

DESCRIPTION OF MATERIALS

The latest editions of the following building codes shall be observed:
 "International Residential Code"
 "National Electrical Code"
 "Ohio State Plumbing Code"
 unless otherwise stipulated by the local governing body.
 The code shall take precedence over the plans, which shall take precedence over these project specifications. The contractor shall notify the designer of any conflict, to allow the designer to clarify the conflict before any physical work is done which involves the conflict.

1. EXCAVATION
 existing soil type: original firm granular soil over gravel.
 structural fill material: All fill material beneath the building, steps, planters, etc. shall comply with the engineer's requirements of "Select Fill" as described on the Foundation Plan and Details.

2. FOUNDATIONS
 Footings see Foundation Plan strength: 3000 psi
 foundation walls: str. see Foundation Plans
 concrete: none
 masonry: none
 other: none
 notes: Grade beams and slab-on-grade shall be constructed per latest edition of the building code.

3. CHIMNEYS
 masonry: stucco over wood framing
 flue: none
 other: none
 notes: none

4. FIREPLACES
 type: zero-clearance type with propane logs
 size: 42" width
 dampers: with vent
 fresh air: none
 facing: str. rock
 hearth and mantel: consult owner and plans
 notes: Fireplace must be of owner's approval.

5. EXTERIOR WALLS
 wood frame: 2nd structural studs @ 16" o.c.
 base sheathing: 3 heavy caulk beads
 corner bracing: 1/4" OSB
 sheathing: Tyvek housewrap over 1/4" OSB
 moisture barrier: one side of wall only
 siding: none
 masonry: none
 gable walls: framing to be same as exterior walls
 exterior finish: rock and stucco color and style per owner's approval
 notes: See Exterior Elevations for special rock trim, reveals, etc.
 Passes shall be pertained in Hardie
 Soffits shall be finished Hardie/soffit with 1" joints

6. FLOOR FRAMING
 used: 16" open-web wood floor trusses
 concrete: none
 thickness: 28-day strength 3000psi
 vapor barrier: 4 mil poly
 fill: none
 notes: See Foundation Plan and Details

7. SUBFLOORING
 location: 3/4" t/g in attic for storage and a/c access
 1/4" t/g plywood sheathing for living area subflooring

8. FINISH FLOORING
 location: consult owner

9. PARTITION FRAMING
 framing: 2x4 (2nd where noted) structural studs @ 16" o.c.
 notes: per code

10. CEILING FRAMING
 framing: as integral part of roof trusses engineered by manufacturer. The joist or rafter shall be adequately sized dimensional lumber sized and installed per code.
 notes: see plans

11. ROOF FRAMING
 framing: same as item 10.

12. ROOFING
 decking: 19/32" radiant barrier roof decking
 underlayment: One layer #30 ASTM building felt
 flashing: rust-resistant metal to match roofing
 roofing: 24 ga. standing seam steel (if owner color selection) with 16" panels

13. GUTTERS AND DOWNSPOUTS
 6" seamless aluminum gutters and downspouts (except per landscape design)

14. LATH AND PLASTER
 metal lath: none
 drywall: 5/8" sheetrock
 plaster: none
 ceiling: 5/8" sheetrock
 notes: none
 other: none
 notes: none
 other: none
 notes: none

5. DECORATING

14. INTERIOR DOORS AND TRIM

doors: 4-panel composition
 base trim: 4" to 6" traditional
 door casing: 3/4" traditional
 window casing: none (see hollow drywall edges)
 other trim: consult owner
 finish: fresh oil-based satin enamel

15. WINDOWS

window type: see Window Schedule
 glass: Low-E clear multi-pane
 special windows: see window schedule
 notes: see exterior elevations
 special glass: consult owner
 screens: manufacturer standard
 notes: see exterior elevations

16. ENTRANCES AND EXTERIOR DETAIL

entrance doors: see door schedule
 finish: consult owner
 other exterior doors: see door schedule
 storm doors: none
 shutters: none
 attic ventilators: continuous soffit and ridge vents
 screen doors: on sliding doors
 railing: painted steel or wrought iron
 notes: see exterior elevations

17. CABINETS

kitchen cabinets: plywood construction with hardwood faces, doors & drawers
 style: per owner selection
 hardware: per owner selection
 center tops: 3 cm polished granite
 bath cabinets: same as kitchen
 lav: tops: ceramic tile
 edging: ceramic tile
 hardware: knobs and pulls per owner approval, concealed
 hinges, no finger notches
 other cabinets: on built-ins consult owner
 other counter-tops: see cabinet details
 finish: stain and lacquer
 splash: full ceramic tile
 finish: stain and lacquer
 splash: ceramic tile

20. STAIRS

exterior stairs: treated wood and concrete
 interior stairs: none
 disappearing stairs: top sets, see floor plans

21. SPECIAL FLOORS AND BANISCOTS

carpet: locations: see Room Finish Schedule
 padding: 1/2" light-density
 allowance for carpet, pad and installation: \$28/sq ft
 vinyl: locations: none
 ceramic tile: locations: see Room Finish Schedule
 allowance for ceramic tile and installation: \$1.00/sq ft
 other flooring: see Room Finish Schedule
 allowance (incl. installation): none
 wallpaper: locations: consult owner
 allowance (incl. installation): none
 notes: consult owner for decorating items

22. PLUMBING

See building budget for plumbing fixture allowance
 toilet bars, paper holders, etc. shall be included in hardware allowance
 consult owner for colors
 sinks: locations, make 1 color: Kitchen: Enamelled cast-iron double-bowl w/ removable sprayer faucet
 enameled cast-iron vegetable sink with goose-neck faucet
 Laundry: stainless steel basin sink with goose-neck faucet
 Wet Bath: stainless steel bar sink with goose-neck faucet

lavatories: loc. make 1 color: Master bath: 20" vitreous self-rimming
 Pedestal: 20" vitreous self-rimming
 Bath: 20" vitreous self-rimming
 toilets: loc. make 1 color: All: low-profile elongated bowl style of owner's approval
 bathtubs: loc. make 1 color: Master bath: 12" airbath of owner's selection set on tile deck
 Bath: 2: 30"x60" enameled cast iron tub tile shower surround with niches
 showers: loc. 1 materials: Master Bath: ceramic tile and glass with niches
 consult owner for frame finish
 other fixtures: all shower heads to discharge 4'-8" above floor
 shower doors: owner approved glass and frame finish
 water supply: Copper
 water pipe: copper
 water pump: none
 water treatment: consult owner
 water heaters: 55 gal. high-recovery glass-lined insulated electric
 energy disposal: per LCRA approval
 sewer pipe: under slab schedule 40 pvc
 pipe under grade schedule 40 pvc
 diameters: one between house and septic tank
 green traps: none
 gas services: propane tank (possibly buried in yard) to serve fireplace, cooktop and outdoor range
 notes: install main service cut-off water valve inside near water heater
 install reverse osmosis treatment for kitchen sink and refrigerator (see)

23. AIR-CONDITIONING AND HEATING

air-conditioning: 3 high-efficiency electric conventional units (with SEER of 12 or better) at locations shown on plans
 Contractor shall be responsible for location of RA grids and apply registers, sizing of ducts and overall design of the HVAC system to meet owner's approval. Return air shall be drawn from ceiling height.
 plumbed: insulated sheet-metal or duct-board
 ducts: insulated flex (no crimping)
 thermostat: Honeywell or approved equal
 registers: std. adjustable directional
 house fans: none
 attic fans: none
 kitchen vent fans: vent to outside
 bath vent fans: vent to outside
 notes: install A/C supply register in mfr.-m closets and pantry
 metal electronic filters and UV lamps (in R/A ducts)

24. ELECTRICAL

service: per code + 30%
 meter location: per electric company
 220V locations: see plans
 wiring: copper Romex used appropriately by licensed electrician
 security systems: pre-wire for security systems capable of intrusion, fire, smoke and medical emergency alarm
 outlet plates: white (match switches)
 switches: white rocker type
 notes: Consult owner for locations of possible surround-sound stereo speakers, intercom and automation control wiring.
 Consult owner regarding kitchen circuits and possible dedicated circuits (computers, etc.).
 install CAT5 telephone lines at every phone jack.

25. LIGHTING

Allowance for lighting fixtures shall be determined by the budget or 14000.00.
 It shall include all lamps and ceiling fans and their installation. Switches, receptacles, recessed lamps, wiring and appliance installation shall not be included in this allowance.

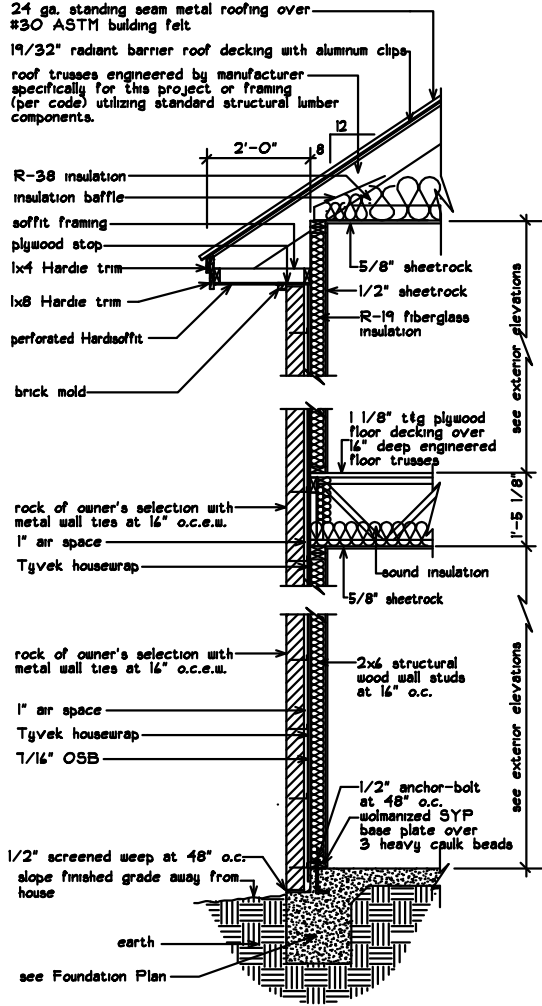
26. INSULATION

exterior walls: R-11
 exterior 2 floors: sand batts
 ceiling: R-38 cellulose
 level 2 floors: sand batts
 notes: insulate interior walls indicated on Floor Plan for sound control

27. MISCELLANEOUS

hardware allowance: refer to interior design budget or \$2500.00
 ("hardware" shall include all door knobs, locks, pulls, cabinet pulls, towel rings, towel bars, paper holders, and their installation. Key metal locks.)
 permanent appliances: Dishwasher
 36" 8-burner cooktop
 shallow-depth side-by-side refrigerator
 Microwave/Convection wall oven
 Self-cleaning wall oven
 vent hood in decorative enclosure
 Outdoor cooking station of owner's approval
 Other: electric garage door opener with 2 remotes each driveway: 4" concrete reinf. w/ 1 layer #3 rebar at 18" o.c.e.s.u.
 unless stipulated otherwise by landscape architect or owner
 same as driveway
 retaining walls: retain landscaping allowance
 other ornate improvements: consult owner
 finish grading surface: aster shall run away from all building structures
 lawn, irrigation system and other landscaping: \$5,000 allowance
 unless indicated otherwise by budget.

NOTE: THE VARIOUS ALLOWANCES FOR THE CRAFTS AND MATERIALS DESCRIBED IN THIS DESCRIPTION OF MATERIALS ARE INCLUDED IN THE PROJECT BUDGET. PLEASE CONSULT OWNER FOR THIS BUDGET INFORMATION.



TYPICAL WALL DETAIL

SCALE: 3/4"=1'-0" NOTE: Vapor barrier shall be installed on only one side of any exterior wall
 THIS DETAIL DOES NOT APPLY TO ALL CONDITIONS