

# Construction Specifications

**BUILDER**

Sterling Land Company  
1037 Hinesburg Rd  
South Burlington, VT 05403

**Plan:**

Hemlock II Plan

**Plan Date:**

12/16/2014

**Specifications:**

Hemlock II Spec

**Plan Specifications:**

4/10/2019

**HOME OWNER**

Hemlock II Model

**PROJECT ADDRESS****DESCRIPTION**

Hemlock II Plan: one story home with finished walk-out Lower Level. Two floors of finished area with approximately 2034 square feet of living space; 410 square feet of unfinished Lower Level, 440 square foot 2-car garage 90 square foot front porch and 168 square foot rear deck.

**SPECIFICATIONS INDEX**

<b>Section 1:</b> Permits	<b>Section 8:</b> Wall & Trim Interior Detail Work
<b>Section 2:</b> Structural Detail and Exterior Selections	<b>Section 9:</b> Flooring and Paint Selections
<b>Section 3:</b> Electrical Rough In Details and Specifications	<b>Section 10:</b> Appliances
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<b>Section 6:</b> Fireplace and Mantle	<b>Section 13:</b> Miscellaneous
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**REVISIONS**

<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:	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 coating 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 and 8'-10" in Lower Level.
Plate:	2x6 treated Southern Yellow Pine with foam sill seal.
Floor Framing:	2x12 SPF 16" o.c. and 19.2" o.c.
Sub Flooring:	3/4" 4x8 T&G OSB Advantech glued and nailed.
Girders:	2 or 3 ply 2x12, 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: 7/12 at Main House; 6/12 at Garage; 4/12 at Front Porch
House wrap:	Professional house wrap with flashing around all windows and doors.
Misc. Framing Details:	None

**ROOFING:**

Shingles: Owens Corning TruDefinition Duration shingles. Ice and water shield on eaves and valleys.  
 Vented on ridge to achieve proper ventilation.  
 Color: Owens Corning TruDefinition Duration Limited Lifetime Warrantee  
 To Be Selected by Owner

**SIDING:**

Gable Ends: Norandex "Woodsman Select"  
 Double 4" Color to selected by owner  
 Clapboard: Double 4" Color to selected by owner  
 Board-and-Baton: None.  
 Eaves: Two piece aluminum wrapped-White  
 10" Frieze Board under eaves at front of House and Garage  
 Soffit: Perforated Soffit for proper venting  
 Corners: 6" 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 0.30. Brickmould exterior casing with built-in J and nailing flange  
 EZ-Tilt cleaning. Screens included. Properly flashed.  
 Grills: Grills Between Glass 6 over 0  
 Screens: Fiberglass mesh.

**Window Schedule**

LETTER	LOCATION	SIZE	TYPE	QTY.	NOTES
A	Living Room/MSTR BR	3465	Dbl. Hung	4	
A2	Dining Room	6865	Dbl. Hung	1	
B	BR #2, BR #3	3453	Dbl. Hung	3	
C	Master BA, BA #2, BR #3	3442	Dbl. Hung	3	
C2	Family Room	6842	Dbl. Hung	1	
F	PWDR	3030	Awning	1	<b>6-Lite Awning</b>
J	Kitchen	4049	Dbl. Hung	1	
K	Kitchen	3049	Dbl. Hung	1	
L	Kitchen	2749	Dbl. Hung	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	1st Fl. Foyer LH	3' - 0"	2 Panel	1	Double Bore
II	Garage RH	3' - 0"	2 Panel	1	Double Bore
III	Living to Rear Deck RH	3' - 0"	Full Glass	1	Double Bore
IV	LL Walkout RH	3' - 0"	Half Glass	1	Double Bore



**OVERHEAD GARAGE DOOR:**

Door: 8300 Series Insulated Steel Door  
 Description: Insulated 16' x 7' Garage Door  
 Design: Sonoma Panels with Stockton I Windows  
 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: 90 Square Foot Front Porch framed with PT 2x8 joists and 5/4x6 #1PT decking. Miratech wrapped and painted PT 6x6 square posts. Posts wrapped on top and bottom. Roof to be truss framed. Roof shingles to match house. Porch ceiling to be vinyl bead board. Stairs from porch to walkway will be PT Box Stairs with 5/4x6 #1 PT treads.

Porch Finish: Porch deck and stairs to be stained with TWP Total Wood Preservative, Color To Be Selected by Owner  
 Porch Posts, Beams, and Rimboard to be White

Front Porch Railing: None  
 Color: NA

Rear Deck: 12' x 14' Pressure Treated wood deck framed with PT 2x10 joists and 5/4x6 #1 PT decking. Deck supported on concrete sonotubes.

Rear Deck Finish: None, decking, 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  
 Dimmer Style: Available as an Option  
 Dimmer Color  
 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 per floor (2 total), 1 Smoke per bedroom (3 total)

Bath vents: Included, Master Bath & Bath #2 to have 110cfm fan/light with programmable controls  
 Powder Room to have 50cfm fan with on/off switch

Security System: None.

Central Vacuum: No.

CAT 5 (data/phone): Yes, per electrical plan

TV Jacks: Yes, per electrical plan

Audio: No.



**LIGHTING**

**LIGHT FIXTURES:**

<p>Dining Room KIC 44030NI</p> 	<p>Foyer KIC 44033NI</p> 	<p>Kitchen Island (2) KIC 44032NI</p> 	<p>Garage Exterior KIC 9618OZ</p> 	<p>Rear Deck/Lower Level Walkout KIC 9611OZ</p> 
<p>Master Bath Vanity (2)/Powder KIC 5336CH</p> 	<p>Bath #2 Vanity KIC 5336CH</p> 	<p>Living Room/Lower Level Family Room MAX 2681FTSN</p> 	<p>Master Bedroom MAX 2681FTSN</p> 	
<p>Mudroom/Lower Level Hall (2)/Guest Bedrooms MAX 2680MRSN</p> 	<p>Stairs to Lower Level KIC 6086NI</p> 	<p>Master Closet/Laundry KIC 209WH</p> 	<p>6" Click Lights 2 at Front Porch Ceiling 6 at Kitchen Ceiling</p>	

**PLUMBING**

**GAS**

Main Kitchen Range	Yes
Main Fireplace	Yes
Main Level Dryer	Yes
Future Lower Level Dryer	Yes
Boiler	Yes
Hot water system	Yes

**HEATING**

Boiler Brand:	Weil-McLain GV90 +3 Gas fired hot water boiler
Boiler Size:	Custom sized to the home in accordance with ACCA Manual J Calculations.
Efficiency Rating:	91.9%
Zones:	Zone 1: 1st floor, Zone 2: Lower Level; additional zone for Buderus domestic hot water.
Air Conditioner:	Available as option
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting:	Per plan.

**PLUMBING FIXTURES:**

**Kitchen:**

Sink

Model:	14708-3-NA
Description:	Sterling Middleton Double Bowl Self-Rimming Sink
Color:	Stainless Steel
Size:	33"L x 22" W x 8" deep
Strainers:	Dearborn Stainless Basket Strainer

Faucet

Model:	K-596
Description:	Kohler Simplice with Spray
Color:	Vibrant Stainless
Option:	Metal Strainers

Disposal

Model:	Available as Option
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**Master Bath:**

2 Faucets

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

Shower

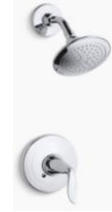
Model: 72230100-0  
Description: Sterling Ensemble Curve 60" Shower Stall  
Color: White  
Shower Rod: Straight curtain rod (installed)

Shower Trim

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

Toilet

Model: 403081-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16-7/8"W x 29"H  
Color: White



**Bath #2:**

Faucet

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

Tub/ Shower

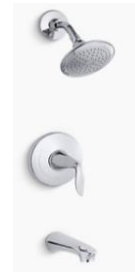
Model: 71220120-0  
Description: Sterling Ensemble Curve 60" Tub/Shower  
Color: White  
Shower Rod: Straight curtain rod (installed)

Tub/ Shower Trim

Model: K-TS5318-4E-CP  
Description: Kohler Refinia w/2.0 gpm showerhead  
Color: Polished Chrome

Toilet

Model: 403081-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16-7/8"W x 29"H  
Color: White



**Powder Room: (1/2 Bath)**

Faucet

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

Toilet

Model: 403081-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16-7/8"W x 29"H  
Color: White

Sink

Model: K-2362-4-0  
Description: Kohler Cimarron Pedestal sink  
Color: White



**Miscellaneous Plumbing**

Outdoor Faucets: 2 Frost-Free Hose Bibs, located at back of the main house and one on the left side of the front porch.  
Hot Water Heater: Buderus 32 gallon Indirect Hot Water Heater  
Laundry: Washer Box Valve with single handle shutoff at First Floor Laundry  
Laundry appliances pricing optional  
Washer Box Valve for second laundry location in Utility Room

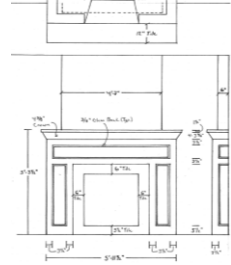
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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

**FIREPLACE & MANTLE**

**FIREPLACE:**

- Model:** Empire DVCD36FP30N 36" 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:** To Be Selected By Owner
- Venting:** Direct vent outside wall



**CABINETS & COUNTERTOPS**

**CABINETS:**

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

- Kitchen Cabinets to be Mid Continent Contemporary Series
- All kitchen cabinets are Parker Style in stained Maple, color to be Natural
- Bath Vanity Cabinets to be Mid Continent Traditional Series
- Bath Vanities to be Hartford Style in stained Oak, color to be Natural

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



Vanities



Kitchen

**CABINET NOTES:** None

All cabinet pulls/knobs

- Kitchen Knobs 53005-G10
- Bathroom Knobs 53005-G10



**COUNTERTOPS:**

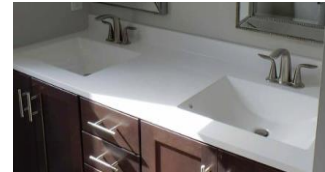
- Location: Kitchen Surround
- Style: Laminate
- Color: To Be Selected by Owner
- Edge Detail: Custom Square Edge
- Cut-Outs: Self-Rimming Sink
- Backsplash: Yes
- B/S Location: Back only



Kitchen Tops

- Location: Kitchen Island 30" x 54" Top
- Style: Granite
- Color: To Be Selected by Owner from Builder Series Colors
- Edge Detail: Pencil Edge
- Cut-Outs: None
- Backsplash: None
- B/S Location: N/A

- Location: Master Bathroom 60" vanity
- Style: Cultured Marble with two integrated flush bowls
- Color: Cotton White
- Edge Detail: Square Edge
- Cut-Outs: None
- Backsplash: Yes
- B/S Location: Back only.



Master Bath Top

- Location: Bath #2 48" vanity
- Style: Cultured Marble with integrated flush bowl
- Color: Cotton White
- 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: None

**INTERIOR TRIM: "Colonial"**

Casing: 2-1/2" Colonial Casing  
Base: 3-1/2" Colonial Base Board

Interior doors:  
 Make: Masonite  
 Model: 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:  
 Main Level to Lower Level: Carpet Grade Stairs with Hardwood Half-wall  
 Stained Railing on Wall

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.

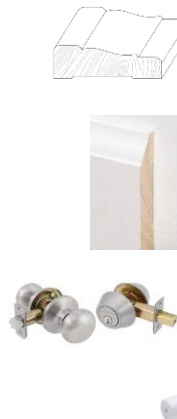
Wainscot/wall treatment: 36" Wainscot at Mudroom & Foyer, 60" Wainscot at Mudroom Coat Pegs

Crown: Available as an option

Built-Ins: Mudroom Bench & Coat Pegs

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



Mudroom Bench

**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.

Master Bedroom WIC: 2 Shelf and Rod  
 Master Linen: 4 Shelf  
 Bedroom 2: 1 Shelf and Rod  
 Bedroom 3: 1 Shelf and Rod  
 Mudroom: 1 Shelf and Rod  
 Bath #2 Linen: 4 Shelf



## FLOORING AND PAINT SELECTIONS

### FLOORING:

#### Wood Floors

Location: Kitchen and Dining Room  
Make: BSL  
Style: Horizon Grade Maple  
Finish: Natural

*The finish in BSL Horizon Grade wood floor has been known to develop micro cracks, regardless of color or species. This cosmetic occurrence is due to wood being a natural product and the Horizon Grade containing knots and mineral lines that the other Grades do not have. While the knots and mineral lines showcase a more natural, rustic look they are cause for less stability in the wood which can create micro cracks in the finish. By choosing the Horizon Grade of BSL wood floor, you acknowledge that you are aware of this potential cosmetic issue with the product and agree that it is not considered a warranty issue.*

Initial: \_\_\_\_\_

#### Carpet

Location: Living Room, Master BR & WIC, BR 2 & 3, Family Room, Lower Level Hallway, and Stairs  
Make: Shaw  
Style: Turn the Page  
Color: To be selected by Owner  
Details:

#### Tile

Location: Foyer, Mudroom, Powder Room, Master Bath and Lower Level Entry  
Maker: Undefassa  
Style: Rajasthan  
Orientation: Square  
Size: 13" x 13"  
Color: To be selected by Owner  
Grout: TBD

#### Vinyl

Location: Bath #2 and Main Floor Laundry  
Make: Mannington  
Style: Jumpstart  
Color: To be selected by Owner

### PAINT:

#### Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be selected by owner.  
Overhead Door: To match siding  
Exterior Lap Siding: D-4 Vinyl Siding, Not Painted  
Trim : Including freeze boards, door surrounds  
Color: Glidden White  
Finish: Satin finish  
Windows: Manufacturer's White  
Front Porch: Porch Decking and Steps to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Porch Posts, Roof Beams, and Rimboard to be White.  
Rear Deck: No Finish, decking and rail 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 washable flat latex paint, Color to be selected by Owner  
Low VOC Interior paint to be used  
Accent Wall Color: One room to receive accent paint color. Color to be selected by Owner  
Location: 1 Room, to be selected by Owner  
Ceilings: To Match Walls  
Interior Trim, painted: Painted, 1 primer coat, 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: GE  
Model: GNE27JGMBB  
Color: Black  
Options: French Door



##### Gas Range

Make: GE  
Model: JGB635DEKBB  
Color: Black  
Features: Self Cleaning Oven

##### Dishwasher

Make: GE  
Model: GDF510PGMBB  
Color: Black  
Features:



##### Microwave

Make: GE  
Model: JVM3160DFBB  
Color: Black  
Features: 1.6 cu. ft.  
Location: Located over Range.

#### Laundry

Washer Available as an option  
Model  
Color  
Details

Dryer Available as an option  
Model  
Color  
Details

## LANDSCAPING

### LANDSCAPING:

All disturbed portions of yard to be seeded. Lawn area will generally include front yard, side yard, and rear yard to the tree line. Lawn area to be covered with approximately 4" of native topsoil. Landscaping of this home includes 6 foundation shrubs, 6 perennial flowers, and 2 street 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 Town of Essex water and sewer systems
- \* Connection to natural gas lines at road. Underground power and fiber optic 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.
- \* Sidewalk from front porch to driveway will be Brussels Block "Limestone" Pavers.
- \* Yards, shrubs, landscaping and snow removal are maintained by the Nature's Way 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 enrolled in the Energy Rated Homes of Vermont energy program and submitted for certification under the National Green Building Standard. Home to include:

- 1) 110 CFM fan to exhaust air from the house in Master and Guest 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 RBES standards.
- 5) Selected use of closed cell foam to improve overall air sealing of home.

**WARRANTY:**

SCI Warrantee as per contract.

*Continuing a policy of constant research and improvement, Sterling Land Company reserves the right to make substitutions and specification changes.*

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**SIGNATURES:**

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bart Frisbie, Builder

\_\_\_\_\_  
Date