

Standard Specifications 4-4-11 rev.9-14-11		BALBOA ISLAND	Standard Specifications 4-4-11 rev.9-14-11		BALBOA ISLAND	
Exterior			Bank of Drawers			
Sidewall Height/Ceiling Type			2 Door DEEP Overhead Cabinet Above Refrigerator			
9' Sidewall with Flat Ceiling - Single Wides			STD	33" Tall Overhead Cabinets		
9' Sidewall with Flat Ceiling - 22 and 30 Wides			STD	Counter Tops		
9' Sidewall with Flat Ceiling - 24, 27, and 28 Wides			STD	Solid Surface Top, Selfedge, and Backsplash (Group 2)		
Exterior Siding			Utility Room			
Fiber Cement Siding - Vertical			STD	80% Efficient Natural Gas/Propane Furnace		
Exterior House Wrap underneath Siding			STD	40 Gallon Gas Water Heater		
Balboa Island Exterior - Shingled Roof on Bay Window, Straight Porch Header, verticle picket porch rails, 8-1/4" Lap Siding on front endwalls and to the end of the transverse gables down each sidewall, Quarter Round Trim per elevation, and no Cupola (per plan)			STD	Plumb/Wire Washer, Wire for Electric Dryer		
Balboa Island Exterior - 5 rows wainscot lap in courtyard (per plan)			STD	Metal Shut Off Valves at Washer		
Exterior Walls			Dryer Vent In Wall			
2" x 6" - 16" On Center			STD	Base, Overhead, and Linen Cabinets (per plan)		
House Wrap			STD	Electrical		
Interior Walls			100 Amp Panel Box			
2" x 4"			STD	Programmable Thermostat		
Tape and Textured Ceiling and Walls			STD	Exterior GFI Plug at Rear Door		
Moisture Resistant Sheetrock Bathrooms and Wet Wall in Kitchen & Utility			STD	Lighting		
Exterior Window, Door, and Fascia Trim			Rocker Light Switches			
2" x 4" Rough Sawn Trim - All Windows & Doors			STD	Porch Light - Black Lantern Style		
2" x 8" Rough Sawn Fascia			STD	Silver Light Package		
Roof Pitch			Brushed Nickel Finish on Interior Lighting			
4/12 Roof Pitch on Flat Ceilings Singlewides - 14 and 16 Wides			STD	Recessed Can Lights in Kitchen		
3/12 Roof Pitch on Flat Ceilings - 22, 28, and 30 Wides			STD	Master Bath		
3/12 Roof Pitch Vaulted Ceilings- 27 Wides			STD	36" High Sink Cabinet		
Roof Load			Bank of Drawers			
20# - 24" O.C. Trusses			STD	Round Toilet		
Roof Shingles			Medicine Cabinet			
30 Year Warranty - Architectural			STD	Solid Surface Countertop (Group 2) with Selfedge & Backsplash		
15lb. Rolled Roofing Felt Under Shingles			STD	China Sink		
7/16" OSB Roof Sheathing			STD	Double Sinks in Master Bath in two-section and three-section plans		
Eaves			Silver Faucet Package			
6" Sidewall Eaves - 14 and 16 Wides			STD	Radiance Hardware Package		
6" Sidewall Eaves - 27 and 40 Wides			STD	Sheetrocked Tub/Shower Flanges		
10" Sidewall Eaves - 30 Wides			STD	Fiberglass Stall Shower with Obscure Enclosure (Per Plan)		
Overhangs			Ceiling Exhaust Fan			
16" Front and No Rear Overhangs			STD	42" Tall Mirror with J-Rail and Clips installed on Top of Backsplash		
Floors			Water Shut-off Valves at Sink			
2" x 6" 16" On Center - 14, 20, 22, 24, 27, and 40 Wides			STD	Water Shut-off Valve in Wall at Toilet		
2" x 8" 16" On Center - 16 and 30 Wides			STD	Guest Bath		
3/4" Cresdek Floor Decking			STD	Round Toilet		
Exterior Doors			Medicine Cabinet			
Front Doors			China Sink			
96" Tall Half Window 12-Lite Fiberglass - Single or Double Doors (per plan)			STD	Silver Faucet Package		
Doorbell			STD	Radiance Hardware Package		
Rear Doors			Sheetrocked Tub/Shower Flanges			
32" Inswing Fiberglass with 9-Light Window			STD	Fiberglass Tub/Shower 60"		
Sliding Glass Doors			Ceiling Exhaust Fan			
6'X8" Tall Standard (per plan)			STD	Mirror with J-Rail and Clips installed on Top of Backsplash		
Windows			Water Shut-off Valves at Sink			
Windows			Water Shut-off Valve in Wall at Toilet			
Vinyl Frame - Dual Paned with Low "E"			STD	Floor Coverings		
Residential Size Windows with Grids on Front Elevation (per plan)			STD	Linoleum		
Windows in kitchen between counter tops and overheads (per plan)			STD	Diamondflor (DF) Vinyl Floor in Wet Areas		
Picture Framed Window Returns with 2-1/4" Colonial Trim			STD	Carpet		
Window Blinds			7/16" 4lb. Carpet Pad			
2" Fauxwood Mini Blinds			STD	Group 1 Carpet		
Cornice Boxes			STD	Baseboards and Heat Registers		
Dormers			Baseboards - 5-1/4" Throughout			
Transverse Dormer with Gable on Front Endwall (per plan)			STD	Toe Kick Heat Registers in Kitchen and Baths		
Kitchen			Fireplaces			
Cooking			Interior Doors			
Gas Range - Free Standing 30" JGBS07			STD	2-Panel Interior Passage and Wardrobe Doors		
Rangehood with Light 30" Vented Through Ceiling or Sidewall			STD	Louvered Utility Room Door		
Refrigerator			3/4" Pine Door Jamb			
17.9 cu. ft. No Icemaker GTS18			STD	Colonial Door Casing 2-1/4"		
Dishwasher			Round Door Knobs - Brushed Nickel			
Sinks and Faucets			Wood Closet Shelves with Pole			
Stainless Steel 50/50 Under Mount Sink - 8" Deep			STD	Interior		
Silver Faucet Package			STD	T&T Throughout		
Water Shut-off Valves at Sink			STD	Rounded Drywall Corners		
Cabinetry			White Interior Wall Paint			
Hidden Hinges			STD	Silent Air Return		
Alder Hardwood Base and Overhead Cabinets			STD	Insulation		
Kitchen Island (per plan)			STD	Ceiling R-38; Walls R-19; Floor R-22 (Energy Star)		
Crown Molding on Overhead Cabinets			STD			
Hardwood Flat Panel Cabinet Door			STD			
Fixed Overhead Cabinet Shelves - White Lined Interior			STD			
Drawers Over Doors			STD			
Ball Bearing Drawer Guides			STD			