

IHS - North Plan Shelburne, VT



NORTH PLAN - CONSTRUCTION SPECIFICATIONS

Builder
Sterling Homes
1037 Hinesburg Road
South Burlington, VT 05403

Homeowner/Project
IHS - North Plan

Specification Date: 7/20/2020
Site Plan Date:
Plan Date: 6/30/2020

North Plan: One story home with unfinished lower level. One floor of finished area with approximately 1,490 square feet of living space; 1,490 square feet of unfinished Lower Level, 440 square foot 2-car garage, 50 square foot front porch, 144 square foot deck and 144 square foot Side deck.

Location	Total Square Feet
First Floor	1,490
Lower Level	0
Total Finished Square Feet	1,490
Garage	440
Front Porch	50
Side Deck	144

Personal Choice Lists		
PCL #	Color Code	Date
Selections	RED ORANGE GOLD GREEN BLUE PURPLE PINK RUST HUNTER SKY BLUE LAVENDER BROWN NAVY LIME CRANBERRY AQUA PEACH GRAPE	9/9/20

Specification and Appendix Approval	
Appendix A: Window Schedule	
Appendix B: Exterior and Interior Door Schedule	
Appendix C: Lighting Schedule	
Appendix D: Plumbing Schedule	
Appendix E: Finish Hardware Schedule	
Appendix F: Flooring Schedule	
Appendix G: Appliance Schedule	

Client _____ Date _____

Client _____ Date _____

Builder Collin Frisbie _____ Date _____

IHS - North Plan Shelburne, VT





NORTH PLAN - CONSTRUCTION SPECIFICATIONS

Section	Information	Image
Permits		
	Builder responsible to obtain all necessary permits including: - Soil Erosion and Sediment Control - Well - N/A - Septic System - N/A - Zoning	
Surveys		
	Home is to be staked by builder	
Site Clearing		
	Builder is responsible for all site clearing, as needed	
Utilities Connections		
	Builder responsible for all site work and site balance to include	
Water	Connection to Town Of Shelburne water system	
Sewer	Connection to Town of Shelburne sewer system	
Gas	Connection to Natural Gas lines at road.	
Power	Underground power	
Cable	Cable TV conduit to house	
	All excavation, fill and labor is included	
Energy Package		
	Home to be built to an VT Residential Building Energy Standards (RBES) Stretch Code	
	Options to be presented for VIEC 2.0 and the National Green Building Standard	
Home to Include		
	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light Vented to the outside	
	PurePro DP511 Programmable Thermostat; First Floor	
	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	
	Rigid Thermax insulation on Interior of Lower Level - floor to top of concrete wall	
	Selected use of closed cell foam to improve overall air sealing of attic in home	
	Blower Door Test required for VT RBES	
Foundation		
Type	Poured Concrete	
Wall Height	9'-0"	
Lookout Height	4' Frost Wall	
Strength	Min. 3000 PSI @ 2 days with steel reinforcement	
Footer	Continuous 8" x 16" reinforced	
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	Footing drains installed below footers around Lower Level and drained to daylight in back yard. Drain tile buried in clean stone; covered with mirafi fabric; clean sand fill against foundation. Site graded to shed surface water away from house.	
Boulder Rock Wall	Boulder rock walls as needed for the grading of the yard. Boulders from the site are machine-placed to create walls.	
Driveway/Entrance		
Drive	12" thick gravel two car driveway on top of mirafi fabric. Driveway to be finish paved with 2" of compacted asphalt.	
Patio	Front Entry Patio at driveway will be Brussels Block Concrete Pavers. Color is Limestone.	


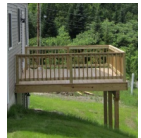

IHS - North Plan Shelburne, VT



Frame		
Exterior Walls	2x6 SPF 24" o.c.	
Interior Walls	2x4 SPF 24" o.c.	
Plate Height	9'-1" on first floor; 9'-0" in lower level	
Plate	2x6 treated southern yellow pine with foam sill seal	
Floor Framing	2x12 SPF 19.2" o.c.	
Sub Flooring	3/4" 4x8 T&G OSB glued and nailed	
Girders	2 or 3 ply Truss Joist Microlam 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	
Roof Pitch	6/12 and 8/12 at Main House 6/12 at Garage 8/12 at Front Porch	
House Wrap	Professional house wrap with flashing around all windows and doors	
Roofing		
	Ice and water shield on eaves and valleys. Vented on ridge to achieve proper ventilation.	
Underlayment	Owens Corning ProArmor Synthetic Roof Underlayment	
Shingles	Owens Corning TruDefinition Shingles Limited Lifetime Warranty	
Color	Onyx	
Siding/Exterior Elements		
Siding	Norandex Woodsman Select	

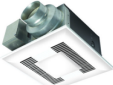







IHS - North Plan Shelburne, VT



Frame Key Pad	Keyless entry punch pad	Windows not shown	
Decks & Porches			
Covered Entry Patio			
Size	5'x10'		
Porch Framing	PT 2x8 joists and 5/4x6 #1 PT decking		
Posts	Miratech wrapped and painted PT 6x6 square posts and 2x8 roof beams		
Roof	Roof to be truss framed, roof shingles to match house		
Ceiling	White vinyl bead board		
Finish	Porch Decking, Stairs, Risers and Rimboard to be Stained with Total Wood Preservative, Color to be selected by owner. Porch posts and Beams to be white		
Side Deck			
Porch Framing	12' x 12' deck framed with PT 2x10 joists		
Decking	5/4x6 #1 PT Decking		
	Deck to be supported by PT 6x6 posts on concrete sonotubes		
Rail	Pressure Treated rails and balusters		
Finish	None - decking, rim board and rail to be left unfinished		
Exterior Paint			
Exterior Doors - Excluding Front Door	Painted Satin Finish, White		
Exterior Trim - Including Frieze Board and Door Surrounds	Painted Satin Finish, White		
Front Door	2 coats Exterior Paint, Color to be selected by owner		
Front Patio Posts	White		
Front patio Roof Beams	White		
Front Porch Decking	PT Stained in Total Wood Preservative, Color to be Dark Oak		
Rear Deck Porch Rim board	Unfinished		
Rear Deck Stair Risers	Unfinished		
Rear Deck Decking	Unfinished		
Electrical & Low Voltage			
	Underground electrical service, 150 AMP Panel		
Plugs and Switches			
Switch Style	Toggle		
Plate Style	Toggle screw on plates		
Switch Color	White		
Dimmers	See Electrical Plan		
Exterior Plugs	Per Electrical Plan		
Lighting			
Lighting Fixtures	See Lighting Finish Schedule (Appendix C: Light Fixtures Schedule)		
Recessed Lights	None		
Under Cabinet Lighting	Available as an Option		
Miscellaneous			
Door Chime	Nutone BK125LWH: One 2-note, white door chime		
Smoke/CO2	1 CO/Smoke per floor (2 Total), 1 Smoke per bedroom (2 Total)		
Bath Vents	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light at Owners and Bath 2 Baths		
	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution 110 CFM with programmable controls		
Laundry	None		
Cat 5 (data/phone)	Yes, per electrical plan		
TV Jacks	Yes, per electrical plan		
Security/Surveillance	None		
Central Vacuum	None		
Audio	None		
Light Fixtures			
See Appendix C: Light Fixture Schedule			

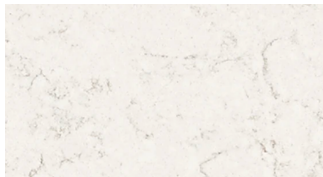
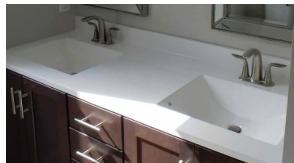


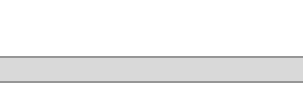

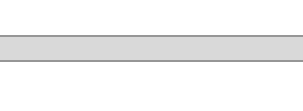

IHS - North Plan Shelburne, VT



Plumbing		
Heating and Venting		
Furnace	York LX Series, TM9V	
Furnace Size	40,000 BTU	
Efficiency Rating	96.00%	
Zones	Zone 1: First Floor & Lower Level	
Air Conditioner	Available as option	
Thermostat	PurePro DP511 Programmable Thermostat; First Floor	
Bath Venting	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light Vented to the outside	
Dryer Venting	Vented to the outside	
Gas		
Main Kitchen Range	Yes	
Main Fireplace	No	
First Floor Dryer	Yes	
Furnace	Yes	
Hot Water System	No	
Grill Line at Deck	No, Available as option	
Fireplace and Mantle		
Fireplace in Living Room	Available as option	
Plumbing Fixtures		
See Appendix D: Plumbing Schedule		
Miscellaneous Plumbing		
Outdoor Faucets	2 Frost-Free Hose Bibs, located at back of the main house and on the side of the covered entry patio	
Hot Water Heater	State 50 Gallon Hybrid electric water heater	
Laundry	Washer Box Valve with single handle shutoff and drain; appliances pricing optional	
Drainage	PVC Drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.	
Radon	Radon Piping runs from under Lower Level concrete slab through roof.	
	This is a passive system, no fan.	
Cabinets & Countertops		
Cabinets		
Kitchen Perimeter Base		
Brand	Mid Continent Signature Series in Maple	
Style	Concord	
Color	Fireside	
Kitchen Perimeter Uppers		
Brand	Mid Continent Signature Series in Maple	
Style	Concord	
Color	White	
Kitchen Island		
Brand	Mid Continent Signature Series in Maple	
Style	Concord	
Color	Fireside	
Owner's Bath		 Drift
Size	72" Vanity with 2 bowls	
Brand	Mid Continent Signature Series in Maple	
Style	Parker	
Color	Drift	
Height	34 1/2"	
Bath #2		
Size	42" Vanity with single bowl	
Brand	Mid Continent Signature Series in Maple	
Style	Parker	
Color	Natural	
Height	34 1/2"	


IHS - North Plan Shelburne, VT



Countertops		
Kitchen Surround		
Style	Classic Quartz	
Color	Aspen	
Edge Detail	Heavy Pencil	
Cut-Outs	Undermount Sink	
Backsplash	Yes	
B/S Location	Back Only	
Kitchen Island		
Style	Classic Quartz	
Color	Aspen	
Edge Detail	Heavy Pencil	
Owner's Bath		
Style	Cultured Marble with 2 integrated flush rectangle bowls	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	
Bath #2		
Style	Cultured Marble with 1 integrated flush rectangle bowls	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	
Wall & Trim Interior Detail Work		
Insulation		
Exterior Walls	R-21 6" Fiberglass Batts with Poly Vapor Barrier	
Interior Walls	R-13 3-1/2" Fiberglass Batts for bath walls and Lower Level Bonus Room/Mudroom Wall (Soundproofing)	
Rigid Insulation	Box sill in first and second floor joists insulated with rigid insulation	
Attic	R-60 Cellulose with backer boards at eaves for ventilation	
Garage	Not insulated	
Foundation	3-1/2" R-21 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	5/8" Sheet Rock, taped with 1 coat of joint compound at walls and ceilings	
Trim Details		
Casing	2-1/2" Eased Edge with 5/4x4 head casing	
Base	3-1/2" Colonial Base Board	
Wainscot	Under Coat Hooks at Mudroom	
Crown	Available as option	
Built - Ins		
	Coat Pegs at Mudroom Closet	
	Bench and Cubbies at Mudroom	
Mirrors		
Owner's Bath	Plate Glass mirror with ground edge, no bevel	
Bath #2	Plate Glass mirror with ground edge, no bevel	
Glass Shower Doors		
	Available as option	

IHS - North Plan Shelburne, VT



Interior Stairs/Railing		
First Floor to Lower Level	Carpet Grade Stairs with half walls and stained hardwood caps	
	Stained railing on wall	
	Stained to match hardwood flooring on First floor	
Closet Shelving		
	All closets systems will be vented wire and the system is indicated on the plan. See Closet Plan for Details.	
Owners WIC	2 Shelf and Rod with open slide	
Owners Bedroom Linen	4 Linen Shelves	
Hallway Linen	4 Linen Shelves	
Bedroom #2	1 Shelf and Rod with open slide	
Mudroom Closet	1 Shelf and Rod with open slide	
Laundry	1 Tight Mesh Shelf	
Interior Paint		
Painted Interior Walls	1 coat primer 2 coats Low VOC Flat Latex Paint, Color to be selected by owner.	
Accent Wall	Available as option	
Ceilings	To match walls	
Interior Trim and Doors	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to b selected by owner	
Interior Doors		
See Door Appendix B: Exterior and Interior Door Schedule		
Finish Hardware		
See Appendix E: Finish Hardware Schedule		
Flooring		
See Appendix F: Flooring Schedule		
Appliances		
See Appendix G: Appliance Schedule		
Landscaping		
Lawn	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.	See Landscape Plan See Landscape Plan See Landscape Plan
8 deciduous Shrubs	2 container	
2 evergreen Shrubs	2 container	
12 perennials	1 container	
Cleaning		
	House cleaned prior to closing, including washing of windows	
Warranty		
	SCI Warranty as per contract	
	Continuing a policy of constant research and improvement, Sterling Land Company reserves the right to make substitutions and specification changes.	

Appendix A: Window Schedule

JELD-WEN All Vinyl Windows, Double insulated, Low E, Grills Between Glass 6 over 0

6 9/16 primed interior jambs, 2 1/2 colonial case interior

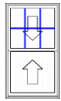
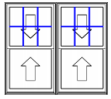

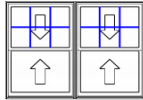
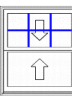
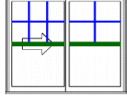
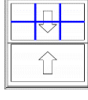
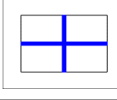
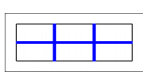
Brickmould exterior case with built in J and nailing flange

EZ-Tilt cleaning

Screens included

Energy Star Qualified

Maximum U Factor 0.30

	Letter	Size	Quantity	Description	Location	Image	Notes
	A	34x65	2	Double Hung	Bedroom #2		
	A2	68x65	1	Double Hung	Dining Room		
	B	34x53	2	Double Hung	Owners Bedroom & Bedroom #2		
	SB2	80x60	1	Double Hung	Owners Bedroom		Egress
	C	34.42	3	Double Hung	Lower Level		
	EG	55x48	2	Slider	Lower Level		Egress, Grill pattern to match 6/0
	K	38x49	1	Double Hung	Kitchen		
	M	20x16	1	Fixed	Owners Bath		
	T	36x16	1	Fixed	Bath #2		

Appendix B: Exterior and Interior Door Schedule
EXTERIOR DOORS





Therma-Tru Smooth Star Fiberglass Exterior Doors with full weather stripping and adjustable sills

Grills between glass





6 9/16 primed jambs

5/4 x 4 flat exterior case, Double bore set-up










EZ Set Satin Nickel knob and deadbolt hardware, All doors keyed alike











	Quantity	Description	Opens	Size	Type	Hardware	Image	Notes
Foyer Entry								
	1	S220 2 Panel with S210 Sidelight Knob Side	LH	3'-0"	2 Panel	Double Bore		
Garage to Mudroom Entry								
	1	978HD 2 Panel Solid Steel Door w/ Spring Hinges	RH	3'-0"	2 Panel	Double Bore		20 Minute Fire Label
Living Room to Deck								
	1	S118 Full Glass	LH	3'-0"	Full Glass	Double Bore		
Exterior Door Hardware								
	1	EZ - Set						









	Quantity	Description	Opens	Size	Type	Hardware	Image	Notes
Interior Single Doors								
	10	Masonite Smooth	See Plans - will display more clearly with plans	TBD	2 Panel Hollow Core	Double Bore		
Interior Door Hardware								
Knobs	10	EZ - Set				Satin Nickel		
Base Bumps	10					Satin Nickel		
Hinge Bumps	10					Satin Nickel		




Appendix C: Light Fixture Schedule

	Quantity	Description	SKU	Item	Color	Image	Notes
Garage Exterior							
	1	One Light Outdoor Wall Mount	369510	Kichler 96180Z	Olde Bronze		
Deck Exterior							
	1	One Light Outdoor Wall Mount	369512	Kichler 96110Z	Olde Bronze		
Front Porch							
	2	Click Lights - LED Flush Mount	3636303	Maxim 57641WTWT	White		
Mudroom							
	1	Click Lights - LED Flush Mount	3636303	Maxim 57641WTWT	White		
Mudroom Closet							
	1	Click Lights - LED Flush Mount	3636303	Maxim 57641WTWT	White		
Foyer							
	1	Two Light Semi-Flush Mount	086620	Generation Lighting 7737302EN3-962	Brushed Nickel		
Foyer Hallway							
	3	Click Lights - LED Flush Mount	3636303	Maxim 57641WTWT	White		
Kitchen Island							
	2	ONE LIGHT MINI PENDANT	465101	Quoizel QF2047C	Polished Chrome		
Kitchen							
	4	Click Lights - LED Flush Mount	363603	Maxim 57641WTWT	White		

Dining Area							
	1	SIX LIGHT CHANDELIER	3661745	Kichler 52240NI	Brushed Nickel		
Living Room							
	1	52" Ceiling Fan	435879	Minka Aire F556L-BN	Brushed Nickel		
Stairwell							
	1	One Light Wall Sconce	534244	Access 20415-ALB	Brushed Steel		
Hallway to Owners Bedroom							
	2	Click Lights - LED Flush Mount	363603	Maxim 57641WTWT	White		
Owners Bedroom							
	1	52" Ceiling Fan	435877	Minka Aire F556L-BWH	Bone White		
Owners Vanity							
	2	Two Light Bath Vanity	143474	Maxim 11322CLPC	Polished Chrome		
Owners Closet							
	2	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
Bedroom #2							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
Bath #2							
	1	Three Light Bath Vanity	143471	Maxim 11323CLPC	Polished Chrome		
Laundry Room							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		

Appendix D: Plumbing Schedule




	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
Kitchen							
Sink	1	32" Undermount 16 Gauge Stainless Steel Double Bowl Kitchen Sink	Krauss	KBU32	Stainless Steel		32" L x 18" W, 8.5"D (2) Strainers and Grates
Faucet	1	Simlice with Spray	Kohler	K-596-VS	Vibrant Stainless		
Owner's Bath							
Faucet	2	Linden Traditional Two Handle Centerset Bathroom Faucet	Delta	2593-MPU-DST	Polished Chrome		
Shower	1	Ensemble™ Series 7223 60" x 34" x 75-3/4" Shower Stall	Sterling	72230100-0	White		Straight Curtain Rod Installed.
Shower Trim	1	Linden Monitor® 14 Series Traditional Shower Trim	Delta	T14293 + R10000-UNBX	Polished Chrome		
Toilet	1	Windham Comfort Height Elongated Toilet Bowl	Sterling	403082-RA-0	White		29" L x 16" W x 30" H

Bath #2							
Faucet	1	Linden Traditional Two Handle Centerset Bathroom Faucet	Delta	2593-MPU-DST	Polished Chrome		
Tub/Shower	1	Ensemble Curve 60" Tub/Shower	Sterling	71220110-0	White		Straight Curtain Rod Installed.
Shower Trim	1	Linden Monitor® 14 Series Traditional Tub & Shower Trim	Delta	T14493 + R10000-UNBX	Polished Chrome		
Toilet	1	Windham Comfort Height Elongated Toilet Bowl	Sterling	403082-0	White		29" L x 16" W x 30" H


Appendix E: Finish Hardware Schedule

	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
Kitchen							
Pull	TBD	LILY PULL 5 1/16 INCH	Top Knob	TK823TB	Tuscan Bronze		On Lower and Island ONLY
Pull	TBD	LILY PULL 5 1/16 INCH	Top Knob	TK823BSN	Brushed Satin Nickel		On Uppers ONLY
Owner's Bath							
Knob	TBD	RINGED KNOB 1 1/8 INCH	Top Knob	M377	Polished Chrome		
Pull	TBD	Allison Value 1-1/4" Diameter Knob	Top Knob	53005-G10	Polished Chrome		
Robe Hook	1	Linden Double Robe Hook	Delta	79435	Polished Chrome		
Tissue Holder	1	Linden Tissue Holder	Delta	79450	Polished Chrome		
Towel Bar	1	Linden 24" Towel Bar	Delta	79424	Polished Chrome		
Bath #2							
Knob	TBD	RINGED KNOB 1 1/8 INCH	Top Knob	M377	Polished Chrome		
Pull	TBD	Allison Value 1-1/4" Diameter Knob	Top Knob	53005-G10	Polished Chrome		
Robe Hook	1	Linden Double Robe Hook	Delta	79435	Polished Chrome		
Tissue Holder	1	Linden Tissue Holder	Delta	79450	Polished Chrome		
Towel Bar	1	Linden 24" Towel Bar	Delta	79424	Polished Chrome		

Appendix F: Flooring Schedule

WOOD							
Location	Make	Style	Color	Size		Image	Notes
Foyer Kitchen Room Hallway Living Dining Room	Hallmark	Novella	Twain Oak	N/A			
TILE							
	Make/Style	Finish/Color	Tile Size	Orientation	Tile Grout	Image	Notes
Mudroom							
	Anatolia Kayah	Rust	12" x 24"	50% Stagger Long Edge to the Door	Raven		
Owners Bath							
	Anatolia / Mayfair	Calcutta	12" x 24"	50% Stagger Long Edge to the Door	TBD		
Bath #2							
	Anatolia Form Hexagon	Tide	8"	7" side to the door	TBD		
CARPET							
	Make	Style	Size	Color	Details	Image	
Owners Bedroom & WIC #2 Bedroom Stairs to LL	Anderson	Tuftex	N/A	Mar Vista			
VINYL							
	Make	Style	Size	Color	Details	Image	
Laundry							
	Stonecast	Monumental	12 x 24	Marmo Bianco	Long edge to the door		

Appendix G: Appliance Schedule

Appliance	Quantity	Manufacturer	Model	Color	Description	Image	Notes
Kitchen							
Refrigerator	1	GE	GNE27SMSS	Stainless	Energy Star 27.0 cu. ft. French-Door		
Gas Range	1	GE	JGB700SEJSS	Stainless	30" Free-Standing Gas Convection		
Dishwasher	1	GE	GDF510PSMSS	Stainless	Front Controls		
Microwave	1	GE	JVM3160RFSS	Stainless	1.6 cu. ft. over-the-range		
Laundry Room							
Washer							Available as option
Gas Dryer							Available as option