

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.
 Panels shall be painted in House
 Soffits shall be perforated Hardsoffit with 1" joints

6. FLOOR FRAMING
 used: 16" open-web wood floor trusses
 concrete slab: none
 thickness: 28-day strength 3000psi
 vapor barrier: 4 mil poly
 fill: none
 notes: fill material under slab see "Select Fill" above
 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. Use 2x4 or 2x6
 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
 other: none
 notes: see exterior elevations
 special glass: consult owner
 screens: manufacturer standard
 other: none

16. ENTRANCES AND EXTERIOR DETAIL

entrance doors: see door schedule
 other exterior doors: see door schedule
 storm doors: none
 shutters: none
 other: none
 notes: see exterior elevations
 finish: consult owner
 screen doors: on sliding doors
 railing: painted steel or wrought iron
 other: none

17. CABINETS

kitchen cabinets: plywood construction with hardwood faces, doors & drawers
 hardware: per owner selection
 center tops: 3 cm polished granite
 bath cabinets: same as kitchen
 other: none
 notes: see exterior elevations
 finish: consult owner
 splash: full ceramic tile
 other: none
 notes: see exterior elevations

20. STAIRS

interior stairs: treated wood and concrete
 exterior stairs: treated wood and concrete
 nosing: see exterior elevations

21. SPECIAL FLOORS AND BANISCOTS

carpet locations: see Room Finish Schedule
 vinyl locations: none
 ceramic tile locations: see Room Finish Schedule
 other: none
 notes: see exterior elevations
 allowance: (incl. installation) none
 other: none

22. PLUMBING

See building budget for plumbing fixture allowance
 toilet: none
 sink: none
 shower: none
 bathtub: none
 other: none
 notes: see exterior elevations
 allowance: (incl. installation) none
 other: none

23. AIR-CONDITIONING AND HEATING

air-conditioning: 3 high-efficiency electric conventional units (with SEER of 12 or better)
 Contractor shall be responsible for location of RA grids and apply registers, wiring of ducts and overall design of the HVAC system to meet owner's approval. Return air shall be drawn from ceiling height.
 ducts: insulated flex (no crimping)
 registers: standard, adjustable directional
 thermostat: Honeywell or approved equal
 electric fan: none
 kitchen vent: none
 notes: see exterior elevations
 other: none

24. ELECTRICAL

service: per code + 30%
 meter location: per electric company
 220V locations: see plans
 wiring: copper Romex used appropriately by licensed electrician
 outlets: standard (switch selection)
 switches: standard (switch selection)
 notes: Consult owner for locations of possible surround-sound stereo speakers, intercom and automation control wiring.
 other: none
 notes: see exterior elevations

25. LIGHTING

Allowance for lighting fixtures shall be determined by the budget or 14000.00.
 h. 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.

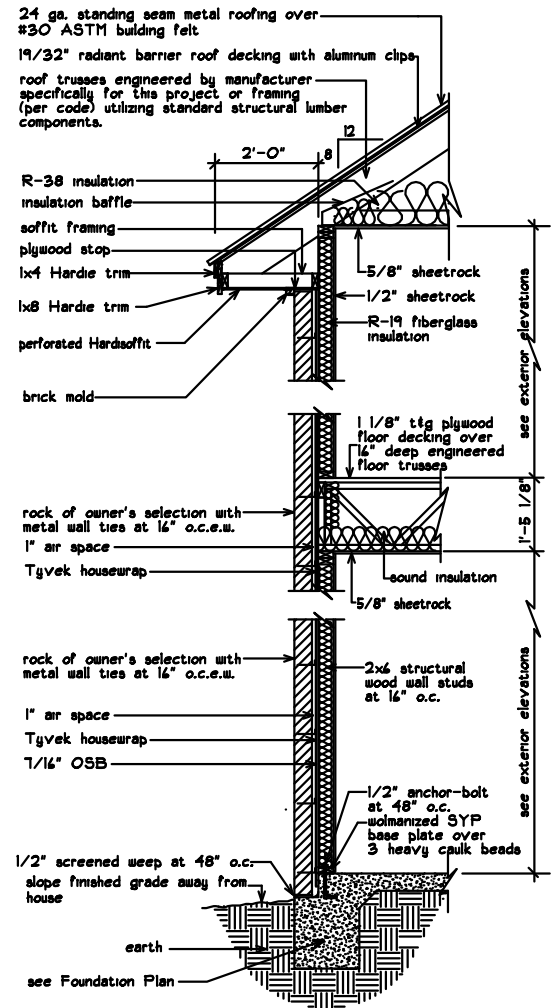
26. INSULATION

exterior walls: R-11
 exterior 2 floors: sand batts
 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.)
 permit appliances: Dishwasher
 refer to budget: 36" 8-burner cooktop
 15-cu-ft refrigerator
 Self-cleaning wall oven
 vent hood in decorative enclosure
 Outdoor cooking station of owner's approval
 Other: none
 notes: see exterior elevations

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