

## Construction Specifications

### BUILDER

Sterling Construction Inc.  
1037 Hinesburg Rd, Suite A  
South Burlington, VT 05403

### Plan:

Triplex Hazelnut

### Plan Date:

4/13/2016

### Specifications:

Hazelnut Spec

### Specifications Date:

4/12/2016



### HOME OWNERS

Hazelnut Triplex Model

### PROJECT ADDRESS

South Village Lot 39-M  
71 South Jefferson Rd  
South Burlington, VT 05403



### DESCRIPTION

Triplex Hazelnut Plan: two story New England style triplex home with un-finished Lower Level. Two floors of finished area with approximately 1504 square feet of living space including second floor master suite; 774 square feet of unfinished Lower Level, 240 square foot 1-car garage, 24 square foot front porch, and 120 square foot rear deck.

## SPECIFICATIONS INDEX

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## CHANGE ORDERS

C/O Number

C/O code C/O Date Plan Date

## PERMITS

### PERMITS:

Builder responsible to obtain all necessary permits including.  
Building permits

## STRUCTURE DETAIL & EXTERIOR SELECTIONS

### FOUNDATIONS/LOWER LEVEL:

Type:	Poured Concrete
Wall Height:	7'-10"
Lookout Height:	4' Frost Wall
Strength:	Min. 3000 PSI @ 28 days with steel reinforcement
Footer:	Continuous 8" x 24" Reinforced
Sealer:	Damp proofing applied below grade

### FLAT WORK CONCRETE:

Lower Level: Poured concrete.

Finish	Smooth
"Keyway" joints:	Saw Cut
Thickness:	4"
Strength:	House: Min. 3000 PSI @ 28 days Garage: Min. 4000 PSI @ 28 days
Moisture Barrier:	Perimeter tile buried to outside.
Ground water controls:	Stone and tile on outside drained to daylight

### FRAME:

Exterior walls:	2x6 SPF 24" o.c.
Interior walls:	2x4 SPF 24" o.c.
Plate height:	9'-1" on first floor; 8'-1" on the second floor and 7'-10" in Lower Level.
Plate:	2x6 treated Southern Yellow Pine with foam sill seal.
Floor Framing:	11-7/8" Truss Joist TJI 230 Series I-joists @ 24" o.c.
Sub Flooring:	¾" 4x8 T&G OSB glued and nailed.
Girders:	2 or 3 ply Trus Joist Microllam LVL, nailed and glued, as specified by engineering load design, supported by 3-1/2" concrete filled lally columns in Lower Level
Sheathing:	7/16" 4x8 OSB
Roof:	Pre-engineered roof trusses 24" o.c. 5/8" T&G OSB rated sheathing Pitches: 4/12 and 5/12 at Main House; 5/12 at Garage; 8/12 at Front Porch
House wrap:	Professional house wrap with flashing around all windows and doors.

**SPECIAL FRAMING: None**

**ROOFING:**

Owens Corning Duration shingles Ice and water shield on eaves and valleys.  
 Vented on ridge to achieve proper ventilation.  
 Shingles: Owens Corning Duration - Limited Lifetime Warrantee  
 Color: To Be Selected by Owner

**SIDING:**

Mitten Highland Panel  
 Gable Ends: Double 4" Color to be selected by Owner  
 Clapboard: Double 4" Color to be selected by Owner  
 Board-and-Baton: None.  
 Eaves: Two piece aluminum wrapped-White  
 Soffit: Perforated Soffit for proper venting, Color to be White  
 Corners: 6" White Vinyl Corners with Foam Backer  
 Trim details: Frieze board and Garage Door trim to be Miratech  
 Drip Edge: Galvanized  
 Gutters & downspouts: White Seamless Gutters  
 Shutters: Available as an option

**WINDOWS:**

Brand: Jeld-Wen New Construction Double Hung Window  
 Construction: All- Vinyl, energy star qualified, argon-filled, low-E insulated double-pane windows.  
 Maximum U-factor 0.28. Flat exterior casing with built-in J and nailing flange  
 EZ-Tilt cleaning. Screens included. Properly flashed.  
 Grills: Grills Between Glass 2 over 2  
 Screens: Fiberglass mesh.

**Window Schedule**

LETTER	LOCATION	SIZE	TYPE	QTY.	Notes
A	Living Room	3465	Dbl. Hung	3	
C	Nook	3441	Dbl. Hung	1	
EG	Lower Level	6048	Slider	1	Egress
K	MBR & BR2	3660	Dbl. Hung	4	Egress
L2	Kitchen	6049	Dbl. Hung	1	
P	Master Bath	3444	Dbl. Hung	1	

**EXTERIOR DOORS:**

Brand: Therma-Tru Insulated Fiberglass Doors  
 Construction: Insulated fiberglass exterior doors with full weather stripping and adjustable sills. 6-9/16" jambs w/ 5/4x4 exterior trim. All exterior doors to have deadbolt locks. Door knobs and deadbolts keyed alike.  
 All locksets/deadbolts to be EZ-Set satin nickel finish. A "jam-sill" weather pan will be installed at the threshold of all exterior doors with the exception of the garage to mudroom door.  
 Screen Doors: None

**Door Schedule**

LETTER	LOCATION	SIZE	TYPE	QTY.	HARDWARE
I	Foyer Entry	LH 3' - 0"	4 Panel	1	Double Bore
	S236 4 Panel				
II	Garage Entry	RH 3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
III	Kitchen to Future Deck	RH 3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				



Entry Door I



Garage II



Kitchen to Deck III

**OVERHEAD GARAGE DOOR:**

Door: Insulated 9' x 7' Garage Door  
Design: Contemporary Flat Panel  
Color: Manufacturer's White, No Paint  
Car Opener: Yes - 2  
8" Lift master 1/2 Horsepower Electric opener  
Keyless Entry Punch Pad included



**DECKS & PORCHES**

Porch Framing: 4' x 6' Front Porch framed with PT 2x8 joists and 5/4x6 #1 PT Decking  
Miratech wrapped and painted PT 6x6 Posts and 2x10 roof beams  
Roof to be truss framed, roof shingles to match house.  
Porch ceiling to be vinyl bead board. Stairs from porch to walkway to be PT box steps with 5/4x6 #1 PT treads

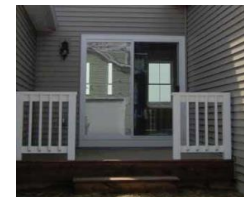
Porch Finish: Porch Decking and Stair Treads to be stained with TWP  
Total Wood Preservative, Color to be selected by Owner  
Posts, Roof Beams, Rimboard, and Stair Risers to be painted White.

Porch Rail: None  
Color: N/A

Rear Deck: 12' x 12' deck framed with PT 2x10 joists and 5/4x6 #1 PT Decking  
Access to deck from Dining Room. Steps from deck to back yard to be PT box stairs with 5/4x6 #1 PT treads.

Rear Deck Finish: Decking, Rimboard, and Steps to be stained with TWP  
Total Wood Preservative, Color to be selected by Owner

Rear Deck Railing: Pressure Treated rail and balusters  
Color: White



**ELECTRICAL ROUGH IN DETAILS AND SPECIFICATIONS**

**ELECTRICAL & LOW VOLTAGE:**

**Plugs/Switches:** Underground service, 150 AMP panel.

Switches/Plugs  
Switch Style Toggle  
Plate Style  
Switch Color White  
Dimmers Available as an option.  
Dimmer Style  
Dimmer Color  
Dimmer Locations  
Exterior plugs Per Electrical Plan



**Lighting:**  
Lighting fixtures: See Lighting section.  
Recessed lights

**Miscellaneous Electrical:**  
Door chime Nutone: One 2-note, white door chime, Model BK125LWH  
Smoke/CO detectors 1 CO/Smoke per floor (3 total), 1 Smoke per bedroom (3 total)  
Bath vents Included, 110cfm vented to outside, programmable controls, fan w/light.  
Security System None.  
Central Vacuum Rough in only, 1 outlet per floor  
CAT 5 (data/phone) Yes, per electrical plan  
TV Jacks: Yes, per electrical plan  
Audio: No.



**LIGHTING**

**LIGHT FIXTURES:**

All light selections will be done by South Village which will include 80% fluorescent fixtures as part of the Energy Efficiency Program. Lights can be adjusted by owner.

Foyer:                      Stairs (1st to second)                      Dining Room Light                      Kitchen Island                      Garage Exterior

Bath Vanities:                      Master Bedroom/ Bed #2                      Living Room                      Laundry/Master Closet                      Back Deck

Upstairs Hall, Mudroom, LL Stairs                      Kitchen Under Cabinet  
KIC 10042WH



**PLUMBING**

**GAS**

Main Kitchen Range	Yes
Main Fireplace	N/A
Second Floor Dryer	Yes
Boiler	N/A
Hot water system	Yes
Grill Line at Deck	N/A

**HEATING**

Furnace Brand:	York LX Series, TM9V
Boiler Size:	60,000 BTU
Efficiency Rating:	96.0%
Zones:	Zone 1: 1st floor, Zone 2: 2nd floor.
Air Conditioner:	Available as an option
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting	Per plan.

**PLUMBING FIXTURES:**

**Kitchen:**

Sink

Model:	11406-NA
Description:	Sterling McAllister Double Bowl Undermount Sink
Color:	Stainless Steel
Size	32" L x 18" W, 8" deep
Strainer:	Dearborn Stainless Basket Strainer

Faucet

Model:	K-596-VS
Description:	Kohler Simplice with Spray
Color:	Vibrant Stainless
Option:	Metal Strainers

Disposal

Model:	1/2 HP Insinkerator Badger 5
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**Master Bath:**

2 Lavatory Faucets

Model: K-15241-4-CP  
Description: Kohler Coralais Centerset Lavatory Faucet  
Color: Polished Chrome

Shower

Model: 72230100-0  
Description: Sterling Ensemble Curve 60" Shower Stall  
Color: White

Shower Trim:

Model: K-10240-CP 1.75gpm Shower Head  
K-T15621-4-CP Valve Trim  
Description: Kohler Forte/Coralais  
Color: Polished Chrome

Toilet:

Model: 402082-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16"W x 30"H  
Color: White



**Bath #2**

Lavatory Faucet

Model: K-15241-4-CP  
Description: Kohler Coralais Centerset Lavatory Faucet  
Color: Polished Chrome

Tub/Shower:

Model: 71220120-0  
Description: Sterling Ensemble Curve 60" Tub/Shower  
Color: White

Tub/Shower Trim:

Model: K-10240-CP 1.75gpm Shower Head  
K-T15601-4-CP Valve Trim  
Description: Kohler Forte/Coralais  
Color: Polished Chrome

Toilet:

Model: 402082-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16"W x 30"H  
Color: White



**Powder Room: (1/2 Bath)**

Faucet

Model: K-15241-4-CP  
Description: Kohler Coralais Centerset Lavatory Faucet  
Color: Polished Chrome

Toilet:

Model: 402082-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16"W x 30"H  
Color: White

Sink

Model: K-2293-4-0  
Description: Kohler Wellworth Pedestal  
Color: White



**Miscellaneous Plumbing**

Outdoor Faucets: 2 Frost-Free Hose Bibs, located at back of the main house and one on the side of the front porch.  
Hot Water Heater: Rinnai R-75LS1 Lp Continuum Instantaneous water heater  
Laundry: Washer Box Valve with single handle shutoff  
Laundry appliances pricing optional  
Rough-in: Rough, in slab plumbing for Future Lower Level Bath

PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

Radon piping runs from under Lower Level concrete slab through roof. This is a passive system, no fan.

**FIREPLACE & MANTLE**

**Fireplace** Available as an Option

**Model:**

**Mantle:**

**Tile Surround:**

**Color:**

**Venting:**

**CABINETS & COUNTERTOPS**

**CABINETS:**

All kitchen, bath, and built-in cabinet features:

Kitchen Cabinets to be Mid Continent Simple Series  
All kitchen cabinets are Concord style in "Natural Maple"  
Vanity Cabinets to be Mid Continent Simple Series  
All vanity cabinets are Concord style in "Natural Maple"

Cabinet plans are drawn and presented to the client before cabinet construction begins.  
\*\*Photos are meant to show cabinet style only, actual color may vary



Concord Maple  
"Natural" Finish

**CABINET NOTES:** None

All cabinet pulls/knobs

Kitchen Knobs To Be Selected by Owner  
Bathroom Knobs To Be Selected by Owner

**COUNTERTOPS:**

Location: Kitchen Including Island  
Style: Granite  
Color: To Be Selected by Owner from Builder Series Colors  
Edge Detail: Pencil Edge  
Cut-Outs: Undermount Sink  
Backsplash: Yes  
B/S Location: Back only.



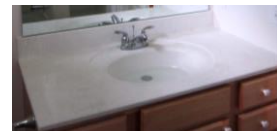
Kitchen Tops

Location: Master Bathroom 60" vanity  
Style: Cultured Marble with 2 integrated bowls  
Color: White with White Bowl  
Edge Detail: Square Edge  
Cut-Outs: None  
Backsplash: Yes  
B/S Location: Back only.



Master Bath Tops

Location: Main Bathroom 48" vanity  
Style: Cultured Marble with integrated bowl  
Color: White with White Bowl  
Edge Detail: Square Edge  
Cut-Outs: None  
Backsplash: Yes  
B/S Location: Back only.



Main Bath Tops

**WALL & TRIM INTERIOR DETAIL WORK**

**INSULATION:**

Type: NGBS Standard  
 Exterior walls: R-21- 6" Fiberglass Batts with Poly Vapor Barrier  
 Interior Walls: R-13- 3-1/2" Fiberglass Batts for bath and party walls (soundproofing)  
 Spray Foam: Box sill in first and second floor joists insulated with closed cell foam.  
 Attic: R-60 Cellulose with backer boards at eaves for ventilation.  
 Garage: Not insulated.  
 Foundation: 2-1/2" R-15 Thermax glued to concrete wall.

**DRYWALL:**

Living area walls: 1/2" sheet rock, taped with 3 coats of joint compound at walls and ceilings  
 Party walls: 5/8" sheet rock, taped with 3 coats of joint compound at all common walls between units and common walls between living space and garage  
 Ceilings: Smooth Finish, minor shadow variations are possible in ceilings.  
 Garage: 5/8" sheet rock, taped with 1 coat of joint compound at ceiling only

**INTERIOR TRIM: "Colonial"**

Casing: 3-1/2" Eased Edge with 5/4x4 head casing

Base: 5-1/2" Colonial Base Board

Interior doors:

Make: Masonite  
 Model: Masonite Smooth 6 Panel Hollow Core  
 Color: To Be Selected by Owner  
 Hinges: Satin Nickel



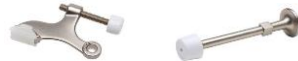
Door Knobs:

Exterior: EZ-Set Keyed Entry w/deadbolt Satin Nickel  
 Interior: EZ-Set Satin Nickel



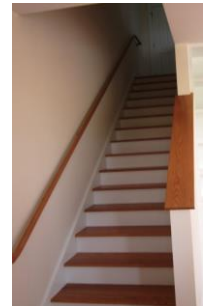
Other:

Satin Nickel handrail brackets, hinge bumps and base bumps.



Stairs:

First Floor to Second Floor: Maple Hardwood stairway, treads stained to match Hardwood Flooring  
 Box stair construction with half wall and hardwood cap, stained to match stair treads  
 First Floor to Lower Level: Carpet Grade



Mirrors and Glass:

Mirrors:

Location: Details:  
 Main Bath Plate Glass mirror with ground edge, no bevel  
 Master Bath Plate Glass mirror with ground edge, no bevel  
 Powder By Owner



Shower Curtain Rods Master Bath & Bath #2 Straight Rod.

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Bench and Coat Pegs at Mudroom

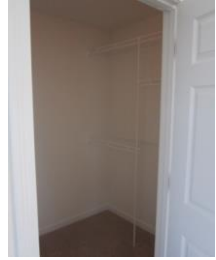
Bath Hardware:

<u>Item:</u>	<u>Quantity</u>	<u>Item #:</u>	<u>Finish</u>
Toilet Paper Holder	2	K-13434	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
24" Towel Bar	1	K-13432	Polished Chrome
Robe Hook	1	K-13433	Polished Chrome



**CLOSET SHELVING:**

All closet systems will be vented wire and the system, per the picture here, is indicated on the plan. This includes the pantry.



**FLOORING AND PAINT SELECTIONS**

**FLOORING**

**Wood Floors**

Location: Kitchen, Foyer, Living Room, and Dining Room.  
Make: BSL  
Style: Horizon Maple, 3 1/4" width  
Finish: Natural finish



**Carpet**

Location: Master Bedroom and WIC, Bedroom #2, and Upstairs Hall  
Make: Shaw  
Style: Turn the Page  
Color: To Be Selected by Owner  
Details:

**Tile**

Location: Powder Room, Mudroom, Master Bath, and Bath #2  
Maker: Anatolia  
Style: Ottomano  
Orientation: Square  
Size: 12"x12"  
Color: To Be Selected by Owner  
Grout: TBD by EPC

**Vinyl**

Location: Laundry Room  
Make: Mannington  
Style: Jumpstart  
Color: To Be Selected by Owner

**PAINT:**

**Exterior Paint:**

Exterior Doors: 2 coats of Pittsburg Paints exterior paint, Front Door Color to be selected by Owner  
Overhead Door: No Paint, Left Manufacturer's White  
Exterior Lap Siding: D-4 Vinyl Siding, Not Painted  
Trim : Including freeze boards, door surrounds  
Color: White  
Finish: Satin finish  
Windows: Manufacturer's White  
Front Porch: Porch Decking and Stair Treads to be stained with TWP Total Wood Preservative  
Color to be selected by Owner  
Porch Posts, Roof Beams, Rimboard, and Stair Risers to be White.  
Rear Deck: Decking, Rimboard, and Steps to be stained with TWP Total Wood Preservative, Color to be selected by Owner. Rails to be White.

**Interior Paint:**

Paint plan will be developed and approved as selections are made.

Painted Interior Walls: 1 coat primer with 2 coats of Pittsburgh Paints flat latex paint, color to be selected by Owner  
Low VOC Interior paint to be used  
Accent Wall Color: One room to receive accent paint color. Color to be selected by Owner  
Location: 1 Room. to be selected by Owner.  
Ceilings: To Match Walls  
Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint  
Color: To Be Selected by Owner  
Interior Doors: Color: To Be Selected by Owner  
Semi-Gloss finish  
Interior Trim, stained: N/A



## APPLIANCES

### APPLIANCES:

#### Kitchen

##### Refrigerator

Make: Whirlpool  
Model: WRF535SMBM  
Color: Stainless Steel  
Options: French Door



##### Gas Range

Make: Whirlpool  
Model: WFG540H0ES  
Color: Stainless Steel  
Features:

##### Dishwasher

Make: Whirlpool  
Model: WDT720PADM  
Color: Stainless Steel  
Features:



##### Microwave

Make: Whirlpool  
Model: WMH53520CS  
Color: Stainless Steel  
Features: 2.0 cu. Ft.  
Location: Located over Range.

#### Laundry

Washer Available as an Option  
Model  
Color  
Details

Dryer Available as an Option  
Model  
Color  
Details

## LANDSCAPING

### LANDSCAPING:

All disturbed portions of yard to be seeded. Lawn area will generally include front yard, side yard, and rear yard. Lawn area to be covered with approximately 4" of native topsoil. Landscaping of this home includes eight foundation shrubs, eight perennial flowers and two small yard trees.

## SITE WORK AND PREPARATION

### SITE CLEARING:

Builder is responsible for all site clearing, as needed.

### EXCAVATION & FILL:

Builder responsible for all site work and site balance to include:

- \* Connection to City of South Burlington water and sewer systems
- \* Connection to natural gas lines at road. Underground power, fiber optic telephone and cable TV in conduit to house
- \* 12" thick gravel two car driveway on top of mirafi fabric. Driveway to be finish paved with 2" of compacted asphalt
- \* Footing drains installed around Lower Level and drained to daylight in back yard. Drain tile buried in clean 1" stone; covered with mirafi fabric; clean sand fill from fabric to 12" below grade. Site graded to shed surface water away from house
- \* Boulder rock walls as needed for the grading of the yard. Boulders from the site are machine-placed to create walls.
- \* 42" wide brick walkway from front porch to sidewalk.
- \* Yards, shrubs, landscaping and snow removal are maintained by the South Village Homeowners Association. Owner can plant additional plantings around their home.

**MISCELLANEOUS**

**CLEANING:**

House cleaned prior to closing, including washing of windows.

**ENERGY PACKAGE:**

Home to be built to an Energy Code Plus rating and certified green through the National Green Building Standard. Home to include:

- 1) 110 CFM fan to exhaust air from the house in Main Bath, controlled by a programmable 24-hour timer.
- 2) Programmable setback thermostat on each heating zone.
- 3) Additional caulking and sealing of joists to reduce air infiltration into the home, including shoe plate; windows; and where wires and pipes go to cold spaces.
- 4) Lower Level insulation on the interior using rigid "Thermax" insulation to be located from the floor to the top of concrete wall to comply with Efficiency Vermont standards.
- 5) Selected use of closed cell foam to improve overall air sealing of home.
- 6) Pre-drywall and diagnostic testing after the house is complete by Efficiency VT to verify satisfaction of Energy Code Plus performance Requirements

**BUILDING CODES:**

This home will comply with all state Fire & Safety Codes. In order to comply with these codes fire extinguisher(s) may be placed in an exposed location within the home.

**WARRANTY:**

SCI Warrantee as per contract.

*Continuing a policy of constant research and improvement, South Village Communities, LLC reserves the right to make substitutions and specification changes.*

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**SIGNATURES:**

Client: \_\_\_\_\_

\_\_\_\_\_ Date

Client: \_\_\_\_\_

\_\_\_\_\_ Date

Collin Frisbie, Builder  
For: Sterling Construction Inc.

\_\_\_\_\_ Date