

Construction Specifications

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

Plan: Brown Plan
Plan Date: 5/23/2014
Specifications: Brown Spec
Specifications Date: 5/27/2014



HOME OWNERS
Roslyn Brown
103 South Beach Rd
South Burlington, VT 05403

PROJECT ADDRESS
South Village Lot 43
42 Frost St
South Burlington, VT 05403

DESCRIPTION

Brown Plan: two story New England style home with un-finished Lower Level. Two floors of finished area with approximately 1952 square feet of living space including second floor master suite; **~714 square feet of finished Lower Level and 202 feet of unfinished Lower Level** and a 528 square foot 2-car garage. 108 square foot front porch.

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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>
Revision #1	*Bold	5/30/2014	5/30/2014
Contract Signing	~Red	8/27/2014	8/27/2014
O&S Signing	^Blue	8/28/2014	8/28/2014

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:	3/4" 4x8 T&G OSB Advantech glued and nailed.
Girders:	2 or 3 ply Truss 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 6/12 at Main House; 8/12 at Garage; 6/12 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: ^Georgetown Grey

SIDING: Norandex "Woodsman Select"
Gable Ends: ^Shakes to be Home Accents number 571 Keystone
Clapboard: Double 4" Color to be ^Silver
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	*4	
B	Office/MBR/BR2&3	3453	Dbl. Hung	9	
C	Powder Room	3441	Dbl. Hung	1	
D	Master Bath	3041	Dbl. Hung	1	
-E	-Egress Window		Slider	2	
G	Lower Level	3624	Awning	1	
K	Kitchen	3649	Dbl. Hung	*3	
T	Master Bath/Bath #2	3012	Transom	2	

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 LH	3' - 0"	^2 Panel	1	Double Bore
	^S220 2 panel w/12" Single Sidelight				
II	Mudroom LH	3' - 0"	Full Glass	1	Double Bore
	S118				
III	Garage Entry RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				



Entry Door I



Mudroom to Future Deck II



Garage Entry III

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
 Design: Contemporary Flat Panel
 Color: ^White
 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 ^Dark Oak. Posts, Roof Beams and Rails to be painted White.

Porch Rail: N/A
 Color: N/A

Side Deck Framing: 10' x 14' Deck framed with PT 2x10 joists and 5/4x6 Cedar Decking. Access to deck from Dining Room. Steps from deck to side yard to be PT box stairs with 5/4x6 Cedar treads.

Side Deck Finish: Decking and rim board to be left natural, no paint or stain.

Side Deck Railing: Pressure treated rail and balusters.
 Color: None, rail and balusters to be left natural, no paint or stain.



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

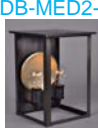
LIGHT FIXTURES:

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.

[^Deck Exterior](#)
^8961-DB-
LT1-CLR-



[^Garage Exterior](#)
^8971-DB-MED2-CLR-
BR60



[^Mud Room](#)
552431



[^Foyer](#)
203336



[^Upstairs Hall \(2\)](#)
293194



[^Master Bedroom](#)
584684



[^Master Bath Toilet Room](#)
^WACFM-4006-27-CH



[^Master Vanity \(3\):](#)
856520



[^Upstairs Bath Vanity:](#)
856593



[^Bedrooms 2&3](#)
271310



[^Kitchen Island/Kitchen Sink \(2 island, 2 sink\)](#)
Pendants (4 total)
^Y Lighting model #
LBL-HS341



[^Dining Room](#)
575866



[^Powder Room \(1\):](#)
565529



[^Office](#)
856532



[^LL Stairs](#)
291431



[^Stairs to 2nd Floor](#)
884059



[^Master Closet \(2\)](#)
206759



PLUMBING

GAS:

Kitchen Range	Yes
Main Fireplace	Yes
First Floor Dryer	^No Electric Dryer.
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 included
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting	Per plan.

PLUMBING FIXTURES:

Kitchen:

<u>Sink</u>	
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: ^TS43002
Description: ^Moen Arris widespread 8"
Color: Polished Chrome

Shower

Model: ^Custom Tile shower with tile custom base

Shower Trim

Model: ^TS22002EP, showerhead and valve trim
^2570 valve
^TS33003 volume control valve trim, S3600 valve (2)
Description: ^Moen Arris Rainshower shower head and trim
Color: Polished Chrome

Shower Trim

Model: ^Handshower
^Moen 3667EP
Description: ^Chrome handheld shower
Color: Polished Chrome

Toilet

Model: ^K-3551
Description: ^Kohler Archer Comfort Height Toilet
Size: ^29"x17-7/8"x30"
Color: White
Seat: ^K-4636-0 "Grip Tight Cachet Q3"



Bath #2:

Lavatory Faucet

Model: ^TS43002
Description: ^Moen Arris widespread 8"
Color: Polished Chrome

Tub/Shower

Model: ^71121110-0
Description: ^Ensemble Tub
Color: White
Shower Rod: Straight Tension Rod (installed)
Tub Surround: ^Custom Tile, see tile section

Tub/Shower Trim

Model: ^TS22003
Description: ^Arris Chrome posi-temp
Color: Polished Chrome

Toilet

Model: ^K-3551
Description: ^Kohler Archer Comfort Height Toilet
Size: ^29"x17-7/8"x30"
Color: White
Seat: ^K-4636-0 "Grip Tight Cachet Q3"



Powder Room: (1/2 Bath):

Faucet

Model: ^K-14661-4-CP
Description: ^Kohler Loure Widespread faucet
Color: Polished Chrome

Toilet

Model: ^K-3551
Description: ^Kohler Archer Comfort Height Toilet
Size: ^29"x17-7/8"x30"
Color: White
Seat: ^K-4636-0 "Grip Tight Cachet Q3"

Sink

Model: ^K-2359-8-0
Description: ^Kohler Archer Pedestal with 8" widespread faucet holes
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 right 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 Echelon 42"
- Mantle:** ^No mantel
- Tile Surround:** ^Stainless steel face "Contemporary Faces" model WDV500CSS
- Color:** ^Stainless steel
- 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 Maple ^"Espresso"
 Island cabinets are Concord style in maple ^"Antique White"
 Vanity Cabinets to be Mid Continent Signature Series, Simple Design
 All vanity cabinets are Concord style in ^"White Thermofoil"

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 To Be Selected by Owner
 Bathroom Knobs To Be Selected by Owner

COUNTERTOPS:

Location: Kitchen
Style: Granite
Color: ^Verde Butterfly
Edge Detail: ^Pencil Edge
Cut-Outs: Undermount Sink
Backsplash: ^No custom tile splash
B/S Location:



Kitchen Tops

Location: Master Bathroom 60" vanity
Style: ^Custom marble with undermount bowls
Color: ^Carrara Marble
Edge Detail: ^Pencil Edge
Cut-Outs: ^Undermount sinks, (2) widespread faucets
Backsplash: Yes
B/S Location: Back only.

Master Bath Top

Location: Bath #2 48" vanity
Style: ^Int'l Granite
Color: ^Meteorite
Edge Detail: ^Pencil Edge
Cut-Outs: ^Undermount Sink, widespread faucet
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: 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 at ceilings.
 Garage: Unfinished

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 ^4 Panel Hollow Core
 Color: ^Oxford white by BM
 Hinges: Satin Nickel

Door Knobs:

Exterior: ^Front door to be "Schlage Century" door handle in Brushed Nickel with interior lever
 Interior: ^EZ-Set Satin Nickel Levers

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
 ^Open tread with square ballusters

First Floor to Lower Level: Carpet Grade

Mirrors and Glass:

Mirrors:

<u>Location:</u>	<u>Details:</u>	<u>Colors:</u>
Master Bath	Plate Glass	^2 mirrors. One centered over each sink.
Bath #2	Plate Glass	Standard, no bevel
Powder	By Owner	

Shower Curtain Rods: ^Bath #2 Straight Rod.

Shower Door: ^Master Bath shower door ^Satin Nickel hardware

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Bench and Coat Pegs at Mudroom

Bath Hardware:

<u>Item:</u>	<u>Quantity:</u>	<u>Item #:</u>	<u>Finish</u>
^Master, Bath #2 Toilet Paper Holder	^2	^Moen YB0808CH	Polished Chrome
^Master, Bath #2 Towel Bar, 24"	^2	^Moen YB0824CH	Polished Chrome
^PWDR Rm Towel "ring"	^1	^K-11587-CP	Polished Chrome
^PWDR Rm Paper Hold	^1	^K-11583-CP	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: *Office, Kitchen, Foyer, Living Room, Dining Room, and Stair Landings (1st to 2nd Flr), ^Upstairs hall, 2nd and 3rd bedrooms
Make: ^International
Style: ^Sibu Java
Finish:

Carpet

Location: ^Master Bedroom
Make: Shaw
Style: ^Queen of Hearts
^Carpet Pad: ^Vitality Pad
Color: ^Silver Mist
Details:

Carpet

Location: ^Finished portion of lower level
Make: Shaw
Style: ^Musical Style
Color: ^Sapphire 00403 KA398
Details:

Tile

Location: ^Mudroom/Powder Room
Maker: ^Marazzi
Style: ^Imperial Slate
Orientation Square
Size: ^12x12
Color: ^Black
Grout: ^TBD by EPC

Tile

Location: ^Master Bath Floor, Bath #2 Floor
Maker: ^Gayafors
Style: ^Imperial Slate
Orientation Square
Size: ^18x18
Color: ^Gris
Grout: ^TBD by EPC

Tile

Location: ^Master Shower Walls and 12x12 niche, Bath #2 Bath surround walls and 12x12 niche
Maker: ^Anatolia
Style: ^Element
Orientation ^Staggered
Size: ^3x12
Color: ^Ice
Grout: ^TBD by EPC, "Starglass"

Tile

Location: ^Master Shower Floor (and up ~2 inches on shower wall)
Maker: ^Anatolia
Style: ^Basketweave
Orientation ^Staggered
Size: ^baseketweave
Color: ^Bianco Venatino Baseketweave Mosaics
Grout: ^TBD by EPC

Tile

Location: ^Master Shower Floor (and up ~2 inches on shower wall)
Maker: ^Anatolia
Style: ^Fusion
Orientation:
Size: ^various mosaics
Color: ^Oxide
Grout: ^TBD by EPC, "Starglass"

Vinyl

Location: ^Laundry Room
Make: ^Johnsonite
Style: ^Optima
Color: ^868

PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Color to be ^1407 Mauve Bauhaus by BM
Overhead Door: ^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 ^Dark Oak. Porch Posts and Roof Beams to be 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 ^Whirlpool 1436 by BM
Low VOC Interior paint to be used
Accent Wall Color: One room to receive accent paint color. ^color to be "irises 1440
Location: ^Wall behind fireplace and fireplace cabinets.
Ceilings: ^Oxford White, 869
Interior Trim, painted: Painted, 1 primer coat, 2 coats of Glidden semi-gloss latex paint
Color: ^Oxford White, 869
Interior Doors: Color: ^Oxford White, 869
Semi-Gloss finish
Interior Trim, stained: N/A

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: ^WRB322DMBM
Color: ^Stainless Steel
Options: ^With ice maker



Gas Range

Make: ^Bertazzoni
Model: ^MAS30 4 DFS XT
Color: ^Stainless Steel
Features:

Dishwasher

Make: ^Miele
Model: ^G5505SCSS
Color: ^Stainless Steel
Features:

Microwave

Make: ^Bertazzoni
Model: ^30 OTR
Color: ^Stainless Steel
Location: Located over Range

Laundry

Washer

Model: ^Maytag MHW70000AW
Color: ^White
Details

Dryer

Model: ^Maytag MED7100DW
Color: ^White
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 _____