

BELLVUE SPECIFICATIONS

FLOOR CONSTRUCTION

- floor joists @ 16" o.c.
- perimeter band
- double center beam
- floor joist blocking
- construction adhesive
- 3/4" T&G oriented strand board subfloor

1st FLOOR

- 2x8
- 2x8
- 2x8

1st FLOOR CEILINGS (2 STORY)

- ranch - see roof section
- ranch - see roof section
- ranch - see roof section

EXTERIOR WALLS

- 2x6 studs @ 16" o.c.
- door & window headers per structural requirements
- 2x6 plates (double top, single bottom) (single plates @ gable end walls)

INTERIOR WALLS

- 2x4 studs @ 16" o.c.
- 2x4 plates (single top & bottom)

MARRIAGE WALLS

- 2x3 studs - 16" o.c. (ranch)
- 2x3 plates (double top, single bottom)
- 7/16" oriented strand board perimeter application

INSULATION

- ceilings - R-38 batt insulation (roof area only)
- 2x6 exterior walls - R-19 kraft faced batt insulation
- do not insulate marriage walls or floors for sound

EXTERIOR

- 7/16" oriented strand board perimeter application
- west vinyl single-hung window w/ screen
- exterior doors front: therma-tru S255 rear garage: therma-tru S210
- exterior door sidelites: (1) S263SL sidelite exterior door transoms: no transom
- D-4 vinyl siding
- Tyvek house wrap
- do not install shutters

ROOF

- 8/12 pitch trusses 24" o.c.
- ground snow load per code
- sheathing - 1/2" oriented strand board
- 15# felt underlay
- landmark 30 year architectural dimensional shingles
- 12" vinyl soffit system - all sides
- 2x6 aluminum fascia system
- ice and water shield

PLUMBING

- copper water lines
- pvc drainage system
- 50 gallon electric water heater
- 1 hose bibb w/vacuum breaker
- whole house water shut-off valve

ELECTRICAL

- 200 amp entrance panel
- bedrooms arc-fault protected
- copper wire
- exterior gfci outlet (1-front/1-rear)

FOUNDATION

- crawlspace/pier
- interior crawl access

HVAC

- return air chase & flue chase are not needed

HIGH WIND AREA

- high impact windows
- high wind rating engineered
- fiber cement siding

FLOOR COVERING

- carpet and ceramic tile as indicated on plan

WALL & CEILING COVERINGS AND FINISH

- 8'-0" ceilings
- 1/2" ultra base high strength drywall
- smooth ceiling finish
- 1/2" finished drywall on walls
- flat latex primer on ceilings and walls
- 6'-8" hollow core 6 panel doors primed white
- primed white 2 1/4" wood casing & 3" wood base

KITCHEN

- merillat cabinets millbridge II
- no soffit
- delta standard chrome single lever faucet
- surface mount double bowl stainless steel sink
- standard ventless rangehood
- laminate counter top

MASTER BATH

- merillat cabinets millbridge II
- delta standard chrome single lever faucet package
- laminate counter top w/ surface mount sink
- standard white china water closet
- standard one piece fiberglass tub/shower
- wall mounted light fixture & mirror
- vent fan & light combination

FULL BATH(S)

- merillat cabinets millbridge II
- delta standard chrome single lever faucet package
- laminate counter top w/ surface mount sink
- standard white china water closet
- standard one piece fiberglass tub/shower
- wall mounted light fixture & mirror
- vent fan & light combination

POWDER ROOM/1/2 BATH (IF APPLICABLE)

- standard white pedestal sink
- wall mounted light fixture & mirror
- standard white china water closet
- vent fan & light combination

LIGHT FIXTURES

- living room
- dining room
- hall
- utility room
- above kitchen sink
- kitchen ceiling
- bedrooms
- walk in closet
- stairwell (per plan)
- basement stairwell if applicable
- front entrance
- rear/side entrance

STANDARD NICKEL PACKAGE

- ceiling fixture
- ceiling fixture
- ceiling fixture
- ceiling fixture
- recessed eyeball fixture
- standard 4' fluorescent fixture
- ceiling fixture
- ceiling fixture
- ceiling fixture
- ceiling fixture
- (1) standard black coachlight
- (1) standard black coachlight

APPLIANCES

- prep for 30" electric range
- no wall oven
- prep for refrigerator w/ ice maker
- prep for 24" dishwasher
- no trash compactor
- prep for electric washer & dryer
- garbage disposal

* Specifications and features listed are subject to change without notice. Photos, drawings, and floorplans in this web site may include builder-built options that are not necessarily offered by All American Homes. Check with salesperson for a complete list of detailed specifications and features for each model. Some models and options may not be available in your area.