

TAMPA BAY CITY LIVING

NORTH A TOWNHOMES BUILDER SPECIFICATION SHEET

Foundation	❖ 8" CMU Stem Wall With Monolithic Footings
Masonry Slab	❖ Slab 4" Thick With Fiber Mesh or Metal Wire
Masonry Walls	❖ 8" CMU Foundation, Exterior Side Walls and Unit Partition Walls
Exterior Structural	❖ 6" Structural (SYP) Wood Studs on Front and Rear Walls ❖ 8" CMU Exterior Side Walls and Unit Partition Walls ❖ TYP 3 Coat 7/8 Thick Stucco Over 1/2" Plywood With Tyvek House Wrap
Framing	❖ Interior Walls 2x4 and Exterior 2x6 (SYP) ❖ 9'-10' Ceiling Heights
Trusses	❖ Floors Trusses: Engineered Wood Trusses 1'4" OC With 18" Depth ❖ Roof Trusses: Engineered Wood Trusses 24" OC. ❖ Roof Trusses <u>Are Not</u> Engineered For The Weight Of a Hot Tub.
Interior Stairs	❖ Wood Flooring Materials on all Stairs Treads and Risers
Countertops	❖ 3cm Quartz
Cabinets	❖ Solid Wood White Shaker Style Cabinets Throughout
Insulation	❖ R-30 in Garage Ceiling and Third Floor Ceiling ❖ R-19 in Exterior Wall Framing ❖ Fi-Foil on All Masonry Walls
Roof	❖ TPO Mechanically Fastened and Welded Over Isoboard
Front Door	❖ 8' Masonite Door With Impact Glass
Overhead Garage Door	❖ 16' x 7' Flush Panel ❖ 3/4 HP Liftmaster Opener With 2 Clickers and Keypad
Windows	❖ Residential Windows: MI Impact Rated
Shower Enclosures	❖ Frameless Glass in Master Shower and First Floor Shower Only
Mirrors	❖ 1/4' Clear Mirrors Standard in all Bathrooms
Bathroom Accessories	❖ <u>No Bathroom Accessories</u> Such as Towel bars or TP Holders are Included
Stucco	❖ 5/8" Sand Finish Stucco on CMU Walls ❖ 7/8" on Wood Framed Walls With 3/4" Projected Stucco Over Wire Lath ❖ Interior Garage and Demising Walls are Block Finish Stucco

Gypsum Drywall	<ul style="list-style-type: none"> ❖ Finish: Orange Peel on Walls and Knockdown on Ceilings ❖ Garage Ceiling 5/8" Type X Gypsum Drywall Board
Tile	<ul style="list-style-type: none"> ❖ First Floor and Bathroom on First Floor ❖ Bathrooms on Third Floor ❖ Kitchen Backsplash ❖ Fourth Floor Rooftop Foyer
Wood	<ul style="list-style-type: none"> ❖ All Interior Flooring Less Tile Areas
Painting	<ul style="list-style-type: none"> ❖ Exterior: Primer and Two Coats ❖ Exterior: One Color For Body and One Color For Trim ❖ Interior: Prime and Two Coats ❖ One Interior Neutral Color Throughout The Unit (Flat Paint) ❖ Flat White Ceilings ❖ White Semi-Gloss Latex on Trim and Doors ❖ Sherwin Williams Paint Products
Closet Shelving	<ul style="list-style-type: none"> ❖ MDF Wood Closet Shelving (White Color). Master Closets and Storage or Linen Closets are Excluded From The Builder Package
Appliances	<ul style="list-style-type: none"> ❖ Stainless Steel Whirlpool (See Additional Design Spec Sheets)
HVAC	<ul style="list-style-type: none"> ❖ 1st Floor HVAC System: 1.5 Ton Comfortmaker Heat Pump Split System With 5 KW Auxiliary Heat Strip 14 SEER Rating. ❖ 2nd and 3rd Floor HVAC System: 3 Ton Comfortmaker Heat Pump Split System With 5KW Auxiliary Heat Strip 14 SEER Rating. ❖ Exhaust Fans: Broan 50 CFM
Plumbing	<ul style="list-style-type: none"> ❖ See Additional Design Spec Sheets ❖ 50 Gallon Electric Water Heater
Electrical	<ul style="list-style-type: none"> ❖ Residential: 150 AMP Service ❖ LED Strip Lights or Equivalent in Closets and Garage ❖ Light Fixtures: See Additional Design Spec Sheets ❖ 6" Recessed Can Lighting Package With LED Trims
Low Voltage	<ul style="list-style-type: none"> ❖ Quad-Shielded Coaxial Cabling: Includes Dedicated Home Run and Video / Internet Runs Throughout the Unit and CAT5 Prewire