

SCHELL BROTHERS

BAY SERIES

STANDARDS BOOK



The Bay Series

Home Specifications

HP V.10 Bay Series 5.9.12



Bay Series Home Specifications
All selections & options subject to change. Printed colors may vary from actual materials.

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*These are the specifications for Bay Series Homes. Numerous upgrades are available.
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Schell Brothers is a proud builder of Energy Star homes.

To earn the Energy Star, a home must meet strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15% more energy efficient than homes built to the 2009 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30% more efficient than standard homes.

As a builder of ENERGY STAR® qualified homes, Schell Brothers includes these 'tried-and-true' energy-efficient features that contribute to improved home quality and homeowner comfort, and to lower energy demand and reduced air pollution:

1. Effective Insulation

Properly installed and inspected insulation in floors, walls, and attics ensures even temperatures throughout the house, reduced energy use, and increased comfort.

2. High-Performance Windows

Energy-efficient windows employ advanced technologies, such as protective coatings and improved frames, to help keep heat in during winter and out during summer.

3. Tight Construction and Ducts

A tightly sealed home improves comfort and indoor air quality while reducing utility and maintenance.

4. Efficient Heating and Cooling Equipment

In addition to using less energy to operate, energy-efficient heating and cooling systems can be quieter, reduce indoor humidity, and improve the overall comfort of the home.

5. Efficient Products

ENERGY STAR qualified homes may also be equipped with ENERGY STAR qualified products - Schell Brothers uses only ENERGY STAR qualified refrigerators, dishwashers, and washing machines.

6. Third-Party Verification

With the help of independent Home Energy Raters, ENERGY STAR builder partners choose the most appropriate energy-saving features for their homes. Additionally, raters conduct onsite testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details.



Indoor airPLUS Advantages

Improved Indoor Air Quality

More than 30 additional design and construction features are included in Indoor airPLUS homes to help protect you against moisture and mold, pests, combustion gases, radon, and other airborne pollutants in your home.

Minimize Pollutants

Moisture and pest control, among other things, can help protect your family by eliminating common allergens from entering your home, such as mold and pest residue. Your builder will provide a first line defense against pests like cockroaches and rodents by fully sealing, caulking or screening where pests enter your home.

Improve Comfort

Your Indoor airPLUS home can provide a more comfortable living environment because it includes properly engineered HVAC system sizing, improved duct and equipment installation, improved filtration, and whole-house and spot ventilation to dilute and remove indoor pollutants.

Protect Against Combustion Pollutants

The home provides protection from potential exposure to combustion pollutants by the installation of heating equipment that cannot spill combustion gases inside the home and preventing pollutants in the garage from entering your house. Also, carbon monoxide alarms are located adjacent to sleeping areas.

Home Maintenance

After purchasing a home with the EPA Indoor airPLUS, you'll receive a manual explaining your home's indoor air quality features and how to operate your home to continue minimizing the risk of indoor air quality problems. In addition, your home will have a label as proof that it was built to the high indoor air quality specifications if you resell the home.

Energy Efficient

All indoor airPLUS homes must first earn the ENERGY STAR label. Energy Star qualified homes use substantially less energy for heating, cooling, and water heating thereby reducing your contribution to climate change.



Concrete & Masonry

**Basement options available.*

Footings 8" x 16" with minimum 3000 psi concrete with capillary break.

Foundation Walls 4' x 8" steel reinforced poured concrete with minimum 3000 psi concrete. Foundation walls shall have a brick form finish and walls shall be waterproofed on the exterior up to finished grade line. Moisture management practices include the installation of exterior drain tile along with interior sump crock.

Foundation Piers 16" x 16" concrete piers on top of 32" x 32" footers with steel reinforcing poured with minimum 3000 psi concrete

Concrete Slabs All concrete slabs to be poured with a minimum of 3000 psi concrete.

Conditioned Crawl Space Interior of all crawl space walls shall be insulated with 2" thick extruded polystyrene foam insulation with one insulated crawl space access door. Conditioned crawl space shall include 3" clean sand over a reinforced 6-mil poly moisture barrier.

Termite Treatment Soil based application applied around all exterior foundation walls. Galvanized termite treatment shield shall be installed at the junction of all exterior foundation walls.

Structural Framing

Exterior Walls Exterior walls are constructed utilizing Advanced Framing Techniques including: 2" x 6" studs spaced 24" on center, right sized insulated headers and wall corners/intersections that allow for full cavity insulation.

Interior Walls Interior walls constructed with 2" x 4" studs spaced 16" on center.

Floor System Constructed of either Wood I Joists or engineered open-web floor trusses per plan. All sub flooring shall be 3/4" tongue and groove LP Top Notch 450 series or equivalent.

Roof System Engineered raised heel energy trusses that allow full depth insulation and provide proper spacing for soffit ventilation.

Ceiling Height 9' ceilings minimum on first floor, 8' minimum on second floor, where applicable. **Ceiling heights vary per plan.*

Interior Stairs Carpeted pine tread and riser "box" style stairs



HVAC Heating, Ventilation & Air Conditioning

Schell Brothers is an Energy Star partner. All homes are built to exceed Energy Star Standards.

A/C unit Amana 16 SEER A/C unit with R410A refrigerant. Sized according to Manual J design software.

Furnace 95+ Efficiency Two Stage Variable Speed Propane Gas Furnace in primary zone. Where applicable, secondary zones to be heat pump.

HVAC zones One or two zone HVAC system depending on size of home. Finished Bonus Rooms to include mini split system.

Thermostats Programmable communicating digital thermostats.

Air Filters Ultra efficient Merv 13 air filters offer superior indoor air quality.

Fresh Air Ventilation System Honeywell automated fresh air ventilation system filtered through the HVAC system.



**Energy Star is a government-backed program helping businesses and individuals protect the environment through superior energy efficiency.*

Results are already adding up. Americans, with the help of Energy Star, saved enough energy in 2005 alone to avoid greenhouse gas emissions equivalent to those from 23 million cars — all while saving \$12 billion on their utility bills.

Energy efficient choices can save families about a third on their energy bill with similar savings of greenhouse gas emissions, without sacrificing features, style or comfort. Energy Star helps you make the energy efficient choice.

Insulation & EPA Draftstopping

Draft Stopping US Environmental Protection Agency's (EPA) Energy Star Draft Stopping air sealer installed at the wood framing.

Moisture Barrier Dow Weathermate™ Plus house-wrap moisture barrier applied to all exterior walls.

Exterior walls R-23 dense pack blown in premium insulation offering superior performance, stability and sound control.

Interior Walls R-11 Sound batt Insulation on interior walls surrounding utility rooms, powder rooms, owner bedrooms, and all bathrooms.

Garage R-23 insulation in common walls only. Option for full garage insulation available as an upgrade.

Attic Areas R-38 blown-in insulation installed in flat ceilings, where possible. R-38 batt insulation in sloped ceilings and all other attic areas.

Drywall

Walls 1/2" gypsum drywall with smooth finish installed on all interior walls except as noted below.

Ceilings 5/8" Regular or 1/2" High strength drywall with smooth finish installed on all living space ceiling as required.

Bathrooms 1/2" tile backerboard in tiled areas with 1/2" moisture resistant "green" board in other areas.

Garages 5/8" Type-X Fire-rated drywall installed per fire code in garage/house common walls. 1/2" drywall on all other garage walls. All Garage drywall is finished and unpainted.

Interior Finishes *upgrades available*

Interior Doors

Jeld-Wen
Bristol or equivalent
6-Panel smooth door



Door Hardware

Schlage
Dexter Series
Satin Nickel finish

A. Interior Doors
Torino Lever

B. Front Door
Barcelona Handleset
with Deadbolt



Running Trim

3 1/4" Base moulding.

5 1/4" Base moulding available as an upgrade.

2 1/4" Casing around all doors, windows and cased openings.

Closets

White wire shelving in pantries and linen closets; full slide rods in coat closets and bedroom closets.

Paint

2 coats of McCormick Green Wise Certified Low VOC paint. Match Point 14 in Shell White on all walls, Advantage 25 semi-gloss latex enamel on trim and doors.

Flooring *upgrades available*

Ceramic Floor Tile or Hardwood

Shaw Hardwood floors or 12" x 12" ceramic tile in foyer.

Ceramic Floor Tile

12" x 12" Dal-Tile tile in Kitchen, Breakfast Nook, and all Baths.

Vinyl Flooring

Armstrong high strength, tear resistant vinyl flooring to be used in Utility Room.

Plush Carpet

Shaw Floors CRI Green Label Plus certified carpet in all areas not listed above.

Included Pad

6 lb. rebond pad

Cabinets *upgrades available*

Kitchen & Bathroom Cabinets

Wellborn Arlington
Square Oak



Wellborn Cabinet, Inc. is a family owned and operated business that was established in 1961. The Wellborn family oversees the entire production process— from fresh-cut logs to finished cabinets. Quality assurance is an integral part of the company; one out of every eleven employees is a quality control inspector.

Cabinet Hardware



3910 PC



3910 SN



3910 BK



Z259-3 PC



Z259-3 SN



Z259-3 BK

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Countertops *upgrades available*

Kitchen Countertops

Tier 1

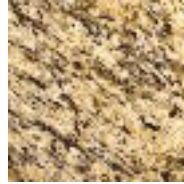
Granite Countertops



Luna Pearl



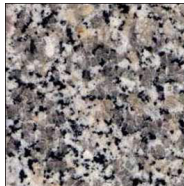
New Caladonia



Santa Cecilia



Ubatuba



Rosa Beta

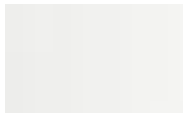


Bathroom Vanity Tops *upgrade granite available in owner's bath*

Virginia Marble cultured marble with matching integral sinks in the following colors:



Beige Vein White



Bright White



Country Gray White



Natural Vein White



White Parchment



Solid Kohler Biscuit



White Kohler Biscuit



Classic Cream



White Vein White



White A. S. Bone



White Kohler Bone



Solid White



Plumbing *upgrades available*

Kitchen Sink



Elkay Dayton
8" Deep, Drop-in
Stainless Steel Sink
D12522



Elkay/Dayton
Stainless Steel
Drop-In Sink
32" wide x 22" deep
8" bowl depth
DSE233224

Kitchen Sink Faucet



Kohler
Coralais® Kitchen
Faucet
Polished Chrome (CP)
K-15172-F

Pedestal Sink

(Powder rooms only) White porcelain pedestal sink.

Tub/Shower Combo Units

Lasco or equal 2603-SG 60" x 32" x 72" fiberglass-reinforced polyester Tub/Shower Combo unit.

Owner's Bath Shower

Lasco or equal fiberglass shower units sized according to plan.

Owner's Bath Shower Door

Clear or obscure glass Southeastern sliding or pivot doors, depending upon size of shower.

Owner's Bath Tub (select models only)

Lasco Soaker tubs or equivalent sized according to plan.

Toilets

White elongated toilets in all areas

Water Heater

Rinnai: tankless water heater. Enjoy up to 40% energy savings while heating water only when you need it. In addition, tankless water heaters save space and last up to twice as long as tank style units.



Outside Hose Bibs

Two hose bibs, with location predetermined and located on plans

Plumbing *upgrades available*

THE BOLD LOOK OF **KOHLER**®

With a diverse portfolio of brands and products that share a singular level of quality craftsmanship, Kohler Co. has long been recognized as a leader in bath and kitchen design.

Bathroom Sink Faucet

Kohler Coralais® Centerset Faucet in Polished Chrome (CP)



K-15241-4 (Owner's Bath)



K-15241-7 (Secondary Baths)

Shower Head & Faucet

A. Kohler Coralais® Shower Only Polished Chrome (CP)

K-T15611-4 (Owner's Bath)

B. Kohler Coralais® Tub/Shower Combo Polished Chrome (CP)

K-T15601-7 (Secondary Baths)

C. Kohler Coralais® Shower Only Polished Chrome (CP)

K-T15611-7 (Secondary Baths)

A



B



C



Tub Faucet

Kohler Coralais® Bath Faucet in Polished Chrome (CP)

K-T15294-4 (Owner's Bath, where applicable)



Electrical



For over 87 years, Sea Gull Lighting has grown to an established leader in the electrical and lighting industry. Their fixtures are the most sought after decorative, functional and specialty indoor lighting and outdoor lighting fixtures.

Foyer



Sea Gull Lighting
Sussex Collection
Brushed nickel finish
66062-962

Powder Room



Sea Gull Lighting
Westmont Collection
Brushed nickel finish
44019-962

Owner's Bath & Secondary Baths



Sea Gull Lighting
Westmont Collection
1 fixture per sink
Brushed nickel finish
44020-962

Utility & WICs



Sea Gull Lighting
Brushed nickel finish
77065-962

Outdoor Light



Sea Gull Lighting
Sheppard Collection
Textured Rust Patina
Finish
8882-08

Electrical

Service

200 AMP main service to be located in the garage on an exterior wall (300 to 400 AMP may be used as required).

Living Room, Great Room, Family Room, Keeping Room & Study

Rough-in for ceiling fan and light with separate wall switches. Great Room/Family Room will have (1) switched floor outlet.

Owner's Bedroom

Rough-in for ceiling fan and light with separate wall switches. (2) Switched wall outlets shall be located on either side of bed location (determined by furniture layout on marketing plans). Top outlet of these two outlets will be switched.

Bedrooms

Rough-in for ceiling fan and light with separate wall switches. (1) Switched wall outlet shall be located near bed (determined by furniture layout on marketing plans).

Top outlet of the wall outlet will be switched.

Safety

Smoke detectors that are hardwired with battery back-up located in each bedroom and common areas. Carbon Monoxide (CO) Detectors located outside of sleeping areas.

Above Tubs & Showers

Recessed or surface mount light.

Lightbulbs

Compact Fluorescent Bulbs (CFL) use about 75% less energy than standard incandescent bulbs and last up to 10 times longer.



Telephone & Cable

Structured wiring package with On-q/Legrand Home Wiring Service Center Installed with 2 Telephone and 2 Cable outlets; quantities are exchangeable (ex: 3 Phone & 1 Cable); location to be determined upon meeting with Selections Coordinator.

Doorbell

Doorbell installed in each home.

Exterior Finishes

Siding Crane American Dream maintenance-free vinyl siding with vinyl board & batten and cedar impression accents per plan.



Exterior Trim 8" aluminum wrapped fascia
3 ½" or 5 ½" vinyl lineals around all windows
Vinyl friezeboard per plan
Vinyl shutters per plan

Roofing Tamko 30-year architectural shingles or equivalent.



Gutters White aluminum 5" K-style gutters with 2" x 3" downspouts and fiberglass splash blocks.

Decks Fiberon or equivalent synthetic decking.

Columns Perma-Cast or wood per plan.

Windows PlyGem High Performance double hung vinyl windows featuring low-E coating with argon gas, and warm edge spacer technology. Overall U value (insulating value) below .25 and SHGC (solar heat gain coefficient) below .20 which exceeds Energy Star requirements. Screens included.

Front Door and French Doors Therma-Tru Insulated Doors

Sliding Doors PlyGem Freedom® or Therma-Tru

Garage Doors Non-insulated garage door(s) 16' x 8' with glass or 8' x 8' with glass sized per plan and manufactured by Overhead Door Company. Electric garage door opener with push button operation and remote control included.

Landscaping Landscaping package includes shrubs, full yard sod and irrigation with rain sensor.

Appliances *upgrades available*



all included appliances available in white or black



Refrigerator

GE® Energy Star® 21.0 Cu. Ft.
Top-Freezer Refrigerator
GTH21KCXBB



Dishwasher

GE® Built-In Dishwasher
GSD4000VBB



Range

GE® 30" Free-Standing Electric Range
JBP66DMBB



Microwave

GE Spacemaker®
Over-the-Range Microwave
Oven
JVM1540DMBB



*Vented to the outside.

Washer & Dryer

Rough-in for Washer/Dryer hookup with water, exhaust and electric outlet. Washer and Dryer not included.



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Green Options

Dual-Fuel Air Source Heat Pumps

These systems pair a heat pump with a propane furnace to provide back-up. Heat pumps are most efficient in moderately cold weather down to around 35 degrees while propane furnaces reach optimum efficiency in extreme cold temperatures. Working in tandem, the units take turns operating only at temperatures where maximum efficiency is achieved.



Geothermal Ground Source Heat Pumps

Water Furnace Envision series products sets the industry standard for efficiency, reliability and quiet operation.

The underlying advantage of Geothermal systems is their use of the Earth's renewable "stored solar" energy in ground water. The U.S. Department of Energy (DOE) and the Environmental Protection Agency (EPA) rate Geothermal Heat Pumps as the most efficient, environmentally friendly heating and cooling system available. Currently both State and Federal tax rebates make this more affordable than ever. For more information visit www.waterfurnace.com.

Hybrid Insulation

"Flash and Blanket" insulation systems combine the use of 1" of closed cell spray foam with blown-in blanket insulation. This system produces R-26 wall that is superior in terms high R value, added structural integrity and stopping air infiltration.

Solar Power Panels

Solar power panels can only be installed on homes that meet the proper specifications of building location and direction. If you are interested in the installation of solar panels on your home please contact our Sales Team for more details.



Insulated Garage

- Includes R13 BATT insulated walls
- Insulated garage doors also available

The Schell Brothers Difference

The Schell Brothers Difference begins with our mission statement: *To bring happiness to ourselves and our homeowners by not only creating exceptional homes and communities but also by providing an extraordinary home buying experience.*

At Schell Brothers, we've learned from you. We know that we need to understand what you need in a home before we begin to design it. And we know you want us to be there when you have questions or concerns, long after you've moved in. That's why we're focused on providing beautiful communities in the best locations. It's also why we offer craftsmanship and curb appeal that set us apart from other builders. Most of all, it's why we never lose sight of the fact that you are moving here for a relaxing beach lifestyle and a home that will make you proud.

It is our goal to provide you with a home ownership experience that will give you a sense of happiness for years to come. That's the Schell Brothers difference.

