

Construction Specifications

BUILDER

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

Plan:

Walnut Plan
2/10/2015
Walnut Spec
2/10/2015



HOME OWNERS

Rosa and Luis Hernandez
144 South Jefferson Rd, Unit 110
South Burlington, VT 05403

PROJECT ADDRESS

South Village Lot 30
98 Chipman Street
South Burlington, VT 05403



DESCRIPTION

Walnut Plan: two story New England style home with un-finished Lower Level. Two floors of finished area with approximately 2068 square feet of living space; 908 square feet of unfinished Lower Level, 480 square foot 2-car garage #132 square foot front porch and 144 square foot rear deck.

SPECIFICATIONS INDEX

Section 1: Permits	Section 7: Cabinets & Countertops
Section 2: Structural Detail and Exterior Selections	Section 8: Wall & Trim Interior Detail Work
Section 3: Electrical Rough In Details and Specifications	Section 9: Flooring and Paint Selections
Section 4: Lighting	Section 10: Appliances
Section 5: Plumbing	Section 11: Landscaping
Section 6: Fireplace & Mantle	Section 12: Site Work and Preparation
	Section 13: Miscellaneous

CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
Contract Signing	#Bold	2/16/2015	2/16/2015
O&S Signing	~Blue	3/10/2015	2/17/2016

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:	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:	Tarred damp proofing membrane sprayed on exterior of foundation walls. 6 mil poly under concrete house slab.
Ground water controls:	Stone and perforated drain tile pipe 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 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; 11/12 at Garage; 4/12 and 8/12 at Front Porch
House wrap:	Professional house wrap with flashing around all windows and doors.

SPECIAL FRAMING: None

ROOFING:

-Owens Corning Duration shingles Ice and water shield on eaves and valleys.
 Vented on ridge to achieve proper ventilation.
 Shingles: -Owens Corning Duration - Limited Lifetime Warrantee
 Color: -Onyx Black

SIDING:

Norandex ~"Summit Manor"
 Gable Ends: ~Yellow
 Clapboard: ~Yellow
 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	Great Room/Dining	3465	Dbl. Hung	5	
A2	Great Room	6865	Dbl. Hung	#1	
B	MBR/BR3/Dressing	3453	Dbl. Hung	#10	
B2	BR2	6853	Dbl. Hung	#1	
C	#MSTR Bath/Bath 2	#3441	Dbl. Hung	2	
#EG	#Lower Level	#6048	#Slider	#1	#Egress
E	KITCHEN	3849	Dbl. Hung	1	
F	KITCHEN	1649	Fixed	1	
G	Lower Level	3624	Awning	1	
#J	#Stair Landing	#3030	#Awning	#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	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 Deck LH	#6' - 0"	#15 Lite	1	Double Bore
	#S108 GBG 15 Lite French Door, LH Active Panel (Viewed From Outside)				



Entry Door I



Garage II



#Great Room Entry III

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
 Design: **#Sonoma 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:

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 "Rustic Oak" #1516.** Posts, Roof Beams and Rails to be painted White.

Porch Rail: Pressure Treated rail and balusters
 Color: White

Rear Deck: 12' x 12' deck framed with PT 2x10 joists and 5/4x6 Cedar Decking. Access to deck from Dining Room. Steps from deck to back yard to be PT box stairs with 5/4x6 Cedar treads.

Rear Deck Finish: None; decking, rim board, steps and rails to be left unfinished.

Rear Deck Railing: Pressure treated rail and balusters
 Color: None, left unfinished



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:

~Kitchen Peninsula (2)
~883803



~Stairs to lower level
~348899



~Powder Room
~827864



~Bedroom 2/3, Dressing room
~398079 (lights Up)



~Upstairs Bath
~842011
~mounted as shown (lights up)



~Foyer
~827945



~Den
~348891



~Master Closet
~358667



~Bedroom #2 Closet
~358667



~Deck
~369375



~Stairs (1st to 2nd)
~827867



~Laundry
~348899



~Master Bath (2)
~888450
~mounted as shown (lights up)



~Upstairs Hall
~348899



~Garage Exterior
~369379



PLUMBING

GAS:

Main Kitchen Range	Yes
Main Fireplace	Yes
Second 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:	2 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:

Kitchen:

Sink
Model: ~11600-NA
Description: Sterling McAllister ~Single Bowl Undermount Sink
Color: Stainless Steel
Size: 32" L x 18" W, ~9" 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-45100-4-CP
Description: Kohler ~Alteo Centerset faucet
Color: Polished Chrome

#Tub/Shower
Model: SBW-3672
Description: Aker by Maax 36" x 72" 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



Bath #2

Lavatory Faucet
Model: ~K-45100-4-CP
Description: Kohler ~Alteo Centerset faucet
Color: Polished Chrome

#Shower
Model: 72230100
Description: Sterling 60" Ensemble Curve 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



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

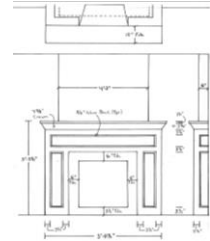
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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

FIREPLACE & MANTLE

Fireplace

Model: Monessen 300DVBNSC7 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: ~Brazil Black
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
 All kitchen cabinets are Concord style in ~"Antique White"
 Vanity Cabinets to be Mid Continent Signature Series, Simple Design
 All vanity cabinets are Concord style in ~"Espresso"



~Kitchen
 ~Antique White

~Master and Bath #2
 vanities
 ~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

#Kitchen Layout Changes:
#Refrigerator moved to East wall of Kitchen adding approx. 36" of base cabinets, wall cabinets,
 ~W3336 wall cabinet, right side of kitchen (Den wall), to have clear glass no grilles



~53005-G10 ~53019-G10
 ~53016-26

All cabinet pulls/knobs

Kitchen Knobs ~Doors: 53005-G10, Drawers: 53019-G10
 ~Master Bath ~Doors:53016-26 (vertical), Drawers: 53009-26
 ~Bath #2 ~Doors (vert) and Drawers (hor): 53016-26

COUNTERTOPS:

Location: Kitchen
Style: Granite
Color: ~Iberian Sunset
Edge Detail: Rounded Edge
Cut-Outs: Undermount Sink
Backsplash: Yes
B/S Location: Back only.
Note: No Granite Bar Top at Kitchen



~Kit Tops



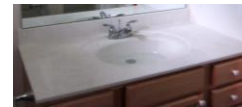
~Kit. Layout likeness only

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 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

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: 14" Dense Pak Insulation at Garage Ceiling (Bedroom #2 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.

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 Hollow Core
 Color: ~To be BM Chantilly Lace OC-65"
 Hinges: Satin Nickel

Note: Door between Kitchen and Den to be a "Barn Door" with a 3'-0" Knotty Alder door slab stained to match the hardwood flooring. Black decorative barn door hardware.



Door ~Levers:

Exterior: EZ-Set ~Royal Series Keyed Entry w/deadbolt Satin Nickel

Interior: EZ-Set ~Royal Series Satin Nickel



Barn Door

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, open rail with **#square balusters and newel**.
 Rail and newel stained to match stair treads, balusters painted to match interior trim.
 First Floor to Lower Level: Carpet Grade



Mirrors and Glass:

Mirrors:

<u>Location:</u>	<u>Details:</u>
Master Bath	~Supplied by owner
Bath #2	~Supplied by owner
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:

Bath Hardware: **#All Bath Hardware (TP Holders, Towel Bars, Robe Hooks, etc.) to be provided and installed by the Homeowner after closing**

<u>Item:</u>	<u>Quantity:</u>	<u>Item #:</u>	<u>Finish</u>
--------------	------------------	----------------	---------------

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, Great Room, Dining Room, and First Floor Hallway.
Make: ~International
Style: ~Sibu Java
Finish: Natural

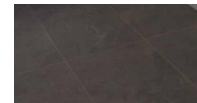


Carpet

Location: Master Bedroom, Bedroom #2, Bedroom #3, and Upstairs Hall
Make: Shaw Color: ~Executive Suite
Style: ~Musical Style Details:

Tile

Location: ~Master Bath
Maker: ~Gayafores Size: ~18x18
Style: Color: ~Gris
Orientation: Square Grout: ~TBD by EPC



Vinyl

Location: Bath #2 & Laundry Room
Make: Mannington
Style: Jumpstart
Color: ~Coral Bay 71162

PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be BM "Caliente AF-290".
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 Rails to be White.
Rear Deck: None; decking, rim board, steps and rails to be left unfinished

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 Coventry Gray, HC-169
Low VOC Interior paint to be used
Accent Wall Color: Optional
Ceilings: ~To be BM Chantilly Lace OC-65"
Garage: Sheet rock at Garage Ceiling to receive 1 coat of primer.
Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint
Color: ~To be BM Chantilly Lace OC-65"
Interior Doors: Color: ~To be BM Chantilly Lace OC-65"
Semi-Gloss finish
Interior Trim, stained: N/A

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: ~WRF535SMBM
Color: ~Stainless Steel
Options: French Door



Gas Range

Make: Whirlpool
Model: ~WGG555S0BS
Color: ~Stainless steel
Features: ~Double Oven

Dishwasher

Make: Whirlpool
Model: ~WDT720PADM
Color: ~Stainless Steel
Features:



Microwave

Make: Whirlpool
Model: ~WMH73521CS
Color: ~Stainless Steel
Features: 2.1 cu. Ft.
Location: Located over Range.

Laundry

Washer Available as an Option

Dryer Available as an Option

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 ~eight foundation shrubs, ~eight perennial flowers and two small yard trees. ~Per most recent DRC landscaping guidelines

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, Bath #2, and Bath #3 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 _____

Client: _____

Date _____

Collin Frisbie, Builder
For: Sterling Construction Inc.

Date _____