

Grand View Plan

130 Cartama

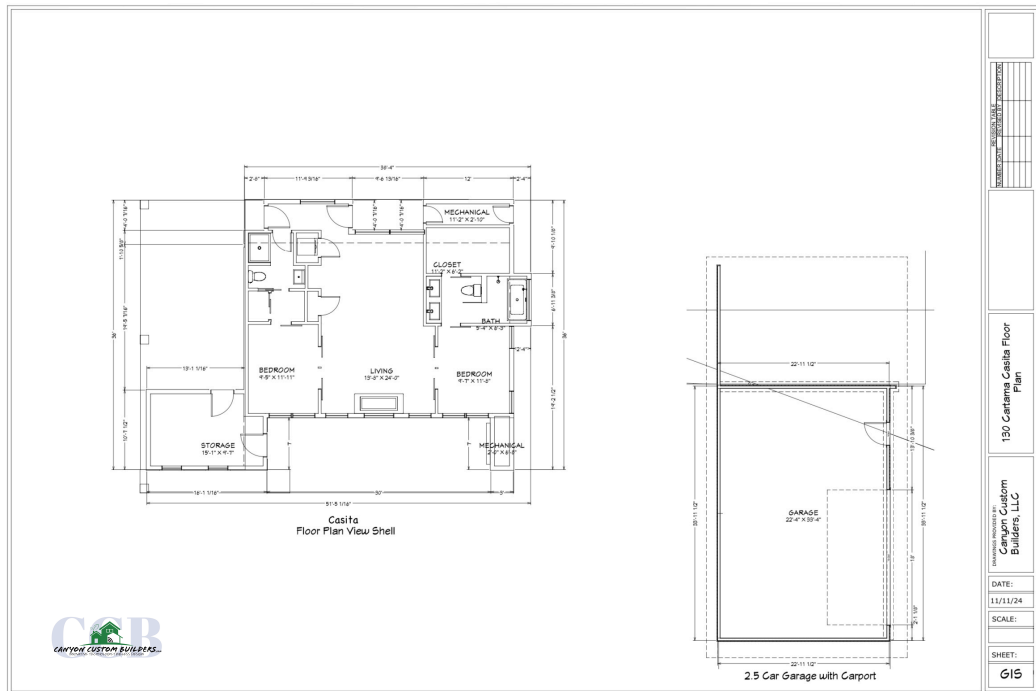
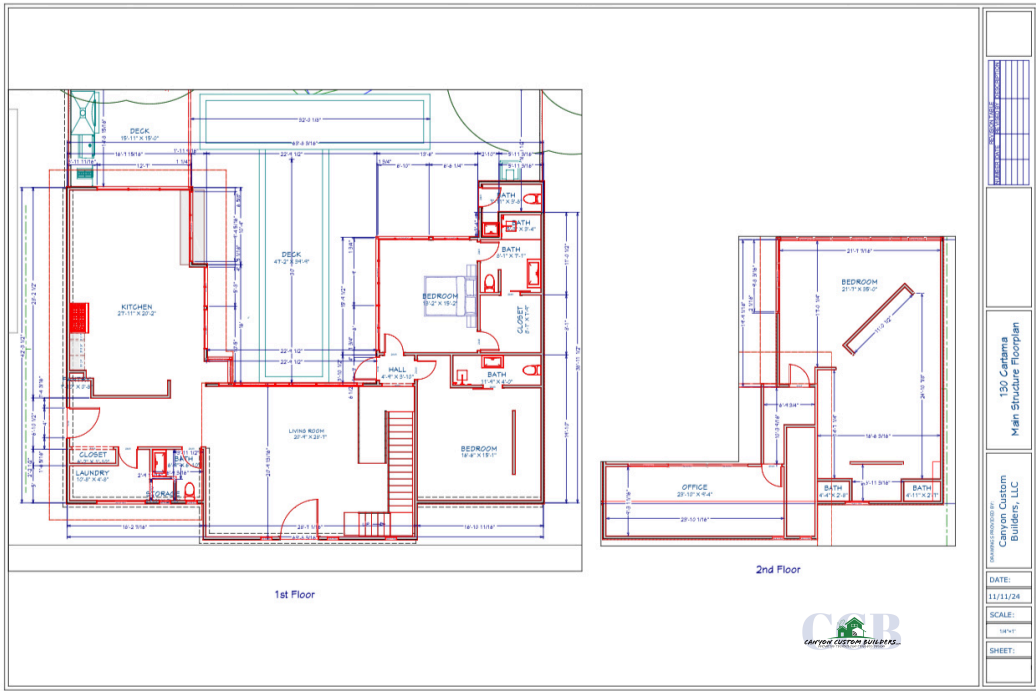
Spring Branch TX 78070

130 Cartama sits on approximately 1.22 Acres with unobstructed 180* views of the Texas hill country. This property is made up of 3 structures: Main House, Casita, Detached Garage. The Main House features an Infinity Edge pool with Hot Tub.

<u>Main House</u>	<u>Casita</u>
3265 sqft	1150 sqft
3 Bedrooms	2 Bedrooms
3 ½ Bathrooms	2 Bathrooms
Pool Bath w/ Outdoor Shower	Bonus Room
Detached 2 Car Garage / 1 Car Carport	1 Car Carport
His and Her Toilets in Primary	Laundry Center
His and Her Bath Vanities	
Make-up Vanity in Primary	
Bar / Beverage Center in Primary	
Laundry Centers in Primary/Laundry Room	

Both Structures include the following:

Litecon Autoclaved Cladding	Full Weld up fabrication
Stucco finish	Custom Steel Exterior/Interior Doors
Luxury Vinyl Plank flooring - Cali Floors	Custom Fabricated Windows
DC motor ceiling fans in all bedrooms	18 SEER Heat Pump
Spray Foam Insulation	Multi Thermostat Zone Control
Steel Framing / Composite Decking	HEPA Filtration / Outside Air Induction
26 gauge steel roof	Smart Home Integration
Industrial 14 gauge steel framing	Custom Closetry



ENERGY EFFICIENT HOME

- 42 Panel Solar Array w/ 54 kWh Franklin batteries and 26 kWh back up generator
- Sustainable off-grid ready home
- Energy efficient architecture
- Superior insulation
- Energy efficient windows and doors
- Energy star rated lighting and appliances
- Ultra efficient A/C Systems

BIOPHILIC DESIGN

Biophilia means "a love of nature." We incorporate nature using the place-based dimension of biophilic design, to include light and space, in our homes. This creates a sense of openness and harmony.

- Contributes to the health and well-being of occupants
- A link between indoor and outdoor environments



INDUSTRIAL RED IRON STEEL

The benefits of using industrial red iron steel in building your home are many. Our steel construction homes are designed to outperform and hold tremendous advantages over traditional stick construction.

- 225 mph+ wind load rated
- 14 gauge C-purlin studs and rafters
- 10 gauge square tubing columns
- Full Weld-up
- No Splitting, Warping or Cracking
- Termite, Rot, Insect, Fire, and Mold proof
- Zero waste
- Environmentally friendly
- No VOC output
- 100% recyclable



PHOTOS DEPICTED ARE SAMPLES FROM OTHER BUILDS

LITECON AUTOCLAVED AERATED CONCRETE

Utilizing AAC in our builds makes for the best, smartest, most efficient cladding a home could have. AAC is a non-toxic, non-combustible material that does not emit harmful chemicals or pollutants.

- Robust concrete
- Mold and mildew resistant
- Fire, impact, and water resistant
- Superior vapor barrier
- An energy efficient solution for our residential structures

Litecon Links: <https://youtube/4luY4-RXrYI>
<https://youtube/gPcjVkJZROsu>
<https://youtube/DqTKGIIVCU4>



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WINDOWS

Energy efficient windows are designed to prevent air escaping from your home. Their increased insulation reduces your home's energy usage while also making your home more comfortable overall.

- Custom designed windows
- Low-E rated
- Dual pane tempered glass
- Thermal paint coated window frames
- Superior efficiency



SPRAY FOAM INSULATION

We use exclusively foam insulation in all of our homes. It provides a number of substantial benefits over the traditional insulation used by others.

- Energy efficient
- Increased sound insulation
- Blocks pollens and allergens
- Prevents mold and mildew
- ECO friendly
- R30 wall insulation compared to standard R24
- R38 roof insulation



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HVAC

Set different temperatures for different rooms easily and quickly by using your smart phone, or remote. Our multi-zone system eliminates dust, mold and unhealthy pollutants providing the healthiest indoor air for your family.

- Ultra efficient cooling and heating
- Multi-zone damper system provides individual temperature control in every room
- MERV 13 filtration system eliminates pollutants, pollens, allergens and other health impairing particles from the air-providing a much healthier indoor air quality
- Outside air induction producing four filtered, fresh air exchanges per hour
- All returns travel through an open air chase creating a climatized attic space
- All ventilation fans contain ultra efficient DC motors
- 18 seer heat pump condensing unit



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OPTIONAL MONITORING/AUTOMATION + \$3500

Understanding how much energy your home is using and producing empowers you to better manage your home.

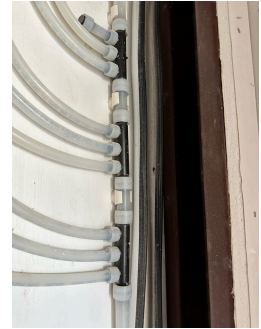
- Brilliant Smart Home System - full control with local touch screen or remotely via smartphone app
- AWAIR Indoor air quality monitor - real-time insight tracks temperature, humidity, CO2, VOCs, and particulate matter in your home
- Water leak detection system with ability to remotely shut off main water supply
- Energy Usage Monitor

Brilliant Link: <https://youtube/qlgpcFKBjrc>

THREE TANKLESS WATER HEATERS

One for each side of the home make for better efficiency and as a backup in case of a failure. With our direct manifold-to-fixture Pex A tubing, we eliminate any fittings or leak points within the wall cavities.

- Manage with your smartphone - will notify you of any leaks
- Set away or vacation mode



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LED LIGHTING

LED lighting is the most energy efficient lighting solution available today. They drastically reduce the energy consumption and generate a fraction of the heat compared to traditional lighting methods.

- Energy efficient
- Up to 17 year lifespan
- Minimal heat generation
- Environmentally friendly
- Ability to select color tones
- Smart home integration capabilities



PHOTOS DEPICTED ARE SAMPLES FROM OTHER BUILDS

ROOFING

- 26-gauge Industrial steel PBR panel in premium matte black UV reflective Coating
- Highest homeowner's insurance rating - Class 4
- 75+ year lifespan

APPLIANCES

Energy savings while maintaining professional power with these energy star certified appliances from ZLINE

- Autograph Edition 4-Door Built-in French Door with Ice Maker and Water Dispenser
- Microwave drawer

- 48" Vent hood
- 48" Convection Oven Freestanding Double Oven Dual Fuel Range
- Autograph Edition 24" Top Control Dishwasher with 3rd rack
- Wine/beverage refrigerator
- 3 - LG WashTower Stacked Laundry Center



OPTIONAL UPGRADES

- SONOS wireless multi-room speaker system - Price TBD
- Landscape packages - Price TBD
- Rainwater collection - Price TBD
- Motorized shades and window coverings - Price TBD
- Salt free water conditioner - Price TBD
- Outdoor BBQ Area - Price TBD
- Ring Camera security system - Price TBD

BUILDER INFORMATION

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Members of:

