

Construction Items for 1150 Anthony Road

The Building is designed for the Flood Zone. It is set on piers and foundation, which is additionally set on steel pilings to maintain the houses stability even if the soils were washed out from beneath it.

The septic system is by Advantex. It is the most advanced individual disposal system available and is friendly for the Bay. It is composed of a septic tank and filtration system as well as a sand filter bed for final drainage.

The driveway is to be of pervious materials and blue stone dust will be used. A concrete walk with tiled entry are planned. An Allowance has been established for Landscaping.

The wood and steel construction is designed to withstand major hurricane forces and retain its integrity.

The roof system has 100% Ice and Watershield coverage, with Class A Fiberglass roof shingles, with a 25 year limited warranty, rated for High Wind conditions.

The siding materials will have pre-dipped Cedar shingles, which are squared and rebuted. The trim materials will be by Azek, which is a Cellular PVC material which will not rot or deteriorate and provides a 25 year limited Warranty. The Railings at the 'Widow's Watch area on the high roof will be PVC. The railings at the 'Porch' will be painted fir. The Porch deck materials will be Trex decking which is a recycled wood and plastic composite, which has a 25 year limited warranty.

The windows and exterior glass entry doors are by Anderson. No draperies or other window treatment are presently included, however arrangements could be made to have them included.

Interior doors and frames will be painted wood or solid materials.

Interior Hardware is based upon Schlage.

Exterior walls will have 2x6 studs and 6" R-19 Batt insulation. Floors will have R-30 insulation, and the Roof will have R-38 insulation.

Bathroom walls will have sound batt insulation installed.

Interior partitions will have ½" Blueboard with a skim coat of plaster over same. Partitions with Tile will have Durarock installed as a backer for the tile installation.

All partitions and wood trim will be painted with a prime and two finish coats of paint.

Tile flooring, Esquire - Normandy, is to be installed at the entry and foyer spaces. The stair treads and risers from the entry to the first floor are to be wood. The stair treads and risers from the first floor to the second are

