

Mark D. Hammer.

617-492-7660

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Baron+Hammer Associates

80 Prospect Street
Cambridge, MA 02139

Phone: 617.876.7600
Fax: 617.492.7660

MEMORANDUM

Project Name: Townhouse Development
9-11 Winslow Street, Cambridge, MA
Date: 12 January 1995
Topic: Outline Specifications
To: Dan Silva
From: Jeffrey Baron

The following specifications will be incorporated into the project:

Demolition

Remove the existing two family house at 11 Winslow and the existing concrete block garage, including all foundations. Remove the existing foundation at 9 Winslow.

Excavation/Backfill

Excavate site for new basements and foundations at townhouses and worker's cottage.

Concrete

Foundation walls to be 10" thick concrete poured in place with 4" steel troweled basement slabs w/ wire mesh reinforcing.

Wood

Exterior wall framing to be 2 x 4 kiln dried wood studs with 1/2" plywood sheathing. Interior partitions to be 2 x 4 kiln dried wood studs. Floor joists to be 2 x 10 or 2 x 12 depending on location. Roof rafters to be 2 x 8 or 2 x 6 depending on location. 3/4" tongue and groove plywood subfloors with 1/4" underlayment at carpet and ceramic tile.

Exterior siding to be cedar clapboards with 4" exposure. Corner boards and trim at doors, windows and roofs to be kiln dried pine or equal.

Thermal and Moisture Protection

Walls to be sheathed with Tyvex housewrap or equal. Fiberglas batt insulation with kraft paper backing in roof and exterior walls to meet state energy code.

Roofing shingles to be asphalt 25 year, architectural grade with felt underlayment with water/ ice shield.

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Dan Silva
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Doors and Windows

Exterior doors to be steel, glazed with insulated glass. Interior doors to be either hollow core or solid core, depending on location.

Windows typically to be double hung with 4 over 4 divided light sashes. Some windows may be square with 4 equal lights.

Finishes

Gypsum board interior partitions with cementitious board at wet walls in bathrooms.

Finished flooring to be oak strip flooring, carpet or ceramic tile depending on location and buyer's selection.

Painting of exterior to be three color solid body stain or latex paint by Benjamin Moore or equal. Clapboards will be painted one color, trim a second color and window sashes a third color. Interior painting to be a latex primer with one eggshell finish coat. Interior doors and trim to be semi-gloss latex enamel.

Specialties

Bathroom accessories with chrome finish. Provide built in medicine cabinets with optional mirrors. Prefabricated fireplaces in living rooms.

Plumbing

Toilets, sinks and bathtubs to be by American Standard or Kohler. One piece plastic shower bases by Kohler or equal. Whirlpools by Jacuzzi or equal. 40 gallon capacity gas fired hot water heater located in basement.

Heating

Gas fired furnace, forced hot air system with multi-zone capacity. Located in basement and directly vented through the wall. Set back thermostats at each heating zone.

Electrical

200 amp service at each townhouse unit. 100 amp service at workers cottage. Wiring to meet building code requirements. Light fixtures by Lightolier or equal. Decora light switches and receptacles by Leviton in white.

cc: Brendan and Pat Sullivan

LAW OFFICES

O'NEILL, CONRAGAN, RUSSIAN, GREENBERG & PANICO
PROFESSIONAL ASSOCIATIONHERBERT S. O'NEILL
ARAM K. CONRAGAN, JR.
BRANT H. RUSSIAN
VINCENT J. PANICO
MICHAEL D. GREENBERG2343 MASSACHUSETTS AVENUE - CAMBRIDGE MASSACHUSETTS 02140
AREA CODE (617) - 876-2020

February 2, 1996

Mrs. Margaret Drury
City Clerk
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139RE: Curb Cut, 9-11 Winslow Street, Cambridge
FILE NO: 96-3

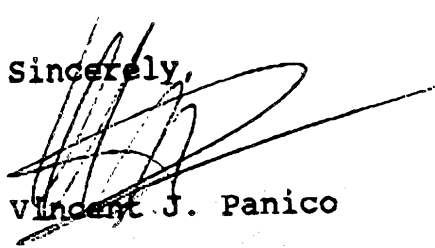
Dear Mrs. Drury:

I'm enclosing a copy of the conditions agreed upon concerning the property at 9-11 Winslow Street between the developer Daniel Silva and the neighbors. These were prepared by the architect Baron & Hammer Associates.

Would you kindly make these conditions available to the councilors or take whatever steps are necessary to include the conditions with the granting of the curb cut.

Thank you for your cooperation.

Sincerely,


Vincent J. Panico

VJP/ja

enclosure

H-23
Consent Communication #13

Communication was received from
Vincent J. Panico transmitting
memorandum concerning the petition
for a curb cut at 9-11 Winslow
Street and describing agreements
between the developer Daniel Silva
and the neighbors.

In City Council February 12, 1996

Referred to Charter
Right No. 2