

# Tri-Town Homes

## BUILDING SPECIFICATION SHEET

### 117 East Street, Middleton, MA

#### SITE

- Driveway paved asphalt
- Private septic system
- Private Well flow at minimum 10 gallon per minute
- Utilities – electric, cable and telephone overhead
- Gas propane (underground)

#### MASONRY

- Foundation walls psi concrete, 10' thick
- Basement floor 3000 psi concrete 4' thick
- Exterior foundation walls below ground damped proofed and insulated
- Perimeter drain installed around exterior footing
- Fireplace in family room (gas) marble surround and wood mantle

#### 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 ¾" T&G advantech plywood glued and nailed
- Exterior sheathing ½" OSB
- Attic access – pull down stairs

#### EXTERIOR FINISH

- Vinyl siding with fluted corner boards on front
- Roofing – asphalt shingles (30 years architectural type)
- Vinyl shutters installed front side
- Exterior deck 12X16 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
- Garage doors- 9' x 7' insulated steel with openers
- 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
- 6" fiberglass in garage ceiling R19

## **INTERIOR FINISH**

- Walls ½" wallboard skim coat plaster
- Texture finish in garage, 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 – pedestal sink and toilet
- Main bath – toilet, 5' fiberglass bath/shower unit, single sink vanity with formica top.
- Master bath – 5' fiberglass whirlpool, double 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 – 2 zones – 95% high efficiency
- Central air – 2 zones
- 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 (6 total)
- Cable roughed in family room and bedrooms (5 total)
- 2 outlets provided for garage door openers
- One double flood light over garage
- 2 exterior outlets
- 3 bathroom ceiling fan/light units installed by Builder
- \$1,000.00 lighting allowance
- 7 recessed lights included
- There is an extra charge for assembly of specialty lights

### **KITCHEN CABINETS**

- Kitchen cabinets Schrock
- Countertops – Granite from Builder sample
- \$1,500.00 appliance allowance

### **FLOORING**

- Entry foyer, dining room, 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 and family room

### **LANDSCAPING**

- Loam and seed all disturbed areas
- Front walkway pavers
- 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

**117 East Street**  
Middleton, MA 01949

**Developer**  
Tri-Town Homes

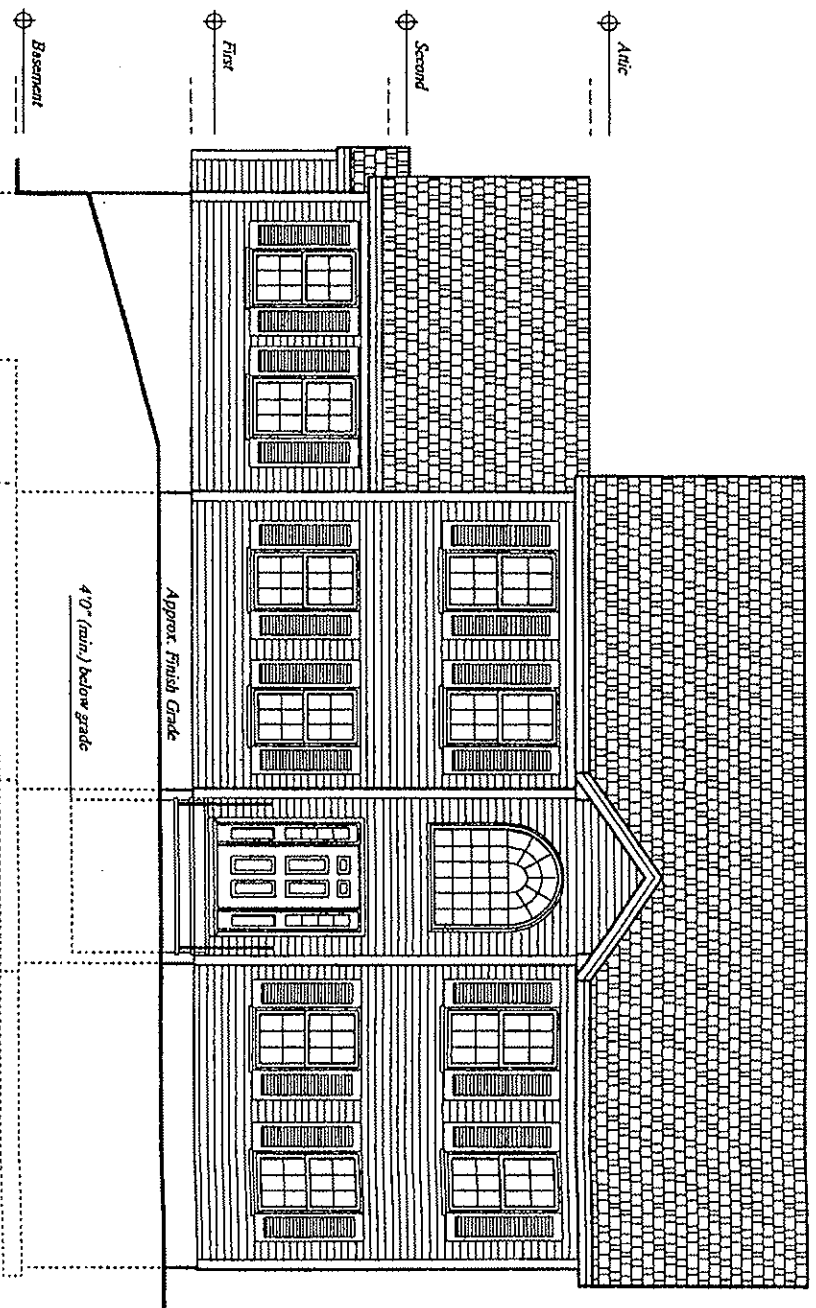
**Builder**  
Crowe Construction

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

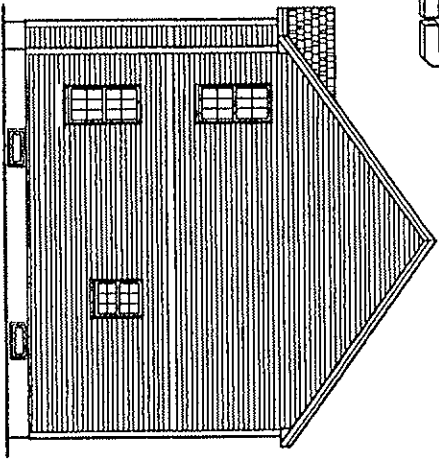
*A Drafting & Design Service  
for Professional Home Builders*

**Notes:**

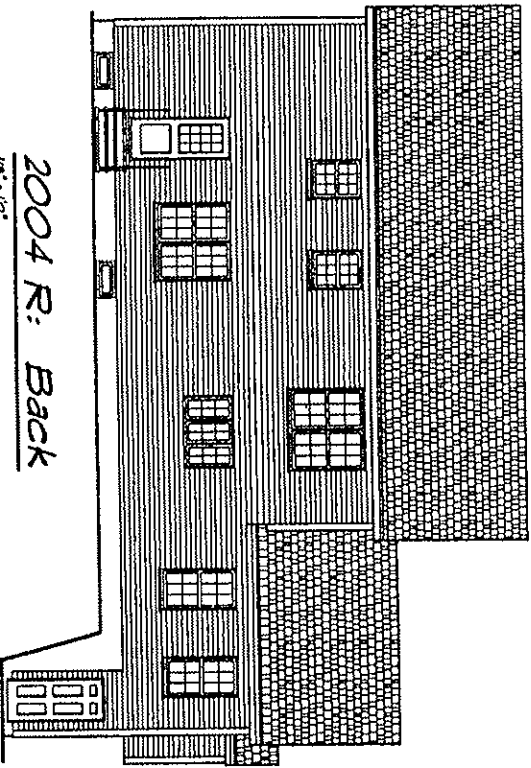
- All dimensions to be field verified and changes made accordingly.
- Exterior siding, trim, moldings and details are per builder specifications.
- Finish grade is shown as 1'-6" below top of foundation.
- See REScheck Energy Analysis Report for all Insulation R Values.
- Window & Door: MFR, size, design, layout and details per builder.
- When this drawing is 11 x 17, it is the scale as indicated.
- Drawing print out date: April 08, 2009



*Front Elevation*  
3/16" = 1'-0"

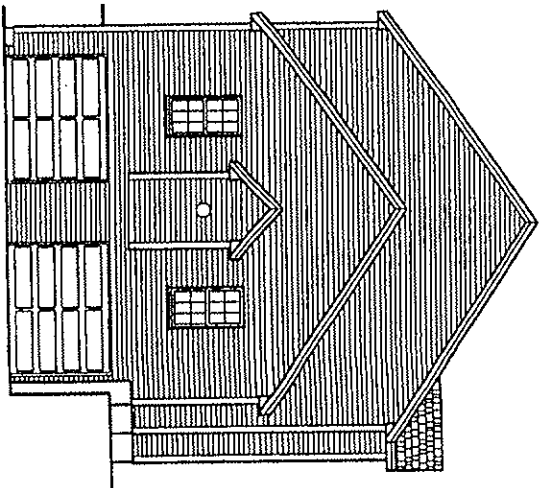


Right



2004 R: Back

1/8" = 10"



Left

General Notes

- Window Opening Requirements for Massachusetts
- Grade floor openings - 5 sq. ft. net clear opening.
- Double hung windows used for emergency escape shall have 3.3 sq. ft. minimum net clear opening.
- Minimum opening height - 24 inches net clear.
- Minimum opening width - 20 inches net clear.
- Smoke Detectors
  - ① 1 in each bedroom
  - ② outside each separate bedroom
  - ③ 1 near base of each stairway
  - ④ 1 in every basement & walk up attic
  - ⑤ 1 for every 1200 sq. ft.
- Heat Detectors
  - ① 1 in each attached garage, near center.
- Carbon Monoxide Detectors
  - ① 1 in each habitable story of the house
  - ② and within 10 ft. of all bedrooms.

Braced Wall Panel Construction Method ( 5602 . 10 - 3 )  
 Wood structural panel sheathing 5/8" - 1" thickness for stud spacing of 16" O.C. Use 6d common nails at 6" O.C. for the perimeter and 12" O.C. for framing. Gypsum board to be fastened to studs at 12" O.C. ( min. )

Residential Energy Efficiency

IECC 2006 with 2007 Supplement

Prescriptive requirements for Climate Zone 5

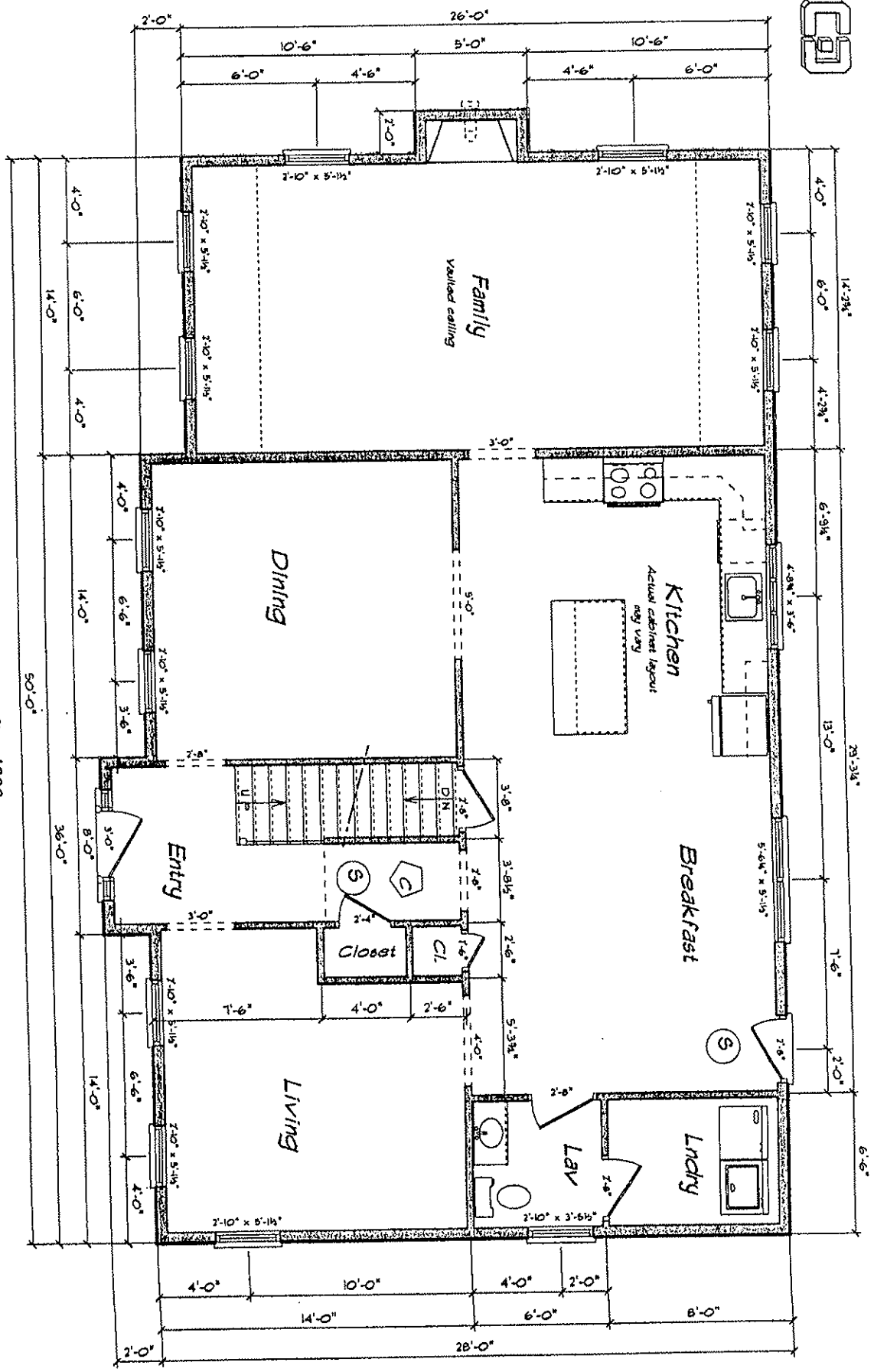
- Foundation U-Factor
  - 0.35
  - 0.60
- Sealight U-Factor
  - 38 (see note 1)
- Ceiling R-Value
  - 13 or 15 (see note 2)
- Wood Framed Wall R-Value
  - 30
  - 10 / 13 (see note 3)
- Floor R-Value
  - 10, 17L
- Basement Wall R-Value
- Slab R-Value ( Depth )

Note 1 - R-30 for full height uncomparted insulation attached over wall top plate at the same.

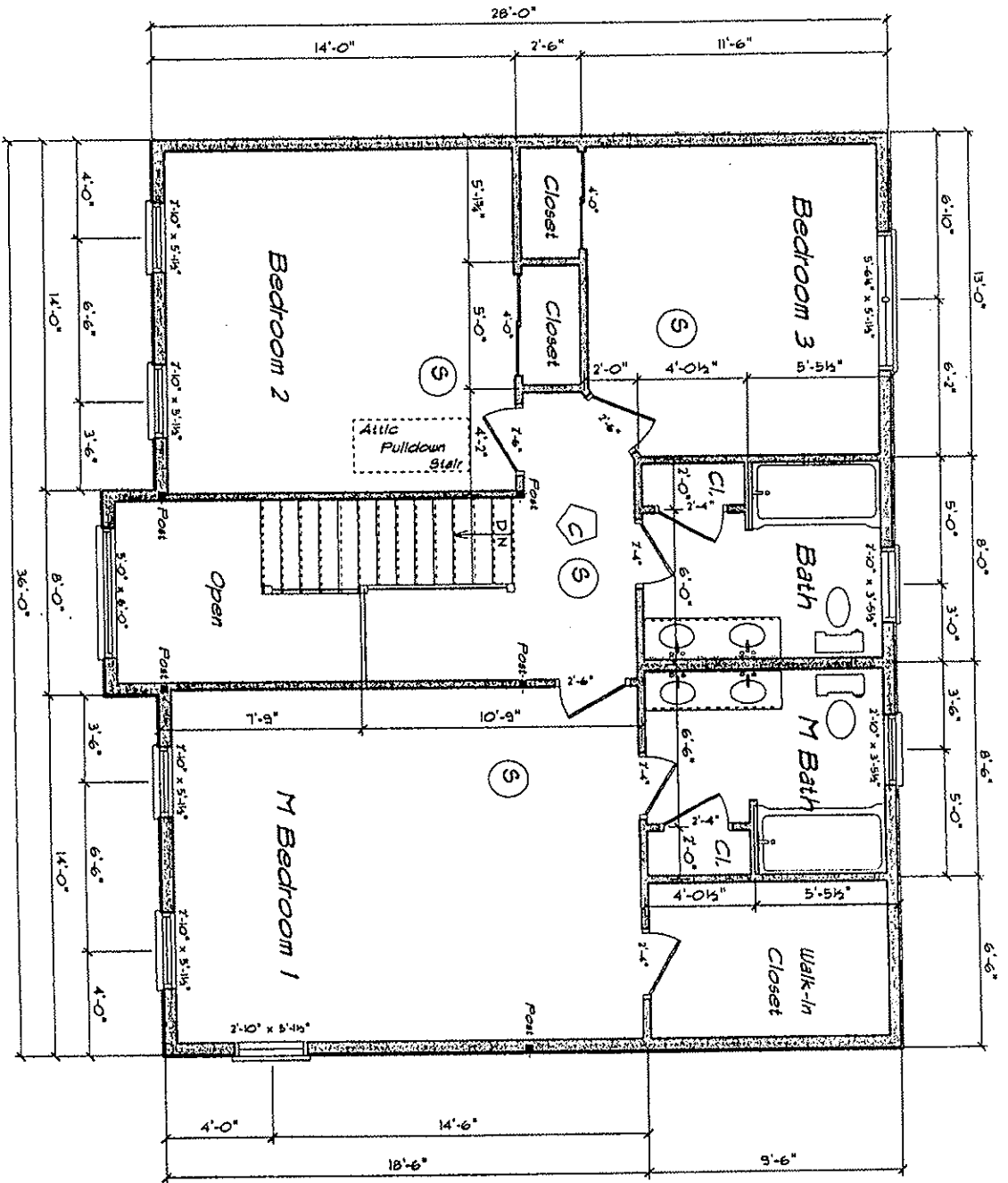
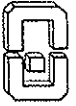
Note 2 - 13/5 + R-13 cavity insulation plus R-5 insulated sheathing.

Note 3 - R-10 is for continuous insulation, R-13 is for cavity ins.

Abbreviations  
 (typ) - Typical  
 (UNCO) - Unless Otherwise Noted  
 Req'd - Required  
 T & B - Top & Bottom  
 E.L. - Elevation  
 Ref. - Reference  
 Min. - Minimum  
 Cl. - Clear



Living area sq. ft. = 1388  
 2004 R. 1st Flr. Plan  
 1/4" = 10"



Living Area sq. ft. = 1024  
**2004 R: 2nd Flr. Plan**  
1/4" = 10'

