

THE GULF BREEZE COTTAGE

AT WINDMARK BEACH

Built by Gary Ulrich Construction, Inc.

Designed by George Coon, Inc.



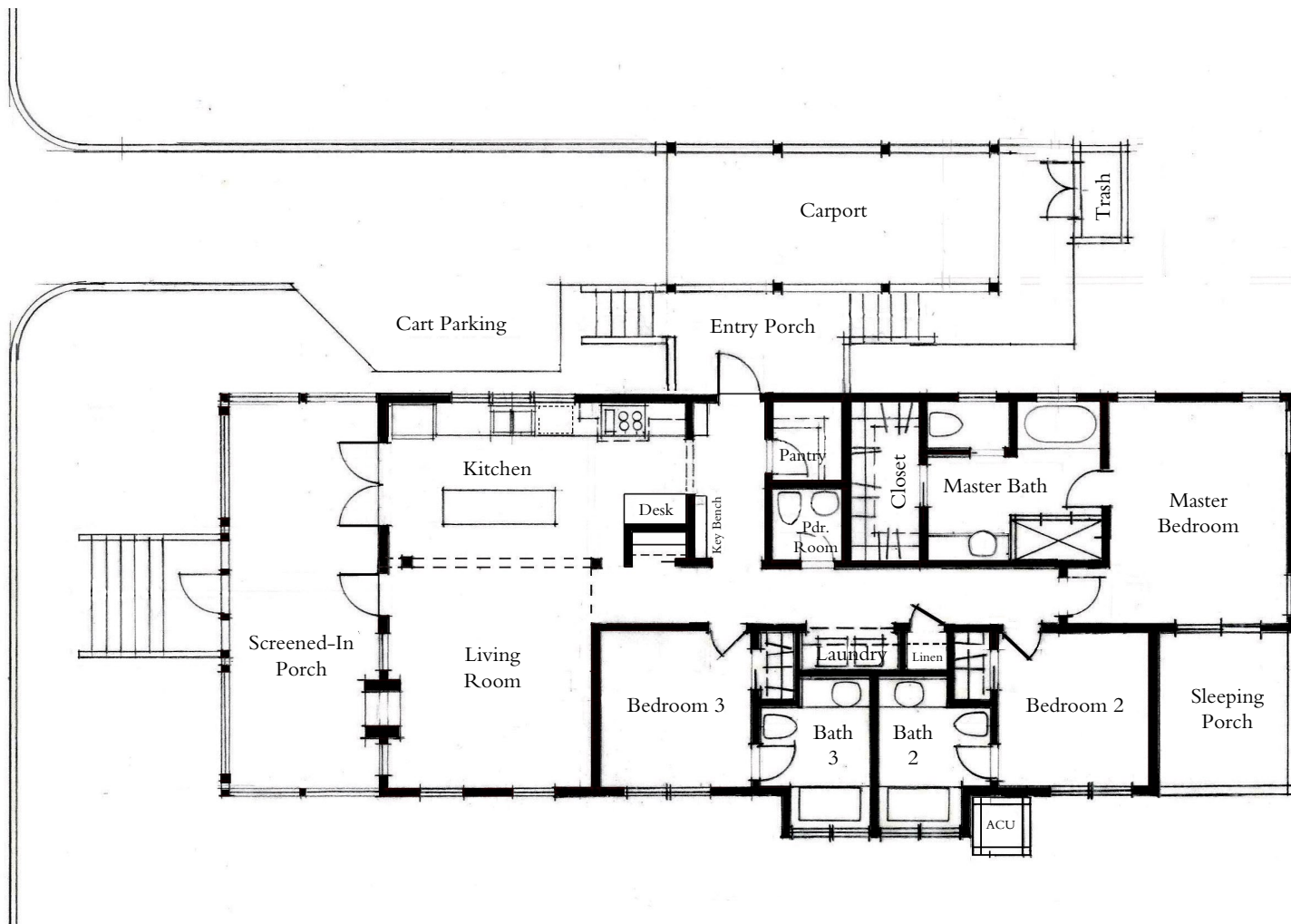
GARY ULRICH  CONSTRUCTION, INC.
CUSTOM HOME BUILDING

george
coon
inc

residential
planning
design

GULF BREEZE COTTAGE

ROOM DIMENSIONS	3 BEDROOMS 3.5 BATHS	
Master Bedroom13' x 16'	Gary Ulrich Construction, Inc.	
Bedroom #211' x 11'	SQUARE FOOTAGE	
Bedroom #311' x 11'	Conditioned 1,823	
Kitchen11' x 16'	Porches 523	
Living Room15' x 16'	Carport 264	
Screened-In Porch11' x 29'		
Sleeping Porch9' x 11'		



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STRUCTURAL:

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

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 at the Living Room, Dining area, Master Bedroom, Bedroom #2, and Bedroom #3 (see Electric Plan)
- Exterior fans on switch on 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

STRUCTURED WIRING:

- OnQ 28" service can
- 1x8 module
- 2 quad outlets
- 2 dual outlets per bedroom
- 1 phone/data outlet
- CAT5 run to the refrigerator and thermostats for future technologies

HVAC:

- 1 Each heat pump split system 13 SEER
- 1 Each instant water heater, gas
- 1 Digital thermostats

PLUMBING:

- Frameless shower door in each bath shower where provided
- Master Bath shower with dual shower heads
- Kohler fixtures in the Master Bath
- Kohler fixtures in each Bath #2 and Bath #3
- Kohler elongated water closet in each bath
- Kohler tub in the Master Bath
- Kohler under counter sink in Bath #2, Bath #3, and Master Bath
- 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 all common areas
- Carpeting in each bedroom and closet.
- Tile floor tile 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 (if shown)
- Wood shelving per plan
- 24x36 framed mirrors hung in each bath – one per vanity sink
- Interior Hardware: Schlage Sienna egg knobs in satin nickel



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