

Construction Specifications

BUILDER

Sterling Homes
1037 Hinesburg Rd, Suite A
South Burlington, VT 05403

Plan:

Triplex Chestnut

Plan Date:

4/13/2016

Specifications:

Chestnut Spec

Specifications Date:

4/12/2016



HOME OWNERS

Chestnut Triplex Model

PROJECT ADDRESS

South Village Lot 39-L
69 South Jefferson Rd
South Burlington, VT 05403

DESCRIPTION

Triplex Chestnut Plan: two story New England style triplex home with un-finished Lower Level. Two floors of finished area with approximately 2023 square feet of living space including first floor master suite; 1253 square feet of unfinished Lower Level, 440 square foot 2-car garage, 176 square foot front porch, and 140 square foot side 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
!Options & Selections	!Red	1/10/2017	11/11/2017

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'-0"
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'-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 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: 4/12, 5/12, 6/12 and 8/12 at Main House; 5/12 at Garage; 4.5/12 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:	!Slatestone Grey

SIDING:

Mitten "Highland Panel"
 Double 4" Color to be !Flagstone
 Gable Ends: Double 4" Color to be !Flagstone
 Clapboard: Double 4" Color to be !Flagstone
 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 .28. 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	4	
A2	Dining Room	6865	Dbl. Hung	1	
B	BR2 and Garage	3453	Dbl. Hung	3	
C	Bath 2	3441	Dbl. Hung	1	
EG	Lower Level	6048	Slider	1	Egress
F	Master WIC	3024	Awning	1	
H2	MBR	6853	Slider	1	Egress
J	Kitchen	3449	Dbl. Hung	2	
K	BR2 & BR3	3660	Dbl. Hung	5	Egress
M	Kitchen	3249	Dbl. Hung	1	
N	Master Bath	3041	Dbl. Hung	1	
P	BR2	3444	Dbl. Hung	1	
R2	Den/Office	6828	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 RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 panel w/12" Single Sidelight				
II	Living Room to Deck RH	3'-0"	Full Glass	1	
	S118 Full Glass				
III	Garage Entry LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				



Entry Door I



Dining to Deck II



Garage III

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
 Design: Contemporary Flat Panel
 Color: Manufacturer's White, No Paint
 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 #1 PT 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 #1 PT treads
- Porch Finish: Porch Decking and Stair Treads to be stained with TWP Total Wood Preservative, Color to be **!Rustic #1516**
Posts, Roof Beams, Rails, Rimboard, and Stair Risers to be painted White.
- Porch Rail: Pressure Treated rail and balusters
Color: White
- Side Deck: 12' x 12' deck framed with PT 2x10 joists and 5/4x6 #1 PT Decking
Access to deck from Dining Room. Steps from deck to side yard to be PT box stairs with 5/4x6 #1 PT treads.
- Rear Deck Finish: Decking and Stair Treads to be stained with TWP Total Wood Preservative, Color to be **!Rustic #1516**
Rimboard and Stair Risers to be White
- Rear Deck Railing: Pressure Treated rail and balusters
Color: White



ELECTRICAL ROUGH IN DETAILS AND SPECIFICATIONS

ELECTRICAL & LOW VOLTAGE:

- Plugs/Switches:** Underground service, 150 AMP panel.
- Switches/Plugs: Toggle
- Switch Style: White
- Plate Style: Available as an option.
- Switch Color: Available as an option.
- Dimmers: Available as an option.
- Dimmer Style: Available as an option.
- Dimmer Color: Available as an option.
- Dimmer Locations: Available as an option.
- Exterior plugs: Per Electrical Plan



- Lighting:** See Lighting section.
- Lighting fixtures: See Lighting section.
- Recessed lights: See Lighting section.

- 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)
Included, 110cfm vented to outside, programmable controls, fan w/light.
- Bath vents: None.
- 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 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/Bedroom #2
!1131313



Living Room
!1131313



Upstairs Hall/Bedroom #3
!121340



Deck
!96110Z



Garage Exterior
!96180Z



Master Bath (2)/Powder Room
!11312FTPC



!Shades Point Down

Bath #2
!11313FTPC



!Shades Point Down

Foyer
!43675NI



Dining Room
!43671NI



Kitchen Island (2)
!43674NI



Master Closet/Laundry
!209WH



Stairs (1st Floor - 2nd Floor)
!1270BS



Stair (1st Floor - Lower Level)
!209WH



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:

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 !Disposal in Right Bowl of Sink
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Master Bath

2 Lavatory Faucets

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

Shower

Model:	72230100-0
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:	403082-0
Description:	Sterling Windham Elongated Toilet Bowl
Size:	29"L x 16"W x 30"H
Color:	White



Bath #2

Lavatory Faucet

Model: K-15241-4RA-CP
 Description: Kohler Coralais 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-10240-CP 1.75gpm Shower Head
 K-T15601-4-CP Valve Trim
 Description: Kohler Forte/Coralais
 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-15241-4RA-CP
 Description: Kohler Coralais Centerset Lavatory Faucet
 Color: Polished Chrome

Toilet:

Model: 403082-0
 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
 Rough-in: Rough, in slab plumbing for Future Lower Level Bath

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

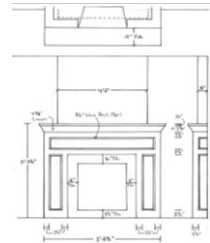
Model: Empire DVD32FP30N direct vent gas fireplace

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: **!Black Slate**

Venting: Direct vent outside wall



CABINETS & COUNTERTOPS

CABINETS:

All kitchen, bath, and built-in cabinet features:

Kitchen Cabinets to be Mid Continent Contemporary Series
 All kitchen cabinets are Concord style in Painted Maple, Color is **!"White"**
 Vanity Cabinets to be Mid Continent Contemporary Series
 Master Bath vanity cabinet is Parker style in Stained Maple, Color is **!"Charcoal"**
 Bath#2 vanity cabinet is Concord style in Painted Maple, Color is **!"Stone"**

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
!"White**



**!"Concord
!"Stone**



**!"Parker
!"Charcoal**

CABINET NOTES:

All cabinet pulls/knobs

Kitchen Knobs **!"BP53005G10 at Doors & Drawers**
 Bathroom Knobs **!"BP53005G10 at Doors & Drawers**



COUNTERTOPS:

Location: Kitchen
Style: Granite
Color: **!"Uba Tuba"**
Edge Detail: Pencil Edge
Cut-Outs: Undermount Sink
Backsplash: Yes
B/S Location: Back only.



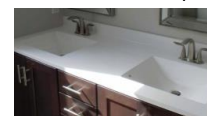
Kitchen Tops (style only)

Location: Master Bathroom 72" vanity
Style: Cultured Marble with 2 integrated **!"Flush Rectangular** 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 **!"Flush Rectangular** bowl
Color: White with White Bowl
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Bath #2 Top (Single Bowl at Bath #2)

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 and party walls (soundproofing)
 Spray Foam: Box sill in first and second floor joists insulated with closed cell foam.
 Attic: R-60 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 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: IBM "Chantilly Lace" #2121-70.
 Hinges: Satin Nickel



Door Knobs:

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

Interior: EZ-Set Satin Nickel



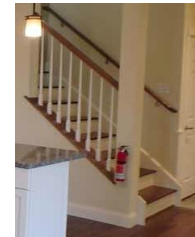
Other:

Satin Nickel handrail brackets, hinge bumps and base bumps.



Stairs:

First Floor to Second Floor: Maple Hardwood stairway, treads stained !Sierra to match Hardwood Flooring
 Box stair construction with half wall and hardwood cap,
 stained to match stair treads, open rail with turned balusters.
 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: Bench & Coat Pegs at Mudroom
 Open Linen Shelves at Master Bath

Bath Hardware:

<u>Item:</u>	<u>Quantity</u>	<u>Item #:</u>	<u>Finish</u>
Toilet Paper Holder	3	K-13434	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
24" Towel Bar	2	K-13431	Polished Chrome
Robe Hook	2	K-13433	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: Kitchen, Foyer, Living Room, Dining Room, and Stair Landings (first to second floor).
 Make: BSL
 Style: Horizon Maple 3 1/4"
 Finish: !Sierra



Carpet

Location: Master Bedroom & WIC, Bedroom #2, Bedroom #3, Den, and Upstairs Hall
 Make: Shaw
 Style: Turn the Page
 Color: To Be !Sandy Nook 00104
 Details:



Tile

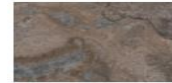
Location: Master Bath
 Maker: !Undefasa
 Style: !Orleans
 Orientation: Square
 Size: !13"x13"
 Color: !Bone
 Grout: !Light Pewter



Location: Bath #2
 Maker: !Cerim USA
 Style: !Desire
 Orientation: Square
 Size: 12"x12"
 Color: !White
 Grout: !Light Pewter



Location: Mudroom, Laundry Room, and Powder Room
 Maker: !Undefasa
 Style: !Rajasthan
 Orientation: !50/50 Brickset w/long side to Garage Entrance
 Size: !13"x24"
 Color: !Black
 Grout: !Dusty Grey



PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Pittsburg Paints exterior paint, Front Door Color to be !BM "Newburg Green" #HC-158
 Overhead Door: No Paint, Left Manufacturer's White
 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 and Stair Treads to be stained with TWP Total Wood Preservative, Color to be !Rustic #1516. Porch Posts, Roof Beam, Rails, Rimboard, and Stair Risers to be White.
 Side Deck: Decking and Stair Treads to be stained with TWP Total Wood Preservative, Color to be !Rustic #1516. Rails, Rimboard, and Stair Risers to be White.

Interior Paint:

Paint plan will be developed and approved as selections are made.
 Painted Interior Walls: 1 coat primer with 2 coats of Pittsburgh Paints flat latex paint, Color to be !BM "China White" #PM-20. Low VOC Interior paint to be used
 Accent Wall Color: One room to receive accent paint color. Color to be !Sherwin Williams "Comfort Gray" #SW6205. Locations: !Kitchen, Master Bath, and Bath #2.
 Ceilings: !BM "China White" #PM-20.
 Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint
 Color: !BM "Chantilly Lace" #2121-70.
 Interior Doors: Color: !BM "Chantilly Lace" #2121-70.
 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: WFG540H0ES
Color: Stainless Steel
Features:

Dishwasher

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



Microwave

Make: Whirlpool
Model: WMH53520CS
Color: Stainless Steel
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

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.

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

BUILDING CODES:

This home will comply with all state Fire & Safety Codes. In order to comply with these codes fire extinguisher(s) may be placed in an exposed location within the home.

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 Homes

Date