

Dogwood Circle Milton, VT



KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

Builder

Sterling Dogwood Circle LLC
1037 Hinesburg Road, Suite A
South Burlington, VT 05403

Homeowner/Project

DWC #
Milton, VT 05468

Specification Date: 4/28/25

Site Plan Date:

Plan Date: 4/14/25

Electric Plan: 4/14/25

Kousa Plan: One story home with unfinished lower level. Approximately 1,356 square feet of living space; 1,356 square feet of unfinished Lower Level, 400 square foot 2-car garage, and a 50 square foot front porch.

Location	Total Square Feet
First Floor	1,356
Total Finished Square Feet	1,356
Lower Level	1,356
Garage	400
Front Porch	50

Personal Choice Lists

PCL #

Color Code

Date

GRAPE

ORANGE

GREEN

BLUE

PURPLE

PINK

HUNTER

SKY BLUE

LAVENDER

BROWN

NAVY

CRANBERRY

AQUA

PEACH

RED

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 H. Frisbie

Date

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Section	Information	Image
Permits		
	Builder responsible to obtain all necessary permits including: - Soil Erosion and Sediment Control - 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 City of Milton water system	
Sewer	Connection to City of Milton sewer system	
Gas	Connection to Vermont Gas lines at road.	
Power	Underground power, 2-1/2" conduit to home	
Cable	2" Cable TV conduit to home	
Future Phone	2" Future Phone conduit to home	
	All excavation, fill and labor is included	
Energy Package		
	Home to be built to VT Residential Building Energy Standards (RBES)	
Home to Include		
	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light. Vented to the outside	
	Additional caulking and air sealing of joists to reduce air infiltration into the home, including shoe plate; windows; and where wires and pipes go to cold spaces	
	R-15 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 as home completed required for VT RBES	
Solar Prep	Home solar ready with 1-1/2" Conduit running from LL up to Attic Space	
Foundation		
Type	Poured Concrete	
Wall Height	7'10"	
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 at base of footers around Lower Level exterior and interior of home, run to a HSB1822 sump with Zoeller M53 cast iron submersible sump pump. Drain tile buried in clean stone; covered with mirafi fabric; clean sand fill against foundation. Site graded to shed surface water away from house.	
Lower Level Slab Plumb	Available as an Option	

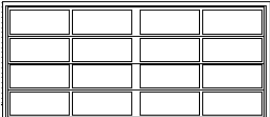


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Driveway/Entrance		
Drive	12" thick gravel two car driveway on top of mirafi fabric. Driveway to be finish paved with 2" of compacted asphalt.	
Walkway	+42" Sidewalk from front porch to driveway will be Brussels Block, Color is Limestone.	
Frame		
Exterior Walls	2x6 SPF 24" o.c.	
Interior Walls	2x4 SPF 24" o.c.	
Plate Height	9'-1" on first floor and 7'8" in lower level	
Plate	2x6 treated southern yellow pine with foam sill seal	
Floor Framing	2x10 SPF 19.2" o.c.	
Sub Flooring	3/4" 4x8 T&G OSB 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 sheeting	
Roof Pitch	Pitches: 7/12 at Main House; 12/12 at Garage; 6/12 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	Slatestone Gray	
Siding/Exterior Elements		
Siding	Norandex Woodsman Select	
Gable Ends	Double 4" Color to selected by owner	
Clapboard	Double 4", Color to be selected by owner	
Board and Baton	None	
Eaves	Two piece aluminum wrapped - White	
Soffit	Perforated soffit for proper venting	
Corners	6" White Vinyl Corners with Foam Backer	
Trim Details	Frieze board and Garage Door Trim to be PVC	
Drip Edge	Galvanized	
Shutters	Available as Option	
Gutters & Downspouts		
Gutters & Downspouts	White Seamless Gutters	
Windows		
See Appendix A: Window Schedule		
Brand	Harvey Slimline	
Color	White	
Construction	Vinyl, Low-E, Insulated Double-Pane	
Exterior Casing	J Channel Only (Brickmould)	
U-Factor	0.29	
Grills	Grills Between Glass 4 over 0	
Screens	Fiberglass Mesh	
Exterior Doors		
See Appendix B: Exterior and Interior Door Schedule		
Brand	Therma-Tru	
Color	See Exterior Paint Section	
Construction	Insulated Fiberglass	
Exterior Casing	5/4x4 Flat Hybrid Casing and Rot Resistant Jamb	
Storm Doors	None	

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Overhead Garage Doors		
Model	8300 Series Insulated Steel Door	
Size	16' x 7'	
Design	Long Panel	
Glass	Available as an Option	
Color	Manufacturer White	
Opener	8" lift master 1/2 horsepower electric opener	
Remotes	2 remotes included	
Frame Key Pad	Keyless entry punch pad mounted at +/-54" above slab	
Decks & Porches		
Covered Entry Porch		
Porch Framing	5' x 10' framed with PT 2x8 joists	
Decking	5/4x6 PT decking	
Posts	PVC wrapped and PT 6x6 Posts, 2x8 roof beams - White. Posts wrapped top and bottom.	
Roof	Roof to be truss framed, roof shingles to match house	
Ceiling	White vinyl bead board	
Stairs	Stairs from porch to walkway to be PT box steps with 5/4x6 14" PT treads.	
Rail	Available as an Option	
Finish	Porch posts, beams - White CPVC Trim	
Color	Porch decking, stair tread, risers and PT Rim stained with Total Wood Preservative - Selected by Owner	
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	
Sidelight	2 coats Exterior Paint, Color to be Selected by Owner	
Front Porch Rail	Available as an Option	
Front Porch Posts	CPVC Wrapped, White	
Front Porch Roof Beams	CPVC Trim, White	
Front Porch Rim board	Stained. Color to be Selected by Owner.	
Front Porch Stair Risers	Stained. Color to be Selected by Owner.	
Front Porch Decking	Stained. Color to be Selected by Owner.	
Electrical & Low Voltage		
	Underground electrical service, 40 circuit 200 AMP Panel with Surge Protection. Open double slot for future solar.	 
Plugs and Switches		
Switch Style	Toggle	
Plate Style	Toggle screw on plates	
Switch Color	White	
Dimmers	Available as Option	
Exterior Plugs	Per Electrical Plan	
Lighting		
Lighting Fixtures	See Lighting Finish Schedule (Appendix C: Light Fixtures Schedule)	
Under Cabinet Lighting	Available as Option	
Miscellaneous		
Outlets	GFI protection for all interior and exterior 240-volt outlets. 120 volt outlets in future finished areas of basement. Minimum of 2 Island Outlets. Per Electrical Plan.	
Door Chime	Nutone BK125LWH: One 2-note, white door chime	
Smoke/CO	1 CO/Smoke per floor (2 Total), 1 Smoke per bedroom (2 Total) - Kidde 120V Intelligent 10 Year Lithium Battery Smoke Alarm Model P4010ACS	
Bath Fans	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM	
Paddle Fan Boxes	Paddle fan rated boxes in all Bedrooms, Dining room, and Living room	
Cat 5 (data/phone)	Yes, per electrical plan	
Coax Cable	Yes, per electrical plan	
Dryer	220 Outlet for Future Electric Dryer	
Solar Prep	1-1/2" Conduit running from LL up to Attic Space	
Future EV Garage Heat Sensor	Available as Option	
Garbage Disposal	Available as Option	

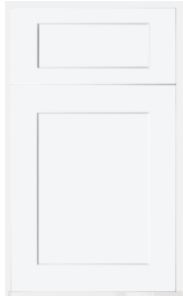

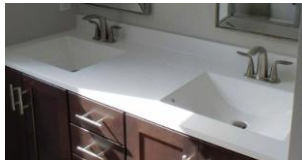

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Light Fixtures	
See Appendix C: Light Fixture Schedule	
Plumbing	
Heating and Venting	
Furnace	Ducane - 97GUH045BV12
Furnace Size	45,000 BTU with ECM Blower
Efficiency Rating	96%
Zones	Zone 1: First Floor
Second Zone	Available as Option
HRV	Broan B160H65RT HRV with VTTOUCHW wall control
Air Conditioner	Available as Option
Thermostat	PurePro - Located on First Floor, See Elec Plans
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
Microwave/Range Hood Venting	Vented to the outside
Gas	
Main Kitchen Range	Yes
Main Fireplace	Available as Option
Dryer	No, Electric
Furnace	Yes
Hot Water System	Yes, State GS650YRT Gas water heater
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 front porch
Hot Water Heater	State GS650YRT Gas water heater
Laundry	Washer Box Valve with single handle shutoff and drain; appliances pricing optional
Plumbing	PVC Drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.
Radon	3" Radon Piping runs from under Lower Level concrete slab through roof. This is a passive system, no fan. Pipe labelled in attic space.
Utility Sink	Available as Option

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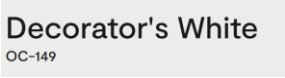


Cabinets & Countertops		
Cabinets		
Kitchen		
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be determined by Owner	
Kitchen Island		
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be determined by Owner	
Owner's Bath		
Size	72" Vanity with 2 bowls	
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be determined by Owner	
Bath #2		
Size	60" Vanity with single bowl	
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be determined by Owner	
Countertops		
Kitchen		
Style	Classic Series Quartz	
Color	To Be Selected by Owner	
Edge Detail	Pencil Edge	
Cut-Outs	Under Mount Sink	
Backsplash	4" Classic Series Quartz	
B/S Location	Perimeter Back Only	
Kitchen Island		
Style	Classic Series Quartz	
Color	To Be Selected by Owner	
Edge Detail	Pencil Edge	
Cut-Outs	None	
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 bowl	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	

Kitchen Tops (not color or Style)

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Wall & Trim Interior Detail Work		
Insulation		
Exterior Walls	R-21 5-1/2" Timberfill Dense Pack insulation	
Interior Walls	R-13 3-1/2" Fiberglass Batts for bath walls (Soundproofing at Bathrooms and Laundry)	
Rigid Insulation	Box sill in first and second floor joists insulated with 3" foam R-21 rim insulated	
Attic	18" R-60 Timberfill 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	Walls and Ceiling - 5/8" Sheet Rock, Fire Coat, and Primed	
Trim Details		
Casing	2-1/2" Colonial Casing	
Base	3-1/2" Colonial Base Board	
Wainscot	+/-60" High Wainscot at Mudroom under Black Metal Coat Hooks	
Crown	Available as Option	
Built - Ins		
	Cubbies and Bench at Mudroom	
	Black Metal Hooks at Mudroom	
Mirrors		
Owners Bath	Plate Glass mirror with ground edge, no bevel	
Bath #2	Plate Glass mirror with ground edge, no bevel	
Interior Stairs/Railing		
Main to Lower Level	Carpet Grade Stairs	
	First Floor half wall with a hardwood cap and railing on wall. Cap to Match First Floor flooring.	
	Rail on wall to Match First Floor Flooring	
Handrail Brackets	Satin Nickel	
Closet Shelving		
	All closets systems will be vented wire and the system is indicated on the plan. See Closet Plan for Details.	
Interior Paint		
Painted Interior Walls	1 coat primer 2 coats Low VOC Flat Latex Paint, Color to be selected by owner, OK to Color Match	
Accent Wall	None	
Ceilings	To match walls	
Interior Trim	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be Benjamin Moore OC-149 Decorator's White	
Wainscot	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be Benjamin Moore OC-149 Decorator's White	
Interior Doors	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be Benjamin Moore OC-149 Decorator's White	
Main to Lower Level Stairs	Stained half wall cap and railing to Match Wood on First Floor	
Garage	Walls and Ceilings Primed	

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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. Lawn area to be covered with approximately 4" of native topsoil.	
Street Trees	One Tree, per permit. Tree to be maintained by Homeowner.	
6 Foundation Shrubs	See Landscape Plan	
6 Perennial Flowers	See Landscape Plan	
Cleaning		
	House cleaned prior to closing, including washing of windows	
Warranty		
	Sterling Dogwood Circle LLC Warranty as per contract	
	Continuing a policy of constant research and improvement, Sterling Dogwood Circle LLC reserves the right to make substitutions and specification changes.	

KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

Harvey Slimline All Vinyl Windows, Double insulated, Low E, GBG Grills 4 over 0

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

J Channel Only (Brickmould)

EZ-Tilt cleaning

Screens included

Energy Star Qualified

Maximum U Factor 0.29

	Letter	Size	Quantity	Description	Location	Image	Notes
	A	40x65	8	Double Hung	Den/Bedroom, Dining Room, Living Room, Owner's Bedroom		
	C	40x42	2	Double Hung	Owner's Bath, Bath #2		
	K	42x49	1	Double Hung	Kitchen		
	1F	40x30	1	Fixed	Den/Bedroom		
	EG	55x48	1	Egress	Lower Level		Additional as Optional
	G	36x24	1	Concrete Hopper	Lower Level Future Bath		

KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

EXTERIOR DOORS

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

6 9/16 primed jambs

5/4 x 4 flat, Hybrid Rot Resistant Case & Jamb, Double bore set-up

Dexter Stratus Satin Nickel knob and deadbolt hardware, All doors keyed alike

	Quantity	Description	Opens	Size	Type	Hardware	Image	Notes
Foyer Entry								
	1	S220 w/12" S100SL full glass sidelight	RH	3'-0" 6'-8"	2 Panel	Double Bore		
Garage - Mudroom Entry								
	1	S220 2 Panel	RH	3'-0" 6'-8"	2 Panel	Double Bore		
Dining Room Entry from Optional Deck								
	1	S118	RH	3'-0" 6'-8"	Full Glass	Double Bore		
Exterior Door Hardware								
Knobs	3	Dexter Stratus Keyed Entry w/deadbolt				Satin Nickel		All Keyed Alike




INTERIOR DOORS

2 Panel, Hollow core, Smooth molded hardboard, 4 9/16 PFJ split jambs

Colonial Casing both sides


Dexter Stratus Satin Nickel Hardware

Ball catches and (2) Dummy knobs per pair included

Interior Doors								
	10	Masonite Smooth	See Plans - will display more clearly with plans	TBD	2 Panel Hollow Core			
Interior Door Hardware								
Knobs	10	Dexter Stratus				Satin Nickel		
Hinge Bumps	10					Satin Nickel		





KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

	Quantity	Description	SKU	Item	Color	Image	Notes
Garage Exterior							
	1	TBD					
Dining Room Exterior							
	1	TBD					
Front Porch							
	2	TBD					
Foyer							
	1	TBD					
Mudroom/Front Hall							
	3	TBD					
Den/Bedroom #2							
	1	TBD					
Kitchen Island							
	2	TBD					
Kitchen Ceiling							
	3	TBD					
Kitchen Sink							
	1	TBD					
Dining Room							
	1	TBD					

Living Room							
	1	TBD					
Stairwell							
	1	TBD					
Laundry							
	1	TBD					
Owner's Hall							
	1	TBD					
Owners Bedroom Hall							
	1	TBD					
Owners Bedroom							
	1	TBD					
Owners Vanity							
	2	TBD					
Owners Closet							
	1	TBD					
Other							
Garage, Lower Level	10	PC Lights					Supplied by Electrician

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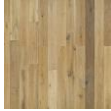
	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
Sink	1	32" Undermount 16 Gauge Stainless Steel Double Bowl Kitchen Sink	Krauss	KBU32	Stainless Steel		32" L x 18" W, 8.5"D (2) Strainers and Grates
Faucet	1	Arbor Single-Handle Pull-Down Sprayer	Moen	7594C	Chrome		
Owner's Bath							
Faucet	2	Eva Two-Handle Sink Faucet	Moen	6410	Chrome		
Shower	1	Medley® 60" x 34" Vikrell® shower, center drain	Sterling	72430100-0	White		Straight Curtain Rod Installed.
Shower Fixture	1	Eva Chrome Posi-Temp® Shower only	Moen	T2132	Chrome		Moen 2520 Shower Valve
Toilet	1	Edgemere Right Height Elongated Toilet	American Standard	204AA.104	White		16 1/2" Rim Height

Bath #2							
Faucet	1	Eva Two-Handle Sink Faucet	Moen	6410	Chrome		
Tub/Shower	1	Ensemble™ Medley® 60" x 32" Vikrell® bath/shower, right drain	Sterling	71320120-0	White		Straight Curtain Rod Installed.
Tub/Shower Trim	1	Eva Chrome Posi-Temp® Tub/Shower	Moen	T2133	Chrome		Moen 2520 Shower Valve
Toilet	1	Edgemere Right Height Elongated Toilet	American Standard	204AA.104	White		16 1/2" Rim Height





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	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
Kitchen Surround							
Knob	18	Allison Value 1-1/4" Diameter Knob	Amerock	53005-G10	Satin Nickel		
Kitchen Island							
Knob	4	Allison Value 1-1/4" Diameter Knob	Amerock	53005-G10	Satin Nickel		
Owner's Bath							
Knob	7	Allison Value 1-1/4" Diameter Knob	Amerock	53005-G10	Satin Nickel		
Robe Hook	1	Eva Single Robe Hook	Moen	YB2803CH	Chrome		
Tissue Holder	1	Eva Collection Pivoting Toilet Paper Holder	Moen	YB2808CH	Chrome		
Towel Bar	1	Eva 24 in. Towel Bar	Moen	YB2824CH	Chrome		
Bath #2							
Knob	5	Allison Value 1-1/4" Diameter Knob	Amerock	53005-G10	Satin Nickel		
Robe Hook	1	Eva Single Robe Hook	Moen	YB2803CH	Chrome		
Tissue Holder	1	Eva Collection Pivoting Toilet Paper Holder	Moen	YB2808CH	Chrome		
Towel Bar	1	Eva 24 in. Towel Bar	Moen	YB2824CH	Chrome		

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WOOD							
	Make	Style	Color	Size		Image	
Foyer, Hallway, Kitchen, Dining Room, Living Room	Hallmark	Novella	Hemingway Oak	6" x 6'-2"			7/16" Thick
TILE							
Location	Make/Style	Finish/Color	Tile Size	Orientation	Tile Grout	Image	Notes
Owner's Bath	Anatolia Davenport	TBD	12 x 24	TBD	TBD		Transitions to Dreamweaver Carpet.
Mudroom	Anatolia Davenport	TBD	12 x 24	TBD	TBD		Standard Underlayment. Transitions to 7/16" Wood.
VINYL							
Location	Make	Style	Color			Image	
Bath #2	Tarkett	Fresh Start	TBD	TBD			Standard Underlayment. Transitions to 7/16" Wood.
Laundry	Tarkett	Fresh Start	TBD	TBD			Standard Underlayment. Transitions to 7/16" Wood.
CARPET							
Location	Make	Style	Color	Details		Image	
Owner's Bedroom, Owners WIC	Dreamweaver	Pinpoint	TBD				Transitions to Owners Bath Tile & Transitions to 7/16" Wood.
Den/Bedroom	Dreamweaver	Pinpoint	TBD				Standard Underlayment. Transitions to 7/16" Wood.

KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

Appliance	Quantity	Manufacturer	Model	Color	Description	Image	Notes
Refrigerator	1	GE	GNE27JYMFS	Stainless	GE Energy Star 27.0 Cu. Ft. French Door		Fingerprint Resistant Door
Gas Range	1	GE	GGF600AVSS	Stainless	GE® 30" Free-Standing Gas Convection Range with No Preheat Air Fry and EasyWash™ Oven Tray		
Dishwasher	1	GE	GDT550PYRFS	Stainless	GE Dishwasher with Top Controls		
Microwave	1	GE	JVM3160RFSS	Stainless	GE 1.6 Cu. Ft. Over-the-Range-Microwave Oven		
Washer							Available as option
Electric Dryer							Available as option