

Construction Specifications

BUILDER

Sterling Homes
1037 Hinesburg Road, Suite A
South Burlington, VT 05403

Plan:

Haag Plan

Plan Date:

3/12/2020

Specifications:

Haag Plan

Specifications Date:

3/12/2020



HOME OWNERS

Emily & Nate Haag

PROJECT ADDRESS

Nature's Way lot 25
80 Stonebrook Circle
Essex, VT 05452



DESCRIPTION

Haag Plan: Two Story home with un-finished Lower Level. Two floors of finished area with approximately 2,192 square feet of living space; 1,096 square feet of unfinished Lower Level with Walkout, 672 square foot 2-car garage, 156 square foot front porch.

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>
PCL #1	#Bold	3/31/2020	3/31/2020

PERMITS

PERMITS:

Builder responsible to obtain all necessary permits including.
Building permits

STRUCTURE DETAIL & EXTERIOR SELECTIONS

FOUNDATIONS/LOWER LEVEL:

Type:	Poured Concrete	"For Your Homework" Items
Wall Height:	9'-0"	
Lookout Height:	4' Frost Wall	"For Your Review" Items
Strength:	Min. 3000 PSI @ 28 days with steel reinforcement	
Footer:	Continuous 8" x 16" Reinforced	
Sealer:	Damp proofing applied below grade	"Discuss Together" Items

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 second floor, and 9'-0" 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 Trus Joist Microlam 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: 6/12 and 8/12 at Main House; 6/12 at Garage, and 4/12 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:

Norandex Woodsman Select
 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
 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. Brickmould exterior casing with built-in J-Channel and nailing flange
 EZ-Tilt cleaning. Screens included. Properly flashed.
 Grills: Grills Between Glass 4 over 0
 Screens: Fiberglass mesh.

Window Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.	NOTES
A	Living Room/Eating Space/LL	3465	Dbl. Hung	#8	
A2	Den	6865	Dbl. Hung	#1	
B	MBR/BR2/BR3	3453	Dbl. Hung	#7	
C	Bath 2	3442	Dbl. Hung	#1	
D	Master Bath	2842	Dbl. Hung	1	
E	Powder Room	3024	Awning	1	
F	Eating Space	3030	Awning	1	
K	Kitchen	4246	Dbl. Hung	1	
T	Laundry	3624	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
	S601 2 Panel w S210SL Sidelight				
II	Garage Entry LH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				
III	Living to Future Deck RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				
IV	Lower Level Entry RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				



Entry Door I



Garage II



Living to F. Deck III & LL Entry IV

OVERHEAD GARAGE DOOR:

Door: 8300 Series Insulated Steel Door
 Description: **#1 Insulated 16' X 7' Garage door**
 Design: Flat Panel, no Glass
 Color: **Manufacturer White**
 Car opener: Yes-2
 8" lift master 1/2 horsepower electric opener
 Keyless entry punch pad included



DECKS & PORCHES

Porch Framing: 8' x 19' - 6" 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 Tread to be stained with TWP Total Wood Preservative, Color to be Selected by Owner**
 Posts, Roof Beams, Rimboard, and Stair Risers to be painted White.

Porch Rail: Pressure Treated Rail & Balusters
 Color: White

Rear Deck: Optional

Rear Deck Finish: N/A

Rear Deck Railing: N/A



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/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: None.
 CAT 5 (data/phone): Yes, per electrical plan
 TV Jacks: Yes, per electrical plan
 Audio: No.



LIGHTING

LIGHT FIXTURES:

Eating Area
SEA 090121



Bath #2 Vanity
SEA 090101



Laundry/Master Closet/
Upstairs Hall
Maxim 2680MRSN



Foyer
SEA 086620



Powder/Master Vanity (2)
SEA 090109



Stairwells (2)
MAX 20581MRSN



Island (2)
SEA 090083



Living Room
Maxim 2681FTSN



6" Click Lights
2 at Front Porch
3 at Mudroom
5 at Kitchen

Garage Exterior
KIC 9618OZ



Master Bed
Maxim 2681FTSN



Future Deck Exterior/
LL Entry
KIC 9611OZ



Den/BDR 2 & BDR 3
Maxim 2680MRSN



PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	#Yes
Second Floor Dryer	Yes
#Furnace	Yes
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 Under-Mount 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>	Available as an Option
Model:	



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 Trim:

Model: K-TS5320-4G-CP
Description: Kohler Refinia Shower Trim
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-TS5318-4G-CP
Description: Kohler Refinia Tub/Shower Trim
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

Lavatory 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



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 R75-Lsi on demand water heater**
Laundry: Washer Box Valve with single handle shutoff
Laundry appliances pricing optional

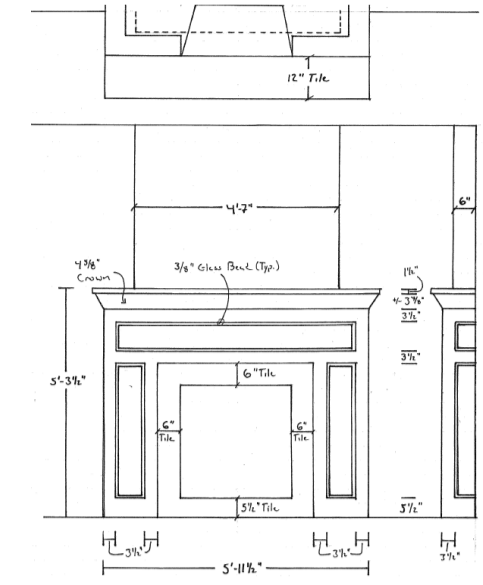
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

Radon piping runs from under Lower Level concrete slab through roof. This is a passive system, no fan.

FIREPLACE & MANTLE

#Fireplace

- Model:** Empire DVCD36FP30N 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
- Color:** To Be Selected by Owner
- Venting:** Direct vent 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 Parker style in Stained Maple, color to be "Natural".
- Vanity Cabinets to be Mid Continent Contemporary Series
- All vanity cabinets are Parker 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 Knobs: 53005-G10
- Bathroom Knobs: 53005-G10



COUNTERTOPS:

- Location:** #Kitchen Perimeter & Island
- Style:** #Quartz
- Color:** #To Be Selected from Classic Series Colors
- Edge Detail:** #Pencil Edge
- Cut-Outs:** #Under-Mount Sink
- Backsplash:** Yes
- B/S Location:** Back only.

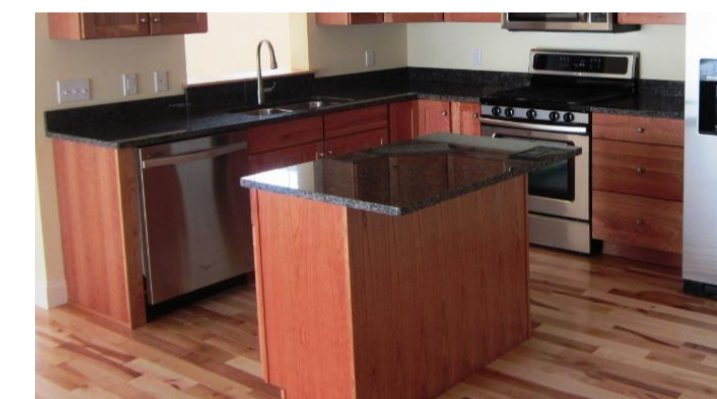
- Location:** Master Bathroom 72" vanity
- Style:** Cultured Marble with 2 integrated flush rectangular bowls
- Color:** Cotton White
- Edge Detail:** Square Edge
- Cut-Outs:** None
- Backsplash:** Yes
- B/S Location:** Back only.

- 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.

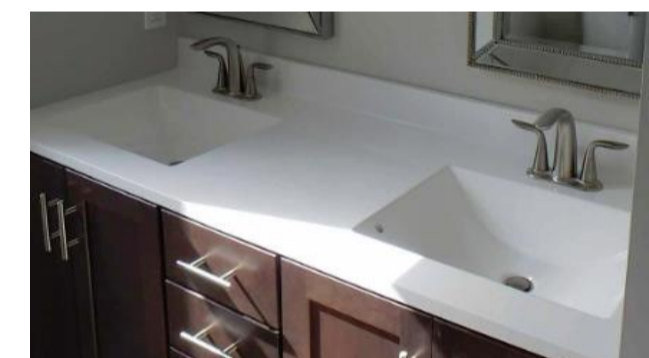
- Location:** Powder Room 36" vanity
- Style:** Cultured Marble with integrated flush rectangular bowl
- Color:** Cotton White
- Edge Detail:** Square Edge
- Cut-Outs:** None
- Backsplash:** Yes
- B/S Location:** Back only.



Parker Maple "Natural Finish"



Kitchen Tops (not color, but style)



Master Bath Top



Bath #2 Top



Powder Room Top

WALL & TRIM INTERIOR DETAIL WORK

INSULATION:

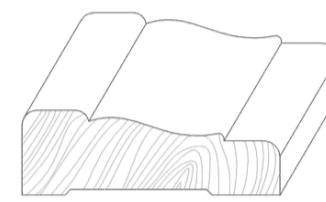
Type: NGBS Standard
 Exterior walls: R-21- 6" Fiberglass Batts with Poly Vapor Barrier
 Interior Walls: R-13- 3-1/2" Fiberglass Batts for bath walls (soundproofing)
 Spray Foam: Box sill in first and second floor joists insulated with closed cell foam.
 Attic: R-60 Cellulose with backer boards at eaves 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: 2 1/2" Colonial
 Base: 3 1/2" Colonial



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



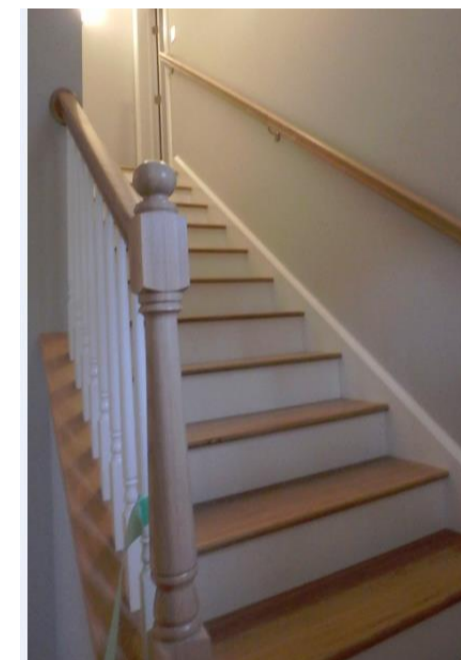
Other:

Satin Nickel handrail brackets, hinge bumps and base bumps.



Stairs:

Main Level to Second Floor: Brown Maple Hardwood stairway with Painted Risers. Treads sealed to match Hardwood Flooring and Risers painted to match interior trim. Box stair construction with open rail and turned balusters and turned newel post, rail & newel stained to match treads, balusters painted to match risers.



Main Floor to Lower Level: Carpet Grade Stairs with half walls and stained hardwood caps. Stained railing on wall.

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 Room By Owner



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

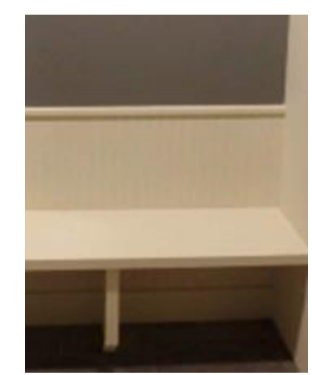
Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Bench & Coat Pegs at Mudroom



Wainscot at Mudroom



Mudroom Bench

Bath Hardware:

Item	Quantity	Item #	Finish
Toilet Paper Holder	3	K-37054	Polished Chrome
24" Towel Bar	2	K-37051	Polished Chrome
Robe Hook	2	K-37055	Polished Chrome
Towel Ring	1	K-37057	Polished Chrome



CLOSET SHELIVING:

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, Stair Landing to Second Floor, Eating Area, **#Living Room, and Second Floor Hallway**
Make: BSL
Style: Character Grade Maple, 4 1/4" width
Finish: Natural

Carpet

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

Tile

Location: Master Bath, **#Mudroom, Powder Room, Laundry Room and Bath #2**
Maker: Undefasa Size: 13 x 13
Style: Rajasthan Color: To Be Selected by Owner
Orientation: Square Grout: TBD

Vinyl

Location: **#None**
Make:
Style:
Color:

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, Rimboard, and Stair Risers 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 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: Location: 1 Room, 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: GE
Model: GNE27JGMBB
Color: Black
Options: French Door

Gas Range

Make: GE
Model: JGB635DEKBB
Color: Black
Features:

Dishwasher

Make: GE
Model: GDF510PGMBB
Color: Black
Features:

Microwave

Make: GE
Model: JVM3160DFBB
Color: Black
Features: 1.6 cu. ft.
Location: Located over Range.



Laundry

Washer

Model
Color
Details

Dryer

Model
Color
Details Gas

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 six foundation shrubs, six 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 Town of Essex 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" 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 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 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: Emily Haag

Date

Client: Nathan Haag

Date

Collin Frisbie, Builder

Date