

ADIRONDACK CAPE
SPECIFICATIONS

SITework

EXCAVATION AND BACKFILL
PERIMETER DRAIN
DRIVEWAY WITH CRUSHER RUN GRAVEL
1250 GL. SEPTIC TANK AND LEACH FIELDS
FINISH GRADE AND LAWN SEEDING
TRENCHING FOR WATER LINE TO TOWN WATER
TRENCHING FOR ELECTRIC CABLE TO POLE

FOUNDATION

18"X10" FOOTING
8"X8 FT. POURED WALL
3.5" SLAB W/ 6" WELDED WIRE

FRAMING

LVL BEAMS PER PLAN
9 1/2" TJI FLOOR SYSTEM
3/4 " ADVAVTECH SUB FLOORS
2X6 EXTERIOR STUD WALLS
OSB SHEATHING
2X4 INTERIOR STUD WALLS
2X12 RAFTERS
5/8 " ZIP ROOF SHEATHING

ROOFING

35 YR. ARCHITECTURAL ASPHALT SHINGLES
6 FT. ICE AND WATER SHIELD AT EAVES

WINDOWS

LINCOLN ALUMINIUM CLAD
1/2 " LOW E THERMAL GLAZING

DOORS , EXTERIOR

FIBERGLASS ENTRY DOOR
STEEL INSULATED BACK DOOR

SIDING

TYPAR HOUSE WRAP
PINE BRAINSTORM , 7" TTW
2X6 LOG CORNERS
2X6 ROUGH PINE TRIM
1X6 T&G PINE SOFFITS
WESTERN RED CEDAR SHINGLES @ GABLES

INSULATION

KRAFTFACED R21 IN WALLS
KRAFTFACED R38 IN CIELINGS & RIMS
1" CELOTEX PROPER VENTING

WALLBOARD

½ " DRYWALL THROUGHOUT
½" GREENBOARD IN BATHS

PAINT & STAIN

CABOT SEMITRANSPARENT EXTERIOR STAIN
MINWAX TRANLUCENT STAIN ON INTERIOR FINISHES
MINWAX SATIN POLY ON INTERIOR FINISHES
PRIMER AND EGGSHELL ON WALLBOARD

INTERIOR FINISHES

6 PANEL PINE DOORS
3 ½" PINE TRIM - ADK STYLE
5 ½" PINE BASE
OAK STAIR TREADS
CEDAR LOG RAILS
MELININE SHELVING W/ NOSING
1X6 T&G PINE CIELINGS @ CATHEDRAL

SPECIAL FINISHES

OAK RAISED PANEL CABINETS - ARISTOCRAFT
LAMINATE COUNTER TOPS
RUSTIC BENCH AND CUBBIES @ FOYER
CULTURED STONE FIREPLACE
RUSTIC MANTEL

FLOORING

CARPET IN BEDROOMS
PREFINISHED OAK IN GREAT ROOM
CERAMIC TILE IN KITCHEN , BATHS , AND FOYER

PLUMBING

PEX TUBING THROUGHOUT
FIBERGLASS TUB & SHOWER UNITS
SPA TUB
CERAMIC LAV SINKS
STAINLESS STEEL KITCHEN SINK
FIXTURES DELTA OR EQUAL

HEATING

BUDERUS FORCED HOT WATER
INDIVIDUAL THEMOSTATED RADIATORS
GAS FIRE PLACE

ELECTRIC

PER CODE
CABLE & DSL READY
FIXTURES RUSTIC