

Construction Specifications

BUILDER

Sterling Land Company
1037 Hinesburg Rd
South Burlington, VT 05403

Plan:

Hemlock Plan

Plan Date:

12/2/2014

Specifications:

Hemlock Spec

Plan Specifications:

12/3/2014



HOME OWNER

Hemlock Model

PROJECT ADDRESS

DESCRIPTION

Hemlock Plan: one story home with finished walk-out Lower Level. Two floors of finished area with approximately 2042 square feet of living space; 398 square feet of unfinished Lower Level, 440 square foot 2-car garage 84 square foot front porch and 144 square foot rear deck.

SPECIFICATIONS INDEX

Section 1: Permits
Section 2: Structural Detail and Exterior Selections
Section 3: Electrical Rough In Details and Specifications
Section 4: Lighting
Section 5: Plumbing
Section 6: Fireplace and Mantle
Section 7: Cabinets & Countertops

Section 8: Wall & Trim Interior Detail Work
Section 9: Flooring and Paint Selections
Section 10: Appliances
Section 11: Landscaping
Section 12: Site Work and Preparation
Section 13: Miscellaneous

REVISIONS

<u>C/O Number</u>	<u>C/O code</u>	<u>C/O Date</u>	<u>Plan Date</u>
-------------------	-----------------	-----------------	------------------

PERMITS

PERMITS:

Builder responsible to obtain all necessary permits including.
Building permits

STRUCTURE DETAIL & EXTERIOR SELECTIONS

FOUNDATIONS/LOWER LEVEL:

Type: Poured Concrete
Wall Height: 8'-10"
Lookout Height: 4' Frost Wall
Strength: Min. 3000 PSI @ 28 days with steel reinforcement
Footer: Continuous 8" x 24" Reinforced
Sealer: Dampproofing 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 and 8'-10" in Lower Level.
Plate: 2x6 treated Southern Yellow Pine with foam sill seal.
Floor Framing: 2x12 SPF 16" o.c. and 19.2" o.c.
Sub Flooring: 3/4" 4x8 T&G OSB Advantech glued and nailed.
Girders: 2 or 3 ply 2x12, 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: 8/12 at Main House; 8/12 at Garage; 4/12 at Front Porch
House wrap: Professional house wrap with flashing around all windows and doors.
Misc. Framing Details: Raised fireplace hearth? No.
Wood stairs? No.

ROOFING:

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

SIDING:

Norandex "Woodsman Select"
 Gable Ends: Double 4" Color to selected by owner
 Clapboard: Double 4" Color to selected by owner
 Board-and-Baton: None.
 Eaves: Two piece aluminum wrapped-White
 Soffit: Perforated Soffit for proper venting
 Corners: 6" 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 32. Brickmould exterior casing with built-in J and nailing flange EZ-Tilt cleaning. Screens included. Properly flashed.
 Grills: Grills Between Glass 6 over 0
 Screens: Fiberglass mesh.

Window Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.
A	Living Room	3465	Dbl. Hung	2
A2	Dining Room	6865	Dbl. Hung	1
B	MSTR BR, BR #2, BR #3	3453	Dbl. Hung	5
C	Master BA, BA #2, BR #3	3442	Dbl. Hung	3
C2	Family Room	6842	Dbl. Hung	1
F	PWDR	3131	Awning	1
J2	Kitchen	4050	Dbl. Hung	1
K	Kitchen	3050	Dbl. Hung	2

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	1st Fl. Foyer RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid with 12" S100 side-lite				
II	Garage RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
III	Living to Future Deck RH	3' - 0"	Full Glass	1	Double Bore
	S118 with 19200T transom above				
IV	LL Walkout RH	3' - 0"	Half Glass	1	Double Bore
	S206 Half Glass				



Entry Door I



Garage II



Future Deck III



Lower Level Walkout IV

OVERHEAD GARAGE DOOR:

Door: 8300 Series Insulated Steel Door
 Description: Insulated 16' x 7' Garage Door
 Design: Colonial Recessed Panels
 Color: Painted to match siding
 Car Opener: Yes - 2
 8" Lift master 1/2 Horsepower Electric opener
 Keyless Entry Punch Pad included



DECKS & PORCHES

Porch Framing: 4' x 10' Front Porch framed with PT 2x8 joists and 5/4x6 PT decking. Miratech wrapped and painted PT 6x6 square posts. Posts wrapped on top and bottom. Roof to be truss framed. Roof shingles to match house. Porch ceiling to be vinyl bead board. Stairs from porch to walkway will be PT Box Stairs with 5/4x6 PT treads.

Porch Finish: Porch deck, rim board, and stairs to be stained with TWP Total Wood Preservative, Color To Be Selected by Owner
 Porch Posts, Beams, and Rails to be White

Rear Deck: 12' x 12' Pressure Treated wood deck framed with PT 2x10 joists and 5/4x6 PT decking. Deck supported on concrete sonotubes.

Rear Deck Finish: None, decking, rim board to be left natural

Rear Deck Railing: Pressure treated rail and balusters
 Color: None, left natural



ELECTRICAL ROUGH IN DETAILS AND SPECIFICATIONS

ELECTRICAL & LOW VOLTAGE:

Plugs/Switches:

Underground service, 100 AMP panel.
 Switches/Plugs
 Switch Style: Toggle
 Plate Style
 Switch Color: White
 Dimmers
 Dimmer Style: Lutron Skylark
 Dimmer Color: White
 Dimmer Locations: Per Electrical Plan
 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 per floor (2 total), 1 Smoke per bedroom (3 total)
 Bath vents: Included, Master Bath & Bath #2 to have 110cfm fan/light with programmable controls
 Powder Room to have 50cfm fan with on/off switch
 Security System: None.
 Central Vacuum: No.
 CAT 5 (data/phone): Yes, per electrical plan
 TV Jacks: Yes, per electrical plan
 Audio: No.



LIGHTING

LIGHT FIXTURES:

Ceiling Light Fixtures

Hallway, Bedroom, Living Room, Dining Room, and Mudroom Ceilings



Vanity Lamp

Wall Sconces



Main Bath



Powder Room and Master Bath (2ea.)

Foyer Light



Interior Ceiling Fan

Available as an option

PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	Yes
Main Level Dryer	Yes
Lower Level Dryer	Yes
Boiler	Yes
Hot water system	Yes

HEATING

Boiler Brand:	Weil-McLain GV90 +3 Gas fired hot water boiler
Boiler Size:	Custom sized to the home in accordance with ACCA Manual J Calculations.
Efficiency Rating:	91.9%
Zones:	Zone 1: 1st floor, Zone 2: Lower Level; additional zone for Buderus domestic hot water.
Air Conditioner:	Available as option
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting:	Per plan.

PLUMBING FIXTURES:

Kitchen:

Sink

Model:	14708-3-NA
Description:	Sterling Middleton Double Bowl Self-Rimming Sink
Color:	Stainless Steel
Size:	33"L x 22" W x 8" deep
Strainers:	Dearborn Stainless Basket Strainer

Faucet

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

Disposal

Model:	Available as Option
--------	---------------------



Master Bath:

2 Faucets

Model: K-15261-4-CP
Description: Kohler Coralais Widespread Lavatory Faucet
Color: Polished Chrome

Shower

Model: 72230100-0
Description: Sterling Ensemble Curve 60" Shower Stall
Color: White
Shower Rod: Straight curtain rod (installed)

Shower Trim

Model: K-T396-4E-CP
Description: Kohler Devonshire
Color: Polished Chrome

Toilet

Model: 403081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16-7/8"W x 29"H
Color: White



Bath #2:

Faucet

Model: K-15182-P-CP
Description: Kohler Coralais Centerset Single Handle Lavatory Faucet
Color: Polished Chrome

Tub/ Shower

Model: 71220120-0
Description: Sterling Ensemble Curve 60" Tub/Shower
Color: White
Shower Rod: Straight curtain rod (installed)

Tub/ Shower Trim

Model: K-T15601-4-CP
Description: Kohler Coralais Bath and Shower Trim
Color: Polished Chrome

Toilet

Model: 403081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16-7/8"W x 29"H
Color: White



Powder Room: (1/2 Bath)

Faucet

Model: K-15261-4-CP
Description: Kohler Coralais Widespread Lavatory Faucet
Color: Polished Chrome

Toilet

Model: 403081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16-7/8"W x 29"H
Color: White

Sink

Model: K-2293-8-0
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 right side of the front porch.
Hot Water Heater: Buderus 32 gallon Indirect Hot Water Heater
Laundry: Washer Box Valve with single handle shutoff at Lower Level Laundry
Laundry appliances pricing optional
Rough-in for second laundry location in Utility Room

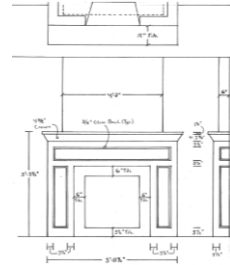
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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

FIREPLACE & MANTLE

FIREPLACE:

- Model:** Majestic 300DVBNV7 33 direct vent gas fireplace
- Mantle:** Custom Built In Place Mantle (see picture/detail)
- Tile Surround:** 6" Tile Fireplace Surround with 12" Tile Hearth to be full width of fireplace enclosure
To Be Selected By Owner
- Color:**
- Venting:** Direct vent outside wall



CABINETS & COUNTERTOPS

CABINETS:

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

- Kitchen Cabinets to be Mid Continent Simple Series
 All kitchen cabinets are Parker Natural Maple
 Bath Vanity Cabinets to be Mid Continent Pro Series
 Bath Vanities to be Bayfield 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



Vanities

Kitchen

CABINET NOTES: None

All cabinet pulls/knobs

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

COUNTERTOPS:

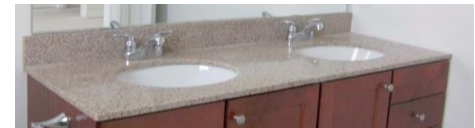
- Location: Kitchen Surround
Style: Laminate
Color: To Be Selected by Owner
Edge Detail: E-2000
Cut-Outs: Self-Rimming Sink
Backsplash: Yes
B/S Location: Back only



Kitchen Tops

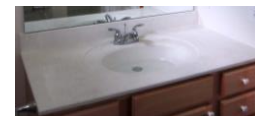
- Location: Kitchen Island 36" x 60" Top
Style: Granite
Color: To Be Selected by Owner from Builder Series Colors
Edge Detail: Pencil Edge
Cut-Outs: None
Backsplash: None
B/S Location: N/A

- Location: Master Bathroom 60" vanity
Style: Real Stone with 2 integrated bowls
Color: Group 1 Color To Be Selected by Owner
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Master Bath Top

- Location: Bath #2 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.



Bath #2 Top

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 walls (soundproofing)
 Spray Foam: Box sill in first and second floor joists insulated with closed cell foam.
 Attic: R-50 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
 Ceilings: Smooth Finish, minor shadow variations are possible in ceilings.
 Garage: None

INTERIOR TRIM: "Colonial"

Casing: 2-1/2" Colonial Casing
Base: 3-1/2" Colonial Base Board

Interior doors:
 Make: Masonite
 Model: Textured 2 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:
 Main Level to Lower Level: Carpet Grade Stairs with Hardwood Half-wall Stained Railing on Wall

Mirrors and Glass:

Mirrors:
Location: Details:
 Master Bath Plate Glass mirror with ground edge, no bevel
 Bath #2 Plate Glass mirror with ground edge, no bevel
 Powder By Owner

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

Wainscot/wall treatment: 36" Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Mudroom Bench & Coat Pegs

Bath Hardware:

Item:	Quantity:	Item #:	Finish:
Toilet Paper Holder	3	K-13434	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
30" Towel Bar	2	K-13432	Polished Chrome
Robe Hook	2	K-13433	Polished Chrome

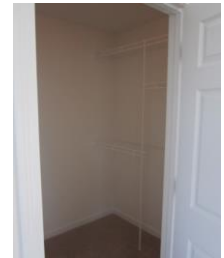
CLOSET SHELVING:

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

Master Bedroom WIC: 2 Shelf and Rod
 Master Linen: 4 Shelf
 Bedroom 2: 1 Shelf and Rod
 Bedroom 3: 1 Shelf and Rod
 Mudroom: 1 Shelf and Rod
 Bath #2 Linen 4 Shelf



Mudroom Bench



FLOORING AND PAINT SELECTIONS

FLOORING:

Wood Floors

Location: Kitchen and Dining Room
Make: BSL
Style: Horizon Grade Maple
Finish: Natural



Carpet

Location: Living Room, Master BR & WIC, BR 2 & 3, Family Room, Lower Level Hallway, and Stairs
Make: Shaw
Style: Full Court
Color: To Be Selected by Owner
Details:

Tile

Location: Foyer, Mudroom, Powder Room and Master Bath
Maker: Anatolia
Style: Capri
Orientation: Square
Size: 13" x 13"
Color: To Be Selected by Owner
Grout: TBD

Vinyl

Location: Bath #2 and Main Floor Laundry
Make: Mannington
Style: Jumpstart
Color: To Be Selected by Owner

PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be selected by owner.
Overhead Door: To match siding
Exterior Lap Siding: D-4 Vinyl Siding, Not Painted
Trim : Including freeze boards, door surrounds
Color: Glidden White
Finish: Satin finish
Windows: Manufacturer's White
Front Porch: Porch Decking, Rim, and Steps to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Porch Posts, Roof Beams, and Rails to be White.
Rear Deck: No Finish, decking and rail to be left natural.

Interior Paint:

Paint plan will be developed and approved as selections are made.
Painted Interior Walls: 1 coat primer with 2 coats of Glidden 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 coat, 2 coats of Glidden 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: GE
Model: GDE23GSHSS
Color: Stainless Steel
Options:

Gas Range

Make: GE
Model: JGB620REFSS
Color: Stainless Steel
Features:

Dishwasher

Make: GE
Model: GDF510PSDSS
Color: Stainless Steel
Features:

Microwave

Make: GE
Model: JVM6175SFSS
Color: Stainless Steel
Features: 1.7 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 to the tree line. Lawn area to be covered with approximately 4" of native topsoil. Landscaping of this home includes 6 foundation shrubs and 6 perennial flowers.

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 Town of Essex 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.
- * Sidewalk from front porch to driveway will be Hollandstone paver bricks: color is red.
- * Yards, shrubs, landscaping and snow removal are maintained by the Nature's Way 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 enrolled in the Energy Rated Homes of Vermont energy program and submitted for certification under the National Green Building Standard. Home to include:

- 1) 110 CFM fan to exhaust air from the house in Master and Guest 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 RBES standards.
- 5) Selected use of closed cell foam to improve overall air sealing of home.

WARRANTY:

SCI Warrantee as per contract.

Continuing a policy of constant research and improvement, Sterling Land Company reserves the right to make substitutions and specification changes.

SIGNATURES:

Client:

Date

Client:

Date

Bart Frisbie, Builder

Date