

## Construction Specifications

### BUILDER

Sterling Construction Inc.  
1049 Williston Rd Ste. 8  
South Burlington, VT 05403

### Plan:

Chestnut Duplex  
10/29/2012  
Chestnut Spec  
10/7/2013



### HOME OWNERS

Thomas Davies  
2323 Plunkton Rd  
Warren VT, 05674

### PROJECT ADDRESS

South Village Lot 46  
143 South Jefferson Road  
South Burlington VT, 05403



### DESCRIPTION

Chestnut Duplex 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; \*596 square feet of finished Lower Level, 580 square feet of unfinished Lower Level. 440 square foot 2-car garage and 132 square foot front porch and ~196 \*square foot side deck.

## SPECIFICATIONS INDEX

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## CHANGE ORDERS

<u>C/O Number</u>	<u>C/O code</u>	<u>C/O Date</u>	<u>Plan Date</u>
Revision #1	*Red	3/18/2014	10/29/2012
PCL #1	Blue	3/20/2014	3/18/2014
O&S	~Green	3/31/2014	3/31/2014

## PERMITS

### PERMITS:

Builder responsible to obtain all necessary permits including.  
Building permits

## STRUCTURE DETAIL & EXTERIOR SELECTIONS

### FOUNDATIONS/LOWER LEVEL:

Type: Poured Concrete  
Wall Height: ~9'-2"  
Lookout Height: N/A  
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 \*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: ¾" 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 10/12 at Main House; 4/12 at Garage; 4.5/12 at Front Porch  
House wrap: Professional house wrap with flashing around all windows and doors.

**SPECIAL FRAMING:** None

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



**SIDING:** Norandex "Woodsman Select"  
 Gable Ends: Vinyl Shakes ~#280 Evergreen  
 Clapboard: Double 4" Color to be ~Sage  
 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 & BR 3	3453	Dbl. Hung	3	
C	Master Bath & Bath 2	3441	Dbl. Hung	2	
D	Powder	~2430	~Awning	1	
E	BR 2 & BR 3	3453	CSMT	3	Egress, Swings 2R / 1L
~EG	Lower Level	4860	Slider	1	Egress
~F	Lower Level	~3448	Dbl. Hung	3	
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 LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 panel w/12" Single Sidelight				
II	Garage Entry LH	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 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 Cedar treads

Porch Finish: Porch Deck, Rim and Stairs to be stained with TWP Total Wood Preservative, Color to be selected by owner.  
 Posts, Roof Beams and Rails to be painted White.

Porch Rail: Pressure Treated rail and balusters  
 Color: White

\*Side Deck: ~14' x 14' \*deck framed with PT 2x10 joists and 5/4x6 Cedar Decking  
 Access to deck from Dining Room. ~No stairs to yard.

Side Deck Finish: Decking and rim board to be left natural, no paint or stain.

Side Deck Railing: Pressure Treated rail and balusters  
 Color: None, rail and balusters to be left natural, no paint or stain.



~Note: No Stairs to yard

**ELECTRICAL ROUGH IN DETAILS AND SPECIFICATIONS**

**ELECTRICAL & LOW VOLTAGE:**

**Plugs/Switches:**

Underground service, 150 AMP panel.

Switches/Plugs  
 Switch Style Toggle  
 Plate Style White  
 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 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  
~398077



~Bedroom #2, #3/Laundry  
~398078



~Upstairs Hall/Lower Level Hall  
~348899



~Master Bath/Lower Level Bath  
~348525



~Main Bath  
~348851



~Powder Room  
~536913



~Foyer Light  
~536337



~Living Room/Family Room  
~348891



~Master Closet  
~299827



~Kitchen Sink/Island  
~536339



~Dining Room  
~536361



~Stairs (2)  
~291431



~Deck Exterior  
~397626



~Garage Exterior  
~397631



**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:	*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:**

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



**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: 71220120  
Description: Sterling 60" Ensemble Curved Wall 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



**\*Lower Level Bath**

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

Tub/Shower  
 Model: 71220120  
 Description: Sterling 60" Ensemble Curved Wall 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**

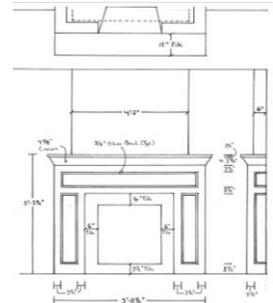
Model: Majestic DVBNV7 33" direct vent gas fireplace

Mantle: Custom Built In Place Mantle (see picture/detail)

Tile Surround: 6" Tile Fireplace Surround with 12" Tile Hearth.  
 Hearth to be full width of fireplace enclosure

Color: To Be Selected by Owner

Venting: ~Vented through roof



## CABINETS & COUNTERTOPS

### CABINETS:

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

Kitchen Cabinets to be Mid Continent Signature Series, Simple Design  
 All kitchen cabinets are Concord style in "~Antique White"  
 Master Bath Vanity Cabinet to be Mid Continent Signature Series, Simple Design  
 MB vanity cabinets are Concord style in "~Espresso"  
 Main Bath and Lower Level Cabinets to be Mid Continent Signature Series, Simple Design  
 Main Bath and LL 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      ~Espresso      ~Suede

**CABINET NOTES:**                      None

#### All cabinet pulls/knobs

~Knobs All doors                                      ~53005-ORB  
 ~Pulls All Drawers                                      ~ORB

### COUNTERTOPS:

Location:                                      Kitchen  
Style:    Granite  
Color:    ~Verde Butterfly  
Edge Detail:                                      Rounded Edge  
Cut-Outs:    Undermount Sink  
Backsplash:    Yes  
B/S Location:    Back only.



Kitchen Tops

Location:                                      Master Bathroom 72" vanity  
Style:    ~Int't Granite  
Color:    ~Wheat  
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

Location:                                      \*Lower Level Bath 42" 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.



Lower Level 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 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. Minor shadow variations are possible in 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  
 Garage: 5/8" sheet rock, taped with 1 coat of joint compound at ceiling and walls

**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 \*Solid Core  
 Color: ~White High-Hiding RM 98YY 82/022  
 Hinges: Satin Nickel



Interior Door Knobs:

Main & Family Entry:  
 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:	Details:	Colors:
Master Bath	Plate Glass	Standard, no bevel
Bath #2	Plate Glass	Standard, no bevel
*Lower Level Bath	Plate Glass	Standard, no bevel
Powder	By Owner	

Shower Curtain Rods: Master Bath & Bath #2 & \*Lower Level Bath      Straight Rod.

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Bench and Coat Pegs at Mudroom

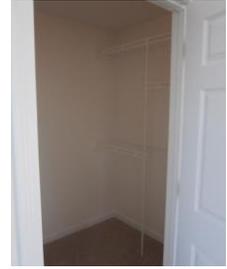
**Bath Hardware:**

Item:	Quantity:	Item #:	Finish
Toilet Paper Holder	*4	K-13434	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
30" Towel Bar	*3	K-13432	Polished Chrome
Robe Hook	*3	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  
Finish: ~Gunstock Stain Maple 3-1/4" Width



**Carpet**

Location: ~Bedroom #2, #3, Upstairs Hall and finished portion of Lower Level  
Make: ~Shaw  
Style: ~Fullcourt  
Color: ~Flaxseed  
Details:



**Carpet**

Location: ~Master Bedroom  
Make: ~Shaw  
Style: ~Fullcourt  
Color: ~Driftwood  
Details:



**Tile**

Location: ~Master Bath  
Maker: ~Anatolia Tile  
Style: ~Ottomano  
Orientation: ~Square Lay  
Size: ~12x12  
Color: ~Ivory  
Grout: ~To be selected by EPC



Ivory 67-067

Location: ~Bath #2, LL Bath  
Maker: ~Anatolia Tile  
Style: ~Ottomano  
Orientation: ~Square Lay  
Size: ~12x12  
Color: ~Sand  
Grout: ~To be selected by EPC



Sand 67-070

Location: ~Laundry and Mudroom  
Maker: ~Ayers Rock  
Style: ~AY05  
Orientation: ~Square Lay  
Size: ~12x12  
Color: ~AY05  
Grout: ~To be selected by EPC



**PAINT:**

**Exterior Paint:**

Exterior Doors: 2 coats of exterior paint, ~Drum Beat 00YR 08/409  
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 Selected by Owner. 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: Primed with 2 coats of Glidden flat latex paint, ~Swiss Coffee (Glidden) 50YY 83/057  
Low VOC Interior paint to be used

Accent Wall Color: Optional

Ceilings: ~Ceiling White

Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint  
Color: ~White High-Hiding RM 98YY 82/022

Interior Doors: Color: ~White High-Hiding RM 98YY 82/022  
Semi-Gloss finish

Interior Trim, stained: N/A

## APPLIANCES

**APPLIANCES:**

**Kitchen**

Refrigerator

Make: Whirlpool  
Model: ~WSF26C2EXB  
Color: Black  
Options:



Gas Range

Make: Whirlpool  
Model: WFG540H0AB  
Color: Black  
Features:

Dishwasher

Make: Whirlpool  
Model: WDT710PAYB  
Color: Black  
Features:



Microwave

Make: Whirlpool  
Model: WMH75520AB  
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 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, Bath #2 & Lower Level 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

**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: Thomas Davies

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date