

TORTUGA MODEL

Specifications



Air Conditioning

- AC returns main living areas and bedrooms
- Recessed dryer vents
- 5 ton – 16 SEER

Appliances

- Kitchen stainless package
- Side-by-side refrigerator with ice maker
- 5-cycle dishwasher
- Wall oven with microwave
- Washer dryer hookups

Cabinetry

- Designer wood cabinet line
- Crown molding and staggered layout in kitchen
- Designer hardware
- Quartz tops
- Under mount sinks

Driveway

- Paver drive and walk ways

Drywall

- ½" skip trowel

Electrical

- 200 A service
- Copper wiring throughout
- Decora switches and receptacles
- Pre fan wiring in all rooms
- Phone, TV cable – all rooms prewired
- Exhaust fans in all baths
- Structured rope lighting package in all tray ceilings
- Under mount cabinet lighting in kitchen

Exterior Doors

- High impact front doors
- High impact 8' bypass and pocket sliding glass doors

Flooring

- Tile plank flooring all living areas

Framing

- 5/8" CDX or OSB plywood roof sheathing
- Engineered webbed roof trusses
- 6/12 roof pitch
- Metal interior studs 16 O.C.
- 9'4" ceilings with décor tray ceilings

Garage Door

- High impact garage doors with electric opener
- 2 remotes

Insulation

- R-30 roof insulation
- Energy Shield 5.5 on exterior block walls

Interior Doors and Trim

- 8' raised panel doors
- 5¼" decor base board and casing
- 5¼" decor crown molding all tray ceilings
- Designer locksets
- Designer dead bolts exterior doors
- Designer lever handle twin locksets front entry doors

Landscaping Irrigation Sod

- Upgraded landscape package with Floratam sod
- Sprinkler system with timer

Lighting Package

- Recess lighting per plan
- Florescent lighting per plan
- Upgraded light fixtures throughout

Mirrors and Enclosures

- Mirrors above bath vanities
- Framed shower enclosure clear glass in bathrooms

Paint

- High-grade exterior and interior paint
- 2 interior colors
- 3 exterior colors

Plumbing

- 50 gallon water heater
- Upgraded faucet with pull-out sprayer in kitchen
- High efficiency elongated water closets
- Premium finishes on bathroom faucets
- Free standing soaker tub in master bathroom

Roof

- Peel-and-stick underlayment
- Concrete tile slate roofing

Tile Baths & Floors

- Modern design tile decor in master and guest showers
- Modern design tile decor flooring throughout

Site Improvements

- 25 load pre fill pad
- Fill dirt 4 course stem wall
- 5 load rough and final grade fill allowance

Soffit & Fascia

- Colored aluminum soffit and fascia with level return

Structural Specifications

- 8x16 concrete Footings. 3,500 PSI strength
- 4 course block stem wall foundation
- 4" concrete floor slab – 3,000 PSI continuous vapor pour
- Pre treat termite control
- Concrete block exterior walls
- 16" to 24" reinforced bond and tie beam with lintels
- Pre cast concrete window sills
- High impact lintel to truss strapping system
- High impact glass and doors. No shutters required

Doors – Windows-Sliders

- High impact sliding doors
- High impact windows

- High impact exterior walk doors

Swimming Pool

- Per print 13' x 28' overall
- 3 steps in the shallow end
- Deep end swim out bench
- Pool depth to be 3' to 5'
- Reinforced, pneumatically-applied concrete pool shell 6" thick
- Beach landing shallow

Deck

- CUSTOM SHAPE PER LOT ALLOWANCE WILL BE GIVEN
- Paver pool deck and lanai
- Mansard screen

Spa

- CUSTOM SHAPE PER LOT ALLOWANCE WILL BE GIVEN
- Raised 12" above pool
- Spa light
- 4 therapy jets
- Bubble fountain
- 1.5 HP Silencer air blower for therapy jets
- Tile upgrade
- Sun shelf

Swimming Pool & Spa Equipment

- Gulfstream 5 ton HE110 Heater
- FloPro 2.0 VS pump
- CS200 filter
- Internet IQ904PS no salt
- 100 W pool and spa light
- All related hardware
- 1 skimmer, 1 vacuum line, 2 main drains, 1 overflow line, 3 return lines and all plumbing to be 2"