



# DREAMBUILDER

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CBC1255550

## SPECIFICATIONS, SELECTIONS AND REDLINES

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### Dreambuilder 18 **UPDATED 7/31/12**

Project: Rosas Residence  
Single Family Home @ Pablo Creek Reserve 131  
5208 Commissioners Dr, Jacksonville, FL 32224

#### Preconstruction Inclusions

*See next page.*

#### Primary Trades

1	Concrete slab	18	Insulation
2	Flatwork	19	HVAC
3	Framing	20	Electric
4	Structural metal	21	Plumbing
5	Trusses	22	Structured Wiring
6	Housewrap/window tape	23	Fireplace
7	Siding	24	Drywall
8	Stucco	25	Paint
9	Stone	26	Carpet/Wood
10	Termite pretreat	27	Tile
11	Vinyl soffit/fascia (gutters)	28	Cabinets
12	Roofing	29	Countertops
13	Garage doors	30	Mirrors/Shelving/Enclosures
14	Windows/SGD	31	Lighting
15	Exterior doors	32	Appliances
16	Interior doors/trim material	33	Interior Clean
17	Interior doors/trim labor	34	Landscaping/irrigation

#### Additional Trades

35	Gas piping
36	Pavers
37	Screened enclosure
33	Address plaque
34	Mailbox

### Preconstruction Inclusions

- Plans
- Engineering
- Interior design
- Permits
- Construction utilities
- ARB fees
- Builder's risk coverage
- Warranty: in addition to the contractual warranty, a 10-year structural warranty is also provided via a third party vendor
- Site work: as needed
- Surveys
- Portolet
- Dumpster

- 1) Concrete slab:
  - 2500 PSI slab on three course stemwall
  - Steps will need to be added in garage, TBD: review with builder prior to install
- 2) Flatwork: n/a (see Pavers)
- 3) Framing:
  - 2x6 exterior walls
  - 5/8 CDX roof sheathing; roof underlayment by others
  - Framers to install all open rafter tails and soffit/fascia per plans (except frieze board)
  - Framers to specify in bid manufacturer, model and specifications of wall, floor and roof decking (7/16" OSB wall sheathing, roof decking, 3/4" floor decking iLevel EdgeGold or equivalent)
  - Install open-web floor trusses and roof trusses (provided by others)
  - Front porch columns 6x6 posts (by framer) furred out to 8x8 with Hardie trim (by others)
  - Porch ceilings: sheath w/OSB
  - Staircase: open stringer; wood treads and risers
  - No bucks at garage
  - No wall at kitchen island
  - Breakfast room vault is 9' at windows to 10' at border to kitchen ceiling
  - Do not construct media platform
  - Do not frame beams in master bedroom
  - Upstairs study: frame out a closet in each corner with 2080 door; inside width of closet = 3'
  - Frame 24"x12" niche 48" AFF in master shower, centered on wall; make its wall 2x6
  - Dropped ceilings are to be framed, not trussed; kitchen ceiling to 9'8" and recess 6'2" square
  - Install garage service door at ground level
  - No wall thicknesses are to be changed (e.g., 2x4 → 2x6) without builder approval
- 4) Structural metal:
  - Quick Tie, per plans
- 5) Trusses:
  - Open web, per plans
  - Dropped ceilings are to be framed, not trussed
  - Attic storage trusses over garage
  - Note: concrete roof tile
- 6) Housewrap/window tape:
  - GreenGuard Raindrop with 3" seam tape
  - GreenGuard Flashing: 9" in sill, butterflyed corners; 6" on three sides
- 7) Siding:
  - Note change in front elevation upper gable → stone
  - All materials primed

- Hardie Cedarmill Select 7 ¼" (6" reveal) lap siding
- 5/4 HardieTrim boards, smooth
- 4' width Hardie panel (smooth)
- ¾ x 2 ¾ Hardie batten strips, 16" OC (smooth)
- Front porch columns 6x6 posts (by framer) furred out to 8x8 with Hardie trim
- Porch ceilings: sheath OSB (by framer) with ¼" Hardie beadboard
- Install frieze board under open rafters (see eave detail on plans); remainder of soffit/fascia by framer
- Shutters: operable wood or composite board and batten with hardware and stops **TBD**
- Gable vents: paintable vinyl
- Brackets: Fypon
  - Gable:



BKT17X17

[BRACKET 16-1/2X16-1/2X3-1/2 SMOOTH](#)

CAD Elevation: [DWG DXF](#)

CAD Profile: [DWG DXF](#)

- Porch posts:



BKT14X14

[BRACKET 13-1/2X13-1/2X3-1/2 SMOOTH](#)

CAD Elevation: [DWG DXF](#)

CAD Profile: [DWG DXF](#)

8) Stucco: skip trowel foundation, gray

9) Stone:

- Eldorado Stone Hillstone, Verona, gray mortar
- Use stone mounts for exterior light fixtures at garage

10) Termite pretreat

- BoraCare
- Renewable termite bond

11) Vinyl soffit/fascia (gutters): n/a (see Framing)

12) Roofing:

- Eagle flat tile Bel Air, Light Gray Range
- Eave drip and flashing: black
- Peel & stick (Polystick TU Plus underlayment and flashings or equivalent) to be applied to entire roof
- Complete roof system to be installed, including tile, valley, flashing, eave drip, vents (O'Hagin flat vents in matching color) and any other necessary materials
- Skylights (x2): Velux FSC04 with laminated glass and flashing kit

13) Garage doors:

- Wayne Dalton 9100 series (insulation R-9): customize with Hardie materials to achieve style like 6100 Somerset square, white



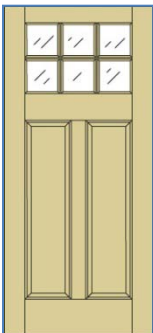
- Windows: none
- Garage door opener: [Craftsman AssureLink™ DC Chain Drive Garage Door Opener 30347](#) (x2); openers provided by builder and installed by trade
- Keyless entry: included in above kit
- Hardware: Spear handle at bottom of door only
- Windloads, if required per code

14) Windows:

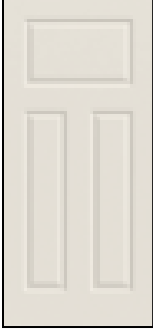
- MI 3500 series vinyl single hung, low-E2, white
- Lite patterns per plans

15) Exterior doors:

- Entry: Rogue Valley Doors #4662, maple



- Garage door to house and service door: supplier to specify in the Masonite Glenview profile



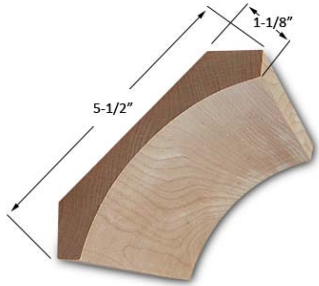
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- French doors: multi-lite fiberglass
- Composite thresholds and jambs
- Weatherstripping

16 and 17) Interior doors/trim materials and labor

- All materials primed
- Doors: Masonite Anniversary Collection Glenview smooth door, hollow core



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- Media room doors to be solid core
- HVAC closet doors: 2-panel louvered
- Barn door in foyer: <http://rusticahardware.com/barn-door-and-barn-door-hardware-combo-all-in-one/>
  - Hardware Finish: raw steel
  - Track Length: 6 ft
  - Wheel Style: all steel wheel
  - Door Finish: unfinished
  - Door Height: 8'
  - Door Width: 3'
  - Door Style: Z-barn
- Casing: 1x4 FJ pine casing on legs; 1x6 on headers; extend headers 1" each side
- Base: 1x6 FJ pine
- Shoe: 129 (7/16" x 11/16"); install in all hard surface areas
- Crown: Large crown 102 (below)
  - First floor: playroom, guest room, guest bath
  - Second floor: upstairs hall, master bedroom, master bath including water closet and walk-in closet



- Source: [www.crownmouldingshop.com](http://www.crownmouldingshop.com)
- Windows: wood sills with skirt (casing)
  - Case windows: great room, breakfast/kitchen, dining room, master bedroom, master bath
  - 1x4 FJ pine casing on legs; 1x6 on headers; extend headers 1" each side
- Beams at great room/kitchen entrance, dining room, master bedroom: **TBD**
- Recess in kitchen
  - American Tin Ceiling design pattern #23, 24"x24", creamy white granite
  - Crown moulding: ATC C10
  - <http://www.americantinceilings.com/colors/pattern-23.html>
- Vault in breakfast room: Lumber Liquidators utility oak flooring
  - <http://www.lumberliquidators.com/ll/c/Oak-Flooring-OA4U/10010209>
- Stairs:
  - Wood treads and risers, bullnosed
  - Open stringer; full skirt (baseboard) and trim
  - Newels: main LJ-4091 box newel; intermediate LJ-4075
  - Balusters: LJC-5060 1 1/4" square chamfered baluster
  - Cap: LJ-6001
  - Handrail: WD 231 (if needed)
- Media platform: construct 5'x7' platform, 8" tall
- Upstairs study: framer will build out two closet on either side of window; 2080 door in each
- Front door hardware: Kwikset Avalon, rustic pewter
- Interior hardware: Kwikset Laurel, venetian bronze
- Hinges and door stops to match hardware finish

#### 18) Insulation:

- R-21 high density batts for exterior 2x6 walls; R-38 blown in attic; otherwise per code
- Insulate media room for sound
- Subcontractor to provide complete specifications

#### 19) HVAC:

- 14 SEER systems
- Programmable thermostat: Nest Learning Thermostat T100577 (x2); openers provided by builder and installed by trade
- White adjustable grills
- All ductwork to meet Energy Star installation requirements
- Vented kitchen hood to exterior

20) Electric:

- Per plans and code
- Note island electric, floor plug; install irrigation and security circuits
- Temp pole; underground by others
- Add an additional outlets in garage (subcontractor to choose location)
- Note special outlet locations in great room and media room
- Add two additional cans between stair and dining room
- Install x2 sconce lights ILO single overhead vanity light in first floor bath
- An additional outlet will be needed for digital master shower system (location TBD)
- Decora switches
- Subcontractor to provide all fixtures for attic lighting, recessed lighting, undercabinet lighting, fluorescent lighting, bath fans, doorbell, double floodlights; install only all surface mount fixtures and ceiling fans provided by builder/lighting supplier
- Note: install island pendant lights 13" to center of can from each side wall
- Install the following items; product provided by builder:
  - [Insteon SwitchLinc - INSTEON Remote Control Dimmer \(Dual-Band\), White](#) 2477D: for media room cans
  - [INSTEON SwitchLinc Relay \(Non-dimming\), White](#) 2476S: (x3) for great room cans, foyer light and front porch lights
  - [Insteon OutletLinc Relay - INSTEON Remote Control On/Off Outlet \(Non-Dimming\), White](#) 2473SWH: (x2) one in kitchen island, one in downstairs playroom

21) Plumbing:

- Note plumbing locations: kitchen, baths, laundry, etc. per plans
- Individually cap plumbing lines at kitchen sink; do not loop
- HWH: AO Smith 80 gallon ProMax Plus High Efficiency ECRT-80
- Plumber to provide lead plumbing boots for roofer to install
- Plumber to provide required and appropriate valves, tub waste, wood toilet seats, etc.
- Fixture list (fixture pricing must be itemized):

Item	Brand	Model/Finish	Number	Quantity	Notes
Kitchen sink	Kohler	Whitehaven, white	K-6489	1	Single basin, 35 ¼" wide, 9" deep tall apron
Kitchen sink faucet	Kohler	Simplice, matte black	K-596	1	Single hole
First floor bathtub	<a href="http://www.vintagetub.com">www.vintagetub.com</a>	Randolph Morris cast iron tub, white; included tub/shower faucet, chrome	SAVINGSPACKAGE01C-SH	1	Package: 60" freestanding tub, shower package, chain and stopper drain, supply lines



First floor bathtub faucet					Included in above
First floor toilet				1	
First floor vanity sink	Kohler	Bancoft, white	K-2338-1	1	Complete kit, 24" wide, single hole faucet drilling
First floor vanity sink faucet	Kohler	Fairfax, chrome	K-12182	1	Single hole
Master bathtub	<a href="http://www.vintagetub.com">www.vintagetub.com</a>	Randolph Morris Cast Iron Double Slipper Pedestal Tub, white	LG72DS7W8PW	1	72" x 30", rim drillings, tub drain
Master bathtub faucet	<a href="http://www.vintagetub.com">www.vintagetub.com</a>	American Bath Factory Clawfoot Tub Faucet, chrome	F200A-CH	1	Deck mount, supply lines
Master toilet	Kohler	Bancroft, white	K-3827	1	Two-piece, elongated, comfort height, 1.28 GPF
Master shower faucet	Kohler	dtv prompt, chrome	K-527 with K-528-K thermostatic valve	1	
		Forte multi-function shower head, chrome	K-10284 with K-7395 shower arm	1	
		Forte multi-function hand shower, chrome	K-10286 with K-8593 shower hose, K-352 holder and K-355 supply elbow	1	
Master vanity sink	Kohler	Bancroft, white	K-2319	2	17" undermount
Master vanity sink faucet	Kohler	Archer, chrome	K-11076	2	Widespread, lever handles
Jack & Jill bathtub	Kohler	Villager, white	K-716	1	Left hand drain

Jack & Jill bathtub faucet	Kohler	Fairfax, chrome	K-T12007	1	Tub/shower
Jack & Jill toilet	Kohler	Bancroft, white	K-3827	1	Two-piece, elongated, comfort height, 1.28 GPF
Jack & Jill vanity sink	Kohler	Bancroft, white	K-2319	2	17" undermount
Jack & Jill vanity faucet	Kohler	Fairfax, chrome	K-12182	2	Single hole
Upstairs hall bathtub	Kohler	Villager, white	K-716	1	Right hand drain
Upstairs hall bathtub faucet	Kohler	Fairfax, brushed nickel	K-T12007	1	Tub/shower
Upstairs hall toilet	Kohler	Bancroft, white	K-3827	1	Two-piece, elongated, comfort height, 1.28 GPF
Upstairs hall vanity sink	Kohler	Bancoft, white	K-2338-1	1	Complete kit, 24" wide, single hole faucet drilling
Upstairs hall vanity faucet	Kohler	Fairfax, brushed nickel	K-12182	1	Single hole
Laundry sink		Drop-in single bowl, stainless			Plumber to provide specification
Laundry sink faucet		High-arc, chrome			Plumber to provide specification

22) Low voltage systems: additional inclusions per vendor quotation

- Full security system
  - All openings contacted
  - Keypads located at door from garage to house and master bedroom
- Structured wiring
  - 7 cable outlets, 7 phone outlets
- Surround-sound pre-wire in media room (cap off speaker locations)

23) Fireplace: n/a

24) Drywall:

- Walls: level 4 smooth finish
- Ceilings: smooth finish

- Wet areas: Durock
  - Master shower to ceiling (9')
  - Secondary tubs to ceiling (9')
  - Guest bath n/a due to freestanding tub
- Do not drywall beams in master bedroom

## 25) Paint:

- Interior:
  - Walls: SW6119 Antique White, flat: all walls except:
    - Media room: SW7624 Slate Tile
    - Playroom, guest room, guest bath, Jack & Jill bath: SW7651 Front Porch
    - Study: SW6227 Meditative
    - Master bedroom: SW7030 Anew Gray
    - Master bath: SW7641 Collonade Gray
    - Bedroom 2: SW6010 Flexible Gray
    - Bedroom 3: SW6050 Abalone Shell
  - Ceilings: SW7102 White Flour, flat
  - Trim: SW7102 White Flour, semi-gloss
  - Newel, cap, handrail and treads: stained to match wood floors
  - Balusters, stair trim and risers: trim color
  - Breakfast wood ceiling: just a mineral oil rub
  - Beams in master bedroom, dining room and great room/kitchen entrance: TBD (may be prefinished)
  - Barn door in foyer: SW7593 Rustic Red, semi-gloss
- Exterior:
  - *NOTE: Paint subject to final approval by ARB. Paint will need to be applied to home in sample for approval.*
  - Front door: SW3542 Charwood (stain)
  - Other exterior doors: SW7010 White Duck
  - Garage door: SW7045 Intellectual Gray
  - Stucco body: n/a
  - Stucco trim: n/a
  - Board and battens: SW7045 Intellectual Gray (all)
  - Siding: SW7046 Anonymous
  - Siding trim/brackets: SW7010 White Duck
  - Shutters: stained to match front door

## 26) Carpet/Wood:

- Carpet: 8# pad
  - Mohawk Limelight, 508 Magnolia Blossom
    - 510 Natural Grain in media room only
  - Carpet installed throughout upstairs (except baths, laundry) and in media room
  - Install media room carpet on portable platform; wrap carpet under bottom edge (see trim section for details)
- Wood: Hallmark Silverado birch, dark chocolate
  - Wood installed throughout first floor (except bath); lay front-to-back
  - Stair treads by others

27) Tile:

- Kitchen:
  - Backsplash: Rittenhouse, uptown taupe 0132, 3x6 brick joint, gloss finish
  - Grout: 183 chateau
- Downstairs guest bath:
  - Floor: Daltile octagon, matte white 6501 with dot white matte 01
  - Wall: n/a
  - Grout: 386 oyster gray
  - Corner shelves: n/a
- Master bath:
  - Floor: Daltile cappella, gardini blanco CE11, 24x24, diagonal
  - Shower wall: Daltile cappella, gardini blanco CE11, 24x24, straight
    - Tile to ceiling; wrap bullnose to face of shower entrance
    - Install shower bench
    - Tile 24"x12" niche
  - Shower pan: Daltile glazed ceramic 4 ¼ x 4 ¼, K101 white, diagonal
  - Grout: 11 snow white
- Jack & Jill bath:
  - Floor: Floor: Daltile octagon, matte white 6501 with dot gray glass 44
  - Wall: Rittenhouse, bright white 0100, 3x6 brick joint, gloss finish
  - Grout: 11 snow white
  - Corner shelves: x2, both in rear corner
- Upstairs hall bath:
  - Floor: Floor: Daltile octagon, matte white 6501 with dot gray glass 44
  - Wall: Rittenhouse, bright white 0100, 3x6 brick joint, gloss finish
  - Grout: 11 snow white
  - Corner shelves: x1, rear corner
- Laundry:
  - Floor: Floor: Daltile octagon, matte white 6501 with dot black gloss 21
  - Grout: 11 snow white

28) Cabinets: see additional details on cabinet perspectives

- Kitchen with island: white and driftwood special finish, wide rail shaker
- Understair built-in: driftwood special finish, wide rail shaker
- Foyer built-in: white, wide rail shaker
- Guest bath: n/a (pedestal sink)
- Master bath with hutch: Harmony maple charcoal with coffee glaze
- Jack and Jill bath: white, regular rail shaker
- Upstairs hall bath: n/a (pedestal sink)
- Study built-in: charcoal, wide rail shaker
- Laundry room: white, regular rail shaker
- Master closet: by others
- Hardware selections:
  - Kitchen/understair/foyer:
    - Handle: Hafele 116-09-334
    - Pull: Hafele 134-41-351

- Master bath/hutch:
  - Hafele 134-45-110 for drawers and doors
- Jack & Jill:
  - Handle: JA 650-128SN Hudson
  - Pull: JA 3990-SN Bordeaux
- Upstairs study:
  - Handle: JA 650-128DBAC Hudson
  - Pull: JA 3990-DBAC Bordeaux
- Laundry room:
  - Handles for doors: JA 635-32SN Sutton
  - Handles for drawers: JA 635-128SN Sutton

#### 29) Countertops:

- Kitchen:
  - Quartz: Cambria Torquay
  - Edge: ¼" bevel
  - Backsplash: none
  - Sink: provided by others
  - Place island seam as inconspicuously as possible; get builder approval prior to finalizing
- Master bath:
  - Quartz: Cambria Whitecliff
  - Edge: ¼" t&b roundover
  - Backsplash: standard
  - Sinks: provided by others
- Downstairs guest bath:
  - Countertop: n/a
  - Edge: n/a
  - Backsplash: n/a
  - Sink: provided by others
- Jack & Jill bath:
  - Quartz: Cambria Whitney
  - Edge: ¼" t&b roundover
  - Backsplash: standard
  - Sinks: provided by others
- Upstairs hall bath:
  - Countertop: n/a
  - Edge: n/a
  - Backsplash: n/a
  - Sink: provided by others
- Laundry:
  - Laminate: WilsonArt 1500-60, grey
  - Edge: rolled
  - Backsplash: standard
  - Sink: provided by others

#### 30) Mirrors/Shelving/Enclosures/Accessories:

- Master closet by others (built-ins)

- All other closets: ventilated wood shelving
  - Five shelves in all linen closets and pantry
  - One shelf in all other closets
  - Free-slide hanging bars in all bedroom closets
- Master shower enclosure: frameless glass door to 7', chrome finish
- Mirrors:
  - Master bath (x2), Jack & Jill bath (x2): [PB Rectangle Kensington Pivot Mirror](#), chrome
  - Upstairs hall bath: Lamps Plus [Jamie Young Leather Strap Round Wall Mirror](#)
  - First floor guest bath: [PB Mason Reclaimed Wood Wall-mount Medicine Cabinet](#)
- Toilet paper holders:
  - Master: Kohler Archer, chrome, K-11056 (install vertically)
  - First floor bath, J&J bath (x2): Kohler Alteo Vertical, chrome, K-37056 (install vertically)
  - Upstairs hall bath: Kohler Alteo Vertical, brushed nickel, K-37056 (install vertically)
- Robe hook: [location TBD](#)
  - Master bath (x2): Kohler Archer, K-11055, chrome
  - First floor guest bath: Kohler Fairfax Double Robe Hook, K-12153, chrome
  - Jack & Jill bath (x3): Kohler Fairfax Double Robe Hook, K-12153, chrome
- Hand towel hook: [location TBD](#)
  - Master bath (x2): Kohler Alteo Single Hook, K-37055, chrome
  - First floor bath: Kohler Fairfax Single Robe Hook, K-12156, chrome
  - Upstairs hall bath: Kohler Fairfax Single Robe Hook, K-12156, brushed nickel
- Note: no medicine cabinets

### 31) Lighting: include all bulbs

- Interior:
  - Foyer: [PB Gothic Lantern](#)
  - Stairwell: [PB Gothic Lantern](#)
  - Dining: [Visual Comfort Studio Large Country Chandelier](#) in Belgium White
  - Kitchen (pendants, x4): [PB Rustic Glass Pendant, Small](#)
  - Breakfast: [PB Burlap Drum Shade Pendant](#) in natural
  - First floor guest bath (x2): [PB Covington Articulating Sconce](#) in chrome
  - Upstairs hall bath: [PB Packard Pivot Single Sconce](#)
  - Jack & Jill bath (x4): [Pullman Bath Light 3-Light](#) in polished nickel
  - Laundry: [Maxim MX 2681 Flush Mount Ceiling Fixture](#) in satin nickel/marble glass
  - Master bedroom: [Salento 6-light chandelier](#) from Horchow
  - Master bath vanity (x2): [PB Covington Articulating Sconce](#) in chrome
  - Master bath tub: [Henriette 6-light chandelier](#) from Ballard Designs
- Fans
  - Great room: none; cap off ceiling fan location
  - Bedrooms: guest, #2, #3: (x3) [Minka Aire F518-WH 44" Concept II](#); white w/ white blades
  - Rear porch: [Hampton Bay Seaport Indoor/Outdoor Natural Iron Ceiling Fan](#)
    - Note: install all fans as close to ceiling as possible
- Exterior: Kichler
  - Exterior garage (x3): [Forte Lighting 1048-01 Traditional / Classic Outdoor Wall Sconce from the Exterior Lighting Collection](#)

- Garage service door: [Savoy House 07046 Functional 1 Light Outdoor wall sconce](#) in Rustic Bronze
- Front porch (x11): [Kichler 9859TZ Outdoor Flush Mount 1 Light](#) in bronze

32) Appliances: GE, stainless steel

- Cooktop: Café CGP350SETSS
- Wall oven: Café 30" double oven, convection, CT959STSS
- Microhood: Café 30" CVN1790SSSS, vented to exterior
- Dishwasher: Café CDWT280VSS
- Disposer: GFC520F
- Refrigerator: Café French door CFCP1RKBS
- Washer: GE GFWN1100LWW, front-load, white
- Dryer: GE GFDN110ELWW, front-load, white

33) Interior Clean:

- Rough clean, per H/C SF
- Final clean, per H/C SF
- Reclean, each

34) Landscaping/irrigation:

- 4-zone irrigation system (full coverage)
- St Augustine sod, per SF (full coverage)
- Install per landscaping plans

35) Gas piping (propane)

- Two drops: gas cooktop and grill stub (rear porch)
- Free standing tank located in corner behind garage/kitchen; filled upon completion
- FYI: cooktop comes with LP conversion kit

36) Pavers: Tremron Olde Towne, Sierra, 3-piece

- Driveway and entry walk
- 1" version on front and rear porches

37) Screened enclosure: rear porch

- Bronze with kickplate

38) Address plaque: TBD

39) Mailbox: TBD (see PCR's vendor)