

MAIN LEVEL PLAN

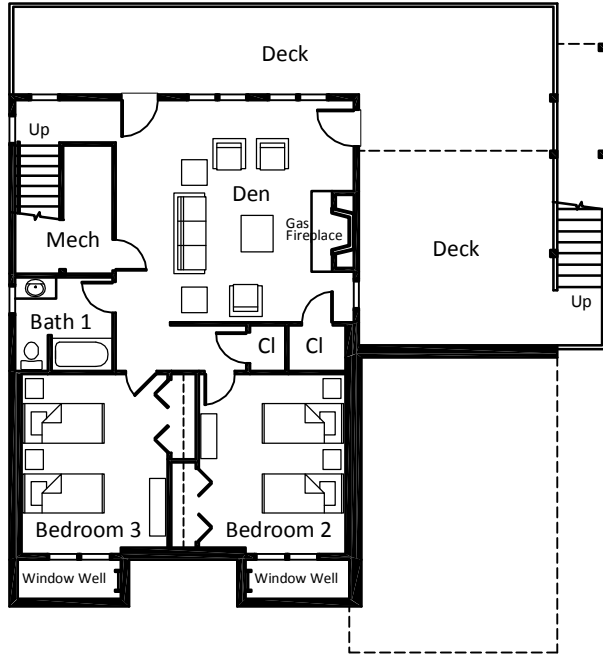
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|----------------|-----------|
| Great Room | 24' x 19' |
| Dining/Sunroom | 16' x 15' |
| Kitchen | 17' x 12' |
| Mudroom | 6' x 17' |
| Garage | 16' x 24' |

UPPER LEVEL PLAN

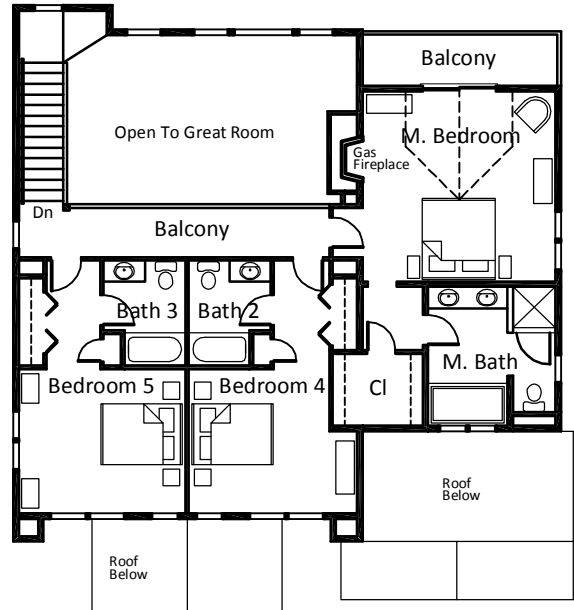
| | |
|----------------|-----------|
| Master Bedroom | 16' x 15' |
| Bedroom 4 | 14' x 12' |
| Bedroom 5 | 14' x 12' |

LOWER LEVEL PLAN

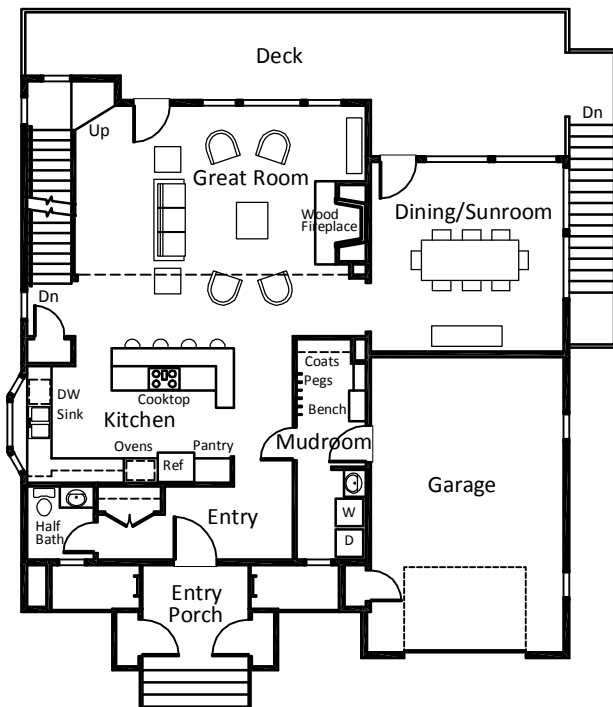
| | |
|-----------|-----------|
| Den | 20' x 18' |
| Bedroom 2 | 12' x 14' |
| Bedroom 3 | 12' x 14' |



LOWER LEVEL PLAN



UPPER LEVEL PLAN



MAIN LEVEL PLAN

DETAILS

| | |
|---------------------|--------------|
| Bedrooms | 5 |
| Bathrooms | 4 1/2 |
| Width | 48' |
| Depth | 53' |
| Lower Level Plan | 1104 sq. ft. |
| Main Level Plan | 1385 sq. ft. |
| Upper Level Plan | 1230 sq. ft. |
| Total Finished Area | 3719 sq. ft. |
| Porch/Decks | 1642 sq. ft. |
| Garage | 416 sq. ft. |

PRESIDENTIAL VIEWS

Bretton Woods, New Hampshire



396 NH Route 49
Campton, NH 03223

PRESIDENTIAL VIEWS TOWNHOUSES
GENERAL OUTLINE SPECIFICATION.
February 10, 2010

GENERAL DESIGN

Designed to meet the energy efficient requirements of the Energy Star Program.
Some interior features listed below may be customized by the homeowner.

SITE

Underground utility lines to unit.
Underground propane fuel tank and piping to unit.
Driveway with asphalt paving.
Landscaping.

HOUSE ENVELOPE AND EXTERIOR FINISHES

Concrete foundation walls, footings, slabs; steel reinforced.
Rigid foam insulation on foundation wall exteriors – R10.
2x6 exterior wall construction with OSB engineered sheathing.
Engineered joist floor structure with engineered sheathing.
Rafter roof structure with engineered sheathing.
Exterior Wall Insulation: Fiberglass blown-in insulation system (BIBS) – R23.
Roof Insulation: Blown-in fiberglass and rigid foam insulation - R53.
Fiberglass batt insulation on foundation walls interior – R11.
Red cedar shingle siding, stained, over “Home Slicker” drainage membrane.
Red cedar trim, rough faced clear grade, stained.
Pressure treated pine exterior decking.
Marvin high performance aluminum clad wood windows, Low E insulating glass with argon, Energy Star rated.
Mahogany exterior entry door.
Insulated red cedar garage doors, carriage style.
Architectural style roof shingles, 50 year rated.
Cultured stone veneer on chimney.
Ski storage closets on entry deck.

INTERIOR FINISHES AND PRODUCTS

Wood framed walls with smooth gypsum drywall, painted, eggshell finish.
Oak 2 ¼” flooring in Great Room, Dining, Balcony and stairs.
Wood stair railing and balusters.
Carpet flooring in Lower Level, and Upper Level Bedrooms.
Ceramic tile flooring in Baths and stone tile flooring in Kitchen, Mudroom, and Entry.
Multiple wall paint colors included.
Wood wainscot in Mudroom and Sunroom.
Raised panel cherry cabinets for kitchen and baths.
Granite or Corian countertops.

Kohler plumbing fixtures (white) and Delta faucets.
Tile bathtub surrounds with glass shower doors.
Whirlpool bath in Master Bath.
Tile shower with glass door in Master Bath.
Wood burning fireplace insert with cultured stone facing up to ceiling in Great Room.
Gas fireplace insert in Den (cultured stone or wood facing) and M. Bedroom (tile facing).
Pine paneled interior doors with lever hardware.
Woodwork and interior trim, painted.
GE Profile appliances.
Optional Hot Tub on Lower Level Deck.
Optional wood ceiling in Great Room.

MECHANICAL SYSTEMS

Hot water baseboard heating with high efficiency propane fired boiler.
Radiant floor heat in Lower Level.
Heated Garage.
Air Conditioning; ducted to all floors.
Thermostat control by telephone or internet.
Downdraft kitchen cooktop exhaust system.
Copper water supply piping.
PVC plumbing waste lines.
Water heater, 80 gallon, with re-circulation line.
Radon mitigation system piping.
Optional radiant floor heat in all tiled areas.

ELECTRICAL SYSTEMS

Service by New Hampshire Electric Co-op, 200 amp.
Lighting, both surface and recessed, switches, outlets, white Decora trim.
Paddle fan in Great Room and M. Bedroom. Pre-wire in other bedrooms.
Pre-wire for ADT security system.
Pre-wire for satellite TV system.
Optional automatic emergency electrical generator, propane fueled.