

STANDARD BUILDING SPECIFICATIONS

Foundations:

- 8" Foundation walls poured concrete w/ steel rebar both vertical and horizontal.
- Waterproofing system.
- Perforated pipe foundation drains in 3/4" crushed stone.
- 4" concrete basement slab on 2" rigid insulation on 6" crushed stone.
- Passive radon venting system with vent pipe to roof.

Frame:

- Exterior walls to be 2X6 @ 24" o.c. with 1 1/2"X1 1/2" horizontal strapping.
- 1/2" plywood wall sheathing, 5/8" Advan Tech roof sheathing at main roofs.
- Engineered floor joists.
- Sub floors 3/4" tongue and groove Advan Tech engineered plywood glued and nailed to floor joists.
- Two hour fire rated acoustical wall between units.

Insulation:

- Basement floors 2" rigid
- Floors between units: R-19 acoustical fiberglass.
- Walls: R-26 dense pack cellulose.
- Roofs: R-46 densepack cellulose.
- Foundations: R-10.1 (actual) 2 3/8" rigid insulation on exterior of foundations.

Roof:

- 30 year Iko architectural shingles.
- Ice & Water shield at eaves, valleys and ridges.

Exterior:

- Clear red cedar shingles and clapboards with rain screen system. 1X8 vertical cedar at some locations. Vertical pine at garages.
 - 5/4" red cedar trim.
 - 1"X4" pine with clear finish.
 - Porches: 2x pressure treated framing with 1X composite decking.
- Ceilings, 1X6 T&G #2 pine.
- Porch Columns: White cedar natural tree trunks.

Windows and Exterior Doors:

- Accurate Dorwin pultruded insulated fiberglass triple glazed windows with SDL muntins.
- Insect screens on all operable windows.
- Fir half light paneled entry door.
- Pella triple glazed wood aluminum-clad terrace doors.

Interior Doors:

- 6 panel 1 3/8" solid core masonite doors (upgrade to solid pine in some homes).
- Emtek Hardware.

Interior Finishes:

- 1X4 side and 5/4"X6 head wood casing painted.
- 1X6 base trim.
- Hardwood stair tread with painted poplar risers.
- 5/4" hardwood stair rail cap with natural finish
- Ceramic tile at mudroom floors, and bathroom floors.
- Floors: birch, red oak or wide pine.
- Kitchen Cabinets: Prefinished hardwood frames and hardwood overlay style and rail panel doors; dovetailed drawers. Plywood boxes.
- Kitchen counters: Plastic laminate (i.e. Formica)
- 5/8" sheetrock walls and 1/2 " sheetrock ceilings.

Paints and Finishes:

- Exterior: Ben Moore wood sealer. Natural finish.
- Interior: 1 coat primer and 2 coats finish Ben Moore Eco-spec low voc paint on trim and walls.
- Water based urethane on natural trim and doors.
- Wood Floors: Birch and oak are prefinished to reduce off-gassing. Pine has 3 coats water-base polyurethane.

Appliances:

- 30" electric stove, 30" refrigerator, 24" dishwasher to be provided by buyer.
- Washer and dryer hook-up with appliances to be provided by buyer.

Water and Sewer:

- Municipal, Town of Peterborough

Heating:

- Central pellet-fired forced hot water.
- Forced hot water Myson radiant wall panels.
- Individual domestic hot water storage tanks at each unit.
- Common House: Forced hot water radiant floor heating in the two downstairs westerly rooms; Myson radiant wall panels everywhere else.

Plumbing:

- Low flow plumbing fixtures.
- Dual flush low flow toilets.
- Laundry hook-up, one per unit
- Outdoor frost-free hydrant, one per unit.
- Pex piping for domestic hot and cold water.
- Acrylic tub and shower units (upgrade to enamel cast iron tub in some homes).

- Pex piping for forced hot water heat lines.
- Drain lines: Schedule 40 ABS plastic.
- Heat recovery system at each unit septic outflow pipe where space allows.

Electrical:

- 100 amp service to each unit.
- Cat 5 cable at each unit. One jack per room except bathroom and kitchen.
- TV Cable jacks, 1 at living room and 1 per bedroom.
- Telephone: one jack per room except bathrooms
- Lighting: See layout drawing. Fluorescent energy efficient lighting.

END OF SPECIFICATIONS