

Construction Specifications

BUILDER

Sterling Construction Inc.
1037 Hinesburg Rd
South Burlington, VT 05403

Plan:

Duplex

Plan Date:

10/24/2014

Specifications:

Duplex Spec

Specifications Date:

10/24/2014



HOME OWNERS

Duplex Model

PROJECT ADDRESS

South Village Lot 32-1
134 Frost St
South Burlington, VT 05403



DESCRIPTION

Duplex Plan: two story New England style duplex home with un-finished Lower Level. Two floors of finished area with approximately **#2469** square feet of living space including first floor master suite and **#600 square feet of finished lower level**; 559 square feet of unfinished lower level, 484 square foot 2 car garage, 96 square foot front porch and

SPECIFICATIONS INDEX

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		Section 13:	Miscellaneous

CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
Contract Signing	#bold	1/27/2015	1/27/2015
O&S	~red	1/28/2015	1/28/2015

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 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 #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:	3/4" 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: 6/12 and 4/12 at Main House; 6/12 at Garage; 5/12 at Front Porch
House wrap:	Professional house wrap with flashing around all windows and doors.

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SPECIAL FRAMING: None

ROOFING:

Shingles: CertainTeed Landmark shingles. Ice and water shield on eaves and valleys.
 Color: Vented on ridge to achieve proper ventilation.
 CertainTeed Landmark - Limited Lifetime Warrantee
 ~Colonial Slate

SIDING:

Gable Ends: Norandex "Woodman Select"
 Clapboard: Double 4" Color to be ~Cream
 Board-and-Baton: Double 4" Color to be ~Cream
 Eaves: None.
 Soffit: Two piece aluminum wrapped-White
 Corners: Perforated Soffit for proper venting, Color to be White
 Trim details: 6" White Vinyl Corners with Foam Backer
 Drip Edge: Frieze board and Garage Door trim to be Miratech
 Gutters & downspouts: Galvanized
 Shutters: White Seamless Gutters
 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

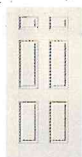
LETTER	LOCATION	SIZE	TYPE	QTY.	NOTES
A	Living Room	3465	Dbl. Hung	3	
B	MBR/BR2&3/Stairwell	3453	Dbl. Hung	7	
B	Garage	3453	Dbl. Hung	1	Clear Glass, No Ext Jambs
C	Lower Level	3441	Dbl. Hung	#3	
E	MBR/BR2/BR3	3453	CSMT	3	Egress
J	M Bath	2741	Dbl. Hung	1	
#EG	#Lower Level	6048	Slider	#1	#LL Egress

EXTERIOR DOORS:

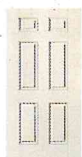
Brand: Therma-Tru Insulated Fiberglass Doors
 Construction: Insulated fiberglass exterior doors with full weather stripping and adjustable sills. 6-9/16" jambs w/ 5/4x4 exterior trim. All exterior doors to have deadbolt locks. Door knobs and deadbolts keyed alike.
 All locksets/deadbolts to be EZ-Set 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"	6 Panel	1	Double Bore
II	Garage Entry RH	3' - 0"	6 Panel	1	Double Bore
III	Dining Entry RH	6' - 0"	Slider	1	



Entry Door I



Garage Entry II

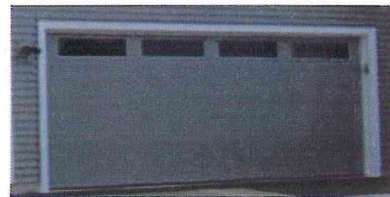


Dining Entry III

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OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
Design: Contemporary Panel with Square Glass
Color: Painted to match siding
Car Opener: Yes - 2
8" Lift master 1/2 Horsepower Electric opener
Keyless Entry Punch Pad included



DECKS & PORCHES

Front Porch Framing: 6' x 16' Front Porch framed with PT 2x8 joists and 5/4x6 Cedar Decking. Miratech wrapped and painted PT 6x6 Posts and 2x10 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

Front Porch Finish: Porch Decking, Rim and Stairs to be stained with TWP Total Wood Preservative, Color to be ~Rustic Oak
Posts, Roof Beams, and Rails to be painted Glidden White.

Front Porch Rail: Pressure Treated Rail and Balusters
Color: White

Rear Deck Framing: #14'x14' deck framed with PT 2x10 joists and 5/4x6 Cedar Decking. Access to be from Dining Room.

Rear Deck Finish: #Decking to be stained with TWP Total Wood Preservative Color ~"Rustic Oak"

Rear Deck Railing: #Pressure treated rail and balusters
Color: #painted white



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.



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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

~Master Bedroom/Kitchen Center
~348077



~Bedroom #2, #3/Laundry
~398078



~Upstairs Hall/Lower Level Hall/LL
~348899



~Master Bath/Lower Level Bath
~348525



~Main Bath
~348851



~Powder Room
~536913



~Foyer Light
~536337



~Living Room/Family Room
~348891



~Master Closet/BR #2 Closet and Storage
~299827



~Kitchen Sink
~536339



~Dining Room
~536361



~Stairs to 2nd Floor
~536332



~Deck Exterior
~397626



~Garage Exterior
~397631



~Stairs to Lower Level
~348899



PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	#Yes
First 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 14.5 SEER
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting	Per plan.

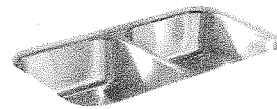
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PLUMBING FIXTURES:

Main Kitchen:

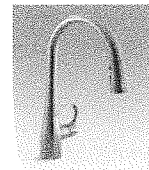
Sink

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



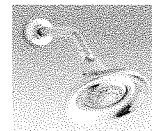
Disposal

Model: 1/2 HP Insinkerator Badger 5

Master Bath:

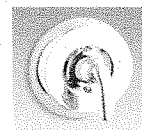
2 Lavatory Faucets

Model: K-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 Trim

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



Toilet

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



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: 403082
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 30"H
Color: White



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#LL Bath:

Lavatory Faucet

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

Tub/Shower

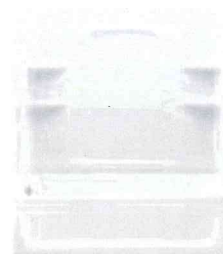
Model: 71220110
Description: Sterling Ensemble Curve 60" Tub/Shower
Color: White

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: 403082
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-15241-4-CP
Description: Kohler Coralais Centerset Lavatory Faucet
Color: Polished Chrome

Toilet

Model: 403082
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

Model:

Majestic DVBNV7 33" direct vent gas fireplace

Mantle:

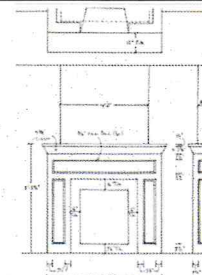
Custom Built In Place Mantle (see picture/detail)

Tile Surround:

6" Tile Fireplace Surround with 12" Tile Hearth.
Hearth to be full width of fireplace enclosure

Color:

~Brazil Grey



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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 ~"Celadon"

Vanity Cabinets to be Mid Continent Signature Series, Simple Design

All vanity cabinets are Concord style in ~"Espresso"

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 (on doors)

Kitchen Pulls (on drawers)

Bathroom Knobs (on doors)

Bathroom Pulls (on drawers)

~Amerock 53011-FB

~Amerock 53013-FB

~Amerock 53005-G10

~Amerock 53009-G10



53011-FB



53013-FB



53005-G10



53009-G10

Concord Maple

~Celadon

~Espresso



COUNTERTOPS:

Location:

Style: Kitchen
Color: Granite
Edge Detail: ~Ubatuba
Cut-Outs: Pencil Edge
Backsplash: Undermount Sink
B/S Location: Yes
Back only.



Kitchen Tops

Location:

Style: Master Bathroom 72" vanity
Color: #International Granite
Edge Detail: ~Burlywood
Cut-Outs: Square Edge
Backsplash: None
B/S Location: Yes
Back only.



Master Bath Top

Location:

Style: Bath #2 48" vanity
Color: Cultured Marble with integrated bowl
Edge Detail: White with White Bowl
Cut-Outs: Square Edge
Backsplash: None
B/S Location: Yes
Back only.



Bath #2 Top

Location:

Style: #Lower Level 48" vanity
Color: Cultured Marble with integrated bowl
Edge Detail: White with White Bowl
Cut-Outs: Square Edge
Backsplash: None
B/S Location: Yes
Back only.



#LL Bath Top

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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, taped with 3 coats of joint compound at walls and ceilings
 Party walls: 5/8" sheet rock, taped with 3 coats of joint compound at all common walls between units and common walls between living space and garage
 Ceilings: Smooth Finish, minor shadow variations are possible in ceilings.
 Garage: 5/8" sheet rock, taped with 1 coat of joint compound at ceiling and walls

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 Textured 6 #Solid Core
 Color: Painted Color ~BM Mountain Peak OC-121
 Hinges: Satin Nickel



Door Knobs:

Exterior: EZ-Set Keyed Entry w/deadbolt Satin Nickel.
 Model #: Knob
 Interior: EZ-Set Satin Nickel
 Model #: Knob



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:

Mirrors:

<u>Location:</u>	<u>Details:</u>
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.

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Coat Pegs at Mudroom
 Linen Shelves in Bedroom #3

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



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CLOSET SHELVING:

All closet systems will be vented wire and the system, per the picture here, is indicated on the plan.

Master Bedroom: 2 Shelf and Rod
 Bedroom 2 & 3 1 Shelf and Rod
 Bath #2 Linen: 4 Shelf
 Mudroom: 1 Shelf and Rod



FLOORING AND PAINT SELECTIONS

FLOORING

Wood Floors

Location: Kitchen, Foyer, Living Room, Dining Room and Stair Landing (first to second floor).
 Make: BSL
 Style: Horizon Grade Maple
 Finish: ~Gunstock, 5 1/4" width



Carpet

Location: Master Bedroom & WIC, Bedroom #2, Bedroom #3, Upstairs Hall & Lower Level
 Make: Shaw
 Style: ~Turn the Page
 Color: ~Mocha Frost 00702
 Details:

Tile

Location: Master Bath, Powder Room, #Bath #2, Lower Level Bath, & Laundry Room
 Maker: ~Fitz Tile
 Style: ~Gayafores
 Orientation: Square
 Size: 13" x 13"
 Color: ~Gris
 Grout: ~TBD by EPC



PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be ~Oasis Blue 2049-20
 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, Rim, and Steps to be stained with TWP Total Wood Preservative, Color to be ~Rustic Oak. Porch Posts, Roof Beams, and Rails 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 ~BM Meadow Mist OC-134
 Low VOC Interior paint to be used
 Accent Wall Color: Optional
 Ceilings: To Match Walls
 Interior Trim, painted: Painted, 1 primer coat, 2 coats of Glidden semi-gloss latex paint
 Color: ~BM Mountain Peak OC-121
 Interior Doors: Color: ~BM Mountain Peak OC-121
 Semi-Gloss finish
 Interior Trim, stained: N/A

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APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: WRF535SWBB
Color: Black
Options:

Gas Range

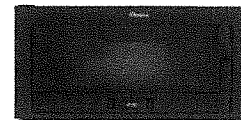
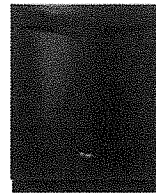
Make: Whirlpool
Model: WFG540H0AB
Color: Black
Features:

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, 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 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:

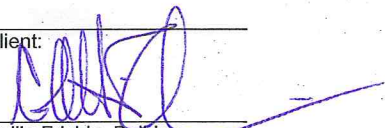
SCI Warrantee as per contract.

Continuing a policy of constant research and improvement, South Village Communities, LLC reserves the right to make substitutions and specification changes.

SIGNATURES:


Client: TOM DAVIE

4/5/15
Date

Client: 
Collin Frisbie, Builder
For: Sterling Construction Inc.

Date
4/5/15
Date