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OUTLINE SPECIFICATIONS - 192 LEXINGTON STREET, NEWTON, MA

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DIVISION 1: GENERAL REQUIREMENTS

1.1 GENERAL CONDITIONS

- The specifications are in addition to plans and provide additional information concerning
- The Owner is(referred to herein as Owner).
- The Architect is WINSLOW ARCHITECTS, INC of 89 Massachusetts Avenue, Arlington, MA 02474 (referred to herein as the Architect).
- The General Contractor (referred to herein as the GC) is.....

1.2 SPECIAL CONDITIONS

- The Architect shall carry General Liability in the amount of \$..... and complete Workers' Compensation insurance for all people on the job.
- All subcontractors employed on this project must carry a minimum of \$..... General Liability insurance and complete Worker's Compensation coverage.
- The Owner shall carry all property-related insurance for work-in-progress and construction materials on site, and shall be a named insured on the Builders Risk policy.
- The Architect will attempt, as much as possible, to use energy and resource efficient systems and materials, and will attempt to specify low-toxicity materials throughout.
- The GC will attempt, as much as possible, to employ environmentally responsible construction methods and to minimize resource depletion and waste brought to local landfills. Careful purchasing of materials, recycling of construction debris where possible, and use of materials which use recycled or reconstituted material will be encouraged throughout the project.
- All work shall conform to the Massachusetts State Building Code and other applicable codes.
- The Outline Specifications, along with the plans referred to above, become part of the Construction Contract.

1.3 PERMITS & FEES

- The GC will be responsible for acquiring all necessary permits, complying with the terms of such permits, and successfully completing all necessary inspections.

1.4 CLEAN UP, DISPOSAL

- The GC will have the premises professionally cleaned at completion to prepare buildings for occupancy, including complete house cleaning, duct flushing, window washing and buffing of all wood floors.
- All Subcontractors will be responsible for taking care of their own waste and debris. Subcontractors will be responsible for separating trash and waste as directed by the Jobsite Foreman, respecting all site constraints, and leaving both the site and the houses clean and free of debris.
- Site shall be fully cleaned of all construction debris and recycled or dumped in accordance with all Code regulations.

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1.5 PROJECT CLOSEOUT & POST OCCUPANCY

- Closeout submittals will include As-Built drawings prepared by GC, operation/maintenance manuals, warranties.
- Occupancy Permit and any other document required to show evidence of compliance with governmental requirements.
- The GC will instruct the Owner, and the eventual homeowners, in the proper operation and maintenance of systems, equipment and similar items which were provided as part of the Work
- The GC shall orchestrate complete start-up of systems and instruct Owner, and eventual homeowners, in the proper operation and routine maintenance of all systems and equipment, or have appropriate subcontractors do so.

1.6 WARRANTY/NON-BILLABLE WORK

- The GC will guarantee all work for a minimum of one year from the date of substantial completion and acceptance by the Owner.

DIVISION 2: SITEWORK

OUTLINE SPECIFICATIONS FOR ALL SITE WORK TO BE PREPARED BY THE CIVIL ENGINEERING CONSULTANT RETAINED BY THE OWNER.

DIVISION 3: CONCRETE

3.1 FOUNDATION

- Install poured concrete foundation consisting of 8" thick walls with 2 #5 rebar at top and bottom of wall with 12" X 24" poured concrete footings.
- Install 5/8" x 8" anchor bolts at 4' O.C., and 1' from corners, with 3" of thread exposed.
- Basement windows to be fiberglass operable - Marvin Integrity or equal.
- Utility sleeves to be placed for septic and water per plans.
- Bituminous damp proofing shall be applied to all foundation walls below finish grade.
- Install 1.5" Mira Board insulating drainboard on all foundation walls below finish grade (see Div. 7.5 below)

3.2 FLOOR SLABS

- Install 4" (min. thickness) concrete floor slab with steel mesh in basement on clean sand compacted base and 6 mil vapor barrier applied over 2" of rigid foam insulation over 6" prepared and compacted gravel base.

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DIVISION 5: METALS

5.3 MISCELLANIOUS METALS

DIVISION 6: CARPENTRY

6.1 FRAMING, SHEATHING & SUBFLOORS

- All framing lumber in contact with ground or concrete to be pressure treated ACQ southern yellow pine.
- Exterior Walls – 2x4 hem-fir #2 @ 16" OC
- Floor Framing: 2x6 PT sill plate anchored per code. Truss Joist 9.5" TJI/25SP
- Sub Floor: ¾" Advantech with PL400 Adhesives, nailed per specs.
- Roof Framing: 2x10 hem-fir #2 @ 16" OC with 2x6 collar ties at 4' OC
- or trussed roof system engineered by truss manufacturer.
- Sheathing: 5/8" CDX plywood on roof and ½" CDX plywood on walls.

6.2 EXTERIOR TRIM & WOODWORK

- HardiTrim Color Plus Arctic White – 5/4x 4 for windows, 1x6 corner boards, 1x8 fascia board, rake and eave sized as required.

6.3 PORCH FRAME & FINISH

- Pressure treated ACQ southern yellow pine substructure. Stained mahogany decking and stair treads w/ painted pine risers. Mahogany 2x4 top and bottom rail with 1x1 square balusters @ 4" OC, with 4x4 PT posts wrapped in painted pine with cedar caps. Provide 1x4 vertical privacy screen below porch if higher than 24" above finished grade.

6.4 INTERIOR TRIM & FINISH WORK

- Interior doors to be 6 panel solid core masonite with mortised hinges and solid pine jambs.
- Baseboard to be 4" tall painted MDF speedbase #622
- Windows and doors to be painted MDF 3" casing.
- Painted fir closet poles.
- Painted ¾" plywood with 1" edge banding.

6.5 CABINETS

- Provide medium grade natural wood finish full overlay raised panel doors, Merrilat Essentials or equal.
- Hinges: Blum or equal

6.6 COUNTERTOPS

- Concrete countertops using recycled materials.

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DIVISION 7: THERMAL & MOISTURE CONTROL

7.1 SEALANTS AND ADHESIVES

- Provide silicone sealants at all joints on exterior walls and around all utility boxes or other penetrations of the outside wall

7.2 ROOFING

- Provide asphalt shingle triple tab roofing with 30 year warranty over 15# felt paper with 36" bituthane ice and water shield. Provide brown aluminum drip edge at all eaves.
- All step flashing to be copper

7.3 SIDING

- 1" Rigid insulation (see 7.5 below) directly on sheathing with all seams taped.
- 1x3 strapping over rigid insulation.
- HardiPlank "Color Plus" cementitious clapboard siding 4" exposure. 3 colors.
- HardiPLank "Color Plus" Hardishingle straight edge on upper gable ends.

7.4 GUTTERS

- Provide 6" aluminum gutters and downspouts with concrete splash blocks at each outlet.

7.5 INSULATION (for rigid foam see section 3.1 and 7.3 above)

- Icynene spray foam insulation in all exterior walls and at all perimeter framing.
- 1" rigid insulation on exterior side of exterior walls (see 7.3 above).
- R-40 blown cellulose insulation in top floor ceiling.
- 2" rigid insulation under basement slab (see 3.2 above)
- 1.5" rigid insulation on exterior of basement wall. (see 3.1 above)

7.6 VAPOR SEALING & AIR SEALING

- Typical Building Practices to include sealing al windows, doors, wall and roof penetrations with low expansion foam.:
- The building will be blower door tested upon 1) completion of the air-sealed shell, 2) completion of insulation before sheetrock is installed; and 3) after completion of sheetrock. Final results not to exceed 0.10 CFM/50 per square foot of building shell.
- High density spray foam insulation to be used as needed for difficult air sealing locations, and only with the approval of the Architect.

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DIVISION 8: DOORS, WINDOWS, GLASS

8.1 DOORS & JAMBS – EXTERIOR

- Insulated 6 panel fiberglass exterior entry door with one side light.
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- Fiberglass sliding doors.
- Baldwin Estate Series exterior entry hardware with deadbolt
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8.2 DOORS & JAMBS – INTERIOR

- 6 Panel solid core masonite doors with mortised hinges and solid pine jambs.
- Schlage ‘A ‘ Residential Series.
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8.3 WINDOWS

- Fiberglass double hung insulated glass 1-over-1 Low E windows – Marvin Integrity or Pella or equal.

DIVISION 9: FINISHES

9.1 PLASTER WALLS & CEILINGS

- Install ½” Blueboard and skimcoat, smooth finish on all walls and ceilings

9.2 FLOORS

- Hardwood flooring on first floor.
- Low VOC wall-wall carpeting on second floor with 100% recycle pad.
- Marmoleum on kitchens and bathrooms and entry foyer.

9.3 PAINTING

- Exterior siding and trim prepainted – touch up as required.
- Interior painting to be Benjamin Moore Eco-Spec low VOC paint
- Primer plus 2 coats on all surfaces.

9.4 FLOORING

- Wood flooring sealer plus 3 coats polyurethane clear satin finish.

DIVISION 10: SPECIALTIES

10.1 BATH ACCESSORIES

- Provide 2 towel bars each bathroom and TP holder.
- Provide recessed medicine cabinet.

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DIVISION 11: EQUIPMENT

11.1 APPLIANCES - KITCHEN

- Provide all whirlpool appliances and In-Sink-Erator garbage disposal (1HP).
- Stainless steel sink
- Delta single lever pull out faucet.
- Hook up for stacked washer/ dryer.

11.2 BATH FIXTURES

- Low flow 1.6 gal dual - flush toilet (Toto)
- Kohler Pennington sink.
- Cast iron tub with ceramic tile surround.
- Delta faucet
- Symmons tub/shower controls.

DIVISION 15: MECHANICAL

15.1 HEATING/COOLING

- Heating SlantFin Victory VSPH direct vent gas fired boiler (90%+ efficiency)
- Indirect-fired water heater.
- Alternate 1: Slant fin tube forced hot water baseboard heating system, 2 zones. All equipment to conform to EnergyStar standards. Heating only (no central A/C
- Alternate 2: Hydro Air heating and cooling 2 zone forced air delivery system, ductwork design and layout by GC subject to Architect approval.

15.2 PLUMBING

- PEX tubing for all water piping with R-4 Armorflex insulation for hot water lines. Tape all joints and seams.

15.3 VENTILATION

- Provide continuous rated 50CFM low SONE ventilation fans in bathrooms.
- Provide Energy Recovery Ventilator (ERV) including all ductwork and equipment and controls, connecting each bathroom exhaust and supplying equally to all rooms. Ductwork to be insulated galvanized sheet metal. ERV to be Renewair EV130 or equal.

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DIVISION 16: ELECTRICAL

16.1 Service

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- Provide 200 amp service to each unit.

16.2 Wiring/Fixtures

- Provide 10 recessed LED light fixtures.
- Provide ceiling mounted fixture in each bedroom and bathroom and kitchen.
- Provide LED undercabinet lighting.
- Provide 1 dedicated outlet under one window in each bedroom for A/C unit.
- All light fixtures to conform to EnergyStar standards.

16.3 Telephone/Cable

- Provide phone/cable jacks in living room and each bedroom.
- Provide high-speed internet connection with dual lead coaxial cable or CAT 5 cable.

16.4 Solar

- Alternate 1: Provide Solar 3.5KW PV system for electric and domestic hot water.

END

These Outline Specifications have been prepared by WINSLOW ARCHITECTS, INC. for the project known as 192 Lexington Street, Newton and are not to be copied or used by any other parties for any other projects without written permission by WINSLOW ARCHITECTS, INC.

These Outline Specifications are to be used for preliminary pricing purposes only and may not be used or relied upon for construction.