

412 Blackstone Boulevard Providence, RI
Specifications as of September 1, 2017

I. HOUSE FRAME/FOUNDATION:

FOUNDATION:

10" poured concrete walls, 2,500 PSI minimum, reinforced with #4 Re-Bar, damp proofing below grade, 2 inch rigid insulation. 7'+ foundation walls.

GARAGE FLOOR:

4" poured concrete 4,000 minimum PSI, over 8" + gravel base.

CELLAR FLOOR:

4" poured concrete 3,000 PSI or better, poured over 12"+ compacted gravel base. Footings throughout under floor to support load columns.

FRAME:

2" X 4" Kiln Dried Spruce, Pine, Fir or better.

The home features approximately 3,795 finished square feet of heated and cooled above ground area.

SHEATHING:

Exterior walls with a minimum ½" OSB sheathing, Rex Wrap air barrier. REX™ Wrap is a tear resistant woven and coated polypropylene weather resistant barrier that provides air and moisture protection.

5/8" OSB roof sheathing.

FLOOR SYSTEM:

Silent I joist floor system providing strength and support while reducing sound and vibration.

FLOOR SHEATHING:

¾" glued and nailed with ring shank nails.

II. HOUSE EXTERIOR FINISH:

SIDING:

James Hardie smooth lap siding featuring Color Plus Technology.

Body finished in Woodland Cream.

All Hardie siding edges sealed and painted.

<https://www.jameshardie.com/>

Cedar Shingles, dipped/primed and painted to complement body.

EXTERIOR TRIM:

Azek and/or painted wood at porch and in cedar shingled areas.

Stone and brick per plans and as applied.

WINDOW TRIM:

5/4 x 3.5" Window Trim, except 6" over window tops with rams-crown cap molding and extended sills below.

GUTTERS:

Aluminum gutters and downspouts, each tied to underground drainage system.

GARAGE DOORS:

Two insulated Arched Carriage House Style raised panel doors 8'0" height with 24 light transom windows across top. 2 transmitters plus wall station opener. Chamberlain LiftMaster Professional Wireless Keyless entry system with Anti-Burglary Coding.

Garage Doors are Fimbel Architectural Doors, fully insulated and weather stripped.

<http://www.fimbel.com/>

FRONT PORCH:

Ipe hardwood decking.

Posts and masonry per plan.

Masonry to be genuine Nantucket Blue Ledge.

Recessed lighting located in porch ceiling.

ROOF:

Architectural style 30 year Slate colored fiberglass roof shingles with manufacturer's warranty.

Ice and water shield at eaves and valleys.

VENTILATION:

Ridge and soffit vents. Gable vents and roof vents per plans.

III. GROUNDS:

LANDSCAPING:

Screened 4" of loam.

Sod front, rear, and side yards.

6 zone irrigation system.

Custom Professional landscape design.

Bluestone walkway from Front Door to Public Right of Way.

Bluestone capped stairs with stone risers to match porch columns and garage masonry.

Lighting integrated into front walkway steps.

REAR PATIO:

Custom professionally designed paver patio done in Beacon Hill Flagstone, New York Blend, approximately 550 sq feet in size, wrapped by landscaped beds. Natural gas plumbed for gas grill.

DRIVEWAY:

Custom patterned square and rectangular granite style pavers with border. 12'+ at opening, tapered to approximately 21 feet.

IV. HOUSE INTERIOR:***INSULATION:***

Attic: Icynene Closed Cell Insulation (R-38) @ sloped ceilings & 12" (R- 38) fiberglass on the flat areas.

<http://www.insulationforlife.com/afford-icyene.htm>

Band Joist, Box Sill, Rim Joist: Icynene Closed Cell Insulation (R-21 or better).

Living Area Exterior Walls: Icynene Closed Cell Insulation (R-21 or better).

Garage Exterior walls: Fiberglass (R-15 or better).

Garage Ceiling Area: R-30.

Garage Common Walls: Icynene Closed Cell Insulation (R-21 or better).

Basement perimeter: Fiberglass (R-15; or according to code)

Basement Ceiling: R-30.

1st Floor Ceiling in Hall, Great Room, Dining Room, and Kitchen: 9" fiberglass (R-30) throughout for warmth and sound.

2nd Floor Interior Walls: 3.5" (R-13) to control sound between rooms, closets, baths, and halls.

Stairs: R-15 beneath 1st/2nd floor stairway for warmth and sound.

Great Room Interior Walls: Roxul Rock Wool sound insulation.

<http://www.roxul.com/>

Master Suite interior perimeter walls: Roxul Rock Wool sound insulation

INTERIOR WALLS:

Skim coat plaster over blue-board (QuietRock where noted), smooth finish in closets, smooth finish to basement. Garage textured finished.

Raised poplar wood paneling crafted and laid over walls in foyer, dining/living, 2nd floor halls and 2nd floor family room.

CEILINGS:

Smooth throughout entire house. 9' first floor ceilings, 8' second floor ceilings.

Great Room and Kitchen ceiling done in QuietRock.

<https://www.quietrock.com/>

Trays and post and beams per plans.

Tray ceiling in Dining Room and Living Room.

Tray ceiling in Master

Coffered ceiling in Great Room

INTERIOR TRIM:

5 ¼” base-board molding, 3 ½” wood Stafford window and door casing.

SHELVING:

California style shelving in “his” master walk in closet.

California style shelving in “her” master walk in closet.

Wood shelving in children’s & guest closets.

Wood shelving system in bath closets.

BATHROOMS AND HARDWARE:

Master Bath feature radiant heat.

Master Bath vanity by StarMark.

6.5 feet in length, it is dual bowled, and constructed entirely from Maple.

Featuring inset drawers and inset concealed hinge doors, this custom made “floating” vanity is finished in Villa Black.

Master Bath faucets and fills by CrossWater.

<http://www.crosswater-bathrooms.com/about-us/>

Master shower is 4’ x 6’ walk-in and features basket weave Carrara marble tiles.

Master shower features deluge center head as well as wall mounted hand-held shower with thermostatic valve.

Master tub 6’ double ended free standing with through the floor fill & drain, as well as a hand held shower.

Master Bath hardware includes Toto Nexus toilet.

Dual 3way mirrored Century Bathworks recessed medicine cabinets.

<http://www.centurybathworks.com/>

Children’s bath features 5’ cast iron tub with full tile surround.

Children’s bath vanity is custom crafted by StarMark. This vanity is approximately 7’ in length, constructed entirely from Maple and features soft close draws and doors, and finished in Classic White paint.

Granite vanity top features double bowled under-mount integral sinks.

All Children’s Bath faucets and fills by Ammara Designs.

<http://ammaradesigns.com/about/>

Guest Bath to feature 3’ x 4’ tile shower with wall mounted hand-held shower.

Guest Bath Vanity by StarMark.

This 36” vanity features inset drawers and inset concealed hinge doors.

This custom crafted all maple vanity is finished in Pearl with Nickle glaze.

Guest Bath tile is porcelain high polished planking.

All Guest Bath faucets and fills by Grohe.

<https://www.grohe.com/us/5639/bathroom/>

Guest Bath and Children's Bath to feature American Standard Champion Pro Portsmouth toilets, chair height, white, and elongated.

FLOORS:

5.25" laid and finished in place Oak Flooring in entire house excepting bathrooms.

Tile-Bathrooms, as noted.

FIREPLACES:

Great Room: 48" gas direct vent with exterior chimney sided and trimmed to match house body, gas log zero clearance fireplace with flush blue stone hearth and custom crafted tiled and painted mantle.

Master Bed Room: 36" gas direct vent with diamond and onyx glass and stone firebed, flush mounted.

CHEF'S KITCHEN CABINETS, ISLAND, APPLIANCES, & COUNTERTOPS:

CABINETRY

StarMark Kitchen Cabinets

<https://www.youtube.com/watch?v=bcJFUeFgdb8>

Each Kitchen Cabinet was custom designed and specified for 412 Blackstone Boulevard.

Each Kitchen Cabinet was custom hand crafted for 412 Blackstone Boulevard. Each cabinet features Inset Doors and is hand constructed using all hardwood material.

Kitchen Wall Cabinets are done in *Cotton Ball*.

Kitchen Island Cabinets are finished in *Blueberry*

Kitchen Cabinets feature full extension drawer glides.

Kitchen Cabinets feature cushioned / whisper closers.

Kitchen and Island Countertops are Carrara Marble.

Kitchen Cabinetry features "furniture finished ends" custom sized so as to flush mount the Sub-Zero Pro 48" glass door refrigeration unit.

APPLIANCES

SUB-ZERO 48" Professional Series Glass Front Refrigerator and Freezer.

<http://www.subzero-wolf.com/sub-zero/full-size-refrigeration/refrigeration/pro-48-glass-door>

This gorgeous professional duel refrigeration work of art houses more than 30 cubic feet of food preservation accomplished by 2 compressors and 3 evaporators.

WOLF 48" dual fuel SS Range.

<http://www.subzero-wolf.com/wolf/ranges/dual-fuel/48-inch-dual-fuel-range-6-burners-infrared-griddle>

Range features 6 burners with up to 20,000 BTU, plus infrared griddle.
Range features dual ovens each with convection function.

MAESTRALE 48" SS Chef's Hood and Air Removal System.

<http://www.faberonline.com/hoods/maestrale-18/>

This venting system features a 1,200 CFM ProMotor, LED Lighting, and Dishwasher-safe Stainless Steel Baffles.

WOLF Built-in Drop-Down Microwave

<http://www.subzero-wolf.com/wolf/microwave-ovens/30-inch-m-series-drop-down-door-professional>

This unit has 1.6 cubic feet of space and offers Wolfe's exclusive Warming Draw Feature.

Bausch Pocket Handle Dishwasher.

<http://www.bosch-home.com/us/SHP68TL5UC.html>

This professional grade dishwasher features a 3rd cleaning rack and is so quiet it includes an infrared light so as to indicate it is running.

U-LINE Glass Front and Stainless Steel 24" Wine Cooler built into island.

<http://www.u-line.com/media/download/1224WC.pdf>

Offering luxury and perfectly temperature controlled storage for up to 48 bottles.
Features variable sized pullout drawers.

V. WINDOWS & DOORS:

WINDOWS:

Anderson 400 Series WoodWright wood windows with applied 7/8" grills and integrated spacers. Windows and spacers constructed in Forest Green.

These upgraded Anderson 400 WoodWright windows offer a true "divided light" appearance and offer tremendous insulation from both sound and the elements.

http://www.andersenwindows.com/_PDFs/AW/AWDocs/apg_pdf/AW400Woodwright.pdf

All interior windows are cased in a Stafford style molding and feature built-in-place poplar sills.

PATIO DOOR:

Dual Opening Anderson 400 Series Frenchwood Patio Door with integrated 15 panel grills.

Exterior door and windows constructed in Hunter Green.

EXTERIORS DOORS:

Front Entry System is a solid custom built wood door with dual Mahogany Sidelights and Mahogany Transom, each featuring true divided light panels.
All exterior door hardware is TBD
First floor door hardware includes matching deadbolt locks.
All exterior door hinges are nickel finish.
All exterior door hardware to be finished in satin nickel.

INTERIOR DOORS:

Bedroom and bathroom doors to be 6 panel solid core smooth skin Masonite 6'8" doors with doorstops, hinges are nickel finished;
Privacy locks for bathrooms and master bedroom. All to be finished in satin nickel.
Children's closet doors to be 6 panel solid core smooth skin Masonite, hinged on frame side and close to middle with doorstops, hinges are nickel finished.
Closet and pantry doors to have auto-on/off light switches.
All interior door hardware is Schlage.
<http://consumer.schlage.com/Pages/home.aspx>

VI. PLUMBING, HEATING & ELECTRIC:

PLUMBING FIXTURES & TRIM:

3 full baths.
Master Bath to feature walk-in shower and floor mounted standalone soaking tub.
2nd floor bath has doubled-bowled vanity and is brother-sister style.
Two frost free exterior spigots plus 1 in garage spigot, 2nd floor washer and gas dryer connections with dryer vent.

LIGHTING AND ELECTRIC:

200 AMP service, 40 circuit panel with circuit breakers wired to code.
Underground Electric to house.
LED 4" recessed lighting throughout.
Recessed outlets and rocker switches.
Recessed lighting in each Great Room coffer.
4" Recessed lighting & Pendants in.
Indirect integrated perimeter lighting in Dining Room/Living Room Tray
Indirect integrated perimeter lighting in Master Suite Tray.
Dining Room wired for chandelier location options.
Under Cabinet Lighting throughout Kitchen.
Sconces over garage doors and at front door.
2 dual flood lights for rear yard.
Flood light for Driveway.
Doorbell at front door.

MECHANICAL AND HVAC

City Water / City Sewer / Gas.
Hi-efficiency (95%+) gas fired 3 zone HYDRO-AIR Heating and Air Conditioning.
Wall mounted Endless Instant Hot Water.
Endless Instant Hot Water circulating pump to master bath.
Radiant Heat in Master Bath.

SECURITY

Multi Zone hard wired security system operable remotely and featuring window sensors, motion detectors, and multiple cameras viewable wirelessly.

HEAT DETECTORS:

Each heat detector has been hard wired.

SMOKE DETECTORS:

Each smoke detector has been hard wired.

CARBON DIOXIDE DETECTORS:

Each CO2 sensor has been hard wired.

VII. PAINTS:

Sherwin Williams.

INTERIOR WALL PAINT:

Primer plus 2 coats finish.

INTERIOR TRIM PAINT:

Primer plus 2 coats finish (semi-gloss or high-gloss).

EXTERIOR BODY PAINT:

James Hardie Color Plus Technology.
Dipped & painted cedar shingles.

EXTERIOR TRIM PAINT:

Wood and/or Azek, fastener holes plugged and/or painted.