

Construction Specifications

BUILDER

Sterling Construction Inc.
1049 Williston Rd Ste. 8
South Burlington, VT 05403

Plan:

Lin Plan
10/23/2012
Lin Spec
10/25/2012



HOME OWNERS

Lin Morris
PO Box 1064
Shelburne, VT 05482

PROJECT ADDRESS

South Village Lot 28
175 Flanders Lane
South Burlington, VT 05402



DESCRIPTION

Lin Plan: two story New England style home with un-finished look-out Lower Level. Two floors of finished area with approximately 1548 square feet of living space; 844 square feet of unfinished Lower Level, and 200 square foot 1-car garage 24 square foot front porch and 140 square foot concrete paver patio.

SPECIFICATIONS INDEX

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CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
Change Order #1	[REDACTED]		

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:	Dampproofing 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 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 Advantech glued and nailed.
Girders:	2 or 3 ply 9-1/4" 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 at Main House; 8/12 at Garage; 8/12 at Front Porch
House wrap:	Professional house wrap with flashing around all windows and doors.

SPECIAL FRAMING: None

ROOFING: IKO Cambridge shingles Ice and water shield on eaves and valleys.
Vented on ridge to achieve proper ventilation.
Shingles: IKO Cambridge- Limited Lifetime Warrantee
Color: Dual Black as selected by owner



Dual Black

SIDING: Norandex Woodsman Select
Gable Ends: Double 4" Color to be White as selected by owner
Clapboard: Double 4" Color to be White as 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. None.
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.
A	Great Room/Office	3065	Dbl. Hung	8
B	Mud/MBR/BR 2	3053	Dbl. Hung	8
C	Lower Level	3036	Dbl. Hung	2
D	Bedroom 2/Bath 2	3030	Awning	2
E	Kitchen	3636	Awning	1
K	MBR/Office/BR 2	3624	Awning	3

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 Oil Rubbed Bronze 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 LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
II	Garage RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
III	Office to Patio	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



Entry Door I



Garage II



Office to Patio III

OVERHEAD GARAGE DOOR:

Door: Flat Panels
Description: Insulated 9' x 7' Garage Door
Design:
Color: Painted to match siding
Car Opener: Yes - 2
8" Lift master 1/2 Horsepower Electric opener
Keyless Entry Punch Pad included



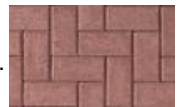
DECKS & PORCHES

Porch Framing: 4' x 6' Front Porch framed with PT 2x8 joists and 5/4x6 Cedar Decking. Miratech wrapped 6x6 PT Posts and 2x8 roof beams, roof to be truss framed. Roof shingles to match house, porch ceiling to be vinyl beadboard. Stairs from porch to walkway to be PT box steps with 5/4x6 Cedar Decking.



Porch Finish: Porch Deck, Rimboard, and Stairs to be stained with TWP Total Wood Preservative. Color is "Redwood #102", Posts and roof beams to be white.

Patio: 10' x 14' Concrete Paver Patio to be located off the Office/Den. Pavers to be Hollandstone. Color to be Red



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/CO2 detectors: 1 CO2 per floor (3 total), 1 Smoke per bedroom (2 total)
Bath vents: Included, vented to outside, programmable controls
Security System: None.
Central Vacuum: No.
CAT 5 (data/phone): Yes, per electrical plan
TV Jacks: Per electrical plan.
Audio: No.



LIGHTING

LIGHT FIXTURES:

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

Ceiling Light Fixtures (larger)

Locations: **2 Ceiling Fixtures in Upstairs Hallway to be Supplied by Owner**

Recessed Lights per electrical plan at first floor

Vanity Lamp

Locations: 2 Wall Sconces and 1 Ceiling Fixture at Master Bath to be supplied by owner

Dining Room Light

Foyer Light

Interior Ceiling Fan

Location: Master Bedroom

Notes: Fan only, no light



PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	Yes
Lower Level Dryer	Yes
Boiler	N/A
Hot water system	Yes

HEATING

Furnace Brand:	York Latitude, TG9S60C12MP11
Boiler Size:	60,000 BTU
Efficiency Rating:	95.0%
Zones:	Zone 1: 1st floor, Zone 2: 2nd floor.
Air Conditioner:	Available as option
Thermostat:	1 ea. Per finished floor
Bath venting:	Bath fans
Dryer venting	Per plan.

PLUMBING FIXTURES:

Main Kitchen:

Sink

Model: 11600-NA
Description: Sterling McAllister Single Bowl Undermount Sink
Color: Stainless Steel 18 ga.
Size: 32" L x 18" W, 9" deep
Strainer: Dearborn Stainless Basket Strainer

Faucet

Model: K-10433-CP
Description: Kohler Forte with Spray
Color: Polished Chrome
Option: Metal Strainers

Disposal

Model: 1/2 HP Insinkerator Badger 5



Master Bath

Lavatory Faucet

Model: K-394-4-CP
Description: Kohler Devonshire Widespread Lavatory Faucet
Color: Polished Chrome

Shower

Model: 2375-42N-G05
Description: Sterling Solitaire Neo-angle Shower Kit (incl. door)
Color: White

Tub:

Model: Antique Claw Foot Tub to be supplied by owner

Shower Trim:

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

Toilet:

Model: 402028
Description: Sterling Karsten Elongated Toilet Bowl
Size: 31"L x 15"W x 29"H
Color: White

Sink

Model: K-2258-8-0
Description: Kohler Memoirs 27" Pedestal w/8" Widespread Holes
Color: White



Powder Room: (1/2 Bath)

Faucet

Model: K-393-N4-CP
Description: Kohler Devonshire Centerset Lavatory Faucet
Color: Polished Chrome

Toilet

Model: 402028
Description: Sterling Karsten Elongated Toilet Bowl
Size: 31"L x 15"W x 29"H
Color: White

Sink

Model: K-2362-4-0
Description: Kohler Cimarron Pedestal Sink
Color: White



Miscellaneous Plumbing

Outdoor Faucets: 2 Frost-Free Hose Bibs, located at back of the main house 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

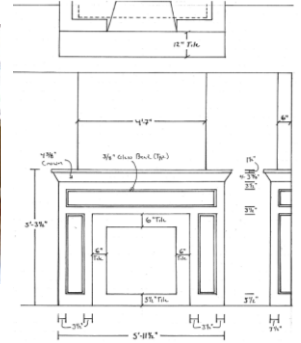
ABS drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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

FIREPLACE & MANTLE

Fireplace

Model: Monessen BDV300 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
 Color: Sienna Gold



CABINETS & COUNTERTOPS

CABINETS:

All kitchen, bath, and built-in cabinet features:
 Kitchen Cabinets to be Mid Continent Simple Series
 All kitchen cabinets are Concord Maple "Natural "

Cabinet plans are drawn and presented to the client before cabinet construction begins.
 **Photos are meant to show cabinet style only, actual color and layout may vary

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen Knobs To be selected by owner
 Bathroom Knobs To be selected by owner

COUNTERTOPS:

Location: Kitchen Surround
Style: Granite
Color: Level 1 to be selected by owner
Edge Detail:
Cut-Outs: Under mount sink
Backsplash: No
B/S Location: N/A



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: Not insulated.
 Foundation: 2-1/2" R-15 Thermax glued to concrete wall.

DRYWALL:

Living area walls: 1/2" sheet rock, 3 coats finish on walls and ceilings
 Ceilings: Smooth Finish
 Garage: Unfinished

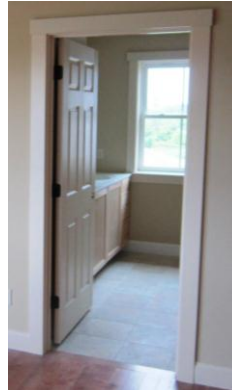
INTERIOR TRIM: "Colonial"

Casing: 3-1/2" Eased Edge with 5/4x4 head casing

Base: Main Level 5-1/2" Colonial Base Board
 Upper Level 5-1/2" Colonial Base Board

Interior doors:

Make: Curtis Lumber
 Model: Masonite Smooth 6 Panel Hollow Core
 Color: Painted Color TBD
 Hinges: Oil Rubbed Bronze
 Transom: At Powder Room Door



Interior Casing Detail



Smooth Doors



10 Lite Double Door



Colonial Base

Interior Door Knobs:

Main & Family Entry:

Exterior: EZ-Set Keyed Entry w/deadbolt Oil Rubbed Bronze
 Model #:
 Interior: EZ-Set Oil Rubbed Bronze
 Model #:



Other:

Oil Rubbed Bronze handrail brackets, hinge bumps and base bumps.

Stairs:

First Floor to Second Floor: Maple Hardwood stairway, wood stained to match Red Birch Flooring
 Box stair construction with open rail and ballusters. Rail stained to match treads, ballusters to be painted white.
 First Floor to Lower Level: Carpet Grade



Mirrors and Glass:

Mirrors:

Location:
 Main Bath

Details:
 By Owner

Colors:

Powder

By Owner

Shower Curtain Rods

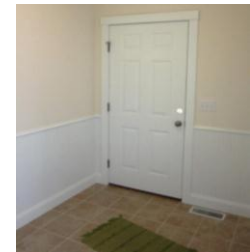
None

Wainscot/wall treatment: 36" high at Mudroom

Crown: Available as an option

Built-Ins:

Great Room Bookshelves
 Mud Room Coat Pegs



Mudroom Wainscot

Interior Paint: Paint plan will be developed and approved as selections are made.

Painted Interior Walls: Primed with 2 coats of flat latex paint, color to be selected by owner.
Low VOC Interior paint to be used

Accent Wall Color: Optional

Ceilings: Color to be selected by owner

Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint
Color: To be selected by owner

Interior Doors: Color: To be selected by owner

Interior Trim, stained: Semi-Gloss finish
N/A

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: GSF26C4EXS
Color: Stainless Steel
Options:



Range

Make: Whirlpool
Model: WFG540HOAS
Color: Stainless Steel
Features:

Dishwasher

Make: Whirlpool
Model: WDT710PAYM
Color: Stainless Steel
Features:



Microwave

Make: Whirlpool
Model: WMH75520AS
Color: Stainless Steel
Features: 2.0 cu. Ft.
Location: Located over Range.

Laundry

Washer

Model: Available as an option
Color
Details

Dryer

Model: Available as an option
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 six foundation shrubs and four perennial flowers and two 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.
- * Walkway from front porch to sidewalk will be Montpelier Red waterstruck brick.
- * 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 Main bath, 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: Lin Morris

Date

Robin Jeffers
For: South Village Communities

Date

Collin Frisbie, Builder
For: Sterling Construction Inc.

Date