- 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGER'S HOTLINE
- CONTRACTOR SHALL PULL ALL PERMITS AND COVER THE COSTS THEREOF, INCLUDING BUT NOT LIMITED TO; BUILDING, SANITARY, LAND USE, SEWER HOOK-UP AND IMPACT FEES PER MUNICIPALITY, AND INSPECTION.
- 4. PROVIDE PORTABLE TOILET ON SITE
- PROVIDE DUMPSTER AND DUMPSTER TIPPING
- OWNER TO COVER EXPENSE INCURRED IN THE EXTENSION OF GAS AND ELECTRICAL SERVICE, INCLUDING WINTER FROST CHARGES AND ELECTRICAL DISCONNECT.
- G.C. TO SECURE MATERIALS ON JOB SITE AND OVERSEE REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS FROM JOB SITE.
- 8. IF DECREPANCIES ARE FOUND IN THE ARCHITECTURAL DRAWINGS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO ORDERING PARTS/MATERIALS OR COMMENCING WORK.

### EXCAVATION/EARTHWORK

- CONTRACTOR SHALL HAVE ANY REQUIRED TESTING PERFORMED.
- EXPOSED LOT LINE STAKES, TOP OF SLOPE STAKES AND ESA SLOPE SETBACK STAKES ARE LOCATED ON SITE. IF MOVED, CONTRACTOR SHALL ASSUME COSTS ASSOCIATED WITH REPLACING SURVEYED PROPERTY AND ESA STAKES. IF EXCAVATION IS DONE WITHIN THE ESA SETBACK LINES, GRADE MUST BE RETURNED TO THE ORIGINAL ELEVATION/CONDITION PRIOR TO PROJECT COMPLETION.
- PROVIDE LAYOUT AND EXCAVATION REQUIRED FOR THE BASEMENT FOUNDATION, GARAGE SLAB, PORCHES, PATIOS, DRIVES, AND WALKS.
- 4. PROVIDE NECESSARY EROSION MEASURES INCLUDING, BUT NOT LIMITED TO, PLANS AND BARRIERS. PROTECT ENVIRONMENTALLY SENSITIVE AREA (TOP OF HILLSIDE) AND AFTER PROJECT COMPLETION, RETURN GRADE IN E.S.A SETBACK AREA TO ORIGINAL ELEVATIONS. FOLLOW GUIDELINE AND PRACTICES AS SET FORTH IN THE "GWQOO! EROSION CONTROL FOR HOME BUILDERS" PUBLICATION (AVAILABLE FROM THE UW-EXTENSION OFFICES OR THE DEPT. OF COMMERCE.)
- PROVIDE GRAVEL ROAD OR DRIVEWAY FOR USE DURING CONSTRUCTION. PROVIDE CULVERT IF NEEDED.
- 6. PROVIDE LOT PREPARATION. REMOVE VEGETATION IN AREA OF CONSTRUCTION. STRIP AND STOCKPILE ALL TOPSOIL FROM UNDER HOUSE AND PAVED AREAS.
- PROVIDE LATERALS FOR STORM SEWER, SANITARY SEWER, AND WATER, OR OTHER UTILITIES EXCAVATION AS REQUIRED. PROVIDE BEDDING MATERIALS AROUND PIPES. COORDINATE THIS WORK WITH THE APPROPRIATE TRADES.
- 8. EXCAVATE TO SOLID ROCK OR TO BELOW FROST PENETRATION DEPTH AT NEW WALL LOCATIONS.
- 9. PROVIDE BACKFILLING REQUIRED FOR THE SITE AFTER FOUNDATION IS COMPLETE. FOLLOW GENERALLY ACCEPTED PRACTICES FOR RESIDENTIAL CONSTRUCTION.
- 10. BACKFILL WITHIN GARAGE ENCLOSURE TO BE STRUCTURAL FILL.
- II. CONTRACTOR SHALL PROVIDE FINISH GRADING AND SEEDING. LANDSCAPING AND STONE RETAINING WALL BY OWNER.
- 12. EXCESS FILL TO BE DISBURSED ON SITE.

### FOUNDATION WALLS AND FOOTINGS

- CONTRACTOR IS RESPONSIBLE FOR FOUNDATION DESIGN AND CAPACITY (UNLESS INDICATED ON PLANS BY STRUCTURAL ENGINEER.) DIMENSIONS SHOWN ON PLANS MAY VARY PER SOIL CONDITIONS, BEARING CAPACITY, LOADS, ETC.
- 2. CONTRACTOR SHALL PROVIDE NEW FOOTINGS AND FOUNDATIONS FOLLOWING GENERALLY ACCEPTED PRACTICES FOR RESIDENTIAL FOOTING AND FOUNDATION
- 3. FOUNDATION/BASEMENT WALLS SHALL BE CONCRETE. DESIGN MIX TO BE A MINIMUM OF 3,000 PSI AFTER 28 DAYS, AND SHALL BE REINFORCED WITH (2) #4 REBAR TOP AND
- 4. FOUNDATION/BASEMENT WALLS SHALL BE PER PLAN. GARAGE, PORCHES AND UNEXCAVATED AREA WALLS SHALL BE 8" x 4'-0" HIGH MIN.
- EXTERIOR BASEMENT WALLS SHALL HAVE MINIMUM (1) COAT CLEAR DAMPPROOFING, MIN. RIO (2") POLYSTYRENE RIGID INSULATION AT EXTERIOR PERIMETER OF FOUNDATION WALLS, AND ALUMINUM FOUNDATION SKIRTING OVER EXPOSED INSULATION.
- 6. DRAIN TILE W/ SILT SLEEVE SHALL BE INSTALLED BOTH INSIDE AND OUTSIDE OF WALLS AND DRAIN TO SUMP. PROVIDE BLEEDERS @ 8'-0" O.C. OR LESS. PROVIDE I 2" OF 3/4" CLEAR GRAVEL COVER OVER DRAIN TILE.
- FOUNDATION CONTRACTOR TO EMBED ANCHOR BOLTS @ 6'-0" MAX. O.C. IN FOUNDATION DURING PLACEMENT.
- 8. BRACE WALLS AS REQUIRED FOR SUPPORT DURING BACKFILLING (SUCH AS, IF FLOOR JOISTS AND DECK HAVE NOT BEEN INSTALLED PRIOR TO BACKFILLING.)
- 9. PROVIDE ALLOWANCE FOR CONCRETE PUMPING.
- 10. CONCRETE RETAINING WALLS PER PLAN.

# CONCRETE FLATWORK

- I. FURNISH AND INSTALL SUMP PIT
- 2. FURNISH AND INSTALL RIGID INSULATION UNDER BASEMENT FLOOR AT AREAS OF IN-FLOOR HEATING, PER IN-FLOOR HEATING SPECIFICATIONS; 2" MIN. (OCCUPIED SPACES) AND 1" RIGID INSULATION UNDER MECHANICAL AND STORAGE AREAS (UNOCCUPIED SPACES).
- 3. FORM AND POUR 4" THICK BASEMENT FLOOR, PER PLAN, 6 MIL. VAPOR BARRIER, LAP JOINTS I 2" MIN. TROWEL FINISH FLOOR SLAB. PITCH ADJACENT AREA TO FLOOR
- 4. FORM AND POUR 4" THICK GARAGE, APPROX. 1,170 SF, AND STOOP SLAB, APPROX. 95 SF, w/#10/10 WWF. PITCH AWAY FROM BUILDINGS. BROOM FINISH w/(1) COAT OF
- PROVIDE MINIMUM 4" MINIMUM CLEAR STONE GRAVEL UNDER BASEMENT FLOOR, 4" OF CLEAR GRAVEL BASE UNDER GARAGE SLAB, STOOPS, PATIOS AND SIDEWALKS. PROVIDE 6" OF CLEAR GRAVEL BASE UNDER DRIVEWAY AND APRON.
- 6. FORM AND POUR MIDLEVEL GRILLING PATIO, APPROX. 92 SF: 4" THICK CONCRETE W/# 10/10 WWF. GRILLING PATIO TO HAVE WOOD LOOK STAMPING, INTEGRAL COLOR, AND ANTIQUING RELEASE w/ (1) COAT OF SEALER. 8" THICKENED EDGE @ EXPOSED
- 7. FORM AND POUR LOWER PATIO, APPROX. 230 SF: 4" THICK CONCRETE W/ #10/10 WWF AND (I) COAT OF SEALER. 8" THICKENED EDGE @ EXPOSED PERIMETER (I SIDE).
- 8. FORM AND POUR 5" THICK CONCRETE DRIVEWAY APRON AND SIDEWALK, APPROX. 3,412 SF, w/ 3/8" REBAR @ 2'-0" O.C.
- 9. PROVIDE EXPANSION MATERIAL WHERE DRIVES OR WALKS ABUT HOUSE FOUNDATION OR GARAGE SLAB.
- 10. DO NOT POUR CONCRETE IN FREEZING CONDITIONS OR ON FROZEN GROUND
- II. DRIVEWAY APRON TO MEET THE SPECIFICATIONS FOR THE JURISDICTION WHERE THE HOUSE IS TO BE BUILT.

### RADON SYSTEM

I. PROVIDE RADON SYSTEM WITH ACTIVE (POWER) VENT

### FRAMING SPECIFICATIONS

- I. UNLESS SPECIFIED ON PLAN, BEAMS ARE BY CONTRACTOR.
- 2. STEEL POSTS SHALL BE BY STRUCTURAL ENGINEER.
- 3. FLOOR SHALL BE 18" WOOD TRUSSES @ 16: O.C., TOP CHORD OR BOTTOM CHORD PER PLAN. WOOD JOISTS OR SMALLER TRUSSES AT MASTER BATHROOM ROLL-IN
- 4. EXTERIOR STUDS SHALL BE 2x6 WOOD @ 16" O.C. w/ TREATED SILL PLATES AND FOAM SILL SEAL GASKET
- 5. INTERIOR STUDS SHALL BE 2x4 WOOD @ 16" O.C.
- 6. VAPOR BARRIER SHALL BE 6 MIL. POLYETHYLENE. LAP MIN. I 6" AT JOINTS AND TAPE. PATCH PUNCTURES AND TEARS PRIOR TO COVERING.
- 7. SUB FLOORING SHALL BE 3/4" TONGUE AND GROOVE OSB, GLUED AND NAILED.
- 8. WALL SHEATHING SHALL BE I " ZIP SYSTEM INSULATED WALL SHEATHING. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONFIRM NAILING PATTERN WITH SHEAR WALL
- 9. ROOF TRUSSES SHALL BE 24" O.C.; CERTIFIED BY MANUFACTURER AND PER MANUFACTURER'S PLAN. INCLUDE STRAPS, TIES AND ANY OTHER TRUSS COMPONENTS.
- 10. INCLUDE (1) CRANE RENTAL FOR LIFTING TRUSSES.
- 11. CONVENTIONAL ROOF FRAMING SHALL BE AS NEEDED.
- 12. ROOF SHEATHING SHALL BE 1/2" OSB, SQUARE EDGE, NAILED AND W/"H" CLIPS @ 24" O.C.
- 13. CEILING HEIGHTS, VAULTED CEILING AND TREY CEILING SHALL BE PER PLAN.

### EXTERIOR DOORS & WINDOWS

- FRONT EXTERIOR ENTRY DOOR SHALL BE THERMA-TRU FMC205 w/ (2) | 2" VENTED SIDELITES AND 12" ELLIPTICAL TRANSOM. EXTERIOR AND INTERIOR STAINED AND VARNISHED. FRAME SHALL BE CLAD.
- 2. EXTERIOR SERVICE DOORS SHALL BE THERMA-TRU FMC205, OR SIMILAR. STAIN TO HAVE UV INHIBITORS. COLOR SHALL MATCH FRONT OVERHEAD DOORS. FRAME SHALL BE
- 3. FRONT OVERHEAD GARAGE DOORS SHALL BE CLOPAY "CANYON RIDGE COLLECTION": SERIES (1); DESIGN 11 OR 12, ARCH (3) WINDOW DESIGN w/ RAIN GLASS. CLEAR CYPRESS OR PECKY CYPRESS, OR SIMILAR, SPADE LIFT HANDLES AND STRAP HINGES.
- 4. REAR OVERHEAD GARAGE DOOR SHALL BE CLOPAY "CLASSIC COLLECTION" SHORT PANEL, 2 LAYER DOOR, OR SIMILAR, COLOR TO BE DETERMINED.
- 5. HOUSE TO GARAGE ENTRY DOOR SHALL BE 20 MINUTE RATED KOCH FR-20-A, (2) TWO PANEL ARCHED TOP, OR SIMILAR. INTERIOR STAINED TO MATCH INTERIOR DOORS AND TRIM. EXTERIOR COLOR TO BE DETERMINED.
- 6. PATIO DOOR SHALL BE BY WINDOW MANUFACTURER. EXTERIOR COLOR TO MATCH WINDOWS. INTERIOR FINISH TO MATCH WINDOWS. OIL RUBBED BRONZE HARDWARE.
- 7. WINDOWS SHALL BE PER PLAN AND SHALL BE CLAD WOOD WINDOWS: ANDERSON 400 SERIES; LOW-E4/LOW-E OR PELLA DESIGNER 750 SERIES; ADVANCED COMFORT LOW E W/ARGON. UNFINISHED PINE INTERIOR, STANDARD COLOR EXTERIOR CLADDING, OIL RUBBED BRONZE HARDWARE, BETWEEN GLASS 9-LITE PRAIRIE GRILLES, HIGH TRANSPARENCY INSECT SCREENS
- 8. TUBULAR DAYLIGHTING SYSTEMS: TUBULAR UNIT SKYLIGHT DAYLIGHTING KITS WITH EXTERIOR GLAZED OPENING, GLAZING RETAINERS AND GASKETS, EXTERIOR FLASHING ASSEMBLY WITH INTEGRAL ADJUSTABLE PIVOT DEVICE, REFLECTIVE TUNNEL, INTERIOR DIFFUSER ASSEMBLIES, AND ACCESSORIES, AS REQUIRED TO MEET INSTALLATION AND PERFORMANCE REQUIREMENTS INDICATED. MAKE AND MODEL, DOME FLASHING ASSEMBLY, INTERMEDIATE RING, TUNNEL EXTENSIONS: BY CONTRACTOR. DIFFUSER: SIZE TO MATCH MODEL, LENS TYPE: FRESNEL, INCLUDE RESIDENTIAL ENERGY PACKAGE, METAL TRIM FINISH; WHITE
- 9. PROVIDE AND INSTALL FLASHINGS, SEALANTS, FASTENERS, AND ANY OTHER COMPONENTS REQUIRED FOR COMPLETE SYSTEMS.

# ROOFING AND SOFFIT

- I. ROOFING SHALL BE GAF TIMERLINE OR CERTAINTEED LANDMARK 30 YR. DIMENSIONAL SHINGLES OVER #15 ROOFING FELT. PROVIDE ALL COMPONENTS FOR COMPLETE INSTALLATION. COLOR TO BE DETERMINED.
- 2. PROVIDE ICE AND WATER SHIELD AT VALLEYS AND AT EAVES, EXTENDING UP 36" MINIMUM FROM WHERE ROOF MEETS INSIDE FACE OF WALL (SEE PLAN) AT HEATED AREAS.
- 3. METAL FLASHINGS TO BE PREFINISHED 0.024 GA ALUMINUM
- 4. ATTIC VENTILATION SHALL BE CONTINUOUS AIR VENT, INC. SHINGLE VENT II" OR EQUAL. PROVIDE ADDITIONAL VENTING IF NEEDED.
- 5. PROVIDE AND INSTALL WINDWASH BAFFLE VENTS IN EACH TRUSS SPACE.
- FASCIA SHALL BE PREFINISHED 0.019 ALUMINUM GUTTER APRON OVER 2x6 BOARD w/ PREFINISHED 0.024 GA METAL DRIP EDGE AND PREFINISHED ALUMINUM VENTED SOFFIT. PROVIDE F-CHANNELS AND ANY OTHER COMPONENTS REQUIRED FOR COMPLETE INSTALLATION. COLOR TO BE DETERMINED.
- 7. GUTTERS SHALL BE PREFINISHED ALUMINUM, 5" K-STYLE. DOWNSPOUTS SHALL BE 3"x4" RECTANGULAR ALUMINUM. COLOR TO BE DETERMINED.
- 8. INSTALL FLASHING AND COMPONENTS AS NEEDED FOR DAYLIGHTING TUBES. SEE NOTE #8 OF "EXTERIOR DOORS AND WINDOWS" ABOVE.

# FINISH - SIDING

- EXTERIOR FINISH AT GABLE ENDS AND AT DORMERS TO BE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) PROVIDE MATERIALS AND COMPONENTS REQUIRED FOR COMPLETE INSTALLATION. COLOR TO BE DETERMINED.
- 2. CORNERS, TRIM AND ACCENT BAND SHALL BE LP SMARTSIDE TRIM OR EQUAL.
- 3. GRILLING PORCH COLUMNS SHALL BE 6x6 TREATED POSTS w/ COLUMN WRAP \$ TRIM
- 4. 28" FYPON LOUVER DECO ROUND SMOOTH DECORATIVE GABLE VENT OR EQUAL

# ALTERNATES

- EXTERIOR FINISH AT GABLE ENDS AND AT DORMERS: LP SMARTSIDE OR JAMES HARDIE "SHAKE SHINGLE LOOK" PRODUCT OR EQUAL. PROVIDE MATERIALS AND COMPONENTS REQUIRED FOR COMPLETE INSTALLATION. COLOR TO BE DETERMINED.
- CONTRACTOR SUGGESTED ALTERNATE FOR 3 SEASONS DECK/FLOOR SYSTEM IN LIEU OF THE TREX CO. DECK

### FINISH - MASONRY

- I. STONE VENEER SHALL BE PER PLAN. COLOR SHALL BE HALQUIST "DIMENSIONAL CHALET GREY. MORTAR TO BE DETERMINED.
- 2. LIMESTONE SILLS.
- 3. PROVIDE ADDRESS STONE, STYLE BY OWNER
- 4. STONE ARCHES AS PER PLAN
- 5. BRICK VENEER SHALL BE BELDEN "POLAR WHITE CLEAR" OR "POLAR BLEND". MORTAR TO
- 6. FIREPLACE IN GREAT ROOM SHALL BE ELDORADO LIMESTONE "SAN MARINO" MANUFACTURED STONE. HEARTH SHALL BE LIMESTONE. MANTLE TO HAVE "WOOD BEAM"
- 7. INTERIOR DECORATIVE STONE IN GREAT ROOM AND FOYER SHALL BE ELDORADO LIMESTONE "SAN MARINO" MANUFACTURED STONE.

### DECK AND RAILINGS

- I. DECK SHALL BE TREX CO. "TRANSCEND" SERIES. FRAMING SHALL BE GXG TREATED POSTS W/ POST SLEEVES, POST SLEEVE SKIRTS, AND PYRAMID CAPS. DECK SURFACE SHALL BE "TRANSCEND" COMPOSITE DECKING AND BE \_\_\_\_\_ SQUARE FEET.
- 2. DECK RAILING SHALL BE 42" HIGH w/ CROWN TOP RAIL AND UNIVERSAL BOTTOM RAIL. BALUSTERS SHALL BE SQUARE W/ LESS THAN 4" BETWEEN BALUSTERS. INCLUDE RAILINGS AT OUTSIDE FACE OF 3-SEASONS SUNROOM SYSTEM
- 3. DECK ACCENTS SHALL BE (2) LED LIGHTS ON ALTERNATING STAIR RISERS
- 4. AREA UNDER DECK SHALL BE CONCRETE AND GRAVEL

### SUN ROOM ENCLOSURE

I. PGT "EZE-BREEZE" (OR SIMILAR) VERTICAL FOUR TRACK SUNROOM SYSTEM, INSIDE MOUNT, w/ CABANA DOOR

### INSULATION

- I. EXTERIOR BASEMENT WALL INSULATON: SEE FOUNDATION WALL AND FOOTING SECTION.
- 2. UNDER BASEMENT SLAB INSULATION: SEE CONCRETE FLATWORK SECTION
- 3. INTERIOR BASEMENT WALLS SHALL BE MINIMUM R-13 UNFACED FIBERGLASS BATT
- 4. BOX SILLS SHALL HAVE NOM. 3" CLOSED CELL FOAM, R-19
- 5. EXTERIOR SIDE WALLS SHALL BE MINIMUM R-19 UNFACED BATT W/ G MIL. CLEAR POLY FILM ON INSIDE FACE OF STUDS.
- 6. FLAT CEILING AREAS (ACCESSIBLE) SHALL BE R-50 FIBERGLASS B.I.B. w/ 6 MIL. CLEAR
- 7. VAULTED (INACCESSIBLE) CEILINGS THAT CAN NOT PROVIDE ADEQUATE SPACE FOR R-50 INSULATION SHALL BE MIN. R-38 UNFACED FIBERGLASS BATT INSULATION W/ 6 MIL. CLEAR POLY FILM
- 8. INCLUDE ATTIC SEAL PACKAGE: SEAL OPENINGS AT ACCESSIBLE TOP PLATES, ELECTRICAL BOXES AND RECESSED LIGHT FIXTURES. CAULK AIR INFILTRATIONS. FOAM SEAL
- 9. GARAGE WALLS SHALL BE MINIMUM R-19 UNFACED FIBERGLASS BATT INSULATION W/G MIL. CLEAR POLY FILM.

11. SOUNDPROOFING SHALL BE MIN. 3" SOUND INSULATION AND LOCATED PER PLAN.

10. GARAGE CEILING SHALL MINIMUM R-19 FIBERGLASS B.I.B. W/ 6 MIL. CLEAR POLY FILM

- INSTALL SHUT-OFFS ON TOILET AND RISERS TO FAUCETS. INCLUDE UNDERGROUND, ROUGH-IN AND FINISH PLUMBING
- SINK: BLANCO 440179 ANTHRACITE FAUCET: DAVOLI CF-K10-100 SATIN NICKEL
- CHROME DRAIN COVER DISPOSAL: YES REFRIGERATOR HOOK-UP: YES
- DISHWASHER HOOK-UP: YES
- LAVATORY: KRAUS GVR-204-RE-SO IRRUPTION BLUE GLASS VESSEL FAUCET : KRAUS RIVIERA FVS-1005-PU 10CH TOILET: ICIER CADENCE ONE-PIECE TOILET C-6270
- MASTER BATHROOM LAVATORY: DECOLAV 1482-CWH UNDERMOUNT DRAIN: DECOLAV 9297 FAUCET: CALIFORNIA FAUCET "HUNTINGTON" 401-1 SINGLE HOLE
- TOILET: ICIER CADENCE ONE-PIECE TOILET C-6270 TILE SHOWER: CALIFORNIA FAUCET (1) "SHOWER ROSE" 12" RAIN SHOWER - SH-112 SATIN NICKEL
- (I) HAND SHOWER MODEL WE-HS-20 SATIN NICKEL W/SB-74 WALL MOUNTED SLIDE BAR, SH-10-42 ELBOW, HS-68 SHOWER HOSE (1) TRANSITIONAL STYLEFLOW SHOWERHEAD - 9120.514
- (4) BODY JETS MODEL RB-02 SATIN NICKEL (2) TOPANGA STYLETHERM TO-TH2L-33 1/2" THERMOSTATIC VALVE w/DUAL VOLUME CONTROL TRIM, SATIN NICKEL TRADITIONAL FACEPLATE. (2) TH52-R VALVE (RAIN SHOWER WITH HAND SHOWER / SHOWERHEAD WITH BODY JETS) BATHROOM ACCESSORIES BY OWNER, INSTALLED BY CONTRACTOR
- SINK: ELKAY PLAFRU 1919 10 STAINLESS STEEL UNDERMOUNT DRAIN: LK335 FAUCET: KRAUS KPF-1622SN
- BATHROOM #2 (LOWER LEVEL) LAVATORY: DECOLAV 1482-CWH UNDERMOUNT DRAIN: DECOLAV 9297
- FAUCET: CALIFORNIA FAUCET "HUNTINGTON" 401-1 SINGLE HOLE TOILET: ICIER CADENCE ONE-PIECE TOILET C-6270 BATHTUB/SHOWER: MAAX EXHIBIT IFS 60x32
- CALIFORNIA FAUCET (I) HAND SHOWER - MODEL WE-HS-20 SATIN NICKEL W/ SB-74 WALL MOUNTED SLIDE BAR, SH-10-42 ELBOW, HS-68 SHOWER HOSE
- (1) DIVERTER TUB SPOUT 9205-64 SATIN NICKEL (I) TOPANGA STYLETHERM TO-TH2L-33 I/2" THERMOSTATIC VALVE w/DUAL VOLUME CONTROL TRIM, SATIN NICKEL TRADITIONAL FACEPLATE. BATHROOM ACCESSORIES BY OWNER, INSTALLED BY CONTRACTOR
- GARAGE: (2) FLOOR DRAINS, (1) MUSTEE 65 24"x36" MOP SERVICE BASIN, (1) T\$ B-1157 WALL MOUNTED WORKBOARD FAUCET WSPRAY VALVE \$ 48" HOSE OR SIMILAR. (PLUMBER TO DETERMINE WINTERIZATION METHOD FOR FAUCET)
- BASEMENT MECHANICALS: I-1/3 HP SUBMERSIBLE SUMP PUMP W/ CHECK VALVE, 50 GAL. NATURAL GAS WATER HEATER, W.H. VENTING, FLOOR DRAIN FOR MECHANICALS, FURNACE CONDENSATE DRAIN, BACK WATER VALVE, APRIL AIRE HOOKUP
- 5. (3) HOSE BIBS, LOCATIONS PER PLAN

WASHER BOX: BY CONTRACTOR

- 6. PROVIDE FOR FUTURE POOL: PROVED "T" AND VALVE IN BASEMENT, AFTER METER, AND 30 FT. OF SUPPLY LINE TOWARD POOL SITE, BURIED.
- 7. WATER LINES TO BE PER PLUMBER'S RECOMMENDATION
- 8. DRAIN AND VENT PIPES TO BE PVC.
- 9. PROVIDE BLOCKING FOR FUTURE GRAB BARS @ TOILET IN POWDER ROOM, @ TOILET AND IN ROLL-IN SHOWER IN MASTER BATHROOM, AND BATHTUB IN LOWER LEVEL BATHROOM.

# HEATING AND AIR CONDITIONING

- 1. SIZE, CAPACITY AND OUTPUT SHALL BE DETERMINED BY HEAT LOSS CALCULATIONS, PREPARED BY HVAC CONTRACTOR, PER STATE ENERGY CODE.
- 2. AFUE RATED 96% + EFFICIENCY, SEALED COMBUSTION, FORCED AIR HIGH FURNACE WITH 13
- SEER CENTRAL AIR TWO ZONE SYSTEM. HEATING FUEL: NATURAL GAS
- 3. HEATING PLANT: GOODMAN, HIGH EFFICIENCY, FORCED AIR FURNACE, ECM BLOWER MOTOR, OR
- 4. TWO STAGE FURNACE WITH TWO ZONES: ZONE #1 FIRST FLOOR, ZONE #2 BASEMENT
- 5. TOUCH SCREEN PROGRAMMABLE THERMOSTAT WITH WIFI CONTROL
- 6. 6" MEDIA FURNACE FILTER MERV I I OR GREATER
- 7. FRESH AIR INTAKE CONSISTING OF A MOTORIZED BAROMETRIC DAMPER
- 8. SUPPLY AIR REGISTERS AS REQUIRED FOR EACH AREA
- 9. RETURN AIR RUNS AS REQUIRED FOR EACH AREA 10. WARRANTY: 10 YEARS ON PARTS, 1 YEAR ON LABOR AND LIFETIME ON THE HEAT EXCHANGER,
- II. WHOLE HOUSE HUMIDIFIER CONTROLLED BY IAQ THERMOSTAT \$ INTERLOCKED TO THE BLOWER
- 12. CENTRAL AIR CONDITIONING: GOODMAN, 13 SEER, TWO STAGE OR EQUAL
- 13. CASED EVAPORATOR COIL AND LINE SET, OUTSIDE WALL MOUNTED CONDENSER BRACKET 14. GAS PIPING TO FURNACE, STOVE, WATER HEATER, GARAGE MODINE HEATER, GREAT ROOM FIREPLACE, AND GRILL PATIO (FOR FUTURE BUILT-IN GAS GRILL). RECESSED BOX FOR STOVE
- 15. CLOTHES DRYER VENT DUCTING AND TERMINATION
- I G. RANGE EXHAUST HOOD: PRO-X 30" 900 CFM CABINET RANGE HOOD, OR SIMILAR. DUCT TO EXTERIOR WITH SOLID RIGID PIPING (INSULATED WHERE REQUIRED)
- 17. ALL DUCTING IN THE BASEMENT IS TO BE PLACED AS NEATLY AS POSSIBLE WITH CONSIDERATION OF THE LOWER LEVEL LIVING SPACE.
- 18. MODINE HEATER IN GARAGE: NATURAL GAS
- 19. DUCT WORK, HANGERS, REGISTERS, GRILLES AND INSULATION FOR A COMPLETE INSTALLATION.
- 20. IN-FLOOR HEATING (FUTURE OCCUPIED AREAS OF BASEMENT)

## FIREPLACE

- I. HEAT \$ GLO "MODEL 8000CLX" DIRECT VENT GAS IN GRAPHITE W/ CHATEAU FORGE FRONT, TAHOE TAN INTERIOR, AND INTELLIFIRE PLUS RC300 WIRELESS CONTROL.
- 2. INCLUDE ALL COMPONENTS FOR COMPLETE INSTALLATION
- 3. IF VENTED THROUGH ROOF, CHIMNEY VENT TO HAVE WIND BAFFLE

### ELECTRICAL

- SERVICE: 200 AMP MAIN PANEL, INCLUDING SYSTEM GROUNDING AND BONDING
- 2. NUMBER OF SINGLE POLE CURCUITS AS RECOMMENDED BY ELEC. CONTRACTOR
- 3. 200 AMP OUTLETS AS NEEDED 4. GFI RECEPTACLES AS RECOMMENDED BY ELEC. CONTRACTOR
- 5. NUMBER OF REGULAR OPENINGS, INCLUDING (ROCKER) SWITCHES, OUTLETS AND LIGHT
- BOXES PER NATIONAL AND LOCAL CODES AND AS RECOMMENDED BY ELEC. CONTRACTOR 6. NUMBER OF (ROCKER) SWITCHED RECEPTACLES: TO BE DETERMINED
- 7. (2) FLOOR RECEPTACLES IN GREAT ROOM
- 8. INCLUDE RANGE, DRYER, AND FURNACE WIRING 9. INCLUDE RANGE HOOD WIRING
- FAN/LIGHT IN MASTER BATHROOM AND LOWER LEVEL BATHROOM. PANASONIC WHISPER CEILING FAN (OR EQUAL) IN POWDER ROOM. VENT TO EXTERIOR

10. PANASONIC "WHISPER" QUIET (OR EQUAL) HUMIDITY SENSOR CEILING VENTILATION

- 11. SMOKE ALARMS, SMOKE CO2 ALARM, AND WIRING PER NATIONAL AND LOCAL CODES. COORDINATE WITH MARTIN SYSTEMS BID
- 12. DOOR CHIME AND WIRING
- 13. FREEZER RECEPTACLE / CIRCUIT
- 14. MICROWAVE RECEPTACLE / CIRCUIT
- 15. REFRIGERATOR, DISHWASHER, DISPOSAL IG. UNDER-CABINET LED LIGHTING IN KITCHEN AND PANTRY
- 17. GARAGE HEATER WIRING
- 18. DEHUMIDISTAT SWITCH
- 19. SURFACE MOUNTED LED FIXTURES 20. TELEPHONE INTERFACE TIE-IN AND TELEPHONE OPENINGS:
- 21. TV/CABLE OPENINGS:
- 22. CEILING FANS SEE LIGHTING FIXTURE SCHEDULE
- 23. LED UPLIGHTING @ MASTER BEDROOM TREY CEILING 24. LIGHT FIXTURES ALLOWANCE: \$ 7,500.00 SEE 4/A201 FOR LIGHTING
- FIXTURE SCHEDULE. DOES NOT INCLUDE CEILING MOUNTED LEDS
- 25. WASHER AND DRYER RECEPTACLES
- 26. HEATED TOWEL WARMER IN MASTER BATHROOM
- 27. SUMP PUMP, SUMP PUMP BACK-UP BATTERY SYSTEM, FURNACE AND MECHANICALS 28. EXTERIOR WATERPROOF RECEPTACLES
- 29. OVERHEAD DOOR OPENERS
- 30. HOT TUB RECEPTACLE
- 31. LANDSCAPE LIGHTING 32. OUTLETS FOR FUTURE GAS GRILL @ GRILL PATIO
- 33. ELECTRICAL FOR (FUTURE) POOL EQUIPMENT

34. COORDINATE WITH MARTINS SYSTEMS, INC. AS NEEDED

# SECURITY & AUDIO/VIDEO SYSTEMS: BASE BID \$ 50,600.00

CONTROL 4 DISTRIBUTED AUDIO SYSTEM

- RESIDENTIAL HARDWIRED SECURITY SYSTEM
- GLASSBREAK DETECTION RESIDENTIAL HARDWIRED FIRE AND ENVIRONMENTAL PROTECTION SYSTEM
- SURROUND SOUND SYSTEM HD VIDEO DISTRIBUTION \$ MOUNTING
- LIGHTING CONTROL SYSTEM BUDGETARY 8. EQUIPMENT RACK, CONTROL 4 CONTROLLERS, NETWORKING COMPONENTS

- INTERIOR WALL AND CEILING FINISHES
- INTERIOR WALL AND CEILING FINISHES SHALL BE (1) SINGLE COAT PLASTER.
- INTERIOR WALL TEXTURE SHALL BE "FLAT SKIP TROWEL NO SAND". BASEMENT WALL AND CEILING FINISH SHALL BE (1) SINGLE COAT PLASTER.
- INTERIOR WALL TEXTURE SHALL BE "FLAT SKIP TROWEL NO SAND" GARAGE WALL AND CEILING FINISH: PROVIDE OPTION FOR (1) SINGLE COAT
- PLASTER, "FLAT SKIP TROWEL NO SAND" TEXTURE 4. BONUS ROOM WALL AND CEILING FINISH: PROVIDE OPTION FOR (I) SINGLE

COAT PLASTER, "FLAT SKIP TROWEL - NO SAND" TEXTURE

### PAINTING - EXTERIOR

- I. WOOD TRIM AND JAMBS: PRE-FINISHED OR PER PAINT MANUFACTURERS SPECIFICATIONS.
- 2. CAULK SHALL BE APPLIED ON EXTERIOR WHERE WINDOWS, DOORS, AND MASONRY MEET

# PAINTING - INTERIOR

- ROOMS SHALL HAVE (I) COAT OF PRIMER AND (I) COAT OF PAINT. PAINT TO BE SHERWIN WILLIAMS OR EQUAL. ROOMS SHALL BE DONE IN (1) COLOR. (NO DARK COLORS, ACCENT WALLS, OR WALLCOVERINGS)
- 2. STAINED WOODWORK SHALL BE SANDED, SEALED AND STAINED. (2) COATS MIN. OF VARNISH. MEDIUM STAIN TO MATCH DOORS AND CABINETS; COLOR TO BE DETERMINED.

- INTERIOR TRIM AND DOORS I. INTERIOR DOORS TO BE KOCH SL-20A: TWO-PANEL WITH ARCHED TOP, PROFILE 5282, OR
- SIMILAR. MAPLE. POCKET DOORS TO BE SOFT CLOSE. DOOR AND WINDOW TRIM TO BE 3 - 1/4" MAPLE. WALL BASE TO BE 4- 1/4" MAPLE. DETAILS
- TRANSOM WINDOWS ABOVE THE DOORS ON THE MAIN FLOOR, PER PLAN
- 4. MAIN STAIRS (S-01)TO HAVE SQUARE POSTS w /FLAT CAPS, WOOD TOP RAIL AND CABLE RAILINGS. STAINED TO MATCH TRIM.
- 5. PROVIDE WOOD CAP AND TRIM ON PARTIAL HEIGHT FURRED WALL IN BASEMENT.

6. WOOD VENEER \$ TRIM ON DROPPED SOFFIT ABOVE BAR AREA.

# CABINETS AND COUNTERTOPS

I. MAPLE, MEDIUM STAIN (MATCH TRIM AND DOORS)

3. CABINETRY PULLS AND KNOBS BY OWNER

- 2. IN KITCHEN, MASTER BATHROOM AND LAUNDRY ROOM; SOFT CLOSE DOORS AND DRAWERS. OIL RUBBED BRONZE HINGES
- 4. KITCHEN, KEY DROP AND ALL BATHROOM COUNTERTOPS: QUARTZ OR GRANITE

5. LAUNDRY ROOM, PANTRY, BASEMENT BAR AREA, AND THEATER SNACK BAR

2. (4) WHITE MELAMINE SHELVES IN LINEN CLOSETS @ 28", 41", 54" \$ 67" A.F.F.

CLOSET, MUDROOM, BEDROOM #2 CLOSET, AND BEDROOM #3 CLOSET

### COUNTERTOPS; LAMINATE

CLOSET SYSTEMS

- I. INCLUDES MATERIALS AND INSTALLATION
- 3. CLOTHES POLE AND MELAMINE SHELF IN COAT CLOSET, LAUNDRY ROOM, AND STORAGE
- FLOORING AND TILE

4. INCLUDE CLOSET COMPANY BASE BID: \$8,800.00 FOR CLOSET SYSTEMS IN MASTER

I. PROVIDE ALL WORK FOR A COMPLETE INSTALLATION 2. HARDWOOD FLOOR: SAND-IN-PLACE ASH, MEDIUM STAIN, SMOOTH FINISH. (OWNER HAS FLOORING CHOICE ON FILE W/ RALPH'S HARDWOOD FLOOR CO. INC.)

110, PET CLOSET 110C, AND MASTER BATHROOM 113. TILE SELECTIONS TO BE DETERMINED.

5. TILE ROLL-IN SHOWER IN MASTER BATHROOM TO HAVE TILED FLOOR, WALLS & CIELING W/ TILE

- 3. FLOOR TILE IN POWDER ROOM 107, LAUNDRY ROOM 108, STORAGE ROOM 109, MUDROOM
- 4. INFLOOR HEAT IN THE MASTER BATHROOM CIRCULATION AREA AND ROLL-IN SHOWER

ACCENT BAND AND (2) NICHES.

- 6. TILE SHOWER SURROUND IN BATHROOM#2 7. TILE BACKSPLASH IN KITCHEN
- 8. IN LAUNDRY ROOM, 2x12 PEDESTAL BASE UNDER WASHER/DRYER, TILED TO MATCH FLOOR

I. EXTERIOR DOOR HARDWARE (OWNER PURCHASE): EMTECK BRASS KEYPAD DEADBOLT AND

BOSCH MODEL # NGMPO55UC, 30" GAS, STAINLESS STEEL

BOSCH MODEL # B26FT70SNS, 36" FRENCH DOOR

BOSCH MODEL # SHXN8U55UC, 24" BAR HANDLE

2. INTERIOR DOOR HARDWARE (OWNER PURCHASE); EMTEK "MERRIMACK" LEVER OIL RUBBED

COOKTOP:

2. REFRIGERATOR:

DISHWASHER:

4. CAT DOOR

5. BATHROOM MIRRORS

3. DOOR HINGES: OIL RUBBED BRONZE

4. TOUCH PAD SYSTEM AT GARAGE SERVICE DOOR

- 5. SLIDING DOOR HARDWARE BY MANUFACTURER APPLIANCES
- BOSCH MODEL # HBL875 I UC, 30" OVEN-MICROWWAVE WALL OVEN: COMBINATION, STAINLESS STEEL

# 4. CLOTHES WASHER: LG H.E. FRONT LOADER, MODEL # WM357HWA, WHITE

5. CLOTHES DRYER: LG ELECTRIC DRYER WITH STEAM, MODEL# DLEX3570W, WHITE

BOTTOM-FREEZER, STAINLESS STEEL

PURCHASED BY OWNER - INSTALLED BY CONTRACTOR

I. DOOR AND CABINET HARDWARE 2. WALL MOUNTED LAUNDRY DRYING RACKS

3. SEMI-RECESSED IRONING BOARD CABINET WITH DOOR

NOTE: BUILDER TO PROVIDE AND INSTALL ALL MATERIALS

THAT ARE REQUIRED FOR CONSTRUCTION OF THE HOUSE. INCLUDING, BUT NOT LIMITED. TO THE ITEMS LISTED ABOVE.

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EVISIONS:

HEET INDEX: **SPECIFICATIONS** 

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