

Bella Vita Townhomes

CONSTRUCTION SPECIFICATIONS

FOUNDATION	POST TENSION SLAB ON GRADE WITH REQUIRED GRADE BEAMS.
FRAMING	WOOD FRAMED-2 X 6 PERIMETER WALLS WITH 2 X 4 INTERIOR WALLS TO COMPLY WITH LOCAL BUILDING CODES. FLOOR AND ROOF SYSTEMS TO BE PREFABRICATED WOODEN TRUSSES. DEMISING WALLS TO BE 2 HR WITH SHAFT LINER. EXTERIOR SHEATHING TO BE ZIPWALL. ROOF DECKING OSB WITH FIRE RATING WITHIN 4 FT OF DEMISING WALLS.
WINDOWS	VINYL FRAME. KRESTMARK. 200/275 SERIES
EXTERIOR DOORS	FRONT DOOR – MONTEREY ½ DOORLIGHT. MASONITE FIBERGLASS 6 PANEL WITH GLASS INSERT-WHITE PATIO/TERRACE-2060 SOLID CORE GLASS PANE DOOR TO GARAGE-RIVERSIDE MASONITE 2880 EXTERIOR WOOD DOOR
ROOF	ROOFING WITHOUT ROOF DECK WILL BE 45 MIL TPO ROOFING FOR UNITS WITH ROOF DECK WILL BE WESTCOAT-ALX SYSTEM
GARAGEDOOR	ALUMINUM 4 PANEL 7' PAINTED
INSULATION	EXTERIOR WALLS – 2X4 R-13, 2X6 R19 FIBERGLASS BATTS COMMON WALLS – R-11 UNFACED BATT IN PARTY WALLS-BOTH WALLS R22 UNFACED BATTS UNDER DECKING AT RAISED ATTIC PLATFORMS R38 UNFACED BATTS IN GARAGE CEILING UNDER LIVING AREA R38 UNFACED BATTS AT OVERHANGS R38 BLOWN FIBERGLASS IN ATTIC BAFFLES POLY-SEAL
INTERIOR TRIM	DOORS – RIVERSIDE MASONITE-SMOOTH 5 PANEL 8' SOLID CORE DOORS - INTERIOR 2 ND FLOOR RIVERSIDE MASONITE-SMOOT 5 PANEL 6'8' SOLID CORE DOORS
FIREPLACE	N/A
HVAC SYSTEM	CARRIER. 16 SEER/NON-VARIABLE SPEED GAS 110,000 BTU WITH DAMPERING SYSTEM

ELECTRICAL ALL WIRING ON THE HOUSE SIDE OF THE METER TO BE COPPER
AND COMPLY WITH LOCAL ELECTRICAL CODES
HOUSE SERVICE LINE TO BE INSTALLED BY LOCAL ELECTRIC
PROVIDER
SWITCHES TO BE DECORATIVE AND LOCATED PER
PLAN AND LOCAL CODE
LIGHTING – COMBINATION OF FLUSH MOUNT, VANITY LIGHT, PENDANT
LIGHT, CHANDELIER IN DINING-CHROME
2 CEILING FANS (LIVING ROOM AND MASTER BEDROOM)
ALL BEDROOMS BLOCKED AND WIRED FOR CEILING
FANS

PLUMBING KITCHEN SINK: STAINLESS STEEL
UNDER MOUNT 60/40 BOWL
KITCHEN FAUCET: DELTA CHROME
SECONDARY BATHS FAUCETS:
DELTA CHROME
TUB: WHITE ENAMELED STEEL STANDARD TUB
COMMODOES: ALL COMMODOES TO BE WHITE - VORTENS
WATER HEATER: 50 GAL. GAS

CABINETS KITCHEN: SHAKER STYLE DOORS AND DRAWERS PAINTED
BATH CABINETS: PAINT GRADE SHAKER STYLE
ALL VANITIES TO BE 36" HIGH

PAINT WALLS AND CEILINGS: ONE COLOR FLAT LATEX
TRIM: ONE COLOR PRO-MAR 700 LATEX SEMI-
GLOSS
CABINETS: ONE COLOR 700 LATEX SEMI-GLOSS

COUNTERTOPS KITCHEN: 3 CM QUARTZ
BATHS: 2 CM QUARTZ

CERAMICTILE	FLOORS: UTILITY ROOM AND ALL BATH FLOORS BACKSPLASH: KITCHEN SHOWER: WALLS AND FLOOR HALL TUB: WALLS
APPLIANCES	RANGE: WHIRLPOOL 30" FREESTANDING. 5 CU FT. BLACK ON STAINLESS MICROWAVE: WHIRLPOOL 30" OVER THE RANGE. 1.9 CU FT., CONVECTION, 1600 W, 400 CFM, STAINLESS DISHWASHER: WHIRLPOOL 24" HIDDEN CONTROLS, SS TUB
CARPET	ALL BEDROOMS, UPSTAIRS HALLWAY, STAIRS AND CLOSETS
HARDWARE	ALL DOOR, BATH, AND CABINET HARDWARE TO BE CHROME ALL CLOSET RODS TO BE METAL
SECURITY SYSTEM	1 KEY PAD SWITCHED AT ALL EXTERIOR OPERATIONAL DOORS AND WINDOWS
LVP FLOORS	LUXURY VINYL PLANK WOOD LOOK FLOORS IN KITCHEN, LIVING ROOM, DINING ROOM, HALLWAYS, ENTRY FOYERS
DEMISING WALLS	2" DRYWALL CORE FIRE RATED AT 2 HR. WITH R11 SOUND BATTES BOTH SIDES
FLOOR SEPARATION	3/4" OSB WITH 1/4" SOUND MAT AND 1 1/4" GYPCRETE COATING 1 HR FIRE RATING