

The Queen Anne

3 Bedrooms - 2 1/2 Baths
Size: 27'6" x 52'41" - 2,379 sq. ft.

AvisAmerica's Classic Home Collection

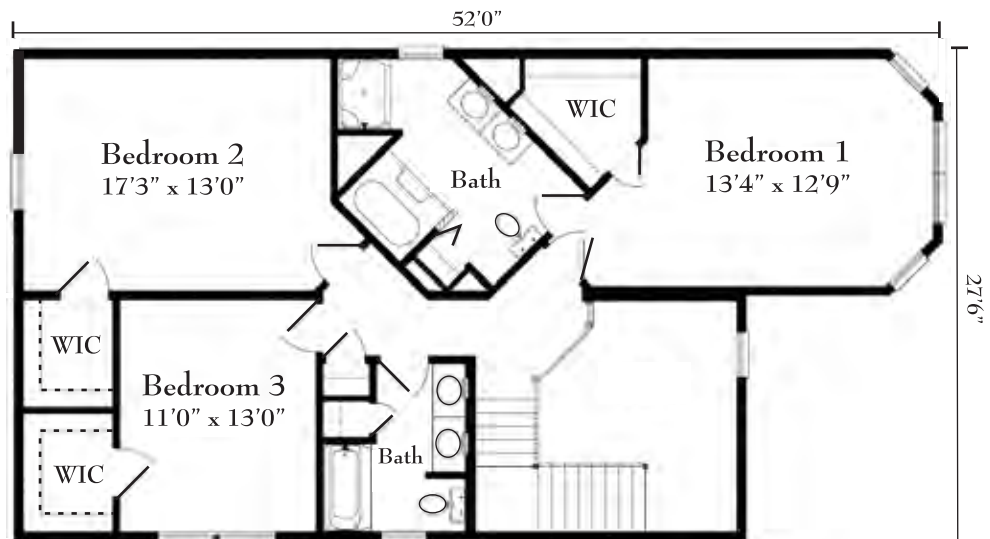


Renderings are for illustration purposes only and may include upgrade options.



First Floor

This victorian beauty features an octagonal center hall which will take you in any direction with a sense of design flair. Storage space abounds in the Queen Anne, where every bedroom sports a walk in closet. The master bath is sublime with dual sinks, an elegant garden tub and a separate shower. Don't forget the bayed living room and master bedroom which will provide you the opportunity for quiet reflection while taking in the scenic views.



Second Floor



Classic Collection

Two Story Specifications

Floor Systems

- Double 2 X 8 (First Floor Only) perimeters glued and nailed under load bearing walls with 16" OC 2 X 8 floor joists and wood bridging: (24 Wide Only).
- Double 2 X 10 perimeters glued and nailed under load bearing walls with 16" OC 2 X 10 floor joists and wood bridging: (26, 27-6, 31-6 wide).
- 2 X 10 (Second Floor) Floor joists 16" OC – 24, 26, 27-6, and 31-6 wide.
- ¾" Tongue and groove OSB sub-floor glued and nailed.

Walls

- 2 X 6 - 24" OC exterior wall construction with R-19 fiberglass insulation.
- 2 X 4 - 24" OC interior partition walls (not available in high wind zones, 120 mph and over)
- 2 X 3 marriage wall 16" OC, except at first floor of two story which is 2 x 4 marriage wall 24" OC
- 7/16" OSB exterior wall sheathing.
- 1/2" Drywall interior finished with flat white latex primer.
- Standard 90 MPH wind zone.

Roof & Ceiling

- 7/12 STD truss roof, 24" OC
- 1/2" OSB roof sheathing with H-clips
- Underlayment with self-sealing 30 year warranty architectural shingles.
- Rubberized ice and water shield will be installed per code at a minimum of 24" from the plane of the inside surface of exterior wall.
- 2 X 6 Ceiling joists 16" OC with 5/8" ceiling drywall and double 2 X 12 perimeters.
- Insulation around exterior perimeter between ceiling and second floor
- R-30 Fiberglass ceiling insulation.
- 5/8" Drywall finished ceiling with fully taped and finished drywall joints, including wall-ceiling joint, with smooth finish.
- 8' ceiling height.
- Shingle over rolled ridge vent.
- 10" Eave overhangs with 6" aluminum fascia and vinyl vented soffit - (24 wide are fixed eaves / 26, 27-6, and 31-6 wide are folding eaves).
- 1 1/2" Gable overhangs with 6" aluminum fascia.

Interior

- 25 ounce FHA Approved carpet floor covering with 6# Rebond pad.
- Resilient sheet vinyl floor covering in kitchen, baths, and foyer.
- Interior white colonial six panel hollow core doors with matching colonial moldings painted white.
- Brass privacy locksets on doors to baths and bedrooms.

- Door stops.
- Vented closet shelves with integral clothes bar. Pantry closets will include four 20" deep shelves spaced 16" apart. Linen closets will include four 12" shelves spaced 16" apart. All other closets include one 12" shelf, 66" off subfloor.
- Casing – 2 ¼" white colonial.
- Baseboard – 3 ¼" white colonial.
- Wood jambs and colonial moldings at all openings including bi-fold and bypass door openings.
- The STD window header height is 82" above the subfloor.
- Carpet grade pine stairs to second floor with ship loose carpet and pad.
- Stair railing supplied by builder and installed by builder.

Exterior

- Fiberglass insulated 6 panel front and 9-lite rear door or Vinyl insulated patio door in rear (floor plan dictates).
- White vinyl tilt sash single hung windows with stools, and screens (Low E specs). Sizes per plan.
- Clearance between any window involving shutters (optional), STD exterior light fixtures, and any door will be 27". (add 8" for 5" pilaster and 6" crosshead)
- 4/4 Vinyl siding over 7/16" OSB exterior wall sheathing. Corner posts, same color as siding, white J-channel and undersill. If terratone windows, J-channel will match siding. (Soffit, fascia, and other trim will be white unless upgraded colors are selected as options)
- All second floor siding is shipped loose.
- Exterior porch lights in polished brass.
- Front and rear door chimes. (2 locations)

Heating

- Electric baseboard heat with individual wall mounted thermostats in each room - 90 degrees max (except 75 degrees in NY per code) or hot water baseboard heating elements (option charge for hot water baseboard for second floor of two story units) with 18-8 thermostat wire (1 per floor). Boiler for hot water baseboard supplied by builder.

Plumbing

- Washerless faucets.
- Copper fresh water supply lines stubbed through floor. No lead solder.
- Shut-off valves on each fixture.
- Schedule 40 PVC drain, waste, and vent system.
- 2" future vent for all basement models.
- Washer/dryer hook-ups in all standard laundry rooms. (2nd floor Washer/Dryer have pan and drain STD)
- Floor access for on-site plumbing.

- Plumbing to the second floor bath(s) installed between floors (except for interconnections) which must be completed on-site by the builder via access panels. Interconnecting materials are shipped loose.
- ¾" copper water supplies to 2nd floor-capped.

Electrical

- 200 AMP main service panel box with full profile breakers.
- Two exterior weatherproof receptacles with ground fault interrupter (front and rear).
- GFI protection on receptacles at kitchen and bath sink(s).
- AC/DC smoke detectors, ceiling mounted - one per floor, one each bedroom and coil wire for attic and basement.
- Ceiling lights in kitchen, dining room, bath, hall, foyer, walk-in closets, stairwells and washer/dryer area.
- Three-way switch and box shipped loose and wire coiled for on-site basement light. (by builder)
- Attic light switched.
- White toggle style switches and standard outlets installed throughout.
- 220V Range outlet wired to panel box.
- Foam gaskets under receptacles and switches on exterior walls.
- 1 CO² Detector per home.
- NEC Arc fault protection in bedroom locations.

Kitchen

- Merillat kitchen cabinets with black toe kick – Essentials with adjustable doors - KCMA approved.
- Square edge laminate countertop with backsplash.
- Vented (when possible) range hood, painted with light and fan.
- 8" Double bowl stainless steel sink with single lever faucet and spray.
- Surface mounted light above sink.

Bath

- 60" One-piece fiberglass tub/shower combination.
- One-piece fiberglass showers (floor plan dictates).
- Single lever anti-scald valves at tubs and showers.
- Elongated 1.6 gallon low flow water closet.
- Vanity cabinets to match kitchen cabinets.
- Cultured marble top with oval bowl with dual control faucet.
- Recessed medicine cabinet with light bar, installed with the bottom of the rough opening 53" from the floor.
- Combination fan/light ventilation unit.
- Towel bar and toilet paper holder.