

Broadway Duplex Specification Sheet

Exterior	Specifications/Manufacturer	
Site work		
Tie In Sewer		
Tie In Water		
Foundation/Monolithic Pad/With Fiber		
ReBar		
Block		
Trusses		
Framing		
Tyvek		
Set Windows	ViWinCo hurricane rated or equivalent	All windows to be set in pans
Set Exterior Doors	Therma Tru fiberglass Hurricane rated or equivalent	All doors to be set in pans
Framing Materials	As per plans	
Beams and Girders	MicroIam/Parralam as per plans	
Fastners/Hold Downs/Straping/Brackets	As per plans	
Nails/Screws	As per plans	
Roof Underlayment	GAF Peel and Stick Stormguard Underlayment or equivalent	
Roofing 5V Metal	26 GA Galvalume	
Soffits and Fascia	Vinyl	
Gutters	Continues 6"	
Stucco	Dryvit top color coat	
Hardi Board Siding	Pre painted by manufacturer	
Vinco Windows Hurricane w/ Tempered		
Glass Florida Flanges	ViWinCo hurricane rated	
Exterior Doors	Therma Tru fiberglass hurricane rated or equivalent	
Door Hardware lever handles/keyed lock pads	Schlage or equivalent	
Screen Doors Anderson or Equal		
Exterior Lighting		
Mechanical Systems	Rheem or equivalent	
Plumbing		
Plumbing Fixtures Moen	Moen/Chateau or equivalent	
Hot Water Heater Electric	On Demand by Navien	
Washer and Hot Water Pans	With overflow drains hard piped into drain system	
Electrical	200 Amp panels	
Electrical Fixtures High Hats LED Waffer		
Ceiling Fans	Hampton Bay or equivalent	
Bathroom Fans	Panasonic or equivalent	
HVAC Systems	Rheem 16 SEER or equivalent	

Interior	Specifications/Manufacturer	
Insulation Spray type Roof Deck	Icynene minimum 5 inches	Open Cell
Insulation Block Wall	Radiant barrier foil	
Insulation Wood Frame	R13 Batt minimum	
Sheetrock	5/8' Firerock/finish level 5	
Interior Doors	Masonite solidcore single panel or equivalent	
Door Hardware	Schlage Lever handles or equivalent	
Baseboard	MCB512 Base Molding by Garden State Lumber or equivalent	
Casing	LWM412 Sanitary Casing by Garden State Lumber or equivalent	
Install doors and trim package		
Painting	Sherwin Williams Duration or equivalent	
LVL Flooring 8MM LVP flooring Lifetime Warranty	CLX UL Urban Lot Ash 8MM w/ Pad or equivalent	
Tile Bathroom Tub Walls		
Bathroom Vanities 3/4" Plywood Boxes/Blum hardware	Cabinets by Fabuwood Allure Galaxy Forst or equivalent	
Vanity tops granite	Granite grade 3	
Bathroom Vanity Hardware	Moen/ Chateau grade or equivalent	T6142
Shower Rods	Moen/ Chateau grade or equivalent	CRS2155CH
Grab Bars	Moen or equivalent	R8942W
Bathroom Accessories	Moen/ Chateau grade or better	Y1493BN
Med Cabinets/Mirrors	Kohler or equivalent	CLR1620FS
Kitchen Cabinets 3/4" plywood boxes/ hardwood dovetail drawers	Cabinets by Fabuwood Allure Galaxy Forst or equivalent	
Install Cabinets		
Kitchen Countertops Granite	Granite grade 3	
Kitchen Cabinet Hardware		
Interior Stairs		
Interior Railings		
Closets Wire Shelf Rod System		
Door Stops		
Appliances	Frigidaire	
Refrigerator	Frigidaire or equivalent	22.3 Cu. Ft or larger with Ice Maker
Range	Frigidaire or equivalent	30" Electric model FFEF3054TD
Dishwasher	Frigidaire or equivalent	GDPP4517AF
Microwave	Frigidaire or equivalent	PMBS3080AF
Washer	Maytag or equivalent	MVWP486GW
Dryer	Maytag or equivalent	MVWP586GW