

Construction Specifications

BUILDER

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

Plan:

Aspen Plan

Plan Date:

4/16/2016

Specifications:

Aspen Spec

Specifications Date:

2/7/2020



HOME OWNERS

MaryBeth & John Delphia

PROJECT ADDRESS

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



DESCRIPTION

Aspen Plan: One story Ranch style home with un-finished Lower Level. One floor of finished area with approximately 1788 square feet of living space including first floor master suite; 1788 square feet of unfinished Lower Level, 484 square foot 2-car garage, 96 square foot front porch, and 144 square foot rear deck.

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:	9'-0"
Lookout Height:	4' Frost Wall
Strength:	Min. 3000 PSI @ 28 days with steel reinforcement
Footer:	Continuous 8" x 16" 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 and 9'-0" 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:	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 sheathing Pitches: 7/12 and 9/12 at Main House; 7/12 at Garage, and 7/12 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: Vinyl Shakes 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 6 over 0
 Screens: Fiberglass mesh.

Window Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.	NOTES
A	Great Room	3465	Dbl. Hung	1	
A2	Great Room/Dining/Den	6865	Dbl. Hung	3	
B	MBR/M Bath/Garage/Den/BR2	3453	Dbl. Hung	9	
C	Lower Level	3442	Dbl. Hung	2	
D	Master Bath	2724	Awning	1	
EG	Lower Level	5548	Slider	1	EGRESS

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 RH	3' - 0"	4 Panel	1	Double Bore
	S960 4 Panel w/2 12" S100SL Full Glass Sidelites				
II	Garage Entry LH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				
III	Great Room to Deck LH	3' - 0"	Slider	1	Double Bore
	S118 Full Glass				



Entry Door I



Garage II



Great Room to Deck III

OVERHEAD GARAGE DOOR:

Door: 8300 Series Insulated Steel Door
 Description: Insulated 16' X 7' Garage door
 Design: Sonoma Panels with Stockton I windows
 Color: Painted to match siding
 Car opener: Yes-2
 8" lift master 1/2 horsepower electric opener
 Keyless entry punch pad included



DECKS & PORCHES

Porch Framing: 8' x 12' 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: None
 Color: N/A
 Rear Deck: 144 square foot deck framed with PT 2x10 joists and 5/4x6 #1 PT decking. Access to deck from Great 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
 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 (2 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:

<p>Dining Room SEA 090121</p> 	<p>Foyer SEA 086620</p> 	<p>Island (2) SEA 090083</p> 	<p>Garage Exterior KIC 9618OZ</p> 	<p>Deck Exterior KIC 9611OZ</p> 
<p>Bath #2 Vanity SEA 090101</p> 	<p>Master Vanity (2) SEA 090109</p> 	<p>Great Room Maxim 2681FTSN</p> 	<p>Master Bed Maxim 2681FTSN</p> 	<p>Bedroom 2 & Study Maxim 2680MRSN</p> 
<p>Laundry/Master Closet KIC 209WH</p> 	<p>Lower Level Stairwell SEA 090179</p> 	<p>6" Click Lights 4 at Kitchen 2 at Foyer Hallway 1 at Mudroom 1 at Mudroom Closet 2 at Front Porch</p>		

PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	Yes
First Floor Dryer	Yes
Boiler	Yes
Hot water system	Yes
Grill Line at Deck	N/A

HEATING

Boiler Brand:	Weil-McLain GV90 +3 Gas fired hot water boiler
Boiler Size:	Custom sized to the home in accordance with ACCA Manual J Calculations.
Efficiency Rating:	91.9%
Zones:	Zone 1: 1st 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:	14708-3-NA
Description:	Sterling Middleton Double Bowl Top-Mount Sink
Color:	Stainless Steel
Size:	33" L x 22" 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-TLS5320-4-CP
Description: Kohler Refinia w/o showerhead
Color: Polished Chrome
Showerhead: Kohler K-5240-G-CP Alteo 1.75 gpm shower head

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-TLS5318-4-CP
Description: Kohler Refinia w/o showerhead
Color: Polished Chrome
Showerhead: Kohler K-5240-G-CP Alteo 1.75 gpm shower head

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: Buderus 32 gallon Indirect Hot 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

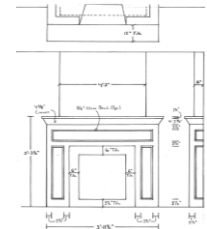
Model: Empire DVCD36FP30N direct vent gas fireplace

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
To Be Selected by Owner

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".



Parker 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 Knobs: 53005-G10
 Bathroom Knobs: 53005-G10



COUNTERTOPS:

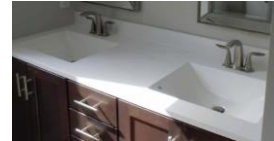
Location: Kitchen Perimeter
 Style: Laminate
 Color: To Be Selected from Builder Series Colors
 Edge Detail: E2000K
 Cut-Outs: Top-Mount Sink
 Backsplash: Yes
 B/S Location: Back only.

Location: Kitchen Island
 Style: Granite
 Color: To Be Selected from Builder Series Colors
 Edge Detail: Pencil Edge
 Cut-Outs: None
 Backsplash: None
 B/S Location: N/A



Kitchen Tops (not color, but style)

Location: Master Bathroom 60" 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.



Master Bath Top

Location: Bath #2 42" 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: 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 Floor to Lower Level: Carpet Grade Stairs with half walls and stained hardwood caps. Stained railing on wall. Halfwall caps and rail stained to match hardwood flooring.

Mirrors and Glass:

Mirrors:

Location: Master Bath
 Bath #2
Details: Plate Glass mirror with ground edge, no bevel
 Plate Glass mirror with ground edge, no bevel

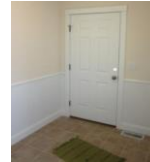


Shower Curtain Rods Master Bath & Bath #2 Straight Rod.

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Bench & Cubbies at Mudroom
 Linen Shelves at Master Bath



Wainscot at Mudroom



Mudroom Bench & Cubbies

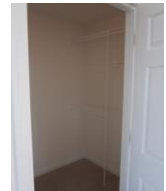
Bath Hardware:

Item	Quantity	Item #	Finish
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.



FLOORING AND PAINT SELECTIONS

FLOORING

Wood Floors

Location: Kitchen, Foyer, Great Room, Dining Area, Hall to Den and BR2, and Hall from Foyer to Kitchen
 Make: BSL
 Style: Character Grade Maple, 4 1/4" width
 Finish: Natural

Carpet

Location: Master Bedroom & Walk-in Closet, Den, BR2, Stairs to Lower Level
 Make: Shaw
 Style: Turn the Page
 Color: To Be Selected by Owner
 Details:

Tile

Location: Master Bath and Mudroom
 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: To match Siding
- 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: None, decking, rimboard, 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: 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: MaryBeth Delphia

Date

Client: John Delphia

Date

Collin Frisbie, Builder

Date