**ADUDIO 552 - SR23 Specifications**

**APPLICABLE CURRENT BUILDING CODES**

|  | **2019 California Residential Code**; **California Mechanical Code; CalGreen, California Plumbing Code; California Energy Code – Title-24** |
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| **Item**  | **Description** |
| **Exterior:** |  |
| **Siding**  | **Fiber Cement, Horizontal Lap, cedar-grain w/ 8” revealFront elevation with “Cedar” stain** |
| **Siding Underlayment** | **Tyvek Residential HomeWrap** |
| **Paint** | **® Exterior Paint CalGreen compliant Low or No VOCs** |
| **Paint Color**  | **Two Colors, Body & Trim** |
| **Trim** | **Fiber Cement 3.5” with 5.5” header on top** |
| **Fascia** | **Fiber Cement 7.25” Trim** |
| **Soffit** | **Fiber Cement Vented Smooth** |
| **Windows** | **Single-Hung Vinyl, Low-E, Dual-Glazed, w/ Argon gas**  |
| **Window Options** | **Transom and Clerestory windows per plan** |
| **Window Grid** | **No grids** |
| **Roofing** | **Owens-Corning - Oakridge Composition Shingles****(Limited Lifetime Warranty)** |
|  | **Color - Sierra Grey, Cool Roof ShinglesOmnivents for roof-to-wall termination.** |
| **Roofing Underlayment** | **30-LB Felt**  |
| **WUI High Fire Specs** | **NO, can be converted if WUI Roof vents are added in soffit by others and fire sprinklers are added by others.** |
| **Front Door** | **36” x 80” 3-Panel Flat Craftsman Fiberglass painted entry door** |
| **Front Door Option** | **Wood-style Grain Fiberglass entry door** |
| **Front Door Hardware** | **Satin nickel exterior hardware with Thumb-open and Deadbolt** |
| **Crawl Space Access** | **By Site Contractor, in Exterior of Foundation Wall** |
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| **Interior:** |  |
| **Drywall Finish** | **Imperfect Smooth Texture** |
| **Drywall Corners** | **Rounded Throughout** |
| **Paint**  | **® Paint throughout, CalGreen No VOC paints****One Body Color, Shasta White** |
| **Paint Sheen** | **Walls and Ceiling in Bed/Living/Hallways - Eggshell** |
|  | **Walls and Ceiling in Kitchen/Baths/Utility - Semi-Gloss** |
|  | **Doors and Trim - Pure White Semi-Gloss** |
| **Interior Doors**  | **White Raised 3-Panel, Hollow-Core** |
| **Interior Door Hardware** | **Lever Knobs - Brushed Nickel** |
| **Door / Window Trim** | **Craftsman Package - 2.75” sides with 3.5” header piece** |
| **Baseboards** | **5.5” square** |
| **Closet Shelving** | **11.25” with Hanger Rod below** |
| **Window Sills** | **Craftsman Sill with trim and apron** |
| **Attic Access** | **Not Applicable** |
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| **Kitchen/Laundry:** |  |
| **Cabinets** | **European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware, 2” Crown Moulding on top** |
|  | **All Hardwood Face Frames and Doors with Solid Plywood Boxes** |
| **Cabinet Height** | **36” hanging wall cabinets** |
| **Doors & Drawers** | **Hardwood with Soft Close** |
| **Drawer Guides** | **Full Extension with Soft Close** |
| **Hardware**  | **Knobs and Handles - Brushed Nickel** |
| **Laundry Area** | **Plumbed and Wired for stacked washer-dryer**  |
| **Countertops** | **Granite in kitchen and bathroom** |
| **Backsplashes** | **7” Granite** |
| **Kitchen Sink**  | **9” deep Stainless Steel Double Bowl** |
| **Kitchen Faucet** | **Single Lever Gooseneck with Sprayer in Brushed Nickel**  |
| **Garbage Disposal** | **½ HP with continuous feed** |
| **Appliances** |  |
| **Range**  | **Prepared for electric range; by Site Contractor** |
| **Range Ventilation** | **Electric Hood** |
| **Dishwasher** | **by Site Contractor** |
| **Refrigerator** | **Plumbed for ice-maker; Refrigerator By Client or Site Contractor** |
| **Washer and Dryer** | **Rough plumbing/venting for stacked unit, W/D by Site Contractor**  |
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| **Bathroom:** |  |
| **Shower**  | **Composite Shower Pan with Backer Board, prepped for tile by Site Contractor**  |
| **Water Saving Fixtures** | **All Fixtures are EPA “WaterSense” and CalGreen Certified** |
| **Tub/Shower Faucets** | **Single Lever Diverter - Brushed Nickel** |
| **Shower Head Height** | **7’** |
| **Lavy** | **Single China Sink with Overflow** |
| **Lavy Faucet** | **Single Handle Lavy Faucet, Brushed Nickel** |
| **Water Closet** | **Elongated, Dual-flush (shipped loose)** |
| **Mirror**  | **Beveled Edge, Above Sink** |
| **Medicine Cabinet** | **Recessed** |
| **Hardware**  | **24” Towel Bar, Tissue Holder & Towel Ring in Brushed Nickel**  |
| **Cabinets** | **European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware** |
| **Ventilation**  | **Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans** |
|  |  |
| **Electrical:** |  |
| **Main Panel** | **100 AMP Electrical Service, on exterior wall** |
| **Switches** | **Leviton Decora switches and outlets** |
| **Light Bulbs** | **LED integrated bulbs in all lighting fixtures** |
| **Exterior Entry Lights** | **(1) LED Wall Light at exterior door** |
| **Kitchen Area Lights** | **LED Recessed Lights (3)** |
| **Bathroom Vanity Light** | **2 or 3-Light, Brushed Nickel based on Vanity size, on Occupancy Sensor** |
| **Bedrooms Light** | **Recessed Lights (4)** |
| **Data Closet Prep** | **(1) Faceplate with Conduit Stubbed to the bottom of floor joists, no wire** |
| **Dryer Hookup** | **Recessed Box with dedicated vent to outside in floor system rim** |
| **Exterior Outlets** | **(1) GFCI with All-weather Covers** |
| **Safety** | **ARC Fault Breakers throughout home** |
| **Detectors** | **Hard-wired Smoke & Carbon Monoxide Detectors per CODE** |
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| **Plumbing:** |  |
| **Shut Off Valves** | **Angle-stops at all vanities and toilets; Whole-house shutoff at main inlet** |
| **Water Heater** |  |
| **-Tankless Gas option** | **Rinnai® tankless gas water heater with exterior recessed steel enclosure (WUI compliant)** |
| **Water Supply Plumbing** | **PEX piping** |
| **Waste Plumbing** | **ABS piping** |
| **Gas Lines** | **Gas Piping from fixture stubbed to bottom edge of floor structure if applicable** |
| **Utility Plumbing** | **Plumbing for Washer with shut-off valves and plumbing Gas Dryer** |
| **Hose Bibs** | **(1) included on exterior** |
|  |  |
| **Mechanical:** |  |
| **Air Handler** | **Mitsubishi Mini-Split Ducted Fan Coil Unit for Heat Pump (Electric)** |
| **Duct System** | **Insulated per Title 24 and Mechanical plans** |
| **Ventilation Whole House** | **Panasonic® Whisper Green Bath Fan set to 50 CFM continuous run** |
| **Ventilation Baths** | **Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans** |
| **Air Return** | **Ducted Air Return** |
| **Exterior Unit** | **Mitsubishi Condensing Unit for Heat Pump on pad outside of home by Site Contractor** |
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| **Flooring:** |  |
| **Flooring Wet Areas**  | **None**  |
| **Flooring Dry Areas** | **None**  |
| **All Flooring**  | **Supplied and Installed by Site Contractor**  |
|  |  |
| **Décor:** |  |
| **Window Coverings** | **None** |
| **Blinds**  | **None** |
|  |  |
| **Structural:** |  |
| **Floor Joist**  | **12” LVL Double Rims with Douglas Fire Floor Joists** |
| **Floor Decking**  | **23/32 Tongue & Groove OSB** |
| **Exterior Walls** | **2X6 - 16” On Center** |
| **Wall Height** | **8’ with vaulted ceilings** |
| **Interior Walls** | **2X4 (minimum)** |
| **Roof Pitch & Load**  | **2/12 and 4/12 Roof Pitch with 30 lb roof load** |
| **Roof Trusses**  | **2X12s @ 24” On Center with 7/16” OSB roof sheathing** |
| **Eaves & Overhangs** | **24” Per Plan** |
| **Ceiling** | **Vaulted in Living Room and Bedrooms**  |
|  | **Flat in Kitchen and Bath** |
|  |  |
| **Fire Sprinklers:** | **NONE** |
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| **Energy Efficiency:** |  |
| **Insulation** | **EcoBatt® formaldehyde-free insulation from Knauf** |
| **- Floor** | **R-30** |
| **- Walls** | **R-19** |
| **- Ceiling/Roof** | **R-38** |
| **Air & Vapor Barrier** | **Sill Seal with Vapor Barrier** |
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