

Construction Specifications

BUILDER

Sterling Construction Inc.
1037 Hinesburg Road, Suite A
South Burlington, VT 05403

Plan:

Farmstead II.I Plan

Plan Date:

2/8/2016

Specifications:

Farmstead II.I Spec

Specifications Date:

7/21/2017



HOME OWNERS

Farmstead II.I Model

PROJECT ADDRESS



DESCRIPTION

Farmstead II.I Plan: Two story New England style home with partially finished Lower Level. Three floors of finished area with approximately 2765 square feet of living space including second floor master suite; 650 square feet of finished Lower Level, 480 square foot 2-car garage, 132 square foot front porch, 168 square foot rear deck, Fire place, central air conditioning, and tile shower with glass door.

SPECIFICATIONS INDEX

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CHANGE ORDERS

<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 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; 8'-1" on the second floor and 7'-10" 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 sheathing
Pitches: 4/12 and 8/12 at Main House; 4/12 at Garage; 4/12 and 8/12 at Front 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:

Mitten Highland Panel
 Gable Ends: Double 4" 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 0.28. Flat exterior casing with built-in J and nailing flange EZ-Tilt cleaning. Screens included. Properly flashed.
 Grills: Grills Between Glass 2 over 2
 Screens: Fiberglass mesh.

Window Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.	NOTES
A	Living Room/Dining	3465	Dbl. Hung	5	
A2	Great Room	6865	Dbl. Hung	2	
B	MBR/BR2/BR3/Garage/Stairway	3453	Dbl. Hung	13	
C	Master Bath/Bath 2	3449	Dbl. Hung	2	
D	BR3/Stairway	2845	Dbl. Hung	2	
E	Kitchen	3849	Dbl. Hung	1	
EG	Lower Level	6048	Slider	1	EGRESS
F	Stair Landing	3030	Awning	1	
G	Lower Level	3624	Awning	1	
J	Kitchen	1649	Fixed	1	
T	MBR	4216	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	Foyer Entry LH	3' - 0"	2 Panel	1	Double Bore
	S220 2 panel w/12" Single Sidelight				
II	Garage Entry LH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				
III	Great Room to Deck RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				



Entry Door I



Garage II



Dining to Future Deck III

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
 Design: Sonoma Panel w/Arched Stockton glass windows
 Color: Manufacturer's White
 Car Opener: Yes - 2
 8" Lift master 1/2 Horsepower Electric opener
 Keyless Entry Punch Pad included



DECKS & PORCHES

- Porch Framing: 6' x 22' Front Porch framed with PT 2x8 joists and 5/4x6 #1 PT Decking. Miratech wrapped and painted PT 6x6 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 to be PT box steps with 5/4x6 #1 PT treads
- Porch Finish: Porch Decking and Stair Treads 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.
- Porch Rail: Pressure Treated rail and balusters
Color: White
- Rear Deck 12' x 14' Rear Deck framed with PT 2x10 joists and 5/4x6 #1 PT Decking.
Access to Deck from Dining Room. Steps from deck to rear yard to be PT box stairs with 5/4x6 #1 PT treads.
- Rear Deck Finish: None, decking and rim board to be left natural.
- Rear 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 White
 - 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) Yes, per electrical plan
- TV Jacks: Yes, per electrical plan
- Audio: No.



LIGHTING

LIGHT FIXTURES:

Dining Room
KIC 43651AP



Foyer
KIC 43655AP



Island
KIC 43654AP



Garage Exterior
KIC 9618OZ



Deck Exterior
KIC 9611OZ



Upstairs Vanity
KIC 5337CH



Master Vanity/Powder Room
KIC 5336CH



Living Room
KIC 8110NI



Master Bed
KIC 8110NI



Upstairs Hall/Mudroom/Guest Bedrooms
KIC 8108NI



Laundry/Master Closet



PLUMBING

GAS

Main Kitchen Range Yes
 Main Fireplace N/A
 Second 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: York LX Series 3 ton, 15 SEER
 Thermostat: 1ea. Per finished floor
 Bath venting: Bath fans
 Dryer venting: Per plan.

PLUMBING FIXTURES:

Kitchen:

Sink

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

Faucet

Model: K-596-VS
 Description: Kohler Simplice with Spray
 Color: Vibrant Stainless
 Option: Metal Strainers

Disposal

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 Base

Model: 72230100-0
 Description: Sterling Ensemble Curve 60" Shower Stall
 Color: White

Shower Trim:

Model: K-T5320-4E-CP
 Description: Kohler Refinia w/2.0 gpm showerhead
 Color: Polished Chrome

Toilet:

Model: 403082-0
 Description: Sterling Windham Elongated Toilet Bowl
 Size: 29"L x 16"W x 30"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
Description: Sterling Ensemble Curve 60" Tub/Shower
Color: White

Tub/Shower Trim:

Model: K-T5318-4E-CP
Description: Kohler Refinia w/2.0 gpm showerhead
Color: Polished Chrome

Toilet:

Model: 403082-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 30"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 Elongated Toilet Bowl
Size: 29"L x 16"W x 30"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

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:

Empire DVD32FP30N 32" Direct Vent Gas Fireplace

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
to be selected by owner

Color:

Venting:

Direct vent outside wall



CABINETS & COUNTERTOPS

CABINETS:

All kitchen, bath, and built-in cabinet features:

Kitchen Cabinets to be Mid Continent Simple Series
All kitchen cabinets are Concord style in Maple with "Natural" finish
Vanity Cabinets to be Mid Continent Simple Series
All vanity cabinets are Concord style in Maple with "Natural" finish



Concord Maple
"Natural Finish"

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: To Be Selected by Owner
Bathroom Knobs: To Be Selected by Owner

COUNTERTOPS:

<u>Location:</u>	<u>Kitchen</u>
<u>Style:</u>	Granite
<u>Color:</u>	New Caledonia
<u>Edge Detail:</u>	Pencil Edge
<u>Cut-Outs:</u>	Undermount Sink
<u>Backsplash:</u>	Yes
<u>B/S Location:</u>	Back only.



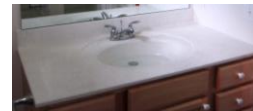
Kitchen Tops (not color, but style)

<u>Location:</u>	<u>Master Bathroom 72" vanity</u>
<u>Style:</u>	Cultured Marble with 2 integrated bowls
<u>Color:</u>	White with White Bowl
<u>Edge Detail:</u>	Square Edge
<u>Cut-Outs:</u>	None
<u>Backsplash:</u>	Yes
<u>B/S Location:</u>	Back only.



Master Bath Top

<u>Location:</u>	<u>Bath #2 60" vanity</u>
<u>Style:</u>	Cultured Marble with integrated bowl
<u>Color:</u>	White with White Bowl
<u>Edge Detail:</u>	Square Edge
<u>Cut-Outs:</u>	None
<u>Backsplash:</u>	Yes
<u>B/S Location:</u>	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:	1/2" sheet rock, taped with 1 coat of joint compound at ceiling only

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



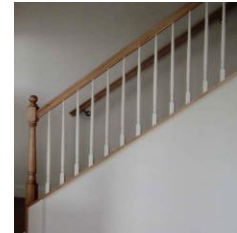
Other:

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, open rail with turned balusters and newel.
 Rail and newel stained to match stair treads, balusters painted to match interior trim.



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.



Pantry Shelves

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Open Shelves in Kitchen
 Wood Shelves at Pantry

Bath Hardware:

Item	Quantity	Item #	Finish
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, Great Room, Dining Room, Den, First Floor Hall, and Stair Landing (First to Second Floor).
Make: BSL
Style: Horizon Maple, 3 1/4" width
Finish: Natural

Carpet

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

Tile

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

Vinyl

Location: Laundry Room and 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.
Rear Deck: None, decking, rim board, 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: To Be Selected by Owner
Location: To Be Selected by Owner
Ceilings: To match walls
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: WRF535SMBB
Color: Black
Options: French Door

Gas Range

Make: Whirlpool
Model: WFG540H0EB
Color: Black
Features:

Dishwasher

Make: Whirlpool
Model: WDT720PADB
Color: Black
Features:

Microwave

Make: Whirlpool
Model: WMH53520CB
Color: Black
Features: 2.0 cu. ft.
Location: Located over Range.



Laundry

Washer
Model
Color
Details

Dryer
Model
Color
Details Gas Dryer

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 eight foundation shrubs, eight perennial flowers and two small yard 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 City of South Burlington water and sewer systems
- * Connection to natural gas lines at road. Underground power, fiber optic telephone and cable 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" wide brick walkway from front porch to side walk
- * Yards, shrubs, landscaping and snow removal are maintained by the South Village 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 an Energy Code Plus rating and certified green through 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 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, South Village Communities, LLC reserves the right to make substitutions and specification changes.

SIGNATURES:

Client:

Date

Client:

Date

Collin Frisbie, Builder
For: Sterling Construction Inc.

Date