

# THE SANCTUARY

3640 E Powell Place; Tucson, AZ 85739

This 2,744 SF healthy home showcases over 25 years of expertise with proven building biology methodologies. Enhanced holistic building solutions and sourcing were applied to every aspect of construction to create an optimal "Sanctuary" living environment. All holistic aspects and building components are interwoven throughout, creating a home and components that meet and exceed Energy Star standards beyond a platinum rating.

## GREAT ROOM

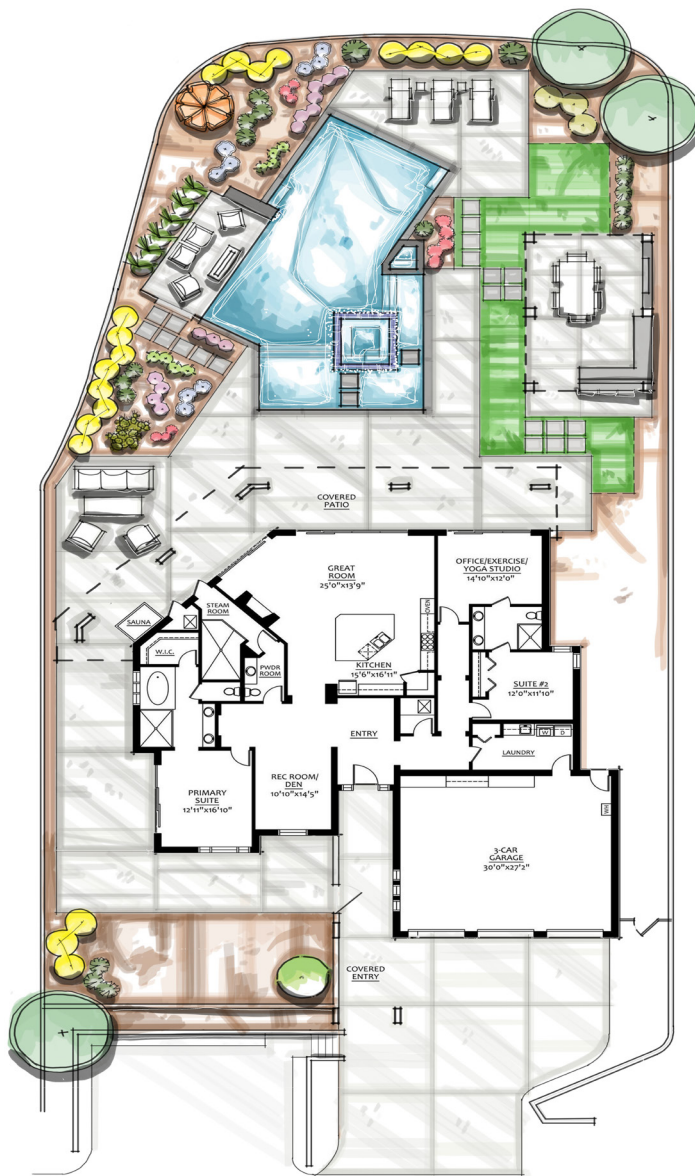
- Natural stone wall around linear gas fireplace
- GE Café Series Stainless Appliances
- 18,000 BTU natural gas 6-burner cooktop
- 795 CFM professional vent hood
- Chromotherapy lighting over/under cabinets

## INFRARED SAUNA

- 71" x 48" x 77" Higher Dose Sauna
- Custom audio and chromotherapy lighting
- 3-person reconfigurable for hot yoga session

## 5' x 10' STEAM ROOM

- High output steamers and aromatherapy
- Commercial grade clear glass enclosure provides amazing and serene views
- Chromotherapy lighting



## PRIMARY BATH AND CLOSET

- Generous shower with rain-head and custom tilework
- Chromotherapy lighting
- Spacious 36" x 66" soaking tub
- Commode with electronic remote bidet
- Custom closet with automated upper-level hanging system

## OVERSIZED 3-CAR GARAGE (30' x 27')

- ICF walls for high insulation value
- Polished concrete floors
- Three 220 Volt 30 AMP outlets for future amenities (example: car charging station)
- Manual exterior door to yard
- Built-in cabinets with workbench
- Water filtration system built-in in cabinetry
- 3 Super quiet motors
- Tankless hot water heater
- Keyless entry to house

## SPECIAL FEATURES

- 10' exterior doors
- 48" commercial grade entry door
- 8' solid core interior doors throughout
- 24" x 48" Italian porcelain tile (no carpeting!)
- Commercial grade Heritage windows
- Premium electrical and plumbing hardware
- Columbia Millworks self-closing cabinetry
- Quartzite and quartz countertops



All holistic specifications were applied and executed with the highest standards of excellence. Every solution is a custom solution designed and sourced with PROVEN Cutting-Edge Science, Technologies and Systems to promote the most holistic living environment.

Senergy 360 Seal of Certification received which requires an in-depth post-analysis using the latest equipment tools to capture and generate a real time report.

- 8-point IAQ (indoor air quality) report
- Mold-free construction inspection analysis
- Electrical system certified Low EMF environment
- Circadian lighting system measurements
- Water certified clean and pure

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## SPECIFICATIONS FOR "THE SANCTUARY"

### CONSTRUCTION

- FOX 12" block insulated concrete forms (ICF) filled with high PSI strength cement and #5 steel rebar for reinforcement
- Exterior walls exceed R-38 creating a comfortable energy efficient interior environment
- Specs include 4-hour fire rating, 250 MPH wind resistance, low sound transmission, seismic superior build, and moisture resistance properties
- R-38 2.5" under deck urethane insulation
- Foundation finished above grade with hi-capacity French drain field around entire home exiting outside landscape areas to direct water away from home and future pool area
- 100% non-VOC high reflective, energy star rated roof coating
- High profile crickets built-in with roof drains directed into gutter system

### HEALTHY HOME FEATURES

- Meticulously sourced materials selected to meet sustainable low to non-toxic standards
- Interior framing and drywall include laminated veneer lumber (LVL) for moisture resistance
- Interior walls insulated with mineral rock wool non-formaldehyde, non-VOC volatile organic compound
- Paints, adhesives, and sealers are low to non-VOC
- Heritage commercial grade ultra-efficient thermally sealed windows with metallic RF resistant shield tint with light reduction (low-E Energy Star)
- High quality Colombia Millworks cabinetry for ultra-low VOC & CARB compliance
- Non-toxic natural bamboo blackout curtains for optimal circadian sleep conditions
- Staged with nontoxic home furnishings (most imported from Italy)

### ELECTRICAL SYSTEM

- Solar-ready 400 AMP panel
- Prewired 200 AMP panel for future landscape, irrigation and pool equipment
- 220 Volt 30 AMP outlets for future car charging station and healing technologies including hyperbaric oxygen chamber, infrared sauna, steam room, cold plunge
- Electric filters installed to reduce MEP (micro-surge electrical pollution)
- Prewired for pool equipment or additional structure with 220 Volt 50 AMP outlet
- Low voltage wiring solutions for internet and telecommunications using a ready Starlink system throughout the entire home
- Cutting-edge circadian lighting throughout with trim-less recessed chromotherapy lights
- Prewired for multizone audio systems
- Hardwired 360-degree security camera system with 60" display
- Hardwired home security system

### PLUMBING SYSTEM

- 199,000 BTU natural gas vented ultra-tankless hot water heater with recirculating pump for instant hot water
- Custom laundry room with CO2 venting system at garage entry to house:
- LG high-energy front loading ultra-efficient washer and dryer (stainless steel)
- UV and Ozone cleaning system (eliminates need for detergents)
- Laundry Pro 2.0 system (reduces mold growth in washer)
- Custom designed whole-house multistage water filtration system with magnetized crystalline vortex technology for water restructuring
- Leak detection system (addresses flooding concerns due to pipe or fitting failures)
- Underground plumbed to reduce potential overhead leaks (high pressure tested fire sprinkler system installed per local fire code requirements)
- High quality brass ¼ turn valves to all fixtures and braided supply lines

### HVAC SYSTEM

- Engineered for Energy and Comfort
- 4-ton RUUD UA20 ultra-efficient 20.5 SEER
- Fresh air intake with MERV 13 air filter and UV air purification
- 0.07% air leakage (way above gold standard of 5.00% for home air leak testing)