

# Construction Specifications

## BUILDER

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

## Plan:

Brook Plan

## Plan Date:

7/22/2019

## Specifications:

Brook Plan

## Specifications Date:

7/24/2019

## HOME OWNER

Jennifer Bilbo & Jeremy Barry  
1691 Maple Street  
Hartford, VT 05001

## PROJECT ADDRESS

Smoke Bush Lane 5  
40 Smoke Bush Lane  
Essex, VT 05452

## DESCRIPTION

Brook Plan: two story home with **partially finished Look-out Lower Level**. Two floors of finished area with approximately 1,584 square feet of living space; **709 square feet of partially finished Look-out Lower Level**, **107 square feet of unfinished Lower Level**, 400 square foot 2-car garage, **748 square foot rear deck**, 48 square foot front porch.

## SPECIFICATIONS INDEX

<b>Section 1:</b>	Permits	<b>Section 8:</b>	Wall & Trim Interior Detail Work
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## REVISIONS

<u>C/O Number</u>	<u>C/O code</u>	<u>C/O Date</u>	<u>Plan Date</u>
PCL #1	!Red	7/24/2019	7/22/2019
PCL #2	~Green	7/31/2019	7/22/2019
PCL #4	^Blue	8/7/2019	7/22/2019
PCL #5	`Purple	8/21/2019	7/22/2019
Selections Meeting 8/30/19	>Pink	8/30/2019	7/22/2019
PCL #6 & Selections Meeting 9/4/19	%Orange	9/4/2019	7/22/2019
PCL #7	{Dark Green	9/12/2019	7/22/2019
PCL #8	}Grey	9/13/2019	7/22/2019
Email 9/21	*Maroon	9/21/2019	7/22/2019
PCL #9	?Bold Lavender	9/23/2019	7/22/2019
PCL #10	#Bold Light Blue	9/25/2019	7/22/2019

## 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: 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  
7/16" 4x8 OSB  
Sheathing: Pre-engineered roof trusses 24" o.c. 5/8" T&G OSB rated sheathing  
Roof: Pitches: 6/12 and 5/12 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: Vinyl Shakes at Front Elevation Gables, Color to "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:**

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
B	Living/ Master BR, BR #2/3	3453	Dbl. Hung	6	
B2	Den/Dining/Kitchen	6853	Dbl. Hung	3	
C	Master Bath	3442	Dbl. Hung	1	
D	Bath #2	2642	Dbl. Hung	1	
BE	Master BR, BR #2, BR #3	3453	Casement	3	
EG	Lower Level	5548	Slider	~4	Egress
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 {Emtek Modern Keyed Stuttgart Style in Matte Black. 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 RH	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	Living Room to Back Yard LH	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



Entry Door I



Mudroom to Garage II



Future Deck III

**OVERHEAD GARAGE DOOR:**

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



**DECKS & PORCHES**

Porch Framing: 6' 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 Patio: Stone Base Prep for a future 16' x 16' Rear Patio to be installed. Access to the Future Patio via a set of pressure treated stairs from the Living Room.

?Rear Deck: 6' x 8' deck framed with PT 2x10 joists and 5/4x6 #1 PT decking with access to deck through Living Room. Deck to be supported by PT 6x6 posts. Access to rear yard by 4' wide stairs.

?Rear Deck Finish: Porch deck, Stairs, and Rimboard to be stained with TWP Total Wood Preservative, Color To Be TWP Dark Oak 1503

?Rear Deck Railing: PT rail and ballusters to be painted 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  
Dimmer Style: Available as an Option  
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.  
!Solar Array: !18 Qcell 310s modules installed on the Garage asphalt roof with end phase IQ7 micro-inverters to produce a 5,580-watt array with an annual estimated output of 6,580 KWH.



**LIGHTING**

**LIGHT FIXTURES:**

Dining Room/Living Room  
?030278



Foyer  
?060172



Peninsula (2)  
?090059



Garage Exterior  
?140683



Slider to Patio  
?140683



?Front Porch (2)  
410192



Den/Bedroom #3  
?044306



Master Vanity  
?040667



Bath #2 Vanity (2)  
?095971



Master Bed/Bedroom 2  
?084513



?Powder Room (2)  
143413



Pantry/Master WIC  
?030278



Upstairs Hall (2)  
?030278



Stairwells (2)  
?074691



6" Click Lights  
2 at Mudroom  
1 at Front Hall  
5 at Kitchen  
6 at Lower Level

**PLUMBING**

**GAS-PROPANE**

Main Kitchen Range	Yes
Main Fireplace	No
Furnace	Yes
Hot water system	No
Dryer	No, Electric on Lower Level

**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: 18DB.9332211.075  
Description: American Standard Edgewater - DBL Bowl  
Color: Stainless Steel  
Size: 33" L x 22" W x 9" deep  
Strainers: Dearborn Stainless Basket Strainer

?Faucet

Model: 4159-AR-DST  
Description: Delta Trinsic Single Handle Pull-Out  
Color: Arctic Stainless  
Option: Metal Strainers

Disposal

Model: None



**Master Bath:**

?2 Faucets

Model: 559LF-CZMPU  
Description: Delta Trinsic Single Handle  
Color: Champagne Bronze

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: SureDock™ 7-Setting Hand Shower  
Color: Stainless

Model: T14059-SS  
Description: Trinsic Monitor 14 Series Valve Only Trim  
Color: Stainless

Model: U4993-SS  
Description: Shower Arm & Flange  
Color: Stainless

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  
Notes: }With K-20110-0 Soft Close Lid



**Bath #2:**

?Faucet

Model: 3559-CZMPU-DST  
Description: Trinsic Two Handle Widespread Faucet  
Color: Champagne Bronze

Tub/ Shower

Model: GB-60  
Description: 60" Aker Alcove tub/shower  
Color: White  
Shower Rod: Straight curtain rod (installed)

?Tub/ Shower Trim

Model: T14159-CZ  
Description: Trinsic Monitor 14 Series Tub Trim  
Color: Champagne Bronze

Model: 51140-CZ  
Description: H2Okinetic 4-Setting Slide Bar Hand Shower  
Color: Champagne Bronze

Model: 50570-CZ  
Description: Square Wall Elbow for Hand Shower  
Color: Champagne Bronze

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  
Notes: }With K-20110-0 Soft Close Lid



**Powder Room: (1/2 Bath)**

?Faucet

Model: 559LF-CZMPU  
Description: Delta Trinsic Single Handle  
Color: Champagne Bronze

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  
Notes: }With K-20110-0 Soft Close Lid



**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  
 Perimeter kitchen cabinets are Rohe style in Painted Maple, color to be Stone  
 %Peninsula cabinets to be Horizon in stained Maple, color to be Fireside  
 Bath Vanity Cabinets to be Mid Continent Contemporary Series  
 Master Bath Vanity to be Horizon style in Stained >Maple, color to be Husk  
 Bath 2 Vanity to be Rohe style in Painted Maple, color to be Indigo  
 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



**CABINET NOTES:** None

**All cabinet pulls/knobs**

%Kitchen Pulls TK942HB - on Kitchen Drawers  
 %Kitchen & Bath Knobs TK911HB on Kitchen Doors and all Bath Doors & Drawers



**COUNTERTOPS:**

**Location:** ^Kitchen Surround  
**Style:** Premium Quartz  
**Color:** %Misterio  
**Edge Detail:** Pencil Edge  
**Cut-Outs:** Self-rimming sink.  
**Backsplash:** Yes  
**B/S Location:** Back only

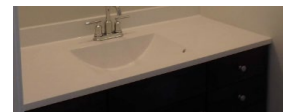
**Location:** %Kitchen Peninsula  
**Style:** Premium Quartz  
**Color:** Cemento Sueded  
**Edge Detail:** Pencil Edge

**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 48" 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.



Master Bath Top



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: ?South Village Style

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

Base: ?4-1/4" Eased Edge Base Board

#### Interior doors:

Make: Masonite  
Model: Smooth 2 Panel Hollow Core  
Color: #BM OC-17 White Dove - Ok to Color Match  
Hinges: {Satin Brass}

#### Door Knobs:

Exterior: {Emtek Modern Keyed Stuttgart Style in Matte Black}  Door Handle Style

Interior: {Schlage Custom Bowery Knob with Kinsler Trim in Satin Brass} 

#### Other:

{Satin Brass handrail brackets, hinge bumps and base bumps.

#### Stairs:

Main Level to Second Floor: ^Maple Hardwood stairway, treads stained to match Hardwood Flooring  
Box stair construction with half wall and hardwood caps,  
halfwall caps and rail on wall stained to match stair treads.

Lower Level to Main Level: Carpet Grade

#### Mirrors and Glass:

Mirrors:  
Location: Details:  
Master Bath: ^By Owner  
Bath #2: ^By Owner  
Powder: By Owner

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

Wainscot/wall treatment: Available as an option

Crown: Available as an option

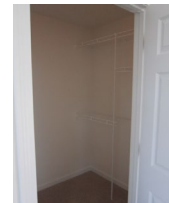
Built-Ins: {None}

Bath Hardware: >By Owner - Installed by Sterling

### 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.

Pantry: See Closet Plan  
Master WIC: See Closet Plan  
Master Reach-In: See Closet Plan  
Master Linen: 4 Shelf  
Bedroom 2: 1 Shelf and Rod  
Bedroom 3: 1 Shelf and Rod  
Foyer: 1 Shelf and Rod  
Mudroom: >None



## FLOORING AND PAINT SELECTIONS

### FLOORING:

#### Wood Floors

Location: Foyer, Mudroom, Powder Room, Pantry, Kitchen, Dining, Living, Den, Stair to 2nd Floor Landing, Second Floor Hall, Master Bedroom, Bedroom 2, Bedroom 3  
Make: BSL  
Style: Atlantic Grade Maple  
Finish: Mistral Finish 4 1/4" width with Nanoshell

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#### Vinyl

Location: Master Bath  
Make: Tarkett  
Style: FiberFloor  
Color: %Linen Grey

Location: Bath #2  
Make: Tarkett  
Style: FiberFloor  
Color: Linen Grey

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### PAINT:

#### Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color To Be %BM-357 Yellow Hibiscus

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: Decking, Treads, and Rimboard to be stained with TWP Total Wood Preservative, Color to be Dark Oak, 1503. Deck Rails and Ballusters to be White.

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**Interior Paint:** Paint plan will be developed and approved as selections are made.

Painted Interior Walls: 1 coat primer with 2 coats of #BM OC-17 White Dove - Ok to Color Match  
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 semi-gloss latex paint

Color: #BM OC-17 White Dove - Ok to Color Match

Interior Doors: Color: #BM OC-17 White Dove - Ok to Color Match  
Semi-Gloss finish

Interior Trim, stained: N/A



## APPLIANCES

### APPLIANCES:

#### Kitchen

##### Refrigerator

Make: Whirlpool  
Model: ?WRF535SWHZ  
Color: ?Stainless Steel  
Features: Side-by-side



##### Gas Range

Make: Whirlpool  
Model: ?WFG525S0HS  
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 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: Jennifer Bilbo

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client: Jeremy Barry

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date