

Construction Specifications

51 Revolutionary Road
Concord, MA

Apr 23, 2024

Foundation

- 10” thick foundation walls
- 10’6” wall height with interior brick shelf to accommodate the 1st floor assembly
- Dampproofing applied to habitable space foundation wall exterior

Exterior Walls

- 2x6” exterior wall construction
- Zip System Wall exterior with integrated air and water-resistive barrier
- Primed Cedar Clapboards applied to exterior
- Boral Tru Exterior corner boards, water table, fascia and frieze

Roof

- Asphalt roof shingle – Certainteed Landmark Architectural Style, Moire Black

Interior Floor Decking

- ¾” AdvanTech® tongue and groove sub flooring - glued, nailed and screwed to TJI I-joists

Interior Walls/Ceilings

- 2”x4” interior wall studs
- Walls: smooth plaster, painted Benjamin Moore flat latex (choose 4 colors)
- Ceilings: smooth plaster, painted Benjamin Moore Ceiling White flat latex
- Small Closets and Garage: Textured Finish (garage walls not painted)

Finish Interior Millwork and Shelving

- Brosco Solid Core Two-panel style doors with Shaker Sticking and hinges to match passage handsets
- Schlage Latitude knob in matte black passage levers
- First Floor
    - ·3 ½" Flat pine door and window side casing with 5/4 flat top and cap
    - ·7 ¼" baseboard millwork
- Second Floor
    - ·3 ½" Flat pine door and window side casing with 5/4 flat top and cap
    - ·5 ¼" baseboard millwork
- Plinth Blocks on Cased Openings

- All doors, windows and millwork painted Benjamin Moore latex semi gloss (choose 1 color)
- Closet designed by Boston Closet

Insulation

- Exterior walls: R-24 Close Cell Foam
- Roof Rafters: R60 Close Cell Foam
- Basement Ceiling Unfinished: R-30 (Batt Insulation & Rockwool)
- House Sill & Backers: Close Cell Foam
- Vapor barrier on interior face of studs in heated areas

Windows and Doors

- Windows: Jeld-Wen Siteline Wood Mull Auralast Pine, clad exterior and wood interior, tilting, double-hung/casement/awning, Low-E insulated windows with 6-over-1 simulated divided light, 5/4" x 3 1/2" exterior wood surround and historic 2" exterior sill
- Patio: Jeld-Wen Siteline premium clad exterior and wood interior Low-E insulated glass Sliding door
- Front Door: 7'6" Simpson wood stain grade mahogany 12-Lite
- Mud Door: 7'6" Simpson wood stain grade mahogany 12-Lite
- Garage Man Door: Smooth Star 9-Lite Single Door

Entry Hall

- Cove ceiling molding
- 3 ¼" Red Oak flooring
- Electrical switches for foyer, porch sconce, porch recessed lights and lamppost lighting

Front Porch

- 8" Square Fiberglass Columns with Cap & Base
- Bluestone Patio on poured slab
- Ceiling 1x6 Pine Nickel gap
- Electrical outlet

Kitchen/Living Room

- Mouser Centra Cabinetry with Plaza Style Cabinetry in Beaded Inset, Painted Maple Finish, accented by under-cabinet lighting
- LG Minuet Quartz Standard Edge
- Appliances
    - Bosch French Door Refrigerator (B36CD50SNS)
    - Bosch 36" Induction Industrial Style Range (HIS8655U)
    - Bosch Under Counter Dishwasher (SHX78CM5N)
    - Bosch Built In Microwave (HMD8451UC)
    - GE Dual LED 600 CFM Hood (UVC9360SLSS)

- Stainless Steel single-bowl under-mount main sink with Kohler K-560-VS stainless Bellera 1 hole deck mount pull down single lever handle
- Walk-in Pantry w/ shelving
- 3 ¼" Red Oak flooring
- Cat6 Cable
- Electrical switches for recessed, under cabinet and island lighting

Dining Room

- 3 ¼" Red Oak flooring
- Electrical switch for chandelier lighting and recessed lights
- Electrical outlets in wall to code

Study

- Cove ceiling molding trim
- 3 ¼" Red Oak flooring
- Cat6 Cable
- Electrical switch for recessed lighting/center light
- Electrical outlets in wall to code

Powder Room 1/2 Bath

- Pedestal Sink - Kohler Memoirs
- Faucet - Kohler Hint Widespread polished chrome
- Toilet - Kohler Memoirs comfort Height Elongated Bowl
- Mirror, oval
- 3 ¼" Red Oak flooring
- Cove ceiling molding trim
- Electrical switches for exhaust fan and light(s) over mirror
- Electrical outlets in wall to code

Mudroom

- Custom built-in cubby bench with coat hooks
- Tile flooring
- Radiant Floor Heat
- Cove ceiling molding trim
- Electrical outlets in wall to code

Stairway

- ¾" Red Oak stair treads

- Handrail: 2 ¾” Oak
- Balusters: 1 1/4” square balusters
- Newell Posts: Square
- Electrical switches for stairway, ceiling light

Primary Bedroom

- Walk-in closets with Shelving
- 3 ¼” Red Oak flooring
- Cat6 Cable
- Electrical switch for ceiling lighting and/or fan
- Electrical outlets in wall to code

Primary Bath

- Bathroom Cabinetry by Mouser Centra Painted
- Custom tiled shower with shower head and handheld
- Faucets - Symmons Dia Widespread in polished chrome
- Shower Door
- Toilet - Kohler Wellworth comfort height
- Mirror over sinks, sized to vanity
- Tile flooring
- Radiant Floor Heat
- Electrical switches for bathroom ceiling lighting, exhaust fans and lights over mirrors
- Electrical outlets in wall to code
- Electrical switch for ceiling lighting

Laundry

- LG Front Load Washer (WM4000HBA)
- LG Front Load Electric Dryer (DLEX4000B)
- 220V electrical for Dryer
- Floor pan with drain for washer and exterior dryer vent
- Tile flooring
- Cabinet by Schrock Entra Ingalis Maple Painted
- Quartz Remnant
- Electrical switch for ceiling lighting

2nd Floor Hallway

- 3 ¼” Red Oak flooring
- Cove ceiling molding trim
- Electrical switches for hallway and stairway ceiling lighting
- Electrical outlets in wall to code

Bedrooms 2, 3 & 4

- 3 ¼” Red Oak flooring
- Electrical switch for ceiling lighting

Hall Baths

- Bathroom Cabinetry by Schrock Entra Ingalis Maple Painted cabinetry & Quartz
- Sink - White Undermount
- Faucet - Kohler Hint Widespread polished chrome
- Tub - Kohler Bancroft with Tile surround
- Toilet - Kohler Wellworth comfort height
- Tile Floor
- Mirror sized to vanity
- Electrical switches for exhaust fan and lights over mirrors

Basement

- Finished Playroom
- Flooring - MSI Cyrus Vinyl Click Flooring

Garage

- Doors: Wayne Dalton 6600 with Savanah Panel and Stockton Window
    - ·9’x8’
    - ·Liftmaster 8355-8’ 1/2 HP Belt Drive
    - ·Liftmaster 877LM Wireless Keypad
- Electrical outlets in wall to code
- Electrical switches for interior overhead, exterior lamps
- EV Charger Outlet

Rear Exterior Patio

- Bluestone patio approx 29’x12’

HVAC/Hot Water

- High Efficiency Daikin DFVE60DP1400A heat pump air handler tied to a Daikin DZ6VSA48 heat pump condenser. (1st Floor / Basement)

- High Efficiency Daikin DFVE60DP1400A heat pump air handler tied to a Daikin DZ6VSA601 heat pump condenser. (2nd Floor)

- AprilAire (E080) 80 Pint Professional-Grade Dehumidifier

- 80 gallon Rheem ProTerra Hybrid Electric Water Heater (ProPH80 T2 RH375-30)

Lot and Landscaping

- Professionally landscaped grounds including shrubs
- Bluestone walkway as defined on plan
- Lamp posts wired at front walk
- Multi-zone lawn and plant bed irrigation system
- Hydro-seeded lawn (all disturbed areas)
- Driveway: paved, two coats over gravel base

Utilities

- Electric: 400 amp electrical service (Concord Municipal Light)
- Water : Town of Concord
- Septic: On sight