



DreamDesign 36: Pablo Creek Reserve 97: Spec Home: Specifications

Updated 1/5/16

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
- 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	Glacier	3" driveway and porches; front and rear steps; include coping on all steps and porch edges

Summer kitchen:

- Aluminum frame construction with fire resistant backer board; final sheathing by others (brick)
- Granite countertop: Uba tuba
- Blaze 32 Inch 4-Burner Grill With Rear Burner
- Stainless steel undermount bar/veggie sink w/two-handle high arc faucet (supplier to specify)
- Undercounter beverage refrigerator (supplier to specify)

Garage doors:

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

Fireplace:

Fireplace	Superior DRL3042TEP 48" linear gas, with switch, vent through roof
Mantle	Wood, reclaimed (material provided by builder)
Surround	Eldorado Stone Tundra Brick, Ashland, 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		Fiberglass smooth matching interior door profile	2880	
Master bedroom and breakfast to lanai (x2)		Fiberglass smooth single full lite	2880	No muttins, low-e
Notes: <ul style="list-style-type: none"> • Composite thresholds and jambs • Weatherstripping and sweep 				

Interior doors/trim materials:

<ul style="list-style-type: none"> • Note: All materials primed whenever possible. • Note: Sand joints for smoothness when necessary. 	
Interior doors	Masonite Heritage Lincoln Park, solid core
HVAC doors	Louvered
Casing	1x4 with 1x2 trim on header and 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"> • Foyer • Powder and hall • Dining room • Study • Mudroom • Breakfast/kitchen • Master bedroom • Master bath inc WC

Ceiling treatments	Great room: 8"x10" boxed beams with crown 41 inside coffers (see detail) Study: inside coffers: 1x6 T&G pine, side to side, with crown 40 (4 1/4") Bonus room inside step: 1x6 T&G pine, side to side, with crown 41 Master bath: 1x6 T&G pine, side to side, with crown 41
Wall treatments	Dining room: 1x4 wainscotting with 1x2 chair rail to 6' AFF; panels approximately 24" wide (see detail)
Cased doorways (inc jambs)	None
Cased windows (inc jambs)	Follow door casing pattern <ul style="list-style-type: none"> • Master bedroom • Breakfast room • Great room • Dining • Study • Powder room
Other windows	Wood sill with skirt
Stairs	<ul style="list-style-type: none"> • Wood treads (stain grade) and risers (paint grade) • Closed stringer; full skirt (baseboard) and trim • Newel: main LJ-4091 box newel; intermediate LJ-4075 • Balusters: LJC-5060 1 1/4" square chamfered baluster • Cap: LJ-6000 • Shoerail and fillet: LJ-6000S and LJ-6000F • Rosette: LJ-7033 • Handrail (attached to wall): none • NOTE: additional steps on second floor at game room to be wood treads/risers
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
Mailbox	Installation only of mailbox provided by builder (Mel Northey 'Williamsburg' w/#5523B base and address numbers)

Paint:

Interior	Color	Finish	Exterior	Color	Notes
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Walls (except as noted below)	SW7661 Reflection	Flat		Front door Shutters	SW7019 Gauntlet Gray	
Ceilings (painted)	SW7005 pure white	Semi gloss		All siding	SW7646 First Star	
Doors and trim	SW7005 pure white	Semi gloss		Trim Garage doors Exterior doors	SW7006 Extra White	
Great room niches	SW7005 pure white	Flat		Porch ceilings	SW3133 rustic gray	Stain
Powder walls	SW9139 Debonair	Flat				
Stair treads, newels and handrails	Match to wood floor	Stain				
Note: Prime white for glass tile at bath #4 tub surround and vanity wall, and game room backsplash						

Carpet/wood flooring:

	Manufacturer	Style	Color	Underlayment	Locations	Notes
Wood	Hallmark Hardwood	Silverado (birch ½" x 6" plank)	Thyme	Floor prep	1 st floor except master suite and laundry; 2 nd floor at top of stairs	Front to back
Carpet	Dreamweaver	Cosmopolitan	905 stucco	8# pad	Master suite, all upstairs except baths and top of stairs	
<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. Note: "TTS" and "HS" tile to be provide by builder; install only. 							
Room	Location	Tile	Color/finish	Size/placement	Grout	Shelves/niches	Notes
Kitchen/butlers	Backsplash	Tile Gallery V141	Iron City RC-	3x6 horiz brick	TBD		

pantry (HS)			3983-B gloss crackle				
Laundry	Backsplash	Daltile Artigiano	Italian Alps	3x6 horiz 70/30	381 bright white		Carry to window wall to ceiling, corner
Powder (TTS)	Wall	Artistic Tile Embers	White polished	6x12 horiz brick	544 rolling fog		Entire wall behind sink/ toilet
Master bath (TTS)	Floor	S/M Brush Stroke	Nickel	6x24 side to side 70/30	115 platinum		IRG0624056
Master bath (TTS)	Wall	S/M Brush Stroke	Nickel	6x24 vertical 70/30	115 platinum	Yes, with bench	
Master bath (TTS)	Accent wall	Oceanside Devotion Sirena	Serenity Blend	Random, vertical	11 snow white		TF118010
Master bath (TTS)	Pan	S/M Brush Stroke	Nickel	1x2 brick mosaic	115 platinum		
Bath #2	Floor	Tesoro Olympia	Clay	12x24 side to side straight	19 pewter		
Bath #2	Wall	Daltile Elevare	Lunar	4x16 horiz straight	381 bright white	Yes, per plan	
Bath #2	Pan	Daltile Permatones	Suede gray	2x2 mosaic	19 pewter		Also put in back of niche
Bath #3	Floor	Designers Choice Atica	Perla	12x24 front to back straight	545 bleached wood		
Bath #3	Wall	Daltile Skybridge	Gray	10x14 horiz straight	542 greystone	Yes, per plan	
Bath #3	Pan	Daltile Skybridge	Gray	2x4 mosaic	542 greystone		Also put in back of niche
Bath #4	Floor	Designers Choice Sable	Blanc	12x24 side to side straight	11 snow white		
Bath #4	Wall	Daltile Colorwaves	Smoked pearl	3x6 horiz brick	Bostick Star Glass 600 Diamond		Tub and vanity

Game room	Backsplash	Daltile Colorwaves	Smoked pearl	3x6 horiz brick	Bostick Star Glass 600 Diamond		
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Appliances: Thermador Star Partner #90625

Appliance	Location	Manufacturer	Model Number	Finish	Notes
Cooktop	Kitchen	Thermador	SGS365FS	Stainless, Masterpiece	36" w/LP kit
Wall oven	Kitchen	Thermador	ME302JP	Stainless, Professional	30" upper convection
Hood	Kitchen	Thermador	PH36HS	Stainless, Professional	36" w, 24" d + blower
Microwave	Kitchen	Thermador	MD24JS	Stainless	24" drawer-style
Dishwasher	Kitchen	Thermador	DWHD640JFM	Stainless, Professional	Topaz
Disposer	Kitchen	KitchenAid	KCDS075T	Stainless (air switch)	¾ HP w/air switch
Refrigerator column Freezer column	Kitchen	Thermador	T30IR800SP (RH) T18ID800LP (LH)	Stainless, Professional	30" refrigerator column 18" freezer column
Refrigerator	Game room	Thermador	T24UR820DS	Stainless	Undercounter double drawer unit

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 (perimeter)	Designers Choice	Captiva maple	Folkstone	TK Channing, black Knob and handle TK74 (KE to size)	
Kitchen (island)	Designers Choice	Captiva maple	Smoke maple brushed black light		
Butler's pantry	Designers Choice	Captiva maple	Folkstone		
Mudroom	Designers Choice	Captiva maple	Folkstone		
Great room built-ins	Designers Choice	Captiva maple	Smoke maple brushed black		
Laundry	Designers Choice	Plantation maple	Steel blue	JA Florence, satin nickel Knob 2980 Cup handle 2981	

Powder	Hardware Resources	Jensen 28" VAN059-T-MV	White w/marble top; 8" spread	n/a
Master bath	Designers Choice	Rockford maple	Midnight grey	TK Transcend, chrome Knob TK702 3" handle TK 703
Bath #2	Designers Choice	Ximena maple	Bright white	Amerock Rochdale, brushed nickel, knob 53710 w/backplate
Bath #3	Designers Choice	Ximena maple	Folkstone	JA Sutton, chrome Handle 635-96
Bath #4	Designers Choice	Plantation oak	River Rock	TK Serene Lily, black 1" knob TK820 3" handle TK822 7" handle TK825
Game room	Designers Choice	Plantation oak	River Rock	

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 (perimeter)	Cambria quartz	Weybourne	Eased T&B	None	None	
Kitchen (island)	Cambria quartz	Weybourne	Stacked	n/a	By others	
Butler's pantry	Cambria quartz	Weybourne	Eased T&B	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	Whitecliff	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	Carrick	Eased T&B	Standard	By others	
Bath #3	Cambria quartz	Newport	Eased T&B	Standard	By others	

Bath #4	Cambria quartz	Torquay	Eased T&B	Standard	By others	
Game room	Cambria quartz	Torquay	Eased T&B	None	Single bowl SL UM bar sink	

Plumbing fixtures:

<ul style="list-style-type: none"> Note: fixture pricing must be itemized. Supplier to provide rough-in valves. Plumber to supply coordinating parts (misc handles, drains, etc) in matching finish. 						
Item	Quantity	Brand	Model Name	Model Number	Finish/Color	Notes
Kitchen sink	1	Elkay	Crosstown	ECTRU30179R	Stainless	31 ½" Undermount Single Bowl
Kitchen sink faucet	1	Delta	Trinsic	9159	Stainless	
Kitchen pot filler	1	Delta	Modern	1165LF	Stainless	
Laundry sink	1					By others
Laundry sink faucet	1	Elkay	Pursuit	LK2500CR	Chrome	
Powder bath sink	1					By others
Powder bath faucet	1	Kohler	Pinstripe	K-13132	Chrome	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-T97328-4	Chrome	
Master shower	2	Kohler	Purist	K-T14422-3	Chrome	Cross 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-14406-3	Chrome	8" widespread, cross handle
Bath #2 shower faucet	1	Kohler	Voss	T3692	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	Archer	K-2355	White	
Bath #2 sink faucet	1	Kohler	Voss	6903	Chrome	Single hole
Bath #3 shower faucet	1	Kohler	Archer	K-T11078	Chrome	
Bath #3 toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Bath #3 sink	1	Kohler	Archer	K-2355	White	
Bath #3 sink faucet	1	Kohler	Archer	K-11075	Chrome	4" centerset
Bath #4 bathtub	1	Kohler	Villager	K-716	White	Left-hand drain
Bath #4 bathtub faucet	1	Moen	Arris	TS22003	Chrome	
Bath #4 toilet	1	Kohler	Kelston	K-3754	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Bath #4 sink	1	Kohler	Verticyl	K-2881	White	
Bath #4 sink faucet	1	Moen	Arris	S43001	Chrome	Single hole
Game room sink	1					By others
Game room faucet	1	Delta	Trinsic	9959	Stainless	

Hot water heater	2					Tankless by others
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Specialties:

Shelving:				
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	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

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		24"x48" frameless rectangular bevel edge				Mount 4" above splash
Master bath	TP holder	1	Kohler	Purist	K-14444	Chrome		
Master bath	Towel bar	1	Kohler	Purist	K-14436	Chrome	Outside shower entrance	24"
Powder	Mirror	1	Hardware Resources	Jensen, white	MIR059			Mount 4" above splash

Powder	TP holder	1	Kohler	Pinstripe	K-13114	Chrome		
Powder	Towel ring	1	Kohler	Pinstripe	K-13112	Chrome		Mount 60" AFF
Bath #2	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Bath #2	TP holder	1	Kohler	Voss	YB5108	Chrome		
Bath #2	Towel bar	1	Kohler	Voss	YB5124	Chrome		24"
Bath #3	Mirror	1		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Bath #3	TP holder	1	Kohler	Archer	K-11056	Chrome		
Bath #3	Towel bar	1	Kohler	Archer	K-11051	Chrome		24"
Bath #4	Mirror	2		24"x36" frameless rectangular bevel edge				Mount 4" above splash
Bath #4	TP holder	1	Moen	Arris	YB0808	Chrome		
Bath #4	Towel bar	1	Moen	Arris	YB0824	Chrome		24"

Lighting:

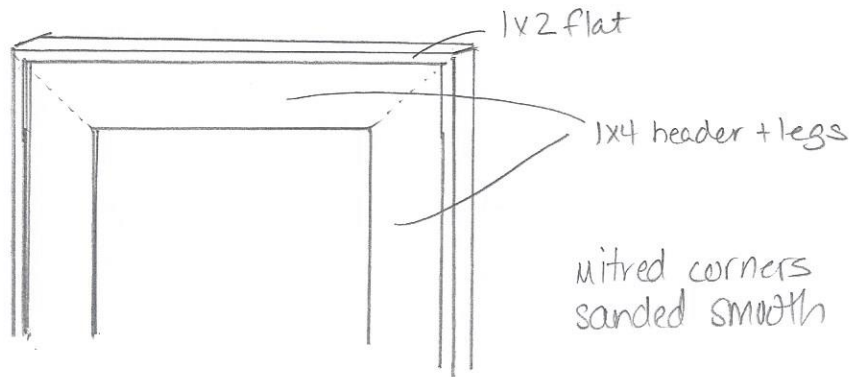
- **Note:** The following chart of fixtures will be provided by LIGHTING SUPPLIER including all bulbs.
- **Note:** ELECTRICIAN will install all lighting, and will provide all fixtures and bulbs not included in chart below, including garage fluorescents, double floods, attic fixture, bath fans, doorbell, 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	Quantity	Manufacturer	Style	Model #	Finish	Notes
Dining	1	Feiss	Harrow	F3073/5	ORB	5-lite chandelier
Powder	1	Kichler	Keller	43564	Shadow nickel	Surface mount
Kitchen island	3	Regina Andrews	n/a	44-31-0277	Brass	Pendant
Breakfast room	1	Kichler	Lucien	42708	Olde bronze	6-lite chandelier
Mudroom/laundry room	3	Kichler	Silberne	43740	Pewter	Surface mount
Master bath – vanity	3	Modern Forms	Magic	WS12620	Polished nickel	Sconce 66" AFF
Master bath – tub	1	Quoizel	Orion	ON2824	Brushed nickel	6-lite pendant
Bath 2	1	Quoizel	Kolt	KLT8603	Chrome	3-lite, up
Bath 3	1	Kichler	Braelyn	45459	Chrome	3-lite, down

Bath 4	2	Maxim	Mini Hi Bay	25080	Bronze	
Garage	3	Savoy House	n/a	5-361-BK	Black	Carriage lights
All BRs, great, game, study	8	Kichler	Canfield	300117	Brushed nickel	Fan; no lite kit
Rear lanai	1	Kichler	Renew	339515	Satin black	Fan; no lite kit
Understair closet	1					Utility; supplier spec

NTS

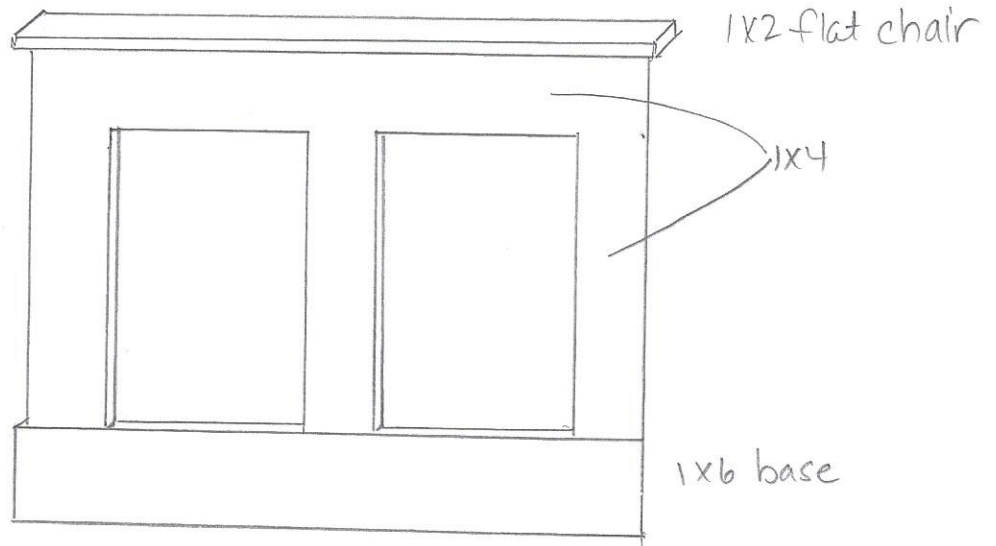
Door casing



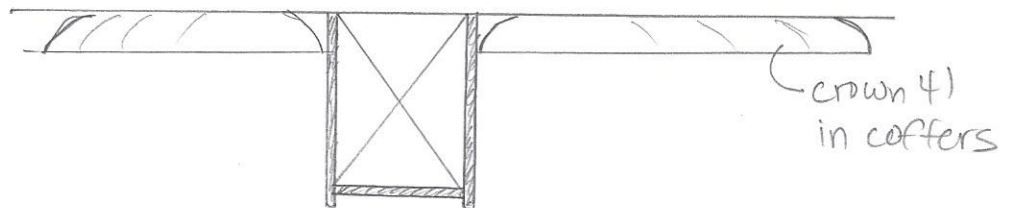
Wainscot

top @ 6' AFF

panels \approx 24" wide



Beams



10" deep
8" wide
boxed beam