

March 10, 2021

ALABAR, LLC
Specifications for Condominiums
Skaneateles Meadows
Lauder Lane, Skaneateles, N.Y.
www.skaneatelesmeadowscondos.com

EXCAVATION:

Foundation backfill will be gravel. Finish grade to follow grading plan.
Trenches for utilities as per lot.

FOUNDATION:

Full Basement and Party wall:	12 courses of 10" concrete blocks on 10"x 20" concrete footings.
Garage:	8" concrete blocks on 10"x 20" footings.
Front Porch:	8" concrete blocks on 10"x 20" concrete footings.

Exterior of wall to have a foundation coat. All 12 course walls to have cores poured with concrete approximately every 5' with re-rod. Footings to have two re- rods.

DRAIN TILE:

4" perforated tile to run around exterior of footings, with drain holes through footings to outside tile. Drain tile to be covered with stone and filter paper and to run to daylight if possible. If tile can't run to daylight a sump pump will be needed.

FRAME SYSTEM:

Framing to be as per plans

Floor system:	As per plans, 10" joist, 16" on center.
Cellar beam:	LVL as per plans.
Sub-floor:	¾" tongue + groove.
Exterior walls:	2"x 6" on 16" center per plans.
Interior walls:	2"x 4" on 16" centers per plans.
Interior party wall:	Double 2"x 4" wall with a 2" shaft wall between.
Wall sheathing:	7/16" osb
Headers:	as per plans

ROOF SYSTEM:

Roofing: 15# felt, 36" ice and water shield, white galvanized drip, CertainTeed Landmark Architectural shingles, Shingle Vent II ridge vent ventilation, all overhangs to be 12", all flashing to be metal. Roof sheathing to be ½". Roof trusses or rafters per plans.

WINDOWS & EXTERIOR DOORS:

White vinyl, tilt wash, low E glass with argon.
Screens on all windows and sliding door. Locations and sizes per plans.
Windows and door to have grilles, per plans.
All grilles between glass.
Front door to be 36" fiberglass six panel.
Sliding door to be white vinyl.
Fire rated, 34", 6 panel steel fire door from garage to house.
Hardware to be Schlage, satin nickel, lever handle.
Hinges to be satin nickel.
All entrance doors to have dead bolts.
Garage overhead door to be 16'x 8', white, Architectural, steel, insulated, with opener.
Basement to have an egress window.

INSULATION:

Celotex sill sealer on top of foundation wall.
Spray foam in sill box and air seal walls.
Tyveck wrap exterior walls.
Exterior walls to have R-23, BiB system.
Ceilings to be R-49 blown in fiberglass or R-49 fiberglass batts .
Propervents where needed.
Some interior sound proof where needed.
Garage ceiling to have R-19 insulation.
Garage walls to have R-11 insulation.
Basement block walls where needed to have R-12 fiber glass blankets.
Party wall to be sound insulated.

SHEETROCK:

½" sheetrock throughout house.
House to be finished and sanded.
Sandpaint ceilings and closets.
Garage to be sheet rocked, complete finish.

