



## DreamDesign 30: Farah Residence

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

- Foundation
- Framing
- Structural metal
- Trusses
- Soffit/fascia/porch ceilings/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.

Garage doors:

Quantity	Manufacturer	Style	Size	Color	Windows	Hardware	Notes
1	Overhead Door	Thermacore Flush 195	16x7	White	x4 vertically placed, right side, obscure	None	
<b>Notes:</b> <ul style="list-style-type: none"> <li>Garage door opener (x1): ½ HP belt drive; supplier to specify</li> <li>Keyless entry (x1): supplier to specify</li> </ul>							

Exterior doors:

Location	Manufacturer	Style	Size	Notes
Front door	Thermatru	Pulse linear offset right	3080	Satin etch glass
Garage to house		Fiberglass smooth matching interior door profile	2880	
<b>Notes:</b> <ul style="list-style-type: none"> <li>Composite thresholds and jambs</li> <li>Weatherstripping and sweep</li> <li>Stainless steel hinges required on outswing doors</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	Molded panel flush, hollow core (except master BR and master bath: solid core) (slab only needed for master bath barn door)
HVAC doors	Louvered
Barn door	<b>Use flush slab, solid core;</b> hardware as follows: <ul style="list-style-type: none"> <li>Rustica Hardware Triangle Contour, brushed steel</li> </ul>

	<ul style="list-style-type: none"> <li>• Handle: Loft, 24", brushed steel</li> <li>• Flush handle: Modern, 8"</li> <li>• Hook lock</li> </ul>
Casing	1x2
Baseboard	1x2
Shoe	none
Other windows	Wood sill with skirt (only in operable windows)
Stairs/railing	<ul style="list-style-type: none"> <li>• Wood treads (stain grade) and risers (paint grade); include materials for landing</li> <li>• Closed stringer; full skirt (baseboard) and trim</li> <li>• LJ Smith "Linear" Collection: aluminum tube rails, included newels and handrails</li> </ul>
Hardware	<ul style="list-style-type: none"> <li>• Front door handleset: Schlage Century w/Schlage Touch deadbolt, satin nickel</li> <li>• Other doors: Schalge Northbrook lever w/Upland backplate, satin nickel</li> <li>• Hinges and door stops to match hardware finish</li> </ul>

Paint:

Interior	Color	Finish
Walls and baseboards (except as noted below; all baseboards to match walls)	SW7072 online	Flat
Ceilings (painted)	SW7005 pure white	Flat
Doors and other trim	SW7005 pure white	Semi gloss
Stair treads, newels, handrail	Match wood floors	Stain
Stair risers	SW7069 iron ore	Flat or semi
Powder: door wall, opposite wall, ceiling	SW6797 jay blue	Semi gloss
Powder: other two walls	SW7005 pure white	Semi gloss
Master bedroom walls (three walls) and master bath	SW7071 gray screen	Flat
Master bedroom wall (one wall; wall with door to bathroom)	SW7075 web gray	Flat
Master bath barn door	SW7075 web gray	Glossy

Exterior	Color	Finish
Front door	SW6797 jay blue	
Stucco 'lite' shade	SW7066 gray matter	Precolored stucco
Stucco 'dark' shade	SW7068 grizzle gray	Precolored stucco
Garage door	SW7069 iron ore	

Trim	Match stucco color	
Porch floors (painted)	SW7066 gray matter	

Carpet/wood flooring:

	Manufacturer	Style	Color	Underlayment	Locations	Notes
1 <sup>st</sup> Floor	Artistic Concrete	Metallic	Graphite	Floor prep	1 <sup>st</sup> floor	
Wood	Mannington	American Hardwoods 3/8", 3" plank	Smoke	Floor prep	2 <sup>nd</sup> floor halls and master bedroom	Front to back
Carpet	Dreamweaver	Town Square	Castle	8# pad	Bedrooms 2 & 3	
<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	Floor	Daltile Imajica	Midnight matte	8x48 running bond front to back	335 winter grey		
Kitchen	Backsplash	Daltile Elevare	Lunar glossy	6x18 horizontal straight	381 bright white		Four rows of tile on horiz center; up and around to ceiling
Master bath	Floor	Daltile Beehive	Black	24x20 hexagon	165 delorean gray		
Master bath	Wall	Daltile Elevare	Element glossy	4x16 horizontal straight	543 driftwood		Behind vanity into shower
Master bath	Wall	Daltile Elevare	Lunar glossy	4x16 horizontal straight	381 bright white	Yes, per plans	Other shower walls
Master bath	Pan	Daltile Keystones	Black	2" hexagon	165 delorean		

					gray		
Bath #2	Floor	Daltile Invoke	Mystic way	12x24 front to back straight	165 delorean gray		
Bath #2	Wall	WTS	Ice white	4x10 horizontal straight	381 bright white		

Appliances:

Appliance	Location	Manufacturer	Model Number	Finish	Notes
Cooktop	Kitchen	GE Profile	PGP976SETSS	Stainless	36"
Hood	Kitchen	GE	JVW5361SJSS	Stainless	w/10' clg extension
Wall oven	Kitchen	GE Profile	PT7050SFSS	Stainless	30" single convection
Microwave	Kitchen	GE Profile	PEB7226SFSS	Stainless	w/30" trim kit
Dishwasher	Kitchen	GE Profile	PDT750SSFSS	Stainless	
Refrigerator	Kitchen	GE Profile	PWE23KSKSS	Stainless	23 CF counterdepth French door, no disp
Disposer	Kitchen	GE	GFC525V		Corded, w/air switch
Washer/dryer					\$1000 allowance

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	KitchenCraft Integra (pantry, perimeter bases)	Summit acrylic	Metallic sapphire	Doors: touch-latch or JA Stanton 625-224 SN Drawers: Diamond H71 finger pull BN
	KitchenCraft Aurora (uppers, frig cab, oven, island)	Soho Thermofoil	Horizontal ore	
Powder	By others			
Master bath (floating)	KitchenCraft Integra	Summit acrylic	Metallic Gibraltar	JA Stanton 625-224 SN

vanity)				
Bath #2	Aristokraft	Teagan maple	Painted white	JA Stanton 625-224 SN
Laundry	Aristokraft	Teagan maple	Painted white	JA Stanton 625-224 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	Cambria quartz	Newport	Eased T&B	none	By others	
Powder	By others					
Master bath	Cambria quartz	Cambrian Black	Eased T&B	Standard	By others	
Bath #2	Cambria quartz	Minera	Eased T&B	Standard	By others	
Laundry	Cambria quartz	Minera	Eased T&B	Standard	By others	

Plumbing fixtures:

<ul style="list-style-type: none"> <li><b>Note:</b> fixture pricing must be itemized. Plumber to supply coordinating parts (valves, handles, drains, etc) in matching finish.</li> </ul>						
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	Brizo	Artesso	63225LF-PN	Brilliance stainless	
Powder bath sink	1	Kohler	Persuade	K-2527 w/k-2956-8 top	Top: white	
Powder bath faucet	1	Delta	Vero	3553LF	Brilliance stainless	8" widespread
Powder bath toilet	1	Kohler	Persuade	K-3723	White	2-piece, 12" rough, 1.6 GPF,

						elongated comfort height
Master shower head	1	Delta	Vero	T14253	Chrome	<b>Ceiling mount</b>
Master shower handheld	1	Delta	Vero	57530 + supply elbow + trim	Chrome	Includes hose and slide bar
Master toilet	1	Kohler	Persuade	K-3723	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Master vanity sink	2	Kohler	Verticyl	K-2882	Black	
Master vanity sink faucet	2	Delta	Vero	553LF	Chrome	Single hole
Bath #2 bathtub	1	Kohler	Villager	K-716	White	Right-hand drain
Bath #2 bathtub faucet	1	Moen	Method	T2803	Chrome	
Bath #2 toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Bath #2 sink	1	Kohler	Verticyl	K-2882	White	
Bath #2 sink faucet	1	Moen	Method	6810	Chrome	Single hole
Hot water heater	1					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	
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

<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>								

Room	Item	Quantity	Manufacturer	Style	Model #	Finish	Location	Notes
Master bath	Mirror	2		24"x48" frameless rectangular bevel edge				
Master bath	TP holder	1	Delta	Vero	77750	Chrome		
Master bath	Towel bar	1	Delta	Vero	77724	Chrome		24"
Master bath	Robe hook	1	Delta	Vero	77736	Chrome	Shower entry	Mount 66" AFF
Powder	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Powder	TP holder	1	Delta	Vero	77750	Brilliance stainless		
Powder	Towel bar	1	Delta	Vero	77724	Brilliance stainless		24"
Bath #2	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Bath #2	TP holder	1	Moen	Method	YB2408	Chrome		
Bath #2	Towel bar	1	Moen	Method	YB2424	Chrome	Wall opposite toilet	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	Quantity	Manufacturer	Style	Model #	Finish	Notes
Foyer	1	Elan	Kyrzo	83612	Satin aluminum	Chandelier 12' AFF
Great room	n/a – cap					
Dining room	n/a – cap					
Master bedroom	1	Westinghouse	Industrial	7800300	Brushed nickel	Fan – no lite
Bedroom 2	1	Westinghouse	Industrial	7861400	Brushed nickel	Fan – no lite
Bedroom 3	1	Westinghouse	Industrial	7861400	Brushed nickel	Fan – no lite
Powder bath	1	ET2	Astro	E21059-01BKSST	Stainless steel	Surface mount
Master bath	3	WAC Modern Forms	Sabre	WS-W81619	Brushed alum	Sconce mount vertically 66" AFF
Hall bath	1	Quorum	Modus	5076-4	Satin nickel	4-lite, down mount
Understair closet	1					Utility; supplier spec
Rear lanai	1	Kichler	Arkwet	228418W	Weathered steel	Fan – no lite