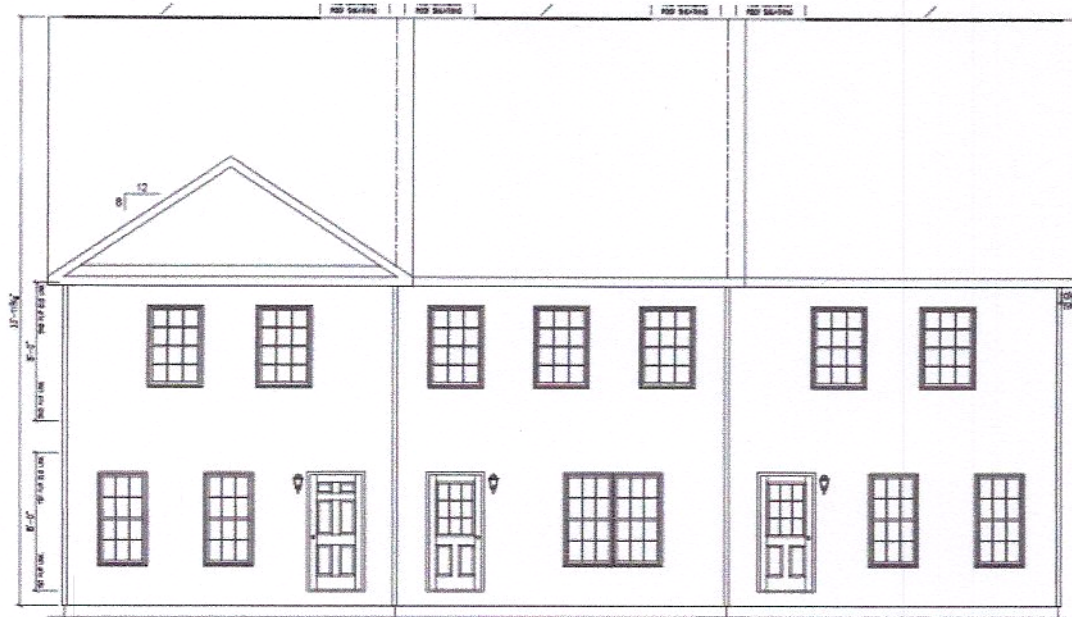




ARCON
group inc.

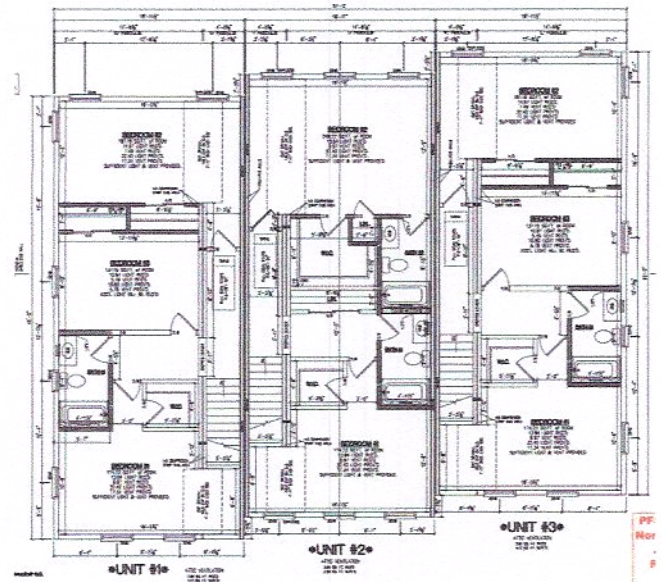
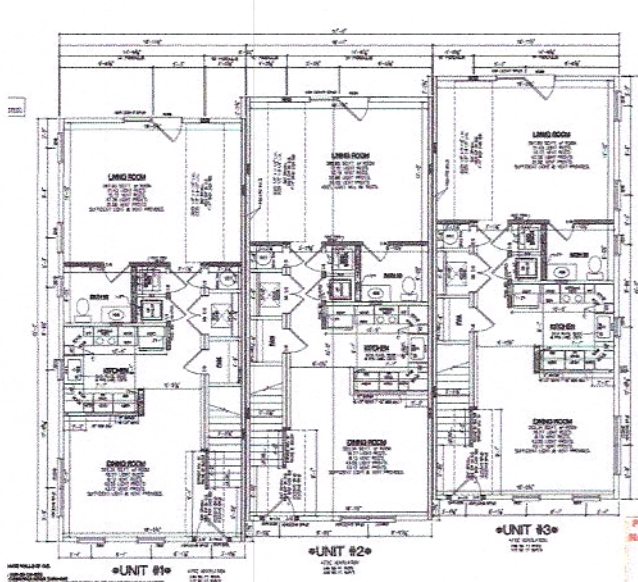
Innovation, Experience, Trust

Modular Three Unit Townhouse Special



FRONT ELEVATION

\$436,000.00 or \$85.00/SF
See Specifications on Back



Townhouse Specifications

Excavation of Crawl space

3'0" Poured Concrete Crawl Space with 3" concrete slab

Exterior Door and Windows:

1. **Front Entry Door** - Six panel fiberglass with lockset & deadbolt (keyed alike).
2. **Windows** - Silverline #3000 Series double-hung, color white, insulated low-e glass, insect

Exterior Finish:

1. **House Wrap** - Air infiltration house wrap.
2. **Siding** - Certainteed Cedar Impressions series siding with matching trim (see exterior
3. **Exterior Trim** - Vinyl and/or composite exterior trim as per exterior elevations.
4. **Shutters** - Louvred polystyrene as per plans
5. **Soffit & Fascia** - White aluminum, perforated soffit material.
6. **Porch Columns** - Polycast, 8" tapered
7. **Gutters** - 5" White K-gutter with matching 2" x 3" downspouts.

Interior Finishes:

1. **Vinyl Flooring** - No wax vinyl sheet flooring in Kitchen, Baths, Mechanical &
2. **Carpet** - 26 oz. Plush carpet with 3/8" foam pad in Living, Hall, Stairs & Bedroom
3. **Shelving** - White basket style shelving.
4. **Interior Doors** - Painted white, six panel hollow core Colonial style doors.
5. **Base Trim** - 3-1/2" white Colonial style.
6. **Casing** - 2-1/2" white Colonial style.
7. **Crawl Space Access** - 20" x 42"
8. **Stair Railings** - Easy Rail railing system as per plan.

Bathroom:

1. **Vanity Cabinets** - Merrilat "Millbridge" vanity cabinet with cultured marble vanity top.
2. **Faucets** - Moen single level faucets & diverters. Anti-scald shower valves. Polished chrome.
3. **Medicine Cabinet** - Beveled glass medicine cabinet mounted aside vanity cabinet in wall.
4. **Mirror** - 1/4" Plate glass mirror with eased & polished edges full length of vanity.
5. **Tub/Shower** - One piece fiberglass tub/shower.
6. **Bathroom Exhaust** - 100 CFM fan/light combination, vented to outside.
7. **Toilet** - Two piece water conserving toilet.
8. **Bathroom Accessories** - Polished chrome bathroom accessories.

Kitchen:

1. **Kitchen Cabinets** - Merrilat "Millbridge" series with 30" high wall cabinets.
2. **Countertop** - Plastic laminate countertop with 4" back splash.
3. **Kitchen Sink** - Stainless steel single bowl sink.
4. **Faucet** - Moen single lever faucet with sprayer. Polished chrome.

Appliances:

1. **Range Hood** - Range hood with fan & light.

Plumbing:

1. **Domestic Water Lines** - PEX piping system.
2. **Drain Waste & Vent** - Schedule 40 PVC system.
3. **Water Heater** - 52 Gallon electric.

Heating:

1. **HVAC Equipment** - Rheem 2 Ton heating & air conditioning unit.
2. **Duct System** - Fiberglass duct system.

Electric:

1. **Electrical Devices** - Ivory Decora style switches & receptacles.
2. **Telephone** - Telephone jack in each kitchen and bedroom.
3. **CATV** - CATV jack in each living room and bedroom.
4. **Data** - Data jack in each kitchen, living room and bedroom.
5. **Electric Panel** - 200 AMP with conduit.

Floor System:

1. **Floor Framing** - 2" x 10" Floor joists 16" O.C. with joist hangers
2. **Bridging** - Single row solid wood bridging per module.
3. **Subfloor** - 3/4" T & G Plywood sub-floor glued & nailed
4. **Insulation** - R-19 Floor insulation.

Walls Exterior:

1. **Wall Framing** - 2"x 6" studs at 16" O.C.
2. **Insulation** - R-21 High density fiberglass batt insulation with vapor barrier.
3. **Exterior Sheathing** - 1/2" CDX Plywood.
4. **Gypsum Wallboard (Interior)** - 1/2" Regular or 5/8" fire-retardant gypsum

Walls Marriage:

1. **Wall Framing** - 2"x 4" studs at 16" O.C.
2. **Insulation** - R-11 Unfaced fiberglass batt insulation provided at stairwells
3. **Gypsum Wallboard (Interior)** - 1/2" Regular or 5/8" fire-retardant gypsum

Walls Interior:

1. **Wall Framing** - 2"x 4" studs at 16" O.C.
and bathrooms for sound isolation.
3. **Gypsum Wallboard (Interior)** - 1/2" Regular or 5/8" fire-retardant gypsum

Walls Tenant Separation (1-Hr):

1. **Wall Framing** - 2"x 6" studs at 16" O.C. Wall Construction
2. **Insulation** - R-21 High density fiberglass batt insulation (unfaced).
wallboard as required by wall assembly.

Ceiling (Lower Level):

1. **Ceiling Height** - 8'-0"
2. **Ceiling Framing** - 2" x 8" Ceiling joists at 16" O.C.
3. **Insulation at Dwelling Unit Separations** - R11 Fiberglass batt insulation
4. **Gypsum Wallboard** - 5/8" Gypsum wallboard. Rated as required by

Ceiling/Roof (Second Level):

1. **Ceiling Height** - 8'-0"
2. **Gypsum Wallboard** - 5/8" Gypsum wallboard. Rated as required by
3. **Roof Framing** - Engineered roof trusses at 24" O.C.
4. **Roof Overhangs** - Built up roof overhangs (3 tier) as per exterior elevations.
5. **Roof Sheathing** - 5/8" CDX plywood.
6. **Roof Covering** - 30 Architectural shingles over 15# felt paper and/or ice
7. **Ridge Vent** - Shingle over type.
8. **Insulation** - R-38 Fiberglass batt insulation with vapor barrier.