

HANSEL RESIDENCE OUTLINE SPECIFICATION

Main House, Gym, Detached Garage, Garden Shed & Grounds
March 1, 2010

473 Cahill Lane
Santa Rosa, California 95401

GROUNDS

Horizontal surfaces at all new walkways and terraces: Integral colored concrete with control joints at 10' o.c. maximum and with non-slip surfacing. Assume 7,100 sq. ft. of new concrete, refer to plans for locations. Provide for matching finish treatment for existing exposed concrete to remain.

Trellises:

Painted structural cedar or redwood & hidden fasteners.
Alternate: Stained cedar and hidden fasteners.

Garden/Terrace walls: Integral color board formed concrete walls.

EXTERIORS

1. Wall Base: Surface stained board formed concrete at exposed foundation over footings.

2. Exterior walls:

Painted redwood or cedar (whichever is most cost effective) vertical board and batt. Sizes: 1x2" nominal batts and 1x12 boards. Painted redwood or cedar (whichever is most cost effective) corner trims, fascia, door and window trims and water table trim. Painted 3x6 rafter tails and painted 1x6 wood boards at all roof overhangs. Assume 10' board lengths minimum. Alternate A: Same as above but use HardiePanel Smooth vertical siding (4'x10') instead of 1x12 wood boards. Alternate B: Stained cedar vertical board on board. Sizes: top boards: 1" nominal x 12; bottom boards: 1x12; gap between top boards to be 9 ¼". Stained cedar fascia, door and window trims and water table trim. Stained 3x6 rafter tails and painted 1x6 wood boards at all roof overhangs. Alternate C: Elastomeric stucco cladding system with integral color and fine grain sand texture. Expansion joints and specific detailing to be developed per selected manufacturer's recommendations. Assume "Sto Powerwall", "Stuco-flex" or equal product.

3. Exterior doors:

Metal clad exterior/painted wood interior, dual-glazed, low-e, by Kolbe and Kolbe, Ultra Series w/ the exception at Dining and Living Room sliding door systems to be priced as NorthStar Woodworks, (360) 384-0307. Alternate A: All steel doors, dual glazed, low-e, by Steel Windows and Doors USA, OS2. Contact: Dominic at (203) 579 5157. http://www.steelwindowsanddoors.com/os2_products.html. Alternate B: Metal clad exterior/painted wood interior, dual-glazed, low-e, by NorthStar Woodworks, (360) 384-0307.

4. Exterior Door Thresholds: Integral color p.i.p. concrete.

5. Exterior Door Hardware: Rocky Mountain Hardware, French Lever and Stepped Escutcheon, in Silicon Bronze Medium; w/ Von Morris Hinges in Distressed Oil Rubbed Bronze.

6. Windows:

Metal clad exterior/painted wood interior, dual-glazed, low-e, by Kolbe and Kolbe, Ultra Series. Alternate: All steel windows, dual glazed, low-e, by Steel Windows and Doors USA, OS2. Contact: Dominic at (203) 579 5157. http://www.steelwindowsanddoors.com/os2_products.html.

7. Window Hardware: by manufacturer.

8. Gutters and downspouts: 6" half round gutters with debris covers and 3" round downspouts. Painted GSM except where roof is priced as standing seam, gutters and downspouts to be preformed to match roof in color/finish.

9. Flashing and miscellaneous metals: Painted GSM.

10. Roofing:

Composition shingle roofing (Malarkey Roofing Products, The Alaskan, 35-year warranty). Alternate: Standing seam metal roofing, painted finish (Custom-Bilt Metals CB 100 17" panels).

11. Skylights: Velux electric venting curb mounted skylight (VCE) with insect screen and integrated remote controlled blind system.

12. Fireplace & Pizza Oven Surrounds: Match Alternate C at Exterior Walls above.

13. Pizza Oven: Mugnaini "Medio 100 Alfresco" model

14. Outdoor Cabinets: Complete stainless construction with concrete counters

INTERIORS

Flooring:

1. Wood floors: 8" width ¾" thickness engineered flooring with hickory wear layer. Assume \$8 per sq. ft. material cost from Restoration Timber (415) 533-1275. Club Room, Kitchen, Cook's Pantry, Living, Dining, Family Room, Henry's Office, Hall #1 & 2, Entry, Marilyn's Workroom, Stair, Bunk Room, Study (upstairs) and all storage rooms/closets off of Hall #1 & 2.

2. Carpet (wall to wall): Wool carpet (assume \$15.00 per sq. ft. for material cost) at all bedrooms and walk-in closets off of bedrooms (not at Bunk Room). Include Master Bedroom and closets. Include Gym building.

3. Stone floors: At Master Bathroom only. Honed limestone tile in 12x12 format with minimum width grout joints. Provide flamed or bush-hammered finish or tighter pattern at shower floor. Include stone tile at shower walls.

4. Ceramic Tile floors: At all baths other than Master Bath and at Laundry and Mud Room. Assume 12x12 format with minimum width grout joints.

5. Integral color broom finish concrete: At detached garage.

Walls:

1. Drywall at walls: Level 5 Finish Gypsum Board: Provide appropriate type per fire-rated assemblies & wet areas. Color and texture of paint TBD. Provide Zero-VOC Latex Enamel Paint product at all painted surfaces. Provide appropriate paint specifications or additives for use in wet areas. All exposed wall board surfaces to be painted UON.

2. Painted wood vertical boards: At Bunk Room only, 1x8 paint grade poplar T&G with microbevel joint.

3. Bathroom wainscot: Ceramic tile to height of 36" above finish floor, and full height at shower and tub walls.

Ceilings:

Refer to Reflected Ceiling Plans for scope at ceilings.

Living Room/Dining: Stain grade wood structural trusses (might be engineered wood or steel wrapped in finish wood); stain grade 6x6 purlins; and paint grade 1x8 wood boards.

West Porch: Stain grade 4x10 exposed rafters; stain grade 4x6 flat purlins and paint grade 1x8 wood boards.

Henry's Office: Stain grade 4x8 decorative beams and paint grade 1x8 boards.

Kitchen: Decorative stain grade 4x8 rafters and ridge beam and paint grade 1x8 wood boards.

Club Room: Decorative stain grade 6x6 rafters and paint grade 1x8 wood boards. Wood boards only at cupola ceiling.

Marilyn's Workroom: Decorative stain grade 4x8 rafters and paint grade 1x8 wood boards.

Entry: Stain grade 6x6 decorative beams and paint grade 1x8 boards.

Master Bedroom: Decorative wood trusses and ridge beam with 1x8 wood boards in between, all painted.

Gym: Decorative stain grade 4x8 rafters and ridge beam and paint grade 1x8 wood boards.

All other ceilings (flat and pitched): Level 5 Finish Gypsum Board – see notes for "drywall at walls" above.

Casework, Trim, Countertops and Interior Doors:

1. Interior wall base: Match flooring material, typically, assume 6" height. Paint grade wood at carpeted floors.

2. Door and window casing and other wall trim: Paint grade wood – Profile & dimensions TBD, min. 1x6

3. Cabinetry & millwork exteriors:

Stain grade wood at: Henry's Office, Living (including piano area and bar) and Dining Room.

Paint grade wood at all other areas.

4. Closets, cabinet interiors and wood counters: Provide shelving and counters with finish ply maple surfaces and polyurethane sealed solid hardwood edges and support construction.

5. Countertops & splash:

Concrete at Master Bath, Kitchen and Living Room bar only. Sonoma Cast Stone (707) 939-9929.
Caesar Stone or other solid surface at all other baths, Cook's Pantry and Laundry.

6. Interior doors: Stain grade, solid core stile & rail construction.

7. Interior Door Hardware: Rocky Mountain Hardware: French Lever and Stepped Escutcheon, in Silicon Bronze Medium; w/ Von Morris Hinges in Distressed Oil Rubbed Bronze.

8. Fireplaces: Masonry construction wood burning fireplace at Living Room. Stone surround and firebrick interior. Include gas starter.

PLUMBING

1. Provide plumbing fixture allowance. Assume Kohler or equal for all fixtures, cast iron construction for tubs and sinks.
2. "Shaw's double sink" by Rohl as shown in plans at kitchen & laundry locations.
3. Provide alternate price for instant water heating at all locations (compare to standard water heaters).

MECHANICAL SYSTEMS

1. Forced air cooling and heating at 2nd floor only (unit to be located in attic). Grilles to be painted wood flush with frame, eggcrate style.
2. Radiant floors at all conditioned spaces. Gym, garages and garden shed are not conditioned.
3. Provide insulated enclosure and mechanical system for wine storage room at new garage.
4. Provide allowance for ventilating fans at all bathrooms and toilet rooms. Assume "Panasonic Whisper" model or equal.
5. Provide for ventilating systems with remote fan at kitchen ceiling and club room cupola.
6. Provide sound proofing insulation at interior walls between Bedroom #4 and Bunk Room, and between Master Bedroom and Master Bathroom (there is a double stud wall shown at this second location).

ELECTRICAL / LIGHTING SYSTEMS

1. Provide allowance for recessed and decorative lighting fixtures.
2. Standard light switching with dimming capabilities at all locations. Provide screwless Leviton Decora wall plates with matching device color throughout. Alternate: Provide screwless Leviton Acenti wall plates with matching device color throughout.
3. Provide allowance for built-in speakers and A/V system at: Club Room, Kitchen, Dining, Living, Entry, Marilyn's Workroom, Henry's Office, Gym and all outdoor spaces.
4. Provide pricing for (3) photovoltaic systems to be installed on building roof over standing seam roofing using S-5 system attachment clamps. See roof plan for areas. Provide separate cost and electrical output for each area.
5. Provide allowance for alarm system.

Please let Wade Design Architects know if other circumstances or situations exist for finishes that are not covered here.