

***Features and Specifications for a custom estate home  
to be built at 31225 West Black Cross Rd, Scottsdale, AZ by  
Arizona First Partners 3 LLC, David Haney, Manager  
5041 E Pershing Ave, Scottsdale, AZ 85254-3621***

## **GENERAL CONDITIONS**

These specifications are based on the plan by Elegancia Homes LLC. and other consultants dated March 4, 2008. Plans need to be permitted by The City of Scottsdale. This plan will be built as an individual custom home plan and will not be available to duplicate on other lots. Stone, brick, fascia detail and elevations are per plan. Due to changes and availability of both man made and natural products, materials, colors, updated building codes, etc., the contractor reserves the right to substitute products or materials of equal value and similar appearance to those goods specified for this project. Products (appliances, electronics, security devices and other mechanical goods) installed in the home will be limited to the individual warranties as stated by the manufacturer. Labor to identify faulty products and replacement or repair of said products will be at an additional charge and is not part of the contractor's warranty or responsibility.

## **AREA CALCULATIONS**

Livable area: 8724 square feet

Garage: 2922 square feet

Covered Patio and Porch: 2495 square feet

Storage: 160 square feet

Mechanical Rooms: 190 square feet

Porte Cochere: 769 square feet

## **UTILITIES**

SRP is the electric service provider.

Gas is Southwest Gas Company

Qwest is the phone provider.

Sewer is City of Scottsdale.

Water is City of Scottsdale

## **APPLIANCES**

**Gas Locations:** Dryer (2), oven, range, water heater, fireplace (4), and patio BBQ.

**Electric Locations:** Dryer (2), freezer, S/W, microwave, refrigerator, and washers.

**\$65,000.00 Appliance Allowance to include installation and clean up.**

## **BATH ACCESSORIES**

Master Bath Hardware: two towel bars in bath area where possible, stacked if necessary per plan, towel rings in master bath per plan, toilet paper holder and 2 robe hooks.

Other Baths Hardware: includes one towel bar, one towel ring per plan, toilet paper holder and shower rod at all hall bath tub/shower combinations.

Bath Glass: Standard 1/4-inch thick silver glass mirrors. Mirrors are the width of the vanity and finished height of 48-inches. Application is by mirror mastic adhesive and J mold above back splash.

## **CABINETRY**

### **Kitchen:**

Door Style: To be selected by owner

Wood Species: Cherry or approved equal

Cabinet Glaze: To be finalized by owner and contractor prior to start of construction.

Hardware: To be selected by owner

Upper kitchen cabinets are 42" in height.

Solid Cherry wood face framed cabinet boxes, backs to be 1/2".

Exposed ends to be cherry veneer and receive false doors.

Solid wood dove tail joined drawer boxes with full extension soft close glides.

Legs and other ornamentation at island.

¾" adjustable shelving  
Full trim package with solid wood crown  
Interior color choice of natural maple, white, or champagne

**Master Bath:**

Master Bath base cabinets are to be 36" high.  
Framed mirrors to match cabinets, supplied by cabinet company.

**All other baths:**

Base cabinets are to be 36" high.  
Framed mirrors to match cabinets, supplied by the cabinet company.

**CLOSETS**

Shelving in kitchen pantry, hall closets and linen closets will be ¾" AB oak plywood shelving with 12, 16, and 18 inch depths per plans. All other closets to be Classy closets or equal.

**CONCRETE**

Patio: see patio category.

Footings: per plans

Concrete will be minimum strength of 3,000 psi.  
Sealer on any concrete is optional.

Soil Conditions: per soil report

Footings: 1'6" below grade (see print).

Finished Floor: 8" above grade.

All interior slab: 4" thick, 3,000 psi concrete with 4" open-graded ¾" crushed rock.

Exterior slab: 4" thick, 3,000-psi concrete. No ABC or rock. All footings, stem and floors will comply per structural engineering; all other specifications will be per plan. All hold downs and imbeds per plan.

Exterior Flat Work: to be Tumbled Pavers TBD square feet.

PVC: 3" sleeve under driveways, 2' behind public sidewalk.

**COUNTERTOPS**

*All counter tops are an allowed item to include installation and clean up.*

**\$40,000.00** Allowance to included installation and clean up. Selections by owner needed prior to start of construction.

**DRIVEWAY AND ENTRY SIDEWALK**

All exterior concrete will be poured to a depth of 4 inches.  
Concrete will be formed and placed per plans and of minimum strength 3,000 psi at 28 days.

Driveway Finish: Tumbled pavers.

Entry Sidewalk Finish: Tumbled pavers.

Layout of sidewalk to follow format of plan, but some adjustments may be made in the field due to site conditions, soil stability and water runoff.

Note: driveway and entry sidewalk will be Tumbled pavers.

**DRYWALL**

Standard 1/2-inch sheetrock in all locations as per plans. Type X 5/8-inch fire-rated sheetrock to be used on all garage surfaces (walls, ceilings). Green Board sheetrock will be used in all "wet" wall areas

Corner Bead: 1 ½" round.

Texture for House: 70 % smooth.

Texture for Ceiling: 70% smooth.

Texture for Garage: 70% smooth.

All drywall is to be screwed.

**ELECTRICAL WIRING**

\*\*\*\*Per Plan\*\*\*\*

All electrical outlets and switch locations will be per plan and per code.

All plans to have 400 AMP service with riser.  
Service panel box will be of a sufficient size for homeowner to add additional future circuits for landscape, pool, spa and limited wiring without the need for an additional panel box.  
Underground utilities: run includes riser with install.  
Trenching company is to supply riser.  
Home is placed with power on the garage side, if possible.  
All 110 wiring will be copper wiring per code and per plan.  
Remaining service will be aluminum wiring per code.  
DeCora switches with DeCora outlets, all in white.  
Standard GFI outlets located at patio and at entry.  
Standard ½ hot outlets in all bedrooms, living room and family/great room.  
Recessed can lights will have white baffles. Any recessed can lights in vaulted areas will include eyeball trim. Dryer location is to have 220-volt line.  
2-switch ceiling fan outlets located in family/great room, master bedroom, den, and all bedrooms per plan.  
Two (2) duplex outlets will be located within 2' from family room television outlet location.  
2 (three) double floods at rear of house.  
2 (four) switched outlets at front overhangs to accommodate Christmas lights.  
20 amp designated outlet at structured amp panel.

### **FENCES**

Privacy Fencing is to be 4" interlock masonry 6' high with stucco finish both sides.  
Retaining walls to be per plans with stucco finish both sides.

### **FIREPLACES**

Per plan with Cantera stone detail to be selected by owner.  
**\$30,000.00** (per interior fireplace) Allowance to included installation and clean up.  
**\$15,000.00** (per exterior fireplace) Allowance to included installation and clean up.

### **FLOORING / SHOWER SURROUNDS / BASEBOARDS**

Flooring is yet to be chosen and is an Allowed item to include installation and clean up.  
**\$100,000.00** Allowance to include installation and clean-up.

### **FRAMING**

Framing is per Engineered Plans.  
All 4" or less pop outs by lather.  
All exterior frame walls at living spaces will be 2"x6" on 16"o/c unless otherwise specified on plans.  
All wood subfloors will be ¾" OSB T&G (or equivalent).  
Plans to be bid for engineered floor system and trusses. Wood framed floors must be glued and nailed.  
Gable vents to be supplied and installed by framer.  
Framer is to supply and install all false interior columns (per plan).  
Covered patio with columns as selected from PRE-CAST ALLOWANCE.

### **GARAGE DOORS**

Garage doors will be 24-gauge, flush, embossed steel, insulated sectional roll-up doors.  
Size and amount of garage doors will be per plan.  
**\$20,000.00** Allowance to include installation and clean up.

### **GATES**

*Walk Gate*: to be located on side of house and includes self-closing hinges.

### **HARDWARE**

Front Entry: Pull with Deadbolt.  
All remaining doors: San Carlos Lever with Type I Rosette, Flat Black. Or approved equal.  
Matching deadbolts (single-cylinder) are at exterior doors.

## **HVAC**

Furnaces: 15 Seer Trane System per plans

Size and amount of units are per plan and are to be determined by contractor.

Venting: Per code and manufacturer's specifications. Dryer vent to exhaust in soffit, exterior wall, or through attic.

## **INSULATION**

Ceilings: R-50 insulation, blown cellulose.

Exterior Walls:R-23 blown Fiberglass.

R-19 insulation in all walls separating refrigerated and non- refrigerated areas.

Unfaced fiberglass batts used in non- blown areas.

Knee walls to have R-19 batt insulation.

Blown fiberglass insulation will be applied to any ceiling area where there is attic access.

Maximum insulation will be applied to all open void areas in the home. Insulation will be placed in virtually all nooks, crannies and spaces.

## **LIGHT FIXTURES**

Light Fixtures are yet to be determined and are an Allowanced item to include installation and clean up

**\$20,000.00** Allowance to include installation and clean-up.

## **PAINT**

All paints to be *Dunn Edwards or approved equal. Three interior colors.*

Interior Sheetrock Locations: surfaces are to be painted. Color: Owner to select prior to start of construction.

Baths, utility rooms, kitchen walls, interior doors, baseboard and casings: are to be painted semi-gloss latex enamel finish.

Remaining interior walls: to be eggshell finish.

Ceiling: to be eggshell finish.

Body of House & Garage Door: *Three exterior colors.* colors to be selected by owner.

Exterior Trim Color: to be selected by owner.

Hinges are to be natural metal finish, not painted.

Primer to be on all exterior surfaces.

Stain Color: to be determined.

## **PATIOS**

Patios are per layout in plans.

All Patios are to include Tumbled pavers.

## **PAVERS**

*Pavers are to be Tumbled and color is to be determined prior to start of construction.*

## **LANDSCAPING**

All construction debris, material cuts, block chips, etc., will be removed and the terrain restored to a yard area similar to the condition found prior to construction. No landscaping materials are included.

Perimeter of residence will be bermed and backfilled with a slope contoured away from the house of approximately 2 to 5 degrees. Backfill material will be the soil excavated from the footings.

Finish landscaping is an Allowanced item to include installation and clean up.

**\$100,000.00** Allowance to include installation and clean up.

## **PLUMBING**

*All plumbing lines are per plan.*

*All fixture styles and colors to be selected by owner prior to construction.*

**Master bath: \$25,000.00** Allowance to include installation and clean-up.

*Tub: Marble tile surround w/ Jacuzzi tub*

*Tub Faucet:* 8" Widespread  
*Shower:* Marble tile as selected by owner  
*Shower Faucets:* (qty: 2) Thermostatically controlled w/ body sprays and (1) rain head  
*Lavatory Faucets:* (qty: 2) 8" Widespread  
*Lavatory Sinks:* (qty: 2) under mount  
*Toilet:* (qty: 2) Comfort-Height, elongated, Color: per owner  
*Bidet:* (qty: 1) floor mount  
*Bidet Faucet:* (qty: 1)  
*Urinal:* (qty: 1) w/ flushometer

**Guest House bath: \$5,000.00** Allowance to include installation and clean-up.

*Shower/Tub:* Marble tile surround w/cast iron tub  
*Shower Faucet:* (qty: 1) shower/tub combo  
*Lavatory Faucet:* (qty: 1) 8" Widespread  
*Lavatory Sink:* (qty: 1) under mount  
*Toilet:* (qty: 1) Comfort-Height, elongated, Color: per owner

**Powder Room: \$1,500.00** Allowance to include installation and clean-up.

*Sink:* (qty: 1) Pedestal Color: per owner  
*Sink Faucet:* (qty: 1) 8" Widespread  
*Toilet:* (qty: 1) Comfort-Height, elongated, Color: per owner

**Office Powder Room: \$1,500.00** Allowance to include installation and clean-up.

*Sink:* (qty: 1) Pedestal Color: per owner  
*Sink Faucet:* (qty: 1) 8" Widespread  
*Toilet:* (qty: 1) Comfort-Height, elongated, Color: per owner

**Servant bath: \$5,000.00** Allowance to include installation and clean-up.

*Shower/Tub:* Marble tile surround w/cast iron tub  
*Shower Faucet:* (qty: 1) shower/tub combo  
*Lavatory Faucet:* (qty: 1) 8" Widespread  
*Lavatory Sink:* (qty: 1) under mount  
*Toilet:* (qty: 1) Comfort-Height, elongated, Color: per owner

**Game Room bath: \$5,000.00** Allowance to include installation and clean-up.

*Shower:* Marble tile surround  
*Shower Faucet:* (qty: 1) shower only  
*Lavatory Faucet:* (qty: 1) 8" Widespread  
*Lavatory Sink:* (qty: 1) under mount  
*Toilet:* (qty: 1) Comfort-Height, elongated, Color: per owner

**Bedroom 2, 3 & 4 bath: \$5,000.00 (per bath)** Allowance to include installation and clean-up.

*Shower/Tub:* Marble tile surround w/cast iron tub  
*Shower Faucet:* (qty: 1) shower/tub combo  
*Lavatory Faucet:* (qty: 1) 8" Widespread  
*Lavatory Sink:* (qty: 1) under mount  
*Toilet:* (qty: 1) Comfort-Height, elongated, Color: per owner

**Kitchen: \$3,500.00** Allowance to include installation and clean-up.

*Main Sink:* Stainless steel, undermount.  
*Main Sink Faucet:* (qty: 1) as selected by owner.  
*Island Sink:* Stainless steel, undermount  
*Island Sink Faucet:* (qty: 1) as selected by owner  
*Disposal:* (qty: 2) 1 hp disposal w/cord to be supplied and installed by the plumber  
*Dishwasher:* is to be connected by Plumber.

**Other: \$3,000.00** Allowance to include installation and clean-up.

*Bar/Wine Sink:* Stainless steel, undermount.  
*Bar/Wine Faucet:* (qty: 1) as selected by owner.  
*Staff Office Sink:* Stainless steel, undermount

*Staff Office Faucet:* (qty: 1) as selected by owner.  
*Laundry Sink:* Stainless steel, undermount.  
*Laundry Faucet:* (qty: 1) as selected by owner.  
*Game Room Sink:* Stainless steel, undermount.  
*Game Room Faucet:* (qty: 1) as selected by owner.  
*Exterior BBQ Sink:* Stainless steel, undermount.  
*Exterior BBQ Faucet:* (qty: 1) as selected by owner.  
*Shading & Bedding of pipe:* to be supplied by builder, if needed.  
*Hot Water System:* is to be looped see plans  
*Hose Bibs:* per plans

## **ROOFING**

Cholla Sand Cast w/ mud set over 90 lb. felt paper. Ohagan vents per plan.  
Includes all roof metal and bird stop.  
Flat roof area to be Poly Bond modified bitumen glass base overlay.  
Foam roof may be submitted as an alternate.

## **SECURITY/STEREO/ STRUCTURED WIRING**

Home includes security system prewire only. Prewiring allows owners more choices in trimming the system at home completion or at a later date.

Security System Prewire to include: **\$10,000.00** Allowance to include installation and clean up.

All wires originate in Low Voltage Room.

Doors and Windows- all exterior movable windows and doors into main house are wired, including garage side door and windows if any.

Any desk location will add an additional phone and telephone prewire with final trim at that location.

Satellite prewire included.

All wires will be run to the amp on the Q Panel.

Structured wiring per plans.

## **PRE CAST CONCRETE WORK**

All material to be supplied by Ancient Stone or approved equal. Pre cast concrete is an Allowed item to include installation and clean up.

**\$25,000.00** Allowance to included installation and clean up.

## **STUCCO FINISH**

Sand Finish over 1" foam, (power-wall or equal) over frame with two-tone pop-outs.

Fascia design to be selected by owner.

Corners to be rounded and use 1 1/2" reinforced bullnose corner aid.

## **TRIM**

Single Entry Door: **\$20,000.00** Allowance to include installation and clean up.

French Doors: 8', Knotty Alder, 1-Lite. *Location of French Doors* are per plan.

Interior doors: 8', Knotty Alder (1 3/4) 2-Panel plank with an arch top per plan.

Garage to House Door: Self closing fire rated.

Baseboard: part of flooring allowance.

Casing (trim around doors): solid Alder, 3 1/4

All doors with backyard access are to have self-closing hinges and pool bore locks.

## **WINDOWS**

Dual pane Low E glass. Anderson, Pella or approved equal.

## **EXTERIOR STONE**

Stone style and color as selected by owner. **\$100,000.00** Allowance to include installation and clean up.