

## 34 Colony Cove Construction Specifications

Designed by  
**ADIRONDACK DESIGNERS & BUILDERS, INC.**  
10/1/2016 **(REVISED 10/1/2017)**

### LIVING SPACE ALLOCATIONS:

- ❖ **First Floor = 2,300 sf**
- ❖ **Second Floor = 1,985 sf**
- ❖ **Bonus Room = 446 sf**
- ❖ **Total Living = 4,731 sf**

### INTERIOR & EXTERIOR FINISHES & DETAILING:

- ❖ Exterior siding: Pre-painted James Hardie fiber cement clapboard siding and shakes. Exterior Granite stone details and embellishments throughout the exterior facade (see house elevations for Granite Stone locations)
- ❖ Exterior Trim: : Pre-painted James Hardie fiber cement trim
- ❖ GAF Architectural asphalt shingles, Ice & Water barrier over entire roof sheathing
- ❖ Interior walls: ½” thick sheetrock on walls. Waterproof sheetrock in wet locations
- ❖ Wall paint color: Earth tone colors as determined by owner, flat texture, egg shell texture in bathrooms
- ❖ Ceilings: ½” sheetrock off white color, flat texture.
- ❖ Wood burning zero clearance fireplace in the Great room with granite stone veneer and stone mantle.
- ❖ Gas zero clearance fireplace in the master bedroom with granite stone veneer and wood mantle.
- ❖ Interior doors: Four panel pine doors stained, two coats poly w/ oil rubbed lever knobs. First floor doors to be 7’-0” tall and 2<sup>nd</sup> floor doors to be standard 6’-8” tall
- ❖ Interior trim: 1”x 4” Douglas fir window & door trim stained w/ 2 coats poly
- ❖ Interior baseboard: 1”x 6” Douglas fir baseboard stained w/ 2 coats poly
- ❖ Kitchen cabinets & Bath cabinets, as selected by owner **(Cost Allowance provided in contract)**
- ❖ Kitchen & Bath counter tops- Granite or other solid surface **(Cost Allowance provided in contract)**

- ❖ Kitchen appliances: **(Provided by others)**
- ❖ Security System by Imperial Security Systems- First floor & basement level motion detectors, all exterior doors monitored and low temperature monitored, smoke & Carbon Monoxide detectors as required by building code
- ❖ Bathroom fixtures: Kohler, **All bathroom & kitchen fixtures, faucets, toilets, sinks, tubs, shower bases, & shower doors carried under the plumbing fixture allowance**
- ❖ Windows: Andersen E Series, (Eagle), Simulated Divide lights, low E glass, and Aluminum clad with Douglas fir wood interior jambs, permanent wood grills on interior and exterior of window. Exterior window color is brick red
- ❖ Stair & railing system: Stair stringers & stair risers will be painted pine with Rustic oak treads stained or poly to match wood flooring. The newel posts, railings and square stock spindles will be Douglas fir to match the interior trim.
- ❖ Exterior patio at lake side basement level under the deck shall be made of random pattern slate slabs or pervious pavers set in sand
- ❖ Exterior 1<sup>st</sup> floor deck to have ¾" sheathing and rubber roofing membrane installed under the decking material to provide for water proof for the patio below.
- ❖ **OPTIONAL CEILING DETAILS:** Coffered ceilings or exposed beams can be installed as an optional upgrade in the 1<sup>st</sup> floor Great room/kitchen ceiling and the future basement level lounge & bar area.
- ❖ **OPTIONAL BASEMENT LEVEL LIVING SPACE:** The walkout basement plan shows the location of the optional living spaces which could be designed and finished as an optional upgrade to the new owners.

### **INSULATION:**

- ❖ Insulation in walls & ceiling shall be spray foam with the following values.
- ❖ Walls: **R-24.5 open cell foam (Full wall depth @ 5 ½" thick)**
- ❖ Ceilings: **R-44.5 open cell foam (10" thick)**
- ❖ Basement walls: **R -21 closed cell foam (3" thick)**

### **FLOORING:**

#### **First Floor:**

- ❖ Great room, Dining room, hallway & Master Bedroom: ¾"x 4" wide Rustic Knotty Oak wood flooring, stained and three coats clear satin polyurethane (**Wood Floor Material Cost Allowance provided in contract**)
- ❖ Kitchen, Foyer, half bathroom, laundry mud room and master bath: Slate or Porcelain Tile, 12"x12" or larger (**Tile Cost Allowance provided in contract**)

#### **Second Floor:**

- ❖ Main hallway: ¾"x 4" wide Rustic Knotty Oak wood flooring, stained and three coats clear satin polyurethane (**Wood Floor Material Cost Allowance provided in contract**)
- ❖ Bedrooms # 2,#3 & #4: ¾"x 4" wide Rustic Knotty Oak wood flooring, stained and three coats clear satin polyurethane (**Wood Floor Material Cost Allowance provided in contract**)
- ❖ Second floor bathrooms: Slate or Porcelain Tile, 12"x12" or larger (**Tile Cost Allowance provided in contract**)  
Optional Bonus room over garage: Carpet w/ heavy duty pad (**Carpet and padding Material Cost Allowance provided in contract**)

*Note: the installation of tile in the contract is based on a standard straight or running bond pattern. Diagonal patterns, feature strips, medallions or smaller subway tiles will be billed accordingly*

### **ELECTRIC/LIGHTING:**

- ❖ A new underground 200 amp electric service will be provided from the existing onsite National Grid utility pole. A lighting layout drawing will be provided & will act as part of the contract drawings. Please note that all lighting including recessed cans, ceiling, wall mount &/or hung light fixtures will be carried under a **Cost Allowance in the contract**. Phone & Cable TV Jacks: A total of (6) six CAT 5 jacks are provided under this contract, additional jacks will be billed at \$ 100/each.

### **HEATING SYSTEM:**

- ❖ Propane forced hot air will be used for the heating system. The heating system will utilize the same ducting as the A/C. The concrete floor slab in the basement level will have radiant tubing installed for the ability to provide future heat of the living space in the basement. (Basement level mechanical rooms or storage areas will not have radiant tubing installed.) There will be a direct vent gas hot water heater installed for domestic Hot Water. The proposed heat Zones are as follows:
  - Zone 1:** Kitchen, dining room, great room, powder room
  - Zone 2:** Master Suite, laundry room, back hallway & mudroom
  - Zone 3:** Second floor Bedroom Suite #4, back hallway & laundry room
  - Zone 4:** Second floor Bedroom #3, bedroom suite #2 and loft area
  - Zone 5:** Bonus room over garage and adjacent laundry room
- ❖ Hook up for a 1000 gallon underground propane tank will be provided with an underground gas line to house. Note: The new owners will have 2 options for securing a propane tank. The first option would be to sign a rental contract with the propane company for use of their underground tank. The second option would be to purchase the tank directly from the gas company..
- ❖ Gas piping will be provided for the following: 1<sup>st</sup> and 2<sup>nd</sup> floor clothes dryers, gas oven, master bedroom gas fireplace, future basement level gas fireplace and exterior BBQ. Additional gas lines will be billed accordingly

### **AIR CONDITIONING SYSTEM:**

- ❖ A 6 ton split Air conditioning system will be installed thereby providing two 3 ton A/C units to cool the house. The A/C system will have the same zoning as the heat system, 2 zones on the first floor and 3 zones on the second floor for a total of 5 A/C zones. Exact zoning layout will be confirmed by the mechanical contractor as to utilize the most efficient design for the air flow.

### **DOMESTIC WATER SYSTEM:**

- ❖ 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 & installed for the residence.

### **DRIVEWAY and SLATE SIDEWALK:**

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

### **WALKOUT BASEMENT LEVEL PATIO:**

- ❖ pervious pavers will be installed under the lake side deck at the walk out basement level. The pavers will be installed in a stone dust bed w/ the recommended sand installed in the joints. A 3'high stone wall with steps will be installed from the patio level to the lawn level. (See site plan for exact patio, wall and step locations)

### **LANDSCAPING/HARDSCAPING/LAWN**

- ❖ Upon completion of the proposed house the disturbed areas of the property shall be raked, top soiled and seeded. The Septic Leach field will have top soil & seed installed. Landscaping will be completed per the Town Approved landscape plan which will be part of *the Planning Board submission*. All STONE walls as shown on the proposed Site Plan are included unless otherwise noted on the site plan or attached specifications. Adirondack Designers & Builders Inc. can design and install additional landscaping and/or in ground sprinkler system for the new owners providing a change order is issued for the additional items to be installed.

### **Boat Dock:**

- ❖ The existing 40'wide x 38' long U shape dock will be totally rebuilt from the lake bottom up. New rock cribs will be installed with 2x6 treated lumber decking and treated 4x8 dock posts. Dock will be left unstained and allowed for the wood decking to properly air dry. Included on the dock will be 10 low voltage lights mounted on dock posts with photo cell operation and 2 convenience outlets. **As an optional upgrade an upper viewing deck or hip style roof system can be designed and built for the dock at an additional cost to the new owners.**