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Construction Specifications

BUILDER

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

Plan:

Chestnut Duplex

Plan Date:

10/29/2012

Specifications:

Chestnut Spec

Specifications Date:

10/7/2013



HOME OWNERS

Thomas Davies
2323 Plunkton Rd
Warren VT, 05674

PROJECT ADDRESS

South Village Lot 46
139 South Jefferson Road
South Burlington VT, 05403



DESCRIPTION

Chestnut Duplex Plan: two story New England style duplex home with un-finished Lower Level. Two floors of finished area with approximately 1806 square feet of living space including first floor master suite; ***596 square feet of finished Lower Level**, 580 square feet of unfinished Lower Level. 440 square foot 2-car garage and 132 square foot front porch and ~196 ***square foot side deck**.

SPECIFICATIONS INDEX

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CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
Revision #1	*Red	3/18/2014	10/29/2012
PCL #1	Blue	3/20/2014	3/18/2014
O&S	~Green	3/31/2014	3/31/2014

PERMITS

PERMITS:

Builder responsible to obtain all necessary permits including.
Building permits

STRUCTURE DETAIL & EXTERIOR SELECTIONS

FOUNDATIONS/LOWER LEVEL:

Type:	Poured Concrete
Wall Height:	~9'-2"
Lookout Height:	N/A
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 *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 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; 4/12 at Garage; 4.5/12 at Front Porch
House wrap:	Professional house wrap with flashing around all windows and doors.

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SPECIAL FRAMING: None

ROOFING: 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: ~Colonial Slate



SIDING: Norandex "Woodsman Select"
Gable Ends: Vinyl Shakes ~#280 Evergreen
Clapboard: Double 4" Color to be ~Sage
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.

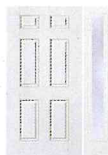
Window Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.	NOTES
A	Living Room	3465	Dbl. Hung	3	
B	MBR & BR 3	3453	Dbl. Hung	3	
C	Master Bath & Bath 2	3441	Dbl. Hung	2	
D	Powder	~2430	~Awning	1	
E	BR 2 & BR 3	3453	CSMT	3	Egress, Swings 2R / 1L
~EG	Lower Level	4860	Slider	1	Egress
H2	MBR	6853	Slider	1	Egress

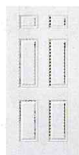
EXTERIOR DOORS:
Brand: Therma-Tru Insulated Fiberglass Doors
Construction: Insulated fiberglass exterior doors with full weather stripping and adjustable sills. 6-9/16" jambs w/ 5/4x4 exterior trim. All exterior doors to have deadbolt locks. Door knobs and deadbolts keyed alike.
All locksets/deadbolts 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 LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 panel w/12" Single Sidelight				
II	Garage Entry LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
III	Dining to Future Deck	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



Entry Door I



Garage II

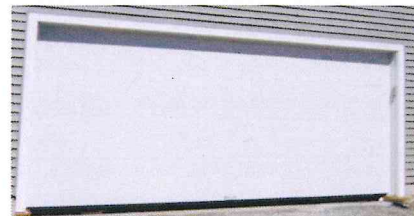


Dining to Deck III

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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 22' Front Porch framed with PT 2x8 joists and 5/4x6 Cedar Decking. Miratech 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: Pressure Treated rail and balusters
 Color: White *Rail e 36" - Code Compliant*

*Side Deck: ~14' 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 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.



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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
~398077



~Master Bath/Lower Level Bath
~348525



~Foyer Light
~536337



~Kitchen Sink/Island
~536339



~Deck Exterior
~397626



~Bedroom #2, #3/Laundry
~398078



~Main Bath
~348851



~Living Room/Family Room
~348891



~Dining Room
~536361



~Garage Exterior
~397631



~Upstairs Hall/Lower Level Hall
~348899



~Powder Room
~536913



~Master Closet
~299827



~Stairs (2)
~291431



GAS

Main Kitchen Range
Main Fireplace
First Floor Dryer
Boiler
Hot water system
Grill Line at Deck

Yes
*Yes
Yes
N/A
Yes
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

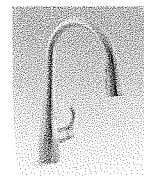
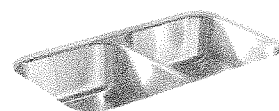
Model: 11406-NA
Description: Sterling McAllister Double Bowl Undermount Sink
Color: Stainless Steel
Size: 32" L x 18" W, 8" deep
Strainer: Dearborn Stainless Basket Strainer

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

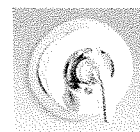
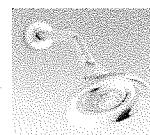
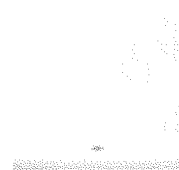
Model: 72230100
Description: Sterling Ensemble 60" Shower, Curve Wall
Color: White

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: 402082
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

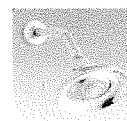
Model: 71220120
Description: Sterling 60" Ensemble Curved Wall Tub/Shower
Color: White

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: 402082
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 30"H
Color: White



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***Lower Level Bath**

Lavatory Faucet

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

Tub/Shower

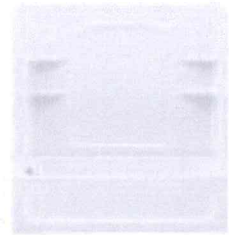
Model: 71220120
Description: Sterling 60" Ensemble Curved Wall Tub/Shower
Color: White

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: 402082
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: 402082
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:

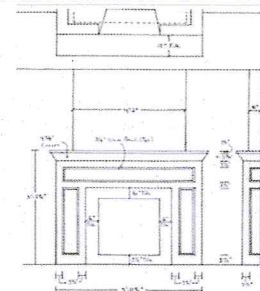
6" Tile Fireplace Surround with 12" Tile Hearth.
Hearth to be full width of fireplace enclosure

Color:

To Be Selected by Owner

Venting:

~Vented through roof



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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"
- Master Bath Vanity Cabinet to be Mid Continent Signature Series, Simple Design
- MB vanity cabinets are Concord style in "~Espresso"
- Main Bath and Lower Level Cabinets to be Mid Continent Signature Series, Simple Design
- Main Bath and LL vanity cabinets are Concord style in "~Suede"

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
~Celadon

~Espresso

~Suede

CABINET NOTES: None

All cabinet pulls/knobs

- ~Knobs All doors ~53005-ORB
- ~Pulls All Drawers ~ORB

COUNTERTOPS:

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



Kitchen Tops

Location: Master Bathroom 72" vanity
Style: ~Int'l Granite
Color: ~Wheat
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Master Bath Top

Location: Bath #2 60" 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

Location: *Lower Level Bath 42" 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.



Lower Level 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. Minor shadow variations are possible in 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
 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 Smooth 6 Panel *Solid Core
 Color: ~White High-Hiding RM 98YY 82/022
 Hinges: Satin Nickel



Interior Door Knobs:

Main & Family Entry:
 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:	Colors:
Master Bath	Plate Glass	Standard, no bevel
Bath #2	Plate Glass	Standard, no bevel
*Lower Level Bath	Plate Glass	Standard, no bevel
Powder	By Owner	

Shower Curtain Rods: Master Bath & Bath #2 & *Lower Level Bath 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	*4	K-13434	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
30" Towel Bar	*3	K-13432	Polished Chrome
Robe Hook	*3	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. This includes the pantry.



FLOORING AND PAINT SELECTIONS

FLOORING

Wood Floors

Location: Kitchen, Foyer, Living Room, Dining Room, and Powder Room.
 Make: ~BSL
 Style: ~Horizon Grade
 Finish: ~Bronze Stain Maple 3-1/4" Width



Carpet

Location: ~Bedroom #2, #3, Upstairs Hall and finished portion of Lower Level
 Make: ~Shaw
 Style: ~Fullcourt
 Color: ~Flaxseed
 Details:



Carpet

Location: ~Master Bedroom
 Make: ~Shaw
 Style: ~Fullcourt
 Color: ~Driftwood
 Details:



Tile

Location: ~Master Bath
 Maker: ~Anatolia Tile
 Style: ~Ottomano
 Orientation: ~Square Lay
 Size: ~12x12
 Color: ~Ivory
 Grout: ~To be selected by EPC



Location: ~Bath #2, LL Bath
 Maker: ~Anatolia Tile
 Style: ~Ottomano
 Orientation: ~Square Lay
 Size: ~12x12
 Color: ~Sand
 Grout: ~To be selected by EPC



Location: ~Laundry and Mudroom
 Maker: ~Ayers Rock
 Style: ~Square Lay
 Size: ~12x12
 Color: ~AY05
 Grout: ~To be selected by EPC



PAINT:

Exterior Paint:

Exterior Doors: 2 coats of exterior paint, ~Oasis Blue 2049-20 BM
 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 Selected by Owner. Porch Posts, Roof Beam and Railing to be White.
 Rear Deck: N/A

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

Painted Interior Walls: Primed with 2 coats of Glidden flat latex paint, ~Swiss Coffee (Glidden) 50YY 83/057
Low VOC Interior paint to be used

Accent Wall Color: Optional

Ceilings: ~Ceiling White

Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint
Color: ~White High-Hiding RM 98YY 82/022

Interior Doors: Color: ~White High-Hiding RM 98YY 82/022

Interior Trim, stained: Semi-Gloss finish

Interior Trim, stained: N/A

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: ~WSF26C2EXB
Color: Black
Options:



Gas Range

Make: Whirlpool
Model: WFG540H0AB
Color: Black
Features:

Dishwasher

Make: Whirlpool
Model: WDT710PAYB
Color: Black
Features:



Microwave

Make: Whirlpool
Model: WMH75520AB
Color: Black
Features: 2.0 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.

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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, Bath #2 & Lower Level 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: Thomas Davies

Collin Frisbie, Builder
For: Sterling Construction Inc.

Date

Date