

2007

The Renewed American Home

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Orlando, Florida 32803

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WEB & TOUR GUIDE SCRIPT

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*This script was used by the 11 tour guides stationed throughout the home open to the builders
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Welcome

Welcome to the Renewed American Home, a house rich in local history with an inspiring story of revival and rescue. It's truly hard to imagine what this 1909 bungalow looked like just two years ago. In fact, it used to be where the New American Home is now. The builder of that home bought it and the two adjacent lots with the idea of moving this old house and restoring it to prominence.

But instead of tackling both projects, the builder sold it to PSG Construction, a local remodeling firm. Here, it became the inspiration for the first-ever Renewed American Home.

Remodeling magazine came on as a co-sponsor along with the National Council of the Housing Industry's Supplier 100, including the nation's leading building products suppliers and trade associations. Forty-one Supplier 100 members contributed products and services to the project.

Reviving this house became the job of a skilled team led by PSG and designers from Lucia, Kassik, and Monday and the interiors team at Robb and Stucky. Glattig Jackson added its expertise to the landscape design and plantings.

What you see from the curb is a fairly accurate rendition or re-creation of how this house looked when it was first built in 1909, but hardly what it had become by 2005. Though the front elevation has been restored, inside is a different story. Once you get past the formal rooms on either side of the foyer, it becomes a modern home.

A major part of this home's revival is the fact that it sits quite a bit higher on its lot than it did over there.

High enough, in fact, for PSG to install a full-height, walk-out basement just above the water table, adding more than 1,400 square feet of living space to the floor plan. The team also added significant space to the back of the original structure.

What began as a 2,460 square foot house grew to 5,839 square feet of conditioned space, plus nearly 800 square feet in a trio of covered outdoor areas, including this expansive front porch. Instead of an abandoned and neglected eyesore, it's now another jewel in the Lake Eola Heights Historic District.

Before I let you inside, I want to point out some of the exterior finishes seen here on the porch. The floor of the porch is a marion brick paver from Dal Tile. Historic hung windows from Andersen replaced single-pane units throughout. The Andersen 400 series employs durable composite wood frames for better stability. And, they feature the company's low-E4 glazing, which is up to 41 percent more energy efficient than standard dual-pane units.

The gas lights flanking the entry door are from Charleston Gas Lights, a member of the Vent Free Gas Products alliance of GAMA. These are propane-fueled lanterns ignite at the flick of a switch, providing an authentic yet practical solution.

Foyer/Dining Room/Study/Parent's Suite

Like the front of the house, the bulk of the front rooms of the house have been restored to their 1909 design and likely finishes. The big difference is that the floor plan no longer features a center staircase.

Once the design-build team had a chance to consider what to do inside this house, they decided to remake it for a modern lifestyle ... albeit with

historic references and respectfulness. The center stair, then, was moved to the side to create a sightline from front to back and open up the interior.

As I said, the team basically restored the historic feel to the front rooms, including the foyer, the study and the formal dining room. The floor through these rooms and throughout the first level is an engineered wood floor from Armstrong Wood Flooring's Hartco brand. The four-inch wide planks and staggered joints are typical of the era. The same material is used on the stair treads and risers, and upstairs in the common hallway.

The paneled wainscoating and crown molding are also historic touches, painted a classic white using the Builders Solution primer and top coat paints from The Sherwin Williams Company.

The other features of these rooms, however, are quite modern. Just as you enter the house, there's a pair of control panels. One of them works the Honeywell security system, which features motion sensors throughout the house, especially at common entry points. The other panel controls the home's lighting system.

The HomeWorks scheme from Lutron provides convenient, intelligent and sophisticated control of both interior and exterior fixtures. It can accommodate more than four thousand zones, as well as automated shades and drapery, security, HVAC, home theater, and other systems. You can even activate the system from a car, and there's a vacation mode that randomizes lighting while you're away.

The light fixtures controlled by the system are courtesy of Progress Lighting, an extensive combination of several lines. The fixtures have been carefully designed and placed to effectively supplement natural

daylight while providing enough illumination for general and specific tasks. They also employ energy-saving technology and lamps.

Also concealed in the ceiling are loudspeakers from Bose, part of its Lifestyle BUILTinvisible home entertainment system. The ceiling also houses the subtle heads of the Blazemaster fire sprinkler system.

Exemplifying the transition between history and modern lifestyle is the creation of the parent's suite on this level. Because the space is meant for an aging or perhaps even disabled parent now living with the family, the bath features a design and products that support universal design and accessibility principles. The vanity, for instance, enables the use of a wheelchair, while the tile floor gently slopes into the shower, eliminating a threshold.

The plumbing fixtures and accessory products in there include Kohler's Leighton undercounter sink basin served by the Vestige 8-inch faucet from Moen in oil rubbed bronze. The NuTone ultra-silent bath fan from Broan provides energy-star rated ventilation.

Basement: Mechanical Room/Exercise/Wine Cellar

The ability to offer a full-height and generous basement is an anomaly in Orlando, in new homes and especially in remodeled homes. But the quirky conditions of this project allowed PSG to create just that, and a variety of conveniences and comforts within it.

The space you're in now is a true flex room, able to serve a variety of needs and hobbies. It's set up now as an exercise area, but could easily be, or transform into, a yoga studio, a home office, or a craft room. The way it is designed, it could actually serve multiple needs at the same time.

Along the far wall of this room, through that passage is the mechanical room. It's a little tight in there for a group this size, but for the owners and a service technician, it offers ample, full-height access to the home's various systems.

The basement is an insulated precast concrete system from Superior Walls of America, a member of the Portland Cement Association. Dow Building Systems provided its Styrofoam polystyrene panels within the wall cavities. The combination creates a wall of unsurpassed energy efficiency and a foundation capable of withstanding the elements, including rodents and insects, moisture, freeze-thaw cycles and fire.

The painted concrete floor of the mechanical room was poured over a bed of crushed stone, one element of the home's extensive foundation and perimeter drainage system to mitigate ... ideally eliminate ... hydrostatic pressure and water intrusion. The panelized walls also sit on crushed stone footings.

The mechanical room is the true heart of the home's operations. In there, you'll find a carbon cartridge water purification system from American Plumber and Pentaire, which serves the entire house with fresh, filtered water. The hub for the Lutron HomeWorks lighting control system is also there, as is the hub for the whole-house structured wiring system supplied by Eaton's electrical business.

The latter controls all of the low-voltage systems of the house with a home-run scheme and multi-port outlets that enable a flexible lifestyle and new technologies. Electrical Systems Design tied it all together as the systems integrator. Eaton also supplied its Cutler-Hammer load centers, air-conditioning disconnects, surge protectors, and circuit breakers for the home's high-voltage needs.

The home's central heating, cooling, and ventilating equipment is also visible and accessible in the mechanical room. The integrated home comfort system from Lennox Industries addresses the key components of indoor air quality, comfort, efficiency, quiet operation, reliability, and environmental responsibility. The system's Harmony 3 zoning system coordinates equipment to deliver conditioned air just to the parts of the home that need it. It can also tailor air flow and output to more closely match the home's requirements.

Take a look in the mechanical room before we move along to the wine cellar behind me.

This expansive basement afforded PSG and the design team to create upgraded amenities for the owners, and this is one of them.

Designed with a 15-hundred bottle capacity, the wine cellar operates on its own, dedicated system to keep the wine at an optimum temperature and humidity level for long-term storage and proper aging.

The all-wood racking system was designed by Closet Factory to make each bottle or case easily accessible, while also allowing an area to uncork and taste a special bottle with a few guests. The floor is the same 4-by-8 brick pavers you saw on the front porch, supplied by Dal Tile

Basement: Laundry/Safe room/Family room & bath

Our first stop is the safe room, which is half bunker, half long-term storage. It's built of concrete block poured solid with concrete and a solid concrete ceiling, a brick veneer floor and shelving from floor to ceiling along its perimeter. During or after a storm, this is a fully stocked safe

haven. Take a peek in there as we make our way into the laundry room across the hall.

The headliner in here is the all-new ProLine washer and dryer from KitchenAid. The front-loading units feature a full stainless steel cabinet and interior with commercial capacity and performance.

The pair is complemented with a Whirlpool ImPress ironing station built in to the wall, as well as by Whirlpool's popular sink spa. The sink spa features gentle jets to handle fine washables, as well as serving as a laundry sink. Finally, the clothing care system features the new, free standing fabric freshener from Whirlpool, which removes wrinkles and odors from fabrics using a patented steam dispersal system. To get clothes down here easily from the two upper floors, PSG put in a laundry chute.

The laundry room offers ample storage, thanks to cabinets and shelving from Merillat. The company combined its Classic Labelle line in Maple Artisan Bronze with its masterpiece and Civano series in Maple Vanilla Bean Glaze. The ProLine washer and dryer are built-in to the cabinets, providing easy access to soap, bleach, fabric softener, whatever.

The countertops in the laundry room feature the river series of Silestone Quartz from Cosentino in yellow Nile. The tops are in the new Silestone Leather, which offers a distinctive matte finish and an exclusive texture for a multi-sensory experience.

Eaton extended its structured wiring system into every room, including this one, to enable voice, data, and communications access via multi-port outlets so folks down here can remain connected.

Let's make our way to the Flex Room.

Because of low water tables, heavy rains, and a long culture of homebuilding a certain way, residential basements just aren't done in Orlando. But given the chance, look what a properly built basement can afford the owners: a generous, fully-equipped room like this.

Picture yourself and a few close friends this past Sunday, enjoying the Super Bowl down here. Not only would you have watched the game on a flat-panel, big-screen TV from Dell, but with the sound of the Bose Lifestyle BUILTinvisible system.

The heart of the system is its design, which considers the architecture, construction, and finishes of each room in which it is installed. That consideration delivers lifelike music throughout the house and outdoors, with an ease of operation everyone can appreciate. The scheme features Bose's audio calibration system that analyzes and automatically adjusts the sound for this room's acoustics, speaker locations, and furnishings.

The entertainment experience is enhanced further with a handy mini-kitchen for easy access to snacks and beverages. And, the wine cellar isn't that far away, either.

The kitchen features a countertop microwave oven from Whirlpool, as well as a dishwasher drawer and undercounter refrigerator and ice maker from Kitchen Aid. A Kohler bar sink with a goose neck faucet sits within a Silestone countertop. The cabinets here are Merillat's Masterpiece Bentley series in a cherry patina glaze.

And, to make the experience complete, there's a full bathroom down here, as well. The tile work from Dal Tile is very cool, as is the freestanding wood vanity and green sile-stone top.

The basement gains light, here and in the laundry room, from fixed, energy-efficient windows from Andersen. Well-placed fixtures from Progress Lighting controlled by Lutron's HomeWorks system supplement the natural light.

And, almost as a tribute to its moisture and water resistance, the floor of the flex room is carpeted with Shaw's always elegant, anso Caress heavy frieze in ginger spice.

Master Suite

Welcome to the second floor and your first look at the home's above-grade addition.

On our way to the master suite, please take notice of the residential elevator from Thyssen Krupp, which enables the owners to age in place and still enjoy every level of the house. It's handy for grandma, too, to get down to the basement for the Super Bowl or upstairs for a game with the kids in their rooms.

I'd also like you to peek inside the attic access, specifically the Icynene spray-applied insulation applied to the underside of the roof deck.

The soft foam insulation and air barrier system creates an unvented conditioned attic for added protection against severe storms and thermal loss through the ductwork. It creates a continuous air-seal at the soffit vents to inhibit moisture from entering the attic during severe weather conditions. In turn, that reduces the potential for moisture-related problems while also extending the design life of H.V.A.C. equipment and optimizing energy use.

Also in that space is the NovelAire, whole-house dehumidifier courtesy of TECO People's Gas company. The unit keeps the home's relative humidity (RH) at a comfortable and safe 50 percent or less, enabling more comfort at higher temperatures. That's also an RH at which dust mites and other organisms can't survive. The desiccant also helps protect a variety of finishes from mildew.

The master suite is only one-third of the space added to this level for the home's owners. The bedroom here flows into a classic bathroom and then into a generous walk-in closet with plenty of organized storage capacity for both him and her.

Before we venture in there, please take note of the carpet in here: Shaw's Bentwater Stainmaster series in a plush Saxony in raffia.

The walls of the master bathroom are a mix of Dal Tile's octagon and dot ceramic tiles on matt white and green. The claw-foot, freestanding tub, a classic historic reference, is Kohler's Iron Works bath. The company also provided its Vintage undercounter lavs and Revival widespread faucets for the twin vanities.

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The classic tub is complemented with a modern, walk-in shower, outfitted in Kohler's Revival series, including multiple spray heads. The tiled walls are set on a stable substrate, U.S.G.'s FiberRock AquaTough gypsum panels. Made from recycled materials, the panels provide a durable and mold-resistant backing for the tile.

The shower pan and drain assembly is an innovative solution from Schluter Systems. The bonded watertight pan connects to the drain at the top of the shower assembly rather than below it, creating a more reliable, waterproof system. Its prefabricated foam curb and tray can be cut to size, or the system can be used with a traditional mortar bed.

Over the tub, we installed a propane-fueled, in-wall fireplace called the bed and breakfast from Fireplace Extraordinaire. It's a brand of Travis Industries, a member of the Hearth, Patio, and Barbecue Association.

The 12-inch-deep fireplace offers a built-in convection fan and 82 percent overall efficiency. The unit can heat a room up to 650 square feet and vents out the top or sidewall for design and installation flexibility. The walk-in closet is outfitted with an organizing system from Closet Factory.

Morning Kitchen/Attic Access/Secondary Bedrooms

As with most of this house, it's hard to imagine what this level looked like before it was remade, but simply the center stair came right up into this hall, making it a narrow walk indeed.

Not so anymore. The wainscoting and trim work you saw on the first level carries up here, adding style and character. This section we're in was part of the original house, ending at the other end of the morning kitchen run. The entire floor plan here and behind me, though, was dramatically altered.

The floor's only bath, as well as a couple of non-descript rooms that used to come off of the kitchen side of the hall were opened up to each other and then walled off as a mechanical attic space.

Okay, let's talk about this morning kitchen serving the master suite.

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It features a KitchenAid undercounter compact refrigerator, and single drawer dishwasher, as well as a Whirlpool seven cubic foot microwave oven. The cabinets are Merillat's Civano series in maple cherry chocolate

glaze, topped with Silestone's Cielo series countertops in amarillo sand. An instant hot water dispenser from In-Sink-Erator supplements the bar basin and faucet from Kohler.

Let's make our way further down the hall to the pair of bedroom suites.

It's important to note, though somewhat hard to fathom, that this floor once housed six rooms and a powder bath. Now, the floor plan has been streamlined into these generous suites, albeit with similar charm and character of the old house.

These rooms, as well as the bathrooms and every other room in the house, are served by classic, single-panel interior doors from Masonite. The beaded arched panel design is a classic look, and the molded doors feature a solid core for stability and weight.

Both bedrooms feature carpeting from Shaw Industries. The girl's room behind me features the company's Touché cut pile berber frieze carpet in a jewel tone fleck in gourmet mushroom. The boy's room, meanwhile, is an anso-caress nylon pattern in alligator, from Shaw's Calabria series.

Similarly, the bathrooms — like all of the hot-water-using areas of the home — are served by the instant hot water provided by Rinnai Corporation. The tankless units, conveniently mounted on the home's exterior wall, deliver 8.5 gallons per minute of hot water instantly and endlessly. The size and design of each unit saves valuable square footage, while the tankless design reduces water waste and energy.

The bathrooms are outfitted with a mix of Merillat cabinets, Silestone tops, and Moen's line of Kingsley faucets, vertical spa, and matching bath accessories in oil rubbed bronze. Dal Tile finished the floors and walls with its keystones white hexagon semi-gloss white and Aegean tiles in the

boy's bath, and semi-gloss white, wild rose, and wood violet in the girl's bath behind me.

Both bathrooms also offer NuTone's ultra quiet bath ventilation fan from Brone. The closets, meanwhile, feature the master suite series closet storage system from ClosetMaid. Designed to optimize those spaces, the custom closet systems features thermally fused melamine finishes, thermal foil doors and drawers, and European-quality hardware.

Kitchen

Working with Merillat, designer Karen Kassik created the layout and cabinet specs to suit a modern family. The cabinets themselves are from Merillat's Masterpiece line. The perimeter units are the company's Marset series in a maple garnet glaze, while the abundant center island features the Hadley island series in maple pewter glaze.

The cabinets are supplemented by a walk-in pantry, which is outfitted with a storage system from ClosetMaid.

Moving from my left to right around the kitchen, the appliance package from KitchenAid's Architect series includes a 42-inch French-door refrigerator with a bottom-mount freezer. The top compartment has no center divide, leaving the entire width of the fridge open for almost any type of storage need.

Next to the refrigerator is a built-in microwave oven with multiple convenient sensor settings.

Along the sidewall is KitchenAid's 36-inch dual fuel range with a convection cooking steam assist oven and six gas burners. With a

manual fill water reservoir, the oven is automatically programmed to deliver professional cooking results. A stainless steel wall canopy hood serves the range.

The tiled backsplash of the range is a design by Dal Tile, specifically its continental slate Indian red with a decorative accent border.

KitchenAid also outfitted the space with a pair of its dishwasher drawers, which operate independently and on multiple cycles. The company's undercounter wine cellar is the perfect short-term storage solution for the wine stored in the basement.

The cabinets are finished with Silestone quartz countertops from Cosentino. The perimeter run features the rainforest series in mahogany, while the island is the same series in black anubis.

All Silestone quartz tops are formulated with microban protection for a surface that's easier to clean and keep clean. They've also earned Green Guard indoor air quality certification by the Green Guard Environmental Institute.

The plumbing fixtures in the kitchen are a beautiful and convenient combination from several suppliers. Moen provided its Showhouse Waterhill Bridge faucet in oil rubbed bronze over a Kohler's farm-style Savanyo sink.

Kohler also provided its iron tones self-rimming bar sink served by an instant hot water dispenser in a satin nickel finish from In-Sink-Erator. I.S.E. also outfitted both sinks with its evolution excel waste disposers, which feature advanced multi grind and sound seal technologies.

Family Room/Mud room/Powder bath

One of the things the design-build team wanted to provide was the contemporary concept of an open kitchen and family room arrangement. As you probably noticed as you left the kitchen, that concept is well-executed. The two rooms flow easily into each other, separated only by a raised serving and eating bar.

The combination of a large, flat-screen Dell display and the nearly invisible Bose sound system components are also featured in this room, serving a more everyday TV fix than the theater-like experience in the basement. The space is also served by a convenient and well-appointed powder room, with a suite of Kohler and Moen plumbing fixtures and accessories, as well as a NuTone ultra quiet fan from Broan.

The vestibule to the powder bath is a nice separation of space and function, and also leads to the mud room, which we'll use to exit the house to the motor court in a minute.

The ceiling also conceals the whole-house fire sprinkler system from Blazemaster. Consisting of C.P.V.C. pipes and fittings and subtle heads in every heated room of the house, the Blazemaster is corrosion- and scale-resistant to maintain water pressure and reduce maintenance of the system. It also costs less to install than metal systems.

The equally dependable plumbing system from Noveon is also a run of C.P.V.C. pipes and fittings serving all of the water-using appliances and fixtures of the house. It enhances the home's energy efficiency by retaining heat through the pipes, reduces condensation within the structural cavities, and is corrosion and scale resistant. It is four times quieter than a copper system, virtually eliminating water hammer.

The wall insulation used for this level and the one above is Guardian's A.T.S., or air tight system, specifically its ultra fit spray-applied fiberglass product, the industry's first, here on the main level. The company's fiberglass batt insulation is installed upstairs, providing the entire house with a high level of thermal resistance, reduced thermal loss, and better sound abatement qualities.

The drywall here and throughout the house is the sheetrock brand gypsum panels from United States Gypsum. The corners are finished using U.S.G.'s paper-faced metal corner bead, a labor-saving way to prepare the walls for wallpaper or paint and eliminate edge cracking and chipping.

The interior coatings here and elsewhere in the house are the builder's solution system of low-V.O.C. latex primer-surfacer and flat topcoat paints from Sherwin Williams. The primer helps hide minor drywall imperfections and creates a smooth, even surface, so contractors spend less time repairing minor surface defects.

The reformulated topcoat offers a premium appearance with state-of-the-art accu-touch technology that enables easy touch-ups of scuffs or scratches seamlessly. Independent tests also prove the topcoat's superior washability, scrubability, burnish resistance, and excellent hide.

Exteriors/Garage

Let's take this opportunity to point out a few of the exterior finishes you haven't had a chance to see yet. It's a stark contrast to what was on the original house ... or at least what PSG found when it started the project nearly two years ago.

Georgia Pacific's FiberStraight engineered wood siding, made to match the home's original clapboards, finishes the home's addition and the garage. Like the window frames, fiber straight siding is a durable composite, though still a wood-based alternative. It is well suited to humid climates and meets green building guidelines for durability, water reduction, and renewability set by the federal Building America program.

Azek provided the trim products, an engineered trim that delivers an authentic look for corner boards, columns, soffits, and around windows and doors. Azek offers superior resistance to rot and decay and won't split, crack or check. It also retains paint up to 25 percent longer than traditional wood trim, reducing maintenance costs.

Out here, you can also see three of the Lennox air conditioning condensers for the house, each rated at a very high 18.4 sear for maximum energy efficiency

As for the garage, the original house sat on this spot until the foundation system from Superior walls was ready. Once it placed the house on the precast walls, PSG added on to the original structure and also built the garage complex.

- Simpson Strong Tie was a key supplier to that effort, providing a variety of metal framing connectors and pre-assembled shear wall panels to create a continuous load path from the roof to the foundation, which is critical to weathering high winds.

On the roof, the stainless steel shingles, standing seam, and flashing system from Millennium Tiles combine to deliver an honest, timeless, and classic look for the house. The tiles are colored with a prismatic process, not painted, for a permanent finish. As such, they are more resistant to

corrosion, U.V. damage, and fading. They also weigh less than conventional roofing, speeding installation.

Before we step into the garage, take a look at the all-new, 2007 GMC Sierra pickup, signaling a new era in GMC's 100-year history of professional-grade vehicles. The 2007 Sierra has segment-best V-8 power *and* fuel efficiency, and boasts the quietest interior of any full-sized truck. The Sierra is available in several trim packages, including a work truck model, with two or four-wheel drive, and three cab options.

The front of the garage features a trio of propane-fueled lanterns from Charleston Gas Lights.

The garage doors are from the 164 Series Renaissance Collection by Overhead Door Corporation, driven by the company's half-horsepower Legacy openers. The carriage-style doors feature the company's Stockbridge windows and decorative hardware, as well as superior insulating qualities.

The garage, of course, features an extensive storage and organizing system from Gladiator GarageWorks. Employing the system's gear tracks as its backbone, the owners can select from a huge variety of storage options to suit their needs ... and then move them around or swap them out as those needs change or grow.

In addition to the wall-hung components, the Gladiator system includes an 8-foot long work table with an electrical power strip and a rolling tool chest. For a homeowner's peace of mind, all products developed by Gladiator meet applicable building code and safety standards, including all requirements associated with an Underwriters Laboratory, or U.L., listing and/or classification.

Outdoor Living

The outdoor living area is a little oasis afforded by the site plan and the detached garage.

Probably the most dramatic feature of the outdoor living area is its volume. That was necessary for a few reasons, one of which was to accommodate and give cover to the stairs up to the studio apartment over the garage, which you'll see in a few minutes. The other was to provide ample air space to allow breezes through the area, keeping it as cool as possible. A ceiling fan helps that effort, while recessed lights set into the beaded plank ceiling illuminate the space at night.

That volume also allowed us to create a dramatic fireplace and chimney, the anchor of the outdoor living area. In addition to a gas fireplace, the chimney features an LCD TV from Dell.

Behind the brick used to finish this chimney is an innovative watershed and air barrier product called Green Guard RainDrop-brand housewrap from Pactiv Building Products. Green Guard is the industry's first woven housewrap with water drainage channels that shed bulk water down to the base of the exterior wall. The channels facilitate airflow along the exterior face of the wrap, allowing the wall and exterior cladding to dry faster, thus reducing surface problems.

The sound system from Bose is also present here, providing a surround-sound experience for the TV. Using a simple remote control, the Bose system inside can be brought out here, as well.

As anyone in Florida knows, if the heat and humidity don't get you, the bugs will. That's why the outdoor room can be completely enclosed, but

also still enjoy a gentle breeze, thanks to the executive series of motorized pest and sun screens from Phantom Screens

Set into tracks in the ceiling and columns, the PVC-mesh screens scroll down and sit tight on the flagstone floor provided by Dal Tile's Mongolian Spring series. The enclosure delivers protection from sun and pests, complete ventilation, and enhanced privacy. Variations of the mesh can block out more U.V. rays, heat, and glare depending on the orientation of the space. The screens also are available in a variety of popular, designer colors and finishes to match any home's décor.

Behind a little fountain and in the motor court is a potentially life-saving product: the Cutler Hammer, 25-kilo-watt standby generator from Eaton's electrical business. Tied to every circuit in the house, not just some of them, the generator maintain power, lights, refrigeration, and air conditioning systems in the event of a power grid failure. Pretty good to have in hurricane country.

Also on, or rather under, the motor court and side-loading driveway is an extensive stormwater drainage and retention system. Normally, the lot itself absorbs the bulk of the runoff, but because so much of this lot is built out, the team had to come up with a more sophisticated solution to comply with city regulations. A series of drains along the motor court all the way to the porte cochere collect water, hold it, and allow it to filter into the water table at a rate the lot can handle safely.

For the duration of the project, PSG used a construction trailer from Williams Scotsman International. The 32-foot long office and storage unit provided a 7-foot ceiling height, paneled walls, and vinyl flooring in the private office section. A roll-up door served the storage compartment for easier handling of materials and tools on a tight lot.

Studio apartment/End of tour

By local ordinance, homes in the neighborhood are allowed to be two-dwelling units, which typically means they can build and rent out a detached unit, like this apartment, as income property.

As you can see, this apartment is well appointed. It features the same, wide-plank wood floors from Armstrong's Hartco brand of engineered wood flooring as what you saw on the main level of the house. It also features an in-wall fireplace from Travis Industries, similar to the one over the tub in the master bathroom.

In the kitchen, Merillat provided its Fairlane Square line in maple amber glaze from its masterpiece series, the same style and finish as what's in the bathroom. The tops are Silestone's polished Amarillo Palmiera from its Mesopotamia series, also used as the vanity top in the bathroom.

The appliance package here is from KitchenAid's Architect Series, specifically two if its dishwasher drawers and a compact refrigerator. It also includes a 15-inch seran-glass, two-burner electric cooktop, a high-end space saver.

The Kohler sink with a gooseneck faucet and pull-out spray head is fitted with a waste disposer from In-Sink-Erator.

The pantry that runs alongside the back of the kitchen features ClosetMaid's master suite organizing and storage system. The pantry also houses a stacked washer and dryer unit from Whirlpool.

In addition to the products already mentioned, the bathroom features Kohler's water-saving Cimarron toilet with an elongated seat, as well as a

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self-rimming sink basin from the same series. The shower fittings are also from Kohler, while the sink faucet and matching accessories are from the ee-vah series in oil-rubbed bronze from Moen. New-tone's ultra silent fan from Broan completes the specs.

(end of tour)