



Atlas Waterfront Specifications:

House plan B

CDA, Idaho

Site Preparation/Final Grade

As required, per building discretion

Water/Sewer

City

Foundation

Slab on grade as per plans

Tall wall foundation based off site conditions

Concrete flatwork

1st floor gray broom concrete walk, stairs, driveway and side patio

2nd floor gray broom rear patio

All concrete to be Dimond Coat sealed

Framing

Exterior walls-2x6 studs @ 16" OC

Interior walls-2x4 studs @ 16" OC unless otherwise noted on plans

9' flat ceiling heights throughout

Roof-manufactured engineered roof trusses

Eave-16" LP vented soffit w/ 12" fascia per plans

Rake-16" LP non-vented soffit w/ 12" fascia per plans



Siding

Hardiplank 7" lap siding as per plans
Hardipanel smooth finish as per plans
Miramac or Eq- metal siding per plan
5/4x4 window, door and corner trim as per plan
2x6 Rough Sawn window header as per plan
1x6 Hem-Fir T&G ceilings at all covered patios

Windows

Black vinyl exterior/ White interior as per plans
Black vinyl slider as per plans Black exterior / white interior

Roofing

Architectural composition installed over #15 felt

Rain Gutters

Full gutters

Insulation

Per energy calculations

Drywall

½" sheetrock in house, 5/8" where required for fire code
All square corners
Imperfect Smooth finish walls and ceiling
Garage to be full double coat flush finish



Paint

Interior-single color walls and ceiling

Interior base, door jambs, door casing and windows wraps to be paint grade

Solid core paint grade door package

Fireplace mantle to be stained

Garage-single color to match interior of house

Exterior-single color body and soffit

Exterior facia, corner and window trim single color

Exterior wood to be stained

Floor coverings

WPC/LVP throughout main areas

WPC/LVP tread and risers at all stair locations

Carpet in all bedroom and bedroom closets

Tile floors in all bathrooms

Tile

Kitchen backsplash full height

Pantry backsplash full height

Laundry backsplash full height

Bathrooms 4-6" backsplash

Tile wall surround bath 1

Full mud set showers master and bath 3

Tile floors at all bathroom locations



Countertops

Builder grade 2 quarts countertops throughout

All sinks to be undermount supplied by top supplier

Cabinets

Frameless-Deluxe Collection w/ 5" matte black hardware

Soft close drawers and doors

Crown molding installed at all uppers

42" upper cabinets in kitchen and pantry

36" upper cabinets in laundry

Laundry sink base

Bathroom Mirrors

Master bath to have 2 - 24"x36" mirrors centered on sinks

Bath 3 - to have 1 30"x36" mirror centered on sink

Bath 2 - to have 36"x36" mirror centered on sink

Bath 1 - to have 36"x36" mirror centered on sink

Shower doors

Bath 1 ¼" framed clear glass sliding door trimmed to match hardware

Bath 3 3/8" clear glass panel and door

Master bath 3/8 clear glass surround and door

Appliance

GE Café Line 36" gas range

GE Café Line Range Hood

GE Café Line Dishwasher

GE Café Line Speed Oven



Doors and Trim

Interior base, door casing and window wraps to be MDF per plan

Interior solid core standard height doors to be paint grade

Fiberglass 3/0-6/8 front door

6x6 Fir mantle to return to walls

Door and Bath Hardware

Schlage lever door hardware. Privacy lock at bed and bath

Bath hardware: TP holder, 24" towel bar and towel ring at each sink

Matte black finish

Shelving

White Melamine closet systems

Garage Door

16'x8' Clopay Modern Steel Collection with glass

Side mount power door opener

Remote keypad

Plumbing

Kitchen:

16g Gunmetal Black workstation sink w/ accessories

Pullout faucet

1/3 HP garbage disposal w/ air switch

Brizo Matte Black insta hot

Laundry

Undermount SS sink w/ pullout faucet



Master Bath:

3'-6"x5' mud set shower with 14x24 niche

42"x72" free standing pedestal tub

Undermount sinks

Elongated comfort height toilet

Guest Bath 3:

3'x5' mud set shower with 14x24 niche

Undermount sink

Elongated comfort height toilet

Guest Bath 2:

Undermount sink

Elongated comfort height toilet

Guest Bath 1:

32"x60" tub combo w/ tile surround and 14x24 niche

Undermount sink

Elongated comfort height toilet

2 exterior hose bib locations

80-gallon electric water heater

Plumbing fixtures to be matte black finish

Fireplace

Heat & Glo DV4236 Gas fireplace w/ direct vent kit

6x6 Hem-Fir mantle to wrap to exterior walls

Stone to wrap 3 sides and to bottom of mantle



HVAC

Gas forced air heat

Gas to furnace, range, laundry, and fireplace

Full AC installation

50 cfm minimum whisper quiet fans in all locations required

Make-up air to kitchen hood

Gas stub to rear patio

Fireplace

45" Gas fireplace w/ direct vent kit

6x6 Hem-Fir mantle to wrap to exterior walls

Stone to wrap 3 sides and to bottom of mantle

Lighting Fixtures

Supplied by Homestyles Lighting

Fixtures to be matte black finish

Electrical

Wire Per Basic code

Electrical Per Plans

200-amp service

40 recessed can light allowance

6 dedicated low volt locations allowance

3 ceiling fan locations

Stone

Stone at front elevation per plan

Stone at fireplace and to bottom of mantle to return to walls



Handrail

Exterior 36" Cable rail system w/ black powder coat posts

Interior black powder coat horizontal metal rail and grab bar at all stair locations

Landscaping

Full yard landscaping

5 zone watering system

Clean Basalt @ 5' side yards

Sod @ front and rear yards

Decorative rock at planter beds

50' curbing allowance

20 plants allowance

2 tree allowance

Fencing

Wood privacy fence at rear yard location

Short 36" wood fence at side yard location