

JOBOA Development, LLC

1515 Truxillo Specifications

*** Foundation**

*Piers and Beams...

*** Framing /Decking/ Engineered Truss System**

*2x6 Studs exterior walls

*2nd level...1 1/8" plywood decking

*3rd level... 1 1/8" osb decking

*4th level... 3/4" osb decking

*Allied Engineered Trusses on all levels

*** Windows**

*Ram Aluminum Thermo Break

Bronze Finish Frame

*** 1st- 4th Level Elevator Access to Roof Top Terrace**

(Shaft available only)

(Elevator Installed..Buyer Option \$35,000)

*** Exterior**

*1/4" and 5/16" Hardie fiber cement panels and siding

*Tamlyn aluminum inserts

*** Flooring**

*4" Red Oak Flooring...2nd and 3rd, 4th Tile

*Red oak stair treads

*Tile on 1st level

*** Baseboards**

*Mitre 1x6 Yellow Pine...1st, 3rd and 4th level

*Mitre 1x8 Yellow Pine....2nd

* **HVAC**

*Trane 16 Seer zone system (3 and 4ton)

* **Insulation**

*Walls.....2x6 Exterior Walls...R-19 Unfaced Fiberglass Batting

*Ceiling Under Open Balconies 4th Level Terrace.... R-38 Unfaced Fiberglass Batting

*2nd Floor Ceiling.....R-13 (For sound only)

* **Garage Door**

*Insulated frame 8' Height x16' Wide

*8ft Header (Perfect opening size for Suv's)

* **Lighting**

*7.5" Dimmable LED recess fixtures

*Sconce lighting

*Ceiling fans and lighting in living, and all bedrooms

* **Ceiling Heights**

*10ft....1st floor

*12ft....2nd floor

*10ft....3rd floor

*9.5ft...4th floor

* **Roofing**

*White double ply roofing
membrane

* **Sliding Glass Door Panels (2nd Level Only)**

● MI Two Panel KD (96"Wx96"H)

● Bronze Finish Frame

* **Kitchen, Master Bath, Powder**

*Onsite Custom Built Shaker Door Design Cabinets

*Quartz Counter Tops

* **Plumbing System**

* Modular Plumbing System

* **Fire Sprinkler System**

* **Electric Car Charging Station**

(Garage location)