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## INDIAN BROOK GREAT CAMP Construction Specifications

Designed by  
ADIRONDACK DESIGNERS & BUILDERS, INC.  
7/8/2014

### CONSTRUCTION SCHEDULE:

- ❖ Construction of the *Indian Brook Great Camp* will commence on **April 15, 2015** and **will be completed and ready for occupancy for the start of summer 2016.**

### ARCHITECTURAL EMPHASIS:

- ❖ The Architectural emphasis for the Indian Brook Great Camp is reminiscent of the timeless Adirondack Great Camp Style. The classic Great Camp Style is seen throughout this newly construction 4,000 sf. home with its warm interior embellishments of *Old World Joinery* of the hand crafted timber frame, slate & wood flooring throughout, wood ceilings, cobble stone fireplace and hand crafted timber staircase and railings. In keeping w/ the Adirondack Great Camp Style, the exterior is a blend of cedar shakes, cedar clapboard and cobblestone. The two lakeside covered porches provide for endless relaxation lakeside, while only a few steps from the natural formed beach shoreline and crystal clear waters of Lake George.

### INTERIOR & EXTERIOR FINISHES & DETAILING:

- ❖ Exterior siding: Rustic Cedar shakes and horizontal clapboard siding with two coats of solid stain.(see house elevations for Cobble Stone locations)
- ❖ Exterior Trim: Pre primed cedar window trim & corner boards w/ two coats of solid stain, trim will have three coat finish (primer & two coats of solid stain)
- ❖ Minimal 50 year year Architectural asphalt shingles over 15# felt paper and Ice & Water barrier at eaves and valley's.
- ❖ Interior walls: ½" thick sheetrock on walls. Waterproof sheetrock in wet locations
- ❖ Wall paint color: Color as determined by owner, flat texture, egg shell texture in bathrooms
- ❖ Ceilings: ½" sheetrock off white color, eggshell texture. There will be Douglas fir, tongue & groove wood ceilings in the great room cathedral ceiling and sitting room ceilings for Bedroom Suites #2 and #3.
- ❖ Full masonry, Cobble Stone Fireplace with stone hearth & Douglas fir timber Mantle. The fireplace is a see through from foyer & great room.
- ❖ Interior doors: Four panel pine doors stained, two coats poly w/ oil rubbed lever door knobs
- ❖ Interior trim: 1"x 4" premium pine window & door trim (stain color to be determined)

- ❖ Interior baseboard: 1"x 6" premium pine baseboard (stain color to be determined)
- ❖ Kitchen cabinets & Bath cabinets (**Cost Allowance provided in contract**)
- ❖ Kitchen & Bath counter tops- Granite or other solid surface (**Cost Allowance provided in contract**)
- ❖ Kitchen appliances: (**Cost Allowance provided in contract**)
- ❖ Security System by Imperial Security Systems- First floor motion detectors, all exterior doors monitored and low temperature monitored, smoke detectors as required by building code
- ❖ Bathroom fixtures: Kohler, **All bathroom & kitchen fixtures, faucets, toilets, sinks, tubs, shower bases, carried under the plumbing fixture allowance**
- ❖ Windows: Andersen, Simulated Divide lights, low E glass, and vinyl clad with pine wood interior jambs, permanent wood grills on interior, exterior color as determined by owner.
- ❖ Timber Stair & railing system: Stair stringers & stair treads to be made from 10" & 12" wide Douglas fir timbers, the stair & loft newel posts will be made from 6x6 Douglas fir timbers. The railings and square stock spindles will be hand made from Douglas fir to match.
- ❖ Douglas fir Timber Frame: Interior timbers shall be Kiln dried Douglas fir with two coats of tongue oil finish. All joinery shall be "Old World Joinery" using mortis & tendon joints and oak pegs. (See first floor plan for timber location)
- ❖ Exterior patio on lakeside shall be made of pavers inlaid in stone dust to allow for percolation of rain water.
- ❖ Covered patios will have wood ceilings to match the interior wood ceilings.

### **INSULATION:**

- ❖ Insulation in walls & ceiling shall be spray foam with the following values.
- ❖ Walls: **R-24.5**; Ceilings **R-44**

### **FLOORING:**

#### **First Floor:**

- ❖ Great room, Dining room, & Master Bedroom: Min 5" wide plank wood flooring, (**Wood Floor Material Cost Allowance provided in contract**)
- ❖ Kitchen, Foyer, half bathroom, mud room: Slate or Porcelain Tile (**Material Cost Allowance provided in contract**)
- ❖ Master bathroom: Slate or Porcelain Tile (**Material Cost Allowance provided in contract**)

#### **Second Floor:**

- ❖ Main hallway: 4" wide Rustic Knotty Oak wood flooring, w/ three coats clear satin polyurethane (**Wood Floor Material Cost Allowance provided in contract**)
- ❖ Bedroom Suites # 2,3 & 4: 4" wide Rustic Knotty Oak wood flooring, w/ three coats clear satin polyurethane (**Material Cost Allowance provided in contract**)
- ❖ Second floor bathrooms: Slate or Porcelain Tile (**Material Cost Allowance provided in contract**)

*Note: the installation of tile in the contract is based on a standard straight or diagonal pattern. Feature strips or medallions will be billed accordingly*

### **ELECTRIC/LIGHTING:**

- ❖ A new underground 200 amp electric service will be provided from the onsite National Grid power pedestal.
- ❖ A lighting layout drawing will be provided & will act as part of the contract drawings. Please note that all ceiling or wall mount &/or hung light fixtures will be carried under a **Cost**

**Allowance in the contract.**

- ❖ Phone & Cable TV Jacks: A total of (10) ten CAT 6 jacks are provided under this contract, additional CAT 6 jacks will be billed at \$ 100/each.

**HEATING SYSTEM:**

- ❖ Propane hot water heat will be used for the heating system. The concrete slab for the first floor will be designed w/ radiant tubing throughout, thus allowing the entire first floor to be radiant heat. The second floor heating will be hot water baseboard heat. There will be a direct vent gas Boiler Mate installed for domestic Hot Water. The proposed heat Zones are as follows:
  - Zone 1:** First floor living area and second floor loft/study and hallway
  - Zone 2:** First floor Master Suite
  - Zone 3:** Second floor Bedroom Suite #2
  - Zone 4:** Second floor Bedroom Suite #3 and Suite #4
  - Zone 7:** Boiler Mater for hot water
  - Future Zone 8:** Future bonus room over garage
- ❖ Hook up for a 1000 gallon underground propane tank will be provided with an underground gas line to house. Note: The owners will have to sign a rental contract with the propane company for use of their underground tank or purchase the tank w/ no rental contract.
- ❖ Gas piping will be provided for the following: clothes dryer, Boiler, gas oven, and exterior BBQ. Additional gas lines will be billed accordingly

**AIR CONDITIONING SYSTEM:**

- ❖ A 5 ton Central Air conditioning system will be installed. The A/C system will be a maximum of 3 three zones. Zones T.B.D

**DOMESTIC WATER SYSTEM:**

- ❖ The domestic water supply for the residence will come from a new onsite drilled well.

**SEPTIC SYSTEM:**

- ❖ A new 4-bedroom septic system will be designed & built for the residence.

**PAVED DRIVEWAY and SLATE SIDEWALK:**

- ❖ A new paved driveway with a K turn around will be installed @ the end of the construction and prior to occupancy. A random pattern slate sidewalk will be installed from the house entrance to the driveway (See site plan for exact driveway and sidewalk layout)

**LANDSCAPING/LAWN:**

- ❖ Upon completion of the house the disturbed areas of the property will be top soiled and seeded. No trees, plants, landscaping or sprinkler system is designed or proposed for the property. Adirondack Designers & Builders can design an in ground sprinkler system and planting plan for the new owners and a change order can be issued for installation by Adirondack Designers & Builders Inc.