



ARCHITECTURE/DRAFTING

Bison Architects

PERMITS

Building: Per Community

All materials and selections below are per final client and builder approved plan

STRUCTURAL FEATURES

EXTERIOR SELECTIONS

Front Elevation: Cement Fiberboard; Styles per plan; Painted on-site, 2 coats
Water-Table Cap: Cultured Stone or Limestone Cap
Stone plynth sides & rear
Trim: Painted on-site, 2 coats
LP Smartside Trim (If Stucco then cedar trim)
Fascia/Trim/Frieze (front only): 1"x8", with 12" overhangs
LP Smartside Trim (If Stucco then cedar trim)
Gutters: 5" Continuous Ogee, Aluminum, Prefinishes Color options
Roof-Asphalt: Certaineed Landmark AR, Prefinished Color options
Shutters: Style per plan, built and finished on-site

WINDOWS

Type: Jeld-Wen
Grids: Style per plan and community; Grids between glass; Whole house
Sidelites and/or Transom: Style per plan

EXTERIOR DOORS

Front Door System: Thermatru, Smooth Star, 8'h, Style per plan
Hinge Finish Option: Satin Nickel
Fire Rated Garage-to-Interior Door: Thermatru, Smooth, Painted on-site
Style Options: 2 panel raised square top, 2 panel raised arch top, 6 panel raised,
4 panel raised, 2 panel recessed square top
Hinge Finish Option: Satin Nickel
Rear Doors: Configurations (slider/swing) per plan
Hinge Finish Option: Satin Nickel
Service Doors: Thermatru, Smooth, Painted on-site
Style Options: 2 panel raised square top, 2 panel raised arch top, 6 panel raised,
4 panel raised, 2 panel recessed square top
Hinge Finish Option: Satin Nickel

GARAGE DOORS

Style: Haas, 600 Series, Insulated, Prefinished Factory Color options
Opener: Liftmaster, 8160w Chain Drive, 1 Keypad



CONCRETE

Locations: Basement Floor, Garage/Apron, Garage Steps to Interior, Front & Rear Stoops, Service Walks, Public Walks
Driveway, Patio 12x16

FOUNDATION

Footers: 8x16 with Plastic Form-A-Drain
Walls: 9' Poured Walls, 8" width OR Slab Walls (per plan)
Windows: Glass Block with Vent, Qty. 2
Waterproofing: Tuff-N-Dri Waterproofing, Tremco 30 Year Limited Warranty (according to model energy code)

FRAMING

Floor Joist: Engineered Floor System per design
Floor Spacing: 16" on Center OR per plan
Exterior Wall Size: 1st Floor: 10' Ceilings will use 2x6 Studs, 16" on Center
2nd Floor: 9' Ceilings will use 2x4 Studs, 16" on Center
Basement Walkout: 2x6 Studs, 16" on Center
Flooring Material: Advantech-3/4" Engineering OSB, Tongue-n-Groove
Roof Sheathing: 7/16" OSB
Exterior Wall Sheathing: 7/16" OSB Green Zip
Garage & Gable Sheathing: 7/16" OSB Green Zip

FIREPLACE

Unit: Napoleon, Ascent, 46" Gas, Direct Vent, Black Exterior, Black Interior, Standard Gas Log Set, BH6NTR

ENERGY STAR & INSULATION

*Jennings + Bishop Homes is an Energy Star builder via a Third Party certification
*Home will typically meet or exceed the annual energy cost requirements of the 2019 Residential Code of OH and the 2018 International Building Code based on a climate zone of 5A.

Includes: Duct Sealing to reduce leakage after construction
Thermal Bypass inspection
Blower Door inspection
Insulation: 1st & 2nd Floor Walls: 2x6 = R-19; 2x4 = R-13
Ceilings: R-38
Basement: R-5 Exterior foundation insulation
On Slab: R-10 insulation
Exterior: AIP Package
Stone & Stucco: Green Zip System with Tyvek wrap
Cement Fiberboard: Green Zip System
Flashing: All windows and doors taped and flashed
Stone water table taped and flashed



PLUMBING

Water Heater: AO Smith, 50 Gallon, 40,000 BTU, Gas Side Vented, Quick Recovery
Energy Source: Gas
Outside Spigots: 2 Exterior Cold Hose Bibbs
Sump Pump: 1 pump per code
Rough-ins: 3/4 Bath Rough-in in Basement
Waterlines: Sharkbite Evopex Waterlines and Fittings, Including Ice Maker line rough-in

ELECTRICAL

Service Size: 200 Amp OR Sized appropriate to need
Wiring per code according to the National Electric Code
Recessed Cans: Qty. 22
Builder Uses LED Bulbs; Separate from Lighting Allowance
LED Cans are Dimmable (Dimmers Not Included); LED Stationary Fixtures are Not Dimmable
Smoke & Carbon Monoxide Detectors: Qty. Per Plan and Code
Exterior Outlets: Water Protected GFI, Qty. per code
Phone/Data & Cable: Cat6 Data, RG6 Cable outlets; Qty. 5 each for Up to 4 Bedrooms; Qty. 6 each for 5 or More Bedrooms
Post Lamp: Per Community; Fixture is deducted from Lighting Allowance
Kitchen Pendants: Prewire for 2 Pendants over Island; Fixtures are deducted from Lighting Allowance
Ceiling Fans: Prewire for Ceiling Fans in 1st Floor Great Room, Owner's Bedroom & Rear Covered Porch (per plans)
Fixtures are deducted from Lighting Allowance
Ceiling Lights: Prewire ceiling lights in all bedrooms and walk-in closets; Fixtures are deducted from Lighting Allowance

HVAC

Furnace: Bryant, Gas with Media Air Filter, Fuel-Fired air distribution, Natural Gas, 95.5% AFUE
Thermostat: Digital Programmable Base Level
Central Air: Bryant, Electric Air Conditioner, Up to 16 SEER
Bath Vent Fans: 50 CFM, Owner's Bathroom 110 CFM, Unfinished Basement 110 CFM Ultra Fan
Cleaning: Whole House Duct Cleaning professionally cleaned by Master Clean or Like Company

DRYWALL

Thickness: Walls: 1/2" Thick; Ceilings: 5/8" Thick
Ceiling Finish: Smooth, 1 Coat Flat Interior Paint
Corners: 90 Degree

INTERIOR TRIM

INTERIOR TRIM MATERIALS

Baseboards:	All Floors: 5 1/4" or 5 1/2"h; Ultralite; Painted White/Off White Standard Profile
Casings:	First Floor: 3 1/4" or 3 1/2"h with or without Backband 1st Floor; Ultralite; Painted White/Off White; Standard Profile Second Floor & Basement: 3 1/4" or 3 1/2"; Ultralite; Painted White/Off White; Standard Profile
Crown:	5 1/2"h; Ultralite; Painted White/Off White; Standard Profile
Interior Doors:	Solid Masonite; First Floor:8'h; Second Floor & Basement: 6'8"h
Interior Door Styles:	2 panel raised square top, 2 panel raised arch top, 6 panel raised, 4 panel raised, 2 panel recessed square top
Interior Door Handles:	Dexter by Schlage, Accent Lever, Satin Nickel or oil Rubbed Bronze
Interior Door Hinges:	Satin Nickel or Oil Rubbed Bronze
Front Door Handleset:	Schlage, Satin Nickel or Oil Rubbed Bronze, Standard Style

INTERIOR TRIM DETAILS

	*All floors: Standard baseboards; Standard casing around all windows and doors; No casing on Arched openings
Front Door:	Heavy Trim (Interior Side Only); Paint grade
Foyer:	Crown; Paint grade
Office/Library/Den:	Crown; Stain grade Baseboards: Stain Grade Casing & Backband: Stain Grade Entry Doors: 8'h, V-Groove Glass; Stain Grade
Dining-Formal:	Heavy Trim Foyer Side Only; Columns
Great Room:	Single Story Only: Crown; Paint grade 8'L x 10'H Built-in to include base cabinets and adjustable shelves above; Stain grade
Great Room Window Wall:	Heavy Trim; Paint grade
Fireplace Surround:	Double Mantle; Stain grade
Half Bath:	Crown; Paint grade
Mudroom:	4'L Built-in with Open Bench Seat, Paneled Back and Crown Cap; Stain grade
Kitchen:	Custom Wood Cooktop Hood; Stain grade Custom Island Paneling; Stain grade
Owner's Bedroom:	Crown around perimeter ceiling only; Paint grade
All Bathrooms:	Wood framed mirrors with casing; Stain grade
Secondary Bedrooms:	Baseboard and casing
Pantry/Linen Closets:	5 wood shelves
Walk-In Closets:	Wood shelving with hanging rod, 1 rack of shelves



STAIRPARTS

Newels: Post-to-Post; Poplar; Standard Style; stain grade
Handrails: 2 5/8"; Poplar; Standard style; Stain grade
Balusters: Wrought iron; Standard style
Stairs-to-Second Floor (Primary): Built On-Site Stairs
Poplar Treads; Stain grade
Carpet Runner
Stairs-to-Lower Level (Primary): Pre-fabricated Pine System; Wall-to-Wall carpet

INTERIOR FINISHES

CABINETS

Supplied by The Jae Co.; See Cabinet Sheet

APPLIANCES

Supplied by The Jae Co; See Appliances Sheet

PAINTING

Interior: Sherwin Williams, Flat, Latex, 2 Coats
Walls: 2 Light-Medium Neutral Colors Included
Ceilings: 1 White/Off-White Color Included
Stained Items: 1 Stain Color Included
Garage: 1 Coat main house wall color
Closets: Walls are sprayed in the interior trim color
Trim & Doors: 1 White/Off-White Color Included; Semi-Gloss

FLOORING

Floor Vents: Hardwood Locations: Flush Wood, Stained to coordinate with hardwood
Carpet & Tile: Metal Tan Drop-in
Hardwood: AFS Up through Level G
Hardwood Locations: Foyer, 1/2 Bath, First Floor Hallway, Great Room, Breakfast/Informal Dining,
Kitchen, Pantry, Mudroom, Sunroom (Locations per plan)
Tile: Floors: AFS Up through Level F
Shower Walls: AFS Up through Level F
Shower Walls Height: 8'h
Owner's Shower Tray: Poured pan with mosaic tile
Owner's Shower: 12"h x 24"w Recessed Niche with Stone Sill
(matches countertop material)
Secondary Bathrooms: 2 Corner Shelves (matches countertop material)
Kitchen Backsplash: AFS Up through Level G
Installation Patterns ALL Locations: Straight Lay or Running Bond
Tile Locations: Laundry, All Bathrooms, Sunroom, Mudroom (Locations per plan)
Carpet: AFS Up through Level ; Standard 7/16" 6LB. Sage Carpet pad
Carpet Locations: Stairs, All Bedrooms & Adjoining Closets, Den/Office/Library, Formal Dining,
Formal Living, 2nd Floor Hallway, Bonus Room,
Entire Lower Level (Locations per plan)

_____ Homeowner Initials

NATURAL STONE & QUARTZ

Fireplace Surround:	Florida Tile, Pietra Art, Ledgerstone, Various Colors; No Hearth; Around Firebox Only
Laundry Countertop:	Remnant material; 4" h Back & Side splashes; Not to exceed 70" L; Pencil or Bevel edge
Half Bath:	Remnant material; 4" h Back & Side splashes; Pencil or Bevel edge
Secondary Bathrooms:	Remnant material; 4" h Back & Side splashes; Pencil or Bevel edge; 2 Corner Shower Shelves matching countertop material
Mudroom Desk:	Remnant material; 4" h Back & Side splashes; Pencil or Bevel edge
Kitchen:	3cm Slab material; No Splashes; Standard granite and quartz options; Pencil or Bevel Edge; 12" Island Overhang
Owner's Bathroom:	3cm Slab material; No Splashes; Standard granite and quartz options; Pencil or Bevel Edge; Shower bench, threshold & niche sill matching countertop material

SINKS

Kitchen:	Apron Sink: Kohler, Whitehaven, K-6849-0 OR Kohler, Strive, K-5415-NA
Laundry:	Mustee, #10, White Utility Sink, Drop-in
All Bathrooms:	Rectangle White Undermount OR Oval White Undermount

MIRRORS

All Bathrooms:	Plate Glass Framed with Interior Trim; Painted/Stained to Coordinate with vanity cabinet
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SHOWER DOORS

Owner's Bathroom:	Semi-Frameless, 78" h, 1/4" Thick, Clear Glass, Brushed Nickel finish
Secondary Bathrooms-Showers Only:	Sliding Glass Door, 1/4" Thick, Clear Glass, Chrome finish

BATH ACCESSORIES

Half Bathroom:	Standard Style; Brushed Nickel finish; 1-Toilet Paper Holder, 1-Towel Ring
Owner's Bathroom:	Standard Style; Brushed Nickel finish; 1-Toilet Paper Holder, 1-Towel Ring PER Sink, 1-24" Towel Bar
Secondary Bathrooms:	Standard Style; Chrome finish; 1-Toilet Paper Holder, 1-Towel Ring PER Sink, 1-24" Towel Bar



PLUMBING FIXTURES

- Kitchen: Faucet: Moen, Arbor 7594SRS OR Sleek 7864SRS, Spot Resist Stainless
Garbage Disposal: Badger 5 1/2HP
Air Switch: Stainless
- Laundry: Faucet: Moen, Integra, 67315SRS, Spot Resist Stainless
- Half Bathroom: Faucet: Moen, Standard Style, 8" widespread, Brushed Nickel
Toilet: American Standard, Standard Style, 2 Piece, White, Elongated Bowl, Right Height
Toilet Trip: Standard Style, Brushed Nickel
- Owner's Bathroom: Faucet: Moen, Standard Style, 8" widespread, Brushed Nickel
Shower Trim: Moen, Standard Style, Brushed Nickel
Shower Head-Wall Mounted: Moen, 8" Rainhead, 6345BN, Brushed Nickel
Shower Handheld Unit on Glide Bar: Moen, 3868EPBN, Brushed Nickel
Freestanding Tub: American Standard, Sedona, Loft, 2766.034, White or Jacuzzi, Celeste, 7032, White
Freestanding Tub Filler: Delta, Contemporary Filler with Handshower, Brushed Nickel, T4759SSFL
Toilet: American Standard, Standard Style, 2 Piece, White, Elongated Bowl, Right Height
Toilet Trip: Standard Style, Brushed Nickel
- Secondary Bathrooms: Faucet: Moen, Standard Style, 4" Centerset, Chrome
Shower/Tub Trim: Moen, Standard Style, Chrome
Bathtub: Sterling, Ensemble, White, Alcove
Shower Base: Fiberglass, White
Toilet: American Standard, Standard Style, 2 Piece, White, Elongated Bowl, Standard Height
Toilet Trip: Chrome

ALLOWANCES

- Lighting Fixtures: \$4,000 Allowance
- Landscaping: \$3,000 Allowance
Sod: Disturbed Areas Only
- Security: Pre-wire with Standard Equipment Discounted with 3 Year Monitoring Agreement
Only with DHD
1st Floor Exterior Door Contacts
3 Motion Sensors
1 Keypad
Control Panel with Siren



CONTRACT CONDITIONS

- (Initials) _____ Signed Specifications Sheet, Contract Addendum & Builder Contract supersedes the plan.
- (Initials) _____ Only JBH Approved Suppliers will be used. JBH does not authorize supplying your own fixtures.
- (Initials) _____ Direct payment of materials and overages to suppliers/vendors is not allowable. All payments will be arranged through JBH.
- (Initials) _____ Payment to JBH of approved overages, with balances exceeding \$5,000 will be required.
- (Initials) _____ JBH reserves the right to substitute materials and suppliers to those of equal or greater value without notice.
- (Initials) _____ If all selections are not approved prior to drywall construction will be suspended until they are finalized.
- (Initials) _____ Once finalized construction will resume when the building schedule allows.

Homeowner: _____

Homeowner: _____