

SANDY SPRING BUILDERS, LLC

STANDARD SPECIFICATION HIGHLIGHTS - 9200 Burning Tree Road, Studio Z Preliminary Plan 9/8/09

Exterior

Stucco exterior finish
Stone water table
Architecturally designed exterior trim package
Exterior Benjamin Moore (or equal) acrylic latex satin finish paint to cover on wood and trim surfaces
Top-line high efficiency SDL low-E glass windows
"Perfection" cedar shingle roof
"Zip System"™ wall and roof sheathing panels with water-resistive barrier - 30 year warranty
Poured concrete foundation with "Tuff-n-Dn"(30 year warranty) waterproofing system
4 hose bibs (locations to be determined)
3 weatherproof electrical outlets
Solid Mahogany entry front door - with side lites
Asphalt driveway - 2 1/2" base coat with 1 1/2" top coat
Seed/Sod on all disturbed areas
Three double head flood lights - 1 front and 1 rear with motion detectors
Over-sized 6" seamless aluminum gutters with 4" round aluminum downspouts
Flagstone leadwalk from front porch to driveway
Flagstone patio per Studio Z plan
Cedar lintels in brick archways above doors and windows per plan
Two (2) car attached garage; optional two (2) car detached garage

Covered Front Porch

Flagstone floor with flagstone treads and stone risers
2 coach lights at entry door
Authentic tongue and groove painted porch ceiling
Shutters per elevation with shutter dogs and hinges
Copper roof on Porch

Interior

Approximate: 10' First floor ceilings, 9' Second floor (higher in Master BR coffer), 8'9" lower level
Beamed ceiling in Great Room
Tray ceiling in Master Bedroom
Benjamin Moore "Low-VOC" white interior latex paint on walls - 2 coats , plus prime coat
Benjamin Moore "Low-VOC" latex semi-gloss on doors and trim
Stairs with oak treads and painted risers
Open railings throughout
Oversized interior trim throughout
Interior solid core 1 3/4 inch thick Masonite molded panel doors (8' on first floor; 7' on second floor and lower level)
Electronic smoke detectors on each level and in each bedroom
Security System standard - basement, 1st floor, and 2nd floor windows and doors contacts, monitoring by client
Field finished 5" select red oak hardwood flooring throughout First Floor (excluding Mud & Laundry) and Second Floor hallway
Low voltage package, prewired for surround sound, CAT-5 TV and telephone

Trim Package General Specifications

Base Molding:

1"x8" base, ogee cap, throughout first floor, upstairs hall and master bedroom/dressing area: electrical outlets in base
5-1/4" ogee base throughout Second Floor

Doors and Trim:

- 1) Solid interior pre-hung masonite doors with 3-1/4" Adams casing
Casing trim throughout with plinth blocks
- 2) Other interior openings: trimmed and cased with head pieces throughout.

Window Trim:

- 1) Wood windows: 3-1/4" Adams casing with window stool

Interior Rails:

- 1) Rake rails: 6910 oak with stained and poly finish
- 2) Flat rails: 6910 oak with stained and poly finish
- 3) Handrails: Painted pine oval 2-1/2" wide to basement
- 4) Balusters: 1-1/4" square, painted trim color
- 5) 6" stock newels for all other
- 6) 7 to 8 inch over-sized box newel for starter, painted white

Closet Shelving:

- 1) All shelving to be shelving board
- 2) 16" deep in Linen closets
- 3) 12" deep in Pantry closets

Crown Molding:

- 4 5/8" crown with base backer, 3 piece throughout First Floor

Hardware:

- 1) Exterior front door: Baldwin
- 2) Other Exterior Doors: Schlage or Emtek
- 3) Interior Doors: Schlage or Emtek

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FIRST FLOOR

FOYER/STAIR HALL

Panel molding
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Case and trim all openings with head pieces.
3 piece crown
Walk-In closet, shelf with closet pole
Hardwood flooring

LIVING ROOM

Hardwood flooring
Cased openings with head pieces
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
3 piece crown molding

LIBRARY

Hardwood flooring
Cased openings with head pieces
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
3 piece crown molding
Bay window standard
Covered Porch - flagstone floor with tongue & groove painted porch ceiling

DINING ROOM

1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Case and trim all openings
3 piece crown
Hardwood flooring
Coffered ceiling

POWDER ROOM

Kohler "Bancroft Black Forest" wood sink base with porcelain sink
Kohler "Wellworth" elongated toilet
2 piece crown molding
Hardwood flooring
Wood-framed mirror
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets mounted in base
Kohler Devonshire plumbing fixtures
Kohler Devonshire toilet paper holder and towel bar plus towel ring

GREAT ROOM

Beamed ceiling with crown molding per plan
Cased openings with head pieces
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Masonry fireplace with slate hearth and half stone profile with mantle
Hardwood flooring

KITCHEN/MORNING ROOM

Full overlay wood stain finish cabinets with many custom features (maple standard) with choice of cabinet hardware by Wood Mode
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets mounted in base
Kohler stainless steel undermount sink
Kohler "Simplice" pull down sink faucet with spray head, high arch spout, vibrant stainless finish
"Energy Star" stainless appliance package including Kitchen Aid dishwasher, 30" double self-cleaning oven with microwave
WOLF 36" gas cook top with (chimney) style stainless range hood, and 48" SUB ZERO double door frost free refrigerator with icemaker
Mid grade granite countertops with eased edge
Under cabinet lighting
Hardwood flooring

COMMAND CENTER

Built-In desk and base cabinets
Mid grade granite countertops with eased edge

BUTLER'S PANTRY

Base cabinets with granite top, wall cabinets with glass doors above
Hardwood flooring

PANTRY AND BROOM CLOSETS

Closet with shelving

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MUD ROOM

12"x12" DAL ceramic tile floor
Schluter waterproof membrane system - no floor drain
Cubbies and Benches in Mudroom
Closet with shelf and closet pole
Walk in pantry closet with 5 shelves
Informal powder room with vanity and toilet
Covered Porch - flagstone floor with tongue & groove painted porch ceiling

LAUNDRY

12"x12" Dal ceramic tile floor
Washer and Dryer hook-up
Floor drain
Schluter waterproof membrane system in all ceramic tiled areas

SECOND FLOOR

STAIR HALL

Hardwood flooring
8" base with hook ogee
2 piece crown molding
Hall Linen closet with 5 shelves
Hall Closet with stackable washer/dryer

FAMILY ROOM/STUDY

8" base with hook ogee
Carpet

MASTER SUITE W/DRESSING AREA

2 piece crown molding
8" base with hook ogee
Coffered ceiling
Carpet
Large Owner's walk-in closets with shelving allowance
Optional Balcony

SPA/ BATHROOM

6 foot soaker tub
Midgrade granite or marble top with 2 *Kohler* "Caxton" porcelain undermount sinks
Kohler Devonshire plumbing fixtures
Wood framed mirrors above vanities
12" x12" Carrera marble (or equal) flooring
Wood paneled cabinetry apron in front of tub to match vanities
His and Her separate vanities
Tumbled marble shower floor with stone shower seat and 12'x12' marble walls to ceiling
Frameless glass shower door with stainless steel hinges
Separate toilet room
Kohler towel bars and toilet paper holder to match plumbing fixtures
Schluter waterproof membrane system in all ceramic tiled areas

BEDROOMS 1, 2 AND 3

5 1/4 one piece base
Carpet throughout
Walk in Closets with shelves and closet pole

BEDROOM #1, 2 AND 3 SEPARATE BATHS

Cultured marble sink and top
Wood full overlay vanity cabinets
Kohler 5' porcelain tub/shower in Baths 1 and 3; shower with seat in Bath 2
6"x6" white Dal ceramic tile on floors
White subway tile on walls around tub to ceiling
Kohler Forte style plumbing fixtures
Kohler towel bars and toilet paper holder to match plumbing fixtures
Schluter waterproof membrane system in all ceramic tiled areas

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BONUS ROOM

5 1/4 one piece base
Carpet throughout
Walk in Closets with shelves and closet pole
Separate rear stair access

BONUS ROOM BATH

Cultured marble sink and top
Wood full overlay vanity cabinets
Kohler 5' porcelain tub/shower
8"x8" white Dal ceramic tile on floors
White subway tile on walls around tub to ceiling
Kohler *Forte* style plumbing fixtures
Kohler towel bars and toilet paper holder to match plumbing fixtures
Schluter waterproof membrane system in all ceramic tiled areas

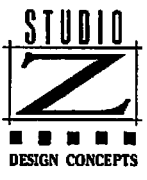
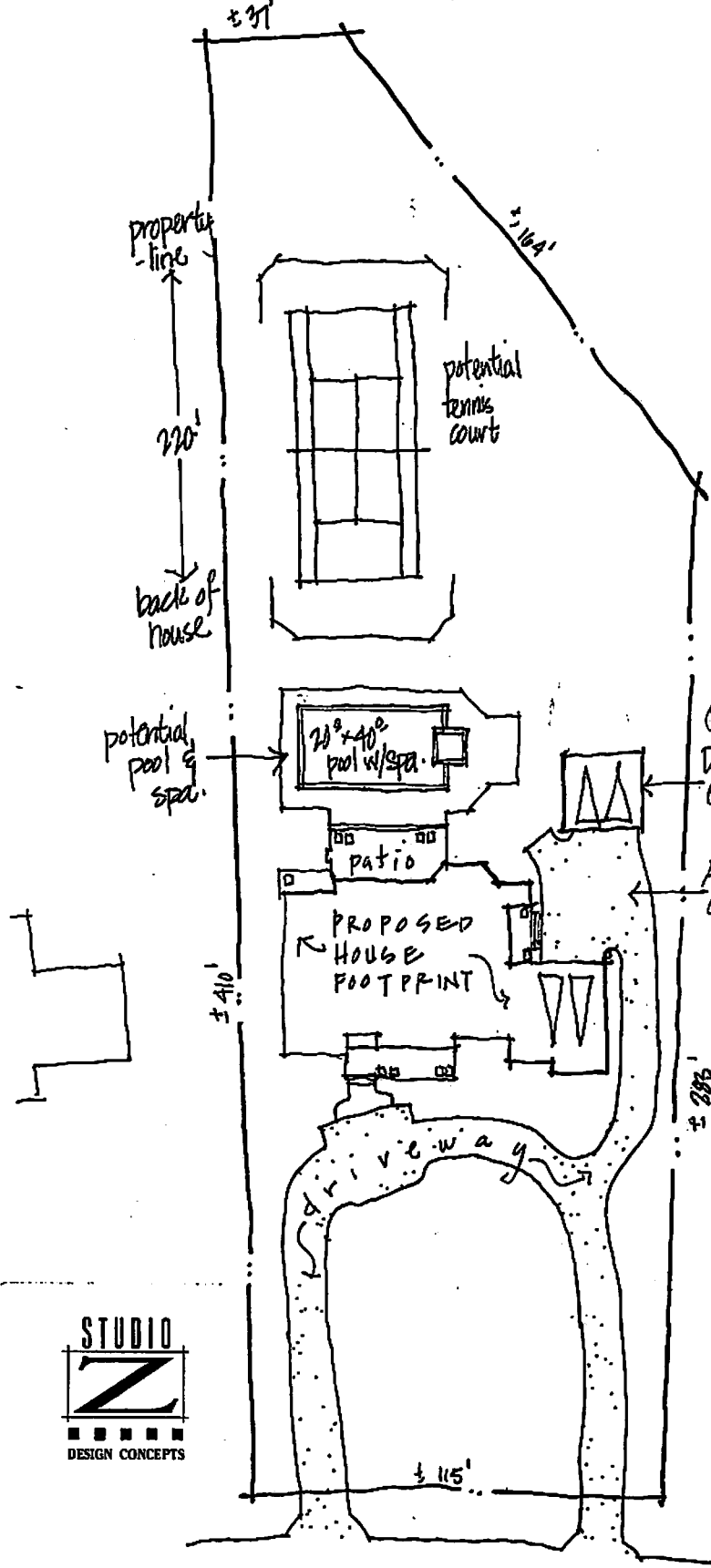
BASEMENT

Approximate 9' poured concrete walls with approximate 8'9" finished ceiling height
"Tuff-n-Dri" 30 year warranty waterproofing system
Full bath rough-in standard
Insulated per code and grade
All wiring "homeruns" to mechanical area
Finished Rec. room, exercise room, bedroom and bath per standard specs.
Carpet

HVAC AND MECHANICAL System

Split hybrid heating system standard ("green") gas , with electric cooling system,
electronic air cleaner and humidifier
All bathrooms have over-sized "Energy Star" 80 cfm exhaust fans (Master Bath has 2 fans)
Kitchen cooktop exhaust vented to outside
Laundry Room dryer vent, venting to outside
One 75 gallon gas hot water heater , with backup 50 gallon electric hot water heater as storage tank
Hot water recirculation system to Master Bedroom

*Builder reserves the right to substitute any items contained herein with products
of similar quality at builder's discretion.*



Preliminary Concept
Site Plan

Lot 28
46,335 sf.
1" = 30'-0"

ALL DIMENSIONS ARE APPROXIMATE. THIS CONCEPT PLAN IS BASED UPON INFORMATION PROVIDED BY OTHERS.

← BURNING TREE ROAD →