



Construction & Design Specifications
8625 N Via La Serena
Paradise Valley, AZ 85253

GENERAL:

- Plans, Specifications and Construction in accordance with Paradise Valley building Codes
- Construction Debris to be removed weekly and maintained broom clean.
- Upon Completion house will be thoroughly cleaned and ready for occupancy.

SITE:

- Lot will be cleared and graded in accordance with approved grading and drainage plans.
- Professional landscape design
- Multi-Zone Irrigation System
- Low Voltage exterior lighting
- Custom Pool, Spa and Water feature
- Sand-Set Paver Driveway
- 6'0" tall perimeter screen walls with Stucco and Paint to match house
- Tile Patio and pool decking
- New Underground utilities
- 10'0" Diameter Fountain
- Gated Entrance with automation

HOUSE

- Custom Architectural design by "Chavez AIA"
- Professional Interior design by "Interplan Design Group"

- Paradise Valley Permits
- Concrete slab-on-grade foundation system with 3000 PSI concrete and 4" nominal thickness
- 2X6 Wood Frame Exterior Walls
- Framing lumber to be Hemlock or Douglas Fir, Kiln Dried to 19% moisture content or less.
- Pre-Engineered roof truss system.
- Energy efficient Insulation system with R-38 ceilings, R-21 sidewalls and noise reducing R-13 @ all plumbing walls and between 1st and 2nd floor
- Solid Core Knotty Alder Interior Doors with Oil Rubbed Bronze hinges and Stain Finish
- Custom Wrought Iron entry door with swing-out glass panels
- Stucco Exterior with light sand finish and Stone Veneer.
- Two Piece, Mexican Sandcast roof tile, mudset, with modified bitumen underlayment.
- Wood Pergola @ Dining room
- Isokern Fireplace with gas log kit and Stone Veneer @ Dining room Patio
- Detached Lounge with built in Kitchenette and Pool Bathroom
- Wood "Clad" windows & exterior doors with dual Low-E & Argon filled glass by Sierra Pacific. Stain Finish
- Exposed Wood rafter tails

- Stain Grade Interior molding package
- Circular Staircase with Stone Treads and Wrought Iron Railings
- Oil rubbed Bronze door Hardware with deadbolts on all exterior doors
- 5/8" drywall walls and ceilings with hand applied 80% Sante Fe finish and 1 1/2" bullnose outside corners
- Security System Pre-Wire with (2) Keypads
- Whole house music system pre-wire with volume controls and in-ceiling speakers included
- Two Year Warranty

MECHANICAL:

- Trane (6) unit split HVAC system, with gas "hot" side and electric "cold" side
- Custom Designed duct system for balanced air distribution
- Ducted Kitchen Exhaust Hood
- Ducted Dryer Vent (3)
- Programmable thermostats

ELECTRIC:

- 400 Amp, electric service
- Alarm system with 2 Keypads
- Telephone, Cable, & dual Cat5 data and voice communications in all rooms
- Smoke Alarms
- Audio/Video Home entertainment wiring with volume controls and in-ceiling speakers
- Weatherproof GFCI outlets @ exterior

PLUMBING:

- (3) energy-efficient, sealed combustion, gas fired, hot water heaters with recirculation system
- Soft Water Loop
- Fire Sprinkler System with flush mounted heads
- Reverse Osmosis System

FOYER:

- Custom waterjet medallion
- Custom Wrought Iron entry door with swing-out glass panels
- Stone flooring
- Dome Ceiling with Custom Finish
- Painted Walls
- Chandelier
- Crown Molding
- Rope lighting
- Low voltage accent lighting
- Niches (2)

DINING ROOM:

- Stone Flooring
- Hand hewn and distressed beam ceiling
- French Doors to Exterior
- Covered Patio with Travertine flooring
- Painted wall & ceiling surfaces
- Chandelier

HALL

- Stone Flooring
- Coffered Ceiling
- Crown Molding
- Painted wall & ceiling surfaces
- Custom waterjet medallion
- Key Drop with Custom raised panel, stain grade Knotty Alder Cabinetry
- Coat Closet (2)
- Niche (1)

WET BAR:

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Sink, icemaker, and refrigerator
- Granite Countertops
- Painted wall & ceiling surfaces
- GFCI electrical outlets
- Wine room with Custom Iron door, independent cooling and custom racking system

LAUNDRY ROOM:

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Granite Countertop
- GFCI electrical outlet
- Painted wall & ceiling surfaces
- Under Cabinet lighting
- Fluorescent lighting
- Built in ironing board

POWDER ROOM:

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Granite Countertop
- GFCI electrical outlet
- Painted wall & ceiling surfaces
- Pre-cast concrete columns (2)
- Low voltage accent lighting
- Tile wainscoting

KITCHEN:

- Custom Waterjet medallion @ vestibule
- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry with self closing drawer guides and solid maple drawers
- Granite Countertops with 2 ¼" Ogee edge detail
- Walk In Food Pantry
- Niches (2)
- Viking Appliance package with Sub-Zero refrigerators
- Painted wall & ceiling surfaces
- GFCI outlets
- Under Cabinet Lighting
- Undermount sink
- Custom Hood surround

BREAKFAST NOOK:

- Custom waterjet medallion
- Single door to exterior patio
- Chandelier

- Niche (1)

FAMILY ROOM:

- Stone Flooring
- Isokern Fireplace with gas log kit
- Custom hearth and mantle
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Hand Hewn and distressed wood beam ceiling
- Bi-Parting motorized pocket doors system
- Niche (1)
- Painted wall & ceiling surfaces
- Covered patio with travertine flooring

LIVING ROOM:

- Stone Flooring
- Isokern Fireplace with gas log kit
- Custom hearth, and mantle
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Painted wall & ceiling surfaces
- Audio pre-wire with speakers and volume controls

MASTER VESTIBULE:

- Custom waterjet medallion
- Niche with accent lighting
- Crown Molding
- Painted wall & ceiling surfaces

MASTER BEDROOM

- Crown Molding
- Double Entry Doors
- Hardwood Flooring
- Isokern Fireplace with gas log kit
- Custom Hearth & Mantle
- Painted wall & ceiling surfaces
- Custom raised panel, stain grade Knotty Alder Cabinetry

MASTER SITTING ROOM:

- Hardwood flooring
- Crown Molding
- Double entry door to patio

- Single entry door to patio
- Painted wall & ceiling surfaces
- Crown Molding

MASTER BATHROOM

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry with self closing drawer guides and solid maple drawers
- Granite Countertops
- Walk in shower with seating, (2) shower heads, (1) hand held shower head, (1) rain head, (4) body sprays and (1) steam unit
- Whirlpool tub
- His & Hers vanities with dressing vanity on Her side
- His & Hers water closets with Bidet on Her side
- Built in Desk
- 3-way mirror
- (2) wall sconces @ each vanity and dressing vanity
- Painted wall & ceiling surfaces
- GFCI electrical outlets
- Breakfast Bar with built in coffee machine and under counter refrigerator
- Built in Linen Cabinet

MASTER CLOSET HIS

- Stone Flooring
- Custom closet system
- Painted wall & ceiling surfaces

MASTER CLOSET HERS

- Stone Flooring
- Custom closet system
- Granite Countertops
- Painted wall & ceiling surfaces
- Hook Ups for stackable washer/dryer

OFFICE:

- Hand hewn and distressed beam ceiling
- Hardwood Flooring

- Double entry doors
- Custom raised panel, stain grade Knotty Alder Cabinetry with bookshelves
- French doors to exterior
- Walk In Closet
- Covered patio
- Painted wall & ceiling surfaces

BEDROOM 2

- Private Bathroom
- Plush stain-resistant carpeting
- Walk-In Closet
- Single entry Doors
- Painted wall & ceiling surfaces

BATHROOM 2

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Granite Countertop
- Mud Set shower with custom Tile design
- GFCI electrical outlet
- Painted wall & ceiling surfaces
- Wall Sconces @ mirror

BEDROOM 3

- Private Bathroom
- Plush stain-resistant carpeting
- Walk In Closet
- Painted wall & ceiling surfaces
- Double door to exterior patio

BATHROOM 3

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Granite Countertop
- Mud Set shower with custom Tile design
- GFCI electrical outlet
- Painted wall & ceiling surfaces
- Wall Sconces @ mirror

BEDROOM 4

- Private Bathroom
- Plush stain-resistant carpeting
- Walk-In Closet
- Painted wall & ceiling surfaces
- Double door to exterior patio

BATHROOM 4

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Granite Countertop
- Mud Set shower with custom Tile design
- GFCI electrical outlet
- Painted wall & ceiling surfaces
- Wall Sconces @ mirror

UPSTAIRS POWDER ROOM

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Granite Countertop
- GFCI electrical outlet
- Painted wall & ceiling surfaces

EXERCISE ROOM:

- Low pile carpet for exercise equipment
- Full height mirror on 1 wall
- Double entry doors

GAME ROOM:

- Stone Flooring
- Double entry doors
- Double doors to exterior patio
- Iron railing open to 1st floor
- Vaulted ceiling

BALCONY:

- Stone Flooring
- Iron railing open to 1st floor
- Niche (1)

GARAGE:

- 5 Car garage
- Epoxy floor coating
- Painted wall & ceiling surfaces

- Custom wood overhead garage doors with “Lift-master” belt drive openers
- GFCI electrical outlets
- Fluorescent lighting
- Separate Storage area
- Base Cabinet with Sink

GUEST HOUSE

- Private Bathroom
- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Linen Closet
- Walk in Closet
- Hook Ups for stackable washer/dryer
- Granite Countertop
- Built in Kitchenette with microwave, refrigerator and sink
- GFCI electrical outlet
- Painted wall & ceiling surfaces
- Double Entry Doors

EXTERIOR LOUNGE

- Stone Flooring
- Custom raised panel, stain grade Knotty Alder Cabinetry
- Granite Countertop
- GFCI electrical outlet
- Painted wall & ceiling surfaces
- Single Entry Door
- Pool Bathroom

PARADISE VALLEY BLDG CODES

- 2003 International Building Code
- 2003 International Mechanical Code
- 1994 Uniform Plumbing Code
- 2003 International Fire Code
- 2003 International Electric Code