

# **TODD KRAYBILL CONSTRUCTION**

## **5 Arbor Circle**

### **Plan Features**

1824 square feet  
Bungalow craftsman style  
Three-bedroom, two bathroom, one living, one dining, two car garage

### **Structural Features**

16" x 24" footing with 4 pieces of 5/8" rebar and uprights 16" on center bent into slab  
5 1/2" thick monolithic slab with 1/2" rebar 16" on center each way  
Grid system of interior thickened beams in slab with rebar  
Visqueen moisture barrier in slab  
Simpson Strong Tie hurricane clips connecting rafters to top plate for wind/seismic loads  
Continuous solid plywood sheathing for wind / seismic loads  
3500 psi. concrete throughout

### **Energy Features**

Spray foam envelope  
High efficiency Carrier 14.0 S.E.E.R. air conditioner and 92% gas furnace  
Insulated exterior wall headers  
Tankless gas water heater  
R-8 attic duct insulation  
Vinyl windows with tilt out sash and double pane Low - E, Argon filled glass  
Zip system moisture management sheathing with tape over joints and openings

### **Exterior Features**

Historically inspired exterior  
Professionally designed landscape package (\$1,400 allowance)  
6-zone sprinkler system  
Fully sodded yard  
30-year dimensional shingles  
30" attic access ladder with storage above garage  
Custom style garage doors with wifi compatible belt drive openers  
Full seamless continuous guttering  
Large covered front porch  
Large covered back patio  
Six-foot tall cedar privacy fence with steel posts

### **Interior Features**

3 cm granite countertops throughout  
Soft close cabinet hardware  
Wood flooring at entry, living room, kitchen, dining, and hallways  
Walk-in ceramic tile shower at master bath  
Vent free gas fireplace with electronic ignition  
Easy care washable wall paint  
Custom light fixture package including ceiling fans at living room all bedrooms  
Decora rocker style light switches  
Lever style door knobs  
RG 6 and Cat 5E wiring to living rooms and all bedrooms  
Hand textured walls  
Framed mirrors above vanities