



DREAMBUILDER

CUSTOM HOMES, LLC

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SPECIFICATIONS, SELECTIONS AND REDLINES

UPDATED 1/4/13

Dreambuilder 16

Project: Cromer Residence
Single Family Home @ Avalon Lot 2
212 39th Ave S, Jacksonville Beach, FL 32250

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	Fencing
38	Window treatments

Preconstruction Inclusions

- Plans
- Engineering
- Interior design
- Permits
- Construction utilities
- 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, per plans
 - Monolithic slab on grade
- 2) Flatwork: n/a (see #36 Pavers)
- 3) Framing:
 - 2x6 exterior walls
 - Radiant barrier roof sheathing (equivalent to LP TechShield)
 - 30# felt dry-in
 - Framer 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)
 - Porch ceilings: sheath w/OSB
 - Staircase: closed stringer; wood treads and risers
 - No bucks at garage
 - No wall at kitchen island
 - Fireplace: flat hearth, raised box 12" AFF
 - Dropped ceilings/soffits are to be framed, not trussed
 - Template master tub and faucet holes in tub deck
 - Framer is responsible for ensuring that interior and exterior ceilings and window jambs/headers are level and plumb for casing
 - Note staircase design: under-stair cavity partially open; ensure proper staircase support
 - 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
 - 18" floor trusses
 - Trusses to have 2x6 bottom chords
 - Dropped ceilings/soffits are to be framed, not trussed
 - Truss designer is responsible for ensuring proper clearance for plumbing and HVAC ductwork
- 6) Housewrap/window tape:
 - GreenGuard Raindrop with 3" seam tape
 - GreenGuard Flashing: 9" in sill, butterflyed corners; 6" on three sides
- 7) Siding:
 - All materials primed
 - Hardie CedarMill Select 7 1/4" (6" reveal) lap siding
 - 5/4 HardieTrim boards, smooth

- HardieShingle individual shakes
- All porch columns 6x6 posts (by framer) furred out to 8x8 with Hardie trim
- Shutters and vents: louvered, vinyl

8) Stucco: none

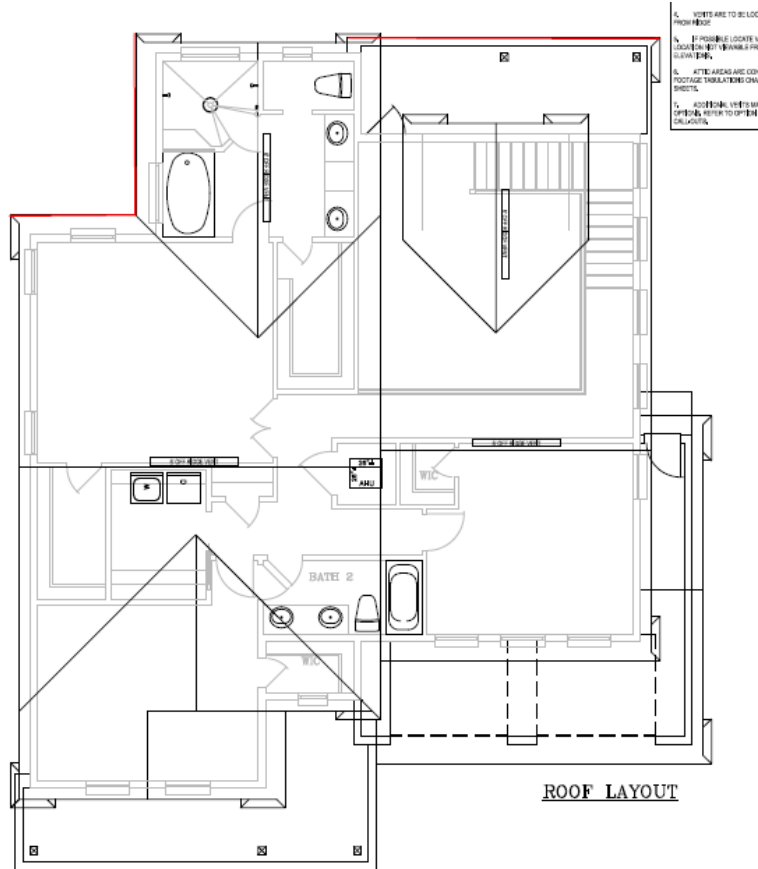
9) Stone: none

10) Termite pretreat

- BoraCare
- Renewable termite bond

11) Vinyl soffit/fascia (gutters):

- Kaycan, full O vent, linen
- Solid soffit on porches
- Gutters: 6" seamless on rear of home; downspouts taken underground to pop-ups at curb



12) Roofing:

- Tamko Heritage 30-yr architectural shingle, Natural Timber
- Eave drip: brown
- Complete roof system to be installed, including shingles, valley, flashing, eave drip, vents

- Peel & stick (Tamko MoistureGuard Plus or equivalent) to be applied along entire roof perimeter, all hips, ridges, valleys, vents and penetrations
- Felt provided and installed by framer

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: supplier to specify
- Keyless entry: supplier to specify
- Hardware: Spear handles only (three total per door, like picture above) – no straps
- Windloads, if required per code

14) Windows:

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

15) Exterior doors:

- Entry: Thermatru Classic Craft Canvas 5-panel smooth fiberglass door with two multi-lite sidelights (note: Masonite Belleville equivalent acceptable if available in this style)



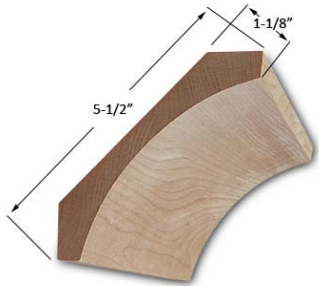
- Garage door to house: same as entry
- French doors: multi-lite (Masonite or Thermatru)
- Composite thresholds
- Weatherstripping

16 and 17) Interior doors/trim materials and labor

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



-
- HVAC closet doors: 2-panel louvered
- Casing: 1x4 FJ pine casing; extend header by 1" on doors and windows
- Base: 1x6 FJ pine
- Shoe: 129 (7/16" x 11/16"); install in all hard surface areas
- Crown: 1x4 FJ pine; located in foyer and front hall, great room, master bedroom and master bath including water closet (see detail)
- Crown: Large crown 102: located only in dining room recessed areas (see detail)



- source: www.crownmouldingshop.com
- Ceiling treatments:
 - Foyer: 1x4 FJ pine creating grid pattern (see detail)
 - Study: 6x8 boxed beams
 - Dining room: 6" tongue and groove pine with cove crown and 6x6 boxed beams around drywalled soffits (see detail)
 - Master bedroom: 1x4 FJ pine creating grid pattern with beadboard in center square (see detail)
- Built-ins: great room: bookcase, tv cabinet and mantle (see detail) (note: all other built-ins are cabinetry)
- Windows: wood sills with skirt (use casing specification)
 - Case windows: study, great room, dining room, kitchen and windows over staircase, master bedroom (drywall returns)
 - Other windows: use extended sills for future casing
 - Case doorways: case doorway from kitchen to mudroom (drywall returns)
 - Extend headers 1" past legs
- Stairs:
 - Wood treads and risers, bullnosed
 - Closed stringer; full skirt (baseboard) and trim
 - Newels: main LJ-4091 box newel; intermediate LJ-4075
 - Balusters: LJC-5360 1 3/4" square chamfered baluster
 - Cap: LJ-6001

- Handrail: none
- Front door hardware: Kwikset Dakota, satin nickel
- Interior hardware: Kwikset Laurel, satin nickel
- Hinges and door stops to match hardware finish

18) Insulation:

- R-21 high density batts for exterior 2x6 walls
- R-38 blown in attic
- Subcontractor to provide complete specifications

19) HVAC:

- 14 SEER systems
- Programmable thermostat
- White adjustable grills
- All ductwork to meet Energy Star installation requirements
- Vented kitchen hood to exterior
- Systems must be able to take 5" box filter

20) Electric:

- Per plans and code
- Note island electric, floor plug, fireplace switch, pool outlet; install irrigation and security circuits
- Temp pole; underground by others
- Decora switches
- Subcontractor to provide all fixtures for 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
- Subcontractor provide (x3) Progress LED can lights P8071-28/35KSTR white housing for front porch
- See foyer and master bedroom details for placement of recessed lighting

21) Plumbing:

- Note plumbing locations: kitchen, baths, laundry, outdoor shower, garage water shut-off, etc. per plans
- Individually cap plumbing lines at kitchen sink; do not loop
- HWH: AO Smith 80 gallon ProMax Plus High Efficiency ECRT-80
- Recirculating hot water system, whole house, on 10 gallon tank
- 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					Provided by others
Kitchen sink faucet	Kohler	Simplice, vibrant stainless finish	K-596	1	

Master bathtub	Kohler	Archer, white	K-1123	1	5' drop-in
Master bathtub faucet	Kohler	Purist, brushed nickel finish	K-T14428-4	1	roman bath filler, lever handles
Master toilet	Kohler	Archer, white	K-3551	1	2-piece
Master shower faucet	Kohler	Contemporary, brushed nickel finish	K-13688 w/K-7394	1	rainhead, 8" round, 6" ceiling mount arm
		Shift, brushed nickel finish	K-10257	1	handheld unit only
		MasterShower, brushed nickel finish	K-8516 w/K-355	1	Slidebar kit with supply elbow
		Purist, brushed nickel finish	K-14425	1	3-function traditional wall-mount showerhead
		Purist, brushed nickel finish	K-XXXXX-4	3	Use appropriate model valve trim with lever handles; plumber to spec
Master vanity sink	Kohler	Verticyl, white	K-2882	2	Undermount; will need early delivery for countertop trade
Master vanity sink faucet	Kohler	Purist, brushed nickel finish	K-14406-4	2	8" widespread with lever handles
First floor bath	Kohler	Villager, white	K-716-0	1	left hand drain
First floor bathtub faucet	Kohler	Purist, brushed nickel finish	K-T14421-4E	1	
First floor toilet	Kohler	Wellworth, white	K-3978	1	Left hand handle, 12" rough
First floor vanity sink		Verticyl, white	K-2882	1	Undermount; will need early delivery for countertop trade
First floor vanity faucet	Kohler	Purist, brushed nickel finish	K-14406-4	1	8" widespread with lever handles

Second floor bathtub	Kohler	Villager, white	K-716-0	1	right hand drain
Second floor bathtub faucet	Kohler	Purist, brushed nickel finish	K-T14421-4E	1	
Second floor toilet	Kohler	Wellworth, white	K-3978	1	Left hand handle, 12" rough
Second floor vanity sink	Kohler	Verticyl, white	K-2882	1	Undermount; will need early delivery for countertop trade
Second floor vanity faucet	Kohler	Purist, brushed nickel finish	K-14406-4	1	8" widespread with lever handles
Laundry sink (garage)		All-in-one laundry tub on stand		1	Plumber to provide specification
Laundry sink faucet		High-arc, chrome		1	Plumber to provide specification

22) Low voltage systems:

- Full security system
 - All openings contacted
 - Keypads located at door from garage to house and master bedroom
- Structured wiring
 - 5 cable outlets, 5 phone outlets
- Surround-sound pre-wire in family room (cap off speaker locations)
- Additional items per quotation

23) Fireplace: 36" gas fireplace, FMI Chateau, direct vent, gas stub, with switch

- Mantle: see trim section
- Tile surround: Artisan Marston 1" x 1" linear, 6MM glass mixed mosaic. Sides of fireplace to run vertically; top and bottom of fire box to run horizontal; miter corners; tile return (right side only)
- Flat hearth, raised box 12" AFF

24) Drywall:

- Walls: level 4 smooth finish
- Ceilings: double knockdown
- Porch ceilings: n/a (by others)
- Wet areas: Durock
 - Rock master shower to 8', including bench
 - Rock secondary baths to ceiling
 - Rock tub deck; drill holes for faucet in master tub deck
 - DO NOT rock tub splash or skirt

25) Paint:

- Interior:
 - Walls: SWXXXX, flat
 - Trim: SW7006 Extra White, semi-gloss
 - Newel, cap and handrail: stained to match wood floors
 - Risers, balusters and stair trim: trim color
 - All wood trim ceiling treatments and built-ins: trim color
- Exterior:
 - Front door: SW 6083 Sable
 - Other exterior doors: SW7008 Alabaster
 - Garage door: SW7008 Alabaster
 - Stucco body: n/a
 - Stucco trim: n/a
 - Shakes: SW 6206 Oyster Bay
 - Siding: SW 6204 Sea Salt
 - Siding trim: SW7008 Alabaster
 - Shutters and vents: SW 6083 Sable
 - Note: roof flashing to match wall color

26) Carpet/Wood: (see markup for locations)

- Carpet: Dreamweaver, Luxuriant: #701 Sawgrass, 8# pad
 - Carpet installed all upstairs except bathrooms and laundry
- Wood: Hallmark Heirloom Collection 5" American Walnut, Natural #HC5NATW1
 - Wood installed throughout first floor except bathroom; lay front-to-back
 - Stair treads by others

27) Tile: (see markup for locations)

- Kitchen:
 - Backsplash: Artisan Marston 1" x 1" linear, 6MM glass mixed mosaic
 - Backsplash accent: Artisan Marston 1" x 1" square glass mix; set center over cooktop 18"h x 24"w rectangle; frame box in glass pencil tile.
 - Grout: 10 Antique White
 - Tile up behind wall-mount hood over cooktop (36" wide to top of cabinet crown)
- Laundry:
 - Floor: 20" Tesoro Nautilus, ivory
 - Grout: 122 linen
- Master bath: see detail
 - Floor: Stone Leader, beige, 12x24, brick, lay side to side
 - Tub deck: Stone Leader, beige, bullnose along front edge of tub and bench
 - Tub skirt: Stone Leader, beige, 12x24, brick; carry across skirt and around bench area into shower walls
 - Tub surround: 6" Artisan carlyle 1" x 4" linear 6mm glass and Stone Leader bullnose on top; carry Artsian into and around shower walls as a low listelli
 - Shower wall: Stone Leader, beige, 12x24, vertical, brick, tile from listelli to 4' additional
 - Listelli: 6" Artisan carlyle 1" x 4" linear 6mm glass, on top of vertical Stone Leader; bottom approx. 74" AFF

- Top wall: Stone Leader, set horizontal, brick, to 8'
 - Niche: install corner niche **provided by builder**; tile with Stone Leader except niche back: 6" Artisan carlyle 1" x 4" linear 6mm glass
 - Shower pan: Stone Leader, beige, 2x2 mosaic, diagonal
 - Grout: 122 linen
 - Vanity area: tile wall over vanity to ceiling, 6" Artisan carlyle 1" x 4" linear 6mm glass
- First floor bath: **see detail**
 - Floor: 12x24 Kimona Silk P320
 - Wall: 12" Kimona Silk P320; tile to ceiling
 - Listelli: 3"/4" square coastal keystones, approx. 60" AFF; diamond dots (see detail)
 - Grout: white orchid
 - Include one corner shelf in rear bath area
- Second floor bath:
 - Floor: 20" Tesoro Nautilus, ivory
 - Wall: 13" Tesoro Nautilus, ivory; tile to ceiling
 - Listelli: Tesoro honey onyx w/light khaki glass, 60" AFF
 - Grout: 122 linen
 - Include one corner shelf in rear bath area

28) Cabinets: **see details on plans and in specs**

- All cabinets: Aristokraft all-plywood with dovetail and soft-close drawers
- Kitchen: Winstead; painted white **(also price Shiloh Wyatt)**
 - 42" uppers
 - Oven tower
 - Pots and pans drawer at cooktop
 - Standard drawer stack
 - Refrigerator cabinet, 24" deep
 - Trash drawer
 - Match toe kicks/shoe moulding
 - Tilt out trays
 - Large crown moulding, flat molding
 - Light rail moulding
 - Glass doors, single pane of glass, no muttons
 - Pull out spice legs each side of cook top
 - Bump out at cook top
 - Roll-out shelves in base cabinets
 - Beadboard on front and sides of island
 - "Furniture-look" to island
 - Microwave built in shelf on wall under staircases
 - Finish top of cabinets on cooktop wall with beadboard
 - Cabinet hardware: JA Hudson 650-BNBDL for doors; JA Hudson 650-128-BNBDL for drawers
- Master: Aristokraft Ellsworth, white
 - Adult-height vanity
 - x3 drawer stack (3-drawer)
 - Cabinet hardware: JA Key West 48 SN
- Secondary baths: Aristokraft Ellsworth, white

- Adult height vanities
- Cabinet hardware: First floor: JA Hudson 650SN; second floor JA Key West 48 SN
- Laundry: Aristokraft Ellsworth, white
 - 42" uppers
 - Same crown as kitchen
 - Cabinet hardware: JA Key West #48 SN
- Garage entrance built-in: Winstead, painted white
 - Design to match previous, plus:
 - Match crown to kitchen
 - Flush toe with furniture base
- Study: Aristokraft Winstead, painted white
- Family room: by others

29) Countertops:

- Kitchen
 - Quartz: Cambria Blackwood
 - Edge: eased
 - Backsplash: none
 - Sink: stainless undermount 801R-2 double bowl offset
- Master bath
 - Quartz: Cambria Newport
 - Edge: eased
 - Backsplash: standard
 - Sinks: provided by others
- First floor bath
 - Quartz: Cambria Praa Sands
 - Edge: eased
 - Backsplash: standard
 - Sinks: provided by others
- Upstairs bath
 - Quartz: Cambria Newport
 - Edge: eased
 - Backsplash: standard
 - Sinks: provided by others
- Laundry
 - Laminate: Wilsonart #4835-38 Tumbled Roca
 - Edge: rolled
 - Backsplash: standard
 - Sink: none

30) Mirrors/Shelving/Enclosures:

- Solid wood shelving
 - Master closet: double hanging and 5-shelf stacks per plans
 - 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 enclosure with door to glass door to 7', brushed nickel finish
- Secondary shower enclosures (both baths): framed glass bypass enclosure, brushed nickel finish
- Mirrors: TBD
- Toilet paper holders: Kohler Purist, single post, brushed nickel, K-14444 (install vertically) (x3)
- Towel bars: Kohler Purist, brushed nickel, 30", K-14437 (x2)
 - Master bath: at foot of tub
 - Second floor bath: inside hall entrance door
- Robe hook: Kohler Forte, brushed nickel, K-11375 (x2)
 - Master bath: center of wall between shower and water closet
 - First floor bath: wall opposite toilet
- Note: no medicine cabinets

31) Lighting: include all bulbs

- Interior:
 - Kitchen: pendant (x3) Progress P5019-104 Nisse' polished nickel finish
 - Dining room: Progress Calven P4539-09 brushed nickel finish
 - Laundry: Progress Bingo P3958-09 flush brushed nickel
 - Master vanity: sconce (x3) Progress Dibs P7027-09WB brushed nickel finish
 - Master Bath ceiling: Progress Dibs P3943-09WB brushed nickel finish
 - First floor bath: Progress Nisse' P2014-104 3 light; polished nickel finish; mount upward
 - Upstairs bath: Progress Dibs P2766-09WB 3 light; brushed nickel finish; mount upward
 - Fans: All bedrooms and great room: (x4) ceiling fan Concord Heritage Square 52", satin nickel 52HES5ESN with light kits.
 - Note: install all fans as close to ceiling as possible
- Exterior:
 - Exterior garage: coach (x3) Progress Dibs P5991-20 bronze finish
 - Garage service door: supplier to specify jelly-jar; bronze finish
 - Rear porch: ceiling fan 52" Concord 52POR5ST w/light kit Y260AS (x2)
 - Note: install all fans as close to ceiling as possible

32) Appliances:

- Cooktop: GE Profile PGP966SET 36" gas, stainless
- Hood: Electrolux RH36WC55GS 36" wall-mount chimney, vented, stainless
- Wall oven: GE Profile PT956SR double 30", stainless
- Microwave: Profile PEB2060SM, stainless
- Trim kit: GE Profile JX2027SM 27", stainless
- Dishwasher: GE Profile PDWT280VSS, stainless
- Disposer: GFC520F
- Refrigerator: GE Profile PYE23KSD counter-depth French with in-door ice/water, stainless
- Washer: Maytag MHWE201YW with pedestal XHP1550YW, white
- Dryer: Maytag MEDE201YW with pedestal XHP1550YW, 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; approx. 3000 SF)
- \$2500 plant/tree allowance

35) Gas piping:

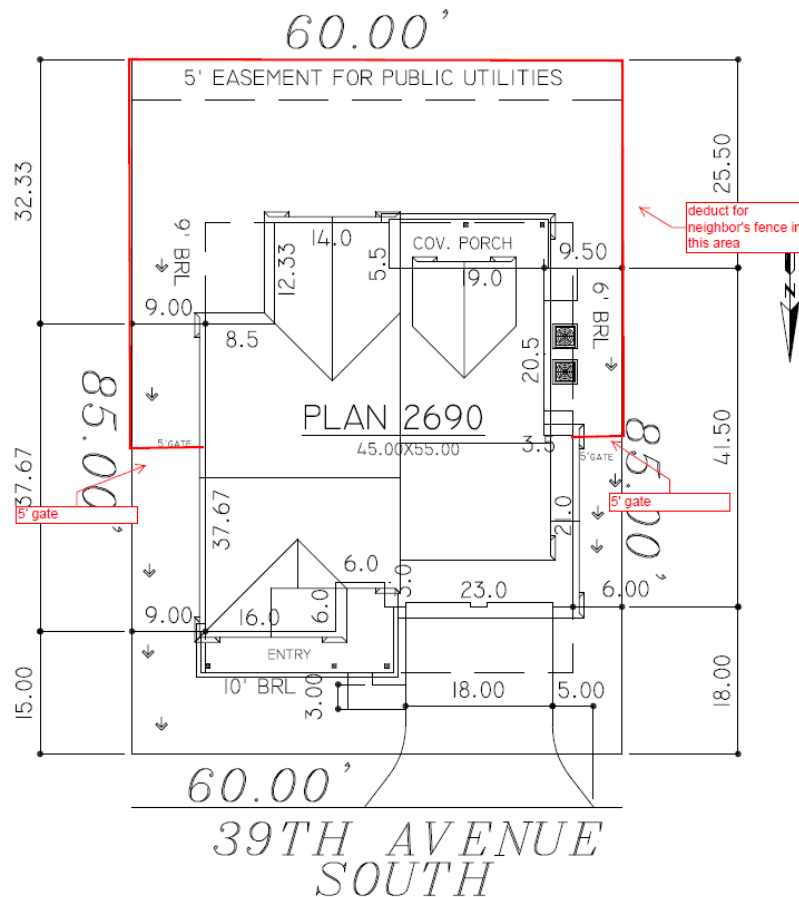
- Drops to cooktop, fireplace, tankless HWH and grill stub
- HWH: supplier to specify
- Freestanding or buried gas tank, filled

36) Pavers: Tremron Mega Olde Towne, 3-piece, random pattern

- Driveway, entry walk and front porch: Sierra
- Rear porch: mix of Sierra and Sand Dune
- Use 1" version on front and rear porches

37) Fence

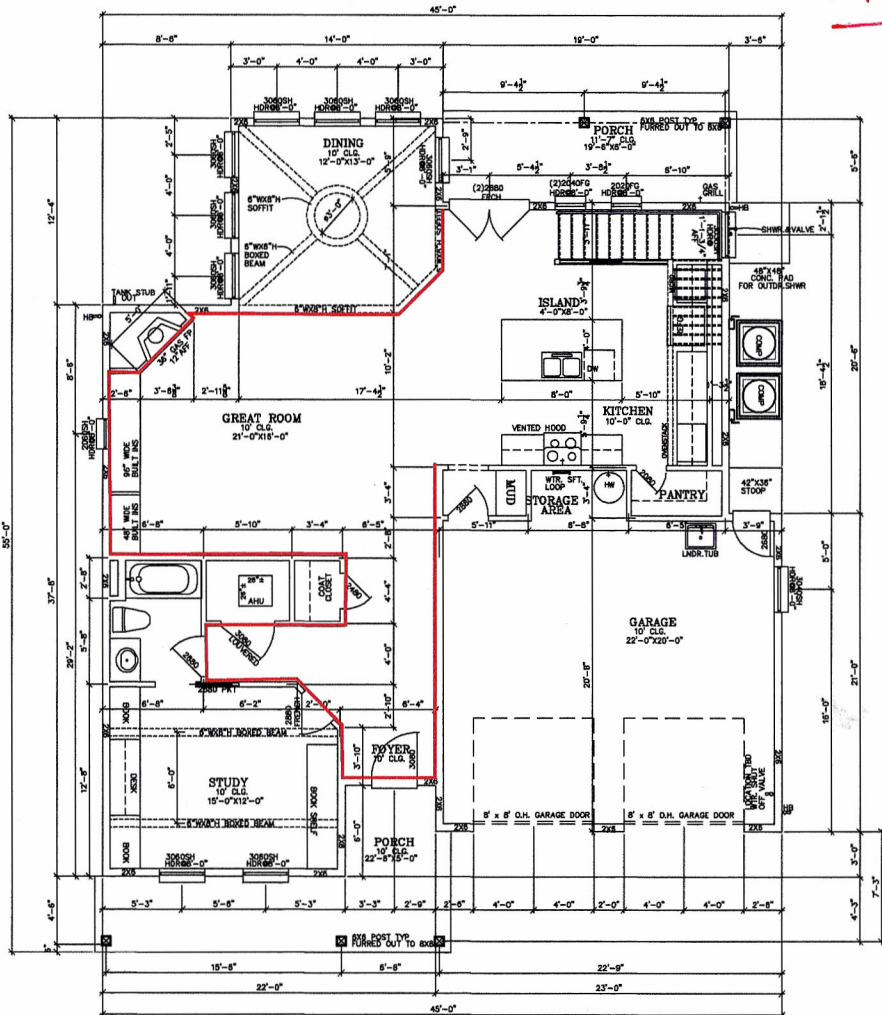
- 6' tongue & groove white vinyl privacy fence
- 5' gate, x2, one on each side
- Detail:



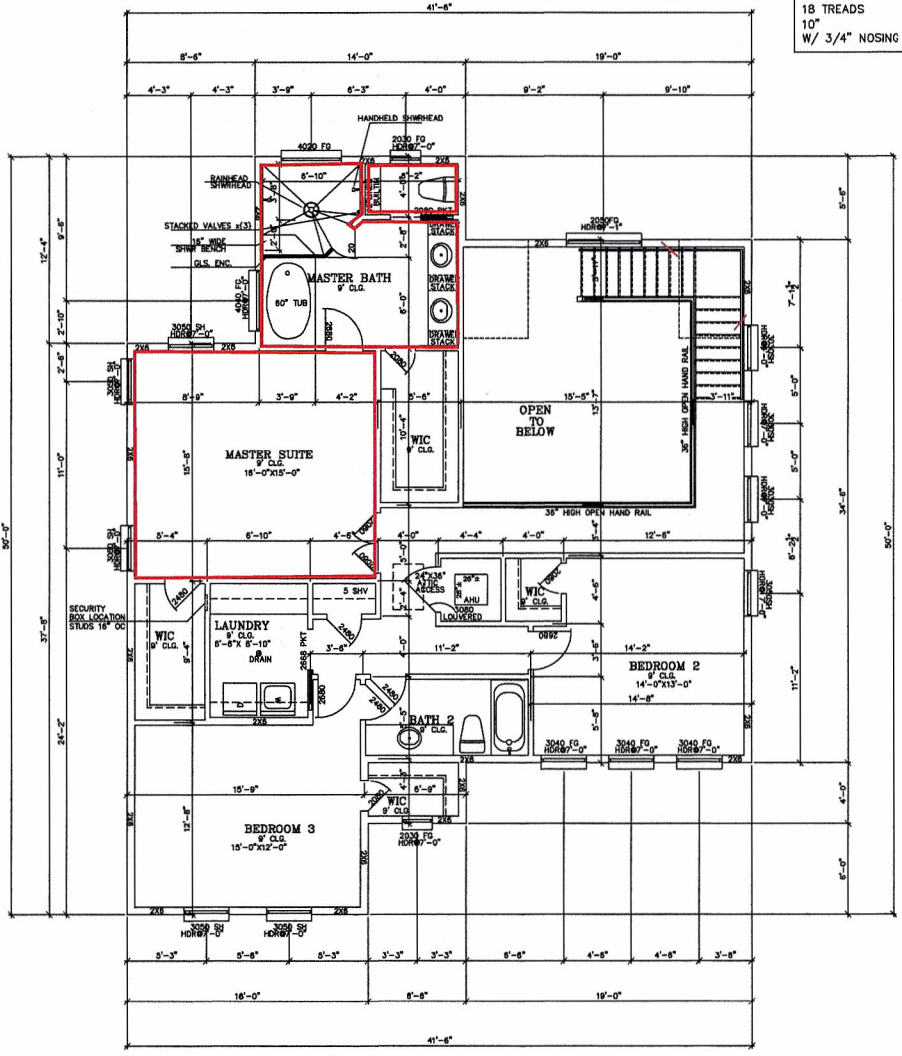
38) Window treatments

- White faux wood plantation shutters – all windows

1x4 crown locations



FIRST FLOOR



SECOND FLOOR

AREA EVALUATION	
FIRST FLOOR	1360
SECOND FLOOR	1330
TOTAL AREA	2690
GARAGE	428
COV. ENTRY (FRONT)	144
COV. PORCH (REAR)	117
TOTAL UNDER ROOF	3437

10'-1 1/8" PLATE
 18" FLR TRUSS
 3/4" SUB FLR
 TOTAL RISE
 11'-7 7/8"
 19 RISERS
 7 3/8"±
 18 TREADS
 10"
 W/ 3/4" NOSING

DRAWN BY: PATRICK MANGIS
 2023 OLD TRAIL AVE. ST.
 904-810-5904
 DATE: 2-29-12

A CUSTOM HOME FOR:
DREAMBUILDER 16-CROMER
 TO BE BUILT AT:
LOT 2 AVALON

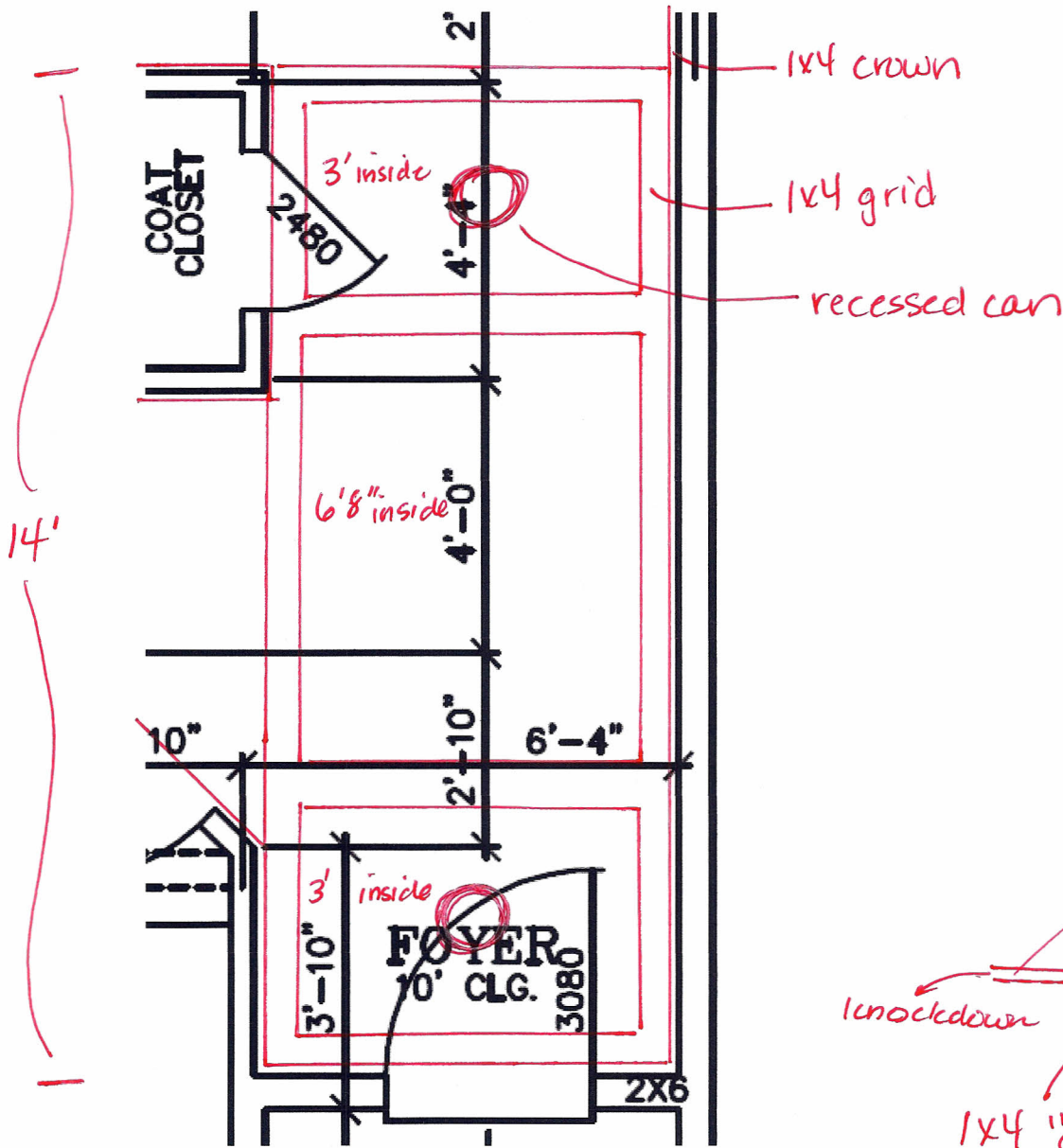
TRADE VENDOR M/D/Y TRADE VENDOR M/D/Y TRADE VENDOR M/D/Y
 LANDSCAPE SURVEYOR SURVEYOR

CONCRETE SQUARE FOOTAGES (±)
 DRIVEWAY: 905 ENTRY WALK: 98 STREET WALK: 200X

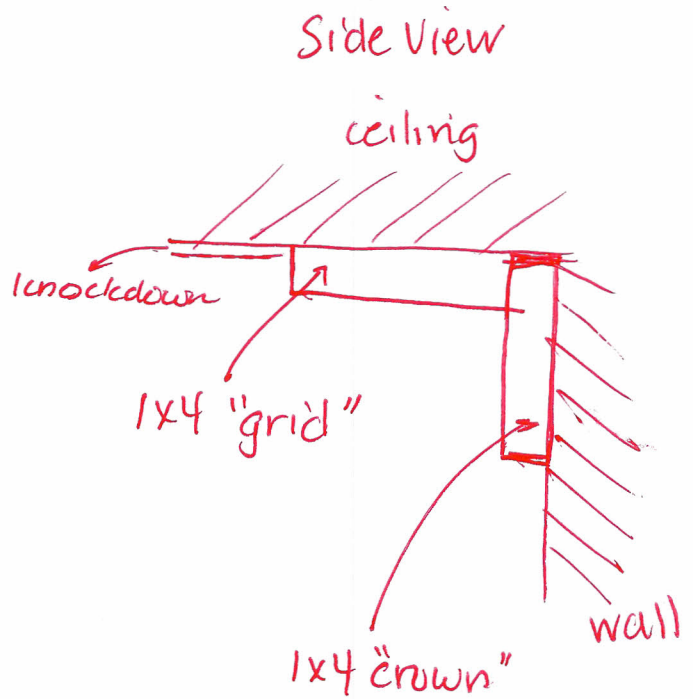
PLAN
PLAN 2690

SHEET NUMBER
A-1

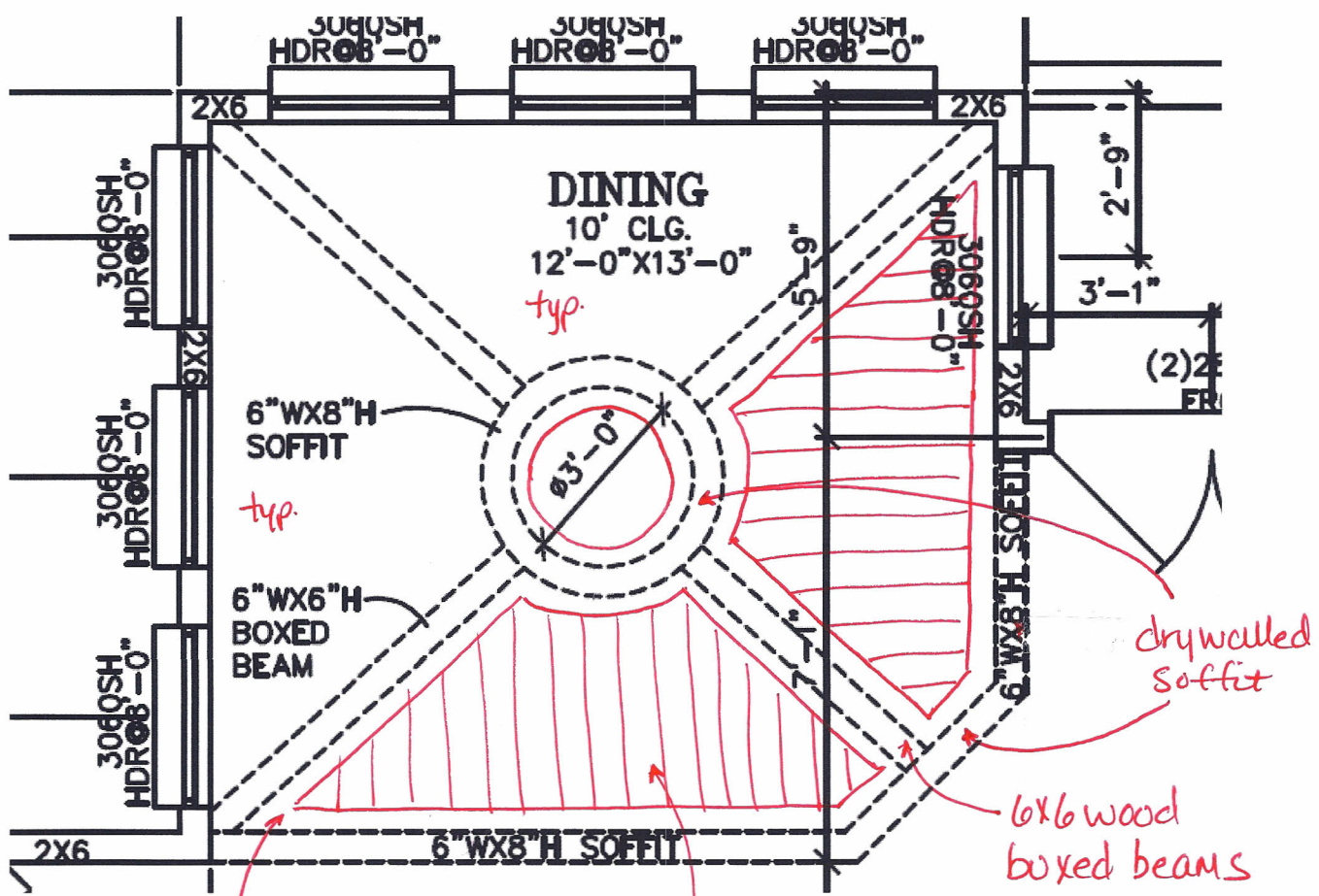
Foyer



dimensions are approximate



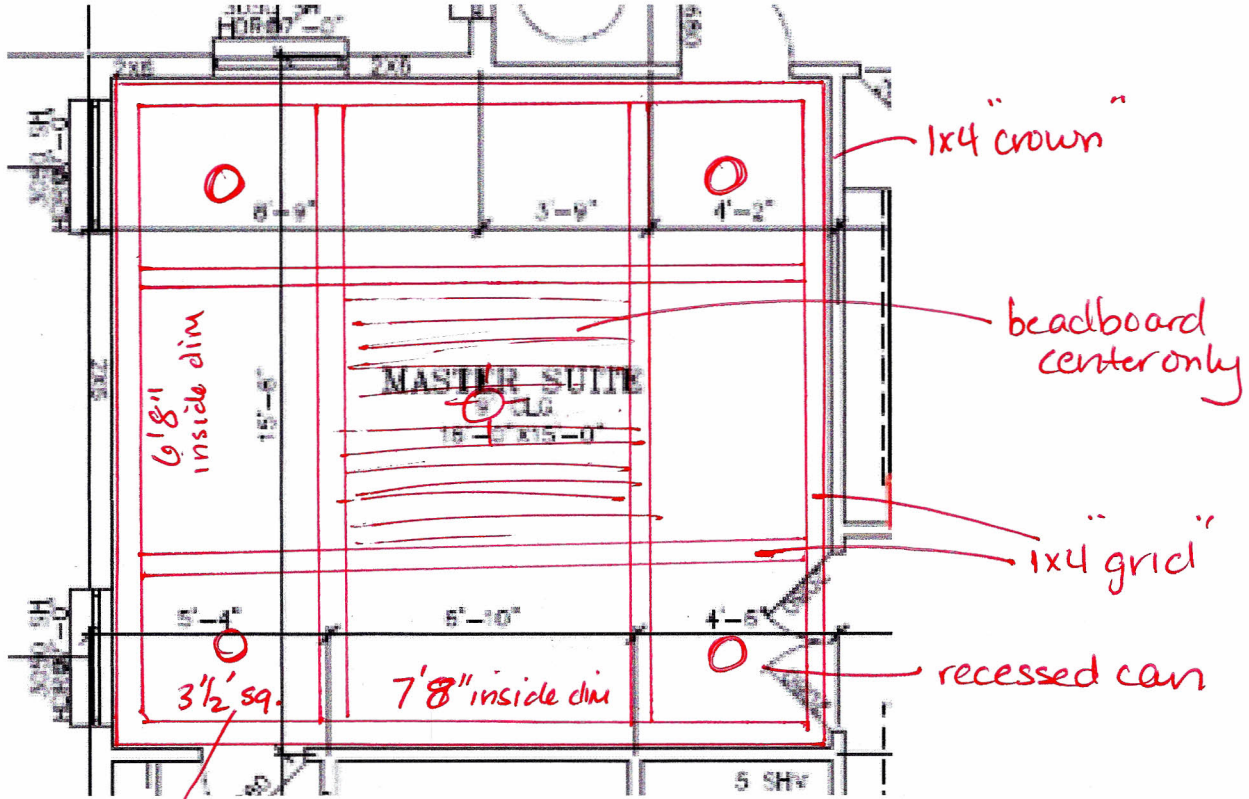
Dining



large cove crown
- all recesses
(inc. center)

6" + + g pine - all recesses (except center)
lay towards center

Master

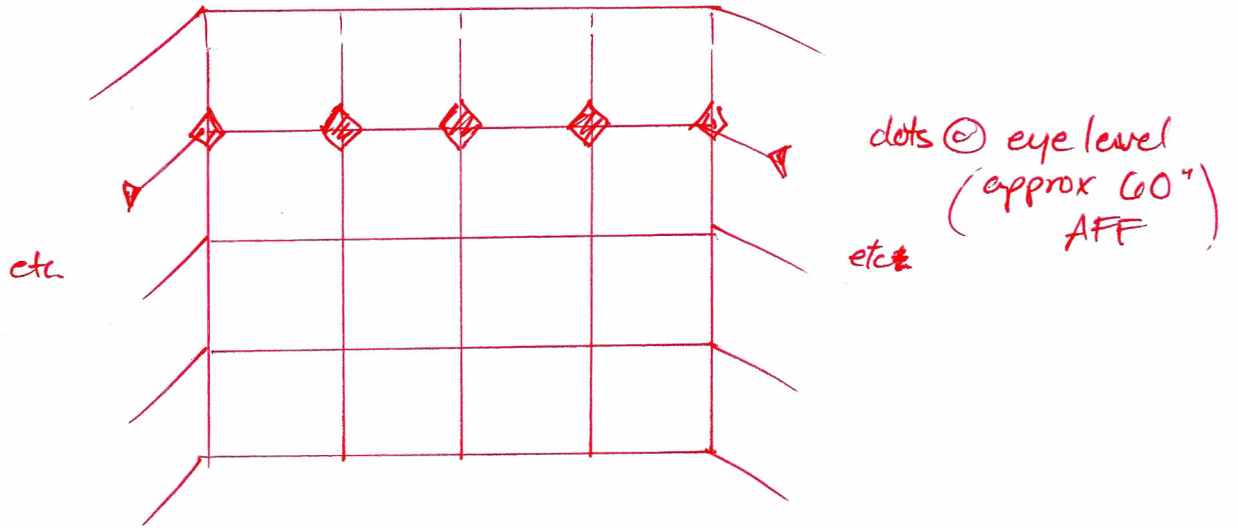


all are 3 1/2' square (x4)

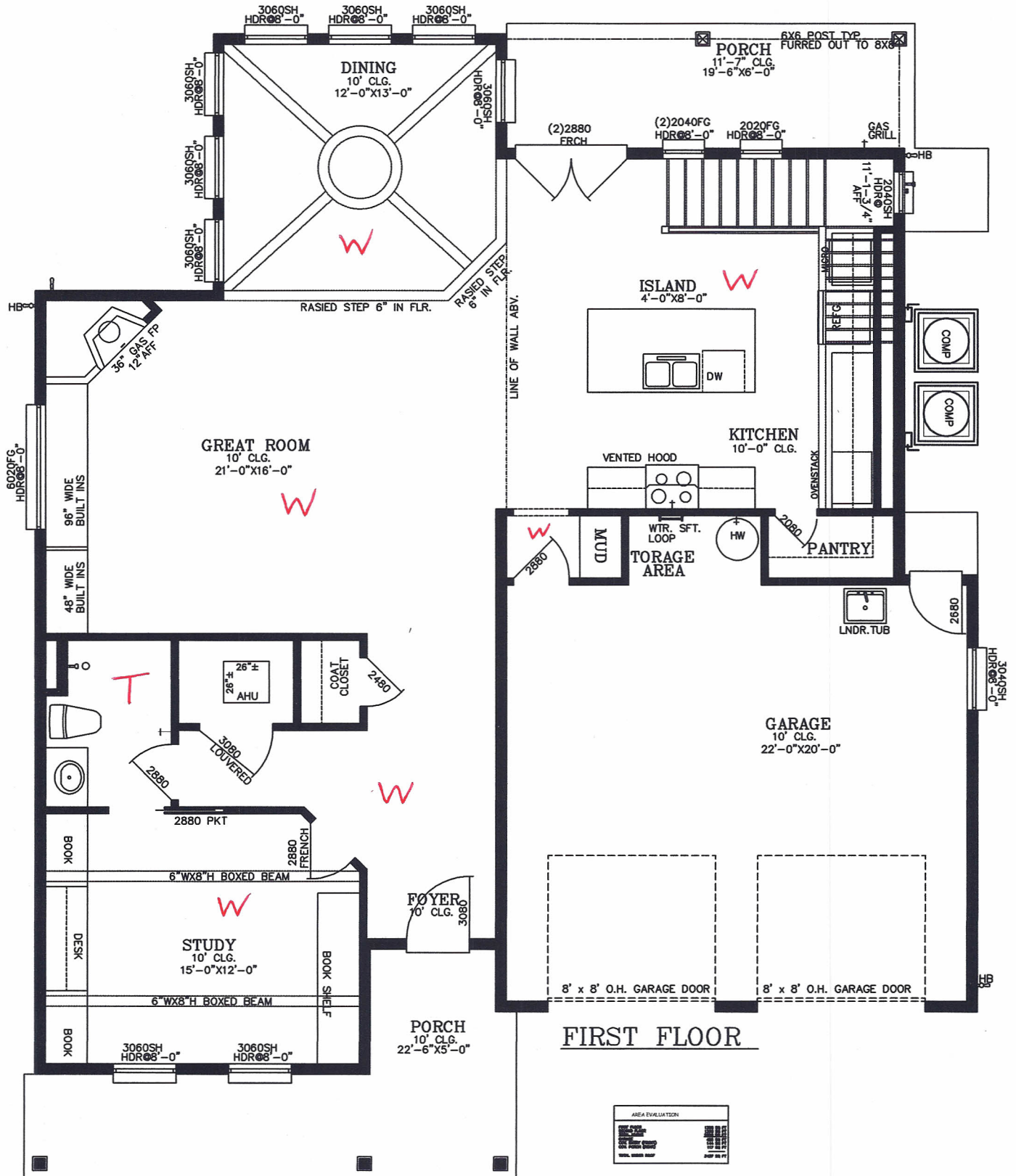
dimensions are approximate

First Floor Bath

shower walls:



Flooring mark-up

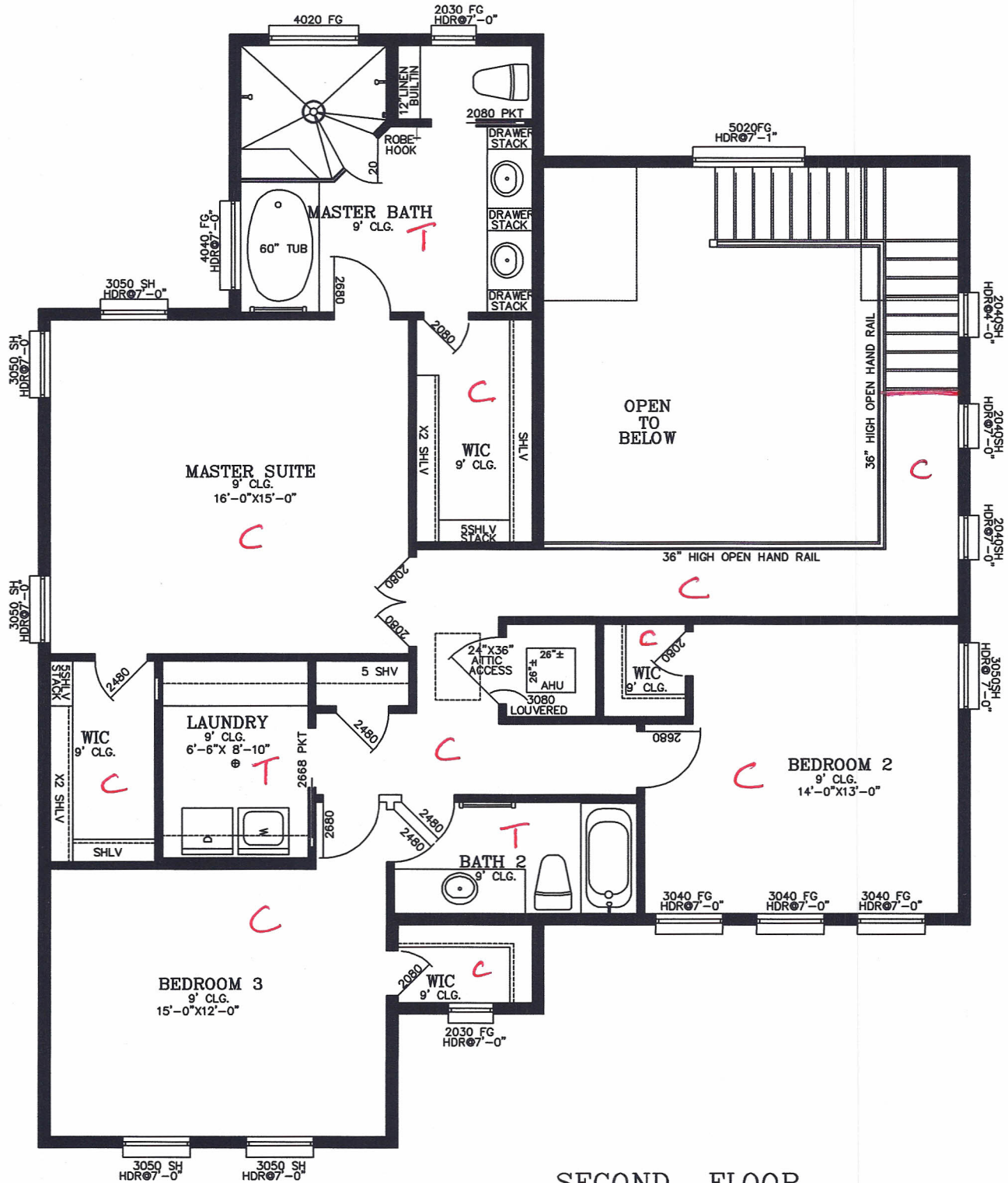


FIRST FLOOR

AREA EVALUATION	
NO. OF REVISIONS	0
NO. OF DELETIONS	0
NO. OF ADDITIONS	0
NO. OF CHANGES	0
TOTAL NO. OF REVISIONS	0
DATE: 05/21/01	

Flooring mark-up

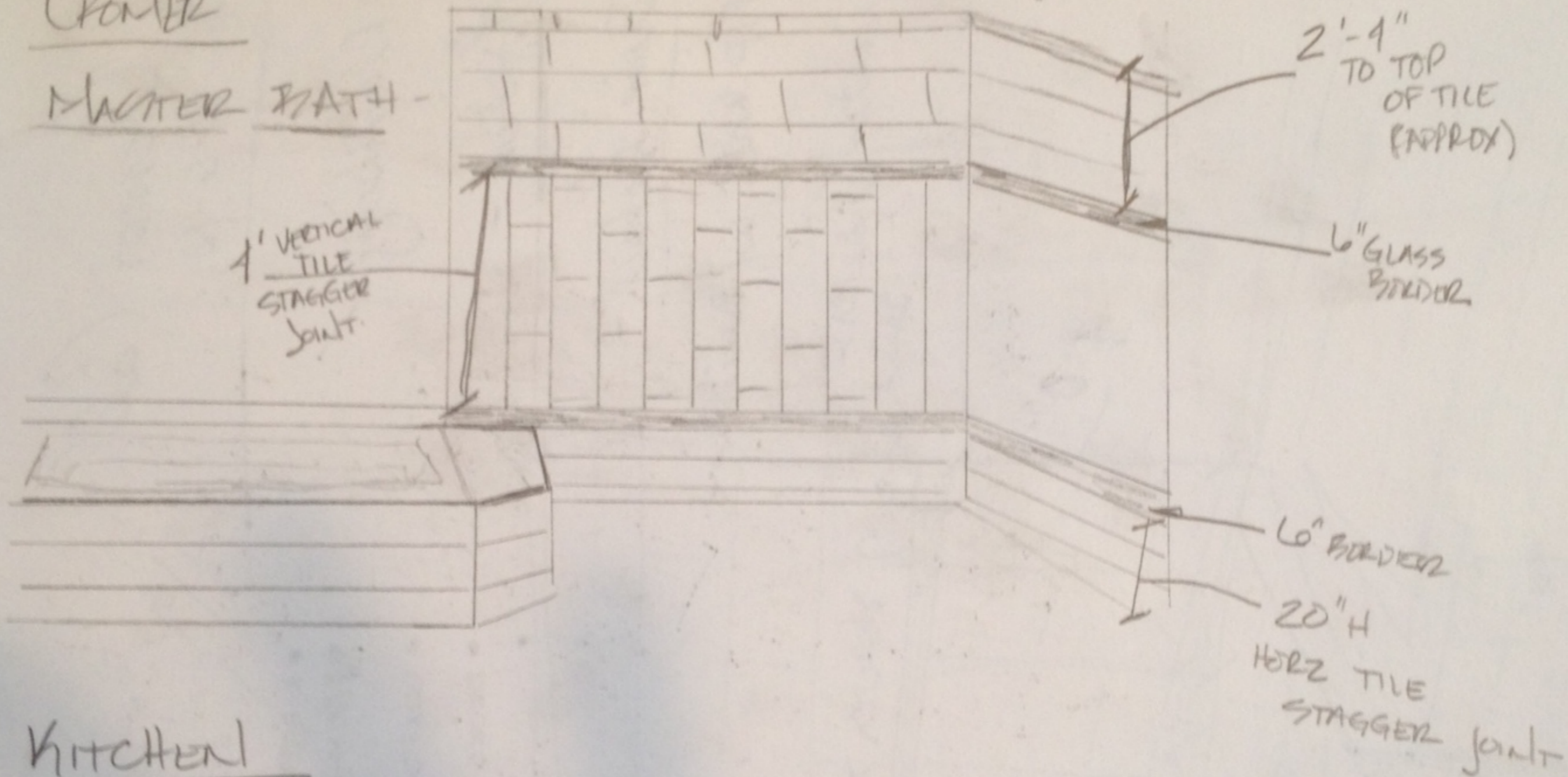
PLAN 2690



SECOND FLOOR

CORNER

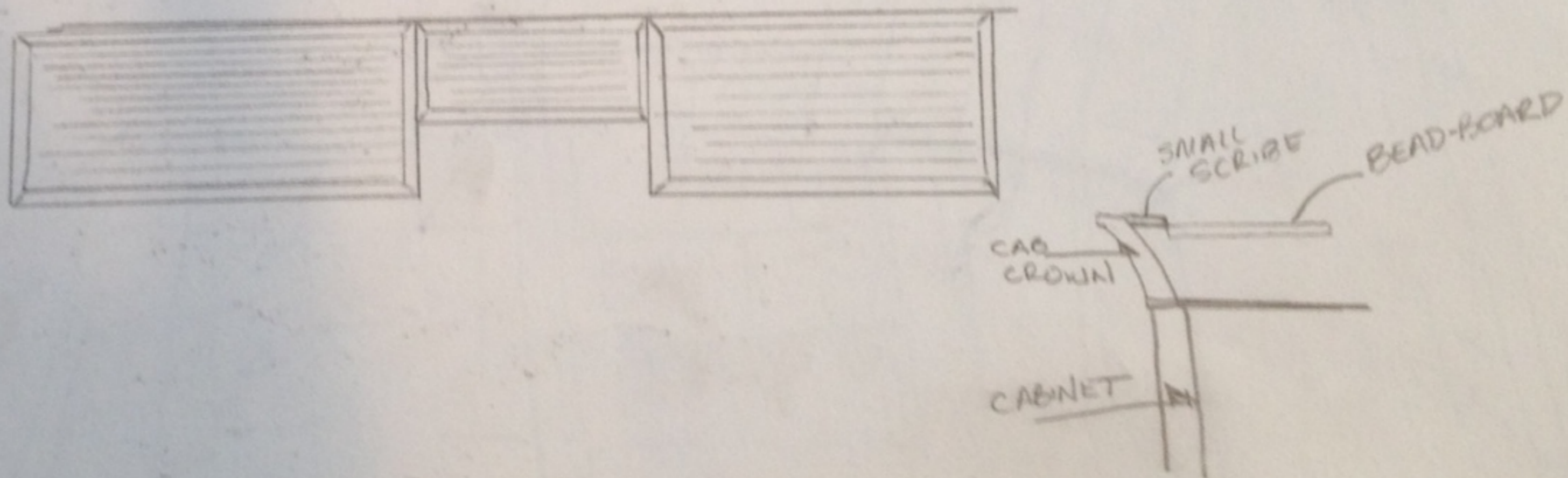
MASTER BATH



KITCHEN

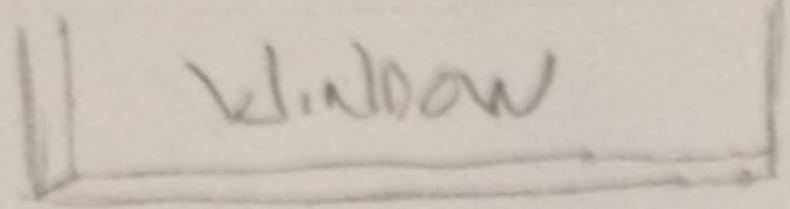
CABINET TOP DETAIL

"BIRDS-EYE-VIEW"



CROWN

F/P



15"-18" DEEP

8"-10" DEEP

CROWN

CROWN

TV

48" H

60"

BOOK SHELF
48" W
X
96" H. X 15"-18" D.
TO TOP OF WINDOW TRIM

OPEN SHELVES

TV:
DVD RECEIVER SPACE

GLASS TILE AROUND RAISED BOX

8"

VERTICAL @ SIDES
HORIZ. @ TOP & BOTTOM

- * TILE AROUND 8" BOX
- * TRIM ABOVE TILE 8" APPROX

