

## Construction Specifications

### BUILDER

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

**Plan:** Alder Plan  
**Plan Date:** 6/28/2018  
**Specifications:** Alder Plan  
**Specifications Date:** 6/28/2018

### HOME OWNER

June E. Golato & Kevin Rock  
50 Lovers Lane  
Grand Isle, VT 05458

### PROJECT ADDRESS

SBL 7  
55 Smoke Bush Lane  
Essex, VT 05452

### DESCRIPTION

Alder Plan: one story home with unfinished lower level. One floor of finished area with approximately 1,356 square feet of living space; 1,356 square feet of unfinished Lower Level, 390 square foot 2-car garage, 60 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>
<b>PCL #1</b>	<b>#Black</b>	<b>8/22/2019</b>	<b>6/28/2019</b>
Selections Meeting 9/11/19	!Red	9/11/2019	6/28/2019
PCL #2 & Selections Meeting 9/18/19	~Green	9/30/2019	6/28/2019
PCL #3 & Selections Meeting 10/4/19	^Blue	10/4/2019	6/28/2019
PCL #4	*Orange	10/8/2019	6/28/2019
O & S Review Meeting	^Purple	10/9/2019	6/28/2019

### 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: 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: 8/12 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, 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:**

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, Living, Master Bed, Den	3465	Dbl. Hung	8	
B	Den	3453	Dbl. Hung	1	
C	Bath #2	3442	Dbl. Hung	1	
EG	Lower Level	5548	Slider	2	
G	Lower Level	3624	Awning	1	
K	Kitchen	3649	Dbl. Hung	1	
E	Master Bath	3612	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 RH	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	<sup>^</sup> Dining Room to Patio RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass with Transom above				



Entry Door I



Mudroom to Garage II



<sup>^</sup>Patio III

**OVERHEAD GARAGE DOOR:**

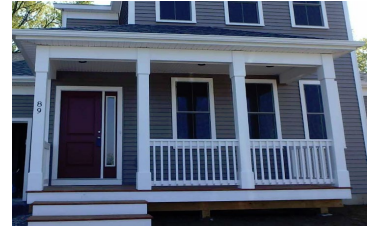
Door: Insulated 16' x 7' Garage Door  
 Design: Colonial Raised Panel  
 Color: To be painted to match siding color "Silver"  
 Car Opener: Yes - 2  
 8" Lift master 1/2 Horsepower Electric opener  
 Keyless Entry Punch Pad included



**DECKS & PORCHES**

**Porch Framing:** 6' x 10' 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 **^Rustic Oak**  
Porch Posts, Beams and Rails to be White



**#Rear Patio:** **An approx. 256 square foot concrete paver patio to be installed at the side of the home with access to the Dining Room. Patio to be installed flush with the surrounding grade to allow seamless transition between the lawn and patio. The concrete pavers to be Brussels Block "Limestone" to match the Front Walkway.**



**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 **\*Per Electrical Plan**  
Dimmer Style **\*Lutron Skylark**  
Dimmer Color **\*White**  
Dimmer Locations **\*Dining Room Light**  
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  
Security System None.  
Central Vacuum **#Rough-in Only**  
CAT 5 (data/phone) Yes, per electrical plan  
TV Jacks: Yes, per electrical plan  
Audio: No.



**LIGHTING**

**LIGHT FIXTURES:**

<p>Dining Area <b>*KIC 43074OZ</b></p> 	<p>Foyer <b>*KIC 43512OZ</b></p> 	<p>Island (2) <b>*KIC 43077OZ</b></p> 	<p>Garage Exterior KIC 9618OZ</p> 	<p><b>#Patio</b> KIC 9611OZ</p> 
<p>Bath #2 Vanity MIL 1443-CH</p> 	<p>Master Vanity MIL 1443-CH</p> 	<p>Living Room <b>*872864</b></p> 	<p>Master Bedroom / Den <b>*872861</b></p> 	<p>Master Bed Hall Maxim 2680MRSN</p> 
<p>Laundry / Master Closet KIC 209WH</p> 	<p>Stairwell <b>*KIC 6086OZL18</b></p> 	<p>6" Click Lights 2 at Mudroom 3 at Foyer Hallway 4 at Kitchen 2 at Front Porch</p>		

**PLUMBING**

**GAS - PROPANE**

Main Kitchen Range Yes  
Main Fireplace No  
Furnace Yes  
Hot water system No  
Dryer **^No, electric, First Floor**

**HEATING**

Furnace Brand: York LX Series, TM9V  
Furnace Size: 40,000 BTU  
Efficiency Rating: 96.0%  
Zones: One zone, 1st 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: 11600-NA  
Description: Sterling McAllister Single Bowl Under-Mount Sink  
Color: Stainless Steel  
Size: 31-7/8" x 18-1/16" x 9-5/16"  
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:**

Faucet

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: WS-20-918  
Description: Gerber Maxwell ErgoHeight 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

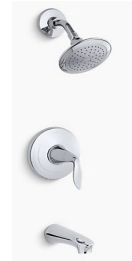
Model: GB-60  
Description: 60" Aker Alcove tub/shower  
Color: White

Tub/ Shower Trim

Model: K-TS5318-4E-CP  
Description: Kohler Refinia w/2.0 gpm showerhead  
Color: Polished Chrome

**#Toilet**

Model: WS-20-918  
Description: Gerber Maxwell ErgoHeight 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 Contemporary Series
- #All kitchen cabinets are ~Concord style in Painted Maple, Color To Be ~Portobello
- #Bath Vanities to be Mid Continent Contemporary Series
- ^Concord style in Painted Maple, Color To Be !Iron in the Master Bath; Indigo in Bath #2
- 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

**CABINET NOTES:** None

**All cabinet pulls/knobs**

- Kitchen Hardware !BP53010ORB Cup Pulls on Drawers  
BP53005ORB Knobs on Doors
- Master Bath Hardware !BP53005FB Knobs on Doors  
!BP53003FB Pulls on Drawers
- Bath #2 Knobs BP53005ORB on all



Kitchen

Master Bath

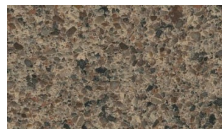
Bath #2



Bath Vanities

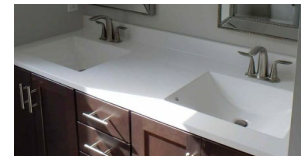
**COUNTERTOPS:**

- Location:** Kitchen Surround
- Style: ~Classic Silestone
- Color: Sierra Ridge
- Edge Detail: Pencil Edge
- Cut-Outs: Undermount Sink
- Backsplash: Yes
- B/S Location: Back only.
- Notes: ~Need to template extra hole on the right for reverse osmosis filter



Kitchen Tops (not color, but style)

- 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.



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: ^Super White BM OC-152. Ok to Color Match  
 Hinges: ~Aged Bronze



Door Knobs:  
 Exterior: EZ-Set Keyed Entry w/deadbolt Satin Nickel  
 Interior: ~Dexter Stratus Knobs, Aged Bronze

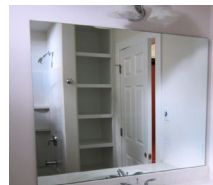


Other:  
 ~Aged Bronze handrail brackets, hinge bumps and base bumps.

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:  
Location: Details:  
 Master Bath Plate Glass mirror with ground edge, no bevel  
 Bath #2 Plate Glass mirror with ground edge, no bevel  
 Shower Curtain Rods Bath #2 + Master Bath Straight Rod.



Wainscot/wall treatment: Available as an option

Crown: #4 5/8" Crown at Living Room/Dining Room



Built-Ins: Bench and Cubbies at Mudroom  
 ^Black Hooks at Mudroom Closet

^Mudroom Hooks

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 WIC, small: 1 Shelf and Rod  
 ^Master Linen: 4 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, Master BR Hall, **#Master Bedroom, WIC and Den**  
 Make: BSL  
 Style: Horizon Grade 4 1/4" ~Yellow Birch  
 Finish: Natural ~with Nanoshell Finish

*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: Stairs to Lower Level  
 Make: **!Creative Designs**  
 Style: **!Burlington**  
 Color: **!McKim**  
 Details:



**Tile**

**#Location: Master Bath**  
 Maker: **!Anatolia**  
 Style: **!Regency**  
**!Orientation: 33% stagger**  
 Size: **!12 x 24**  
 Color: **!Mica**  
 Grout: **!Dusty Grey**



**Tile**

**#Location: Bath #2**  
 Maker: **!Anatolia**  
 Style: **!Kayah**  
**!Orientation: 33% stagger**  
 Size: **!12 x 24**  
 Color: **!Mica**  
 Grout: **!Dusty Grey**



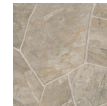
**Tile**

**#Location: Mudroom**  
 Maker: **!Undefassa**  
 Style: **!Rajasthan**  
**!Orientation: 33% stagger**  
 Size: **!12 x 24**  
 Color: **!Black**  
 Grout: **!Dusty Grey**



**Vinyl**

Location: Laundry  
 Make: ~Tarkett  
 Style: ~FiberFloor Pompano  
 Color: ~Arizona Rust



**PAINT:**

**Exterior Paint:**

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color To Be **^Ruby Dusk BM 1267. Ok to Color Match**  
 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 **^Rustic Oak**. Porch Posts, Roof Beams, and Rails 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 flat latex paint, Color To Be **^Classic Gray BM OC-23. 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 Pittsburgh Paints semi-gloss latex paint  
 Color: **^Super White BM OC-152. Ok to Color Match**  
 Interior Doors: Color: **^Super White BM OC-152. Ok to Color Match**  
 Semi-Gloss finish  
 Interior Trim, stained: N/A



## APPLIANCES

### APPLIANCES:

#### \*Kitchen

##### Refrigerator

Make: Whirlpool  
Model: WRF535SWHV  
Color: Fingerprint Resistant Black Stainless  
Features: French Door



##### Gas Range

Make: Whirlpool  
Model: WFG525S0HV  
Color: Black Stainless  
Features: Self Cleaning Oven

##### Dishwasher

Make: Whirlpool  
Model: WDT750SAHV  
Color: Black Stainless  
Features:



##### Microwave

Make: Whirlpool  
Model: WMH75021HV  
Color: Black Stainless  
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 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: June E. Golato

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client: Kevin Rock

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date