

## Construction Specifications

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

**Plan:** Alder Plan  
**Plan Date:** 7/17/2018  
**Specifications:** Alder Plan  
**Specifications Date:** 12/19/2018

**HOME OWNER**

**PROJECT ADDRESS**  
SBL Lot 4  
44 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, 168 square foot 3 season porch.

### 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: 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: 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: 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	Master Bedroom, Den/Bedroom #2	3465	Dbl. Hung	3	
A2	Great Room	6865	Dbl. Hung	3	
B	Den/Bedroom #2	3453	Dbl. Hung	1	
E	Master Bath	2642	Dbl. Hung	1	
EG	Lower Level	5548	Slider	2	
G	Lower Level	3624	Awning	1	
K	Kitchen	3649	Dbl. Hung	1	
M	3 Season Porch - White Frame	4248	PGT	3	
N	3 Season Porch - White Frame	3672	PGT	4	
P	3 Season Porch - White Frame	2872	PGT	2	
T	Bath #2	3614	Fixed	1	
S	Door III Transom	3612	Fixed	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	Living Room to Porch RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				
IV	Master to Porch	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



Entry Door I



Mudroom to Garage II



Living to Porch III



Master to Porch IV

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**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



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**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 Dark Oak, 1503  
Porch Posts, Beams and Rails to be White

3 Season Porch: 14' x 12' 3 Season Porch off Master Bedroom with PGT Eze-breeze windows, insulation in ceiling and under decking. Two walls with 24" newalls and one with 48" newall. Decking to be PT wood and left natural.



**ELECTRICAL ROUGH IN DETAILS AND SPECIFICATIONS**

**ELECTRICAL & LOW VOLTAGE:**

**Plugs/Switches:** Underground service, 150 AMP panel.  
 Switches/Plugs  
 Switch Style Rocker  
 Plate Style Decora  
 Switch Color White  
 Dimmers  
 Dimmer Style Lutron  
 Dimmer Color White  
 Dimmer Locations Kitchen, Dining, Living (3 Total)  
 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 Yes, roughed in.  
 CAT 5 (data/phone) Yes, per electrical plan  
 TV Jacks: Yes, per electrical plan  
 Audio: No.



**LIGHTING**

**LIGHT FIXTURES:**

<p>Dining Area KIC 44030NI</p> 	<p>Foyer KIC 44033NI</p> 	<p>Island (2) KIC 44032NI</p> 	<p>Garage Exterior KIC 9618OZ</p> 	<p>Future Deck KIC 9611OZ</p> 
<p>Bath #2 Vanity MIL 1443-CH</p> 	<p>Master Vanity (2) MIL 1442-CH</p> 	<p>Living Room Maxim 2681FTSN</p> 	<p>Master Bed Maxim 2681FTSN</p> 	<p>Mudroom Closet/ Den/Master Bed Hall Maxim 2680MRSN</p> 
<p>Laundry/Master Closet KIC 209WH</p> 	<p>Stairwell MUR 1270BS</p> 	<p>6" Click Lights                  1 at Mudroom                  2 at Foyer Hallway                  5 at Kitchen                  2 at Front Porch</p>		

**PLUMBING**

**GAS - PROPANE**  
 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  
 Air Conditioner: York LX Series, 3-Ton YCGD, 17 SEER R-410a coil  
 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" L x 18-1/16" W x 9-5/16" deep  
Strainers: Dearborn Stainless Basket Strainer

Faucet

Model: K-596-CP  
Description: Kohler Simplice with Spray  
Color: Polished Chrome  
Option: Metal Strainers



**Master Bath:**

2 Faucets

Model: K-5316-4-CP  
Description: Kohler Refinia Lavatory Faucet  
Color: Polished Chrome

Shower

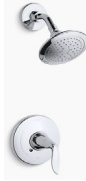
Model: S-48  
Description: 48" Aker Alcove Shower  
Color: White  
Shower Rod: Straight curtain rod (installed)

Shower Trim

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

Toilet

Model: 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



**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: 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



**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 Painted Maple, color to be "Stone"  
 Master Bath Vanity to be Mid Continent Contemporary Series  
 Master Bath Vanity to be Parker style in Painted Maple, color to be "Flint"  
 Bath #2 Vanity to be Mid Continent Pro Series  
 Bath # 2 Vanity to be Copeland style in Stained Birch, color to be "Sundance"  
 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 Hardware      BP53003-ORB Pulls on Drawers  
 BP53005-ORB Knobs on Doors  
 Master Bath Knobs      BP53005-ORB  
 Bath #2 Knobs      BP53005-ORB



**COUNTERTOPS:**

Location:      Kitchen Surround & Island  
Style:      Granite - Classic Series  
Color:      White Persia  
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 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.



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: Sherwin Williams "Pure White" #SW7005  
 Hinges: ORB

Door Knobs:  
 Exterior: Schlage Accent Lever Keyed Entry w/deadbolt Oil Rubbed Bronze  
 Interior: Schlage Accent Lever Oil Rubbed Bronze

Other:  
 ORB 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 cap 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  
 Coat Pegs at Mudroom Closet

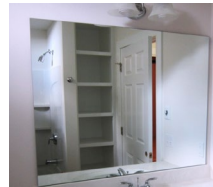
Bath Hardware:

Item:	Quantity:	Item #:	Finish:
Toilet Paper Holder	2	K-37054-2BZ	ORB
24" Towel Bar	2	K-37051-2BZ	ORB
Robe Hook	2	K-37055-2BZ	ORB

**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  
 Den: 1 Shelf and Rod  
 Foyer: 1 Shelf and Rod



Mudroom Bench and Cubbies



**FLOORING AND PAINT SELECTIONS**

**FLOORING:**

**Wood Floors**

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



**Carpet**

Location: Master BDRM, both WICs, Den, and Stairs to Lower Level  
 Make: Shaw  
 Style: Turn the Page  
 Color: Nickel #502  
 Details:



**Tile**

Location: Mudroom  
 Maker: Anatolia  
 Style: Kayah  
 Orientation: 50% Stagger  
 Size: 12 x 24  
 Color: Mica  
 Grout: Dusty Grey



Location: Master Bath  
 Maker: Del Conca  
 Style: Tudor Stone  
 Orientation: Square  
 Size: 12 x 12  
 Color: Bianco  
 Grout: Siltstone



**Vinyl**

Location: Bath #2 & Laundry  
 Make: Mannington  
 Style: Serena  
 Color: Volcanic Ash #080082



**PAINT:**

**Exterior Paint:**

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color To Be Sherwin Williams "Attitude Gray" #SW7060.  
 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, Roof Beams, and Rails to be White.  
 3 Season Porch: Porch Decking to be left natural. Porch Posts, Roof Beams, and Beadboard to be White.

**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 BM "Moonshine" #OC-56  
 Low VOC Interior paint to be used  
 Accent Wall Color: Available as an option  
 Ceilings: To Match Walls, Color To Be BM "Moonshine" #OC-56  
 Interior Trim, painted: Painted, 1 primer coat, 2 coats of Pittsburgh Paints semi-gloss latex paint  
 Color: To Be Sherwin Williams "Pure White" #SW7005  
 Interior Doors: Color: To Be Sherwin Williams "Pure White" #SW7005  
 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: WFG515S0ES  
Color: Stainless Steel  
Features: Self Cleaning Oven

##### Dishwasher

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



##### Microwave

Make: Whirlpool  
Model: WMH31017HZ  
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 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 \_\_\_\_\_