

TAMPA BAY CITY LIVING

DISTRICT 7 TOWNHOMES BUILDER SPECIFICATION SHEET

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| Foundation | ❖ 8" CMU Stem Wall With Monolithic Footings |
| Masonry 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 2' OC With 16" Depth ❖ Roof Trusses: Engineered Wood Trusses 24" OC. ❖ Roof Engineering For Hot Tub: Unit Specific 6'X6' Area (36SF) Loaded At 90# PSF Dead Load For A Total of 3,240lbs. This Area Can Support A 2-4 Person Hot Tub Under 3,000 LBS Full Of Water With People. This Is The Maximum Capacity. All Units Must Be Approved By HOA. |
| 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 Doors | ❖ 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: CGI Sentinel With Impact Glass |
| 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 Or To Be Installed By Builder. |

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| Stucco | <ul style="list-style-type: none"> ❖ 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 ❖ Second Floor balcony |
| Wood Flooring | <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 <u>Are Excluded</u> From The Builder Package |
| Appliances | <ul style="list-style-type: none"> ❖ Stainless Steel Bosch (See Additional Design Spec Sheets) |
| HVAC | <ul style="list-style-type: none"> ❖ 4 Ton Comfortmaker Heat Pump Split System With 5KW Auxiliary Heat Strip And 14 SEER Rating. ❖ Exhaust Fans: Broan 50 CFM |
| Plumbing | <ul style="list-style-type: none"> ❖ See Additional Design Spec Sheets ❖ Water Heater: Rinnai Tankless Gas Heater |
| Fire Sprinkler System | <ul style="list-style-type: none"> ❖ NFPA 13 R With CPVC Piping Installed Above Ceilings |
| 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. Project To Be Roughed In Only. Ends To Be Trimmed By Buyer LV Tech. |