

Elite

Bespoke

PRE-CONSTRUCTION

Interior Design

Mood-board, interior design plans, & 3D model

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Rendering

10 to 12 renderings of common areas

All areas included

SITE WORK

Driveway

Exposed aggregate

Stone pavers, exposed aggregate with light or grass inserts or equivalent

Iron Gate

Side yard access gates

Side yard access gates and motorized driveway gate if possible

ROUGH STRUCTURE

Steel Structure

Limited to main area pocket doors

Includes floating roofs, large openings with minimal columns/posts design

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Wood Framing

With trellises & drupe pockets

With trellises, drupe pockets, and interior drop soffit

Insulation

Open spray foam including the garage

Open spray foam including the garage and interior walls
(master bed, all bath, utility rooms batts insulation)

Dry Wall

Smooth finish

Smooth finish

Main Entrance

Pivot door up to 5 ft wide

Pivot door up to 5 ft wide with side lights

Pocket Door

Up to 2 pocket doors non motorized up to 12'

As per design and motorized up to 14'

Sliding Doors

Aluminum thermally broken profile

Aluminum thermally broken profile

Windows

Aluminum thermal, medium sizes

Aluminum thermal , large sizes

Skylight

Standard size ready in market

Customized (steel framing with tempered glass)
motorized optional

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Garage Doors

Standard glass garage door

Frameless glass garage door

Water Softener

Only loop is included

Included

HVAC

Surface mounted linear supply registers

AC system to include zoning system with linear supply register, conceal mud-in, linear returns, WiFi thermostat

Plumbing

Tankless water heater with a water softener loop

Tankless water heater with a water softener loop & a water softener

Fire Sprinkler

Per code

Per code

Firebox

Bio-ethanol in living room and primary bedroom

Bio-ethanol in family room, living room, and primary bedroom

Deck Water Proofing

Included

Included

Stucco

Malibu 16 finishing 1 coat system

Malibu 20 or 30 finishing 1 coat system

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FINISHES

Flooring

Main Area

Porcelain tile 2'*4'

Porcelain 5'*10' slabs. Book match is optional per floor plan

Secondary Bedroom

Porcelain tile 2'*2' or wood flooring with \$6/ft allowance for material

Wood flooring with \$12/ft allowance for material

Cabinet

Kitchen cabinet up to 12'. Chipboard is a combination of glossy and matte, which is the same for the bath cabinet (not floating). Full glossy is optional. Please refer to Elite inspiration pictures

Kitchen up to 12' in height and up to 100ft of indirect lighting, glass cabinet doors, glossy and mat chipboard. Floating bathrooms vanities cabinets with glossy chipboard. Please refer to Bespoke for inspiration pictures

Counter Top

Porcelain slabs

Porcelain slabs with book matching, natural stone with \$20/ft material allowance or equivalent

Pantry

Full cabinets open shelving

Full cabinets with doors

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Plumbing Fixture

Client's choice

Client's choice

Shower Enclosure

Frameless glass enclosure with optional doors at secondary bath tub/showers

Frameless glass enclosure with full hardware a primary bath and all secondary bath/tubs.

Shower Surround

Porcelain slab for master bath and 2*2' porcelain tile for secondary shower surround

Porcelain slabs for all shower surround or equivalent

Mirrors

Custom size no indirect light

Custom size with indirect light

Closets

Master bedroom open shelf with some doors and mirrors melamine ship boards/secondary bedroom, open shelf white melamine ship boards. Please refer to Elite inspiration pictures

Primary bedroom including doors/glass doors, drawers, mirrors and island. Secondary bedroom with open shelving to include a few doors based on design

Interior Doors

Solid core plain white up to 8'

Solid core kerf jammed with groove white with custom sizes

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Interior Railing

Iron rails. Refer to Elite inspiration pictures

Glass rails. Refer to Bespoke inspiration pictures

Interior Stairs

Floating wood stairs with column support at landing

Steel floating stairs in embedded support in walls. floating threads are optional

Interior Stairs finishing

Porcelain tile

Porcelain slabs. Porcelain slab book match is optional

Fire Surround

Porcelain tile for fire surround

Porcelain slabs for all fire surround with book match optional

Appliances

Subzero and Wolf

Subzero and Wolf

Back Yard / Front Yard

Porcelain tile 2'*2'

Porcelain slabs (4'*4' or full slab size)

Exterior Stone

Covers 20 percent of the exterior elevations SF

Covers 40 percent of the exterior elevations sq ft

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EXTERIOR / SPECIALTIES

Pool	Standard edge including spa, concrete coping, water line porcelain tile, cleaning system standard including 2 lights (Optional in-floor cleaning system, salt system,...) depth 3,4,5 ft	Elevated pool up to 12", including spa and wet deck, elevated infinity edge up to 18in as optional, porcelain tile for coping and water line including 2 lights (Other options as in-floor cleaning, salt system, ... are optional). Max 600 sq ft
Landscaping	Front and rear yard landscaping to match the minimum requirement per HOA	Front and rear landscaping to be mature flush landing
Wine Cellar	N/A	Climate controlled wine wall or climate controlled walk-in wine cellar
Garage Floor Finishing	Epoxy	Porcelain tile or equivalent