

Dillard-Jones (DJB)
dillardjones.com

Southern Living Home - Kiawah River - 3008 Eventide Drive

Exhibit C - "For Construction" Specifications 08/29/2023

MHK Architecture - Plans dated: 08/04/2023

General Notes:

- The owner and all subcontractors have a duty to read and understand the Specifications which form the binding description of Work.
- Any items noted "As Option" are not included in Scope of Work.
- All work is subject to ARB approval, engineering, appropriate codes, and permitting.
- Some items and methods are directed based on field conditions by the Project Manager (PM).
- Changes to Selections made by Southern Living (SL) after installation, will be at the discretion of DJB, and at the expense of SL.

Division 1 General Requirements

1.01 General Compliance

- All subcontractors must be licensed in the proper trades and all business licenses, taxes, and other fees shall be included in their scope of work as required.
- All materials and products shall be as specified herein.
- The scope of work for many trades may be covered in numerous sections of the specifications.
- All work shall comply with the following specs, applicable International Residential Code (IRC), applicable International Energy Code (IEC), and all applicable state, city, or county requirements.
- All materials shall be installed per manufacturer's recommendations unless in conflict with other manufacturer's requirements or otherwise directed by PM.
- No sub-contractor shall knowingly perform work or install materials over insufficient or incorrectly prepared conditions and shall report any such conditions to DJB.
- Where a conflict exists between the project documents, manufacturer's recommendations, and/or the applicable building codes the sub-contractor shall notify DJB prior to performing related work.
- No substitutions of materials or methods are allowed without written approval by DJB.
- All materials shall be new and delivered to site in the manufacturer's original packaging.
- All electrical and plumbing fixture selections include installation costs by licensed trades.

1.02 Required submittals to DJB by subcontractors:

- Micropile layouts per engineering.
- Foundation walls with footing sizes, wall heights, brick ledge locations and reinforcing with rebar sizes, spacing, and locations.
- Fabricator's heavy timber shop drawings with dimensions, sizes, and connection details.
- HVAC equipment with project specific Manual-J calculations.
- Structural steel shop drawings with member sizes, dimensions, and connection details.
- Window and door rough openings with installation details and requirements.
- Wood roof and floor truss & engineered framing component shop drawings with all beam sizes, profiles, hanger locations, point load locations and bracing requirements.
- Retaining wall engineering documents where applicable.

1.03 Job site signage & building material DRB/ARB "Mock-Up" if applicable.

- Job-site sign to be installed & maintained by DJB per requirements.

Initials:

- Where required by DRB/ARB, an exterior materials "Mock-Up" will be framed by framer and each corresponding subcontractor (roofing, exterior siding, windows, brick, etc) will be responsible for the installation of their sample material for DRB/ARB approval.
- 1.04 Construction Management.
 - No construction materials shall be burned or buried on a job site or other area other than a state approved construction and demolition landfill.
- 1.05 Testing Requirements
 - Subsurface Exploration report.
 - Soil compaction as required.
- 1.06 Termite Protection
 - Provide soil treatment for termite control at the end of earthwork operations and prior to any work that would cover earth upon which any building will stand, or adjacent slabs-on-grade will cover.
 - Treat soil in strict compliance with the national pest control association standards and the manufacturers recommendations. Insecticide must be proven to prevent termite infestation, acceptable to authorities, and not injurious to plants and Landscaping.
 - Additionally, treat framed wood walls 3ft above concrete/masonry foundation with borate wood treatment and complying to SC Pest Control Act.
 - Provide written warranty agreeing to re-treat soil and repair damage from termite infestation for a period of 1 year from the date of COO with the bond renewable by the owner afterwards.
- 1.07 Warranties – Vendor
 - From vendor or subcontractor to DJB from CO date per Vendor Agreement 2023.
- 1.08 VOC Limits for Paints and Finishes shall be as follows:
 - Standard VOC requirements for indoor paints and stains.
- 1.09 Green Building Certification
 - Built to or exceed Energy Star standards where applicable.
- 1.10 Pest Control
 - By Owner
- 1.11 Indoor air quality control
 - Radon Venting – N/A
- 1.12 Builder's Risk, Liability, and Workers Compensation
 - A Builder's Risk policy is provided per contract terms.
 - Liability Insurance for DJB is provided.
 - Workers Compensation Insurance for DJB is provided.
 - Basic Flood insurance provided but owner shall be responsible for any specific coverage required by lender or specific lot zone.
- 1.13 Permitting
 - All permitting fees are included.
 - Includes applicable Impact Fees and Utility Tap fees
 - Separate permit may be required for any detached garage, out-buildings, or any structure not sharing common wall with main house.
- 1.14 DRB/ARB/ARC Bonds and Fees
 - Review fees are included.
 - Road maintenance fee is by Owner/member if required by DRB/ARB/ARC.
 - The DRB/ARB/ARC Builder Compliance Deposit, if applicable, is paid by DJB and will be refunded to DJB upon project completion. Owner/member is required to cover Owner/member required Compliance Deposits if applicable.
 - Maritime fees is to be paid by the Maritime contractor (if applicable).
- 1.15 Utility Services
 - Power
 - The power supply to residence will be provided by utility company from existing transformer or pedestal for 400A service.
 - Gas
 - Propane: 1000-gal buried propane tank or (2 - 500 gal) with an initial 400-gallon fill.

Initials:

Septic or Sewer

- Includes connection to public sewer system.

Water

- Tap fees provided w/standard 3/4" residential meter from public water utility. Meter to be installed by plumber if required by water utility. Supply from meter to house to be 1-1/4" UPONOR supply line.

1.16 Selection and Design Services by Southern Livings' contracted Interior Designer.

- All services required before and during construction to include:
 - Cabinet design and selection
 - Selection Services for interior/exterior of residence
 - Tile drawings
 - Mirror / wall lighting drawings
 - Preliminary furniture layout planning
 - Lighting consulting
 - Virtual Rough-In Video Call
 - Rough-In walkthrough

1.17 Design Allowances

- N/A

Division 2 Site Work

2.01 Tree Protection

- The Site Prep or Erosion Control contractor shall provide tree protection measures indicated on the site plan and Landscape Architect's plans. Site Prep contractor will bid tree protection and erosion control items (BMP's) separately from vegetation clearing and structural fill.
- Provide and maintain temporary guards or fencing encircling trees, or groups of trees, at the drip line. Tree Protection shall be installed per plans with 5' steel posts and 48" orange safety fencing unless specific barrier/fencing material is required by ARB.

2.02 Erosion control

- A silt fence shall be installed at the extents of construction as indicated on the Landscape Architects plans and as reviewed and agreed with the DJB PM at site clearing review.
- For silt fencing:
 - A double row of silt fence required at water side of lot.
 - Steel (or wood if allowed by jurisdictional code) support posts without kick-plates should be utilized, properly spaced and driven into compacted soil.
 - The filter fabric is wired directly to the posts. Filter fabric shall not be stapled to existing trees.
 - The soil should be sliced and the fabric mechanically installed into the soil. Height of a silt fence shall not exceed 36 inches (0.9 m).
 - Storage height and ponding height shall never exceed 18 inches.

2.03 Site Work (vegetation/organic removal, site fill & structural fill) included.

- All grading, excavation, site fill, structural fill, gravel, hauling, compaction, erosion control, and drainage is per Site Plan and Landscape Architect plans.
 - Site shall be cleared and graded per site plan for FFE requirements, per site staking plan, and per engineer's requirements.
 - Maintain stability of excavations. Stock-pile satisfactory quantities of material for re-use.
 - Compact materials at built structures, pavement and walkways to 95% maximum dry density; Compact materials at unpaved areas to 90% maximum dry density.
 - Unknown soil conditions such as undisclosed back filled sand or soil, or unforeseen obstructions are excluded.
 - All trees, debris and underbrush are to be hauled offsite or ground onsite for erosion control use.
 - Site to be backfilled and rough graded after foundation with clean, native fill.

Initials:

- All slabs and Foundations shall be filled with clean structural fill and compacted as required per codes and engineering specifications.
 - Common fill: Mineral soil substantially free of organic and unsuitable materials. Structural fill: Gravel or sandy gravel free of organic and unsuitable materials.
 - Site to be rough graded around house and other structures for proper drainage per landscape/grading plans once foundation forms are removed.
- 2.04 Survey work
 - Survey work as needed to place structures: footings, walls, drives, and foundations provide by DJB.
 - Foundation Survey and As-built surveys per governing code authorities and ARB as required.
 - Floodplain Elevation Certificate, both "under construction" and "as-built", provided by DJB for areas within flood zones or as required by DRB/ARB/ARC's or governing authorities.
- 2.05 Site Walls
 - N/A
- 2.06 Landscaping
 - All final grade, drainage, landscaping, irrigation, firepits, hardscapes, golf areas, bocce ball courts, bridges, fencing and gates, decorative walls, water features, pathways, steps, low voltage lighting, landscape or other lighting, all light wiring, mailbox, and trenching etc. installed by landscape contractor per Landscape Architects plans and selections.
- 2.07 Other Land Improvements
 - Per Landscaping Plan - Allowance.
- 2.08 Outdoor Pavers and Flatwork
 - Brick: Cherokee-Old Savannah per Site/Landscape Architects Plans/Details.
 - Driveway Garage aprons
 - Driveway Street apron
 - Front Walkway apron & borders. (brick over continuous, steel reinforced concrete footing)
 - Front Steps (brick veneer over reinf. concrete base)
 - Breezeway between house and garage
 - Friends Entry Side Steps and lower landing (brick veneer over reinf. concrete base)
 - Pool Path & Pool Patio borders
 - Pavers: Permeable, Belgard-Aqualine Series: Savannah
 - Pool Deck (final details per pool shop drawings).

Division 3 Concrete and Asphalt

- 3.01 Concrete: Monolithic Turn-Down Slabs and Slabs on Grade
 - Per architectural plans and as specified by engineering plans including details, cross sections, rebar schedules, and pre-slab footings.
 - Termite treatment and compaction testing performed by DJB approved vendors and coordinated by concrete contractor and reviewed with DJB PM.
 - Footings and House slabs: 3,000 PSI concrete U.N.O. per Structural Engineer.
 - Walks and Terraces: 2,500 PSI concrete U.N.O. per Structural Engineer.
 - Reinforcement: bars, deformed steel, mesh welded steel wire fabric per Structural Engineer.
 - Provide isolation joints at vertical elements.
 - Use key-ways at construction joints - continue reinforcement through joint.
 - Slabs under conditioned spaces shall be steel trowel finished to within 1/4" of level in 4' and non-conforming slabs shall be ground down or patched with appropriate underlayment.

Initials:

- Slabs on grade shall receive 1" deep saw cut control joints in square/rectangular sections not to exceed 100 sf and shall be completed within 24hrs of pour completion.
 - Slabs shall be prepped per Wood Oak Floor Association's recommendation for engineered wood overlay.
 - Sections of new concrete slabs with cracks exceeding 1/8" shall be cut and patched by concrete contractor.
 - Main-level slab shall be recessed for primary bath shower(s), flush fireplace hearths (including module fireplace bases), elevator (if applicable) and/or golf simulator (if applicable as shown per plans
- 3.02 Footings
- Footings are to be level, continuous, and sized as required to support loads, wall heights, and per plans and Structural Engineering requirements.
 - 3,000 psi or higher concrete footings under all foundation walls U.N.O per Structural Engineer.
 - All footings to bear on undisturbed or compaction tested soils and micro-pilings as designed by structural Engineer.
 - As required per Structural Drawings all Footings should exceed minimum requirements as needed or required for all supporting walls over slabs, fireplaces, point loads, and other loads from above should provide thickened slabs below.
- 3.03 Exterior Surface Details
- Driveways/Walkways per plans.
 - Exterior Driveway per Site/Landscape plans
 - 2" layer of Crushed Oyster shells over 2" gravel fines and 2" compacted gravel, over compacted subgrade with steel border guard per Landscape Plans.
 - Exterior Front Walkway per Site/Landscape plans
 - 2" layer of Crushed Oyster shells over 2" gravel fines and 2" gravel, over compacted subgrade with brick on concrete base borders per Landscape Architects Plans.
 - Concrete details
 - All exterior flatwork shall be 4"+, 3,000 psi with saw-cut control joints.
 - All exterior surfaces shall slope for drainage per construction drawings, site plans, and as required by code.
- 3.04 Garage Slabs - monolithic
- Garage monolithic slabs shall include slope toward exit door per plan and as required by code.
- 3.04 Poured Concrete Foundation Walls
- N/A.
- 3.05 Elevated Slabs
- Supporting fireplaces and bearing on CMU foundation walls as detailed on Structural Engineering drawings.

Division 4 Masonry

- 4.01 General Masonry
- All masonry work per Architectural, Engineering, and Landscape Plans.
 - Provide 6x carriage house and 18x main house hydrostatic flood vents, per plans.
 - Provide 4x crawl space access doors.
- 4.02 CMU Foundation walls.
- 8" & 12" concrete & steel reinforced CMU foundation walls and 16"sq concrete & steel reinforced foundation piers per Engineer drawings.
- 4.03 Stone Mantels and Hearths
- N/A
- 4.04 Brick
- Brick: Cherokee-Old Savannah.
 - House & Garage wall/foundation veneer.

Initials:

- Brick veneer exterior steps over reinforced concrete base at Front Porch & Friends Entry Porch
- Brick Piers w/ brick caps at Front Porch steps.
- Brick walks, aprons, patios, and borders per Site/Landscape Architect Plans.
- Brick veneer chimneys: Outdoor Living, Great Room, Kitchen range hood flue per plans.
 - Mantles & Hearths: Fireplace Details – Surround and Mantle Allowance.
 - Brick flush hearth at Great Room fireplace (no cap req.) and as detailed in selections by Southern Living Interior Designer.
 - Brick raised hearth at Outdoor Living fireplace w/brick cap and as detailed in selections by Southern Living Interior Designer.

Division 5 Metals

- 5.01 Structural steel
 - Per Plan and as required by Structural Engineering plans. Steel lintels for brick veneer (if applicable) per structural engineering and supplied by masonry contractor.
- 5.02 Architectural Metal Work
 - Powder Coated metal railing w/vertical metal pickets at side Friends Entry Porch and Outdoor Living.
- 5.03 Veneer and detail flashing
 - Copper
 - Provide flashing above any timbers or wood exposed past overhangs.
 - Provide flashing per plans between any horizontal masonry and veneer change (ex. stucco to stone).
 - Provide step and counterflashing at chimneys and other vertical brick surfaces over roofing, etc.
 - All drip caps
 - All exposed edges shall be double hemmed.
 - Flashings shall be lapped under air infiltration barrier.

Division 6 Carpentry

- 6.01 Wood sourcing.
 - Preference for North American SPF with size, species, and grade per plans and structural engineering.
- 6.02 Wood materials
 - All wood in contact with concrete or masonry shall be pressure treated.
 - All fasteners shall be compatible with wood species and connection surfaces.
- 6.03 General Framing
 - Framers shall follow all plans for floor truss system work unless a conflict is found, in which DJB shall be advised of before alternate work is completed.
 - Framers are responsible for rafter/joist/truss final placements not to conflict with recess fixtures, HVAC intake/supply, ceiling pull-down stairs, plumbing stacks, fireplace pipes/chimneys, tray ceilings, etc. Conflicts without specified remedy by truss designer shall be reviewed and finalized with DJB PM and truss engineer/designer.
 - Framers shall complete all draft-stopping and fire-blocking as required by code.
 - Refer to drawings for advanced framing details required.
 - Framers shall construct a ramp access upon completion of first floor decking.
 - Framers shall install framing to allow for can lighting as shown on the reflected ceiling plans.
 - Framers shall notch all LVL's at ceiling plan for hangers to provide flush ceiling and add glue.
 - Framers shall construct a drawing table for full size plans upon completion of First floor decking.

Initials:

- Lumber supplier shall provide poly and cover all materials upon delivery.
- Framers shall cover all unused material at the end of each workday.
- Framers shall cull material and stack any unusable material for return.
- Framers shall install curbing for flashing at chimneys and all vertical walls above roof.
- Framers shall guard all window openings, stairways, and other elevated areas per OSHA requirements.
- Framers may include window and door installation if certified and approved as an installer by the door & window manufacturer. Framers may exclude the installation from scope of work but shall specify to DJB either way. DJB may use third party certified installer for the exterior door and window installation.
- Framers shall cover the top of all cut wall sheathing w/ house wrap at window rough openings upon cutting with self-adhering flashing to prevent swelling.
- Framers shall install Ice and Water shield in valleys and low pitched areas along with synthetic underlayment in a timely manner. When project has areas of metal roofs, the framers shall coordinate the installation of Ice and Water shield underlayment with DJB PM and roofing contractor in a timely manner.
- Framers shall clean the work area daily and sweep the entire home every Friday (during framing) to a higher standard but also keep the site broom clean daily.
- Framers shall build all wood framed raised hearths, tub decks, and shower seats.
- Framers shall frame primary shower and other showers per plans for curbless entry.
- Framers shall frame a barrier wall between garage and house as directed by PM for an insulative barrier
- Framers shall install OSB sheathing in all interior areas to receive brick or stone veneer.
- Framers, if applicable, shall frame out elevator shaft per elevator specs and install LVL rail substrate blocking as required for elevator use.
 - Framers shall frame out elevator shaft with floor system headered off for elevator.
 - See Division 14 for elevator details.
- Framers to Install all exterior sheathing (wall & roof), zip wall system taping, & roofing felt, per manufacturer's directions.
- Framers shall install all cabinet blocking as needed.
- Framers shall install all hand grab rail blocking as needed for shower, stairs or decking as needed.

6.04 Dimensional Framing

- Exterior framed walls shall be a minimum 2"x 6" @ 16" o.c. unless noted otherwise for structural reasons or limits determined by IRC.
- Framers should coordinate all wall thicknesses with openings. For instance, specialty door openings such as telescoping patio doors may require thicker jambs.
- Interior wall framing shall be a minimum 2"x 4" @ 16" o.c. unless noted otherwise for structural reasons.
- All walls shall be plumb within 1/4" from top to bottom.
- All walls to receive millwork shall be straight within 1/4" within any 8' sections.
- Fireplaces to be framed to rough dimensions from Fireplace manufacturer but no combustibles shall be within the specified distances from the Firebox.
- Any Interior walls with vertical wall boarding shown or specified (shiplap, plank, etc.) to receive blocking every 24" horizontally.

6.05 Sheathing

- Wall sheathing shall be a 1/2" Zip System and Zip Tape.
Installation to follow all manufacturer guidelines, including but not limited to:
 - Zip tape and installation per manufacturer guidelines.
 - Seal all holes and gaps per requirements.
 - Control nail gun pressure to avoid head penetration beyond Zip surface.
- Roof sheathing shall be 5/8" OSB (or 5/8" CDX Plywood) Exposure-1 Sheathing
- For full metal roofs, cover all roof sheathing with "Top Shield Defender TU (high temp-180 day)" or "Tarco PS 200 High Temp (180 day) Ice and Water Shield.

Initials:

- Floor sheathing shall be 3/4" Advantech or eq.
 - All joints shall be glued and screwed down in addition to manufacturers nailing pattern.
 - Use only solvent-based or polyurethane adhesives which conform to industry standards AFG-01 and follow manufacturer's recommendations.
 - Before each panel is placed, a line of adhesive should be applied to the top of the joist.
 - A min. 1/4" bead of glue is recommended.
 - Fasteners should penetrate framing members at least 1"
 - Apply fasteners 3/8" from panel edges.
 - Space fasteners 6" o.c. on supported edges (4' ends) and 12" o.c. at intermediate support locations U.N.O per structural engineering.

6.06 Engineered Wood Trusses and Joists

- Open-Web Truss floor system as designed by truss manufacturer's Engineer and coordinated with Structural Engineer and meeting L/480 deflection.
- All truss/I-joist systems shall be engineered by the truss/joist supplier and layouts/profiles provided to builder for review and for submittal to code officials.

6.07 Wood Flooring Preparation

- All wood floors assumed to be pre-finished engineered boards per SL Interior Designer selections and per Flooring - Hardwood Material Allowance.
- Wood floor installations shall comply with Wood Oak Floor Association's recommended practices or as recommended by flooring manufacturer.
- Concrete slabs on grade to receive wood flooring shall have moisture content within compliance of Wood Oak Floor Association prior to floor installation

6.08 Interior Trim Work

- Contractor shall coordinate selection of trim profile within the guidelines of the standard offerings of similar size and type listed below:

Painted Base

- MCB 712 Base from Metro Collection by Garden State.
- MCS1 Shoe mold from Metro Collection by Garden State.

Painted Casings

- For Doors - MCC 312 profile for sides with MCC 312 profile for head cap with backband.
- For Windows - MCC 312 profile for sides with MCC 312 profile for head cap with backband.
 - All windows to have window stool

Painted Crown and Flat Trim

- 7" +/- EC 81 cove crown in primed pine from GS in all rooms other than closets or where specialty ceilings are located.

Details by room:

- Entrance Hall
 - Ceiling with 1x6 shiplap w/nickel gap and 4x8 Timber beams per plans, painted.
- Great Room, Dining Room, Kitchen, & Friends Entry
 - Ceiling with 1x6 shiplap w/nickel gap and 6x8 Timber beams per plans, painted.
 - Built-ins flanking sides of fireplace per Cabinetry and Millwork selections.
- Friends Entry/Kitchen vestibule
 - Ceiling with 1x6 shiplap w/nickel gap and 6x8 Timber beams per plans, painted.

Initials:

- Wood paneled arch, painted.
- 6.09 Vent Covers
 - Provide poplar wood return covers on walls where applicable.
 - Provide inset supply vents to match floor species for floor supplied outlets.
- 6.10 Exterior Stained or Heavy Timber
 - Exterior Heavy Timber Wood (where applicable), painted
 - S4S 10"x10" (U.N.O) nom. #1KDAT, hollow, structural, pre-primed, ground contact treated columns (sized per plans) at Porches & Breezeway, painted.
 - S4S #1 KDAT 3x roof joists at Breezeway sized and detailed per plans, painted.
- 6.11 Exterior Decking and Stairs
 - Pressure-treated 2x joists/ledger framing.
 - Zuri 5/4 composite deck boards w/hidden fasteners. Color: Weathered Gray
 - Front Porch
 - Front Porch side stairs
 - Rear Porch
 - Outdoor Living Porch
 - Friends Entry Porch
- 6.12 Exterior Boxing
 - James Hardie soffit panels and 1x fascia.
- 6.13 Exterior Siding & Trim
 - 5 -1/4" James Hardie w/ 4" exposure smooth finish lap siding.
 - Garage to be 5 -1/4" James Hardie, "Color-Fast" smooth lap siding.
- 6.14 Exterior Ceilings
 - Front Porch, Friends Entry Porch, Outdoor Living Porch & Rear Porch ceilings to be 1x6" T/G primed pine, painted: "Mountain Air 6224."
- 6.15 Exterior Handrail and balusters
 - Front Porch newels, handrail, and ballusters: #1 KDAT, Newels & Handrail w/clear cypress sawn balusters as indicated on plans. Baluster pattern to be provided and approved prior to manufacturing.
- 6.16 Exterior Wood (Other)
 - Vertical foundation cribbing: #1 KDAT 1x over 2x pressure treated purlins (all ground contact rated) fastened with Tapcons to painted black CMU foundation wall per plans/details.
- 6.17 Shutoff Valve Labeling
 - Provide and install a painted wood door to cover all "in wall" shutoff valves per Division 15.

Division 7 Thermal, Air Infiltration, & Moisture Protection

7.01 Insulation, Sealing, and Infiltration Barriers

Sound Abatement

- Sound attenuation, rockwool batt insulation around all bedrooms, baths, and laundry & any walls separating public and private/utility spaces.
- Sound attenuation, rockwool batt insulation between all framed floors and below all HVAC equipment platforms in attic.

Energy Ratings

- Install insulation as required by current IECC or better for R-values as prescribed.

Crawl/Underslab

- Install 10mill vapor barrier under Rat-slab, per plans.
- Closed Cell foam on underside of floor sheathing, 3" (R-19 average)

Attic

- Open cell foam under roof deck, +/-5.5" (min. R-20 average). *Note: open cell foam areas to include ignition barrier. Required thermal barrier for areas of open attic storage not included. No storage areas shall be constructed in attic unless the FR paint (thermal barrier) is added as Option.

Initials:

Stud Walls

- Foam, open cell, +/-3-1/2" (R-13 average).

Air Sealing

- Air sealing measures to meet Energy Star requirements.
- All exterior wall, ceiling, and floor penetrations shall be sealed.
- Joints $\frac{1}{4}$ " or less shall be sealed with acrylic sealant.
- Joints greater than $\frac{1}{4}$ " shall be filled with expandable foam.
- Joints between window/door frames and rough openings shall be sealed.
- All exterior sheathing joints greater than $\frac{3}{32}$ " shall be sealed.
- All exterior wall stud base plates shall be caulked to the sub-floor.
- Utility & piping penetrations shall be sealed.
- Windows and Doors shall be caulked to casing.

7.02 Above Grade Water Infiltration

- Windows and doors shall be flashed in accordance with the window and door manufacturer's installation instructions.
- Windows and Doors shall be caulked to veneer by painter.

7.03 Roof Underlayment

- Roofer to install a single layer of 180-day High Temp roofing underlayment.
- Tarco PS 200 Hi-Temp Ice and Water shield (180day) or TopShield Defender TU Hi-Temp Ice & Water shield (180day) Ice & Water shield underlayment under all metal roofing areas installed by roofer.

7.04 Architectural Roof

- CCA Treated 5/8" thick tapered Sawn Cedar Shakes w/5-1/2" exposure, with copper valleys and copper drip edge.
- No ridge ventilation system U.N.O. on plans.
- Install copper step flashing and copper counter flashing on all chimneys and other walls as required.
- Install copper flashing (roof boots) on all plumbing vent stacks.
- Plumbing vents pipes to be painted.
- Include ongoing and post completion clean-up of all roofing related trash and debris, all trash and debris will be placed in onsite dumpster
- Work to be performed and guaranteed in accordance with NRCA and manufacturer's requirements.
- See Division 8 and floor plans for roof windows and solar tubes, if any.

7.05 Metal Roofing

- 16 oz copper, 16" wide standing seam, per plan locations, with underlayment as specified per Div. 7.03 under all metal roofing areas, installed by roofer.
- Install copper flashing and counter flashing on all chimneys and walls.
- No ridge ventilation system U.N.O.
- Plumbing Vents to be copper.
- Include ongoing and post completion clean-up of all roofing related trash and debris, all trash and debris will be placed in onsite dumpster.
- Work to be performed and guaranteed in accordance with NRCA and manufacturer's requirements.

7.06 Gutters and Downspouts

- Gutters shall be Half-round copper, 6" with copper, 4" full-round downspouts.
 - Gutters to be located on front porch, rear porch and side (friends) entry porch per plans.
 - Provide drain piping and catch basins/drains per Site/Landscape plans.
 - All fasteners shall be non-staining.

7.07 Foundation Wall Waterproofing

- Two coats Elastomeric roll-on water-proof coating inside face of rear planter.

7.08 Wet Floor Protection

- All wall tile to be installed with thin-set mortar and fully grouted per selection.
- All tile showers to be over Schluter-DITRA or DITRA-XL or eq.

Initials:

7.09 Vapor Barrier

- Provide overlapped 10-mil puncture proof barrier under all garage, interior, rat slabs.

7.10 Stucco

- N/A

Division 8 Doors, Windows, and Glazing

8.01 Exterior Windows & Pedestrian Doors

- Exterior windows and Doors shall be constructed and installed to comply with project specific design criteria including but not limited to wind speed, exposure category, escarpment modifications, window size, and pressure zone.
 - All divided Lights shall be 5/8" SDL
 - Pine frames.
 - All Low-E glass, argon filled.
 - Unit air infiltration shall be 0.01 cfm/ft2 or less.
 - U-factor and Solar Heat Gain Coefficient of 0.30 or less and visible light transmittance of .42 or greater.
 - Doors shall have threshold protectors.
 - Windows and doors to be installed by a factory trained or manufacturer certified installer.
 - Window screens shall be fine mesh by manufacturer, as Option.
 - All units to meet code required DP-ratings for wind zone, elevation, and regs.
 - All glass to be impact rated.

Windows

- Marvin Elevate (w/ Impact glass), Aluminum Clad. Color: Gunmetal

Doors

- Marvin Ultimate exterior doors (w/ Impact glass), Aluminum Clad. Color: Gunmetal

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Front Door

- Custom Wood door per plans. Mahogany w/clear impact glass. Color/finish: "Hawthorne 3518." Hardware per selections.
- Front door hardware - Door Hardware Allowance

8.02 Garage Doors

- Clopay-Canyon Ridge Carriage House, (5-Layer) overhead doors painted Charleston Green.
 - 8' tall doors UNO. See Plans.
 - Style per plans.
 - Jack shaft operators if applicable.
 - Installer to provide color coordinating weather-stripping at top and sides of door.
 - Provide Keypad

8.03 Interior Doors

- Primed Hybrid (MDF and wood)_door(s) and wood jambs, per plans.
 - 8-0, 1 3/4" thick, 2-panel square U.N.O. per selections.
 - 4x hinges per door.
 - Provide matching fire-rated and self-closing entrance door from garage.

8.04 Interior Door Hardware

- Interior Door Hardware per selections - Door Hardware Allowance - Front Door(s) and Interior Doors.

8.05 Exterior thresholds

- All exterior thresholds shall be extruded aluminum painted black.

8.06. Window hardware

- Window hardware in standard offering per selection.

8.07. Screens

- Windows: provide matching window screens from window manufacturer, as Option.
- Outdoor Living:
 - Automated (Phantom) screens per plans.

Initials:

- Fixed Screens w/ ScreenEze aluminum rail/spline system over wood framing where applicable.
- (2x) Mahogany wood Screen Doors where noted on plans, to match front door finish.

Division 9 Finishes

9.01 Paint

Interior paints:

- Walls
 - Prime Coat: Sherwin Williams Masterprep® Interior High Build Primer
 - Topcoat: Sherwin Williams Duration Home® Interior Latex Flat
 - Up to (4) flat wall colors included.
- Ceilings
 - Topcoat: Sherwin Williams MasterHide® Interior Latex Flat.
 - One color through-out house other than coffer panels that may be painted wall color.
- Trim
 - Topcoat: Sherwin Williams ProClassic® Waterborne Interior Acrylic Semi-Gloss Enamel in (1) color to match ceilings.
 - Doors to match trim unless otherwise documented.
- Interior Stain System
 - Stain Coat: Sherwin Williams Minwax® Wood Finish Stain
 - Polyurethane Coat: Sherwin Williams Minwax® Polyurethane Satin Oil.
- Caulk
 - Sherwin Williams Sher-MAX® Ultra Urethanized Elastomeric Sealant, White.

Exterior paints:

- Exterior Brick (if applicable)
 - Prime Coat: Sherwin Williams Loxon® Interior Exterior Masonry Primer
 - Topcoat: Sherwin Williams SuperPaint® Exterior Latex, Satin.
- Exterior Siding
 - Topcoat: Sherwin Williams SuperPaint® Exterior Latex, Satin.
- Exterior Trim
 - Topcoat: Sherwin Williams SuperPaint® Exterior Latex, Satin.
- Exterior Stain
 - If Semi-Transparent: Sherwin Williams SuperDeck® Exterior Semi-Transparent Oil Stain.
 - If Solid: Sherwin-Williams WoodScapes® Exterior Acrylic Solid Color Stain
- Caulk
 - Sherwin Williams Sher-MAX® Ultra Urethanized Elastomeric Sealant.
 - .

9.02 Gypsum Wall Board (GWB):

- GWB shall be min. of 1/2" gypsum board, American made and certified.
 - Screw and glue all boards.
 - All exposed corners shall be flat.
 - Level 4 finish
 - Laundry and Bathrooms shall receive 1/2" moisture resistant GWB where wet areas occur.
 - Install no sheetrock behind showers or tubs (use Schluter board)
 - Use X-type GWB for fire rated walls and ceilings.

9.03 Closet Shelving and Other Organization

- All closet shelving shall be per selections and Closet and Storage Allowance.
- All built-ins, shelving and cabinets in Garage (if applicable) per selections and Storage Systems Allowance.

9.04 Countertops

- As indicated on plans and per selections and All Countertops - Allowance.

Initials:

9.05 Interior Stairs and Handrail

- Shop fabricated floating stair built off-site and installed by Stair manuf/contractor per selections and Stairs/Rail Allowance.
 - Hardwood treads to match adjacent flooring with open risers.
 - Hardwood 5 1/4" landing tread to match adjacent flooring. Nose detail to match treads.
 - Handrails and balusters per selections.

9.06 Cabinets and Shelving

- Per plan. Selections/finishes per Southern Livings' Interior Designer and Cabinetry and Millwork Allowance.
 - Includes all cabinets, built-ins, bunks, and millwork details with finishing and installation.
 - Cabinet hardware per selections by Southern Living Interior Designer and Millwork - Hardware Allowance.
 - Cabinet provider to provide matching shoe molding for all cabinet areas.
 - Cabinets assumed not to exceed 9' (not to ceiling).
 - Cabinets are assumed to be maple or alder.
 - Plywood box construction
 - Dovetail drawer construction
 - Soft-close doors and drawers
 - Finishes: Stained or Painted per standard selections of finishes and per Southern Livings' Interior Designer selections.
 - Limited specialty interior functionality such as: silverware dividers, lazy susan, and trash can pull outs.
 - Door style(s): shaker, modified shaker, slab, or basic raised panel.
 - Cabinetry construction assumed to be inset, inset with bead, or full overlay.
 - Up to (4) glass doors with clear glass
 - Lighting: LED lighting under all upper cabinets and inside glass door cabinets
 - Exclusions: Specialty finishes or materials, Cabinets to ceiling, Appliance panels, Curved cabinetry (unless shown on plans), Specialty interior functionality, Specialty door styles
 - If applicable - Garage storage and/or storage systems per selections.

9.06 Flooring and Tile Work

- Hardwood flooring to be prefinished engineered boards per selections and per Flooring - Flooring Hardwood Allowance.
- All tile and grout for walls, floors, and showers etc. per selections and per Flooring - Tile and Grout Material Allowance.
- Labor costs exclude and areas not shown on plans as tile and also any "extraordinary" details but does include:
 - Trench drain in Primary Bath.
 - Floor tile on diagonal per tile drawings.

Division 10 Specialties

10.01 Fireplaces and Gas Logs

- Great Room:
 - Isokern or Mason-Lite, 48" (nom.), wood burning fireplace, vented, per plans.
 - Flush Hearth recessed in floor system.
 - Metal flue pipe
 - Running bond fire brick pattern
 - Provide Gas Logs
- Outdoor Living:
 - Isokern or Mason-Lite, 46" (nom.), non-vented fireplace per plans.
 - Raised Brick Hearth w/stone cap
 - Metal flue pipe

Initials:

- Running bond fire brick pattern
 - Provide Gas Logs
- 10.02 Shrouds and Covers
 - Simulated Clay Chimney Pot per drawings and manufacturer/model per final selections.
- 10.03 Mailbox
 - Provided and Installed by Landscaper and coordinated by DJB, if applicable.
- 10.04 Grill and Outdoor Kitchen
 - N/A
- 10.05 Firepit
 - N/A

Division 11 Equipment

- 11.01 Appliances
 - **GE Monogram** appliance package per Appliances - All Household Allowance.
 - Refer to appliance schedule per selections.
 - Appliance selections will include certified installation of all components.

Division 12 Furnishings

- 12.01 Mirrors and Bath Accessories
 - Mirrors per plans, in plate glass, per selections and per Mirror Allowance - Bath Mirrors.
 - Installation of non-plate glass mirrors (decorative) provided by DJB.
 - Mirror sizes and lighting mounting must be selected prior to bath lighting wiring from drawings provided by Southern Livings' Interior Designer.
 - Bath accessories are per selections by SL Interior Designer and per Bath Allowance - Accessories. Includes installation by trim carpenter and coordinated with SL Interior Designer and DJB PM.
- 12.02 Shower Doors
 - 3/8" Frameless glass with hardware color coordinated to match Bath Accessories (Some metal may be required for structural support).

Division 13 Special Construction

- 13.01 Hoods
 - Mechanical venting and installation per HVAC contractor. Range Hood per selections and Appliances - All Household Allowance.
 - All vent fan units must include supply air make-up.
- 13.02 Spa and Pools
 - Pool: Size/Configuration, per plans. Finishes per selections and per Pools & Spas - Spas & Pool Allowance (coping inward).
 - Automated pool cover, per plans.
- 13.03 Special Floor Coatings.
 - 1/8" full flake epoxy for Garage.
- 13.04 Lightning Protection
 - N/A

Division 14 Elevators

- 14.01 Residential Elevators
 - N/A

Division 15 Mechanical Systems

- 15.01 General Compliance
 - HVAC equipment shall be sized per Manual J calculation and shall be based on actual house orientation.
 - All air handlers & duct systems shall be sealed with mastic or mastic tape.
 - The air handler shall be located where indicated on the drawings or coordinated with DJB PM.
 - The HVAC duct design shall comply with Manual D on a room-by-room basis.

Initials:

- All supply duct take-offs shall be spaced a minimum of 6" apart (no ducts from cap).
- No duct take-offs shall be permitted within 6" of supply plenum cap.
- All ductwork shall be rigid except that flex duct may be permitted subject to proper installation with no pinches. All 90° bends shall be rigid ducts.
- HVAC return air capacity shall be 120% of the supply capacity.
- Ductwork shall be according to the latest SMACNA Standard for low pressure ductwork. Main supply trunk lines shall be galvanized metal, insulated with foil-backed, 2-inch fiberglass insulation to code standards. Supply ducts will be acceptable flexible ducts with the same insulating requirements.
- All ductwork will meet Energy Star requirements and carry a limited lifetime warranty against failure due to workmanship or materials.
- The airflow for each duct run measured and balanced to within 15 cfm of design value.
- Each supply duct shall have manual balancing damper at each branch takeoff.
- No ducts are permitted in exterior walls or vaulted ceilings.
- The HVAC supply trunk shall be rigid duct only.
- Bathroom exhaust fans & clothes dryers must be ducted to outside and away from openings and intakes per code.
- The kitchen range hood or downdraft shall be vented to exterior with make-up air if vent rating requires.
- Provide outside air intake without damper (10 cfm/person or as required).

15.02 Heating, Ventilation, & Air Conditioning Equipment Requirements

Carrier

- (16+ seer) variable heat pump(s).
- Variable speed air handlers.
- Full Electric heat switch over below 39 degrees.
- ERV - Aprilaire AP8100 or eq. on Main Level for air quality control.
- Provide separate zone for Primary Bedroom.
- Provide PhotMax for main floor.
- Ecobee 3 Lite WIFI Savant compatible thermostats.
- Include Ultravation Air Cleaners (filters).

15.03 Plumbing

- As shown or specified per plans. Per codes, plans, cabinet plans, appliance specs, and fixture selections.
 - Provide temporary hose bib at water meter for construction use.
 - All Supply piping and fittings to be UPONOR PEX.
 - Run water closet(s) supply connections as copper risers.
 - Steam shower supply in copper, if applicable
 - Vent Stacks to be copper.
 - Run no lines in exterior walls other than those required.
 - Cast iron drops for vertical "drops" unless in non-finished area.
 - Provide continuous pipe insulation on hot water piping including recirculation piping.
 - Provide labeled shut off valves in lower mechanical room inside wall cavity for: main water shutoff, humidifier (if applicable) shutoff, and exterior shower shutoff, if applicable.
 - See Division 6.17 for Door detail.
 - Provide location for 1x head, 1x hand-held and 1x rain head in primary shower for Primary Bath.
 - Shower head height and control locations per rough-in walkthrough.

15.04 Plumbing Fixtures Allowance

Initials:

- All Plumbing fixtures per Southern Livings' Interior Designer selections and per Plumbing - Fixture Allowance.
 - To include fixtures, tubs, rough-in kits, trim-out kits, disposers, water-closets, soap dispensers, point of use water heaters, additional whole house water heaters if required, water filtration systems, steam shower components, etc.
- Sauna
 - N/A

15.05 Water Heaters and Supply

- Provide (3x) "instant" Navien hot water heater(s) with remote; (2x) main house, (1x) carriage house.
 - Navien with integral recirculation pump.
 - Provide insulated hot water recirculation system for each unit.
 - Provide expansion tanks per Navien (or code) requirements.
 - Use lever shutoff for main water, washer water, and humidifier (if applicable).
- Provide 6x exteriors dripless hose-bibs per plans. (4x main house, 2x carriage house)
 - Place all against heated space walls, where possible.
 - Provide hot/cold supply inside garage as located on plans.

15.06 Gas (LP) Piping

- Coordinate LP buried tank(s) location w/ DJB PM (see Div 1.15-Utility Services) if not located on plans.
- Provide Gas (LP) piping for (1x) range, (3x) water heaters, (2x) fireplace(s), (1x) grill(s) stub out, (0x) gas lamp(s), (0x) firepit, (1x) generator, (1x) pool.

Division 16 Electrical Systems

16.01 General Compliance

- See Division 1

16.02 Electrical Work

- Provide all wiring and components per code, specs, and plans.
- 400 A service with 2x-200A panels.
- Can-fans for each bathroom and water closet per plans.
- Provide recessed floor outlets, per plans and per selections.
- Flood lights connections on corners per plans.
- Under cabinet light connections per cabinet plans.
- LED light rough in installations for each set of stairs.
- 1x Electric dryer connection(s).
- Provide power for outdoor grill(s).
- Pancake junction boxes where framing conflicts.
- All kitchen, bathrooms, garage, and laundry on dedicated circuits and use 20-amp dedicated circuit for AV and irrigation systems.
- Outlets that are mounted in the baseboard unless directed otherwise at rough-in walkthrough.
- Use "Decora" switches where panelized not used.
- Electrician to install bath fan in mechanical room if applicable.
- Provide transfer switch for future 60KW Generator.
- Provide EV rough-in at garage.

16.03 Lighting

- All decorative lighting other than cans, and necessary code required architectural lighting per SL Interior Designer selections and per Lighting - Fixtures Allowance.
- Architectural lighting fixtures per RCP. Architectural Lighting includes, but not limited to: 4" cans with bulbs/trim kits, can/fans, keyless, stair/step lighting, under cabinet lighting, etc. Can bulbs to be 2700K bulbrite 8.5W dimming bulbs.

16.04 A/V and Lighting Control

Initials:

- Provide structured wiring system with coax/cat6/phone drops in locations per AV and Alarm Rough-In Allowance as follows:

Main House:

- Speaker wiring for great room, kitchen, dining, primary bedroom & secondary bedrooms, primary bath, family room, office & outdoor living.
- TV wiring for great room, family room, primary & secondary bedrooms, office and outdoor living porch.
- Wiring for cameras at front door and 1x @ rear of house.
- Alarm Prewire for 2 keypads, motions, and glass breaks.
- Provide centralized panel for all terminations in a space suitable for rack system.
- **Provide as Option:**
 - Provide Savant or eq. panelized lighting system.
 - Coordinate systems trim out, HVAC control, cameras, video, audio, racking, and all other hardware, programming, and install with AV provider.

Carriage House:

- Speaker wiring for entry & guest bedroom.
- TV wiring for guest bedroom.
- Wiring for cameras at front OH doors and rear pedestrian entry door.
- Alarm Prewire for 1 keypad, motions, and glass breaks.
- Provide centralized panel for all terminations.
- **Provide as Option:**
 - Coordinate systems trim out, HVAC control, cameras, video, audio, racking, and all other hardware, programming, and install with AV provider.

END OF SPECIFICATIONS

Initials: