

THE GULF BREEZE COTTAGE

AT WINDMARK BEACH

Built by

Designed by



george coon inc
residential . planning . design

STRUCTURAL:

- 1 Car Carport, roofed/screened on one side/trash on rear side/broom swept concrete floor
- Screened front porch
- Unscreened entry porch
- Cementitious fiber board siding
- Natural finish, 5-V crimp "Galvalume" metal roof
- Driveway: Shell/stone aggregate with concrete runners and/or borders
- Separate parking pad for NEV/GEM cart

WINDOWS & DOORS:

- Simonton windows
- Therma-tru doors with impact glass
- Double hung, fixed, or casement windows

ELECTRICAL & LIGHTING:

- Square D 200 amp service panel
- White toggle switches
- Interior fans with speed control switch in Living Room, Dining area, Master Bedroom, Bedroom #2, and Bedroom #3
- Exterior fans on switch in the front porch and rear sleeping porch
- Pendant lighting at the Kitchen bar area
- Under cabinet lighting in the Kitchen
- 2 Each 3-light vanity lights in the Master Bath
- 2 Each 2-light vanity light in Bath #2 and Bath #3
- Fluorescent light in the Pantry
- Recessed can lighting throughout
- 2 glare buster exterior lights at car port
- NEV/GEM Car charger outlet

STRUCTURAL WIRING:

- All rooms wired for phone, data and cable TV

HVAC:

- 1 Heat pump split system 13 SEER
- 1 Digital thermostat

PLUMBING:

- Frameless shower door in each bath shower where provided
- Master Bath shower has dual shower heads
- Kohler fixtures in all bathrooms and powder room
- Kohler elongated water closet in each bath
- Kohler tub in the Master Bath
- Kohler under counter sink in each bath and powder room
- Kohler bath accessories
- Tankless gas hot water heater
- 2 Exterior hose bibs at house
- Kohler stainless steel Kitchen Sink
- Kohler Kitchen faucet in polished chrome

DRYWALL & PAINT:

- 5/8" drywall on the ceilings
- 1/2" drywall on walls
- Level 4 smooth finish on walls & ceiling
- Walls: interior flat or satin latex paint
- Doors and Trim: interior/exterior 100% acrylic latex gloss or semi-gloss paint
- Exterior Siding: Waterproofing system paint per siding manufacturer's specs
- Exterior Trim: exterior latex paint per siding manufacturer's specs
- Exterior Doors: exterior latex gloss or semi-gloss paint

LANDSCAPING:

- Provided by separate Landscape consultant

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INSULATION:

- R-19 insulation on all exterior walls
- R-19 insulation with protective fabric below floor
- R-38 insulation at ceilings

CABINETS:

- Custom cabinets in the Kitchen, Master Bath, Bath #2, Bath #3, and Utility room
- 42" upper cabinets in the Kitchen
- Counter top and upper cabinets in pantry
- Upper shelving cabinets in the Utility Room

COUNTER & BATH VANITY TOPS:

- Granite counter top in the Kitchen
- Corian vanity top in Master Bath, Bath #2, and Bath #3

FLOORING & WALL TILE:

- Hardwood flooring in all common areas
- Carpeting in each bedroom and closet.
- Tile floor in the Master Bath, Bath #2, Bath #3, Mechanical Room, and Pantry
- Tile 3x6 subway wall tile installed floor to ceiling in each shower and for the Master Bath tub deck/skirt/splash
- Tiled shower seat in Bath #2

APPLIANCES:

- Jenn Air Radiant S/I Electric range JES9800CAS
- GE side X side 25 CF Refrigerator GSH25JSXSS
- GE Dishwasher GLDA696PSS
- GE Washing machine WCSR2090GWW
- GE Gas Dryer GTDX200GMWW
- Badger disposal Badger 5
- White GE front load washer and dryer in the Utility Room

TRIM & HARDWARE

- Exposed ceiling beams in the Dining and Living Room
- 1x8 base molding with 1x1 shoe molding in all non-carpeted areas
- Outlets installed in base trim of the Living and Dining areas
- 1x4 side and bottom window trim
- 1x6 with 1x2 top window trim
- 1x4 side door trim
- 1x6 with 1x2 top door trim
- 1x8 window sill
- Wood jamb extensions
- 2 panel smooth solid core interior doors
- Pocket doors per plan
- Wood shelving
- 24x36 framed mirrors hung in each bath – one per vanity sink
- Interior Hardware: Schlage Sienna egg knobs in satin nickel



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