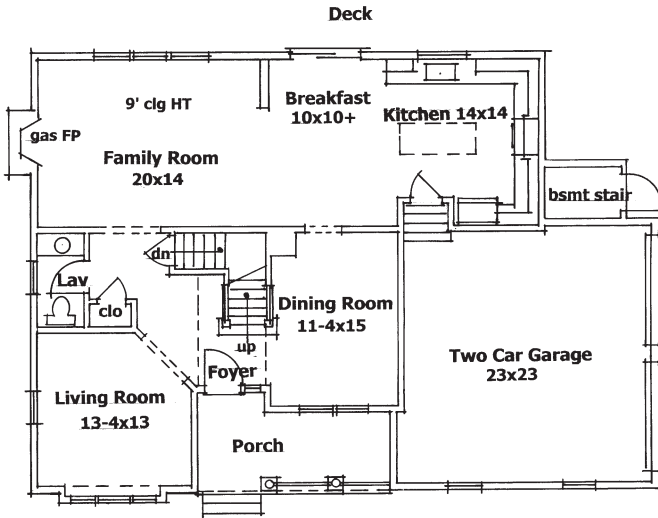
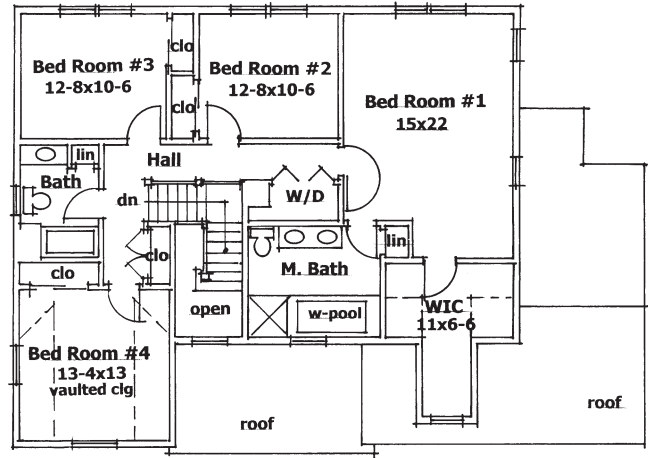


Floor Plans & Elevations

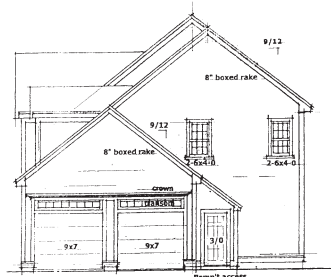
First Floor Plan



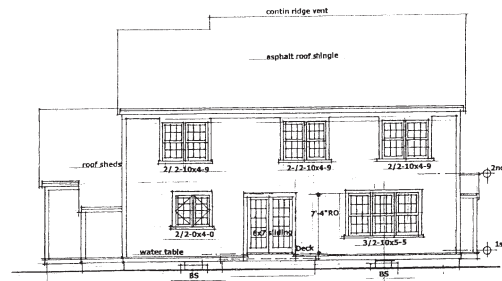
Second Floor Plan



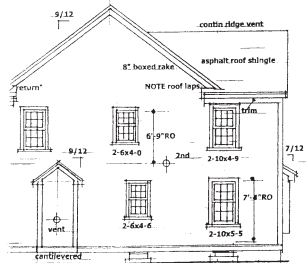
Elevations



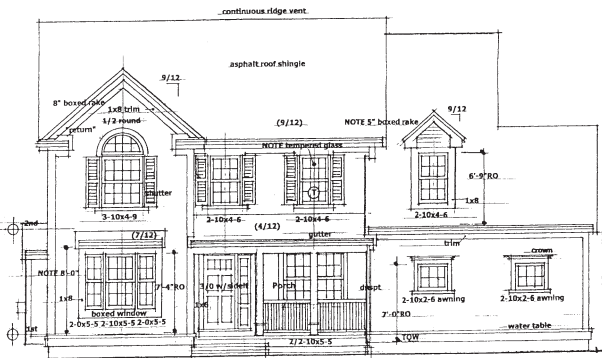
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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WAKEFIELD, MA

The Wakefield Model



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The Wakefield Model

GRACE COURT, WAKEFIELD, MA

Updated Colonial 36' to 44' x 54' with Four Bedrooms including
Farmers Porch • 2½ Baths • Two Car Garage
Approx. 2,500 s.f. Finished Area/Approx. 1,200 s.f. Unfinished Basement Area

Standard Specification & Features

<i>Footings:</i>	24" x 12" (perimeter), 30" x 30" (columns); 3,000 psi. Reinforcing steel as required.
<i>Foundation Walls:</i>	10" concrete walls; 3,000 psi. Top of wall elevations will vary according to grade. Reinforcing steel as required.
<i>Exterior Foundation:</i>	Damp-proofing to grade; perimeter drainage as required.
<i>Garage & Basement Floor:</i>	4" poured reinforced concrete; 3,000 psi.
<i>Exterior Wall Framing:</i>	2" x 4" 16" on center, KD spruce. Sheathing shall be ½" O.S.B.
<i>Roof:</i>	Plywood roof sheathing. Tamko (or equal) 30 year fiberglass blend architectural shingles. Ridge vent and soffit vent as required.
<i>Exterior Siding and Trim:</i>	Builder's selected premium vinyl siding with white vinyl corners and trim.
<i>Windows and Shutters:</i>	White vinyl clad double hung windows with grilles between glass and full screens. Vinyl shutters for front elevation only.
<i>Floor Framing:</i>	Spruce floor joists, 16" on center with ¾" tongue and groove sub-floor.
<i>Ceiling Framing:</i>	2" x 10" KD spruce ceiling joists 16" on center.
<i>Roof Framing:</i>	2" x 10" KD spruce roof rafters 16" on center.
<i>Electrical:</i>	Overhead or underground service, 30 circuit panel to include telephone and cable. Cable will be pre-wired in bedrooms and family room. Telephone will be pre-wired in bedrooms, family room and kitchen as well as high speed internet cable. Smoke detectors, carbon monoxide detectors, heat detectors (if applicable), motion detectors and security system will be installed as required.
<i>Electric Fixtures:</i>	Exterior fixtures: fixtures at front door, walk-out doors (if applicable), overhead garage doors, lantern post light at walkway. Interior fixtures: ceiling fixture in foyer, recessed lighting, hanging fixture at breakfast area. Multi-fixture lighting over vanities and pedestal sink.
<i>Plumbing:</i>	<ul style="list-style-type: none">• Eljer (or equal) 1.6 gallon toilets.• Eljer (or equal) oval under-counter mount porcelain sinks.• Pedestal sink.• Delta bath faucets.• Aker (or equal) fiberglass 5' tub/shower unit.• Aker (or equal) fiberglass 6' whirlpool tub unit.• Aker (or equal) fiberglass shower unit.• Single bowl under-counter mount in kitchen.• Gas fired hot water heater.• Waste water Grinder pump units.
<i>HVAC:</i>	Payne (or equal) 120,000 BTU gas furnace for heating with power vent and cooling system. Zone controlled dampers for two zone heating and cooling.

The Wakefield Model

GRACE COURT, WAKEFIELD, MA

Updated Colonial 36' to 44' x 54' with Four Bedrooms including
Farmers Porch • 2½ Baths • Two Car Garage
Approx. 2,500 s.f. Finished Area/Approx. 1,200 s.f. Unfinished Basement Area

Standard Specification & Features

<i>Insulation:</i>	Exterior walls, garage ceilings (if applicable), attic and unfinished basement ceiling.
<i>Interior Finishes:</i>	Blue board and skim coat smooth plaster finish on walls. Sponge finish in closets and garage. Ceiling to have smooth finish.
<i>Interior Door & Trim:</i>	Two panel masonite hollow core doors. All hardware to be satin nickel finish.
<i>Flooring Finishes:</i>	Builder's selected ceramic tile flooring. White oak flooring in dining room, foyer and living room. Stainmaster carpet.
<i>Cabinets & Vanities:</i>	Maple kitchen cabinets with granite counters and maple bathroom vanities with granite counters. Builder's selected colors.
<i>Bathroom Accessories:</i>	Mirror and bath accessories standard by builder.
<i>Central Vacuum:</i>	Equipment to be installed in basement with adequate wall outs for living area.
<i>Closet Shelving:</i>	Steel vinyl coated shelving.
<i>Appliances:</i>	General Electric: electric range, microwave oven and dishwasher.
<i>Fireplace:</i>	Gas fireplace with direct vent. Mantle design by builder.
<i>Gutters & Downspout:</i>	White aluminum gutters and downspouts to be installed on fascia board.
<i>Rear Deck:</i>	Deck material will be pressure treated lumber with stairs.
<i>Exterior Stairs:</i>	Front stairs will be wood framed pressure treated structure with maintenance-free composite material decking, balusters and railings (if applicable).
<i>Walkway & Driveway:</i>	Bituminous concrete. Steps in walkway will be granite.
<i>Landscaping:</i>	Builder's standard landscape package.

The builder reserves the right to change the building materials and specifications to equal or higher standards. The builder also reserves the sole right of house placement on building lot. All dimensions are approximate.



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