

## Construction Specifications

### BUILDER

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

**Plan:** Farmstead II Plan  
**Plan Date:** 2/3/2016  
**Specifications:** Farmstead II Spec  
**Specifications Date:** 2/3/2016



### HOME OWNERS

Stuart & Delia Mowat  
29 Blackberry Lane  
South Burlington, VT 05403

**PROJECT ADDRESS**  
South Village Lot 43N  
75 Preserve Road  
South Burlington, VT 05403



### DESCRIPTION

Farmstead II Plan: Two story New England style home with un-finished Lower Level. Two floors of finished area with approximately 2115 square feet of living space including second floor master suite; **#245 square feet of finished Lower Level and 690 square feet of unfinished Lower Level**; 480 square foot 2-car garage, 132 square foot front porch and 168 square foot rear deck.

### SPECIFICATIONS INDEX

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### CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
<b>Contract Signing</b>	<b>#Bold</b>	<b>2/3/2016</b>	<b>2/3/2016</b>

### 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'-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: 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 **#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 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 8/12 at Main House; 4/12 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 TruDefinition shingles Ice and water shield on eaves and valleys.  
Vented on ridge to achieve proper ventilation.  
Shingles: Owens Corning TruDefinition Limited Lifetime Warrantee  
Color: To Be Selected by Owner

**SIDING:**

Mitten Highland Panel  
 Gable Ends: Double 4" Color to be Selected by Owner  
 Clapboard: Double 4" Color to be 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/Dining	3465	Dbl. Hung	5	
A2	Great Room	6865	Dbl. Hung	1	
B	MBR/BR2/BR3/Garage	3453	Dbl. Hung	12	
C	MSTR Bath/Bath 2/Stairway	3449	Dbl. Hung	3	
D	BR3/Stairway	2845	Dbl. Hung	2	
E	Kitchen	3849	Dbl. Hung	1	
EG	Lower Level	6048	Slider	1	EGRESS
F	Stair Landing	3030	Awning	1	
G	Lower Level	3624	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"	2 Panel	1	Double Bore
	S220 2 panel w/12" Single Sidelight				
II	Garage Entry LH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				
III	Dining Room to Future Deck RH	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



Entry Door I



Garage II



Dining to Future Deck III

**OVERHEAD GARAGE DOOR:**

Door: Insulated 16' x 7' Garage Door  
 Design: Sonoma Panel w/Stockton II glass windows  
 Color: Manufacturer's White  
 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 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 #1 PT 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, Rails, Rimboard, and Stair Risers to be painted White.
- Porch Rail: Pressure Treated rail and balusters  
Color: White
- Rear Deck 12' x 14' Rear Deck framed with PT 2x10 joists and 5/4x6 #1 PT Decking. Access to Deck from Dining Room. Steps from deck to rear yard to be PT box stairs with 5/4x6 #1 PT treads.
- Rear Deck Finish: None, decking and rim board to be left natural.
- Rear Deck Railing: Pressure Treated rail and balusters  
Color: None, left natural



**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.
- #TV Conduit #Conduit in Great Room for Wall Mounted TV**



**LIGHTING**

**LIGHT FIXTURES:**

Dining Room  
KIC 43651AP



Foyer  
KIC 43655AP



Island  
KIC 43654AP



Garage Exterior  
KIC 9618OZ



Deck Exterior  
KIC 9611OZ



Upstairs Vanity  
KIC 5337CH



Master Vanity/Powder Room  
KIC 5336CH



Living Room  
KIC 8110NI



Master Bed  
KIC 8110NI



Upstairs Hall/Mudroom/Guest Bedrooms  
KIC 8108NI



Laundry/Master Closet



**PLUMBING**

**GAS**

Main Kitchen Range	Yes
Main Fireplace	<b>#Yes</b>
Second Floor Dryer	<b>#N/A, Electric Dryer</b>
Boiler	N/A
Hot water system	Yes
Grill Line at Deck	<b>#Yes</b>

**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:	<b>#York LX Series 3 ton, 14.5 SEER</b>
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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**Master Bath**

2 Lavatory Faucets

Model:	K-5316-4-CP
Description:	Kohler Refinia Centerset Lavatory Faucet
Color:	Polished Chrome

#Shower Base

Model:	<b>#72131100</b>
Description:	<b>#Sterling Ensemble 60" Shower Receptor</b>
Color:	White

Shower Trim:

Model:	K-T5320-4E-CP
Description:	Kohler Refinia w/2.0 gpm showerhead
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-5316-4-CP  
Description: Kohler Refinia Centerset Lavatory Faucet  
Color: Polished Chrome

Tub/Shower:

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

Tub/Shower Trim:

Model: K-T5318-4E-CP  
Description: Kohler Refinia w/2.0 gpm showerhead  
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-5316-4-CP  
Description: Kohler Refinia 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**

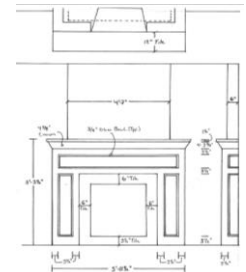
Model:      **Empire DVD32FP30N 32" Direct Vent Gas Fireplace**

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  
To Be Selected By Owner**

Color:

Venting:      **Direct vent outside wall**



## 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 Maple with "Natural" finish  
Vanity Cabinets to be Mid Continent Simple Series  
All vanity cabinets are Concord style in Maple with "Natural" finish



Concord Maple  
"Natural Finish"

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

### COUNTERTOPS:

<u>Location:</u>	<u>Kitchen</u>
<u>Style:</u>	Granite
<u>Color:</u>	New Caledonia
<u>Edge Detail:</u>	Pencil Edge
<u>Cut-Outs:</u>	Undermount Sink
<u>Backsplash:</u>	Yes
<u>B/S Location:</u>	Back only.



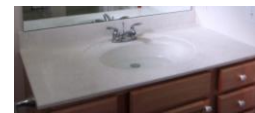
Kitchen Tops (not color, but style)

<u>Location:</u>	<u>Master Bathroom 72" vanity</u>
<u>Style:</u>	Cultured Marble with 2 integrated bowls
<u>Color:</u>	White with White Bowl
<u>Edge Detail:</u>	Square Edge
<u>Cut-Outs:</u>	None
<u>Backsplash:</u>	Yes
<u>B/S Location:</u>	Back only.



Master Bath Top

<u>Location:</u>	<u>Bath #2 60" vanity</u>
<u>Style:</u>	Cultured Marble with integrated bowl
<u>Color:</u>	White with White Bowl
<u>Edge Detail:</u>	Square Edge
<u>Cut-Outs:</u>	None
<u>Backsplash:</u>	Yes
<u>B/S Location:</u>	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-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
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 2 Panel Hollow Core  
 Color: To be selected by Owner  
 Hinges: Satin Nickel



**Door Knobs**

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



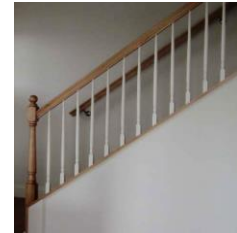
Other:

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, open rail with turned 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:  
 Location: Details:  
 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.



Pantry Shelves

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Open Shelves in Kitchen  
 Wood Shelves at Pantry

Bath Hardware:

Item	Quantity	Item #	Finish
Toilet Paper Holder	3	K-37054	Polished Chrome
Towel Ring	1	K-37057	Polished Chrome
24" Towel Bar	2	K-37051	Polished Chrome
Robe Hook	2	K-37055	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, Great Room, Dining Room, Den, First Floor Hall, Stair Landing (First to Second Floor), and **#Second Floor Hall**  
Make: BSL  
Style: Horizon Maple, 4 1/4" width  
Finish: Natural

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#### Carpet

Location: Master Bedroom & Walk-in Closet, Bedroom #2, and Bedroom #3  
Make: Shaw  
Style: Turn the Page  
Color: To Be Selected by Owner  
Details:

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#### Tile

Location: Master Bath, Mudroom, Powder Room, and **#Bath #2**  
Maker: Undefasa  
Style: Rajasthan  
Orientation: Square  
Size: 13 x 13  
Color: To Be Selected by Owner  
Grout: TBD

**#Location: Master Bath Shower Walls**  
Maker: Anatolia  
Style: Ottomano  
Orientation: Square  
Note: Shower Wall Tile to be 84" Tall, Shower to include 2 corner shelves.  
Size: 12 x 12  
Color: To Be Selected by Owner  
Grout: TBD

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#### Vinyl

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

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### PAINT:

#### Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be Selected by Owner  
Overhead Door: 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 Beam, Railing, Rimboard, and Stair Risers to be White.  
Rear Deck: None, decking, rim board, and rails to be left natural.

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**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: To Be Selected by Owner  
Location: To Be Selected by Owner

Ceilings: **#To Be Painted Ceiling White**

Interior Trim, painted: Painted, 1 primer, 2 coats of Glidden 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: **#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  
Model  
Color  
Details

Dryer  
Model  
Color  
Details **#Electric Dryer**

## 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 side walk
- \* 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, South Village Communities, LLC reserves the right to make substitutions and specification changes.*

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**SIGNATURES:**

\_\_\_\_\_  
Client:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Collin Frisbie, Builder  
For: Sterling Construction Inc.

\_\_\_\_\_  
Date