

Construction Specifications

BUILDER

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

Plan:

Mill River Lane B

Plan Date:

5/14/2019

Specifications:

Mill River Lane B

Specifications Date:

6/19/2019

HOME OWNER

Mill River Lane Lot B

PROJECT ADDRESS

MRL Lot B
Mill River Lane
Shelburne, VT 05482

DESCRIPTION

Plan B: One story home with unfinished lower level. One floor of finished area with approximately 1,443 square feet of living space; 1,443 square feet of unfinished Lower Level, 407 square foot 2-car garage, 60 square foot front porch and 144 square foot 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:	9'-0"
Lookout Height:	4' Frost Wall
Strength:	Min. 3000 PSI @ 28 days with steel reinforcement
Footer:	Continuous 8" x 16" 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 and 8'-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: 4/12 and 9/12 at Main House; 5/12 at Garage; 9/12 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: To Be Selected by Homeowner
 Standing Seam: Standing Seam Metal Roofing at Front Porch and Front Elevation Eyebrow Roof
 Standing Seam to be Black

SIDING:

Norandex "Woodsman Select"
 Gable Ends: Vinyl Shakes at Front Elevation Gable End only, Color to be Sierra
 Clapboard: Vinyl Double 4", Color to be Sierra
 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 .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, MSTR BR, Bedroom #2	3465	Dbl. Hung	8	
	Lower Level				
A2	Living Room, Dining	6865	Dbl. Hung	2	
B	Bedroom #2	3453	Dbl. Hung	1	
C	Master Bath/Bath #2/Lower Level	3442	Dbl. Hung	3	
K	Kitchen	3649	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	1st Fl. Foyer LH	3' - 0"	2 panel	1	Double Bore
	S220 2 Panel with S210 Sidelite knob side				
II	Mudroom to Garage RH	3' - 0"	2 panel	1	Double Bore
	S220 2 Panel Solid				
III	Dining Room to Deck RH	3' - 0"	Full Glass	1	Double Bore 8' Tall Slider
	S118 Full Glass				
IV	Lower Level Entry LH	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



Entry Door I



Mudroom to Garage II



Dining to Deck III



Lower Level Entry IV

OVERHEAD GARAGE DOOR:

Door: 8300 Series Insulated Steel Door
Description: Insulated 16' x 7' Garage Door
Design: Contemporary Flat 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: 6' x 10' Front Porch framed with PT 2x8 joists and 5/4x6 #1 PT decking. Miratech wrapped and painted PT 6x6 square posts and 2x8 roof beams. 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 #1 PT treads.

Front Porch Railing: None
Color: N/A

Porch Finish: Porch Decking, Stairs, Risers, and Rimboard to be stained with TWP Total Wood Preservative, Color to be Selected by Owner
Porch Posts and Beams to be White

Side Deck: 12' x 12' Deck framed with PT 2x10 joists and 5/4x6 #1 PT decking with access to deck through Dining Room. Deck to be supported by PT 6x6 posts on concrete sonotubes. No access to Back Yard from Deck.

Side Deck Finish: None, decking, rimboard, and rail to be left unfinished.

Side Deck Railing: Pressure Treated Rail and Balusters
Color: None, left unfinished



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 (2 total), 1 Smoke per bedroom (2 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
SEA 090121



Bath #2 Vanity
SEA 090101



Laundry/Master Closet (2)
KIC 209WH



Foyer
SEA 086620



Master Vanity (2)
SEA 090109



Stairwell
SEA 090179



Island (2)
SEA 090083



Living Room
Maxim 2681FTSN



6" Click Lights
1 at Mudroom
2 at Foyer Hallway
5 at Kitchen
2 at Front Porch
1 at Master Bath WC

Garage Exterior
KIC 9618OZ



Master Bed
Maxim 2681FTSN



Deck
KIC 9611OZ



Mudroom Closet/ Den/Master Bed Hall
Maxim 2680MRSN



PLUMBING

GAS

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 floor & Lower Level
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:	11600-NA
Description:	Sterling McAllister Single Bowl Under-Mount Sink
Color:	Stainless Steel
Size:	32" L x 18" W x 9 1/4" deep
Strainers:	Dearborn Stainless Basket Strainer

Faucet

Model:	K-596-VS
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-TS5320-4E-CP
Description: Kohler Refinia w/2.0 gpm showerhead
Color: Polished Chrome

Toilet

Model: 403082-0
Description: Sterling Windham Comfort Height Elongated Toilet Bowl
Size: 29"L x 15"W x 31"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-TS5318-4E-CP
Description: Kohler Refinia w/2.0 gpm showerhead
Color: Polished Chrome

Toilet

Model: 403082-0
Description: Sterling Windham Comfort Height Elongated Toilet Bowl
Size: 29"L x 15"W x 31"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 Contemporary Series
All kitchen cabinets are Parker style in Stained Maple, color to be Natural
Bath Vanity Cabinets to be Mid Continent Traditional Series
Bath Vanities to be Hartford Style in Stained Maple, color to be Natural
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



Vanities

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen Knobs 53005-G10
Bathroom Knobs 53005-G10



COUNTERTOPS:

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



Kitchen Tops (not color, but style)

Location: Master Bathroom 72" vanity
Style: Cultured Marble with integrated flush 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 60" vanity
Style: Cultured Marble with integrated flush 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: To Be Selected by Owner
Hinges: Satin Nickel



Door Knobs:
Exterior: EZ-Set Keyed Entry w/deadbolt Satin Nickel
Interior: EZ-Set Royal Series Levers, Satin Nickel



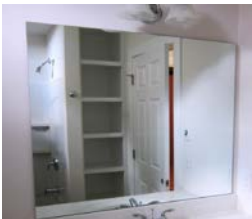
Other:
Satin Nickel handrail brackets, hinge bumps and base bumps



Stairs:
Lower Level to Main Level Carpet Grade Stairs with half walls and stained hardwood caps. Stained railing on wall. Half wall caps and rail stained to match hardwood flooring

Mirrors and Glass:

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



Shower Curtain Rods	Master Bath & Bath #2	Straight Rod.
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Wainscot/wall treatment: Available as an option

Crown: Available as an option

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



Mudroom Bench and Cubbies

Bath Hardware:

<u>Item:</u>	<u>Quantity:</u>	<u>Item #:</u>	<u>Finish:</u>
Toilet Paper Holder	2	K-37054	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 Linen:	4 Linen Shelves
Pantry:	4 Pantry Shelves
Den:	1 Shelf and Rod
Foyer	1 Shelf and Rod



FLOORING AND PAINT SELECTIONS

FLOORING:

Wood Floors

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

The finish in BSL Horizon Grade wood floor has been known to develop micro cracks, regardless of color or species. This cosmetic occurrence is due to wood being a natural product and the Horizon Grade containing knots and mineral lines that the other Grades do not have. While the knots and mineral lines showcase a more natural, rustic look they are cause for less stability in the wood which can create micro cracks in the finish. By choosing the Horizon Grade of BSL wood floor, you acknowledge that you are aware of this potential cosmetic issue with the product and agree that it is not considered a warranty issue.

Initial: _____

Carpet

Location: Master Bedroom & WIC, Den, and Stairs to Lower Level
Make: Shaw
Style: Turn the Page
Color: To Be Selected by Owner
Details:

Tile

Location: Mudroom, Master Bath, Bath #2, and Laundry
Maker: Anatolia
Style: Kayah
Orientation: 50% Stagger
Size: 12 x 24
Color: To Be Selected by Owner
Grout: TBD

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
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 Selected by Owner. Porch Posts and Roof Beams to be White.
Side 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 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: WRS335SDHM
Color: Stainless Steel
Features: Side-by-side

Gas Range

Make: Whirlpool
Model: WFG520S0FS
Color: Stainless Steel
Features: Self Cleaning Oven

Dishwasher

Make: Whirlpool
Model: WDF540PADM
Color: Stainless Steel
Features:

Microwave

Make: Whirlpool
Model: WMH31017HS
Color: Stainless Steel
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 8 deciduous shrubs (#2 Container), 2 evergreen shrubs (#2 Container), and 12 perennials (#1 Container).

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 Shelburne water and sewer systems
- * Connection to natural gas lines at road. Underground power 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.
- * Gutters from the Rear of the Home to be piped to Infiltration Trenches
- * 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 pavers: 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 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