



BUILDER SPECIFICATION

49 Bluff Dr.

General Specifications

Structural

- Highly energy efficient mix of ICF (insulated concrete), wood framing and structural steel.
- 100% engineered floor joists and rafters (no trusses).
- All roofs vented at soffits and ridges.

Insulation: R-49 roof, R-25 walls, full perimeter crawlspace insulation and interior sound package.

Drywall: 5/8" sheetrock walls and ceilings with double layer sheets with acoustic compound in designated areas for additional sound control.

Roofing: Extra-dark bronze, mechanically seamed metal roofing throughout. 60 mil fully adhered EPDM under balcony.

HVAC

- Three zone heating and cooling with two-stage Carrier 96% gas furnace
- Carrier 4 ton two-stage A/C and (3) programmable wifi thermostats.
- Panasonic Heat Recovery Ventilator (HRV) circulates fresh air with minimal energy loss.

Electrical

- 400A electrical service with (2) 200A load centers, low-voltage media panel.
- Spare capacity for hot tub, electric car charger, additional outbuilding, etc.
- Six roof ice melt prewire circuits.

Plumbing: (2) Navien 200k BTU/h instantaneous water heaters with hot water recirculation. Alleviator irrigation valve.

Fire Sprinklers: NFPA 13D system.

Fireplaces: (2) Gas fireplaces (great room and primary bedroom), HPC outdoor H-burner gas fire pit.



Windows and Exterior Doors: Marvin Signature Ultimate aluminum clad wood windows with designer black interior factory finish and ebony exterior cladding. All windows are operable for ventilation.

Garage Doors

- (2) 9'x8' (vehicle) and (1) 5'x7' (golf cart).
- Raynor 2" insulated steel sandwich with custom wood overlay to match siding.
- (3) LiftMaster 8500 side-mount shaft-drive operators with remote keypad.

Exterior Finishes

Stone: Aquilla Creek Limestone, custom grout.

Siding, Fascia and Garage Doors: Thermally modified tight knot tongue and groove siding, custom finish.

Soffits: Select tongue and groove, custom finish (matches interior ceilings), custom-made perforated metal linear vents.

Structural steel components: Extra dark bronze finish.

Interior Finishes

Interior Doors and Trim: 7' H x 1-3/4" thick solid-core, paint-grade vertical plank doors.

Three-way window wraps with custom oak interior windowsills, paint-grade baseboard and door casing.

Flooring and Stairs: Custom wood floors throughout the home (except bathrooms and laundry).

Site finished domestic white oak, character tight knot, random width (4-1/4", 6-1/4", 8-1/4").

Lightly hand beveled edges and ends, skip-planed bandsaw with light brush texture, with white hard wax-oil finish.

Kitchen/Dining/Living Room and Primary Bedroom Ceilings: Tongue and groove select wood, custom finish (matches exterior soffit).

Interior Gas Fireplaces: Floor-to-ceiling Aquilla Creek Limestone, custom grout in both locations. 4" hearth slab over structural steel with reclaimed wood mantel in great room.

Lighting: Full designer lighting package including extensive surface mount fixtures by Visual Comfort, Rejuvenation and others.

Entry: Aquilla Creek Limestone accent wall, custom rift-sawn white oak built-in wardrobe closets (finish to match kitchen cabinets).

Kitchen: Custom rift-sawn white oak cabinets with 9.5' island, honed quartzite natural stone countertops, Shaws Original Fireclay apron sinks (main and prep), pass-through windows to outdoor bar.

Brizo Artesso faucets.

Appliances: Full Thermador appliance package including: 48" gas range/double oven, built-in refrigerator w/custom panel, built-in dishwasher w/ custom panel, built-in microwave, 54" custom range hood w/ reclaimed wood beam and 1000 cfm remote blower.

Butler's Pantry: Custom cabinets and shelving, oak butcher block countertops, under-counter wine refrigerator, rough-for additional 36" refrigerator/freezer.



Laundry: Custom cabinets, apron sink, honed quartzite (natural stone) countertop, honed limestone floor tiles.

Primary Bath:

- Custom rift-sawn white oak dual vanities with built-in linen storage and honed marble countertops.
- Curbless walk-in steam shower finished with handmade zellige tiles and marble bench/trim. Freestanding tub with floor mounted filler.
- Large format textured limestone floor tile with electric radiant heat.
- Kohler Purist brass fixtures with hand shower and thermostatic valves.

En suite Bath

- Custom walnut vanity with polished marble countertops
- Tiled Walk-in shower
- Calcutta Gold honed hex floor tiles
- Brizo Brilliance Fixtures in polished nickel with thermostatic shower valve

Upstairs Bath:

- RH light oak double vanity with honed quartzite natural stone countertops
- Duravit tub/shower with tiled surround
- Terrazzo floor tiles
- Brizo Odin Fixtures in matte black with thermostatic tub/shower valve

Powder:

- RH reclaimed European oak washstand with Brizo Invari faucet finished in luxe steel
- Handmade cement floor tiles
- Tongue and groove wood accent wall