

# SAVANNAH

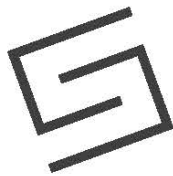
DESIGN | BUILD | DEVELOP

## MERIDIAN SQUARE CONSTRUCTION SPECIFICATIONS

<b>FOUNDATION</b>	UNDERGROUND PARKING GARAGE SLAB PER ENGINEERS DESIGN WITH 1 <sup>ST</sup> FLOOR LEVEL STRUCTURAL SLAB.
<b>FLATWORK</b>	3-1/2" THICK STEEL REINFORCED 3000PSI CONCRETE FINISH DRIVEWAY & LEAD WALK – BROOM FINISH REAR PORCH – BROOM FINISH PATIOS -BROOM FINISH CITY WALK & DRIVEWAY APPROACH – BRICK PAVERS
<b>FRAMING</b>	2" FRAMING TO COMPLY WITH LOCAL BUILDING CODES ENGINEERED TRUSS SYSTEM 3/4" O.S.B. T&G SUBFLOOR 5/8" O.S.B. ROOF DECKING
<b>WINDOWS</b>	VINYL FRAME INSULATED GLASS SINGLE HUNG & FIXED LOW-E DIVIDED LIGHT
<b>EXTERIOR DOORS</b>	FRONT DOOR – 3080 WOOD PAINTED BALCONY DOOR – 8'0" FLUSH GLAZE SINGLE FRENCH DOOR
<b>ROOF</b>	60 MIL WHITE TPO OVER 3 1/2' ISO
<b>GARAGE DOOR</b>	IRON SECURITY GATE ENTRANCE TO PARKING GARAGE WITH REMOTE ACCESS. ELEVATOR ACCESS TO UNITS.
<b>INSULATION</b>	EXTERIOR WALLS – 2X4 R-13, 2X6 R19 FIBERGLASS BATTS COMMON WALLS – R-11 UNFACED FIBERGLASS BATT BOTH SIDES BETWEEN FLOORS – R-11 FIBERGLASS BATTS THIRD FLOOR CEILING – R-38 UNFACED FIBERGLASS BATTS
<b>DRYWALL</b>	WALLS – 1/2" WITH LIGHT ORANGE PEEL TEXTURE CEILINGS – 1/2" CEILING BOARD OR 5/8" ON RESILIENT TRACK WITH LIGHT ORANGE PEEL TEXTURE RESILIENT TRACK ON FIRST AND SECOND FLOOR ONLY
<b>STUCCO</b>	3 COAT CEMENT APPLIED OVER WIRE LATH
<b>INTERIOR TRIM</b>	DOORS – 8'-0" SOLID CORE RAISED PANEL, PER PLAN CASING, BASE AND TRIM MOULDING PER PLAN
<b>FIREPLACE</b>	36" DIRECT VENT GAS OPTIONAL ON THIRD FLOOR ONLY
<b>HVAC SYSTEM</b>	SINGLE ZONE SYSTEM HEAT PUMP WITH PROGRAMMABLE THERMOSTATS-14 SEER RATING (TONNAGE TO BE DETERMINED USING STANDARD INDUSTRY CALCULATIONS)

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## **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 DECORA AND LOCATED PER PLAN AND LOCAL CODE  
LIGHTING – COMBINATION OF RECESS CANS AND PRESELECTED FIXTURE PACKAGE  
FLUORESCENT LIGHTING IN MASTER CLOSET, UTILITY ROOM  
UNDERCOUNTER LIGHTING IN KITCHEN  
A COMBINATION OF RECESS LIGHTING AND WALL MOUNT FIXTURES ON BALCONIES AND CORRIDORS PER PLAN  
2 CEILING FANS (LIVINGROOM AND MASTER BEDROOM)  
ALL BEDROOMS BLOCKED FOR CEILING FANS

## **PLUMBING**

PEX WATER SUPPLY INSIDE UNITS  
PVC WASTE SYSTEM  
STEEL GAS PIPING ON HOUSE SIDE OF THE GAS METER  
GAS OUTLETS: RANGE TOP AND AT FIREPLACES IF SELECTED  
KITCHEN SINK: STAINLESS STEEL UNDER MOUNT SQUARE DOUBLE BOWL  
KITCHEN FAUCET: AERRO PULL-DOWN CHROME  
MASTER BATH VANITY: MARBLE TOP WITH UNDERMOUNT SINK  
MASTER BATH LAVATORY FAUCET: AERRO 8" SPREAD CHROME  
MASTER BATH TUB: 59" FREE STANDING JETTA BRAND ACRYLIC  
MASTER BATH TUB FIXTURE: AERRO WALL MOUNT TWO HANDLE CHROME  
MASTER SHOWER: MUD SET PAN WITH CERAMIC TILE WALLS AND FLOOR  
MASTER BATH SHOWER VALVE: AERRO SINGLE HANDLE CHROME  
SECONDARY BATHS VANITIES: MARBLE TOPS WITH UNDERMOUNT SINK  
SECONDARY BATHS LAVATORY FAUCET: AERRO SINGLR HANDLE CHROME  
TUB: 5' PORCELAIN ON STEEL STANDARD TUB  
TUB VALVE: AERRO DOUBLE HANDLE CHROME  
TUB WALLS: CERAMIC TILE  
COMMODES: ALL COMMODES TO BE ELONGATED WHITE PORCELAIN  
WATER HEATER: 50 GAL. ELECTRIC

## **CABINETS**

KITCHEN: CUSTOM MADE SOLID WOOD WITH SHAKER STYLE DOORS AND DRAWERS PAINTED  
BATH CABINETS: PAINT GRADE SHAKER STYLE  
ALL VANITIES TO BE 36" HIGH  
UTILITY ROOM: 30" UPPER PER PLAN

## **PAINT**

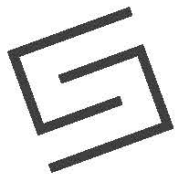
WALLS AND CEILINGS: ONE COLOR FLAT LATEX  
TRIM: ONE COLOR SATIN ENAMEL  
CABINETS: ONE COLOR SATIN ENAMEL

## **COUNTER TOPS**

KITCHEN: 2 CM QUARTZ  
BATHS: 2 CM MARBLE

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<b>CERAMIC TILE</b>	FLOORS: UTILITY ROOM AND ALL BATH FLOORS BACK SPLASH: KITCHEN SHOWER: WALLS AND FLOOR HALL TUB: WALLS
<b>APPLIANCES</b>	RANGE: KITCHEN-AID STAINLESS STEEL DUEL FUEL MICROWAVE: KITCHENAID STAINLESS STEEL DISHWASHER: KITCHENAID STAINLESS STEEL DISPOSAL: 1/2 HP RANGE HOOD: 600 CFM VENTED TO OUTSIDE
<b>CARPET</b>	ALL BEDROOMS, STUDY, AND CLOSETS
<b>HARDWARE</b>	ALL DOOR, BATH, AND CABINET HARDWARE TO BE CHROME ALL CLOSET RODS TO BE METAL
<b>SECURITY SYSTEM</b>	2 KEY PADS SWITCHED AT ALL EXTERIOR OPERATIONAL DOORS AND WINDOWS
<b>HARDWOOD FLOORS</b>	ENGINEERED WOOD FLOORS: FOYER, KITCHEN, LIVING ROOM, DINING ROOM, AND HALLWAYS
<b>DEMISING WALLS</b>	2" DRYWALL CORE FIRE RATED AT 2 HR. WITH R11 SOUND BATTS BOTH SIDES
<b>FLOOR SEPARATION</b>	¾" OSB WITH ¼" SOUND MAT AND 1 ¼" GYPCRETE COATING 1 HR FIRE RATING
<b>FIRE SUPPRESSION</b>	13R FIRE SPRINKLER SYSTEM WITH ALARM SYSTEM

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