



# Rooftop

The Rooftop plan provides 3,200 under air, 3,600 total.



ROOFTOP

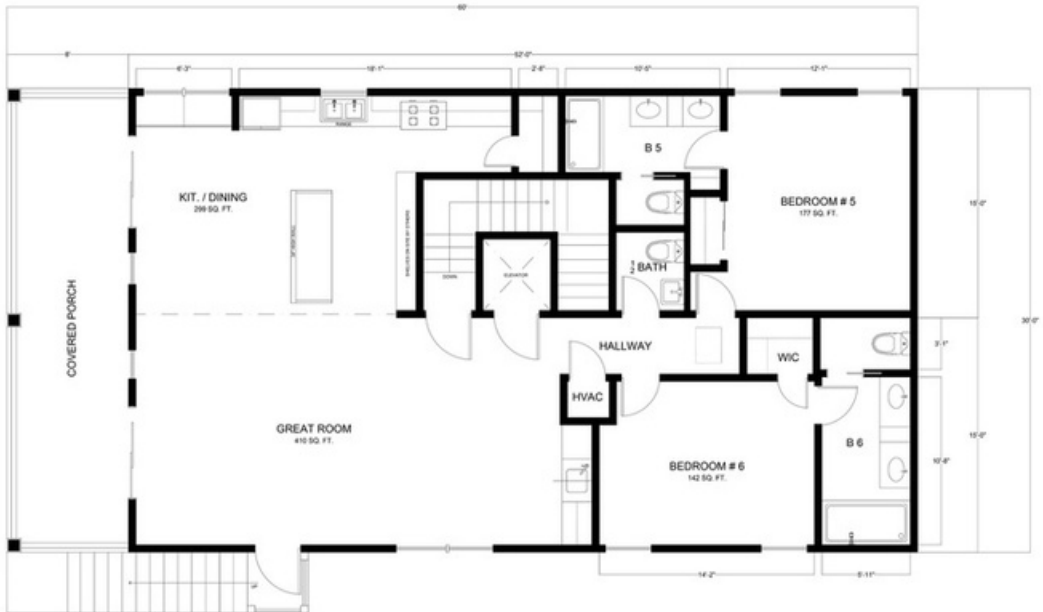


1560 SQ. FT. (CONDITIONED)





## TRI-TOWN CONSTRUCTION



### 2 ND FLOOR PLAN

1800 TOTAL SQ. FT.

1560 SQ. FT. (CONDITIONED)



ROOFTOP

### **Structural Features and Materials**

- Hardie board siding
- Concrete footers reinforced with steel - 1 2" x 16 "
- Certified termite soil treatment under slab
- 1 year subterranean termite warranty
- Shell driveway, entry and sidewalk
- Interior wood wall framing 16" on center
- Engineered roof trusses with hurricane straps
- Plywood sheathing or equivalent on roof
- Secondary water barrier
- Steel reinforced bond beam around house
- **Standing seam 24 Gauge metal roofing – upgrade**
- Ventilated soffit and fascia -
- Impact Aluminum framed windows and sliding glass doors white. Insulated, Glass Tint- Clear
- Fiberglass exterior front door R-30 blown insulation in ceilings
- Moisture resistant board in wet areas
- Central heating and air conditioning: 3.5 ton, 10 kW, 16 Seer
- Textured drywall on interior walls and ceilings

### **Electrical Features**

- 200-amp electrical service
- Washer and dryer hookups
- Rewire for phone and TV outlets per blueprint
- Rewire for ceiling fans per blueprint Recessed accent lighting
- Smoke detectors per code
- Exhaust fans at baths
- Door chime
- Lighting package - Included: utility, soffit can lights, vanity lights, two kitchen pendants and two interior fans

### **Kitchen Features**

- Raised panel wood cabinets - with crown, light molding and standard pulls/handles
- Level one granite countertop with standard edging
- Stainless steel double bowl under mount sink
- Standard one-hole single handle pull down faucet
- icemaker line
- ½ HP Garbage disposal if no septic tank present
- Stainless steel appliance package to include microwave over range, 26 cf refrigerator, smooth top range, dishwasher -

### **Bathroom Features**

- Raised panel wood cabinets
- Hard top Counter top with Standard edging
- Mirrors over vanity
- Standard chrome faucets, 4" spread
- Standard wall tile in showers
- Standard tiled floors
- Framed 3/16" tempered glass shower enclosure at master shower

### **Plumbing**

- Pex-pipe (high density polyethylene) water lines
- 50-gallon energy efficient water heater
- Two exterior hose bibs

### **Other Items Included**

- Standard LVP on all floors in common area
- Tile in bathrooms
- Ventilated closet shelving
- Interior paint: PPG paints
- Exterior paint: PPG paints
- Basic landscape package
- Landscaping per code - Allowance of \$800.00
- Interior modern raised panel hollow core doors with 3 ¼" modern casing
- 5 1/4" baseboards - modern profile
- Raised panel hollow core bi pass doors with 3 ¼" modern casing
- County permit fees excluded
- Betterment fees on property Not Included
- Culvert if required by county Not included
- City water and sewer hookup fees o r Well and Septic not included
- Lanai under truss
- Gutters by walkway in front of the house
- Mailbox
- Up to 3 loads of fill
- Warranty: (1) year on materials and workmanship ip , warranties on systems per manufacturer warranties, (10) years on struct.

### **Notes:**

1. All pricing is based on 10,000 sqft lot with 25 ' front set back
2. Builder is not responsible for heritage trees removal.
3. Builder reserves the right to substitute materials of similar values and quality depending on availability

**12730 Commonwealth Drive suite 7 • Ft Myers • FL • 33913**  
**1750 Estero Blvd, Ft Myers Beach, FL 33931**  
**Tel.239.895.2058 • CGC 1512714 CCC1329614**



[www.Tri-TownConstruction.com](http://www.Tri-TownConstruction.com)

ROOFTOP

# Our Process

Precision engineering, exceptional structural strength, diamond polished finish are combined to produce an extraordinarily advanced precast concrete swimming pool

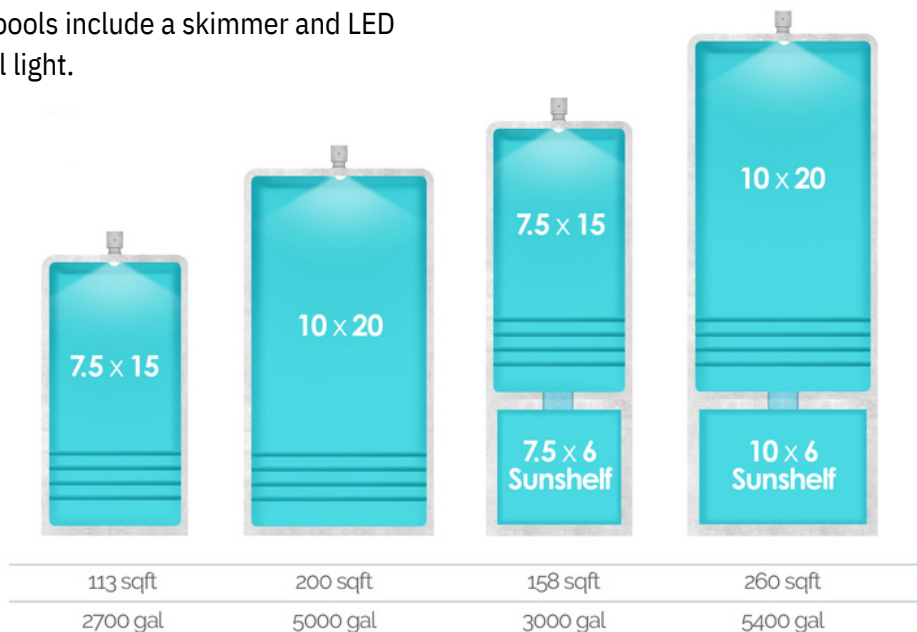
Because our pools are built in a controlled environment, the quality and value are unsurpassed in the swimming pool industry. Our pools are available exclusively through authorized Cocktail Pool dealers.

Cocktail Pools customers can enjoy their new pool in a fraction of the time it takes for conventional swimming pool construction.



## Our Pools

are made of steel reinforced diamond finished concrete and available in 3 colors. All pools include a skimmer and LED pool light.



## Colors



Gulf Blue

Dolphin Gray

Porpoise Gray

ROOFTOP





TRI-TOWN  
CONSTRUCTION



ROOFTOP



## ROOFTOP 1ST FLOOR

Specifications:

1800 Total SQ Ft  
1560 SQ Ft (Conditioned)  
4 Bedrooms  
4 Baths

## ROOFTOP 2ND FLOOR

Specifications:

1800 Total SQ Ft  
1560 SQ Ft (Conditioned)  
2 Bedrooms  
2 Baths

For more information, you may  
click the links below.

**Contact Us now:**



(239) 895-2058



[www.Tri-TownConstruction.com](http://www.Tri-TownConstruction.com)



[Connect@Tri-TownConstruction.com](mailto:Connect@Tri-TownConstruction.com)



[@Tri-Town Construction](#)

***“Rebuilding Southwest Florida”***



ROOFTOP