

## Key West Series Standard Specifications

### **General**

Custom Home Quality  
150 or higher MPH Hurricane Wind Design  
Full architectural and engineered plans  
State approved/ installation anywhere in FL

### **Floors**

2 x 8 (12') 2 x 10 (14') #2 SYP Joists 16" OC  
Double 2 x 10 SYP perimeter w/ 2x2 ledger/hangers  
3/4" T&G Sturd-i-floor Plywood decking  
Pressure Treated Floor system optional  
Custom pier spacing available  
Protective rodent barrier

### **Walls**

2 x 6 #2 SYP exterior @ 16" OC  
2 x 4 #2 SYP interior @ 16" OC  
Double top plates, single bottom plates  
Vertical laid laminated headers  
Jacks and Cripples included  
3/8" plywood sheathing (5/8" in the HVHZ)  
Air infiltration barrier

### **Roofs**

2 x 6 #2 SYP ceiling joists @16" OC  
2 x 6 #2 SYP folding rafters @16" OC  
5/12 roof pitch std, up to 12/12 available  
5/8" plywood roof deck  
25-year fungus resistant shingles  
16" min eaves  
Vented aluminum fascia and soffit

### **Insulation**

R-30 fiberglass roof insulation  
R-19 fiberglass wall insulation  
R-11 fiberglass floor insulation

### **Windows**

White maint. free alum or vinyl (MO) frame/ screens  
1/2" insulating glass  
Grids inside glass and tilt-in sash for easy cleaning  
Marble windowsills  
White Visions 2" blinds / header, textured pvc at sgd

### **Doors & Trim**

Insulated fiberglass clad raised panel exterior doors  
and weather-strip  
6 panel interior doors with colonial trim  
Matching panel bifold doors  
Brass entrance handle set with deadbolt  
Brass lever interior door latch sets  
Double pane, insulated SGD or French doors per plan

### **General Interior and Exterior Finishes**

8' sidewall height, cathedral living areas per plan

1/2" drywall taped and textured finish throughout  
Flat paint interior walls, ceilings  
Painted semi-gloss mouldings/trim for easy clean up  
Solid wood front custom cabinetry, kitchen/baths w/  
Fin. interiors, adj. shelves, knobs/pulls by others  
Metal drawer slides & full opening drawers  
Custom laminated counter tops with back splash  
Vinyl coated wire shelving  
Mirror door medicine cabinets at vanities  
FHA approved upgraded carpet with tack strip  
FHA approved high-density pad  
No wax vinyl per plans  
Upgraded vinyl siding w/ vinyl shutters (front side)

### **Electrical**

200-amp service panel  
Copper wiring throughout in 12/2  
220v dryer outlet  
Bath exhaust fan in each restroom  
(2) exterior weatherproof outlets  
Smoke Detectors wired in series  
Upgraded exterior lights all entrances  
Pre-roughed phone and cable outlets  
Recessed can incandescent kitchen lights per plan

### **Heating and Air Conditioning**

13 SEER or higher split system air conditioner  
Electric resistance heat strips  
Computer design, insulated, graduated, ducts  
Ceiling ducts with adjustable supply vents

### **Plumbing**

All cpvc water piping w/ chrome shutoffs  
Water saver, elongated, name brand toilets  
20 x 17 Vitreous china lavatories  
Moen or equal single handle faucets  
Extra deep large stainless steel kitchen sink  
Fiberglass tub/shower in baths, Moen or equal  
faucets  
Garden tub with fiberglass shower (some models)  
Washer/dryer plumbing rough-in box  
Icemaker line to refrigerator with shut-off/box  
40-gallon quick recovery water heater

### **Appliances**

18 ft. Frost-free refrigerator  
30" Electric range w/ clock and timer  
Energy Star standard duty dishwasher  
Disposal

*Southern Structures, Inc., in the interest of continuing  
improvement, reserves the right to make changes without  
notice, and to substitute equal or better brands.  
As of 02/01/06*