

Construction Specifications

BUILDER

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

Plan:

Modified Villager

Plan Date:

10/2/2019

Specifications:

Walsh Spec

Specifications Date:

10/7/2019



HOME OWNERS

Robert & Terry Walsh
25 Kiln Rd
Essex, VT 05452

PROJECT ADDRESS

Nature's Way Lot 33
5 Evergreen Drive
Essex, VT 05452



DESCRIPTION

Modified Villager Plan: Two story New England style home with un-finished Lower Level. Two floors of finished area with approximately 2,061 square feet of living space including first floor master suite; 1,461 square feet of unfinished walk-out Lower Level, 611 square foot 2-car garage, 108 square foot front porch, 196 square foot Screen Porch, and 52 square foot Rear Deck.

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CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
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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 membrane 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, except for 8'-1" at Foyer and Powder Room; 8'-1" on the second floor and 9'-0" in Lower Level.
Plate: 2x6 treated Southern Yellow Pine with foam sill seal.
Floor Framing: 11-7/8" Truss Joist TJI 230 Series I-joists @ 24" o.c.
Sub Flooring: 3/4" 4x8 T&G OSB glued and nailed.
Girders: 2 or 3 ply Trus Joist Microllam LVL, 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 sheeting
Pitches: 4/12, 5/12, 6/12 and 8/12 at Main House; 5/12 at Garage; 6/12 at Front Porch & 4/12 at Screen Porch
House wrap: Professional house wrap with flashing around all windows and doors.

SPECIAL FRAMING: None

ROOFING:

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

SIDING:

Norandex Woodsman Select
 Vinyl Shakes at Front Elevation Gables, Color to be Selected by Owner
 Gable Ends: Vinyl Shakes at Front Elevation Gables, Color to be Selected by Owner
 Clapboard: Double 4" Color to be Selected by Owner
 Board-and-Baton: None.
 Eaves: Two piece aluminum wrapped-White
 Soffit: Perforated Soffit for proper venting, Color to be White
 Corners: 6" White 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 0.30. Flat 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/Lower Level	3465	Dbl. Hung	4	
A2	Dining Room/Living Room	6865	Dbl. Hung	3	
B	Master BR/BR's 2&3	3453	Dbl. Hung	8	
C	Laundry Room/Lower Level	3441	Dbl. Hung	3	
D	Bath #2	3430	Awning	1	
H2	Master Bath	6850	Dbl. Hung	1	
K	Kitchen	3649	Dbl. Hung	2	
T	BR2/Upstairs Hallway	3624	Awning	3	

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	Foyer Entry RH	3' - 0"	2 Panel	1	Double Bore
	S220 2 panel w/S210 Sidelight				
II	Garage Entry RH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				
III	Eating Area to Screen Porch LH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass, No Grilles				
IV	Hallway to Deck LH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass, No Grilles				
V	Screen Porch to Deck RH	3' - 0"	Storm	1	
	Larson 350-17 White Storm Door w/Satin Nickel HDWE				
VI	Lower Level Walkout LH	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



Entry Door I



Garage II



Eating to Screen Porch III



Hallway to Deck IV



Screen Porch to Deck V



Lower Level Walkout VI

OVERHEAD GARAGE DOOR:

Door: 2 Insulated 9' x 7' Garage Doors
 Design: Contemporary Flat Panels w/No Glass
 Color: Manufacturer's White
 Car Opener: Yes - 2
 8" Lift master 1/2 Horsepower Electric opener
 Keyless Entry Punch Pad included

DECKS & PORCHES

Front Porch Framing: 6' x 18' Front Porch framed with PT 2x8 joists and 5/4x6 #1 PT Decking. Miratech wrapped and painted PT 6x6 Posts and 2x10 roof beams
 Roof to be truss framed, roof shingles to match house.
 Porch ceiling to be vinyl bead board. Stairs from porch to walkway to be PT box steps with 5/4x6 #1 PT treads

Front Porch Finish: Porch Decking and Stair Tread to be stained with TWP Total Wood Preservative, Color to be Selected by Owner
 Posts, Roof Beams, Rails, Rimboard, and Stair Risers to be painted White.

Front Porch Rail: Pressure Treated rail and balusters
 Color: White

Screen Porch Framing: 14' x 14' Screen Porch framed with PT 2x10 joists and 5/4x6 #1 PT Decking. Access to screen porch through Eating Area and Rear Deck. Miratec wrapped and painted PT 4x4 Posts, 2x10 roof beams and 30" knee walls. Kneewalls to be capped with PVC. House wall to be Vinyl Siding. Interior of knee walls to be painted wood beadboard, exterior of knee walls to be Vinyl Siding to match the rest of the house with the Vinyl Siding extending over Porch Rimboard. Roof to be truss framed, roof shingles to match house. Porch ceiling to be vinyl bead board. Screen-Tite system to be installed between the porch posts and screen installed to the underside of the porch joists.

Screen Porch Finish: Porch Decking to be stained with TWP Total Wood Preservative
 Color to be Selected by Owner.
 Posts, Roof Beams, and Kneewall Beadboard to be painted White.

Screen Porch Railing: None, 30" Knee Walls.
 Color: N/A

Rear Deck Framing: 9' x 6' Deck framed with PT 2x10 joists and 5/4x6 #1 PT decking with access to deck through the Laundry Hallway and Screen Porch. Deck to be supported by PT 6x6 posts on concrete sonotubes. No access to Back Yard from Deck.

Side Deck Finish: None, decking and rimboard to be left natural

Side 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/Smoke per floor (3 total), 1 Smoke per bedroom (3 total)
 Bath vents Included, 110cfm vented to outside, programmable controls, fan w/light.
 Security System None.
 Central Vacuum Rough in only, 1 outlet per floor
 CAT 5 (data/phone) No.
 TV Jacks: Yes, per electrical plan
 Audio: No.



LIGHTING

LIGHT FIXTURES:

Dining Room SEA 090121 	Foyer SEA 086620 	Island (2) SEA 090083 	Garage Exterior (2) KIC 9618OZ 	Rear Deck & Screen Porch Exterior (2) KIC 9611OZ 
Upstairs Vanity SEA 090101 	Master Vanity (2)/Powder Room SEA 090109 	Living Room Maxim 2681FTSN 	Master Bed Maxim 2681FTSN 	Upstairs Hall/Mudroom/Guest Bedrooms Maxim 2680MRSN 
Laundry/Master Closet KIC 209WH 	Stairwells (2) SEA 090179 	6" Click Lights 4 at Kitchen 3 at Front Porch		

PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	Yes
First Floor Dryer	Yes
Boiler	N/A
Hot water system	Yes
Grill Line at Deck	N/A

HEATING

Furnace Brand:	York LX Series, TM9V
Boiler Size:	60,000 BTU
Efficiency Rating:	96.0%
Zones:	Zone 1: 1st floor, Zone 2: 2nd floor.
Air Conditioner:	Available as an Option
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting:	Per plan.

PLUMBING FIXTURES:

Kitchen:

<u>Sink</u>	
Model:	11406-NA
Description:	Sterling McAllister Double Bowl Undermount Sink
Color:	Stainless Steel
Size:	32" L x 18" W, 8" deep
Strainer:	Dearborn Stainless Basket Strainer
<u>Faucet</u>	
Model:	K-596-VS
Description:	Kohler Simplice with Spray
Color:	Vibrant Stainless
Option:	Metal Strainers
<u>Disposal</u>	
Model:	1/2 HP Insinkerator Badger 5



Master Bath

2 Lavatory Faucets

Model: K-5316-4-CP
Description: Kohler Refinia Centerset 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: Kohler Alteo 1.75 gpm shower head K-5240-G-CP

Whirlpool Tub

Model: K-1259-LA-0
Description: Kohler Mariposa 72"x36" Alcove Whirlpool Tub
Color: White

Whirlpool Faucet

Model: K-T5323-4-CP
Description: Kohler Refinia Deck Mounted Tub 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



Bath #2

Lavatory Faucet

Model: K-5316-4-CP
Description: Kohler Refinia Centerset 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-TLS5318-4-CP
Description: Kohler Refinia w/o showerhead
Color: Polished Chrome
Showerhead: Kohler Alteo 1.75 gpm shower head K-5240-G-CP

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: (1/2 Bath)

Faucet

Model: K-5316-4-CP
Description: Kohler Refinia Centerset 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

Sink

Model: K-2293-4-0
Description: Kohler Wellworth Pedestal
Color: White



Miscellaneous Plumbing

Outdoor Faucets: 2 Frost-Free Hose Bibs, located at back of the main house and one on the side of the front porch.
 Hot Water Heater: Rinnai R-75LS1 Lp Continuum Instantaneous water heater
 Laundry: Washer Box Valve with single handle shutoff
 Laundry appliances pricing optional
 Rough-in: Rough, in-slab plumbing for Future Lower Level Bathroom

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**

Model: Empire DVCD36FP Direct Vent Gas Fire Place
Mantle: Custom Built in Place Mantle (see picture/detail)
Tile Surround: 6" Tile Fireplace Surround with 12" Tile Hearth to be full width of fireplace enclosure
Color: To be Selected by Owner
Venting: Direct Vent to Outside wall

**CABINETS & COUNTERTOPS****CABINETS:**All kitchen, bath, and built-in cabinet features:

Kitchen Cabinets to be Mid Continent Contemporary Series
 All Kitchen cabinets are Concord style in Stained Maple, color to be "Natural".
 Vanity Cabinets to be Mid Continent Contemporary Series
 Vanity cabinets are Concord style in Stained Maple, 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

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen: BP53005-G10 Knobs
 Bathrooms: BP53005-G10 Knobs



Concord Maple
Natural Finish

COUNTERTOPS:

Location: Kitchen
Style: Granite
Color: To Be Selected from Builder Series Colors
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 2 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: Unfinished

INTERIOR TRIM: "Colonial"

Casing: 3-1/2" Eased Edge with 5/4x4 head casing

Base: 5-1/2" Colonial Base Board



Interior doors:

Make: Masonite
Model: Masonite 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: Maple Hardwood stairway, treads stained to match Hardwood Flooring

Box stair construction with half wall and hardwood cap, stained to match stair treads

First Floor to Lower 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

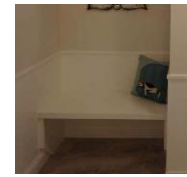


Shower Curtain Rods Master Bath & Bath #2, Straight Rod

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an Option

Built-Ins: Bench and Coat Pegs at Mudroom



Coat Pegs

Mudroom Bench

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



FLOORING AND PAINT SELECTIONS

FLOORING

Wood Floors

Location: Kitchen, Foyer, Living Room, Eating Area, Hall to Master Bedroom, Stair Landing (First to Second Floor),
Make: BSL
Style: Character Grade Maple, 4 1/4" width
Finish: Natural

Carpet

Location: Master Bedroom & Walk-in Closet, Bedroom #2, Bedroom #3, and Upstairs Hall
Make: Shaw Color: To Be Selected by Owner
Style: Turn the Page Details:

Tile

Location: Master Bath, Mudroom, and Powder Room
Maker: Undefassa Size: 13 x 13
Style: Rajasthan Color: To Be Selected by Owner
Orientation: Square Grout: TBD

Vinyl

Location: Laundry Room & 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: Manufacturer's White
Exterior Lap Siding: D-4 Vinyl Siding, Not Painted
Trim : Including freeze boards, door surrounds
Color: White
Finish: Satin finish
Windows: Manufacturer's White
Front Porch: Porch Decking and Stair Treads to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Porch Posts, Roof Beam, Railing, Rimboard, and Stair Risers to be White.
Screen Porch: Porch Decking to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Porch Posts, Roof Beams, and Kneewall Beadboard to be White.
Rear Deck: None, decking, rimboard, and rails to be 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 Glidden 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 & Closets: Ceiling White
Interior Trim, painted: Painted, 1 primer, 2 coats of Glidden 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: WRF535SMHB
Color: Black
Options: French Door

Gas Range

Make: Whirlpool
Model: WFG550S0HB
Color: Black
Features:

Dishwasher

Make: Whirlpool
Model: WDT730PAHB
Color: Black
Features:

Microwave

Make: Whirlpool
Model: WMH53521HB
Color: Black
Features: 2.1 cu. ft.
Location: Located over Range.



Laundry

Washer
Model
Color
Details

Dryer
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. Lawn area to be covered with approximately 4" of native topsoil. Landscaping of this home includes 6 foundation shrubs, 6 perennial flowers, and 2 Trees.

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 and 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.
- * 42" Sidewalk from front porch to driveway will be Brussels Block concrete pavers, color is "Limestone".
- * 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 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 on each heating zone.
- 3) Additional air 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 Vermont Energy standards.
- 5) Selected use of closed cell foam to improve overall air sealing of home.
- 6) Pre-drywall and diagnostic testing including a blower door test 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: Terry Walsh

Date

Client: Robert Walsh

Date

Collin Frisbie, Builder

Date