



VENTURA

custom homes

# CONSTRUCTION SPECIFICATIONS FOR 3415 Beverly Dr.

<b>SQ. FOOTAGE</b>	<b>TOTAL AC APPROXIMATELY 11,451; 1<sup>ST</sup> &amp; 2<sup>ND</sup> FLOOR 8,109; LOWER LEVEL 3,342</b>
<b>LOT PREP</b>	<b>GRADE LOT AS NEEDED TO ESTABLISH PROPER DRAINAGE</b>
<b>FOUNDATION</b>	<b>GRADE ON ENGINEERED STEEL BEAMS, 3500 PSI 10" CONCRETE WALLS, TWO SUMP PUMPS WITH BACKUP SYSTEM</b>
<b>FLATWORK</b>	<b>4" THICK STEEL REINFORCED 3000 PSI CONCRETE, NATURAL STONE, TRAVERTINE DRIVEWAY, WALKWAYS</b>
<b>FRAMING</b>	<b>ENGINEERED FRAMING SYSTEM TO COMPLY WITH LOCAL BUILDING CODES TRUSS ENGINEERED FLOOR SYSTEM 1'1/8" PINE SUB-FLOOR 7/16" "TECHSHIELD" RADIANT BARRIER ROOF DECKING 7/16" O.S.B. EXTERIOR WALL DECKING OVERLAID WITH "STUCCOWRAP" STUDS AND JOISTS 16" O.C. RAFTERS PER PLAN 2X6 EXTERIOR WALLS PER PLAN</b>
<b>EXTERIOR</b>	<b>3/4" MASONRY STUCCO WITH ELASTOMERIC FINISH</b>
<b>WINDOWS</b>	<b>PARTIAL WINDOWS PELLA WOOD CUSTOM STEEL WINDOWS ALL WINDOWS LOW E, INSULATED GLASS</b>
<b>EXT. DOORS</b>	<b>DECORATIVE STEEL FRONT DOOR; DECORATIVE STEEL SIDE AND REAR DOORS WITH DOUBLE PANE, LOW E GLASS PER PLANS</b>
<b>ROOF</b>	<b>"TEJAS BORJA" CLAY TILE ROOF</b>
<b>INSULATION</b>	<b>R-13 &amp; R19 DEMILAC FOAM IN EXTERIOR WALLS; R-19 SOUND PROOFING AT SELECT LOCATIONS; R-20.95 DEMILAC FOAM AT ROOF LINE</b>
<b>DRYWALL</b>	<b>5/8" REGULAR GYPSUM BOARD ON WALLS AND CEILINGS 1/2" DENSIELD BEHIND TILE IN SHOWER &amp; TUB AREAS MEDIUM SPLATTER WALLS AND CEILINGS IN SELECT CLOSETS ROUNDED CORNERS PER PLANS PREDOMINATELY SLICK WALL FINISH THROUGH OUT</b>

<b>INTERIOR TRIM</b>	<b>FIRST FLOOR CUSTOM STONE BASE MOLDING</b> <b>LOWER LEVEL CUSTOM 1/8" PAINTED AND STAINED TRIMS PER PLANS</b> <b>8" BANDBASE WITH CAP MOLD PAINT GRADE OR STAIN MADE REFER TO TRIM SPECS</b> <b>CUSTOM SPANISH MAHOGANY DOORS PER PLANS</b> <b>CUSTOM MOLDED SOLID CORE DOORS PER PLANS</b> <b>HAND CARVED WOOD BEAMS AND CORBELS AS INSTALLED</b> <b>CUSTOM WINE CELLAR DOOR</b> <b>CUSTOM CABINETS AND SHELVING IN CLOSETS</b>
<b>HVAC</b>	<b>SIX-ZONE SYSTEM WITH GAS FURNACES</b> <b>PRO8000 FLAT SCREEN PROGRAMMABLE THERMOSTATS</b> <b>LENNOX 14 SEER WITH 90% EFFICIENT VARIABLE SPEED FURNACES</b>
<b>ELECTRICAL</b>	<b>ALL WIRING ON THE HOUSE SIDE OF THE METER IS COPPER, CONDUIT ENCLOSED, AND COMPLIES WITH LOCAL ELECTRICAL CODES</b>
<b>HOME AUTOMATION</b>	<b>CRESTRON HOME AUTOMATION SYSTEM WITH FULLY INTEGRATED CAMERA, AUDIO, LIGHTING, CLIMATE AND SECURITY</b>
<b>LOW VOLTAGE</b>	<b>EXTENSIVE LUTRON LIGHTING SYSTEM</b> <b>SPEAKER AND SOUND SYSTEM PREWIRE PACKAGE</b> <b>POTTER CUSTOM DESIGNED GAS AND ELECTRIC LANTERNS</b> <b>LOW VOLTAGE WIRING AND SECURITY SYSTEM</b>
<b>PLUMBING</b>	<b>COPPER WATER SUPPLY ON HOUSE SIDE OF METER HAS SHUT OFF VALVE</b> <b>PVC WASTE SYSTEM</b> <b>* GAS PIPING INSTALLED FOR 6 HEATING UNITS, 2-75 GALLON WATER HEATERS, 6 FIREPLACES, 1 RANGE, 1 PATIO GRILL, and 2 CLOTHES DRYER</b> <b>LOWER LEVEL SPA BATH &amp; "HIS" MASTER SHOWER INCLUDE STEAM WATER HEATER W/ PROTECTIVE SHUT-OFF VALVES INSTALLED</b> <b>LOOPED RECIRCULATING SYSTEM FOR WATER HEATERS</b> <b>SINKS PER PLANS</b> <b>POT FILLER OVER STOVE</b> <b>MUD SET PAN WITH STONE FLOORS AND WALLS IN SHOWERS</b> <b>STONE TILE WITH ACCENTS ON WALLS IN BATHTUBS</b> <b>CABINET VANITIES WITH MARBLE TOPS IN POWDER BATHS</b> <b>CARVED MARBLE PEDASTAL SINK IN LOWER LEVEL POWDER BATH</b> <b>ADJUSTABLE BODY SPRAYS IN MASTER SHOWER HIS &amp; HERS</b> <b>"PRIVATE COLLECTION" SPA TUB IN MASTER BATH</b> <b>OVERSIZED "BALTIMORE" SAUNA</b> <b>TWO ELABORATE FULL WET BARS</b> <b>CUSTOM MARBLE AND GRANITE TOPS PER PLANS</b>
<b>BALCONY</b>	<b>UPSTAIRS BALCONIES WITH CONCRETE SUBFLOOR, LIMESTONE TILE, AND CARVED STONE RAILING</b>
<b>STAIRS</b>	<b>LIMESTONE SLAB STEPS</b> <b>POTTER DESIGNED WROUGHT IRON HANDRAIL AND BALLUSTRADE</b>
<b>CABINETS</b>	<b>INSTALLED PER PLANS</b>
<b>PAINT</b>	<b>BENJAMINE MOORE PAINT</b> <b>SPECIAL FAUX INTERIOR FINISHES AS PER BUILDER</b>

<b>COUNTER TOPS</b>	<b>SLAB MARBLE AND GRANITE AS INSTALLED WITH CUSTOM EDGING</b>
<b>FIREPLACES</b>	<b>5-42" WOOD BURNING FIREBRICK FIREPLACES WITH CARVED LIMESTONE MANTLE PER PLANS BREAKFAST ROOM: 36" GAS FIREPLACE WITH CUSTOM PLASTER MANTLE AND SURROUND</b>
<b>FLOORING</b>	<b>LIMESTONE FLOORING INSTALLED PER PLANS "WORK OUT" CARPET IN MEDIA ROOM AND PLAY ROOM 5" SELECT HICKORY PECAN HARDWOOD FLOORING AS INSTALLED</b>
<b>GARAGE DOORS</b>	<b>3 CAR ATTACHED; (1) DOUBLE AND (1) SINGLE</b>
<b>HARDWARE</b>	<b>DESIGNER INTERIOR AND EXTERIOR DOOR LOCKS, CABINET HANDLES OR PULLS, BATH ACCESSORIES, CLOSET RODS, DOOR STOPS, AND ANY OTHER HARDWARE TO BE INSTALLED PER INTERIOR DESIGNERS SELECTIONS.</b>
<b>APPLIANCES</b>	<b>KITCHEN: 60" 6-BURNER WOLF RANGE AND VENT HOOD, TWO ASKO DISHWASHERS, 27" WARMING DRAWER, 36" SUBZERO REFRIGERATOR, 36" SUBZERO FREEZER, GE MICROWAVE, MIELE COFFEE SYSTEM MASTER BEDROOM: SUBZERO REFRIGERATOR/FREEZER COMBO W/ ICEMAKER DOWNSTAIRS BAR: SUBZERO REFRIGERATOR, 15" ICEMAKER, ASKO DISHWASHER BUTLER'S PANTRY: 27" SUBZERO WINE REFRIGERATOR MEDIA ROOM: SHARP 24" MICROWAVE DRAWER</b>
<b>GUTTERS</b>	<b>CUSTOM GALVENIZED GUTTERS AND DOWNSPOUTS AS INSTALLED</b>
<b>LANDSCAPE</b>	<b>INSTALLED AS PER PLANS</b>