

# Construction Specifications

## BUILDER

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

**Plan:** Villager Plan  
**Plan Date:** 8/7/2015  
**Specifications:** Villager Spec  
**Specifications Date:** 8/28/2015



## HOME OWNERS

Villager Model

**PROJECT ADDRESS**  
South Village North Lot 44  
89 Preserve Rd  
South Burlington, VT 05403



## DESCRIPTION

Villager Plan: two story New England style home with un-finished Lower Level. Two floors of finished area with approximately 1900 square feet of living space including first floor master suite; 1300 square feet of unfinished Lower Level, 528 square foot 2-car garage, 108 square foot front porch and 151 square foot rear deck.

## SPECIFICATIONS INDEX

<b>Section 1:</b> Permits	<b>Section 7:</b> Cabinets & Countertops
<b>Section 2:</b> Structural Detail and Exterior Selections	<b>Section 8:</b> Wall & Trim Interior Detail Work
<b>Section 3:</b> Electrical Rough In Details and Specifications	<b>Section 9:</b> Flooring and Paint Selections
<b>Section 4:</b> Lighting	<b>Section 10:</b> Appliances
<b>Section 5:</b> Plumbing	<b>Section 11:</b> Landscaping
<b>Section 6:</b> Fireplace & Mantle	<b>Section 12:</b> Site Work and Preparation
	<b>Section 13:</b> Miscellaneous

## CHANGE ORDERS

<u>C/O Number</u>	<u>C/O code</u>	<u>C/O Date</u>	<u>Plan Date</u>
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## 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: 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 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 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, 5/12, 6/12 and 8/12 at Main House; 5/12 at Garage; 6/12 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: Slatestone Grey

**SIDING:**

Mitten Highland Panel  
 Vinyl Shakes Color to be "Stratus"  
 Clapboard: Double 4" Color to be "Stratus"  
 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	
B	MBR/BR2/BR3/Garage	3453	Dbl. Hung	10	
C	MSTR Bath/Laundry	3441	Dbl. Hung	2	
D	Bath 2	3430	Awning	1	
E	Upstairs Hallway	3047	Dbl. Hung	1	
EG	Lower Level	6048	Slider	1	Egress
K	Kitchen	3649	Dbl. Hung	2	
T	BR2	3430	Fixed	1	
G	Lower Level	3624	Awning	2	

**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
II	Garage Entry LH	3' - 0"	2 Panel	1	Double Bore
III	Future Deck RH	3' - 0"	Full Glass	1	Double Bore
IV	Dining Room to Future Deck RH	6' - 0"	Slider	1	



Entry Door I



Garage II



Future Deck III



Dining to Deck IV

**OVERHEAD GARAGE DOOR:**

Door: 2 Insulated 9' x 7' Garage Doors  
 Design: Contemporary Flat Panel w/square 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 18' 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 Tread to be stained with TWP Total Wood Preservative, Color to be "Rustic" #1516  
Posts, Roof Beams, Rails, Rimboard, and Stair Risers to be painted White.
- Porch Rail: Pressure Treated rail and balusters  
Color: White
- Rear Deck 151 square foot 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 Toggle
- Switch Style
- Plate Style White
- Switch Color Available as an Option
- Dimmers
- Dimmer Style
- Dimmer Color
- Dimmer Locations Per Electrical Plan
- Exterior plugs



- 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:**

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         N/A  
 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



**Master Bath**

2 Lavatory Faucets

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

Shower

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

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



Concord Maple  
"Sundance" 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: Pulls on Drawers  
 Kitchen: Knobs on doors  
 Bathroom Knobs

Pulls: BP52994-G10  
 Knobs: 53005-G10  
 53005-G10



BP-52994-G10

53005-G10

### COUNTERTOPS:

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



Kitchen Tops (not color, but style)

Location: Master Bathroom 72" vanity  
Style: International 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

## 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: Unfinished

**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 with half wall and hardwood cap, stained to match stair treads  
 First Floor to Lower Level: Carpet Grade

**Mirrors and Glass:**

Mirrors:

<u>Location:</u>	<u>Details:</u>
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: Bench and Coat Pegs at Mudroom

Bath Hardware:

<u>Item</u>	<u>Quantity</u>	<u>Item #</u>	<u>Finish</u>
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

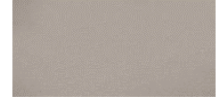
#### Wood Floors

Location: Kitchen, Foyer, Living Room, Eating Area, Mudroom, Powder Room, Hall to Master Bedroom, and Stair Landing (First to Second Floor)  
Make: BSL  
Style: Horizon Birch, 4 1/4" width  
Finish: Natural



#### Carpet

Location: Master Bedroom & Walk-in Closet, Bedroom #2, Bedroom #3, and Upstairs Hall  
Make: Shaw  
Style: Turn the Page  
Color: Agate #102  
Details:



#### Tile

Location: Master Bath  
Maker: Undefasa  
Style: Rajasthan  
Orientation: Square  
Size: 13 x 13  
Color: Bone  
Grout: TBD



#### Vinyl

Location: Laundry Room and Bath #2  
Make: Mannington  
Style: Jumpstart  
Color: San Dona Mountain Mist #3811



### PAINT:

#### Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be BM "Hodley Red" #HC-65  
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 Risers to be stained with TWP Total Wood Preservative, Color to be "Rustic" #1516. Porch Posts, Roof Beam, Railing, Rimboard, and Stair Risers to be White.  
Rear Deck: None, decking, rimboard, and rails to be left natural.

#### 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 BM "Calm" #2111-70  
Low VOC Interior paint to be used  
Accent Wall Color: BM "Revere Pewter" #HC-172  
Location: Kitchen, Living Room, and Foyer Walls  
Ceilings: To match walls  
Interior Trim, painted: Painted, 1 primer, 2 coats of Glidden semi-gloss latex paint  
Color: To be BM "Snowfall White" #OC-118  
Interior Doors: Color: To be BM "Snowfall White" #OC-118  
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 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 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.*

**SIGNATURES:**

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date