

# 11 STONESHEAD — LUXURY RESIDENCE SPECIFICATIONS

Ascaya • Henderson, Nevada

## Residence Size

- Total Building: 14,771 SF
- Total Livable: 9,748 SF (Level 1: 6,005 SF | Level 2: 3,743 SF)
- Garage: 853 SF
- Terrace: 1,334 SF
- Patio: 2,836 SF

## Luxury Layout

- Level 1 includes living spaces, chef's kitchen, guest suite, theater, gym, wine cellar, art installations, and more.
- Level 2 includes the primary suite, en-suite bedrooms, lounge, glam room, and covered balcony.

## Windows & Curtain Wall

- Dual-pane ANSI Z97.1 glazing •
- Tinted glazing where specified •
- Aluminum reglazable frames •
- Double weatherstripping •
- Anodized aluminum screens •
- Curtain walls at Living & Entry

## Interior Finishes

- Luxury paint system
- Curved walls: 1/4" + 3/8" layers
- NobleSeal CIS membrane

- 2"x2" 16-ga mesh •

WonderBoard backer •

Chloraloy shower liner

## Stone & Precast

- Architectural precast components

- Latex-modified mortar • 3/8" or raked joints

## Floor Underlayment

- Gyp-Crete 2000 system

## Elevator & Lift

- CEMCO Lift 8150, Otis, Guy Tardiff •

Dumbwaiter: Inclinator 75, Guy Tardiff 44-series •

1-Hour rated hoistway & entry

## HVAC / Mechanical

- Full mechanical design by Love Engineering
- Engineered gas, cooling, and air distribution

## Plumbing

- Sinks 24" • W/D 24" • Showers 50" • Toilets 14"
- Full drainage & supply mapping

## Exterior Waterproofing

- Deck membrane system •

Roll-type wall membranes •

Flashing membranes

## Metal Railings

- Structural railings system
- Concrete/masonry anchors
- Predrilled wall brackets

## Fire Protection

- Enhanced NFPA 13D system with full residence coverage

## Landscape & Site

- Hardscape plan, outdoor BBQ zone
- Slab transitions: 0'-0", -2'-0", -0'-4"