



DreamDesign 29: Sieburg Residence

Updated 12/4/16

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/flatwork/porch flooring
- ~~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/flatwork/porch flooring:

Area	Style	Selection	Notes
Driveway	Pavers	Tremron 4x8, natural gray, brick pattern	
Front porch	Wood planks	2x6 PT, front to back, with wood steps; install lattice between piers	Decking stained SW3134 weathered teak; build wood steps at front door and service door; lattice and steps painted trim color
Lanai and grilling porch	Pavers	Tremron 4x8, oak run, brick pattern	Build steps at both locations; include sealing

Garage doors:

Quantity	Manufacturer	Style	Size	Color	Windows	Hardware	Notes
2	Overhead Door	Courtyard 165T	16x8 8x8	White	Stockbridge	Spear straps and handles	Alternate: WD 9405 Charleston (woodgrain texture)
Notes: <ul style="list-style-type: none"> Garage door opener (x2): ½ HP belt drive; supplier to specify Keyless entry (x1): supplier to specify 							

Exterior doors:


Location	Manufacturer	Style	Size	Notes
Front door	Thermatru	Fiber Classic Oak ¾ lite single panel	3080 w/x2 1-0 sidelights	Single lite door and sidelights
Gallery		Match front door	2880	¾ lite door (single lite)
Garage		Fiberglass smooth matching front door profile in 2-panel – no glass	2880	Alternate: match interior door profile
Great room		Fiberglass smooth single full lite	6080	4 lite
Dining room		Fiberglass smooth single full lite	2680	4 lite
Notes:				

- Composite thresholds and jambs
- Weatherstripping and sweep

Interior doors/trim materials:

- **Note:** All materials primed whenever possible.
- **Note:** Sand joints for smoothness when necessary.

Interior doors	Masonite Select Riverside, hollow core
HVAC doors	Louvered
Pantry door	TBD; slab and transom by owner
Barn doors	<ul style="list-style-type: none"> • Slabs by owner • Hardware: Rustica Hardware bi-parting system <ul style="list-style-type: none"> ○ Arrow w/convex metal roller ○ 10' rod, predrilled ○ Flat black finish ○ U-channel guide
Casing	1x4 with 1x6 header; extend header 1" past legs
Baseboard	1x6
Shoe	129 (7/16" x 11/16"); install in all hard surface areas
Crown	<p>US Lumber 6 5/16" crown 41</p> <ul style="list-style-type: none"> • Master bedroom, master bath entry, master bath vanity area • Foyer • Powder • Bedroom 2 • Stairwell/loft
Ceiling treatments	<p>Gallery: three coffers with two 4x4 beams; #86 1 5/8" cove mould in each coffer</p> <p>Great room: beams, paint grade</p> <ul style="list-style-type: none"> • Ridge beam, 12"h x 8" w, running front to back length of room • Side beams, 8"x8", running side to side (x2 sets)
Wall treatments	<p>Master bath vanity wall: 1x6 shiplap, horizontal</p> <p>Powder bath, all walls: 1x2 batten strips vertical to 46"; 1x4 chair rail with 1x2 cap laid flat</p>

	<p>Upper great room walls:</p> <ul style="list-style-type: none"> • 1x12 frieze board at 10' AFF around perimeter of room • 1x4 frieze board at ceiling around perimeter of room • 1x2 vertical batten strips 24" OC running from bottom frieze to upper frieze • 1x4 trim around all upper great windows (fully cased)
Cased doorways (inc jambs)	<p>Follow door header pattern</p> <ul style="list-style-type: none"> • Gallery to foyer • Foyer to rear foyer • Great room to master bedroom entry • Master bath • Balcony overlook opening
Cased windows (inc jambs)	<p>Follow door header pattern</p> <ul style="list-style-type: none"> • All downstairs except laundry and master bath • Stairwell window • All second story great room windows (4" trim only; do not follow header pattern)
Other windows	Wood sill with skirt
Great room columns (x2)	<p>Wood wrap w/base and triangle brackets:</p> 
Stairs	<ul style="list-style-type: none"> • Wood treads (stain grade) and risers (paint grade) • Open stringer; full skirt (baseboard) and trim • Newel: LJ-4091 box newel (x2 – use as intermediate newel) • Balusters: LJ-5060 1 ¼" square baluster: in sets of three, 2" between; 4" between sets (provide mock-up for final approval before installation) • Cap: LJ-6000 • Fillet: LJ-6000F • Rosette: LJ-7033 • Handrail (attached to wall): none, unless required

Porch ceilings	Front and rear porches: 1x6 T&G pine, front to back
Hardware	<ul style="list-style-type: none"> • Front door handleset: Kwikset Hawthorne, iron black • Other doors: Kwikset Laurel, iron black • Hinges and door stops to match hardware finish

Paint:

Interior	Color	Finish
Walls	Equiv to BM OC-9 ballet white	Flat
Ceilings	SW7757 high reflective white	Flat
Trim	SW7757 high reflective white	Semi gloss
Great room: second story area trim treatment and walls	SW7757 high reflective white	Semi gloss
Powder room walls	Equiv to BM AF-155 weimaraner	Flat
Gallery walls	Equiv to BM AF-155 weimaraner	Flat
Gallery ceiling	Equiv to BM OC-9 ballet white	Flat
Master bedroom walls	TBD	Flat
Barn doors	TBD	Stain

Exterior	Color	Finish
Front door and porch ceilings	SW3119 burnished walnut	Stain
All lap siding and stemwall	SW9165 gossamer veil	
All board and batten	SW7640 fawn brindle	
All trim	SW7009 pearly white	
Exterior doors	SW7020 black fox	
Garage doors	Body: fawn brindle / trim: pearly white	
Front porch decking	SW3134 weathered teak	Stain

Carpet/wood flooring:

	Manufacturer	Style	Color	Underlayment	Locations	Notes
Wood	Max Hardwoods	Monticello hickory 7 ½" x ½"	Constitution	Floor prep	Foyer back half, great room, dining, kitchen/ pantry, BR	Front to back

					2, master entry	
Carpet	Dreamweaver	Structure	530 cashew	8# pad	Master suite	
Carpet	PureSoft	Adventurous	762 essence	8# pad	2 nd floor	
<ul style="list-style-type: none"> Note: Consult floor mark-up for flooring assignments and borders. 						

Tile:

<ul style="list-style-type: none"> Note: Consult floor mark-up for flooring assignments and borders. Note: Floors must be checked for level. Leveling agent must be used prior to installation when floors are out of tolerance. Note: Tile underlayment must be used for all floor tile. Obtain builder approval prior to installation. 							
Room	Location	Tile	Color/finish	Size/placement	Grout	Shelves/niches	Notes
Foyer (front half)/gallery/powder/laundry/storage)	Floor	Tesoro Brick	Old Chicago	4x8 basketweave	541 walnut		
Kitchen/pantry	Backsplash	Daltile Artigiano	Venice statue	3x12 horiz brick	333 alabaster		Carry to ceiling
Laundry	Backsplash	Daltile Rittenhouse	Arctic white gloss	3x6 horiz brick	335 winter		
Master bath	Floor	Tesoro Wood Squared	Tobacco	12x24 70/30 front to back	541 walnut		
Master bath	Wall	Tesoro Soho	White gloss Warm grey gloss	4x16 horiz 70/30	540 truffle	Yes, see plans	See below
Master bath	Wall	Tesoro Studio 5/8" pencil	Mink honed limestone	Horizontal @ 60" AFF	540 truffle		Pencil at 60" AFF; Soho white below; Soho grey above
Master bath	Pan	Daltile Slate	Autumn mist	2x2 beehive natural cleft mosaic	540 truffle		
Bath #2	Floor	Tesoro Canapa	Black	12x24 70/30 front to back	19 pewter		
Bath #2	Wall	Daltile Rittenhouse	Arctic white gloss	3x6 horiz brick	19 pewter	Yes, see plans	

Bath #2	Pan	Daltile Keystones	Castle rock	2" hexagon mosaic	19 pewter		
Bath #3	Floor	Tesoro Canapa	White	12x24 70/30 side to side	183 chateau		
Bath #3	Wall	Tesoro Soho	White gloss	4x8 horiz 70/30	543 driftwood		
Bath #3	Wall	Daltile Marble	Panaro Blend 5/8 x 1 brick joint polished mosaic	60" AFF, 4" horizontal border	543 driftwood		

Appliances:

Appliance	Location	Manufacturer	Model Number	Finish	Notes
Range	Kitchen	Thermador	PRL486JDG	Stainless, Professional	48" w, 27" d, all LP
Hood	Kitchen	Thermador	PH48GS	Stainless, Professional	48" w, 27" d + blower
Dishwasher	Kitchen	Thermador	DWHD650JFP	Stainless, Professional	Sapphire
Refrigerator	Kitchen	Thermador	T36BB82OSS	Stainless, Professional	36" built-in, LH swing
Disposer	Kitchen	KitchenAid	KCDS075T	Stainless (air switch)	¾ HP w/air switch

Cabinets:

<ul style="list-style-type: none"> • Note: Basic finish selections below. See vendor's separate cabinet plans document for specific layouts and perspectives. • Note: Touch-up kits for all cabinet finishes must be provided for homeowner. • Note: All drawers: full extension, soft close 				
Location	Manufacturer	Style/wood	Color	Hardware
Kitchen/pantry	Diamond Vibe	Caito maple w/5-pc drawer	End columns cooktop wall: sandstone brown sugar Everywhere else: brie	<ul style="list-style-type: none"> • P&P drawers on columns: JA Bremen 527-12 DACM one handle per drawer • All other drawers: JA Bremen 527-160 DACM handle • All doors: JA Belcastle MO6303 DACM pull

Laundry	Aristokraft	Winstead	White	JA Belcastle MO6303 SN pull
Powder				By others
Master bath	Diamond Vibe	Caito maple w/5-pc drawer	Sandstone brown sugar	JA Durham: all handles: Z290-128 DACM
Bath #2	Diamond Vibe	Caito maple w/5-pc drawer	Sandstone	Hardware provided by owner; install only
Bath #3	Aristokraft	Korbett maple	Flagstone	<ul style="list-style-type: none"> • Drawers: JA Elements 382-96 SN handle • Doors: JA Elements 382 SN pull

Countertops:

<ul style="list-style-type: none"> • Note: A 15-year sealer shall be applied to all granite countertops. 						
Location	Material	Color	Edge	Backsplash	Sink	Notes
Kitchen/pantry	Zodiaq quartz	Calacutta natura	Eased T&B	None	By others	Fit island to slab
Laundry	Corian	Dove	Eased T&B	None	n/a	
Mudroom	Wood top by others					
Powder						n/a
Master bath	Zodiaq quartz	Calacutta natura	Eased T&B	Std	By others	
Bath #2	Corian	Lava rock	Eased T&B	Std	Kohler Caxton	
Bath #3	Corian	Raincloud	2 ½" dropped	Std	Kohler Caxton	

Plumbing fixtures:

<ul style="list-style-type: none"> • 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	Elkay	Explore	LKEC2037AS	Antique Steel	Pullout Spray Double Handle Bridge
Laundry sink	1	Rejuvenation	Alape Bucket	D0388	White w/blue trim	Provided by owner
Laundry sink faucet	1	American Standard	Heritage	7295.252.002	Chrome w/white handles	8" wall mount
Powder bath sink	1	Kohler	Bancroft	K-2347-1	White	Pedestal
Powder bath faucet	1	Kohler	Fairfax	K-12182	BN	Single hole
Powder bath toilet	1	Kohler	Bancroft	K-3827	White	2-piece, 12" rough, 1.28 GPF, elongated comfort height
Master shower head	2	Moen	Weymouth	TS32102	Chrome	Cross handles if available
Master toilet	1	Kohler	Devonshire	K-3837	White	2-piece, 12" rough, 1.28 GPF, elongated comfort height
Master vanity sink	2	Kohler	Devonshire	K-2350	White	China undermount
Master vanity sink faucet	2	Moen	Weymouth	TS42114	Chrome	8" widespread, cross handles
Bath #2 shower faucet	1	Kohler	Fairfax	K-T12014	BN	
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	BN	Single hole

Bath #3 bathtub	1	Kohler	Villager	K-716	White	Right-hand drain
Bath #3 bathtub faucet	1	Kohler	Fairfax	K-T12007	Chrome	
Bath #3 toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Bath #3 sink	2					By others
Bath #3 sink faucet	2	Kohler	Fairfax	K-12182	Chrome	Single hole
Hot water heater	1					Tankless by others

Specialties:

Shelving: all shelving 12"				
Location	Style	Finish	Number of Shelves	Notes
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	

Enclosures:				
Room	Style	Frame/frameless	Finish	Notes
Master	Door and panel	Frameless	Chrome	To 8' height
Bath #2	Bypass	Frameless	BN	To 7' height

Mirrors and Accessories:				
<ul style="list-style-type: none"> Note: Builder will supply accessories; installer to install only Note: TP holders are positioned as if one is sitting on the commode Note: Installer is to walk house with builder prior to installation to determine final placement of accessories 				

Room	Item	Quantity	Manufacturer	Style	Model #	Finish	Location	Notes
Master bath	Mirror	2						By owner
Master bath	TP holder	1	Moen	Weymouth	YB8408	Chrome	Wall adjacent	
Master bath	Robe hook	1	Moen	Weymouth	YB8403	Chrome	Outside shower	Mount 66" AFF
Master bath	Towel ring	2	Moen	Weymouth	YB8486	Chrome	Vanity each end	Mount 16" above counter
Powder	Mirror	1						By owner
Powder	TP holder	1	Kohler	Fairfax	K-12157	BN	Wall adjacent	
Powder	Towel ring	1	Kohler	Fairfax	K-12165	BN	Wall adjacent	Mount 16" above ped sink
Bath #2	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Bath #2	TP holder	1	Kohler	Fairfax	K-12157	BN	Vanity side	
Bath #2	Robe hook	1	Kohler	Fairfax	K-12156	BN	Wall opposite toilet	
Bath #3	Mirror	1						By owner
Bath #3	TP holder	1	Kohler	Fairfax	K-12157	Chrome	Wall adjacent	
Bath #3	Towel bar	1	Kohler	Fairfax	K-12151	Chrome	Over toilet	24"
Bath #3	Robe hook	1	Kohler	Fairfax	K-12156	Chrome	Outside tub	

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	Quantity	Manufacturer	Style	Model #	Finish	Notes
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Foyer	1	Minka Lavery	Astrapia	4348	Dark Rubbed Sienna with Aged Silver	Pendant
Great room	1	Fanimation	Levon	MAD7912-B7912-LK7912	MW white/walnut	Fan
Great room	4	Savoy House	Morland	9-961CP-1	English Bronze	Sconces mount 10'6" AFF
Kitchen (island)	3	Kichler	Everly	42141	Olde Bronze/seeded glass	Pendant
Kitchen (windows)	2	Savoy House	Morland	9-961CP-1	English Bronze	Sconce mount 9' AFF
Dining	1	Hinkley	Fulton	3338	DZ	Chandelier
Laundry	2	Savoy House	Penrose	6-1043-3	Satin nickel	Surface mount
Gallery	3	Savoy House	Trudy	6-7133-3-13	English Bronze/seeded glass	Surface mount
Powder	1	By owner				Surface mount
Master bedroom	1	Quorum	Lantern	6768-4	Persian white	Pendant
Master bath entry	1	Feiss	Freemont	P1304	Hi gloss gray	Pendant
Master bath vanity	3	By owner				Sconce 66" AFF
Master bath WC	1	By owner				Surface mount
Bedroom 2	1	Crystorama	Solaris	9226	English bronze	Pendant
Bath 2	1	Golden	Duncan	3602-BA3	PW-BK	Vanity 3-lite down
Bath 3	2	Minka Lavery	Transitional	4533	Polished chrome	Vanity 3-lite down
Loft	1	Minka Lavery	Astrapia	4347	Dark Rubbed Sienna with Aged Silver	Semi-flush
Bedroom 3	1	Regency	Vail	VA	Matte black	Fan
Bedroom 4	1	Regency	Vail	VA	Matte black	Fan
Lanai	1	Regency	Vantage	VT	Matte black	Fan (wet location)
Garage	4	Millennium	R Series	RWHWB8	Satin black	Carriage
Front, rear and garage gables	3	Millennium	R Series	RWHS17-RGN15	Satin black	Gooseneck light – LED