

18-20 SHERIDAN AVENUE, MEDFORD MA 02155



This is a Seaver-owned development project that includes: full-gut interior demolition and new interior build per plans to create two new units. Unit #1 will be the basement and first floor, and Unit #2 will be the second and third floors. The basement will be excavated 2' to create additional head height. Exterior demolition of siding, windows, and doors with new products installed. New electrical and mechanical systems.

1. Demolition and Sitework

1.1 Demolition:

- Interior: Full-gut demolition to studs of basement, first floor, second floor, and third floor. Remove all interior partitions, except bearing walls shown on plans.
- Exterior: Remove all siding, windows, exterior doors, front and rear decks, and garage roofing.

1.2 Utility Installations:

- All installations to be completed in accordance with local regulations, standard practices, and in conformance with the Massachusetts Building Code per approved site plans.
- (2) new water connections from street main into basement.
- 4" perforated PVC pipe interior foundation perimeter drain piped into a perforated sump pit with T for radon pipe.

1.3 Excavation and Grading:

- Excavate and remove existing concrete slab and 2'-1" of soil throughout basement.
- Supply and install 6" of crushed stone throughout excavated basement area.
- ¾" crushed stone installed under porch, decks, A/C condensers, and inside of egress window wells.
- Excavate and backfill 2 egress window wells.

1.4 Landscaping:

- 10 foundation shrubs set in mulch bed along front of house.
- Lawn areas loamed and hydroseeded.
- Sod in front yard up to 1,000 SF.

1.5 Driveway:

Existing driveway to remain.

1.6 Lawn Irrigation:

In-ground lawn irrigation system with programmable controls.

2. Concrete

2.1 Foundation:

One-sided concrete wall with underpinning around perimeter of basement with rebar per structural plans.

2.2 Concrete Foundation Slab

6" thick concrete slab over ¾" crushed stone and 6 mil. poly vapor barrier with 6"x 6" steel mesh reinforcement doweled to underpinning wall per structural plans.

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3. Framing / Structure

3.1 Walls & Floors

- Wood frame in accordance with the International Residential Code utilizing KD and laminated material per approved drawings..
- Patch in framing for abandoned stairways.
- Level all floors on first, second, and third floors.
- Interior partition framing per plans on basement, first, second, and third floors.
- Install all new windows and exterior doors.

3.2 Exterior Doors and Windows:

New Windows on Entire House:

- Insulated, tilt wash, Harvey Slimline series with white exterior and white interior.
- Screens provided at operable units.
- 6 over 6 grills between the glass, exterior flat casing with sill nose.

New Front Entry Doors:

- (2) 3'-0" x 6'-8" Thermatru Smoothstar fiberglass door units (S4814-SDLF1) with Oil-Rubbed Bronze hinges per plan.
- Decorative Schlage Oil-Rubbed Bronze thumb-latch handle, Andover knob with Addison trim and deadbolt lock.

New Rear Glass Doors:

- (2) 2'-8" x 6'-8" Thermatru Smoothstar 15-lite fiberglass door units with Oil-Rubbed Bronze hinges per plan.
- Schlage Andover knob with Addison trim and deadbolt lock.

3.3 New Insulation Throughout:

- Underside of Roof: R-49 closed-cell spray foam.
- Exterior walls: R-15 fiberglass batts.
- All basement exterior walls: 2 ½" closed-cell spray foam around perimeter of basement.
- Intumescent paint on all exposed spray foam.
- 3 ½" closed-cell spray foam behind all tubs on exterior walls.
- All floor penetrations fire-caulked and sealed.
- Building envelope air sealed and spray foam applied to all band joists.
- House inspected by independent energy rater hired by builder.
- In accordance with applicable Mass. State Building and Stretch Codes.

4. Exterior Finish

4.1 New Exterior Siding on Entire House:

- Certainteed "Mainstreet" (or equivalent) double 5" vinyl siding, white solid (non-venting) vinyl soffits, and white 5" vinyl corner boards.
- Solid beadboard soffit on porch ceilings.

4.2 New Roofing on Garage:

- Tamko XT Architectural Shingles (or equivalent) installed over synthetic paper.
- White aluminum drip edge around perimeter of roof.

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4.3 New Gutters on Entire House:

White aluminum seamless gutters and downspouts with ground splash guards installed to shed water away from foundation.

4.4 New Decking and Porches:

- Decks and porches per plan with pressure treated framing, Trex Select decking with Cortex screws, matching plugs, and breadboard wrapping around perimeter.
- White Timbertech railing system, and PVC skirting.
- Vertical PVC slats installed under front porch

5. Interior Finish

5.1 New Interior Doors and Finishes Throughout:

- Solid-core, MDF, shaker two-panel split-jamb interior doors.
- Schlage Andover knobs with Addison trim in Oil-Rubbed Bronze and Polished Chrome on all bathroom doors.
- Door and window casings - 3 1/2" FJP Stafford casing.
- 1x6 nosed windowsills to sit on top of extension jamb.
- Baseboards - 7 1/4" primed MDF speed base installed on top of the finished hardwood flooring and 7 1/4" primed and finger-jointed pine subfloor in tile floor areas and on top of and basement LVT.
- One-piece crown molding with 4 5/8" FJP crown molding in Entry Foyer, Dining room, and Kitchen.
- Wainscoting: 5' high 1x4 primed pine with 1x8 bottom, in Dining Room, Living Room, Foyer, and Stairway.
- Coffered ceilings in Living Room constructed with 1x6 primed pine and 4 5/8" crown molding.

5.2 New Board and Plaster Throughout:

Walls and ceilings - 1/2" Blue-board with smooth plaster veneer.

5.3 New Closets Throughout:

- White laminated shelving in all closets.
- Linen closets will have four shelves.
- Closet casings and baseboards painted white.

5.4 New Stairways Throughout:

Main, attic, and finished basement stairways to include oak stair treads, painted pine risers and skirts

5.5 New Painting Throughout:

- Interior walls primed and painted with 2 coats of washable matte-finish paint.
- Stair skirts, risers, wainscot, chair rails, doors, casings, baseboards, and any other paintable interior woodwork, primed and two coats of white semi-gloss applied.
- All plastered ceilings painted flat white.
- Exterior painting of doors.

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5.6 New Flooring and Tile Throughout:

- 3¼" red oak – Kitchens, Dining Rooms, Living Rooms, Bedrooms, Hallways on first, second, and third floors.
- Hardwood HVAC flush floor registers on First Floor.
- Finished Basement Floors – Luxury Vinyl Plank Flooring.
- Tile flooring in all Bathrooms and Laundries.
- Wall tile in showers and backsplash in kitchens.
- Kerdi wall and shower floor systems.
- Unfinished Basement floor areas – unfinished concrete.

5.7 New Mirrors and Shower Glass Throughout:

- Wall-mounted hanging mirrors above all bath vanities.
- Custom-fit framed 1/4" glass shower doors with polished chrome hardware at all shower openings.

6. New Electrical and Mechanical Systems

6.1 Electrical:

General:

- (2) 200-amp electrical services. Circuit breaker boxes located in basement and Second Floor.
- Interior electrical outlets installed per electrical code requirements.
- White Decora switches and outlets at all interior locations.
- All smoke, heat, and carbon monoxide detectors hard-wired per code requirements.
- Supply and installation of (2) Ring 720P Wi-Fi Video Wired and Wireless Smart Doorbell Cameras (front doors) and (2) Ring Chime Pro units.
- 5" LED recessed lights supplied and installed in Living Room, Dining Room, Hallways, Front Foyer, and Kitchen.

Exterior:

- Two (2) exterior service outlets, (1) on front porch and (1) on rear deck
- Recessed light fixtures installed on front porch.
- Disconnects and low voltage wiring for A/C condensers.

LAN Cables and Cable TV:

- Outlets installed in all Bedrooms, Living Rooms, and Finished Basement and extended to electric panel area in basement. Final terminations to be completed by buyer's service provider.

Dining Rooms:

- Wiring and installation of one chandelier.

Bedrooms:

- Surface mounted ceiling lights and wall switches.
- Two switched outlets near proposed bed location.

Bathrooms:

- Wall mounted lighting over mirrors.
- WhisperGreen® Select™ Fan/Light, Single-Speed in all bathrooms

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Kitchens:

- Low voltage LED strip under cabinet lighting supplied and installed.
- Wiring for pendant lighting over island (1) and kitchen sink (1).

Utility Areas:

- Porcelain utility lights supplied and installed.
- Installation of receptacle in attic at radon pipe location
- Installation of dedicated receptacles for hot water heaters

Closets:

- Motion-sensor LED lights supplied and installed.

6.2 Plumbing:

Rough and finish plumbing according to Mass. State Plumbing Code including connections to specified appliances and fixtures, hot and cold-water piping, and all drains and venting.

- (2) Navien NPE-240A2 199,000 BTU Condensing Premium Gas Tankless Water Heaters with condensation pumps piped to drain traps.
- Gas piping for hot (2) water heaters, (2) ranges, (2) furnaces.
- Laundry boxes and piping in Laundry Rooms with electronic shut-off valves.
- (1) 3" PVC radon pipe connected from interior perimeter drain through roof.
- Two frost-free sill-cocks with shut-offs installed at water meter.
- Supply and install (2) 1/2 HP disposals.
- Supply and install (2) water lines for refrigerators.
- Supply and install (1) backflow for irrigation system.

Kitchens:

- Kohler Simplice Vibrant Stainless single-hole kitchen sink faucet with 16-5/8" pull-down spout (K-596-VS).
- 27" 16-gauge single bowl stainless steel under-mount sink.

Bathrooms:

Bathroom #1 - Lower Level (Unit #1):

- Custom tile shower.
- Kohler Rite-Temp® 1/2" pressure-balancing valve (K-304-K-NA) with Kohler Forte polished chrome shower valve trim with 2.5 GPM shower head (K-TS10276-4-CP).
- Kohler Wellworth elongated toilet (K-3978) with Kohler soft-close toilet seat.
- White-painted Shaker style vanity with 5/4" granite countertop, (2) Kohler white Caxton rectangular under-mount sinks (K-20000), and two Kohler Taut single handle polished chrome faucets (K-74013-4-CP).

Bathroom #2 - Half Bath - 1st Floor (Unit #1):

- White-painted Shaker style vanity with 5/4" granite countertop, (1) Kohler white Caxton rectangular under-mount sink (K-20000), and one Kohler Taut single handle polished chrome faucet (K-74013-4-CP).
- Kohler Wellworth elongated toilet (K-3978) with Kohler soft-close toilet seat.

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Bathroom #3 - 1st Floor (Unit #1):

- Americast bathtub, Kohler Rite-Temp® 1/2" pressure-balancing valve (K-304-K-NA) with Kohler Forte polished chrome tub / shower trim (K-T10275-4A-CP).
- Ceramic tile tub surround.
- Kohler Wellworth elongated toilet (K-3978) with Kohler soft-close toilet seat.
- White-painted Shaker style vanity with 5/4" granite countertop, (1) Kohler white Caxton rectangular under-mount sink (K-20000), and one Kohler Taut single handle polished chrome faucet (K-74013-4-CP).

Bathroom #4 - Half Bath - 2nd Floor (Unit #2):

- White-painted Shaker style vanity with 5/4" granite countertop, (1) Kohler white Caxton rectangular under-mount sink (K-20000), and one Kohler Taut single handle polished chrome faucet (K-74013-4-CP).
- Kohler Wellworth elongated toilet (K-3978) with Kohler soft-close toilet seat.

Bathroom #5 - 2nd Floor (Unit #2):

- Americast bathtub, Kohler Rite-Temp® 1/2" pressure-balancing valve (K-304-K-NA) with Kohler Forte polished chrome tub / shower trim (K-T10275-4A-CP).
- Ceramic tile tub surround .
- Kohler Wellworth elongated toilet (K-3978) with Kohler soft-close toilet seat.
- White-painted Shaker style vanity with 5/4" granite countertop, (1) Kohler white Caxton rectangular under-mount sink (K-20000), and one Kohler Taut single handle polished chrome faucet (K-74013-4-CP).

Bathroom #6 - 3rd Floor (Unit #2):

- Custom tile shower.
- Kohler Rite-Temp® 1/2" pressure-balancing valve (K-304-K-NA) with Kohler Forte polished chrome shower valve trim with 2.5 GPM shower head (K-TS10276-4-CP).
- Kohler Wellworth elongated toilet (K-3978) with Kohler soft-close toilet seat.
- (2) White-painted Shaker style vanities with 5/4" granite countertop, (2) Kohler white Caxton rectangular under-mount sinks (K-20000), and Kohler Taut single handle polished chrome faucets (K-74013-4-CP).

6.3 HVAC

- Heating: Two gas-fired – high efficiency – forced hot air systems with one heating zone for each finished floor and programmable Honeywell WIFI thermostats. One unit installed in the Basement to feed Unit #1 and one unit installed on the Third Floor to feed Unit #2.
- Air conditioning: High efficiency system with 2 condensers and one zone for each finished floor.
- Bath fans, dryers, and kitchen hoods (no make-up air) ducted to exterior vents.
- Install (2) separate ERV systems.

7. Kitchens and Cabinets

7.1 New Cabinets Throughout:

- Mantra white-painted Shaker-style cabinets.
- 5-piece, dovetail drawers with self-closing slides.
- Recessed panel doors with soft-close hinges.

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Kitchens:

- Full overlay with 36" tall wall cabinets and 4 5/8" crown molding.
- 3-3/4" Amerock "Westerly" satin nickel pull hardware.

Bath Vanities:

- Full overlay doors on vanities.
- 1-1/8" Amerock "Ville" polished chrome knob hardware.

7.2 Countertops

- Kitchens - Group "A" Quartz - 5/4" with 3/8" radius edge and tile backsplash.
- Bath Vanities - Group "A" Quartz - 5/4" with 3/8" radius edge and 4" backsplash.

7.3 Kitchen Appliances

- Bosch Range 30" Stainless Steel Gas Slide-in Range - Model #: HGI8056UC
- Zephyr Pisa 30" Under-Cabinet Stainless Steel and Glass Vent - Model #: ZPI-E30BG290
- Bosch Stainless Steel 24" Bar Handle Dishwasher - Model #: SHE53C85N
- 24" Stainless Steel Built-in Microwave Drawer - Model #: YMD24IAS
- Bosch Stainless Steel 36" Counter-Depth 3-Door Refrigerator - Model #: B36CT80SNS

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