



DreamDesign 25: Springmoor House: Starr Residence: Specifications

Updated 5/21/16

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 (quote/markup)
- Insulation
- Drywall
- Landscaping/irrigation/lighting

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

- Pavers
- Outdoor kitchen
- Screened porch
- Gates
- 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	Plank	Side-to-side horizontal random brick placement mix of 4x12 and 4x12	Random mix of charcoal, natural gray and light Huntington	4" driveway; 2 3/8" porches and patios; include pool deck and drains
Tremron	Coping	Precast 12x24	Silver oak	Porch edges, steps, pool

Outdoor kitchen:

- Danver cabinetry: Key West, Nu-Black Hammertone
- Granite countertop: Uba tuba
- Blaze 32 Inch 4-Burner Grill With Rear Burner
- Undercounter beverage refrigerator: Blaze 4.1 CU

Screened porch: rear lanai: 18/14 screen, bronze finish, no kickplate, one door

Gates: entry: 6' Barrette Opp Series 3/4" aluminum, black, w/remote lock; rear courtyard: 6' Haven Dogwood vinyl privacy, wicker (see plans)

Garage doors:

Quantity	Manufacturer	Style	Size	Color	Windows	Hardware	Notes
1	Wayne Dalton	9405 Westfield	16x7	White	Stockbridge clear	None	
Notes:							
<ul style="list-style-type: none"> • Garage door opener: 1/2 HP belt drive; supplier to specify • Keyless entry: supplier to specify 							

Fireplace (great room):

Fireplace	Superior DRL3042TEP 48" linear gas, with switch, vent through roof; include stub to exterior
Mantle	Cypress, 6"x8"x6'
Surround and great room columns	Eldorado Stone Rough Cut, Moonlight, gray mortar; hearth stones on the rake
Hearth	None; mount box 24" AFF

Exterior doors:

Location	Manufacturer	Style	Size	Notes
Front door	Rogue Valley	4026-ASG, fir, clear glass	3080	
Garage door to house	Masonite	Fiberglass smooth, fire rated	2880	Match interior door profile (Logan)
Garage door to porch	Masonite	Fiberglass smooth	2880	Match interior door profile (Logan)
Studio to porch	Masonite	Fiberglass smooth single full lite with integral blinds	2880	No muttins, low-e
Studio to courtyard	Masonite	Fiberglass smooth single full lite with integral blinds	2680	No muttins, low-e
Master bedroom to lanai	Masonite	Fiberglass smooth single full lite with integral blinds	2680	No muttins, low-e
Master bath to outdoors	Masonite	Fiberglass smooth single full lite	2680	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 Logan, solid core
HVAC doors	n/a
Understair closet door (master WIC)	Use hollow core flush slab cut to size per field measurement
Barn door: in master bedroom as door to bathroom (materials provided by builder)	Rustica Barn Door <ul style="list-style-type: none"> • Door: Steampunk Scrap Metal • Hardware: Modern • Outside Handle: Industric • Inside handle: Modern Flush Pull • Lock: Barn Door Hook
Casing	1x4 (flush headers to legs)

Baseboard	1x6
Shoe	254 S4S ½" x ¾"; install in all hard surface areas
Crown	None
Ceiling treatments	Great room: boxed beams per plans: side beams 8" w x 10" d; center beam 10" w x 12" d, stain grade Studio: one center boxed beam, 8" w x 10" d, paint grade; 1x6 T&G pine front to back; use 254 S4S at wall/ceiling edge
Wall treatments	Utility oak: powder room behind toilet and vanity, corner to corner, floor to ceiling Ghostwood: master bedroom east wall, corner to corner, floor to ceiling Ghostwood: master bath above and below floating vanity floor to ceiling, corner to corner Main staircase wall: 4x8 Viroc, vertical, on center (materials by builder)
Cased doorways (inc jambs)	None
Cased windows (inc jambs)	Kitchen and dining
Other windows	Wood sill with skirt <ul style="list-style-type: none"> No sills in second story great room
Stairs/railing	<ul style="list-style-type: none"> Wood treads (stain grade) and risers (paint grade); include materials for landing Closed stringer; full skirt (baseboard) and trim LJ Smith "Linear" Collection: aluminum tube rails; post to post <ul style="list-style-type: none"> Newel: LJ-4000 Handrail: LJ-684
Fireplace mantle	Cypress, 6"x8"x6'
Porch ceilings	1x6 T&G pine with 1x2 perimeter trim <ul style="list-style-type: none"> Entry, studio and lanai: front to back Front porch: side to side along left; mitered at corner; turning front to back at main run Outdoor shower: side to side
Hardware	<ul style="list-style-type: none"> Front door handleset: Kwikset San Clemente, iron black Other doors: Kwikset Halifax, iron black Hinges and door stops to match hardware finish Garage door to house: use passage handle with Contemporary SmartCode Electronic Deadbolt 909CNT 15 SMT, iron black (if not available use satin nickel)
Mailbox/address numbers	<ul style="list-style-type: none"> No mailbox Install address numbers (provided by builder)

Paint:

Interior	Color	Finish	Exterior	Color	Notes
Walls (except as noted below)	SW7029 Agreeable Gray	Flat	Front door Porch ceilings	SW3134 Weathered Teak	Stain
Ceilings (painted)	SW7005 Pure White	Semi gloss	Lap siding	SW7016 Mindful Gray	
Doors and trim, including studio ceiling	SW7005 Pure White	Semi gloss	Board and batten (main)	SW9170 Acier	
Powder room	Utility oak: mineral oil rub		Board and batten (accent) Garage door	SW7019 Gauntlet Gray	
Master bedroom/ bath/ WIC	Wall: 9166 Drift of Mist Trim: 7030 Anew Gray	Flat Semi gloss	Trim and other exterior doors	SW7011 Natural Choice	
Bedroom 2	7662 Evening Shadow	Flat			
Bedroom 3	6555 Enchant	Flat			
Bedroom 3 accent wall	Eiffel Tower Sunset	Wallpaper (paper provided by builder)			
Upstairs bath	7662 Evening Shadow	Flat			
Hobby	9144 Moonmist	Flat			
Stair treads, newels, handrails, great room beams, mantle	Match to wood floor	Stain			
Note: Prime white for glass tile studio wet bar 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 baths, laundry, mudroom, studio	Side to side
Carpet	Phenix	N176 Solstice	106 Point Pleasant	8# pad	All upstairs, master closet	
<ul style="list-style-type: none"> Note: Consult floor mark-up for flooring assignments and borders. Note: Wood floor installer to conduct moisture testing prior to installation. 						

Tile:

- **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:** Waterproofing product (e.g., Red Guard) must be applied in all wet areas.
- **Note:** Supplier to provide a Lookbook cataloging color samples for client.

Room	Location	Tile	Color/finish	Size/placement	Grout	Shelves/niches	Notes
Kitchen	Backsplash	Tesoro Studio Line	#776 Cambridge Charcoal	Horizontal 70/30	185 new taupe		To ceiling
Mudroom, powder, laundry	Floor	Daltile Haut Monde	Elite Gray unpolished	12x24 front to back straight	386 oyster		
Studio (main and bath)	Floor	Bela Sera	Madeira	10x40 side to side 70/30	540 truffle		Install only; tile by builder
Studio (wet bar)	Backsplash	Daltile Color Waves	Feather White	3x6 horizontal straight	544 rolling fog		
Studio (bath)	Wall	Daltile Elevare	Lunar	6x18 horizontal straight	381 bright white	Per plans	
Studio (bath)	Pan	Daltile Rittenhouse	Architectural Gray matte	2x4 brick mosaic side to side	183 chateau		
Master bath	Floor/pan/tub deck/bench	Daltile Slimlite	Beach	20x39	540 truffle		See detail; zero entry shower pan
Master bath	Floor (rug)	Daltile Slimlite	Core	3x20 / 3x39	540 truffle		
Master bath	Wall	Daltile Slimlite	Rock	39"x9' vertical	540 truffle		
Upstairs bath	Floor	Tesoro Nebula	Gris	18x18 straight	115 platinum		
Upstairs bath	Wall	Daltile Rittenhouse	Arctic White gloss	3x6 horizontal brick	381 bright white	Per plans	Install only; tile by builder
Upstairs bath	Accent	Dune Frozen	n/a	11x11	381 bright white		In rear of niche

Appliances: supplier to include installation (Thermador Star Partner #90625)

Appliance	Location	Manufacturer	Model Number	Finish	Notes
Cooktop	Kitchen	Thermador	CET366NS	Masterpiece	36"
Hood	Kitchen	Thermador	PH36HS	Stainless, Professional	36" w, 24" d + blower
Wall oven/micro combo	Kitchen	Thermador	MEDMC301JS	Stainless, Masterpiece	30" convection
Dishwasher	Kitchen	Thermador	DWHD650JFM	Stainless, Masterpiece	Sapphire
Refrigerator	Kitchen	Thermador	T36BB810SS	Stainless, Masterpiece	36" built-in
Disposer	Kitchen	GE	GFC525V	Stainless (air switch)	½ HP w/air switch
Refrigerator	Studio	GE	GVS04BDW	Stainless	Undercounter
Washer	Laundry	Maytag	MVWX655DW	White	
Dryer	Laundry	Maytag	MEDX655DW	White	

Cabinets:

- **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:** Aristokraft 'Select' cabinets, all locations.
- **Note:** Install powder and studio bath vanities off side walls; see builder for exact placement.
- **Note:** Supplier to provide a Lookbook cataloging style and color samples for client.

Location	Manufacturer	Style/wood	Color	Hardware
Kitchen	Aristokraft	Korbett maple, 5 piece drawer	Main wall: painted white Island and refrigerator wall: flagstone	Top Knobs Aspen II M1990, brushed nickel (consider sizes 1994, 1998, 1999)
Mudroom and great room	Aristokraft	Korbett maple, 5 piece drawer	Flagstone	As kitchen
Note: Doors on great room built-in by others				
Laundry	Aristokraft	Korbett maple, 5 piece drawer	Painted white	JA Belcastel MO6203 knob MO6273 handle, SIM-D
Powder bath	Pottery Barn	Mason Apothecary	Chrome/white	Install only; provided by builder

Master bath	Aristokraft	Teagan maple (floating vanity)	Flagstone	Amerock Esquire 5" pull, polished nickel/gunmetal
Upstairs bath (must include drawers)	Aristokraft	Eastland maple, 5 piece drawer	Painted white	This from Target
Studio wet bar	Aristokraft	Teagan maple	Sarsaparilla	Top Knobs Modern Metro TK251 polished chrome
Studio bath	See plumbing			Install only; provided by plumbing supplier

Countertops:

<ul style="list-style-type: none"> • Note: A 15-year sealer shall be applied to all granite countertops. • Note: Supplier to provide a Lookbook cataloging color samples for client. 						
Location	Material	Color	Edge	Backsplash	Sink	Notes
Kitchen	Cambria quartz	Ella	Perimeter: eased T&B Island: stacked	None	By others	
Mudroom and great room	Wood (cabinetry)					
Laundry	Corian	Raincloud	Eased T&B	Standard	Integrated Corian 859, white	
Powder bath	n/a					
Master bath	Cambria quartz	Ella	Stacked	Standard	By others	
Upstairs bath	Cambria quartz	Whitney	Eased T&B	Standard	By others	
Studio wet bar	Cambria quartz	Brittanica	Stacked	None	By others	
Studio bath	n/a					

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. • Note: Fixture supplier to provide a Lookbook cataloging fixtures for client (including accessories). 						
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	9659-DST	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	Archer	K-11076	Chrome	8" widespread
Powder bath toilet	1	Kohler	Persuade	K-3723	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Master bathtub	1	Kohler	Archer	K-1123	White	60"x30" drop-in
Master bathtub faucet	1	Brizo	Litze	T67435 w/HL633 handles	Chrome	w/handshower; T-lever w/knurling
Master shower	1	Kohler Brizo	n/a Litze	K-527 DTV Prompt shower interface K-13689 rainhead w/12" arm 88835 handheld on hook	Chrome	Use linear drain Infinity Drain S-DG 6548
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	Brizo	Litze	65335 w/HL533	Chrome	8" widespread; T-lever

				handles		w/knurling
Upstairs bathtub	1	Kohler	Villager	K-716	White	RH drain
Upstairs bathtub faucet	1	Kohler	Fairfax	K-T12007	Chrome	Use Delta In2ition 2-in-1 shower head 58471 ILO std Fairfax head
Upstairs bath toilet	1	Kohler	Devonshire	K-3837	White	2-piece, 12" rough, 1.28 GPF, elongated comfort height
Upstairs bath sink	1	Kohler	Devonshire	K-2350	White	
Upstairs bath sink faucet	1	Kohler	Fairfax	K-12182	Chrome	Single hole
Studio bath shower faucet	1	Kohler	Compose	K-TS73115-4 w/K-72419 Awaken showerhead w/arm	Chrome	
Studio bath toilet	1	Kohler	Persuade	K-3723	White	2-piece, 12" rough, 1.6 GPF, elongated comfort height
Studio bath sink	1	Kohler	Persuade	K-2527 w/K-2956-1 top	White (top)	
Studio bath sink faucet	1	Kohler	Compose	K-73167-4	Chrome	Single hole
Studio wet bar sink	1	Elkay	Crosstown	ECTRU12179	Stainless	13 1/2"
Studio wet bar faucet	1	Kohler	Purist	K-7509	Chrome	Alternate: Waterworks Regulator, chrome, RGKM01
Outdoor shower	1	Delta	In2ition	58473	Chrome	Use Delta Ara shower trim
Hot water heater	1	HTP	Everlast Light Duty	EVC080C2X045		80g; include hot water recirculation system

			Commercial			
Water softener	1	WaterRight	Impression	RC		Provided by plumber

Specialties:

Shelving:				
Location	Style	Finish	Number of Shelves	Notes
Master closet	Cope Closets wood, vented	walnut	Per plans	
Pantry	n/a			
Linen	Cope Closets wood, vented	walnut	5	
All other closets	Cope Closets wood, vented	walnut	1 or per plans	

Enclosures/glass:				
Room	Style	Frame/frameless	Finish	Notes
Studio bath	Bipass – Peterson Cascade	Frameless	Brushed stainless	To 7' height
Upstairs bath	Glass shelf, approx 4"x20"	3/8" thick minimum		Tub niche, midway up

Mirrors and Accessories:								
<ul style="list-style-type: none"> Note: Plumbing fixture supplier will supply accessories; specialties installer to install only. Note: See plans for locations. Installer to walk house with builder prior to installation to determine final placement of accessories. Note: Mirrors to be mounted at approx 4" above the splash; consult with builder prior to installation. 								
Room	Item	Quan	Manufacturer	Style	Model #	Finish	General location	Notes
Master bath	Mirror	2		24"x36" frameless rectangular bevel edge				Mount on wood supports off wall
Master bath	TP holder	1	Brizo	Litze	695035	Chrome	Next to toilet	
Master bath	Towel ring	2	Brizo	Litze	694735	Chrome	Either side of vanity	54" AFF
Powder	Mirror	1						By builder

Powder	TP holder	1	Kohler	Archer	K-11056	Chrome	Next to toilet	
Powder	Towel ring	1	Kohler	Archer	K-11057	Chrome	Next to vanity	54" AFF
Upstairs bath	Mirror	2		24"x36" frameless rectangular bevel edge				
Upstairs bath	TP holder	1	Kohler	Fairfax	K-12157	Chrome	Next to toilet	
Upstairs bath	Towel bar	2	Kohler	Fairfax	K-12151	Chrome	Across from sink, stacked	24"
Studio bath	Mirror	1		24"x36" frameless rectangular bevel edge				
Studio bath	TP holder	1	Kohler	Compose	K-73147	Chrome	Across from toilet	
Studio bath	Towel bar	1	Kohler	Compose	K-73141	Chrome	Across from toilet	18"

Lighting:

- **Note:** The following chart of fixtures will be provided by LIGHTING SUPPLIER including all bulbs. NO CFLs.
- **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).
- **Note:** Lighting supplier to provide a Lookbook cataloging fixtures for client.

Location	Quantity	Manufacturer	Style	Model #	Finish	Notes
Foyer	1	Artcraft	Rebar Sudio	AC10824	Dark brown java	
Dining	1	Golden	Eastwood	7804-4	Rustic bronze	
Kitchen	2	Savoy House	Morland	9-961CP-1-13	English bronze	Over windows
Kitchen (island)	3	Quoizel	Nob Hill	QPP2816	Brushed nickel	Pendants
Great room/stairs	4	Quoizel	Squire	SQR8701	Rustic black	Sconce 66" AFF, up
Powder	1					Provided by builder
Upstairs bath	3					Sconce 66" AFF, up, provided by builder
Studio bath	1	Kichler	Alton	45297	Polished chrome	Vanity, up
Great room	1	Fanimation	Levon	FP7910	Black	Fan

Studio	1	MinkaAire	Roto	F524	Distressed koa	Fan
Master bedroom	1	MinkaAire	Roto	F524	Brushed aluminum	Fan
Bedroom 2	1	MinkaAire	Kewl	F833	Silver	Fan
Bedroom 3	1	MinkaAire	Kewl	F833	Silver	Fan
Loft	1	MinkaAire	Kewl	F833	Black	Fan
Hobby	1	MinkaAire	Kewl	F833	Silver	Fan
Lanai	1	Kichler	Arkwet	339529W	Weathered steel	Fan
Lamppost	1	Kichler	Lyndon	49497	Architectural bronze	Include materials for 3' post to be mounted on a concrete block pier
Entry porch	1	Kichler	Lyndon	49447	Architectural bronze	Pendant
Garage	2	Kichler	Lyndon	49445	Architectural bronze	Carriage
Understair closet	1					Utility; supplier spec
Doorbell	1	Ring	Video Doorbell Pro			Provided by builder
Lighted outlet covers	6	SnapPower	Guidelight			Provided by builder x3 at stairs/overlook x2 in great room x1 in upstairs bath
USB outlet covers	4	SnapPower	Charger			Provided by builder x1 in each bedroom x1 in kitchen
Towel warmer	1	Amba	Radiant	RWH-SP w/ATW-T24 timer	Polished	Provided by builder

Master tile detail:

