

FORTRESS BUILT STEEL FRAME HOME

strong...sustainable...sophisticated



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Premier | **Sotheby's**
INTERNATIONAL REALTY

FORTRESS BUILT STEEL FRAME HOME

strong...sustainable...sophisticated

This new construction, fortress-built, steel frame residence by P&P Luxury Homes blends modern engineering with relaxed Sarasota living in a premier East of Trail location, minutes from Sarasota Memorial Hospital, Downtown Sarasota, and Sarasota's award-winning white-sand beaches.

Built with a commercial-grade steel frame and the advanced KRATOS™ panelized building system, this home is engineered for Gulf Coast resilience and long-term performance. With superior structural integrity, KRATOS™ methods and materials prioritize owner safety and occupant well-being, utilizing low-VOC, mold-resistant materials that promote cleaner indoor air and a healthier living environment. The structure's non-combustible steel framing and MgO sheathing provide exceptional fire resistance while naturally deterring termites, rodents and other pests, eliminating the need for chemical treatments. Designed as a "green," energy-efficient system, the advanced insulation and reduced thermal bridging delivers up to valuable energy savings compared to conventional construction. Combined with hurricane-rated impact windows and doors and an airtight building envelope, the result is a home that offers enduring strength, comfort and peace of mind.

Inside, an open floor plan with luxury vinyl plank flooring creates an integrated flow to the covered lanai, complete with an outdoor kitchen, pool, and spa. A two-car garage adds convenience, while the low-maintenance construction allows more time to enjoy the Sarasota lifestyle.

Strong. Sustainable. Sophisticated. P&P Luxury Homes creates homes built not just for today, but for generations.



**Photos, video & 3D tour available at:
LTG.Homes/2315TempleStreet**

2315 TEMPLE STREET

LOCATION

- East of Trail
- 0.7 mile to Sarasota Memorial Hospital
- 1.0 mile to Morton's Market and Southside Village shopping and dining
- 1.5 miles to downtown Sarasota
- 6.3 miles to Siesta Beach



CONSTRUCTION

- Sustainable technology (low waste, low construction carbon footprint, 50% ongoing energy savings)
- Commercial-grade steel frame (no rot, no mildew, virtually non-combustible, termite proof)
- Framing engineered to 1/16th inch tolerance for straight walls, flat trusses, perfect door and window openings
- Highest-quality closed-cell foam insulation
- Perfect-pour concrete foundation



EXTERIOR

- 0.16 acre lot (7,136 sq. ft.)
- 14-ft. above crown of road
- Privacy fence
- Outdoor pool and spa
- Covered lanai with outdoor kitchen
- 2-car garage



EXTERIOR WALL ASSEMBLY

(Exterior → Interior)

- Acrylic finish coat
- Textured and colored
- Final architectural finish
- Acrylic primer/sealant
- Exterior sheathing
- 1" Kratos EPS/MgO composite sheathing
- Continuous insulation + structural backing
- All seams:
 - Foam filled
 - Shaved flush after curing
 - Sealants & Air/Water Control
 - Two continuous beads of caulking at panel joints



**Built to last.
Strong materials.
Solid value.**

**KRATOS
WALL**
EXTERIOR WALLING SYSTEMS



ROOF ASSEMBLY

(Exterior → Interior)

TPO ROOF MEMBRANE

- Thermoplastic Polyolefin (TPO) single-ply roofing system Fully adhered attached
- Heat-welded seams
- UV-resistant, reflective membrane
- Fully flashed at:
 - Parapets
 - Scuppers
 - Penetrations

TAPERED POLYISO INSULATION

- Installed only where required to:
 - Create positive slope
 - Form crickets
 - Direct water to scuppers/drains
 - Installed over base ISO layer

CONTINUOUS BASE INSULATION

- 1/2" Polyiso insulation board (continuous across entire roof)
- Serves as:
 - Thermal break
 - Substrate leveling layer
 - Base insulation layer under tapered system

ROOF SHEATHING

- 5/8" plywood (TYP.)
- Fastened per:
 - Structural engineering
 - Florida uplift zones
 - Manufacturer fastening pattern

LGS ROOF STRUCTURE

- Pre-engineered light-gauge steel roof trusses
- Truss clips, bracing, and anchors per engineering

INTERIOR ROOF INSULATION

- Spray polyurethane foam (SPF) at underside of deck – open cell

INTERIOR CEILING

- 5/8" gypsum board

PARAPET & DRAINAGE

- Fully wrapped TPO up and over parapets
- Metal parapet cap (roofing contractor spec)
- Integrated:
 - Scuppers
 - Downspouts
 - Eyebrow roof areas flashed into main membrane system



2315 TEMPLE STREET

INTERIOR

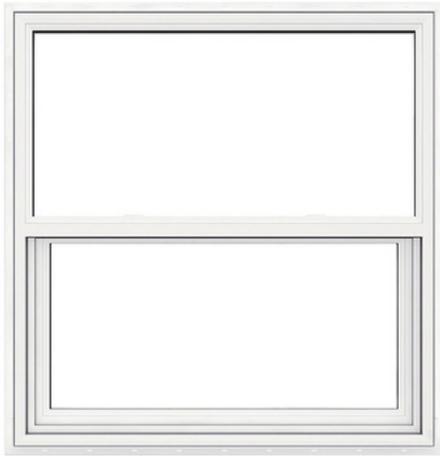
- 2,036 sq. ft. A/C
- 2,496 sq. ft. total
- 4 bedrooms, 3 bathrooms
- Luxury vinyl plank floor
- Impact glass windows and sliders



POOL & SPA

- By Family Pools
- Quartz pebble finish with water-line tile and 12-in. coping
- 1 colored LED light
- 3 deck jets
- Auto fill
- Pool alarm
- Overflow prevention drains
- Hayward Omni automation





Jeld-Wen Premium Hurricane Windows

Panasonic



Panasonic WhisperValue Lighted Bathroom Fan (Energy Star)



RELIABILT Baron Satin Nickel Door Hardware



Self-Modulating Tankless Electric Water Heater



Polished Chrome 1-handle WaterSense Waterfall Bathroom Sink Faucet



Project Source Single Sink Bathroom Vanity with White Cultured Marble Top



**Frigidaire French Door Refrigerator
with Ice Maker**



**Frigidaire 30-in Freestanding
Electric Range**



**Frigidaire Stainless Steel Dishwasher
(Energy Star)**



**Frigidaire Over-the-Range
Microwave**

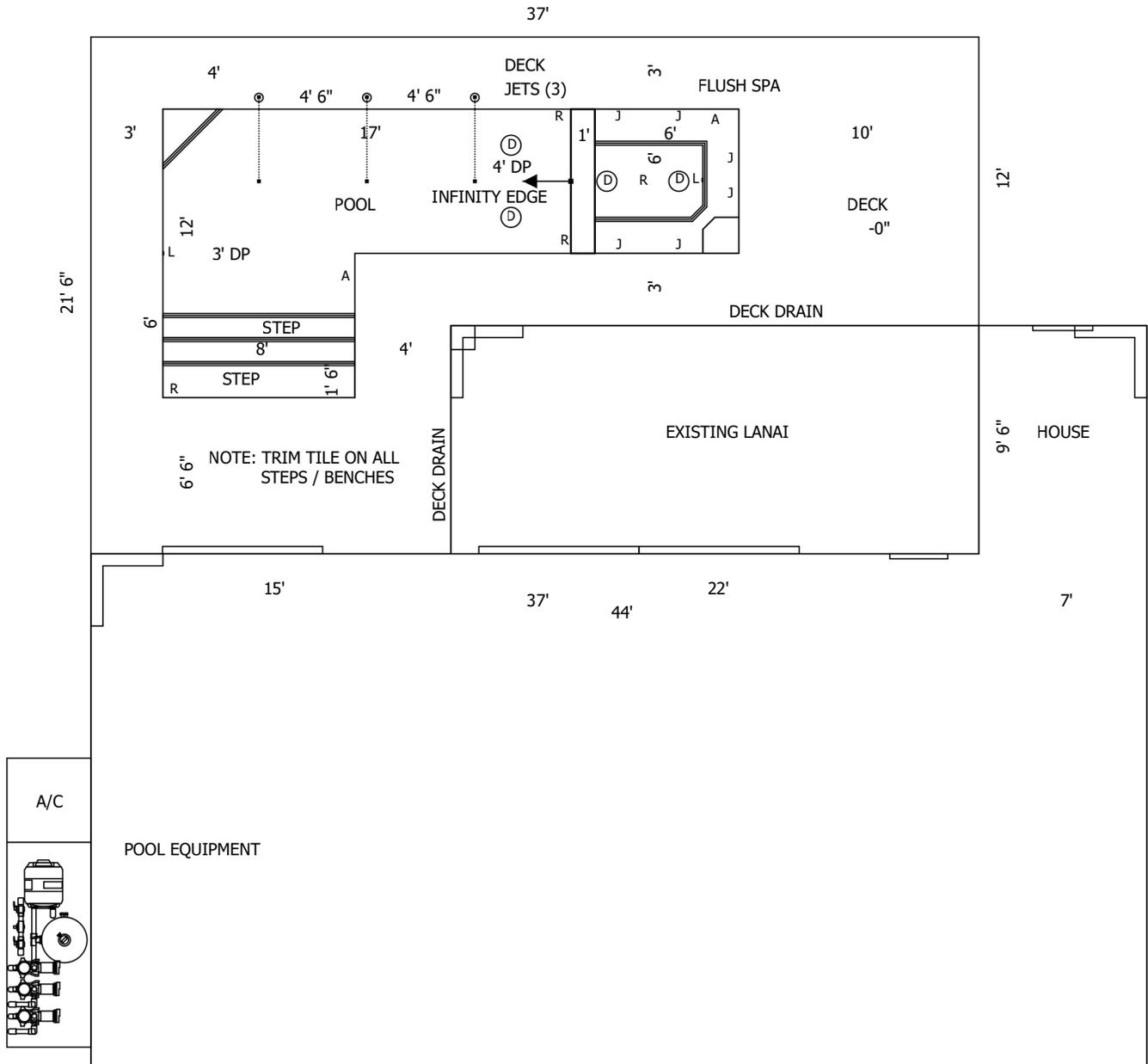


**Moen Georgene Stainless Pull-down
Faucet with Sprayer**



**Frigidaire Electric Stacked
Laundry Center**

2315 TEMPLE STREET

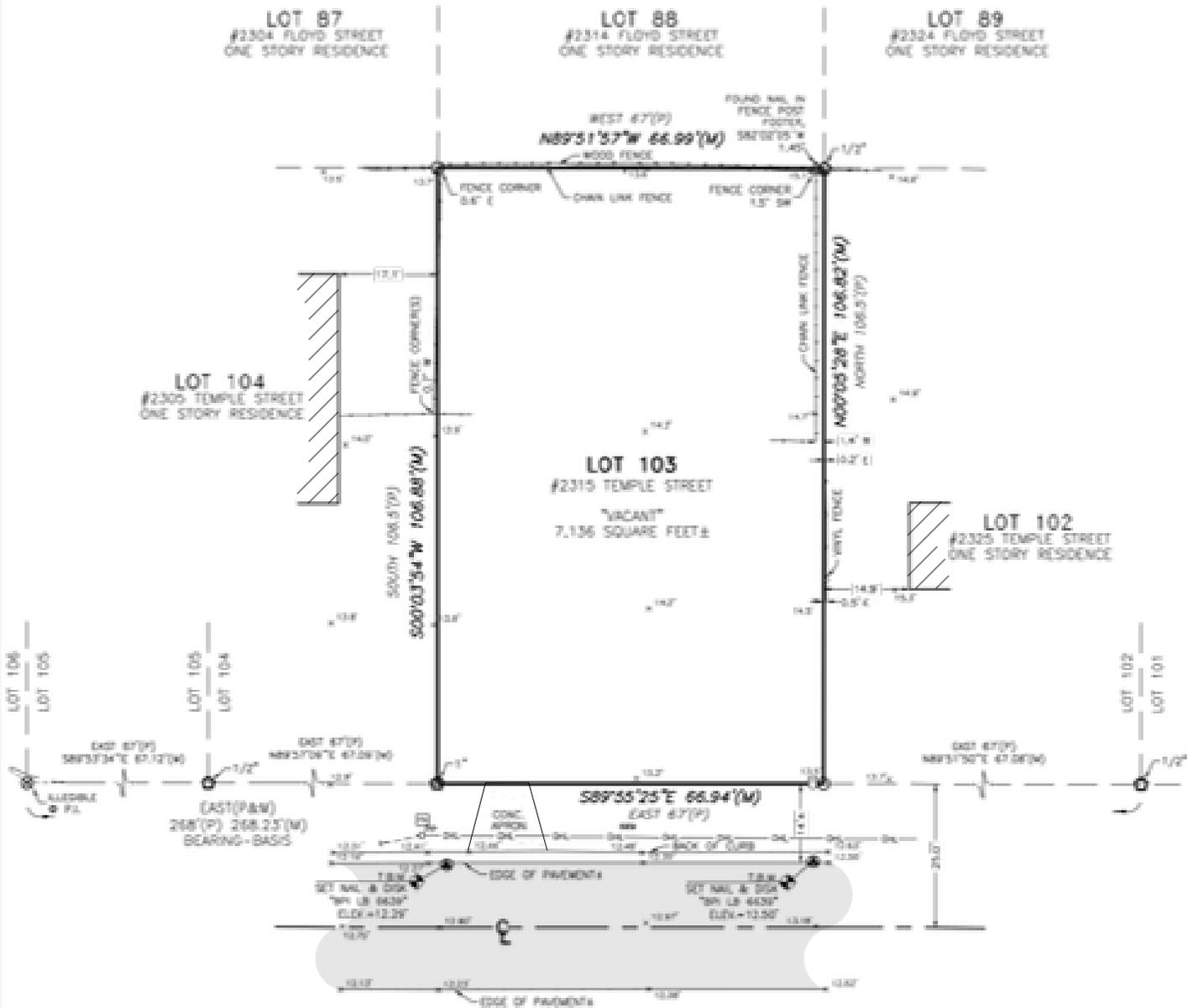
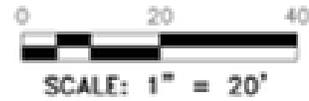
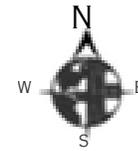


2315 TEMPLE STREET

SECTION 29, TOWNSHIP 36S., RANGE 18E.

LEGEND

- (P) = PLAT DIMENSION
- (M) = MEASURED DIMENSION
- U. & D. = UTILITY & DRAINAGE
- L.B. = LICENSED SURVEYOR BUSINESS
- P.C.P. = PERMANENT PLAT CONTROL POINT
- P.L. = POINT OF INTERSECTION
- BYB = BENCH - BY - BENCH
- C/L = CENTER LINE
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- N.A.S.D. = NORTH AMERICAN VERTICAL DATUM
- P.B., P.L. = PLAT BOOK, PAGE
- T.B.M. = TEMPORARY BENCH MARK
- CONC. = CONCRETE
- N.T.S. = NATIONAL GEODETIC SURVEY
- = CAPTED IRON ROD FOUND (D.L. NOTED)
- = 1/4" IRON ROD FOUND
- = NAIL & DISK SET ("SP" LB. 6638')
- = IRON PIPE FOUND (D.L. NOTED)
- = NAIL FOUND
- = BACKFLOW PREVENTER
- = WOOD UTILITY POLE
- = GUY ANCHOR
- = TELEPHONE RISER
- = FIBER OPTIC HAND HOLE
- = DISTING. ELEVATION
- = OVERHEAD LINE





KRATOS™ vs. BLOCK

(ANALYSIS OF A 2000 SF HOME)

October 1, 2020

1 INCREASED SPEED OF CONSTRUCTION. Cycle time is reduced by several weeks during the Shell erection stage. Exterior walls, trusses, sheathing and interior partitions are completed in record time.

- a. Because of the lightweight material, you do not have to wait for curing time before stacking block, allowing the crew to start erecting the structure within 24 hours after pouring the foundation
- b. 3 to 4 days total time for exterior wall, roof trusses, and interior partition installation with small crew of 5 to 6 workers
- c. No intermediate inspections for reinforced concrete, lintels, etc.
- d. No concrete trucks or pumps to pour tie beams or cells
- e. No waiting or stripping of beam forms
- f. Trusses and walls can be hand set, no crane in most cases
- g. Shell and interior partitions are ready for trades, no need for furring strips or batt insulation
- h. Exterior wall sheathing and insulation pre-installed, standard R-value @ R18.
- i. Hybrid technology provides advantage of pre-fab SIP-type panels, yet walls remain open and unobstructed from inside to facilitate strong connections, MEP trade work and inspections
- j. All walls are pre-punched with electrical and plumbing service holes resulting in reduced labor and costs by MEP trades
- k. Less skilled labor needed. No waiting for crews that are too busy and overworked
- l. Fewer suppliers, trades, materials, and deliveries involved
- m. Total approximate time savings of 10 to 12 working days



2

INCREASED CONSTRUCTION QUALITY.

- a. All framing engineered and fabricated to 1/16" tolerances in factory
- b. Steel walls will be both straight and plumb, allowing for a better smoother drywall installation that achieves a level 4 look without the extra costs
- c. Steel trussed ceilings will be flat and consistent
- d. Factory made window and door openings will be more consistent and squarer, reducing rework time chipping, cutting and adjusting the concrete openings
- e. Closed Cell Polyurethane spray foam insulation provides more R-value per inch (~ 6.7R/ inch), air and moisture barrier and increased structural rigidity
- f. Method of attaching exterior sheathing to LGS structure eliminates thermal bridging. Penetrations and puncturing of the WRB, along with labor/materials associated with wrapping WRB/Tyvek, is eliminated
- g. Insulation has almost no penetrations vs. fi-foil
- h. Panelized wall segments are custom designed to size and shape to facilitate installation and reduce number of connections/joints. Gables are integrated into walls below for added structural integrity and reduced exterior joints
- i. Concrete floors stay cleaner and scratch free due to no masonry work or beam pour
- j. Ability to design and engineer structures up to 200MPH wind rating with X4+ double-stud configurations for increased safety and differentiation in marketplace
- k. Job site stays cleaner and less impacted. No masonry trucks, concrete trucks, etc.



3 INCREASED OVERALL SAVINGS.

- a. Less debris/dumpsters. All metal and plastic waste can be recycled. A typical dumpster filled with concrete costs around \$750
- b. Due to light weight, foundation steel and concrete can be reduced, in many cases up to 33% less concrete and steel in the footers
- c. 5,½" galvanized steel walls have plenty of room for electrical boxes and other rough-in mechanicals. No chipping out concrete labor or delays
- d. Reduced cycle time, processes, trades, back-office transactions. Entire structure can be fabricated and shipped to jobsite in advance/during permitting.
- e. No separate flashing, window bucks or trim application needed
- f. Less AC tonnage required
- g. Less expensive Builders Risk insurance.
- h. Reduced footprint size (or increased living SF) due to thinner exterior walls. (approx. 3" of savings in wall thickness means 1SF additional living space for every 4 linear ft)

4 ENVIRONMENTAL & FINANCIAL SUSTAINABILITY FOR BETTER MARKETABILITY.

- a. Low to no waste fabrication/framing process of <1%, turning junk cars and appliances into homes instead of cutting down our forests. 6 junk cars replaces cutting down 203 trees
- b. Reduced HVAC system sizes and better energy efficiency means lower CO2 footprint and electric bills. Typical savings in AC costs is 60% to 80% compared with traditional builds
- c. Flexible R-value configurations in walls for any climatic region.
- d. Steel Construction inhibits rot, mold, mildew, termites, insects and is fire-rated
- e. Lower overall TCO (Total Cost of Ownership) due to energy efficiency, low/no maintenance, lower annual insurance rates due to non-combustible classification.
- f. Technology facilitates Energy Star, FGBC, LEED certifications as desired/required



VS.



2315 TEMPLE STREET



DISCLAIMER: Stated dimensions are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies.