



STANDARD FEATURES AND SPECIFICATIONS

STRUCTURAL

- Engineered, certified construction documents designed for full compliance to Florida Standards for Hurricane Resistant Residential Construction. (Separate Design Services Agreement)

SLAB AND MASONRY

- Independent 8" x 16" concrete footing with two course stem wall foundation block or integral monolithic concrete and steel foundation as determined by Builder and site conditions.
- Termite soil treatment under slab with Visqueen (6 mil) vapor barrier under concrete floors.
- 2500# PSI concrete slab with fiber mesh and continuous #5 rebar at all bearing locations.
- Integral concrete masonry structural shell with engineered precast window and door headers. Substantial elimination of wood-to-concrete joint construction with substantial deletion of all interrupting wood exterior walls to provide superior resistance to hurricane shear conditions.
- #5 steel reinforcing down rods in all engineered locations with continuous steel reinforced concrete poured lintel in top course of all masonry walls for improved strength and wind resistance.
- Steel hurricane straps embedded in 3000# PSI concrete lintel with #5 steel reinforcement bar continuous throughout.

INTERIOR WOOD FRAMING

- Minimum 2 x 4 nominal dimension wood studs in all frame walls.
- Wall framing 16" on center for stronger, more stable, straighter walls.
- Load bearing wall construction includes double top plate, galvanized steel plate-to-stud and plate-to-truss connectors.
- Load bearing openings in interior load bearing walls include 2 x 12 Southern Yellow Pine headers, dual "HD2A" or equivalent slab-to-stud connectors and engineered hurricane straps.
- Triple stud corners for stronger wall intersection.
- Cripple bracing all headers in non-load bearing walls.
- Pressure treated wood for bottom plates.
- American Plywood Association 1/2" CDX plywood with 15/32 panel stamp structural rated plywood sheathing at window locations and interior architectural details.

ROOF

- Engineered roof trusses with steel connectors at all truss-to-masonry, truss-to-frame and truss-to-truss attachment locations.
- Engineered lateral bracing at roof gable ends and ceiling diaphragm for improved hurricane resistant construction.
- American Plywood Association 5/8" CDX Plywood with 19/32 panel stamp structural rated plywood with panel sheathing clips, utilized exclusively for roof sheathing and all sheathing conditions.
- Eagle premium through color concrete roof tile, flat or barrel, including: Polyglass TU Plus peel and stick secondary membrane with galvanized steel drip edge in white baked enamel finish.
- Galvanized ridge vent with off-center installation for passive ventilation code applicability.

STUCCO

- Choice of texture finish for architecturally refined appearance.
- Application per ASTM Code #C926 requirements.
 - 5/8" average thickness directly applied on all exterior masonry surfaces.
 - 7/8" average thickness applied on all exterior metal lath surfaces.



HVAC

- A choice of Carrier or Trane 16 SEER high efficiency heating and cooling system custom designed to each house plan per State of Florida "Manual J" calculations.
- A choice of Carrier or Trane High Efficiency Heat Pump.
- Electrical auxiliary heater to heat pump, custom sized for each project.
- Honeywell Programmable or equivalent thermostat with white finish.
- Multiple filtered HVAC air returns, located in bedrooms and other strategic locations as determined by builder.
- Multiple independent supply duct system utilizing superior air distribution with ceiling grill locations.
- Substantially increased duct location positions for improved efficiency, comfort and temperature control.
- Ducting design zoned for all rooms including Master Bedroom walk-in closets.
- White aluminum multiple shutter adjustable louver supply grills.
- Exterior vented exhaust fans at Master Bathroom and commode, and Hall Bath locations standard.
- Ceiling suspension air handler installation providing increased garage floor space usability standard.

ELECTRICAL

- Minimum 200 AMP service breaker panel and meter box.
- Breaker panel surge arrestor.
- Copper wiring from meter box to breaker panel throughout home.
- Lithonia 5" recessed fixture housing with white interior baffle trim, all as per plan.
- Silent white Decora rocker switches.
- Prewired ceiling fan(s) located as per plan.
- Telephone, RG6 Quad Shield for Cable TV, 16 Ga.
- Exterior weatherproof outlets, located as per plan.
- Ground Fault Interrupt (GFI) receptacles located as per code.
- Arc Fault Interrupt (AFI) receptacles located as per code.
- Integrally connected 110V smoke detectors outside and in all sleeping areas.
- 1/3 HP garage door opener with two (2) transmitters.
- Front door chimes, Nutone Doorbell Model #4850.

PLUMBING

- Type L continuous copper supply lines overhead.
- Quick Recovery 52 gallon hot water tank where applicable.
- One isolated hard water hose bibb located prior to water service entry into home, plus two additional hose bibb locations as per plan. (Additional isolated hard water hose bibbs optionally available.)
- Optional pre-plumbed copper waterline loop only for future water softener installation or recirculating pump.
- Type L continuous copper lines under slab to supply island units where required.
- All water and sewer service laterals for 25' front setback conditions as per standard layout.

PLUMBING FIXTURES (Where applicable)

- Hanson Box for quick connection washing machine installation. Fiberglass Mustee #10 laundry tub with faucet, installed in base cabinet.
- Insinkerator Pro ES garbage disposal unit, ¾ hp.
- Kohler 'Brookfield' cast iron double bowl kitchen sink in white finish with Kohler 'Coralais' combination faucet and sprayer in White.
- Kohler 'Portrait' vitreous china lavatories in White, Almond, or Biscuit with Kohler 'Revival' chrome/polished brass faucets in Master Bath.
- Kohler model #1147 or # 1149 (as indicated per plan) non-jetted tub with Kohler 'Revival' chrome/polished brass tub deck and shower faucets at Master Bath. Kohler tubs available in the following colors: White, Biscuit, Almond, Innocent Blush, and Ice Grey
- Kohler 1.5 gallon 'Wellworth' elongated commode with Lustra seats available in White, Biscuit, or Almond.
- Kohler 'Pennington' vitreous china oval lavatories available in White, Almond, or Biscuit with Kohler 'Fairfax' single lever chrome faucet in Hall Baths.
- Kohler anti-scald plumbing valves in all shower and bath tub locations.



SLIDING GLASS DOORS AND WINDOWS

- Unique custom designed architectural windows for each front elevation.
- Vinyl clad wood framed window units. Architectural glazing patterns per Elevation.
- All windows and sliding glass doors are engineered to hurricane resistant standards.
- Window screen frames of roll formed aluminum as supplied by manufacturer.
- Sliding glass doors designed in 10', 8' and 8' with 2' structurally integral transom, all as per plan locations.
- Sliding glass door screen panels for locations outside standard screen enclosure are of roll formed aluminum with 18 x 16 mesh fiberglass screen cloth.

EXTERIOR AND INTERIOR DOORS

- Custom "One Lite Oak" 6'8" or 8' 0" double entry doors or single entry door with sidelite(s) to include additional Schlage dummy lockset, antique brass hinges, stain finish as per front elevation plan.
- Wood casing and trim as designed for specific plans.
- Fiberglass insulated 6'8" Garage Service Door.
- 24 gauge steel hot-dipped galvanized steel Garage overhead doors engineered to hurricane resistant standards.
- Fire rated Coventry door between living area and garage.
- Craftmaster solid core Coventry 4 panel 6'8" interior passage doors with 3.25" door casing.
- Three (3) hinge mounting on all 6'8" exterior and interior swing doors standard, Four (4) hinge mounting on all 8' exterior and interior swing doors standard. Hinge finish to match door handles.

INSULATION

Insulation standards designed for compliance recommendations of Florida Power Air Circulation.

Test (A.C.T.) program. Installing specifications to include:

- Insulation of R-30 certified Kraft faced batt in ceilings.
- Insulation of R-30 certified Kraft faced batt insulation in knee walls.
- Insulation of R-5.4 TUFF-R Celotex, or equal, foil faced rigid insulation providing combined R-9.4 exterior wall insulating composite value at exterior masonry block walls.
- Insulation of R-11 certified Kraft faced batt in wall between house and garage.
- Mastic sealed duct installation as per Florida Power Air Circulation Test (A.C.T.) program to include duct grill, duct to duct locations and duct to equipment locations.
- Caulked and foam sealed windows and openings throughout home.

HARDWARE

- Schlage or equivalent Durable Finish handleset with matching deadbolt and dummy handleset on front entry door.
- Schlage 'Accent' or equivalent Durable Finish lever handles with matching deadbolts on all exterior swing doors.
- Schlage 'Accent' or equivalent Durable Finish lever handles on all interior swing doors (Matching finish hinges).

ARCHITECTURAL DETAILS AND MILLWORK

- Entry Foyer, Living, Dining, Master Bedroom Entry Vestibule, Master Bedroom, and Study, custom designed two piece crown and ceiling plate molding.
- Colonial 5 1/4" Wood baseboard with Colonial 3 1/4" Door Casing throughout home.
- Architectural detailing including; entry foyer recessed niche, round stepback corners, unique wood sill and skirt detail, selective room recessed niches, multiple round corner detailed archways, Master Bath coffers, Kitchen and Breakfast Room soffit drops, soffit cornice, and pilaster details, individually designed for each project.



PAINT AND DRYWALL

- Sherwin Williams 'Loxon' Acrylic Primer (A24W300) with 'Loxon' Acrylic Coating (A24W301) on stucco surfaces.
- Sherwin Williams 'A-100' Alkyd Wood Primer (Y24W20) or 'Kilz' wood primer for all exterior wood applications.
- Sherwin Williams Builders Select Satin Exterior B-37 Series on fascia and exterior wood surfaces finishes.
- Sherwin Williams Classic 99 Alkyd S/G Enamel A40 Series for all painted insulated steel doors.
- Sherwin Williams "Masterhide" flat latex interior for wall and ceiling finishes.
- Sherwin Williams ProMar Lacquer Undercoater (B44WT1) with Promar #200 Gloss enamel (B35W201) interior doors and millwork finishes.
- Contemporary drywall finish with 'orange peel' or 'knockdown' drywall texture on all walls and ceilings.

CABINETRY

- Kitchen Cabinetry custom designed from among a selection of natural stain Maple.
- Kitchen Cabinetry design to include extended height 36" upper wall cabinets with one (1) full height pantry or broom closet.
- Under Cabinet LED 'Task' lighting with custom valance detail in stain selection to match Kitchen Cabinetry.
- Master Bath, and Hall Bath Cabinetry custom designed with solid wood furniture grade construction, in natural stain Maple woodgrain selections.
- Utility Room Cabinetry custom designed to include full laundry tub base per plan, 30" upper storage cabinets per plan, with clothes hanging bar in full valance construction, in natural stain Maple woodgrain selections.
- Standard selection of hardware for all cabinetry and vanity locations.
- Individually designed ventilated shelving in all closet locations including multi-tiered layout in Master Suite walk-in closet.

CABINETRY COUNTERTOPS

- Master Bath Granite slab countertop with 1 ¼" polished edge finish and Granite 4" backsplash.
- Kitchen Granite slab countertop with 1 1/4" polished edge finish.
- Countertops in Hall Bath and Utility room available in Corian, granite or laminate, budget permissive.

BATH SPECIALTIES

- Oversized custom mirrors installed full length of vanity including banjo extensions, as per plan, in all bath vanity locations. Preparation and installation specifications include mirror back paint, ground edges and mastic adhesive.
- Premium 'Alumax' brand floor mounted shower enclosures with 6' plus height in clear glass, narrow profile aluminum framework in standard silver finish, with low maintenance pivot door mounts with glass to glass butted corners, as per plan.

CERAMIC TILE

- Loggia, Foyer, Kitchen, Breakfast Room, Master Bath Vanity Area and Master Bath water closet, Hall Bath and Utility Room ceramic tile flooring selections with a retail material allowance of \$3 per square foot.
- Bath walls ceramic tile selections with a retail material allowance of \$3 per square foot.
- Ceramic tile flooring installed over 'cement mud build up' in shower areas.
- Ceramic tile installed over felt-backed metal lath and 'cement mud build up' on platform tub decks for optimum long term performance.
- Polymer grout is utilized at all grout locations for improved maintenance performance.

CARPETING (Where Applicable)

- Shaw Industries "Home Foundations" carpet selections with a retail value of \$23.25 per square yard installed over 7/16" 6 lb rebond pad or pad per manufactures specifications.



HOME MAINTENANCE

- Integrally connected 110V smoke detectors.
- Kohler anti-scald plumbing valves in all shower and bath tub locations.
- Garage door opener safety design includes photoelectric sensor for automatic door reverse for each garage door opener location.
- Schlage deadbolt locks on all exterior swing doors including Master Bedroom, Breakfast Room, Cabana Bath, interior to Garage to exterior location, and Garage to exterior location, standard.
- Copper wiring, including major appliances service, throughout home.

PROFESSIONAL SERVICES

- Professional architectural design services for individual client requirements to personalize home. Pricing will vary with design requirements, under separate contract.
- Personal appointment with professional Selection Consultant to coordinate selection of colors and finishes based on size of project. (Estimated time budgeted for projects with living area square footage up to 2500sqft – 10 hours. Up to 3500sqft – 15 hours.)
- OPTIONAL:
 - Personal appointment with Landscape Designer for personalized home landscape design and plant material selections. Landscaping and hardscaping design and installation not included in construction budget.
 - Personal appointment with Air Conditioning and Heating System Designer for household system analysis and equipment specifications.
 - Professional Home Energy Audit performed on entire structure.

MISCELLANEOUS NOTES:

- Personal consultations available for cabinetry selections, interior finishes, home security system and audio/video system design.
- PERMITS, FEES AND SURVEYS at additional cost to Owner
- Initial plot plan and tie-in survey budgeted by Builder where applicable. (Elevation Certificate and Final Survey requirements vary per building department and shall be Owner's expense.)
- Following Owner's plan approval, plan revisions may include additional architectural, engineering and permitting expenses and shall be completed at the Owner's expense.
- Specifications, optional features, terms and conditions are subject to change without notice. Builder reserves the right to substitute material specifications with materials of equal or better quality at his sole discretion. Builder reserves the right to modify design or specifications as may be required under statutory or regulatory rulings.