



DREAMBUILDER

CUSTOM HOMES, LLC

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SPECIFICATIONS AND SELECTIONS

PART II: FINISHING TRADES: DRYWALL TO COMPLETION

Owner: Michael Lilly

Project: SFH @ 2950 Magnolia Rd, Orange Park, FL

The following trades are being bid in this round:

- 19 Drywall
- 20 Paint
- 21 Doors/trim material
- 22 Interior trim labor
- 23 Flooring
- 24 Tile
- 25 Cabinets
- 26 Countertops
- 27 Mirrors/Shelving/Enclosures
- 28 Lighting
- 29 Irrigation/landscaping
- 30 Pavers
- 31 Appliances
- 32 Interior Clean

Items highlighted in yellow will be provided by owner and installed by subcontractor. Subcontractor to supply all other materials required for complete installation.

Items highlighted in blue are still outstanding decisions TBD by owner.

Plumbing fixtures (for plumber only; not open to bid) are on the last page.

19) Drywall: provide per board pricing, turnkey (regular, ceiling, Durock in wet areas; porch ceilings to be vinyl) along with take-off

20) Paint: provide pricing for exterior, interior, trim-out and final

- Stucco body: SW Loxon 6104 Kilim Beige
- Trim: SW Loxon 7013 Ivory Lace
- Shutters: SW Loxon 6083 Sable
- Corbels: SW Loxon 6083 Sable
- Front Door: SW Loxon 6083 Sable
- Garage doors: brown (prefinished)

- Interior wall: SW 7518 Beach House (eggshell)
- Interior trim: SW 7009 Pearly White (laquer)
 - Above selections apply unless otherwise noted:
 - Master bedroom and bathroom wall: SW 7519 Mexican Sand (eggshell)
 - Bedroom #2 accent wall (left exterior): SW 6264 Midnight (eggshell)
 - Bedroom #4 accent wall (wall against dining room): SW 6221 Moody Blue (eggshell)
 - J&J wall: SW 7006 Extra White (eggshell)
 - Hall bath wall: SW 6193 Privilege Green (eggshell)
 - Dining Room niche: SW 6230 Rainstorm (eggshell)
- Stairs: see interior trim section below

21) Interior trim materials/hardware: provide quantity take-offs and unit pricing

- Crown: 7 ¼" in second story dining; 5 ¼" in dining coffers, living room, kitchen, master bedroom, standard profile (see detail)
- Base: Woodgrain 5163 5 ¼"
 - Install base in carpeted areas as normal
 - Install base in hard surface areas after wood/stone has been installed
 - Install quarter round in all hard surface areas; install cabinet quarter round
- Casing: delta howe
 - Large delta howe (RB03) on entire first floor
 - Large delta howe on second floor hall way (seven doors)
 - Small delta howe (1003M) everywhere else on second floor
- Doors: Masonite 2 panel solid core smooth finish



-
- Window casing: large delta howe; case all windows on first floor; case dining room windows on second floor; sills: wood w/skirt
- Columns in great room (x4): **see attached design**
- Stairs:
 - Stair treads: stained to match floors
 - Stair risers: painted (SW 6258 Tricorn Black, satin finish)
 - Stair handrail: oak; LJ Smith Stairs: LJ-6601 (non-plowed) handrail; stain to match floors
 - Stair baluster: iron; LJ Smith Stairs: LI-5175HF and LI-5176HF alternate every other; primed matte black finish (prefinished)
 - Stair newels: oak; LJ Smith Stairs
 - LJ-4091 lead post; Craftsman boxed newel, paint grade; top plate LJ-9001
 - LJ-4392 intermediate post; top plate LJ-9301; stained to match floors
- Built-in ironing board
- Front door hardware: Kwikset Hawthorne, rustic bronze **owner**
- Interior hardware: Kwikset Pembroke, rustic bronze

22) Interior trim labor: provide unit pricing by task

23) Flooring: provide per SF/SY pricing and quantity take-off

- STONE AND WOOD FLOORING MUST BE AT SAME LEVEL
- Foyer, Dining, Family, Hall to Master: Wood: Anderson; Casa-Blanca; Brackish/5" scraped plank; Spanish Hickory (lay front to back)
- Master bedroom/closet; all second floor: Carpet: Mohawk #BP67S Bekknere #511 Avalon Beige w/Stainmaster Deluxe Pad (8#)

24) Tile: provide per SF pricing and quantity take-off

- DO NOT TILE UNDER CABINETS
- STONE AND WOOD FLOORING MUST BE AT SAME LEVEL
- **Owner providing all tile materials**; installer to provide all other installation materials (grout, underlayment, etc). Installer to provide quantity take-offs for tile so owner can acquire.
- Kitchen/laundry/hallway to garage:
 - Floor: DalTile #BE13 / 18 – 20" smooth rect edge; grout Mapei 44 Pale Umber
 - **Backsplash: TBD**

- Powder:
 - Floor/wall: DalTile #BE13 / 18 – 20” smooth rect edge; tile wall to 42”; **accent border TBD**; grout Mapei 44 Pale Umber
- Master:
 - Floor: Portico 20” #P13373 Millstone, Cameo Beige; set diagonal with floor border (Portico #P4553 Botticino polished mosaic); grout Mapei 05 Chamois; **see attached design**
 - Tub deck: 20” floor tile at face; 13” on deck
 - Tub splash/accent border: Portico 13” #P13373 Millstone, Cameo Beige, w/6x12” border and bullnose on top; **see attached notes** (on master shower page)
 - Shower wall: Portico 13” #P13373 Millstone, Cameo Beige; grout Mapei 15 Bone
 - Shower pan: #P4064 Botticino mosaic; diagonal
 - Shower niche: Portico #P4553 Botticino polished mosaic
 - Shower accent border: Portico #P4553 Botticino polished mosaic & #P4568 Botticino liner; **see attached design**
- J&J:
 - Floor: Portico 20” Canberra, White Lace; grout Mapei 14 Biscuit
 - Wall: Portico/DalTile Polaris 8x10 PL02 white gloss & 13” Canberra, White Lace; grout Mapei 14 Biscuit
 - Accent border: DalTile Rittenhouse square #K101 White Wave border
 - **See attached design**
- Hall:
 - Floor: Portico 20” #P6696 Damascus, Cairo Brown; grout Mapei 35 Navajo Brown
 - Wall: Portico 10x13 #P6758 Damascus, Cairo Brown; grout Mapei 35 Navajo Brown
 - Accent border: #P6771 vintage Brown deco tile; #P6773 border
 - **See attached design**

25) Cabinets: Only have profiles for kitchen, laundry, master bath; not needed for upstairs baths

Kitchen: Shiloh:

Main cabinets: Savannah, soft white, mocha glaze

Island/cooktop cabinet/hood: Savannah, maple coffee, black glaze

- 42" UPPERS
- BUMP UPS
- BUMP OUTS
- LAZY SUSAN
- BUILT IN PANTRY
- LARGE CROWN
- TRASH CAN PULLOUT STD
- OVEN TOWER
- ISLAND

- DRAWER STACK, P & P
- GLASS DOORS
- COUNTER TOP CABINETS
- BUILT-IN FRIGE
- Hardware: J Alexander Lilli: DOORS #415-96V-BNBDL (mount vertical)/ DRAWERS #415-128-BNBDL (mount horizontal)

Laundry: KitchenCraft Aurora Tempelton Maple; Linen

- UTILITY STACK
- SINK BASE
- 42" UPPERS
- TRASH PULL OUT
- Hardware: Hardware Resources, #3910 Satin Nickel

Powder: furniture piece (owner)

Bench seat: do not install

Tech center: do not install

Master bath: Aristokraft Eastland; Java glaze

- 36" RAISED HEIGHT BASE
- DRAWER STACK
- CENTER COUNTER UPPER
- ORGANIZER IN CABINETS, UPPER & BASE
- CROWN @ UPPERS
- Hardware: J Alexander Lilli: DOORS #415-96V-BNBDL/ DRAWERS #415-128-BNBDL

J&J bath: Aristokraft Augusta; White

- VANITY CABINET STANDARD HEIGHT
- CENTER DRAWER STACK
- Hardware: J Alexander Lilli DRAWERS & DOORS #415-96-SN

Hall bath: Aristokraft Landen; Java glaze

- DRAWER STACK
- ADULT HEIGHT VANITY CABINET
- Hardware: J Alexander Glenmore # 618L-DBAC; Doors and Drawers

26) Countertops

- Kitchen: granite, golden beach extra OR Silestone sierra madre 08 / 3 cm; ogee edge (price both)
- Laundry: laminate, Formica #6920-58 mineral spa, square edge
- Master : Silestone Sienna Ridge 3 cm; edge 1-4" T&B
- Tub deck: Silestone Sienna Ridge 3 cm; edge 1-4" T&B
- Jack&Jill: Corian, antartica, A-6 ogee edge
- Hall bath: Corian, granola, demi-bull edge, w/810 sink, glacier white
- Tech center: do not install
- Powder: furniture piece (owner)

27) Mirrors/shelving/enclosures: provide unit pricing and quantity take-off

- Mirrors:
 - None in master bath or powder room
 - J&J/hall baths: vanity-width mirror to ceiling w/beveled trim strips and light cut-outs
- 16" wire mesh, all closets; free slide (except linen and pantry); double rows in master closet
- Master bath shower enclosure: 3/8" frameless clear glass; ORB brackets
- Hall bath shower enclosure: ORB framed clear glass
- Medicine cabinets: none
- TP holders, towel bars: owner; locations needed

28) Lighting: provide unit pricing

- Double floods, fluorescents and recessed cans provided by electrician
- Coach lights at garage (x2): Progress Ashmore P5653-33 cobblestone
- Coach lights at columns (x2): Progress Ashmore P5651-33 cobblestone
- Powder vanity: Progress Santiago P2754-80 lites up
- Kitchen island: owner
- Sconces (x4): Progress Santiago P2752-80 lites up
- Foyer: Progress Santiago P3839-80
- Master vanity (x2): Progress Torino P2884-77 lites down
- J&J vanity (x2): Progress Victorian P3028-15 lites down
- Hall bath vanity (x2): Progress Westin P2796-09 lites up
- Ceiling fans (x8): owner
- Dining room (x2): Progress Santiago P4588-80 (not sure if wanted)

29) Irrigation/landscaping

- Fully sodded yard; St Augustine; full irrigation
- Gutter downspouts to connect with French drain system and to cistern of next-door neighbor

30) Porch flooring/driveway: provide per SF pricing; see site plan and floor plans for SF figures

- Pavers: Tremron Mega Olde Town; color: Cappucino; pattern: random square and rectangle

31) Appliances: all by owner

- Refrigerator: Frigidaire 17 CF frig w/separate 17 CF freezer ???
- Dishwasher: KitchenAid KUDS50FVSS
- Cooktop: KitchenAid 36" gas KGCP467JSS
- Hood: KitchenAid 36" vented ???
- Wall oven/micro combo: KitchenAid KEMS308S
- Wine refrigerator: KitchenAid KUWS24RS
- Disposer

32) Interior clean: rough, final, reclean (each)

Plumbing fixtures: owner will provide valves

Item	Brand	Model/Finish	Number	Quantity	Notes
Master bathtub	Royal	42x72x20 drop-in; white	Imperial VIP drop-in	1	
Master bathtub faucet	Moen	Kingsley high arc; oil rubbed bronze	T922ORB + T90331ORB drain	1	Inc. handheld shower owner
Master toilet	Gerber	Logan Square Elongated 17" Ergoheight; white	20-018	1	
Master shower faucet	Moen	Kingsley; oil rubbed bronze	275ORB + 6320ORB shower head + 102763ORB strainer	1	"vertical spa" system; shower head at 7' AFF; mount shower system on closet wall; mount handheld on exterior wall; stack valves inside door owner
Master vanity sink	Gerber	Logan Square undermount; white	12-760	2	
Master vanity sink faucet	Moen	Kingsley; oil rubbed bronze	T6125ORB	2	8" widespread owner
Powder toilet	Gerber	Logan Square Elongated 17" Ergoheight; white	20-018	1	
Powder sink		Furniture piece		1	owner
Powder sink faucet				1	owner
Laundry sink		White fiberglass drop-in 10" deep single bowl		1	Plumber's choice
Laundry sink faucet		High arc		1	Plumber's choice
Kitchen sink	Moen	Lancelot; stainless undermount	22360	1	Big/little bowl offset owner
Kitchen sink faucet	Moen	Woodmere; lifeshine stainless	S728SL	1	owner
Pot filler faucet	Moen	Pot Filler; lifeshine stainless	S664SL	1	owner
J&J bathtub	Royal	60x30x18 soaker; white	Prince	1	
J&J bathtub faucet	Moen	Icon chrome	T2143 +	1	Shower head @ 6'8"

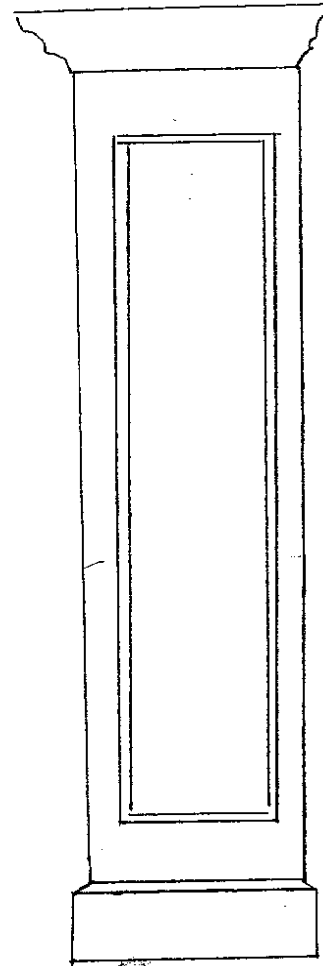
			T90331 drain + 3867 handheld shower		AFF owner
J&J toilet	Gerber	Maxwell elongated combo; white	21-412	1	
J&J vanity sink	Owner	China vessel bowl TBD		2	owner
J&J vanity faucet	Moen	Icon chrome	6500 + A1717 extension	2	owner
Hall shower faucet	Moen	Brantford ORB	T2152ORB + 102763ORB strainer	1	Shower head @ 6'8" AFF owner
Hall toilet	Gerber	Maxwell elongated combo; white	21-412	1	
Hall vanity sink	By others (Corian)				
Hall vanity faucet	Moen	Brantford ORB	T6620ORB	2	Centerset owner
Hall shower pan		White, 60" x 36"		1	Plumber's choice

COLUMN TRIM DETAIL

LILLY PROJECT
2010

CROWN $5\frac{1}{4}"$
1217 TRIM MOLD
FOR PROX
4 SIDES
OR
ALL AVAIL
SIDES

BASE $5\frac{1}{2}"$



MASTER BATH/ FLOOR DESIGN

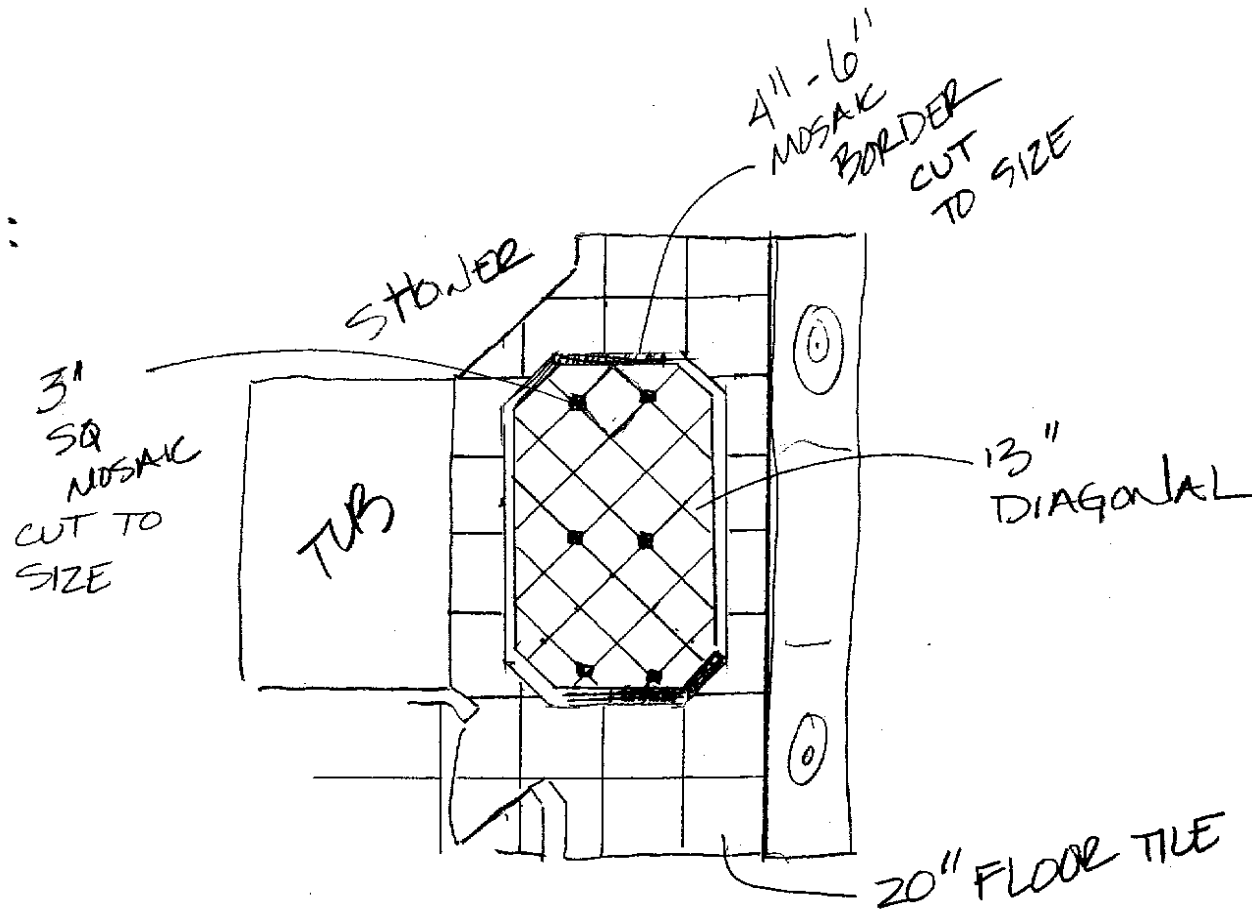
LILLY PROJECT
2010

FLOOR - 20" SET STRAIGHT AROUND BORDER

4" ROW OF MOSAIC w/ 13" SET DIAG INSIDE

CLIP CORNERS w/ 2" SQUARE OF MOSAIC

SET STRAIGHT.



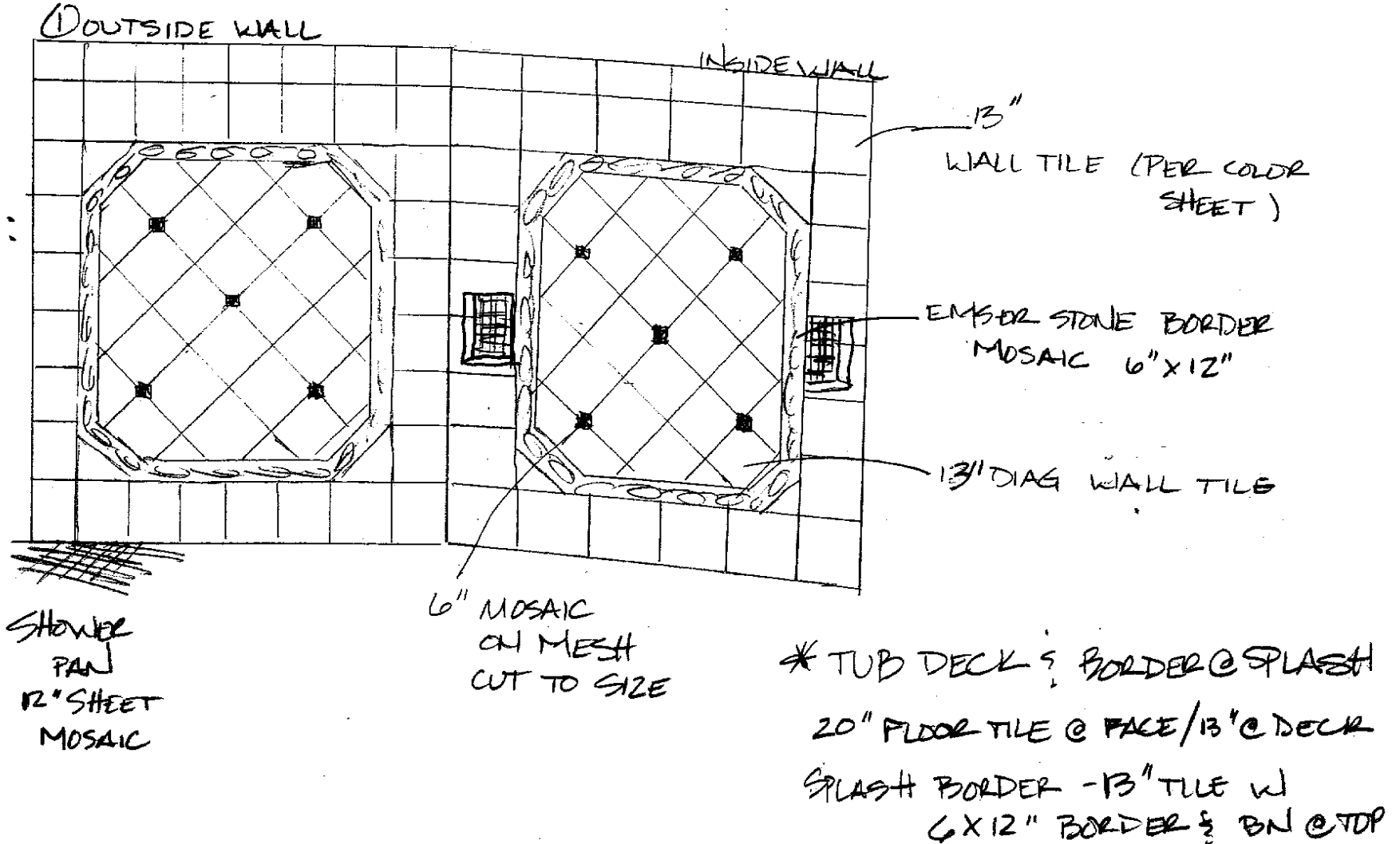
MASTER BATH / SHOWER WALL DESIGN

LILLY PROJECT
2010

* INSIDE WALL WILL HAVE NICHE'S @ 4' AFF
EACH SIDE OF BORDER FRAME; MOSAIC ON MESH INSIDE.
APPROX 18" H X 12" W

* SHOWER HEAD @ INSIDE WALL - 7'-7'6" AFF

* TILE TO 9' AFF.



UPSTAIRS JACK & JILL BATH (GIRLS)

LILLY PROJECT

06/26/2010

(WED) JUL 14 2010 14:42/ST. 14:41/NO. 6343570511 P 5
FROM INTERIOR DESIGN SOLUTIONS

WHITE TILE BULLNOSE
OR MUD CAP AROUND WINDOW
CEILING HEIGHT @ 9'-0"

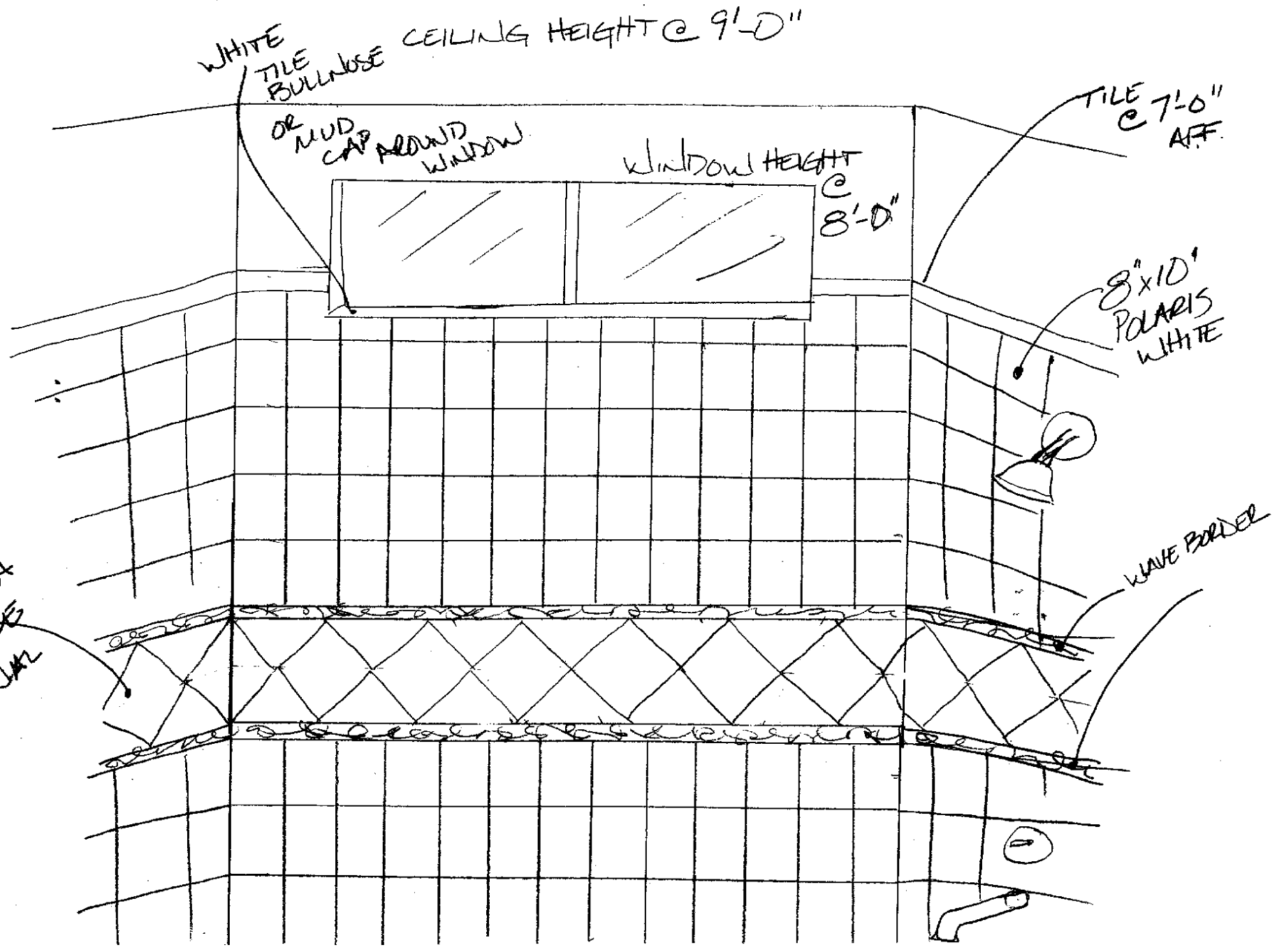
TILE @ 7'-0" AFF.

WINDOW HEIGHT @ 8'-0"

8" x 10" POLARIS WHITE

WAVE BORDER

13" CANBERRA WHITE LAKE DIAGONAL

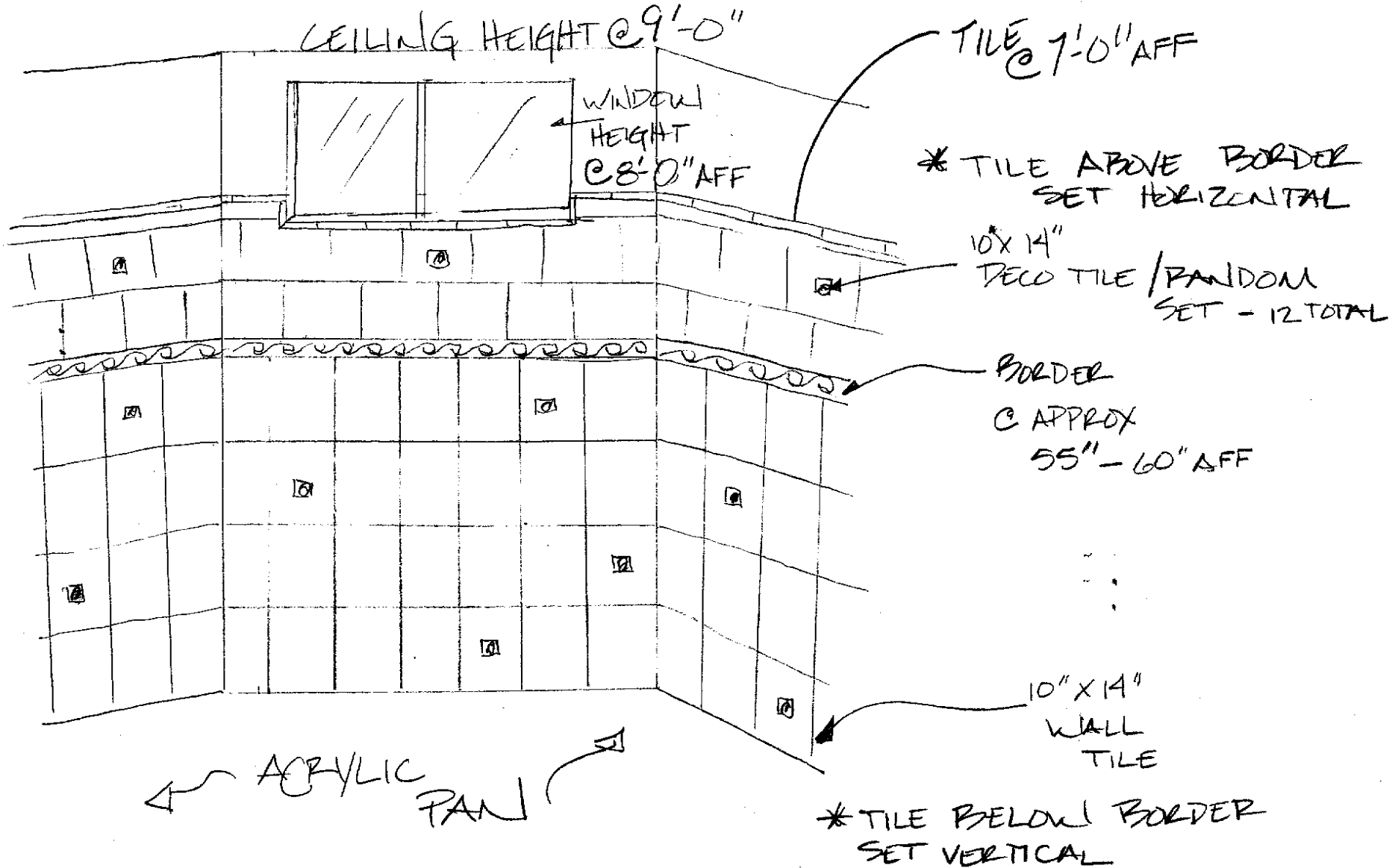


UPSTAIRS HALL BATH (BOYS)

LILLY PROJECT

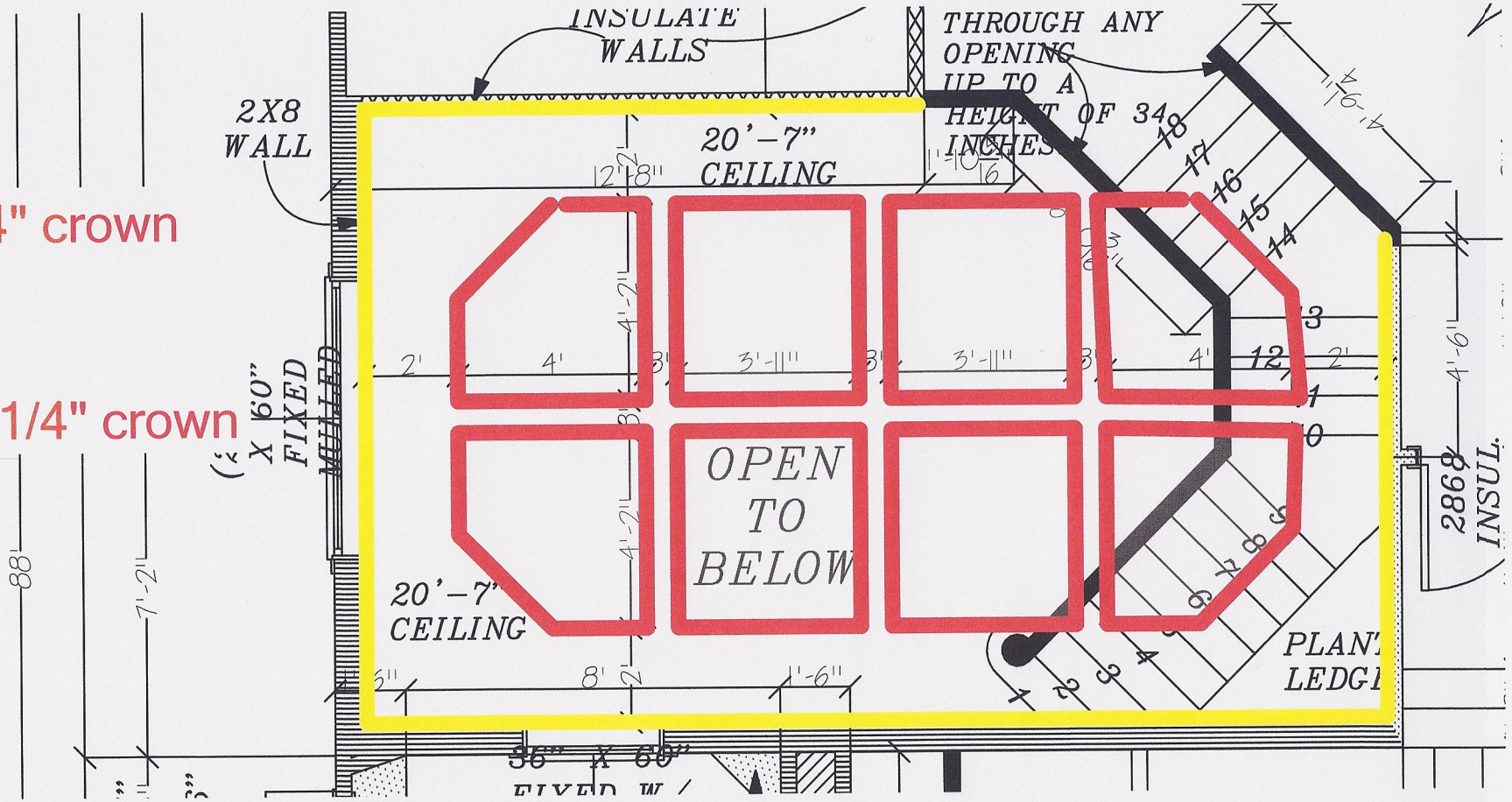
06/26/2010

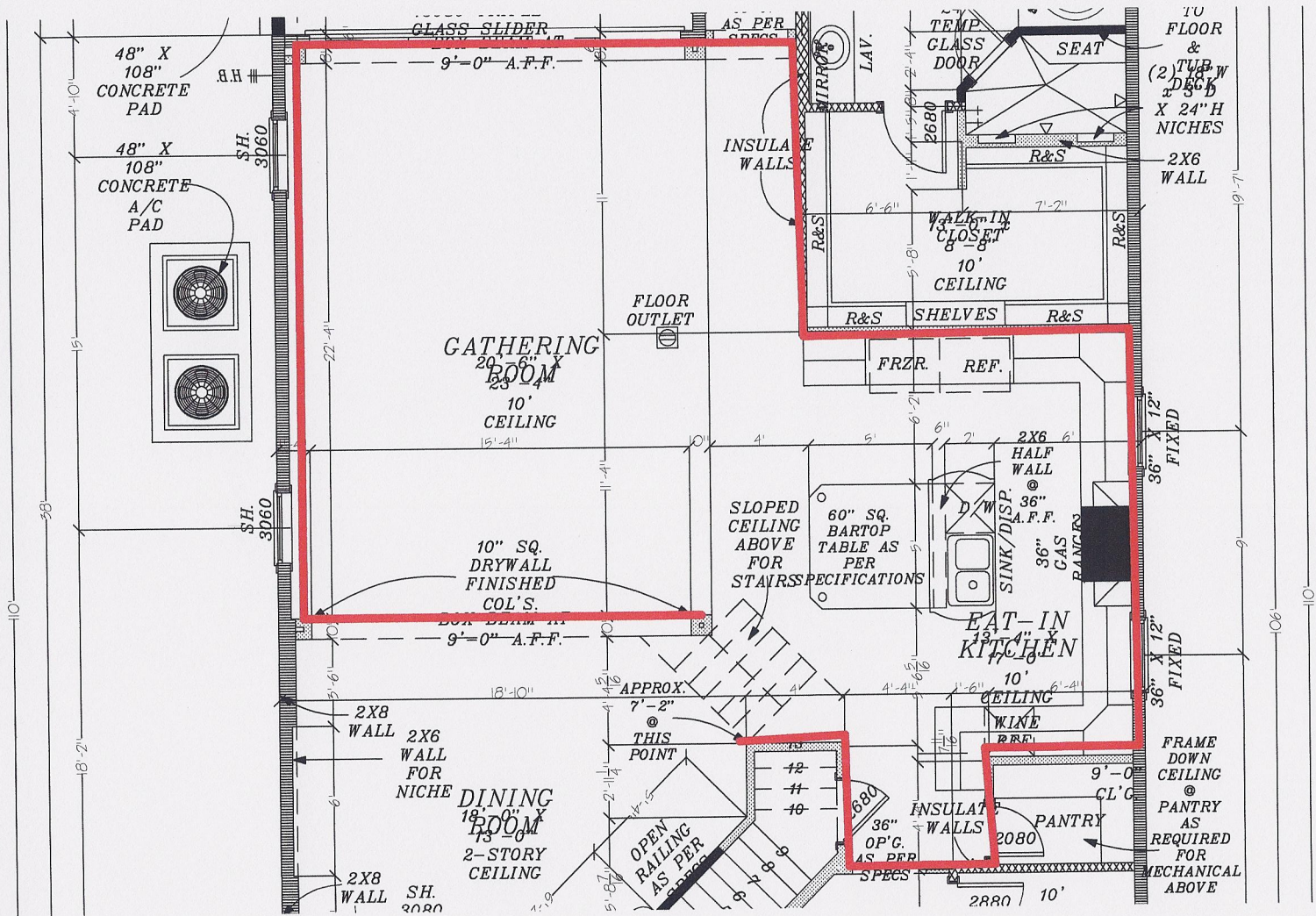
SHOWER -

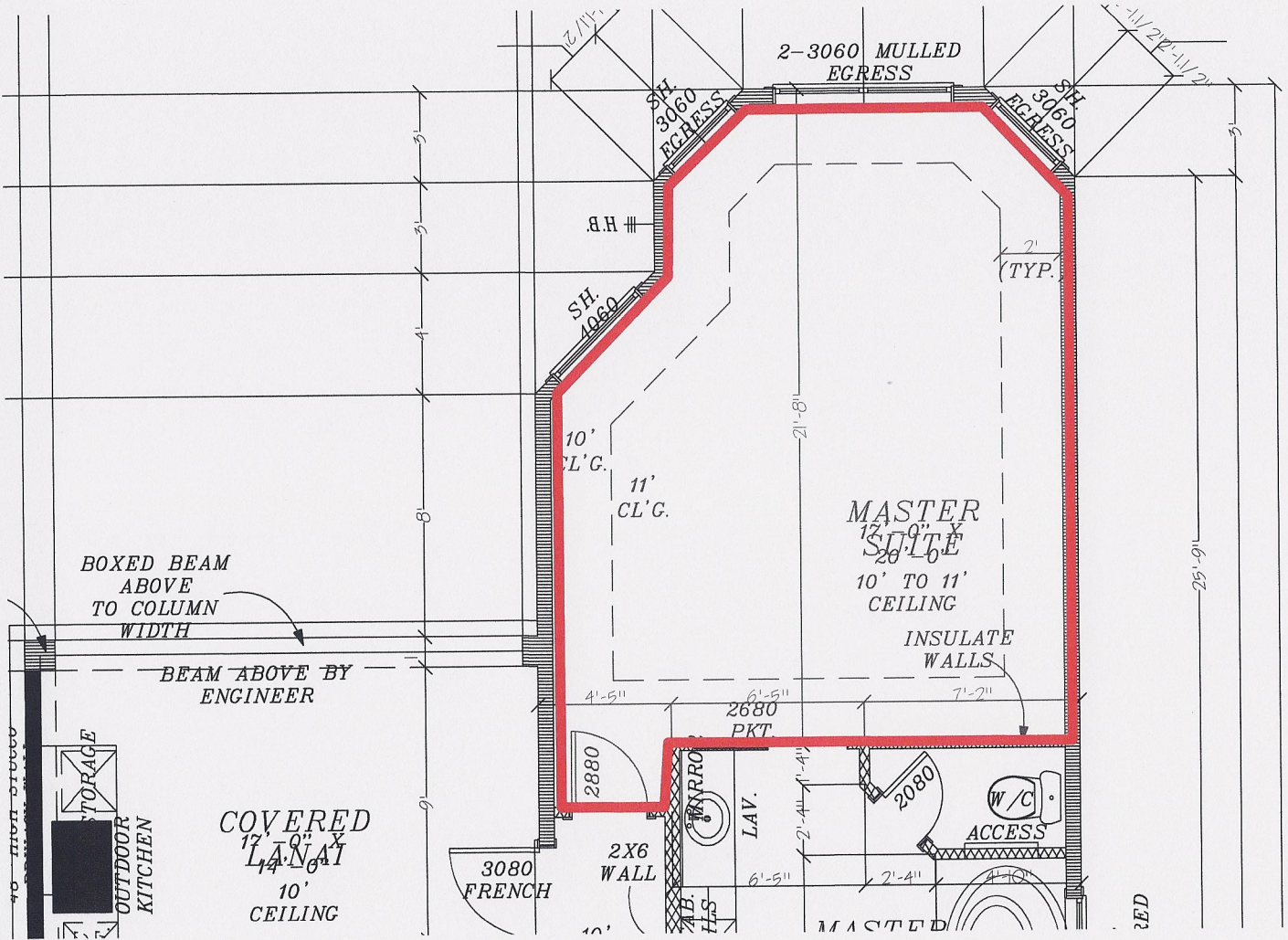


Red: 5 1/4" crown

Yellow: 7 1/4" crown







2-3060 MULLED
EGRESS

SH.
3060
EGRESS

SH.
3060
EGRESS

B.H. #

SH.
1060

(TYP.)

10'
CL'G.

11'
CL'G.

MASTER
SUITE
12'-9" x
20'-6"
10' TO 11'
CEILING

INSULATE
WALLS

BOXED BEAM
ABOVE
TO COLUMN
WIDTH

BEAM ABOVE BY
ENGINEER

STORAGE
OUTDOOR
KITCHEN

COVERED
LANAI
12'-0" x
14'-6"
10'
CEILING

3080
FRENCH

2X6
WALL

2880

2680
PKT.

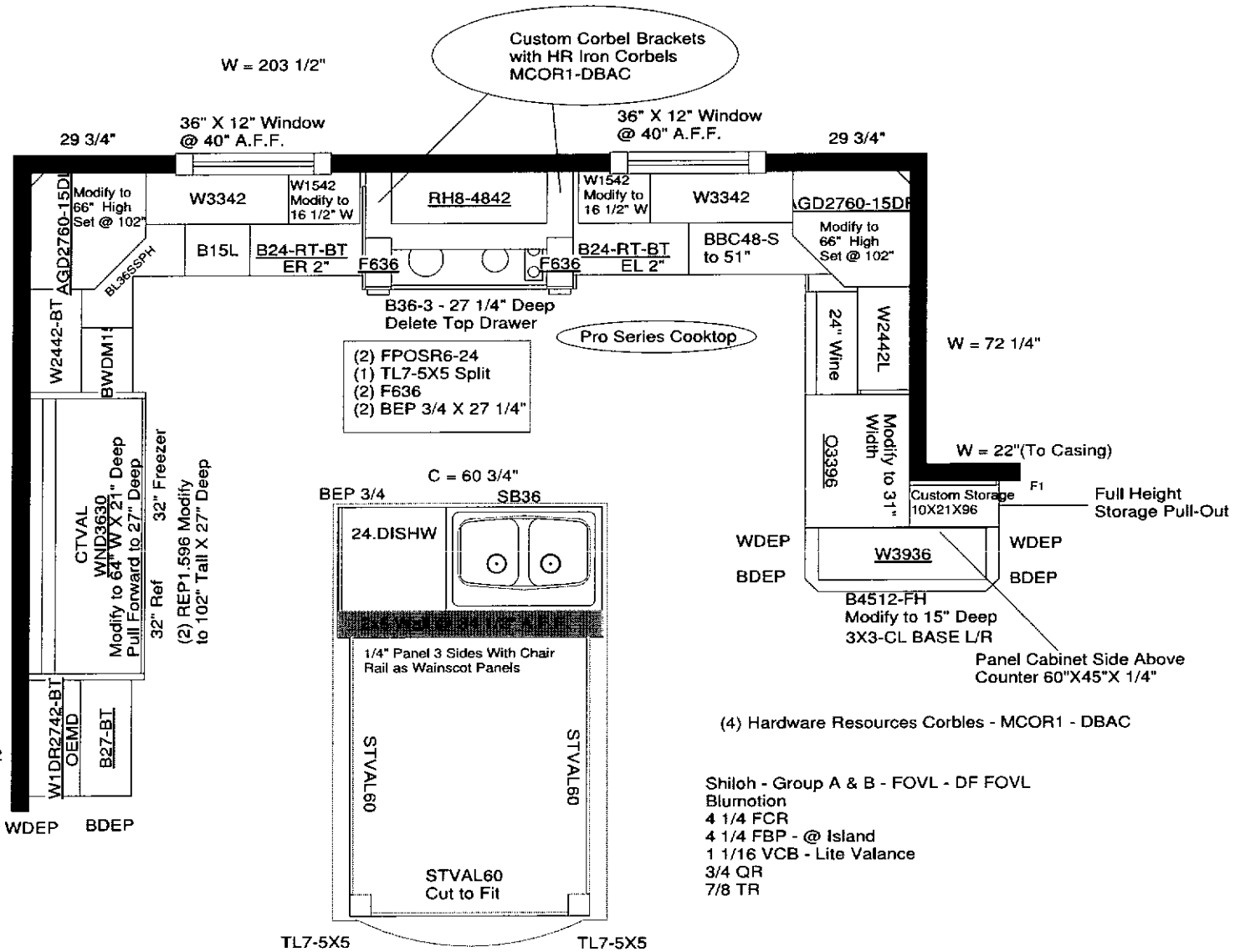
2080

W/C

ACCESS

MASTED

RED

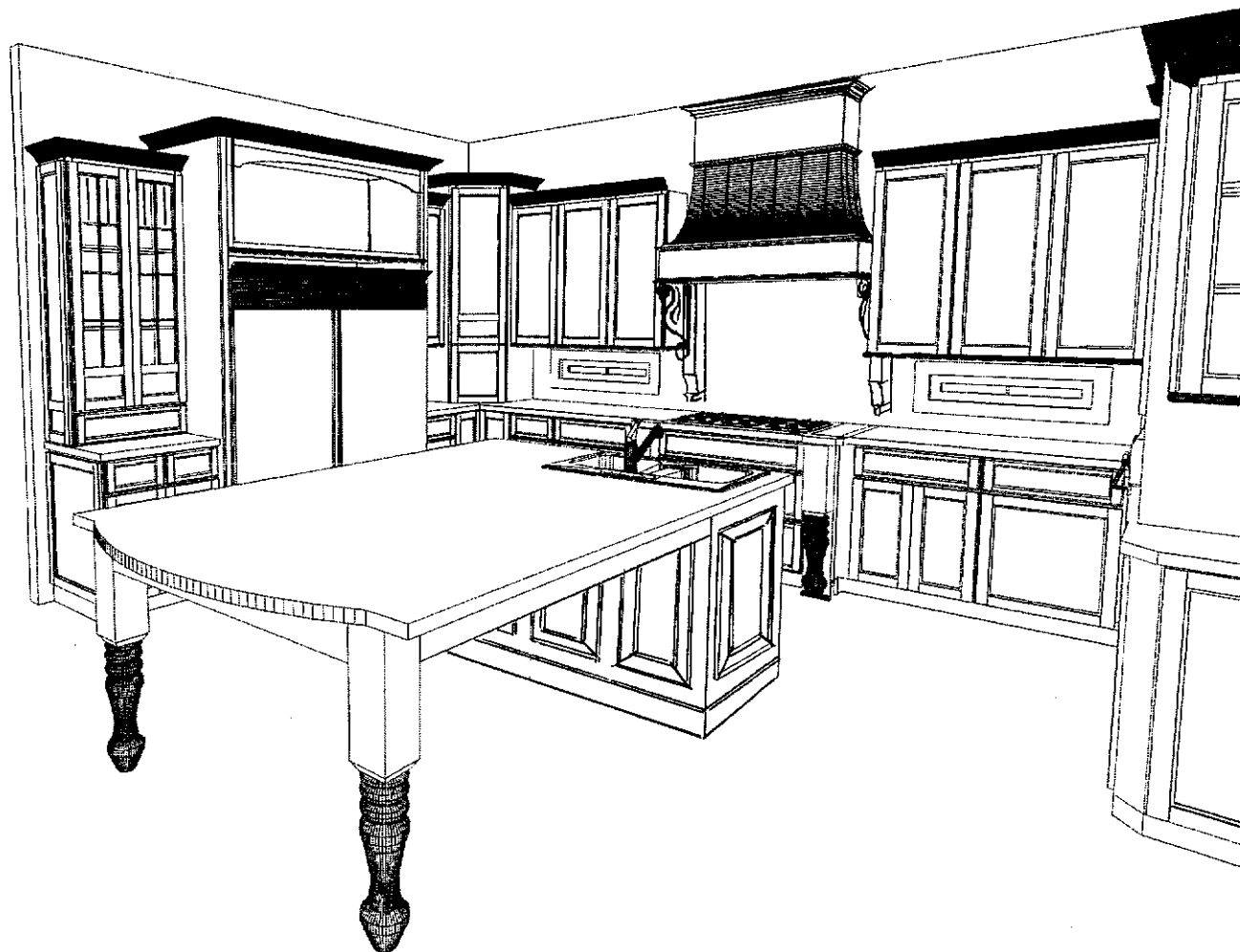


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Designed: 11/13/2009
Printed: 11/16/2009



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



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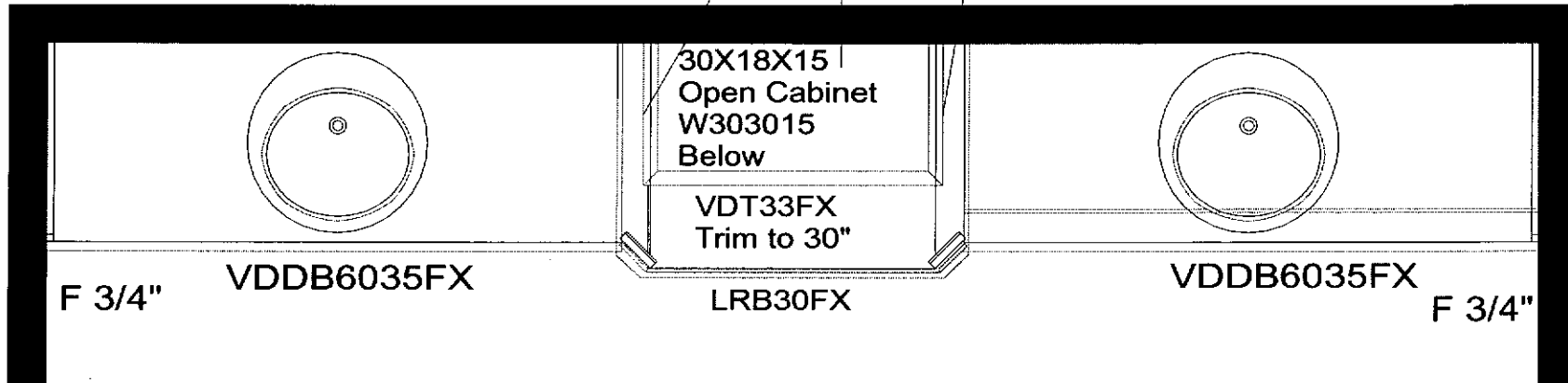
20 20
TECHNOLOGIES

Designed: 11/13/2009
Printed: 11/16/2009

PREF2384 CUT TO 15" X 52"
MTCROWN @ TOP

W = 157 1/2"

Custom
Box



Use F642's to cut
angle fillers down to
the floor and wrap
with MBS

Wrap LRB30 and
W303015/PREF
with MBS

Eastland - Select FX

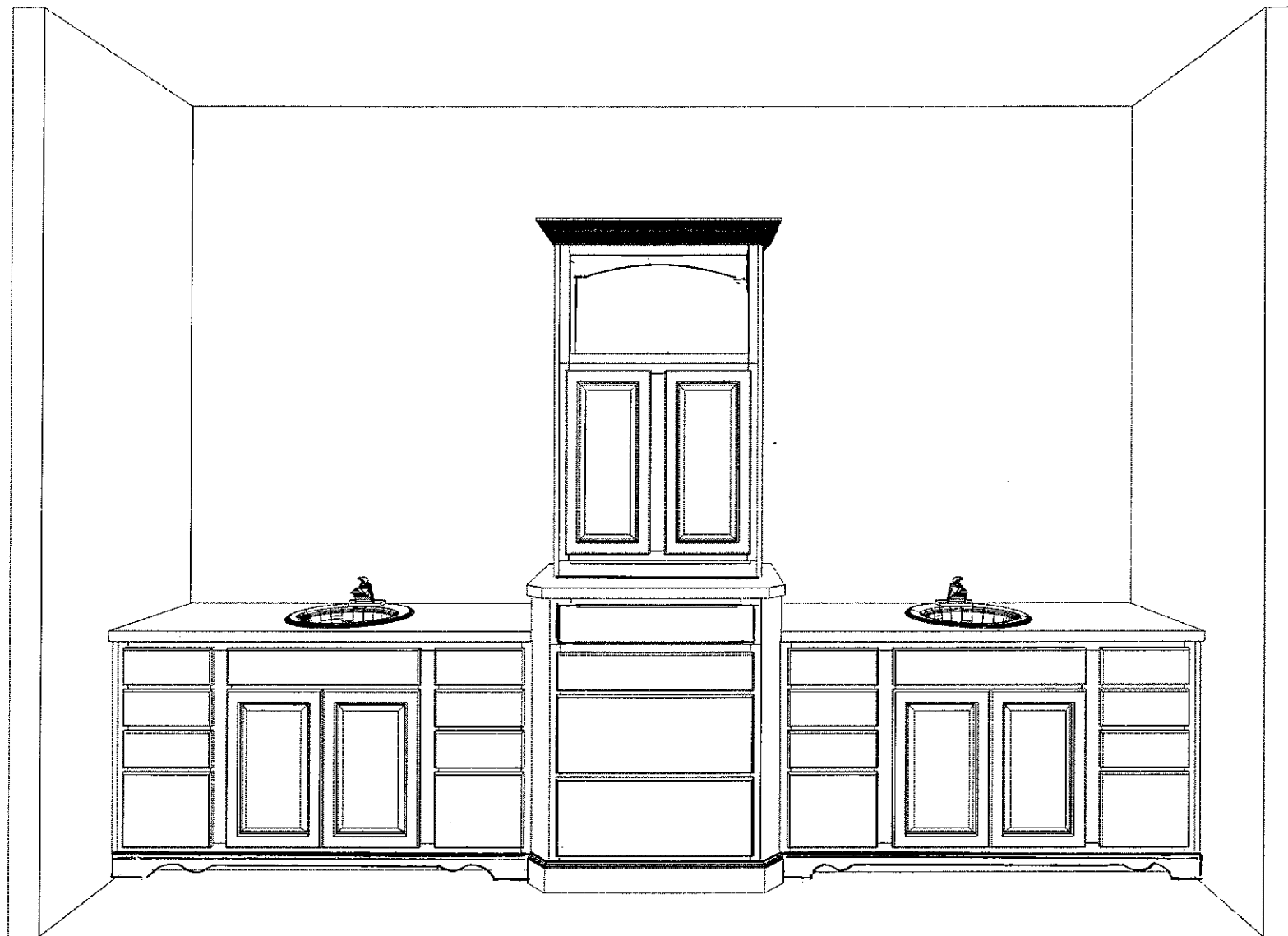
- (1) MTCROWN
- (2) MBS8
- (3) MQR8
- (2) MSW8

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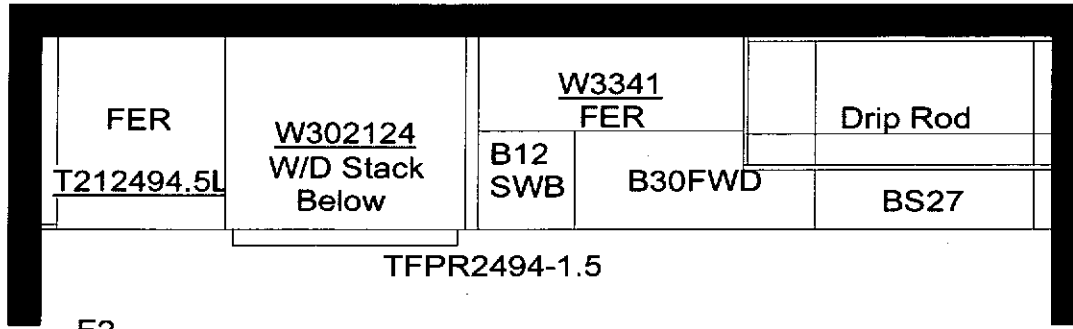


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W = 125 3/4"



Rod @ 12" Depth 84" A.F.F.
 Valance @ 16" Depth
 Use FHP12109.5 to build valance box

QR96

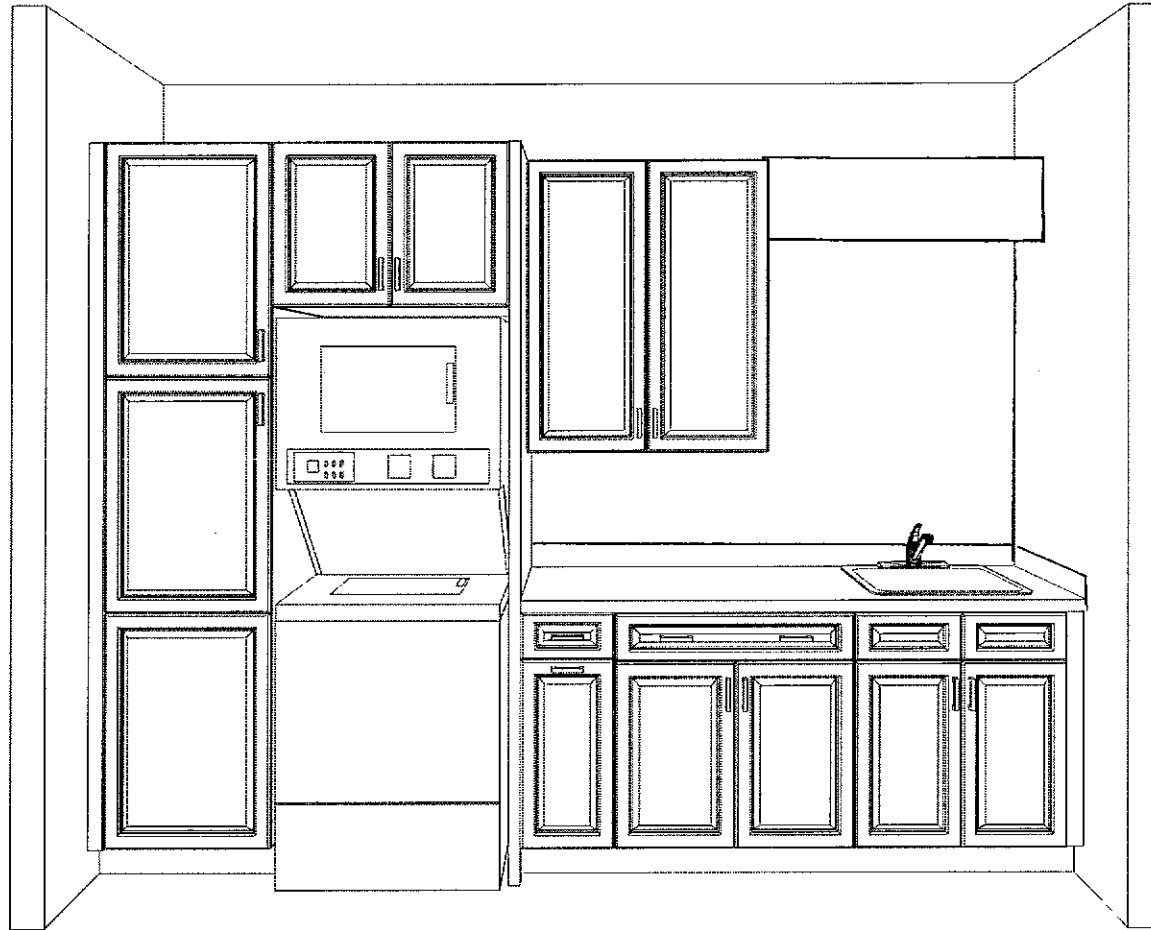
Scribe Molding

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