YOU.

DRYWALL: ALL WALLS AND CEILINGS IN THE HOUSE WILL BE A 5/8" FIRE CODE SHEETROCK. THE SHEETROCK WILL BE SPACKLED AND TAPED. ALL SHEETROCK WILL BE GLUED AND SCREWED. PERIMETERS OF SHEETS WILL BE NAILED WITH FIELD SCREWS. ALL BATHROOMS AREAS WILL BE DONE IN 5/8" MOISTURE BOARD.

PAINTING AND STAINING: ALL OF THE INTERIOR WALLS AND CEILINGS WILL BE PAINTED WITH A FLAT LATEX PAINT. GENERALLY, THERE ARE 2 DIFFERENT COLORS. ONE COLOR FOR MAIN AREA, AND ANOTHER COLOR USED IN BEDS AND BATH. TRIM WILL BE PAINTED USING A SEMI-GLOSS LATEX FINISH. BATHROOMS AND GARAGE WALLS WILL BE FLAT LATEX ENAMEL.

INTERIOR TRIM: MY STYLE IS A CRAFTSMAN STYLE TRIM PACKAGE. CLEAN, STRAIGHT LINES. I INSTALL A FAIR AMOUNT OF WAINSCOT AND SHIPLAP THROUGHOUT THE HOUSE. THE MAIN LIVING AREAS ARE THE AREAS WHERE WAINSCOTING IS USED, AS WELL AS UP THE STEPS. OCCASIONALLY I'LL ADD THIS DETAIL TO THE POWDER ROOM. I'LL ALSO HAVE CROWN MOLDING IN SOME AREAS. INTERIOR TRIM WILL BE PAINT GRADE TRIM - 5 1/4" BASEBOARD IN MOST AREAS. 3 1/2" WINDOW/DOOR CASING. ALL WINDOWS TO HAVE SILLS AND APRONS. ALL HEADERS TO BE 5-1/2" WITH A CAP DETAIL.

INTERIOR DOORS: ALL INTERIOR DOORS WILL BE 1-3/4" SHAKER STYLE SOLID CORE WOOD PRE-HUNG DOORS, FINISHED WITH TWO COATS OF GLOSS LATEX PAINT.

INTERIOR STAIRS: THE INTERIOR STAIRS WILL BE OAK HARDWOOD WITH PAINTED RISERS. THE STAIR TREADS WILL MATCH THE TYPE OF FLOORING USED THROUGHOUT THE HOUSE. THE RAILING WILL BE WHITE SPINDLES WITH AN OAK HANDRAIL TO MATCH THE STEPS.

ELEVATOR- THE ELEVATOR WILL BE A SMALL RESIDENTIAL ELEVATOR WITH STOPS ON ALL FLOOR LOCATIONS. YOU WILL HAVE EASY ACCESS FROM THE GROUND FLOOR TO ALL OTHER AREAS ABOVE.

BATHROOMS- EACH BATHROOM IN THE HOUSE WILL BE UNIQUE TO ITS ROOM. THERE WILL BE A DIFFERENT TILE AND VANITY THEME USED IN EACH SPACE. THE DETAILS ARE AS FOLLOWS:

TUBS AND SHOWERS: THERE WILL BE A SHOWER IN MOST BATHROOMS. THERE WILL ALSO BE A TUB IN EACH UNIT. BATHING AREAS WILL BE TILED.

TILE: ALL OF THE BATHROOM FLOORS, SHOWERS, AND THE KITCHEN BACKSPLASH WILL BE TILED. BATHROOM FLOORS WILL HAVE VARIOUS PORCELAIN OR MARBLE TILES INSTALLED AS DESCRIBED. THE SHOWERS WILL HAVE A TILED FLOOR, USING A 2" OR SMALLER MOSAIC TILE. THE WALLS WILL BE TILED WITH A CORRESPONDING TILE TO THE SHOWER FLOOR.

VANITIES AND TOPS: VANITIES WILL BE CHOSEN EARLY ON. EACH BATHROOM WILL HAVE A DIFFERENT THEME.

BATHROOM MIRRORS: VARIOUS GLASS MIRRORS WILL BE INSTALLED IN CONJUNCTION WITH THE WIDTH AND STYLE OF THE VANITY.

BATHROOM ACCESSORIES: THE BATHROOM FINISHES WILL EACH HAVE THE FOLLOWING: A TOILET, SINK FAUCET, TUB/SHOWER FAUCET, ONE TOWEL BAR/RING AND ONE TOILET PAPER HOLDER PER BATHROOM. FAUCETS ARE MOEN. THE STYLE AND FINISH VARIES WITH CHOICE OF VANITY AND TILE SELECTED IN EACH ROOM.

CLOSET SHELVING: EACH CLOSET IN THE HOUSE WILL HAVE AT LEAST ONE SHELF AND ONE ROD PER CLOTHES CLOSET AND FOUR SHELVES IN LINEN/PANTRY CLOSETS. MASTER CLOSETS MAY FEATURE BUILT INS.

WOOD FLOORING: I WILL BE INSTALLING HARDWOOD FLOORING THROUGHOUT THE MAJORITY OF THE HOME, USING ENGINEERED PRE-FINISHED OAK. THE FLOORING WILL BE NAILED DOWN THROUGHOUT THE HOUSE. I WILL BE USING A MATERIAL THAT IS 5" OR WIDER, AND LENGTHS AS LONG AS 84".

KITCHEN-I ANTICIPATE USING SHAKER STYLE CABINETS WITH AN INLAYED STYLE DOOR. THE CABINETS ARE ANTICIPATED TO BE WHITE. THE SINK IS A FARMHOUSE APRON SINK. COUNTER TOPS TO BE DETERMINED. I'LL SUPPLY COPIES OF THE RENDERINGS ONCE COMPLETED. KITCHEN CABINETS WILL HAVE SOFT CLOSE DOORS AND DRAWERS. THERE WILL BE AN ISLAND IN THE KITCHEN. THERE WILL BE SEATING FOR AT LEAST 4-5 CHAIRS AT THE ISLAND. THE BACKSPLASH WILL BE TILE, CHOSEN AS THE PROJECT PROGRESSES.

APPLIANCES: ALL KITCHEN APPLIANCES WILL BE STAINLESS STEEL OR paneled, AND INCLUDE:

GAS RANGE - WITH COORDINATING HOOD

BUILT IN REFRIGERATOR

UNDER COUNTER MICROWAVE

DISHWASHER

FRONT LOAD WASHER MACHINE WITH A COORDINATED DRYER, GAS OR ELECTRIC

LANDSCAPING / PAVERS & IRRIGATION: THE EXTERIOR CURB APPEAL IS SLIGHTLY DICTATED BY ZONING REQUIREMENTS. THE PLOT PLAN SHOWS A DETAIL OF CERTAIN TREES AND SHRUBS THAT NEED TO BE PLANTED ON EACH SIDE OF THE HOUSE. THE SOD THAT IS LAID WILL ALSO HAVE A SPRINKLER SYSTEM. THERE WILL BE NEW CONCRETE POURED ON THE ENTIRE PROPERTY. THE DRIVEWAY IS ALSO SPACED OUT ON THE PLAN. ALL WALKWAYS WILL BE 4" CONCRETE AND STEPPING STONES.

POOLS- THERE WILL BE POOLS LOCATED IN THE BACKYARD, SPECIFICALLY FOR EACH UNIT. THE OUTER POOLS WILL BE 10X16. THE INNER POOLS WILL BE 10X11. POOLS WILL BE SITE BUILT GUNITE POOLS. EACH POOL WILL BE FENCED IN FOR PRIVACY AND SAFETY.

ADDITIONAL FEATURES- WE WILL WIRE THE HOUSE FOR TVS. THERE WILL BE WIFI ACCESS POINTS ON ALL LEVELS. ALL TV LOCATIONS WILL HAVE DATA CABLE RUN FOR FUTURE USE. UPGRADES ARE AVAILABLE FOR THIS AS WELL.

IF YOU HAVE ANY QUESTIONS REGARDING THIS DETAILED SPEC SHEET, PLEASE DON'T HESITATE TO ASK.

PLEASE NOTE THAT ANY CHANGES IN THE PLAN ARE SUBJECT TO A DELAY IN COMPLETION OF THE PROJECT.

THANK YOU FOR INQUIRING ABOUT OUR HOME

MICHAEL SMITH
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