



**General Building Specifications for Union House  
Eight Condominiums located at 211 Union Street, Portsmouth, NH 03801**

*Subject to change based on availability and code requirements*

**SITWORK**

Driveway: Ground level covered parking.  
Excavation: Excavation and removal of soils as required.  
Material: Importing of fill as required.  
Grading: Smooth final grade, using loam from site.  
Drainage: Perimeter drains outside footings. Evaporation trenches in garage parking area.  
Sewer System: Tie into town public sewer system. All units separately metered.  
Radon: Mitigation, testing, etc. by Buyer.

**FOUNDATION AND GARAGE**

Garage: 1<sup>st</sup> level 16 car enclosed parking garage inclusive of one handicap accessible parking spot.  
Foundation: Reinforced poured concrete.  
Footings: 24"x12" concrete  
Slab: 6" 4000 PSI concrete slab over 10 mil poly vapor barrier.  
Columns: hss columns and steel beams, as required per plan.  
Piers: varies per plan, concrete, under slab.  
Reinforcing: continuous row #5 steel rebar in foundation wall.  
Water Proofing: 10 mil polyethylene moisture vapor retarder  
Garage Exhaust: Automatic exhaust system exiting to rear with generator back up.

**FRAMING**

Engineered using "I-Joist" and "Rim Board" framing as manufactured by Boise Cascade or equal.

Sills: PT southern pine lumber for all exterior framing and for sill plates on foundation walls and interior slabs on grade. Galvanized anchor bolts fasten PT plates to walls.  
Joists: "I-Joist" per plan, per code  
Bridging: solid wood blocking.  
Subflooring: 3/4" tongue and groove Advantech or equal; glued and nailed to joists.  
Underlayment: 1" Gypcrete topping – for additional soundproofing and fire control.  
Wall Height: per plan. Garage level: 7' 8 1/2", 1<sup>st</sup> Floor: 9' 2 3/4", 2<sup>nd</sup> Floor: 10' 1"  
Exterior walls: 2x6 studs, 24" O.C.  
Interior walls: 2x6 studs, 24" O.C. (load bearing walls)  
Headers: Solid built-up 2x8's and 1 layer of 1/2" plywood as required.  
Beams: varies per plan  
Wall Sheathing: wood sheathing, 5/8" fire rated exterior gwb  
Rake overhang: per plan.

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Roofing: 60 mil EPDM or TPO roofing system over tapered Polyiso insulation  
Roof Drainage: roofing system tied to cast iron drains and copper drip edge.

**EXTERIOR**

Siding: Brick veneer, granite, and precast concrete.  
Trim: Azek

**FRONT STEPS**

Granite Steps with black steel railing system.

**WINDOWS**

Green Mountain Windows from Milestone Collection - Includes integrated sills and casings.  
Color: exterior – white & black, interior – white  
Interior Hardware: white  
Exterior: Stone/concrete headers and sills.

**EXTERIOR DOORS**

Front Door: Includes sidelights. Fired rated self-closing door. Paintable - Black  
Side Doors: Paintable, 1 hour fire rating, composite material where possible.  
Hardware: Oil rubbed bronze.  
Garage Doors: Paintable garage doors. Keyless entry – TBD.

**INTERIOR COMMON FLOORING**

Stairs, Entry and Elevator Floors: Carpet.  
Common Halls and 1<sup>st</sup> floor entry: Carpet:

**LANDSCAPING**

Spread on-site loam, rake and seed disturbed areas. Brick retaining walls with planted shrubs in front area, see Landscaping Plan.

**WALKWAY**

Concrete walkway from rear steps to front sidewalks, as per Landscaping Plan.

**MISCELLANEOUS**

Elevator: 3-stop, LULA style unit with separate machine room.  
Fire/Sprinkler: Full sprinkler system with connected fire alarm system.

*NOTE: Specifications from this point forward apply to heated living space only. Unheated, unfinished space to be completed at the minimum acceptable code requirements.*

**ELECTRICAL**

Service Size: 100 amp service. Meter located on building per plan.

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Fixtures: Variety of recessed and wall mounted lighting fixtures. White (color) duplex outlets and toggle switches per code, smoke /carbon monoxide detectors per code.  
Kitchen/Living Room (13-14) recessed canister lights, (3) drop pendant lights over kitchen island, and (3) under cabinet lights. Interior hallways: recessed canister lights. Closets: light strips.  
Master closet: recessed ceiling light. Other bathrooms: wall mounted lighting fixtures.

Phone: Pre-wired for (4-5) combination telephone/data outlets.

Cable TV: Pre-wired for (3-4) jack locations. Owner to pay cable company for outlets/hook-up

**PLUMBING**

System: Baths, kitchen, and laundry per plan.

Fixtures: Kitchen and Master – Fixtures from Kohler, Purist line.  
Toilets: Kohler, Wellworth  
2<sup>nd</sup> full bath: 66"x36" tub –  
Faucets and fixtures – American Standard line  
Water: Tie into town water system.

Hot Water: Electric tank

Laundry: hook ups for stackable washer/dryer per plan

Vented Ducts: Vented through roof and walls. 4" all baths, 4" at dryer.

Sillcock: (1) for irrigation/maintenance inside Mechanical Room.

Gas Piping: To furnaces and stoves

**HEATING**

Systems: Natural gas fuel – Samsung – Ductless Splits – Heat Pump

**INSULATION ENERGY EFFICIENCY**

Exterior: closed cell spray foam  
Walls: R30  
Roof: R50

**DRYWALL**

5/8" drywall throughout with tile backing board as needed.  
Soundproofing: interior walls and floors are sound insulated with Roxul batts.

**INTERIOR PAINT**

Ceilings: white, primed and one coat.  
Interior Trim: Benjamin Moore, "French Canvas" – primed and two coats.  
Walls: Buyer choice - two colors – primed and two coats.

**INTERIOR TRIM**

*All stock to be pre-primed, kiln dried poplar.* When baseboards occur in tiled bathrooms, and tile baseboard is not used, use Azek for flat stock

Doors: 6' 8", JELDWIN, Molded Wood Composite All Panel Interior Door, "Craftsman 111"  
(Three panel with square sticking). - Primed

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Door Hinges: Brushed Nickel Hinges and double rabbited jambs.  
Door Trim: 1x6 side and head. Sills 1.25"x2.25" with apron aligned to side casings and 0.75"x4.25".  
Topped with ½" quarter round, or similar as "shoe" molding  
Baseboard: 1x10 with added 45 degree beveled cap (5/8"x5/8")  
Closet: Shelf and Rod

**MIRRORS**

Purchased by buyer, installed by builder.

**FINISH FLOORING**

Hardwood Floors: Unless noted for tile - Buyer choice from Builder options - Bella Cera Chambourd  
Collection or Bergamo Collection.  
Tile: Master Bath and Guest Bath(s)

**APPLIANCES**

*subject to change based on availability*

Gas Range: Jenn-Air  
Range Hood: Jenn-Air  
Refrigerator: Jenn-Air  
Dishwasher: Jenn-Air  
Microwave: draw unit - Jenn-Air  
Washer / Dryer: Compact Whirlpool 24" or similar | closet depth

**CLEANING:** Unit and grounds to be left "broom" clean. Fine window cleaning to be done by Buyers.

**KITCHEN:**

Countertop and Raised Bar: Quartz from builder options – MSI or LG Hausys Viatera.  
Backsplashes: Match countertop product, but use .75" thick material  
Cabinets: Custom built - paint finish - white or smoke.  
Bar style pulls, Style TBD.  
Bar Pendants: Select from builders options

**MASTER BATHROOM AND ADDITIONAL BATHROOMS:**

Countertops & Backsplash: Quartz from builder options – MSI or LG Hausys Viatera..  
Cabinets: Custom built - paint finish - white or smoke – some color change available.  
Bar style pulls – Style: TBD.  
Floor & Baseboard: Tile - select from builders options. – Northern Tile – Wakefield, NH  
Shower Wall and Floors: Tile - select from builders options. – Northern Tile – Wakefield, NH  
Lighting: Builders choice or allowance.