

# 2247 CHILTON RD. HOUSTON, TX



ADDRESS:

**2247 Chilton Rd.  
Houston, TX**

CONTACT:

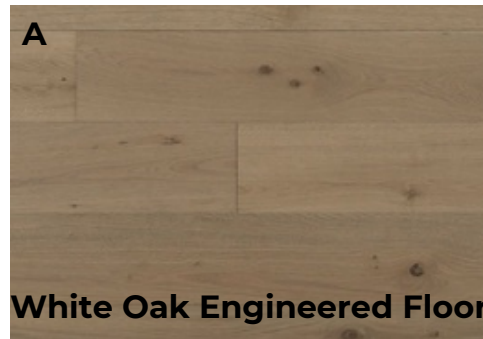
**[teammartini@martiniandco.com](mailto:teammartini@martiniandco.com)**

# INTERIOR SELECTIONS



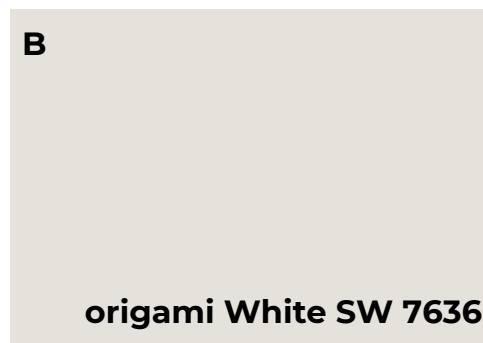
Brass Interior Hardware

A



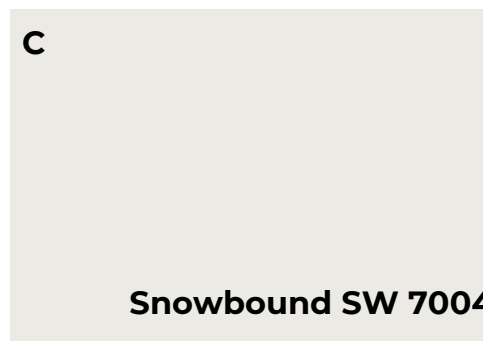
White Oak Engineered Floor

B



origami White SW 7636

C



Snowbound SW 7004

**KOHLER**



48" Wolf Appliances

\*Home specifications can change\*

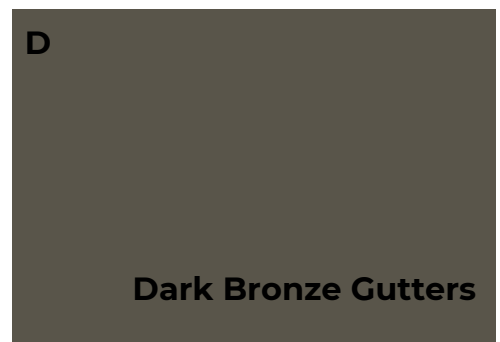
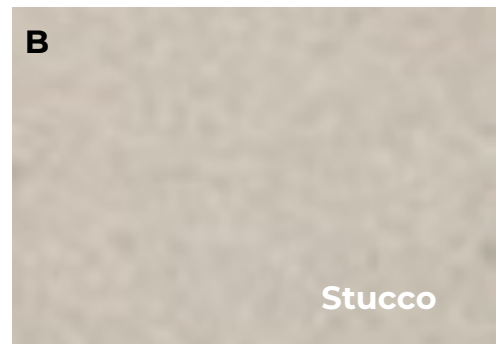
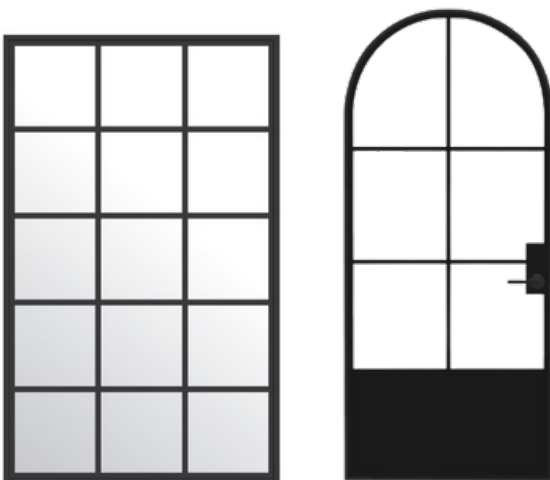
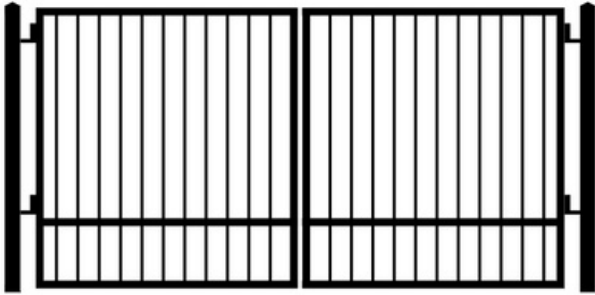
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# EXTERIOR SELECTIONS



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# PAINT SELECTIONS

## Walls:

- Garage: A
- Family/Dining/Kitchen/Breakfast: A
- Study: Paneled Wood Stain
- Master Bedroom: A
- Master Bathroom: A
- Master Closet: A
- Bedroom 2: A
- Bedroom 3: A
- Bedroom 4: A
- Guest Bedroom: A
- Game Room:
- Utility Room:
- Secondary Bathrooms: A

A

**origami White SW 7636**

B

**Snowbound SW 7004**

C

**White Oak Stain**

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## Kitchen Cabinets

- Base Cabinets: C
- Upper Cabinets: C
- Island: C

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## Bathroom Cabinets

- Powder Bathroom: C
- Master Bathroom: C
- Secondary Bathroom: B

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**Trim/Ceiling Paint Color Throughout Home: A**

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**Hardwood Floor Stain Throughout: C**

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# SITE PLAN



LEGEND					
Icon	Code	Name	Qty	Size	
<b>Greenhouse/Clambers planting</b>					
	G1	Climbing Japanese Clematis	300 #	4' x 6'	
	G2	Climbing Japanese Clematis	#	1' gal	
	G3	Climbing Japanese Clematis	#	1' gal	
	G4	Climbing Japanese Clematis	#	1' gal	
	G5	Climbing Japanese Clematis	#	1' gal	
	G6	Climbing Japanese Clematis	#	1' gal	
	G7	Climbing Japanese Clematis	#	1' gal	
	G8	Climbing Japanese Clematis	#	1' gal	
	G9	Climbing Japanese Clematis	#	1' gal	
	G10	Climbing Japanese Clematis	#	1' gal	
<b>Bed planting</b>					
	E1	Japanese Clematis	43.17	3' gal	
<b>Lean planting</b>					
	L1	Lean	3002.87	-	
<b>Trees</b>					
	T1	4" x 6" x 34' Oak Tree	#	-	
	T2	Japanese Red Maple	#	15' gal	
	T3	Japanese Red Maple	#	24" gal	
	T4	Japanese Red Maple	#	24" gal	
<b>Hard landscape</b>					
	H1	Lean Bed Stepping Stones	115.91	#	Verdes
	H2	New Hardscape Plant Pavers with Border	323.91	#	
	H3	Concrete Drive	1,684.91	#	
	H4	Front walkway Stepping stones	21.91	#	Verdes
	H5	Patios Plant Bed	35.91	#	
	H6	Cultural Edging	40.18	5' x 5'	
	H7	Charcoal Painted Wood (6' x 6' x 12')	47.18	#	
	H8	Black Painted Wood (6' x 6' x 12')	47.18	#	
	H9	Green Backyard Garden Bed Stepping Stones	429.91	#	
	H10	Stone Mulch	521.91	#	
	H11	3" Tecks for Back Lawn Faced to Wall	854.91	#	
	H12	New Path to Feature Plant	#	3' x 3'	
	H13	(C) Retaining Wall to Feature Plant	40.18	-	
	H14	(C) Proposed Walk to Match Existing	17.18	-	
	H15	Water Feature with Boulder and Under Water Light	#	4' x 6'	
	H16	Feature Pot	#	30" x 6"	
	H17	Seating Wall	12.18	-	
	H18	Outdoor Kitchen by Others	-	-	
<b>Utilities / Other</b>					
	U1	Low voltage LED Up Lights	#	6"	
	U2	Low voltage LED Path Lights	#	1"	
	U3	Low voltage LED Step Lights	#	6"	

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# SPEC SHEET

## **Foundation:**

- Conventional slab Foundation with grade beams
- 3,000 PSI concrete

## **Frame and Cornice:**

- Engineered structural Framing
- Interior walls: 2"x4" Stud grade walls, every 16" (+or-) O.C.
- Exterior walls: 2"x6" Stud grade walls, every 16" (+or-) O.C.
- Open Web Trusses 16" (+or-) O.C. as per plan
- Southern Yellow Pine Rafters, 16" (+or-) O.C.
- 15/32" CDX pine 3 ply Roof Decking
- 15/32" CDX pine 3 ply Sheathing
- 1-1/8" Tongue and Groove Pine Subfloor
- All subfloor is glued and nailed
- Anthony Power Beams
- Windstorm per plans and codes
- Tyvek building wrap weather barrier

## **Ceiling Heights:**

- First floor: 10'
- Second Floor: 9'
- Third Floor: 8'

## **Windows:**

- Aluminum Tilt and Turn European Style windows (Double pane) with screens

## **Masonry:**

- Old Texas Brick Tiffany Red

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# SPEC SHEET

## **Roofing:**

- GAF Camelot ii Shingles-Antique Slate Color
- Standing seam metal roofing on porches.

## **Air Conditioning and Heating:**

- 3-unit Carrier 2-stage heat pump system
- R-6 Flex duct
- 2 Savant Smart Thermostats, 1 Honeywell thermostat.

## **Electrical:**

- All copper wiring throughout
- GFCI outlets where required by code
- 2 Ea. 200 AMP Main Service
- All other electrical wiring as per floorplans
- Brass/gold-toned light fixtures
- Recessed lighting
- LED Energy-Efficient Lighting
- Savant system lighting automation in several areas and pre-wired for other areas. Remote access through WiFi

## **Plumbing:**

- CPVC Vents and Drainpipes
- PEX Piping with manifold system for water lines
- Black steel pipes for gas
- Natural gas plumbed to outdoor grill
- Insulated exposed water lines
- Navian NP240 Tankless water heaters (2)
- Kohler plumbing fixtures throughout
- Undermount porcelain sinks
- Comfort Height Elongated Toilets

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## **Insulation:**

- Exterior walls- Open Cell Foam 3.5"
- Cold Floor: Open Cell Foam 5.5"
- Attic- Blown Cellulose- R-38

## **Sheet Rock:**

- 5/8" in the garage
- ½" sheet rock on interior walls
- Hardi-Backer is used in all wet areas
- Smooth level 5 finish throughout

## **Millwork and Carpentry:**

- Custom Trim and Cabinetry throughout
- Custom solid wood cabinets with soft-close and full-extension slides
- Metal Closet Rods
- Kwikset Interior and Exterior door hardware

## **Painting:**

- Sherwin-Williams Satin Exterior Latex Paint
- Sherwin-Williams Flat Interior Latex Paint
- Satin Enamel paint is used on Doors, Cabinets, and Interior Trim
- Sherwin-Williams Satin Minwax Stain and Sealer per applicable cabinets.

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# SPEC SHEET

- **Home Automation: Savant Smart Home Starter Package**

- Savant is a whole home automation solution that empowers clients to have complete control of their homes.
- With the prewire package and the Savant system included below this is a great starting point into the Smart Home. This system can be added to and built upon for complete whole home control if desired.

- **This starter package includes**

- Savant host that will act as the Savant App central management platform for control
  - <https://www.savant.com/savant-timeline>
- Savant Music Streaming - 1 Zone
  - through the In Ceiling Kitchen speakers
- Savant Lighting Control - 3 Zones
  - Front Porch, Dinning Room, Kitchen Recessed Lights
- Savant HVAC Control - 2 Zones
  - 1st Floor and 2nd Floor HVAC units
- Savant Video Security Cameras - 2 Cameras
  - Front Yard, Back Porch
- Savant Video Doorbell - 1 Zone
  - Front Door

\*Additional Zones of all the items above can be added to the system.

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# SPEC SHEET

## Popular Additional Features to be added :

- Smart Door Locks
- Garage Door Control
- Security System Integration
  - <https://www.savant.com/security>
- Automated Shades (pre-wired in master)
  - <https://www.savant.com/shades>
- Front Gate Access Control
  - <https://www.savant.com/entry-services>
- Circadian Lighting Fixtures capable of improved wellness/comfort inside the home
  - <https://www.savant.com/daylight-mode>
- Small Aperture Lighting fixtures and Linear Lighting
  - <https://www.savant.com/fixtures>
- Savant Power - Solar and Battery Back up controls with Energy Monitoring
  - <https://www.savant.com/power/overview>

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# SPEC SHEET

**Mirrors and Shower Doors:**

- Frameless glass shower enclosure

**Garage Door:**

- Garage Door: 18'x8' and 10'x8' Galvanized Steel Overhead Door

**Doors:**

- Solid Core Single Panel Interior Doors 8'

**Countertops:**

- Marble, Quartzite, and Quartz countertops throughout

**Flooring:**

- Engineered hardwood Floor Throughout
- Tile in wet areas

**Appliances:**

- Wolf 48" Stainless Steel Duel Fuel range and Zephyr Vent hood Insert
- SubZero 24"" Custom Panel Refrigerator to Match Cabinetry
- SubZero 24" Custom Panel Refrigerator to Match Cabinetry
- Wolf 24" Drawer Microwave
- Cove 24" Custom Paneled Dishwasher to Match Cabinetry

**Certifications:**

- Duct Leak Certification
- Blower Door Certification
- Energy Star
- Engineer Inspections at various points during construction
- City of Houston Approved Final Inspection
- Builder New Home Limited Warranty

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