

6530 Spec Home

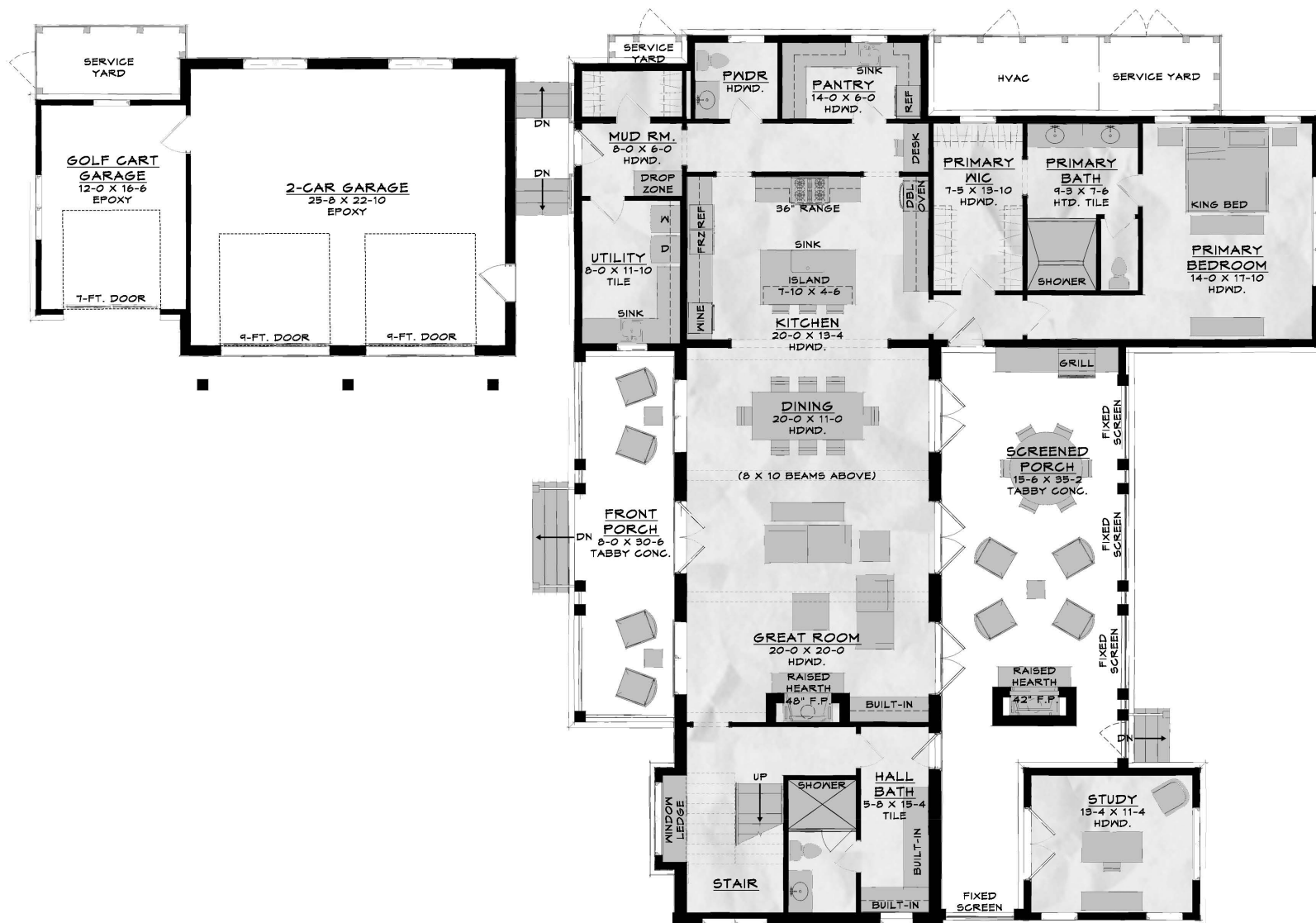
PALMETTO BLUFF



tribus
INTERIOR DESIGN


DILLARD-JONES
DESIGN | BUILD | DWELL | MAINTAIN

WEST84
ARCHITECTURE



MAIN LEVEL FIN: 2,593 SF
SECOND LEVEL FIN: 1,607 SF
GARAGE: 889 SF

TOTAL FIN. SF: 4,200 SF

LOT 6530 RESIDENCE

MAIN LEVEL FLOOR PLAN



MAIN LEVEL FIN: 2,593 SF
 SECOND LEVEL FIN: 1,607 SF
 GARAGE: 889 SF

 TOTAL FIN. SF: 4,200 SF

LOT 6530 RESIDENCE

SECOND LEVEL FLOOR PLAN

Marsh Rabbit, Lot 6530 - PalmettBluff

A Dillard Jones Home at Palmetto Bluff, Lot 6530

Exhibit C - "For Sales" Specifications 05.30.2023

Architecture Drawings – 06.08.2023

General Notes:

- The owner and all subcontractors have a duty to read and understand the Specifications which form the binding description of Work.
- All work is subject to ARB approval, engineering, appropriate codes, and permitting.
- Some items and methods are directed based on field conditions by the Project Manager (PM).
- Subcontractors and vendors are responsible to read and include all exceptions listed in these specs and Addendum A for purposes of bidding and Work.
- Subcontractors are responsible for all actions listed in Addendum B for inspections pertaining to their trade.

Division 1 General Requirements**1.01 General Compliance**

- All subcontractors must be licensed in the proper trades and all business licenses, taxes, and other fees shall be included in their scope of work as required.

- All materials and products shall be as specified herein.
- The scope of work for many trades may be covered in numerous sections of these specifications.
- All work shall comply with the following specs, applicable International Residential Code (IRC), applicable International Energy Code (IEC), and all applicable state, city, or county requirements.
- All materials shall be installed per manufacturer's recommendations unless in conflict with other manufacturer's requirements or otherwise directed by PM.
- No sub-contractor shall knowingly perform work or install materials over insufficient or incorrectly prepared conditions and shall report any such conditions to DJ.
- Where a conflict exists between the project documents, manufacturer's recommendations, and/or the applicable building codes the sub-contractor shall notify DJ prior to performing related work.
- No substitutions of materials or methods are allowed without written approval by DJ.

- All materials shall be new and delivered to site in manufacturer's original packaging.
- All Allowance amounts include installation cost other than plumbing fixtures and lighting fixtures which such installation is included by licensed trades.

1.02 Required submittals to DJ by subcontractors:

- All subs must provide their state and Town of Bluffton and/or Beaufort County, Business license number as well as contractor sub-type (i.e., SBE, DOT, W/MBE, DBE).
- Slab, foundation, footing sizes, wall heights, brick ledge locations and reinforcing with rebar sizes, spacing, and locations as required and per engineering plans.
- Fabricator's heavy timber shop drawings with dimensions, sizes and connection details.
- HVAC equipment with project specific Manual-J calculations.
- Structural steel shop drawings with member sizes, dimensions, and connection details.
- Window and door rough openings with installation details and requirements.
- Wood roof truss shop drawings with all beam sizes, hanger locations, point

loadlocations and bracing requirements.

- Wood floor truss/system plans with all beam sizes, hanger locations, point load locations, and bracing requirements.

1.03 Job site signage & building material Mock-up

- Job-site sign to be installed & maintained by DJB per requirements.
- A material mockup will be framed by framer and each corresponding subcontractor (Roofing, Ext. trim/Siding, windows, brick) will be responsible to install their sample material for DRB approval.

1.04 Construction Management.

- No construction materials shall be burned or buried on a job site or other area other than a state approved construction and demolition landfill.

1.05 Testing Requirements

- Soil compaction as required and per engineered construction drawings.

1.06 Termite Protection

- Provide soil treatment for termite control at the end of earthwork operations and prior to any work that would cover earth upon which any building will stand.
- Treat soil in strict compliance with the national pest control association standards and the manufacturers recommendations. Insecticide must be proven to prevent termite infestation, acceptable to

authorities, and not injurious to plants and Landscaping.

- Additionally treat framed walls and wood to 3ft above masonry/concrete foundation with Borate.
- Provide written warranty agreeing to re-treat soil and repair damage from termite infestation for a period of 1 year from the date of COO with the bond renewable by the owner afterwards.
- Shall comply with SC Pest Control Act.

1.07 Warranties – Vendor

- From vendor or subcontractor to DJB from CO date per Vendor Agreement 2022.

1.08 VOC Limits for Paints and Finishes shall be as follows:

- Standard VOC requirements for indoor paints and stains.

1.09 Green Building Certification

- Built to or exceed Energy Star standards where applicable.

1.10 Pest Control

- By Owner.

1.11 Indoor air quality control

- As Required.

1.12 Builder's Risk, Liability, and Workers Compensation

- A Builder's Risk policy is provided per contract terms.
- Liability Insurance for DJB is provided.

- Workers Compensation Insurance for DJB is provided.

1.13 Permitting

- All permitting fees are included.
- Include applicable Impact Fees and Tap Fees.
- Separate permits and/or fees may be required for any detached garage and/or out buildings.

1.14 DRB/ARB/ARC Bonds and Fees

- Review fees are included.
- The Compliance Deposit is paid by DJBC outside of client contract and will be refunded to DJB upon completion.
- Maritime fee is to be paid by Maritime contractor (if applicable).

1.15 Utility Services

Power

- The power supply to residence will be provided by utility company from existing transformer/pedestal for a 400 A service.

Gas

- Per plans for Natural Gas.
- Gas piping by Subcontractor with grounding as required.

Sewer

- Tie into public sewer system. Access to BJWSA Public Sewer System with connection provided.

Water

- 1" water meter tap provided w/standard residential meter from BJWSA Public Service with 1 ¼" UPONOR supply line.

1.16 Selection and Design Services by Tribus Interior Design

- By Tribus Design Studios for all services required before and during construction to include:
 - Selection Services for interior of residence
 - Selection Services for exterior of residence
 - Cabinet design and selection
 - Tile drawings and selection
 - Mirror / wall lighting drawings
 - Preliminary furniture layout planning
 - Lighting consulting
 - Virtual Rough-in Video Call
 - Rough-In walkthrough

Division 2 Site Work

2.01 Tree Protection

- The Site Prep or Erosion Control contractor shall provide tree protection measures indicated on the site plan drawings. Site Prep contractor will bid tree protection and erosion control items (BMP's) separately from vegetation clearing and structural fill.
- Provide and maintain temporary guards or fencing to encircle trees or groups of trees at the drip line.

2.02 Erosion control

- A silt fence shall be installed at the extents of construction as reviewed and agreed with the DJB PM. Stakes shall be steel per municipal/jurisdictional requirements.
- For silt fencing:
 - Steel support posts (as required by Beaufort County or Town of Bluffton) without kick-plates should be utilized, properly spaced, and driven into compacted soil.
 - The filter fabric is wired directly to the posts. Filter fabric shall not be stapled to existing trees.
 - The soil should be sliced and the fabric mechanically installed into the soil. Height of a silt fence shall not exceed 36 inches (0.9 m).
 - Storage height and ponding height shall never exceed 18 inches.

2.03 Site Work (vegetation/organic removal & structural fill Allowance)

- All grading, excavation, fill, gravel, hauling, compaction, erosion control, and drainage is per site plan.
 - Site shall be cleared and graded per site plan for FFE requirements , per site staking plan, and per engineer's requirements.
 - Maintain stability of excavations. Stockpile satisfactory quantities of material for re-use.

- Compact materials at structure, pavement and walkways to 95% maximum dry density; Compact materials at unpaved areas to 90% maximum dry density.
- o Unknown soil conditions such as undisclosed back filled sand or soil are excluded.
- o All trees, debris and underbrush are to be hauled offsite.
- o Site to be backfilled and rough graded after foundation with clean native fill.
- o All slabs and Foundations, shall be filled with clean fill sand and compacted as required per codes & engineering specifications
- o Common fill: Mineral soil substantially free of organic and unsuitable materials. Structural fill: Gravel or sandy gravel free of organic and unsuitable materials.
- o Site to be rough graded around house for proper drainage per landscape/grading plan once foundation forms are removed.

2.04 Survey work

- Survey work as needed to place house, footings, walls, drives, and foundation provided by DJB.
- Foundation Survey and As-built survey as required by the Town of Bluffton or Beaufort County.

- Floodplain Elevation Certificate, both “under construction” and “as-built” provided by DJB for areas within flood zones or as required by DRB/ARB/ARC’s or governing jurisdictions.

2.05 Site Walls

- Not applicable unless specified.

2.06 Landscaping

- All final grade, drainage, landscaping, irrigation, firepits, hardscapes, golf areas, bocce ball courts, fencing, decorative walls, water features, low voltage lighting, accessory lighting, lighting wiring, mailbox, and trenching etc. per Landscaping - Allowance.

2.07 Other Land Improvements

- As required, per Site and Landscaping Plan – Allowances.

2.08 Outdoor Pavers

- Driveway Aprons & Walk Borders:
 - Pine Hall, Rumble Bluff over 6” concrete footing, over compacted existing subgrade. Per Site and Landscaping Allowance.
- Driveway Apron & Walk Field:
 - o Pine Hall, Rumble Bluff pavers sand set in herringbone pattern over 1” sand bedding course over 4” crushed aggregate base over compacted subgrade. Per Site and Landscaping Allowance.

- Driveway field to be Spring Mix per Site and Landscaping Allowance.

• Firepit

- Pine Hall, Rumbled Bluff paver border set over 4” mortar bed over 4” aggregate base and 6” compacted subgrade. Same field pavers set in running bond circular pattern over 1” sand setting course over 4” compacted aggregate over 6” compacted aggregate base over compacted subgrade per Site and Landscaping Allowance.

Division 3 Concrete and Asphalt

3.01 Concrete – Monolithic Slabs and Slabs on Grade

- Per architectural plans and as specified by engineering plans including details, cross sections, rebar schedules, and pre-slab footings.
- Inspection requirements to be met by foundation contractor.
- Termite treatment and compaction testing to be coordinated by concrete contractor and reviewed with DJB PM.
- Footings and House slabs: 3,000 PSI concrete U.O.N. per Structural Engineer.
- Walks and Terraces: As specified, 2,500 PSI concrete U.O.N per Structural Engineer.
- Reinforcement: Bars, Deformed steel, mesh welded steel wire fabric.

- Provide isolation joints at vertical elements.
- Use key-ways at construction joints – continue reinforcement through joint.
- Slabs under conditioned spaces shall be steel trowel finished to within ¼” of level in 4’ and non-conforming slabs shall be ground down or patched with appropriate underlayment. Slabs shall be prepped per Wood Oak Floor Association’s recommendation for engineered wood overlay.
- Slabs on grade shall receive 1” deep saw cut control joints in square/rectangular sections not to exceed 100 sf and shall be completed within 24hrs of pour completion.
- Sections of new concrete slabs with cracks exceeding 1/8” shall be cut and patched by concrete contractor.
- Main-level slab shall be recessed for primary bath shower(s), flush fireplace hearths if applicable (including Isokern module bases) as shown per plans.

3.02 Footings

- Footings are to be level, continuous, and sized as required to support loads, wall heights, and per plans and engineering requirements.
- Inspection requirements to be met by foundation contractor.
- 3,000 psi or higher concrete footings under all foundation walls U.O.N. per structural engineer.

- All footings to bear on undisturbed or compaction tested soils.
- As required per Structural Drawings all Footings should exceed minimum requirements. As needed or required for all supporting walls over slabs, fireplaces, point loads, and other loads from above should provide thickened slabs below.

3.03 Exterior Surfaces

- Drives, Walkways, & Patios per Site and Landscaping Plan – Allowance.
- All Shall slope for drainage per construction drawings, site plans and as required by code.
- Concrete details: All exterior flatwork shall be 4" +/- & min 3,000 psi with saw-cut control joints.

3.04 Garage and Porch Slabs

- Garage slabs shall slope toward exit door per plan and as required by code.
- Porch Slabs shall slope away from structure with positive drainage as required
- Porch Slabs to be exposed tabby shell finish with mortar set, Pinhall – Rumble Bluff pavers. Borders per plans.

Division 4 Masonry

4.01 General Masonry

- Per construction and landscape plans.
- Mason responsible for notifying DJB PM when ready for brick-tie inspection if applicable per code enforcing jurisdiction.

4.02 Interior Detail

- As Selected by Tribus Interior Design per plans. Selection to be made and confirmed by Tribus Interior Design.

4.03 Exterior Brick Veneer

- Brick to be Unpainted, Pinehall-tumbled Oyster Pearl with specified air gap from wall surface and mechanical connections to structure per structural engineer.

4.05 Stone Mantels and Hearths

- Great Room fireplace per plans in Brick Pinehall-tumbled Oyster Pearl.
- Screen Porch fireplace per plans in Brick Pinehall-tumbled Oyster Pearl.
- Provide single piece stone slab for all interior raised hearths and square-cut flagstone for all exterior raised hearths.

4.06 Other Brick

- N/A.

Division 5 Metals

5.01 Structural steel

- Per plan and as required by Structural Plans. Steel lintels for brick veneer per structural engineering and supplied by masonry contractor.

5.02 Architectural Metal Work

- N/A (handrails/guardrails all wood)

5.03 Veneer and detail flashing

Kynar

- Provide flashing above any timbers or wood exposed past overhangs.
- Provide step and counter-flashing at chimneys.
- Provide flashing per plans between any horizontal masonry and veneer change (ex. stucco to stone).
- All exposed edges shall be double hemmed.
- Flashings shall be lapped under air infiltration barrier.

Kynar

- All roof Valleys where applicable
- All roof Flashing
- All drip cap

Division 6 Carpentry

6.01 Wood sourcing.

- Preference for North American SPF with size, species, and grade per plans and structural engineering.

6.02 Wood materials

- All wood in contact with concrete or masonry shall be pressure treated.
- All fasteners shall be compatible with wood species and connection surfaces. As specified or required such for exterior.

6.03 General Framing

- Framer shall build the structure for the required DRB/ARB sample (mock-up) board or display as directed by DJB PM and as specified by DRB/ARB.
- Framer responsible to meet all inspection requirements.
- Framer shall follow all plans for truss and floor system work unless a conflict is found in which DJBC shall be advised of before alternate work is completed.
- Framer is responsible for rafter/joist/truss final placements not to conflict with recess fixtures, HVAC intake/supply, ceiling pull-down stairs, plumbing stacks, fireplace pipes/chimneys, tray ceilings, etc. Conflicts without specified remedy by truss designer shall be reviewed and finalized with DJB PM and truss engineer/designer.
- Framer shall complete all draft-stopping and fire-blocking as required by code.
- Refer to drawings for advanced framing details required.
- Framer shall construct a ramp access upon completion of first floor decking.
- Framer shall install framing to allow for can lighting as shown on the reflected ceiling plans.
- Framer shall notch all LVL's at ceiling plan for hangers to provide flush ceiling and add glue.
- Framer shall construct a drawing table for full size plans upon completion of First floor decking.

- Framer shall cull material and stack any unusable material for return.
- Framer shall install curbing for flashing at chimneys and all vertical walls above roof.
- Framer shall cover all unused material at the end of each workday.
- Lumber supplier shall provide poly and cover all materials upon delivery.
- Framer shall guard all window openings, stairways, and other elevated areas per OSHA requirements.
- Framer may include window and door installation if certified and approved as an installer by the door & window manufacturer. Framer may exclude the installation from scope of work but shall specify to DJB either way. DJB may use third party certified installer for the exterior door and window installation.
- Framer shall cover the top of all cut wall sheathing w/ house wrap at window rough openings upon cutting with self-adhering flashing to prevent swelling during expansion.
- Framer shall coordinate synthetic underlayment where required (low pitch areas or under metal roofs) in a timely manner with DJB PM and roofing contractor.
- Framer shall clean the work area daily and sweep the entire home every Friday (during framing) to a higher standard but also keep the site broom clean daily.
- Framer shall build all wood framed raised

hearths, tub decks, and shower seats.

- Framer shall frame primary shower and other showers per plans for curbless entry.
- Framer shall frame a barrier wall between garage and house as directed by PM for an insulative barrier
- Framer shall install OSB sheathing in all interior areas to receive brick or stone veneer. Framer to Install all exterior sheathing (wall & roof), zip wall system taping, & roofing felt, per manufacturer's directions. Framer shall install all cabinet blocking as needed. Framer shall install all hand grab rail blocking as needed for shower, stairs or decking as needed. Framer shall confirm with DJB PM stair rise and tread to coordinate floor thickness at top and bottom to meet rise and run requirements. PM shall have the option to provide premanufactured stair unit(s). In this case, manufacturer will coordinate with PM on rise/run and floor finish thicknesses.

6.04 Dimensional Framing

- Exterior framed walls shall be a minimum 2"x 6" @ 16" o.c. unless noted otherwise for structural reasons or limits determined by IRC.
- Framer should coordinate all wall thicknesses with openings. For instance, specialty door openings such as telescoping patio doors may require thicker jambs.

- Interior wall framing shall be a minimum 2"x 4" @ 16" o.c. unless noted otherwise for structural reasons.
- All walls shall be plumb within 1/4" from top to bottom.
- All walls to receive millwork shall be straight within 1/4" within any 8' sections.
- Fireplaces to be framed to rough dimensions from Fireplace manufacturer but no combustibles shall be within the specified distances from the Firebox.
- Any Interior walls with vertical wall boarding shown or specified (shiplap, plank, etc.) to receive blocking every 24" horizontally.

6.05 Sheathing

- Wall sheathing shall be a 7/16" Zip System and Zip Tape.
- Installation to follow all manufacturer guidelines, including but not limited to:
 - Zip tape and installation per manufacturer guidelines. o Seal all holes and gaps per requirements.
 - Control nail gun pressure to avoid head penetration beyond Zip surface.
- Roof sheathing shall be 5/8" OSB (or 5/8" CDX Plywood) Exposure-1 Sheathing.
- Floor sheathing shall be 3/4" Advantech or approved eq.
 - All joints shall be glued and screwed down in addition to manufacturer's nailing pattern.
 - Use only solvent-based or polyurethane adhesives which conform to industry

standards AFG-01 and follow manufacturer's recommendations.

- Before each panel is placed, a line of adhesive should be applied to the top of the joist.
 - A min. 1/4" bead of glue is recommended.
 - Fasteners should penetrate framing members at least 1"
 - Apply fasteners 3/8" from panel edges.
 - Space fasteners 6" o.c. on supported edges (4' ends) and 12" o.c. at intermediate support locations U.N.O per structural engineering.

6.06 Engineered Wood Trusses and Joists

- 18" (min.) Open-Web Truss floor system as designed by truss manufacturer's Engineer and coordinated with Structural Engineer and meeting minimal L/720 deflection.
- All truss/I-joist systems shall be engineered by the truss/joist supplier to max. deflection available to L/720 and layouts/profiles provided to builder for review.

6.07 Wood Flooring Preparation

- All wood floors assumed to be pre-finished engineered boards and per Flooring-Hardwood Material Allowance
- Wood floor installations shall comply with Wood Oak Floor Association's recommended practices or as recommended by flooring manufacturer.

- Concrete slabs on grade to receive wood flooring shall have moisture content within compliance of Wood Oak Floor Association prior to floor installation.

6.08 Interior Trim Work

- Contractor shall coordinate selection of trim profile within the guidelines of the standard offerings of similar size and type listed below:

Painted Base

- MCB712 Base from Metro Collection by Garden State.
- MCS1 shoe mold from Metro Collection by Garden State.

Painted Casings

- For Doors - MCC 312 profile for sides with MCC 312 profile for head cap with backband.
- For Windows - MCC 312 profile for sides with MCC 312 profile for head cap with backband.
- All windows to have window stool

Painted Crown and Flat Trim

- 7" +/- EC 81 cove crown in primed pine from GS in all rooms other than closets or where specialty ceilings are used.

Details

Great Room/Dining Room -

- Ceiling in Painted, Interior Built-up Beams over Painted T/G.

Primary Bedroom:

- Painted, Vertical plank @ bed wall.

Screened Porch:

- Per plans, T/G Cypress planking, painted. Selection to be made and confirmed by Tribus Interior Design.

Mantles

- N/A

6.09 Exterior Stained or Heavy Timber

- Columns: #1 KDAT pine, laminated & pre-primed, sized per plans.
- Small and Large timber Awning Brackets: #1 KDAT pine timbers, size & design per plan details.
- Awning Bracket Beams: #1 KDAT pine size per plan details.

6.10 Exterior Boxing

- Painted, non-vented, (except for garage) smooth fiber cement soffit panels.
- Fiber Cement fascia and frieze boards.

6.11. Exterior Siding

- ½" Nom. thick Fiber Cement lap siding, painted.

6.12 Exterior Ceilings

- Rear Screened Porch ceilings to be 6" T&G, finished per selections.
- Front Entry Porch exterior ceilings to be 6" T&G clear cypress, finished per selections.

6.13 Front Porch Handrail and Balustrade

- #1 KDAT per plans

6.14 Shutoff Valve Labeling

- Provide and install a painted wood door to cover all "in wall" shutoff valves per Division 15.
- Provide label on door "Water Shutoff" and label all incoming and outgoing pipes for hot water heaters and incoming supplies.

Division 7 Thermal, Air Infiltration, & Moisture Protection

7.01 Insulation, Sealing, and Infiltration Barriers

Sound Abatement

- Sound insulation in rockwool batts around all bedrooms, baths, and laundry.
- Sound rockwool insulation batts between all framed floors and below all HVAC equipment platforms in attic.

Energy Ratings

- Install insulation as required by current IECC or better for R-values as prescribed.

Crawl/Underslab

- N/A

Attic

- Open cell foams on under roof deck, 5.5" meeting R-20. *Note: fire rated paint is not included, and no storage areas shall be constructed in attic unless the FR paint is added via Change Order.

Stud Walls

- Foam, open cell, +/-3.5" meeting R-13.

Wine Cellar

- NA

Air Sealing

- Air sealing measures to meet Energy Star requirements.
- All exterior wall, ceiling, and floor penetrations shall be sealed.
- Joints ¼" or less shall be sealed with acrylic sealant.
- Joints greater than ¼" shall be filled with expandable foam.
- Joints between window/door frames and rough openings shall be sealed.
- All exterior sheathing joints greater than 3/32" shall be sealed.
- All exterior wall stud base plates shall be caulked to the sub-floor.
- Utility & piping penetrations shall be sealed.
- Windows and Doors shall be caulked to casing.

7.02 Above Grade Water Infiltration

- Windows and doors shall be flashed in accordance with the window and door manufacturer's installation instructions.
- Windows and Doors shall be caulked to veneer, by painter.

7.03 Roof Underlayment

- Topshield Ice & Water DEFENDER TU or Tarco PS 200 Hi-Temp (180 day) Ice and Waterseal underlayment under all metal roofing areas, supplied and installed by roofer.

7.04 Architectural Roof

- N/A

7.05 Metal Roofing

- Kynar 16" wide standing seam, 24 ga. panels from standard color selection or as specified.
- Top Shield DEFENDER TU (180day) or Tarco PS 200 Hi-Temp (180day) Ice Wind and Water seal underlayment under all metal roofing areas, supplied and installed by roofer.
- Kynar, valleys and Kynar drip edge per 7.05.
- No ridge ventilation system unless specified or required per code.
- Install flashing on all chimneys and Kynar counter flashing on other walls as required.
- Install flashing on all plumbing vent stacks as needed.
- Faux wall Vents to be aluminum or fiber cement trim, painted.
- Including ongoing and post completion clean-up of all roofing related trash and debris, all trash and debris will be placed in onsite dumpster.
- Work to be performed and guaranteed in accordance with NRCA and manufacturer's requirements.
- See Division 8 and floor plans for roof windows and solar tubes, if any

7.06 Gutters and Downspouts

- Gutters shall be Aluminum, 6" (half-round) with round Aluminum, 4" downspouts field-fabricated, per plans.
 - Smart-Flow, flat perforated gutter guards or eq.
 - Gutters to be located on all horizontal fascia locations that "Drip" to grade.
 - Provide 4" corrugated piping and drain to daylight away from house as per Landscape Drainage/Grading Plans.
 - All fasteners shall be non-staining.

7.07 Foundation Wall Waterproofing

- Inside face of raised pool wall or as specified per plans.

7.08 Wet Floor Protection

- All wall tile to be installed with thin-set mortar and fully grouted per selection.
- All tile showers to be over Schluter-DITRA or DITRA-XL.

7.09 Sound Attenuation

- Refer to 7.01

7.10 Vapor Barrier

- Provide overlapped 10-mil barrier under all garage and interior slabs.

7.11 Stucco

- N/A

Division 8 Doors, Windows, and Glazing

8.01 Exterior Windows & Pedestrian Doors

- Exterior windows and Doors shall be constructed and installed to comply with project-specific design criteria including but not limited to wind speed, exposure category, escarpment modifications, window size, and pressure zone.
 - All divided Lights shall be 5/8" SDL.
 - Pine frames.
 - All Low-E glass, argon filled.
 - Unit air infiltration shall be 0.01 cfm/ft² or less.
 - U-factor and Solar Heat Gain Coefficient of 0.30 or less and visible light transmittance of .42 or greater.
 - Doors shall have threshold protectors.
 - Windows and doors to be installed by a factory trained installer.
 - Provide Thresholds per 8.06
 - All mulled units shall be pre-mulled with spread mulls from the factory and filed mulled only as required.
 - Window screens shall be fine mesh by manufacturer, as option.
 - All units to meet DP-rating for wind zone, elevation, and regs.
 - All glass to be Impact rated.

Windows:

- Sierra Pacific, Premium, (Impact rated) Aluminum Clad. Color to be Selected.

Doors: (single, double or atriums)

- Sierra Pacific, Premium, (Impact rated) Aluminum Clad. Color to be Selected.

Front Door:

- Door and transom style and mullions per drawings in Sapele Mahogany with Impact glass. Finish per selections.
- Front Door Emtek Hardware per Door Hardware Allowance – front door and interior doors.

8.02 Garage Doors

Eden Coast W4

- Style per plans, window grids and Deco hardware if applicable.
- 8' tall doors UNO on plans
- Jack shaft operators.
- Installer to provide color coordinating weather-stripping at top and sides of door.
- Provide Keypad

8.03 Interior Doors

- Primed Hybrid (MDF and wood) door(s) and wood jambs, per plans.
 - 8-0, 1 3/4" thick, 2-panel square.
 - 4x hinges per door.Provide matching fire-rated and self-closing entrance door from garage.

8.04 Door and Window Hardware

- Interior Door Hardware per plans Emtek or equal.
- Exterior doors to match.

8.05 Exterior thresholds

- Garage entrance door to house shall have wood sill with Pemko threshold.
- All other exterior thresholds shall be extruded aluminum painted black.

8.06. Window hardware

- Window hardware shall match exterior cladding.

8.07. Screens

- Automated screen(s) where noted on plans.
- Fixed screening in matching mesh, per plans.
- Screen Door in matching mesh, per plans.

Division 9 Finishes

9.01 Paint

Sherwin Williams shall be used for all paints.

- *Due to ongoing raw materials shortages and supply chain issues, some alternative Sherwin Williams products of an equal or better quality may be substituted.*

Interior paints:

- Walls
 - Prime Coat: Sherwin Williams Masterprep® Interior High Build Primer
 - Topcoat: Sherwin Williams Duration Home® Interior Latex Flat
- Up to (4) flat wall colors included with extra colors @ \$750.00 each

• Ceilings

- Topcoat: Sherwin Williams MasterHide® Interior Latex Flat.
- One color through-out house other than coffer panels that may be painted wallcolor.

• Trim

- Topcoat: Sherwin Williams ProClassic® Waterborne Interior Acrylic Semi-Gloss Enamel in (1) color to match ceilings.
- Doors to match trim unless otherwise documented.

• Interior Stain System

- Stain Coat: Sherwin Williams Minwax® Wood Finish Stain
- Polyurethane Coat: Sherwin Williams Minwax® Polyurethane Satin Oil.

• Caulk

- Sherwin Williams Sher-MAX® Ultra Urethanized Elastomeric Sealant, White.

Exterior paints:

- Exterior Brick (if applicable)
 - Prime Coat: Sherwin Williams Loxon® Interior Exterior Masonry Primer
 - Topcoat: Sherwin Williams SuperPaint® Exterior Latex, Satin.

- Exterior Siding
 - Topcoat: Sherwin Williams SuperPaint® Exterior Latex, Satin.
- Exterior Trim
 - Topcoat: Sherwin Williams SuperPaint® Exterior Latex, Satin.
- Exterior Stain
 - If Semi-Transparent: Sherwin Williams SuperDeck® Exterior Semi-Transparent Oil Stain.
 - If Solid: Sherwin-Williams WoodScapes® Exterior Acrylic Solid Color Stain
- Caulk
 - Sherwin Williams Sher-MAX® Ultra Urethanized Elastomeric Sealant.

9.02 Gypsum Wall Board (GWB) or Sheetrock

- GWB shall be min. of 1/2" gypsum board, American made and certified.
 - Screw and glue all boards.
 - All exposed corners shall be flat.
 - Level 4 finish
 - Laundry and Bathrooms shall receive 1/2" moisture resistant GWB where wet areas occur.
 - Install no sheetrock behind showers or tubs (use Schluter board)
 - Use X-type for fire rated walls and ceilings

9.03 Closet Shelving and Other Organization

- All closet shelving shall be per Closet Allowance.

- All built-ins, shelving and cabinets in garage per Storage Systems Allowance.

9.04 Countertops

- Per plans and selections by Tribus Interior Design and Countertop Allowance.

9.05 Interior Stairs and Handrail

- Per Tribus Interior Design Selection. Stairs/Rail Allowance assumes painted hardwood risers, stained hardwood treads and all wood guardrails.
 - Paint grade risers and skirts with caps.
 - White oak treads (1" thick with 1/2" round over) with returns and cove.
 - Treads to be face nailed.
 - White oak 5 1/4" landing tread (ready to accept 3/4" thick hardwood).
 - Wood rail system with Oak handrail and pickets, per plans.

9.06 Cabinets and Shelving

- Tribus Interior Design shall coordinate selection of millwork design and finishes.
 - Includes all cabinets, built-ins, bunks, and millwork details with finishing and installation.
 - Cabinet hardware per selection by Tribus Interior Design.
 - Cabinet provider to provide matching shoe molding for all cabinet areas.
 - Cabinets are provided under Tribus Interior Design:
 - Cabinets are assumed not to exceed 9' in height (not to ceiling)

- Cabinets are assumed to be maple or alder.
- Plywood box construction
- Dovetail drawer construction
- Soft-close doors and drawers
- Finishes: Stained or Painted per the Tribus collection of finishes.
- Limited specialty interior functionality such as: silverware dividers, lazy susan, and trash can pull outs.
- Door style(s): shaker, modified shaker, slab, or basic raised panel.
- Cabinetry construction assumed to be inset, inset with bead, or full overlay.
- Up to (4) glass doors with clear glass
- Lighting: LED lighting under all upper cabinets and inside glass door cabinets
- Exclusions: Specialty finishes or materials, Cabinets to ceiling, Appliance panels, Curved cabinetry (unless shown on plans), Specialty interior functionality, Specialty door styles
- If applicable - garage storage and/or storage systems per Garage and Other Storage

9.07 Flooring and Tile Work

- Hardwoods per Flooring- Flooring Hardwood and Other Material Allowance

- Assumed to be prefinished engineered boards.
- All tile and grout for walls, floors, and showers etc. per Tile - Tile and Grout Material Allowance.
- Labor costs exclude any areas not shown on plans as tile and any extraordinary details.
 - Flooring tile on angle and herringbone details in Primary Bath shower.
 - Trench drain in Primary Bath shower.
 - Heated floors in Primary Bath

Division 10 Specialties

10.01 Fireplaces and Gas Logs

- Isokern, 48" fireplace, vented, per plans in Great Room
 - Herringbone brick pattern
 - Provide gas logs.
- Isokern, 42" fireplace, vented, per plans, in Screened Porch
 - Herringbone brick pattern
 - Provide gas logs.

10.02 Shrouds and Covers

- Field-fabricated Kynar caps and shrouds, per plan.

10.03 Mailbox

- N/A

10.04 Grill and Outdoor Kitchen

- Base cabinet and installation per plans in Brick.
- Countertop per Countertop Allowance.

- Outdoor Appliances per Appliances – All Household Allowance

10.05 Firepit

- Per Landscape/Hardscape Plans
- Materials/finishes to match existing adjacent or as specified in div 2.08 pavers.

Division 11 Equipment

11.01 Appliances

Per Appliances – All Household Allowance.

- Selection by Tribus Interior Design. Refer to appliance schedule in customers selection sheet per Allowances.
- The Appliances – All Household Allowance typically includes certified installation of all components.

Division 12 Furnishings

12.01 Mirrors and Bath Accessories

- Bath Allowance - Selections made and confirmed by Tribus Interior Design.
 - Provide installation of customer provided bath mirrors and accessories .
 - Mirror sizes and lighting mounting must be selected prior to bath lighting wiring from drawings provided by Tribus.
- Mirrors are per Selection by Tribus Interior Design.

- Bath accessories are per Selection by Tribus Interior Design.

12.02 Shower Doors

- 3/8" Frameless glass with hardware color coordinated to match Bath Accessories (some metal may be required for structural support).

Division 13 Special Construction

13.01 Hoods

- Mechanical venting and installation per Appliances – All Household Allowance.
- All vent fans unit must include supply air make-up.

13.02 Spa and Pools

- As Option. Design as shown per plans, per Pool – Pool & Spa Allowance.

13.03 Wine Cellar

- N/A

13.04 Special Floor Coatings.

- 1/8" flake epoxy for Garage. Color and finish selected by Tribus Interior Design.

13.05 Lightning Protection

- N/A

Division 14 Elevators

14.01 Residential Elevators

- N/A

Division 15 Mechanical Systems

15.01 General Compliance

- HVAC equipment shall be sized per Manual J calculation and shall be based on actual house orientation, wall/ceiling/roof insulation R-values, & window door energy values.
- All air handlers & duct systems shall be sealed with mastic or mastic tape.
- The air handler shall be located where indicated on the drawings and/or field coordinated with DJB PM.
- The HVAC duct design shall comply with Manual D on a room-by-room basis.
- All supply duct take-offs shall be spaced a minimum of 6" apart (no ducts from cap).
- No duct take-offs shall be permitted within 6" of supply plenum cap.
- All ductwork shall either be rigid except that flex duct may be permitted subject to proper installation with no pinches. All 90° bends shall be rigid duct.
- HVAC return air capacity shall be 120% of the supply capacity.

Ductwork

- Ductwork shall be according to the latest SMACNA Standard for low pressure ductwork. Main supply trunk lines shall be galvanized metal, insulated with foil-backed, 2-inch fiberglass insulation to code standards. Supply ducts will be acceptable flexible ducts with same insulating requirements.

- All ductwork will meet Energy Star requirements and carry a limited lifetime warranty against failure due to workmanship or materials.
- The airflow for each duct run measured and balanced to within 15 cfm of design value.
- Each supply duct shall have manual balancing damper at each branch takeoff.
- No ducts are permitted in exterior walls or vaulted ceilings.
- The HVAC supply trunk shall be rigid duct only.
- Bathroom exhaust fans & clothes dryers must be ducted to outside.
- The kitchen range hood or downdraft shall be vented to exterior with make-up air if vent rating requires.
- Provide outside air intake without damper (10 cfm/person or as required).

15.02 Heating, Ventilation, & Air Conditioning Equipment Requirements

Carrier System

- 17+ seer Variable heat pumps with (2) cooling stages and (3) heating stages.
- Full Electric heat switch over below 39 degrees Fahrenheit as third heating stage.
- ERV - Aprilaire AP8100 or eq. on Main Level for air quality control.
- Provide separate zone for Master Bedroom.
- Provide PhotoMax for each unit with Ultraviolet UV Treatment.

- Ecobee 3 Lite WIFI Savant compatible thermostats.

15.03 Plumbing

- Plumbing contractor responsible to meet all inspection requirements as shown or specified per plans, per codes, cabinet plans, appliance specs, and fixture selections.
 - All Supply piping to be UPONOR PEX and Fittings to within 10' of a fixture.
 - Run water closet(s) supply connections as copper risers or Steam shower supply in copper, if applicable.
 - Vent Stacks to be lead or approved, equivalent quality by DJB.
 - Run no lines in exterior walls other than those absolutely necessary or required.
 - Cast iron drops for vertical "drops" lines unless in non-finished area.
 - Provide continuous pipe insulation on hot water piping including recirculation piping.
 - Provide labeled shut off valves inside of wall cavity for: main water shutoff, humidifier (if applicable) shutoff, and exterior shower shut off, if applicable.
 - Provide temporary hose bib and water meter for construction use.
 - See Division 6.19 for supply shutoff door detail.
 - Provide location for 1x head, 1x hand-held and 1x rain head in Primary Bath shower.

- Shower head height and control location per rough-in walkthrough.
- Added devices not shown on plan will increase labor and fixture costs.

15.04 Plumbing Fixtures Allowance

- All Plumbing fixtures per selection by Tribus Interior Design.
 - To include fixtures, tubs, rough-in kits, trim-out kits, disposers, water-closets, soap dispensers, point of use water heaters, additional whole house water heaters if required, water filtration systems, steam shower components, etc.
- Sauna
 - N/A

15.05 Water Heaters and Supply

- Provide 2x “instant” hot water heater with remotes.
 - Navien with integral pump.
 - Provide insulated hot water circulation system.
 - 11.1 GPM Max with recirc pump.
 - Provide expansion tank per Navient requirements.
 - Use lever shutoff for main water, washer water, and humidifier
- Provide 3x exterior dripless hose bibs.
 - Place all against heated space walls, where possible.

15.06 Gas Piping

- Provide Gas piping for (1x) range, (2x) water heaters, (2x) fireplace(s), (1x) grill(s), (1x) future Gas Generator, (1x) Gas Fire Pit, (2x) gas lamps.

Division 16 Electrical Systems

16.01 General Compliance

- See Division 1

16.02 Electrical Work

- Electrical contractor responsible to meet all inspection requirements.
- Provide all wiring and components per code, specs, and plans.
- 400 A service with 2x - 200A panels at main residence
- Can-fans for each bathroom and water closet per plans.
- Provide recessed floor outlets, per plans.
- Flood lights connections on corners per plans.
- Under cabinet light connections per cabinet plans.
- LED light rough in installations for each set of stairs
- 1x Electric dryer connection(s).
- Provide power for outdoor grill(s).
- Pancake junction boxes where framing conflicts.
- All kitchen, bathrooms, garage, and laundry on dedicated circuits and use 20-amp dedicated circuit for AV and irrigation systems.

- Outlets that are mounted in the baseboard unless directed otherwise at rough-in walkthrough.
- Provide (3) rough-ins for future porch radiant heaters. Coordinate with PM.
- Use “Decora” switches.
- Provide architectural lighting fixtures per 16.04.
- Provide transfer switch for Future Generator.

16.03 A/V and Lighting Control

- Provide structured wiring system with coax/cat6/phone drops in locations and per AV and Alarm Rough-In Allowance as follows:
 - Speaker wiring for (Great Room/Dining, Kitchen, Primary Bedroom, Office & Screened Porch.
 - TV wiring for Great Room, All Bedrooms, Office & Screened/Grill Porch.
 - Wiring for cameras at front door, garage, and 1x @ rear of house.
 - Alarm Prewire for 2x keypad, 2x motions, and 2x glass breaks.
 - Provide centralized panel for all terminations in a space suitable for rack system.
- As part of the Low Voltage -AV and Alarm Trim out Allowance, provide speakers, TV's, WIFI, cameras, 64 load Lutron System and other hardware.
 - Provide Lighting Control at three (3) areas to include:
 - Great Room
 - Foyer
 - Kitchen

16.04 Lighting - Fixtures Allowance

Fixtures Allowance

- To include all interior and exterior lights, ceiling fans, flood lights, stair lights, dimmers, bulbs, mounting kits, custom wiring, custom fixtures, doorbells, smoke detectors, gas lamps, fans, etc.

Architectural Lighting

- 4" Cans with bulbs and trim kits
- All exhaust fans (Whisper quiet < 2.0 sones)
- Other architectural lighting fixtures to include keyless, step lighting, etc. are to be provided by electrical contractor per lighting plan.
- Can bulbs to be 2700K Bulbbrite 8.5W dimming bulbs.

END OF SPECIFICATION

6530 Spec Home

PALMETTO BLUFF

tribus
INTERIOR DESIGN


DILLARD-JONES
DESIGN | BUILD | DWELL | MAINTAIN



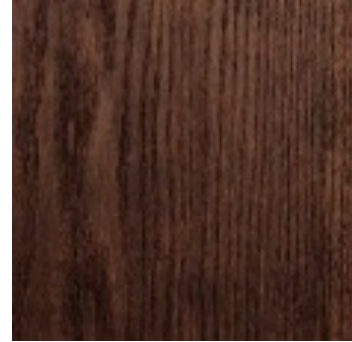
Exterior



FIELD COLOR



TRIM/BOXING COLOR:
SW7047 PORPOISE



FRONT DOOR
(MAHOGANY)



ROOF (STANDING SEAM
KYNAR): CHARCOAL GRAY
SR .28



WINDOWS (SIERRA PACIFIC):
BRONZE 024



EXTERIOR LIGHT
(COPPERSMITH)
PALMETTO STREET & AND KEY
LARGO



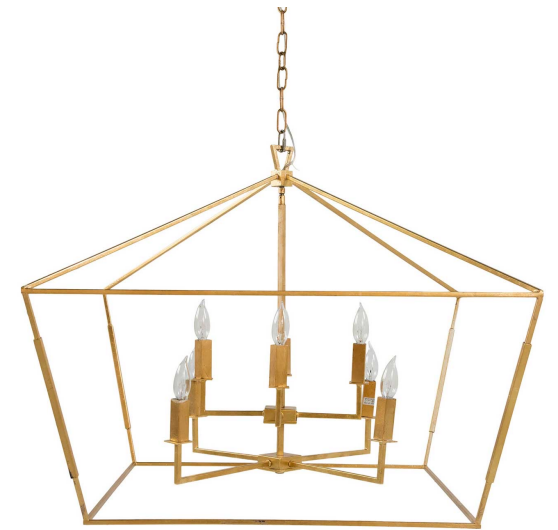
Great Room & Dining Room



NATURALLY AGED FLOORING
LA JOLLA



WALL, TRIM & CABINET
PAINT: SW7008 ALABASTER



GOLD
LANTERN
GABBY HOME



MILLWORK
HARDWARE



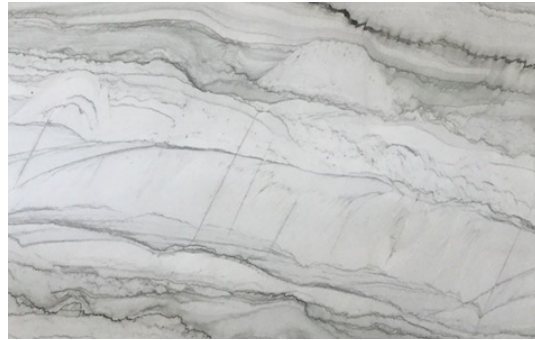
MILLWORK
DOOR STYLE



Kitchen



NATURALLY AGED FLOORING
LA JOLLA



COUNTERTOP
OPUS WHITE QUARTZITE
*UP TO BOTTOM OF CABINETS



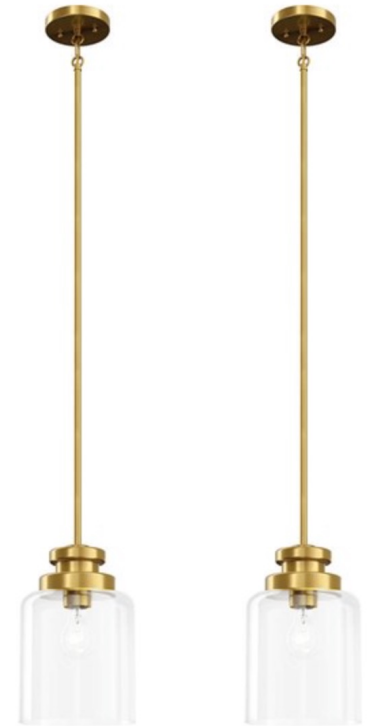
WALL & TRIM PAINT
SW7008 ALABASTER



FARMHOUSE SINK
KOHLER WHITEHAVEN



LUXE GOLD FAUCET
BRIZO ROOK



GOLD PENDANTS
KICHLER



Kitchen



THERMADOR
24" WINE COOLER



THERMADOR
24" REFRIGERATOR & 24"
FREEZER COLUMNS



THERMADOR
36" PRO HARMONY GAS RANGE



THERMADOR
30" MICROWAVE DRAWER



THERMADOR
DOUBLE OVENS



THERMADOR
24" DISHWASHER



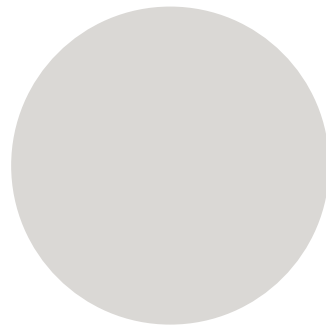
Exterior



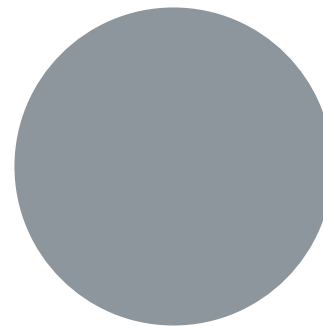
MILLWORK
DOOR STYLE



MILLWORK
HARDWARE



CABINET COLOR
SW GOSSAMER VEIL 9165



CABINET COLOR
SW STEELY GRAY 7664



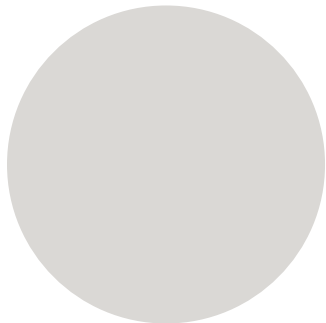
COUNTERTOP
OPUS WHITE QUARTZITE



Pantry



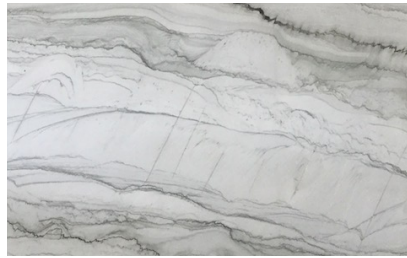
WALL & TRIM
PAINT
SW7008 ALABASTER



CABINET
COLOR
SW GOSSAMER
VEIL 9165



MILLWORK
HARDWARE



COUNTERTOP
OPUS WHITE QUARTZITE



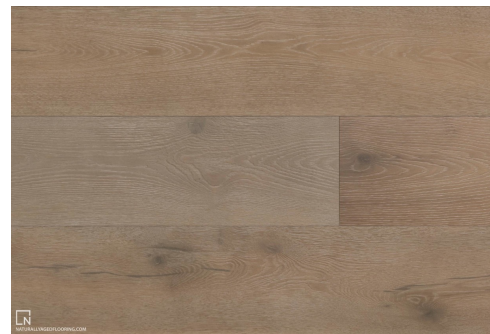
LUXE GOLD
PREP FAUCET
-
FARMHOUSE SINK



MILLWORK
DOOR STYLE



FARMHOUSE SINK
KOHLER WHITEHAVEN

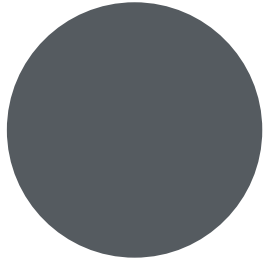


NATURALLY AGED FLOORING
LA JOLLA





Powder Room



CABINET COLOR
SW CYBERSPACE



WALL & TRIM PAINT
SW7008 ALABASTER



COUNTERTOP
OPUS WHITE
QUARTZITE



NATURALLY AGED
FLOORING
LA JOLLA



SMALL PENDANT
ARTERIORS



LUXE GOLD WALL MOUNT
FAUCET - BRIZO VIRAGE



MILLWORK
HARDWARE



UNDERMOUNT SINK
KOHLER CAXTON



MILLWORK
DOOR STYLE



TWO-PIECE TOILET
TOTO



Utility



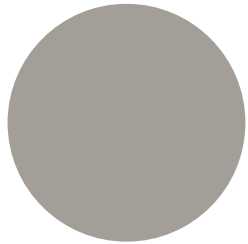
CHROME FAUCET
BRIZO ROOK



STAINLESS STEEL
SINK
KRAUS



MATTE 20X20
PORCELAIN FLOOR
TILE - CAMBRIA



CABINET COLOR
SW 7643 PUSSYWILLOW



COUNTERTOP
CAMBRIA QUARTZ
SANIBEL SHORELINE



WALL & TRIM PAINT
SW7008 ALABASTER



MILLWORK
HARDWARE



MILLWORK
DOOR STYLE



WASHER & DRYER GE
PROFILE



Primary Bedroom



NATURALLY AGED FLOORING
LA JOLLA



WALL & TRIM PAINT
SW7008 ALABASTER



BEADED CHANDELIER
GABBY HOME



Primary Bedroom



MULTI-FUNCTION
SHOWERHEAD
BRIZO INVARI



VALVE TRIM
BRIZO INVARI



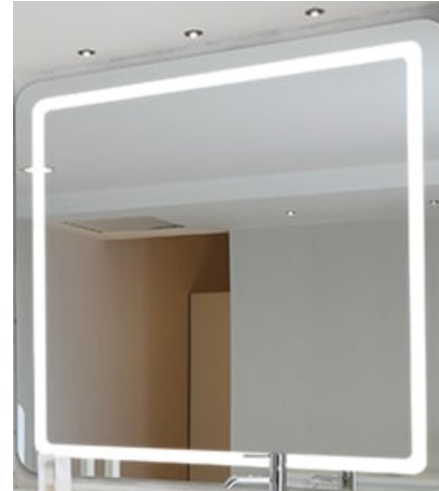
POLISHED NICKEL WIDESPREAD
FAUCET



UNDERMOUNT SINK
KOHLER CAXTON



MULTIFUNCTION HAND
SHOWER - BRIZO ESSENTIAL



LIGHTED MIRRORS OVER VANITY



TWO-PIECE TOILET
TOTO



MOSAIC POLISHED
TILE FOR SHOWER FLOORS
TO MATCH MAIN FLOOR



POLISHED 24x48
PORCELAIN SHOWER WALL
TILE



POLISHED 24X48
PORCELAIN FLOOR
TILE



Primary Bath



COUNTERTOP CAMBRIA
QUARTZ ELLA MATTE



MILLWORK
DOOR STYLE



MILLWORK
HARDWARE



CABINET FINISH
ISLAND CLIFFS CHARCOAL



Pool Bath



VANITY LIGHT



UNDERMOUNT SINK
KOHLER CAXTON



POLISHED 3x42
PORCELAIN SHOWER
WALL TILE



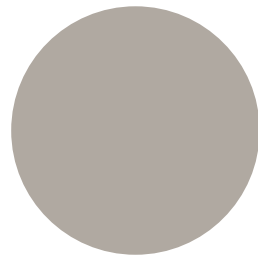
COUNTERTOP
CAMBRIA QUARTZ
FOGGY CITY
MATTE



MILLWORK
DOOR STYLE



TWO-PIECE TOILET
TOTO



CABINET FINISH
SW 7640 FAWN BRINDLE



VENETIAN BRONZE
WIDESPREAD FAUCET – DELTA
VERO

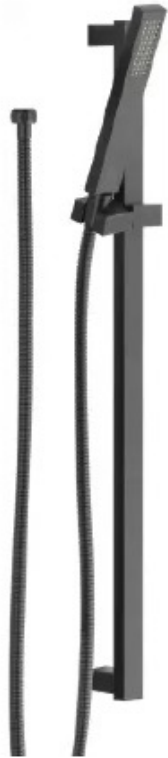


MILLWORK
HARDWARE





Pool Bath



HANDHELD VENETIAN
BRONZE - DELTA VERO



SHOWER HEAD VENETIAN
BRONZE
DELTA DRYDEN



DUAL FUNCTION VALVE
DELTA VERO



MATTE PEBBLE MOSAIC
PORCELAIN BATH FLOOR
& SHOWER TILE



Office



NATURALLY AGED FLOORING
LA JOLLA



WALL & TRIM PAINT
SW7008 ALABASTER



WOVEN CHANDELIER
PALECEK



Loft



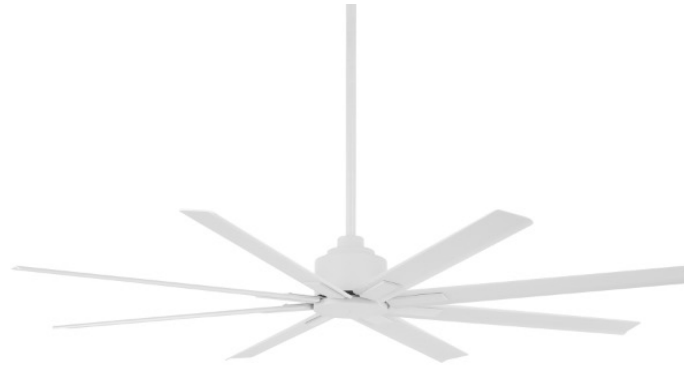
NATURALLY AGED FLOORING
LA JOLLA



COUNTERTOP
OPUS WHITE QUARTZITE



ANTHRACITE UNDERMOUNT
SINK BLANCO



WHITE 65" CEILING FAN MINKA AIRE



LUXE GOLD FAUCET
BRIZO ROOK



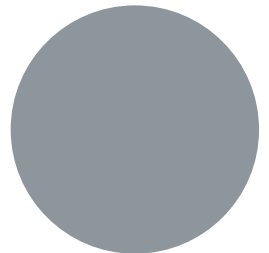
MILLWORK
DOOR STYLE



MILLWORK
HARDWARE



WALL & TRIM
PAINT
SW7008 ALABASTER



CABINET COLOR
SW 7664 STEELY
GRAY



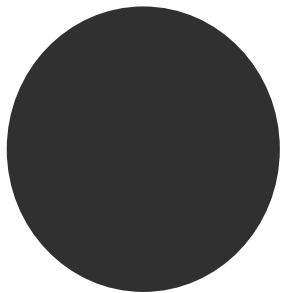
Bedroom 2 Suite



WALL & TRIM PAINT
SW7008 ALABASTER



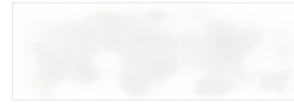
NATURALLY AGED FLOORING
LA JOLLA



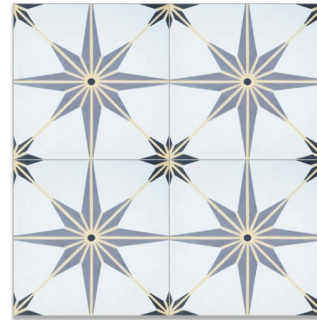
CABINET COLOR
SW 6990 CAVIAR



COUNTERTOP
CAMBRIA QUARTZ
ELLA MATTE



POLISHED 3X16
PORCELAIN TUB WALL TILE



MATTE 8X8
PORCELAIN FLOOR TILE



TWO-PIECE TOILET
TOTO



POLISHED GOLD SHOWER/TUB
COMBO
BRIZO INVARI



ACRYLIC SOAKING TUB
SIGNATURE HARDWARE SITKA



Bedroom 2 Suite



SATIN BRASS VANITY LIGHT
ELK LIGHTING



POLISHED GOLD
SINGLE HANDLE FAUCET



MILLWORK
HARDWARE



MILLWORK
DOOR STYLE



WHITE 5-BLADE CEILING FAN
MINKA AIR





Bedroom 3 Suite



NATURALLY AGED FLOORING
LA JOLLA



MATTE 12X24 PORCELAIN
FLOOR & SHOWER WALL TILE



COUNTERTOP
CHAMPAGNE QUARTZITE



MATTE PENNY ROUND
PORCELAIN SHOWER FLOOR
TILE



WALL, TRIM & CABINET
PAINT SW7008 ALABASTER



WHITE 5-BLADE CEILING FAN
MINKA AIR



CHAMPAGNE BRONZE VANITY
LIGHT - KICHLER



TWO-PIECE TOILET - TOTO



CHAMPAGNE BRONZE
SHOWER
HEAD & VALVE
DELTA SAYLOR



Bedroom 3 Suite



CHAMPAGNE BRONZE
WIDESPREAD FAUCET



MILLWORK
HARDWARE



MILLWORK
DOOR STYLE





Bedroom 4 Suite



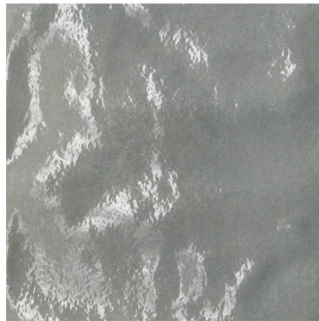
WALL & TRIM
PAINT
SW7008 ALABASTER



CABINET COLOR
SW 9165
GOSSAMER VEIL



POLISHED 5X10
PORCELAIN TUB
WALL TILE



POLISHED 8X8
PORCELAIN FLOOR
TILE



COUNTERTOP
CAMBRIA QUARTZ
ELLA MATTE



NATURALLY AGED FLOORING
LA JOLLA



WHITE 5-BLADE CEILING FAN
MINKA AIR



CHROME SHOWER HEAD &
VALVE DELTA TRINSIC



MATTE HEX MOSAIC
PORCELAIN SHOWER FLOOR TILE



Bedroom 4 Suite



MILLWORK
DOOR STYLE



MILLWORK
HARDWARE



CHROME VANITY LIGHT
KICHLER



TWO-PIECE TOILET
TOTO



CHROME SINGLE
HANDLE FAUCET

