

Demolition

The contractor shall safely remove and dispose of all debris in an approved container from a rubbish disposal company.

The owner shall pay the expense for any labor or material for the following items:

- Removal of all tree or bush growth outside of the area of excavation. Additional grading beyond spreading of topsoil.
- Removal and disposal of any buried 'unforeseen' conditions items such as buried tanks, piping, etc.

Driveway

The existing driveway shall be protected from damage due to equipment or movement of materials / dumpsters.

Exterior Walls

Exterior walls shall be constructed of 2" x 6" wood studs at 16" o.c. unless otherwise noted on the construction documents. Exterior siding shall be as noted on the construction documents. A building wrap shall be used between the cladding and the sheathing.

Interior Walls

Interior walls shall be constructed of 2" x 4" wood studs at 16" o.c. unless otherwise noted on the construction documents.

Floor and Ceiling Framing

All wood framing shall be 2" x 8", 2" x 10", or 2" x 12" and spaced as noted on the construction documents. ood shall be no. 1 grade or better. Joists shall have bracing located between adjacent joists.

Roofing

Roofing shingles shall be 210 lbs, type 'Architect 80' with a one year warranty on labor and a minimum 35 year warranty on the material. Final color selection to be determined at a later date. Felt under shingles shall be a minimum of 20 lbs. The roofing material shall be secured to 5/8" thick tongue and groove exterior grade plywood.

EPDM Rubber Roofing shall be chemically adhered, min. 60 mil. including all associated fasteners and assemblies.

Gutters and Downspouts

All gutters and downspouts shall be 5 in. aluminum box type construction.

Windows

All windows shall be as noted in the window schedule with vinyl clad exterior and shall be manufactured by Andersen '400 Series' or an approved equal. All operable doors and windows shall include screens.

Plumbing

The general contractor shall provide a complete plumbing and heating system. All fixtures to be purchased and installed as part of the based contract.

Insulation

Insulation with the following R values shall be provided.

Ceilings	R-38
New Exterior Walls	R-19
Existing Exterior Walls	R-13
Exterior Foundation Rigid Insulation	2" R-8.5

Paint

Two coats of flat latex paint shall be applied to all walls and ceilings. Colors other than white shall result in an additional charge.

Trim

All interior trim shall be painted poplar. General contractor to provide allowance based on crown moulding in locations noted on the finish schedule.

Interior Doors

All interior doors shall be 1 3/8" thick, 2 panel pine. Hardware sets to be selected by owner. GC to provide allowance based on flair design lockset.

Cabinets

Bathroom cabinet styles and components to be selected by owner. Bathroom Counters to be granite, style and color to be determined.

Stairs

Stairs and handrails shall be oak and be sized to meet the applicable building codes.

Finished Floors

Ceramic Tile shall be installed in locations noted on the finish schedule. All tile to be supplied and installed by GC. GC to coordinate proper floor preparation to facilitate installation. All tile to be laid on cementitious backerboard or applied to concrete slab.

Finished Floors

All hardwood flooring to be installed by GC in locations noted on construction documents or in the finish schedule. GC will facilitate installation. Hardwood floor material to be either red / white oak or maple.

Carpet

All carpet will include pad. Carpet shall be installed in locations noted on construction documents or in the finish schedule. GC to provide allowance for carpet purchase. Final color and type to b e selected by owner.

Vanities and Countertops

All vanities and countertops to be selected by owner, installed by general contractor. GC to provide allowance.

Appliances

All appliances are to be purchased by owner. GC to coordinate plumbing and electrical requirements.

Electrical Service

Light fixtures - The contractor shall provide and install all wiring and switches for light fixtures and plug receptacles. All downlights shall be included in the base bid. All hanging fixtures shall be provided by the owner, installed by the GC. Telephone and cabel TV wiring shall be included in the electrical scope of work. See electrical plan for quantity and locations.

Air Conditioning

If the owner chooses to install airconditioning, Heating and Air Conditioning to be design build. GC is responsible for coordination of all chases and cross trade coordination.

SYMBOLS AND LEGEND KEYS	
FLOOR PLAN SYMBOLS	
EXISTING WALL CONSTRUCTION	
EXISTING WALL TO BE DEMOLISHED	
NEW WALL CONSTRUCTION	
LINE OF WORK ABOVE	
EXISTING DOOR AND TRIM	
NEW DOOR AND TRIM	
LIGHTING SYMBOLS	
CEILING MOUNTED LIGHT FIXTURE	
WALL MOUNTED LIGHT FIXTURE	
CEILING MOUNTED LIGHT FIXTURE W/ FAN	
TRACK LIGHTING	
RECESSED DOWNLIGHT	
MOTION DETECTION SECURITY LIGHT	
ELECTRICAL SYMBOLS	
SINGLE POLE SWITCH	
DOUBLE POLE SWITCH	
TRIPLE POLE SWITCH	
DUPLEX RECEPTACLE	
GFI RECEPTACLE	
HEAT DETECTOR	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
CIRCUITING HOME RUN	
TELEPHONE JACK	

Bourque Design
 Architectural Design
 Construction to Completion
 Ron Bourque, Architect
 70A North St., 2nd Fl.
 Somerville, MA 02143
 617-629-6666
 9 Morton Street, Waltham, MA 02453



Client Name:
**Residential Addition for
 Claire and Andrew Kennedy**
 9 Irvington Road, Somerville, MA

SPECIFICATIONS

Sheet Title:

Sheet: **A**
 Of 7



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RECEIVED
 S.P.C.B. AND
 PLANNING DEPT.

SCALE: 1/4" = 1'-0"

ISSUED FOR OWNER REVIEW NOVEMBER 19, 2012

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