



CITY HOMES  
CHOICE

2124

NAOMI PATIO HOMES  
FEATURES & SPECIFICATIONS

# Naomi St

**FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM):**

- Travertine in Entry Hall
- First Bedroom Carpet (Pin drop Plush Carpet - Irish Linen)
- Travertine Floors in bathroom and shower
- Crema Marfil Marble Countertops
- Undermount sink
- Moen Plumbing Fixtures

**Oversized Secondary Bathroom:**

- Travertine flooring and shower
- Crema Marfil Marble Countertops
- Undermount Sink
- Moen Plumbing Fixtures
- Shaker Style Cabinets
- Glass Enclosed Shower
- Non-jetted Corner Tub

**SECOND FLOOR (KITCHEN, DINING, LIVING ROOM):**

- Wood Floors throughout second floor (finish to be determined)
- Wood Treads on Stairs
- Granite Countertops
- Backsplash, Travertine mosaic backsplash
- Shaker Cabinets
- Optional Powder Room with Pedestal Sink upgrade available

**Master Bathroom:**

- Natural travertine stone tile, bath & shower tile
- Jetted Corner Tub
- Glass Enclosed Shower
- Moen Plumbing Fixtures
- Undermount Dual Sink
- Marble Countertops
- Shaker Cabinets

**MECHANICAL SPECIFICATIONS :**

**Foundation:**

- Engineered Post Tension Foundation
- 3,000 psi concrete
- Engineered Building Pads

**Frame and Cornice:**

- Engineered Structural Framing
- 2"x4" Stud grade fire walls, every 16" (+or-) O.C.
- Yellow pine ceiling joints 16" (+or-) O.C.
- Yellow pine rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered wood Trusses per floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All subfloor is glued, nailed and screwed

- Anthony Power Beams
- Windstorm Per Plans and Codes

**Windows:**

- Aluminum frame, insulated (double pane), clear glass with Low-E

**Ceiling Heights:**

- See Floorplans

**Masonry:**

- 3/4" Conventional Stucco System
- Sherwin Williams Conflex Elastomeric Coating

**Roofing:**

- 25 Year Roof Shingle

**Air Conditioning and Heating:**

- 3 Ton A/C on 2 story homes
- Goodman Condensing Unit
- Goodman Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable thermostats

**Electrical:**

- All copper wiring throughout the house
- GFI safety switches where required by codes
- 150 AMP main electric panel
- All other electrical wiring as per floor plans
- Recessed Can Lighting
- Brushed Nickel Fixtures in baths, Brushed nickel in dining

**Plumbing:**

- CPVC vents and drain pipes
- Black steel pipes for gas
- Insulated Exposed Water Lines
- (1) Water Heater
- Moen Chrome Plumbing Fixtures

**Insulation:**

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-13	3.5"
Cold Floors	Batt	R-38	12"
Ceilings	Batt	R-19	6.25"
Attic	Blown Cellulose	R-38	12"

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