

Ocean View Villas Specification Outline

Fernandina Beach, Florida

May 26, 2005

SITEWORK

- Silt fencing, grubbing, grading, cut and fill, etc. required to place driveway and building pads at correct elevations.
 - Storm water retention and management will be comprised of an underground collection system with a bypass to existing storm systems.
 - Sanitary sewer collection, water line, and fire line systems.
 - Allowance for landscaping and irrigation.
 - Termite pretreatment for the slab-on-grade
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CONCRETE

- Foundations, slabs-on-grade, turn-down footings, sidewalks, driveways and all required components thereof.
 - The slab-on-grade will be placed as a floating slab and will consist of 4" thick, 3000 P.S.I. concrete reinforced with welded wire fabric. Control joints shall be cut into the slab-on-grade at 1/2" of the depth of the slab and at 20' on-center in each direction. Elevated decks are to be formed in place, post tension. Elevated slabs will consist of 8.5" thick, 5000 P.S.I concrete and will be reinforced with Grade 60 reinforcing steel.
 - All footings will contain Grade 60 steel reinforcing bars and 3000 P.S.I. concrete.
 - Sidewalks will consist of 3000 P.S.I. concrete placed on compacted fill.
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MASONRY

- Concrete Masonry Units (CMUs) required for the construction of the first floor walls and will receive the required vertical and horizontal reinforcing. All CMU work will have struck joints and will be waterproofed and un-painted in the garage. The limits of block work in the entire structure shall be parking, stair way tower and elevator hoist way.
 - Stone veneer on the exterior per plans. Stone is not included for the interior fireplace surrounds.
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METALS

- Metal required for uplift and structural requirements, aluminum balcony and veranda railings, and any other miscellaneous metals required for this project's completion.
 - Aluminum handrails will be placed at staircases and landings.
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WOOD & PLASTICS

- Mansard Roof shall be Pre-engineered trusses with sheathing.
- Cornice to be hardie fascia, 6" hardie trim, and vinyl soffit.
- Raised panel 1/2" overlay, thermofoil cabinets in kitchen and baths. Upper kitchen cabinets per plans, bathroom vanities to be 36" tall (countertop height). Granite Kitchen Tops with stainless steel under-mount kitchen sink, Synthetic Marble Bathroom Vanity tops with integral bowl. Colors to be selected from standard, base color selection.
- Raised panel 1/2" overlay, thermofoil base cabinets and thermofoil shelves in Great Room.

- Interior wood trim to be paint grade and finger-joint material. Crown, base, and casing per plans.

THERMAL & MOISTURE PROTECTION

- 24 Gauge, Standing Seam Metal Roof available in standard color with ridge vents.
- Flat roof to be standard torch-down or modified bitumen rolled roofing on a tapered slope rolled up the back of the mansard trusses.
- Insulation will consist of R-11 at exterior side walls, party walls, and R-30 in ceiling under slope roof areas.
- Aluminum gutters and downspouts.

DOORS & WINDOWS

- Anderson windows and patio doors. Picture windows with design pressure ratings.
- All window & door wood jambs to receive wood jamb extensions as needed.
- Interior doors are six panel, solid core or hollow core, per door schedule.
- Garage level doors to be 7'-0" and fire rated as required.
- Overhead Garage door is a roll up aluminum grill type doors. Door will have remote control electric door opener and individual controls.
- Door hardware to be lever style. Front door hardware to have "Elite" tarnish resistant guarantee.

FINISHES

- Interior walls will be framed with standard 25 gauge metal 3-5/8" studs. Level 3 drywall with textured finish with choice of 2 paint colors as standard. Trim to be one pre-selected color. Ceilings to receive a knockdown finish painted ceiling white.
- Carpet allowance, installed with pad, is \$16.00 per square yard. Ceramic tile in baths, entrance halls, and kitchens. Use of 6"x 6" ceramic tile in bathrooms with shower and tub surround walls to 8' in height.

SPECIALTIES

- 12" ventilated shelving and rod at all closets.
- One 42" up-vent gas fireplace per unit.
- Bath Accessories to include anodized aluminum shower enclosures to in Gold or Chrome color with clear glass, 76" in height. Mirrors to be 42" tall plate glass tall the full length of vanity countertop. Chrome, surface mount towel bars and toilet paper holders.
- Shutters to be vinyl, non-operable.
- Screened porch at Unit 3B.
- Mail box to include an exterior cluster box unit for 9 units with one outgoing and one parcel box.

EQUIPMENT

- Appliance package for each unit to be General Electric Stainless Steel Series:
 - Profile Side-by-Side Stainless Refrigerator with Icemaker
 - Electric Range Top
 - Separate Oven
 - Dishwasher
 - Recirculating Vent Microwave above Cooktop
 - 1/2 HP Garbage Disposer
 - Washer/ Dryer Not Included
 - Gooseneck Hood Not Included

FURNISHING & SPECIAL CONSTRUCTION

- No furnishings or special construction included.

CONVEYING SYSTEMS

- Elevator to all floors, standard 2500 lbs capacity, one speed, single, left hand door, hydraulic, 100 ft/min travel speed, laminate wall veneers with standard selection, baked enamel ceiling, rear hand rail, 8'-0" high cab, stainless steel doors and cab frame an automatic (battery backed) lowering system.
- 24" Diameter, 16 Gauge Aluminized Steel Trash Chute

MECHANICAL

PLUMBING

- Delta faucet package. Sink valves with 4" spread in secondary bathrooms. Sink valves with 8" spread in master and powder baths.
- Acrylic Garden Tub, no jets, in Master Baths. Five (5) foot tubs in secondary bathrooms with two piece water closets with elongated bowls.
- Gas piping system for fireplaces, optional fireplaces, and optional summer kitchens.

HVAC

- All equipment to be 12 seer heat pumps with digital, programmable thermostats.

FIRE PROTECTION

- Wet systems for living spaces and dry system for garage level. Sprinkler heads in finished areas to be white, semi-recessed heads.

ELECTRICAL

- Main electrical service with a 175-amp panel per unit.
- All junction boxes, receptacles, switches, etc. for required power throughout the building. Switches to be Decora style rockers, all light fixtures shall be standard grade modified from plans per submittal to include ceiling fixtures and above mirror wall lighting for baths.
- Fluorescent fixtures will be provided in the garage.
- Security system prewire only for two LED keypads, one Motion Detector, (1) Internal Siren and security contacts for all operable openings.