

PRINTABLE INFO SHEET

Series: Coastal Homes
 Model: 2M3023-R Clearwater



Optional Attic Stairs
 Only available with 9' 12 roof.
 (omits g.c. & lin)

2M3023-R Front Elevation
 SOME FEATURES MAY BE OPTIONAL OR ADDED ON SITE

2M3023-R 2844/46 Approx. 1139 Sq. Ft.
 ● = Std. can light

Clearwater

Stairs to main floor built on-site.

Builder: Manorwood Homes	Calcut: 2844/46	Revisions: Date Number	Scale: 1/8" = 1'-0"	Date: 8/26/2019	Count: -	Model/Erg. No: 2M3023-R
Title: Literature			Drawn By: HM	Reference: N14370-A	Dr: -	Pg: LIT

About This Model

Style: Ranch / Bedrooms: 2 / Bathrooms: 1 / Square Feet: 1139

CUSTOMER CONTACT

Notes: _____

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Standards & Features

FLOOR CONSTRUCTION

2X10 Floor Joists 16" O.C.
3/4" T&G OSB Floor Decking
Insulated Basement Stairwell

EXTERIOR WALLS

2X6 Studs 16" O.C.
Double 2X6 Top Plates
8' Wall Height
Structural OSB Sheathing
Whole House Wind Wrap
Vinyl Siding

INTERIOR WALLS

2X4 Interior Wall Studs 24" O.C.
2X4 Marriage Wall Studs 16" O.C. with
OSB Sheathing
Primed 1/2" Smooth Drywall Throughout

ROOF AND CEILING

8' Flat Ceiling
5/12 Roof Pitch with 12" Eaves
7/12 Roof Pitch with 12" Eave (certain models)
Pre-Engineered 40# Roof Trusses 24" O.C.
90 MPH Wind Exposure C Wind Load Design
Ice Shield
Structural OSB Roof Decking
Shingle Over Ridge Vent Ventilation
Vented Vinyl Soffit
Aluminum Fascia
Aluminum Drip Edge on all Roof Edges
Smooth Drywall Ceiling
Architectural Shingles
(Limited Lifetime Warranty)

ROOF AND CEILING (continued)

Synthetic Roof Underlayment

INSULATION

Exterior Walls R-21 Fiberglass Insulation
Ceiling R-38 Fiberglass Batt Insulation

PLUMBING

PEX Water Lines Stubbed Through Floor
Drain, Water and Vents Stubbed Through Floor
Shut Off Valves for all Sinks, Lavs and
Toilets
Plumb, Wire and Vent for Washer/Dryer
Oetiker Clamps

EXTERIOR DOORS AND WINDOWS

3/0 x 6/8 6-Panel Fiberglass Door with Nickel
Hardware & Composite Jambs at Front
& Rear Primed White
Door Pan on Exterior Doors
Low-E Vinyl Insulated Single Hung Argon Filled
White Windows & Mulled where Applicable
Front & Rear Door Kwikset Lockset with
Smart Key
15" Raised Panel Shutters Door Side

INTERIOR DOORS AND TRIM

2-Panel Painted White Interior Doors w/
Lever Passage Sets and 3 Mortise Hinges
36" Interior Doors & Where Available
Privacy Locks on Bedroom & Bath Doors
Door Stops
White Wood Colonial Moulding Package
Wire Shelving all Closets and Washer / Dryer
Area

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Standards & Features (continued)

INTERIOR DOORS AND TRIM (continued)

Brushed Nickel Hardware

FLOOR COVERING

Congoleum Vinyl Flooring

(Kitchen, Baths, Utility and Foyer)

25 oz. Carpet with Stain Protector

5# Rebond Carpet Pad

KITCHEN

3/4 Overlay Classic Craft Cabinetry

- KCMA Certified

Hardwood 5-Piece French Country Oak or

Barnwood Oak Mission Flat Panel Doors

Craftsman Cabinet Crown Moulding

42" Height Kitchen Overhead Cabinets

Dovetailed Drawers

100# Undermount Drawer Guides

Laminate Countertops

8" Deep Stainless Steel Kitchen Sink

Brushed Nickel Metal Faucet with Sprayer

Power Range Hood

Transitional Cabinet Pulls (Brushed Nickel or Black)

Corner Base Lazy Susan (where applicable)

USB Receptacle

Soft Close Drawers

BATHS

Brushed Nickel Metal Faucets

Anti-Scald Valves for Showers & Tubs

Laminate Countertops

China Lavs

Elongated Toilets

Lighted Exhaust Fans with Insulated Ducts

BATHS (continued)

2-Arm Light and Framed Mirror at Vanity

60" One Piece Fiberglass Tub/Shower

Fiberglass Soaker Tub (per plan)

48" One Piece Fiberglass Shower with Glass

Shower Enclosure (per plan)

Double Bowl Bath Vanity (per plan)

Framed Mirrors

Linens with Drawers (where available)

ELECTRICAL

200 AMP Electrical Service with 40/40 Panel Box

2 GFI Exterior Receptacles with In-Use Covers

Craftsman Light at Front Exterior Door

Patina Lantern Light at Rear Exterior Door

Recessed LED Lighting T/O

(Excludes Bedroom Ceiling Lights)

Smoke Detectors with Battery Back-up

Wire for Electric Range

Carbon Monoxide Detector(s)

Electric Doorbell at Front Door

CAPE MODELS

12/12 Roof Pitch with 12" Eaves

12/12 and 7/12 Combination Roof Pitch

with 12" Eaves

Close-Off Package for 2nd Floor Including

Interior Door and Partitions for On-Site Install

3/4" OSB Floor Decking for 2nd Floor –

Shipped Loose

(2)‘110' Electrical Circuits to Junction Boxes

for Future Lights – Electrical Circuit to

Junction Box for Future Smoke Detector(s)

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Standards & Features (continued)

CAPE MODELS (continued)

- Electrical Circuit to Junction Box for
- Future 3-Way Light on 2nd Floor
- Rough-In Plumbing for Future Bath
- Stairs with Railing, Handrail and Carpet
- Shipped Loose
- (2nd Floor Gable End Windows Optional)
- 10 YEAR RESIDENTIAL WARRANTY

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