



VENTURA

custom homes

CONSTRUCTION SPECIFICATIONS FOR 3415 Beverly Dr.

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

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

FIREPLACES	5-42" WOOD BURNING FIREBRICK FIREPLACES WITH CARVED LIMESTONE MANTLE PER PLANS BREAKFAST ROOM: 36" GAS FIREPLACE WITH CUSTOM PLASTER MANTLE AND SURROUND
FLOORING	LIMESTONE FLOORING INSTALLED PER PLANS "WORK OUT" CARPET IN MEDIA ROOM AND PLAY ROOM 5" SELECT HICKORY PECAN HARDWOOD FLOORING AS INSTALLED
GARAGE DOORS	3 CAR ATTACHED; (1) DOUBLE AND (1) SINGLE
HARDWARE	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.
APPLIANCES	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
GUTTERS	CUSTOM GALVENIZED GUTTERS AND DOWNSPOUTS AS INSTALLED
LANDSCAPE	INSTALLED AS PER PLANS

VENTURA CUSTOM HOMES RESERVES THE RIGHT TO CHANGE SPECS WITHOUT NOTICE. PLEASE CONTACT US FOR THE MOST CURRENT SPECS.