

Construction Specifications

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

Plan: Triplex Chestnut
Plan Date: 12/5/2014
Specifications: Chestnut Spec
Specifications Date: 12/8/2014



HOME OWNERS
Chestnut Duplex Model

PROJECT ADDRESS
South Village Lot 45-R
127 South Jefferson Rd
South Burlington, VT 05403



DESCRIPTION

Triplex Chestnut Plan: two story New England style duplex home with un-finished Lower Level. Two floors of finished area with approximately 1806 square feet of living space including first floor master suite; 1176 square feet of unfinished Lower Level, 440 square foot 2-car garage, 132 square foot front porch and 144 square foot 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
Selections	#bold	2/10/2015	12/5/2014
PCL #1	!Red	3/16/2015	12/10/2015
PCL #2	^Blue	3/19/2015	12/10/2014
O&S	~Dark Blue	3/26/2015	12/10/2015

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: 5/12 and 10/12 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:

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

SIDING:

#Mitten Highland
 Gable Ends: Vinyl Shakes Color to **#544 Mocha**
 Clapboard: Double 4" Color to **#Hearthstone**
 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	3465	Dbl. Hung	3	
B	MBR & BR3	3453	Dbl. Hung	3	
C	MBA, BA 2 & Stairwell	3441	Dbl. Hung	3	
D	Powder	2430	Awning	1	
E	BR2 & BR3	3453	Casement	3	
G	Lower Level	3624	Awning	2	
H2	MBR	6853	Slider	1	Egress

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	Garage Entry RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
III	Dining to Future Deck	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



Entry Door I



Garage II



Dining to Deck III

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door
 Design: Contemporary Flat Panel
 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 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 Deck, Rim and Stairs to be stained with TWP Total Wood Preservative, Color to be **#Rustic 1516**. Posts and Roof Beams to be painted White.

Porch Rail: None
 Color: N/A

Side Deck/Patio: 12' x 12' deck framed with PT 2x10 joists and 5/4x6 Cedar Decking. Access to deck from Dining Room. Steps from deck to side 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 **#Rustic 1516**

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
 Dimmer Style Lutron Skylark
 Dimmer Color White
 Dimmer Locations **^Kitchen Recessed Lights, Kitchen Pendants, Dining Room Light, Living Room Light**
 Exterior plugs Per Electrical Plan



Lighting:

Lighting fixtures: See Lighting section.
 Recessed lights
^LED Bulbs **^All fixtures to have LED Bulbs**

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: 4 Per electrical plan.
 Audio: No.
^Switched Outlets **^2 Switched Outlets on West Wall of Master Bedroom**



LIGHTING

LIGHT FIXTURES:

**#Master Bedroom
#206759**



**#Master Bath
#951384**



**#Foyer Light
#360531**



**#Kitchen Island
#348243**



**#Deck/Garage Exterior
#397626**



**#Master Bedroom
#206759**



**#Main Bath
#951381**



**#Living Room
#216906**



**#Dining Room
#348287**



**#Upstairs Hall/Laundry
#216911**



**#Powder Room
#536913**



**#Master Closet
#299827**



**#Stairs (2)
#291430**



Interior Ceiling Fan

!Ceiling Fan rough-in boxes installed at Master Bedroom & Living Room.
Ceiling fans to be installed by Owner after closing.

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
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Master Bath

2 Lavatory Faucets

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

Shower

Model: 72230100
Description: Sterling Ensemble 60" Shower, Curve Wall
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: 402082
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 30"H
Color: White



Bath #2

Lavatory Faucet

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

Tub/Shower:

Model: !76220110
Description: !Sterling 60" Ensemble Curve Whirlpool 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



!Laundry Room

Sink

Model: FL-1
Description: Fiat Moulded Stone Laundry Tub with Legs
Color: White

Faucet

Model: K-15270-4-CP
Description: Kohler Coralais Utility Sink Faucet w/Lever Handles
Color: Polished Chrome



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 at Main Floor Laundry
!Washer Box Valve with single handle shutoff and Utility Sink at Lower Level Laundry
 Laundry appliances pricing optional

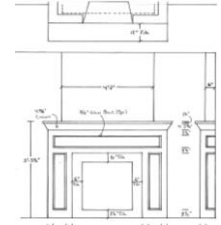
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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: ~California Gold
Venting: Direct vent outside wall

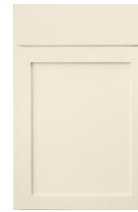


CABINETS & COUNTERTOPS

CABINETS:

All kitchen, bath, and built-in cabinet features:
 Kitchen Cabinets to be Mid Continent Simple Series
 All kitchen cabinets are Concord Maple **!Antique White**
 Vanity Cabinets to be Mid Continent Simple Series
 All vanity cabinets are Concord style in **#Suede**

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 **!Antique White** Finish



Concord Maple **#Suede** Finish

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen Knobs (on doors) ~53005-ORB
 Kitchen Pulls (on drawers) ~53010-ORB
 Bathroom Knobs ~53005-ORB



COUNTERTOPS:

Location: Kitchen
Style: Granite
Color: **#New Caledonia**
Edge Detail: Rounded 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 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 and party 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
 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 ^Royal Series Levers 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:
 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:

Coat Pegs at Mudroom
 !Built-in Cabinets & Shelves at Fireplace. Cabinets to be Concord Maple, prefinished White, 42" wide and 18" deep. Shelves to be 42" wide and 12" deep, painted to match cabinets.

Bath Hardware:

Item:	Quantity	Item #:	Finish
Toilet Paper Holder	3	^DN0709CH	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
30" Towel Bar	2	K-13432	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 Powder Room.
 Make: BSL
 Style: Horizon Grade #Birch
 Finish: #Cappuccino 4 1/4"



Carpet

Location: Master Bedroom, Upstairs Hallway and Bedroom #2 & #3
 Make: Shaw
 Style: ~Royal Order 52P34
 Color: ~Sandstone 200
 Details:

Tile

Location: Master Bath & Mudroom
 Maker: Anatolia
 Style: #Anatolia
 Orientation: Square
 Size: #12x12
 Color: #Kaya Mica
 Grout: #TBD by EPC



Vinyl

Location: Laundry
 Make: #Tarkett
 Style:
 Color: #Impresario Concrete, 58054

Location: Bath #2
 Make: #Tarkett
 Style: #Canton
 Color: #17002



PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be ~Sherwin Williams "Salute" 7582

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 #Rustic 1516 Porch Posts and Roof Beam to be White.

Side Deck: Decking, Rim, and Steps to be stained with TWP Total Wood Preservative, Color to be #Rustic 1516 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 ~Valspar "Down Comforter" CI91 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: ~Valspar "Vintage" ar615

Interior Doors: Color: ~Valspar "Vintage" ar615
 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

^Whirlpool
Model: ^WFW72HEDW
Color: ^White
Details: ^Stacked

Dryer

^Whirlpool
Model: ^WGD72HEDW
Color: ^White
Details: ^Stacked

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