

# TAMPA BAY CITY LIVING

## DAVIS ISLAND TOWNHOMES BUILDER SPECIFICATION SHEET

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 18" Depth ❖ Roof Trusses: Engineered Wood Trusses 24" OC.
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 ❖ GAF Dimensional Shingles
Front Doors	❖ 8' Masonite Door With Impact Glass
Overhead Garage Door	❖ 16' x 7' Flush Panel With Windows Top Panel ❖ 8500W Side Mount Liftmaster Opener With 2 Clickers And Keypad
Windows	❖ Residential Windows: MI Series 1620 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	❖ <b><u>No Bathroom Accessories</u></b> Such As Towel Bars Or TP Holders Are Included Or To Be Installed By Builder.
Stucco And Siding	❖ 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

	<ul style="list-style-type: none"> <li>❖ Hardie Cement Board Siding Front And Back Walls</li> </ul>
Gypsum Drywall	<ul style="list-style-type: none"> <li>❖ Finish: Orange Peel On Walls And Knockdown On Ceilings</li> <li>❖ Garage Ceiling 5/8" Type X Gypsum Drywall Board</li> </ul>
Tile	<ul style="list-style-type: none"> <li>❖ Garage To Unit Entry Steps</li> <li>❖ Bathrooms On Second Floor</li> <li>❖ Bathrooms On Third Floor</li> <li>❖ Kitchen Backsplash</li> </ul>
Wood Flooring	<ul style="list-style-type: none"> <li>❖ All Interior Flooring Less Tile Areas</li> </ul>
Painting	<ul style="list-style-type: none"> <li>❖ Exterior: Primer And Two Coats</li> <li>❖ Exterior: One Color For Body And One Color For Trim</li> <li>❖ Interior: Prime And Two Coats</li> <li>❖ One Interior Neutral Color Throughout The Unit (Flat Paint)</li> <li>❖ Flat White Ceilings</li> <li>❖ White Semi-Gloss Latex On Trim And Doors</li> <li>❖ Sherwin Williams Paint Products</li> </ul>
Closet Shelving	<ul style="list-style-type: none"> <li>❖ MDF Wood Closet Shelving (White Color). Master Closets And Storage Or Linen Closets <b><u>Are Excluded</u></b> From The Builder Package</li> </ul>
Appliances	<ul style="list-style-type: none"> <li>❖ Stainless Steel Bosch (See Additional Design Spec Sheets)</li> </ul>
HVAC	<ul style="list-style-type: none"> <li>❖ 1st And 2nd Floor HVAC System: 3.5 Ton Comfortmaker Heat Pump Split System With 8 KW Auxiliary Heat Strip 14 SEER Rating.</li> <li>❖ 3rd Floor HVAC System: 1.5 Ton Comfortmaker Heat Pump Split System With 5KW Auxiliary Heat Strip 14 SEER Rating.</li> <li>❖ Exhaust Fans: Broan 50 CFM</li> </ul>
Plumbing	<ul style="list-style-type: none"> <li>❖ See Additional Design Spec Sheets</li> <li>❖ Water Heater: Rinnai Tankless Gas Heater</li> </ul>
Electrical	<ul style="list-style-type: none"> <li>❖ Residential: 200 AMP Service</li> <li>❖ LED Strip Lights Or Equivalent In Closets And Garage</li> <li>❖ Light Fixtures: See Additional Design Spec Sheets</li> <li>❖ 6" Recessed Can Lighting Package With LED Trims</li> </ul>
Low Voltage	<ul style="list-style-type: none"> <li>❖ 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.</li> </ul>