

Construction Specifications

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

Plan: Kalof Plan
Plan Date: 5/13/2014
Specifications: Kalof Spec
Specifications Date: 5/13/2014



HOME OWNERS
Alexandra Kalof
171 Yacht Haven Drive
Shelburne, VT 05482

PROJECT ADDRESS
South Village Lot 27
161 Chipman St
South Burlington, VT 05403

DESCRIPTION

Kalof Plan: two story New England style home with un-finished Lower Level. Two floors of finished area with approximately #2284 square feet of living space including second floor master suite; #988 square feet of unfinished Lower Level and 484 square foot 2-car garage. 108 square foot front porch and #120 square foot 3 Season Porch.

SPECIFICATIONS INDEX

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CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
Revision #1	*Bold	5/23/2014	5/23/2014
Revision #2	#Red	6/6/2014	6/5/2014

PERMITS

PERMITS:

Builder responsible to obtain all necessary permits including.
Building permits

STRUCTURE DETAIL & EXTERIOR SELECTIONS

FOUNDATIONS/LOWER LEVEL:

Type:	Poured Concrete
Wall Height:	#8-10"
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:	Perimeter tile buried to outside.
Ground water controls:	Stone and tile 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 #8'-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:	¾" 4x8 T&G OSB Advantech 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: 8/12 and 10/12 at Main House; 8/12 at Garage; 4.5/12 at Front Porch
House wrap:	Professional house wrap with flashing around all windows and doors.

SPECIAL FRAMING: None

ROOFING: CertainTeed Landmark shingles Ice and water shield on eaves and valleys.
 Vented on ridge to achieve proper ventilation.
 Shingles: CertainTeed Landmark - Limited Lifetime Warrantee
 Color: To Be Selected by Owner

SIDING: Norandex "Woodsmen Select" or Mitten "Highland Panel"
 Gable Ends: Double 4" Color to selected by owner
 Clapboard: Double 4" Color to 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 Miratec
 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 32. 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 & Dining Room	3465	Dbl. Hung	6	
B	Den/MBR/*MBA/BR2	3453	Dbl. Hung	#6	
B2	BR #3 & *Upstairs Hall	6853	Dbl. Hung	*2	
C	Master Bath & *Bath 2	3441	Dbl. Hung	#1	
D	*Master Bath	3041	Dbl. Hung	#2	
#EG	Lower Level	6048	Slider	1	Egress
K	Kitchen	3649	Dbl. Hung	2	
#P	3 Season Porch			2	
#P3	3 Season Porch			1	
#Q3	3 Season Porch			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 RH	3' - 0"	6 Panel	1	Double Bore
#II	3 Season Porch RH	3' - 0"	Full Glass	1	Double Bore
#III	3 Season Porch	3' - 0"	Full Glass	1	Storm Door
#IV	Mudroom RH	3' - 0"	Full Glass	1	Double Bore
#V	Garage Entry LH	3' - 0"	6 Panel	1	Double Bore



Entry Door I



#3 Season Porch Entry II



#3 Season Porch III



Mudroom to Future Deck #III



Garage Entry #V

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
 Design: Contemporary Flat Panel
 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: 6' x 18' Front Porch framed with PT 2x8 joists and 5/4x6 Cedar Decking. Miratec 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 Cedar treads

Porch Finish: Porch Deck, Rim and Stairs to be stained with TWP Total Wood Preservative, Color to be selected by owner. Posts, Roof Beams and Rails to be painted White.

Porch Rail: N/A
 Color: N/A



#3 Season Porch Framing 10' x 12' 3 Season Porch with 30" tall knee walls on 3 sides. Exterior of knee walls to be vinyl siding to match the exterior of the house. Ceiling and floor of porch to be insulated. Porch ceiling to be vinyl bead board over 1/2" sheetrock. Flooring to be stained 5/4x4 T&G Fir. Interior of knee walls to be painted wood bead board. Wall at house to be vinyl siding. Windows to be PGT Eze-Breeze with Larson Full View Storm door (350-17) leading to deck. Porch Flooring to be stained with TWP, Total Wood Preservative, Color to be Selected by Owner



#3 Season Porch Finish: Porch Flooring to be stained with TWP, color to be Selected by Owner. Exterior of knee walls to be vinyl siding to match house. Exterior window and door trim to be Glidden White. Interior of knee walls to be wood bead board, painted Glidden White. Interior window and door trim to be Glidden White.

Side Deck Framing: Available as an Option

Side Deck Finish: N/A

Side 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 Lutron Skylark
 Dimmer Color White
 Dimmer Locations Per Electrical Plan
 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:

All light selections will be done by Sterling Construction, Inc. which will include 80% fluorescent fixtures as part of the Energy Efficiency Program. Lights can be adjusted by owner.

Ceiling Light Fixtures

Hallway, Bedroom, Living Room, Dining Room, and Mudroom Ceilings



Vanity Lamp

Wall Sconces



Main Bath



Powder Room and Master Bath (2ea.)

Foyer Light



Kitchen Island:

Pendants (2ea.)

Interior Ceiling Fan

Available as an option

PLUMBING

GAS:

Main Kitchen Range	Yes
Main Fireplace	Yes
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:	Available as an Option
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
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Master Bath:

2 Lavatory Faucets

Model: K-15241-4-CP
Description: Kohler Coralais Centerset Lavatory Faucet
Color: Polished Chrome

Shower

Model: 72230100
Description: Sterling Ensemble Curve 60" Shower Stall
Color: White
Shower Rod: Straight Tension Rod (installed)

Shower Trim

Model: K-10240-CP 1.75gpm Shower Head
K-T15621-4-CP Valve Trim
Description: Kohler Forte/Coralais
Color: Polished Chrome

***Tub:**

Model: 76101120-0
Description: Ensemble Series Whirlpool Tub with jets
Color: White
Dimensions: 60"x36"x16"

***Tub Trim:**

Model: K-T398-4-CP
Description: Kohler Devonshire
Color: Polished Chrome

Toilet

Model: 402081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 29"H
Color: White



Bath #2:

Lavatory Faucet

Model: K-15241-4-CP
Description: Kohler Coralais Centerset Lavatory Faucet
Color: Polished Chrome

Tub/Shower

Model: 71220110
Description: Sterling 60" Ensemble Curve Tub/Shower
Color: White
Shower Rod: Straight Tension Rod (installed)

Tub/Shower Trim

Model: K-10240-CP 1.75gpm Shower Head
K-T15601-4-CP Valve Trim
Description: Kohler Forte/Coralais
Color: Polished Chrome

Toilet

Model: 402081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 29"H
Color: White



Powder Room: (1/2 Bath):

Faucet

Model: K-15241-4-CP
Description: Kohler Coralais Centerset Lavatory Faucet
Color: Polished Chrome

Toilet

Model: 402081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 29"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 under kitchen window and one on the left 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
- Rough-In: Rough, in slab plumbing for future lower level bathroom

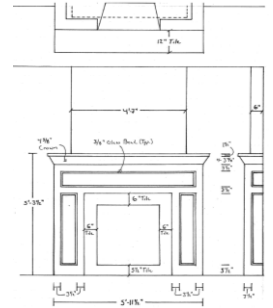
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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

FIREPLACE & MANTLE

FIREPLACE:

- Model:** Majestic 300DVBNV7 33 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 Signature Series, Simple Design
- All kitchen cabinets are Concord style in "Natural Maple"
- Vanity Cabinets to be Mid Continent Signature Series, Simple Design
- All vanity cabinets are Concord style in "Natural Maple"

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



Concord Maple "Natural" Finish

CABINET NOTES: None

All cabinet pulls/knobs

- Kitchen Knobs To Be Selected by Owner
- Bathroom Knobs To Be Selected by Owner

COUNTERTOPS:

- Location:** Kitchen
- Style:** Granite
- Color:** Level 1 color to be selected by Owner
- Edge Detail:** Rounded Edge
- Cut-Outs:** Undermount Sink
- Backsplash:** Yes
- B/S Location:** Back only.



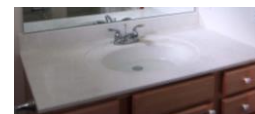
Kitchen Tops

- Location:** Master Bathroom *60" vanity
- Style:** Cultured Marble with 2 integrated bowls
- Color:** White with White Bowl
- Edge Detail:** Square Edge
- Cut-Outs:** None
- Backsplash:** Yes
- B/S Location:** Back only.



Master Bath Top

- Location:** Bath #2 #36" vanity
- Style:** Cultured Marble with integrated bowl
- Color:** White with White Bowl
- 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-50 Cellulose with backer boards at eaves for ventilation.
 Garage: ***14" Dense Pak Cellulose Insulation at Garage Ceiling (Bedroom #3 Floor)**
 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 at ceilings.
 Garage: ***5/8" sheet rock, taped with 1 coat of joint compound at Garage 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: Textured 6 Panel Hollow Core
 Color: 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



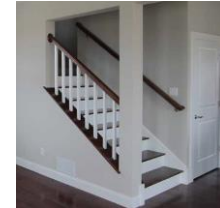
Other:

Satin Nickel handrail brackets, hinge bumps and base bumps.



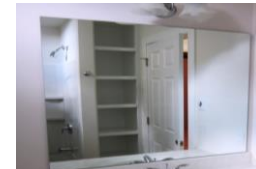
Stairs:

First Floor to Second Floor: Maple Hardwood stairway, treads stained to match Hardwood Flooring
 Box stair construction with half wall and hardwood cap, stained to match stair treads
 First Floor to Lower Level: Carpet Grade



Mirrors and Glass:

<u>Mirrors:</u>		
Location:	Details:	Colors:
Master Bath	Plate Glass	Standard, no bevel
Bath #2	Plate Glass	Standard, no bevel
Powder	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 and Coat Pegs at Mudroom

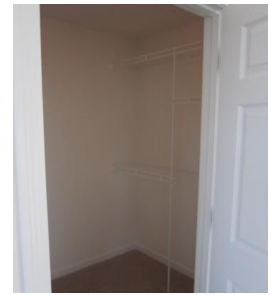
Bath Hardware:

Item:	Quantity:	Item #:	Finish
Toilet Paper Holder	3	K-13434	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
30" Towel Bar	2	K-13432	Polished Chrome
Robe Hook	2	K-13433	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, Living Room, Dining Room, Powder Room, and Stair Landings (1st to 2nd Flr).
Make: BSL
Style: Horizon
Finish: 3-1/4" Natural Maple



Carpet

Location: Master Bedroom & WIC, Bedroom #2, Bedroom #3, and Upstairs Hall
Make: Shaw
Style: Full Court
Color: To Be Selected by Owner
Details:

Tile

Location: Master Bath & Mudroom
Maker: Anatolia
Style: Capri
Orientation Square
Size: 13 x 13
Color: To Be Selected by Owner
Grout: TBD

Vinyl

Location: Bath #2 & Laundry Room
Make: Mannington
Style: Jumpstart
Color: To Be Selected by Owner

PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, 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: Glidden White
Finish: Satin finish
Windows: Manufacturer's White
Front Porch: Porch Decking, Rim, and Steps to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Porch Posts and Roof Beams to be White.
#3 Season Porch: Porch Flooring to be stained with Total Wood Preservative, Color to be Selected by Owner. Exterior window & door trim, Interior window & door trim and wood beadboard at interior walls to be Glidden White.
Side 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. Room to be selected by Owner
Location:
Ceilings: To Match Walls
Interior Trim, painted: Painted, 1 primer coat, 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: WRS537SIAB
Color: Black
Options:



Gas Range

Make: Whirlpool
Model: WFG540H0AB
Color: Black
Features:

Dishwasher

Make: Whirlpool
Model: WDT710PAYB
Color: Black
Features:



Microwave

Make: Whirlpool
Model: WMH73521CB
Color: Black
Features: 2.1 cu. Ft.
Location: Located over Range

Laundry

Washer Available as an Option
Model
Color
Details

Dryer Available as an Option
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 City of South Burlington water and sewer systems
- * Connection to natural gas lines at road. Underground power, 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 neighborhood sidewalk.
- * 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, Sterling Construction, Inc. reserves the right to make substitutions and specification changes.

SIGNATURES:

Client:

Date

Collin Frisbie, Builder
For: Sterling Construction Inc.

Date