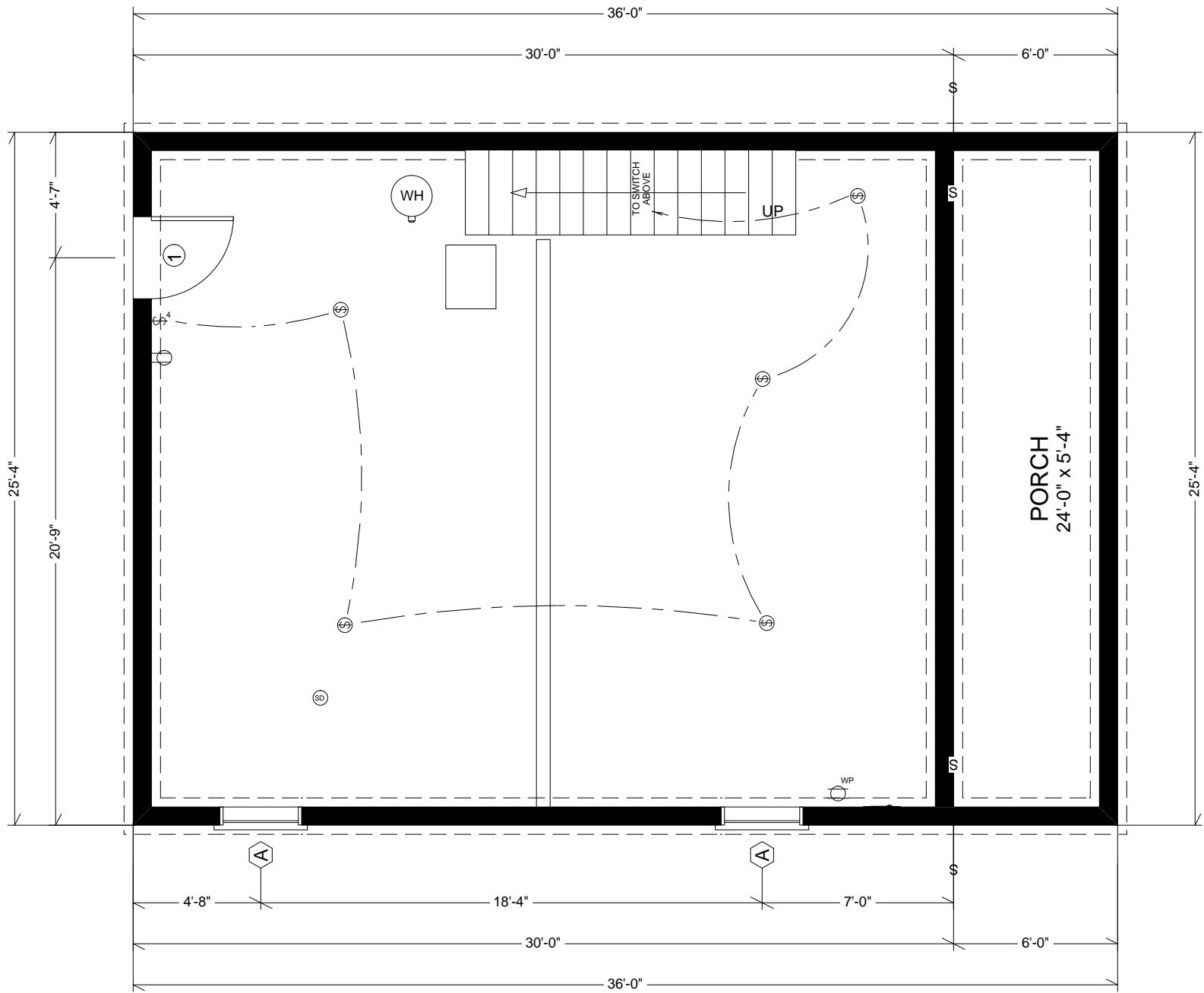


TUPPER
CONSTRUCTION CO.

PROJECT NAME
28 GLENVIEW

DATE: **7/23/2009**

NOTES:

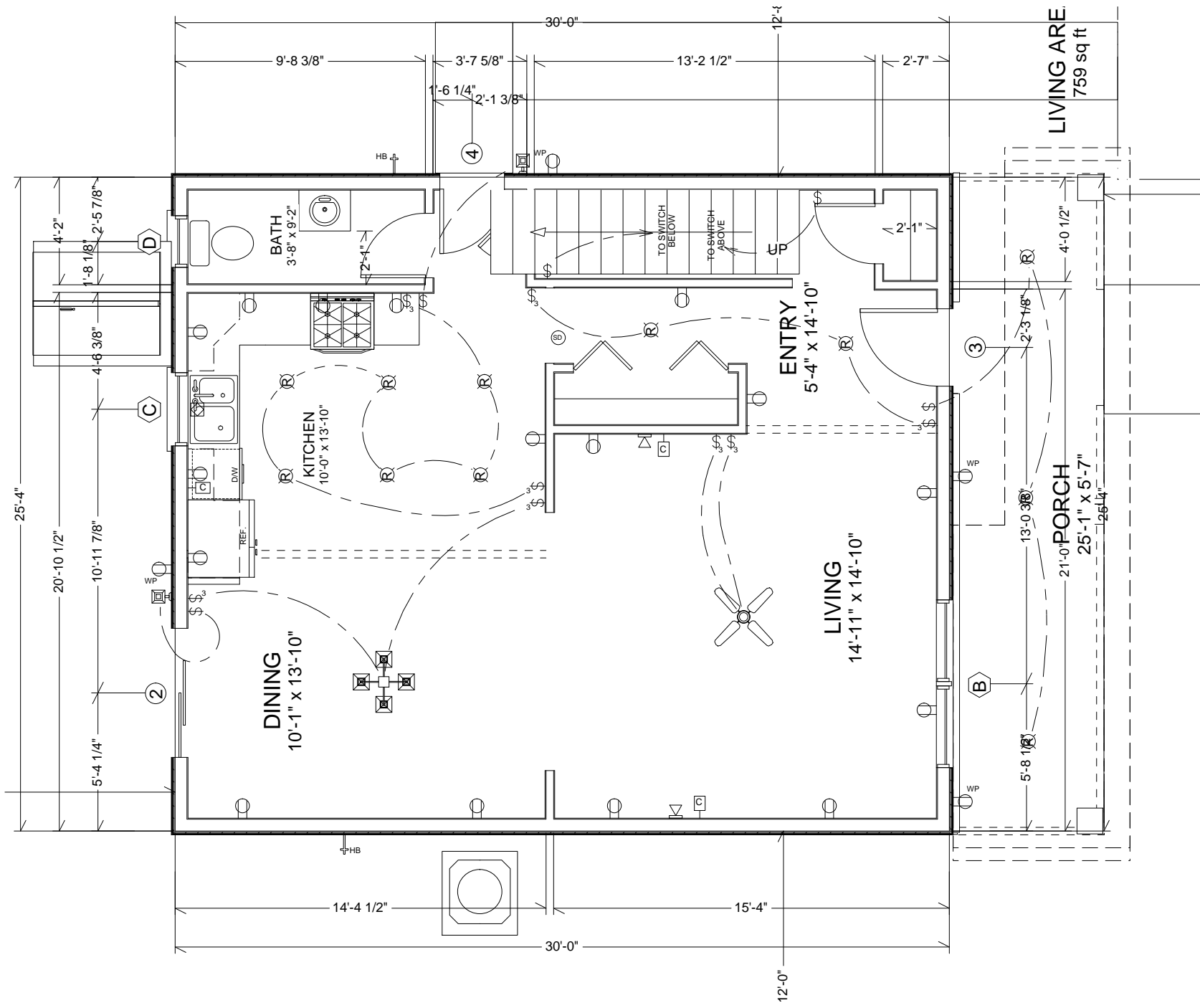


TUPPER
CONSTRUCTION CO.

PROJECT NAME
28 GLENVIEW

DATE: **7/23/2009**

NOTES:

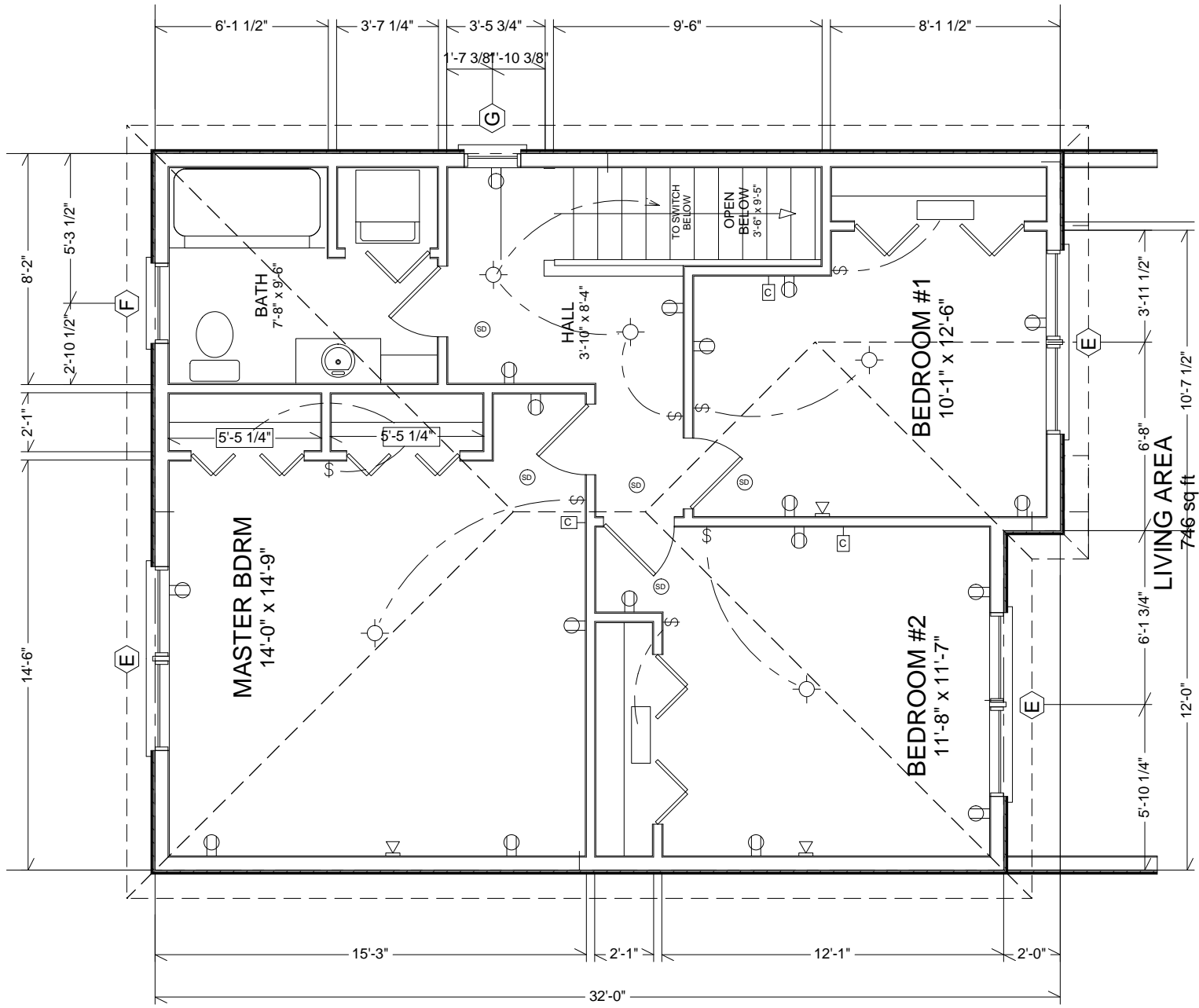


TUPPER
CONSTRUCTION CO.

PROJECT NAME
28 GLENVIEW

DATE: 7/23/2009

NOTES:



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CONSTRUCTION CO.

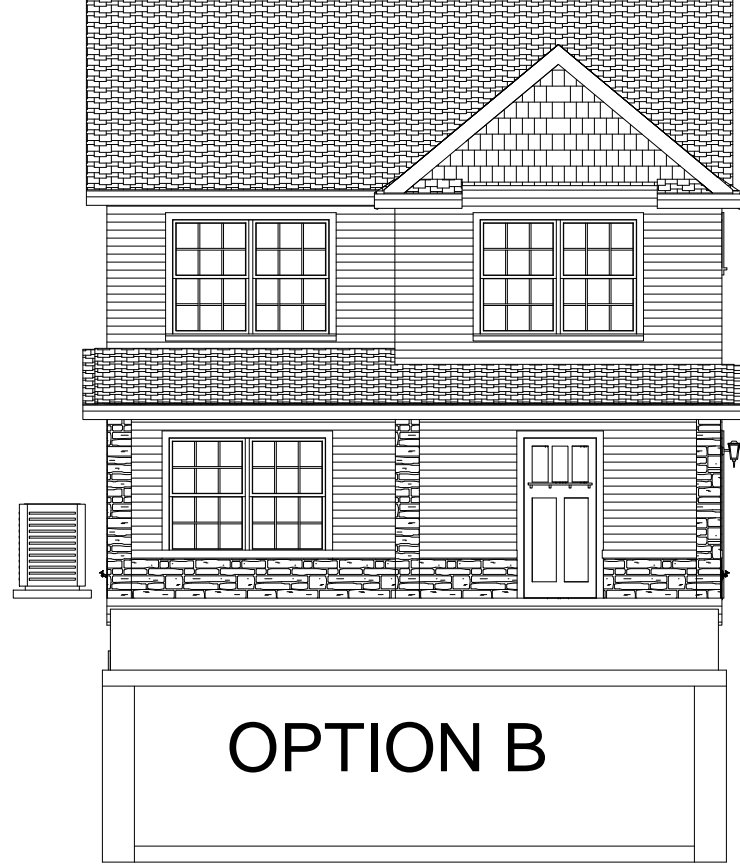
PROJECT NAME
28 GLENVIEW

DATE: **7/23/2009**

NOTES:



OPTION A



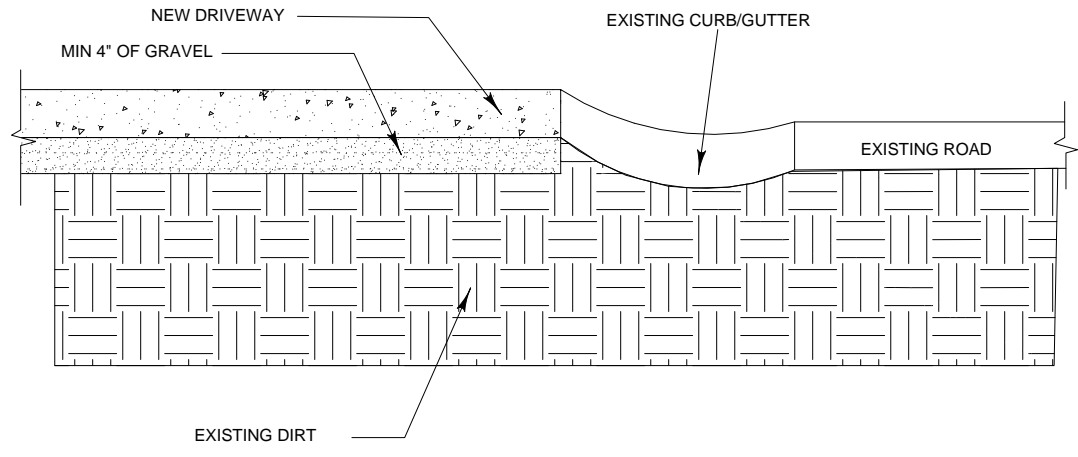
OPTION B

TUPPER
CONSTRUCTION CO.

PROJECT NAME
28 GLENVIEW

DATE: **7/23/2009**

NOTES:

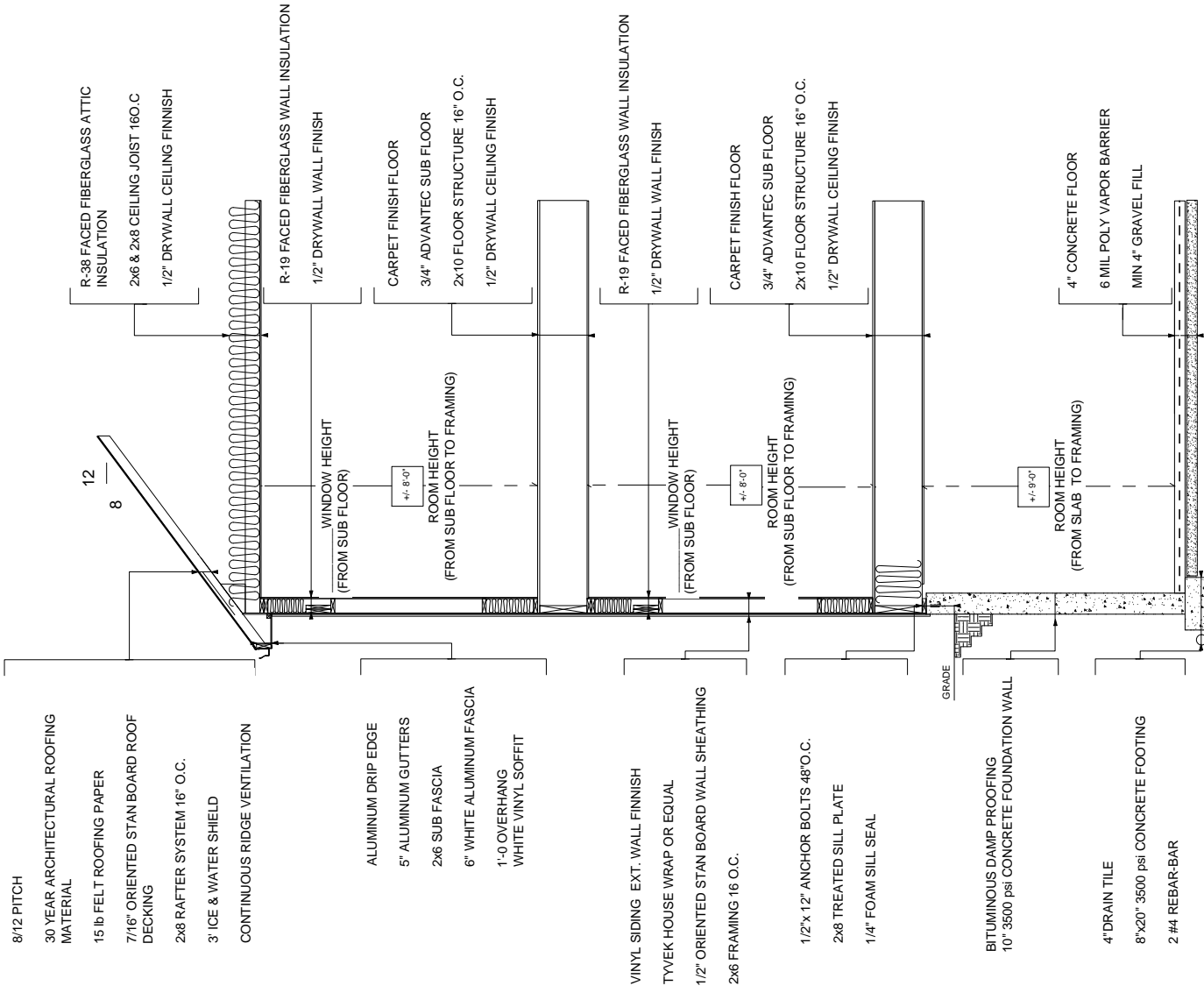


TUPPER
CONSTRUCTION CO.

PROJECT NAME
28 GLENVIEW

DATE: **7/23/2009**

NOTES:



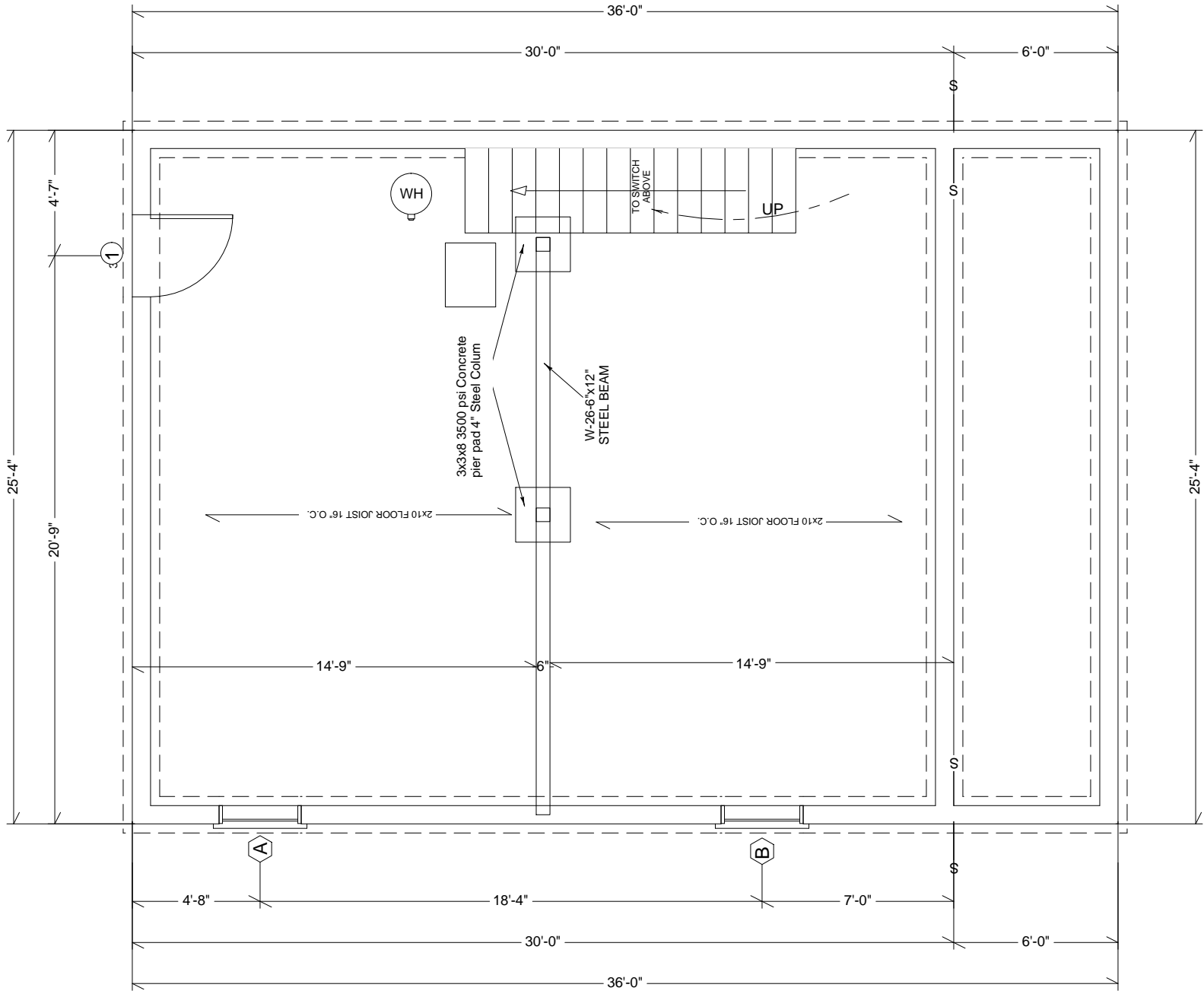
SCALE: NO SCALE

TUPPER
CONSTRUCTION CO.

PROJECT NAME
28 GLENVIEW

DATE: **7/23/2009**

NOTES:

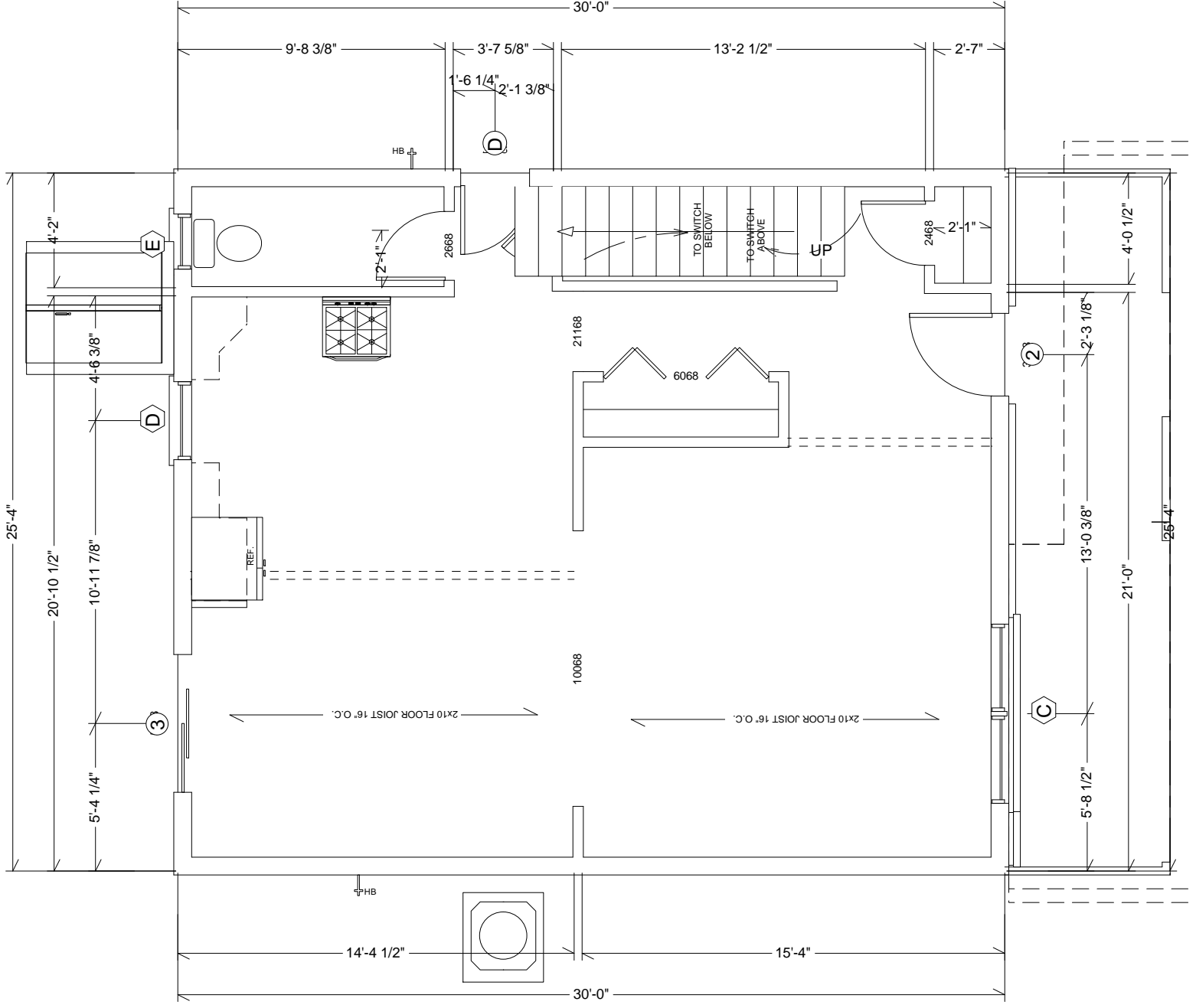


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PROJECT NAME
28 GLENVIEW

DATE: 7/23/2009

NOTES:

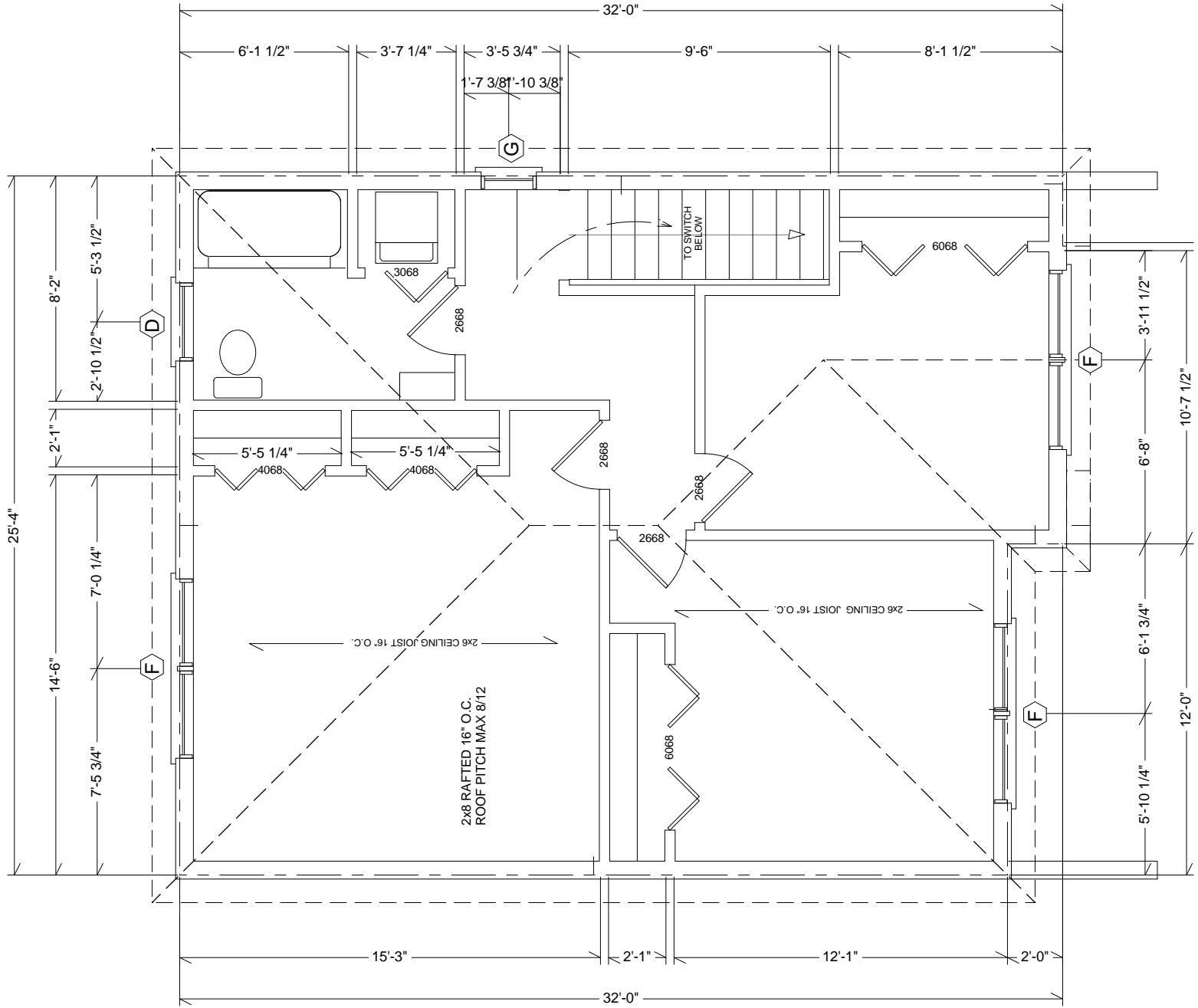


TUPPER
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PROJECT NAME
28 GLENVIEW

DATE: 7/23/2009

NOTES:



TUPPER
CONSTRUCTION CO.

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28 GLENVIEW

DATE: 7/23/2009

NOTES:



TUPPER CONSTRUCTION CO.

211 East Luzerne Ave. Larksville, PA 18704~570-287-2765 or 570-407-4114

SPECIFICATION SHEET DALLAS SPEC

Lot

50' X 125' Cleared & ready to build

Utilities

Underground public sewer
Underground electrical, phone & cable TV
Underground public water

Foundation & Flat Work

Concrete footers with rebar to code
Concrete walls with rebar to code
Gravel 4" under all flat work
Min 4" concrete floors & Cut contral joints at key locations
3500 psi concrete

First Floor: Floor System

Sill plate 2x8 treated with foam sill sealer
Solid box ring
Floor joist 2x10 16"oc
Sub floor 3/4" Advantec glued & nailed
LVL beams

First Floor Wall: Exterior & Interior

9' walls
Exterior walls 2x6 with single bottom plat & double top plate
7/16 Oriented Strand Board wall sheeting
Header double 2x10
Interior wall 2x4 with single bottom plat & double top plate

Second Floor: Floor System

Solid box ring
Floor joist 2x10 16"oc
Sub floor 3/4" Advantec glued & nailed
LVL beams

Second Floor Wall: Exterior & Interior

8' walls
Exterior walls 2x6 with single bottom plat & double top plate
7/16 Oriented Strand Board wall sheeting
Header double 2x10
Interior wall 2x4 with single bottom plat & double top plate

Ceiling & Roof System: House, Porch & Garage

All framing to meet International Residential Code 2006
Ceiling joist 2x6 or 2x8 16"oc
Rafters 2x8 or 2x10 16"oc
5/8 Oriented Strand Board roof sheeting

Entry Door & Windows

Thurma Tru fiberglass doors
Adersen Windows

Exterior Finishes

White 6" corners, gutters, soffits & trim
Vinyl siding double 4"
Many colors to chose from
Vinyl shake siding in the front gables

Roofing

Ice & water shield at eves & 15lb felt paper
White drip edge, coil flashing at building & vallies
30 year Architectural Shingles
Ridge vent with matching cap shingles

Heating

Forced warm Air
With air handler to add on air conditioning
90% efficacy rating

Air Conditioning

See upgrade sheet

Plumbing

Schdule 40 PVC waste & vent lines
Copper water supply lines
50 gal gas hotwater heater

Electrical

200 amp service & all electrical to be to code
Smoke detectors hard wired to code

Insulation, Drywall & Painting

R-19 walls & basement ceiling
R-38 ceilings
1/2" drywall walls & ceiling spackled and sanded smooth
Flat bone white wall paint & bright white trim paint

Cabinets & Countertops

Quilty kitchen & bath cabinets
Formica countertops

Finsh Carpentry

2 1/4" window & door casing & 3 1/2" paint grade
6 panel masnite doors
Oak baluster & raling first floor Stained