

# Sand Springs Development Corp.

## Quality Construction Features

For Lot

at

## Golden Palms Motor Coach Resort

### **Preconstruction:**

Sand Springs Development Corp. will secure complete working drawings which will include: Front, rear and side elevations, floor plan, foundation plan, roof plan, Engineered truss plan, electrical plan, Cross sections as required.

### **Lot preparation:**

Construction will be done on your improved lot

### **Masonry:**

Monolithic slab per plan

Concrete foundation (footings) with steel reinforcement.

All concrete will be 3,000 P.S.I. or greater.

Plastic Vapor Barrier under reinforced concrete slab with 6X6 #10 weld wire mesh or Fiber mesh concrete.

Exterior wall will be 8" concrete block (CBS) with steel reinforced concrete beams.

CBS walls, columns and corners are steel reinforced and tied to the horizontal steel in the footers and tie beam.

Termite pretreated concrete slab.

Block construction is the primary method of construction used by the majority of Builders in South Florida. Block construction meets all hurricane wind load standards, up to a stage 5 hurricane, as specified in the Florida Building code.

### **Structural Wood:**

Engineered Truss system built with Southern Yellow Pine.

Trusses are individually anchored to concrete tie beam or structural wood beam.

Standard or better structural lumber.

Radiant barrier roof sheathing.

Pressure treated lumber against all masonry surfaces.

### **Heating and Air Conditioning:**

14.0 SEER Air conditioning/heat pump with electric heat strip - ducted system

Bath fan vented to outside.

## **Electrical:**

150 amp service with circuit breakers.  
TV jacks prewired per plan. (2)  
Exterior weather proof outlets per code.  
Smoke/CO detectors per code. - 110 volt.  
Decor silent rocker switches throughout.  
Ceiling fan outlets 2 wire fan/light combo per plan  
Separate light and fan switches in baths.  
One switched outlet in Living area  
Electrical wiring per code.  
(5) Lutron Caseta Switches

## **Plumbing**

Bathroom Sink - Archer under mount sink Kohler K-2355-0  
Sink Faucet - Moen Faucet  
Toilet - Kohler Comfort Height T-3999-0  
Shower faucet Delta  
Two exterior hose bibs.  
Tankless hot water heater

## **Appliances and Special Equipment:**

Appliance, installation and venting allowance varies per house design.

## **Windows and Exterior Doors:**

All windows and doors to have Lowe E impact rated glass  
Wood window sills and cased windows.  
Therma-Tru Thermal insulated fiberglass entry doors or equal (Choice of 1 or 6 lite).  
Therma-Tru Thermal insulated fiberglass service door to Storage area per plan.

## **Insulation**

R-22 Spray foam ceiling including outdoor lanai  
R-11 in frame 4" walls (External walls only)  
R-8.2 in Block walls

## **Interior and Exterior Finishes:**

Interior: Knock down textured walls.  
Exterior: Cementitious Finish (Stucco) with light textured on exterior walls with wire lath where applicable.  
Note: Cementitious Finish (Stucco). The optional cementitious finish coat made with portland cement plaster that will be applied to the exterior face of the concrete blocks and wood sheeted areas of your home in a manor common to the area, viz. In a two-coat process with an ultimate average thickness of approximately 3/8". This finish, not required by the building code, is a decorative finish (facade) and it is not represented to serve a weather proofing of structural purpose.

## **Floor Covering and Tile:**

Ceramic floor tile - \$2.50 per SF allowance. (Material only. Labor is included in base price)  
Tiled shower walls - \$2.75 per SF allowance. (Material only. Labor is included in base price)  
Tiled shower floor - \$5.00 per SF allowance. (Material only. Labor is included in base price)

## **Roofing:**

Peel and stick roofing water proofing per code  
7/12 Pitch concrete roof tiles per plan.  
Designed wind speed of 150 MPH gust and 116 MPH sustained

## **Exterior Trim:**

Maintenance free aluminum fascia.  
Continuous aluminum soffit venting.

## **Interior Trim:**

8 ft solid core doors painted  
Schlage door handles throughout.  
5 1/4" Baseboard and 3 1/4 casing, painted.  
Ventilated wood shelving in closet

## **Cabinets and Vanities:**

Cabinets and counter tops in bathroom  
36" mirror above vanity. (loose fit)

## **Painting and Decorating:**

Interior trim - One coat primer and two coats enamel  
Interior walls - Two coats latex  
Exterior trim - Two coats  
Exterior walls - Two coat  
Owner's choice of colors. (Additional colors per room extra)

## **Clean up:**

Sand Springs Development Corp. will maintain the site and house in orderly manner throughout construction.  
House will be professionally cleaned after Certificate of Occupancy has been issued.

## **Driveway and Walks:**

Driveway and Walks. Price will be established based on design

## **Landscape and Irrigation:**

Allowance will be established per specific lot and owner selection