



by Pinnacle Land Development, LLC

Cheshire, CT

Project Manager: Carol Loehmann

203-272-1822 Ext. 335



www.calcagni.com

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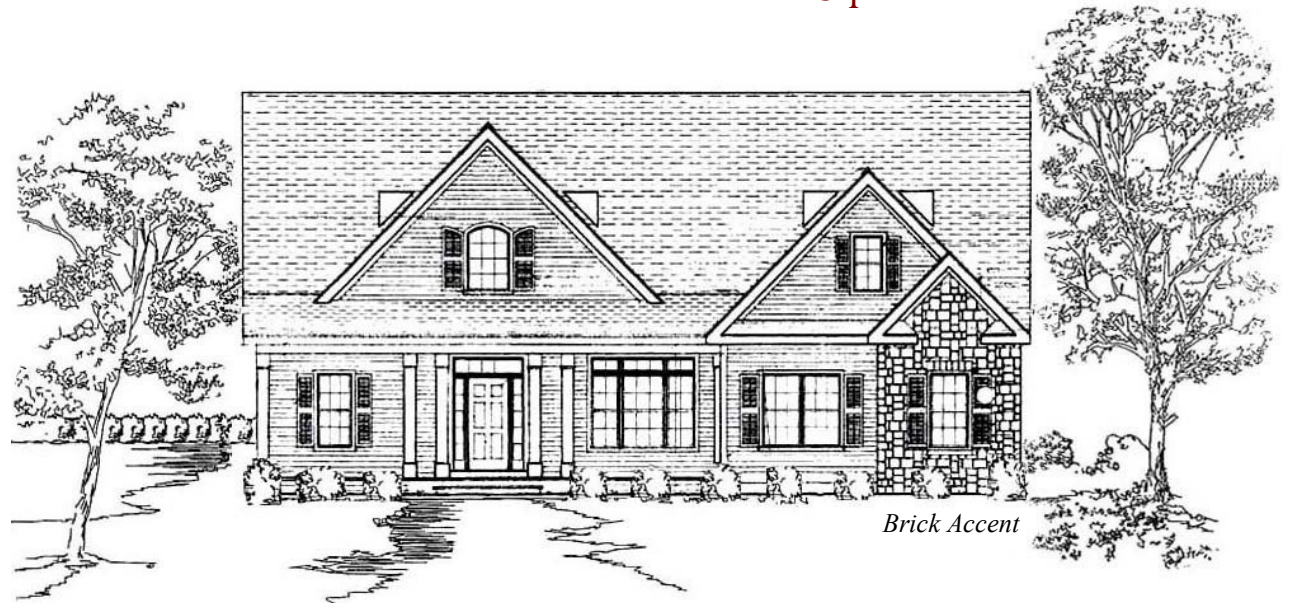
924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821

The Bradley House at Platt Lane *by Pinnacle Land Development, LLC*

Total 2494 Sq. Ft.

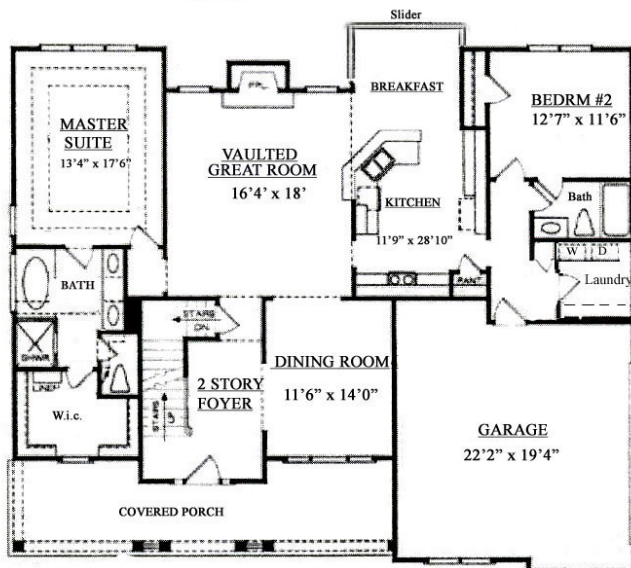


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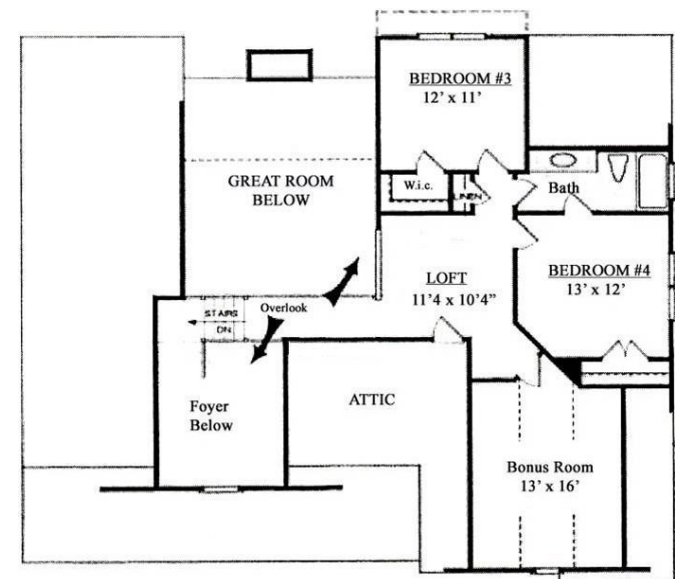


Brick Accent

First Level 1663 Sq. Ft.



Second Level 831 Sq. Ft.



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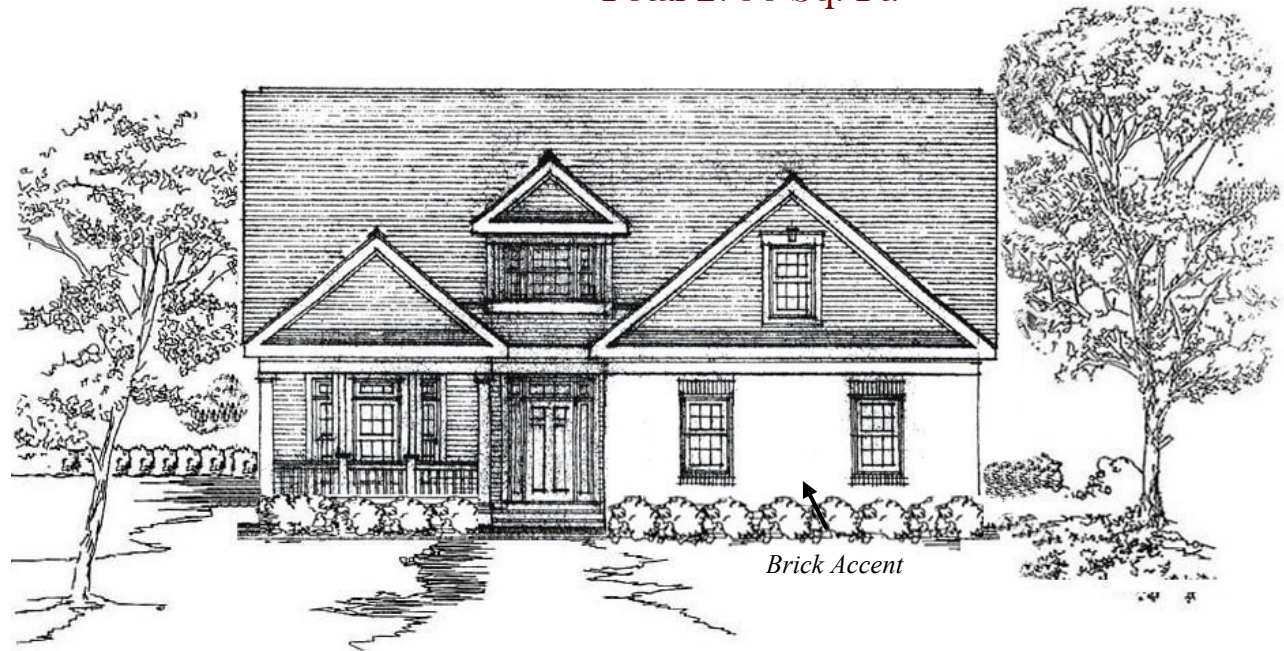
The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired. House plans are property of Pinnacle Land Development, LLC. All rights reserved. 2009

The Goddard House at Platt Lane *by Pinnacle Land Development, LLC*

Total 2758 Sq. Ft.



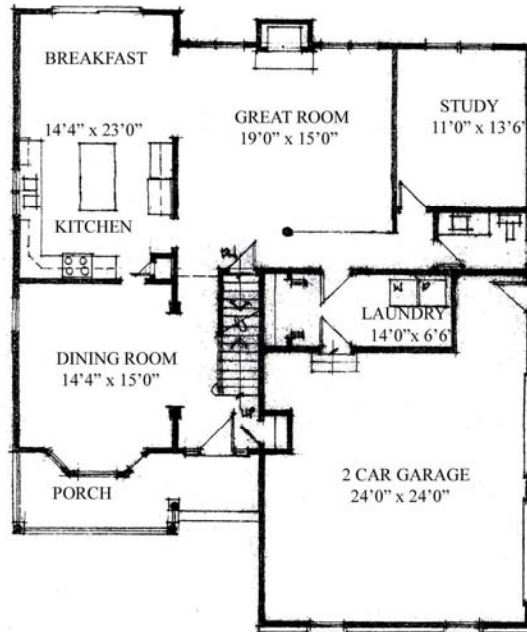
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Brick Accent

First Level 1460 Sq. Ft.

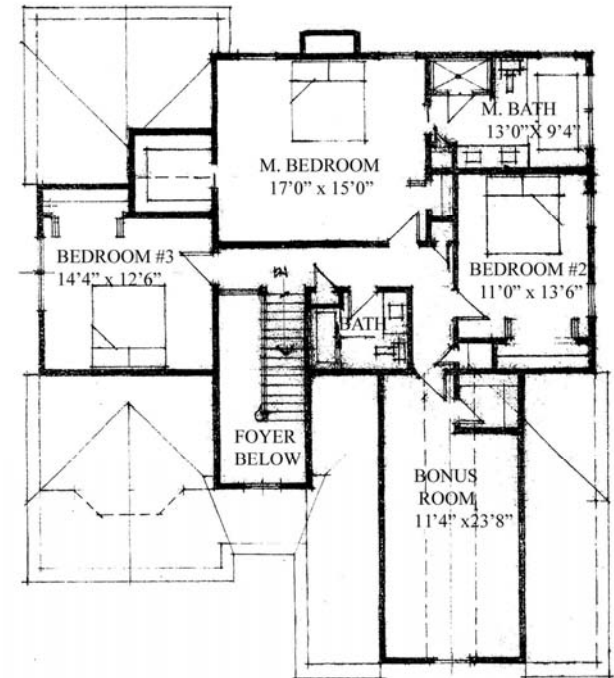
Second Level 1298 Sq. Ft.



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The Hitchcock House at Platt Lane by Pinnacle Land Development, LLC

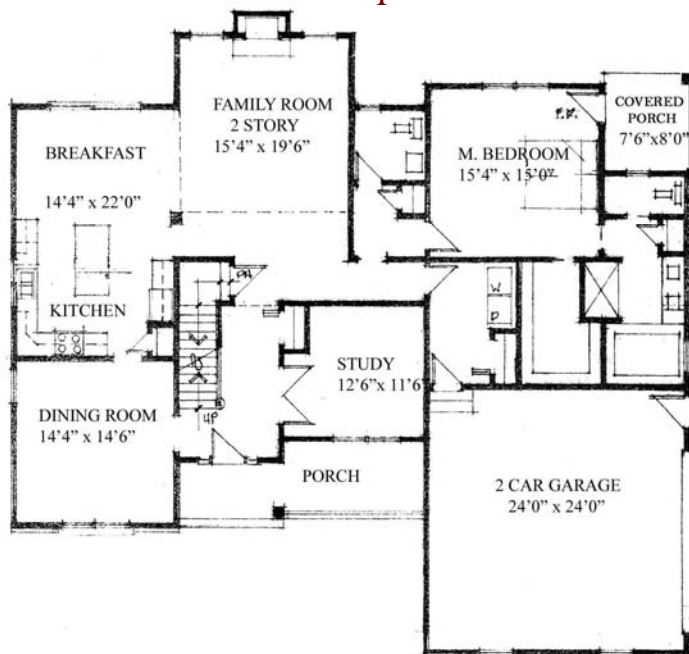
Total 3083 Sq. Ft.



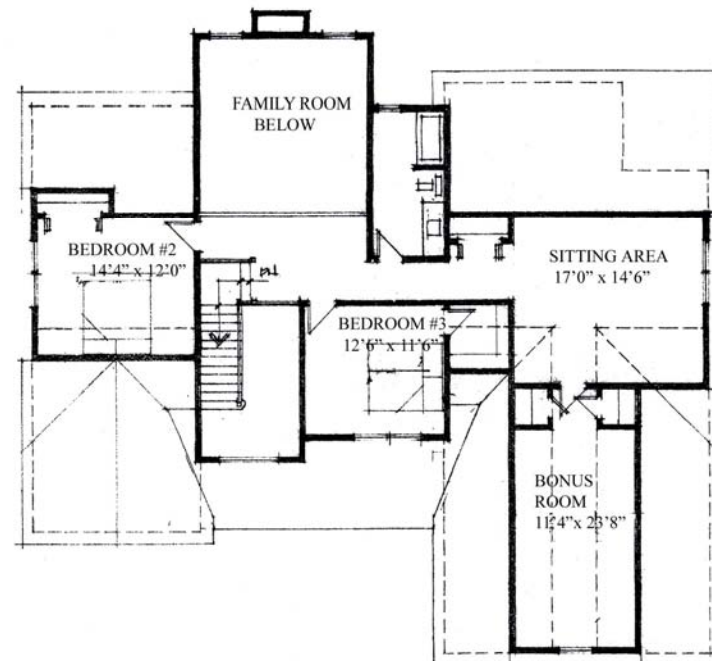
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First Level 1915 Sq. Ft.



Second Level 1168 Sq. Ft.



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Platt Lane

by Pinnacle Land Development, LLC



SPECIFICATIONS

UTILITIES

- ❖ City water, sewers
- ❖ Underground utilities, including cable TV & telephone

CABINETRY AND COUNTERTOPS

- ❖ Custom kitchen and bathroom cabinetry using professional design services*
- ❖ Granite countertops in kitchen*
- ❖ Cultured marble tops on bathroom vanities*

PLUMBING & HEATING

- ❖ Oil fired FWA with central air, 2 zone; optional propane system upgrade
- ❖ 65-gallon electric hot water
- ❖ 275 gallon oil tank
- ❖ Kitchen sink, stainless steel under-mount double bowl, with Moen single lever faucet
- ❖ Integral sinks in all bathrooms -with Moen 4" spread faucets
- ❖ Tile shower in Master Bath
- ❖ Platform garden tub in Master Bath
- ❖ White fiberglass tub & shower in Main Bath
- ❖ White toilets in all bathrooms
- ❖ Washer & dryer hookups
- ❖ Water lines Flo-Guard, waste PVC

ELECTRICAL

- ❖ Electric outlets & switches per code
- ❖ 200 AMP service
- ❖ Lighting fixtures-\$1,000 allowance
- ❖ 4 cable TV outlets
- ❖ 4 modular phone jacks
- ❖ Ceiling outlets for future electric garage door openers
- ❖ 6 recessed lights
- ❖ Exhaust fans in all bathrooms
- ❖ Piping for future central vac
- ❖ Wiring for future security system

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Footing & foundation- poured concrete
- ❖ 8' foundation walls
- ❖ Basement & garage floor- poured concrete
- ❖ Gas propane 36" fireplace with flush hearth and paint grade mantle*

STRUCTURAL (CON'T)

- ❖ Insulation 3 1/2" R 13 wall, 12"R-38 attic blown, R-11 basement ceiling
- ❖ Footing drains
- ❖ Attic scuttle in master bedroom walk-in closet
- ❖ Passive Solar Orientation
- ❖ Optional "Green Package" available
- ❖ Walk-out basement with slider, grade permitting or metal hatchway with insulated door

LANDSCAPING

- ❖ Lawn-graded & seeded front, sides & 25' rear
- ❖ Blue stone front walk, driveway to front door
- ❖ 8 shrubs
- ❖ Driveway- paved

EXTERIOR DECORATING

- ❖ Siding-vinyl with brick accent*
- ❖ Windows -thermal vinyl clad, insulated, tilt take-out (screens & grids included)
- ❖ Sliding doors- thermal w/grids & screens
- ❖ Roof- asphalt/fiberglass shingle- architectural design, 30 yr. with ridge vent*
- ❖ Leaders & gutters- aluminum
- ❖ Overhead double garage doors
- ❖ Trim- maintenance free
- ❖ Deck- 12'x12' composite decking with cedar rail system

INTERIOR FEATURES

- ❖ 9' ceilings on first floor
- ❖ Ceiling- flat finish
- ❖ Walls- Benjamin Moore-2 coats- painted one color throughout *
- ❖ Woodwork- painted-satin finish
- ❖ 5 1/4" base molding
- ❖ 3 1/2" Stafford casing on windows & doors
- ❖ 4 5/8" crown molding in Dining Room, Kitchen and breakfast area.
- ❖ Doors- 6 panel molded, painted
- ❖ Ceramic tile floors- Baths and Laundry Room*
- ❖ Hardwood floors- Foyer, Dining Room, Great Room, Kitchen, stair tread, up hall -finished with 3 coats polyurethane
- ❖ Carpet- all bedrooms/study*
- ❖ Clothes closets-white wire shelving
- ❖ Vanity mirrors- plate glass sized as vanity, Master Bath and Main Bath only

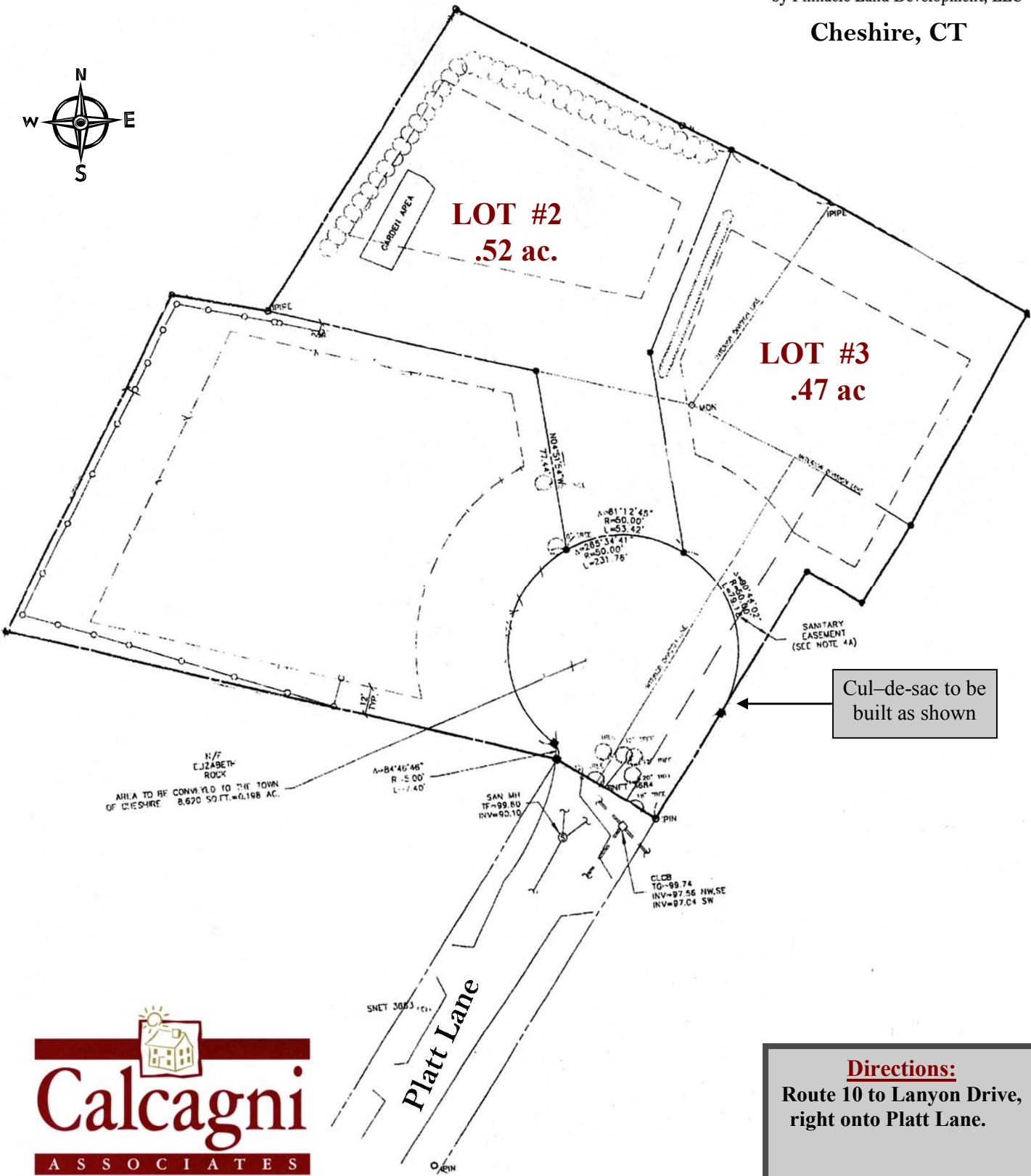
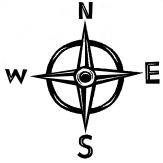
* Choices from Builder's Selection



Map & Building Plan

by Pinnacle Land Development, LLC

Cheshire, CT



Cul-de-sac to be built as shown

Directions:
Route 10 to Lanyon Drive,
right onto Platt Lane.



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