

**For more information, call (646) 755-3368**

**Concrete Slabs:** 5000psi 1st and 2nd floor, solid poured concrete slabs with DSI (Corrosion Inhibitor) mixed at all exposed balconies and columns.

**Type of Construction:** Augur piling foundation to solid poured and steel grade beams, connecting to poured concrete and steel columns and concrete tie beams. Exterior walls shall comprise CBS wall structure in strict compliance with all IRC codes and sealed structural plans on file.

Homes to include up to approximately 10,000 air conditioned SF +/- square plus large garages, with up to 15,000 square feet total area under roof.

Homes include 4 to 6 bedroom suites with luxurious private bathrooms, powder rooms and a separate pool bath, a great room, family room, and a second story loft, ocean room, and laundry. Additionally, the homes offer a detached guesthouse with a bedroom suite, living area, kitchen, foyer and laundry.

**Design Cost:** Surveys, civil, architectural, mechanical, and structural construction drawings are all included. FDEP permit and all impact fees are also included.

**Land Preparation:** Lot shall be filled to FDEP mandated minimum finished floor elevation. Fill shall be compacted and termite treated. See civil plans for established minimum floor elevations.

Proposed elevation will be set at 21' NAVD (which is 6' higher than FDEP Standard) to ensure views of the sand and surf from first finished floor elevation.

**Exterior Walls:** Exterior walls shall be concrete block with vertical steel and concrete reinforcement, plus steel reinforced concrete columns and perimeter beams in accordance with State and IRC Wind-Load Codes (see structural plans for assembly detail). Exterior walls call for hand of the craftsmanship cement stucco finish along with smooth stucco accent bands and/or Mexican shell stone keystones and window sills.

**Roof:** Roof shall be constructed using engineered wood trusses. Additionally this process includes:

- Installation of **2-layers** of ply peel and stick directly to deck for extended warranty,
- Fabrication and installation of 16oz copper drip edge valley metal and wall finishing,
- Installation of copper eve closure,
- Installation of Entegra 13" concrete tile, tapered shake color (color to be selected), fastened with stainless screws,
- Installation of hip and ridge point to match tile,
- Manufacturer's 30-year underlayment warranty is given upon completion. Manufacturer's 30-year tile warranty is given upon completion.

**Insulation:** Installation includes 3/4 rigid installation on all CMU exterior walls, R-11 unfaced insulation per architectural drawings, R-19 open celled foam insulation on all ceiling areas (see architectural drawings for details)

**Interior Walls:** Wall shall be framed with wood studs, ceiling stripping and wood furring. 5/8 drywall hung with smooth level-five finish.

**Paint:** Waterproofing below grade and around foundation, all exterior decks, pool deck, porches and walkways. Level-5 custom finish with all work done per architectural specifications. Unlimited colors for the interior residence application.

**Doors, Trim, Millwork:** Solid-core, 8' interior doors (different profiles available); crown (8 1/2), baseboard (7 1/2), and casing (4 1/2) to be selected through Contractor's millwork company of choice (see architectural drawings for room schedule details).

Double solid-mahogany entrance door, impact-approved 2 1/4 thick slabs along with 5 multi-point stainless steel locking system.

**Flooring:** All main living areas, including foyer, great room, dining room, kitchen, butler's pantry, family room, laundry, halls and gallery shall be Romanian light limestone or shell limestone. Decorative marble and tile accents for all bathrooms, living area bands and inserts, as well as backsplashes (see sample boards for typical selections). Wood flooring may be substituted as an alternate for all bedrooms.

**Electrical Systems:** Electrical wiring shall comply with local and national electric codes. Main service shall be 400 amp panel. All wiring shall be copper. Home shall be prewired for telephone, CATV, CAT5, security system and speaker pre-wire throughout the house, as well as lighting and home automation package (please see MEP drawings for specifications).

**Windows:** Windows shall be CGI Series aluminum, impact approved casement windows with single laminated glass, double applied ogee profile mullions with folding handles and egress connectors, 2 locks

per casement or equivalent. Custom Fleetwood sliding glass doors or CGI Series French doors except at double entry door, impact approved, single glass laminated clear glass, double applied ogee profile mullions with multi-point stainless steel lock system. Cardinal 366 glazing for Low E energy efficiency and for Turtle Code compliance on all windows and doors. Kynar paint is offered on all windows and doors and a 10-year warranty comes as a standard.

**Cabinets, Vanities & Countertops:** Cabinet doors shall be solid wood 1" with full overlay with matching drawer heads. Cabinetry shall be all wood construction, including blum motion drawers with large decorative crown moulding, fluted columns and other decorative details included.

All kitchen, bathroom, wet bar, summer kitchen countertops and vanities shall be 3cm granite and/or marble with undermount stainless steel or porcelain sinks where owner selected. Custom edge details are available.

**Appliance Package:** \$100,000 allowance with Jetson Appliance Center.

**Air Conditioning System:** Air conditioning system shall be Trane, 6-zone split system with XL15i dual speed units. Use of linear soft diffuser, Clean Effects whole house air cleaners, Seacoast corrosion spray on outside units and 10-year parts and labor warranty are included. Exhaust fans shall be installed in baths.

**Garage Door:** Clopay Canyon Ridge Collection (see sample manufacturer's brochure).

**Plumbing:** Use of Type L copper piping for all water lines. Use of SCH-40 PVC for all waste lines. All hot water lines will be insulated. Grohe and Kohler fixtures installed throughout with Ultramax water closets with TOTO seats and flush handles. Rheem Marathon 85 gallon electric water heater will be used on 1st floor with Rheem

system for 2nd floor master bath (see specification booklet for fixture detail).

**Pool Area:** Pool and spa will be augur pile secured (Shotcrete), waterline / step-tile and installation. Gas heater for spa and electric heater for pool are included (includes all structural engineering and permits). The pool deck and porches will be mudset shell limestone laid on a diagonal or French pattern with horizontal bands. Both the pool and raised spa shall have an infinity edge adorned with decorative glass or marble backsplash. The seaward edge of the pool shall provide with coconut palm planters at each corner with steps leading down to the fire pit, lower oceanfront deck and done crossover.

**Driveway / Walkway / Entry:** Driveway is to be built of medium light travertine 5.5" by 11" in herringbone pattern sandset upon stabilized and compacted roadbase. Border shall be mudset. Walkway and entry porches shall be mudset medium light travertine marble or limestone.

**Landscaping:** 100% coverage irrigation system is included with \$15,000 allowance (electronic timer, multi-zone system) with a \$50,000 landscape allowance, including professionally-designed landscape and hardscape plan.

**Exterior Shutters and Railings:** All exterior railings and window shutters shall be constructed out of aluminum with ESP zinc chromate primer and epoxy top coat installed (see specifications booklet for Industrial Coatings Specs).

**Gutters:** Half round style 16oz copper gutters shall be installed with heavy-duty bar stock brackets per sample. All work carries a 10-year workmanship warranty. Gutter joints are to be riveted and soldered.