

11600 Grand Pine Drive- House Notes

Grand Harbor – The Neighborhood

Grand Harbor is like an old fashioned comfortable friendly neighborhood. It's isolated and safe, yet has easy access to shopping, work and schools. The area has the benefits of a gated community but without the closed in feeling. The people wave AND talk to each other. Kids are safe to be kids here. They play outside in the summer; they trick or treat at Halloween; they play in the park, they fish in the canals and ponds, they ride bikes and get a chance to see deer daily. It's a nice neighborhood. Drive through- you'll understand.

The home- This is the 3rd home we've built. I tried to take everything I've learned over the years and purposefully engineer the features into home design. These include:

The dual opposing garages are far enough apart to ease entry and exit.

A driveway design that ensures no one must back up their vehicle the entire length.

A robot vacuum charging area at the foot of the landing zone.

Insteon automated lights (compatible with Alexa, Google Assist, First Alert, Home Assistant, etc.)

Storage under the stairs for holiday decorations, etc.

Outlets above the kitchen cabinets for decorations

Outlets on top of the Great Room's fireplace structure for decorations.

Storage everywhere, including a housekeeping closet.

The shower courtyard outside the primary bath.

The extra-large pantry / prep area with an extra refrigerator.

A large laundry area that has enough room to iron and hang clothes.

Cat closets with occupancy sensors. These can be repurposed for those without cats.

A bar and theater entertainment area located on the main floor- with easy access to the pool.

The 1st floor bathroom is located close to the pool and includes a shower for pool guests.

The main network wiring & audio / video closet

This is the small closet that sits between the Kitchen and the Theater. This closet is the heart of all network and audio connections for the home. It has multiple electrical outlets and is on a dedicated 20 amp circuit. The house's main fiberoptic Internet connection terminates in this room. All the network wiring in the house home runs back to this closet. The cabling is cat 6A. You'll need to supply your own switch. I've used Gigabit Ethernet switches and devices- but the cabling will support 10 Gigabit speeds. Most of the rooms have at least one network connection. These are usually located behind the TV's (to allow connectivity). Some of the rooms have multiple connections. The kitchen has an extra above the refrigerator cabinets (along with electricity) to support a WiFi access point. The upstairs bedroom with 4 windows has two. I used this as a study/office. I used the second connection for a WiFi access point here as well. The 3rd room to have a second Ethernet connection is the Great Room. The second connection is also behind the TV. One is intended for the TV (or optionally a WiFi access point. The 2nd is intended to be used to extend ARC/eARC back to the main wiring closet. The intent of using ARC/eARC is to be able to use the TV as a source and use it's own remote control, while using a separate amplifier located elsewhere to power the rooms speakers. This eliminates clutter and complexity in the great room. I used a simple two part ARC extender (that stays with the house. Note- this cable must not be connected to a switch. The two extenders must be connected to each other without a switch between them. It may be possible to use HDBaseT equipment instead. If you don't know what these terms mean, consult an A/V specialist or google. I've used a Roku plugged in to the TV as a source and the Roku remote to control the TV and the volume. A quick note about the in-wall speakers in the Great Room. They are from a company called Tekton Design. They cost about \$3,000. Tekton gets rave reviews in high-end audio circles for their value and their patented driver configuration. You'll need to get your own subwoofer to replace the one in the corner. That sub was custom made by Richard Vandersteen as a favor for my wife. It was the first subwoofer he ever made with a lacquer finish.

The theater / flex room

The room is big and built for the future. It's big enough to seat at least 6 people. Big enough to create great theater sound with theater quality bass. And big enough to support the installed 150-inch diagonal movie screen. The screen and the JVC projector stay with the

house. The room is pre-wired for surround side and surround back speakers. The room also features a pair of in-ceiling "Atmos" speakers. The projector connection is pre-wired with a 4K HDMI cable. And pre-installed with a "pull string" enabling the installation of next generation video cables when they are released or needed. Also- the room has a secret run of 4K HDMI cabling behind this 150" screen. This is installed just in case it makes technology and economic sense to transition from a projector to next generation 8K 100"+ flat screen TV. The cable is in the wall and ready to be connected. Plus, there is a pull string that runs to the same location just in case newer generation wiring makes sense.

The pool and fountain

I designed the pool at the same time as I designed the home. This includes the fountain area. This is purposefully not a hot tub. The pool is heated and you can turn up the temperature of the entire pool if you really want. The fountain area was designed to set the esthetic mood as you enter the foyer. And offer a relaxing area to sit with your feet in the pool while having a drink and conversation. The pool features a reverse negative edge, crossing fountains, colored lights, heated water and a freeze guard.

The boat dock

Access to the doc is by concrete stairs that feature enough landings to make the 30 foot descent and ascent easy. The doc uses a flowthrough decking that is cool for bare feet. Usually, the hottest place on earth is a wood dock in the summer. This dock does not have that issue. The doc also features a lift and lights.