PROPERTY: 71 Fairgrounds

OUTLINE SPECIFICATIONS

I. SITEWORK & LANDSCAPING

1. Surveyor to stake and as-built accordingly.
2. Excavation as required by the foundation plan.
3. Excavation material to be trucked off site and returned as necessary.
4. Trench water, sewer, power, cable television, and phone below frostline and backfill with clean.
5. material. Connect to shared sewage disposal system.
6. Crushed seashell Driveway cut into the grade with metal landscaping edge.
7. Base landscaping to include the following:
    a) Hydro-seed in all non-planted areas.
    b) Zoned irrigation system.
    c) Foundation plantings.

II. CONCRETE

1. Foundation walls: Poured concrete walls to be poured in accordance with dimensions, depth of wall and reinforcing as shown on structural drawings issued for building permit.
2. Galvanized hot-dipped anchor bolts as noted and dimensioned on structural drawings.
3. Walkdown staircase / Cedar Balusters.
4. Cast-in-place concrete basement window wells to be located upon completion of landscape plan.

III. FRAMING

1. Sills: 2 x 6 pressure treated on fiberglass sill seal.
2. Floor Joists and rafters: as shown on structural drawings for building permit submission.
3. Frame Walls: 2 x 6 construction grade spruce 16" O.C. with 1/2" CDX sheathing.
4. Headers: As required, insulation where possible.
5. Roofing Decking: 5/8" CDX.
6. Partitions: 2 x 4 Construction grade spruce 16" O.C.
7. Subfloor: ¾” T&G Advantech sub-flooring.

IV. INSULATION

1. Roof: Icynene Spray Foam or equivalent polyurethane foam insulation system – thickness and R-values to conform to HERS rating specifications attached by reference.
2. Frame Walls: – Conform to HERS rating specifications.
3. Sill: Treated expansion joint.
4. All Interior Walls: 3 1/2" Fiberglass for sound deadening.
5. Floor sandwiching: 6” Fiberglass for sound deadening.
6. First Floor Frame: Compliant with HERS rating.
7. Second Floor Frame: Compliant with HERS rating.

V. EXTERIOR FINISH AND MILLWORK

1. Decking & Stoops: 1x4 Mahogany- Finish: natural to weather.
2. Roofing: Black asphalt shingles.
3. All copper roof flashing.

4. Roofing Paper: 30# Building Felt or Grace Tri-Flex 30- weather dependent at installation.
5. Siding: Re-squared & Re-Butted White Cedar Shingles 4 ½" – 5-1/2" to the weather to be installed with hot dipped galvanized nails.
6. Paper: Grace Ice & Water Shield at windows and corners for "splining" in addition to 15# building felt or equivalent "housewrap" on the entire building.
7. Flashing: Lead as required: lead pans under doors. Copper where necessary.
8. Corner Boards: 5/4 x 5"- Primed treated pine.
9. Porch Ceilings: 1x6 prime treated pine with center bead or V-groove.
10. Exterior Running Trim: 1 x 8 Fascia, 1 x 4 Frieze, 1x4 window & door trim, 1 x 6 Soffit- all to be prime treated pine.
11. Roof Ventilation: Ridge Vent.
12. Windows: Andersen 400 series.
13. Doors: Andersen doors.
14. Front Door - Custom Wood Door, color TBD.

VI. INTERIOR FINISH

1. Plaster - Skim coat veneer plaster- smooth finish all locations.
2. Great Room Ceiling: Wood finish.
3. First Floor Bedroom Walls: Shiplap.
4. Lower Level Living Room Walls: Shiplap.
5. Studio Walls: Shiplap.
6. Doors: Two panel solid core Masonite- 1-3/4".
7. Jambs: Pine.
8. Casing Molding: 1 x 4".
9. Base Molding: 1 x 6" or 1 x 8".
10. Underlayment: 5/16" 4 x 4 Dura-rock cement backer board at tile locations.
11. Floor Coverings:
    a) 9" character grade/rustic oak $17/sq ft allowance.
    b) Not to exceed $20 per square foot tile material allowance/bathroom floors & tub and shower enclosures.
    c) Limit at enclosures: Showers and tub enclosure to receive tile on all walls and ceiling to height of 8 feet.
    d) Tile to be provided in standard running bond pattern. Any special bond pattern requested can be provided at additional cost.
12. Clothes Closets: 12" wood shelves and steel poles- Painted poplar or clear maple veneer plywood Custom built closet for primary bedroom closet.
13. Linen Closet: Four 12" wood shelves.
14. Kitchen Island and Counters, Cabinets, Vanities and Laundry: Not to exceed $120k.
15. Interior Hardware: Not to exceed $125 a piece.
16. Exterior Hardware: Not to exceed $300 a piece.
17. Bathroom Fixtures: Not to exceed $1,000 for powder room and $1,500 for other bathrooms.
18. Bathroom Mirrors: Not to exceed $5,000 total.
19. Shower Doors: ½" thick frameless glass doors and panels.
20. Interior stairs: White oak treads to match throughout and poplar risers (Oak handrail, square oak balusters).
21. Basement Stairs: White oak treads, poplar riser finish.

VII. PAINTING

1. Exterior Running Trim: Painted trim.
2. Exterior Doors: Front door color to be selected by Owner.
3. Interior Walls: One coat primer; two coats flat latex, Benjamin Moore, color to be selected by Owner/Owner to supply a room-by-room color description/Bathrooms to be eggshell finish.
4. Ceilings: White
5. Doors and trim: One primer coat, two coats Benjamin Moore semi-gloss (color selections by Owner).

VIII. PLUMBING

To conform to code

1. Domestic Water Service: 1" type plastic with meter provided by local utility
2. Water Lines: PEX tubing.
4. Vents: 3" Copper.
5. Hot Water Heater: One power vented LP water heater with a mixing valve.
6. Dishwasher: Provide faucet connections per manufacturer's specifications.
7. Clothes Washer: Single throw valve. Provide connections.
8. Sillcocks: Two frost-free per plan.
9. Hot water recirculating line.
10. Two hot water tanks with electric heat pumps.

IX. HVAC

1. Base System: 1 Electric heat pump, 95% efficient furnace - w/air conditioning - 3 Zones Complete with whole-house Aprilaire dehumidifier system. a. Thermostats to be determined in conjunction with Owner
    a) Distribution: Floor vents to match wood flooring- flush with adjacent finished floor.
    b) Supply: 500 gallon underground propane tank.

X. ELECTRICAL: ALL WORK IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE

All electrical work shall be installed in accordance with State, Local and National Electric Codes

1. Provide temporary electric service as required by construction.
2. Provide permanent electric service, secondary conductors shall be located underground.
3. Size and service panel for the main house shall be 200 amps- 40 circuit. Panel box shall be located in the basement.
3. Provide electrical fixtures as per diagrammatic lighting layout plan.
4. All receptacles shall be three prong, fully grounded, bright white (or as selected by owner from stock color range) with matching cover plates. All are to be installed horizontally in the baseboards.
5. Provide ground fault interrupter circuit breakers in bathrooms, kitchen and exterior outlets.
8. Connect all appliances and equipment in accordance with manufacturer’s recommendations and specifications.
9. Wire, interconnect and locate all smoke and carbon monoxide detectors per State and Local Codes.
11. Provide basic coverage for insurance company requirements regarding fire and heat loss.
12. Sufficient motion detectors will be installed to detect intrusion at all points of entry

XI. ELECTRICAL FIXTURES

1. Recessed lights by Nora LED.

XII. PLUMBING FIXTURES

1. Kohler plumbing fixtures.

XIII. BASEMENT

1. Plumbing and slab for two baths
2. Interior and exterior staircase

XIV. OTHER

1. Exterior Door Sconces: Not to exceed $500 a piece.
2. A/V: 3 zone Sonos system.
3. Kitchen Appliances: $43,000 material allowance (including MA sales tax).