

GRAND ISLAND RESIDENCE

May 3, 2023

PRELIMINARY MATERIAL SPECIFICATION

Division 4 - Masonry

Face brick: 2 1/4" x 3 5/8" x 7 5/8" Glen Gery Cusha Terra Blend

<https://www.glengery.com/brick-catalog/terra-blend>

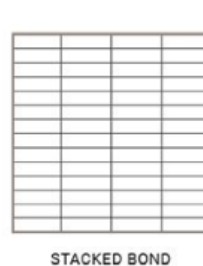
- Salesman: Ron Biga, Illinois Brick, (312) 502-5157, RBiga@illinoisbrick.com

Exterior Stone:

- Exterior Limestone: Use seasoned Indiana Limestone, set in it's natural bed orientation. Follow installation recommendations per the Indiana Limestone Handbook, 22nd edition. or approved equal
- Exterior Cast Stone:

Fireplace at Living Room

- Conventional site-built masonry fireplace with smoke chamber and clay tile flue.
- ~~48" Magnum Isokern Firebox, metal flue, gas starter~~
- 2 1/4" stack bond buff colored Firebrick in fireplace. Superior clay products or equal. <http://www.superiorclay.com/other-clay-products/firebrick/>



- Cut firebrick to create 2 1/4" stack bond buff colored Firebrick for floor of firebox. Do not use large format brick. not use large format brick.

Division 6 – Cabinetry etc.

Millwork:

- Cabinetry Schedule to be developed
- Trim + Door Schedule to be developed

Closet Systems:

- Purchased and installed by Owner's forces

Division 07 Insulation / Waterproofing:

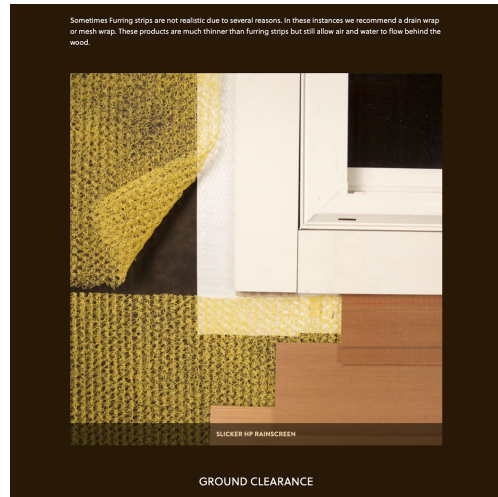
Insulation:

- Crawl space foundation exterior wall; Certaiteed foundation wall blanket with a white reinforced semi-permeable polypropylene facing (PSK). 4 1/2" R-15 **min.**
- Roof Insulation: min. R-49 **min.** See roof description on drawings.

- Exterior walls: R-21^{min}. See wall description on drawings
- Sound areas (plumbing walls, bedroom walls: Applegate Cellulose Insulation)

Exterior Rain Screen:

- Benjamin Obdyke Slicker HP Rainscreen
<https://benjaminobdyke.com/product/slicker-hp-rainscreen/>



Standing Seam metal roofing

- <https://www.pac-clad.com/products/metal-roofing/snap-clad/>
Contractor proposed material for review. Similar to Pac-Clad with high quality finish.

Snow Guards

- Double row snow bar system mounted to ribs
- <https://snoblox-snojax.com/products/snow-bars/#SnoBar>
- **Alternate:** individual guards mounted on the seams.
- <https://www.guttersupply.com/p/ap-400-snow-guard>
Contractor proposed material for review.

Micro Rib Corrugated metal at cheeks of dormers, panels below windows

- <https://www.mcelroymetal.com/exposed-fastener-panels/mini-rib>
Contractor proposed material for review.



Division 08 Windows, French Doors and Screens:

- Casement and Fixed:
 - See Window Schedule
 - GC to verify all jamb dimensions
 - Manufacturer: **Jeld-wen, Sitaline Series**
 - Exterior: Aluminum Clad, color: Steel Gray
 - 7/8" putty profile simulated divided lites with spacer bars
 - Interior: wood, primed/painted, U.N.O.
 - Low E II insulated glass with argon gas. Tempered glass as noted on schedule.
 - Hardware finish: Crank-out casements, awnings, white.
 - Screens: operable windows. White inside
- French doors, Transoms and screen doors:
 - See Window Schedule
 - Manufacturer: **Jeld-wen, Sitaline Series**
 - Exterior: Aluminum Clad, color: Steel Gray
 - 7/8" putty profile simulated divided lites with spacer bars
 - Interior: wood, primed/painted, U.N.O.
 - Simulated divided lites: Heat Smart D/Low E272 with argon gas or equal.
 - Low E II insulated glass with argon gas. Tempered glass as noted on schedule.
 - Door Sill and Weather-strip: bronze
 - Hardware finish: Polished Chrome
 - Door lever – Multi-point locking system, standard handle
- Front Entry door:
 - See Door Schedule
 - Glass lite door and sidelight. Fixed panel
 - Provide thresholds and weather stripping
 - Marine Grade paint finish
 - Design based on Glenview Doors or approved equal
 - <https://www.glenviewdoors.com/pivot-doors.php?PivotDoors=Gallery#GALLERY>

Division 08 Interiors Doors:

- Typical interior doors and 60-minute Fire-rated Doors
 - Thickness: 1 3/4".
 - Typical doors 7'-0"
 - Manufacturer: IHS Door Company 'STILEChoice' MDF Door or approved equal
 - Style: Single panel with AB20 Profile
 - Material for paint: MDF paint-grade
- Large panel sliding doors 4'-6" x 9'-5" and shorter - flat panel solid doors
 - Material for paint: MDF paint-grade

Division 08 Finish Hardware:

- Main Entry Door: Allow \$2,000.00

- Interior door Hardware: \$160.00/door.
- Typical Handle: Emtek Select L-square Faceted Lever with square rosette (round is shown) – Satin nickel



- 4" square butt hinges, typical.
- Wall stops: Baldwin 4015 at all swing doors. Use 4045 where 4015 will not function.
- Pocket Doors: track; HAWA-junior 40-80/Z track at single doors
- Privacy latch. <https://www.build.com/omnia-7035-l/s1512055?uid=3559812> – allow \$325.00 ea.

Division 08 Mirrors and Glass:

- 1/2" tempered frameless shower panels and doors – starfire glass

Division 09 Gypsum Systems:

See Wall Type Schedule on floor plans for specific construction information.

- Typical: 1/2" gypsum board, Level 4 finish
- Mechanical areas: 1/2" gypsum board, Level 3 finish
- Wet or damp locations, including powder rooms, bathrooms, and laundry room: 1/2" water-resistant gypsum board (green board)
- Floor tile locations: Schluter DITRA (or equal) underlayment system for uncoupling, anti-fracture membrane and waterproofing
- Shower/tub tile wall and ceiling finish locations: 1/2" cementitious wall board with Red-Guard waterproofing finish or approved equal

Division 09 Tile and Stone Finishes:

- Wall and floor tile: See Room Finish Schedule for material, details, layout and locations.(not completed)
- Provide electric mat heating with programmable thermostat in master bath
- Slab Material: see schedules for material, details, layout and locations.

Division 09 Floor Finishes:

Wood Floor:

- First floor random lengths: 7 1/2" x 3/4" character grade white oak engineered flooring. (6'-0" and longer). Glue and nail flooring.
- Second floor Bedroom Area and Office Area: 4 1/4" x 3/4" character grade white oak flooring. (4'-0" and longer). Glue and nail flooring.
- Bridge and stairs at bridge: Solid (and/or glued up) 2" x12" actual, not nominal planks. Coordinate lengths to span (2) support channels. Lag bolt from underside. Spline ends and continuous splines along length.
- Stair treads. 2" actual facing on 1 1/4" tread to imitate planks at bridge. Painted wood risers.

Floor Finish:

- (2) Coats – water based polyurethane finish
- Provide (2) rounds of (3) 4' x 4' area of stain samples for review and approval. Sample to be provided to match.
- Supply flush mount floor grilles at all wood floor locations

Exercise room:

- Sport flooring material. Preliminary specification: 1/2" rubber flooring roll:

- <https://www.rubberflooringinc.com/rubber-roll/heavy-duty-roll.html>

Division 09 Painting:

Exterior Trim:

- Benjamin Moore Paint, Aura Series, satin finish Satin 631. (1) coat exterior latex exterior primer, (2) coats exterior latex.
- All sides of wood to be primed prior to installation.
- **Provide paint samples, loose and in-place for review and approval.**
- Follow manufacturer's guidelines for painting Boral trim and cement board products.

Metal for paint:

- Benjamin Moore Paint, Ultra spec, satin finish HP 25. (1) coat Ultra spec HP acrylic primer (HP 04), (2) coats ultra spec HP D.T.M. Acrylic Low Luster.

Interior:

- Benjamin Moore Paint, Aura Series (no VOC)
- Walls: (1) coat latex interior primer, (2) coats latex, Matte 522
- Ceilings: (1) coat latex interior primer, (2) coats latex, Matte 522
- Bath, closet and laundry Walls: (1) coat latex interior primer, (2) coats latex, Eggshell 524
- Wood or Hardboard for paint: (1) coat interior latex undercoat, (2) coats interior satin Advance- 792.
- Wood or Hardboard for stain: semi-transparent interior wood stain and waterborne translucent polyurethane varnish (no VOC)
- Provide paint & stain samples, loose and in-place for review and approval.

Division 10 Bath Accessories / Specialties:

- Accessories supplied by Owner and Installed by Contractor.
- Provide solid blocking at all locations.

Division 11 Bath Equipment: \$2,000.00

Division 22 Plumbing Fixtures Allowance: \$24,000.00 total

- Primary Bath: \$20,000.00
- Hall Baths: (2) x \$12,000.00
- Powder Room: \$5,000.00
- Kitchen — 2 sinks, disposal, 2 faucets \$8,000.00
- Office Bath: \$0.00 — future bath
- Bar Sink: \$2,500.00
- Wet Bar: \$2,500.00

See fixture schedule for more information