



Ryman Construction of Florida, Inc.

Standard Specifications
for
Dairy Road Professional Office

- Steel reinforced poured concrete foundation (2,500 psi)
- Finished floor to elevation shown on site plan
- Fill foundation with clean, compacted fill
- Soil poisoning treatment under slab for termite protection
- 6 Mil visqueen vapor barrier under slab
- Continuous poured reinforced concrete floor (2,500 psi)
- Block construction on the first floor to 10' height
- Precast concrete door thresholds, window sills and lintels at openings
- Continuous poured concrete lintel block and poured corners to connect the lintel with the concrete footer for maximum strength.
- Pressure treated bottom plates and starter plates at masonry walls, unless metal studs are used.
- 1" x 2" pressure treated strips 16" on center on block walls
- 1" x 4" pressure treated lumber extending one (1) foot on either side of all windows and exterior door
- All interior framing construction on 16" centers. Materials used will be either wood or metal studs.
- Professionally engineered roof trusses for precise roof load bearing with hurricane straps
- R 4.2 aluminum batt insulation on exterior block walls and R-30 blown insulation in trussed areas.
- Aluminum or vinyl fascia and soffits
- Dimensional shingles 30-year warranty, fiberglass (or equivalent) over 30-pound felt for roof finish.
- Plumbing to be done as per plans (APP)
Standard colors and models Mansfield brand are used for plumbing fixtures with delta levers, or equivalent.
- Electrical will be done APP. All ceiling lights will be surface mounted fluorescent lighting, unless otherwise specified.
- Air conditioning and heating will be a high efficiency, (14 SEER) Central System engineered for proper unit size.
- All interior walls and ceiling will be constructed using ½" drywall unless otherwise specified. Standard orange peel finish is applied to the walls and knockdown textured finish is applied to the ceiling which is painted white.
- Exterior front doors will be 1-3/4" painted Fiberglass French door with passage lever and single cylinder deadbolt.

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(813)782-0825
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- Exterior rear/side doors are Fiberglass doors or hollow-core Fiberglass doors.
- Gutters and downspouts are vinyl or aluminum, APP
- Interior doors are 6'8" hollow-core Masonite doors.
- All doors are cased in 2-1/2" colonial finger joint wood material.
- All baseboards are 3-1/4" colonial finger joint wood material.
- Door hardware is Kwikset brand, or equivalent
- Windows are Low-E insulated single-hung vinyl and factory painted frames.
- Marble or wood windowsills
- Decorator sink wrap around with choice of standard laminate colors in all bathrooms.
- Frameless decorator mirrors in all bathrooms
- Two coats of light toned, flat latex pain on all interior walls, flat white ceiling, and a white semi-gloss on all base, doors and trim.
- Floor covering allowance of \$2.00/SF, including installation and materials, will be provided. Client to select color/type.
- Final construction clean
- Total area around the building is to be sodded, the front of the building will be landscape and irrigated APP.
- Parking and sidewalk, APP
- All construction related Permits, Inspections, and fees through The City of Zephyrhills

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