

317 Aspen - Crawl Space

Phase 1 - Feasibility, Due Diligence, Engineering

Step 1 - Purchase study plans for review

Step 2 - Purchase full set of architectural/structural

**See Process to Pricing on website*

Phase 2 - Turnkey Shell Construction

Step 3

EXCAVATION & BACKFILL

<i>See Website -Outside install area substitute local contractor for pricing</i>	
Concrete Footing	12"x24"
Concrete Block	8"
Concrete Block	12"
Stone (Weep)	
Rebar (Footings)	#4
Rebar (Wall)	#4
Block Mortar	
Anchor Bolts	1/2" dia.
Weep Tile	
Excavation Subtotal	

**Extras when plans made permit ready for site specific conditions*

Step 4

A - Framing Materials

FRAMING	
Solid Wood Beam	3 1/2"x7 1/2"x5'3 1/2"
Solid Wood Beam	3 1/2"x7 1/2"x14'0"
Solid Wood Beam	3 1/2"x7 1/2"x5'0"
Framing Subtotal	
FLOOR FRAMING	
P/T Sill Plate	2"x6"
Floor Ring Joist	2"x10"
Wood-I Floor Joist	1 1/2"x9 1/2"x19'5 1/2"
Floor Sheathing	0 3/4"x4'0"x8'0"
Sill Gasket	5 1/2"
Floor Screws	1000/ctn
Floor Framing Subtotal	
WALL FRAMING	
2x4 Precut (C)	2"x4"x104 5/8"
2x6 Precut (C)	2"x6"x104 5/8"
Wall Stud (combined)	2"x4"x8'0"
Wall Stud	2"x8"x10'0"

Wall Stud	2"x6"x10'0"
Wall Stud (combined)	2"x6"x10'0"
Wall Stud (combined)	2"x6"x8'0"
Jack Stud	2"x6"x8'0"
Jack Stud	2"x4"x8'0"
Opening Header	2"x10"x8'0"
Opening Header (combined)	2"x10"x16'0"
Opening Header (combined)	2"x8"x16'0"
Wall Plate	2"x4"
Wall Plate	2"x6"
Opening Rough Sill	2"x6"x16'0"
Gable Framing Stud	2"x4"x10'0"
Gable Framing Stud	2"x4"x8'0"
Gable Framing Plate	2"x4"
Wall Sheathing (OSB)	0 1/2"x4'0"x8'0"
Wall Framing Subtotal	
ROOF FRAMING	
Common Rafter	2"x6"x14'0"
Common Rafter	2"x6"x10'0"
Common Rafter	2"x6"x8'0"
Common Rafter (combined)	2"x6"x16'0"
Fascia Board	2"x6"
Hip Rafter	2"x8"x12'0"
Ridge Board	2"x8"
Roof Sheathing	0 5/8"x4'0"x8'0"
Plywood H-Clip	
Attic Vent	12"x12"

Roof Framing Subtotal

**See structural engineering for sizing of framing materials*

**Truss fabrication if applicable option (extras) (tiedowns)*

**Additional costs added due to plans made permit ready*

B - Windows

Windows - Jeld Wen Sitrine Wood Casement (See webiste link)	
24X54 CASEMENT 1 - GRILLE	2'0"x4'6"
54X66 CASEMENT 2 - GRILLE	4'6"x5'6"
24X24 CASEMENT 1 - GRILLE	2'0"x2'0"
24X24 CASEMENT 1 - MODIFIED - GRILLE	1'6"x2'0"
48X24 TRANSOM - MODIFIED	4'0"x2'0"
48X24 TRANSOM	4'0"x2'0"
Window Subtotal	

**Options may be available from material supplier*

C - Exterior Doors

Exterior Doors	
60X80 FRENCH A 2 - GRILLE	5'0"x6'8"

**Options may be available through material supplier*

D - Siding

Siding	
Siding Starter	
Outside Corner Board	
Siding J-Mold	
Siding Dripcap	
Frieze Board (Square)	1"x6"
Wall Trim Splash Board	1"x10"
Exterior Door Trim	3 1/2"
Exterior Window Trim	3 1/2"
Exterior Window Trim	5 1/2"
Posts and Columns	
column-round-taper	1'4"x1'4"x8'5 3/8"
Exterior Trim Subtotal	

**Options may be available from material supplier*

**Check with material supplier for available options*

Porch finishes, decking, railings, stairs and breakaway walls

P/T Deck Ring Joist	2"x10"
P/T Deck Joist(combined)	2"x10"x16'0"
Cedar Deck Board	5/4"x6"
Deck Stair	6'6"x3'4"x3'0"
Porch Stair Railing	36"
Porch Rail'g Post (Sqr)	6"x3'3"
Porch Square Handrail	2"x3"
Porch Square Spindle	1 1/2"x1 1/2"x29"
Porch Square Toerail	2"x3"
Porch Square Spindle	1 1/2"x1 1/2"x27"
Sidewalk	4"
square post cap 6x6in	7 1/8"x7 1/8"x4 3/4"

**Options may be available from material supplier*

**Check with material supplier for available options*

Available Options:

Siding
Columns
Handrail/external balustrade
Shutters
Decking
Windows/external doors
Interior doors/trim
Stairs/circular stairs
Mantle
Door Hardware

E - Roof Outside install area substitute local contractor

ROOFING	
Roofing Ice Shield	432sqft/roll
Standing Seam Metal Roof	
Metal Ridge Cap	
Roofing Subtotal	

ROUGH SHEET METAL Outside install area substitute local contractor	
Fascia Cladding	5 1/2"
Eave Start	
Valley Roofing (Flashing)	
Roof Flashing	
Stepped Flashing	

Rough Sheet Metal Subtotal

F - Exterior Paint

Exterior Painting Subtotal

**See website/substitute local contractor for pricing*

G - Rough in for Mechanical contractors

Plumbing
Electrical
HVAC

**Outside install area substitute local contractors*

H - Insulation

INSULATION Outside install area substitute local contractor	
R-20 Ceiling Insulation	5 1/2"
R-20 Wall Insulation	5 1/2"
R-32 Floor Insulation	9 1/2"
Vapor Barrier (Wall)	6 mil
Vapor Barrier (Ceiling)	6 mil
Air Retarder	

Insulation Subtotal

I - Fireplace Outside install area substitute local contractor

J - Garage Doors outside install area substitute local contractor

K - Landscaping Outside install area substitute local contractor

Phase 3 - Interior Finishes

Step 5

Interior Trim / See options from material supplier

TRIM CARPENTRY	
Interior Door Casing	3 1/2"
Interior Window Casing	3 1/2"
Window Stool & Apron	5 1/2"
Baseboard	4"
Ceiling Tongue & Groove	0 5/8"x6"
Pocket Door Jamb & Stop	4 9/16"x2'0"x6'8"
Trim Carpentry Subtotal	
24X80 COLONIAL POCKET 1 - MODIFIED	2'0"x6'8"

Step 6

Drywall / Outside install area substitute local contractor

Drywall	0 1/2"x4'0"x8'0"
Ceiling Board	0 5/8"x4'0"x8'0"
Drywall compound	
Drywall Screws	
Drywall Tape	250ft/roll
Corner Bead	
Drywall Subtotal	

Step 7

CERAMIC TILE, / Outside install area substitute local contractor	
Ceramic Tile	
Ceramic Tile Subtotal	

Step 8

Paint, / Outside install area substitute local contractor	
Paint (Wall)	
Paint (Ceiling)	
Ceramic Wall Tile	

Step 9

Kitchen & Vanity Cabinets/Tops, / Cabinet layouts may be subject to customizing / outside install area substitute local contractor

Bathroom Vanities	
Vanity\Standard	9"x30 1/2"x21"
Vanity\Standard	30"x30 1/2"x21"
Bathroom Vanity Subtotal	
CABINET HARDWARE	
Vanity Hardware	
Cabinet Hardware Subtotal	
COUNTERTOPS, / May be subject to customization / outside install area substitute contractor	
Countertop	22"
Countertop Subtotal	

Step 10

Custom Exterior Lighting,/ All Lighting subject to customization / outside install area substitute local contractor

Exterior Light	
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Step 11

Plumbing Fixtures./ Subject to customizing/ outside install area substitute local contractor

24X80 GLASS - TEMPERED	2'0"x6'8"
K-11450	1'7 7/8"x2'5"x2'6"
basin oval	1'8 1/4"x1'5 1/2"x6 3/4"
water heater 01	1'10"x1'10"x5'0"
Finish Plumbing Subtotal	

Step 12

Electrical Fixtures, / Subject to customizing/ outside install area substitute local contractor

outlet gfi	
ceiling fan 5 bladed 02	4'6 5/16"x4'6 1/8"x1'7 1/2"
wall light fixture	4"x5 1/4"x8 7/8"
outlet	
switch 3 way	
switch double	
switch	
Smoke Detector	
Finish Electrical Subtotal	

Step 13

Appliances, / subject to customizing/ outside install area substitute local contractor

Step 14

Flooring, / subject to customizing/ outside install area substitute local contractor

Carpeting	
Carpeting Underpad	
Flooring Subtotal	

Step 15

Misc. Mirrors, Locksets, Hardware. / subject to customizing/ outside install area substitute local contractor

Entrance Hardware	
Shims	
Mirror	
Opening Hardware Subtotal	