



Second Floor Plan
885 square feet



BLUFFTON HOME SERIES

Heated Square Feet
2101

Overall Dimensions
44'-0" x 27'-8"

COST

Starting from
\$270,000s*

HOW TO BUILD

Contact

housinginfo@townofbluffton.com

843-706-4522

NATIONWIDE
Homes

*Pricing is approximate starting price and may change.

STANDARD SPECIFICATIONS

NATIONWIDE
Homes

STRUCTURAL

- » Exterior walls: 2"x 4" wall studs, 16" o.c.
- » Interior wall studs, 24" o.c.
- » Single top plates on interior walls
- » Mating walls 2"x 3"/2"x4" wall studs, 16" o.c.
- » Floor joist: 2"x 10/19.2" o.c. (2"x 8/16" o.c. for 24' wide models)
- » Subfloor system: 3/4" tongue-and-groove OSB
- » Exterior & Gable end wall sheathing: 7/16" OSB
- » Roof pitch: Ranch & 2-Story 7/12 storage truss 24" o.c., cape 12/12 truss 24" o.c.
- » Roof sheathing: 7/16" OSB with ply-clips
- » Overhangs: 11" fixed
- » Ceiling height: 8'
- » Gable extensions: 12" with drip edge

PLUMBING

- » Bath fixtures: Huntington Brass Carmel Series fixtures in antique bronze
- » Tubs and showers: Fiberglass/white
- » Toilets: Elongated, vitreous china
- » Plumbing supply system: PEX
- » Drain, waste & vent system: PVC
- » Water heater: Electric 50 gallon high efficiency
- » Kitchen sink: Deep stainless steel, double bowl
- » Kitchen faucet: Single lever with sprayer
- » Bath faucets: Dual handle with chrome finish
- » Whole house shut off valve located in washer box, supplied and site installed for basement plans

ELECTRICAL

- » Main electric panel: 200AMP
- » Arc fault breakers per NEC 08
- » Smoke detectors: Per plan
- » Interior lighting: Wire & brace in living room & bedrooms with 2 switches and light fixtures
- » Recessed lights: In kitchen, foyer & over shower
- » Progress deluxe lighting pkg: North Park Collection
- » Wall mounted vanity lighting
- » Phone jacks: 1 outlet in living room
- » Return air grille with plenum and pull wire for thermostat
- » Electric box: At exterior walls, infiltration sealed
- » Front & rear exterior receptacles

- » Exhaust fans: Vented to exterior
- » Wiring: Nonmetallic, 12 gauge min

EXTERIOR

- » Siding: Cementitious exterior with smooth surface, 6" reveal max
- » Smooth exterior trim-cementitious or equivalent
- » Roof Shingles: Architectural 25-year shingles over 15 lb asphalt felt
- » Ridge ventilation system
- » Moss simulated divided lite windows
- » Exterior window treatment at front elevation (as shown on floor plan)
- » Exterior door: as shown on floor plan with deluxe hardware on front and deadbolts on front & back
- » House wrap

INTERIOR FINISH

- » Walls: 1/2" drywall primed with smooth finish, bone white
- » Ceilings: 1/2" high strength ceiling drywall, smooth finish, painted bone white
- » Shower rods and bath accessories by purchaser
- » Closet shelving: All closets and over washer/dryer
- » Coastal interior trim package
- » Stairs: Sloped wall
- » Carpet: 25oz FHA with deluxe padding (shipped loose)
- » Kitchen/Bath/Utility/Foyer: Premium vinyl floor tiles
- » Craftmaster (rossmore (3-panel) interior doors
- » Cabinets: Sundale flat panel square 30'/36" wall with crown, no furr down
- » Counter tops: Square edge with 1 row ceramic backsplash
- » Lavette mirrors: Pencil edge

INSULATION & HEATING/COOLING PREPARATION

- » Exterior walls: R-13 insulation
- » Ceiling: R30 insulation
- » Toe kick registers @ kitchen & baths

APPLIANCES

- » Standard dishwasher
- » No range standard
- » Range hood: Vented with light & fan
- » All others optional