

Tri-Town Homes

BUILDING SPECIFICATION SHEET

5 Lake Shore Drive, Georgetown, MA

SITE

- Driveway paved asphalt
- Private septic system
- Public Water
- Utilities – electric, cable and telephone overhead
- Natural Gas

MASONRY

- Foundation walls psi concrete, 10' thick
- Basement floor 3000 psi concrete 4' thick
- Exterior foundation walls below ground damped proofed
- Perimeter drain installed around exterior footing

FRAME

- Exterior walls 2X6 kd spruce 16" on center
- Interior partitions 2X4 kd spruce 16" on center
- Floor joists shall be 2X10 kd spruce
- Sub floors sheathing shall be 3/4" T&G advantech plywood glued and nailed
- Exterior sheathing 1/2" OSB
- Attic access – pull down stairs

EXTERIOR FINISH

- Vinyl siding
- Roofing – asphalt shingles (30 years architectural type)
- Vinyl shutters installed front side
- Exterior deck 12X14 pressure treated lumber

DOORS AND WINDOWS

- Front door – fiberglass insulated 6 panel with full view sidelights
- Vinyl tilt windows with full screen and low E glass plus Argon Energy Star Rated
- Interior doors 6 panel masonite solid core (hollow core closets)

INSULATION

- 6” fiberglass in basement ceiling R19
- 6” fiberglass in exterior walls R19
- 9” fiberglass in second floor ceiling R30

INTERIOR FINISH

- Walls ½” wallboard skim coat plaster
- Texture finish in closets and ceilings
- Window and door trim 2½” FJ pine
- Baseboard 5½” FJ speedbase
- Walls painted - 1 coat primer, 1 coat finish (flat latex)
- Trim painted – 1 coat primer, 2 coat finish (semi-gloss latex)
- Closets shall have wire shelves
- Front hall railing – white spindles and oak railing
- Staircase – oak treads and pine risers

PLUMBING AND HEATING

- Kitchen – double stainless steel sink
- Gas stove connection
- Ice maker connection
- Half bath – Vanity and toilet
- Main bath – toilet, 5’ fiberglass bath/shower unit, single sink vanity with formica top.
- Master bath – 5’ fiberglass bath, sink vanity with formica top.
- Washer and dryer hook up
- Hot water tank gas fired 40 gallon
- 2 exterior faucets
- Forced hot air heat by gas 95% high efficiency
- Central air
- Fixtures American Standard or equal

ELECTRICAL

- 200 Amp service, plugs and switch to code
- Telephone line Cat 5, outlets in kitchen, family room and bedrooms (5 total)
- Cable roughed in family room and bedrooms (4 total)

- 2 exterior outlets
- 3 bathroom ceiling fan/light units installed by Builder
- \$1,000.00 lighting allowance
- 5 recessed lights included
- There is an extra charge for assembly of specialty lights

KITCHEN CABINETS

- Kitchen cabinets Schrock maple or oak raised panel
- Countertops – Granite from Builder sample
- \$1,500.00 appliance allowance

FLOORING

- Entry foyer, kitchen, breakfast areas and upstairs hallway oak hardwood floor
- Tile baths and laundry area - \$3.50 per square foot allowance includes grout
- Carpet allowance - \$18.00 per square yard installed in all bedrooms, Living room

LANDSCAPING

- Loam and seed all disturbed areas
- Front walkway flagstone
- Shrubs will be provided in the front of the house
- Mulch beds in the front of the house

STANDARD EXCLUSIONS

- Towel racks, soap dishes, paper holders, shower doors
- Mail Box
- Mirrors

5 Lake Shore Drive
Georgetown, MA

Developer
Tri-Town Homes

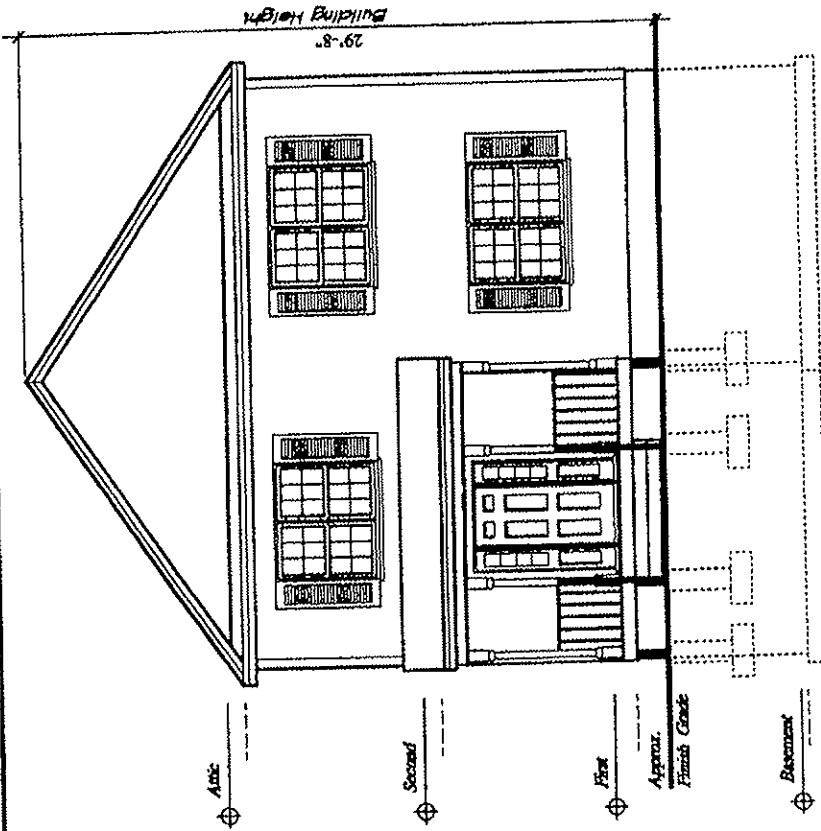
Builder
Crowe Construction

Real Estate Agent
ReMax Advantage
Pam Cote (978)882-4491

A Drafting Service for
Professional Home Builders

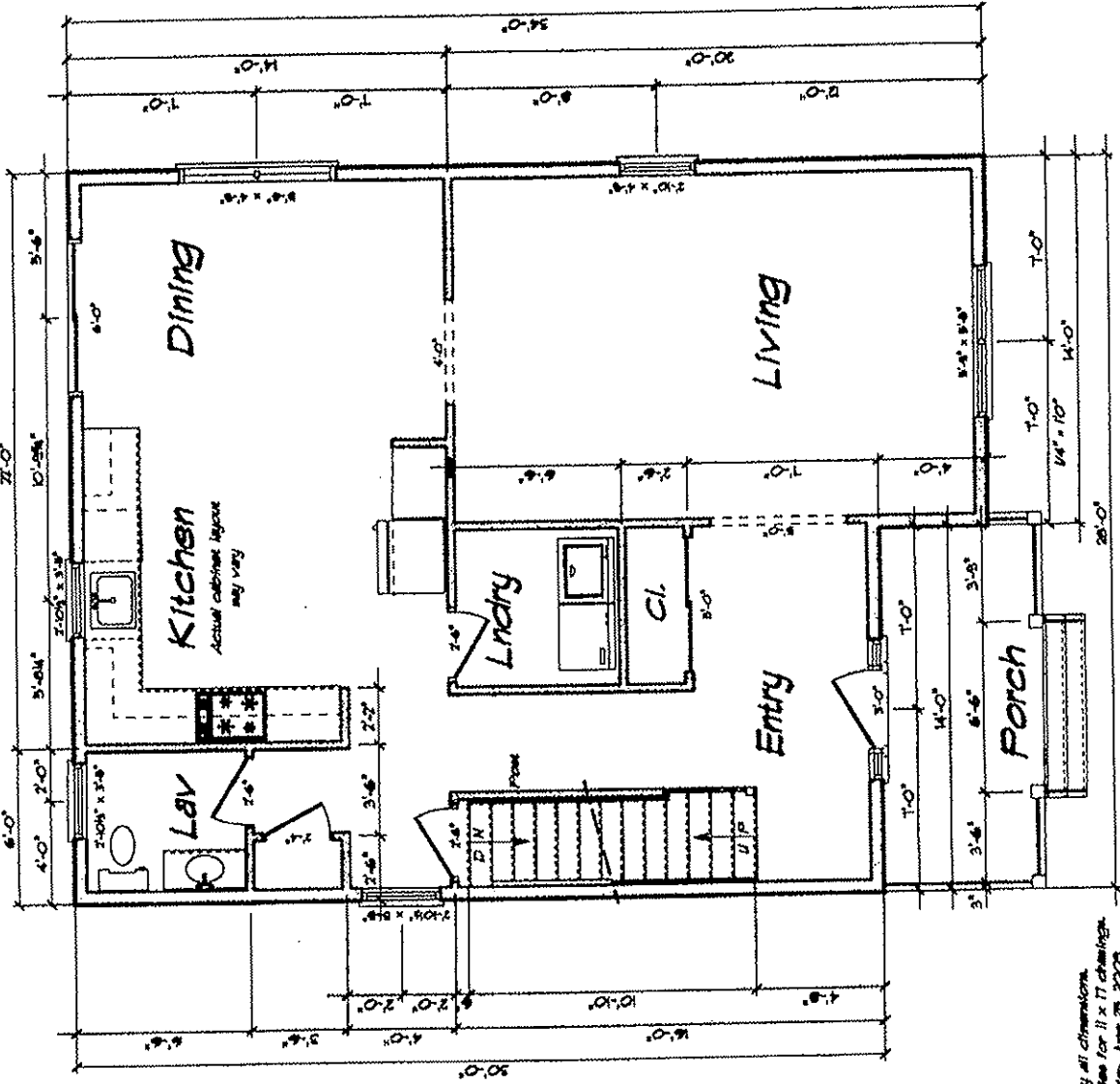
Notes:

- * All dimensions to be field verified and changes made accordingly.
- * Exterior siding, trim, moldings and details are per builder specifications.
- * Finish grade is shown as 1' 6" below top of foundation.
- * Window & Doors: Mill, size, design, layout and details per builder.
- * When this drawing is 11 x 17, it is the scale as indicated.



Front Elevation
3/16" = 1'0"

Total living area sq. ft. = 1848



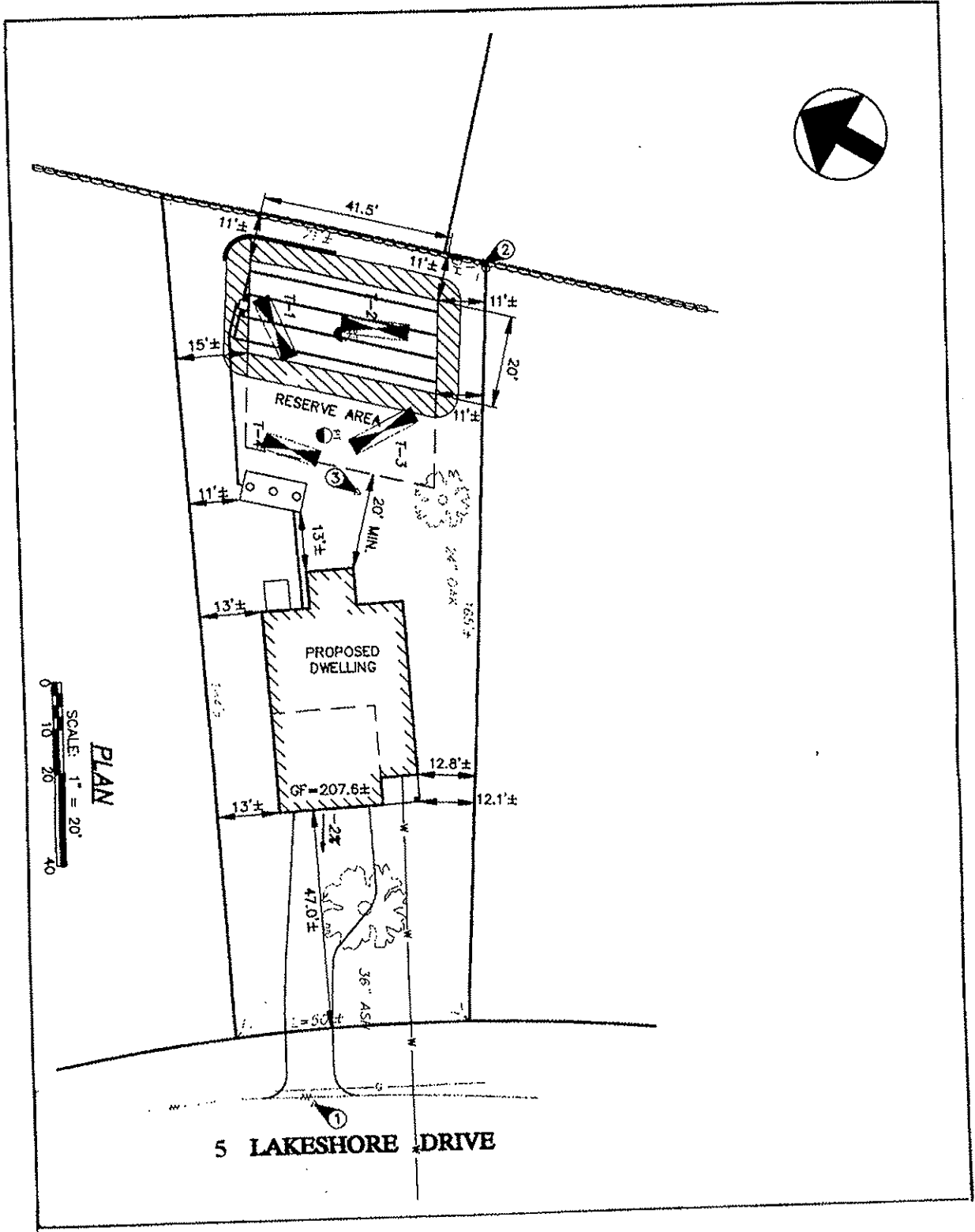
2834-1: 1st Floor
14' x 10'

First floor living area sq. ft. = 896

Notes:

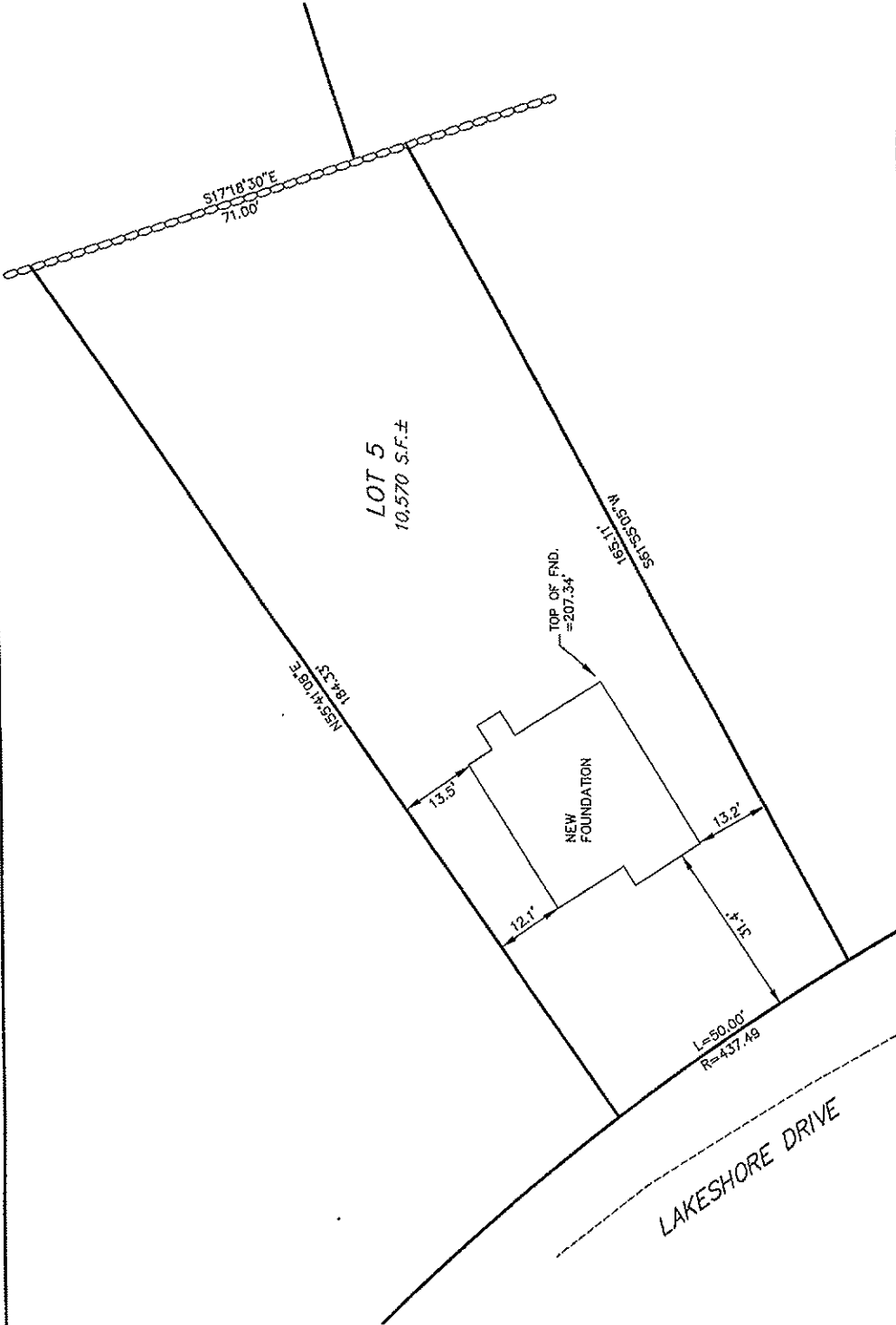
- Field verify all dimensions.
- Scale applies for 1/2" x 1/4" drawings.
- Drawing date: June 25, 2003





SCALE: 1" = 20'
 0 10 20 40
PLAN

5 LAKESHORE DRIVE

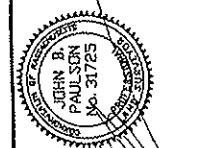


LOT 5
10,570 S.F.±

TOP OF FND.
= 207.34'

NEW
FOUNDATION

LAKESHORE DRIVE



ON THE BASIS OF MY KNOWLEDGE,
INFORMATION AND BELIEF I CERTIFY
THAT THE INDICATED STRUCTURES
ARE LOCATED AS SHOWN, AND THAT
THE SETBACK DISTANCES SHOWN
HEREON WERE THOSE RECORDED
ON THE SITE.

THIS IS AN INSTRUMENT PLOT PLAN
SHOWING THE LOCATIONS OF EXISTING
AND PROPOSED STRUCTURES FOR
OBTAINING A BUILDING PERMIT.
LINES HAVE NOT BEEN STAKED
AS PART OF THIS JOB.
THE SETBACK DISTANCES
SHOWN ARE NOT TO BE USED BY THE
CLIENT TO ESTABLISH LINES FOR
FENCES, SHRUBS, LANDSCAPING, ETC...

DATE: AUG. 11, 2009
JOB NO. A0908-05
SCALE 1" = 20 FT.

PLAN OF LAND
IN
GEORGETOWN, MASS.
ATLANTIC ENGINEERING &
SURVEY CONSULTANTS, INC
97 TEWNEY STREET - GEORGETOWN, MA 01833