

TAMPA BAY CITY LIVING

EDGE TOWNHOMES BUILDER SPECIFICATION SHEET

Foundation	<ul style="list-style-type: none"> ❖ 8" CMU Stem Wall Filled Solid With Monolithic Footings ❖ Termite Treatment Applied Under The Building Slab
Masonry Slab	<ul style="list-style-type: none"> ❖ 4" Thick With Fiber Mesh Or Metal Wire
Masonry Walls (CMU)	<ul style="list-style-type: none"> ❖ 8" CMU Stem Wall, Exterior Side Walls And Unit Partition Walls
Exterior Structural	<ul style="list-style-type: none"> ❖ 6" Structural (SYP) Wood Studs On Front And Rear Walls Sheathed With 1/2" CDX Plywood And Then Wrapped With Henry Blueskin MVP ❖ 8" CMU Exterior Side Walls And Unit Partition Walls ❖ TYP 3 Coat 7/8" Stucco Over 5/8" CDX With Henry Blueskin House Wrap
Framing	<ul style="list-style-type: none"> ❖ Interior Walls 2x4 (SPF) And Exterior Walls 2x6 (SYP) ❖ 9'-10' Ceiling Heights (Varies Per Floor) ❖ All Walls And Trusses Connected Per Hurricane Rated Building Codes
Trusses	<ul style="list-style-type: none"> ❖ Floors Trusses: Engineered Wood Trusses 2' OC With 16" Depth ❖ Roof Trusses: Engineered Wood Trusses 24" OC ❖ Roof Engineering IS NOT SUITABLE For Hot Tubs
Interior Stairs	<ul style="list-style-type: none"> ❖ LVP Wood Flooring Materials On All Stairs Treads And Risers ❖ Buyer Will Have Limited Builder Provided Selection Options
Countertops	<ul style="list-style-type: none"> ❖ 3cm Quartz ❖ Buyer Will Have Limited Builder Provided Selection Options ❖ Excludes: Rooftop Outdoor Bar & Grill (Upgrade Option Available)
Cabinets	<ul style="list-style-type: none"> ❖ Solid Wood Shaker Style Cabinets Throughout ❖ Brushed Nickel Cabinet Hardware ❖ Buyer Will Have Limited Builder Provided Color Selection Options ❖ Excludes: Rooftop Outdoor Bar & Grill (Upgrade Option Available)
Insulation	<ul style="list-style-type: none"> ❖ R-30 In Garage Ceiling And Third Floor Ceiling ❖ R-19 In Exterior Wall Framing (No Interior Walls Or Floors Insulated) ❖ Fi-Foil (M-Shield) On All Masonry Walls
Roof	<ul style="list-style-type: none"> ❖ TPO Membrane Mechanically Fastened And Welded / Over Isoboard / Over Peel & Stick Underlayment / Over Advantech X Factor Subflooring ❖ GAF Dimensional Shingles Over Peel & Stick Underlayment
Front Doors	<ul style="list-style-type: none"> ❖ 8' Masonite Door With Impact Rated Glass
Overhead Garage Door	<ul style="list-style-type: none"> ❖ 16' x 7' Raised (16 Panel) Impact Rated Door ❖ 3/4 HP Liftmaster Opener With 2 Clickers And Keypad

Windows	<ul style="list-style-type: none"> ❖ Residential Windows: CGI Sentinel (Bronze) With Impact Rated Glass ❖ No Blinds, Curtains Or Shutters Of Any Type Are Included
Shower Enclosures	<ul style="list-style-type: none"> ❖ Frameless Glass In Master Shower And First Floor Shower Only ❖ Bathtub Does Not Include Shower Glass Or Shower Curtain Rod
Mirrors	<ul style="list-style-type: none"> ❖ ¼' Clear Mirrors Standard In All Bathrooms (No Frames)
Bathroom Accessories	<ul style="list-style-type: none"> ❖ <u>Excludes All Bathroom Accessories</u> Such As Towel Bars, Shower Rods Or TP Holders Are Included Or To Be Installed By Builder Whatsoever.
Stucco	<ul style="list-style-type: none"> ❖ 5/8" Sand Finish Stucco On CMU Walls ❖ 7/8" On Wood Framed Walls With ¾" Projected Stucco Over Wire Lath ❖ Interior Garage And Demising Walls Painted Block Finish (No 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"> ❖ Bathroom On First Floor (Shower Walls & Floors) ❖ Bathrooms On Third Floor (Shower Walls & Floors) ❖ All Shower & Bathtub Tile Will Be To The Ceiling In Wet Areas ❖ Kitchen Backsplash ❖ Buyer Will Have Limited Builder Provided Selection Options
Trim	<ul style="list-style-type: none"> ❖ Finger Joint 5 ¼" Baseboards ❖ Finger Joint 3 ¼" Door Casing ❖ Finger Joint Window Sills With Skirt (No Casing) (Upgrade Option) ❖ 3-5 Panel Modern Hollow Core Interior Doors ❖ Brushed Nickel Door Hardware
LVP Flooring	<ul style="list-style-type: none"> ❖ LVP On All Interior Flooring Less Tile Areas ❖ Buyer Will Have Limited Builder Provided Selection Options
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) ❖ Buyer May Choose One Neutral Interior Wall Color Only ❖ 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>Base Package Is Included</u> With The Builder Package ❖ Closet Upgrade Packages Available (Upgrade Options)
Appliances	<ul style="list-style-type: none"> ❖ Stainless Steel Bosch Gas Package (See Additional Design Spec Sheets) ❖ Rooftop Wet Bar Mini Fridge: Simzlife 126 Can Or Similar ❖ Excludes: Rooftop Grill Or Outdoor Grill Hood (Upgrade Option) ❖ Excludes: Washer And Dryer (Buyer Must Purchase And Install)
HVAC	<ul style="list-style-type: none"> ❖ (2) 2 Ton Comfortmaker Heat Pump Split & Zoned (Per Floor) Systems With 5KW Auxiliary Heat Strip And 14 SEER Rating. ❖ Thermostats Operable And Temperatures Controlled Per Floor Zoning

	❖ Bathroom Exhaust Fans: Broam 50 CFM
Plumbing	❖ See Additional Design Spec Sheets ❖ Rinnai Tankless Gas Water Heater (In Garage) ❖ Excludes: Water Softener, Water Filter, Booster And Recirc Pumps Of All Types. Buyers May Install After Closing As Desired
Fire Sprinkler System	❖ NFPA 13 R With CPVC Piping Installed Above Ceilings ❖ Unit Independent Fire Monitoring System Provided By AFA
Electrical	❖ Residential: 200 AMP Service Panel Located In The Garage ❖ LED Strip Lights Or Equivalent In Closets And Garage ❖ Light Fixtures: See Additional Design Spec Sheets ❖ 6” Recessed Can Lighting Package With LED Trims ❖ Easy Hookup With Garage Location Of Panel For Electric Car Chargers
Low Voltage	❖ 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. ❖ Upgrade Packages Available For Early Buyers