

## Signature Design Principles and Specifications

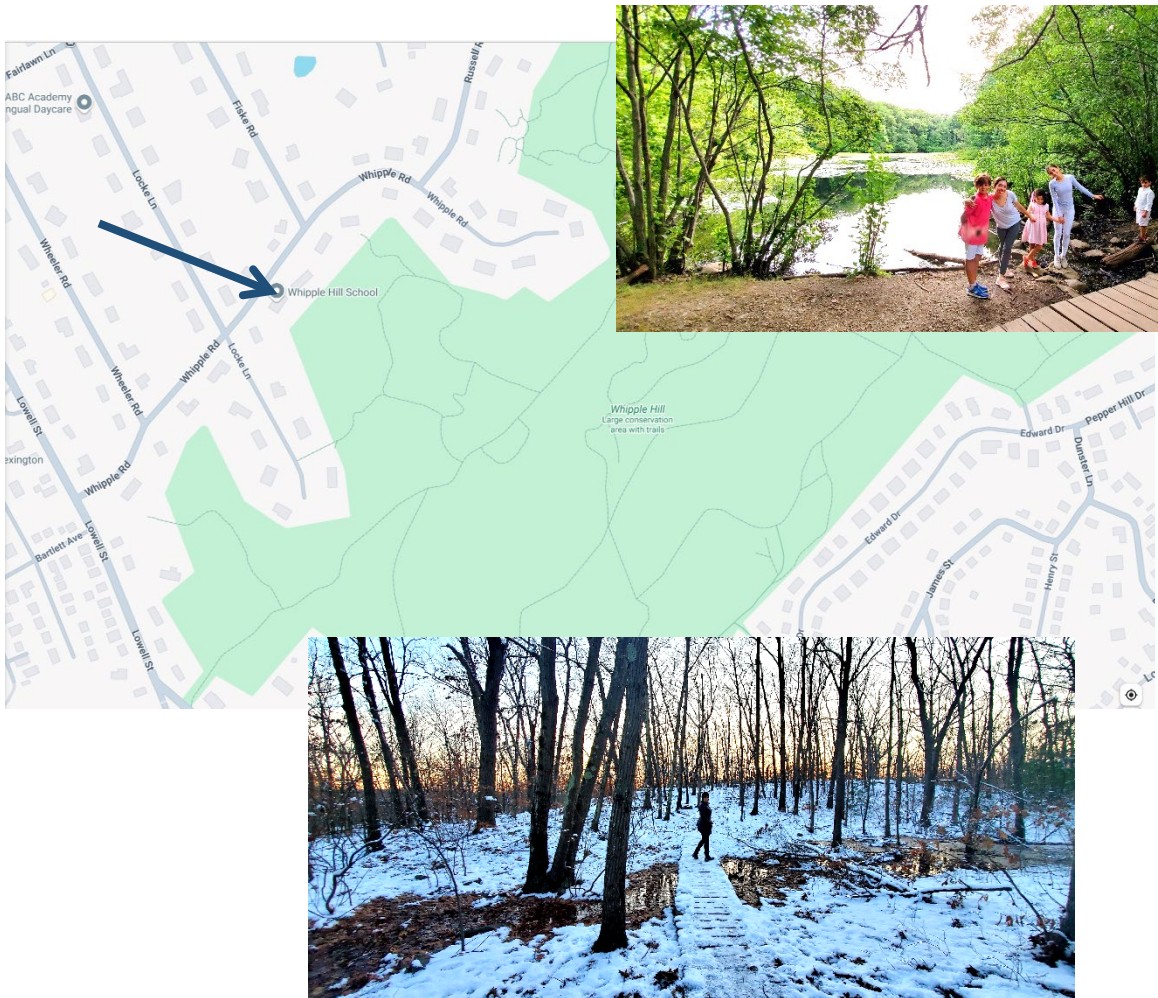


They say beauty is in the eye of the beholder. But when you have a deliberate balance of function, efficiency, and geometric clarity, beauty becomes universal.

Thoughtfully selected systems and materials not designed to impress, but to make you happy. It is minimalistic and grand in the same domain.

## Location (7 Whipple Rd. Lexington, Ma 02420)

High on the Whipple Hill with stunning views of sunsets and abundant light, this architectural piece abuts the largest conservation land in town. The reserve has trails, creeks, and ponds that are enjoyable across all seasons. This is the closest point in Lexington to Boston, only 18 minutes away.



**Architectural Concept and Features:** Building efficiency starts with the footprint on land. At alpha echo we engineer future proof homes. Our developments have 29% smaller footprint than competitive developments with the same living space. We use volume optimization principles and the latest energy-efficient systems and materials to reduce maintenance cost and carbon footprint. Every inch of alpha echo homes is designed with a fulltime purpose, simplicity, and geometric clarity. It's minimal and grand at the same time. Spaces are integrated, large and open, full of light with consistent oversized doors and windows, featuring generous ceiling heights at all levels and minimal use of dedicated hallways.

**Ceiling heights:** Ceiling heights consistently have a minimum of 106" (nearly 9') and the Master Bedroom, bedroom 2, and the attic feature 16 feet cathedral ceilings.

**Interior Doors:** 36" wide by 96" tall doors interior consistently used throughout the house for easy access. (Other developers use 30-32" X 84" tall)

**Exterior Doors:** 48" wide by 96" (Other developers use 36" wide X 84" tall)

**Hallway and stair widths:** alpha echo homes feature exceptionally wide hallways and stairs. The minimum hallway width is 52" and up to 115". (Typical developers go as low as 36" wide)

**Kitchen and Laundry Cabinets:** Arrital Italian custom cabinetry.



**Kitchen Appliances:** Miele including wine fridge.

**Stairs:** Custom-designed and manufactured modern stainless-steel stairs with glass railings.



**Engineered Terrain Drainage:** Walk-out basement terrain that uses slope to naturally drain storm water. This configuration ensures that the basement will never flood and also prevents humidity accumulation. (Other developers resort to water pumps to prevent flooding and their basements are never completely dry). Alpha echo walkout basement is just like any other floor of the house with rooms that have floor to ceiling windows and doors. Not wasting the basement space allows alpha echo homes to have a smaller foundation footprint featuring comparable usable living space but a bigger yard and farther separations from neighbors.

**Laundry Appliances:** Samsung

**Sprinkler System:** Rachio is the latest app based intelligent system that saves water based on real time weather status. It integrates with Google Home.

**Surveillance and security:** Nest doorbells.

**HVAC:** High-efficiency 4 zone HVAC system with automated fresh air replenishment with heat recovery exchanger and Nest Thermostats integrated with Google Home

**Selected key smart lights control:** Lutron Caseta integrated with Google Home

**Home Automation Integration:** app based Google Home controls, HVAC, selected lights (interior and landscaping), irrigation, garage doors, and 2 Nest cameras and doorbells.

**Siding:** James Hardie fiber cement Artisan plank, featuring higher durability and fire resistance than wood.

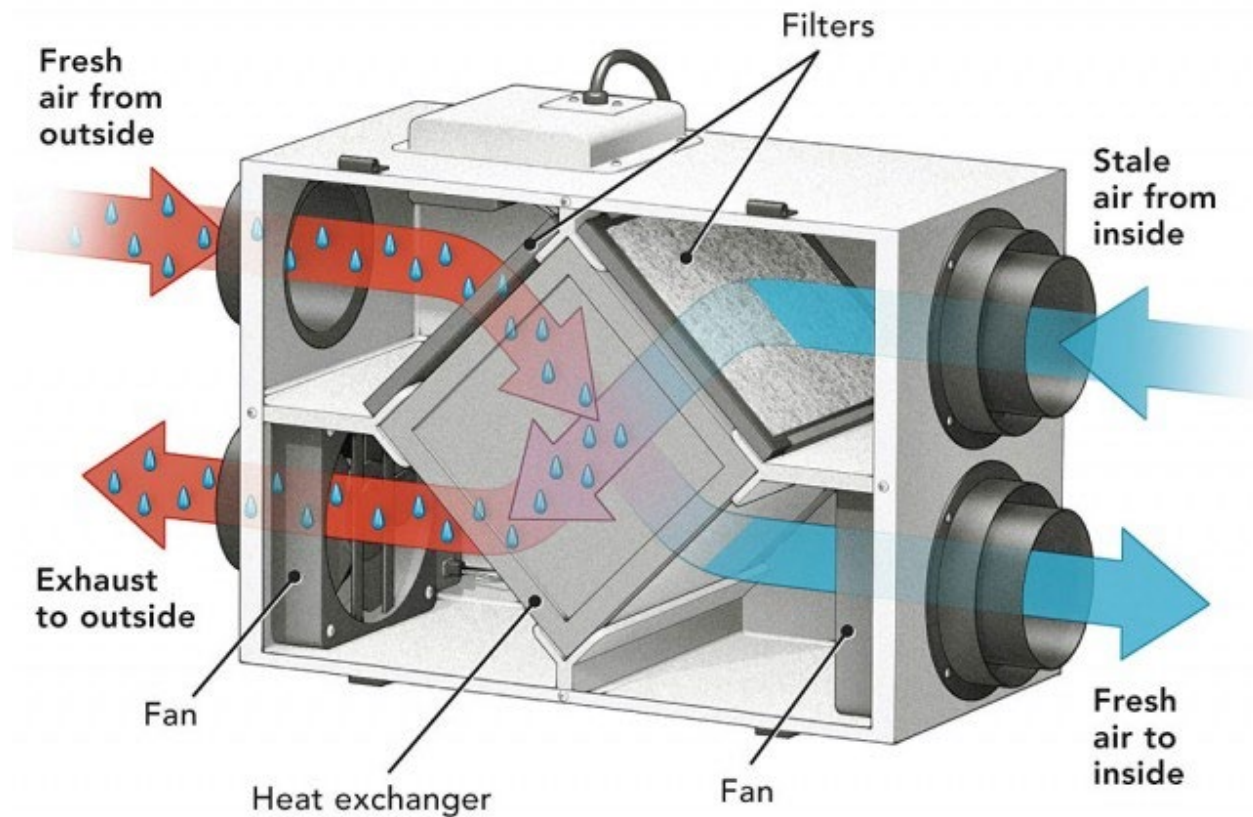
**Steel Core Structure:** Hybrid structure with steel core and composite elements providing large open spans.



**Insulation:** Epoxy foam insulation in all levels including basement plus exterior insulation in foundation walls and foundation slab. (Other developers do not insulate the foundation and slab from the outside, this creates a permanent thermal link with the terrain that constantly wastes energy.)

## Automated Energy Recovery Ventilation System.

Part of the efficiency equation is controlled ventilation to ensure interior air quality while maximizing heat and humidity recovery from the exhaust air. Alpha echo homes feature an ERVS (Energy Recovery Ventilation System) that runs on an automated schedule.



**Kitchen and Bathroom Countertops:** Quartz stone consistently used in kitchen counters, backsplash walls, and all bathrooms.

**Windows:** Pella Reserve all tempered glass, oversized high efficiency windows and exterior doors with infrared filtering glass and triple hermetic seal for a very high thermal efficiency. Attic features large aperture skylights.

**Illumination:** Natural light spectrum LED lights specifically designed to cover all areas with proper prioritization based on room function. Light switches are always in intuitive locations and have 3-way functionality in rooms that need it. All light switch plates are brushed stainless steel. (Other developers use plastic plates and don't feature 3-way switches where needed)

**Floors:** Wide format petrified oak hardwood floors.

**Bathroom Finishes:** European texturized porcelain and quartz.

**Shower doors:** European frameless glass shower doors that glide on machined rollers and have soft-close.

**Landscape:** Artful landscape masonry with large format stone retaining walls.

**Fireplaces:** 1 living room

**Garage:** fully finished and insulated, 3 car with 3 individual automatic doors.

**Storage:** Fully finished and climate-controlled storage rooms in attic and basement pantry, plus 12.5 feet of winter closets in the basement.

**Exterior Deck Railing:** All tempered glass exterior frameless railing with stormproof stainless-steel mullions.

