

# Grace Cove Spec Sheet

## Exteriors

- Designed by Sullivan Henry Oggero Architects
- Eight-Foot Mahogany Entry Doors
- Custom Made Wood Garage Doors
- Sherwin Williams Exterior Paint
- Professionally Designed Landscapes with Sprinklers
- Hardi Plank Fiber Cement Siding  
/ Masonry Stucco / Antique Brick / Natural Stone (\*per plan)
- 2-Car Garage with 12 Foot Ceilings
- Jeld Wen Vinyl Windows
- Rain Gutters at Eave Lines
- Gas Lanterns

## Interiors

- 3 1/2 Natural Oak Flooring
- Sherwin Williams Interior Paint
- Multi-level Crown Moulding
- Raised Panel Insulated Doors
- 6" Base Mouldings
- Satin Nickel Door Hardware
- Light Fixtures from Ferguson
- Smooth Walls with Squared Corners
- Dry Bars with Sub-Zero Coolers

## Master Suites

- MOEN Plumbing Fixtures
- Beveled Mirrors
- Natural Stone Counters and Flooring in Bathrooms
- Six Foot Garden Tubs
- Large Closets with Built-ins and Pull Downs
- Oversized Glass Enclosed Showers
- Cabinetry by Mid Continent with Soft Close

## Gourmet Kitchens

- Mable and Slate Counters
- Natural Stone or Tile Backsplashes
- Large Islands
- Wolf Appliance Package / Asko Dishwasher
- MOEN Plumbing Fixtures
- Cabinetry by Mid Continent with Soft Close
- Under Cabinet Lighting

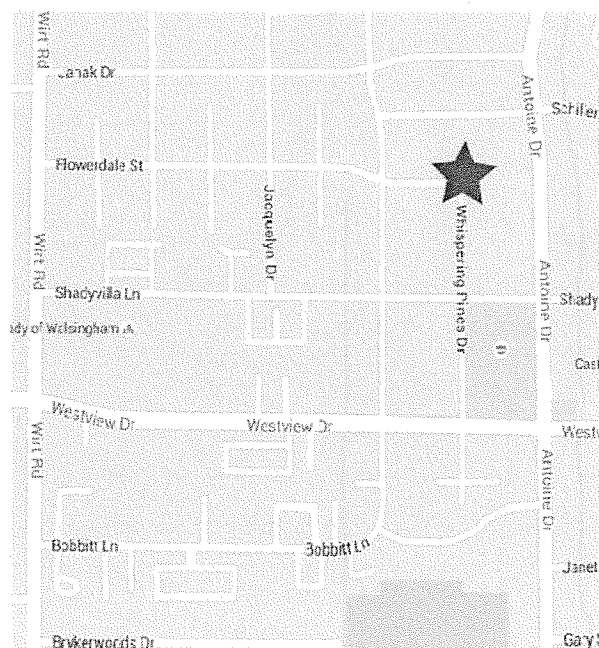
## Building Features

- 2x6 Exterior Framing
- R19 Exterior Wall Insulation
- R30 Attic Insulation
- Mold Resistant Drywall
- Fire Rated Drywall in Garage
- 15 SEER Carrier HVAC
- Multi Zone System
- Programable Thermostats with WiFi
- Radiant Barrier Roof Decking
- Low-E Energy Efficient Windows
- Duct Blaster and Door Testing
- Low VOC Paint
- Datasmart Designed Plan for AV and Alarm
- Tankless Water Heaters

## Community Amenities

- Gated Entry
- Guest Parking
- 15 Custom Designed Homes
- Low HOAs with Water and Landscape Care for Each Residence Included
- Close Proximity to Downtown, Galleria and Memorial City Mall

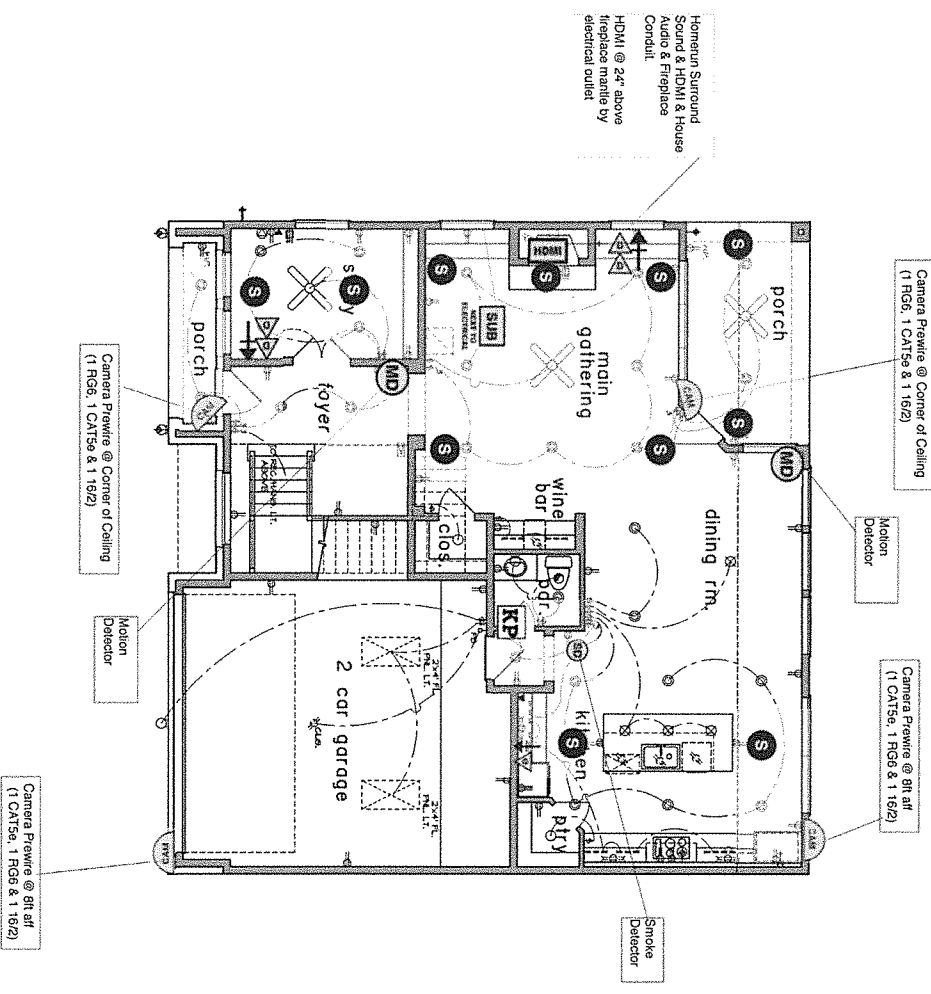
## Area Map



Robert & Jo Ellen Dietz  
1548 Whispering Pines

▲	Manufacturer or Manufacturer's Representative
▲	160K (pre-wired) ceiling
▲	Phone
▲	Down
▲	Cable
▲	Thermostat
▲	Panel (pre-wired) ceiling
▲	2-Pre-wired Cable
▲	Conduit
▲	In-Ceiling Speaker
▲	Downsizer
▲	Light fixture
▲	Custom Pendant
▲	Substrate Detector
▲	Smoke Detector
▲	Motion Detector
▲	All Detector/Accessible Device Work Central Section

DEMARIC:  
CATS (2)  
RG6 (2)  
162Z POWER (1)

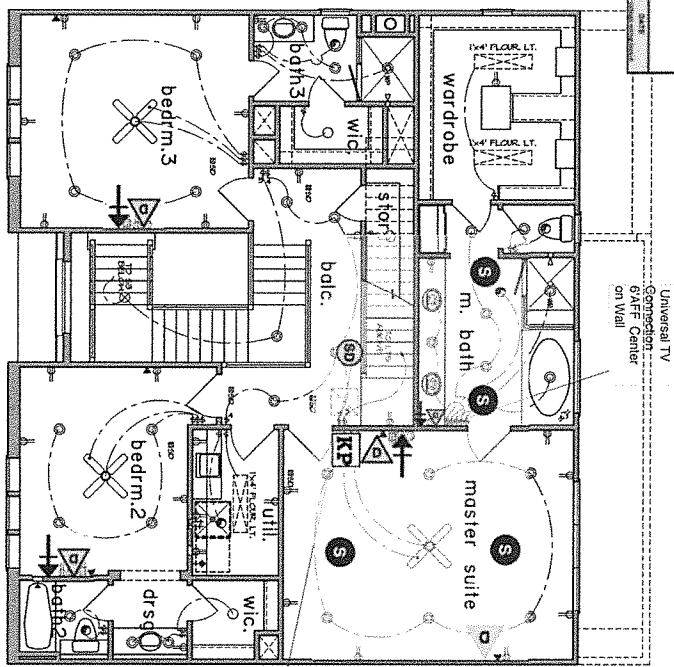


first floor electrical plan

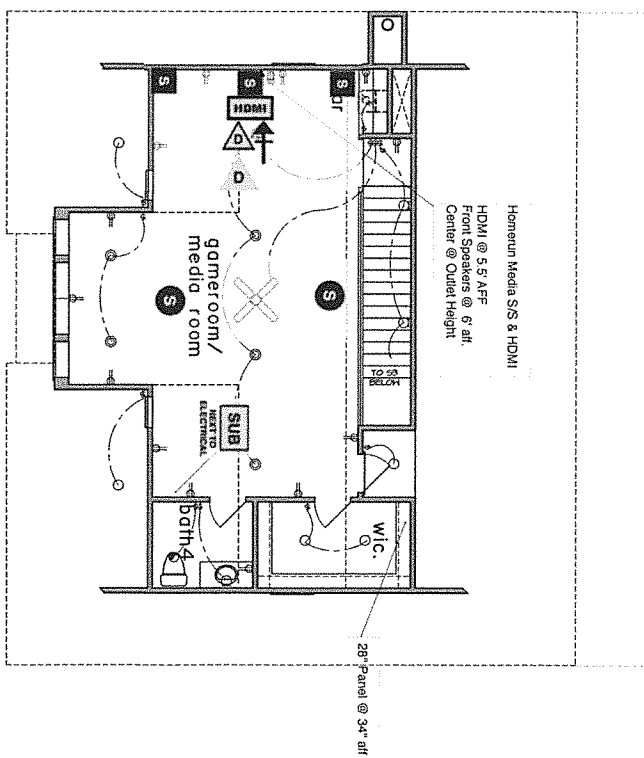
SCALE: 1/4" = 1'-0"

PLAN NO. 5590	SHEET NO. 70810
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Robert & Jo Ellen Clark  
1548 Whispering Pines



second floor electrical plan  
SCALE: 1/4" = 1'-0"



third floor electrical plan  
SCALE: 1/4" = 1'-0"

second and third floor  
electrical plan

SCALE: 1/4" = 1'-0"

1548 WP: [REDACTED]

Room	Selections	Grout	Deletions
<b>Kitchen</b>			
Counters	Calcutta Umber (AZT)		
Counter Backsplash	Basketweave Grigio (AZT)		
Island	Black Ash Slate Honed (Thorntree)		
Wine Bar Counter	Black Ash Slate Honed w/4" backsplash of same (Thorntree)		Full backsplash
<b>Powder Room</b>			
Counter Top	Calcutta Umber (AZT)		
Floor	Wood		Mirror
<b>Laundry Room</b>			
Counter	Bianco Gioia		
Floor	Find Ash 12 x 24 (AZT)		Cape Gray
<b>Master Bath</b>			
Counter Top	Bianco Gioia Polished 2cm (AZT)		
Backspash	Bianco Gioia 4" polished 2cm		
Floor	Solto White Brushed 16 x 24	Cape Gray	
	Brick lay running parallel to vanity		
Shower Walls	4x8 Carrara 3x6 Tumbled layed in herringbone pattern		
Shower Floor	Carrara Bianco 3" hex (Thorntree) Builder Depot stocks	Cape Gray	
Shower Niche	Carrara Bianco 3" hex (Thorntree) Builder Depot stocks	Cape Gray	
Mirror	Beveled Mirror to Ceiling		
<b>Bath 2</b>			
Counter	Bianco Gioia Polished 2cm (AZT)		
Floor	White Carrara Polished 12x12 (prefer 16")	Cape Gray	
Tub Surround	Carrara 3 x 6 Tumbled Brick Lay	Cape Gray	
Mirror	Beveled Mirror to Ceiling?		
Lighting	Owner supplied pendant lights (2)		
<b>Bath 3</b>			
Counter	Bianco Gioia Polished 2cm (AZT)		
Floor	White Carrara Polished 16 x 16 (Builder Depot)	Cape Gray	
Shower Floor	Bianco Carrara Tumbled 2 x 2 (AZT)	Cape Gray	
Shower Wall	3 x 6 Fog Glass staggered	Cape Gray	
Mirror	Beveled Mirror to Ceiling		
<b>Bath 4</b>			
Counter	Bianco Gioia Polished 2cm (AZT) (If not enough use Carrara)		Full Shower
Floor	Wood		
Mirror	Owner supplied		Mirror
<b>3rd Floor Bar</b>			
Counter	Black Ash Slate Honed w/4" Backsplash		Full Backsplash
Floor	Wood		
<b>PAINT</b>	Benjamin Moore Simply White OC-117 Interior Walls Latex & Trim Enamel		
DISCOUNTS	ASKO DSS36XX LPI	743.33	

