



BENJAMIN P. BUTERA A.I.A.

51 W GRANADA BLVD | ORMOND BEACH, FL 32174 | WWW.BUTERADESIGNS.COM | P 386 676 2789 | F 386 676 3162 | AA26001445

May 12, 2011

Kearney Custom Residence

Dear Potential Contractor,

Enclosed are the design development drawing for the Kearney Residence. Also enclosed are owner specifications for the finishes to be used in the home. There is an existing structure on the site which we will require a demolition bid as well.

Please return the design development package we have provided along with your initial bid and construction time allotment to our offices by Wednesday May 25, 2011 before 5:00 pm.

This residence will be an aesthetic and iconic structure in this area and we are seeking a team member who illustrates the integrity of the design and our client's expectations.

Good Luck!

Contact David@Buteradesigns.com with any questions.

Sincerely,

Benjamin P. Butera

Benjamin P. Butera

Exterior

Roofing

Deck Defense High Performance roof underlayment vs Fiberglass felt

Owens Corning- Oakridge

or

CertainTeed –Landmark

No gutters

Lightning rods vs whole house surge protector

Insulation- (non-allergenic if possible- HeatLok Soy)

Spray foam insulation on underside of attic roof

Spray foam insulation injected in block?

Fiberglass insulation in walls

Humidifier in attic?

Siding – Fiber cement

Nichiha Shake Plus or James Hardy Hardie Shingle Staggered Edge

All seams caulked

Garages

Flooring – Epoxy

Garage Cabinetry and interior closets to be priced separately (California Closets – Melissa will quote)

Garage Doors – aluminum doors with windows

Pull down stairs to attic in each garage

Fixed windows

Plastered interior walls

Utility tub in north garage

Front courtyard and landscaping

Sod

Sprinklers – reclaimed water connection?

Landscape lighting

Stamped concrete with paver accents

Driveway

Two driveway columns – stone (one with mailbox)

Three Sylvester Palms

Pindo Palms

Additional low plants

Backyard

Four foot aluminum fence – three gates – from rear corners to north and south property lines and enclosing the entire rear property

Sod vs. artificial turf www.justlikegrass.com

Landscape lighting

Gas torches - four

Gas fire pit
Free form swimming pool – saltwater – no floor cleaning system
Beach approach shallow end
Fountains on each side of the pool entrance
Fiberglass drop in spa
Stone tile decking
Gas pool and spa heater- (link AC to pool to provide hot winter from excess heater overflow?)
Confederate Jasmine around fencing
Sylvester Palms –two
Fruit trees – two
Additional low plants
Built in grill/sink/bar area – using home siding and/or stone – granite top – refrigerator- green egg smoker
Corner serving area – cabinet with granite top
Patio ceiling – faux wood paneling
Speakers – two in living area and two landscape Bose by pool
Natural stone pavers- shell stone, travertine, tumbled marble

Exterior lighting

Recessed soffit lighting
Front entry – two carriage lamps- possibly gas

Interior

Hallways

Wooden railings and square balusters for stairway
Chandelier in stairwell (lifts needed?)
Chandelier in foyer over front door (lifts needed?)
Blinds downstairs hallway and stairs- automated

Interior Doors

Eight foot solid doors with circle design
Upstairs laundry, men's room office glass decorative doors

Kids bedrooms

Ceiling fan in each room
Flat wall plaster
Knock down textured ceilings
Wall indent for tv's – cable and electric
Blackout blinds
(Closets quoted separately)

Kids bathrooms

Tiled showers and floors
No thresholds for shower entry

Glass shower enclosure - frameless
Granite topped vanity
Medicine cabinets – built in deep
Toilets – comfort height (tall) elongated Kohler
Shower exhaust fan built into recessed light(s)

Gym

Ceiling fan
Indention with cable and electric for tv
One wall mirrored

Laundry – upstairs

Front load washer and dryer with pedestals (gas or electric?) Whirlpool Duet
Utility sink
Cabinets – California Cabinets (priced separately)
Floor drain
Drip pans
Electric shut off valves

Master Closet

California closets (priced separately including safe in island)
Chandelier

Master Bedroom

Ceiling fan
Indention with electric and cable for tv
Blinds
Sconce lighting on each side of bed
Flat plaster walls
Beverage center refrigerator with panel

Master Bathroom

Ceiling fan
Medicine cabinets built in deep
Vanities with granite tops
Toilets – comfort height (tall) elongated Kohler
Shower exhaust fan built into recessed light(s)
Shower enclosure – glass frameless
Shower – no threshold entry
Freestanding tub

Game Room

Ceiling fan
California closets – quoted separately
Indention for tv including electric and cable
Blinds

Guest bedroom

Ceiling fan
Indention for tv
Two lighting sconces

Office

Ceiling fan
Train shelf surrounding room
Indention for tv
California Closets cabinets and storage (priced separately)
Beverage refrigerator Marvel- fridge/ ice maker 6CIM

Pool bath

Tiled floor and shower
Vanity with granite
Toilet – comfort height elongated Kohler

Interior and exterior door hardware

Lever latch set hardware with satin nickel finish

Family room

Stone fireplace – hearth on floor
TV above mantle – indented (Preferred to be as low as possible)
Vent-free gas fire logs
Cabinetry on each side of fireplace – similar to kitchen cabinets
Built in seating / table
Blinds
Coffered ceiling

Dining room

Chandelier
Hidden door to butler's pantry

Butler's pantry

Cabinets to match kitchen
Warming drawer – Dacor Integrated IWD 30"

Bar

Ice maker – Uline or Electroluxe
Elkay Mystic *Martini sink*
Cabinetry to match kitchen
glass counter tops
Stone accent wall
Fridge drawers- GE Monogram with panel zidi240bii

Foyer

Floor- tile and wood checkerboard pattern

Kitchen

white inset doors
to the ceiling
island in dark wood cabinets
granite countertops- granite and butcherblock on island
mirror backsplash or matching granite
stone surround around cooktop
Sharp microwave drawer 30" – KB-6525PS
Bosch dishwasher 24" – shv65p03uc with cabinet panel front
Blanco Precision 16" R10 super sgl bowl stainless steel sink w/ 16: drain or
Kohler k-3761 stages 45" stainless steel sink
Gas cooktop- GE monogram – zgu385nsm(ss)
GE Monogram 36" all fridge w/ panels ZIR360NXLH
GE Monogram 36" all freezer w/ panels ZIF360NXRH
Double wall ovens – Kenmore Pro 30" dbl wall oven

Trim

Crown molding in guest bedroom, dining room, pool bathroom
5 ¼" ogee base
Wood window sills
No jam and casing- return drywall around windows

Other

Security system
Impact resistant windows and doors with screens and retractable screens for French doors- double hung
and casement style- Low E on rear (west) facing windows (price diff bet wood-clad and aluminum)
MERV filtration and UV lights in AC unit (or similar product)
Gas tankless hot water heaters
Wood flooring- low VOC glue
Mohawk- Brandee plains, Armstrong century farm- walnut summer white
All tile rectified through body
No VOC interior paint- Sherwin Williams Harmony series
Gloss paint on trim and doors- oil B Moore Natura
Central vac
Whole house water softner system?
Wired for generator

From street to house- run underground FPL, Bighthouse, phone