



Whiting Farms Commons 40 Roxbury Road, Niantic, CT. 06357

Construction Specifications & Allowances

Foundations

All house locations are based on an approved site drawing
All footings and foundation walls will be poured using 3000 psi concrete
Concrete floors will be poured with 4000 psi concrete over plastic and wire
Floors are to be relief cut to limit cracking
A 4" PVC footing drain will be installed around basement perimeter
Drain will be backfilled with crushed stone and filter fabric
Concrete bulkheads with Bilco door where applicable
If site permits walkout basements to have steel pre-hung door

Lumber

All framing materials are to be Douglas Fir
All floor joists are to be engineered floor joists with 3/4" T&G fir sheathing
All exterior walls to be 2x6 studs with 16" O.C.
Sidewall sheathing will be 7/16" OSB with air filtration barrier (Tyvek)
Roof framing to be 2x8 except in cathedral areas (2x10 or 2x12) for insulation
Roof sheathing to be 1/2" CDX (Fir)

Glass & Exterior Doors

Andersen 200 Series
Double hung with removable sash and screens
Pre-finished white interiors
Fixed light grills
Front door 6 panel fiberglass with sidelights & double bored for deadbolt
Door separating house from garage to be a 20-minute fire rated steel door

Roofing

The entire roof to receive under lying barrier
30 year architectural shingles
Aluminum drip edge and flashings
Continuous vent across roof peak

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