

DUE TO THE COASTAL NATURE OF THE PROJECT:
**STAINLESS STEEL FASTENERS MUST BE
USED FOR ALL EXTERIOR CONNECTIONS
INCLUDING BUT NOT LIMITED TO
FRAMING, SIDING, ROOFING AND
WINDOWS**

BE SURE AND INCLUDE IN YOUR QUOTE



DREAMBUILDER

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SPECIFICATIONS, SELECTIONS AND REDLINES

Dreambuilder 17

Project: Kane Residence

Single Family Home @ 2701 Ocean Dr S, Jacksonville Beach, 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	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 package
36	Pavers
37	Fencing
38	Exterior railing
39	Address plaques
40	Mailbox
41	Window treatments

Preconstruction Inclusions

- Plans (architectural)
- Interior design (approximately 40 hrs)
- Engineering
- Permits, including DEP
- Construction utilities
- Builder's risk coverage (including wind coverage)
- Warranty
- Site work: remove swimming pool, lot scrape, fill (clean beach sand) and grading
- Surveys
- Portolet
- Dumpster

1) Concrete:

- Pile foundation per plans/engineering documents
- Columns and grade beams per plans/engineering documents
- Concrete block wall construction per plans/engineering documents
 - Rear wall of house
 - Garage walls (frangible)
 - Crawlspace stemwall (frangible)
- Frangible slab (garage)
- AC pad (frangible)

2) Flatwork:

- n/a (pavers)

3) Framing:

- 2x6 exterior walls per plans
- 2x8 fascia per plans
- Radiant barrier roof sheathing (equivalent to LP TechShield)
- Roof dry-in by others
- 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 Weyerhaeuser EdgeGold or equivalent)
- Install TJI and open-web floor trusses (provided by others)
- Install roof trusses (provided by others); conventionally frame all roof sections as needed
- Non-vented attic on third floor; vented attic at garage (ridge vent)
- Staircase: closed stringer; wood treads and risers
- Porch ceilings: OSB sheathing
- Install battens in all concrete block wall areas
- Add blocking for televisions in great room and game room; range hood in kitchen; master shower ceiling
- Run blocking around room perimeter in game room and study for ceiling treatment
- Run blocking around wall perimeter on north wall of master bedroom for wall treatment
- Run additional blocking in master shower ceiling
- Framers are responsible for ensuring that all ceilings (including exterior ceilings) are precise and level for smooth ceiling treatment and that hardware (e.g., truss buckets) is not too low; and that window jambs/headers are plumb and level for casing
- No bucks at garage
- No wall at kitchen island
- No wall thicknesses are to be changed (e.g., 2x4 → 2x6) without builder approval

4) Structural metal:

- Quick Tie, per plans
- Steel beams, per plans

- 5) Trusses:
- Open web or joists, per plans
 - Dropped ceilings are to be framed, not trussed
- 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
 - 5/4 HardieTrim boards, smooth
 - HardieShingle individual shakes, straight edge
 - 4' width Hardie panel (smooth)
 - 3/4 x 2 3/4 Hardie batten strips, 16" OC (smooth)
- 8) Stucco: skip trowel crawlspace wall (gray)
- 9) Stone: n/a
- 10) Termite pretreat
- Premise ground treatment
 - BoraCare
 - 5-year renewable termite repair bond
- 11) Soffit/fascia (gutters):
- Fascia: by others
 - Main house soffit: Hardie soffit smooth, non-vented
 - Garage soffit: Hardie soffit smooth, vented
 - Porch ceilings: Hardie 1/4" Beaded Porch Panel
 - Gutters: 6" seamless; see details for locations; gutters must be taken underground to pop-ups at curb
- 12) Roofing:
- Underlayment: entire roof: peel and stick: Polystick TU Plus or equivalent
 - Standing seam: Millennium Metals 16" M Seam/Standing Seam 26 gal with ridge vent
 - Shingles: Certainteed Landmark, charcoal black
 - Eave drip: black
 - Flashing: black
 - Complete roof system to be installed, including valley, flashing, eave drip, vents, etc.
 - Balcony waterproofing: 2-PLY SA Certainteed Flintlastic base and cap sheet, self-adhering; with flashing
- 13) Garage doors:
- Wayne-Dalton 9100 series, Contemporary

- Garage door opener: supplier to specify
- Keyless entry: supplier to specify
- Hardware: none
- Windloads, if required per code

14) Windows:

- MI 185 aluminum, bronze, single hung, impact glass, turtle glass
- MI 600 sliding glass doors, aluminum, bronze, impact glass, turtle glass
- Lite patterns per plans

15) Exterior doors:

- Entry: Masonite Belleville Smooth Flush Door with No Glass
- Garage door to house and service door: same as entry
- Composite thresholds
- Weatherstripping

16 and 17) Interior doors/trim materials and labor

- **ALL TRIM MATERIALS SHOULD BE PRIMED WHEN POSSIBLE**
- Doors: Masonite plain slab (no profile)
- Laundry sliding door: installation required; see Specialties section for more info
- HVAC closet door: 2-panel louvered
- Casing: none: install ¼" proud jambs only with finished edge; drywall to die into jambs
- Base: 1x2 FJ pine (install after flooring)
- Shoe: none
- Crown: none
- Windows: wood sills; squared with no mitering; no extension beyond sides of window; extend beyond wall 1/4" (no skirt)
- Beams in great room: solid reclaimed fir beams, 8" w x 8" tall x 22' long
- Ceiling treatments in study: utility grade oak (in random widths if available) from Lumber Liquidators: run side to side
- Wall treatment in master bedroom: 1x8 ghostwood, set horizontally, north wall only
- Stairs:
 - Treads: use hardwood flooring, bullnosed (by others)
 - Risers: wood, paint-grade
 - Closed stringer; skirt with 1x2 (baseboard)
 - Newels: LJ-4110 3" Craftsman newel; cut off beveled top and attach LJ-9300 3 11/16" newel cap, teak
 - Balusters: iron LI-PLA44 Plain Bar Baluster (Solid), no knuckle; shoe M06; collar PSH02; all in satin black
 - Cap: LJ-6002 non-plowed with rosette LJ-7033, teak
 - Handrail (attached to wall): n/a
- Secret room door: TBD (make lockable)

- Front door hardware: Omnia - Urban Handleset with Contempo Lever in Brushed Stainless Steel: <http://www.handlesets.com/omnia-urban43f-urban-keyed-single-cylinder-entrance-handleset-with-interior-lever-43/p1181686>
- Interior hardware: Fusion Hardware - Privacy 2050 Knob with Contemporary Rose in Brushed Stainless Steel: FUS-105174; Model #: V-04-A2-0-BSS
<http://www.myknobs.com/fusv04a20bss.html>
- Hinges and door stops to match hardware finish (stainless steel or brushed nickel)

18) Insulation:

- Certaanteed CertaSpray closed-cell spray foam insulation
 - Third floor attic and kneewalls: 3", R-18
 - Under first floor decking: 3", R-18, with 1" coating around all wood floor joists
- Exterior walls: "flash and batt" 2" closed cell foam w/3 ½" batt (at least R-21 together)
- Subcontractor to provide complete specifications

19) HVAC:

- 16 SEER systems per trade quote/specification
- Programmable thermostat: Nest Learning Thermostat Generation II (x3)
- 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 additional outlets in garage (subcontractor to choose location)
- 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
- Install the following items; product provided by builder:
 - [INSTEON SwitchLinc Relay \(Non-dimming\), White](#) 2476S: (x3) great room, media room, master bedroom

21) Plumbing:

- Note plumbing locations: kitchen, baths, laundry, etc. per plans
- Individually cap plumbing lines at kitchen sink; do not loop
- HWH: note locations of x2 tankless HWH heaters in gas package section (provided by gas trade)
- 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	Kraus	Farmhouse single bowl 16 gauge stainless steel	KHF200-33	1	
Kitchen sink faucet	Kohler	Purist Single Handle Pullout Spray, chrome	K-7505	1	
Wet bar sink		Stainless undermount sink			Plumber to provide specification
Wet bar sink faucet	Moen	Level Single Handle Bar, lever handle, chrome	5100	1	
Laundry sink		Drop-in single bowl, stainless			Plumber to provide specification
Laundry sink faucet		High-arc, chrome			Plumber to provide specification
Master bathtub	Signatur ehardware.com	Whittington Susanna, white	Item 251593	1	Freestanding, 66", resin, no overflow; plumber to specify coordinating parts
Master bathtub faucet	Kohler	Purist, chrome	K-10129-4	1	Floor mount bath filler
Master toilet	Toto	Aquia, white	CST412MF	1	Elongated, push button dual-flush, 12" rough-in
Master shower faucet	Signatur ehardware.com	Nottingham Brass Bostonian, chrome Purist, chrome	Item 254629 K-XXXXX-4	2	Rainhead with 6" shower arm and flange Use appropriate model valve trim; plumber to specify
Master vanity sink	Kohler	Verticyl, white	K-2882	2	Undermount
Master vanity sink faucet	Grohe	Essence, single handle, chrome	32-216	2	Single hole
First floor shower faucet	Kohler	Taboret, chrome	K-T8226-4	1	

First floor toilet	Toto	Aquia, white	CST412MF	1	Elongated, push button dual-flush, 12" rough-in
First floor vanity sink	Kohler	Vertical, white	K-2882	1	undermount
First floor vanity faucet	Grohe	Essence, single handle, chrome	32-216	1	Single hole
Jack & Jill bathtub	Kohler	Underscore, bisque	K-1136	1	Undermount, 66"
Jack & Jill bathtub faucet	Kohler	Taboret, brushed nickel	K-T8224-4	1	Tub/shower
Jack & Jill toilet	Toto	Aquia, bisque	CST412MF	1	Elongated, push button dual-flush, 12" rough-in
Jack & Jill vanity sink	Kohler	Vertical, bisque	K-2881	2	undermount
Jack & Jill vanity faucet	Grohe	Essence, single handle, brushed nickel	32-216	2	Single hole

22) Low voltage systems:

- Full security system
 - All openings contacted
 - Keypads located at door from garage to house and master bedroom
- Structured wiring
 - 14 outlets; locations TBD at walk
- Surround-sound pre-wire in family room and game room (cap off speaker locations)
- Study: low voltage wiring from each window to transformer point in closet for motorized shades

23) Fireplace: n/a

24) Drywall:

- Walls: level 4 smooth finish
- Ceilings: level 5 smooth finish: 5/8" sheetrock
 - NOTE: 'highbuild' application will be applied by painter; back out of labor quote
- Wet areas: Durock; take to ceiling in secondary tub areas; fully rock walls of master shower
- Doors: drywall to die into ¼" proud jambs
- Windows: apply corner bead to window sill to ensure a finished edge for wood sill placement
- Porch ceilings: n/a (by others)

25) Paint:

- Interior:
 - Walls: SW7011 Natural Choice, flat, all walls EXCEPT:
 - 1st floor bath: SW6228 Refuge, flat
 - 2nd floor bath and master bath: SW7653 Silverpoint, flat
 - Master bedroom: SW7006 Extra White, flat
 - Ceilings: all ceilings to match wall color, flat
 - NOTE: painter to apply 'highbuild' to smooth ceilings
 - Trim: SW7011 Natural Choice, semi-gloss
 - Stair risers: SW7068 Grizzle Gray, semi-gloss
 - Newel, cap and handrail: clearcoat (teak)
 - Stair trim: trim color
 - Wood ceilings: mineral oil rub
- Exterior:
 - Front door: SW6689 Overjoy
 - Other exterior doors: paint the same as the wall it's on
 - Garage door: SW7058 Magnetic Gray
 - Stucco body: n/a
 - Stucco trim: n/a
 - Shakes: SW7058 Magnetic Gray
 - Board & batten: SW7069 Iron Ore
 - Siding: n/a
 - Siding trim: paint all trim the same color as the wall it's on

26) Carpet/Wood:

- Carpet:
 - Dixie Home 8909 Canoe Ridge
 - Color/location: 65507 Newsprint, guest bedroom, master bedroom and master closet
 - Color/location: 25508 Dusk, both second floor bedrooms
- Wood:
 - Armstrong Rustic Accents – Acacia, Natural 5" EHS5300S hand scraped; lay front to back
 - Location:
 - First floor: entire floor (including bathroom) except guest bedroom3
 - Second floor: hallway
 - Third floor: hallway
- Cork:
 - Lumber Liquidators Lisbon Cork Castelo
 - Location: media room, study

27) Tile:

- Kitchen and wet bar:
 - Backsplash: 3x6 Rittenhouse, 0190 artic white, semi-gloss, herringbone
 - Grout: 335 winter gray
 - Tile up behind wall-mount hood over cooktop to 9' ceiling
- First floor bath:
 - Floor: n/a
 - Wall: glazed ceramic field tile, 4 ¼" x 12 ¾", artic white 0190, gloss, horizontal/straight

- Tile corner to corner from behind toilet to behind vanity
 - Shower pan: 1 ¾" x 3 ¾" dot mounted straight joint mosaic, artic white 0790, matte
 - Grout: 11 snow white
- Laundry:
 - Floor: Daltile octagon, matte white 6501 with dot white matte 01
 - Grout: 11 snow white
- Jack & Jill bath:
 - Floor: daltile Botany Bay Pebbles, 12x12 sliced blend
 - Wall: glazed ceramic field tile, 4 ¼" x 8 1/2", biscuit K775, matte, brick
 - Tile as tub surround to edge of tub deck to ceiling
 - Grout: 11 snow white
 - Tub deck: frame and install 40" wide tubdeck, running length of wall, 22" high; sheath deck and skirt in Corian, bisque; with opening for undermount tub pushed to left wall; drain and faucets on left wall
 - Build out 12" drywalled shelf; 4" frame around shelf with bullnose; carry tile into cavity and wrap around face of wall; x4 glass shelves spaced evenly
- Master bath
 - Floor: MS International Grecian White Marble, 3x6, herringbone
 - Shower wall: Vibe ColorBody porcelain, 12x24, techno black VI55, brick
 - Shower ceiling: Vibe ColorBody porcelain, 24x24, techno black VI55, straight
 - Shower pan: MS International Grecian White Mosaic Honed Marble, 1x3 (12x12 mosaic sheets)
 - Grout:
 - Floor and shower pan: 165 delorean gray
 - Walls and ceiling: 335 winter gray
 - Bullnose shower entry jambs to outside edge

28) Cabinets:

- All cabinets to be all-wood construction, dovetail drawers, soft close
- Kitchen, mudroom, understair built-in, wetbar and master bath: KitchenCraft Newhaven, rift oak, charcoal
- Laundry and Jack & Jill: Aristokraft Teagan, natural
- First floor bath: freestanding cabinet: [Restoration Hardware 1930s Laboratory Stainless Steel Single Vanity Sink, 36"](#) (vanity base only)
- Hardware: TBD
- Master closet built-in: TBD

29) Countertops:

- Kitchen and wet bar:
 - Corian: Verano White
 - Edge: 2 ½" dropped edge with roundover
 - Backsplash: none
 - Sink: provided by others
- First floor bath:
 - Marble: Carrera
 - Edge: eased
 - Backsplash: rear only

- Sinks: provided by others
- Jack & Jill bath:
 - Quartz: Cambria Templeton
 - Edge: T&B roundover
 - Backsplash: standard (back only)
 - Sinks: provided by others
- Master bath:
 - Quartz: Cambria White Cliff
 - Edge: T&B roundover
 - Backsplash: standard
 - Sinks: provided by others
- Laundry
 - Laminate: Wilsonart Windswept Pewter 4795-60
 - Edge: rolled
 - Backsplash: standard
 - Sink: provided by others

30) Mirrors/Shelving/Enclosures/Accessories

- Master closet built-ins by others
- Ventilated wood shelving in all other closets
 - 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: n/a
- First floor shower enclosure: frameless glass enclosure with door to 7', chrome finish
- Laundry sliding door: 3/8" thick frosted tempered glass door, 3070; include handle pull
 - <http://rusticahardware.com/glass-door-rolling-track-hardware/>
 - Raw steel finish
 - 6' track length
 - Nylon wheel
- Mirrors:
 - Master bath: plate glass wall-to-wall, vanity-to-ceiling
 - Jack & Jill: [PB Kensington Pivot Mirror, chrome, x-large rectangle](#)
 - First floor bath: [West Elm Parsons Wall Mirror, natural grass cloth](#)
- Toilet paper holders:
 - First floor bath and master bath: Kohler Purist, K-14377, chrome
 - Jack & Jill: Kohler Purist, K-14377, brushed nickel
- Robe hook:
 - First floor bath: (x1) Kohler Purist, K-14443, chrome; location: on right wall as you face vanity
 - Jack & Jill: (x4) Kohler Purist, K-14443, brushed nickel
 - One each at end of each vanity next to bedroom entrances
 - Two located to left of door as you enter tub room
 - Master bath: (x2) Kohler Purist, K-14443, chrome; location: outside each entrance on wall between entrances
- Note: no medicine cabinets

31) Lighting: include all bulbs

- Interior:
 - Foyer: TBD
 - Dining room: shopcandelabra.com Regina Andrew Apple Jute Pendant
 - First floor bath: (x2) [PB Metal Head Single Sconce](#)
 - Jack & Jill: (x2) [RH Milk Glass Filament Sconce, polished nickel](#)
 - Master vanity: (x2) [RH Chandler Sconce, polished chrome](#) (install horizontally)
 - Master tub: [Vivaterra Silver Moroccan Hanging Lamp, medium](#)
 - Fans: (x4) Emerson CF765BS 3 Blade 60" Loft, brushed stainless steel
 - Note: install all fans as close to ceiling as possible
- Exterior: Kichler
 - Exterior garage: starrynitelights.com AmeriTec Small Rectangle Outdoor Wall Sconce
 - Vented lights, rear porches and outdoor shower (x5): [Bruck Ledra Step Light LED, brushed aluminum, horizontal louver, amber bulb](#)
 - Recessed cans, front porch, service door, garage (x4): electrician to provide traditional can housing (MUST HAVE BLACK BAFFLES such as Juno 6" Line Voltage Black Baffle Recessed Light Trim Style # 54151) with [LED R20 Amber Spot Turtle Light Bulb](#)
 - Fans, rear porches: (x3) Emerson CF765BQ 3 Blade 60" Loft, barbeque black
 - Note: install all fans as close to ceiling as possible

32) Appliances: stainless steel

- Range: Verona VEFSGE365DSS 36" Double Oven Gas Range
- Hood: [Cavaliere Euro AP238-PSZ-36 36" Wall Mount Range Hood](#)
- Microwave: 24" ZE2160SF (mount undercounter with 27" trim kit JX2027SMSS)
- Dishwasher: Bosch, SHX98M09UC
- Disposer: GE, GFC520F
- Refrigerator: Leibherr, 36" French Door Counterdepth CS2062
- Game room undercounter refrigerator: GE, GVS04BDWSS

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)
- \$6000 plantings/hardscape allowance

35) Gas package: liquid propane

- Gas stubs: kitchen range; first floor porch grill stub
- HWH: x2 gas tankless, Rinnai RL94IP and RL75IP
 - Location: garage, vented to exterior, to service 1st and 2nd floors
 - Location: master closet, vented to exterior, to service 3rd floor
- Tank: 250 gal tank buried and filled, location TBD

36) Pavers: Tremron 4x8 brick, charcoal

- Driveway/entry walk and garage service entrance
- 1" version on rear porches (x3)

37) Fencing:

- Solid white vinyl privacy fence, tongue & groove
- Location: along right property line, from front property line to rear property line
- Gate: 4' wide, located 12' from rear end

38) Exterior railing:

- Horizontal cable railing per trade quote/specification
- Locations: all rear porches, front porch

39) Address plaque: TBD

40) Mailbox: TBD

41) Window treatments:

- 12V motorized blackout shades, 3040 (x5, located in study)
- Hard-wired low voltage wiring
- Hand-held remote