

Construction Specifications

BUILDER

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

Plan:

IHS North Plan

Plan Date:

7/16/2019

Specifications:

IHS North Plan

Specifications Date:

7/19/2019

HOME OWNER

North Plan

PROJECT ADDRESS

ISH North Plan
16 Irish Hill Road
Shelburne, VT 05482

DESCRIPTION

North Plan: Two story home with unfinished lower level. Two floors of finished area with approximately 1,720 square feet of living space; 888 square feet of unfinished Lower Level, 484 square foot 2-car garage, 72 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: 8'-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, 8'-1" on 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: 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: 5/12 and 6/12 at Main House; 6/12 at Garage; 6/12 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

SIDING:

Norandex "Woodsman Select"
Gable Ends: Vinyl Shakes at Front Elevation & Front Porch Gable Ends only, Color to be Selected by Homeowner
Clapboard: Vinyl Double 4", Color to be Selected by Homeowner.
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	Den	3465	Dbl. Hung	1	
A2	Living Room	6865	Dbl. Hung	1	
B	Master BR/Bedroom #2 & #3	3453	Dbl. Hung	4	
BE	Master BR/Bedroom #2 & #3	3453	Casement	3	Egress Casements
B2	Kitchen	6853	Dbl. Hung	1	
C	Master Bath/Lower Level	3442	Dbl. Hung	2	
D	Bath #2	2642	Dbl. Hung	1	
EG	Lower Level	5548	Slider	1	Egress
F	Powder Room	3030	Awning	1	
K	Kitchen	3849	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	6' - 0"	Slider	1	8' Tall Slider
	Jeld-Wen Premium Series 8' Tall Vinyl Sliding Patio Door				



Entry Door I



Mudroom to Garage II



Dining to Deck III

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 12' 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 Side Yard from Deck.

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

Rear 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 (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:

Dining Area SEA 090121 	Foyer SEA 086620 	Island (2) SEA 090083 	Garage Exterior KIC 9618OZ 	Deck KIC 9611OZ 
Bath #2 Vanity SEA 090101 	Master Vanity (2)/Powder Room SEA 090109 	Living Room/Den Maxim 2681FTSN 	Master Bed Maxim 2681FTSN 	Bedrooms #2 & #3/Upstairs Hall (2) Maxim 2680MRSN 
Pantry/Master Closet (2) KIC 209WH 	Stairwells (2) SEA 090179 	6" Click Lights 1 at Mudroom 1 at Mudroom Closet 5 at Kitchen 2 at Front Porch		

PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	No
Boiler	Yes
Hot water system	Yes
Dryer	Yes, Lower Level

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:	1 thermostat per zone (2 zones)
Bath venting:	Bath fans
Dryer venting:	Per plan.

PLUMBING FIXTURES:

Kitchen:

Sink

Model:	14708-3-NA
Description:	Sterling Middleton Double Bowl Top-Mount Sink
Color:	Stainless Steel
Size:	33" L x 22" W x 8" 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-TLS5320-4-CP
Description: Kohler Refinia w/o showerhead
Color: Polished Chrome
Showerhead: K-5240-G-CP Kohler Alteo 1.75gpm Showerhead

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: 71220110-0
Description: Sterling Ensemble Curve 60" Tub/Shower
Color: White
Shower Rod: Straight curtain rod (installed)

Tub/ Shower Trim

Model: K-TLS5318-4E-CP
Description: Kohler Refinia w/o showerhead
Color: Polished Chrome
Showerhead: K-5240-G-CP Kohler Alteo 1.75gpm Showerhead

Toilet

Model: 403082-0
Description: Sterling Windham Comfort Height Elongated Toilet Bowl
Size: 29"L x 15"W x 31"H
Color: White



Powder Room

Faucet

Model: K-5316-4-CP
Description: Kohler Refinia Lavatory Faucet
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 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, Including Powder Room 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: 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
Style: Granite - Builders Series
Color: To Be Selected by Owner
Edge Detail: Pencil Edge

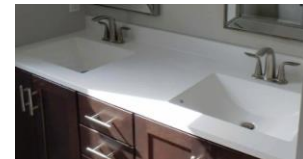
Location: Master Bathroom 60" vanity
Style: Cultured Marble with integrated flush rectangular bowls
Color: Cotton White
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.

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.

Location: Powder Room 24" 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.



Kitchen Tops (not color, but style)



Master Bath Top



Bath #2 Top



Powder Room 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 Satin Nickel



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



Stairs:
 First Floor to Second Floor: Carpet Grade Stairs with Stained railing on wall.
 Rail stained to match hardwood flooring.
 First Floor to Lower Level: Carpet Grade Stairs with Stained railing on wall.
 Rail stained to match hardwood flooring.

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 Room By Owner



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

Wainscot/wall treatment: Available as an option

Crown: Available as an option

Built-Ins: Coat Pegs at Mudroom Closet

Bath Hardware:

<u>Item:</u>	<u>Quantity:</u>	<u>Item #:</u>	<u>Finish:</u>
Toilet Paper Holder	3	K-37054	Polished Chrome
24" Towel Bar	2	K-37051	Polished Chrome
Robe Hook	2	K-37055	Polished Chrome
Towel Ring	1	K-37057	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
 Up Hall Linen: 4 Linen Shelves
 Pantry: 4 Pantry Shelves
 Bedroom #2: 1 Shelf and Rod
 Bedroom #3: 1 Shelf and Rod



FLOORING AND PAINT SELECTIONS

FLOORING:

Wood Floors

Location: Foyer, Pantry, Dining Room, and Kitchen
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: Living Room, Den, Master Bedroom & WIC, Bedrooms #2 & #3, Second Floor Hallway, and Stairs (1st to 2nd Floor)
Make: Shaw
Style: Turn the Page
Color: To Be Selected by Owner
Details:

Tile

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

Vinyl

Location: 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 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.
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 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: WRS335SDHB
Color: Black
Features: Side-by-side



Gas Range

Make: Whirlpool
Model: WFG525S0HB
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 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.
- * 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".
- * Yard maintenance, landscaping, snow removal, 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 built to Vermont Energy Stretch 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