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OUTLINE SPECIFICATION

404 VOLARE

REVISION HISTORY:

- | | |
|------------|---------------------------------|
| 1. 4/20/13 | Original Outline Specification. |
| 2. 8/2/13 | Revisions. |
| 3. 8/5/13 | Revisions. |
| 4. 8/6/13 | Revisions. |
| 5. 8/14/13 | Revisions. |
| 6. 8/16/13 | Revisions. |

GENERAL CLARIFICATIONS

7. None.

GENERAL INCLUSIONS

1. None.

GENERAL EXCLUSIONS

1. None.

DIVISION 01 GENERAL REQUIREMENTS

1. Installation of erosion control measures, monitoring, inspections and reporting per SWPPP and City/County requirements.

DIVISION 02 EXISTING CONDITIONS

1. None.

DIVISION 03 CONCRETE

1. Includes concrete continuous footing and pad footings for foundation and decks per approved structural drawings.
2. Includes concrete stem wall and high wall per approved structural drawings.
3. Includes concrete slab on grade at garage floor per approved structural drawings.
4. Concrete Specifications:
 - a. Footing Mix Design: Per approved structural drawings.
 - b. Footing Rebar Design: Per approved structural drawings.
 - c. Stem and High Wall Mix Design: Per approved structural drawings.
 - d. Stem and High Wall Rebar Design: Per approved structural drawings.
 - e. Slab on Grade Mix Design: Per approved structural drawings.
 - f. Slab on Grade Reinforcing Design: Per approved structural drawings.
 - g. Slab on Grade Finish: Smooth troweled finish.
 - h. Slab on Grade Sealer: (1) coat penetrating sealer.
5. Concrete exterior flatwork listed under Division 32 Exterior Improvements.

DIVISION 04 MASONRY

1. Includes cultured stone veneer per architectural drawings and specifications:
 - a. Manufacturer: TBD
 - b. Model Number: TBD
 - c. Stone Veneer Color: TBD
 - d. Grout Type: Drystack
 - e. Grout Color: N/A

DIVISION 05 METALS

1. Includes fabricated and primed steel railing at front entry steps where required (not at all units).
2. Railing specifications:
 - a. Minimum design criteria per code requirements and approved structural drawings.
 - b. Overall height 42" above deck or landing surface for guardrails.
 - c. Overall height 34" - 38" above finished nose of treads measured vertically at steps and stairs.
 - d. Horizontal bottom rail maximum spacing from deck surface 4".
 - e. Vertical pickets maximum spacing between pickets 4".

DIVISION 06 WOOD, PLASTICS & COMPOSITES

1. Includes wood framing of building complete including supply and install of all materials and labor, including lumber, engineered wood products, trusses, sheathing, hangers, bolts, hold downs, and other connective or structural rough hardware, fasteners and adhesives.
2. Includes kiln-dried framing lumber.
3. Excludes FSC certified lumber.
4. Includes pressure-treated lumber where required by code requirements, industry standard or per approved structural drawings.
5. Includes post and beam construction in crawl-space areas per approved structural drawings.
6. Includes pony wall framing where necessary based on individual lot topography.
7. Includes joist hangers and rough hardware installed per code, manufacturer's installation instructions and per approved structural drawings and specifications:
 - a. Manufacturer: Simpson Strong-Tie Company Inc.
 - b. Model Numbers: Per approved structural drawings.
8. Includes joist system constructed per approved structural drawings.
9. Includes joists and beams wet-set into joist hangers and rough hardware using construction adhesive.
10. Subfloor sheathing constructed per approved structural drawings attached with construction adhesive and screws.
11. Includes load-bearing door, window and opening headers per approved structural drawings.
12. Includes non-bearing door, window and opening headers to be constructed of (2) 2" X 4" members.
13. Includes shear panels to be constructed per approved structural drawings.
14. Includes typical (non-shear wall) exterior wall sheathing to be constructed per approved structural drawings.
15. Includes typical (non-shear panel) exterior roof sheathing to be constructed per approved structural drawings.
16. Includes verge rafters to be nominal 2" X 8" SPF material with nominal 1" X 3" SPF trim.
17. Includes fascia board to be nominal 2" X 8" SPF material.
18. Includes interior stairs to be constructed per architectural drawings. Treads to be attached with construction adhesive and screws. Risers to be constructed of ¾" plywood. Tread and riser per code, industry standard or architectural drawings.
19. Includes half-walls at stairs and landings to be constructed of 3-1/2" framing with double top plate. Overall height to be 42" from finished floor to top of finished trim at landings and 34"- 38" from nose of finished tread to top of finished trim measured vertically at stairs. At locations with stair railing the half-wall framing will extend 5" above nose of the framed tread, measured vertically.
20. Includes solid 1-1/2" blocking to be installed at all interior walls at attachment points for stair rails, handrails, future ADA grab rails in all bathrooms, toilet accessories, upper cabinets, fireplace mantel and window coverings.
21. Includes framing of exterior deck post, beam and joist structure with pressure-treated (PT) material.
22. Includes furnish and install of paint-grade primed MDF interior trim (millwork) per specifications:

- a. Note all dimensions are actual sizes.
- b. Interior trim to be 'Craftsman' style.
- c. Windows: '4-way wrap', 3/4" X 4-1/2" top casing, #494 1/2" X 3-1/4" side casing, 3/4" X 6-1/2" sill and #494 1/2" X 3-1/4" apron.
- d. Doors, Swing: 3/4" X 4" top casing, #494 1/2" X 3-1/4" side casing, wood jambs, pre-hung.
- e. Doors, Bi-Fold: 'full-wrap', 3/4" X 4" top casing, #494 1/2" X 3-1/4" side casing, #494 1/2" X 3-1/4" track cover.
- f. Doors, Bypass: 'full-wrap', 3/4" X 4" top casing, #494 1/2" X 3-1/4" side casing, #494 1/2" X 3-1/4" track cover.
- g. Base: #618 1/2" X 5-1/4" base.
- h. Fireplace Detail: No millwork (see cabinetry).
- i. Interior stair at half-walls: 3/4" X 6-7/8" paint-grade cap, #494 1/2" X 3-1/4" aprons both sides.
- j. Interior stair at open railing: 3/4" X 6-7/8" paint-grade cap, 3/4" X 5-1/2" paint-grade aprons both sides, H4001 Hemlock stain-grade 3-1/4" X 3-1/4" newel posts with 5" pyramid cap and PM5 wrap bead, black wrought-iron balusters 3/4" square w/ iron shoe top and bottom, #6910 Alder 'Challis' 2-1/2" stain-grade top rail, metal brackets with Venetian Bronze finish.
- k. Interior stair wall rail: #6910 Alder 'Challis' 2-1/2" stain-grade wall rail, metal brackets with Venetian Bronze finish.
- l. Shelving at all areas: 3/4" X 11-1/2" particle board shelving, 3/4" X 1-1/2" shelf ledger, 3/4" X 3-1/2" closet ledger.
- m. Closet Pole: 1-5/16" unfinished wood.
- n. Closet Pole Brackets: (2) plastic rosette and (1) metal shelf/pole bracket per closet.

23. Excludes AWWI certificates for interior trim carpentry.

DIVISION 07 THERMAL AND MOISTURE PROTECTION

- 1. Includes 6" expanded polyethylene foam sill-seal at foundation to sill plate connection.
- 2. Includes fiberglass insulation per specifications:
 - a. Underfloor: R-30 unfaced batts.
 - b. Roof, Flat Ceiling: R-38 loose-fill blown insulation.
 - c. Roof, Vaulted: R-30 unfaced batts with visqueen vapor barrier.
 - d. Walls, Exterior: R-21 Kraft faced batt insulation.
 - e. Walls, Interior: R-11 unfaced batts at all interior walls.
 - f. Floor/Ceiling Assembly: R-11 unfaced batts at all joist spaces.
 - g. Exterior Door Jambs: Batt insulation strips, no spray foam.
 - h. Plate and Sill penetrations: Spray foam seal per code.
- 3. Includes gutter and downspout per architectural drawings specifications:
 - a. Gutter Type: Continuous extruded.

- b. Sheet Metal Thickness: 26 Ga.
 - c. Gutter Style: 4" standard gutter.
 - d. Downspout Size: 2" X 3"
 - e. Finish: Pre-finished
 - f. Color: TBD
4. Includes UL approved fire caulking at all penetrations through fire-rated assemblies.
5. Includes spray-applied waterproofing at exterior of concrete stem and high foundation wall to height of backfill grade.
6. Includes waterproofing at concrete foundation high wall per specifications:
- a. Material: Tremco Paraseal LG or equivalent.
 - b. Application method: Spray-applied.
7. Includes roofing per architectural drawings and specifications:
- a. Roofing Type: Asphalt shingle.
 - b. Manufacturer: TBD
 - c. Model / Series: TBD
 - d. Style: TBD
 - e. Color: TBD
 - f. Warranty: 30-year.
 - g. Ice and Water Shield: Self-adhesive, at valleys only.
 - h. Valley Detail: Ice and water shield.
 - i. Venting type: Ridge vent.
 - j. Varge trim: No metal trim.
 - k. Sheet metal flashing thickness: 26 Ga.
 - l. Sheet metal flashing finish: Pre-finished.
 - m. Sheet metal flashing color: Dark brown standard color.
8. Includes furnish and install of complete exterior system per specifications:
- a. Sheet-type weather resistant barrier (WRB) at all exterior wall surfaces.
 - b. Excludes stand-off rainscreen system.
 - c. Installation of windows and sliding patio doors per approved window flashing detail.
 - d. All sheet metal and flexible flashing (self-adhesive membrane, or SAM) as required.
 - e. Fiber cement lap, panel and shingle siding and soffit panel per architectural drawings.
 - f. All exterior door and window trim per architectural drawings.
 - g. All caulking and sealants as required.
 - h. All fasteners as required.
9. Exterior system specifications:
- a. Weather Resistant Barrier (WRB): Tyvek Drain Wrap or equivalent.
 - b. Self-adhesive membrane (SAM): 25 mil.
 - c. Rainscreen furring: N/A.
 - d. Sheet metal flashing thickness: 24 Ga.
 - e. Sheet metal flashing finish: Pre-finished.
 - f. Sheet metal flashing color: Dark brown standard color.

- g. Mineral fiber cement lap siding: HardiePlank Select Cedarmill or equivalent.
- h. Mineral fiber cement panel siding: HardiePanel Cedarmill Vertical or equivalent.
- i. Mineral fiber cement shingle siding: HardieShingle Straight Edge Panel or equivalent.
- j. Mineral fiber cement soffit panel: HardieSoffit Non-Vented Cedarmill or equivalent.
- k. Exterior Trim: SPF material per architectural drawings.
- l. Receptacle/Hose Bib/Light Blocks: Locations per architectural drawings.
- m. Fasteners: All nails, screws and fasteners to be galvanized.
- n. Caulking: TBD

DIVISION 08 OPENINGS

1. Includes vinyl windows and sliding patio doors per window and door schedule and specifications:

- a. Manufacturer: Ply-Gem or equivalent.
- b. Model / Series: Pro Series or equivalent.
- c. U-Value: 0.32 minimum.
- d. SHGC Rating: 0.35 minimum.
- e. Coatings: Guardian High performance Low E.
- f. Fill: Argon gas fill.
- g. Window Color: Almond.
- h. Grid Style: Per architectural drawings.
- i. Grid Location: Front elevation only.
- j. Frame vents: Not required.

2. Includes exterior entry door unit per door schedule and specifications:

- a. Manufacturer / Supplier: Codel
- b. Model / Series: FLS-200
- c. Material: Fiberglass.
- d. Insulated: Yes, R-4.76
- e. Type: Composite.
- f. Thickness: 1-3/4"
- g. Style: Craftsman.
- h. Panel: 3-Panel.
- i. Bore: Double bore.
- j. Lite: 6-lite SF-FLS-200 'Craftsman' style, beveled glass.
- k. Mantel: C21 Dentil-style mantel.
- l. Security Viewer: None.
- m. Finish: Paint-grade.
- n. Color: Per approved paint schedule.
- o. Fire rating: N/A.
- p. Jamb Type: Pre-hung.
- q. Jamb Material: Primed FJ Wood.

3. Includes entry door hardware and hinges per door schedule and specifications:

- a. Manufacturer / Supplier: Kwikset.
 - b. Model / Series: Model 800CEXTNL 11P SMT 'Chelsea' entry set, Tustin lever.
 - c. Finish: US11P Venetian Bronze.
4. Includes interior garage-to-house door per door schedule and specifications:
- a. Manufacturer / Supplier: Lynden.
 - b. Model / Series: 'Carrara'
 - c. Material: Composite.
 - d. Insulated: No.
 - e. Type: Solid core.
 - f. Thickness: 1-3/4"
 - g. Style: Craftsman.
 - h. Panel: 2-Panel.
 - i. Bore: Single bore.
 - j. Lite: No lite.
 - k. Finish: Paint-grade.
 - l. Color: Per approved paint schedule.
 - m. Fire rating: None.
 - n. Jamb Type: Pre-hung.
 - o. Jamb Material: Primed FJ Wood.
5. Includes interior garage furnace door per door schedule and specifications:
- a. Manufacturer / Supplier: Lynden.
 - b. Model / Series: 'Carrara'
 - c. Material: Composite.
 - d. Insulated: Yes.
 - e. Type: Solid core.
 - f. Thickness: 1-3/4"
 - g. Style: Craftsman.
 - h. Panel: 2-Panel.
 - i. Bore: Double bore.
 - j. Lite: No lite.
 - k. Finish: Paint-grade.
 - l. Color: Per approved paint schedule.
 - m. Fire rating: 20 min.
 - n. Jamb Type: Pre-hung.
 - o. Jamb Material: Primed FJ Wood.
 - p.
6. Includes exterior crawl space door per door schedule and specifications:
- a. Manufacturer / Supplier: Codel
 - b. Model / Series: TBD
 - c. Material: Fiberglass.

- d. Insulated: No.
- e. Type: Composite
- f. Thickness: 1-3/4"
- g. Style: N/A.
- h. Panel: 6-Panel.
- i. Bore: Single bore.
- j. Lite: No lite.
- k. Finish: Paint-grade.
- l. Color: Per approved paint schedule.
- m. Fire rating: N/A.
- n. Jamb Type: Pre-hung.
- o. Jamb Material: Primed FJ Wood.

7. Includes non-entry exterior door hardware and hinges per door schedule and specifications:

- a. Manufacturer / Supplier: Kwikset.
- b. Model / Series: TBD
- c. Finish: Venetian Bronze.

8. Includes interior swing doors per door schedule and specifications:

- a. Manufacturer / Supplier: Lynden
- b. Model / Series: 'Carrara'
- c. Material: Composite.
- d. Type: Hollow core.
- e. Thickness: 1-3/8"
- f. Style: Craftsman.
- g. Panel: 2-Panel.
- h. Bore: Single bore.
- i. Finish: Paint-grade.
- j. Color: Per approved paint schedule.
- k. Fire rating: None.
- l. Jamb Type: Pre-hung.
- m. Jamb Material: Primed FJ Wood.

9. Includes interior bifold doors per door schedule and specifications:

- a. Manufacturer / Supplier: Lynden
- b. Model / Series: 'Carrara'
- c. Material: Composite.
- d. Type: Hollow core.
- e. Thickness: 1-3/8"
- f. Style: Square 2-Panel.
- g. Finish: Paint-grade.
- h. Color: Per approved paint schedule.
- i. Fire rating: None.
- j. Track: TBD

10. Includes interior bypass doors per door schedule and specifications:

- a. Manufacturer / Supplier: Lynden
- b. Model / Series: 'Carrara'
- c. Material: Composite.
- d. Type: Hollow core.
- e. Thickness: 1-3/8"
- f. Style: Square 2-Panel.
- g. Finish: Paint-grade.
- h. Color: Per approved paint schedule.
- i. Fire rating: None.
- j. Track: TBD

11. Includes interior door hardware and hinges per door schedule and specifications:

- a. Manufacturer / Supplier: Kwikset.
- b. Model / Series - Passage: Tustin Lever style, Model 720TNL 11P Passage
- c. Model / Series - Privacy: Tustin Lever style, Model 730TNL 11P Privacy
- d. Model / Series - Dummy: Tustin Lever style, Model 788TNL 11P Dummy
- e. Finish: Venetian Bronze.

12. Includes overhead door at garages per door schedule and specifications:

- a. Manufacturer: Wayne Dalton or equivalent.
- b. Model: 9100 Series or equivalent.
- c. Material: Steel.
- d. Insulated: Yes, R- 9
- e. Finish: Paint-grade.
- f. Color: Per approved paint schedule.
- g. Windows / Lites: Top row lights, Stockton style 21".
- h. Operator Manufacturer: Genie or equivalent.
- i. Operator Model: Model # 3024 or equivalent.
- j. Operator Type: 3/4HP belt drive.
- k. Remote Controls: (2) remotes per door.

DIVISION 09 FINISHES

1. Includes gypsum board per specifications:

- a. Gypsum board thickness: 5/8"
- b. Gypsum board type, standard: Type X
- c. Gypsum board type, damp areas: Water-resistant gypsum board (Greenboard) behind tub/shower units.
- d. Gypsum board finish level, standard: Level 4.
- e. Gypsum board finish level, garage: Level 3.
- f. Gypsum board finish level, kitchen: Level 1.
- g. Gypsum board finish level, fire walls: Level 1.

- h. Primer: Product TBD, spray-applied prior to texture.
- i. Wall texture: Medium orange peel.
- j. House Ceiling Texture: Machine brocade.
- k. Garage ceiling texture: Medium orange peel.
- l. Corner Detail: Round corners.
- m. Bifold Door Opening Detail: No gypsum wrap on jambs or header.
- n. Bypass Door Opening detail: No gypsum wrap on jambs or header.
- o. Window Opening detail: No gypsum wrap on jambs, sill or header.
- p. Exterior gypsum board: At fire walls per code, furnish and install by siding subcontractor.

2. Includes flooring per floor finish schedule and specifications:

- a. Entry: Laminate, Décor or equivalent, color TBD.
- b. Powder Room: Laminate, Décor or equivalent, color TBD.
- c. Kitchen: Laminate, Décor or equivalent, color TBD.
- d. Living Room: Laminate, Décor or equivalent, color TBD.
- e. Dining Area: Laminate, Décor or equivalent, color TBD.
- f. 1st Floor Hallway: Laminate, Décor or equivalent, color TBD.
- g. 2nd Floor Hallway: Carpet w/ 6lb. pad, Shaw Courtyard or equiv., color TBD.
- h. Bedrooms: Carpet w/ 6lb. pad, Shaw Courtyard or equiv., color TBD.
- i. Den (upstairs, where shown): Carpet w/ 6lb. pad, Shaw Courtyard or equiv., color TBD.
- j. Stairs: Carpet w/ 6lb. pad, Shaw Courtyard or equiv., color TBD.
- k. Master Bathroom: Tile, Emser Lucerne 13X13 or equivalent, color TBD.
- l. Hall Bathroom: Tile, Emser Lucerne 13X13 or equivalent, color TBD.
- m. Laundry Area: Vinyl, Pac Mat Touchstone or equivalent, color TBD.
- n. Garage: Concrete slab on grade, no finish, no sealer.

3. Includes painting per specifications:

- a. Exterior paint colors: (2) body colors and (1) trim color per building.
- b. Exterior paint sheen: Satin
- c. Exterior wall application: (1) coat spray-applied acrylic latex.
- d. Exterior trim application: (1) coat brush and roll-applied acrylic latex.
- e. Exterior entry door: Stained and UV resistant clear coat.
- f. Exterior garage swing doors: (1) coat to match body color.
- g. Exterior garage overhead doors: (1) coat to match body color.
- h. Interior wall colors: (1) color, Macadamia.
- i. Interior wall sheen: Eggshell.
- j. Interior wall application: (1) coat spray-applied and backrolled latex.
- k. Interior accent wall colors: TBD
- l. Interior accent wall locations: TBD
- m. Interior ceiling color: To match wall color.
- n. Interior ceiling sheen: To match wall sheen.
- o. Interior ceiling application: (1) coat spray-applied and backrolled latex.

- p. Interior trim color: Antique White
 - q. Interior trim sheen: Semi-gloss.
 - r. Interior trim application: (1) coat spray-applied latex enamel.
 - s. Interior stair balusters: Pre-finished by others.
 - t. Interior stair handrail: Stain and clear-coat.
 - u. Interior stair grab rails: Stain and clear-coat.
 - v. Interior doors: To match interior trim.
 - w. Cabinets: Pre-finished by others.
4. Includes tile fireplace surround per specifications:
- a. Tile Type: Slate
 - b. Manufacturer: Emser
 - c. Model /Style: Lucerne
 - d. Tile Size: 12"X 12"
 - e. Tile Color: Earth
 - f. Grout Thickness: TBD
 - g. Grout Type: TBD
 - h. Grout Color: TBD
 - i. Underlayment: None.

DIVISION 10 SPECIALTIES

- 1. Includes signage:
 - a. General: Address numbers for each unit.
 - b. Material: Metal.
 - c. Size: 3" high.
 - d. Color: Black.
 - e. Style: TBD
 - f. Location: Garage front wall next to entry.
 - g. Mounting: Screw or nail applied vertically to corner trim.
- 2. Includes toilet accessories in bathrooms per specifications:
 - a. Toilet Accessories: (1) Towel Bar, (1) Toilet Paper Holder per bathroom, (1) Shower Rod per tub/shower unit.
 - b. Manufacturer: TBD
 - c. Model / Series / Style: TBD
 - d. Color: Oil-rubbed bronze.
- 3. Includes mirrors at bathrooms per specifications:
 - a. Size: Counter width, 36" high.
 - b. Edge Detail: Flat polished edges.
 - c. Mounting: J-channel bottom mounting and wall adhesive.
- 4. Includes shower doors per specifications:
 - a. Location: All shower units.

- b. Door Type: Sliding.
 - c. Glass Thickness: ¼"
 - d. Glass Detail: Clear.
 - e. Frame: Aluminum.
 - f. Frame Color: Oil-rubbed bronze.
 - g. Integrated towel bar: Included.
- 5. Excludes ADA grab bars.
 - 8. Excludes fire extinguishers and cabinets.
 - 6. Excludes mailbox.
 - 7. Excludes medicine cabinets.
 - 8. Excludes Knox box.

DIVISION 11 EQUIPMENT

- 1. Includes appliances per specifications:
 - a. Refrigerator: None.
 - b. Range: Whirlpool WWFG510S0AS or equivalent.
 - c. Oven: None.
 - d. Washer: None.
 - e. Dryer: None.
 - f. Dishwasher: Whirlpool WWDF510PAYS or equivalent.
 - g. Microwave / Hood Combo: Whirlpool WWMH31017AS or equivalent.
- 2. Includes fireplaces per specifications:
 - a. Type: Pre-fabricated.
 - b. Power Type: Gas.
 - c. Venting: Direct through-wall B vent where possible, or vertical flue.
 - d. Manufacturer: Heatilator or equivalent.
 - e. Model / Series: TBD
 - f. Size (width): 39"
 - g. Controls: Wall-mounted igniter and blower controls.
- 3. Includes vacuum system per specifications:
 - a. Type: Built-in, (1) outlet per room.
 - b. Filter / Canister Location: Garage.
 - c. Accessories: Rough-in only.

DIVISION 12 FURNISHINGS

- 1. Includes furnish and installation of casework (cabinetry) per specifications:
 - a. Cabinet Type: Face Frame.
 - b. Cabinet Face Material: Wood.

c. Cabinet Face Species:	TBD
d. Cabinet Face Finish:	Pre-finished.
e. Cabinet Face Color:	Color TBD by approved submittals.
f. Cabinet Interior Material:	Melamine.
g. Cabinet Interior Species:	Alder
h. Cabinet Interior Finish:	N/A
i. Cabinet Interior Color:	White.
j. Cabinet Shelving Type:	Adjustable w/ drilled spacers.
k. Cabinet Shelving Material:	Melamine.
l. Cabinet Shelving Species:	N/A
m. Cabinet Shelving Finish:	N/A
n. Cabinet Shelving Color:	White.
o. Cabinet Finished Ends Locations:	Per architectural drawings and approved submittals.
p. Cabinet Finished Ends Material:	Melamine.
q. Cabinet Finished Ends Species:	To match face frame.
r. Cabinet Finished Ends Finish:	Pre-finished.
s. Cabinet Finished Ends Color:	To match face frame.
t. Cabinet Upper Crown Mold:	None.
u. Cabinet Toe-Kicks:	Matching Type, Species, Finish and Color.
v. Cabinet Shoe-Mold:	Matching Type, Species, Finish and Color.
w. Door Type / Style:	Craftsman Shaker.
x. Door Material:	Wood.
y. Door Species:	To match face frame.
z. Door Finish:	Pre-finished.
aa. Door Color:	To match face frame.
a. Door Finger Pulls:	Routed.
b. Door Hinges:	Concealed, Self-Closing, 110 degrees.
c. Drawer Box Type:	Plywood.
d. Drawer Material:	Melamine.
e. Drawer Species:	N/A
f. Drawer Finish:	N/A
g. Drawer Color:	White.
h. Drawer Face Type / Style:	Craftsman Shaker flush panel.
i. Drawer Face Material:	Wood.
j. Drawer Face Species:	To match face frame.
k. Drawer Face Finish:	Pre-finished.
l. Drawer Face Color:	To match face frame.
m. Drawer Finger Pulls:	Routed.
a. Drawer Guides:	Epoxy Coat Side Mount.

2. Excludes window coverings.

3. Excludes WI or FSC certified cabinetry.

4. Includes countertops at kitchen cabinets, island and eating bar to be slab granite per specifications:

a. Manufacturer / Supplier:	TBD
b. Model Number:	TBD
c. Color:	TBD
d. Edge Style:	TBD

- e. Thickness: 3cm
 - f. Sub-deck: None.
 - g. Underlayment: None.
 - h. Backsplash: See below.
5. Includes backsplash at kitchen to be tile per specifications:
- a. Backsplash Height: Full height from cabinet surface to bottom of upper cabinets throughout kitchen.
 - b. Tile Type: TBD
 - c. Manufacturer: TBD
 - d. Model Number: TBD
 - e. Tile Size: TBD
 - f. Tile Color: TBD
 - g. Grout Thickness: 1/16"
 - h. Grout Type: Non-sanded.
 - i. Grout Color: N/A
 - j. Underlayment: None.
6. Includes countertops at bathrooms to be tile per specifications:
- a. Tile Type: TBD
 - b. Manufacturer: TBD
 - c. Model Number: TBD
 - d. Tile Color: TBD
 - e. Edge Style: Tile
 - f. Grout Thickness: 1/16"
 - g. Grout Type: Non-sanded.
 - h. Grout Color: N/A
 - i. Sub-deck: ¾" ACX plywood.
 - j. Underlayment: ½" cement board.
 - k. Backsplash: See below.
7. Includes backsplash at bathrooms to be tile per specifications:
- a. Backsplash Height: 6"
 - b. Tile Type: TBD
 - c. Manufacturer: TBD
 - d. Model Number: TBD
 - e. Tile Size: TBD
 - f. Tile Color: TBD
 - g. Grout Thickness: 1/16"
 - h. Grout Type: Non-sanded.
 - i. Grout Color: N/A
 - j. Underlayment: None.
8. Includes countertops at laundry rooms to be plastic laminate per specifications:
- a. Tile Type: TBD

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| b. Manufacturer: | TBD |
| c. Model Number: | TBD |
| d. Tile Color: | TBD |
| e. Edge Style: | Square edge matching material. |
| f. Backsplash: | See below. |

9. Includes cabinetry fireplace mantel.

DIVISION 13 SPECIAL CONSTRUCTION

1. None.

DIVISION 14 CONVEYING SYSTEMS

1. None.

DIVISION 21 FIRE SUPPRESSION

1. Includes design, Engineer's wet stamp, submittal and approval of fire sprinkler drawings by subcontractor.
2. Includes complete NFPA-13D fire sprinkler system per code and approved fire sprinkler drawings.
3. Includes underground fire sprinkler line from meter to stub-up in each unit (by plumbing subcontractor).

DIVISION 22 PLUMBING

1. Excludes design, Engineer's wet stamp, submittal and approval of plumbing drawings by subcontractor.
2. Includes complete plumbing system for domestic water, sanitary sewer, venting and radon per code and approved plumbing drawings and specifications:

a. Domestic water piping:	PEX.
b. Domestic water supply:	(1) supply and shut-off valve per unit.
c. Domestic water metering:	(1) meter per unit.
d. Waste piping:	ABS or PVC.
e. Vent piping:	ABS or PVC.
f. Hot water recirculation system:	None.
g. Washer recessed box & fittings:	Included.
h. Hose Bibs:	Frost-free (2) per unit (front & rear).
i. Hot Water Hose Bibs:	(1) per unit.
j. Ice-maker line, recessed box and fittings:	Included.
k. Water Heater:	Tankless, gas, Navien 210A

3. Includes plumbing fixtures per architectural drawings and specifications:
 - a. Kitchen Sink: Caitlin 3218UD undermount 18 Ga. dbl bowl or equivalent, stainless steel finish.
 - b. Kitchen Faucet: Premier 120161LF or equivalent, brushed nickel finish.
 - c. Garbage Disposals: ISE Badger 1HP or equivalent.
 - d. Master Bath Toilet: Gerber Maxwell Elongated or equivalent, white.
 - e. Master Bath Toilet Seat: Bemis 1500 EC or equivalent, white.
 - f. Master Bath Lavatory: Gerber 12-834-CH or equivalent, white.
 - g. Master Bath Lavatory Faucet: Premier 120583LF or equivalent, oil-rubbed bronze finish.
 - h. Master Shower Unit: Maax 3660 RH or equivalent, white color.
 - i. Master Shower Valve: Delta R10000 or equivalent, oil-rubbed bronze finish.
 - j. Master Shower Trim: Delta T17230 or equivalent, oil-rubbed bronze finish.
 - k. Hall Bath Toilet: Gerber Maxwell Elongated or equivalent, white.
 - l. Hall Bath Toilet Seat: Bemis 1500 EC or equivalent, white.
 - m. Hall Bath Lavatory: Gerber 12-834-CH or equivalent, white.
 - n. Hall Bath Lavatory Faucet: Premier 120583LF or equivalent, oil-rubbed bronze finish.
 - o. Hall Tub/Shower Unit: Maax TSEA62 RH or equivalent, white color.
 - p. Hall Tub/Shower Valve: Delta R10000 or equivalent, oil-rubbed bronze finish.
 - q. Hall Tub/Shower Trim: Delta T17430 or equivalent, oil-rubbed bronze finish.
 - r. Hall Waste/Overflow: Watco 901 or equivalent, oil-rubbed bronze finish.
 - s. Powder Toilet: Gerber Maxwell Elongated or equivalent, white.
 - t. Powder Toilet Seat: Bemis 1500 EC or equivalent, white.
 - u. Powder Pedestal Sink: American Standard Colony or equivalent, white.
 - v. Powder Pedestal Faucet: Premier 120583LF or equivalent, oil-rubbed bronze finish.
4. Includes underground fire sprinkler line from meter to stub-up in each unit.

DIVISION 23 HEATING, VENTILATION AND AIR CONDITIONING

1. Excludes design, Engineer's wet stamp, submittal and approval of HVAC drawings by subcontractor.
2. Includes complete heating, ventilating and air conditioning system per code and approved HVAC drawings and specifications:
 - a. General: Supply/return ducted system with gas furnace.
 - b. Furnace: Lennox 93% single speed gas furnace or equivalent.
 - c. Thermostat: (1) Programmable thermostat.
 - d. Heat Pump or A/C: Pre-wire and install condensate lines for future unit.
 - e. Ventilation: Range hood vent, dryer vent, laundry vent, bath fan vents, tankless water heater vent and whole-house fan vent horizontally through joist system to nearest exterior wall or back slope of roof. Ductwork to be 26 Ga. Metal piping where run through fire rated floor/ceiling assembly.
 - f. Dryer duct auxiliary booster fan: None.

- g. Ventilation Control System: None.
- h. Heat Recovery Ventilator: None.
- i. Fresh Air Intake: None.
- j. Mastic seal and testing: None.
- k. Crawlspace Vent Fan: None.
- 3. Includes gas line piping:
 - a. Underground gas line piping: From meter to each location.
 - b. Gas line piping: Per Code.
 - c. Gas line locations: Furnace, range, water heater, fireplace, BBQ outlet.

DIVISION 26 ELECTRICAL

- 1. Excludes design, Engineer's wet stamp, submittal and approval of electrical drawings by subcontractor.
- 2. Includes complete electrical line-voltage and low-voltage system per code and approved electrical drawings and specifications:
 - a. Wiring Type: Non-metallic sheathed wiring (Romex or equivalent.).
 - b. Panels: (1) 200-amp service per building.
 - c. Dedicated Circuits: Dishwasher, disposal, microwave, dryer, refrigerator, range, freezer (in garage), (1) switched Christmas light exterior outlet.
 - d. Switches and receptacles type: Decora, rocker style switches.
 - e. Switch and receptacle color: White.
 - f. Low-Voltage Panel: None.
 - g. CATV Jacks: CAT5, (1) at Living Room, (1) at each bedroom.
 - h. Telephone Jacks: RG6, (1) at Kitchen, (1) at each bedroom.
 - i. Smoke Detectors: Per code.
 - j. Carbon Monoxide detectors: Per code.
 - k. Fireplace (gas): Wall-mounted igniter and blower controls.
 - l. Ceiling Fans: Wall-mounted separate light and fan switches.
 - m. Overhead Garage Door: Motor receptacle and pre-wire for sensors.
 - n. AC Condenser: Pre-wire for optional exterior AC condenser unit.
- 3. Excludes metallic conduit wiring system.
- 4. Excludes installing wiring in conduits from transformers to main panels in building.
- 5. Excludes street lighting bases, poles, trenching, conduit or wiring.
- 6. Excludes all other site lighting including but not limited to bollard lights, walk lighting and flush lights.
- 7. Includes interior and exterior lighting fixtures per specifications:
 - a. Recessed Can Lights: Manuf/model/color TBD
 - b. Directional Can Lights: Manuf/model/color TBD
 - c. Kitchen Pendant Lights: Manuf/model/color TBD
 - d. Powder Room Vanity Lights: Manuf/model/color TBD
 - e. Master Bathroom Vanity Lights: Manuf/model/color TBD

- f. Secondary Bathroom Vanity Lights: Manuf/model/color TBD
- g. Bedroom Light / Fan Combos: Manuf/model/color TBD
- h. Bedroom Flush Lights: Manuf/model/color TBD
- i. Exterior Lights: Manuf/model/color TBD
- j. Bath Fans: 90cfm 2.5 Sone.
- k. Laundry Fans: 50cfm 4.0 Sone.

DIVISION 27 COMMUNICATIONS

- 1. Includes telephone and cable wiring to each unit originating at a single point of demarcation.

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

- 1. Excludes access control systems.
- 2. Excludes security camera or CCTV systems.

DIVISION 31 EARTHWORK

- 1. Includes excavation for building pad prep and footings.
- 2. Includes trenching and backfill for utility piping and conduit.
- 3. Includes furnish and installation of foundation drain system.
- 4. Includes furnish and installation of rain drain system.
- 5. Includes foundation backfill and final grading.
- 6. Excludes import or export of materials as necessary.

DIVISION 32 EXTERIOR IMPROVEMENTS

- 1. Includes all site concrete (flatwork) per architectural and structural drawings and specifications:
 - a. Concrete entry walkway and steps: Exposed aggregate finish.
 - b. Concrete curb and gutter: Broom finish.
 - c. Concrete approach: Exposed aggregate finish.
 - d. Concrete driveway slab: Exposed aggregate finish.
 - e. Concrete Sidewalks: Exposed aggregate finish.
- 2. Includes landscaping and irrigation per approved landscape drawings.
- 3. Includes wood fencing and gates:
 - a. Fencing: Wood, 1" X 6" Cedar, tightknot 6' high plain ear cut on 2" X 4" P.T. rails on 4" X 4" P.T. posts set in concrete. Location per architectural drawings.
 - b. Gates: None.
- 4. Includes exterior wood deck surfaces, stairs, stair rail, handrail and guardrails per architectural and structural drawings and specifications:
 - a. Deck surface material: TBD
 - b. Stair stringer material: Per architectural and structural drawings.

c. Railing material:

Cedar, tightknot.

DIVISION 33 UTILITIES

1. Excludes all separate trenching, conduit, wiring and backfill of trenching for telephone and cable utilities.
2. Includes coordination with telephone and cable utilities to allow placement of conduit in common trenching with the Contractor's work.
3. Includes distribution of telephone and cable to each unit from a single point of demarcation.
4. Excludes all water meters, gas meters and fire hydrants.

END OF OUTLINE SPECIFICATIONS