

SPECIFICATIONS FOR 11315 COLOMA LANE

LEGAL DESCRIPTION: LOT 23 BLOCK 1 OF TYNEWOOD SUBDIVISION

PROJECT DESCRIPTION: 2 STORY HOME – 5 BEDROOM, 5 FULL AND 3 HALF BATHS

HOME APPROXIMATE SQUARE FOOTAGE:
7040 SF. LIVING AREA 8374 SF. COVERED AREA

LOT SQUARE FOOTAGE APPROXIMATE: 22,594 SQUARE FEET (PER SURVEY)

GENERAL SPECIFICATIONS

DEVELOPMENT SPECIFICATIONS

1. Builder will perform form and final surveys
2. Tap fees
3. Utilities
 - a. Water meter for domestic and irrigation will be as permitted by City of Piney Point Village
 - b. Underground electrical service to utility company pole
4. Secure all necessary permits to complete work
5. Temporary drainage will be provided on site in accordance with engineers plans

FOUDATION SPECIFICATIONS

1. Plans engineered by Bryan Hendricks Engineers
2. As per plans of Geotechnical report
3. Appropriate grading to direct water away from slab
4. Inspections
 - a. Pre pour inspection by a representative of the engineering company
 - b. Concrete testing representative on site during pour to take samples of concrete for testing
 - i. Concrete strength is tested for a minimum of 3,000 psi at 28 days
5. Termite pretreatment of soil before carton forms are placed
6. Foundation to be a structural type slab with carton forms

WOOD FRAME CONSTRUCTION

1. Framing done in accordance with engineer's (Bryan Hendricks Engineers) plans and specs, as per City of Piney Point Village codes.
2. Wind strapping and hold-downs in accordance with engineers plans and specs
3. 2x6 Exterior walls – 16" on center unless noted otherwise (U.N.O) on plans
4. 2x4 Interior walls - U.N.O on plans
5. Second Floor: Generally open web floor trusses designed by licensed engineer, truss layout and location per plans
6. Ceiling joist are per engineers plans
7. Roof rafters are per engineers plans
8. Sub Floor Material : 1 1/8" Tongue and groove CDX Plywood or equivalent
9. Wall sheathing: 7/16" osb plywood or equivalent
 - a. Sheathing to be covered with Tyvek home wrap or equal, and all windows will be taped with window tape
 - b. First 2 feet of wall sheathing above foundation to be pressure treated plywood
10. Roof Decking: 7/16" OSB or equivalent
11. James Hardie™ soffit, fascia, and Siding
12. Ceiling heights are as called out on plans
13. Pre-Cover inspection by a representative from the engineering company before the installation of sheetrock

PLUMBING

1. 2 [Navien tankless water heaters](#) installed in the attic with integrated circulating system
2. [Uponor Pex](#) for all supply lines
3. Waste pipes and vents will be schedule 40 PVC
4. Water lines within 3 feet of an exterior wall shall be insulated
5. Outside house bib locations to be specified by builder
6. Plumbing fixture locations are per plan
7. Gas lines to be black steel pipe at the required size
8. See Attached plumbing spreadsheet for plumbing items still outstanding

ELECTRICAL

1. Underground electrical service to house
 - a. Shutoff switches at service according to City of Piney Point codes and NEC codes
2. Wiring to be copper with a minimum of 12 gauge
3. Decora style rocker switches in standard color
4. Decora style plugs in standard color
5. Screwless faceplates for plugs and switches a standard color
6. Recessed cans to be Nora or equivalent with white baffles and LED inserts in 3000 color temperature
7. [Electrical Fixture Selections can be found here.](#)

HVAC

1. [Trane XR17 Seer 2 stage System](#)
 - a. R-6 Flex duct
 - b. Fresh air intakes controlled by automatic damper
 - c. Duct mounted pleated air cleaners
 - d. Trane digital programmable thermostats

AUDIO/VISUAL WIRING (WIRING ONLY, NO EQUIPMENT)

1. Prewire for TV Locations with (1 RG6 Coax and 2 Cat 6 wires)
 - a. Study, Family Room, Master Retreat, Master Bath, Pavilion, Bedrooms 2, Bedroom 3, Bedroom 4, Bedroom 5, Game Room
2. Prewire for Speaker Locations with (1 16/4 speaker wire and 1 pair of speaker brackets)
 - a. Study, Living Room, Kitchen, Breakfast, Master Retreat, Master Bath, Pavilion
3. Prewire for 5.1 Surround Sound Speaker with (3-16/2 speaker Wires for front left, center, and right. 2-16/2 speaker wire for surround left and right, 1- RG6 Coax for subwoofer)
 - a. Family Room and Gameroom
4. Prewire for Phone/Data Location with (1 cat 5e and 1 cat 6)
 - a. Study, Kitchen, Master Retreat, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5
5. Prewire for Door phone location with (1 cat 5e and 1 cat 6)
 - a. Entry
6. Prewire for Automation Cat 5 and Network Cat 6 with(1 cat5e 1 cat 6)
 - a. Backyard Stubout / Future Pool Control
7. Equipment Room to consist of
 - a. 1 Legrand ENP 4250 42 inch Enclosure with hinged cover
 - b. 1 Prewire for Demarc location (2 RG6 Coax, 2 Cat 5e, 1 Duplex Multimode Fiber)
8. Prewire for wifi network locations with (1 – cat 6)
 - a. 4 locations to be determined
9. Prewire only for Camera Locations with (1 cat6)
 - a. 8 locations to be determined
10. Alarm / Security System – Prewire and trim the following
 - a. 3 keypads – Front Door, Garage Entry, Master Bedroom
 - b. All Operable Exterior Doors
 - c. 2 Motion Detectors
 - d. 6 Glass Breaks
 - e. 2 Interior Sirens
 - f. 1 Exterior Siren

- g. Smoke and Heat Detectors by code

INSULATION

1. Open Cell Foam Insulation installed as follows
 - a. Roof Deck – 5.5 inches – (R20)
 - b. Exterior Walls – 3.5 inches – (R13)
 - c. Demising Walls – 3.5 inches – (R13)
 - d. Cold Floor – 3.5 inches – (R13)

SHEETROCK

1. 5/8" sheetrock to be installed on all walls throughout house
2. 5/8" sheetrock to be installed on all ceilings throughout house
3. Level 4 smooth wall finish to be applied to all walls
 - a. This allows for no texture on the walls and a flat paint to be applied.
 - b. Shower walls to have Permabase™ or equal installed at walls and purple water-resistant sheetrock at ceilings

WALL / PAINT / TRIM/CABINETS

1. Interior and exterior paint to be Sherwin Williams brand paint
2. Wall colors will be flat sheen and trim, doors, and cabinets will be eggshell sheen
3. Up to a total of 6 different wall and ceiling colors, 3 trim colors, and one stain color can be chosen
4. Windows and doors to have square corner kerf detail
5. Base boards are as follows:
 - a. First floor areas to have 10" one piece base board
 - b. Second floor areas to have 8" one piece base board
6. Cabinets:
 - a. Cabinet locations in house will be built according to plans
 - i. Cabinet exteriors will be built with paint grade material unless otherwise noted
 - ii. Inside of drawer boxes will have clear coat plywood
 - b. Cabinet doors and drawer style to be determined
 - c. Blum Under mount slides will be used throughout house, kitchen only to have soft close.
 - d. Base cabinets to have 1 fixed 12" shelf
 - e. Closet rods will be round metal
 - f. Finish and Cabinet hardware which consist of the following are to be determined,
 - i. Cabinet knobs, cabinet pulls, special hinges, closet valet rods, special cabinet hardware, door knobs, door pulls, door stops, hinge stops, and any other finish hardware.

INTERIOR DOORS

1. Interior doors to be solid core 1 3/8" 2 panel paint grade Solid Core doors
2. Doors will be pre-bored to accept standard hardware, not mortise style
3. Door hinges to be painted same color as doors
4. Any doors to garage or attic areas to be fire rated and weatherstripped

GLASS, MIRRORS, AND SHOWER DOORS

1. All Glass, Mirrors, and shower doors to be selected within specified allowance in Exhibit A

INTERIOR TILE WORK

1. Interior floor tile will be installed over a "mud bed" to ensure a level floor
2. Tile patterns to be straight, broken joint, or diagonal (standard patterns)
3. Tile work in showers will be installed over Permabase or equal cement board with thin set
4. Tile backsplashes to be installed with thin set material
5. Natural stone to be sealed as required
6. Tile edges to be finished with Schluter material
7. Tile selections have been selected for upstairs baths and game room backsplash only

FLOORING

1. All flooring material is as specified on plans; i.e. tile floor or wood floor
2. Wood Flooring to be [9" wide prefinished engineered Villa Blanca Rioja](#)
 - a. Wood floor allowance is installed, meaning it includes material and labor
3. See finish schedule for tile flooring that has been selected to date

APPLIANCES

1. Appliances to be a [Subzero Wolf Package](#) in kitchen specific models are to be determined as follows
 - a. Kitchen
 - i. Range - 60" Wolf range – DF60650DG/S/P
 - ii. Vent Hood Liner – BEST – CP57e602SB
 - iii. Remote Hood Blower – Best - EB15
 - iv. Fridge/Freezer – Subzero – BI-48S/S/PH
 - v. Dishwasher – Bosch – SHV878ZD3N
 - vi. Refrigerator Drawers – Sub Zero – ID24R
 - vii. Microwave – Wolf – MD24TE/S
 - b. Wet Bar
 - i. Icemaker – Scotsman 15" – SCCP50MB-1SS
 - ii. Wine Column – Subzero 24" – IW-24-RH
 - c. Butler's Pantry
 - i. Dishwasher – Bosch – SHV878ZD3N
 - d. Pantry
 - i. Fridge – GE 23.1 Cu. Ft. – GWE23GYNFS
 - e. Gameroom
 - i. Microwave – WM30516HZ
 - ii. Refrigerator – Uline 24" – UHBV024-SG01A

ROOF

1. Composition shingle roof to be 30-year dimensional shingles in weather wood color
2. All applicable roof flashing to be done by roofers
3. Decorative chimney caps will be prefinished metal

FLASHING

1. Windows will be head flashed according to code and common construction practice
2. Head wall and roof intersections will receive appropriate head wall flashing
3. Exterior doors will be installed with door pans
4. Exterior balconies will be flashed according to common construction practices and applicable codes

EXTERIOR ELEMENTS

1. All brick elements and details are as shown on plans
2. Brick is Old Texas brand brick, and Old Bayou Style
3. Garage doors will be carriage style, stain grade cedar doors with ½ horsepower belt drive opener
4. All porch ceiling, balcony ceilings, and lanai ceiling to have 1x6 V-groove pine ceiling material with a standard stain color, this doesn't include any faux finishing
5. All decorative beams and corbels are per plan

WINDOWS

1. Aluminum clad exterior, with paint grade pine interior, window brand is Sun Windows
2. Double pane Low e glass
3. Casement crank type operation only in areas required by code, all other windows to be fixed.

EXTERIOR DOORS

1. Aluminum exterior with prefinished black color
2. Double pane low e glass
3. 3-point locking system on all doors

4. Door hardware is included on exterior doors and will be ordered at the same time the doors are ordered
5. Front door to be custom Iron door with clear glass per plan
6. Brand of exterior Doors is Arcadia
7. Large sliding glass doors in gallery and family room, 10 foot tall by 45 feet wide with open corner.

GUTTERS

1. Gutters will be 6 inch ogee style gutters,
2. Downspouts will be round
3. Downspouts to be tied into underground drainage system
4. Gutters and downspout locations will be decided by the builder
5. Valley guards will be installed at all valleys and as builders see appropriate

DRIVES AND WALKS

1. Driveway will be colored concrete as per plan.
2. Front entry walk will be colored concrete pads per plan

EXTERIOR FENCING AND RAILING

1. 7 foot wood cedar fence to be installed along rear property.
2. 7 foot wood cedar fence to be installed right and left side property lines.
3. Automatic driveway gate to be installed at driveway at garage, builder to decide location of this gate and will be no more than 7 feet tall.

NOTE: THESE SPECIFICATIONS COMPLIMENT THE DRAWINGS FOR CONSTRUCTION. IN THE EVENT OF CONFLICT, BUILDER WILL DETERMINE WHICH GOVERNS. CONSTRUCTION IS AND WILL BE IN ACCORDANCE WITH ALL APPLICABLE CITY AND STATE BUILDING CODES

FINISH SCHEDULE:

Note: See sheets 6-12 for general finish information that applies to all rooms.

FIRST FLOOR DESCRIPTION:

FOYER:

- Custom made steel double front doors per plans
- Floor: wood, 9" wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1"x10" painted 1 piece base
- Lighting: Recess cans as per plans and specs
- Ceiling detail: Flat Ceiling

STUDY:

- Floor: Wood, 9" wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Custom built stain grade floating file cabinets on back wall
- Trim: 1"x10" stain grade base
- Doors: Stain grade glass French doors size per plan
- Lighting: Recess cans and decorative fixture

FORMAL LIVING ROOM:

- Floor: wood, 9" wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1"x10" painted 1 piece base
- Lighting: Recess cans per specs

DINING ROOM:

- Floor: Wood, 9" wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1"x10" painted 1 piece base
- Lighting: Chandelier and recess cans

BUTLERS PANTRY:

- Custom built paint grade cabinets with [stone top](#)
- Floor: Wood, 9" wide prefinished engineered Villa Blanca Rioja
- Walls and ceilings: Sheetrock, finished, painted
- Trim: 1"x10" painted 1 piece base
- Lighting: Recess cans
- Appliances: 1 dishwasher
- Plumbing: Sink and faucet
- Backsplash: [Ann Sacks Ermanno Geometric 24"x24" Gold on White](#)

MASTER BEDROOM

- Floor: Wood, 9" wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1"x10" painted 1 piece base
- Lighting: Recess cans and ceiling fan
- 36" Slimline SL-7-IFT Heat and Glo Direct Vent Gas fireplace
 - See surround allowance

MASTER BATHROOM

- Floor: Tile, [Dolomite 4"x12" white flooring in a herringbone pattern](#)
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1"x10" painted 1 piece base

- Countertops – [Petria Grey Marble](#)
- Lighting: Recess cans and wall sconces at vanities
- Custom built stain grade oak vanity cabinet with stone counter top
- Sinks: Undermount
- Closets: Custom job built paint grade clothing boxes/shelving with metal clothes rods and necessary supports, custom built-ins including dresser(s)
 - Closet floors to be wood, 9” wide prefinished engineered Villa Blanca Rioja
 - Stone countertop on packing island to be Petra Grey
- Tub: Freestanding tub with integral overflow drain
- Shower: (1) shower head, and 1 handheld, frameless glass enclosure and door
- Shower tile – Tile, [Dolomite 4”x12” white tile](#) in a herringbone pattern on back wall and 12”x24” Dolomite on side walls

SIDE ENTRY (REAR HALL/MUD ROOM):

- Floor: Wood, 9” wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1”x10” painted 1 piece base
- Lighting: Recess cans
- Custom built paint grade lockers (2 locker areas)

FORMAL POWDER BATH 1:

- Floor: Wood, 9” wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted ceiling
- Trim: 1”x10” painted 1 piece base
- Lighting: Wall sconces
- Commode and lavatory
- Custom built Floating Vanity with stone top and integral sink

FAMILY ROOM:

- Floor: Wood, 9” wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1”x10” painted one piece base
- Lighting: Recess cans and fixture
- FR 1042 FireRock 42” California Conventional Masonry Fireplace with 14” Simpson Dura-Tech Class A flue system, sealed damper, Flush Hearth and 2” Herringbone Firebrick interior in buff color

WET BAR:

- Floor: Wood, 9” wide prefinished engineered Villa Blanca Rioja
- [Custom built stain grade cabinets with black metal fronts](#)
- Custom built stain grade wine racks (oak) to match floors
- Walls and Ceilings: Sheetrock, finished, painted
- Lights: Recess cans and undercounter lights per plans.
- Appliances to include icemaker
- Counter to be natural stone [Deep Vermont Black](#)

POOL BATH:

- Floors: Tile, [Caspian Taupe Suede Finish 16x24](#)
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: Trim: 1”x10” painted 1 piece base
- Lighting: Recess can and walls sconces
- Custom job-built cabinet with stone top [Deep Vermont Black](#)

KITCHEN:

- Floor: Wood, 9” wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Lighting: Recess cans
 - Under cabinet lights with two fixtures over each island to be selected within allowance specified in Exhibit A
- Custom job-built paint grade cabinets
- Stone counter tops to be [Mont Blanc Quartzite material](#)
- Decorative tile backsplash to be [Riad Tile Snow 4”x4” Zellige Tile](#)
- Installation of appliances as shown on plan
- Sink: Kohler K-5540 Single bowl undermount sink 33” in wet island
- Vent Hood to be sheetrock and Venetian plaster finish
- Walk-in pantry with custom job-built paint grade storage shelves

BREAKFAST AREA:

- Floor: Wood, 9” wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1”x10” painted 1 piece base
- Lighting: Recess Cans and one fixture

STAIRS:

- Treads: stained wood, oak
- Risers: Paint grade wood risers
- Walls and Ceilings: Sheetrock, finished, painted
- Decorative wrought iron rail to be 5/8 round iron balusters with square iron handrail

GARAGE :

- Floor: Concrete with epoxy paint finish
- Walls and Ceilings: Sheetrock, finished, painted
- Lighting: Surface mount fluorescent lights to be selected within light fixture allowance
- Trim: 6” paint grade base
- Paint Grade storage cabinets as shown on plans
- Bypass valve for future whole house water filter

PAVILION VERANDA:

- Floor: Tile, [Caspian Taupe Suede Finish 16x24](#)
- Lighting: Recess cans and ceiling fan
- Walls: Brick per plans
- Ceiling: 1x6 V-groove pine stained
- Summer kitchen
 - Brick cabinets with stone countertop, as per plans. Stone to be selected within allowance specified in exhibit A
 - Appliances and access doors per plans
- FR 1042 FireRock 42” California Conventional Masonry Fireplace with 14” Simpson Dura-Tech Class A flue system, sealed damper, Flush Hearth and 2” Herringbone Firebrick interior in buff color
Surround to be same brick as walls

SECOND FLOOR DESCRIPTION:**GAME ROOM:**

- Floor: Wood, 9” wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1”x8” painted one piece base
- Lighting: Recess cans installed per plan

- Appliances shown are per plan
- Custom job-built paint grade cabinets
- Stone counter tops to be Vermont Deep Black

UPSTAIRS POWDER BATH:

- Floor: Tile
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1"x8" painted one piece base
- Lighting: Recess can and walls sconces
- Custom job-built paint grade cabinets with stone countertop

UPSTAIRS LAUNDRY ROOM:

- Floor: [24x24 Modern Textile White \(MT5024241PK\)](#)
- Custom made paint grade cabinets
- Connections for full size washer and dryer

SECONDARY BEDROOMS:

- Floor: Wood, 9" wide prefinished engineered Villa Blanca Rioja
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1"x8" painted one piece base
- Recess cans with ceiling fans
- Closet: Metal clothes rods, paint grade shelves per plan, with wood flooring same as bedroom

SECONDARY BATHROOMS:

- Tile: Tile selections for upstairs bath are as follows all from Daltile
 - Bath 2
 - Floor – 8x48 Unpolished District Slate (Item # SO498481P)
 - Wall Tile – 24x48 Diamond Carrara Polish (Item MA702448MZ1L)
 - Bath 3
 - [Floor – 12x4 Harbor Heather \(L24212241U\)](#)
 - Shower Floor – 1x3 Driftwood Blue (SWDB0013H)
 - Shower Walls – 3x9 Heather Harbor in Herringbone pattern (L242)
 - Bath 4
 - Floor – 12x24 Unpolished Union Smoke (SO4812241P)
 - Shower Floor – Same as above cut to 4x4
 - Shower Walls – 6x6 Hexagons Sky Blue (RS3366HEX1P)
 - Bath 5
 - Floor – 24x24 Modern Textile White (MT5024241PK)
 - Tub/Shower Walls – 4x12 MOD Wall Tile (MY96412MOD1P2)
 - Upstairs Powder
 - [Floor - 12x24 Casper Grey \(IC1212241PK\)](#)
 - Down Powder
 - Floor – 24x24 Sable Black Polish (IC1524241LK)
- Walls and Ceilings: Sheetrock, finished, painted
- Trim: 1x6 painted finger jointed pine base with cap
- Lighting: Recess cans and Sconces to be selected as part of lighting allowance specified in Exhibit A
- Custom built paint grade vanity cabinets with full extension slides
- Sinks: Undermount white bowl

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