

Specification Notes	March 9, 2021
NOTE #1	
<p>The design of this house is the property of Ryan Hughes and Benjamin Olsen, organized as Office Hughes Olsen LLC. The documents and drawings contained herein may not be replicated without authorization by the designer, client, or general contractor. Moreover, the house that these documents describe may not be replicated without authorization by Office Hughes Olsen LLC.</p>	
NOTE #2	
<p>Office Hughes Olsen treats specification schedules as "working documents" and a way for us to communicate design or functionality intent. We are open to suggestions from the G.C. about alternative products that accomplish the same goals.</p>	
NOTE #3	
<p>The design of this house was submitted as part of a winning proposal to the Rebuild Duluth program in January 2020. Rebuild Duluth is a partnership among the City of Duluth, Duluth Economic Development Authority (DEDA) and the Duluth Housing and Redevelopment Authority (HRA). More information can be found at: https://duluthmn.gov/planning-development/housing/rebuild-duluth/</p>	
<p>Rebuild Duluth strives to build a collective knowledge of creative and innovative design and construction methodologies for infill housing in Duluth, with the goal of building more affordably, maximizing City infrastructure, and putting vacant, public properties back in private ownership.</p>	
NOTE #4	
<p>The project shall meet or exceed the following standards:</p> <ul style="list-style-type: none"> -Current State of Minnesota and City of Duluth Building Codes -Minnesota Housing Finance Agency (MHFA) standards -Minnesota Green Communities (MNGC) criteria for Single Family (SF) homes -Project shall be MNGC certifiable -Certification checklists, submittals and verification to be by Owner -The project must be certified under the most current EnergyStar program (per MNGC requirements) <p>Note: EnergyStar certification costs to be covered by the General Contractor</p>	
<p>Building materials, construction methods, heating, ventilation, and other mechanical systems will conform to or exceed Minnesota State Energy Code Chapter 1322</p>	
<p>Building materials, construction methods, heating, ventilation, and other mechanical systems shall conform to or exceed the 2015 MN State Residential Code and 2012 IRC</p>	
<p>Any engineered lumber layouts, sizes, spec, and connection details to be provided by the manufacturer</p>	
<p>Electrical, plumbing, and mechanical sub-contractors to provide layouts per code. Layouts to be approved by OHO</p>	
<p>Interior walls to be 2x4 studs @ 16" O.C. with 1/2" gypsum both sides unless noted otherwise</p>	

Windows are dimensioned per the finished opening. G.C. to confirm rough opening per manufacturer recommendation. Window sill and head height A.F.F. (above finished floor) are noted in the building plan	
Safety glazing is required on applicable windows in accordance with MRC R 308.45	
Window fall protection required on applicable windows in accordance with MRC R 312	
Egress windows are noted in the window schedule in accordance with IRC 310, SBC 1309.0310. Egress windows must have a clear net opening width of 20" and a net opening of 24" with 5.1 SF total clear opening. The net clear opening must be no more than 44" above the finished floor	
Flashing at exterior wall envelope on windows and doors in accordance with R103.8	
Smoke alarms are required in accordance with MRC R314	
Carbon monoxide detectors are required within 10'-0" of sleeping areas in accordance with MRC R314	
Radon mitigation if applicable is required in accordance with MPSMSBC 1303.2403	
Standard wall bracing is required in accordance with MSRC R602.10	
Building wrap per G.C. Wrap all window flanges and flex wrap all sills. Seal all window sills	

Window Schedule															
March 1, 2021															
Number	Room	Operation	Manufacturer/Model	Rough Opening (WxH)	Finished Opening (WxH)	Interior Finish	Exterior Finish	Hardware Type	Hardware Finish	Screen Type	Glass Type	INT. Jamb Extension	EXT. Jamb Extension	Egress	Notes
N1	Dining	Casement	Marvin Elevate or Essential	per G.C.	5'-0" x 4'-6"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
N2	Bedroom #1	Casement	Marvin Elevate or Essential	per G.C.	3'-0" x 5'-0"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
N3	Kitchen	Awning	Marvin Elevate or Essential	per G.C.	4'-0" x 2'-6" (Match R1 width)	White -- match wall	Ebony	Casement Folding Handle or Tilt-Turn Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
N4	Entry Hall	Casement	Marvin Elevate or Essential	per G.C.	3'-0" x 5'-0"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
N5	Bedroom #2	Casement	Marvin Elevate or Essential	per G.C.	3'-0" x 5'-0"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
N6	Living Room	Casement	Marvin Elevate or Essential	per G.C.	5'-0" x 4'-6"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
N7	Entry Hall	Picture	Marvin Elevate or Essential	per G.C.	4-4" x 8'-0"	White -- match wall	Ebony	N/A	N/A	Standard	Double-Glazed or better	No	No		
E1	Bedroom #1	Casement	Marvin Elevate or Essential	per G.C.	5'-4" x 6'-0"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
E2	Dining	Casement	Marvin Elevate or Essential	per G.C.	2'-0" x 4'-6"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
S1	Living Room	Casement	Marvin Elevate or Essential	per G.C.	3'-0" x 3'-6"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
S2	Stairway	Picture	Marvin Elevate or Essential	per G.C.	2'-6" x 7'-2"	White -- match wall	Ebony	N/A	N/A	Standard	Double-Glazed or better	No	No		
S3	Bathroom	Awning	Marvin Elevate or Essential	per G.C.	1'-6" x 6'-0"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
S4	Stairway	Awning	Marvin Elevate or Essential	per G.C.	2'-6" x 2'-6"	White -- match wall	Ebony	Casement Folding Handle or Tilt-Turn Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
W1	Living Room	Casement	Marvin Elevate or Essential	per G.C.	2'-0" x 6'-6"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
W2	Living Room	Casement	Marvin Elevate or Essential	per G.C.	2'-0" x 4'-6"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
W3	Bedroom #2	Casement	Marvin Elevate or Essential	per G.C.	4'-0" x 6'-0"	White -- match wall	Ebony	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No		
R1	Kitchen	Venting	Velux S06 / Deck Mounted	per G.C.	4'-0" x 3'-4"	White -- match ceiling	Black	Standard	Satin Chrome	Standard	Double-Glazed or better	No	No		
R2	Powder Room	Fixed	Velux M06 / Deck Mounted	per G.C.	2'-6" x 3'-6"	White -- match ceiling	Black	N/A	N/A	Standard	Double-Glazed or better	No	No		
R3	Stairway	Fixed	Velux M04 / Deck Mounted	per G.C.	2'-6" x 3'-2"	White -- match ceiling	Black	N/A	N/A	Standard	Double-Glazed or better	No	No		
Door Schedule															
March 1, 2021															
Number	Room	Type	Manufacturer/Model	Width	Height	Thickness	Interior Finish	Exterior Finish	Hardware	Hardware Operation	Hardware Finish	Jamb/Head Casings	Notes		
1	Main Entry	Exterior Inswing Door / Flat Panel / Solid -- no lites	per G.C.	36"	8'-0"	per G.C.	White -- match walls	TBD	Standard Lever Handle and Lockset	Locking	Black	Standard			
2	Bedroom #1	Solid Core Flush Panel	per G.C.	54"	8'-0"	1.75"	White -- match walls	White -- match walls	Sliding track mounted to ceiling	Hook and eye		Standard			
3	Bedroom #2	Solid Core Flush Panel	per G.C.	54"	8'-0"	1.75"	White -- match walls	White -- match walls	Sliding track mounted to ceiling	Hook and eye		Standard			
4	Mechanical Room	Interior, Solid Core Flush	per G.C.	30"	6'-8"	1.75"	White -- match walls	White -- match walls	Schlage Latitude F40LAT	Passage	Satin Nickel	Standard			
5	Bathroom	Interior, Solid Core Flush	per G.C.	30"	6'-8"	1.75"	White -- match walls	White -- match walls	Schlage Latitude F40LAT	Privacy	Satin Nickel	Standard			

Finish Schedule		March 10, 2021					
Item	Location	Product	Finish	Quantity	Source	Price	Notes
Siding #1	Exterior	Bridger Steel 1/4" 24 ga. Corrugated Metal	Matte Black	see elevations	https://www.bridg		
Siding #2	Recessed Entryway	Richlite	Slate	see elevations	Intectural / https://		
Roofing #1A	Roof	Bridger Steel 2" Snap Seam / Standing Seam	Matte Black	see plans	https://www.bridg		
Roofing #1B	Roof	Bridger Steel Nail Strip Panel / Standing Seam	Matte Black	see plans	https://www.bridg		
Concrete	Flooring -- Level 1	per. G.C.	Acid Wash / Exposed Agregate Retarder OHO TO APPROVE SAMPLE	see plans			G.C to discuss finish with OHO
Wood Flooring A	Flooring -- Level 2 and Stairs	3/4" x 3.25" Select Bellawood Maple Solid Hardwood or equivalent	OHO TO APPROVE SAMPLE	see plans	https://www.lflo		Let's see what the local lumberyard has
Wood Flooring B	Flooring -- Level 2 and Stairs	3/8" x 5" Select Bellawood Maple Engineered Hardwood or equivalent	OHO TO APPROVE SAMPLE	see plans	https://www.lflo		
Tile #1	Bathroom	6" Imperial Limen Gloss Subway Tile #495760	Mapei Grout / #38 Avalanche	see plans	https://www.tiles		
Tile #2	Powder Room	2" Hexagonal Imperial Pink Floor Tile #667849	Mapei Grout / #38 Avalanche	see plans	https://www.tiles		
Gypsum (Walls)	Interiors throughout	per G.C.	Level 4 or 5	see interior elevations			
Gypsum (Ceilings)	Interiors throughout	per G.C.	Level 4 min.	see interior elevations			
Ceiling Paint	Throughout	Benjamin Moore 'Cloud White' or equivalent	matte finish	see interior elevations			
Wall Paint	Throughout	Benjamin Moore 'Cloud White' or equivalent	matte finish	see interior elevations			
Door Casings	Throughout	BayerBuilt 156A: square profile or sim (7/16" x 2 1/4")	Benjamin Moore 'Cloud White' or equivalent semigloss	see interior elevations	https://www.baye		
Baseboard	Throughout	BayerBuilt 238A: square profile or sim. (7/16" x 3 1/4")	Benjamin Moore 'Cloud White' or equivalent semigloss	see interior elevations	https://www.baye		
Countertop	Kitchen	LL Flooring Butcherblock Maple Unfinished 1.5" x 25" x 120"	Clear / CrystalLac or sim. OHO TO APPROVE SAMPLE	see plans	https://www.lflo		
Backsplash and Shelf	Kitchen	LL Flooring Butcherblock Maple Unfinished .75" x 4" x 120"	Clear / CrystalLac or sim. OHO TO APPROVE SAMPLE	see interior elevations	https://www.lflo		
Handrail	Stairway	Custom -- see drawings	match baseboard	see interior elevation			

Railing	Level 2 Dining Room/Kitchen	Custom -- 2x2 slat railing (see drawings)	match baseboard	see interior elevation			
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Cabinet Schedule	March 1, 2021						
Location	Item	Product	Dimension (W x D x H)	Finish	Quantity	Source	Price
Bedroom #1	Wardrobe A	Wardrobe w/ 3 or 4 doors	72" x 24" x 96"	Matte or Supermatte White	1		
Bedroom #2	Wardrobe B	Wardrobe w/ 3 or 4 doors	72" x 24" x 96"	Matte or Supermatte White	1		
Entry	Wardrobe C	Wardrobe w/ 3 or 4 doors	72" x 24" x 96"	Matte or Supermatte White	1		
Kitchen	Base Cabinet #1	Base Cabinet for sink / 2 doors	36" x 24" x 30"	Matte or Supermatte White	1		
Kitchen	Base Cabinet #2	Base Cabinet / shelves	24" x 24" x 30"	Matte or Supermatte White	1		
Kitchen	Base Cabinet #3	Base Cabinet / shelves	24" x 24" x 30"	Matte or Supermatte White	1		
Kitchen	Base Cabinet #4	Base Cabinet / shelves	24" x 24" x 30"	Matte or Supermatte White	1		
Kitchen	Base Cabinet #5	Base Cabinet / drawers	21" x 24" x 30"	Matte or Supermatte White	1		
Kitchen	Pantry	Pantry / shelves below / pull out shelves above	28" x 24" x 90"	Matte or Supermatte White	1		
Cabinet Pulls (throughout)	Edge Pull	Berenson	56mm	Nickel	see plans	https://www.berenson.com	

Appliance, Fixture & Accessory Schedule									
	March 1, 2021								
Item	Supplier	Product	Dimensions	Finish	Source	Quantity	Price	Notes	Alternative
Double Bowl Sink	IKEA	HILLESJON	29 1/2" x 18" x 7 1/4"	Stainless Steel	https://www.ikea.com				
Kitchen Faucet	IKEA	TÄMNAREN	12 1/4" (h)	Stainless Steel	https://www.ikea.com				
Refrigerator A	IKEA	ISANDE	24" W	White	https://www.ikea.com				
Refrigerator B	Lowes	LG	30" W 24" D	Stainless Steel	https://www.lowes.com				
Dishwasher	Lowes	Samsung	24"W	Stainless Steel	https://www.lowes.com				
Oven A	IKEA	ADRATT	30" W	Stainless Steel	https://www.ikea.com				
Cooktop A	IKEA	NEDDRAGEN	30" W	Black	https://www.ikea.com				
Range B	Lowes	Samsung	30" W	Stainless Steel	https://www.lowes.com				
Washer/Dryer Combo	Home Depot	Whirlpool	24" W	White	https://www.homedepot.com				
Toilet	Swiss Madison	Ivy 1-Piece 0.8/1.28 GPF Dual Flush Elongated Toilet	26.5" (d) x 14.5" (w) x 28.5" (h)	White	https://www.homedepot.com				
Powder Room Sink	IKEA	HAGAVIKEN	24 3/4" (w) x 13 3/8" (d)	White	https://www.ikea.com				
Powder Room Faucet	IKEA	DALSKAR	7 1/8" (h)	Stainless Steel	https://www.ikea.com				
Bathroom Sink	IKEA	ODENSVIK	32 5/8" x 19 1/4" x 2 3/8" (h)	White	https://www.ikea.com				
Bathroom Faucet	IKEA	DALSKAR	7 1/8" (h)	Stainless Steel	https://www.ikea.com				
Bathtub	American Standard	Princeton	60" x 30" x 14"	White	https://www.homedepot.com				
Showerhead A	Moen HydroEnergetix	Wall Mount Fixed Adjustable Shower Head	5.375" (d) x 4" (w) x 8.25" (h)	Chrome	https://www.homedepot.com				
Showerhead B	Glacier Bay	Ceiling Showerhead	12" x 12"	Chrome	https://www.homedepot.com				
Electric Baseboard	Stelpro	Brava Electric Baseboards AB82002W	96" (72", 60", 48", 38", 28", and 20" also available)	White	https://www.stelpro.com			Discuss baseboard location with OHO prior to installation	
Gutters	REFERENCE	6" Commercial Box Gutter	see plans	Match Siding	https://stormmas.com				
Gutter Accessories	REFERENCE	for 6" Commercial Box Gutter	see plans	Match Siding	http://www.egutter.com				
Custom Rain Chain	McMaster Carr	Cut Resistant Square Link Chain -- 3/8"	see plans	Zinc Plated	https://www.mcmaster.com				
Rain Chain Leader	REFERENCE	for 6" Commercial Box Gutter	see plans	Zinc / Stainless	http://www.outdoorliving.com				
Letterbox	Chelsea	Architectural Mailbox	10.125" (w) x 11.25" (h) x 4.25" (d)	Black	https://www.menards.com				
House Numbers	Menards	Hillman 5" Brushed Nickel Floating Mount Address Number	5" Height	Brushed Nickel	https://www.menards.com				
Dryer Vent Cap	Menards	Broan		Black	https://www.menards.com				
Outlet Covers (Interior)	Menards	Simple Outlet Cover	N/A	White / Match Wall	https://www.menards.com				
Outlet Covers (Exterior)	Kyles Switch Plate	Kyles Switch Plate SPJWP-G-	see elevations	Bronze	https://www.kyles.com				

Hose Bibb	Per. G.C.	3/4 in. Hose Bibb Vacuum Breaker	N/A	N/A	https://www.build				
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Tag	Room	Type	Product	Quantity	Dimmable	Ceiling Height	Source	Price	Notes	Alternate
Lighting and Electrical Schedule March 1, 2021 NOTE #1: consult RCP and interior elevation for all fixture, switch, and outlet locations and layouts Note #2: All hardwired lights to be on dimmers unless otherwise specified!										
L1	Dining Room	Pendant	OHO to select	1	Y			allowance		
L2	Kitchen	Track Light	10' track lighting w/ 5 heads min. LED preferred White	1 track / 5 heads	Y					
L3	Living Room	Overhead Fan w/ Light	Minka Aire Roto 52" Ceiling Fan with Light Kit	1	Y		https://www.homedepot.com			
L4	Bedroom #1	Sconces	Nymane wall up/down light	2	Y		https://www.ikea.com			
L5	Bedroom #1	Recessed Overhead	4" Recessed LED Minimal Trim White	1	Y					
L6	Bedroom #2	Sconces	Nymane wall up/down light	2	Y		https://www.ikea.com			
L7	Bedroom #2	Recessed Overhead	4" Recessed LED Minimal Trim White	1	Y					
L8	Bathroom	Strip Sconce	24" Basic Bathroom Strip Wall Lamp	1	Y		https://www.stardirect.com			
L9	Bathroom	Recessed Overhead	4" Recessed LED Minimal Trim White	1	Y					
L10	Powder Room	Strip Sconce	24" Basic Bathroom Strip Wall Lamp	1	Y		https://www.build.com			
L11	Powder Room	Recessed Overhead	4" Recessed LED Minimal Trim White	1	Y					
L12	Recessed Entryway	Sconce (exterior)	Canarm 7.25" IOL211BK Black Finish 7.25" x 6.75" x 4.25"	1	Y		Build.com			
L13	Stair	Recessed	4" Recessed LED Minimal Trim White	1	Y					
L14	Handrail	LED Tape	Armcast Lighting RibbonFlex LED	12 feet (approx.)	Y		https://www.homedepot.com		Soft white light	
L15	Entry Hall	Recessed	4" Recessed LED Minimal Trim White	1	Y					

<u>Mechanical Schedule</u>	March 8, 2021	
Item	Supplier	Product
Passive Radon Detection System	per G.C.	per G.C.
Radiant In-floor Heat	per G.C.	per G.C.
Hot Water Boiler	per G.C.	per G.C.
H.R.V / E.R.V.	per G.C.	per G.C.
Bathroom Fan	per G.C.	per G.C.
Kitchen Fan	per G.C.	per G.C.