

The Lewis and Clark Hidden Hills Journey

Findings



Hidden Hills

Materials, Forage and Benefit of Discovery

Discovered and Identified
By
Rob "Meriwether" Rothman

25005 Lewis & Clark

Features & Benefits

GENERAL EXTERIOR

Scaled Size Luxury Home	<ul style="list-style-type: none"> ■ All of the features expected in a new luxury home at a “scaled down” size.
Maximized Land Use	<ul style="list-style-type: none"> ■ As with many lot is Hidden Hills, certain portions of the land cannot not be used for construction due to physical limitations or HOA and City regulations. This property has recovered some of this lost value by installing a Solar Farm, which generates significant value in reduced electrical and natural gas energy cost.
Gated Driveway	<ul style="list-style-type: none"> ■ The driveway is behind an automatic steel sliding gate. In addition to 3 cars in the garage, another 3 cars can be parked in the driveway while still permitting egress.
100% Fire-resistant construction	<ul style="list-style-type: none"> ■ All stone, manufactured stone, siding, eave coverings and roof materials are rated as fire resistant.
Balcony with curved staircase	<ul style="list-style-type: none"> ■ Besides being a beautiful focal point with LED lighted stone slab steps, the stairs provide direct access to and from the pool and park area from the private level of the residence.
Pre-wired LED landscape lighting	<ul style="list-style-type: none"> ■ Divided into 9 lighting zones throughout the property, and terminating in the Utility Room, 12AWG direct-run cable permits complete flexibility in landscape lighting choices and timing.
LED Down lights under eaves	<ul style="list-style-type: none"> ■ Dimming and automatically controlled, these lights illuminate downward painting the walls with a soft white light glow.
Pre-plumbed Entry Fountain	<ul style="list-style-type: none"> ■ Positioned next to the entrance landing is a location designated for a fountain. It is prepared with piping for the pump and filter to the side yard. Water fill, drain and lighting connections are nearby.
Pool, Spa and Waterfall	<ul style="list-style-type: none"> ■ State-of-the-Art Pentair pool equipment includes: <ul style="list-style-type: none"> <input type="checkbox"/> Automatic Salt Chlorinator <input type="checkbox"/> Control center with remote controls in the spa and residence <input type="checkbox"/> Wireless connectivity <input type="checkbox"/> Whisper Flow Pumps <input type="checkbox"/> Variable speed main pump <input type="checkbox"/> 8’ Spa with 10 Jets <input type="checkbox"/> 5, LED Multi-Color lights <input type="checkbox"/> Solar and gas heating ■ Pebbletec epoxy surface finish ■ Faux rock waterfall
Swimming Pool Bathroom #8	<ul style="list-style-type: none"> ■ Servicing the pool area exclusively.
Outdoor Fireplace	<ul style="list-style-type: none"> ■ Uses only natural gas and artificial logs, non-wood burning code approved.
Outdoor Cooking Center	<ul style="list-style-type: none"> ■ Pre-plumbed for hot and cold water, waste drain, electrical and gas.

25005 Lewis & Clark

Features & Benefits

GENERAL INTERIOR

Flooring	<ul style="list-style-type: none">■ Engineered White Oak■ Limestone flooring■ Marble
Staircase Design	<ul style="list-style-type: none">■ Specific design parameters were established to ensure an easy and comfortable stair climb.
Leaded Glass Panels	<ul style="list-style-type: none">■ Leaded glass panels for cabinet doors and the transom window were custom designed and fabricated to match the passage doors' glass pattern
Quartzite Slab Countertops	<ul style="list-style-type: none">■ Quartzite is the hardest stone countertop material known and as is harder than the hardest granite. This material is so dense that penetrating sealers cannot be used but are also not necessary

ROOM FEATURES

Theater Room	<ul style="list-style-type: none">■ Double-Wall Sound-Proofing Construction■ Double-Layer Sheetrock Sound-Proofing Construction■ Roxul AFB acoustical in-wall and ceiling insulation■ Echo and distortion preventing insulation and acoustical fabric wall covering■ Palliser leather theater seats including:<ul style="list-style-type: none">□ Tray tables□ Tablet holder□ LED lighted cup holder□ LED task lights□ LED accent lighting■ Cinema-styled wall-to-wall carpeting■ 75" Samsung 4k Smart TV■ 2, 32" Samsung HD TV's■ Onkyo, THX Certified, AV Amplifier■ 7 Klipsch Reference Series speakers■ 2, 1,000 Watt Powered Subwoofers■ Equipment rack behind smoked glass door houses all, data, communications automation and entertainment electronics■ Automated Lighting Controls■ Secure access to the Electronics Room■ Ductless AC
Electronics Room	<ul style="list-style-type: none">■ 2 Dedicated, 20 Amp circuits with Isolated grounding■ Central location for managing:<ul style="list-style-type: none">□ CAT5 Network□ CATV Video Cables□ Telecommunications□ Gate Access Control□ POE Security Cameras□ Home Security equipment□ Whole-House Audio■ Terminations Points for:<ul style="list-style-type: none">□ Points of Entry: Data Cable, Satellite TV, Telephone Company

25005 Lewis & Clark

Features & Benefits

Kitchen

- Custom, hand-detailed cabinets
 - Quartzite counter tops
 - Thermador Pro Series Kitchen Appliances:
 - 48" Dual-Fuel Range with griddle
 - 2 Dishwashers
 - Under counter drawer microwave
 - 18" Freezer / 30" Refrigerator
 - Roof top mounted blower motor
 - Filtered Instant Hot and Cool water
 - Filtered water pot-filler
 - LED Under cabinet lighting
 - Butler's Pantry
 - Walk-in Food Pantry
-

Wet Bar & Coffee Center

- Custom, hand-detailed cabinets
 - Leaded Glass Doors
 - Miele Automatic coffee maker
 - Thermador 2-zone under counter drawer refrigerator
 - Full-size sink and disposal
-

Master Bedroom

- Matching Custom, hand-detailed cabinets
 - Quartzite countertops and TV storage
 - His and Her Walk-in Closets
 - Over-bed speakers for TV
 - Bedside lighting controls
 - Automated Lighting Controls
 - Independent AC Zone
-

Master Bathroom

- His and Her hand-detailed vanities with quartzite countertops
 - Mirrored make-up area with LED lighted medicine cabinet and glass and Mirror and Glass Shelving
 - Cold water sink filters
 - Individual baseboard heaters under vanities
 - Deluxe Steam Shower
 - Clear glass frameless enclosure with spot-free coating
 - Deluxe Spa Tub
 - Private Toilet Room
-

Utility Center (Den)

- Custom, hand-detailed cabinets
- Quartzite counter top
- Sink with garbage disposal
- Filtered Instant Hot and Cool water
- Built-in 2-zone under counter refrigerator
- Full-Height linen cabinet
- Dumbwaiter

25005 Lewis & Clark

Features & Benefits

TECHNOLOGY

Interior Fire Sprinklers	<ul style="list-style-type: none">■ Required by code, each sprinkler is actuated by the heat of a localized flame, extinguishing a fire with only a few sprinklers.■ SPRINKLERS DO NOT ACTUATE ALL AT ONCE, AS SEEN ON TV!■ The Master shut-off valve is located at the front of the house.
Lutron Ra2 radio-controlled wiring devices	<ul style="list-style-type: none">■ Over 60 Ra2 dimmers, switches and remote relays have been installed in almost every public area of the residence.■ These devices are the preferred product of home automation professionals. Remote usage requires special programming and additional components, provided by the user or a professional, depending on personal requirements.
Nest Protect CO/Smoke detectors	<ul style="list-style-type: none">■ Networked detectors announce the location of smoke or carbon monoxide by location name at all detectors.■ Can also connect with other NEST devices.
Honeywell Lyric Thermostats	<ul style="list-style-type: none">■ Networked thermostats control 5 zones from 2 central HVAC systems.
Eero Mesh Network	<ul style="list-style-type: none">■ Master unit has been installed in the Electronics Room and repeaters are positioned where required. Internet access is currently active.
Automated window coverings	<ul style="list-style-type: none">■ Roller shades and curtains operate from remote controls that can be configured in various ways including Alexis and Apple Home.
MyQ Garage Door Controllers	<ul style="list-style-type: none">■ Operates from a cellphone with Internet connection.
Rain Bird Wireless Irrigation Controller	<ul style="list-style-type: none">■ Professional-grade irrigation controller with Internet access and weather monitoring adjustments.

ENVIRONMENTAL & ENERGY

Air Conditioning	<ul style="list-style-type: none">■ 1, 2-zone 90% efficient Energy-star HVAC System with HEPA filtration■ 1, 3-zone 90% efficient Energy-star HVAC System with HEPA filtration■ 1, 2-zone ductless AC■ 1, 3-zone ductless AC
Insulation	<ul style="list-style-type: none">■ Standard R30 /R15 insulation in exterior walls and ceilings■ Perforated Foil Radiant barrier added to all vaulted ceilings■ R30 insulation between floors■ Lightweight concrete on second floor■ Owens Corning 3.5" QuietZone insulation in all interior walls■ Roxul AFB 3" insulation in Theater Room walls■ Roxul AFB 6" insulation in Theater Room ceiling
Solar Farm	<ul style="list-style-type: none">■ 5.12Kw Solar Electrical Energy Generation, designed to provide up to 60% of overall electrical requirements or about 90% to 100% of daytime usage, under optimal conditions.■ 8-Panel, 330,000 BTU, Solar Pool Heater will completely heat the pool and spa during swimming season and keep the pool at reasonable temperatures at other times of the year, or, if directed only to the spa, it is possible to maintain a minimum temperature of 80°F to 90°F insulation, year-round. In this way, the Spa can be raised to 100°F very quickly when desired.■ 2-Panel 100,000 BTU, Food-grade, Propylene Glycol-based heat transfer fluid runs through coils in each solar heater and water is heated by thermal conduction. Pre-heated water is then delivered to the tankless hot water heater in the garage where the water temperature will be automatically adjusted to a safe and usable temperature by utilizing the tankless heater, or (more often), decreased in temperature by mixing cold water as necessary.

25005 Lewis & Clark

Features & Benefits

LED Lighting	<ul style="list-style-type: none">■ All recessed ceiling lights, "Puck" lights and under cabinet lights are LED.■ Most light fixtures have LED bulbs installed except where optimal performance requires incandescent lamps.■ Exterior wall lights are incandescent due to optimal dimming capability.■ Exterior column lights are low voltage and operate from the landscape lighting.
Direct Vent Fireplace	<ul style="list-style-type: none">■ The indoor fireplace incorporates energy saving direct venting technology and exhausts on the side of the house in the side yard. The chimney on the roof serves only an esthetic function. The unit operates by remote control and it may be, but is not, automated.
Drip Irrigation	<ul style="list-style-type: none">■ All landscaping, except as noted, is irrigated by drip irrigation. This not only saves money by watering more precisely, but in the event of drought, drip irrigation may be permissible without restriction.■ Turf grass and the slope on the southeast side of the house use spray heads.
Exterior Doors & Windows	<ul style="list-style-type: none">■ Pella Architect Series■ Insulated Dual Tempered■ Low-E SunDefense™■ Argon Gas filled■ Energy Star Rated

CONVIENCE

22Kw Stand-by Electrical Generator	<ul style="list-style-type: none">■ The present limitations of battery technology prevent the practical usage of batteries as a back-up for a significantly sized system. As an example, a battery back-up designed to totally power this house, as the Solar Power does, will cost as much as another PV system and requires enough space fill a one-car garage!■ Batteries advertised today power only limited specific circuits and there are building codes that make using batteries even more impractical for back-up. The generator, however, provides all the power that the house needs to run normally.■ It is powered by natural gas and has an automatic 2-day propane back-up. Because it can take up to 30 seconds to come on-line, there are also emergency lights located throughout the house and short-term battery back-up for critical equipment.
Mud Room	<ul style="list-style-type: none">■ This room serves as a dirt barrier between the garage and the residence. A dedicated location for shoe removal and storage is provided and this area includes access to the Laundry Room and Maid's quarters and dumbwaiter.■ A doorway divides the Service Areas from the Public Areas of the residence.
Dumbwaiter	<ul style="list-style-type: none">■ An old-fashioned appliance with modern technology, a dumbwaiter is essentially an elevator with a 100# capacity. Safety features prevent it from moving with the doors open and it is perfect for sending laundry, food and heavy objects up and down the floor levels.
Floor mounted combination outlet boxes	<ul style="list-style-type: none">■ Floor outlets have been installed in the Family Room and the Office that provide a 120V electrical outlet and telephone and/or network connectors in the open areas of the room, eliminating the need to have exposed cords in these areas.
Pre-configured for a refrigerated wine wall in Dining Room	<ul style="list-style-type: none">■ The single solid wall in the dining room has been insulated with high-density foam. In the attic space above the wall, a dedicated electrical circuit and cold-water access has been provided for the future installation of a refrigerated "wine wall" running the width of the wall.

**25005 Lewis & Clark
Features & Benefits**

ACCESSORY BUILDING

Utility Room	<ul style="list-style-type: none">■ Photovoltaic Solar Inverters and safety equipment■ Solar water heater tanks and equipment■ Park water feature pre-plumbing■ LED landscape lighting controls■ Ductless AC
Studio / Storage Room	<ul style="list-style-type: none">■ Remote controlled opening skylights■ Ductless AC
Office / Tack Room	<ul style="list-style-type: none">■ Pre-wired for television, data and telephone■ One-sided Lock prevents access from bathroom■ Ductless AC
Park Bathroom (#9)	<ul style="list-style-type: none">■ Large shower can be used to wash a large dog■ Locks out from office
Stable	<ul style="list-style-type: none">■ Video monitoring
