

Lakes and Streams Detached Garage Specifications

A. General Specifications/Allowances:

1. Monolithic Slab:

Concrete per code

2. Framing:

Walls: 2 x 4

Ceiling: 2 x 6

Rafters: 2 x 6

Exterior sheathing: 7/16" OSB

Roof sheathing: 7/16" OSB

Ceiling height: 9 foot

3. Exterior Finish:

Siding: horizontal cement fiber siding

Foundation: monolithic concrete slab

Soffits and facial: vinyl soffits and aluminum facial

Shutters: none

4. Sheetrock:

All interior walls ½"

5. Ceiling/wall finish:

All ceilings and walls flat throughout

6. Insulation:

No insulation

House will have house wrap

7. Doors: (exterior):

Personnel door: fiberglass (per plans)

8. Garage door: front entry

Style: non-insulated steel carriage door

Automatic garage door opener: with reversing action

9. Door knobs:

Exterior/outside doors: knob and deadbolt

10. Windows:

Vinyl frame, low-e glass, grilles between glass, screens

11. Electrical:

- 60 amp sub panel
- 5 120VAC outlets (includes garage door opener)
- 1 120VAC outside outlet by personnel door
- 1 flood light
- 2 garage lantern lights
- 2 interior LED lights

12. Trim specs:

- Full wood casings on all windows and doors
- No base

13. Painting:

- Interior paint:** flat white
- Exterior paint:** match house (dark color may be extra)

14. Roof shingles:

- Shingles:** 30 year architectural shingles
- Felt:** 15lb. felt under shingles

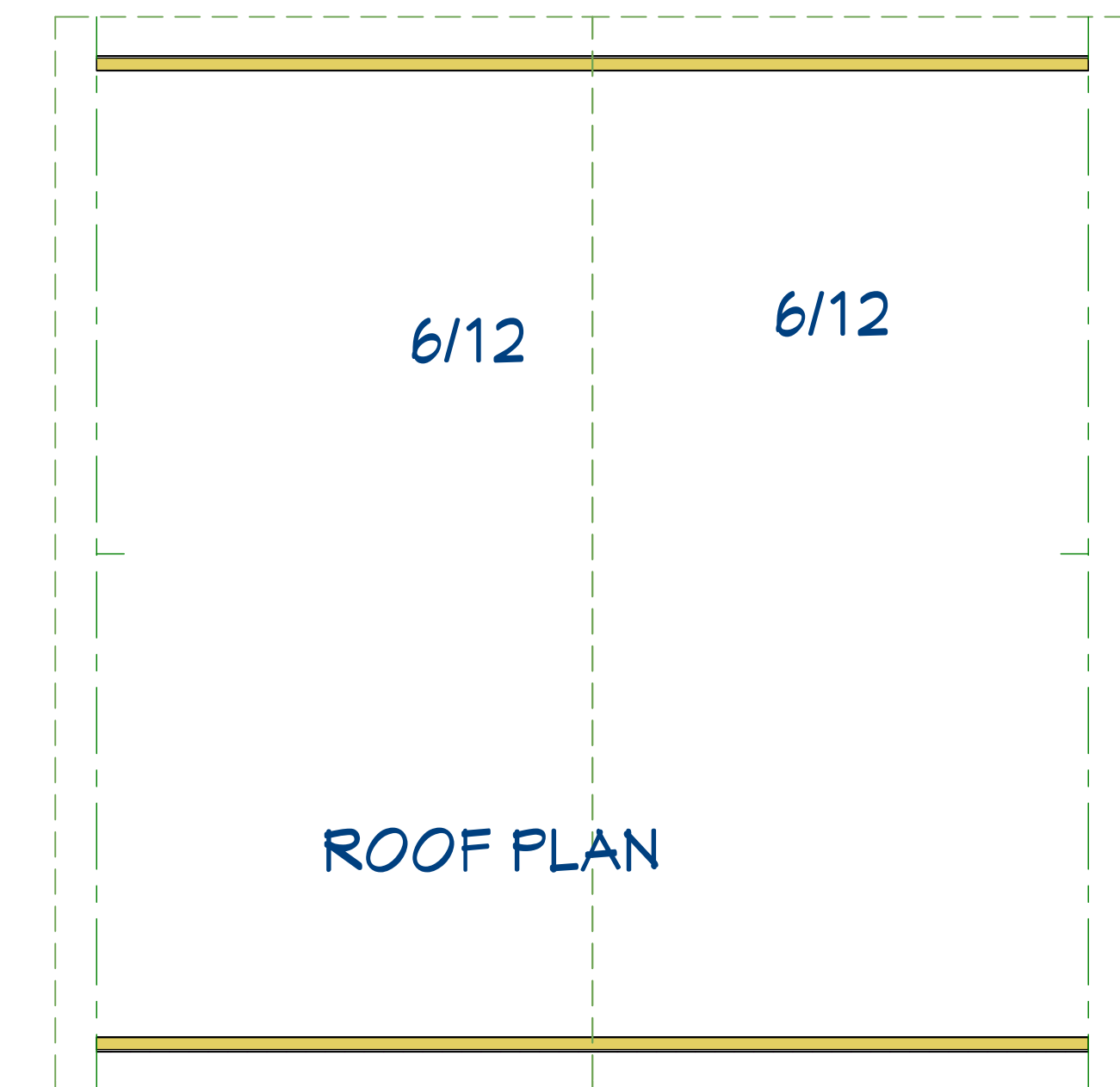
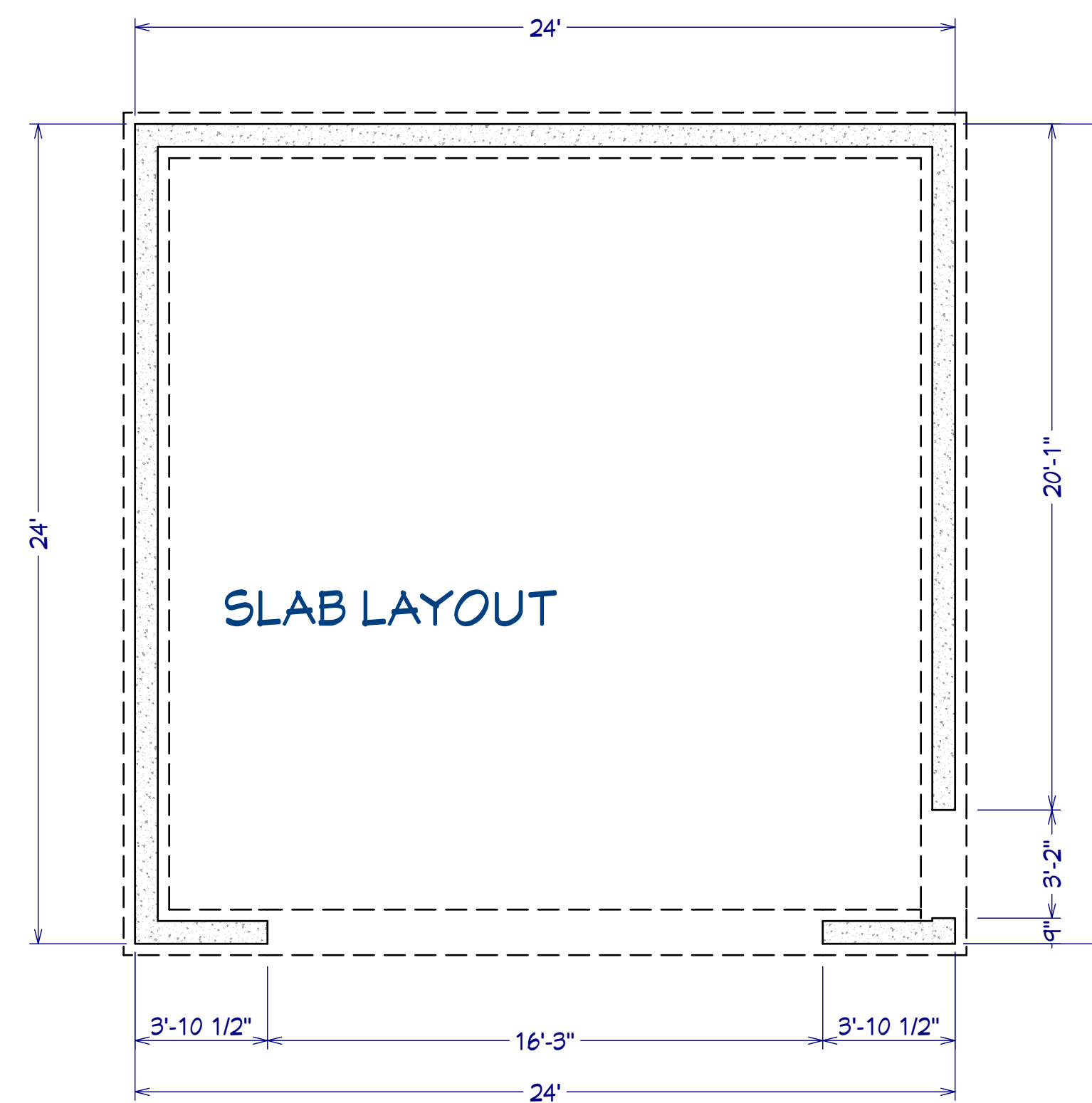
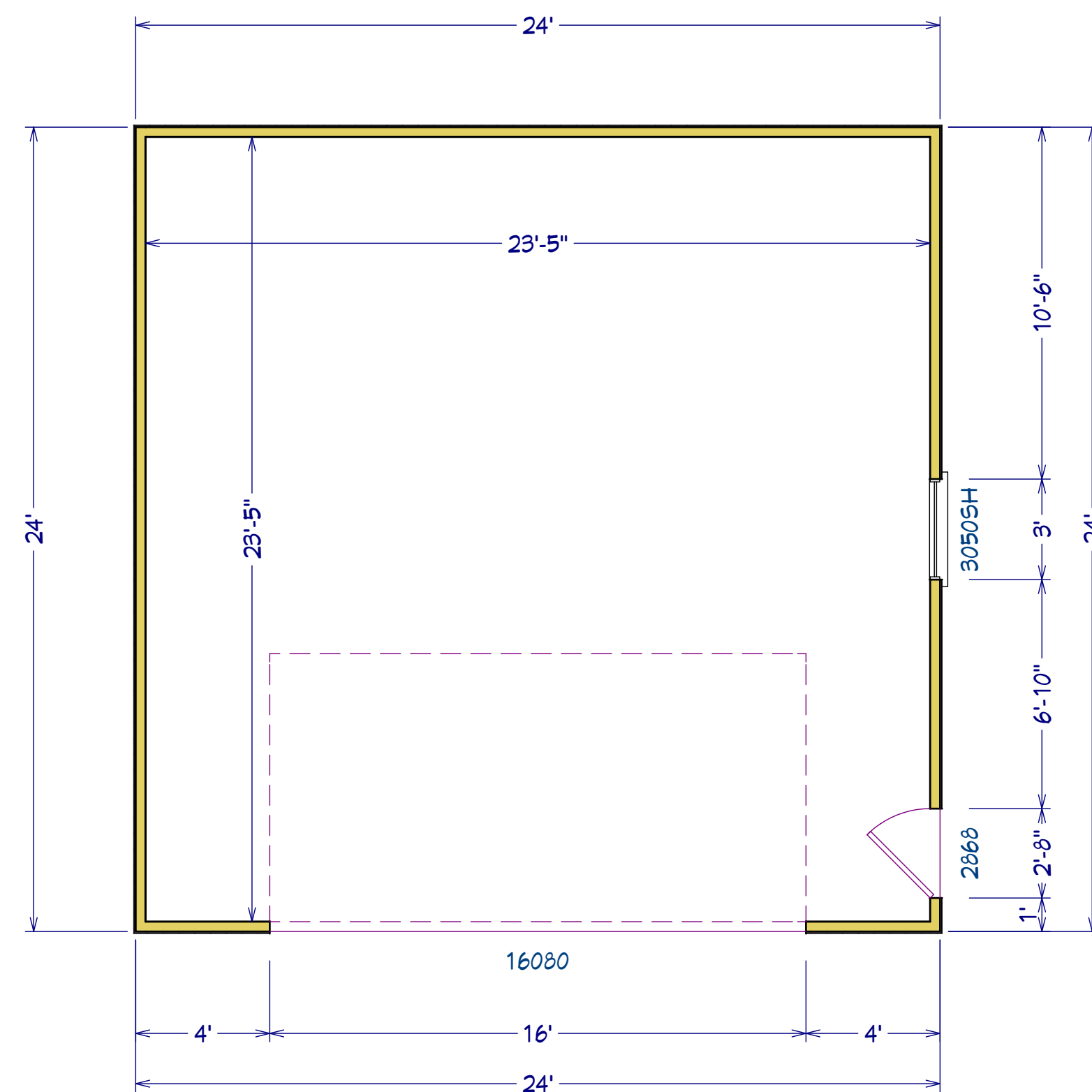
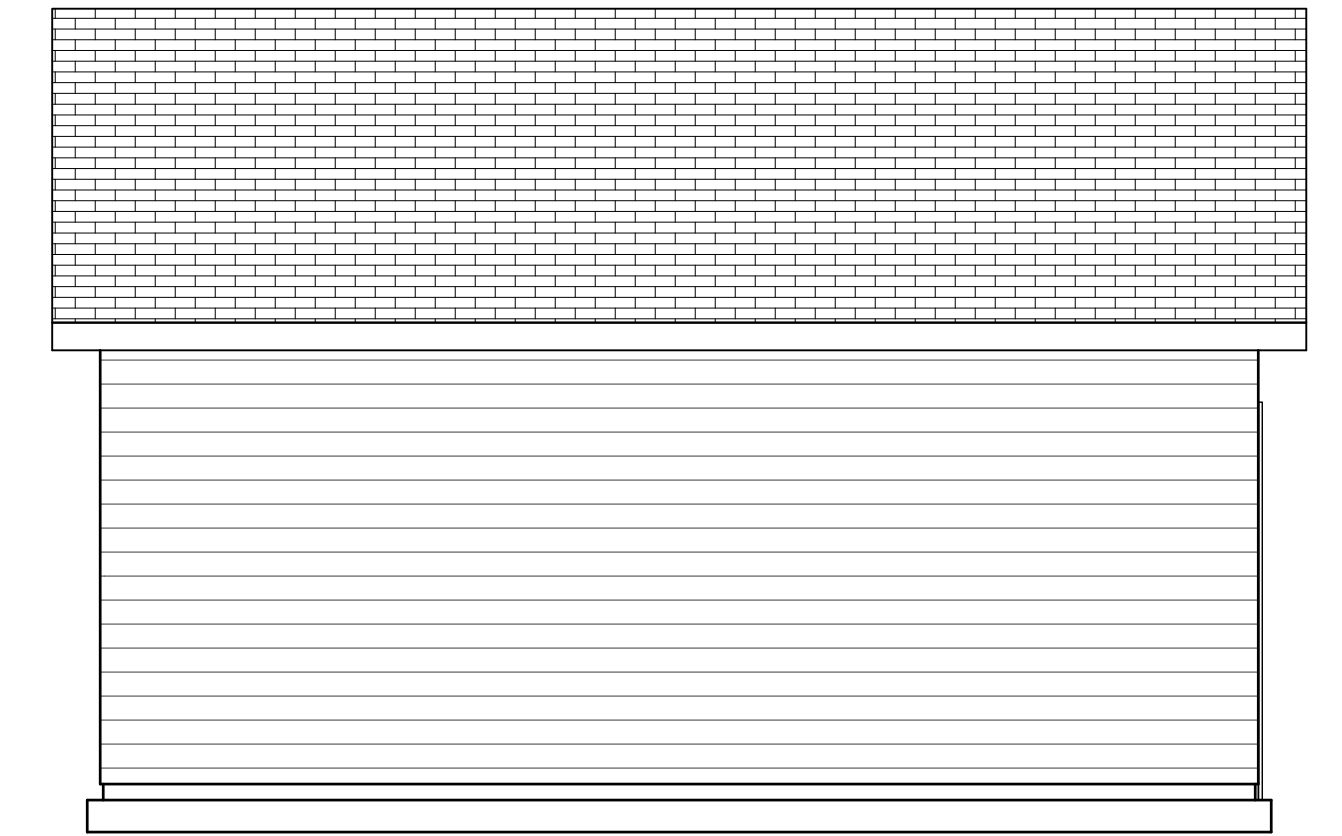
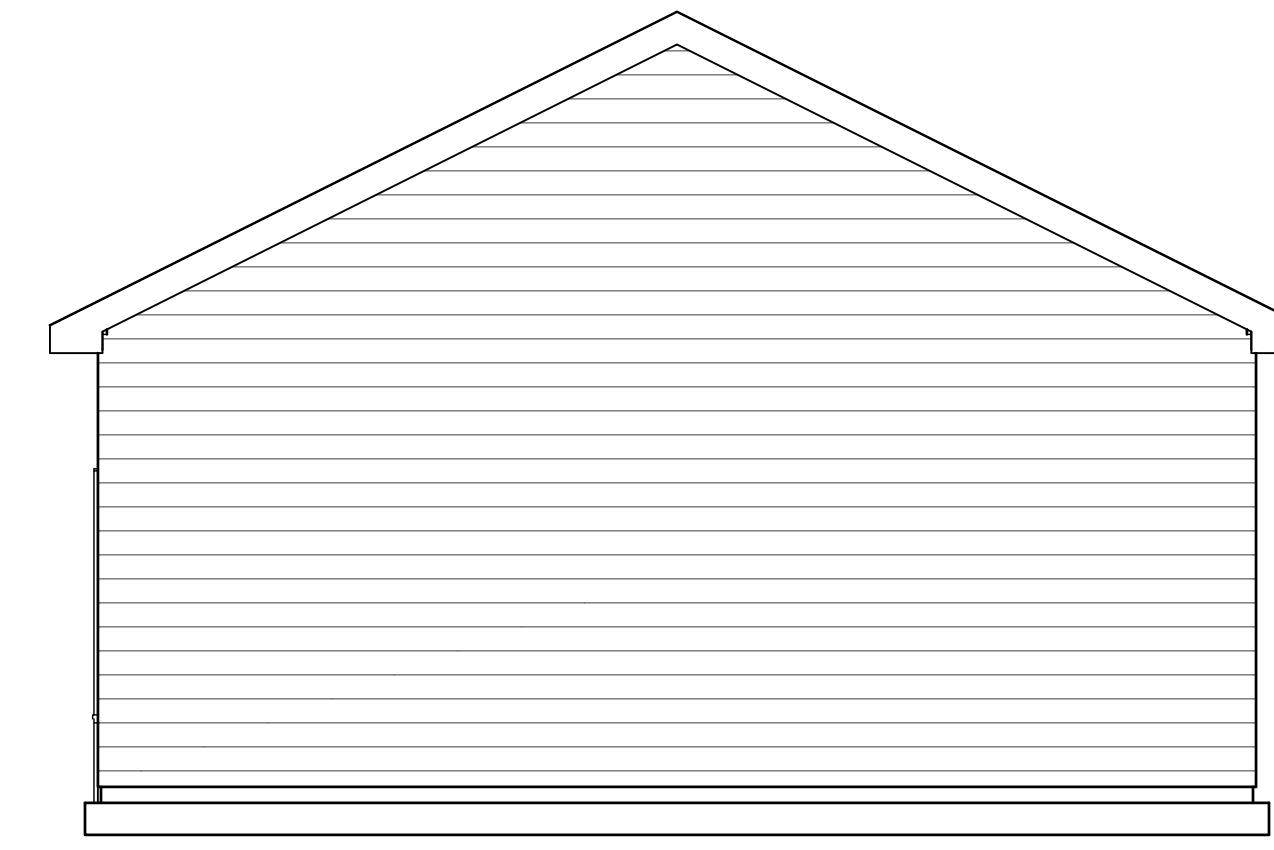
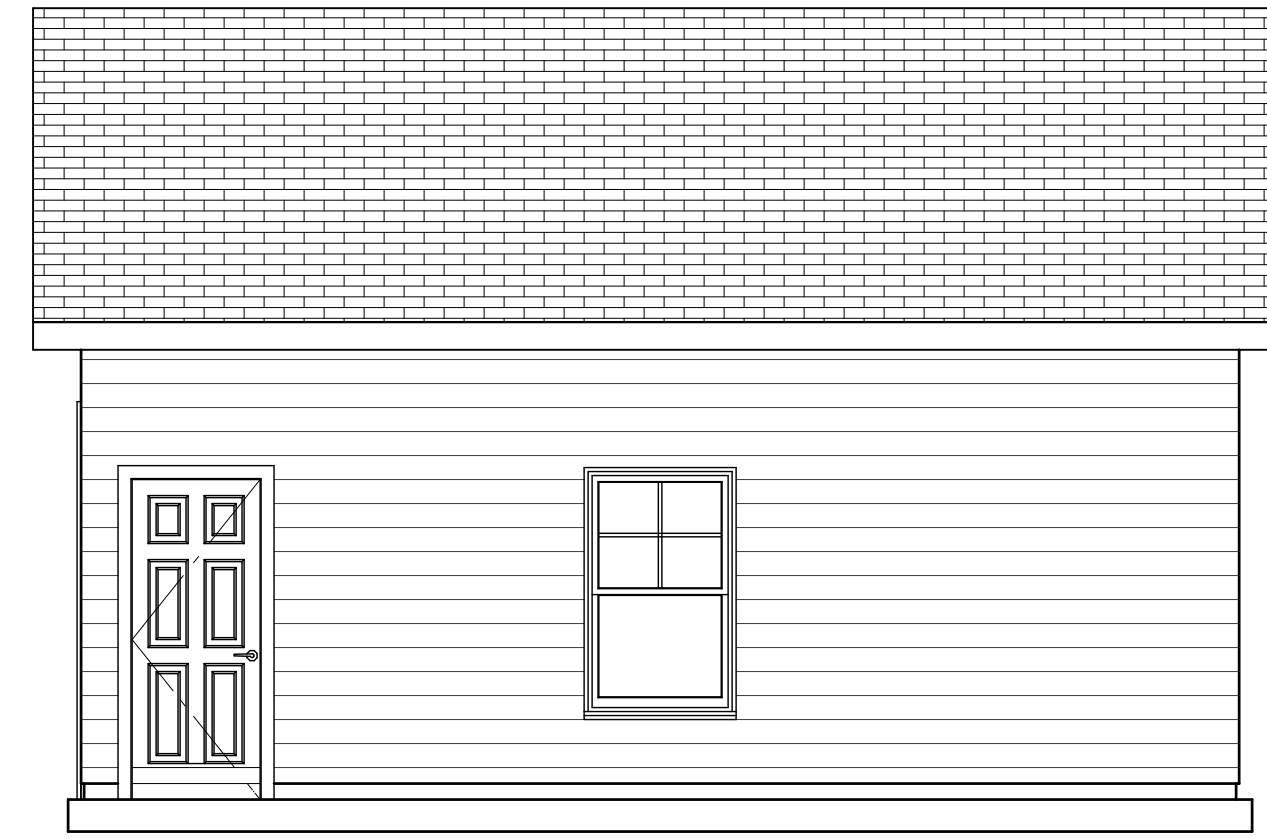
15. Roof ventilation:

- Continuous roof ridge vents (all roof peaks)

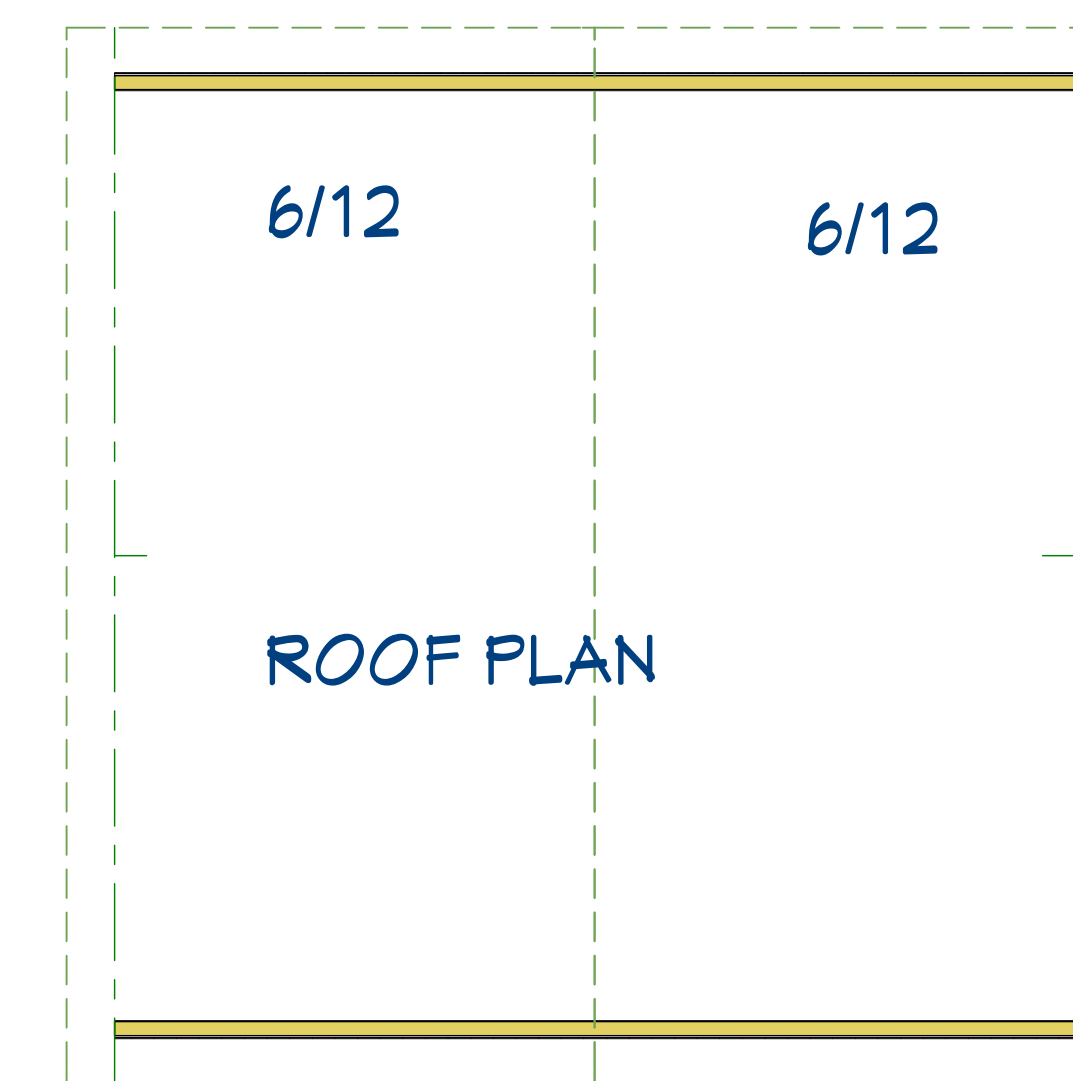
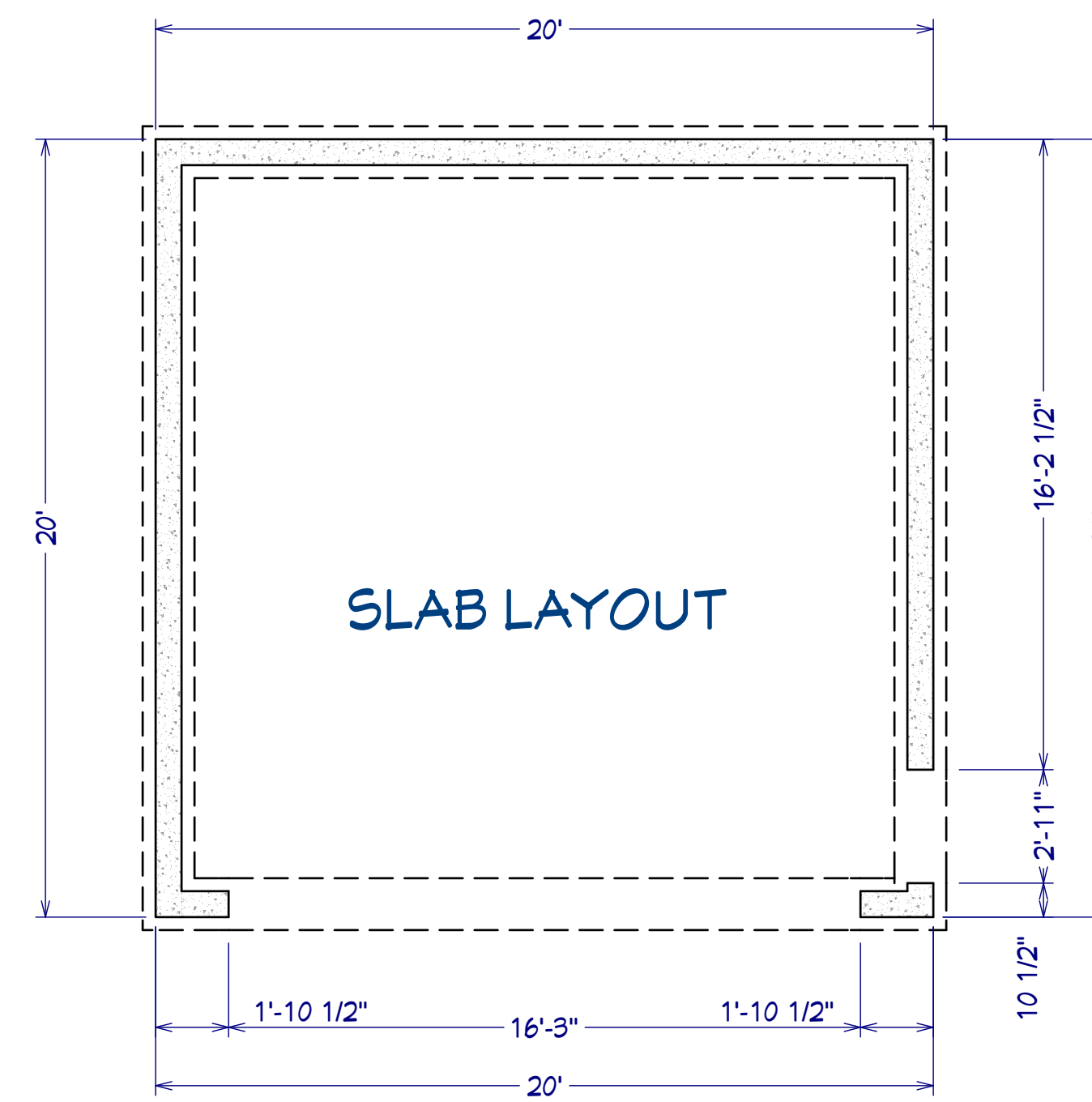
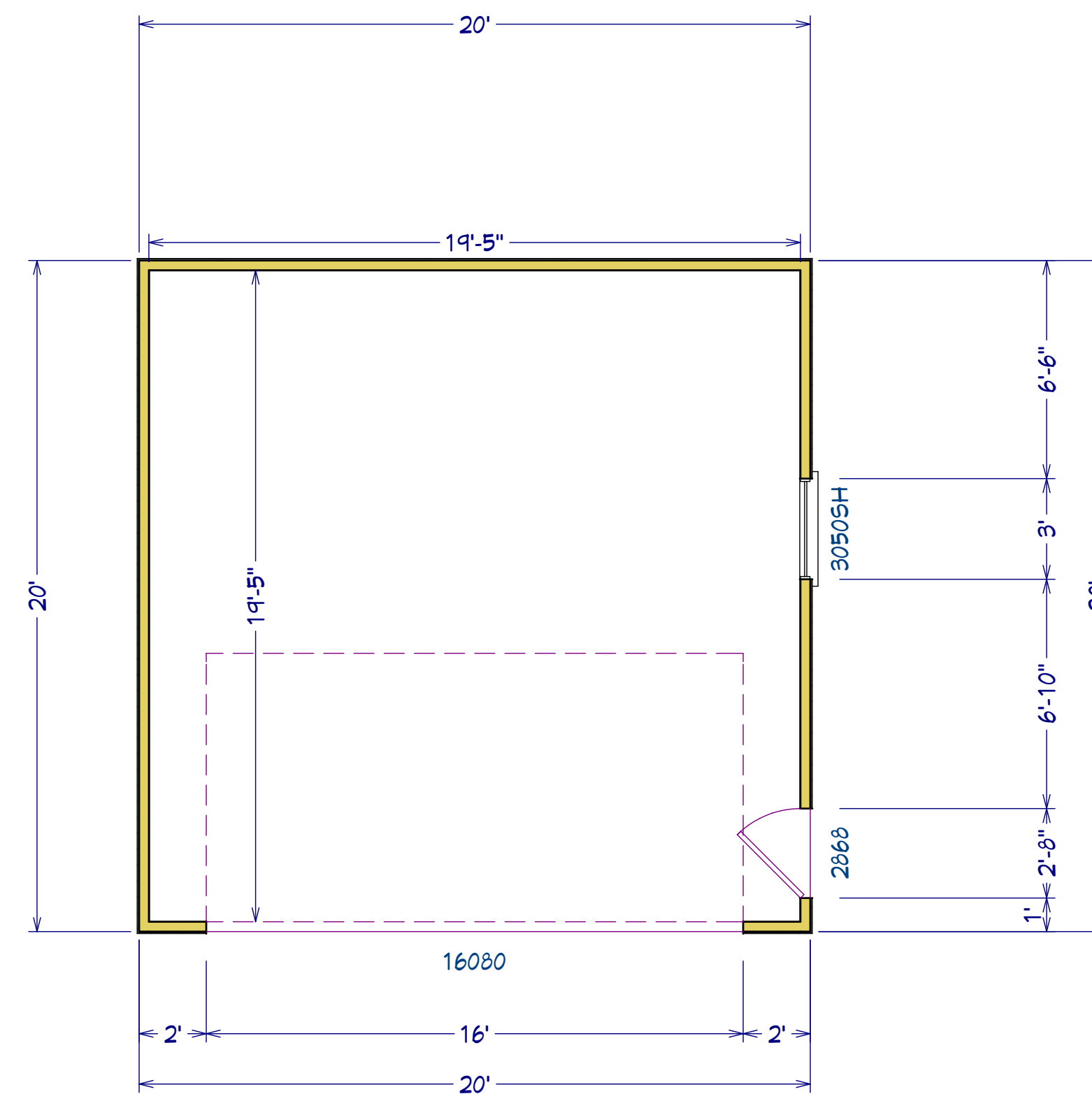
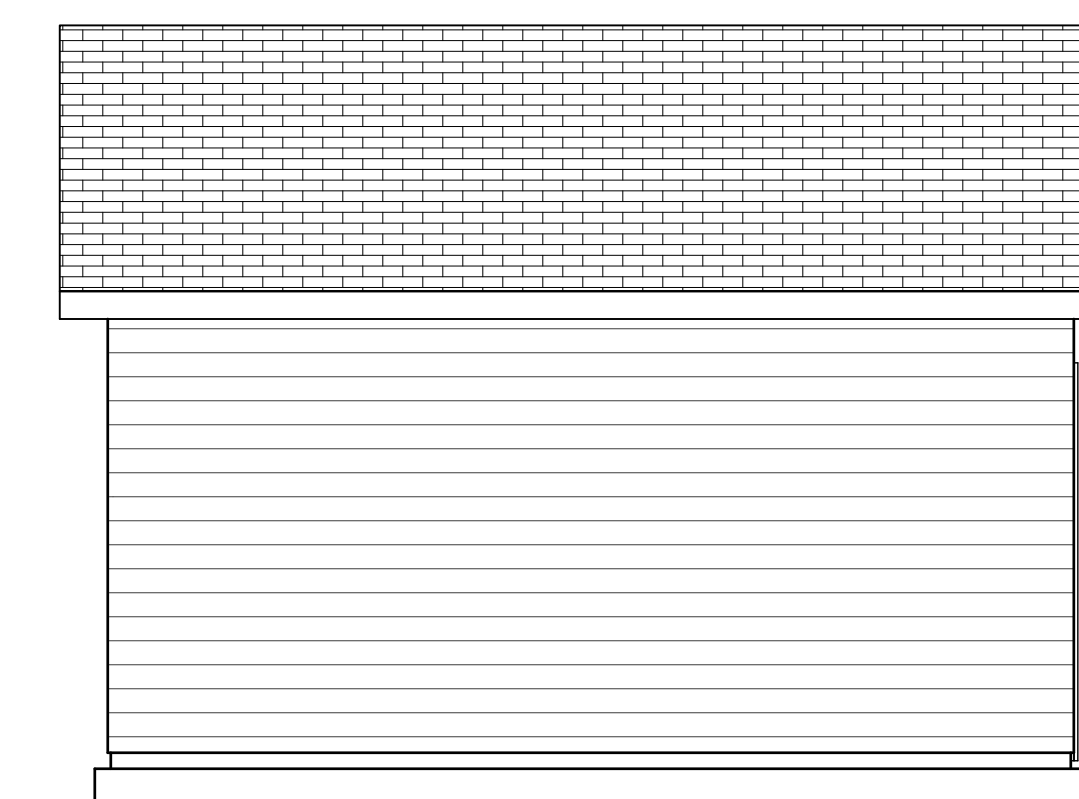
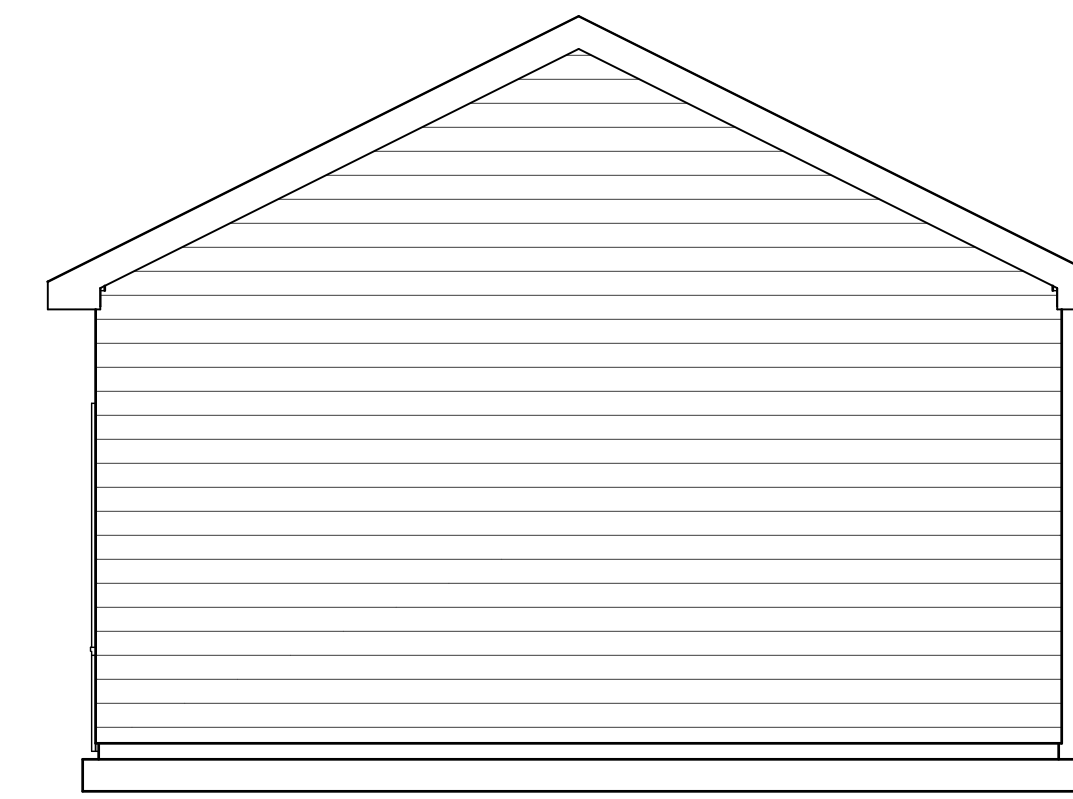
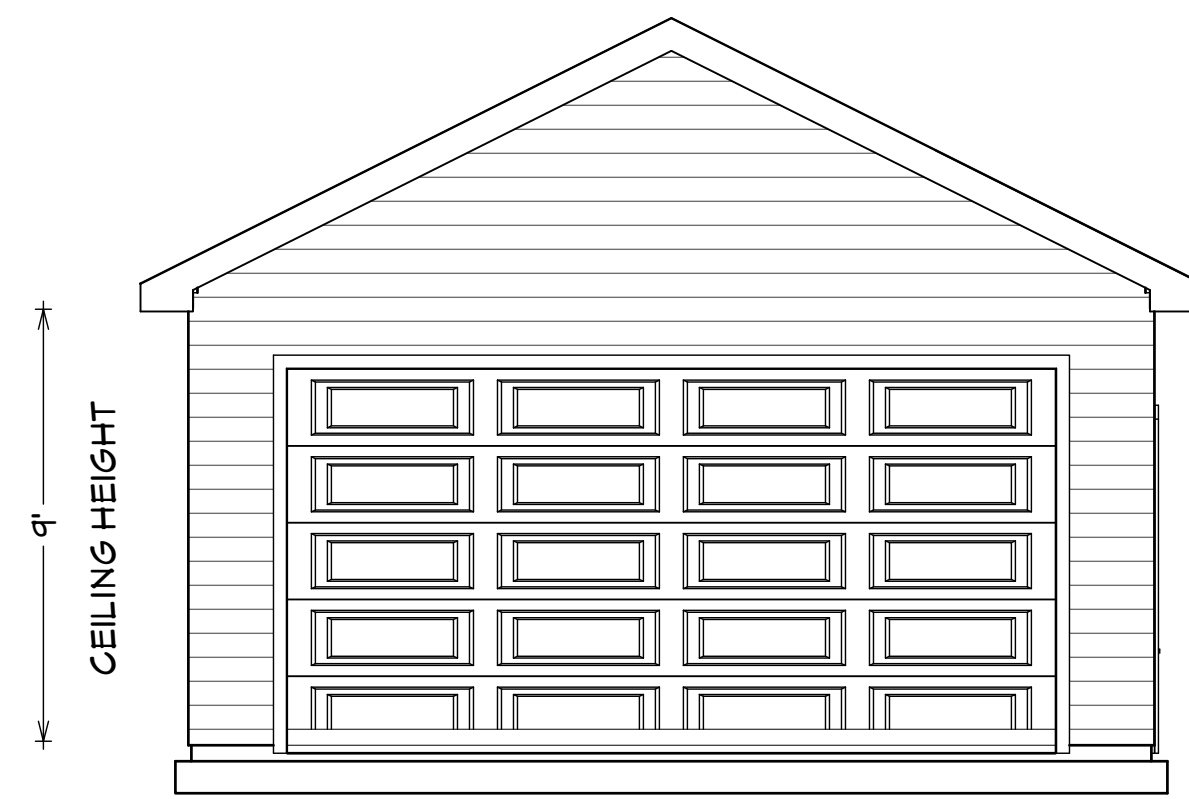
16. Miscellaneous:

17. Builder warranty:

Builder provides all permits and material, workman's, and builders risk insurance. Garage will have a one year warranty on all workmanship (excluding cosmetic and landscaping) from date of occupancy from builder and a 2-10 year structural warranty for years 2 – 10 provided by a third party. A walk thru with homeowner will be done prior to closing and all deficiencies will be corrected. House will be built in accordance to owner's specifications and plans. All work to be done in accordance to plans and will be in compliance with National, State and Local codes.



24' x 24' Garage



20' x 20' Garage

Lakes and Streams

16 x16 Shop Specifications

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Roof sheathing: 7/16" OSB

Ceiling height: 9 feet

3. Exterior Finish:

Siding: horizontal cement fiber siding

Foundation: monolithic concrete slab

Soffits and facial: vinyl soffits and aluminum facial

Shutters: none

4. Sheetrock:

All interior walls 1/2"

5. Ceiling/wall finish:

All ceilings and walls flat throughout

6. Insulation:

No insulation

House will have house wrap

7. Doors: (exterior):

Personnel door: fiberglass (per plans)

8. Door knobs:

Exterior/outside doors: knob and deadbolt

9. Windows:

Vinyl frame, low-e glass, grilles between glass, screens

10. Electrical:

60 amp sub panel

4 120VAC outlets

1 120VAC outside outlet by door

1 flood light

2 garage lantern lights

2 interior LED lights



CUSTOM HOMES

112 Walnut Lane North Augusta, SC 29860

11. Trim specs:

Full wood casings on all windows and doors

No base

12. Painting:

Interior paint: flat white

Exterior paint: match house (dark color may be extra)

13. Roof shingles:

Shingles: 30 year architectural shingles

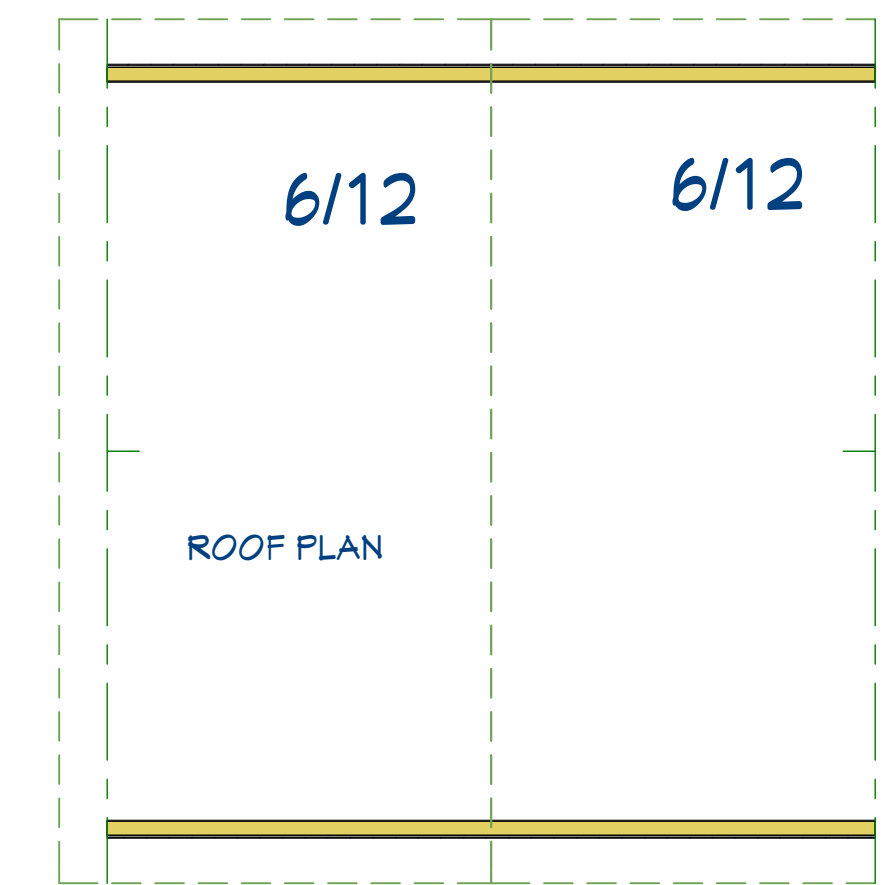
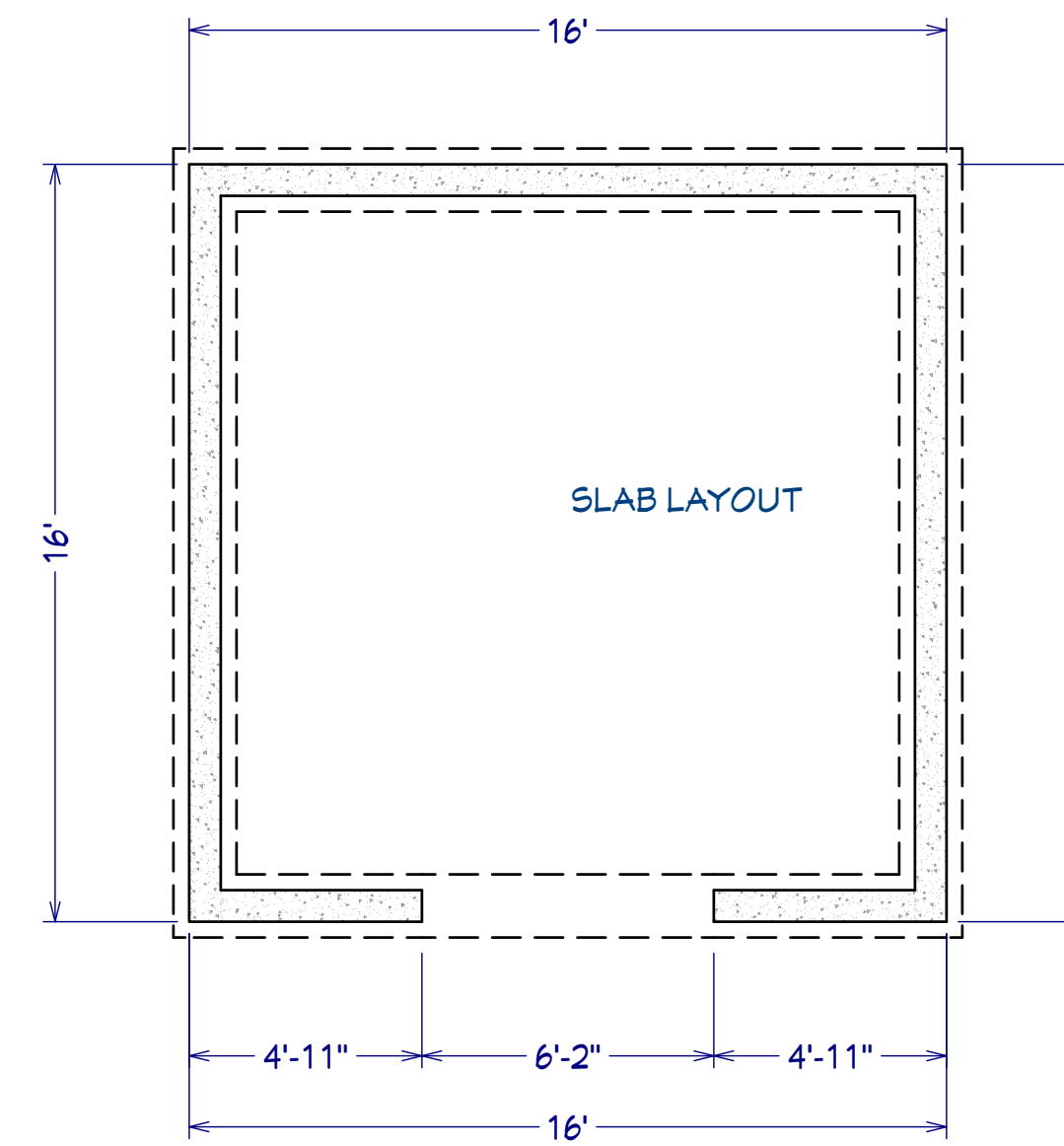
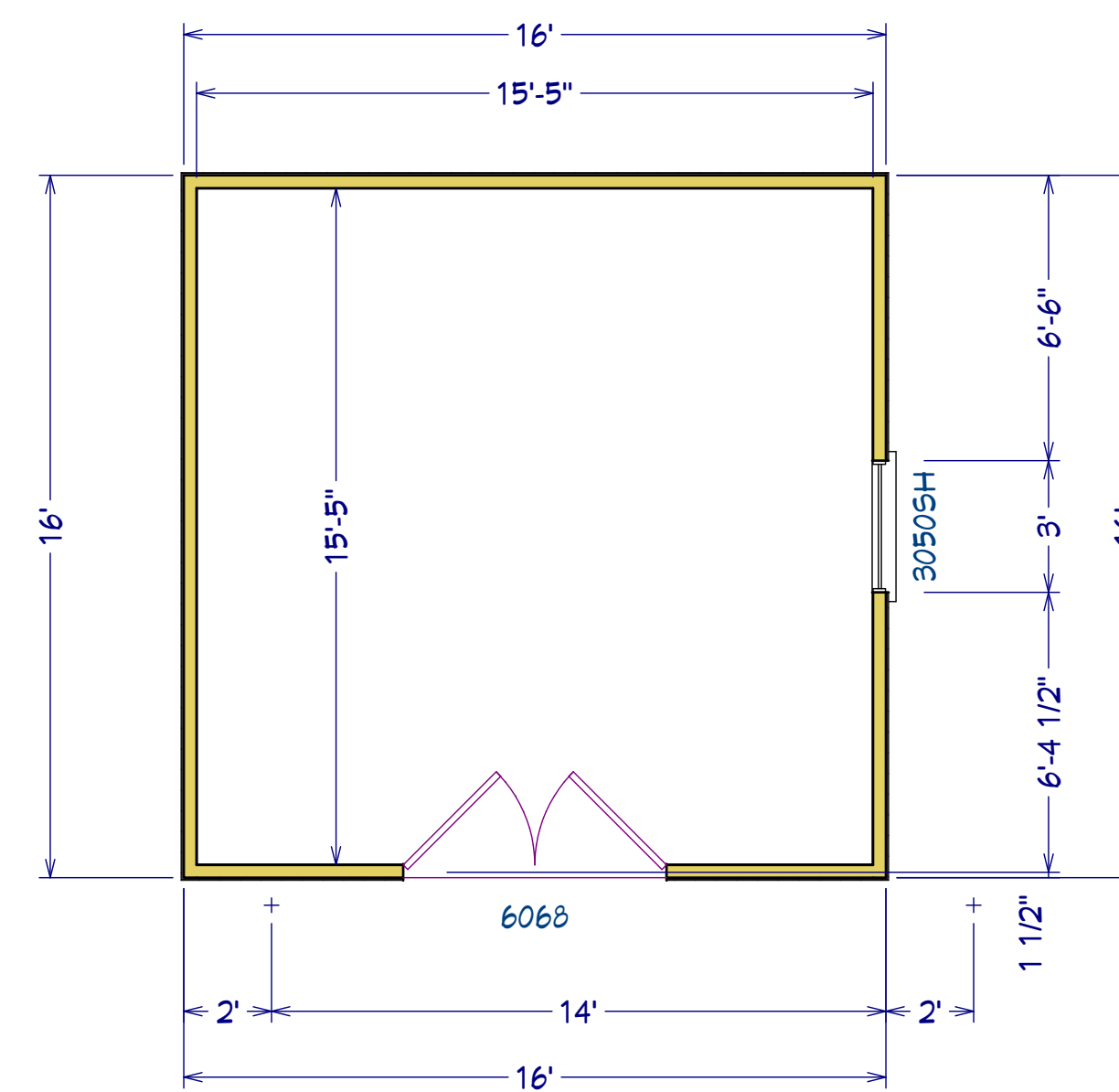
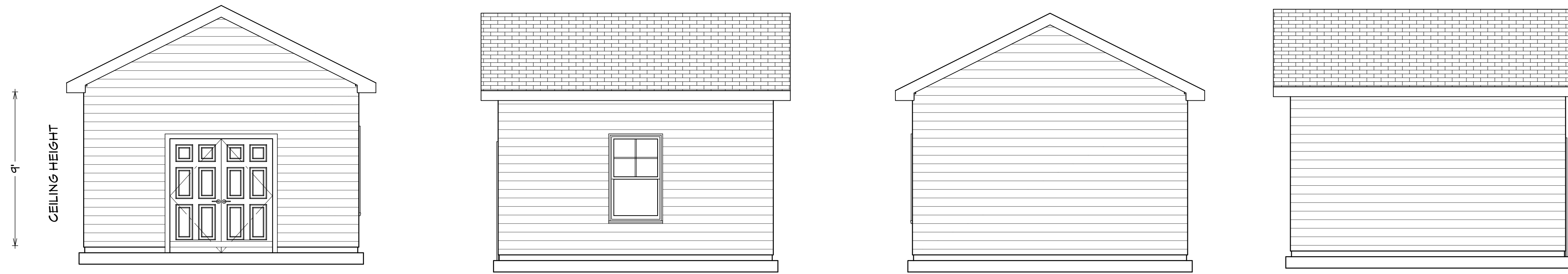
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Continuous roof ridge vents (all roof peaks)

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16' X 16' Shop