

# Building Specifications and Finishes

## Orchards Corner Condominium

10592 State Hwy 57, Sister Bay, WI 54234

6/14/2021

### General Specifications

- All project work shall be designed and constructed in accordance with the current adopted Wisconsin and International Commercial Building Codes. Installation of materials and equipment shall follow all manufacturer's recommendations.

### Roofing

- Sloped roofs to be Architectural grade 40-year asphalt shingles on synthetic underlayment with ice and water shield at valleys and eaves.
- All flashings to be prefinished aluminum
- Gutters and downspouts to be prefinished aluminum

### Siding and Stone

- All siding and exterior trim shall be stained Pine Half-log or Stained Cedar Lap siding. All siding will be blind nailed with prefinished aluminum drip flashing above band boards, doors and windows. All joints between siding and trim to be caulked with matching caulk.
- Siding to be installed over building house wrap water and air infiltration barrier.
- All soffits and deck ceilings to be prefinished aluminum hidden vent panels and aluminum trims.
- Stone shall be thin veneer natural stone with limestone sills on metal lath and rainscreen mesh as shown on drawings.
- Interior Stone fireplace surrounds shall be thin veneer natural stone to ceiling.

### Windows

- All windows and patio doors shall be fiberglass clad double hung windows with low-E, argon gas filled glass.
- Flexible self-adhered flashing to be installed over all window and door nail fins.

## **Exterior doors**

- All unit entry doors to be stained insulated 36" x 80" fiberglass with 12" transoms. Glass to be insulated Low-E glass.
- All unit entry doors to have Programmable Smart WIFI deadbolts.
- Garage doors to be 16'Wx8'H Prefinished steel insulated doors with glass top panels and overhead openers.

## **Patios, Entry Porches and Sidewalks**

- All Patios and Entry Porches shall be 4" minimum thick concrete on 8" minimum compacted granular fill with #4 Rebar at 48" OC. Provide a light broom finish.
- All sidewalks shall be 4" thick concrete on 8" compacted granular fill with 6x6 WWF. Provide and light broom finish.

## **Building Thermal Insulation**

- All exterior unit walls to have 1" R=7 polyurethane spray foam applied to back of OSB sheathing with R-19 6" fiberglass batt insulation and 6 mil vapor barrier inside.
- Exterior foundation walls to have 1-1/2" thick, R= 7.5 perimeter rigid insulation board.
- Roof insulation to be R=50 blown fiberglass insulation.
- Install 6 mil Vapor barrier under drywall at all exterior walls and attic ceilings.
- All window and door frame perimeters to be spray foamed.

## **Sound Insulation System**

- All unit party walls shall be double stud walls with 6" fiberglass batt in each wall and ½" sound board inside one wall. Drywall will be installed on both sides of one wall and one side on other wall. Walls will be separated by a continuous 1" airspace.
- Outlets and other openings in party walls shall be sound insulated.

## **Foundation**

- Building Foundations shall have 8" wide by 4' high concrete walls with 2-#5 rebar at top of wall and 8" x 16" wide continuous concrete spread footings. 24"x24"x12" posts pads will be provided at all interior post in crawlspace. Foundation walls will have anchor bolts spaced @ 6' minimum.
- All foundation walls will be covered with an Asphalt-based, non-fibered, clay emulsion damp proofing from footing to finish grade. The damp proofing will be covered with continuous 1-1/2" thick rigid insulation.

- Drain tile will be installed on both interior and exterior sides of the footing with bleeders at 6' OC. Drain tile will terminate into a polyethylene sump pit. Sump pumps will be provided.
- The crawlspace will be capped with a 3" Bull floated concrete mud slab.

## **Framing**

- All exterior walls shall be 2x6 construction at 16" O.C. or as shown on drawings.
- All window and door headers shall be minimum double 2x10 or as shown on drawings. All openings larger than 60" will have minimum LVL double headers or as shown on drawings.
- All crawlspace floor support beams shall be double 11-7/8" x 1-3/4" LVL beams or as shown on drawings. Steel posts will be bolted to support LVL beams and bolted to concrete post pads.
- All beam and roof truss bearing points will be supported with a minimum of 3 studs extended through the building to the foundation walls.
- Sheathing shall be 7/16" OSB or exterior drywall as shown on drawings.
- All engineered floor I-joists shall be 12" deep @ 16" O.C. Floor decking to be 3/4" T&G OSB.
- All exterior decks, stair landings, elevator landings and walkway framing shall be constructed with a minimum of 2x10 joists @ 16" O.C. or as shown on drawings.
- Roof framing shall be engineered trusses as designed by truss manufacture.
- All exterior exposed wood and wood bearing on concrete shall be pressure treated.
- All wood materials and construction shall conform to NFPA Design specifications and values for wood construction and the Wisconsin Commercial Building Code.

## **Interior Millwork and Finish**

- All interior walls and ceilings will have a "Skip Troweled" plaster finish throughout including garage. Unit ceilings shall be 9' tall except for cathedral ceilings as shown on drawings. Garages will have 10' ceilings.
- All ceilings to be painted minimum 2 coats standard white eggshell finish. Walls to be painted 2 coats minimum eggshell finish for main color and 2 accent wall colors as selected by buyer. All wood trim and interior doors to be stained and sealed.
- All interior doors to be 80" tall, pre-hung, flat paneled solid core doors. Width as shown on drawings.
- All interior window and door casing to be 3-1/2" wide stained pine with craftsmen butt joints.
- All interior wall base to be 5" wide stained pine.

- All ceiling beams as shown on drawings to be stained pine log timbers as shown on drawings. Beams will be provided as shown on drawings.
- Stained T&G, 5-1/2" wide pine paneling shall be installed on the cathedral ceilings.
- Closet shelving to be white melamine with pine hanging poles. Configuration per buyer.
- Door Hardware shall be Satin Nickle lever hardware as selected by buyers. Allowance provided.
- Fireplace mantels shall be a rustic 8"x10" wood timber.

## **Cabinets**

- All units will be provided with custom cabinets in stain grade or painted finish in areas shown on drawings. Cabinet allowance to be provided per unit cabinet plans.
- Drawers to be clear maple box with dovetail construction.
- Exterior doors to be Flat panel, stained wood or painted MDF.
- Interiors and cabinet backs to be clear maple melamine finish. Open cabinets to match exterior cabinet finish.
- Hinges to be 6-way adjustable concealed soft close hinges.
- Door tracks to be undermount soft close full extension tracks.
- Door pulls to have a \$4/pull allowance.
- 1 double rollout trash bin, 3 rollout pantry shelves and corner lazy-Susan are provided in each kitchen.
- Wall cabinets to extend to 8' with choice of crown molding.
- Vanity cabinets per floor plan.
- Washer/Dryer enclosed in cabinet with countertop and upper wall cabinets.
- Quarts or Granite countertops are provided with a \$60/SF allowance.

## **Flooring**

- 7" wide Plank Engineered Hardwood flooring is provided throughout unit except in bathrooms. Material allowance to be \$7/SF
- Porcelain or ceramic tile is provided in bathroom floors, shower walls and tub wall surrounds. Material allowance of \$7/SF is provided.

## **Appliances**

- An appliance package is provided with a \$7000 allowance. Package includes a refrigerator, gas or electric range, microwave, dish washer, and side by side front load washer and dryer. Finish to be selected by buyer.

## **Fire Protection**

- Smoke and Co2 detectors will be installed according to the building code.

## **Plumbing**

- A Kohler plumbing package is provided including sinks, toilets, tubs and faucets. An allowance is provided for owner selections.
- All units shall have an on-demand gas water heater. Water softeners are optional.
- A “InSinkErator” kitchen sink disposal or equal is provided.
- Kohler toilet accessories are provided with each unit. An allowance is provided.
- The building is connected to municipal sewer and water and paid by unit owner.
- All Plumbing work shall be designed and constructed in accordance with the current adopted Wisconsin and International Building and Plumbing codes along with equipment manufactures recommendations.

## **Mechanical**

- A 95% efficient HVAC gas fired forced air system is provided with fresh air intake duct.
- A 13 seer 2 -ton air conditioning condenser is provided.
- “Broan” bath fans are provided.
- A WIFI programable thermostat is provided.
- Each unit has its own gas meter billed directly to the unit owner.
- Gas Fireplaces shall be sealed black 36” wide units with remote control.
- All Mechanical work shall be designed and constructed in accordance with the adopted Wisconsin and International Building and Mechanical Codes along with equipment manufacturers recommendations.

## **Electrical and lighting**

- All decks and porches to have LED wall mounted Sconce lighting.
- The building and garage fronts shall have decorative light sconces to match decks and will be controlled by photocell switches.
- Buyers to select and deliver all decorative lighting and bulbs to their unit. Owner to pay for all decorative lighting.
- All LED disk lights, closet lights and undercabinet LED tape lights are supplied and installed by electrician per drawings.
- All outlets, USB outlets, night lights, switches, and communication outlets are supplied and installed by electrician.

- All smoke detectors and fire protection devices and alarms are supplied and installed by contractor.
- A high speed WIFI internet/TV service is provided to each unit.
- Each unit has its own electric meter which is billed directly to the unit owner.
- Each unit has a 200-amp service panel.
- All units will have a garage circuit for electric car connection.
- All electrical work shall be designed and constructed in accordance with all current adopted Wisconsin and International Building and Electrical codes along with equipment manufacturers recommendations.

### **Site Work**

- Landscape will be installed according to the landscape plan submitted to the village.
- All Driveways shall be 2-1/2" thick asphalt paving on 12" compacted granular fill.
- A 4" thick x 60" wide concrete apron will be installed in front of each garage door.

### **End of Specification**