

Construction Specifications

BUILDER

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

Plan:

Everhart Plan

Plan Date:

9/4/2014

Specifications:

Everhart Spec

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HOME OWNERS

Wendy Everhart
3 Mayfair St
South Burlington, VT 05403

PROJECT ADDRESS

South Village Lot 44
205 South Jefferson St
South Burlington, VT 05403



DESCRIPTION

Everhart Plan: two story New England style home with un-finished Lower Level. Two floors of finished area with approximately **1838** square feet of living space including first floor master suite; **~515 square feet of partially finished Lower Level** and **~563 square feet of unfinished Lower Level**. 484 square foot 2-car garage, and **1208** square foot front porch.

SPECIFICATIONS INDEX

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CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
Revision #1	*BOLD	9/12/2014	9/12/2014
Revision #2	!Red	9/17/2014	9/17/2014
Revision #3	^Blue	9/19/2014	9/19/2014
PCL #3	~Green	9/24/2014	9/19/2014
O&S	#purple	#####	10/19/2014

PERMITS

PERMITS:

Builder responsible to obtain all necessary permits including.
Building permits

STRUCTURE DETAIL & EXTERIOR SELECTIONS

FOUNDATIONS/LOWER LEVEL:

Type: Poured Concrete
Wall Height: 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 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 6/12 at Main House; 8/12 at Garage; 4/12 at Front Porch
House wrap: Professional house wrap with flashing around all windows and doors.

SPECIAL FRAMING: None

ROOFING:

CertainTeed Landmark shingles. Ice and water shield on eaves and valleys.
 Vented on ridge to achieve proper ventilation.
 CertainTeed Landmark - Limited Lifetime Warrantee
 Shingles: Color: #Moire Black

SIDING:

Norandex "Woodsman Select"
 Gable Ends: Double 4" Color to be #Cypress
 Clapboard: Double 4" Color to be #Cypress
 #Note: Owner to have until 11/11/14 to change siding color to "Richmond Red" premium color for \$1300.
 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/MBR	3465	Dbl. Hung	#5	
A2	MBR	6865	Dbl. Hung	1	
!AW	Bath #2	3030	Awning	1	
B	BR2&3!/Garage	3453	Dbl. Hung	^7	
C	M Bath/Lower Level	3441	Dbl. Hung	4	
#F	Stairwell	#2854	Dbl. Hung	#1	
T	*Upstairs Hall!/Kitchen	!3012	Fixed	^4	

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/S100SL Sidelite ! Include Larson 350-17 White, Full View Storm Door				
II	Mudroom Entry *LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
III	Garage Serv. Entry RH	3' - 0"	#6 Panel	1	Double Bore
	#S210 6 Panel Solid				



Entry Door I !w/Storm Door



Mudroom Entry II



#Garage Service Entry III

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
 Design: Contemporary Flat Panel w/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

Front Porch Framing: 1208sqft Wrap Around 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

Front Porch Finish: Porch Decking, Rim and Stairs to be stained with TWP Total Wood Preservative, Color to be # "Dark Oak"
 Posts, Roof Beams and Rails to be painted Glidden White.

Front Porch Rail: Pressure Treated rail and balusters
 Color: White

Rear Deck Framing: Available As An Option

Rear Deck Finish: N/A

Rear Deck Railing: N/A
 Color:



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:

All light selections will be done by Sterling Construction, Inc. which will include 80% fluorescent fixtures as part of the Energy Efficiency Program. Lights can be adjusted by owner.

#Garage Exterior
#308844



#Upstairs Hall (3)
#216911



#Master Vanity (2):
#536913



#Kitchen Island (2)
#348247



#Master Closet/Basement/Laundry
#569584



#Under Cabinet Light/Kitchen Sink
#580727



#Mud Room (1) w/ (1) recessed
#360531



#Master Bedroom/Bed #2/ Bed #3
#206759



#Upstairs Bath Vanity:
#951381



#Dining Room
#348287



#LL Stairs
#569584



#Foyer
#360531



#Bath #2
#206759



#Living Room
#843686



#Powder Room (1):
#536913



#Stairs to 2nd Floor



PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	N/A
Lower Level Dryer	Yes
#Future 1st 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:	York LX Series, 3 ton 14.5 SEER
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting	Per plan.

PLUMBING FIXTURES:

Main Kitchen:

<u>Sink</u>	
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

<u>Faucet</u>	
Model:	K-596-VS
Description:	Kohler Simplice with Spray
Color:	Vibrant Stainless
Option:	Metal Strainers

<u>Disposal</u>	
Model:	1/2 HP Insinkerator Badger 5



Master Bath:

2 Lavatory Faucets

Model: #2575LF-SSMPU
Description: #Delta Leland Centerset
Color: #Stainless

Shower

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

Shower Trim

Model: #K-8520-CP (Master Shower Handshower Kit)
#K-T15621-4-CP
Description: #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: #B2515LF-PPU
Description: #Delta Foundations Centerset
Color: Polished Chrome

Tub/Shower

Model: 71220110
Description: Sterling Ensemble Curve 60" Tub/Shower
Color: White

Tub/Shower Trim

Model: #K-T15601-4-CP
Description: #Kohler 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: #2575LF-SSMPU
Description: #Delta Leland Centerset
Color: #Stainless

Toilet

Model: 403082
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 30"H
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
 #Future Laundry Rough-In in first floor mudroom
 Rough-In: **!No in slab rough plumbing at Lower Level**

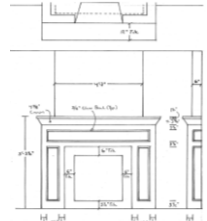
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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

FIREPLACE & MANTLE

FIREPLACE:

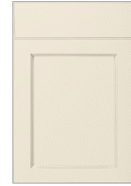
Model: Monessen BDV300 33" direct vent gas fireplace
Mantle: Custom Built In Place Mantle (see picture/detail)
Tile Surround: 6" Tile Fireplace Surround with 12" Tile Hearth to be full width of fireplace enclosure
Color: #Brazil Black



CABINETS & COUNTERTOPS

CABINETS:

All kitchen, bath, and built-in cabinet features:
 Kitchen Cabinets Surround to be Mid Continent Signature Series, Simple Design
 All surround cabinets are #Parker style in "#Antique White"
 Island Cabinets to be Mid Continent Signature Series, Simple Design
 Island Cabinets are #Parker style in #Espresso
 Vanity Cabinets to be Mid Continent Signature Series, Simple Design
 All vanity cabinets are #Parker style in #Espresso



Cabinet plans are drawn and presented to the client before cabinet construction begins. #Parker Door #Espresso
 **Photos are meant to show cabinet style only, actual color may vary

#Parker Door #Antique White

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen Doors #53018-FB
 Kitchen Drawers #53019-FB
 Powder Room/Master Bath/ Bath #2 Doors: #53018-G10
 Master Bath/Bath #2 Drawers: #53019-G10



COUNTERTOPS:

Location: Kitchen
Style: Granite
Color: #St. Cecilia
Edge Detail: Pencil Edge
Cut-Outs: Undermount Sink
Backsplash: Yes
B/S Location: Back only.



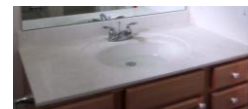
Kitchen Tops

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



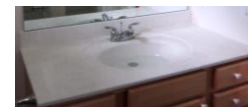
Master Bath Top

Location: Bath #2 148" vanity
Style: Cultured Marble with integrated bowl
Color: ^White/Bone
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.
Note: **!Sink Bowl to be Off-Center**



Bath #2 Top **!Bowl to be Off-Center**

Location: *Powder Room 36" vanity
Style: Cultured Marble with integrated bowl
Color: ^White/Bone
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



*Powder Room 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: 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.
 ~Lower Level: 1/2" sheet rock, taped with 3 coats of joint compound at interior walls and ceilings of partially finished Lower Level
 Garage: None

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 Textured 6 Panel Hollow Core
 Color: Painted Color TBD
 Hinges: Satin Nickel
 Note: ~Partially Finished Lower Level to include Interior Doors to Laundry, Future Family Room, and Two Storage Areas.



Door Knobs:

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:
 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.



!Shelf with Crown at Closets

Wainscot/wall treatment: 36" High Wainscot at Mudroom
 ^36" High Wainscot at Foyer

Crown:

~4 5/8" Crown at Foyer, Living Room, Dining Room, Kitchen, and Master Bedroom

Built-Ins:

Coat Pegs and Bench Seat at Mudroom
 ! Shelf with Crown at Bedroom #3 Closet & Bath #2 Linen Closet
 ^Coat Pegs at Foyer

Bath Hardware: (Delta Leland series)

Item	Quantity	Item #	Finish
#MSTR/PWR Paper Holder	2	#70050-SS	#Stainless
#Bath #2 Paper Holder	1	#70050	Polished Chrome
#Towel "Ring" to be 9" towel bar (cut down from 18" towel bar)	1	#70018-SS	#Stainless
#24" Towel Bar Mstr	2	#70024-SS	#Stainless
#24" Towel Bar Bath #2	1	#70024	Polished Chrome



CLOSET SHELVING:

All closet systems will be vented wire and the system, per the picture here, is indicated on the plan.

Master Bedroom: 2 Shelf and Rod
 Master Bath Linen: 4 Shelf
 Bedroom 2 & 3: 1 Shelf and Rod
 *Up Hall Linen: 4 Shelf
 Mudroom: 1 Shelf and Rod



FLOORING AND PAINT SELECTIONS

FLOORING**Wood Floors**

Location: Foyer, Living Room, Kitchen, Dining Room, PWDR, Mudroom, and ~Master Bedroom & WIC
 Make: #Hallmark
 Style: #Alta Vista
 Finish: #Malibu Oak



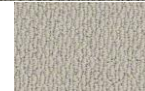
Location: !Upstairs Hallway, #Stair Landing (first to second floor)
 Make: BSL
 Style: Horizon Grade Maple #5-1/4"
 Finish: #Capuccino

**Carpet**

Location: #Bedroom #3
 Make: Shaw
 Style: #National Event, EA442
 Color: #500 grey stone
 Details:

**Carpet**

Location: #Bedroom #2
 Make: Shaw
 Style: #National Event, EA442
 Color: #106 Fossil
 Details:

**Tile**

Location: Master Bath, #Mudroom
 Maker: #Marazzi
 Style: #Walnut Canyon
 Orientation: Square
 Size: 13" x 13", UHC4
 Color: #Multi
 Grout: #TBD by EPC

Location: #Powder Room
 Maker: #Marazzi
 Style: #Walnut Canyon
 Orientation: Square
 Size: #6-1/2"x6-1/2", UHDR
 Color: #Multi
 Grout: #TBD by EPC

Location: #Transition from Mudroom to Powder Room
 Maker: #Marazzi
 Style: #Walnut Canyon, Decorative Accent
 Orientation: Square
 Size: #2x2 square, UHD5
 Color: #Multi
 Grout: #TBD by EPC

**PAINT:****Exterior Paint:**

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be #Black
 Overhead Door: Unpainted, 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, Rim, and Steps to be stained with TWP Total Wood Preservative, Color to be #Dark Oak. Porch Posts, Roof Beam and Railing to be White.
 Rear Deck: N/A

Interior Paint:

Paint plan will be developed and approved as selections are made.
 Painted Interior Walls: 1 coat primer with 2 coats of Glidden #eggshell latex paint, Color to be #BM Pashmina AF-100
 Low VOC Interior paint to be used
 #See paint plan for exact locations
 Accent Wall Color: Room Color
 Foyer/Dining/BR2/Bath #2 #BM Ozark Shadows AC-26
 Kitchen/Living/MSTR Bath/BR2 #Galveston Gray AC-27
 Ceilings: #BM Hazy Skies OC-48
 ~Lower Level ~Sheetrock at Partially Finished Lower Level to receive 1 coat of primer
 Interior Trim, painted: Painted, 1 primer coat, 2 coats of Glidden semi-gloss latex paint
 Color: #BM Soft Chamis OC-13
 Interior Doors: Color: #BM Soft Chamis OC-13
 Semi-Gloss finish
 Interior Trim, stained: N/A

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: #WRF535SMBM
Color: #Stainless
Options:



Gas Range

Make: Whirlpool
Model: #WGG555SOBS
Color: #Stainless
Features:

Dishwasher

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



Microwave

Make: Whirlpool
Model: #WMH32519CS
Color: #Stainless
Features: #1.7 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.

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.

SIGNATURES:

Client:

Date

Client:

Date

Collin Frisbie, Builder
For: Sterling Construction Inc.

Date