

Rooms & Spaces

3,272-Square-Feet Conditioned Living Space

4,441-Square-Feet Total Building "Footprint," Including Garages, Covered Walkways, Courtyard & Decks)

Three-Building Compound

Great Room (Living Room, Dining Room, Exhibition Kitchen, Pantry & Solarium)

Master Bedroom Suite (Bedroom & Universal Design Bathroom)

Solarium (Ocean View)

Guest Bedroom Quarters Second Story (Two Bedrooms, Library/Home Theatre/Surround Music Room, Bathroom, Kitchen Nook (Rental Potential)

Guest Vanity Universal Design Bathroom

Laundry (Universal Design)

Workshop/Crafts Room

Two-Car Garage

Single-Car Garage/Boat Garage/Exercise Room

Home Office/Bedroom

Bonus Room/Game Room/Storage Over Rear Projection & Home Office

Dedicated Optimum Performance Home Theatre

Rear Projection Room/Electronics Control

Underground Wine Cellar

Sheltered Courtyard With Spa, Shower & Sauna

Courtyard Pre-Wired & Plumbed Outdoor Kitchen Area

Herb Garden & Vegetable Garden

Master Bedroom Deck & Guest Bedroom Decks

Two Fenced Courtyard Gardens

Large & Small Ponds

Wood & Recycled Trash Shed

Fenced Two-Car Guest Parking

Fenced Dog Run Off Courtyard

Vestibule Glass Enclosed Entrance & Walkway

Universal Access (Ramp At Front Entrance & To Property Back Open Space)

The Sea Ranch

5,000-Acre Environmentally Sensitive Community (California Highway 1/Sonoma County Pacific Coast Line)

2,500-Acre Permanent Nature Commons Reserve

Design Committee-Approved Architectural Home Designs

Nine Pacific Ocean Coves

Three Recreational Facilities (Swimming Pools, Sauna, Tennis Courts & Picnic Areas)

18-Hole Scottish Link-Style Golf Course

Lodge Facilities

Private Airstrip

Walking & Riding Trails (45 Miles)

Horse Stables (Boarding)

Sea Ranch 24/7 Security Force

Private Road Network

Nearby 10-Minute Gualala Shopping & Accommodations (Across Gualala River/Mendocino County)
Sonoma, Napa & Alexander Valley Wine Country (Just East Nearby 1-1/2 Hour)
San Francisco Bay Area (Just South Nearby 2-1/2 Hour)
Santa Rosa Shopping (Just East Nearby 1-1/2 Hour)
California Highway 1 Scenic Route

Site Improvements

Low Impact Development Site Planning & Excavation
StormTech® Underground Infiltration Stormwater Detention Chambers
Extensive French Drainage System
500-Gallon Underground Propane Tank
Large Pond
Small Pond
Smart Drain™ Filtered Capillary Belting Channels (Large Pond)
CETCO® Akwaseal® Pond Liner Roll Imagetextile Bentonite Clay Liner (Large & Small Ponds)
Roth® Underground MultiTank & FRALO® Septic Tanks
Orenco® Risers, Float Assemblies, In-Tank Filtration Systems, Effluent Pumping Systems & Electrical Controls
SludgeHammer™ Septic Tank Wastewater/Graywater Filter (Irrigation)
Agri Drain® Inline Water Level Control Structure (Large & Small Pond Water Control)
Weeks Drilling & Pump Company Five 310-Foot Deep Georexchange Bore Holes
WaterFurnace® Georexchange U-Bend Piping Lines & Underground Piping
Dyna-Crete Heat Transfer Sand & Bentonite Clay Grout Bore Hole Sealing
Stormwater Solutions EcoRain® 2,400-Gallon Underground Filtered Water Cistern
Firestone Specialty Products EPDM PondGuard Geomembrane Liner
Resource Conservation Technologies Sediment Filter & High-Efficiency Pump
Indigenous Drought- & Fire-Resistant Tree, Shrub, and Groundcover Landscaping
Boddingtons BodPave® 85 Reinforced Porous Paving Grid (Driveway, Guest Parking & Pathways)
Pervious Driveway, Guest Parking & Pathways
Weston Solutions' GreenGrid® Wine Cellar Roof Top Herb Garden
Vegetable Garden
WeatherTRAK® High-Efficiency Smart Irrigation System
Fire Hydrant (Front On Fly Cloud Road)

Foundation

Controlled Density Fill (CDF) Concrete Mix
California Portland Cement & Headwaters Resources 40-50 Percent Fly Ash Mixture
Kryton KIM® Concrete Water Proofing/Shrinkage Admixture
Kryton Hydrostop® Concrete Water-Repellent Sealer
Euclid Chemical Eucon A+ Type A Water Reducing & Plasticizing Concrete Admixture
FORTA® FERRO® Concrete Strengthening & Durability Admixture
Cosella-Dörken DELTA-MS UNDERSLAB Waterproofing & Vapor-Retarder Membrane
AFM Corporation R-Control® Perform Guard EPS Rigid Type II R-4 2-3/4-Inch Below

Grade

Insulation Membrane

EnergyEdge® ICF Frame Building Slab Edge Rail Insulation

Carlisle BARRICOAT™ -R Waterproofing Emulsion (18-Inch- x 8-Foot Concrete Parameter Stem Walls

Carlisle MiraDRAIN® 5000 Horizontal Drainage System (Weston Solutions' GreenGrid® Wine

Cellar Roof Top Herb Garden)

Engineered 6-Inch Concrete Slab Suspended Over Stem Walls

Nisus Corporation Bora-Care® Termite Pretreatment

Zurn® Flo-Thru Trench Drains (Courtyard)

Spunstrand® Filament-Wound Fiberglass Acoustical Underslab Air Conditioning Duck System

(Optimum Performance Home Theatre & Rear Projection/Electronics Room)

Uponor® AquaPEX® In-Slab Hydronic Radiant Floor Heating System

Uponor® 1/2 & 3/4-Inch Red & Blue High-Density Polyethylene Pre-Sleeved Corrugated AquaPEX® Plumbing

Armacell AP/Armaflex® Pipe Insulation Over Uponor AquaPEX® Tubing

Wardflex® Flexible Corrugated Steel Fuel Gas Tubing

NuTone® Central Vacuum System

Extensive Electrical & Connectivity Conduit

Building Shell & Exterior

Amvic® Insulated Concrete Form (ICF) 11 & 13-Inch R-40-R-50 Walls

IHSN ThermaSAVE® Structural Insulated Panel (SIP) 7-Inch R-36 Walls & 12-Inch R-38 Roof

MaxiTile Building Products MaxiPanel Fiber Cement Exterior (ICF) & Exterior & Interior (SIP)

3/4-Inch Skins & MaxiTrim 1-Inch Batts

Norbord TallWall® OSB Forest Stewardship Council-certified (FSC) Structural Panels

AMF Corporation R-Control® Perform Guard EPS Form Insulation & Termite Inhibitor

Ashland ISOSET® SIP Adhesive

Amvic® AmDeck® ICF 12-Inch R-48 Floor System (Second Floor Guest Quarters Floor)

Simpson Strong-Tie Company Strong-Wall® Shearwalls

Carlisle BARRICOAT™ -R Waterproofed ICF Walls

Cosella-Dörken DELTA-DRY® Ventilated Rainscreen Air Barrier (ICF Walls)

Cosella-Dörken DELTA-FOXX® Class A Fire-Rated Roof Underlayment

Batten Plus' BattenUP Corrugated Plastic Roof Batters

Trimline Building Products Black Composite Distinction™ Slate Roof (Recycled/Recyclable & 50-Year Warranty)

Attic Breeze ENERGY STAR® 1550 CFM Solar Attic Fan

Pella ENERGY STAR® Triple-Pane Low-E InsulShield® Argon Gas-Filled Insulated Glass Windows & Doors

Fortifiber Building Systems Group FortiFlash® Self-Adhesive Flexible Flashing Film

Rocky Mountain Hardware (Pella Doors)

Carriage House Doors Solid Kiln-Dried Premium Western Red Cedar Garage Doors
VELUX® ENERGY STAR® Skylights (Great Room, Master Bedroom Suite, Guest
Bathroom,
Bonus Room, Single-Car Garage/Boat Garage/Exercise Room & Sun Tunnel™
(Wine Cellar)
Wasco® Pinnacle Pyramid Skylight (Library/Home Theatre/Surround Music Room)
DOW®-FROTH-PAK™ Form Insulation
EcoVantage PerfiKdek EcoPrem Wood Decking (Spa Area & Master Bedroom Deck Area)
L.M. Scofield LITHOCHROME® Tintura™ Low-VOC Dark Walnut Fiber Cement Stain
Revere Copper/CopperCraft Copper Gutters & Downspouts
Gutter Helmet® Copper Gutter Protection System
Daltil® Continental Slate™ Colorbody™ Porcelain Field Tile Flooring (Courtyard)
Mapei® Opticolor™ Epoxy Grout
Stamped Concrete Front & Back Ramps
UNIRAC® ClickSys™ Day4® Energy Solar PV & Apricus® Hot Water Solar Mounting
Systems
Clarus Crystal Entry Architectural Address Marker
Lindal SunRooms Solid Kiln-Dried Premium Western Red Cedar/Double-Pane Glass
Vestibule/
Walkway & Solarium
GRK Fasteners™ ÜberGrade™ PHEINOX™ Hardened Stainless Steel & Climatek™ Coated
Screws & Fasteners
Premium Hardened Stainless Steel Nails
Firewood Pass Through Door To Living Room RSF EPA Phase 2 Delta2 Wood-Burning
Fireplace
Water Faucets At Building Corners (Fire Protection/Irrigation)

Interior Construction

Dietrich UltraSTEEL® Framing Studs & Drywall Tracks
Owens Corning 2x6 QuietZone Acoustic Wall Framing Resilent Studs (Optimum
Performance Home Theatre 2-Foot Wall & Guest Bedroom Wall Divide)
Owens Corning SelectSound® Black Acoustic Board (Rear Projection Room Walls & Ceiling)
A/V RoomService RoomDamp2 (Optimum Performance Home Theatre)
Industrial Acoustics Corporation (IAC) STC-61 300-Pound Cam-Lift Noise-Lock Acoustical
Steel Doors
(Optimum Performance Home Theatre & Rear Projection Room)
Johnson Hardware Series 2000 Heavy Duty Pocket Door Kits
Simpson Doors (Wood)
AKW® Universal Design Door Hardware
Cosentino ECO™ Riverbed Recycled Countertops
UltraGlas® Integrated Kitchen Island 3/4-Inch Architectural Eating Counter
Acoustiblok Reinforced Dense Noise Isolating & Sound Proofing Membrane (Interior Walls &
Ceilings)
iLevel® Parallam® PSL Engineered Beams
StiraMatic Folding Attic Stairs
Serious Materials QuietRock® 3/4-Inch Fire-Rated, Mold & Soundproof Drywall

Georgia Pacific (GP) 1/2 & 3/4-Inch ToughRock® Fire-Rated Drywall
Oregon Shepherd 6-Inch Interior Wall Wool Insulation
No-Burn® Original Fire Retardant (Wood Beam Surfaces)
OSI Sealants Low-VOC Green Series (Caulks, Sealants, & Adhesives)
Daltile® Continental Slate™ Colorbody™ Porcelain Field Tile Flooring (Vestibule Walkway, Guest
Vanity Bathroom, Sauna & Kitchen/Solarium)
Mapei® Opticolor™ Epoxy Grout
USFloors® Natural Cork Wine Cellar Floor
Eldorado Stone® Wine Cellar Columns
Pearl® Protected Permanent Escape & Rescue Ladders (Second Floor Library/Home Theatre/Surround Music Room & Guest Bedroom Decks)
Alaco Rolling Ladder (Library)
Cope Closet Concepts Ventilated Hardwood Shelving (Guest Bedrooms, Master Bedroom & Pantry)
Hafele® Closet Pull-Down Wardrobe Lifts
Luxrail™ Illuminated io LED Staircase Handrails
Kährs® Engineered ECO Core Outback Oak Woodlock Floors (Dining Room, Library/Home Theatre/Surround Music Room, Stairs/Hallway & Home Office)
Dura Undercushions DURA-SON® Acoustical Wood Floor Underlayment
Uponor® AquaSAFE™ Residential Fire Safety System (Fire Sprinklers Throughout)
Phase Change Energy Solutions BioPCM™ Energy-Saving Thermal Transference Ceiling Mats
KraftMaid® Honey Spice Cherry Hardwood Cabinetry (Kitchen, Nooks, Wine Cellar, Laundry)
Armstrong® WoodHaven Rustic Pine Plank Ceilings
Frezee Paint® Green Seal Certified Low-Odor Zero-VOC EnviroKote Architectural Primer & Paints
Tobias Stucco™ Mold-Resistant Zero-VOC Natural Earthen Wall Finish
Wool Carpeting (Living Room, Master Bedroom, Guest Bedrooms, Optimum Performance Home Theatre)
Built-In Window Seats (Living Room)
Built-In High-Performance Rear-Projection Home Theatre-Ready Projector & Screen (Living Room)
Vantage Point On-Wall evo System™ Home Theatre Electronics Mounting Solution (Guest Bedrooms)
Residential Elevator Shaft (Otis® Gen2 October 2010)

Power & Lighting Systems

Equi=Tech 20WQ Balanced Power Wall Cabinet AC Power System
Leviton® Structured Media Center (Optimum Performance Home Theatre)
Cooper Wiring Devices ASPIRE® Switches & Outlets
Monster® IlluminEssence™ “One-Touch” Lighting System Products
Monster® Dataspeed 500 Cat6, RG6, CL-3 Rated XPHP™ Speaker Cable & M2000 HDMI Cable
Day4® Energy 48MC-S 180-WATT Premium Photovoltaic Modules (6.66 KW Zero Electric

Cost/

Income Source 2011)

Total Protection Systems 100,000 Amp Surge Protection Devices (SPD)

Energy-Efficient LED Lighting Throughout

HVAC Systems

WaterFurnace® Geoexchange System & Envision Series Geothermal Heat Pump System

Uponor® AquaPEX® Hydronic Radiant Floor Heating System

Uponor® Zoned Climate Control System (Four Zones)

WaterFurnace® Geoexchange System & Envision Series Geothermal Heat Pump

Air Conditioning System (Optimum Performance Home Theatre & Rear Projection Room)

Apricus Solar® Evacuated Tube Hot Water Collector System

Apricus Solar® 120-Gallon Insulated Solar Thermal Storage Tank

Navien® America CR-240 “Condensing 98%” On-Demand Tankless Water Heater

Broan® SmartSense Ventilation System (ENERGY STAR® Ultra Silent Series QTXE Fans/
Lights & HEPA-Filtered Energy Recovery Ventilator (ERV)

Southwest Electric Enterprises QuietCool™ & EnviroCool™ Whole-Home Evaporative
Cooling &

Ventilation System

Water Saving

Kohler® EPA WaterSense-Certified Toilets

Kohler® Low Flow Lavatory Faucets

Stormwater Solutions EcoRain® Rainwater Catchment System (Copper Gutter Fed)

WeatherTRAK® High-Efficiency Smart Irrigation System

Large & Small Ponds

Resource Conservation Technologies Sediment Filter & High-Efficiency Pump

Indigenous Drought- & Fire-Resistant Tree, Shrub, and Groundcover Landscaping

Water Quality Systems

Aquacore™ Whole-Home Hollow-Fiber Ultrafiltration System

Sylvan Source Ultra Clean Water Degassing, Distillation, Demisting & Condensing System
(Kitchen)

Interior Air Quality (IAQ) Related

Zero-VOC/Low-VOC/Non-Formaldehyde Building Materials Throughout

Tobias Stucco™ Mold-Resistant Zero-VOC Natural Earthen Wall Finish

Frezee Paint® Green Seal Certified Low-Odor Zero-VOC EnviroKote Architectural Primer &
Paints

Uponor® AquaPEX® Hydronic Radiant Floor Heating System

NuTone® Central Vacuum System

Dimplex® Electric Purifire™ Air Treatment System Fireplaces (Master Bedroom, Two Guest
Bedrooms, Library/Home Theatre/Surround Music Room, Home Office)

Biophilic Cross-Flow Open Window Design

Universal & Biophilic Design

Extensive Universal Design Features Throughout (Non-Discriminatory Sustainable Design)

(No Physical Barriers)

Extensive Biophilic Design Features Throughout (Nature, Ocean & Courtyard Views/Natural Lighting & Natural Indigenous Landscaping)

Appliances

Kitchen

KitchenAid® Architect® Series II Professional Stainless Steel 36-Inch Steam Assist Convection

Propane Gas Range

Vulcan/Hart 36RRG ENERGY STAR® Professional Stainless Steel 36-Inch Heavy-Duty

Propane Gas Griddle, 48-Inch-Wide KitchenAid Hood Liner & ABBAKA

Stainless Steel Hood

John Boos & Co. 38-Inch Custom Ultra Premium Butcher Block (Covers Vulcan/Hart Griddle)

KitchenAid® Architect Series II ENERGY STAR® Stainless Steel Whisper Quiet Ultima Dishwasher

KitchenAid® Architect Series II ENERGY STAR® Stainless Steel 48-Inch-Wide Built-In Refrigerator

KitchenAid® Architect Series II Stainless Steel 15-Inch Ice Maker

KitchenAid® Architect Series II Stainless Steel 27-Inch Double-Drawer Refrigerator

KitchenAid® Architect Series II Stainless Steel 24-Inch 46-Bottle Capacity Wine Cellar

Kohler® Verity® Stainless Steel 33-Inch Under-Counter Apron-Front Farmhouse Sink & Kohler

Avatar® Kitchen Faucet

Kohler® Undertone™ Stainless Steel Small Rounded Under-Counter Sink & Kohler Avatar® Faucet

Franke® Stainless Steel Electronic In-Counter Scale & Franke Stainless Steel Waste Bin

KitchenAid® Architect Series II Stainless Steel 30-inch Microwave Combination Steam Assist Oven

KitchenAid® Architect Series II Stainless Steel 30-Inch Warming Drawer

Lance Larkin Brew Express® Build-In 12-cup Automatic Coffeemaker

Kohler® HiRise™ Wall-Mount Stainless Steel Pot Filler

Guest Bedroom Alcove Nook

KitchenAid® Architect Series II ENERGY STAR® 24-Inch Under-Counter Refrigerator

KitchenAid® Architect Series II 30-Inch Microwave Oven

Lance Larkin Brew Express® Build-I 12-cup Automatic Coffeemaker

Kohler® Undertone™ Stainless Steel Small Rounded Under-Counter Sink & Kohler Avatar® Faucet

Home Office Alcove Nook

KitchenAid® Architect Series II ENERGY STAR® 24-Inch Under-Counter Refrigerator

KitchenAid® Architect Series II 30-Inch Microwave Oven

Lance Larkin Brew Express® Build-I 12-cup Automatic Coffeemaker

Kohler® Undertone™ Stainless Steel Small Rounded Under-Counter Sink & Kohler Avatar®

Faucet

Wine Cellar

Perlick® Stainless Steel 48-Inch Refrigerator + Beer Dispenser
Vinotemp Cooling Unit & Wall-Mounted Label-Facing Metal Wine Rack System

Laundry Room

Whirlpool® Duet® HT® ENERGY STAR® High-Temperature Fabric Care
Family Front-Loader Steam Washer & Universal Design Pedestal
Whirlpool® Duet® HT® High-Temperature Fabric Care
Family Front-Loader Steam Dryer & Universal Design Pedestal
Whirlpool® Laundry Tower
Whirlpool® Fabric Freshener
Whirlpool® 5-Foot Matted Work Surface
Iron-A-Way® Universal Design Hideaway Ironing Station
In-O-Vate Technologies Dryerbox® Concealed Vent Connection System
Kohler® Bayview® Laundry Room Utility Sink

Garage

Kohler® Oceanview™ Tile-In Cast-Iron White Utility Sink (Mud Room/Cleanup)
Wayne-Dalton® Prodrive™ Garage Door Openers
NuTone® Central Whole-Home & Vehicle Vacuum System
Electric Car Charging Stations

Equipment Rooms

WaterFurnace® Envision Series Geothermal Heat Pump System
Uponor® AquaPEX® Hydronic Radiant Floor Heating System
Uponor® Zoned Climate Control System (Four Zones)
Apricus Solar® 120-Gallon Insulated Solar Thermal Storage Tank
Aquacore™ Whole-Home Hollow-Fiber Ultrafiltration System
Sylvan Source Ultra Clean Water Degassing, Distillation, Demisting & Condensing System
(Kitchen)
Navien® America CR-240 “Condensing 98%” On-Demand Tankless Water Heater

Bathroom Fixtures

Master Bathroom Suite

Kohler® Escale™ Suite 48-Inch Vanity With Cutout In Engineered Wenge &
Escale White Vanity Top/Basin
Kohler® EPA WaterSense Highline™ Pressure Lite™ Comfort Height Toilet
Kohler® C3™ -200 Bidet Toilet Seat
Runtal® Quadrato Towel Warmer Radiator
Kohler® Escale® BubbleMassage Chromatherapy Bath
Kohler® Symbol® Bath Filler & Shower Assemblies
Kohler® Overhead & Oversized Vivacia® Rain Showerhead
Custom Roll-In/Walk-In Kohler Shower (European Wet Room)
AKW® Tuff-Form Barrier-Free Level Threshold Shower Pan

AKW® Stainless Steel Framed His & Her Wide Wooden Slatted Shower Seats
AKW® Reinforced Aluminum Tubular Core Fluted Surface Grab Bars
AKW® Fold Up Support Bar
AKW® Air Robe Luxury Wall-Mounted Body Dryer

Guest Vestibule Vanity Bathroom

Sterling®/Kohler® Roll-In Shower Module
Kohler® Fairfax® Essentials Performance Showering Package
Kohler® Revival® Three-Way Relaxing Handshower & MasterShower® Showerarm
Kohler® EPA WaterSense Wellworth® Pressure Lite™ Comfort Height Toilet
Kohler® C3™ -200 Bidet Toilet Seat
Kohler® Wellworth™ Pedestal Lavatory & Fairfax Lavatory Faucet
Runtal® Quadrato Towel Warmer Radiator

Guest Bedroom Bathroom

Sterling® Accord® White Solid Vikrell® Barrier-Free Whirlpool Bath & Accord Shower Module
Kohler® Devonshire® Essentials Performance Showering Package (Showerarm, MasterShower® Shower Hose & Bancroft® Multifunction Showerhead)
Kohler® Devonshire® EPA WaterSense Comfort Height Class Five™ EST EcoSmart™ High-Efficiency Toilet (HET)
Kohler® C3™ -200 Bidet Toilet Seat
Kohler® Devonshire® Pedestal & Centerset Faucet
Runtal® Quadrato Towel Warmer Radiator

Courtyard Fixtures

Dimension One® Amoré Bay Spa
Kohler® Ten-Jet Tower BodySpa Shower
Finnleo® Custom-Cut Finnish Sauna, Wall-Mount Maxi 6 kW Heater, Finnish Vulcanite Rock &
FSC-9 Nine-Hour Preset Function Control
UltraGlas® Serengeti Low Horizontal Dimensional Glass Backdrop
Dimplex® Ventura Outdoor Long-Wave Infra-Red Ceramic Radiant Heaters
AmbiSonic Systems SoniScape™ Model 6.0F Extended Full Range Copper Loudspeaker System/
Sub Sonic Woofer

Fireplaces

Dimplex® Electric Purifire™ Air Treatment System Fireplaces (Master Bedroom, Two Guest Bedrooms, Library/Home Theatre/Surround Music Room, Home Office)
RSF EPA Phase 2 Delta2 3-Way View Wood-Burning Fireplace (Living Room)
Planika USA Expresione Fireplace (Master Bathroom Suite)
Rais & Wittus Firebird Outdoor Fireplace/Grille (Courtyard)

Local Products—Manufactured Within 500 Miles

Bed Rock Concrete & Aggregate (Gualala)

Bed Rock Aggregate, Sand & Rock (Gualala)
Frezee Paint® Green Seal Certified Low-Odor Zero-VOC EnviroKote Architectural Primer & Paints
Tobias Stucco™ Mold-Resistant Zero-VOC Natural Earthen Plaster
Eldorado Stone® Wine Cellar Columns
Weston Solutions' GreenGrid® Wine Cellar Roof Top Herb Garden
Vegetable Garden
Indigenous Tree, Shrub, and Groundcover Landscaping

Fire Suppression

Amvic® Insulated Concrete Form (ICF) 11 & 13-Inch R-40-R-50 Walls
IHSN ThermaSAVE® Structural Insulated Panel (SIP) 7-Inch R-36 Walls & 12-Inch R-38 Roof
MaxiTile (MaxiPanel) Fiber Cement Exterior (ICF) & Exterior & Interior (SIP) 3/4-Inch Skins & MaxiTrim 1-Inch Batts
Amvic® AmDeck® ICF 12-Inch R-48 Floor System (Second Floor Guest Quarters Floor)
AMF Corporation R-Control® Perform Guard EPS Form Insulation & Termite Inhibitor
Uponor® AquaSAFE™ Residential Fire Safety System (Fire Sprinklers Throughout)
Phase Change Energy Solutions BioPCM™ Energy-Saving Thermal Transference Ceiling Mats
Dietrich UltraSTEEL® Framing Studs & Drywall Tracks
Industrial Acoustics Corporation (IAC) STC-61 300-Pound Cam-Lift Noise-Lock Acoustical Steel Doors
(Optimum Performance Home Theatre & Rear Projection Room)
Acoustiblok Reinforced Dense Noise Isolating & Sound Proofing Membrane (Interior Walls & Ceilings)
Serious Materials QuietRock® 3/4-Inch Fire-Rated, Mold & Soundproof Drywall
Georgia Pacific (GP) 1/2 & 3/4-Inch ToughRock® Fire-Rated Drywall
Oregon Shepherd 6-Inch Interior Wall Wool Insulation
No-Burn® Original Fire Retardant (Wood Beam Surfaces)
Eldorado Stone® Wine Cellar Columns
Pearl® Protected Permanent Escape & Rescue Ladders (Second Floor Library/Home Theatre/Surround Music Room & Guest Bedroom Decks)
Wool Carpeting (Living Room, Master Bedroom, Guest Bedrooms, Optimum Performance Home Theatre)
500-Gallon Underground Propane Tank
Large & Small Ponds
Stormwater Solutions EcoRain® 2,400-Gallon Underground Filtered Water Cistern
Sludgehammer Septic Tank Graywater Filter (Irrigation)
Indigenous Drought- & Fire-Resistant Tree, Shrub, and Groundcover Landscaping
WeatherTRAK® High-Efficiency Smart Irrigation System
Fire Hydrant (Front On Fly Cloud Road)
Engineered 6-Inch Concrete Slab Suspended Over Stem Walls
Wardflex® Flexible Corrugated Steel Fuel Gas Tubing
Cosella-Dörken DELTA-FOXX® Class A Fire-Rated Roof Underlayment

Trimline Building Products Black Composite Distinction™ Slate Roof
(Recycled/Recyclable & 50-Year Warranty)

Pella ENERGY STAR® Triple-Pane Low-E InsulShield® Argon Gas-Filled Insulated Glass
Windows & Doors

Revere Copper/CopperCraft Copper Gutters & Downspouts

Gutter Helmet® Copper Gutter Protection System

Water Faucets At Building Corners (Fire Protection/Irrigation)