

Construction Specifications

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

HOME OWNERS
Damian Woodard
34 Steeplebush
Essex, VT 05452

Plan: Woodard Plan
Plan Date: 9/19/2014
Specifications: Woodard Spec
Specifications Date: 9/19/2014



PROJECT ADDRESS
South Village Lot 38
41 Frost St
South Burlington, VT 05403



DESCRIPTION

Woodard Plan: two story New England style duplex home with un-finished Lower Level. Two floors of finished area with approximately ***1760** square feet of living space including second floor master suite; ***896** square feet of unfinished Lower Level, 484 square foot 2-car garage and ***163 square foot wrap around front porch.**

SPECIFICATIONS INDEX

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CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
Revision #1	*Bold	10/2/2014	10/2/2014
Revision #2	!Red	10/10/2014	10/10/2014
O&S	-Blue	11/12/2014	11/12/2014

PERMITS

PERMITS:
Builder responsible to obtain all necessary permits including.
Building permits

STRUCTURE DETAIL & EXTERIOR SELECTIONS

FOUNDATIONS/LOWER LEVEL:

Type: Poured Concrete
Wall Height: 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: 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
7/16" 4x8 OSB
Sheathing:
Roof: Pre-engineered roof trusses 24" o.c. 5/8" T&G OSB rated sheathing
Pitches: 8/12 & ***6/12** at Main House; 8/12 at Garage; ***7/12** 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: ~Moire Black

SIDING:

Norandex "Woodsman Select"
 Gable Ends: ~Vinyl Shakes on Front façade gable ends "Granite 182"
 Clapboard: Double 4" Color to be ~Granite
 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: 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/Stairwell	3465	Dbl. Hung	*4	
B	MBR/BR 2/*Living/*Garage	3453	Dbl. Hung	*9	
*B2	Dining Room	6853	Dbl. Hung	1	
C	MBath/PWDR/*Bath 2/*BR 3	3441	Dbl. Hung	~4	
~E	~Egress	4860	Slider	~1	~2 operable sashes
G	Lower Level	3620	Awning	*2	
~J	Laundry Room	3030	Fixed	1	Octagon
K	Kitchen	3849	Dbl. Hung	1	
~M	Bedroom #3	2834	Dbl. Hung	1	
T	MBath	3012	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	*Dining Room Entry *LH	3' - 0"	4 pnl w/ gls	1	Double Bore
	~S236				
~II	Mudroom Entry LH	3' - 0"	~2/3 glass	1	Double Bore
	~S6021 door with sidelight S210SL				
*III	Garage Entry LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel				



~Dining Room Entry I



~Mudroom Entry *II



Garage Entry *III

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
Design: Contemporary Flat Panel with Square Glass
Color: Unpainted, Left Manufacturer's White
Car Opener: Yes - 2
8" Lift master 1/2 Horsepower Electric opener
Keyless Entry Punch Pad included



DECKS & PORCHES

Front Porch Framing: ***163 Square Foot Wrap Around** 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 **-Honeytone**
Posts, Roof Beams, and **!Rails** to be painted Glidden White.

Front Porch Rail: **!Pressure Treated Rail and Balusters**
Color: **!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 White
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.

-Garage Exterior
842747



-Mudroom Exterior
842748



-Master Closet (2)
569584



-Living Room fan
872826



-Bedrooms 2&3/ Laundry Room /upstairs hallway, stairs to lower level
216910



-Master Bath Light
216910



-Under Cabinet Light
580727



-Note: Owner to supply the following lights:

- Pendant Light for over the kitchen sink
- Pendant Lights (2) for kitchen island
- "Fun" hanging light in powder room
- Vanity Light in Powder Room
- Master Bedroom fan/light
- Vanity Light for Bath #2
- Vanity Lights (2) for Master Bathroom
- Hanging light for stairs from first to second floor
- Mudroom hanging light

-Lights purchased by owner must be available for delivery to site by end of Dec. 2014, exact delivery date to be determine at pre-sheetrock walk-through. If for some reason all parts and pieces are not in box or on site at time of install, builder will coordinate with owner. If lights are not on site in time for installation, builder reserves the right to install pull chain lights in their place prior to closing.

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:	Available as an option
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting	Per plan.

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-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-99248-CP
~K-T45110-4-CP (trim)
~K-98770-CP (shower arm)
~K-9514-CP (hose)
Description: Kohler ~Alteo trim, Awaken Showerhead
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: 71220120-0
Description: Sterling Ensemble Curve 60" Tub/Shower
Color: White

Tub/Shower Trim

Model: ~K-T5318-4E-CP
Description: Kohler ~Refinia
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: (1/2 Bath):

Faucet

Model: ~K-5316-4-CP
 Description: Kohler ~Refinia Centerset Lavatory Faucet
 Color: Polished Chrome

Sink

Model: ~K-2359-4-0
 Description: Kohler ~Archer Pedestal
 Color: White

Toilet

Model: 403082
 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 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:

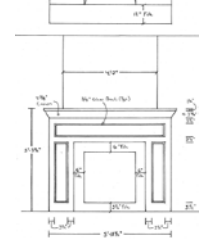
Model: Majestic 300DVBNV7 33 direct vent gas fireplace

Mantle: Custom Built In Place Mantle (see picture/detail)
 ~Face of fireplace to be flush to interior wall

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

Color: ~S771 Indian Multicolor

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
 Kitchen ~surround cabinets are Concord style in ~"Antique White"
 Kitchen ~island cabinets are Concord style in ~"Espresso Maple"
 Vanity Cabinets to be Mid Continent Signature Series, Simple Design
 All vanity cabinets are Concord style in ~ "Espresso 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
 ~Antique White
 ~Surround

Concord Maple
 ~Espresso
 ~Island

CABINET NOTES: None

All cabinet pulls/knobs

- ~Kitchen Surround Knobs on doors ~53005-FB
- ~Kitchen Surround Pulls on Drawers ~53003-FB
- ~Kitchen Island Knobs on doors ~53005-G10
- ~Kitchen Island Pulls on Drawers ~53003-G10
- ~Vanity Knobs on doors ~53005-G10
- ~Vanity Pulls on drawers ~53003-G10



COUNTERTOPS:

Location: Kitchen
Style: Granite
~Surround Color: ~Ubatuba
~Island Top Color: ~Cypress
Edge Detail: Pencil Edge
Cut-Outs: Undermount Sink
Backsplash: Yes ~(surround with Ubatuba)
B/S Location: Back only.



Kitchen Tops

Location: Master Bathroom 72" 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: ***12" Dense Pak Insulation under 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 in ceilings.
 Garage: ***1/2" sheet rock, taped with 1 coat of joint compound at ceiling only in Garage under living space.**

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 ~2 Panel Hollow Core
 Color: Painted Color TBD
 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:

Location: Details:
 Master Bath ~2 mirrors to be supplied by owner and installed by Sterling if received on jobsite by 3/1/15.
 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 and Bench at Mudroom

Bath Hardware:

Item	Quantity	Item #	Finish
Toilet Paper Holder	3	-K-37054-CP	Polished Chrome
Towel Ring	~2 (MSTR and PWDR Rm)	-K-37057-CP	Polished Chrome
~24" Towel Bar	~3	-K-37051-CP	Polished Chrome



CLOSET SHELVING:

All closet systems will be vented wire and the system, per the picture here, is indicated on the plan.
~Closet plans to be reviewed by owner prior to installation during construction. Changes to closets will be done with no Work Change Order fee assessed to the owner.

Master Bedroom: 2 Shelf and Rod
Bedroom 2 & 3 1 Shelf and Rod
Pantry 4 Shelf



FLOORING AND PAINT SELECTIONS

FLOORING

Wood Floors

Location: Kitchen, Living Room, Dining Room, First Floor Hallway and Stair Landing (first to second floor).
Make: BSL
Style: Horizon Grade ~Cherry, 5-1/4" width
Finish: Natural



Carpet

Location: Master Bedroom & WIC, Bedroom #2, Bedroom #3
Make: Shaw
Style: ~Turn the Page I
Color: ~Ecru, EA 523
Details:

Tile

Location: Powder Room, ~Laundry Room, ~Mudroom
Maker: ~Dal Tile
Style: ~Ayers Rock
Orientation: ~Brick lay on diagonal
Size: ~13"x20"
Color: ~Rustic Remnant AY05
Grout: ~Dusty Grey



Tile

Location: ~Master Bath, Bath #2
Maker: ~Dal Tile
Style: ~Ayers Rock
Orientation: ~Hopscotch pattern
Size: ~13"x13", 3"x3"
Color: ~Majestic Mound, AY04
Grout: ~Sterling Silver



PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be ~Arden Forge.
Overhead Door: Unpainted, Left Manufacturer's White
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 ~Honeytone. Porch Posts, Roof Beam, and !Rails 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 ~Synchronicity PPG 1021-2 by Pittsburgh Paints
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: ~Crumb Cookie PPG18-01
Interior Doors: Color: ~Crumb Cookie PPG18-01
Semi-Gloss finish
Interior Trim, stained: N/A

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: ~Frigidaire
Model: ~FGHS2631PF
Color: ~"Smudge-proof" stainless
Options:



Gas Range

Make: ~Frigidaire
Model: ~FGGF3030PF
Color: ~"Smudge-proof" stainless
Features:

Dishwasher

Make: ~Frigidaire
Model: ~FGMV175QF
Color: ~"Smudge-proof" stainless
Features:



Microwave

Make: ~Frigidaire
Model: ~FFBD2411NS
Color: ~"Smudge-proof" stainless
Features: ~1.7 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.
- ~Boulder Retaining to be installed at Lower Level egress windows.

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:

Date

Client:

Date

Collin Frisbie, Builder
For: Sterling Construction Inc.

Date