

Jacob's Manor – Standard Specifications

- Gibraltar Development Corporation is a true “design to build” Construction Company -
Our standard specifications feature the following:

- Complete design flexibility to create the house of your dreams from our estate home collection and specific to your property or building lot in Jacob's Manor.
- An allowance is provided to clear trees and brush as follows:
 - 40 ft. on either side of foundation
 - 50 ft. in front and in back of foundation
 - 20 ft. wide strip to accommodate the driveway
 - Adequate clearing for all utility trenching; sewer, water, gas, power, and communications
- The driveway is a maximum of 75 feet in length and 10' wide, with a 12 ft. x 24 ft. turn around - construction includes a 6-inch shale sub-base with a 2 inch modified 2A stone topcoat. The driveway will be paved with a minimum 2-inch binder and a 1-inch finish coat of bituminous material.
- An allowance of \$2000.00 will be provided in order to York rake, seed and cover final grade with straw. Depending on the site conditions, the final grade may require additional topsoil beyond the amount provided for in the allowance.
- All excavation, inclusive of foundation, backfill, connection to all utilities and final grading around the structure, using on site materials. (Additional fill or top soil will constitute an extra fee.)
- All utilities are installed underground.
- Hook up to central water and sanitary sewer system.
- Steel reinforced concrete footers.
- Fiber mesh reinforced 3500-PSI concrete floors on 6 mill plastic and 6” stone sub-base.
- A 7ft. 10-inch high basement foundation, and poured 10-inch thick concrete walls with steel reinforcement bars. (10” walls included with brick/stone facing)
- All foundations and footers are waterproofed by a durable spray application.
- Perimeter drains around the exterior and extended to daylight where possible.
- All aluminum gutters and leaders for roof drainage via gutter drain system to daylight.
- Engineered wood I-beam “Silent Floor” systems.
- 2 inch x 6 inch framed exterior walls and 2 inch x 4-inch interior walls; all spaced 16 inches on center.
- High strength engineered & laminated beams, where specified.
- 30-year “designer” roof shingles **with** ice shield and tarpaper underlayment.
- Front elevations to be a minimum of 50% brick, cultured stone, dryvit, or a combination of other masonry products with vinyl accents or hardi-plank throughout exterior finish.
- **Quest** solid color vinyl siding installed on the three remaining elevations or hardi-plank throughout in lieu thereof.
- **Andersen series 200 tilt** thermopane double hung windows with screens and sashes pre-painted white.

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- Shingle over ridge vent attic ventilation system.
- Blown in fire resistant wet blanket insulation, R-19 in walls and R-38 in attic ceiling, R-30 in vaults, R-19 fiberglass in basement ceiling & garage walls.
- All air infiltration passages filled with insulation foam.
- 2"x6" insulated and sheetrock finished garage walls and ceiling, with insulated steel garage doors.
- Top quality bathroom fixtures: **HAMILTON** one-piece tub/shower units with glass doors, **AMERICAN STANDARD** toilets, **DELTA** faucets, accessories, and medicine cabinets. Owner has choice of all colors and styles.
- Ceramic tile floors in all bathrooms, mudrooms, entry foyer, kitchen breakfast area, laundry area, hardwood in dining room and carpet in remainder.
- 1st floor staircase: Closed side carpet grade stairs with oak rails and posts. Spindles are painted.
- Common use bathrooms and laundry areas are insulated for sound.
- Warm water temperance valves to eliminate "perspiring" commodes.
- Two (2) outside frost-free hose bibs.
- All plumbing and heating installed to C.A.B.O. national standards.
- 200-amp electric service.
- Nu-Tone fan/light(s) in all bathrooms.
- Two (2) exterior GFI outlets.
- An allowance in the amount of \$1,500.00 for lighting fixtures.
- Three (3) phone jacks and three (3) cable TV jacks located as requested by owner.
- Allowances in the total amount of \$3,000.00 for range, dryer, and water heater.
- HVAC: Natural gas fired hot air with central A/C and gas fired domestic hot water heater.
- An allowance in the amount of \$7,000.00 for purchase of your kitchen; to include cabinets, vanity cabinets, pedestal sinks and accessories, such as crown moldings, side panels, etc.,
- Cultured marble vanity tops with integrated recessed bowls on all vanities.
- Standard color granite kitchen countertops with bull nose finished edge and 4" tile backsplash and full tile backsplash behind range/cooktop.
- Wire closet shelves and rods. (Full custom closet systems are available.)
- An allowance in the amount of \$850.00 for the front entry door.
- An Allowance of \$150.00 for the front door lock-set.
- Six (6) panel hollow core Masonite interior doors with solid brass **Lido** levers.
- Other exterior doors to have "Quik-Set Polo" knobs with dead bolts, all keyed alike.
- **GenStock Goodfella** 100% nylon, 52 oz. cut pile carpet or equal, installed over 7/16" 6 lbs. foam padding.
- One base coat plus one finish coat **Benjamin Moore** (5) five-color paint application.
- Complete house cleaning - ready for owner(s) to move in!
- All permits and engineering fees are included in price quotations.
- Daily on the job supervision by veteran trades person(s).
- Membership in local, state, and national building associations.

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- GDC craftsmen complete all interior carpentry tasks for exceptional quality!

These specifications are subject to change due to our ongoing policy on product improvement.