



## **DreamDesign 28: Pablo Creek Reserve 167: Spec Home: Specifications**

The following trade notes/specifications will be found on plans:

- Foundation
- Framing
- Structural metal
- Trusses
- Soffit/fascia/gutters
- Roofing
- Housewrap/window tape
- Termite pretreat
- Windows/SGD
- Siding
- Stucco
- Stone
- Electric
- Plumbing
- HVAC
- Gas package
- Structured Wiring
- Insulation
- Drywall
- Landscaping/irrigation

The following trade notes/specifications will be found in this document, in the following order:

- Pavers
- Summer kitchen
- Garage doors
- Fireplace
- Exterior doors
- Interior trim
- Paint
- Carpet/wood flooring
- Tile
- Appliances
- Cabinets
- Countertops
- Plumbing fixtures
- Mirrors/Shelving/Enclosures
- Lighting

Consult with builder for any trade not listed.

Pavers:

Manufacturer	Style	Pattern	Color	Location
Tremron	4x8	Herringbone	Natural gray	3": driveway, entry walk 1": all porches, lanais and stoops; include coping on all steps and porch edges

Summer kitchen:

<ul style="list-style-type: none"> <li>Aluminum frame construction with fire resistant backer board; final sheathing by others (stone)</li> <li>Granite countertop: Uba tuba</li> <li>Blaze 32 Inch 4-Burner Grill With Rear Burner</li> <li>Stainless steel undermount bar/veggie sink w/two-handle high arc faucet (supplier to specify)</li> <li>Undercounter beverage refrigerator (supplier to specify)</li> </ul>
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Garage doors:

Quantity	Manufacturer	Style	Size	Color	Windows	Hardware	Notes
2	Overhead Door	Courtyard 165T	16x8 8x8	White	None	None	
<b>Notes:</b> <ul style="list-style-type: none"> <li>Garage door opener (x2): ½ HP belt drive; supplier to specify</li> <li>Keyless entry (x1): supplier to specify</li> </ul>							

Fireplace:

Fireplace	Superior DRL3042TEP 48" linear gas, with switch, vent through roof
Mantle	Wood, reclaimed (material provided by builder)
Surround	Eldorado Stone Rough Cut, Falling Springs, gray mortar
Hearth	None; mount box 24" AFF

Exterior doors:

Location	Manufacturer	Style	Size	Notes
Front door	Masonite	Belleville Hollister	3080 w/x2 1-0 sidelights	¾ lite door and sidelites
Garage to house (x2)		Fiberglass smooth matching interior door profile	2880	
Bath 2 to lanai		Fiberglass smooth single full lite	2680	No muttins, low-e
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Composite thresholds and jambs</li> <li>• Weatherstripping and sweep</li> </ul>				

Interior doors/trim materials:

<ul style="list-style-type: none"> <li>• <b>Note:</b> All materials primed whenever possible.</li> <li>• <b>Note:</b> Sand joints for smoothness when necessary.</li> </ul>	
Interior doors	Masonite Heritage Series Logan Door, solid core
HVAC doors	Louvered
Casing	1x4 with two piece 1x4/1x2 header; keep header flush to legs (see detail)
Baseboard	1x6
Shoe	129 (7/16" x 11/16"); install in all hard surface areas
Crown	US Lumber 6 5/16" crown 41 <ul style="list-style-type: none"> <li>• Master bedroom perimeter and recess</li> <li>• Master bath main area and water closet</li> <li>• Mudroom/butler's pantry halls</li> <li>• Dining room perimeter and recess</li> <li>• Study perimeter and recesses</li> <li>• Foyer/hall to powder/powder</li> <li>• Upper great room/upstairs overlook/game room</li> </ul>
Ceiling treatments	Great room: 8x10 boxed beams with crown 41 inside coffers (see detail)
Wall treatments	Dining room: 1x4 wainscotting with 1x2 chair rail to 42" AFF; panels approximately 16" wide (see detail)

	Study: 1x4 wainscotting with 1x2 chair rail to 6' AFF; panels approximately 24" wide
Cased doorways (inc jambs)	Follow door header pattern <ul style="list-style-type: none"> <li>• Doorway to master bedroom</li> <li>• Doorway to guest suite</li> <li>• Doorway to single car garage</li> <li>• Doorway to powder hall</li> <li>• Doorways in dining (x2)</li> <li>• Doorways from mudroom to butler's pantry to kitchen (x2)</li> </ul>
Cased windows (inc jambs)	Follow door header pattern <ul style="list-style-type: none"> <li>• Master bedroom</li> <li>• Master bath</li> <li>• Dining</li> <li>• Study</li> </ul>
Other windows	Wood sill with skirt
Stairs	<ul style="list-style-type: none"> <li>• Wood treads (stain grade) and risers (paint grade)</li> <li>• Open stringer; full skirt (baseboard) and trim</li> <li>• Newel: main LJ-4091 box newel; intermediate LJ-4075</li> <li>• Balusters: LJC-5060 1 1/4" square chamfered baluster</li> <li>• Cap: LJ-6000</li> <li>• Shoerail and fillet: LJ-6000S and LJ-6000F</li> <li>• Rosette: LJ-7033</li> <li>• Handrail (attached to wall): none</li> </ul>
Porch ceilings	Front and rear porches: 1x6 T&G pine, front to back
Hardware	<ul style="list-style-type: none"> <li>• Front door handleset: Kwikset Hancock, iron black</li> <li>• Other doors: Kwikset Hawthorne, iron black</li> <li>• Hinges and door stops to match hardware finish</li> </ul>

Paint:

Interior	Color	Finish	Exterior	Color	Notes
Walls (except as noted below)	SW7030 anew gray	Flat	Front door	SW6258 tricorn black	
Ceilings (painted)	SW7005 pure white	Semi gloss	1 <sup>st</sup> floor lap siding	SW7015 repose gray	

Doors and trim	SW7005 pure white	Semi gloss		2 <sup>nd</sup> floor lap siding	SW7005 pure white	
Bath 2 walls	SW7005 pure white	Flat		All board & batten	SW7005 pure white	
Dining and study	Reverse colors: all trim/wainscoting: anew gray; walls: pure white	Semi gloss		Trim Garage doors Exterior doors	SW7005 pure white	
Powder walls	SW7018 dovetail	Flat		Porch ceilings	SW3133 rustic gray	Stain

Carpet/wood flooring:

	Manufacturer	Style	Color	Underlayment	Locations	Notes
Wood	Hallmark Hardwood	Novella	Fitzgerald (oak)	Floor prep	1 <sup>st</sup> floor except bedrooms, baths, laundry	Front to back
Carpet	Dreamweaver	Cosmopolitan	905 stucco	8# pad	Master suite, bedroom 2; all upstairs except baths	
<ul style="list-style-type: none"> <li>• <b>Note:</b> Consult floor mark-up for flooring assignments and borders.</li> </ul>						

Tile:

<ul style="list-style-type: none"> <li>• <b>Note:</b> Consult floor mark-up for flooring assignments and borders.</li> <li>• <b>Note:</b> Floors must be checked for level. Leveling agent must be used prior to installation when floors are out of tolerance.</li> <li>• <b>Note:</b> Tile underlayment must be used for all floor tile. Obtain builder approval prior to installation.</li> </ul>							
Room	Location	Tile	Color/finish	Size/placement	Grout	Shelves/niches	Notes
Laundry/mud	Floor	Tesoro Brick	South Side	4x8 running bond front to back	185 new taupe		
Kitchen/butlers pantry	Backsplash	Tesoro Studio Line	#776 Cambridge Charcoal	Horiz 70/30	185 new taupe		
Laundry	Backsplash	Daltile Rittenhouse	Desert gray semi	3x6 brick	381 bright white		Carry to window wall to ceiling, corner

Powder	Wall	Daltile Rittenhouse bevel	Arctic white semi	3x6 horiz brick	185 new taupe		Entire wall behind sink/ toilet
Master bath	Floor	Daltile Ambassador	Wanderlust white, matte	12x24 70/30 side to side	546 cape gray		
Master bath	Wall	Daltile Ambassador	Wanderlust white, matte	12x24 70/30 horiz	546 cape gray	Yes, per plan	
Master bath	Pan	Daltile Veranda Solids	Rock	3x3 straight	165 delorean gray		
Master bath	Accent wall	Tesoro Revere	Hazel #993	2x6 random horiz	165 delorean gray		
Bath #2	Floor	Tesoro Canapa	Black	12x24 side to side straight	60 charcoal		
Bath #2	Wall	Daltile Elevare	Element	6x18 horiz straight	543 driftwood	Yes, per plan	
Bath #2	Pan	Daltile Keystones	Suede gray speckle	2x2 mosaic straight	19 pewter		
Bath #3	Floor	Tesoro Monticello	Silver	12x24 side to side 70/30	543 driftwood		
Bath #3	Wall	Tesoro Monticello	Silver	12x24 horiz 70/30	543 driftwood	Yes, per plan	
Bath #3	Pan	Tesoro Monticello	Silver	2x2 mosaic straight	543 driftwood		
Bath #4	Floor	Daltile Uptown Glass	Frost Moka	1" hexagon	542 graystone		
Bath #4	Wall	Daltile Rittenhouse	Artic White semi	3x6 horiz brick	381 bright white		
Bath #4	Listel	Daltile Rittenhouse	Desert gray semi	3x6 vertical	381 bright white		One vertical row 60" AFF
Bath #5	Floor	Daltile Skybridge	Gray	12x24 side to side straight	543 driftwood		
Bath #5	Wall	Daltile Skybridge	Gray	4x8 horiz straight	543 driftwood		

Appliances:

Appliance	Location	Manufacturer	Model Number	Finish	Notes
Cooktop	Kitchen	Thermador	SGS365FS	Stainless, Masterpiece	36" w/LP kit
Hood	Kitchen	Thermador	HPCB36NS	Stainless, Professional	36" w/blower; include any extension needed for 10' clg
Wall oven	Kitchen	Thermador	ME302JS	Stainless, Masterpiece	30" upper convection
Microwave	Kitchen	Thermador	MD24JS	Stainless	24" drawer-style
Dishwasher	Kitchen	Thermador	DWHD640JFM	Stainless, Masterpiece	Topaz
Refrigerator column Freezer column	Kitchen	Thermador	T30IR800SP (RH) T18ID800LP (LH)	Stainless, Masterpiece	30" refrigerator column 18" freezer column
Disposer	Kitchen	KitchenAid	KCDS075T	n/a	¾ HP

Cabinets:

<ul style="list-style-type: none"> <li>• <b>Note:</b> Basic finish selections below. See vendor's separate cabinet plans document for specific layouts and perspectives.</li> <li>• <b>Note:</b> Touch-up kits for all cabinet finishes must be provided for homeowner.</li> <li>• <b>Note:</b> All drawers: full extension, soft close</li> </ul>				
Location	Manufacturer	Style/wood	Color	Hardware
Kitchen (perimeter and nook)	KitchenCraft	Tamarind 5-piece maple	Alabaster	Doors: JA Bremen 527-160 DACM Drawers: JA Lyon 8233-DACM
Kitchen (island)	KitchenCraft	Tamarind 5-piece maple	Winter	Same as above
Butler's pantry	KitchenCraft	Tamarind 5-piece maple	Winter	Same as above
Mudroom	KitchenCraft	Tamarind 5-piece maple; wood top	Winter	Same as above
Great room built-ins	KitchenCraft	Tamarind 5-piece maple; wood top	Winter	Same as above
Laundry	Aristokraft	Winstead	Painted white	Doors: JA Belcastle MO6303 SN Drawers: JA Belcastle

				MO6373-128 SN
Powder	Hardware Resources	Alder VAN088-T-MW	31" grey w/Carrera top and 8" faucet holes	Included
Master bath	Aristokraft	Korbett 5-piece maple	Flagstone	Doors: JA Hudson 650SN Drawers: JA Hudson 650-128 SN
Bath #2	Aristokraft	Winstead maple	Painted white	Doors: JA Belcastle MO6303 SN Drawers: JA Belcastle MO6373-128 SN
Bath #3	Aristokraft	Eastland flat drawer maple	Flagstone	Doors: JA Milan 1091 BNBDL Drawers: JA Milan 1092-128 BNBDL
Bath #4	Aristokraft	Winstead maple	Painted white	Doors/drawers: JA Harlow G140L-SN
Bath #5	Aristokraft	Teagan maple	Umber	Doors: JA Mirada 81021 SN Drawers: JA Merrick 549-128 SN

Countertops:

<ul style="list-style-type: none"> <li><b>Note:</b> A 15-year sealer shall be applied to all granite countertops.</li> </ul>						
Location	Material	Color	Edge	Backsplash	Sink	Notes
Kitchen (perimeter and nook)	Cambria quartz	Brittanica	Stacked	none	None	
Kitchen (island)	Cambria quartz	Brittanica	Stacked	n/a	By others	
Butler's pantry	Cambria quartz	Brittanica	Stacked	none	None	
Mudroom	Wood bench (cabinetry)				None	Include scribe or 1x trim around perimeter to wall



Great room built-ins	Wood top (cabinetry)				None	Include scribe or 1x trim around perimeter to wall
Laundry	Cambria quartz	Devon	Eased T&B	none	Single bowl SL UM	
Powder	By others				By others	
Master bath	Cambria quartz	Ella	Eased T&B	Standard	By others	
Bath #2	Cambria quartz	Whitney	Eased T&B	Standard	Kohler Caxton UM	
Bath #3	Cambria quartz	Ella	Eased T&B	Standard	Kohler Caxton UM	
Bath #4	Viatera	Nimbus	Eased T&B	Standard	Kohler Caxton UM	
Bath #5	Cambria quartz	Torquay	Eased T&B	Standard	By others	

Plumbing fixtures:

- Note:** 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	Kraus	n/a	KHU100-32	Stainless	32" Undermount Single Bowl
Kitchen sink faucet	1	Kohler	Purist	K-7505	Stainless	
Kitchen pot filler	1	Delta	Modern	1165LF	Stainless	
Laundry sink	1					By others
Laundry sink faucet	1	Danze	Parma	D455158	Stainless	
Powder bath sink	1					By others
Powder bath faucet	1	Moen	Voss	T-6905	BN	8" widespread
Powder bath toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height

Master bathtub	1	Kohler	Stargaze	K-6366	White	72" freestanding
Master bathtub faucet	1	Kohler	Purist	K-T97328	Chrome	Lever handles
Master shower head	1	Kohler	Purist	K-T14422	Chrome	Lever handle
Master shower handheld	1	Kohler	Purist	K-973-CP head K-975-CP wall mount K-976-CP supply elbow K-9514-CP 60" hose + valve trim	Chrome	Lever handle
Master toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Master vanity sink	2	Kohler	Verticyl	K-2882	White	
Master vanity sink faucet	2	Kohler	Purist	K-14406	Chrome	8" widespread, lever handles
Bath #2 shower faucet	1	Kohler	Fairfax	K-T12014	Chrome	
Bath #2 toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Bath #2 sink	1					By others
Bath #2 sink faucet	1	Kohler	Fairfax	K-12182	Chrome	Single hole
Bath #3 shower faucet	1	Kohler	Kelston	K-13493	BN	
Bath #3 toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Bath #3 sink	1					By others

Bath #3 sink faucet	1	Kohler	Kelston	K-13491	BN	8" widespread
Bath #4 bathtub	1	Kohler	Villager	K-716	White	Left-hand drain
Bath #4 bathtub faucet	1	Moen	Wynford	T4503	Chrome	
Bath #4 toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Bath #4 sink	1					By others
Bath #4 sink faucet	1	Moen	Wynford	4500	Chrome	Single hole
Bath #5 bathtub	1	Kohler	Villager	K-716	White	Right-hand drain
Bath #5 bathtub faucet	1	Kohler	Archer	K-T11077	Chrome	
Bath #5 toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Bath #5 sink	1	Kohler	Archer	K-2355	White	
Bath #5 sink faucet	1	Kohler	Archer	K-11076	Chrome	8" widespread
Hot water heater	2					Tankless by others

Specialties:

<b>Shelving:</b>				
<b>Location</b>	<b>Style</b>	<b>Finish</b>	<b>Number of Shelves</b>	<b>Notes</b>
Master closet	Cope Closets wood, vented	walnut	Per plans	
Pantry	Cope Closets wood, solid	walnut	5	
Linen	Cope Closets wood, vented	walnut	5	
All other closets	Cope Closets wood, vented	walnut	1	

<b>Enclosures:</b>				
<b>Room</b>	<b>Style</b>	<b>Frame/frameless</b>	<b>Finish</b>	<b>Notes</b>
Master	Panel	Frameless	Chrome	To 8' height
Bath #2	Door and panel	Frameless	Chrome	To 7' height
Bath #3	Door and panel	Frameless	Chrome	To 7' height

<b>Mirrors and Accessories:</b>								
<ul style="list-style-type: none"> <li>Note: Builder will supply accessories; installer to install only</li> <li>Note: TP holders are positioned as if one is sitting on the commode</li> <li>Note: Installer is to walk house with builder prior to installation to determine final placement of accessories</li> </ul>								
<b>Room</b>	<b>Item</b>	<b>Quantity</b>	<b>Manufacturer</b>	<b>Style</b>	<b>Model #</b>	<b>Finish</b>	<b>Location</b>	<b>Notes</b>
Master bath	Mirror	2		24"x48" frameless rectangular bevel edge				Mount in line with windows
Master bath	TP holder	1	Kohler	Purist	K-14444	Chrome		
Master bath	Robe hook	2	Kohler	Purist	K-14443	Chrome	Each end of vanity	Mount 66" AFF
Powder	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Powder	TP holder	1	Moen	Voss	YB5108	BN		
Powder	Towel bar	1	Moen	Voss	YB5124	BN		24"
Bath #2	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Bath #2	TP holder	1	Kohler	Fairfax	K-12157	Chrome		
Bath #2	Robe hook	1	Kohler	Fairfax	K-12156	Chrome		
Bath #3	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Bath #3	TP holder	1	Kohler	Kelston	K-13504	BN		
Bath #3	Robe hook	1	Kohler	Kelston	K-13505	BN		
Bath #4	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash

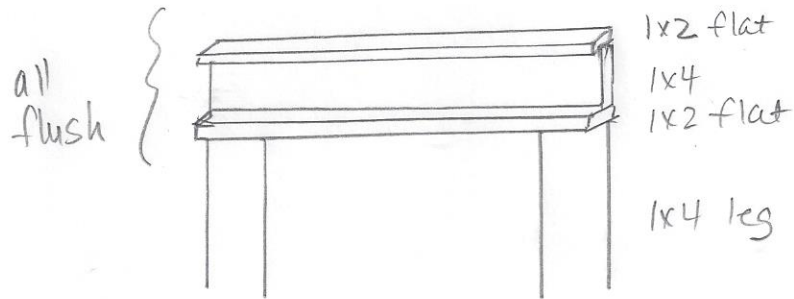
Bath #4	TP holder	1	Moen	Wynford	YB5208	Chrome		
Bath #4	Towel bar	1	Moen	Wynford	YB5224	Chrome		24"
Bath #5	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Bath #5	TP holder	1	Kohler	Archer	K-11056	Chrome		
Bath #5	Towel bar	1	Kohler	Archer	K-11051	Chrome		24"

Lighting:

- **Note:** The following chart of fixtures will be provided by LIGHTING SUPPLIER including all bulbs.
- **Note:** ELECTRICIAN will install all lighting, and will provide all fixtures and bulbs not included in chart below, including garage fluorescents, double floods, attic fixture, bath fans, doorbell, etc.
- **Note:** ELECTRICIAN will provide and install white LED rope lighting in undercabinet lighting locations (kitchen, nook, butler's pantry) and puck lighting in all glass-door stacked cabinets (see cabinet plans).

Location	Manufacturer	Quantity	Model #	Style	Finish	Notes
Dining	Kichler	1	43774AVI	Cahoon	Iron/gray	Chandelier
Kitchen	Progress	3	P5188	Fresnel Lens	BN	Pendant
Master bath	Kichler	3	42174	Crystal Skye	Chrome	Pendant; hang bottom to 66" AFF
Bath 2	Minka Lavery	2	2308-84	Poleis	BN	Sconce: 66" AFF, up
Bath 3	Kichler	1	5403	Uptown	BN	Center, 3-lite up
Bath 4	Minka Lavery	1	5723-77	Seeded Bath Art	Chrome/seeded	Center, 3-lite down
Bath 5	Kichler	2	6144	Circolo	BN	Sconce: 66" AFF, up
Powder	Kichler	1	42479WMZ	Krasi	Warm bronze	Surface mount
Garage	Savoy House	4	5-361-BK	n/a	Black	Carriage lights
All BRs, great, game, study	Kichler	8	300117	Canfield	Brushed nickel	Fan; no lite kit
Rear lanai	Kichler	2	339515	Renew	Satin black	Fan; no lite kit
Understair closet		1				Utility; supplier spec

# Headers



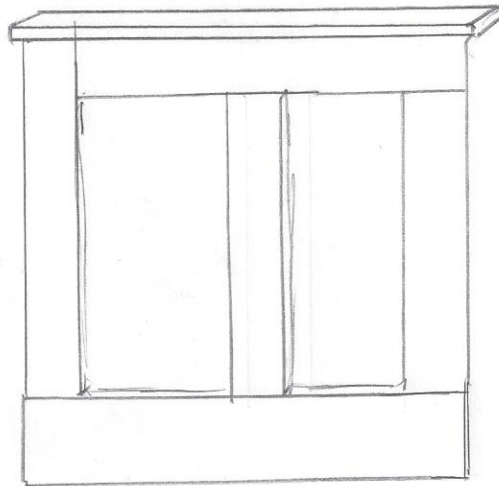
# Wainscot

Dining: chair rail @ 42"  
Study: chair rail @ 72"

1x2  
flat  
chair

1x4  
legs

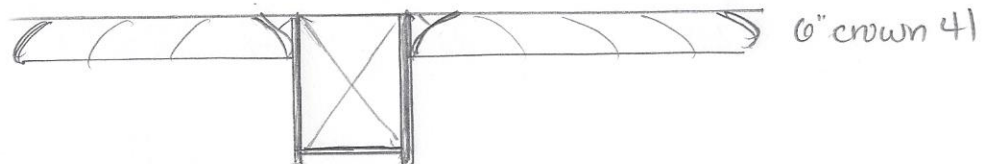
1x6  
base



flat panel wall

Dining panels approx 16" wide  
Study panels approx 24" wide

# Beams



10" deep  
8" wide  
boxed beam