

# Construction Specifications

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

**Plan:** Alder Plan  
**Plan Date:** 6/28/2018  
**Specifications:** Alder Plan  
**Specifications Date:** 6/28/2018

**HOME OWNER**

**PROJECT ADDRESS**  
Smokebush Lane  
Essex, VT 05452

**DESCRIPTION**

Alder Plan: one story home with unfinished lower level. One floor of finished area with approximately 1,356 square feet of living space; 1,356 square feet of unfinished Lower Level, 390 square foot 2-car garage, 80 square foot front porch.

## SPECIFICATIONS INDEX

<b>Section 1:</b> Permits	<b>Section 8:</b> Wall & Trim Interior Detail Work
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<b>Section 6:</b> Fireplace and Mantle	<b>Section 13:</b> Miscellaneous
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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: 2x12 SPF 19.2" o.c.  
Sub Flooring: ¾" 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: 8/12 at Main House; 5/12 at Garage; 8/12 at Front Porch  
House wrap: Professional house wrap with flashing around all windows and doors.  
Misc. Framing Details: None

**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: Onyx Black

**SIDING:**

Norandex "Woodsman Select"  
 Gable Ends: Double 4" "Champagne"  
 Clapboard: Double 4" "Champagne"  
 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

**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
<b>A</b>	Great Room, Den/Bedroom #2	3465	Dbl. Hung	6	
<b>A2</b>	Great Room	6865	Dbl. Hung	1	
<b>B</b>	Den/Bedroom #2	3453	Dbl. Hung	1	
<b>C</b>	Master Bath	3442	Dbl. Hung	1	
<b>EG</b>	Lower Level	5548	Slider	1	
<b>G</b>	Lower Level	3624	Awning	1	
<b>K</b>	Kitchen	3649	Dbl. Hung	1	
<b>T</b>	Bath #2	3614	Fixed	1	

**EXTERIOR DOORS:**

Brand: Therma-Tru Insulated Fiberglass Doors  
 Construction: Insulated fiberglass exterior doors with full weather stripping and adjustable sills. 6-9/16" jams 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
<b>I</b>	1st Fl. Foyer RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel with S210 Sidelite knob side				
<b>II</b>	Mudroom to Garage LH	3' - 0"	2 panel	1	Double Bore
	S220 2 Panel Solid				
<b>III</b>	Dining Room to Back Yard RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				



Entry Door I



Mudroom to Garage II



Back Yard III

**OVERHEAD GARAGE DOOR:**

Door: Insulated 16' x 7' Garage Door  
Design: Contemporary Flat Panel  
Color: To be painted to match siding color "Champagne"  
Car Opener: Yes - 2  
8" Lift master 1/2 Horsepower Electric opener  
Keyless Entry Punch Pad included



**DECKS & PORCHES**

Porch Framing: 8' 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, Stairs, Risers, and Rimboard to be stained with TWP Total Wood Preservative, Color To Be Dark Oak, 1503  
Porch Posts and Beams to be 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 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  
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:**

Dining Area  
KIC 43651AP



Bath #2 Vanity  
KIC 5337CH



Laundry/Master Closet  
KIC 209WH



Foyer  
KIC 43655AP



Master Vanity (2)  
KIC 5336CH



Island (2)  
KIC 43654AP



Living Room  
Maxim 2681FTSN



Garage Exterior  
KIC 9618OZ



Master Bed  
Maxim 2681FTSN



Future Deck  
KIC 9611OZ



Mudroom/ Den  
Maxim 2680MRSN



**PLUMBING**

**GAS - PROPANE**

Main Kitchen Range	Yes
Main Fireplace	No
Furnace	Yes
Hot water system	Yes
Dryer	Yes, 1st floor

**HEATING**

Boiler Brand:	York LX Series, TM9V
Boiler Size:	40,000 BTU
Efficiency Rating:	96.0%
Zones:	One zone, 1st floor
Air Conditioner:	Available as option
Thermostat:	1 thermostat per zone (1 zone)
Bath venting:	Bath fans
Dryer venting:	Per plan.

**PLUMBING FIXTURES:**

**Kitchen:**

Sink

Model:	11401-3-NA
Description:	Sterling South Haven Double Bowl Top-Mount Sink
Color:	Stainless Steel
Size:	32" L x 22" W x 7" deep
Strainers:	Dearborn Stainless Basket Strainer

Faucet

Model:	K-596-CP
Description:	Kohler Simplice with Spray
Color:	Polished Chrome
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: S-60  
Description: Aker Alcove Shower  
Color: White  
Shower Rod: Straight curtain rod (installed)

Shower Trim

Model: K-TS5320-4E-CP  
Description: Kohler Refinia w/2.0 gpm showerhead  
Color: Polished Chrome

Toilet

Model: 21-912  
Description: Gerber Maxwell Standard Height elongated bowl toilet  
Size: 28 1/2"L x 17 1/2"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: GB-60  
Description: Aker Alcove tub/shower  
Color: White

Tub/ Shower Trim

Model: K-TS5318-4E-CP  
Description: Kohler Refinia w/2.0 gpm showerhead  
Color: Polished Chrome

Toilet

Model: 21-912  
Description: Gerber Maxwell Standard Height elongated bowl toilet  
Size: 28 1/2"L x 17 1/2"W x 29"H  
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: State 50 gallon electric 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 Pro Series
- All kitchen cabinets are Bayfield style in Stained Oak, color to be "Natural"
- Bath Vanity Cabinets to be Mid Continent Pro Series
- Bath Vanities to be Bayfield style in Stained Oak, 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 Pulls Amerock BP 53005-G10
- Bathroom Knobs Amerock BP 53005-G10



53005-

**COUNTERTOPS:**

- Location: Kitchen Surround
- Style: Laminated
- 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
- Style: Granite - Builder Series
- Color: To Be Selected by Owner
- Edge Detail: Pencil Edge

- 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 60" 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 (not color, but style)



Master Bath Top



Bath #2 Top (1 Bowl)

**WALL & TRIM INTERIOR DETAIL WORK**



**INSULATION:**

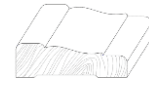
Type: NGBS Standard  
 Exterior walls: R-21- 6" Fiberglass Batts with Poly Vapor Barrier  
 Interior Walls: R-13- 3-1/2" Fiberglass Batts for bath walls (soundproofing)  
 Spray Foam: Box sill in first and second floor joists insulated with closed cell foam.  
 Attic: R-60 Cellulose with backer boards 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: 5/8" sheetrock taped with 1 coat joint compound at walls and ceilings

**INTERIOR TRIM: "Colonial"**

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



Interior doors:

Make: Masonite  
 Model: Smooth 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:

Lower Level to Main Level Carpet Grade

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



Shower Curtain Rods Bath #2 + Master Bath

Straight Rod.

Wainscot/wall treatment: Available as an option

Crown: Available as an option

Built-Ins: Mudroom

Bench, cubby, and coat pegs



Mudroom Bench and Cubbies

Bath Hardware:

Item:	Quantity:	Item #:	Finish:
Toilet Paper Holder	2	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 WIC: 2 Shelf and Rod
- Master WIC, small: 1 Shelf and Rod
- Den: 1 Shelf and Rod
- Foyer: 1 Shelf and Rod




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**FLOORING AND PAINT SELECTIONS**

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**FLOORING:**

**Wood Floors**

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



**Carpet**

- Location: Master BDRM, both WICs, Hallway by MSTR BDRM and LNDRY and Den
- Make: Shaw
- Style: Turn the Page
- Color: To Be Selected by Owner
- Details:



**Vinyl**

- Location: Mudroom
- Maker: Mannington LVS
- Style: Gold Weight
- Size:
- Color: To select one of four Styles: Unique, Slate, Stone, or Wood

**Vinyl**

- Location: Master Bath, Bath #2, Laundry Room
- 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 color - "Champagne"
- 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, Steps, and Rimboard to be stained with TWP Total Wood Preservative, Color to be Dark Oak, 1503. Porch Posts and Roof Beams 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: Available as an option

Ceilings: To Match Walls

Interior Trim, painted: Painted, 1 primer coat, 2 coats of Pittsburgh Paints semi-gloss latex paint  
Color: To Match Sherwin Williams "High Reflective White" SW7757

Interior Doors: Color: To Match Sherwin Williams "High Reflective White" SW7757  
Semi-Gloss finish

Interior Trim, stained: N/A

## APPLIANCES

### APPLIANCES:

#### Kitchen

##### Refrigerator

Make: Whirlpool  
Model: WRS335SDHB  
Color: Black  
Features: Side-by-side



##### Gas Range

Make: Whirlpool  
Model: WFG515S0EB  
Color: Black  
Features: Self Cleaning Oven

##### Dishwasher

Make: Whirlpool  
Model: WDF540PADB  
Color: Black  
Features:



##### Microwave

Make: Whirlpool  
Model: WMH31017HB  
Color: Black  
Features: Located over Range.  
Location:

#### Laundry

Washer Available as an option  
Model  
Color  
Details

Dryer Available as an option  
Model  
Color  
Details

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**LANDSCAPING**

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**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 deciduous shrubs, 2 evergreen shrubs, 8 perennials, and 1 deciduous tree.

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**SITE WORK AND PREPARATION**

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**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
- \* Connection to community septic with leach field
- \* Connection to propane gas tank. Underground power, telephone and cable TV in conduit to house
- \* 12" thick gravel two car driveway on top of mirafi fabric. Driveway to be finished 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 Homeowners Association. Owner can plant additional plantings around their home.

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**MISCELLANEOUS**

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**CLEANING:**

House cleaned prior to closing, including washing of windows.

**ENERGY PACKAGE:**

Home to be built to Vermont Energy Code. Options to be presented for VIEC 2.0 and 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
- 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.*

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**SIGNATURES:**

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

\_\_\_\_\_ Date

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

\_\_\_\_\_ Date

Collin Frisbie, Builder \_\_\_\_\_

\_\_\_\_\_ Date