

December 2004, Millhouse Commons proposal  
to Newton CPC - information about proposed building finishes

Finish Wood:

New hardwood (white oak) stair; nosed treads (strip hardwood), hardwood risers, hardwood rails. 1 x 6 baseboard and 1 3/4" cap

New 2 1/2" hardwood white oak strip flooring at first floor (dining, living, hall) stair and upper halls @ market. Note affordable units with carpet @ stair and living room, and sheet flooring @ dining and kitchen.

New mitered 3 3/4" interior wood door and window casings and 2 1/2" apron.

New hardwood veneer vanities @ market rate units; solid surface counters and splash @ baths. Affordable units to have plastic laminate vanities with post form plastic laminate counters.

New poles, hardwood veneer shelving and built-ins at entries, linen and bedroom closets.

New exterior 5/4 balustrades; new/restored roof and entry hood crowns and brackets, window head hoods and moldings, entry pilasters, fascias etc. at restored 1093 house. "Trek" or equal decking at entries and porch landings/stairs. 5/4 t & g boards @ eave and rake undersides. 5/4 x 6 eave fascia with 1 x 3 rake trim.

New 5/4 x 12 exterior fascias, 5/4 corner boards and window casings @ market units; 3/4 x trim @ affordable.

1/2" x 6" beveled cedar siding (smooth side out) @ 1093 & 1101; "hardiplank" or equal at new units.

Restore/repair/salvage and reuse existing interior trim 1093.

# C Millhouse Commons Finishes

## Doors and Windows:

Replace existing wood frame and entry door and windows @ 1093 with 2/1 simulated divided light wood window by Norco or equal @ 1093, with 2" historic sills; low E insulating glass. 5/4 x 4" casings with band.

New interior four panel doors (to match) and trim (to match) at existing 1093 and market rate. One panel mdf doors 2 affordable units.

Wood double hung 2/1 SDL units @ new houses, Norco or equal; historic sill and 3/4 x 4" casings.

New multi-light, tempered/insulating, true-divided, wood exterior doors and frames.

New interior wall openings cased to match door and window casings.

New wood combination storm doors at entries and porches.

Mortised exterior locksets, interior passage and privacy sets; hardware finish (?).

### Roofing and Thermal:

New fiberglass asphaltic shingles at new and existing roofs; underlayment.

Rigid and blown in cellulose or icynene wall (R-20), floor, and attic/floor (R-40) insulation. Drip and rake metal edge. Air and vapor barriers; screened soffits & low profile ridge vents at new roofs.

Lead coated soldered copper hood flashings; round metal gutters, leaders, and downspouts; PVC storm boots.

### Finishes:

5/8" veneer plaster finish at all interior partitions and interior faces of exterior walls. Acoustical batts throughout.

1/2" cement board backer for tile tub surrounds. thin set ct at all baths (decorative trim at market rate units). Alt. tub/shower surround fiberglass @ affordable units. cork or ceramic tile at market rate kitchen floors (wood bb and cap at all). Entry stone at market rate. Affordable units to have sheet flooring (linoleum @ kitchen and dining; ceramic tile at entry.

carpet and pad to underlayment at bedrooms of market rate. same at living, stair, and halls of affordable units.

hardwood strip and paper underlayment floors throughout as above under Finish wood, page 4.

Water based paints and stains at all interior; heavy bodied stains @ exterior finished sidewall; refurbish existing interior and exterior trim @ 1093 (replace?) low VOCs?

Specialties:

Tempered glass framed shower doors @ market rate; shower curtain rods at affordable.

Chrome, brass, ceramic bath accessories (?).

Fixed tempered mirrors (?).

Energy Star appliances including refrigerator, microwave, cooktop/range, dishwasher, disposer.

Kitchen cabs to be maple stile and rail (with beaded panels @ market rate), Kraftmaid or better; kitchen counters/splash @ market rate to be stone, and @ affordable, plastic laminate, Wilson Art or equal.

HVAC:

High efficiency gas fired hot water condensate boilers for hydro-baseboard (radiant?) heat, and domestic hot water heaters. Digital thermostats.

Central a/c with DX outdoor condensers.

Galvanized metal ductwork, ceiling and wall registers.

Kitchen range, toilet room (Panasonic), and clothes dryer exhaust systems.

High efficiency media filters or electronic air cleaners.