

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: Energy Star 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	Finished Opening (WXH)	Interior Finish	Exterior Finish	Hardware Type	Hardware Finish	Screen Type	Glass Type	INT. Jamb Extension	EXT. Jamb Extension	Egress	Notes
N1	Bedroom #1	Casement	Marvin Elevate or Essential	per G.C.	2'-6" x 3'-6"	White -- match wall	Silver / White	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No	Yes	
N2	Shower	Casement	Marvin Elevate or Essential	per G.C.	2'-6" x 3'-6"	White -- match wall	Silver / White	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No	No	
N3	Bathroom	Picture	Marvin Elevate or Essential	per G.C.	6'-0" x 3'-6"	White -- match wall	Silver / White	N/A	N/A	N/A	Double-Glazed or better	No	No	No	
N4	Bedroom #2	Picture	Marvin Elevate or Essential	per G.C.	6'-0" x 3'-6"	White -- match wall	Silver / White	N/A	N/A	N/A	Double-Glazed or better	No	No	No	N4 and N5 mullied
N5	Bedroom #2	Casement	Marvin Elevate or Essential	per G.C.	3'-0" x 3'-6"	White -- match wall	Silver / White	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No	Yes	N4 and N5 mullied
N6	Kitchen	Casement	Marvin Elevate or Essential	per G.C.	2'-0" x 5'-0"	White -- match wall	Silver / White	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No	No	
N7	Kitchen	Picture	Marvin Elevate or Essential	per G.C.	4'-6" x 5'-0"	White -- match wall	Silver / White	N/A	N/A	N/A	Double-Glazed or better	No	No	No	
N8	Living Room	Awning	Marvin Elevate or Essential	per G.C.	4'-0" x 2'-0"	White -- match wall	Silver / White	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No	No	
E1	Living Room	Picture	Marvin Elevate or Essential	per G.C.	3'-0" x 8'-0"	White -- match wall	Silver / White	N/A	N/A	N/A	Double-Glazed or better	No	No	No	E1 and E2 mullied
E2	Living Room	Picture	Marvin Elevate or Essential	per G.C.	7'-0" x 8'-0"	White -- match wall	Silver / White	N/A	N/A	N/A	Double-Glazed or better	No	No	No	E1 and E2 mullied
S1	Bedroom #1	Casement	Marvin Elevate or Essential	per G.C.	2'-8" x 6'-6"	White -- match wall	Silver / White	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No	No	
S2	Entryway	Picture	Marvin Elevate or Essential	per G.C.	6'-0" x 8'-0"	White -- match wall	Silver / White	N/A	N/A	N/A	Double-Glazed or better	No	No	No	
S3	Dining Room	Awning	Marvin Elevate or Essential	per G.C.	4'-0" x 6'-6" (Match R1 width)	White -- match wall	Silver / White	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No	No	
W1	Bedroom #1	Picture	Marvin Elevate or Essential	per G.C.	5'-0" x 3'-6"	White -- match wall	Silver / White	N/A	N/A	N/A	Double-Glazed or better	No	No	No	W1 and W2 mullied
W2	Bedroom #1	Picture	Marvin Elevate or Essential	per G.C.	5'-0" x 3'-6"	White -- match wall	Silver / White	N/A	N/A	N/A	Double-Glazed or better	No	No	No	W1 and W2 mullied
W3	Bedroom #1	Casement	Marvin Elevate or Essential	per G.C.	3'-6" x 3'-6"	White -- match wall	Silver / White	Casement Folding Handle	Satin Chrome	Standard	Double-Glazed or better	No	No	No	
R1	Dining Room	Fixed	Marvin Elevate or Essential	per G.C.	4'-0" x 5'-0"	White -- match wall	Standard (grey)	N/A	N/A	N/A	Double-Glazed or better	No	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	Silver / White	Standard Lever Handle and Lockset	Locking	Black	Standard			
2	Back Door	Exterior Inswing Door / Minimal Rail & Stile / full lite	per G.C.	36"	8'-0"	per G.C.	White -- match walls	Silver / White	Standard Lever Handle and Lockset	Locking	Black	Standard			
3	Bedroom #1	Interior. Solid Core Flush Panel	custom?	40"	see interior elevation	1.75"	White -- match walls	White -- match walls	Schlage Latitude F40LAT	Passage	Satin Nickel	Standard	This is a custom piece		
4	W.C.	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"	8'-0"	1.75"	White -- match walls	White -- match walls	Schlage Latitude F40LAT	Passage	Satin Nickel	Standard			
6	Linen Closet	Interior. Bi-fold	per G.C.	30"	6'-8"	per G.C.	White -- match walls	White -- match walls	Emtek 4" 220304 Rectangular Flush Pull	None	Satin Nickel	Standard			
7	Bedroom #2	Interior. Solid Core Flush	per G.C.	30"	8'-0"	1.75"	White -- match walls	White -- match walls	Schlage Latitude F40LAT	Passage	Satin Nickel	Standard			

Finish Schedule		March 1, 2021					
Item	Location	Product	Finish	Quantity	Source	Price	Notes
Siding #1	Exterior	Bridger Steel 1/4" 24 ga. Corrugated Metal	Galvalume	see elevations	https://www.bridgers		
Siding #2	Recessed Entryway	Richlite	Blue Canyon	see elevations	Intectural / https://w		
Roofing #1A	Roof	Bridger Steel 2" Snap Seam / Standing Seam	Galvalume	see plans	https://www.bridgers		
Roofing #1B	Roof	Bridger Steel Nail Strip Panel / Standing Seam	Galvalume	see plans	https://www.bridgers		
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
Tile #1	Bathroom	6" x 6" Imperial Ocean Blue Ceramic Tile #495675	Mapei Grout / #38 Avalanche	see plans	https://www.tileshop		
Tile #2	Shower	10" x 16" Gloss White Ceramic Wall Tile #494026	Mapei Grout / #38 Avalanche	see plans	https://www.tileshop		
Tile #3	Kitchen	3" x 8" Regent Bianco White Subway Tile #494466	Mapei Grout / #38 Avalanche	see plans	https://www.tileshop		
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'	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.bayerbu		
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.bayerbu		
Countertops	Kitchen	LL Flooring Butcherblock Maple Unfinished 1.5" x 25" x 120"	Clear / CrystalLac or sim. OHO TO APPROVE SAMPLE	see plans	https://www.llflooring		
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.llflooring		

Cabinet Schedule		March 1, 2021					
Location	Item	Product	Dimension (WxDxH)	Finish	Quantity	Source	Price
Kitchen	Base Cabinet #1	Base Cabinet for sink / 2 doors	30" x 24" x 30"	Matte or Supermatte White		1	
Kitchen	Base Cabinet #2	Base Cabinet / drawers	18" x 24" x 30"	Matte or Supermatte White		1	
Kitchen	Base Cabinet #3	Base Cabinet / drawers	18" x 24" x 30"	Matte or Supermatte White		1	
Kitchen	Base Cabinet #4	Base Cabinet / drawers	24" x 24" x 30"	Matte or Supermatte White		1	
Kitchen	Base Cabinet #5	Base Cabinet / shelves	24" x 24" x 30"	Matte or Supermatte White		1	
Kitchen	Base Cabinet #6	Base Cabinet / shelves	24" x 24" x 30"	Matte or Supermatte White		1	
Kitchen	Base Cabinet #7	Base Cabinet / drawers	24" x 24" x 30"	Matte or Supermatte White		1	
Kitchen	Base Cabinet #8	Base Cabinet / drawers	24" x 24" x 30"	Matte or Supermatte White		1	
Bedroom #1	Wardrobe A						
Entry Hall	Wardrobe B	Wardrobe w/ 3 or 4 doors	72" x 24" x 96"	Matte or Supermatte White		1	
Bedroom #2	Wardrobe C	Wardrobe w/ 3 or 4 doors	72" x 24" x 96"	Matte or Supermatte White		1	
Kitchen	Pantry	Wardrobe w/ 1 door	24" x 24" x 96"	Matte or Supermatte White		1	
Kitchen	Broom Closet	Wardrobe w/ 1 door	24" x 24" x 96"	Matte or Supermatte White		1	
Cabinet Pulls (throughout)	Edge Pull	Berenson	56mm	Nickel	see plans		https://www.berensonhardware.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/us/				
Kitchen Faucet	IKEA	TÄMNAREN	12 1/4" (h)	Stainless Steel	https://www.ikea.com/us/				
Refrigerator A	IKEA	ISANDE	24" W	White	https://www.ikea.com/gb/				
Refrigerator B	Lowe's	LG	30" W 24" D	Stainless Steel	https://www.lowes.com/p				
Dishwasher	Lowe's	Samsung	24"W	Stainless Steel	https://www.lowes.com/p				
Oven A	IKEA	ADRATT	30" W	Stainless Steel	https://www.ikea.com/us/				
Cooktop A	IKEA	NEDDRAGEN	30" W	Black	https://www.ikea.com/us/				
Range B	Lowe's	Samsung	30" W	Stainless Steel	https://www.lowes.com/p				
Washer/Dryer Combo	Home Depot	Whirlpool	24" W	White	https://www.homedepot.c				
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.c				
Bathroom Sink	IKEA	ODENSVIK	32 5/8" x 19 1/4" x 2 3/8 "	White	https://www.ikea.com/us/				
Bathroom Faucet	IKEA	DALSKAR	7 1/8" (h)	Stainless Steel	https://www.ikea.com/us/				
Bathtub	American Standard	Princeton	60" x 30" x 14"	White	https://www.homedepot.c				
Showerhead A	Moen HydroEnergetix	Wall Mount Fixed Adjustable Shower Head	5.375" (d) x 4" (w) x 8.25" (h)	Chrome	https://www.homedepot.c				
Showerhead B	Glacier Bay	Ceiling Showerhead	12" x 12"	Chrome	https://www.homedepot.c				
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://stormmaster.com/				
Gutter Accessories	REFERENCE	for 6" Commercial Box Gutter	see plans	Match Siding	http://www.egutter.com/R				
Custom Rain Chain	McMaster Carr	Cut Resistant Square Link Chain -- 3/8"	see plans	Zinc Plated	https://www.mcmaster.co				
Rain Chain Leader	REFERENCE	for 6" Commercial Box Gutter	see plans	Zinc / Stainless	http://www.outdoorpatios				
Letterbox	Regent	Architectural Mailbox	10.125" (w) x 13.25" (h) x 4.25" 9d)	Stainless Steel	https://www.menards.com				
House Numbers	Menards	Hillman 5" Black Floating Mount Address Number	5" Height	Black	https://www.menards.com				
Dryer Vent Cap	Menards	Broan		Aluminum	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	Gray	https://www.kyleswitchplate.com				
Hose Bibb	Per. G.C.	3/4 in. Hose Bibb Vacuum	N/A	N/A	https://www.build.com/products/34-in-hose-bibb-vacuum				

<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.