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1450 HIGH STREET

REMODEL SPECIFICATIONS

OVERVIEW

- Address: 1450 High Street, Boulder, CO 80304
- Remodel: Whole-house remodel with ADU. Level 4 Alteration.
- Style: Modern-classic with clean lines, light floors, soft metal accents
- Vendors: Woodcraft Design Co. (cabinetry), Confluence Kitchen & Bath (design/spec curation), Mountain High Appliance (appliance package), Eagle Eye Interiors (Cabinetry)

DESIGN SCOPE

Selections curated with Confluence Kitchen & Bath. Categories include cabinetry, countertops, decorative plumbing, tile, lighted mirrors, tubs, toilets, hardware, task lighting, heated flooring. Finish palette emphasizes polished chrome with brushed brass accents.

REMODEL PERMIT DETAIL

Full scope includes home renovation/remodel of 3127 sf, addition/conversion of 583 sf finished space, and demolition of existing 353 sf deck with construction of new 531 sf deck. Main floor renovation includes kitchen remodel of 192 sf, garage conversion of 298 sf finished space, guest bath remodel of 40 sf, master bath remodel of 140 sf, sauna room conversion of 183 sf finished space and addition of 91 sf finished space for master bedroom. Garage and Sauna conversion requires removal of existing roofs and construction of new raised roof systems. Basement renovation includes laundry room remodel of 78 sf, bathroom remodel of 52 sf, installation of new HVAC system, installation of new 225 amp electrical service, installation of new water heater, and construction of a 400 sf deck directly below main floor deck. ADU renovation includes installation of new 412 sf roof system, bathroom remodel of 43 sf, kitchen remodel of 75 sf. Entire home scope includes new electrical throughout, new plumbing throughout, new HVAC ductwork throughout, new windows and doors throughout, new floors throughout, new wall coverings throughout, new cabinets throughout, and new appliances throughout. Exterior scope includes all new siding and façade, new roofing, new fencing, and new landscaping.



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DETAILED SPECIFICATIONS

FLOORING

- Grand Pacific Engineered Hardwood, Color: 127HN Harbor Nights
- Adhesive: Sika T21 Wood Adhesive
- Installation: Full glue-down engineered hardwood

CUSTOM CABINETRY & BUILT-INS

- Kitchen: Maple melamine boxes, Slim Shaker painted fronts, dovetailed solid maple drawers, Blumotion soft-close hardware, appliance panels, decorative hood box.
- Primary Bath: Walnut veneer slab cabinetry, grain-matched, furniture base or floating, Blumotion hardware.
- Primary Closet: White melamine cabinetry, Slim Shaker painted fronts, full-height 9'6" cabinetry, dovetailed maple drawers.
- Mudroom: Cedar-lined hanging cabinets, concealed HVAC fur-down return.
- Basement Bath: Walnut veneer cabinetry, full-wall cabinet.
- Laundry: White melamine cabinetry, Slim Shaker painted fronts.
- ADU: Maple melamine cabinetry, Slim Shaker painted fronts, Blumotion hardware.
- Signature Hardware for all cabinet pulls

APPLIANCES

MAIN KITCHEN

- Thermador PRD486WDHU Pro Harmony 48" Dual-Fuel Range
- Thermador 30" Refrigerator Column (T30IR905SP) + 18" Freezer Column (T18IF905SP) with Flat Stainless Panels
- Thermador DWHD650WFP Dishwasher
- Thermador MD24WS MicroDrawer
- Trade-Wind VSL4481222RC 48" Hood Liner (1200 CFM)
- Zephyr Presrv PRW24C01BG 24" Wine Cooler

LAUNDRY & WARDROBE

- LG STUDIO WSEX200HNA Washtower
- LG Styler S3MFBN Steam Closet

ADU

- LG LSGL5831F 30" Slide-in Gas Range
- LG LDFN4542S Dishwasher
- LG LRBNC1104S 24" Refrigerator
- LG WKE100HWA Washtower
- Zephyr AK1100BS Hood



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WINDOWS & BLINDS

- Custom-Built Sierra Pacific Windows throughout the home, designed specifically for this property.
- Aluminum-Clad Exterior / Wood Interior for maximum durability outside and warm aesthetics inside.
- Factory-Applied Black Exterior Finish paired with a clear pine interior, ready for custom stain or paint.
- High-Efficiency Dual Pane Low-E Insulated Glass for superior energy performance and UV protection.
- Tilt-Turn and Casement Configurations providing flexible ventilation and modern European-style operation.
- Oversized Picture Windows in main living areas to maximize natural light and capture views.
- Integrated Hardware Package for seamless operation and clean sightlines.
- Custom Blinds by Stoneside Blinds

SOLAR ENERGY SYSTEM

- Custom Solar PV System (2024 Installation) designed and installed by Custom Solar (Boulder, CO).
- 10.2 kW total capacity with 24 Q CELLS Q.TRON BLK M-G2+ 425W all-black panels.
- 24 Enphase IQ8A Microinverters (grid-forming, software-defined, UL Listed rapid shutdown compliant) with 25-year product warranty.
- 101% energy consumption offset, producing approx. 14,793 kWh annually.
- 25-year panel product, performance, and inverter warranties for long-term reliability.
- Environmental Benefits: ~10 tons of CO₂ avoided annually, equivalent to planting 1,870 trees, offsetting 180,652 car miles, or avoiding 208 long-haul flights.
- System designed for high efficiency and durability, with no shading losses, dual orientation array, and microgrid-forming capability (system can produce power even when grid is down)

EXTERIOR

- Stucco: Hard Coat Stucco Systems (Fine Finish) by Salem Stucco

FIXTURES & HARDWARE

- Kitchen & Bath Faucets / Plumbing: Ferguson supply package — polished chrome fixtures across kitchen, primary bath, secondary baths, ADU bath. Brands include Kohler, Brizo, Hansgrohe, Toto.
- Sinks: Undermount stainless kitchen sink (Kohler), porcelain undermount vanity sinks (Kohler/Toto).
- Toilets: Toto elongated dual-flush.
- Tubs / Showers: Free-standing soaking tub (primary bath), Hansgrohe thermostatic shower systems.
- Accessories: Polished chrome towel bars, robe hooks, paper holders.
- Cabinet Hardware: Pulls and knobs, brushed brass finish.
- Door Hardware: Emtek Brass throughout interior and exterior doors.

COUNTERTOPS – FINAL STONE SELECTIONS

- Main Kitchen: Black Caesarstone Quartz (3cm Black Tempal).
- ADU Kitchen: White Attica.
- Laundry Room: Crystal #17.
- Primary Bath Vanity: Carrara Marble Honed #10.
- Secondary Baths: Black Caesarstone Quartz.
- Basement Bath: Seagrove #10.
- Additional remnants used: Carrara Marble Honed #10, , Crystal #17



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LIGHTING

- Front Door: (2) Vado Extra Large Outdoor Wall Lanterns in Black (23"H × 8"W) with dimmable LED bulbs.
- Back of House: (7) Alcona Large Outdoor Wall Lanterns in Black (18"H × 6.125"W) with dimmable LED bulbs.
- Master Bath: (2) Dex Large Three-Light Wall/Bath Fixtures in Satin Brass (29.875"H × 4.75"W) with frosted dimmable LED bulbs.
- Downstairs Bath: (2) Keaton Medium Two-Light Wall/Bath Fixtures in Midnight Black (20"H × 5"W) with frosted dimmable LED bulbs.
- ADU Bath: (1) Keaton Medium Two-Light Wall/Bath Fixture in Midnight Black (20"H × 5"W) with frosted dimmable LED bulbs.
- Upstairs Powder: (1) Keaton Medium Two-Light Wall/Bath Fixture in Satin Brass (20"H × 5"W) with frosted dimmable LED bulbs.
- Primary Bedroom: (2) Whare Sconces in Burnished Brass (10.5"H × 6.25"W) with clear dimmable LED bulbs.

ROOFING

- GAF TPO & Standing Seam Metal Roof System (total cost \$31,142.86) with premium materials and custom installation.
- TPO Roofing:
 - Installed ¼" DensDeck, fully adhered 60 mil GAF TPO membrane.
 - TPO adhered 10" on walls and terminations, with detailed TPO on all pipes and penetrations.
 - New drip edge installation for durability and clean finish.
- Standing Seam Metal Roof:
 - 24-gauge, 18" wide matte black panels, cut on-site for precision.
 - 1.5" standing seam snap-lock system for superior strength and weather resistance.
 - Flashing and trim installed same day, with pre-fabricated metal components (except panels).
 - 5x5 ridge for architectural finish.
- Silicone Coating: Applied ¼" DensDeck with ASC 7 seal over plates, seams, and perimeter; finished with ASC silicone coating at ~40 Wet Mills for extended roof life and water protection.