

# © Dorian - Luxury Specifications

## GENERAL SPECIFICATIONS

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE\*
- ♣ LEVEL 2 WOOD CABINETS WITH 42" UPPERS IN KITCHEN, RAISED VANITIES IN ALL BATHS AND 30" UPPER CABINETS OVER WASHER AND DRYER ONLY WITH CROWN INCLUDING TOE LIGHTING IN MASTER BATHROOM
- ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN WITH LED LIGHTING
- ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK
- ♣ 3 CM GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS WITH SQUARE UNDERMOUNT SINKS, AND (2) BENCH SEATS
- ♣ STAINLESS STEEL UNDERMOUNT SINK IN BASE CABINET WITH GRANITE COUNTERTOP IN LAUNDRY ROOM
- ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT, EXCEPT BATHS AND NOOK
- ♣ FRAMELESS 3/8" CLEAR GLASS SHOWER ENCLOSURE WITH CHROME HARDWARE IN MASTER BATH TO THE FLOOR
- ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH
- ♣ PLANK TILE UP TO 36" IN FOYER, KITCHEN, DINING/OFFICE, GREAT ROOM, LAUNDRY, NOOK, BOTH BATHS, HIGH TRAFFIC WALKWAYS, WITH TOTAL COVERAGE UNDERLAYMENT
- ♣ CARPET BEDROOMS AND CLOSETS WITH 8# PAD\*
- ♣ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
- ♣ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS
- ♣ 8' TALL CORNER MEET SLIDING GLASS DOORS IN GREAT ROOM/NOOK
- ♣ CHAIR RAIL STANDARD IN OFFICE
- ♣ OFFICE WITH (2) 2080 CLEAR GLASS POCKET DOORS
- ♣ WALK-IN CLOSET AT BEDROOM #2
- ♣ 5 1/4" CROWN MOULDING AT COFFER IN GREAT ROOM AND NOOK
- ♣ 5 1/4" BASEBOARDS THROUGHOUT
- ♣ 9'4" CEILINGS THROUGHOUT
- ♣ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
- ♣ ALCOA ALUMINUM SOFFIT AND FASCIA
- ♣ 6" GUTTERS WITH DOWNSPOUTS AT FRONT ELEVATION ONLY
- ♣ TRIPLE HINGED PRE-HUNG DOORS
- ♣ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
- ♣ SOLID CORE DOOR FROM HOUSE TO GARAGE WITH SELF CLOSING HINGES
- ♣ 2 COATS OF SATIN ACRYLIC PAINT (ROLLED) ON INTERIOR, (1) CONTRAST WALL PAINT COLOR VS. WHITE DOOR/TRIM COLOR
- ♣ SATIN ACRYLIC PAINTED STUCCO EXTERIOR FINISH INCLUDING INTERIOR GARAGE WALLS
- ♣ SCHLAGE STANDARD HANDLE SET ON FRONT DOOR AT ENTRY
- ♣ SCHLAGE LEVER STYLE STANDARD INTERIOR DOOR HARDWARE
- ♣ RECESSED AIR HANDLER
- ♣ STUCCO SIDING WITH STANDARD CORBEL OVER RAISED ENTRY
- ♣ GARAGE DOOR OPENER PACKAGE INCLUDING A 1/2 HP CHAIN DRIVE LIFTMASTER MY Q OPENER WITH TWO CONTROLS, KEYLESS ENTRY PAD, A DELUXE WALL CONSOLE AND REVOLVING CODE
- ♣ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
- ♣ INTERIOR DESIGN SUPPORT

### \* ALLOWANCES:

- APPLIANCE ALLOWANCE - \$3,500
- DECORATIVE LIGHTING ALLOWANCE - \$1,000
- DECORATIVE FAN ALLOWANCE - \$500
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,900
- CARPET - \$24. PER YARD

## STRUCTURAL

- ♣ MONOLITHIC CONCRETE FOUNDATION ON TERMITE TREATED SOIL WITH GUARANTEE
- ♣ CONCRETE BLOCK AND/OR FRAME CONSTRUCTION
- ♣ ENGINEERED LINTELS
- ♣ ENGINEERED ROOF TRUSS SYSTEM WITH STORAGE TRUSSES IN GARAGE
- ♣ 2" X 4" INTERIOR STUDS ON 16" CENTERS
- ♣ REINFORCED CONCRETE DRIVEWAY - 865 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR - CLOPAY (160 MPH)
- ♣ 28 GAUGE STEEL HURRICANE STORM PANEL SYSTEM
- ♣ 18" OVERHANGS WITH ALUMINUM F-CHANNEL SOFFIT SYSTEM
- ♣ OUTDOOR KITCHEN ROUGH-IN ONLY

## PLUMBING

- ♣ PEX OVERHEAD WATER LINES AND PVC DRAIN LINES
- ♣ MOEN ARBOR OR DELTA MATEO BRUSHED NICKEL KITCHEN PULL-DOWN FAUCET
- ♣ KOHLER WELLWORTH COMFORT HEIGHT ELONGATED TOILETS WITH SOFT CLOSE SEATS
- ♣ 50 GALLON ENERGY SAVER WATER HEATER
- ♣ MOEN EVA OR DELTA ASHLYN SERIES CHROME SINGLE HOLE FAUCETS INCLUDING WIDESPREAD AT MASTER BATH VANITIES
- ♣ THREE OUTSIDE HOSE BIBS
- ♣ WASHER/DRYER HOOK-UPS
- ♣ ICE MAKER LINE TO KITCHEN
- ♣ AIR SWITCH FOR GARBAGE DISPOSAL

## ENERGY EFFICIENCY

- ♣ STRAIGHT COOL SYSTEM (16 SEER) WITH RETURNS IN ALL ROOMS
- ♣ R-20 OPEN CELL FOAM INSULATION OVER LIVING AREA ROOF DECK INCLUDING ALL EXTERIOR FRAME WALLS
- ♣ PROGRAMMABLE DIGITAL THERMOSTAT
- ♣ WHITE VINYL, NON-IMPACT, LOW E INSULATED, WINDOWS
- ♣ ALUMINUM, NON-IMPACT, LOW E INSULATED, SLIDING GLASS DOORS
- ♣ R-6 DUCT INSULATION
- ♣ 3/4" INSULATION BOARD ALL OUTSIDE BLOCK WALLS

## ELECTRICAL

- ♣ 200 AMP SERVICE WITH ALL COPPER WIRING FROM PANEL BOX
- ♣ CARBON MONOXIDE/SMOKE DETECTORS PER CODE
- ♣ GFI SAFETY OUTLETS IN ALL WET AREAS
- ♣ OUTSIDE WEATHERPROOF GFI OUTLETS PER CODE
- ♣ ARC FAULT CIRCUIT BREAKER PROTECTION IN REMAINING LIVING AREAS
- ♣ LED RECESS LIGHTING THROUGHOUT
- ♣ ROCKER TYPE DECORA SWITCHES WITH (2) DIMMER SWITCHES
- ♣ WASHER / DRYER OUTLETS 4 TV'S @ 5' AFF / 1 CAT5E PHONE JACK / 6 FAN ROUGH-INS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATH
- ♣ LIGHTED DOOR CHIME
- ♣ 1 FLOOR OUTLET WITH PVC TRIM AND SWITCH

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