

Outline Specifications

Residence for Tina Schweiger and Richard Bagdonas
69 Mildred St
Austin, TX 78702

April 13, 2015

General Conditions:

1. Project to comply with Austin Energy Green Building "Basic Requirements".
2. Project to be constructed in accordance with all applicable codes ordinances.

This project specification works in conjunction with the drawings. This specification is an outline of products and is not meant to include all items in the project.

Division 3 Concrete- Provide site cast polished concrete hearth at fireplace with smooth rounded corners (approx 1/8" radius) and terrazzo-like finish.
See structural drawings for concrete slab and foundation. Provide flatwork as shown on site plan.

Division 5 Metals

Trellis column and beam above second floor balcony to primed and painted steel.
Guardrail/handrail at balcony to be painted metal. Guardrail/handrail for run of stair up from ground floor (next to kitchen) to be painted metal.

Division 6 Woods, Plastics. Composites

Floors to be 3/4" hardwood, site finished, Brazilian Cherry or similar. Provide sanding, staining and sealer.

Kitchen cabinets to be slab fronts to be raised panel type with exposed surfaces to be stain-grade cherry veneer. Provide concealed self-closing hinges. Provide 100 lb. full-extension slider hardware at drawers. Provide all pulls and hardware, brushed chrome or nickel finish. All exposed surfaces and cabinet and drawer interiors to be polyurethane sealed. Provide adjustable shelves. Provide all pulls and hardware, brushed chrome or nickel finish.

Media cabinet to be stain grade cherry front with 1/2" reveal pattern as shown in drawings. Cabinet front to be on motorized sliding hardware that allows it to rise vertically to expose flat screen t.v.

Wood slat wall (at Kitchen and Stair) to be beveled stained and sealed 1x6 with specified spacing backscrewed to 3/4" plywood with space between slats to be painted black.

Provide Silestone dark grey quartz countertops at kitchen countertop along wall. For island countertop provide Silestone in light or medium grey. Provide Silestone at Powder Room and Master bath countertops.

Provide wood window stool on interior side of each window of Brazilian Cherry.

Options for exterior wood called "Material 2" in drawings :

1. Burned and brushed cypress with Teak finish by Delta Woodworks or similar.
2. Massaranduba with clear sealer
3. Vertical grain pine with US Coatings stain and sealer with UV inhibitor.

Division 7 Thermal and Moisture Protection

3 coat stucco and lath on two layers of Grade D building paper on exterior sheathing. Include galvanized metal accessories, weeps, flashings.

Provide cellulose fiber fill or expandable spray foam at wall cavity. Provide expandable spray foam for rafter space to achieve R-30.

Roof to be TPO white membrane. Provide metal flashings at valleys and roof to wall interface, chimney interface and other transitions on top of minimum 12" membrane flashing strips. Provide Decktite pipe boots or similar at pipe penetrations, high temperature rated boots as required (furnace, hot water heater).

Gutters and downspouts to be seamless Galvalume, box type, 26 gauge.

Division 8 Openings

Windows: Dark bronze aluminum system as by Ram or Milgard. Provide thermally broken frame and sash. Glass to be insulated. Provide insect screen at operable units. Provide dark bronze finish hardware.

Doors: Entrance door, sidelite, and transom to be aluminum and glass storefront system in dark bronze. Provide pull, lock king hardware, threshold and weatherstripping at all exterior doors. Interior doors to have lever handles.

Master bath shower door to be frameless tempered glass door and sidelites. Provide hardware, hinges and pulls.

Garage door to be Clopay aluminum and glass.

Division 9 Finishes

Paints to be low VOC.

Provide porcelain and/or travertine tile at Master Bath shower and Hall Bath. Porcelain non-slip tile in a concrete grey color for second floor balcony.

Division 11 Equipment

Appliances:

- 36" Gas Range
- Flush Hood Exhaust
- Wall oven
- Refrigerator 36" counter depth
- Microwave
- Dishwasher
- Tankless Water Heater
- Fireplace: Spark 57, electric ignition or sim

Division 13 Special Construction

Division 22 Plumbing

All plumbing to be installed per applicable codes.

Kitchen:

Extra deep, twin bowl stainless steel sink. Gooseneck faucet with pull-out sprayer, lever handle, brushed chrome

Powder Room:

WC: vitreous china

Lav: polished natural stone or concrete vessel type

Master Bath:

WC: vitreous china

Lavs: undermount

Master Shower: ceiling drop-down shower head and hand held shower head and controls tempered glass partition and door

Division 23 Heating, Ventilation, and Air-conditioning

Provide Manual J

Meet requirements for cooling and heating equipment in Austin Energy's Green Building Program "Basic Requirements"

Division 26 Electrical

Install electrical components, wiring, devices, etc, per applicable codes.

Create "Lighting Allowance" for lighting fixtures not specified herein.