

Rev II  
9/13/93

SPECS FOR LOT 1 WHITMAN ROAD,  
GROTON, MA

I. FOUNDATION

- 10" X 24" poured concrete footing, 3000 PSI
- 10" thick concrete foundation wall, 3000 PSI
- 3-1/2" concrete filled steel columns
- 2'6" X 2'7" X 1 concrete piers
- Sills - double 2" X 6" pressure treated will sill seal
- Basement entrance - bulkhead
- Window areas, 4 metal poured in place
- Waterproofing - damp proof tar, 1 coat
- Footing drains 4' perforated pipe to sump pump box
- Main beam in basement to be 6 X 10

II. HOUSE FRAME

- A. Exterior Walls
  - All lumber construction graded #2 spruce or better
  - Exterior partitions 2" X 6" at 16" oc
  - Roof Sheathing 1/2" CDX
  - Rafters 2" X 8" at 16" oc
  - Siding: cedar clapboards 1/2" X 6" grade A or better wrapped with tyvex
  - Doors sills: Aluminum
  - Exterior painting: 2 coats Benjamin Moore solid stains (color chosen by buyer)
- B. Floor Framing
  - Floor Joists - 2" X 10"
  - Anchors: straps per code
  - Concrete Slabs, 4" thick wire mesh reinforced 3000 PSI (in garage only)
- C. Sub-Flooring
  - OSB T&G Subfloor
  - 1/2" plywood over sub floor where resilient or tile flooring to be installed
  - Attic/Storage plywood flooring 5/8" - 6 sheets
- D. Partitions
  - 2" X 4" #1 and 32 Kiln dried spruce 16" oc
  - 2" X 6" on plumbing walls as required
- E. Ceiling Frames
  - Joists - 2" X 8' #1 & #2 kiln dried spruce
  - Smooth 1/2" skim coat walls
  - Ceilings to be textured finish
  - 8' clearance

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- F. Roof Framing  
2" X 8" #1 & #2 kiln dried spruce 16" oc rafters  
1" X 8" collar ties, 32" oc

### III. ROOFING

- 1/2" CDX plywood sheathing, fir  
Shingles, 25 year GAF sovereign 3 tab asphalt shingle  
(color to be chosen by buyer)  
Flashing - aluminum 8" drip edge (Hicks 8", vented)

### IV. INTERIOR WALLS

- 1/2" blueboard walls, 1/2" skim coat; closets textured  
Paint, 2 coats Benjamin Moore flat ceiling and satin walls  
Stain: 1 coat, minwax stain & 2 coats minwax polyurethane

### V. INTERIOR DOORS & TRIM

- 2-1/2" chair rail in dining room  
Solid 6 panel pine 1-3/8" doors, door stops behind all doors  
2-1/2" - clear colonial pine casing Door openings to be a  
minimum 2'8" wide  
Exit door from garage to have landing and stairs

### VI. WINDOWS

- Anderson double hung Permashield white windows, 3/4" casing  
Anderson casement, 3/4" casing  
Screens - Anderson, all windows

### VII. ENTRANCE AND EXTERIOR DETAIL

- Architectural headers over front windows (first floor only)  
Main entrance door - metal insulated, 3'0" X 6'8", 1-3/4" thick  
Other: 6' wood Anderson swingset or slider  
Garage doors, rough sawn with openers  
Aluminum head flashing  
Oak railings, oak ballisters & posts  
Ridge and continuous soffit ventilation in attic  
Polished brass door handle (\$85 allowance)

### VIII. MASONRY

- Fireplace - brick chimney  
Flue lining - tile and clay  
Heater flu  
Fireplace flu  
Vents  
Cleanout doors

**IX. ELECTRICAL**

- 200 AMP, 30 Cir/circuit breakers, overhead service
- Hook-up for washer, dryer, range, dishwasher, boiler outlets and lighting
- Bells, push button on front and back (side doors)
- 5 telephone jacks
- 3 cable TV jacks
- 1 pole light connection
- 2 outside electrical outlets
- 2 garage door openers

**X. LIGHTING FIXTURES \$1200 allowance**

- Needed: all mirrors and bathroom accessories
- 2 recessed lights for family room
  - dining room fixture
  - kitchen fixture
  - breakfast area fixture
  - main foyer hanging fixture
  - brass exterior lanterns
  - 4 spotlights/motion detectors
  - 3 bath combination light/fan
  - 6 recessed lights in kitchen
  - 5 bath wall mount fixtures
  - all closets light fixtures
  - ceiling fan for bedroom

**XI. INSULATION**

- Listed as follows or comparable:
- ceiling - blown cellulose (R30) with vapor barriers
  - basement walls (if applicable) and ceiling - R19 with vapor barriers
  - Exterior - 6" batts (R-19)

**XII. STAIRS**

- Basement - 2' X 10" spruce treads/2' X 12" stringers
- Main - 3/4" oak treads with pine risers and oak handrail
- Solid oak starting newel post
- Pull down attic stairway
- Pre-cast concrete front exterior stairway

**XIII. PLUMBING**

- 1 single porcelain/enamel sink, Kohler K5964 (kitchen)
- 1 dishwasher connection
- 1 washing machine connection
- 2 exterior hose connections
- 3 Pennington sinks, K2195, Kohler

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3 toilets toilets K3421, Kohler  
2 tub/shower units K1585, Kohler  
3 Delta faucets 2522-MPV  
House drain 4" PVC  
copper water piping

**XIV. SYSTEMS**

Forced hot air heating system, 2 zones with circulator  
(baseboard) Gas furnace- York 80% efficient  
A.O. Smith high efficiency 40 gallon gas fired 10 yr. tank hot  
water heater  
Private well  
Septic

**XV. LANDSCAPING**

Graded to prevent basement water  
Loomed and seeded on all disturbed areas (hydroseed)  
Formal walkway to front door - concrete  
Asphalt driveway, 10' wide  
Woodchip beds in front of house  
\$250 shrub allowance

**XVI. DECKING**

12' x 14' Deck made with 5-4/6 pressure treated planks  
Set on 2" X 8" pressure treated joists

**XVII. CLOSETS**

All closets to be light  
All closets to have pole and shelves

**XVIII. CABINETS, COUNTERTOPS AND VANITIES**

\$6,000 allowance from builder's line or comparable

**XIX. FLOORING (Allowances \*)**

\$3,200 white oak with 2 coats urathane  
\$1,400 carpet  
\$700 vinyl  
\$550 ceramic tile

\* above to be interchanged in accordance with allowance

**XX. APPLIANCES**

\$1200 allowance  
Needed: stove, dishwasher, microwave, range hood

**XXI. EXTRAS**

7' bay window in breakfast area \$1,950

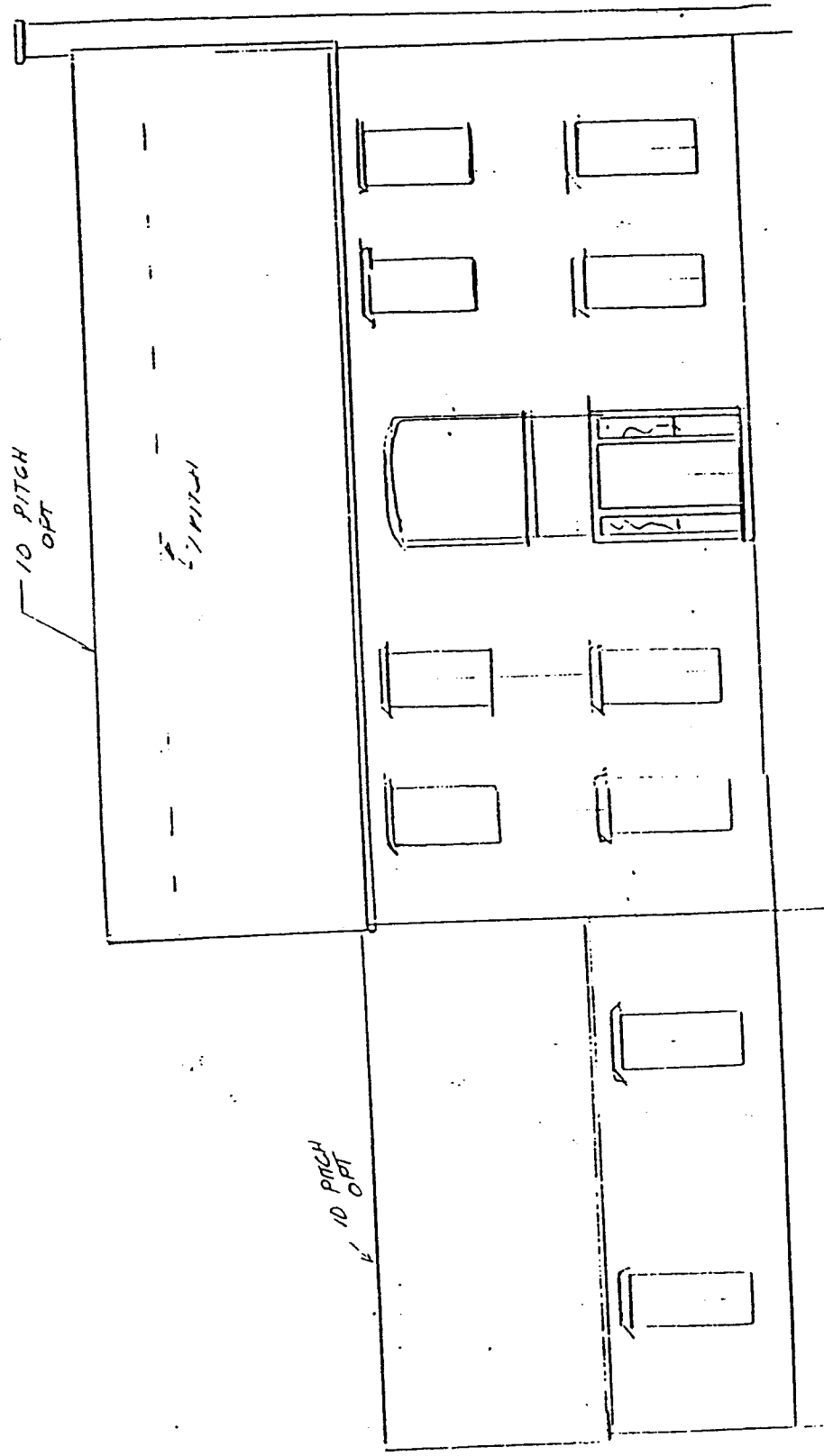
XXI. EXTRAS - continued

- Cathedral ceiling in master bedroom, \$700.
- Cathedral ceiling in master bath with velux skylight, No. 4, fixed. \$850
- Central air (gas) with gas piping, gas hot air vent, gas hot water tank, air cleaner, and humidifier - York 10 seer efficient \$3,185
- 10 pitch roof \$400
- Enlarge deck from 12 X 14 to a 12 X 16 \$125
- Garage doors - raised panel masonite \$150
- Staircase changed to a turned stair way as per plans \$900
- GAF architectural self-sealing asphalt shingles \$260
- Central Vac complete with 5 outlets \$1600 (Nutone)
- Cubicle shelving in all bedroom closets \$350
- Family Room will be a step down from breakfast area and living room.

Lot A Whitman Rd. Groton

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7 pages



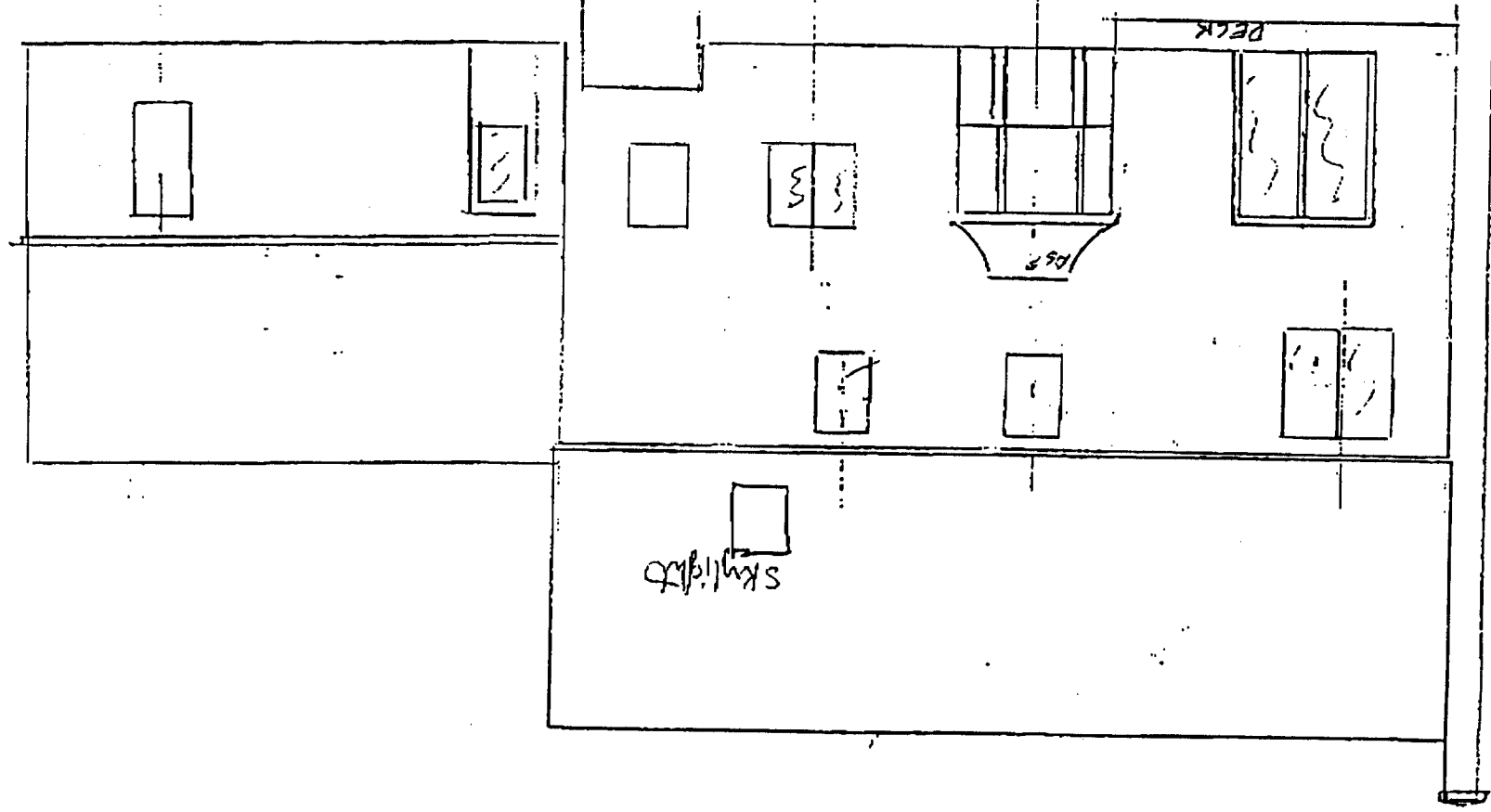
FRONT

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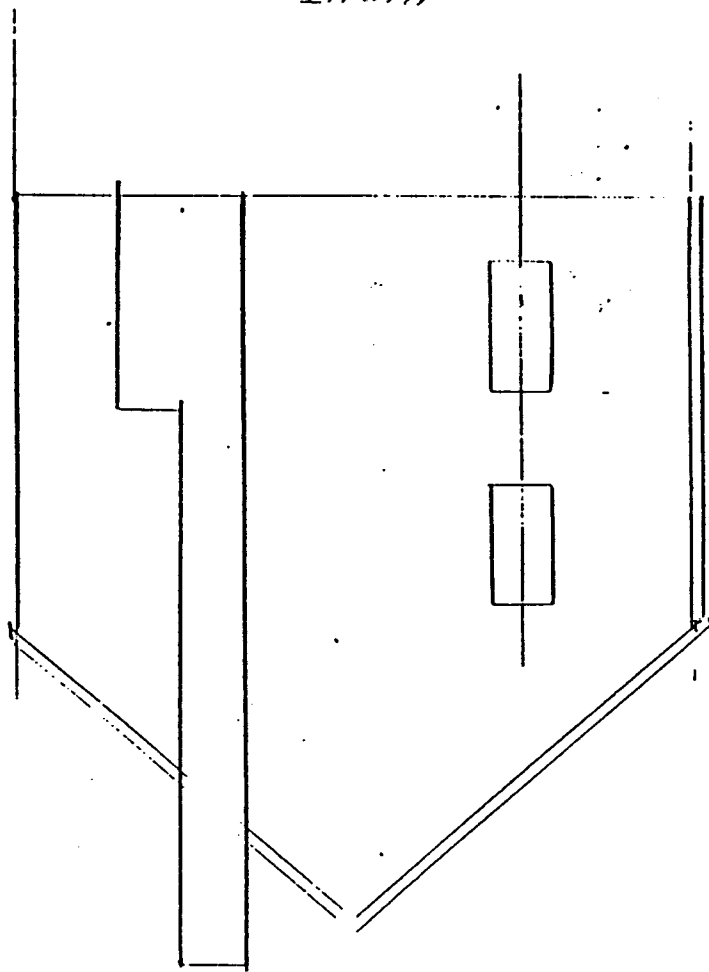
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REAR

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RIGHT



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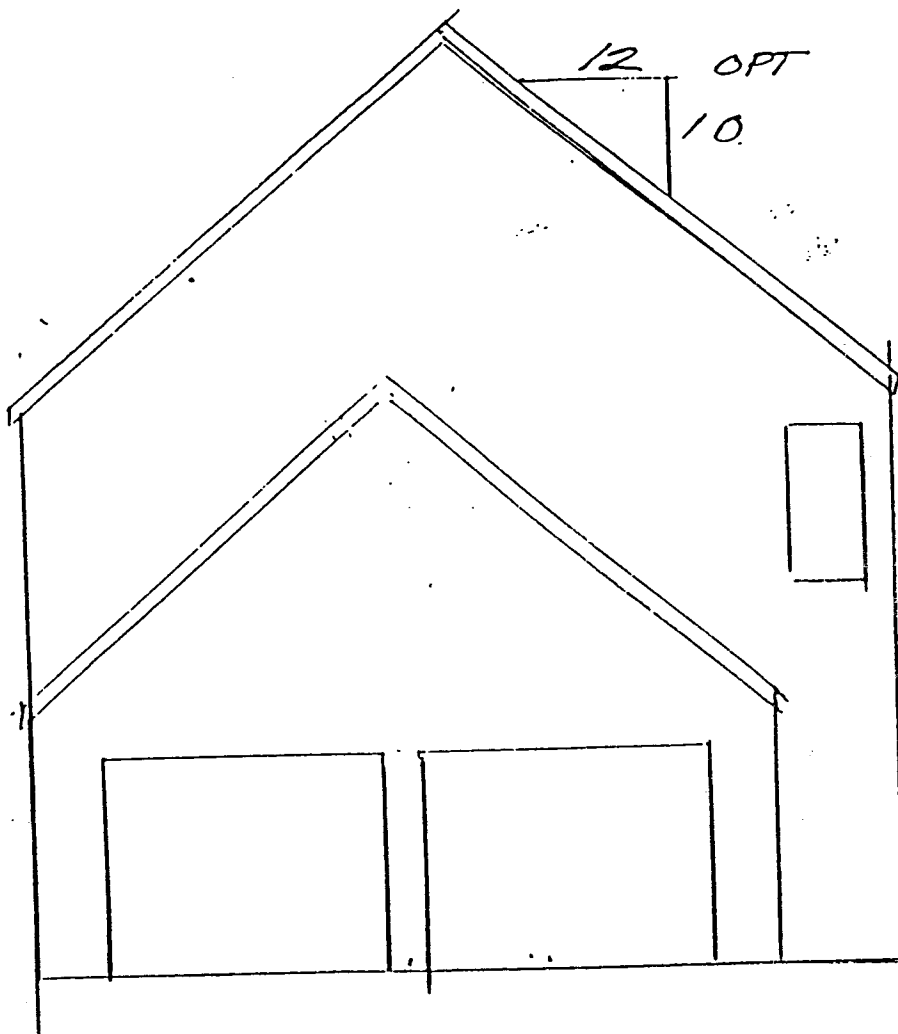
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LEFT



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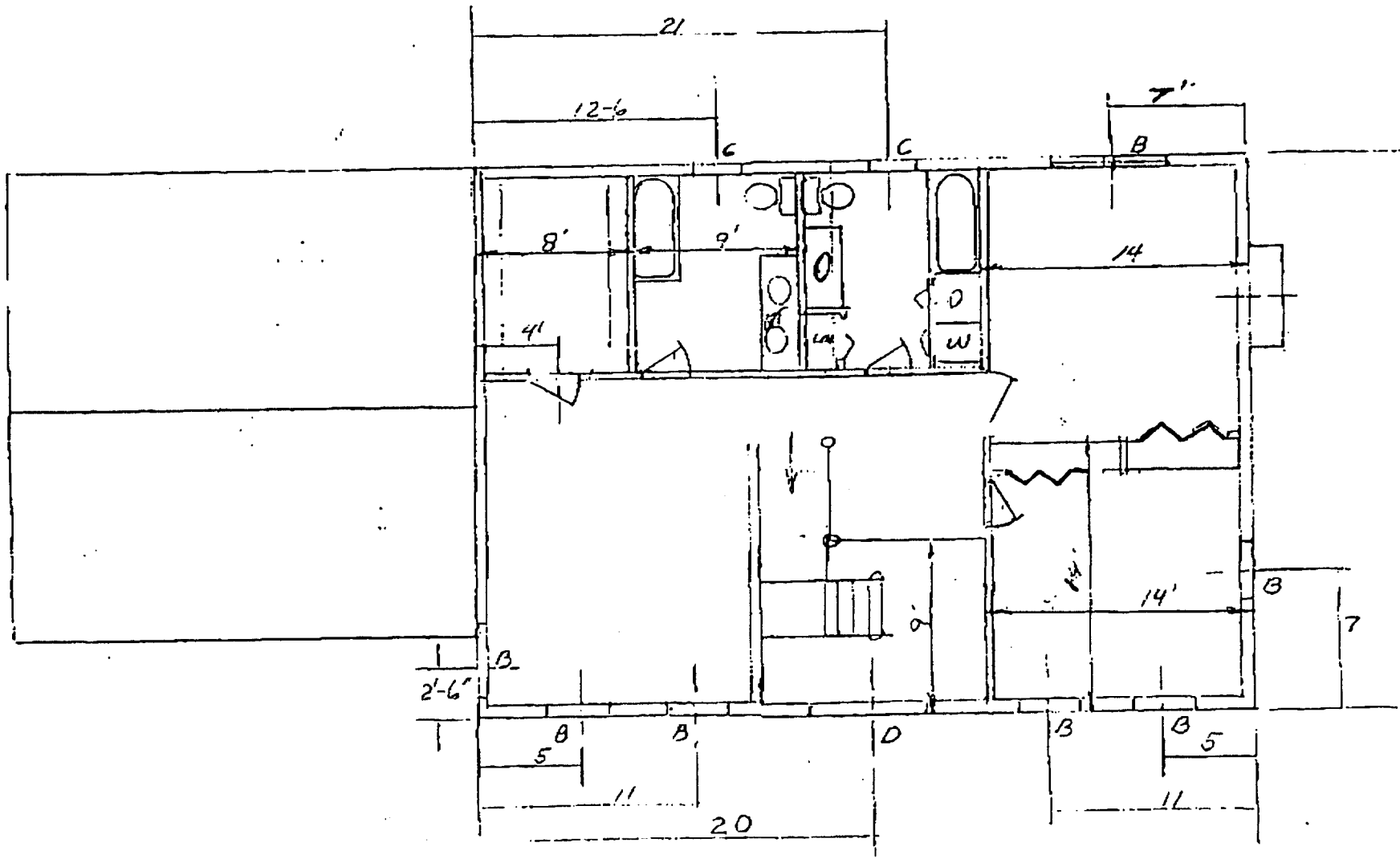




WINDOWS (B) 28 46  
 AND. WH (C) 28 32  
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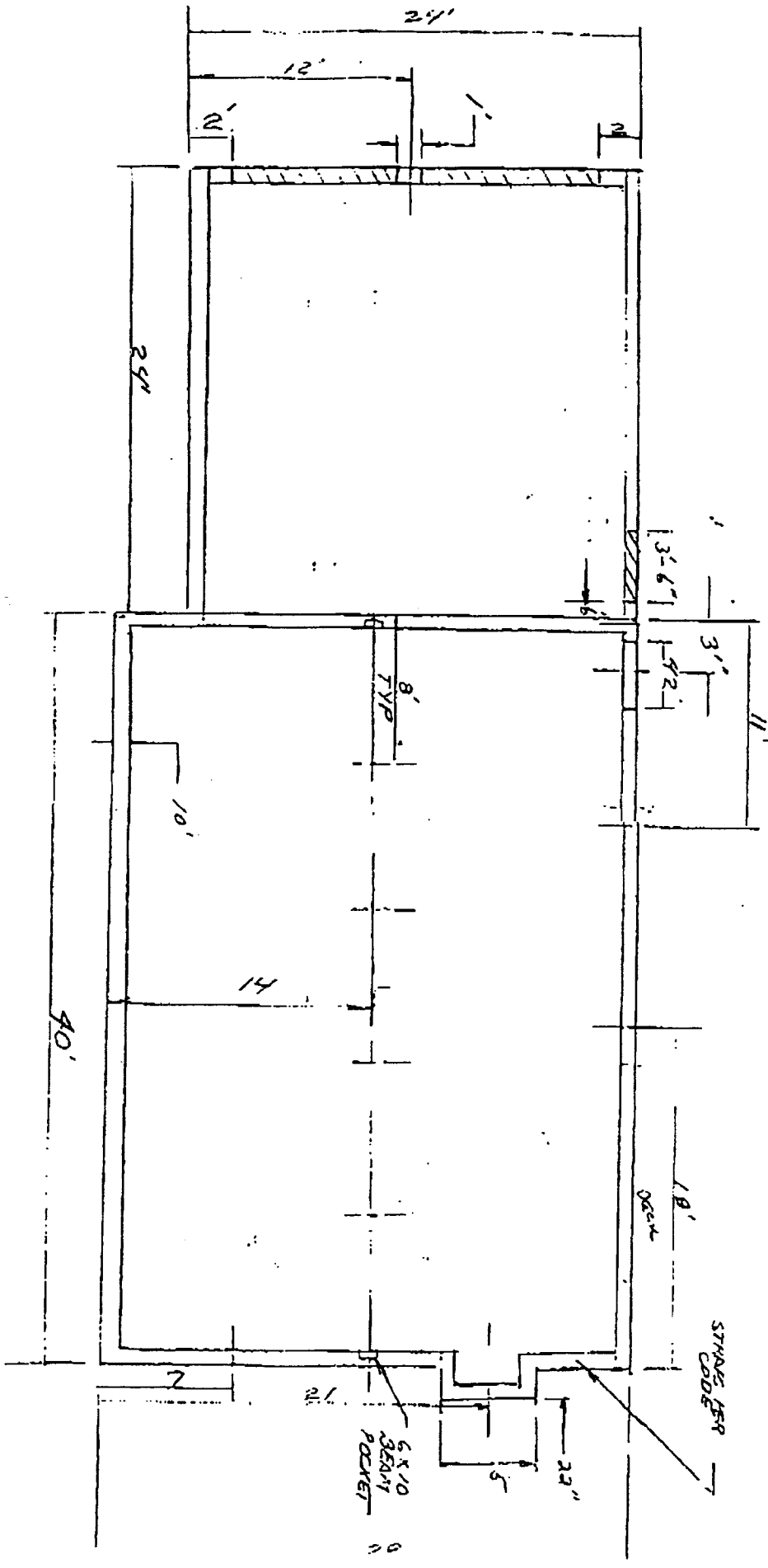
J.M. BARRETT & CO. TEL: 1-508-369-5316

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2nd FLOOR

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 (11)



FOUNDATION

3,000 PSI

no changes

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