



ATLANTIC SERIES GENERAL SPECIFICATION

V1.1 EFFECTIVE 8-1-2013

CONSTRUCTION SPECIFICATION

SECTION 1	CONSTRUCTION
1.1	2X10 SPF#2 OR BETTER FLOOR JOISTS AT 16"O.C. WITH SOLID BRIDGING
1.1	DBL 2X10 SPF#2 OR BETTER PERIMETER FLOOR FRAMING
1.1	19/32" T&G OSB SUB-FLOOR DECKING GLUED AND NAILED
1.2	2X6 SPF#2 OR BETTER EXTERIOR WALL STUDS AT 24"O.C.
1.2	SINGLE BOTTOM AND TOP WALL PLATES
1.2	7/16" OSB SHEATHING AT EXTERIOR WALLS
1.2	1/2" GYPSUM WALL BOARD GLUED AND SCREWED ON ALL EXTERIOR WALLS
1.3	2X4 SPF#2 OR BETTER INTERIOR WALL STUDS AT 24"O.C.
1.3	2X4 SPF#2 OR BETTER MATING WALL STUDS AT 16"O.C.
1.3	1/2" GYPSUM WALL BOARD GLUED AND SCREWED ON ALL INTERIOR AND MATING WALLS
1.3	WOOD BLOCKING FOR ALL CABINETRY, MIRROR AND ACCESSORY INSTALLATION
1.4	DBL 2X10 PERIMETER W/ 2X6 SPF#2 OR BETTER CEILING JOISTS AT FIRST FLOOR CEILING
1.4	LVL MATING WALL HEADERS PER DESIGN AND LOAD REQUIREMENTS
1.4	5/8" GYPSUM AT FIRST AND SECOND FLOOR CEILINGS
1.4	PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. WITH MINIMUM 40# GSL
1.4	7/16" OSB SHEATHING WITH "H" CLIPS AT ROOF
1.5	NOMINAL 10" EAVE AND FLUSH GABLE OVERHANGS WITH 2X6 SUB-FASCIA BOARD
1.6	TYPE X FIRE RESISTANT GYPSUM AT GARAGE WALLS AND CEILINGS PER CODE REQUIREMENTS
SECTION 2	INSULATION
2.1	KRAFT FACED R-21 BATT INSULATION AT EXTERIOR WALLS
2.1	WINDOW AND EXT. DOOR JAMBS INSULATED WITH LOW EXPANSION FOAM
2.1	WALL TO FLOOR AND CEILING JOINTS CAULKED FOR AIR INFILTRATION
2.1	ALL EXTERIOR AND MATE WALL PENETRATIONS INCLUDING ELECTRICAL BOXES ARE SEALED AGAINST AIR INFILTRATION
2.2	R-19 WITH 1" CLOSED CELL FOAM INSULATION BACKER AT 1ST TO 2ND FLOOR CEILING ASSEMBLY OF 2-STORIES
2.3	R-38 LOOSE FILL BLOWN-IN FIBERGLASS ROOF INSULATION
2.4	OVER THE TRUSS ROOF INSULATION BAFFLES
SECTION 3	EXTERIOR FINISH
3.1	PRIME WRAP BUILDING WRAP AT ALL EXTERIOR WALLS UTILIZING TAPE FLASHING SYSTEM AT ALL WINDOWS AND DOORS
3.2	GEORGIA PACIFIC .040 VINYL SIDING W/ TRADITIONAL 4/4 LAP AND MATCHING VINYL CORNER POSTS
3.3	SHUTTERS AND WINDOW TRIMS ARE ALL OPTIONAL
3.4	WHITE ALUMINUM DRIP EDGE AND FASCIA
3.4	WHITE VENTED VINYL SOFFIT AT OVERHANGS
3.5	15# FELT SHINGLE UNDERLAYMENT ENTIRE ROOF
3.5	ICE & WATER SHIELD FOR 64" COVERAGE AT ALL EAVES AND VALLEYS
3.6	TAMKO HERITAGE AR30 30YR ARCHITECTURAL STYLE ASPHALT SHINGLE
3.6	TAMKO HERITAGE MATCHING ROOF CAP SHINGLES
3.7	FILTER-CORE SHINGLE OVER RIDGE VENT
SECTION 4	DOORS AND WINDOWS
4.1	THERMA TRU 3068 PRIMED STEEL FRONT ENTRY DOOR W/ WOOD JAMB AND ADJUSTABLE THRESHOLD
4.1	THERMATRU 2868 PRIMED STEEL SIDE / REAR ENTRY DOORS W/ WOOD JAMB AND ADJUSTABLE THRESHOLD
4.1	THERMATRU 2868 PRIMED STEEL FRAME / SLAB FIRE RATED GARAGE ENTRY DOORS
4.2	KINRO ALL VINYL 6068 DP50 RATED SLIDING PATIO DOORS WHERE APPLICABLE
4.3	KWIKSET AUGUSTA KNOB BRUSHED NICKEL FINISH EXTERIOR LOCKSETS AT EXTERIOR ENTRY DOORS
4.3	KWIKSET KEYED DEADBOLT PROVIDED AT FRONT ENTRY DOOR
4.4	KINRO ALL VINYL SINGLE HUNG DP50 LOW-E WINDOWS// SIZES PER PLAN AND DESIGN
4.4	IMPACT GLASS OPTIONS AVAILABLE ILO STRUCTURAL GLAZING PROTECTION PROVIDED BY THE BUILDER

SECTION 5	INTERIOR
5.1	LEVEL 3 SMOOTH FINISH DRYWALL WITH WHITE VAPOR BARRIER PRIMER PAINT APPLIED AND BACKROLLED FOR TEXTURE
5.2	PRE-FINISHED WHITE MDF COLONIAL TRIM PACKAGE: 3-1/4" BASE MOLDING, 2-1/2" CASING
5.3	6-PANEL COLONIST HOLLOW CORE INTERIOR DOORS WITH (3) BRUSHED NICKEL HINGES
5.4	BRUSHED NICKEL INTERIOR KNOB HARDWARE
5.5	CARPET GRADE STAIR WITH WHITE SKIRT BOARD FOR 1ST TO 2ND FLOOR RUN (NO BASEMENT STAIR PROVIDED)
5.6	34" SLOPED WALL WITH CAP BOARD AT STAIR RUNS
5.6	NO RAILING PROVIDED
5.7	BEVELED EDGE MIRRORS AT BATHROOM VANITIES
SECTION 6	FLOOR COVERING
6.1	SHAW "SIMPLY STATED" ANSO NYLON CARPETS W/ 3/8" 5# REBONDED CARPET PAD AND TACK STRIP
6.2	CONGOLEUM ARMORBRIGHT RESILIENT VINYL FLOORING AT ALL WET AREAS
6.3	SHAW "SIMPLY STATED" CARPET W/ 3/8" 5# REBONDED CARPET PAD SHIPPED LOOSE FOR SITE INSTALLATION ON STAIR RUNS
SECTION 7	CABINETRY
7.1	AMERICAN OAK TRADITIONAL OVERLAY RAISED PANEL WOOD VENEER DOORS
7.1	HARDWOOD STILES AND RAILS
7.1	CONCEALED HINGES ON ALL DOORS
7.1	ADJUSTABLE SHELVES IN WALL CABINETS
7.1	DRAWER OVER DOOR BASE CABINET DESIGN IN MOST APPLICATIONS (ACTUAL DESIGN REQUIREMENTS VARY)
7.2	BRUSHED NICKEL KNOB HARDWARE AT ALL DOORS AND DRAWERS
7.3	30" WALL CABINET HEIGHT
7.4	2-1/2" TRADITIONAL CROWN MOLDING THROUGHOUT
7.4	FINISHED TOE-KICKS
7.5	30" VANITY CABINET HEIGHT
7.6	WILSONART SELF EDGE HIGH PRESSURE LAMINATE COUNTERTOPS WITH 4" LAMINATE BACKSPLASH
SECTION 8	PLUMBING
8.1	PEX WATER SUPPLY LINES WITH INDIVIDUAL SHUT-OFF VALVES STUBBED TO EACH FIXTURE
8.2	SCHEDULE 40 PVC DWV LINES STUBBED
8.3	CLOTHES WASHER SUPPLY AND DRAIN PLUMBING AND ACCESS PANEL IS OPTIONAL
8.3	DISHWASHER SUPPLY AND DRAIN PLUMBING IS OPTIONAL
8.3	REFRIGERATOR ICE MAKER PLUMBING CONNECTION IS OPTIONAL
8.4	CLARION BATHWARE ONE PIECE FIBERGLASS TUB/SHOWER AND/OR SHOWER FIXTURES PER PLAN
	CLARION BATHWARE FIBERGLASS DROP IN TUBS PER PLAN
	LAMOSA OR EQUAL ROUND FRONT COMMODES
	HUNTINGTON BRASS CHROME SINGLE LEVER LAVATORY FAUCET
	CHINA OVAL DROP IN LAVATORY BOWLS
	HUNTINGTON BRASS CHROME SINGLE LEVER TUB / SHOWER DIVERTER
	HUNTINGTON BRASS CHROME DECK TUB FAUCETS
	8" DEEP STAINLESS STEEL DOUBLE BOWL KITCHEN SINK
	HUNTINGTON BRASS CHROME SINGLE LEVER KITCHEN FAUCET WITH SPRAY
	RADON REMEDIATION VENT STACK PROVIDED IN WALL
	FIRE SUPPRESSION SYSTEMS ARE AVAILABLE AS OPTIONS IF REQUIRED OR DESIRED
SECTION 9	ELECTRICAL
9.1	200 AMP 40 SPACE SQUARE D SERVICE PANEL
	WHITE TOGGLE SWITCHES AND DUPLEX RECEPTACLES
	AC/DC INTERCONNECTED SMOKE DETECTORS AND CO2 DETECTORS PER CODE REQUIREMENTS
	DOOR CHIME WIRED TO FRONT DOOR
	2 EXTERIOR GFCI RECEPTACLES PER CODE
	DEDICATED 20 AMP BREAKER FOR GARAGE RECEPTACLES
	DEDICATED APPLIANCE CIRCUITS AND RECEPTACLES PER PLAN REQUIREMENTS
	RESIDENTIAL LIGHTING PACKAGE
	DINING ROOM CHANDALIER
	FLUSH MOUNT CEILING LIGHTS AT ALL BEDROOMS
	SWITCHED RECEPTACLE AT GREAT ROOM
	RECESSED CANISTER LIGHT OVER KITCHEN SINK
	FLUORESCENT CLOSET LIGHT AT ALL WALK IN CLOSETS
	BRUSHED NICKEL FINISH EXTERIOR LIGHT AT EACH EXTERIOR DOOR
	BROAN BATH FAN / LIGHT COMBINATION SWITCHED SEPARATELY AT EACH BATH
	BROAN RANGE HOOD WITH DUAL SPEED FAN AND LIGHT AT RANGE

SECTION 10	HVAC SYSTEM
BASEBOARD STYLE WHITE FINISH SUPPLY REGISTERS WITH THROUGH FLOOR BOOTS ON FIRST FLOOR WHITE FLUSH CEILING REGISTERS WITH BOOTS AND FLEXIBLE INSULATED BRANCH LINES IN CEILING OF SECOND FLOORS HI-LO RETURN AIR GRILLS PROVIDED FOR SITE DUCT COMPLETION CHASE LOCATIONS PER PLAN DESIGN AND REQUIREMENTS FINAL HVAC SYSTEM DESIGN AND SIZING BY OTHERS	
SECTION 11	GENERAL
8' FINISHED FLAT CEILINGS AT ALL FLOORS DESIGN CRITERIA OF 40# GSL / 90MPH WIND SPEED / D0 SEISMIC STAIR GEOMETRY PER CODE REQUIREMENT ROOF PITCHES PER HOUSE TYPE AND ELEVATION DESIGN GARAGE DOORS ARE BY OTHERS LIGHT BULBS ARE BY OTHERS	
SECTION 12	WARRANTIES
12.1 RWC 10 YEAR STRUCTURAL WARRANTY (VALID ONLY WITH HOMEOWNER REGISTRATION WITHIN 60 DAYS OF DELIVERY) 12.2 1 YEAR LIMITED PRODUCT WARRANTY ON MODULAR PORTION 12.3 INDIVIDUAL PRODUCT WARRANTIES PROVIDED BY PRODUCT MANUFACTURERS DIRECT TO HOME OWNER	
DISCLAIMER	
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