

Construction Specifications

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

Plan: Brook Plan
Plan Date: 7/17/2018
Specifications: Brook Plan
Specifications Date: 9/13/2018

HOME OWNER
Brook Plan Model

PROJECT ADDRESS
SBL Lot 2
55 Smoke Bush Lane
Essex, VT 05452

DESCRIPTION

Brook Plan: two story home with unfinished lower level. Two floors of finished area with approximately 1,584 square feet of living space; 816 square feet of unfinished Lower Level, 400 square foot 2-car garage, 40 square foot front porch and 144 square foot Rear Deck.

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: 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: 6/12 and 5/12 at Main House; 5/12 at Garage; 5/12 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"
 Vinyl Shakes, Color to be "Silver"
 Gable Ends: Vinyl Shakes, Color to be "Silver"
 Clapboard: Double 4", Color to be "Silver"
 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:

Jeld-Wen New Construction Double Hung Window
 All- Vinyl, energy star qualified, argon-filled, low-E insulated double-pane windows.
 Maximum U-factor .30. 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	Dining Room	3465	Dbl. Hung	2	
A2	Living Room	6865	Dbl. Hung	1	
B	Den/ Master BR, BR #2/3	3453	Dbl. Hung	6	
B2	Den	6853	Dbl. Hung	1	
C	Master Bath	3442	Dbl. Hung	1	
D	Bath #2	2626	Awning	1	
E	Master BR, BR #2, BR #3	3453	Casement	3	
EG	Lower Level	5548	Slider	1	
K	Kitchen	3649	Dbl. Hung	1	

EXTERIOR DOORS:

Therma-Tru Insulated Fiberglass Doors
 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 LH	3' - 0"	2 panel	1	Double Bore
	S220 2 Panel with S210 Sidelite knob side				
II	Mudroom to Garage LH	3' - 0"	2 panel	1	Double Bore
	S220 2 panel Solid				
III	Living Room to Back Yard RH	3' - 0"	2 Panel	1	Double Bore
	S118 Full Glass No Grilles				



Entry Door I



Mudroom to Garage II



Back Yard III

OVERHEAD GARAGE DOOR:

Insulated 16' x 7' Garage Door
 Colonial Raised Panel
 To match siding color, "Champagne"
 Yes - 2
 8" Lift master 1/2 Horsepower Electric opener
 Keyless Entry Punch Pad included



DECKS & PORCHES

- Porch Framing: 5' x 8' 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 TWP Dark Oak 1503
Porch Posts and Beams to be White
- Rear Deck: 12' x 12' Rear Deck framed with PT 2x10 joists and 5/4x6 PT decking. Access to Deck from Living Room. Stairs from deck to back yard to be PT box stairs with 5/4x6 PT treads.
- Rear Deck Finish: None, decking and 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, 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
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:

<p>Dining Room MIN 4105-84</p> 	<p>Foyer MIN 4107-84</p> 	<p>Island (2) MIN 4101-84</p> 	<p>Garage Exterior KIC 9618OZ</p> 	<p>Future Deck KIC 9611OZ</p> 
<p>Bath #2 Vanity KIC 45886NI</p> 	<p>Master Vanity(2)/Powder Room KIC 45885NI</p> 	<p>Living Room Maxim 2681FTSN</p> 	<p>Master Bed Maxim 2681FTSN</p> 	<p>Upstairs Hall/Guest Bedrooms (2) Maxim 2680MRSN</p> 
<p>Laundry/Master Closet KIC 209WH</p> 	<p>Mudroom Closet/Den Maxim 2680MRSN</p> 	<p>Stairwells (2) KIC 45910NI</p> 	<p>6" Click Lights 2 at Front Porch 2 at Mudroom 5 at Kitchen</p>	

PLUMBING

GAS-PROPANE

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

HEATING

Furnace Brand: York LX Series, TM9V
 Furnace Size: 40,000 BTU
 Efficiency Rating: 96.0%
 Zones: One zone, 1st and 2nd 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



Master Bath:

2 Faucets

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

Shower

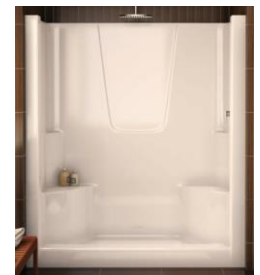
Model: S-48
 Description: 48" Aker Alcove Shower
 Color: White
 Shower Rod: Straight curtain rod (installed)

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: 60" 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



Powder Room: (1/2 Bath)

Faucet

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

Pedestal

Model: Gerber Model 22-514
Description: Maxwell 4" Center Standard Pedestal
Color: White
Dimensions: 25 1/2" x 20 1/2" x 34"

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 hybrid 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 Copeland style in Stained Birch, color to be "Fireside"
 Bath Vanity Cabinets to be Mid Continent Pro Series
 Master Bath Vanity to be Copeland style in Stained Birch, color to be "Fireside"
 Bath #2 Vanity to be Copeland style in Stained Birch, color to be "Sundance"
 Bath Vanities are 34 1/2" Tall
 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



Kitchen & Master Bath



Bath #2

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen Hardware BP53003-G10 Pulls on Drawers
 BP53005-G10 Knobs on Drawers
 Bathroom Knobs BP53012-26



COUNTERTOPS:

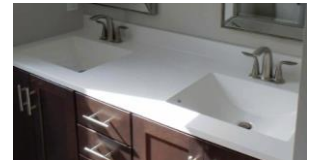
Location: Kitchen Surround
Style: Laminate
Color: Perlato Granite #3522-46
Edge Detail: E-2000
Cut-Outs: Self-rimming sink.
Backsplash: Yes
B/S Location: Back only.



Kitchen Tops (not color, but style)

Location: Kitchen Island
Style: Granite - Builders Series
Color: New Caledonia
Edge Detail: Pencil Edge

Location: Master Bathroom 60" vanity
Style: Cultured Marble with integrated rectangular bowls
Color: Cotton White
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 rectangular bowl
Color: Cotton White
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-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: Sherwin Williams "Pure White" #SW7005
 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 Second Floor: Carpet Grade
 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
 Powder By Owner



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

Wainscot/wall treatment: Available as an option

Crown: Available as an option

Built-Ins: Bench and Cubbies at Mudroom
 Coat Pegs at Mudroom



Mudroom Bench and Cubbies

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 WIC: 2 Shelf and Rod
 Master Reach-In: 1 Shelf and Rod
 Master Linen: 4 Shelf
 Bedroom 2: 1 Shelf and Rod
 Bedroom 3: 1 Shelf and Rod
 Mudroom: 1 Shelf and Rod



FLOORING AND PAINT SELECTIONS

FLOORING:

Wood Floors

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



Carpet

Location: Den, Master BR & WIC, BR 2 & 3, Stairs, and Upstairs Hallway
 Make: Shaw
 Style: Turn the Page
 Color: Sandy Nook #104
 Details:

Vinyl

Location: Mudroom, Mudroom Closet, Laundry, Powder
 Make: Mannington
 Style: Landmark
 Color: Greystone #080321



Location: Master Bath
 Make: Tarkett
 Style: Footnotes
 Color: Travertine Tile Grey #58102



Location: Bath #2
 Make: Mannington
 Style: Capri
 Color: Alabaster #080260



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 "Silver"
 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: None, decking, rim board and rails 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 Pittsburgh Paints flat latex paint, Color To Be BM "Classic Grey" #OC-023
 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 Be Sherwin Williams "Pure White" #SW7005
 Interior Doors: Color: To Be Sherwin Williams "Pure White" #SW7005
 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

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

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
- * 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.
- * 42" Wide Sidewalk from front porch to driveway will be Brussels Block paves: color to be "Limestone".
- * Yards, shrubs, landscaping, snow and trash removal are the responsibility of the 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 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
- 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

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