

MACALLAN
CUSTOM HOMES



PACES WALK

BUCKHEAD

LOT 1

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SECTION ONE

KEY DESIGN ELEMENTS



Key Design Elements

SIZE OF HOME (SF)

	HEATED SF	UNFINISHED SF	GARAGE SF	COVERED EXTERIOR SF	TOTAL SF
FIRST FLOOR	3085	0	731	435	4251
SECOND FLOOR	2060	169	0	0	2229
TERRACE LEVEL	233	2402	0	298	2933
TOTAL	5378	2571	731	733	9413

MAIN LEVEL

1. 10-Foot Ceiling Height
2. 5" Wide, White Oak, Hardwood Floors Throughout
3. Steel Front Door
4. Wood-Burning Fireplace In Great Room
5. Extensive Great Room, Open To Kitchen
6. Library
7. Dining Room With Connecting Butler's Pantry
8. Large Covered Porch Off Breakfast Room With Fireplace
9. Laundry Room
10. Office Nook With Built-In Open Desk
11. Private Powder Room
12. Mudroom With Locker Area

MASTER SUITE:

1. Master Bath With His/Her Vanities
2. Shower With Dual Heads & Shower Seat
3. Free Standing Tub
4. Custom Tile Package
5. Plumbing Fixtures

KITCHEN | WORKING PANTRY | BUTLER'S PANTRY:

1. Wolf / Subzero Appliance Package
2. Custom Cabinets - Painted, Pull-Outs, Soft Close Hinges & Slides
3. Stone Countertops
4. Oversized Island
5. Butler's Pantry Includes:
 - Upper & Lower Cabinets

Key Design Elements

- Stone Countertops With Sink
- Under Counter Beverage Center With Ice Maker

SECOND LEVEL

1. 9-Foot Ceiling Height
2. White Oak Hardwood Floors Throughout
3. 4 - Full Size Bedrooms With Walk-In Closets & Private Baths
4. Large Playroom With Optional Bath
5. All Closets Include Wood Shelving & Hanging Rod
6. Optional Laundry

TERRACE LEVEL

1. Finished Stair Hall - Remainder Of Terrace Level Unfinished
2. 10-Foot Ceiling Height
3. Bedroom
4. Bathroom With Plumbing Rough-In
5. Large Rec. Room
6. Large Mechanical Room With Ample Storage
7. Game Room With Bar

GARAGES

1. 2-Car Garage Attached / 1-Car Attached
2. Painted Carriage Doors With Openers & Remotes
3. Electric Car Charging Outlet

EXTERIOR

1. Painted Brick Exterior
2. Architectural Shingle Roof With Metal Valleys
3. Sierra Pacific Aluminum Clad Windows & Doors
4. Professionally Designed Landscape / Irrigation

Key Design Elements

PORCHES | COVERED EXTERIOR

1. Front Entry With Gas Lanterns
2. Exterior Living Porch At Main Level Includes:
 - Exterior Wood-Burning Fireplace
 - Painted Wood Ceiling
 - Stone Flooring
3. Terrace Level Porch With Stone Flooring & Cafe Lights

HOME EFFICIENCY & FUNCTIONALITY

1. Foam Insulation At All-Roof Lines
2. R-19 Insulation In Exterior Walls
3. 14-Seer High Efficiency HVAC Systems
4. Nest Thermostats
5. Energy Efficient Low-E Windows & Doors
6. 2 - 50 Gallon Electric Energy Efficient Water Heaters



SECTION TWO

CONSTRUCTION SPECIFICATIONS

Construction Specifications

GENERAL REQUIREMENTS

INCLUSIONS:

1. Survey
2. Building Permit
3. Architectural, Civil & Structural Design Fees

SITE GENERAL

CONSTRUCTION CLEANING AND WASTE MANAGEMENT:

1. Final Cleaning
2. Pressure Washing Of Hard Surfaces

CONCRETE

FOUNDATION FOOTINGS:

1. All Poured Walls & Appropriately Sized Footings

SLAB:

1. Basement Slab
2. Porch & Garage Slabs
3. Sealed Crawl Space With Vapor Barrier & Gravel

MASONRY

BRICK VENEER:

1. Painted Brick Veneer

EXTERIOR PAVERS:

1. Stone/Cast Pavers At Walkway, All Covered Porches & Pool Deck

METALS

STRUCTURAL STEEL:

1. As Required By Structural Drawings

Construction Specifications

WOODS & PLASTICS

ROUGH CARPENTRY - INCLUSIONS:

1. Engineered Floor Joists & Assumed Beams Per Typical Wood Framing Design
2. Dimensional Wood, Conventionally Framed Ceilings & Roofs
3. 7/16" Wall Sheathing
4. Engineered Plywood, 3/4" T&G Floor Decking For Sub-Floors
5. Hardware & Connectors For All Lumber

STAIRS & HANDRAIL - INCLUSIONS:

1. Interior Iron Handrail
2. Hardwood Stair Parts & Treads, Painted Risers

MILLWORK | FINISH CARPENTRY - INCLUSIONS:

1. Interior Trim Per Finish Schedule
2. Paint-Grade Shoe Mould At All Wood & Tile Floor Areas

THERMAL & MOISTURE PROTECTION

VAPOR BARRIER & INSULATION:

1. Vapor Barrier
2. Open Cell Foam Insulation For Roof
3. Fiberglass Insulation For Exterior Wall
4. Interior & Exterior Caulking Package For Air Sealing

ROOFING & SHEET METAL:

1. Architectural Shingle
2. Aluminum Valleys & Drip Edge
3. Standing Seam Aluminum Roofing Where Shown

GUTTERS & DOWNSPOUTS:

1. Aluminum, OGEE Gutters & Round Downspouts

SIDING & CORNICE:

1. Hardie Cornice Per Plan
2. Primed Wood On All Exterior Ceilings
3. Hardie Artisan Siding For Any Lap / Exterior Siding

Construction Specifications

EXTERIOR DOORS & WINDOWS

EXTERIOR DOORS:

1. Sierra Pacific Aluminum Clad Exterior Doors
2. Steel Doors At Entry & Breakfast

EXTERIOR WINDOWS:

1. Sierra Pacific Aluminum Clad Windows

INTERIOR DOORS & FRAMES:

1. 1 ¾" Solid Core

EXTERIOR DOOR & WINDOWS LABOR:

1. Labor To Install All Doors & Windows

DOOR HARDWARE - INCLUSIONS:

1. Finish Hardware

SHUTTERS:

1. Per Plan

GARAGE DOORS:

1. Garage Doors (Painted & Rot-Resistant)
2. Openers For Garage Doors
3. Keypad

INTERIOR FINISHES

GYPSUM DRYWALL:

1. Walls & Ceilings To Have Smooth, Level 4 Finish
2. ½" Std Sheetrock For Walls & Ceilings

CERAMIC TILE/STONE:

1. Tile Labor
2. Backer Board, Thinset, & Grout
3. Tile Material Per Finish Schedule

Construction Specifications

WOOD FLOORS:

1. 5" Oak Flooring On 1st & 2nd Floors
2. Polished Concrete - Terrace Level

CARPET:

1. N/A

PAINT:

1. Exterior - Siding, Cornice, Ceilings, Brick
2. Interior - All Finished Areas - 3 Flat Paint Colors Included

PAINT - EXCLUSIONS:

1. Wall Coverings

SPECIALTIES

ENCLOSURES AND BATH ACCESSORIES:

1. Glass Shower Enclosures
2. Bath Accessories

ENCLOSURES AND BATH ACCESSORIES - EXCLUSIONS:

1. Interior Shutters, Drapes Or Window Blinds

FIREPLACE:

1. Wood Burning Fireplaces
2. Metal Chimney Shroud

FIREPLACE SURROUNDS:

1. Stone Fireplace Surround

CLOSET ORGANIZER:

1. Closet Organizer In Master Bedroom
2. Shelf & Rod System In All Other Closets

Construction Specifications

APPLIANCES

APPLIANCES:

1. Sub-Zero / Wolf Appliance Package

APPLIANCE INSTALLATION:

1. Appliance Installation Included By Supplier

CABINETS & COUNTERTOPS

CABINETS:

1. Cabinet & Hardware

COUNTERTOPS:

1. Stone Or Quartz Countertops

FIRE SUPPRESSION

1. No Work In This Category

PLUMBING

PLUMBING LABOR:

1. Drainage - PVC
2. Water - PEX With Copper Stubs
3. Installation Of All Trims
4. 2 - 50 Gallon Electric Energy Efficient Water Heaters

PLUMBING FIXTURES:

1. Plumbing Fixtures Per Selections

HVAC

HVAC - INCLUSIONS:

1. 14 Seer | 92% HVAC Units
2. All Ductwork Will Be Conventional Round Residential Galvanized Pipe With Flex Duct

Construction Specifications

3. Vent For Baths
4. Standard Filtration Systems

ELECTRICAL

BASE ELECTRICAL - INCLUSIONS:

1. All Wiring, Outlets To Current Code
2. All Necessary Electrical For Above Stated HVAC Package

LIGHT FIXTURES:

1. Lighting Per Plans

COMMUNICATIONS

STRUCTURED WIRING:

1. Structured Wiring Rough-In Only
2. Includes Rough-In For Data, Security, Speakers, & Exterior Cameras

STRUCTURED WIRING - EXCLUSIONS:

1. Equipment, Speakers, Trims

AUDIO:

1. Audio Pre-Wire/Trim

AUDIO - EXCLUSIONS:

1. Sound System
2. TV's
3. All AV Equipment By Owner

ELECTRONIC SAFETY & SECURITY

ACCESS & SECURITY CONTROL:

1. Security System Pre-Wire Only, Optional Exterior Cameras

ACCESS & SECURITY CONTROL - EXCLUSIONS:

1. Fire Alarm System (Other Than Standard Wired Smoke Detectors Per Code)

Construction Specifications

SITWORK & INFRASTRUCTURE

1. All Necessary Grading & Erosion Control

EXTERIOR IMPROVEMENTS

SITE PAVING:

1. Concrete Driveway & Guest Parking

SITE RETAINING WALLS:

1. Retaining Wall & Aluminum Railing Per Site Plans

LANDSCAPING:

2. Irrigation
3. Landscape/Hardscape

SITE UTILITIES:

1. Water / Sewer Line To Street
2. Underground Electrical Service (By GA Power)
3. Underground Gas Service
4. Underground Storm Runoff

*Material selections that exceed material allowances may result in increased installation costs.
All material allowances include sales tax.

SECTION THREE

FINISH SCHEDULE BY ROOM



Finish Schedule By Room

ROOM NAME	FLOORING	WALL TREATMENT	WINDOWS	EXTERIOR DOORS	INTERIOR TRIM	NOTES
MAIN LEVEL						
Foyer	Hardwoods	Drywall	N/A	Steel Door	N/A	Rounded Corners, Arched Opening To Stairs
Stair Hall	Hardwoods	Drywall	Sierra Pacific Clad	N/A	N/A	Stained White Oak Treads, Painted Risers, Steel Handrail
Master Bedroom	Hardwoods	Drywall	Sierra Pacific Clad	N/A	10" Base & Cap	Vaulted Ceiling With Beams
Master Bathroom	Tile	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	
Master Closets	Hardwoods	Drywall	Sierra Pacific Clad	N/A	10" Base On Wall Without Shelves	Field Built Custom Closet
Powder Room	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	
Library	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	Custom Casing, Touchlatch Flat Cabinets
Dining Room						
Great Room	Hardwoods	Drywall	Steel	N/A	5" Cove Crown, 10" Base & Cap	4 Stain Grade Wood Beams
Kitchen	Hardwoods	Drywall	N/A	N/A	5" Cove Crown, 10" Base & Cap	Cabinetry
Breakfast	Hardwoods	Drywall	Sierra Pacific Clad	Steel Door	5" Cove Crown, 10" Base & Cap	16" Coved Ceiling/Touch Latch China Cabinet
Sitting Porch	Stone / Paver	N/A	N/A	N/A	N/A	Concrete Paver Floor, Vaulted Ceiling With Beams
Butlers Pantry	Hardwoods	Drywall	N/A	N/A	5" Cove Crown, 10" Base & Cap	Cabinetry
Laundry	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	Cabinetry
Working Pantry	Hardwoods	Drywall	SPC	N/A	N/A	Cabinetry
Hallway	Hardwoods	Drywall	N/A	Sierra Pacific Clad	5" Cove Crown, 10" Base & Cap	
Mudroom	Hardwoods	Drywall	N/A	Sierra Pacific Clad	5" Cove Crown, 10" Base & Cap	Cabinetry
Office Nook	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	Cabinetry
Mudroom Powder	Hardwoods	Drywall	N/A	N/A	5" Cove Crown	10" Base & Cap, Floating Sink Vanity
Garages	Concrete	Drywall	Sierra Pacific Clad	Painted Garage Doors		

Finish Schedule By Room

ROOM NAME	FLOORING	WALL TREATMENT	WINDOWS	EXTERIOR DOORS	INTERIOR TRIM	NOTES
UPPER LEVEL						
Stair Hall	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	
Bedroom 1	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bath 1	Tile	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bedroom 2	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bath 2	Tile	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Playroom	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bedroom 3	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bath 3	Tile	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Laundry	Hardwoods	Drywall	N/A	N/A	4" Cove Crown, 8" Base	
Bedroom 4	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bath 4	Tile	Drywall	N/A	N/A	4" Cove Crown, 8" Base	

TERRACE LEVEL						
Sitting Room	Polished Concrete	Studs				Unfinished
Bedroom	Polished Concrete	Studs	Sierra Pacific Clad	N/A		
Bath	Polished Concrete	Studs	N/A	N/A		Unfinished
Storage/Mechanical	Concrete	Studs	Sierra Pacific Clad	N/A		Studs & Insulation, No Wall Or Floor Finish
Stair Landing	Concrete	Studs	N/A	N/A		Studs & Insulation, No Wall Or Floor Finish
Stair Landing	Concrete	Studs	N/A	N/A		Studs & Insulation, No Wall Or Floor Finish

SECTION FOUR

APPLIANCES



Appliances

KITCHEN



Sub-Zero Freezerless Refrigerator
SBI36RSPHLH Pro Handle-Left Hinge



Electrolux Upright Freezer
EEI32AF80QS Stainless Steel



Wolf Gas Range
WGR484CG Stainless Steel



Best Under Cabinet Range Hood
BCP571QT482SB Stainless Steel



Bosch Built-In Dishwasher
BSHX878ZD5N Stainless Steel



Sub-Zero Compact Refrigerator
SUC24CILH Custom Panel-Left Hinge

Appliances

KITCHEN



Sub-Zero Door Panel
S7030429 Stainless Steel

May 11, 2020

Showroom Selections

4

2020 Ferguson Enterprises, LLC



SECTION FIVE

PLUMBING FIXTURES



Plumbing Fixtures

MASTER BATH



Kohler 8" Widespread Bathroom Sink Faucet
2849581 Vibrant Polished Nickel
Qty: 2



Signature Hardware Unique Size Soaking Tub
7406074 White



Kohler Shower Faucet Trim Kit
7182224 Vibrant Polished Nickel



Kohler Transfer Valve Trim
2964837 Vibrant Polished Nickel



Kohler Hand Held Shower
7730030 Vibrant Polished Nickel



Kohler Hand Shower Hose
1398576 Vibrant Polished Nickel

Plumbing Fixtures

MASTER BATH



Kohler Slide Bar
2929635 Vibrant Polished Nickel



Kohler Elbow
7730147 Vibrant Polished Nickel



Signature Hardware Shower Drain
7296286 Polished Nickel



Signature Hardware Two Piece Toilet
7919652/7919735 White



Signature Hardware Toilet Tank Lever
7350003 Polished Nickel

Plumbing Fixtures

KITCHEN



Kohler Single Bowl Kitchen Sink
4274680 White



Brizo Pull-Out Spray Kitchen Faucet
7406520 Matte Black / Brilliance Luxe Gold



In-Sink-Erator Garbage Disposal
4599193 Black / Stainless



In-Sink-Erator Part & Accessory
1095369 Chrome / White



In-Sink-Erator Part & Accessory
3421090 Matte Black

Plumbing Fixtures

BAR



Blanco Undermount Bar Sink
3616808 Anthracite



Blanco Drain Strainer
3794602 Anthracite



Brizo Single Hole Bar Faucet
7378466 Matte Black / Brilliance Luxe Gold

Plumbing Fixtures

POWDER



Pfister 8" Widespread Bathroom Sink Faucet
7858639 Brushed Gold



Pfister Faucet Handle
7858613 Brushed Gold



Signature Hardware Two Piece Toilet
7919652/7919735 White

Plumbing Fixtures

SECONDARY BATHS



Delta Faucet 8" Widespread Bathroom Sink Faucet

7924456 Chrome

Qty: 2

Comments: Baths 1 & 3



Signature Hardware 8" Widespread Bathroom Sink Faucet

7639474 Chrome

Qty: 2

Comments: Bath 2



Delta Faucet Tub & Shower Faucet Trim Kit

7924461 Chrome

Qty: 2

Comments: Baths 2 & 3



Delta Faucet Shower Faucet Trim Kit

7924459 Chrome

Comments: Bath 4



Signature Hardware Shower Drain

7296288 Chrome



Signature Hardware 60" x 32" Soaking Tub

7033357 White

Qty: 3

Plumbing Fixtures

SECONDARY BATHS



PROFLO Tub / Shower Drain
1637844 Chrome
Qty: 3



Signature Hardware Two Piece Toilet
7919652/7919735 White
Qty: 4

SECTION SIX

LIGHTING FIXTURES



Lighting Fixtures

SCHEDULE

ROOM	VENDOR	SELECTION	FINISH	QTY
Master Bath	Shades of Light	Acrylic Bobeche Sconce	Polished Nickel & White	4
Bath 1	Circa	Bryant Sconce	"Polished Nickel + Natural Paper with Silver"	2
Bath 2	Restoration Hardware	Modern Taper Sconce With Glass Shade	Polished Chrome	2
Bath 3	Bridgewater Bay	Landrum 2-Light Single Globe Pendant	Polished Nickel	1
Bath 4	Restoration Hardware	Modern Taper Sconce With Glass Shade	Polished Chrome	2
Kitchen	Circa	Goodman Medium Hanging Light	Bronze & Antique Brass	2
Mudroom	Circa	Allier Small Pendant	Aged Iron	1
Powder- Pendant	Circa	Elmore Cone Pendant	Burnished Brass	1
Staircase Sconces	Circa	Edie Sconce	Bronze with Antique Brass	2

Lighting Fixtures

KITCHEN (2)

SPEC SHEET



Goodman Medium Hanging Light

Item # TOB 5091HAB-AW

Designer: Thomas O'Brien

O/A Height: 43"

Min. Custom Height: 20"

Width: 18"

Canopy: 5.25" Round

Finishes: AN, BZ, BZ/HAB, HAB

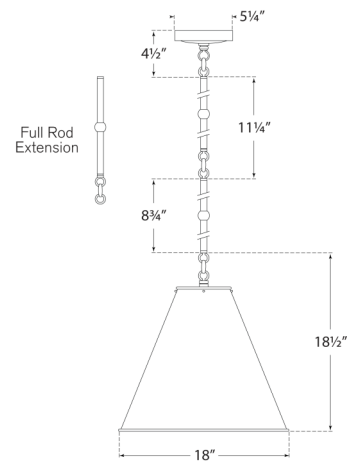
Shade Treatments: AN, AW, BZ, HAB, NP, NP/BT

Shade Details: 6.5" x 18" x 15.5"

Socket: E26 Keyless

Wattage: 100 A

Note: Custom Height Available | Shade is Brass Inside



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Lighting Fixtures

POWDER

FEISS
EST. 1955

P1445BBS: 1 - Light Pendant



Dimensions:

Diameter: 11 3/4" **Overall Height:** 82 3/4"
Height: 18" **Wire:** 180" (color/Clear)
Chain: 60"
Mounting Proc.: Set Screw(s)
Connection: Mounted To Box

Bulbs:

1 - Medium A19 60w Max. 120v - Not included

Features:

- Vintage lamp(s) recommended for aesthetics

Material List:

1 Body - Steel - Burnished Brass

Safety Listing:

Safety Listed for Dry Locations

Collection: Elmore

UPC #:014817570779

Finish: Burnished Brass (BBS)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	Clear	1				14	11 3/4				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	3/4			5		

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	P1445BBS	1	014817570779					1	100	Yes

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Lighting Fixtures

MUDROOM

FEISS
EST. 1955

F2935/4WOW/AF: 4 - Light Pendant fixture



Dimensions:

Diameter: 20 1/2" **Overall Height:** 89"
Height: 23 1/8" **Wire:** 180" (color/Black)
Weight: 11 lbs. **Chain:** 60"
Connection: Mounted To Box

Bulbs:

4 - Candelabra 60w Max. 120v - Not included

Material List:

1 Body - - Weathered Oak Wood / Antique Forged Iron

Safety Listing:

Safety Listed for Dry Locations / Non-IC

Instruction Sheets:

Trilingual (English, Spanish, and French) (F2935-4-F2936-5)
 Trilingual (English, Spanish, and French) (F2935/4WOW/AF)

Collection: Allier

UPC #: 014817524246

Finish: Weathered Oak Wood / Antique Forged Iron (WOW/AF)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	3/4			6 1/2		

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	F2935/4WOW/AF	1	014817524246	23.75	22.5	22.25	6.881	14.3	250	Yes
NJ Pallet		6		48	40	70.75	78.611	85.8		No
NV Pallet		6		48	40	71.5	79.444	89.7		No

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Lighting Fixtures

MASTER BATH (4)



ACRYLIC BOBECHE SCONCE - 1 LIGHT

SKU SC18001 PN

Color: Polished Nickel And White



- **Bulb Base:** US Candelabra-E12
- **Color:** Polished Nickel and White
- **Indoor-Outdoor:** Yes
- **Material:** Acrylic, Metal
- **Max Bulb Wattage:** 60
- **Number of Lights:** 1
- **Shade Color:** White
- **Shade Included:** Yes
- **Shade Size:** Bottom: 5" x 5" Side: 7"

Description

This tasteful sconce combines a metallic backplate and a soft white shade. Slender in shape, this light would be a great fit for a sitting room or on each side of a bed.

- **Actual Size:** 20.5"Hx5"Wx6.5"D
- **Backplate/Canopy Size:** 5"Hx5"W Square

Lighting Fixtures

STAIRWAY (2)

SPEC SHEET



Edie Sconce

Item # TOB 2740BZ-NP

Designer: Thomas O'Brien

Height: 18.5"

Width: 5.5"

Extension: 6.75"

Backplate: 4.5" Round

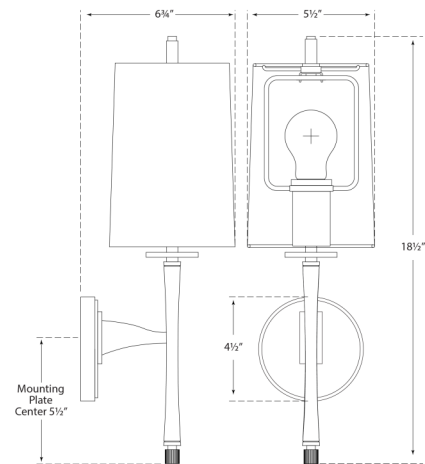
Finishes: AN, BZ, BZ/HAB, HAB, PN

Shade Treatments: NP

Shade Details: 5" x 5.5" x 8"

Socket: E26 Keyless

Wattage: 60 A



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Lighting Fixtures

BATH 1 (2)

SPEC SHEET



Bryant Sconce

Item # TOB 2002PN-NP/ST

Designer: Thomas O'Brien

Height: 14.25"

Width: 5.5"

Extension: 8.75"

Backplate: 4" Round

Finishes: AN, BZ, BZ/HAB, HAB, PN

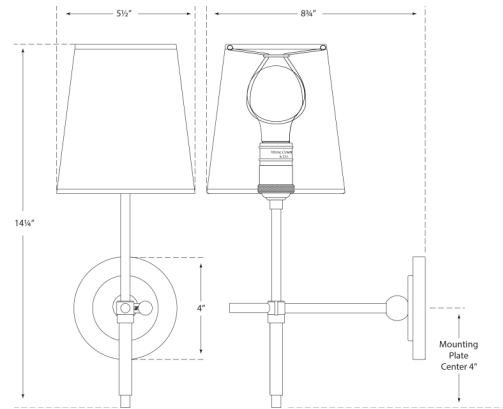
Shade Treatments: NP, NP/BT, NP/ST

Shade Details: 4" x 5.5" x 6"

Socket: E26 Keyless

Wattage: 60 A

Note: Requires Smaller Outlet Box



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Lighting Fixtures

BATH 2 (2)



Shown in Polished Chrome.



MODERN TAPER SCONCE WITH GLASS SHADE

Our contemporary interpretation of a classic sconce elevates light on a single arm and shelters it behind a clean-lined shade.

HIDE DETAILS -

- Built of cast and stamped steel with steel tubing
- White glass shade
- Rated for one 25W max. E12 candelabra base bulb
- Bulb sold separately
- If brighter light is preferred, consider an LED bulb with a higher lumen output. [View our assortment.](#)
- Dimmer switch compatible
- Hangs vertically; install with shade pointing up
- Damp UL listed: suitable for use indoors, such as bathrooms where it is subject to moisture, and in sheltered outdoor areas
- Hardwire

HIDE DIMENSIONS -

Overall: 4¾"W x 5¾"D x 13¾"H

Shade: 4¾" diam.

Weight: 5 lbs.

INSTALLATION INSTRUCTIONS ▶

FINISH OPTIONS



Polished Chrome

Polished Nickel

Aged Steel

Bronze

Lighting Fixtures

BATH 3 - NO SCONCE



Lighting Fixtures

BATH 4 - (2)



Shown in Polished Chrome.



MODERN TAPER SCONCE WITH GLASS SHADE

Our contemporary interpretation of a classic sconce elevates light on a single arm and shelters it behind a clean-lined shade.

HIDE DETAILS -

- Built of cast and stamped steel with steel tubing
- White glass shade
- Rated for one 25W max. E12 candelabra base bulb
- Bulb sold separately
- If brighter light is preferred, consider an LED bulb with a higher lumen output. [View our assortment.](#)
- Dimmer switch compatible
- Hangs vertically; install with shade pointing up
- Damp UL listed: suitable for use indoors, such as bathrooms where it is subject to moisture, and in sheltered outdoor areas
- Hardwire

HIDE DIMENSIONS -

Overall: 4 $\frac{3}{4}$ "W x 5 $\frac{3}{4}$ "D x 13 $\frac{3}{4}$ "H

Shade: 4 $\frac{3}{4}$ " diam.

Weight: 5 lbs.

INSTALLATION INSTRUCTIONS ▶

FINISH OPTIONS



Polished
Chrome

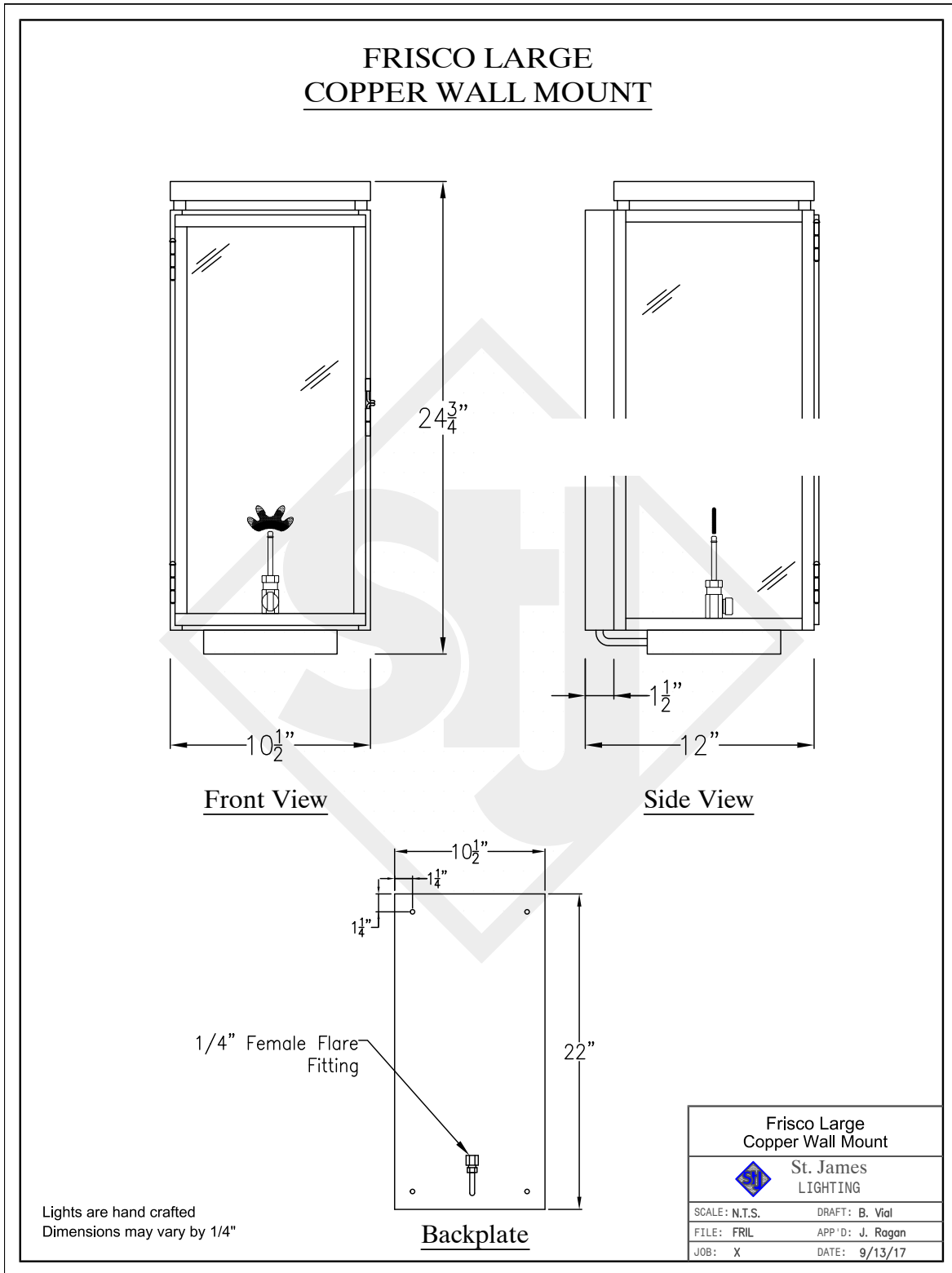
Polished
Nickel

Aged Steel

Bronze

Lighting Fixtures

GAS LANTERNS - FRONT DOOR



Lighting Fixtures

PORCH LANTERNS



Lighting Fixtures

EXTERIOR SCONCES

 TECH LIGHTING



Tech Lighting

Pitch Single Light 5" High Integrated LED Outdoor Wall Sconce - ADA Compliant

Model: **700WSPITSB-LED830**

from the Pitch Collection

[4 Reviews](#) | [Write a Review](#)

Tech Lighting Sale! Save 20%

Save 20% on All Tech Lighting Pendants!

Discount Already Applied - No Coupon

Code Required

Offer Ends 05-31-2020

Finish: Black

- Height: 5"
- Width: 5"
- Depth: 3-7/8"
- Extension: 3-7/8"
- Product Weight: 1.2 lbs
- Wire Length: 8"
- Backplate Height: 5"
- Backplate Width: 5"

Product Overview

Architectural design and significant light output define this modern LED wall fixture suitable for indoor and outdoor applications. A metal body houses powerful LED light sources that create visual appeal as light cascades from one tier to the next.

Features

- Intended to be installed utilizing NEC compliant junction boxes
- Can be mounted for up lighting or down lighting
- Marine-Grade, corrosion-resistant finish
- IP65 rated to ensure compliance to international commercial standards for water and dirt resistance in most severe outdoor applications
- Comes with stainless steel mounting hardware
- Constructed of aluminum - providing years of reliable performance
- Comes with impact-resistant, UV stabilized frosted acrylic lens
- Includes 26.1 watt Integrated LED lighting
- Capable of being dimmed
- ETL rated for wet locations
- ADA compliant
- Covered under Tech Lighting's 5 year limited warranty

Dimensions

Electrical Specifications

- Bulb Base: Integrated LED
- Number of Bulbs: 1
- Bulb Included: Yes
- Watts Per Bulb: 26.1 watts
- Wattage: 26.1 watts
- Voltage: 120 volts
- Color Temperature: 3000K
- Color Rendering Index: 80CRI
- Average Hours: 70000
- Lumens: 823

Additional Tech Lighting Links

- [View the Manufacturer Warranty](#)
- [Browse All Tech Lighting Products](#)
- [Tech Lighting Pitch Collection](#)

SECTION SEVEN

INTERIOR FINISHES



Interior Finishes

CABINET COLORS

ROOM	COLOR
Master Bath	Ben Moore Gray Owl
Bath 1	Horizon OC-53
Bath 2	SW Gossamer Veil 9165
Bath 3	Ben Moore Boothbay Gray HC-165
Bath 4	Ben Moore Silver Marlin 2139-50
Butlers Pantry	Wood finish/cool gray
Kitchen	Ben Moore Classic Gray
Laundry	Ben Moore Classic Gray
Mudroom	Ben Moore Classic Gray
Powder Room	SW 2821 Downing Stone
Working Pantry	SW Cyberspace

Interior Finishes

CABINET HARDWARE

wayfair
6" pulls 41

12" pulls 19 total

square knobs 6 total

brass finish

kitchen/pantry/home mgt



Successi 6 5/16" Center to Center Bar Pull

See More from [Atlas Homewares Shop](#)

Select Center to Center

6 5/16 in.
(160mm)

11 3/4 in.
(287mm)

3 3/4 in.
(96mm)

5 1/4 in.
(128mm)

Select Finish:

Vintage Brass

Vintage Brass Successi 11 5/16" Center to Center Bar Pull

See More from [Atlas Homewares Shop](#)



Select Center to Center

11 5/16 in.
(287mm)

3 3/4 in.
(96mm)

5 1/4 in.
(128mm)




Successi 1" Length Square Knob

See More from [Atlas Homewares Shop](#)

★★★★★ 4.5 | 117 Reviews



1  

Project Management Tools

[Create Tear Sheet](#)

[Download Current Image \(.PNG\)](#)

[Download 3D Models \(.FBX\)](#)

Product Overview

Interior Finishes

CABINET HARDWARE

formal powder
2) 6" brass
cb2



6" BRASS AND ACRYLIC HANDLE

3"	4"
5"	6"

[VIEW DETAILS](#)

mudroom
6" marble handle
CB2



6" BLACK MARBLE HANDLE
CB2 Exclusive

★★★★☆ (5A) 9 Reviews | SKU: 224356

1 ADD TO CART

3"	4"
5"	6"

SHIP
Purchase now and we'll ship when it's available.
Estimated in mid May
[SHIP'S FREE](#)

[ADD TO REGISTRY](#) | [PRINT](#) | [EMAIL](#)

[OVERVIEW](#) | [DETAILS](#) | [DIMENSIONS](#)

laundry
wayfair
satin nickel
6 pulls 6"



Brushed Nickel Successi 6 5/16" Center to Center Bar Pull
See More from [CB2 HomeDecor.com](#) Shop

Select Center to Center

3 1/4 in. (96mm)	11 1/4 in. (287mm)	5 1/4 in. (128mm)
6 1/4 in. (160mm)		

Select Finish: Brushed Nickel, \$7.82

Interior Finishes

CABINET HARDWARE

master bath
2) knobs

12) pulls 5 " polished nickel
wayfair



Severin 1 1/4" Length Square Knob

See More from [Sprocket Shop \(New Listing 4/22\)](#)
★★★★★ 5.0 | 1 Review
\$11.99 ~~\$16.00~~ 37% Off
On Sale
Get 10% BACK in rewards with the Wayfair Credit Card®
Free Shipping on orders over \$49.00
Get it by Thu, Apr 23
Ship To: 30328 - Atlanta

Select Color: Polished Nickel, \$11.99

1

Project Management Tools

[Create Tear Sheet](#)
[Download Current Image \(PNG\)](#)

Product Overview

Serene Lydia 5 1/16" Center to Center Bar Pull

See More from [Top Knobs Shop](#)

★★★★★ 4.9 | 151 Reviews

Business Price
\$10.12 ~~\$12.45~~ 19% Off

Get 15% BACK in rewards with the Wayfair Credit Card®

Free Shipping on orders over \$49.00

Get it by Wed, Apr 22

Ship To: 30328 - Atlanta

Select Center to Center

9 in. (229mm)	12 in. (305mm)	3 1/4 in. (96mm)
5 1/4 in. (128mm)	6 1/4 in. (160mm)	

SPROCKET KNOBS
CB2 Exclusive

\$5.95 each

★★★★★ (4.0) 1 Reviews

bar

CB2
knobs 3 total

4" pulls 2 total

brass finish



[ADD TO REGISTRY](#) | [PRINT](#) | [EMAIL](#)

OVERVIEW DETAILS

- Handmade
- Solid brass
- 1" and 1.5" screws included
- Bathroom safe
- Clean with a soft, dry cloth
- Made in India

SPROCKET 4" HANDLE BRUSHED BRASS

CB2 Exclusive

\$14.95

★★★★★ (0.0) 0 Reviews SKU: 329137

1



3"	4"
5"	6"

SHIP
In stock and ready to ship.
SHIP'S FREE

[ADD TO REGISTRY](#) | [PRINT](#) | [EMAIL](#)

Interior Finishes

CABINET HARDWARE

BATH 1 and 2

12 total

restoration hardware
1 1/2" polished nickel



GRAFTON KNOB

SIZE

1-1/2"

FINISH

Polished Nickel

AVAILABILITY

This item is in stock and will be delivered on or before 04/23/20 for 30309 [Change](#)

[VIEW IN STOCK ITEMS +](#)

BATH 3

2 polished nickel 6" pulls
restoration hardware



STRANDE PULL

SIZE

6"

FINISH

Choose Finish

AVAILABILITY

Stocked items: **3-10 days** (typically)

Special order items: **Delivery times vary** for

BATH 4
6 total

restoration hardware

1 1/2" polished nickel



REGENT KNOB

SIZE

Choose Size

FINISH

Polished Nickel

AVAILABILITY

Stocked items: **3-10 days** (typically)

Special order items: **Delivery times vary** for 30309 [Change](#)

Interior Finishes

KITCHEN COUNTER TOPS



Interior Finishes

TILE SCHEDULE

ROOM	LOCATION	SELECTION	ITEM NUMBER	SIZE
Master Bath	Bath Floor	White Marble 12x24		12x24
	Shower Walls	White Marble 12x25		12x25
	Shower Floors	"Viviano Marmo Thassos Gateways Polished Marble Mosaic"	100467034	12x15
	Bullnose	Architecture White Gloss	2arkWGL412	4x12
	Grout	77 Frost Group Mapei		
Bath 1	Bath Floor	3 1/2" hex	2PBEBBEHEX 3-1/2	
	Bath Walls	Architecture White Gloss	WZA5000G	4x12
	Bullnose	Architecture White Gloss	2arkWGL412	4x12
	Grout	77 Frost Group Mapei		
Bath 2	Bath Floor	3 1/2" hex	2PBEBBEHEX 3-1/2	
	Bath Walls	Architecture White Gloss	WZA5000G	4x12
	Bullnose	Architecture White Gloss	2arkWGL412	4x12
	Grout	77 Frost Group Mapei		
Bath 3	Bath Floor	Jet Set Carrara White Honed		10-3/4"x11-3/8"
	Bath Floor Grout	93 Warm Gray Mapei		
	Bath Walls	Architecture White Gloss	WZA5000G	4x12
	Bullnose	Architecture White Gloss	2arkWGL412	4x12
	Grout	77 Frost Group Mapei		

Interior Finishes

TILE SCHEDULE - CONTINUED

ROOM	LOCATION	SELECTION	ITEM NUMBER	SIZE
Bath 4	Bath & Shower Floor	Jet Set Carrara White Honed		10-3/4"x11-3/8"
	Bath & Shower Floor Grout	93 Warm Gray Mapei		
	Bath Walls	Architecture White Gloss	WZA5000G	4x12
	Bullnose	Architecture White Gloss	2arkWGL412	4x12
	Grout	77 Frost Group Mapei		

Interior Finishes

PAINT COLORS

Room	Location	Color
Foyer	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Stair Hall	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Powder Room	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Library	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Dining Room	Windows	Sherwin Williams Tricorn Black 6258
	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Butlers Pantry	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Great Room	Windows	Sherwin Williams Tricorn Black 6258
	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Kitchen	Windows	Sherwin Williams Tricorn Black 6258
	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23

Interior Finishes

PAINT COLORS - CONTINUED

Room	Location	Color
Breakfast Room	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Mudroom	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Laundry	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Working Pantry	Trim	Sherwin Williams Cyberspace SW-7076
	Ceiling	Sherwin Williams Cyberspace SW-7076
	Walls	Sherwin Williams Cyberspace SW-7076
Home Management	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Master Bedroom	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Master Bathroom	Trim	Sherwin Williams Snowbound SW-7004
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Sherwin Williams Snowbound SW-7004
His & Her Closets	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Upstairs Hallway	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23

Interior Finishes

PAINT COLORS - CONTINUED

Room	Location	Color
Bedroom 1	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Bathroom 1	Trim	Sherwin Williams Snowbound SW-7004
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Sherwin Williams Snowbound SW-7004
Closet 1	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Bedroom 2	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Bathroom 2	Trim	Sherwin Williams Snowbound SW-7004
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Sherwin Williams Snowbound SW-7004
Closet 2	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Bedroom 3	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Bathroom 3	Trim	Sherwin Williams Snowbound SW-7004
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Sherwin Williams Snowbound SW-7004

Interior Finishes

PAINT COLORS - CONTINUED

Room	Location	Color
Closet 3	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Bedroom 4	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Bathroom 4	Trim	Sherwin Williams Snowbound SW-7004
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Sherwin Williams Snowbound SW-7004
Closet 4	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23
Playroom	Trim	Ben Moore Classic Grey OC-23
	Ceiling	Sherwin Williams Snowbound SW-7004
	Walls	Ben Moore Classic Grey OC-23

Interior Finishes

EXTERIOR FIREPLACE SURROUND



SECTION EIGHT

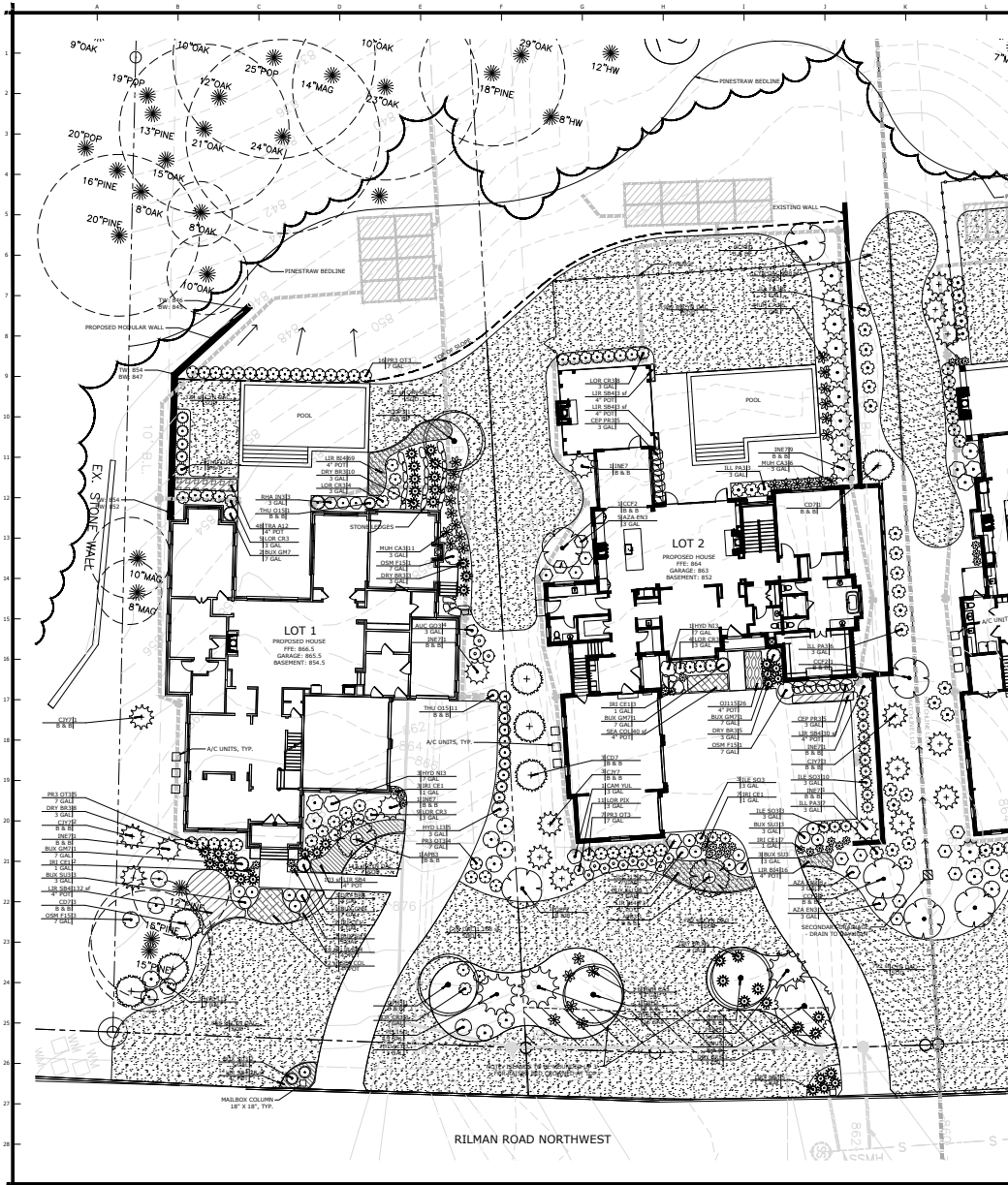
LANDSCAPE PLAN



Landscape Plan



Landscape Plan



PLANT SCHEDULE LOT 1

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	CAL
APR3	1	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	8 B & B	6' HT	
CE7	4	CEDRUS DEODARA / DEODAR CEDAR	8 B & B	7'-8' HT	2" CAL
CJ17	3	CRYPTOMERIA JAPONICA 'YOSHINO' / YOSHINO CRYPTOMERIA	8 B & B	7'-8' HT	
INR7	6	ILEX NELLE R STEVENS / NELLE STEVENS HOLLY	15 GAL	6'-7' HT	
PE15	1	PINUS TAEDA / LOBLOLLY PINE	8 B & B		3" CAL
QPH3	1	QUERCUS PHellos / WILLOW OAK	8 B & B		3" CAL
QPH3	1	QUERCUS PHellos / WILLOW OAK	8 B & B		3" CAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NA
AUC G03	4	AUCUBA JAPONICA 'GOLD DUST' / GOLD DUST AUCUBA	3 GAL		
BUX S03	8	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / TRUE DWARF BOXWOOD	3 GAL		
BUX GM7	4	BUXUS 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	7 GAL		
CRY BR3	24	CRYPTOMERIA JAPONICA 'BRILLANCE' / AUTUMN FERN	3 GAL		
HYD N3	3	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	7 GAL		
HYD L13	11	HYDRANGEA PANICULATA 'LIME LIGHT' / LIME LIGHT HYDRANGEA	3 GAL		
IRI CE1	7	IRIS SIBIRICA 'CAESAR'S BROTHER' / CAESAR'S BROTHER SIBERIAN IRIS	1 GAL		
LOR CP3	21	LOROPETALUM CHINENSIS 'CRIMSON FIRE' / CRIMSON FIRE LOROPETALUM	1 GAL		
MUH CA3	10	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL		
OSM F15	4	OSMANTHUS FRAGRANS / SWEET OLIVE	7 GAL		
PR3 OT3	25	PRUNUS LAUROCARASUS 'OTTO LUYKEN' / LUYKENS LAUREL	1 GAL		
RHA R3	3	RHAMNUS INDICA / INDIAN Hawthorn	3 GAL		
THU O15	17	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	8 B & B	5'-6' HT	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	NA
CYN DAC	4303 SF	CYNODON DACTYLON / BERBERIS GRASS	SOE		
LIR B4	69	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	4" POT	15" O.C.	
LIR SB4	281 SF	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LIRIOPE	4" POT	15" O.C.	
SEA COL	72 SF	SEASONAL COLOR / SEASONAL COLOR	4" POT	8" O.C.	
TRA A12	48	TRACHELOSPERMUM ASIATICUM 'ASIANIC' / ASIATIC JASMINE	4" POT	12" O.C.	

PLANT SCHEDULE LOT 2

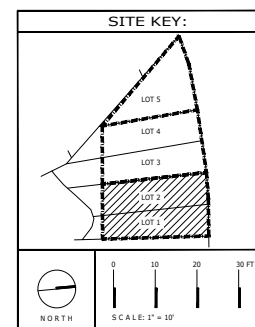
TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	CAL
APR3	1	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	8 B & B	6' HT	
CE7	4	CEDRUS DEODARA / DEODAR CEDAR	8 B & B	7'-8' HT	2" CAL
CE7	6	CEDRUS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	8 B & B	7'-8' HT	
CJ17	6	CRYPTOMERIA JAPONICA 'YOSHINO' / YOSHINO CRYPTOMERIA	8 B & B	7'-8' HT	
INR7	12	ILEX NELLE R STEVENS / NELLE STEVENS HOLLY	15 GAL	6'-7' HT	
PE15	2	PINUS TAEDA / LOBLOLLY PINE	8 B & B		3" CAL
QPH3	1	QUERCUS NUTTALLI / NUTTALL OAK	8 B & B		3" CAL
QPH3	1	QUERCUS PHellos / WILLOW OAK	8 B & B		3" CAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NA
AZA EN3	11	AZALEA ENCORE TM / ENCORE AZALEA	3 GAL		
BUX S03	8	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / TRUE DWARF BOXWOOD	3 GAL		
BUX GM7	2	BUXUS 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	7 GAL		
CAM VIL	1	CAMELLIA SARGANSIA 'VIOLETT' / VIOLETT CAMELLIA	3 GAL		
CEP PR3	10	CEPHALOTAXUS HARRINGTONIA PROSTRATA / PROSTRATE PLUM VEIV	3 GAL		
CRY BR3	19	CRYPTOMERIA JAPONICA 'BRILLANCE' / AUTUMN FERN	3 GAL		
HYD N3	1	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	7 GAL		
LE J15	16	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	3 GAL		
LE J15	1	ILEX CRENATA 'STEEDES' / STEEDS JAPANESE HOLLY	7 GAL		
LLI PA3	22	LILLOM PAMPIDRUM 'ARISE	3 GAL		
IRI CE1	17	IRIS SIBIRICA 'CAESAR'S BROTHER' / CAESAR'S BROTHER SIBERIAN IRIS	1 GAL		
LOR PK	11	LOROPETALUM CHINENSIS 'RUBRUM' / PURPLE PINE LOROPETALUM	3 GAL		
LOR CP3	12	LOROPETALUM CHINENSIS 'CRIMSON FIRE' / CRIMSON FIRE LOROPETALUM	3 GAL		
MUH CA3	18	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL		
OSM F15	7	OSMANTHUS FRAGRANS / SWEET OLIVE	7 GAL		
PR3 OT3	7	PRUNUS LAUROCARASUS 'OTTO LUYKEN' / LUYKENS LAUREL	7 GAL		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	NA
CYN DAC	8351 SF	CYNODON DACTYLON / BERBERIS GRASS	SOE		
LIR B4	89	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	4" POT	15" O.C.	
LIR SB4	37 SF	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LIRIOPE	4" POT	15" O.C.	
OU115	26	OPHIOPOGON JAPONICUS / MONDO GRASS	4" POT	15" O.C.	
SEA COL	40 SF	SEASONAL COLOR / SEASONAL COLOR	4" POT	8" O.C.	



NOT ISSUED FOR CONSTRUCTION

RILMAN ROAD NW
 PREPARED FOR: MAXILLAS GROUP
 1700 N. 1700 W. SUITE 100
 TULSA, OK 74103
 DATE PLOTTED: 10/19/2018 10:38 AM EST, 11/14/2018

LANDSCAPE DEVELOPMENT PLAN
 LOT 1-2 LANDSCAPE PLAN



DRAWN: JF
 CHECKED: DB
 DATE: 10/11/2018
 SHEET NUMBER:
L1.00

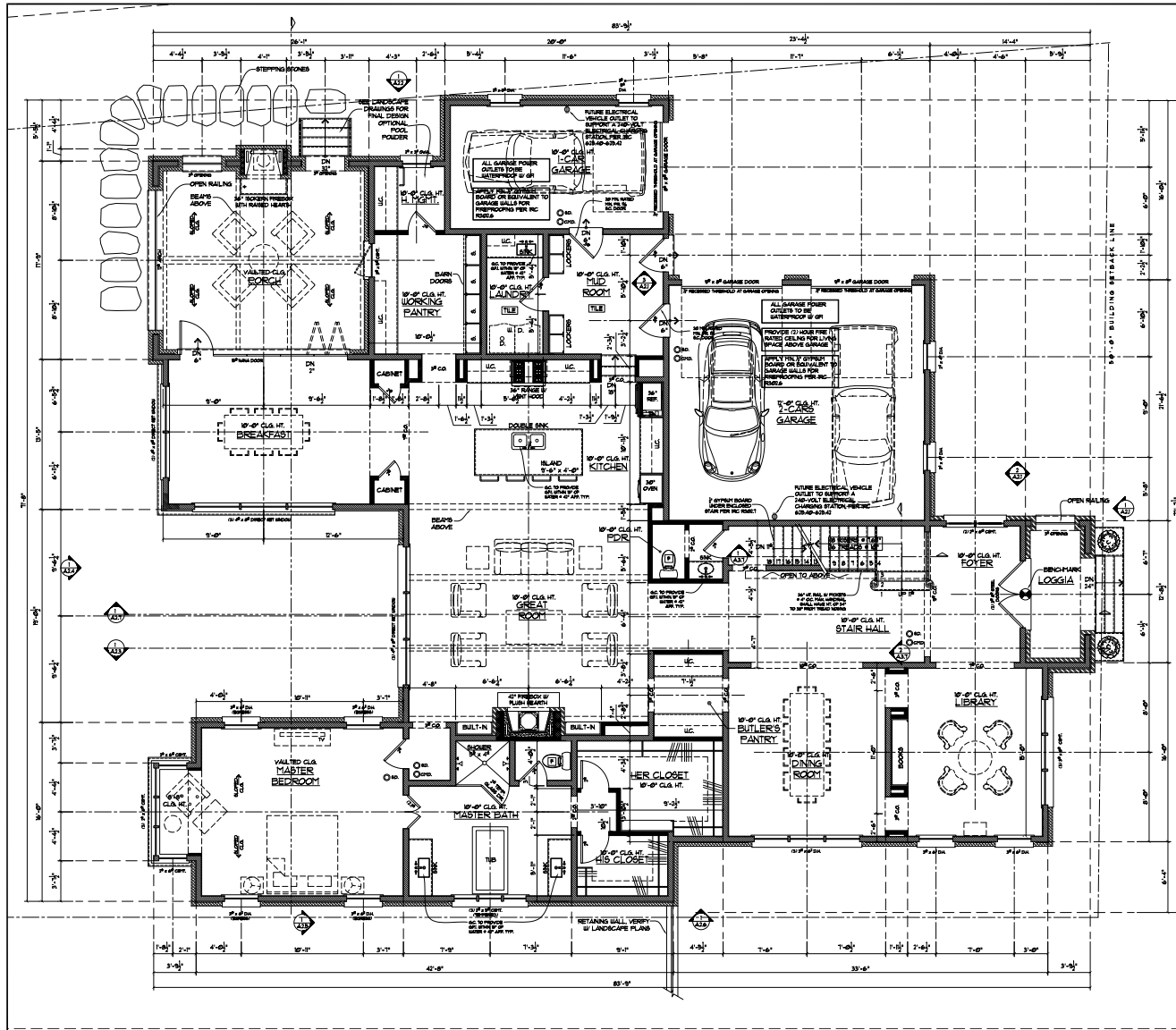


SECTION NINE

FLOOR PLANS



First Floor



SEE LANDSCAPE PLANS BY OTHERS FOR RETAINING WALL HEIGHTS AND LOCATIONS, TYPICAL.

NOTES

1. ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 2 X 6 STUD WALLS UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE 2 X 4 STUD WALLS UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR HEATED SPACE:	4,981 SQ. FT.
SECOND FLOOR HEATED SPACE:	2,098 SQ. FT.
TOTAL HEATED:	5,442 SQ. FT.
TERRACE LEVEL:	1,777 SQ. FT.
PORCHES:	407 SQ. FT.
GARAGES:	734 SQ. FT.

WALL LEGEND

	2 X 4 STUD WALL		SMOKE DETECTOR
	2 X 6 STUD WALL		CARBON MONOXIDE DETECTOR
	BRICK VENEER		EXHAUST FAN
	STONE VENEER		
	CONCRETE WALL		

SEE LANDSCAPE PLANS BY OTHERS FOR RETAINING WALL HEIGHTS AND LOCATIONS, TYPICAL.

NOTES

1. ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 2 X 6 STUD WALLS UNLESS OTHERWISE NOTED.
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	2 X 6 STUD WALL		CARBON MONOXIDE DETECTOR
	BRICK VENEER		EXHAUST FAN
	STONE VENEER		
	CONCRETE WALL		

T.S. ADAMS ARCHITECTS, INC.
 521 East County Highway, Bldg. 300
 Atlanta, Georgia 30328
 Phone: 404-525-1000
 Fax: 404-525-1001

2899 Rossmore Court, NE
 Atlanta, Georgia 30305
 Phone: 404-832-2000
 Fax: 404-832-2000

STATE OF GEORGIA
 ARCHITECTS
 JUDITH S. ADAMS
 REGISTERED ARCHITECT

RILMAN ROAD LOT 1
 RILMAN ROAD NW
 ATLANTA, GEORGIA 30327

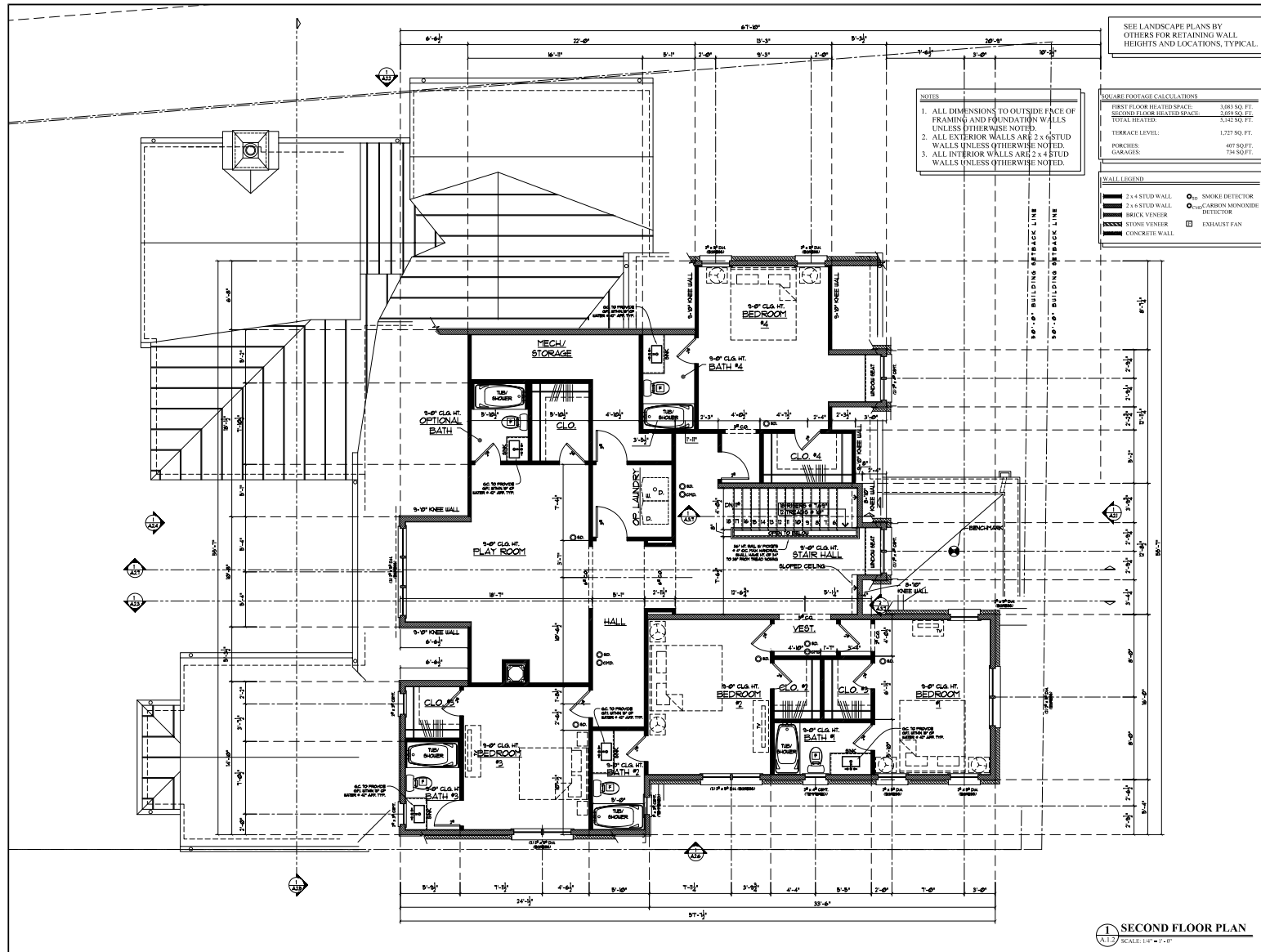
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DESIGNED BY: A.C.G., J.W., M.D.P.
 CHECKED: T.S.A., N.S.
 DATE: JUNE 26, 2018
 RELEASED FOR CONSTRUCTION
 REVISION:

PROJECT NO.: 2418 / 2427
 SHEET NO.: **A.1.1**

Note: Slight modifications have been made to these plans in the construction of the house. The attached plans are for reference only and do not represent as-builts.

Second Floor



T.S. ADAMS ARCHITECTS, INC.
2809 HILMAN COURT, NE
ATLANTA, GEORGIA 30329
PHONE: 404.525.1200
FAX: 404.525.1201

GA 00481897 GA 00481898
FL 0002315 FL 0002316
NC 01784 NC 008 00754
NCARB 000104

STATE OF GEORGIA
WORTHY S. ADAMS
REGISTERED PROFESSIONAL ARCHITECT

RILMAN ROAD LOT 1
RILMAN ROAD NW
ATLANTA, GEORGIA 30327

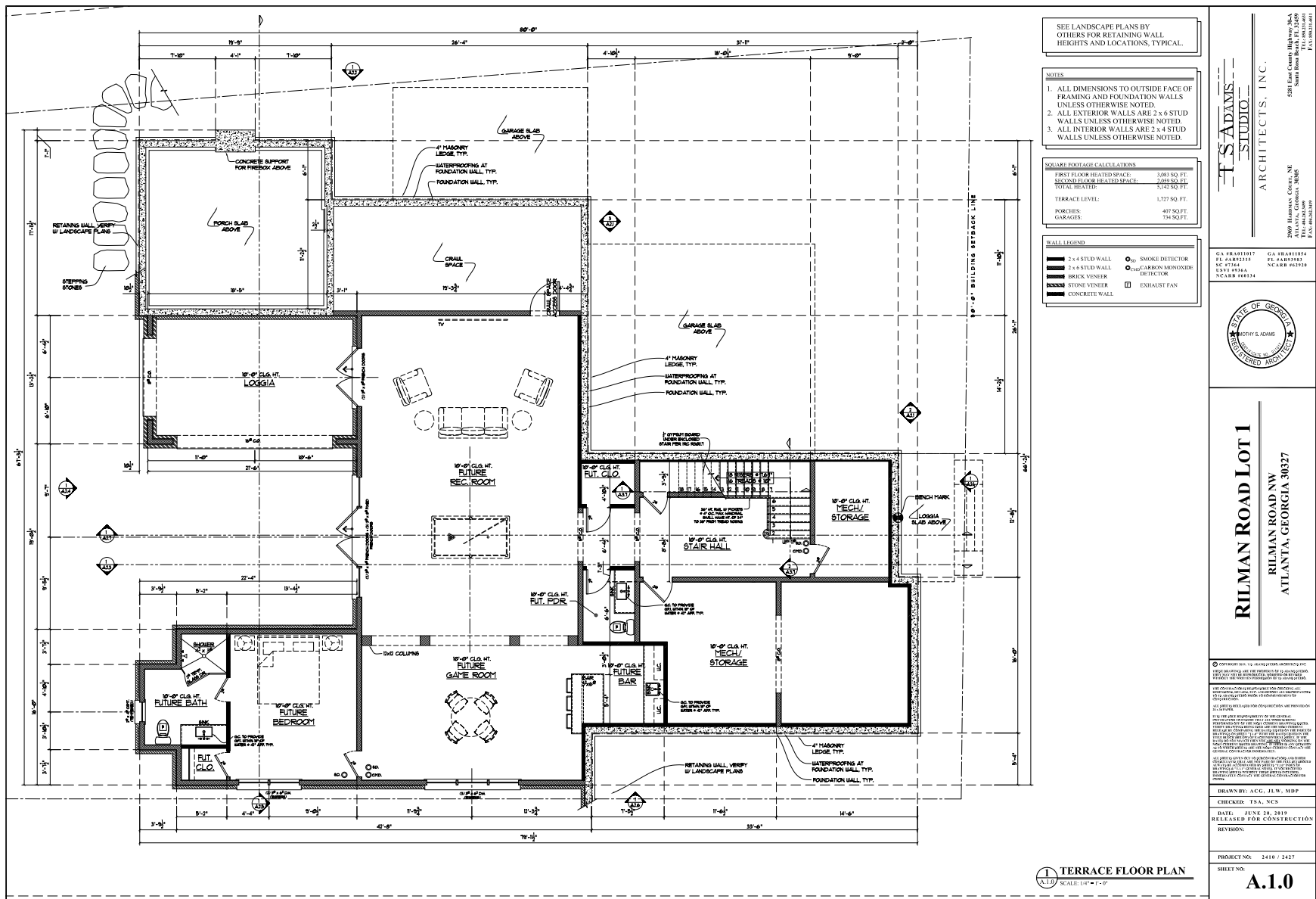
A.1.2

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DRAWN BY: A.C.G., J.L.W., M.F.P.
CHECKED: T.S.A., N.C.S.
DATE: JUNE 28, 2018
RELEASED FOR CONSTRUCTION
REVISION:
PROJECT NO.: 2418 / 1427
SHEET NO.:

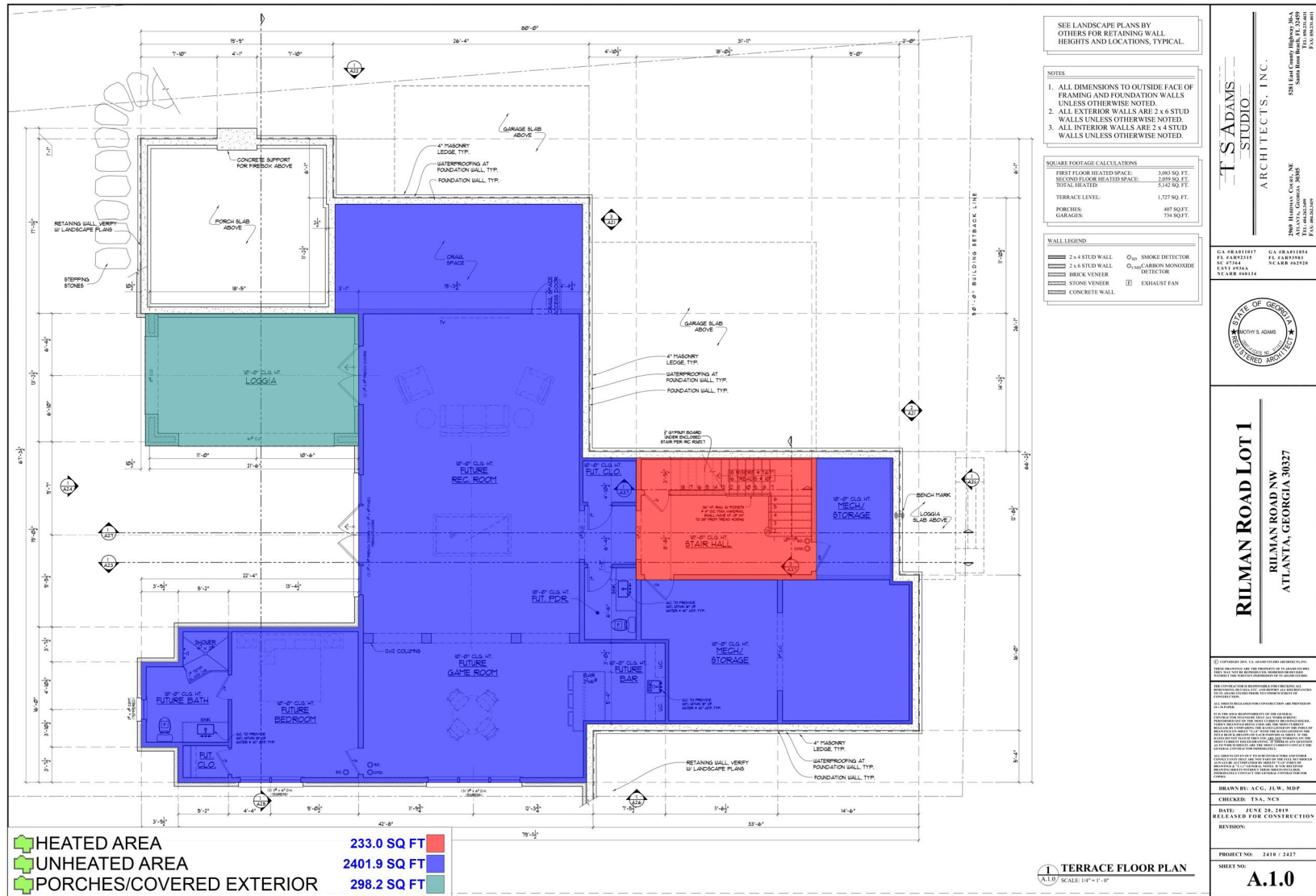
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Terrace Level



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Terrace Level



Note: Slight modifications have been made to these plans in the construction of the house. The attached plans are for reference only and do not represent as-builts.

SECTION TEN WARRANTY



Warranty

This Limited Warranty is an Exhibit to and part of the New Home Purchase and Sale Agreement ("Agreement") dated this _____ day of _____, 20____ between _____ (Buyer") and _____ ("Seller") for the purchase of the property ("Property") described in the Agreement:_____.

1. **LIMITED WARRANTY.** The Seller agrees that, for the term of this Limited Warranty, the Seller will comply with the "builder" responsibilities as set forth in the Greater Atlanta Home Builders Association's Homeowner Handbook, current edition ("Handbook") subject to the terms and conditions of this Limited Warranty and the Handbook and will otherwise conform to the Construction Standards of the Agreement.
2. **TERM.** The term of this Limited Warranty ("Warranty Term") is one (1) year commencing on the date of closing of the purchase of the Property by the Buyer or the date of occupancy, whichever occurs first, except for the items in the Handbook that are only warranted to meet a standard on the date of closing. This Limited Warranty shall become effective from and after the closing.
3. **NOTICE TO SELLER.** In the event of the occurrence of a problem as to which the Seller has responsibility, the Buyer must provide written notice of such problem to the Seller. The notice must be given in the manner required by the Agreement for notices. The notice must specify the problem in detail and must be given to the Seller within the Warranty Term. The Seller shall not be responsible for problems as to which a required, timely notice has not been given. The Buyer shall permit the Seller or its agents, employees or contractors reasonable access to the Property during normal business hours (Monday Friday, 9:00 a.m. - 5:00 p.m.) to inspect or perform work required under this Limited Warranty.
4. **EXCLUSIONS.** Excluded from this Limited Warranty are the Following:
 - a. Any item for which the Seller is not responsible under the Construction Standards;
 - b. Bodily or personal injury of any kind;
 - c. Mental and emotional pain and suffering;
 - d. Loss or damage of personal property
 - e. Loss or damage resulting from the Buyer's failure to comply with his obligations or otherwise resulting from the Buyer's improper maintenance or improper operation;
 - f. Loss or damage resulting from the Buyer's failure to provide prompt notice to the Seller of a problem;
 - g. Any defect, damage, or loss resulting from actions or inactions of persons other than the Seller, such as independent contractors retained by the Buyer;

Warranty

- h. Consequential or incidental damages of any kind or nature;
- i. Attorney's fees, expert's fees, and expenses of the Buyer;
- j. Loss or damage caused by external forces, such as acts of God, windstorm, fire, explosion, smoke, water, hail, lightning, falling trees, flood, earthquakes, radon or other gases, pollution, toxic substances, civil disturbance, changes in the level of the underground water table which are not reasonably foreseeable at the time of construction, or criminal acts of a third party;
- k. Any loss, damage, defect, cost or expense which is caused by an occurrence for which compensation is provided by state legislation or which is covered by insurance of the Buyer;
- l. Any loss or damage by insects or vermin;
- m. Any loss or damage arising while the property is being used primarily for nonresidential purposes or from the Property being used for nonresidential purposes;
- n. Cost of shelter, transportation, food, moving, storage, or other incidental expenses related to relocation during repair, or any other cost or damages relating to loss of use, inconveniences, or annoyance;
- o. Normal wear and tear, normal deterioration, or normal changes that are the result of characteristics common to the materials used;
- p. Loss or damage resulting from the Buyer's failure to comply with warranty requirements of manufacturers;
- q. Any appliances, piece of equipment, or other item that is a consumer product for the purpose of the Magnuson-Moss Warranty Act, 15 U.S.C 2301, et. Seq., installed or included in the Property, including but not limited to any heating and air conditioning equipment, heat pump, electric air cleaner, exhaust fan, thermostat, space heater, furnace, air conditioning system, humidifier, whirl pool bath, garbage disposal, water heater, water softener, sump pump, refrigerator, freezer, trash, compactor, range, oven, kitchen center, dishwasher, oven hood, clothes washer, clothes dryer, ice maker, central vacuum system, smoke detector, fire alarm, fire extinguisher, garage door opener, chime, water pump, intercom, burglar alarm, electric meter, gas meter, or electric barbecue grill;
- r. Defects in swimming pools and other recreational facilities;
- s. Defects in landscaping, including sodding, seeding, shrubs, trees, plants, and fences;
- t. Exterior hardware;
- u. Loss or damage resulting from abnormal loading on floors by the Buyer which exceed design loads as mandated by applicable building codes; and
- v. Damage, including but not limited to fading and ghosting of paint or other surfaces, resulting from the use of candles.

Warranty

5. **OTHER RIGHTS.** This Limited Warranty is in addition to any rights that the Buyers may have under state, federal and local laws, including but not limited to rights under applicable governmental codes, regulations or ordinances.
6. **OPTIONS AVAILABLE TO SELLER.** In lieu of repairing any problem covered by the Limited Warranty, the Seller shall have the option of replacing such item or paying reasonable sums to the Buyer with which to have such problem addressed by the Buyer or third party. Unless a problem constitutes an emergency or additional material damage would result from delay in addressing such problem, the Seller has the option of waiting to address all or several problems at once or in groups.
7. **MISCELLANEOUS.** This Limited Warranty is part of the Agreement and incorporates its terms and provisions (including without limitation those requiring mandatory binding arbitration), except to the extent they conflict with the terms of this Limited Warranty, in which even the terms of this Limited Warranty shall prevail. To the extent there are any conflicts between the Limited Warranty and the Handbook whether in substance, procedures, terminology or otherwise, the terms of this Limited Warranty shall prevail.

Buyer's Signature

Date

Buyer's Signature

Date

Sellers's Signature

Date