

Dreambuilder 21: Starkey Residence Redlines

Please note the following changes, clarifications and corrections to plans and specifications:

- Framing/Tile: Delete master shower bench; change master shower wall to Wagamama 12x24 tile, vertical
- Framing: Add framed island wall back in for countertop support
- Framing: Change master patio door to 2-6 width
- Framing: Change foyer coat closet door to 8-0 height
- Flooring: wood selection is Mohawk Domestic Exotics, Geneva walnut, 5"
- Trim: Windows come with integrated jambs on four sides. Delete labor and materials for wood jambs.
- Trim/paint: Change x8 newel posts to primed, painted white
- Trim: use small delta howe at:
 - Inside master patio
 - Inside master w/c
 - Inside stair closet
 - Inside bath #2 (both doors)
 - Inside laundry
 - Inside mech room (both doors)
- Paint: chair rail trim at stairs to be same color as wall
- Electrical/Lighting: Change square LED cans to round regular cans in same sizes as indicated on plans; round cans to be provided by electrician
- Countertops: Change master bath and bath #4 to Cambria Whitecliff; change bath #3 to TBD
- Cabinets: Change to melamine option



DREAMBUILDER

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SPECIFICATIONS, SELECTIONS AND REDLINES

UPDATED 7/17/13

Dreambuilder 21

Project: Starkey Residence

Single Family Home @ Pablo Creek Reserve 179

5128 Commissioners Dr, Jacksonville, FL 32224

These specifications serve as a supplement to the plans. Your trade may have notes on plans and/or specifications. Please consult both documents to ensure you have all relevant information for your trade.

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
- Surveys
- Portolet
- Dumpster

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	Specialties
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	Balcony railing
38	Address numbers
39	Mailbox
40	Fencing

8) Stucco:

- Acrowall-CP or equivalent, medium sand finish, precolored SW 7551 Greek villa
- Three step installation process
- Installer to provide and install all foam banding; [see detail](#) for profile for front elevation windows and side dining room window

10) Termite pretreat: BoraCare with renewable termite bond

12) Roofing:

- Eagle concrete tile: Bel Air, Sierra Madre
- Eave drip: black

13) Garage doors:

Quantity	Manufacturer	Style	Size	Color	Windows	Hardware	Notes
2	Overhead Door	Model 161A	8 x 8	White	None	None	

- Garage door opener (x2): ½ HP chain or belt drive; supplier to specify
- Keyless entry (x2): supplier to specify

14) Windows:

- MI 9770 vinyl casement, HP low E (Guardian 5527) with argon: white
- MI 600 series aluminum sliding glass pocket door, 62P PIXXIP, HP low E (Guardian 5527) with argon: white

15) Exterior doors:

Location	Manufacturer	Style	Size	Notes
Front door	Masonite	Barrington fiberglass, radius top rail 2 panel camber top	3080	Factory finish: mahogany
Garage door to house		Fiberglass smooth matching interior door profile (Masonite Capri)	2880	
Garage door to lanai		Fiberglass smooth ¾ upper lite (64"h) over horizontal single panel	2880	No muttins, low-e
Patio door to lanai		Fiberglass smooth ¾ upper lite (64"h) over horizontal single panel	2880	No muttins, low-e

Master bedroom door to lanai		Fiberglass smooth $\frac{3}{4}$ upper lite (64"h) over horizontal single panel	2480	No muttins, low-e
Mechanical room to attic		Fiberglass smooth plain slab, cut to size	Field measure	

- Composite thresholds and jambs
- Weatherstripping

16) Interior doors/trim materials

- All materials primed
- Doors: Masonite Palazzo Series 2 Panel Capri Smooth Door, hollow core
 - Solid core: install at master bedroom, laundry room, and bath #2 (x2 doors)
- HVAC closet doors: n/a
- Casing: US Lumber RB-3, 3 $\frac{1}{2}$ " (delta howe)
- Base: US Lumber 611, 7 $\frac{1}{4}$ " (note: set outlets in baseboard throughout house; set boxes 2 $\frac{1}{2}$ " AFF)
- Shoe: 129 (7/16" x 11/16"); install in all hard surface areas
- Crown:
 - US Lumber 6 $\frac{1}{4}$ " cove crown 41: dining room, study, master bedroom (11' clg section), upper floor foyer/hallway
 - US Lumber 4 $\frac{1}{4}$ " cove crown 40: great room/kitchen/breakfast room, recessed areas of great room and kitchen, hallway to garage, central hallway, master bath (11' clg section), bath #2, rear entry/powder room
 - Crown in recessed areas to be installed at the base of the recess with LED rope lighting tucked behind (see detail)
 - Upper floor foyer/hallway: also install second step of moulding 1217, 6" below bottom of crown moulding
- Windows:
 - First floor: case all windows four sides, delta howe; no sill; wood jambs (x10 openings)
 - Second floor and garage: wood sill and skirt
- Doorways:
 - First floor: case all doorways (x12), delta howe; wood jambs
 - Second floor: drywall wrap
- Stairs:
 - Wood treads (stain grade maple) and risers (paint grade)
 - Closed stringer; full skirt (baseboard) and trim
 - Newel: LJ-4094 recessed panel box, maple; intermediate LJ-4394

- Baluster: LJ-5141, maple
- Cap: LJ-6A10P0, maple
- Rosette: LJ-7033, maple
- Shoerail and fillet: LJ-6045 and LJ-6050, maple
- Handrail (attached to wall): none
- Porch ceilings: 1x6 T&G pine
- "Picture frame" moulding: US Lumber 1217; install in dining room, study, master bedroom and master bath (see detail)
- Chair rail and picture frame moulding: US Lumber 1217; install at stair way wall (see detail)
- Front door hardware: Schlage Addison Collection handleset, satin nickel
- Interior hardware: Schlage Addison Collection Accent lever, satin nickel
- Hinges and door stops to match hardware finish

21) Plumbing: Fixture pricing must be itemized. Plumber to supply coordinating parts (valves, handles, drains, etc) in matching finish.

Item	Quantity	Brand	Model Name	Model Number	Finish/Color	Notes
Kitchen sink	1	Elements of Design	Town Square	EUS321910BN	Brushed nickel	Stainless steel undermount
Kitchen sink faucet	1	Moen	90 Degree	S7597C	Chrome	Single handle with pull-out spray
Kitchen sink soap dispenser	1	Moen		3942	Chrome	Locate at upper right hand corner of sink
Pot filler	1	Elements of Design	Concord	ES8101DL	Chrome	
Wet bar sink	1	Elements of Design	Town Square	EUS20118BN		Stainless steel undermount
Wet bar faucet	1	Moen	90 Degree	S5170C	Chrome	Single handle

Powder bath toilet	1	Kohler	Persuade	K-3723	White	Two-piece, 12" rough-in
Powder bath sink	1	Kohler	Archer	K-2359-1	White	Pedestal sink w/single hole faucet drilling
Powder bath faucet	1	Moen	90 Degree	S6700	Chrome	Single hole
Laundry sink	1	Sterling	Latitude	995-U	White	Vikrell undermount
Laundry sink faucet	1	Ruvati	Cascada	RVF1215CH	Chrome	Single handle with pull-out spray
Master bathtub	1	Aquatica	PureScape	026	White	Freestanding acrylic
Master bathtub faucet	1	Riobel	Zenolo	ZO37C	Chrome	Single hole floor mount
Master shower faucet	1	Kohler	dtv prompt	K-527 with K-528-K thermostatic valve	Chrome (all)	Locate control just inside shower door on left wall; install valve in master water closet; prompt will control rainhead and wallhead
	1	Kohler	WaterTile	K-98740		Locate centered in ceiling
	1	Kohler	Loure	K-14681		Locate centered on left wall of shower, 84" AFF
	1	Kohler	Shift	K-10257		Handheld wand only; locate centered over bench
	1	Kohler	MasterShower	K-8516 w/K-355		Slidebar kit with supply elbow
	1	Kohler	Loure	K-T14673-4		Valve trim for handheld; locate below dtv prompt

Master toilet	1	Kohler	Persuade	K-3723	White	Two-piece, 12" rough-in
Master vanity sink	2	Kohler	Archer	White	K-2355	Undermount
Master vanity sink faucet	2	Moen	90 Degree	TS6720	Chrome	8" spread
Bath #2 shower faucet	1	Moen	90 Degree	TS2712	Chrome	
Bath #2 toilet	1	Kohler	Persuade	K-3723	White	Two-piece, 12" rough-in
Bath #2 sink	1	Kohler	Archer	White	K-2355	Undermount
Bath #2 sink faucet	1	Moen	90 Degree	S6700	Chrome	Single hole
Bath #3 bathtub	1	Kohler	Villager	White	K-716	Left-hand drain
Bath #3 bathtub faucet	1	Moen	90 Degree	TS2713	Chrome	Tub/shower combo
Bath #3 toilet	1	Kohler	Persuade	K-3723	White	Two-piece, 12" rough-in
Bath #3 sink	1	Kohler	Archer	White	K-2355	Undermount
Bath #3 sink faucet	1	Moen	90 Degree	S6700	Chrome	Single hole
Bath #4 bathtub	1	Kohler	Villager	White	K-716	Right-hand drain
Bath #4 bathtub faucet	1	Moen	90 Degree	TS2713	Chrome	Tub/shower combo
Bath #4 toilet	1	Kohler	Persuade	K-3723	White	Two-piece, 12" rough-in
Bath #4 sink	1	Kohler	Archer	White	K-2355	Undermount
Bath #4 faucet	1	Moen	90 Degree	S6700	Chrome	Single hole
Hot water heater						Tankless by others

22) Low voltage systems: additional inclusions per vendor quotation; standard items listed below

- Full security system
 - All openings contacted
 - Keypads located at door from garage to house and master bedroom
- Structured wiring with 10 included outlets
- Surround-sound pre-wire in great room (5.1)

23) Fireplace: 36" gas fireplace, FMI Chateau, direct vent, with switch; herringbone interior, clean face; gas connection by others

- Mantle: use 6 1/4" cove crown moulding 41 with flat poplar board at sides to wrap crown edges to create floating mantle
- Surround: marble remnant from kitchen (6" wide by 10'6" LF)

25) Paint:

Interior	Color	Finish		Exterior	Color	Notes
Walls (except as noted below)	SW 7649 Silverplate	flat		Front door	n/a	Pre-finished
Ceilings	SW 7005 Pure White	flat		Other ext doors	SW 7636 origami white	
Trim, risers, balusters	SW 7005 Pure White	semi-gloss		Garage doors	SW 7636 origami white	
Newel, cap, treads, shoerail, fillet	Stain to match wood floors			Stucco body	n/a	Pre-colored (SW 7551 Greek villa)
Dining room and master bedroom walls, inc. picture frame moulding	7650 Ellie Gray	flat		Stucco trim	SW 7636 origami white	
Study walls and clg	SW 7005 Pure White	semi-gloss		Porch ceilings	Stain to match wood floors	
Bath #2, bedroom #3, bath #3 walls	SW 7671 On the Rocks	Flat				

26) Carpet/Wood:

	Manufacturer	Style	Color	Underlayment	Locations	Notes
Carpet	Mohawk	Gentle Essence	#527 early frost	8# pad	Second floor except baths	
Wood	Mohawk	Heirloom	Walnut mocha	Floor prep	First floor except	Lay front to back

		Collection, Geneva, walnut, 5"			laundry, baths and lanai entry	
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27) Tile:

Room	Location	Tile	Color/finish	Placement	Grout	Corner shelves	Notes
Kitchen	Backsplash	3 3/8 x 14 Pure	White	Straight	115 Platinum		
Powder/rear entry	Floor	12x24 Starbuck	Silver	Straight	115 Platinum		
Laundry	Floor	12x24 Starbuck	Silver	Straight	115 Platinum		
Master bath	Floor	24x24 Oasis 3/8"	[polished marble]	Straight			
Master bath	Shower wall						(see detail)
Master bath	Shower pan						(see detail)
Master bath	Shower ceiling						(see detail)
Bath #2	Floor	12x24 Rush (polished)	Alabaster	Straight	115 Platinum		
Bath #2	Shower pan	1x1 Rush (combo polished/matte)	Alabaster	Straight			Curb by others
Bath #2	Shower wall	12x24 Rush (polished)	Alabaster	Straight	115 Platinum		Tile to ceiling
Bath #3	Floor	12x24 Soul	Indaco	Straight	19 Pewter		
Bath #3	Wall	3x12 City	Gray	Straight	165 Delorian gray		Tile to ceiling
Bath #4	Floor	12x24 Starbuck	Silver	Straight	115 Platinum		
Bath #4	Wall	3 3/8 x 14 Pure	White	Straight	115 Platinum		Tile to ceiling

28) Cabinets: see separate document for specifications and designs

29) Countertops:

Location	Material	Color	Edge	Backsplash	Sink	Notes
Kitchen/butler's	Quartzite	Macabus White	Eased	None	By others	

pantry		¾"				
Powder room						By others
Laundry room	Cambria quartz	White Cliff	Eased	Standard	By others	
Master bath and dressing room	Marble	Calacatta Gold Premium 1 ¼"	Eased	Standard	By others	
Bath #2	Cambria quartz	White Cliff	Eased	Standard	By others	Include shower curb
Bath #3	Cambria quartz	Greystone	Eased	Standard	By others	
Bath #4	Cambria quartz	Devon	Eased	Standard	By others	

30) Specialties:

Shelving:

Location	Style	Finish	Number of Shelves	Notes
Master closet				By others (cabinetry trade)
Upstairs linen	Cope Closets wood, solid	walnut	5	
All other closets	Cope Closets wood, solid	walnut	1	With free-slide hanging rod

Enclosures:

Room	Style	Frame/frameless	Finish	Notes
Master bath	Door and panel	Frameless	Chrome	To 9' height (ceiling)
Bath #2	Door and panel	Frameless	Chrome	To 8' height

Mirrors and Accessories:

Room	Item	Quantity	Manufacturer	Style	Model #	Finish	Location	Notes
Master bath	TP holder	1	Moen	90 Degree	YB8808	Chrome	Wall to right of toilet	
Master bath	Robe hook	2	Moen	90 Degree	YB8803	Chrome	To right of shower; to right of master bath door	
Bath #2	TP holder	1	Moen	90 Degree	YB8808	Chrome	Wall to left of toilet	

Bath #2	Towel ring	1	Moen	90 Degree	YB8886	Chrome	Wall to left of vanity	
Bath #2	Towel bar	1	Moen	90 Degree	YB8824	Chrome	Wall opposite shower	24"
Bath #3	TP holder	1	Moen	90 Degree	YB8808	Chrome	Wall across from toilet	
Bath #3	Towel bar	1	Moen	90 Degree	YB8824	Chrome	Wall opposite toilet	24"
Bath #4	TP holder	1	Moen	90 Degree	YB8808	Chrome	Wall across from toilet	
Bath #4	Towel bar	1	Moen	90 Degree	YB8818	Chrome	Wall opposite toilet	18"
Powder	TP holder	1	Moen	90 Degree	YB8808	Chrome	Wall to left of toilet	
Powder	Towel bar	1	Moen	90 Degree	YB8824	Chrome	Wall opposite toilet	24"

- Note: TP holders are positioned as if one is sitting on the commode
- Note: all mirrors by owner
- Note: no medicine cabinets

31) Lighting: The following chart of fixtures will be provided by lighting supplier including all bulbs.

ELECTRICIAN: Electrician will install all lighting, and will provide all fixtures not included in chart below, including garage fluorescents, double floods, mechanical room surface mount, understair surface mount, attic fixture, bath fans, doorbell, etc.

Location	Manufacturer	Quantity	Model #	Style	Finish	Notes
Recessed can	WAC Lighting	67	HR-LED-418-NIC-W HR-LED-451-WT	4" can, housing and trim		Located per plans
Recessed can	WAC Lighting	16	HR-LED-251E-W	2" can		Located per plans
Recessed can	WAC Lighting	2	HR-LED-309-NIC-W HR-LED-371-WT	3" can, housing and trim		Located in master shower
Recessed can	WAC Lighting	11	HR-LED-418-NIC-W HR-LED-471-WT	4" can, housing and trim (wet area)		Located in each upstairs bath tub area

						(x2); and in all outdoor areas per plans (x9)
Cove lighting in great room and kitchen recesses; install behind crown moulding	WAC Lighting	16 18 4 4 4 12	LED-T24W-1-WT LED-T24W-5-WT EN-24100-RB2-T LED-TC-EC LED-TC-IC6 LED-T24W-2IN-WT	1' section 5' section Power supply End cap 6" joiner cable 2" section		
Undercabinet lighting in kitchen	WAC Lighting	2	BA-LED10-WH	30" light bar		Located on either side of range
Undercabinet lighting at wet bar and butler's pantry	WAC Lighting	2 2	BA-LED10-WH BA-LED4-WH	30" light bar 12" light bar		One 30"+12" located in each area
Foyer	Hudson Valley	1	7420-PN	Rumsford	Polished nickel	There are two fixtures in the foyer. Blank off fixture closest to front door.
Dining room	Robert Abbey	1	S1004	Bling	Polished nickel	
Breakfast room	Robert Abbey	1	S1000	Bling	Polished nickel	
Great room						Blank central fixture
Master bedroom						Blank central fixture
Master bath	George Kovacs	2, one lite 1, two lite	P470-077 (one lite) P472-077 (two lite)	Fabric wall sconce	Chrome, white shade	Three sconces. Mount 66" AFF. Mount two lite OC of vanity. Mount one lites 9" off each side wall.
Bath #2	Hudson Valley	2	371-PN	Everett	Polished nickel	Sconce. Mount 66" AFF and 9" off each side wall.
Study						Blank central fixture
Bath #3	Hudson Valley	2	721-PN	Baldwin	Polished nickel	Sconce. Mount 66"

						AFF and 3.5" and 32.5" off side wall.
Bath #4	Hudson Valley	2	721-PN	Baldwin	Polished nickel	Sconce. Mount 66" AFF and 3.5" and 32.5" off side wall.
Exterior: front porch	Murray Feiss	2	OL5402BK	Cotswold Lane	Black	

32) Appliances:

Appliance	Location	Manufacturer	Model Number	Finish	Notes
Range	Kitchen	Thermador	PRD486JDG	Stainless steel	48" dual fuel (propane); 6 burners with griddle
Hood	Kitchen	Thermador	VCIB48JP		48" custom insert
Microwave	Kitchen	Thermador	MD24JS	Stainless steel	Drawer
Dishwasher	Kitchen	Thermador	DWHD410JPR	Panel-ready	
Refrigerator	Kitchen	Thermador	T30IR800SP	Panel-ready	30"
Freezer	Kitchen	Thermador	T18IF800SP	Panel-ready	18"
Coffee maker	Kitchen	Miele	CVA4062	Stainless steel	Built-in; no trim kit
Disposer	Kitchen	GE	GCF520V		½ HP (or equivalent)
Icemaker	Wet bar	U-Line	CLR2160B-40	Panel-ready	
Wine refrigerator	Butler's pantry	Thermador	T24IW800SP	Panel-ready	
Refrigerator drawer	Master bath	U-Line	2275DWRCOL	Panel-ready	24" drawers
Washer and dryer					By owner
Water softener					By owner

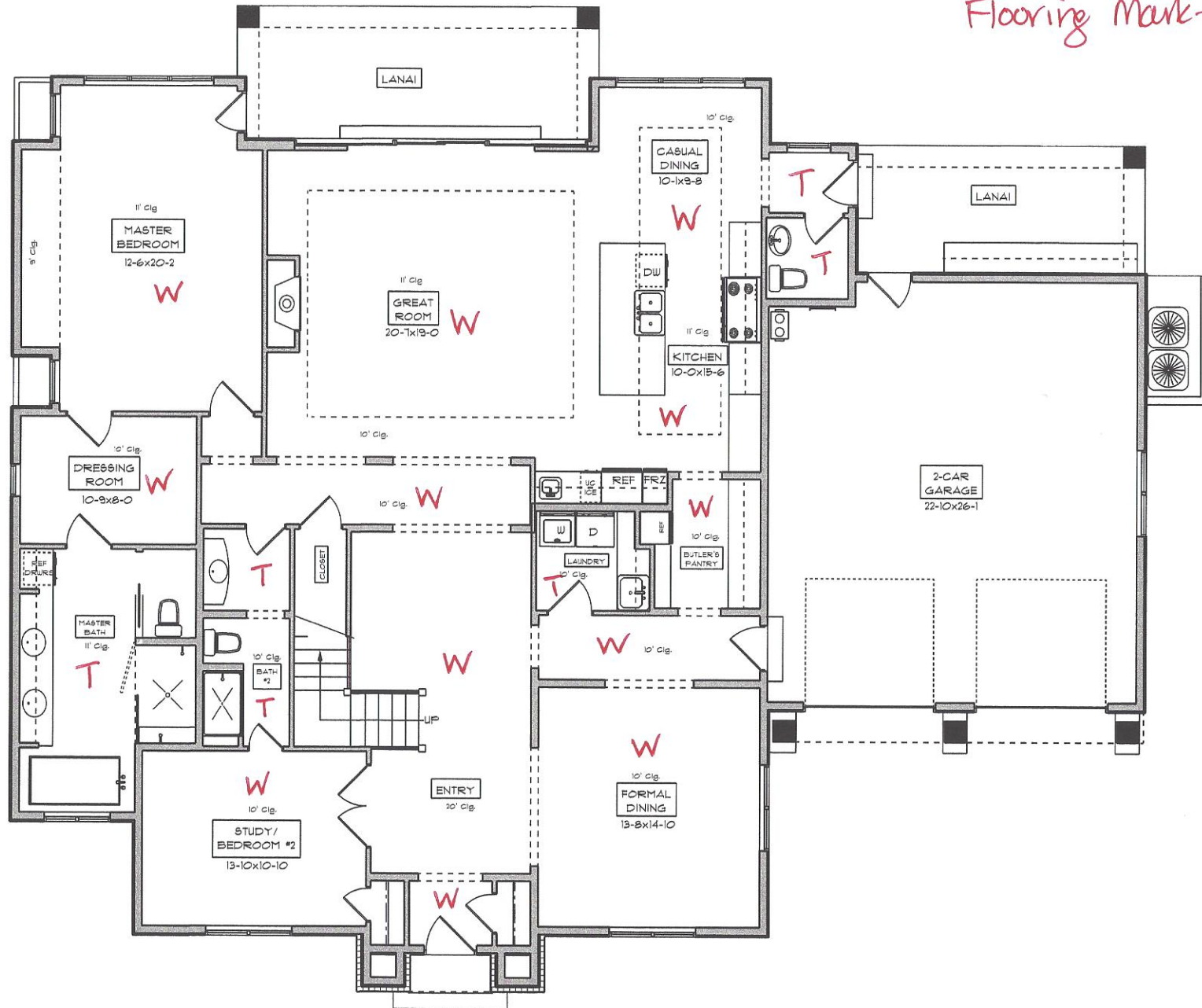
36) Pavers: Tremron Olde Towne, ash, 3-piece

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

37) Balcony railing: TBD style, material, color

40) Fencing: 4' high black aluminum, 2-rail "Ascot" style, with three 5' gates, one on each side of house and one behind pool

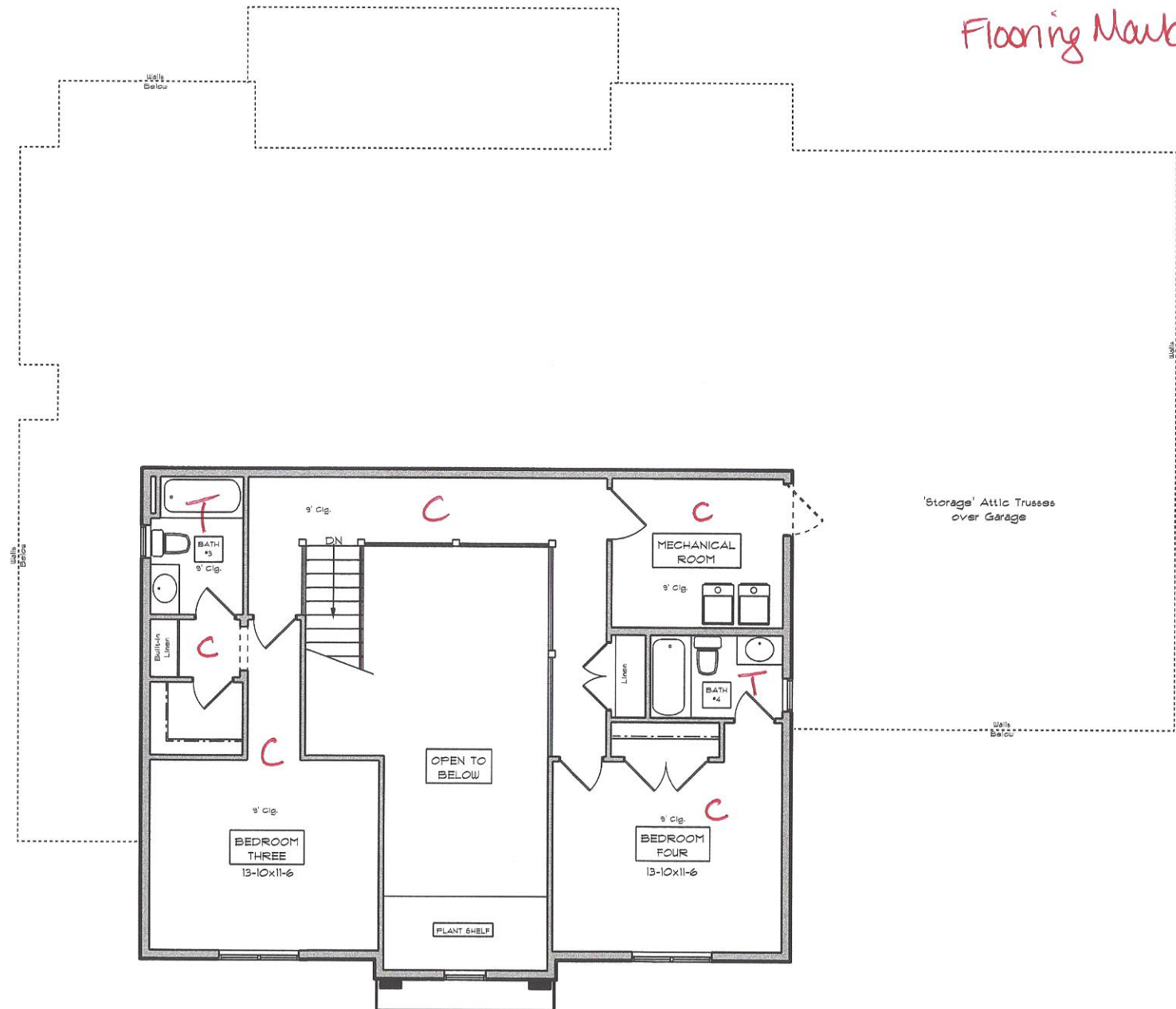
Flooring Mark-up



MAIN FLOOR PLAN

2384 FinSqFt

Flooring Mark-Up



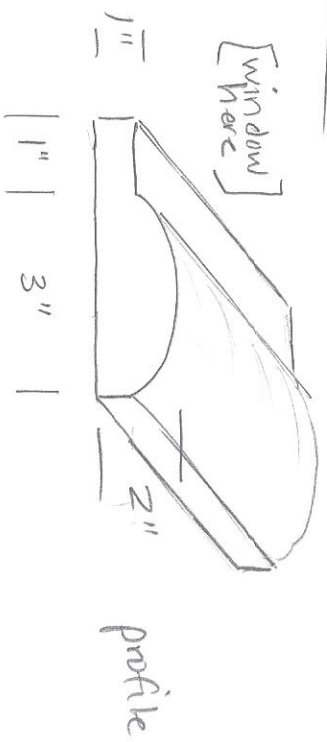
UPPER FLOOR PLAN

736 FinSqFt

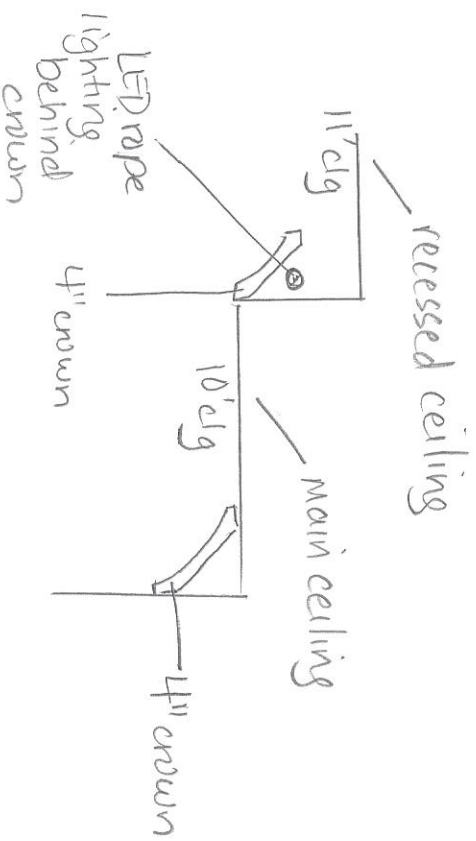
Dreambuilder 21: Starter

Stucco banding detail:

all front elevation
windows + side
dining room windows



Crown / LED detail: great room / kitchen



Picture Frame Mouldings: Study and Dining Room

** Use chair rail 1217 (1/12" wide)

** Panel widths are inclusive of chair rail width

** Provide a 6" gap between all members (panel to base board, panel to panel, panel to corners, panel to door casings, panel to crown)

** Install two panels with top rail of bottom panel at 36" AFF

** Dimensions are approximate and should be verified by field measure prior to installation.

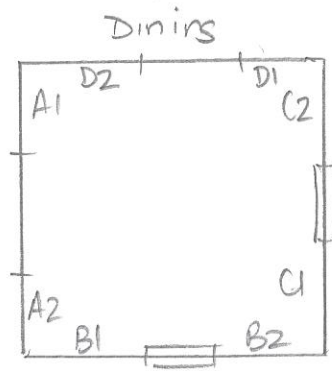
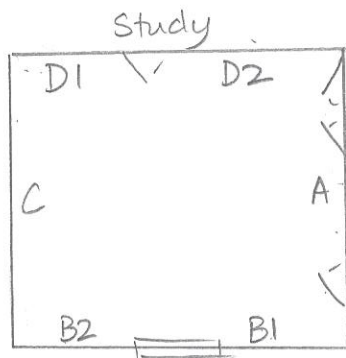
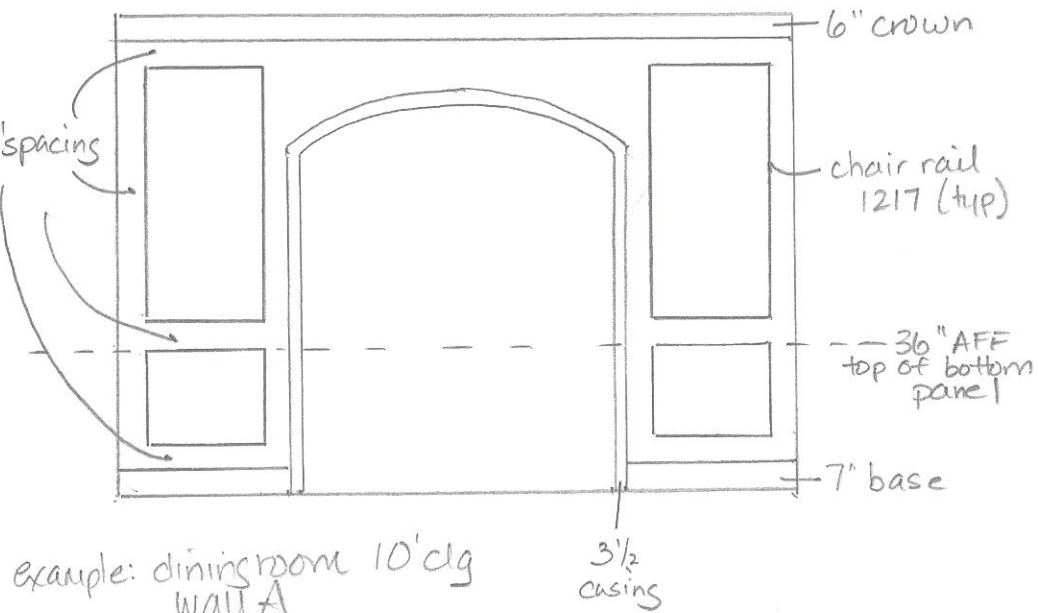
Study

		gap	panel width	gap	panel width	gap	panel width	gap	total length
Main entrance wall	Wall A	6	11	6					23 one panel
Window wall	Wall B1	6	40	6					52 one panel
Window wall	Wall B2	6	33	6					45 one panel
Far wall	Wall C	6	28	6	50	6	28	6	130 three panels
Bathroom wall	Wall D1	6	63	6					75 one panel
Bathroom wall	Wall D2	6	48	6					60 one panel

Dining Room

		gap	panel width	gap	panel width	gap	panel width	gap	total length
Main entrance wall	Wall A1	6	30	6					42 one panel
Main entrance wall	Wall A2	6	30	6					42 one panel
Window wall	Wall B1	6	48	6					60 one panel
Window wall	Wall B2	6	33	6					45 one panel
Far wall	Wall C1	6	42	6					54 one panel
Far wall	Wall C2	6	42	6					54 one panel
Hall wall	Wall D1	6	34	6					46 one panel
Hall wall	Wall D2	6	34	6					46 one panel

Study / Dining Room

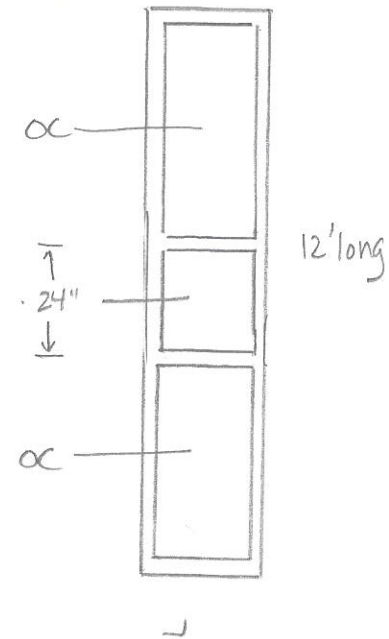
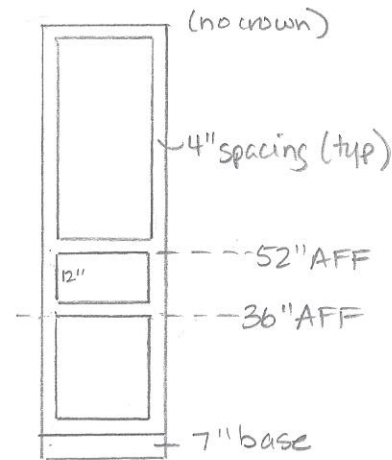


master bedroom Soffit

- same specs, except 4" between panels

L+R walls: 9' clg

ceiling: α

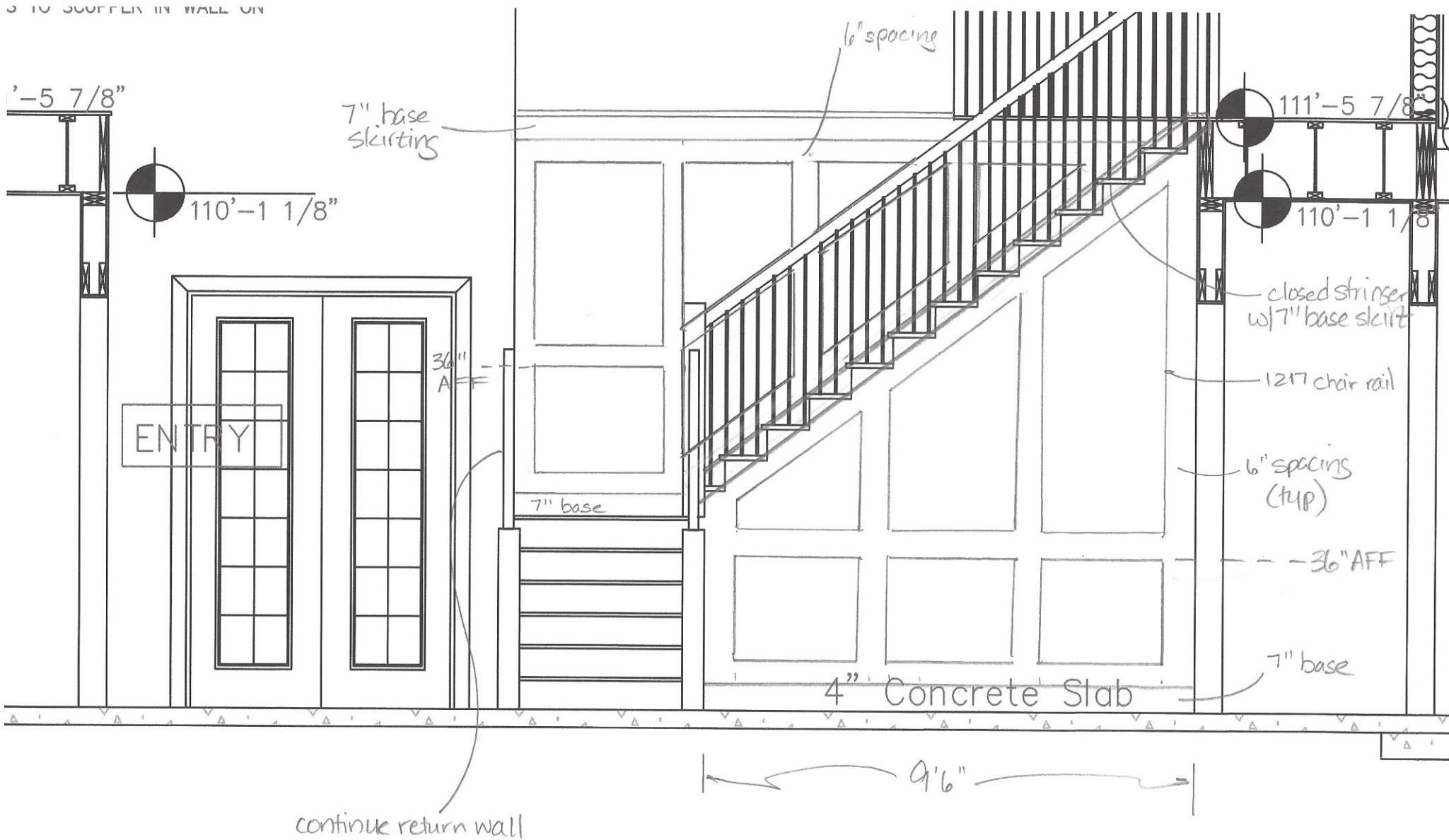


Master vanity soffit

L+R walls: omit lowest panel
(countertop @ 36" AFF)
- otherwise follow master BR detail

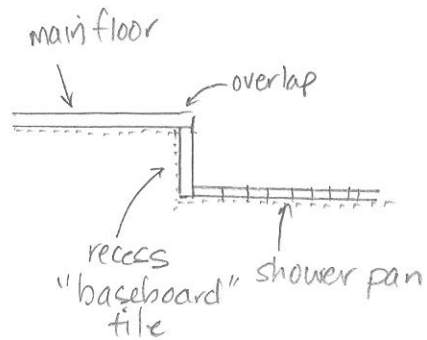
Ceiling: follow master BR detail except
make center panel 18" wide

3 TO SUFFER IN WALL ON

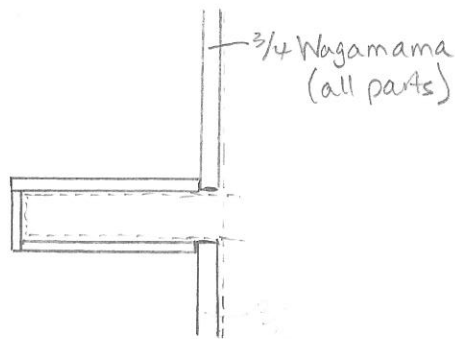


Master Shower

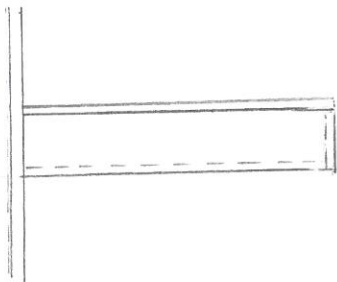
Floor to pan profile:



Bench profile:



Bench front



Shower pan and ceiling: Quintessa Mosaics
2x2 Calcutta Polished Hexagon Mosaic

Shower walls: 3/4" Wagamama Polished Marble
Slabs cut / set horizontally (prob. need 4 slabs)

