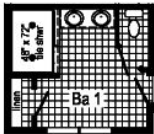


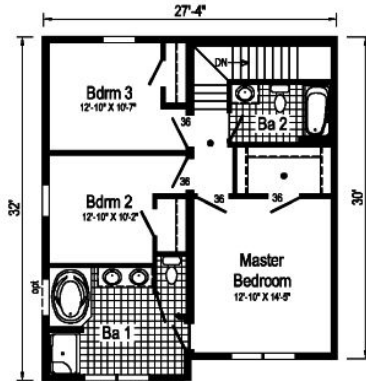
# PRINTABLE INFO SHEET

Series: Coastal Homes  
 Model: 6M3012-R Harborside

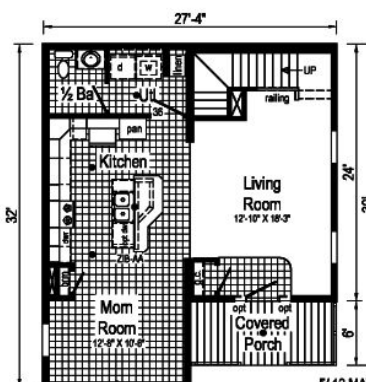





**Optional  
4'x6' Walk-in  
Tile Shower**



Second Floor - Approx. 847 Sq. Ft.



Main Floor - Approx. 765 Sq. Ft.



**6M3012-R  
FRONT EXTERIOR ELEVATION**  
 SOME FEATURES MAY BE OPTIONAL OR ADDED ON SITE

**6M3012-R 2830/32** Approx. 1612 Sq. Ft.

● = Std. can light

Harborside

Builder: Manorwood Homes	Cat#: 2830/32	Revisions	Scale: 3/32" = 1'-0"	Date: 7/2/2019	Cust: -	Model/Eng. No: <b>6M3012-R</b>
Title: Literature		Date: _____ Number: _____	Drawn By: HM	Reference: NS324-A	Dr: -	Pg: LIT

## About This Model

Style: 2-Story / Bedrooms: 3 / Bathrooms: 3 / Square Feet: 1612

## CUSTOMER CONTACT

Notes: \_\_\_\_\_

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# PRINTABLE INFO SHEET

**Series: Coastal Homes**  
**Model: 6M3012-R Harborside**



## Standards & Features

### FLOOR CONSTRUCTION

2X10 Floor Joists 16" O.C.  
 $\frac{3}{4}$ " 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  $\frac{1}{2}$ " 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

## CUSTOMER CONTACT

Notes:

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# PRINTABLE INFO SHEET

**Series: Coastal Homes**  
**Model: 6M3012-R Harborside**



## 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 &ndash;

\*Shipped Loose\*

(2)&lsquo;110' Electrical Circuits to Junction Boxes

for Future Lights &ndash; Electrical Circuit to

Junction Box for Future Smoke Detector(s)

## CUSTOMER CONTACT

Notes:

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## PRINTABLE INFO SHEET

Series: Coastal Homes

Model: 6M3012-R Harborside



## 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

## CUSTOMER CONTACT

Notes:

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