

Construction Specifications

BUILDER

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

Plan:

Triplex Hazelnut

Plan Date:

6/3/2015

Specifications:

Hazelnut Spec

Specifications Date:

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**HOME OWNERS**

Hazelnut Triplex Model

PROJECT ADDRESS

South Village Lot 40-M
95 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 1488 square feet of living space including second floor master suite; 768 square feet of unfinished Lower Level, 240 square foot 1-car garage, 36 square foot front porch, and 144 square foot rear deck.

SPECIFICATIONS INDEX

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CHANGE ORDERS

C/O Number

C/O code

C/O Date

Plan Date

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:	3/4" 4x8 T&G OSB Edge Gold 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 and 5/12 at Main House; 5/12 at Garage; 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: To Be Selected by Owner

SIDING:

Norandex "Woodsman Select"
 Gable Ends: Double 4" Color to selected by owner
 Clapboard: Double 4" Color to selected by owner
 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 0.28. 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	3	
F	MBR Closet	3030	Awning	1	
EG	Lower Level	6048	Slider	1	Egress
K	MBR & BR2	3660	Dbl. Hung	5	Egress
L2	Kitchen	6049	Dbl. Hung	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"	4 Panel	1	Double Bore
	S236 4 Panel				
II	Garage Entry RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
III	Kitchen to Future Deck RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				



Entry Door I



Garage II



Kitchen to Deck III

OVERHEAD GARAGE DOOR:

Door: Insulated 9' 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: 4' x 6' 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

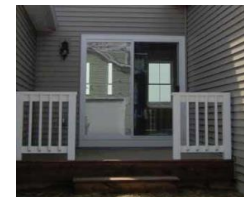
Porch Finish: Porch Decking and Stair Treads to be stained with TWP
 Total Wood Preservative, Color to be selected by owner.
 Posts, Roof Beams, Rimboard, and Stair Risers to be painted White.

Porch Rail: None
 Color: N/A

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: Decking and rim board to be stained with TWP
 Total Wood Preservative, Color to be Selected by Owner.

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
 Switch Style Toggle
 Plate Style
 Switch Color White
 Dimmers Available as an option.
 Dimmer Style
 Dimmer Color
 Dimmer Locations
 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 South Village which will include 80% fluorescent fixtures as part of the Energy Efficiency Program. Lights can be adjusted by owner.

Ceiling Light Fixtures

Hallway, Bedroom, Living Room, Dining Room, and Mudroom Ceilings



Vanity Lamp

Wall Sconces



Main Bath



Powder Room and Master Bath (2ea.)

Foyer Light



Kitchen Island:

Pendants (2ea.)

Interior Ceiling Fan

Available as an option

PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	N/A
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:	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
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Main Bath

Lavatory Faucet

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

Tub/Shower:

Model: 71220120
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: 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 Available as an Option

Model:

Mantle:

Tile Surround:

Color:

Venting:

CABINETS & COUNTERTOPS

CABINETS:

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

Kitchen Cabinets to be Mid Continent Simple Series
 All kitchen cabinets are Concord style in "Natural Maple"
 Vanity Cabinets to be Mid Continent Simple Series
 All vanity cabinets are Concord style in "Natural 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
"Natural" Finish

CABINET NOTES: None

All cabinet pulls/knobs

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

COUNTERTOPS:

Location: Kitchen Including Island
Style: Granite
Color: To Be Selected by Owner from Builders Series Colors
Edge Detail: Pencil Edge
Cut-Outs: Undermount Sink
Backsplash: Yes
B/S Location: Back only.



Kitchen Tops

Location: Main Bathroom 60" 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

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: Painted Color TBD
 Hinges: Satin Nickel



Door Knobs:

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



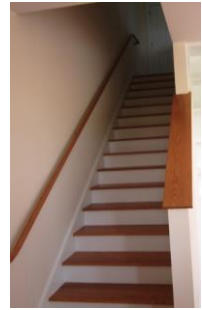
Other:

Satin Nickel handrail brackets, hinge bumps and base bumps.



Stairs:

First Floor to Second Floor: Maple Hardwood stairway, treads stained 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:
 Main Bath 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:

Bath Hardware:

<u>Item:</u>	<u>Quantity</u>	<u>Item #:</u>	<u>Finish</u>
Toilet Paper Holder	2	K-13434	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
30" Towel Bar	1	K-13432	Polished Chrome
Robe Hook	1	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, and Dining Room.
Make: BSL
Style: Horizon Maple, 4 1/4" width
Finish: Natural



Carpet

Location: Master Bedroom and WIC, Bedroom #2, and Upstairs Hall
Make: Shaw
Style: Full Court
Color: To Be Selected by Owner
Details:

Tile

Location: Powder Room, Mudroom, and Main Bath
Maker: Anatolia
Style: Ottomano
Orientation: Square
Size: 13" x 13"
Color: To Be Selected by Owner
Grout: TBD

Vinyl

Location: Laundry Room
Make: Mannington
Style: Jumpstart
Color: To Be Selected by Owner

PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be selected by owner.
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 Selected by Owner
Porch Posts, Roof Beams, Rimboard, and Stair Risers to be White.
Rear Deck: Decking, Rim, and Steps to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Rails 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 Glidden flat latex paint, Color to be selected by owner.
Low VOC Interior paint to be used
Accent Wall Color: Optional
Ceilings: To Match Walls
Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint
Color: To be selected by owner
Interior Doors: Color: To be selected by owner
Semi-Gloss finish
Interior Trim, stained: N/A

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: WRF535SMBB
Color: Black
Options: French Door



Gas Range

Make: Whirlpool
Model: WFG540H0EB
Color: Black
Features:

Dishwasher

Make: Whirlpool
Model: WDT720PADB
Color: Black
Features:



Microwave

Make: Whirlpool
Model: WMH53520CB
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

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 Main 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

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 Construction Inc.

_____ Date