

Construction Specifications

BUILDER
Sterling Land Company
1037 Hinesburg Rd, Suite A
South Burlington, VT 05403

Plan: Juniper Plan
Plan Date: 1/16/2017
Specifications: Juniper Spec
Plan Specifications: 1/16/2017



HOME OWNER
Juniper Model

PROJECT ADDRESS

DESCRIPTION

Juniper Plan: two story home with unfinished lower level. Two floors of finished area with approximately 1568 square feet of living space; 784 square feet of unfinished Lower Level, 484 square foot 2-car garage, with 308 square feet above the garage of future bonus room. 90 square foot front porch.

SPECIFICATIONS INDEX

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REVISIONS

<u>C/O Number</u>	<u>C/O code</u>	<u>C/O Date</u>	<u>Plan Date</u>
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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: Tarred damp proofing coating sprayed on exterior of foundation walls.
6 mil poly under concrete house slab.
Ground water controls: Stone and perforated drain tile pipe 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: 2x10 SPF 19.2" o.c.
Sub Flooring: 3/4" 4x8 T&G OSB 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: 7/12 at Main House; 12/12 at Garage; 6/12 at Front Porch
House wrap: Professional house wrap with flashing around all windows and doors.
Misc. Framing Details: Future Bonus Room Framing: Attic Trusses over Garage with 3/4" T&G OSB subflooring, 7/16" OSB sheathing at attic truss knee-walls
LL Stairs: Field Framed LL Stairs with 2x12 treads



Future Bonus Room Framing

ROOFING:

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

SIDING:

Norandex "Woodsmen Select"
 Gable Ends: Triple 3" Color to selected by owner
 Clapboard: Double 4" Color to selected by owner
 Board-and-Baton: None.
 Eaves: Two piece aluminum wrapped-White
 10" Frieze Board under eaves at front of House and Garage
 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 .28. 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.	NOTES
A	Living Room/Dining Room	3465	Dbl. Hung	3	
A2	Dining Room	6865	Dbl. Hung	1	
B	Master BR, BR 2 & 3	3453	Dbl. Hung	8	
B2	Future Bonus Room	6853	Dbl. Hung	1	
C	Powder Room	3441	Dbl. Hung	1	
D	Master Bath	3449	Dbl. Hung	1	
E	Kitchen	4249	Dbl. Hung	1	
F	Stair Landing	3449	Awning	1	
G	Living Room	3434	Awning	2	
EG	Lower Level	6048	Slider	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	1st Fl. Foyer RH	3' - 0"	2 Panel	1	Double Bore
	S601 with S210SL Sidelite				
II	Dining To Future Deck RH	3' - 0"	Full Glass	1	Double Bore
	S118 with 19200T transom above				
III	Garage/Mudroom RH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel *6'-6" height				



Entry Door I



Future Deck II



Garage III

OVERHEAD GARAGE DOOR:

Door: 8300 Series Insulated Steel Door
 Description: Insulated 16' x 7' Garage Door
 Design: Sonoma Panels with Clear Glass Windows
 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: 6' 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. Lower half of posts to be recessed panel. Top half to be craftsman style wrap.

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

Rear Deck: Available as an Option

Rear Deck Finish:

Rear Deck Railing: Color: N/A



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: 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 per floor (3 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:

Kitchen Sink/Island
883802



Main Bath Vanity and Master Bath Vanity
348522



Master Closet
358667



Under Cabinet Light
815087



Dining Room
922571



Bedroom #2 and #3
358123



Living Room
291443



Foyer
358974



Powder Room
358572



Master Bedroom
358123



Stairs to Second Floor
291430



Mudroom and Upstairs Hall
348898



PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	No
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: 2nd floor; 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:	11406-NA
Description:	Sterling McAllister Double Bowl Undermount Sink
Color:	Stainless Steel
Size:	32" L x 18" 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
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Master Bath:

2 Faucets

Model: K-5316-4-CP
Description: Kohler Refinia Lavatory Faucet
Color: Polished Chrome

Shower

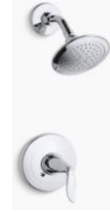
Model: 72230100-0
Description: Sterling Ensemble Curve 60" Shower Stall
Color: White
Shower Rod: Straight curtain rod (installed)

Shower Trim

Model: K-T5320-4E-CP
Description: Kohler Refinia w/2.0 gpm showerhead
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-5316-4-CP
Description: Kohler Refinia Lavatory Faucet
Color: Polished Chrome

Tub/ Shower

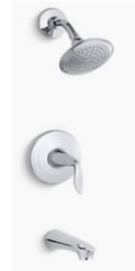
Model: 71220120-0
Description: Sterling Ensemble Curve 60" Tub/Shower
Color: White
Shower Rod: Straight curtain rod (installed)

Tub/ Shower Trim

Model: K-T15601-4-CP
Description: Kohler Refinia w/2.0 gpm showerhead
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-5316-4-CP
Description: Kohler Refinia 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-2362-4-0
Description: Kohler Cimarron Pedestal sink
Color: White



Miscellaneous Plumbing

Outdoor Faucets: 2 Frost-Free Hose Bibs, located at back of the main house and one on the left side of the front porch.
Hot Water Heater: Buderus 32 gallon Indirect Hot Water Heater
Laundry: Washer Box Valve with single handle shutoff
Laundry appliances pricing optional

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 Contemporary Series
- All kitchen cabinets are Parker style in Stained Maple, color to be "Natural"
- Bath Vanity Cabinets to be Mid Continent Pro Series
- Bath Vanities to be Bayfield style in Stained Birch, color to be "Natural"

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 53005-G10
- Bathroom Knobs 53005-G10

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.

- Location: Kitchen Island 30" x 60" Top
- Style: Granite
- Color: To Be Selected by Owner from Builder Series Colors
- Edge Detail: Pencil Edge
- Backsplash: None

- Location: Master Bathroom 72" vanity
- Style: Cultured Marble with integrated bowls
- Color: White with White Bowls
- Edge Detail: Square Edge
- Cut-Outs: None
- Backsplash: Yes
- B/S Location: Back only.

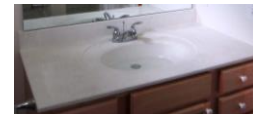
- Location: Bath #2 36" vanity
- Style: Cultured Marble with integrated bowl
- Color: White with White Bowl
- Edge Detail: Square Edge
- Cut-Outs: None
- Backsplash: Yes
- B/S Location: Back only.



Kitchen Tops



Master Bath Top



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-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
 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 16 to be solid core with weather stripping



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 Second Floor: Carpet Grade Stairs with open rail and turned balusters and turned newel post
 Lower Level to Main Level: Field Framed LL Stairs with 2x12 treads

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: 60" Wainscot at Mudroom under coat pegs only

Crown: Available as an option

Built-Ins: Mudroom Coat Pegs

Bath Hardware:

<u>Item:</u>	<u>Quantity:</u>	<u>Item #:</u>	<u>Finish:</u>
Toilet Paper Holder	3	K-37054	Polished Chrome
Towel Ring	1	K-37057	Polished Chrome
24" Towel Bar	2	K-37051	Polished Chrome
Robe Hook	2	K-37055	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



FLOORING AND PAINT SELECTIONS

FLOORING:

Wood Floors

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

Carpet

Location: Living Room, Master BR & WIC, BR 2 & 3, and Stairs
Make: Shaw
Style: Turn the Page
Color: To Be Selected by Owner
Details:

Tile

Location: Master Bath
Maker: Undefasa
Style: Rajasthan
Orientation: Square
Size: 13" x 13"
Color: To Be Selected by Owner
Grout: TBD by EPC

Vinyl

Location: Powder Room, Mudroom, and Bath #2
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 and Steps to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Porch Posts, Roof Beams, and Rimboard to be White.
Rear Deck: N/A

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 coat, 2 coats of Pittsburgh Paints 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: GDE25EGKBB
Color: Black
Options: Bottom Freezer

Gas Range

Make: GE
Model: JGB635DEKBB
Color: Black
Features: Self Cleaning Oven

Dishwasher

Make: GE
Model: GDF510PGJBB
Color: Black
Features:

Microwave

Make: GE
Model: JVM6175DKBB
Color: Black
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, snow and trash removal are the responsibility of the Homeowner.
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 Bath and Bath #2, 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

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

Collin Frisbie, Builder

Date