



MACALLAN  
CUSTOM HOMES



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PACES WALK

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BUCKHEAD

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LOT 3

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# SECTION ONE

## KEY DESIGN ELEMENTS



# Key Design Elements

## SIZE OF HOME (SF)

	HEATED	UNFINISHED	GARAGE	COVERED EXTERIOR	TOTALS
FIRST FLOOR	3256	0	810	458	4524
SECOND FLOOR	2830	0	0	0	2830
TERRACE LEVEL	1447	1513	0	0	2960
TOTAL	7533	1513	810	458	10314

## MAIN LEVEL

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

## MASTER SUITE:

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

## KITCHEN | WORKING PANTRY | BUTLER'S PANTRY:

1. Wolf / Subzero Appliance Package
2. Lacanche Range - Custom Enamel Grey with Brass
3. Custom Cabinets - Painted, Pull-Outs, Soft Close Hinges & Slides
4. Stone Countertops
5. Oversized Island With Waterfall Edge

# Key Design Elements

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6. Butler's Pantry Includes:
  - Upper & Lower Cabinets
  - Stone Countertops With Sink
  - Under Counter Beverage Center With Ice Maker
  - Wine Room With Steel Doors

## 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. All Closets Include Wood Shelving & Hanging Rod
5. Playroom / Bonus Room With Optional Bath
6. Additional Laundry Room
7. Bonus Room Above Garage

## TERRACE LEVEL

1. Finished Stair Hall
2. 10-Foot Ceiling Height
3. Bedroom
4. Powder Room
5. Bathroom With Tile Shower
6. Game Room With Future Bar
7. Large Rec. Room
8. Large Mechanical Room With Ample Storage

## GARAGES

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

# Key Design Elements

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## EXTERIOR

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

## PORCHES | COVERED EXTERIOR

1. Front Entry With Gas Lantern
2. Exterior Living Porch At Main Level Includes:
  - Exterior Wood-Burning Fireplace
  - Painted Vaulted Wood Ceiling
  - Concrete Paver Flooring

## 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

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## 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 And 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

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## 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 And 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 And 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. Exposed Raftertails & Brackets Per Plans
2. Primed Wood On All Exterior Ceilings
3. Artisan Siding For Any Exterior

# Construction Specifications

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## EXTERIOR DOORS & WINDOWS

### EXTERIOR DOORS:

1. Sierra Pacific Aluminum Clad Exterior Doors
2. Steel Doors At Entry, Breakfast & Great Room Per Plan

### 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. No Work In This Category

### GARAGE DOORS:

1. Garage Doors - Rot Resistant
2. Openers For Garage Doors
3. Keypad

## INTERIOR FINISHES

### GYPSUM DRYWALL:

1. Walls And 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

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## **WOOD FLOORS:**

1. 4" Oak Flooring On 1st & 2nd Floors
2. Polished Concrete At 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 Per Plans
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. Fireplace Surround

## **CLOSET ORGANIZER:**

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

# Construction Specifications

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## APPLIANCES

### APPLIANCES:

1. Sub-Zero / Wolf Appliance Package

### APPLIANCE INSTALLATION:

1. Professional Appliance Installation

## 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 Fixture

## HVAC

### HVAC - INCLUSIONS:

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

# Construction Specifications

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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, & 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 Cameras

### **ACCESS & SECURITY CONTROL - EXCLUSIONS:**

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

# Construction Specifications

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## SITWORK & INFRASTRUCTURE

1. All Necessary Grading & Erosion Control

## EXTERIOR IMPROVEMENTS

### SITE PAVING:

1. Concrete Driveway & Guest Parking

### SITE RETAINING WALLS:

1. Retaining Wall And Aluminum Railing Per Site Plans

### LANDSCAPING

1. Irrigation
2. Landscape/Hardscape
3. Brick Mailbox to Match House

### SITE UTILITIES:

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

### POOL:

1. 16' x 32'
2. Saltwater Pool
3. Pebble Finish
4. Pool Heater

\*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
<b>MAIN LEVEL</b>						
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
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	10" Base & Cap	
Library	Hardwoods	Drywall	Sierra Pacific Clad	N/A	10" Base & Cap	Cove Ceiling
Great Room	Hardwoods	Drywall	Sierra Pacific Clad	N/A	10" Base & Cap	Cove Ceiling
Kitchen	Hardwoods	Drywall	Sierra Pacific Clad	N/A	10" Base & Cap	4 Wood Beams
Working Pantry						
Breakfast	Hardwoods	Drywall	Sierra Pacific Clad	Steel Door	5" Cove Crown, 10" Base & Cap	
Sitting Porch	Paver	N/A	N/A	N/A	N/A	Vaulted Ceiling
Butlers Pantry	Hardwoods	Drywall	N/A	N/A	5" Cove Crown, 10" Base & Cap	Wine Room With Steel Door, Custom Cabinetry
Laundry	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	
Pantry	Hardwoods	Drywall	N/A	N/A	N/A	Field Built Custom Shelving
Hallway	Concrete Paver	Drywall	N/A	Sierra Pacific Clad	5" Cove Crown, 10" Base & Cap	Shiplap
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
Pool Powder Room	Tile	Drywall	N/A	N/A	5" Cove Crown	10" Base & Cap 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
<b>UPPER LEVEL</b>						
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	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	8" Base	
Playroom	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bonus Room Above Garage	Hardwoods	Drywall	Sierra Pacific Clad	N/A	8" Base	

<b>TERRACE LEVEL</b>						
Game Room	Polished Concrete	Drywall			4" Cove Crown, 8" Base & Cap	
Rec Room	Polished Concrete	Drywall				
Bedroom	Polished Concrete	Drywall	Sierra Pacific Clad	N/A		
Bath	Polished Concrete	Drywall	N/A	N/A		
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

# SECTION FOUR

## APPLIANCES



# Appliances

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## KITCHEN



**Sub-Zero Freezerless Refrigerator**  
SBI36RSPHLH Pro Handle-Left Hinge



**Electrolux Upright Freezer**  
EEI32AF80QS Stainless Steel



**Wolf Ceiling Mount Range Hood**  
WVC48S Stainless Steel



**Wolf Blower**  
W801642 N/A



**Bosch Built-In Dishwasher**  
BSHX878ZD5N Stainless Steel



**Sub-Zero Compact Refrigerator**  
SUC24CILH Custom Panel-Left Hinge

# Appliances

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## KITCHEN



### SUMMARY FOR CHASSAGNE 4 FEUX



**Model Name:** Chassagne 4 Feux

**Model number:** ULG1141G-G

**Fuel Type:** Natural Gas

**Chassis Height:** 915mm / 36" (adjustable to 36 9/16")

**Chassis Width:** 43 1/2" (For installation width, see Cabinet Preparation)

**Vent spacer Type:** 50mm - included/required

**Amperage:** 3.9 amps (max. @ 120VAC) Range will arrive with a 3 wire, 30A, 120VAC (NEMA 14-30p type) cord installed. A receptacle will need to be installed prior to installation. Removing or altering plug will void warranty!

**Wattage:** 936 watts (max.)

**BTUs:** 73,500 BTU/hr (max.)

**Overhead Range Hood Canopy Size:** recommended 48" wide (52" for island applications)

**Range Hood Blower CFM Rating:** recommended 600-900 cfm with 8" round ducting, or equivalent - More information online

**Range Hood Mounting:** recommended mounting 30"-36" above cooktop. Check with your hood company for specific requirements.

For additional questions regarding specifications and installation, please call or email our Support Department at 888-222-2930 or [support@frenchranges.com](mailto:support@frenchranges.com)



# SECTION FIVE

## PLUMBING FIXTURES



# Plumbing Fixtures

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## MASTER BATH



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



**Signature Hardware Unique Size Soaking Tub**  
7406175 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

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## 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

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## KITCHEN



**Kohler Undermount Single Bowl Kitchen Sink**  
4536432 Stainless Steel



**Signature Hardware Disposal Stopper/Flange**  
2937950 Stainless Steel



**Brizo Pull-Out Spray Kitchen Faucet**  
7776257 Brilliance Luxe Gold



**In-Sink-Erator Garbage Disposal**  
4599193 Black / Stainless



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



**In-Sink-Erator Part & Accessory**  
7341120 Brushed Bronze

# Plumbing Fixtures

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## BAR



**LinkaSINK Dual Mount**  
7100497 Unlacquered Brass



**LinkaSINK Drain Strainer**  
7887696 Satin Unlacquered Brass

## BAR & WORKING PANTRY



**Brizo Single Hole Bar Faucet**  
7720155 Brilliance Luxe Gold

# Plumbing Fixtures

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## 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

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## POOL POWDER



**Signature Hardware Wall Mount Bathroom Sink  
Faucet**  
5164973 Brushed Nickel



**Signature Hardware Two Piece Toilet**  
7919652/7919735 White



**Signature Hardware Toilet Tank Lever**  
7349997 Brushed Nickel

# Plumbing Fixtures

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## SECONDARY BATHS



**Delta Faucet 8" Widespread Bathroom Sink Faucet**  
7924456 Chrome  
Qty: 2



**Signature Hardware 8" Widespread Bathroom Sink Faucet**  
7639474 Chrome  
Qty: 2



**Delta Faucet Tub & Shower Faucet Trim Kit**  
7924461 Chrome  
Qty: 2



**Delta Faucet Shower Faucet Trim Kit**  
7924459 Chrome  
Qty: 2



**Signature Hardware Shower Drain**  
7296288 Chrome  
Qty: 2



**Signature Hardware 60" x 32" Soaking Tub**  
7033357 White  
Qty: 2

# Plumbing Fixtures

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## SECONDARY BATHS



**PROFLO Tub / Shower Drain**  
1637844 Chrome  
**Qty: 2**



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

# Plumbing Fixtures

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## BASEMENT BATH



**Delta Faucet 8" Widespread Bathroom Sink Faucet**  
7924456 Chrome



**Delta Faucet Shower Faucet Trim Kit**  
7924459 Chrome



**Signature Hardware Shower Drain**  
7296288 Chrome



**Signature Hardware Two Piece Toilet**  
7919652/7919735 White

## BASEMENT POWDER



**Signature Hardware 8" Widespread Bathroom Sink Faucet**  
7639474 Chrome



**Signature Hardware Two Piece Toilet**  
7919652/7919735 White

# SECTION SIX

## LIGHTING FIXTURES



# Lighting Fixtures

## SCHEDULE

ROOM	VENDOR	SELECTION	FINISH	QTY
Basement Bath	Regina Andrews	Otis Sconce	Polished Nickel	1
Basement Powder	Circa	Architectural Wall Sconce	Polished Nickel	2
Bath 1	Shades of Light	Wave Pattern Mini-Wall Sconce	Satin Nickel	2
Bath 2	Circa	Ziyi Sconce	Polished Nickel/White Glass	2
Bath 3	Shades of Light	Wave Pattern Mini-Wall Sconce	Satin Nickel	2
Bath 4	Circa	Katie Cylinder Pendant	Polished Nickel	1
Butler's Pantry	West Elm	Glass Disk Chandelier	Glass & Brass	1
Kitchen Sconces	Circa	24" Cabinet Makers Picture Light	Brass	2
Master Bath	Shades of Light	Demure Simplicity Sconce	Polished Nickel	4
Mudroom/ Home Mgmt	Shades of Light	Circle Lattice Hanging Lantern	Limed Oak Aged Gold	1
Pool Powder	Circa	Darlana Mini lantern	Aged Iron	1
Powder	Circa	Square Tube Single Sconce	Antique Brass	2
Stairs to Bonus Room	Circa	Dauphine Sconce	Aged Iron	1

# Lighting Fixtures

## KITCHEN (2)

### SPEC SHEET

### 24" Cabinet Maker's Picture Light

Item # SL 2706HAB

Designer: Chapman & Myers

Height: 3.5"

Width: 24"

Extension: 8.25"

Backplate: 2.75" x 4.5" Rectangle

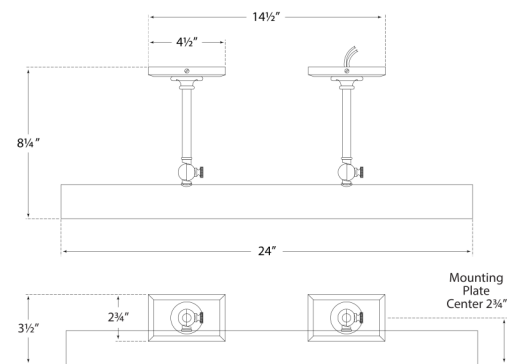
Finishes: AN, BZ, HAB, PN

Socket: 2 - E26 Keyless

Wattage: 2 - 25 T

Note: Requires Smaller Outlet Box

©EFC DESIGNS



circa LIGHTING®



# Lighting Fixtures

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## BUTLERS PANTRY



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### DETAILS + DIMENSIONS

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#### DETAILED SPECIFICATIONS

- Overall product dimensions: 24" diam. x 10.1" h.
- Canopy dimensions: 5" diam. x 0.75" h.
- Length from lamp to ceiling adjusts incrementally from 20" - 56".
- Comes with three 12" metal extension rods and one 6" rod.
- For flushmount, install with one 6" extension rod.
- Accommodates four 13W CFL bulbs (included) or 40W incandescent bulbs (sold separately).
- UL listed.

#### ASSEMBLY INSTRUCTIONS

Assembly required. Hardwired; professional installation recommended. [View assembly instructions.](#)

#### CARE

Wipe with a damp cloth. Avoid the use of chemicals and household cleaners as they may damage the finish.

# Lighting Fixtures

## FORMAL POWDER (2)

### SPEC SHEET



### Square Tube Single Sconce

Item # SL 2819HAB-NP

Designer: Chapman & Myers

Height: 14.25"

Width: 6.25"

Extension: 7.5"

Backplate: 3.75" x 4.5" Rectangle

Finishes: AN, BZ, HAB, PN

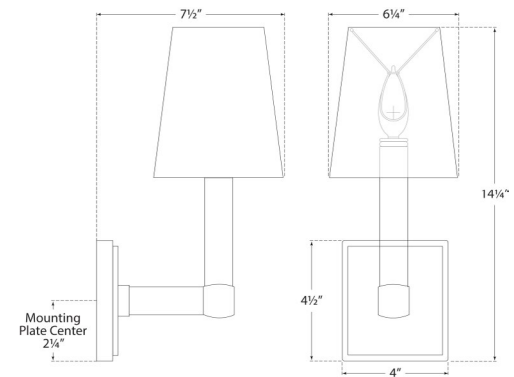
Shade Treatments: NP

Shade Details: 4.5" x 6.25" x 6.25"

Socket: E12 Candelabra

Wattage: 60 B

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# Lighting Fixtures

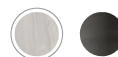
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## MUDROOM



### CIRCLE LATTICE HANGING LANTERN - 4 LIGHT

**Color:** Limed Oak Aged Gold



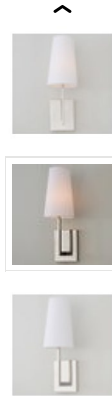
- **Actual Size:** 20.75"Hx12"Wx12"D
- **Backplate/Canopy Size:** 1"Hx5"Wx5"D
- **Bulb Base:** US Candelabra-E12
- **Chain Length:** 120
- **Color:** Limed Oak / Aged Gold
- **Cord Length:** 180
- **Material:** Metal
- **Max Bulb Wattage:** 60
- **Number of Lights:** 4
- **Overall Height Max:** 140
- **Overall Height Min:** 25
- **Safety Rating:** Dry
- **Weight:** 11
- **Wire Length:** 180

### Description

A wood look finish, geometric shapes, and simplified design make this hanging metal lantern a stylish choice. Limed Oak features light variations in the finish, implying the natural beauty of wood, so it is possible that no two will have an identical finish. Both faux finishes are accented with aged gold banding.

# Lighting Fixtures

## MASTER BATH (4)



### DEMURE SIMPLICITY SCONCE

SKU SC19070 PN

**Color:** Polished Nickel



- **Backplate/Canopy Size:** 0.75"Hx4.5"W Round
- **Bulb Base:** US Candelabra-E12
- **Color:** Polished Nickel
- **Material:** Steel
- **Max Bulb Wattage:** 60
- **Number of Lights:** 1
- **Safety Rating:** Damp
- **Shade Material:** Fabric
- **Shade Size:** Top: 3.5" x 3.5" Bottom: 5.5" x 5.5" Side: 9"

### Description

Sleek down to the angled arm, the Demure Simplicity Sconce displays a minimal trend with a dashing tapered shade. With a straightforward body, this humble fixture will adorn your staircase or bedside setting without a hitch in your modern or transitional theme.

- **Actual Size:** 17"Hx5.5"Wx6.5"D

# Lighting Fixtures

## POOL POWDER - NO SCONCES

### SPEC SHEET

#### Darlana Mini Lantern

Item # CHC 2175AI

Designer: Chapman & Myers

Height: 14"

Width: 9.75"

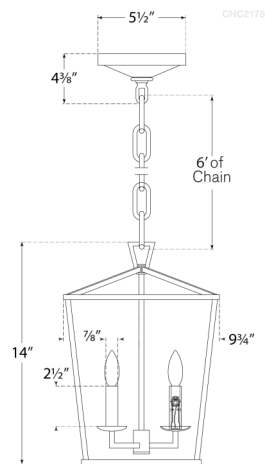
Canopy: 5.5" Round

Finishes: Al, Gl, PN

Socket: 3 - E12 Candelabra

Wattage: 3 - 60 C

©EFC DESIGNS



circa LIGHTING®



# Lighting Fixtures

## STAIRS TO BONUS ROOM

### SPEC SHEET



### Dauphine Sconce

Item # S 2401AI-NP

Designer: Studio VC

Height: 19"

Width: 5.5"

Extension: 4.5"

Backplate: 4" Square

Finishes: AI, GI

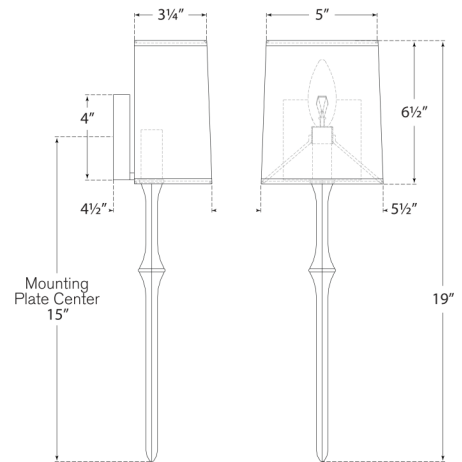
Shade Treatments: NP

Shade Details: 5" x 5.5" x 6.5" Shield

Socket: E12 Candelabra

Wattage: 40 B

Note: Requires Smaller Outlet Box



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# Lighting Fixtures

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## BATH 1 (2)



### WAVE PATTERN MINI-WALL SCONCE

SKU SC15094 NI

**Color:** Satin Nickel



- **Actual Size:** 13.5"Hx4.5"Wx4"D
- **Backplate/Canopy Size:** 4.375"Hx4.375"W Square
- **Bulb Base:** US Medium-E26
- **Color:** Satin Nickel
- **Material:** Glass, Steel
- **Max Bulb Wattage:** 75
- **Number of Lights:** 1
- **Safety Rating:** Damp
- **Weight:** 4.18
- **Wire Length:** 6

### Description

This mini-wall sconce features an outer water glass with an inner frosted opal glass with wave pattern. The sconce has multiple finishes to beautifully complement the frosted opal glass. Pair this wall sconce with modern or transitional home decor for a fresh, clean look.

- **ADA:** Yes

# Lighting Fixtures

## BATH 2 (2)

### SPEC SHEET

#### Ziyi Sconce

Item # TOB 2017PN-NP

Designer: Thomas O'Brien

Height: 13.75"

Width: 4.25"

Extension: 5.5"

Backplate: 4.25" Round

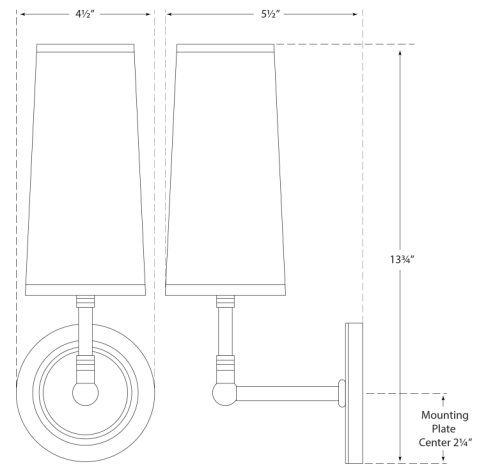
Finishes: BZ, HAB, PN

Shade Treatments: NP

Shade Details: 3" x 3.5" x 7.5"

Socket: E12 Candelabra

Wattage: 25 B



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# Lighting Fixtures

---

## BATH 3 (2)



### WAVE PATTERN MINI-WALL SCONCE

SKU SC15094 NI

**Color:** Satin Nickel



- **Actual Size:** 13.5"Hx4.5"Wx4"D
- **Backplate/Canopy Size:** 4.375"Hx4.375"W Square
- **Bulb Base:** US Medium-E26
- **Color:** Satin Nickel
- **Material:** Glass, Steel
- **Max Bulb Wattage:** 75
- **Number of Lights:** 1
- **Safety Rating:** Damp
- **Weight:** 4.18
- **Wire Length:** 6

### Description

This mini-wall sconce features an outer water glass with an inner frosted opal glass with wave pattern. The sconce has multiple finishes to beautifully complement the frosted opal glass. Pair this wall sconce with modern or transitional home decor for a fresh, clean look.

- **ADA:** Yes

# Lighting Fixtures

## BATH 4 - NO SCONCE

### SPEC SHEET

#### Katie Cylinder Pendant

Item # TOB 5226PN/G3-WG

Designer: Thomas O'Brien

Height: 15.75"

Width: 7"

Canopy: 5.25" Round

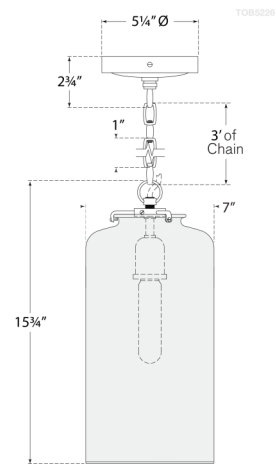
Finishes: BZ, HAB, PN

Glass Options: CG, SG, WG

Socket: E26 Keyless

Wattage: 75 A

Note: UL Only | Item Includes 3 ft. of Chain



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# Lighting Fixtures

## BASEMENT BATH



### Otis Sconce

Item: 15-1056PN

Styled in a classic hanging formation with multiple finishes to choose from, this sconce merges 20th century design with modern materials for a light fixture that's seamlessly timeless.

#### Notes for this item

Qty:

**ADD TO CART**



#### Details

Intro Date: 4/1/2017

Height: 19

Width: 8.5

Depth: 14

Backplate: 6.5 x 6.5 x .75

Junction Box Location: 8.5 in from top, 10.5 in from bottom

Wattage: 60 Watt Max

Bulb Qty: 1

Bulb Type: A Type Medium Base (E26)

Wiring Type: Hard Wire

Material: Steel

Finish: Polished Nickel

Weight: 9

...

CR

# Lighting Fixtures

## BASEMENT POWDER (2)

### SPEC SHEET



### Architectural Wall Sconce

Item # S 20PN-NP

Designer: Studio VC

Height: 13.5"

Width: 7"

Extension: 7"

Backplate: 4.5" Square

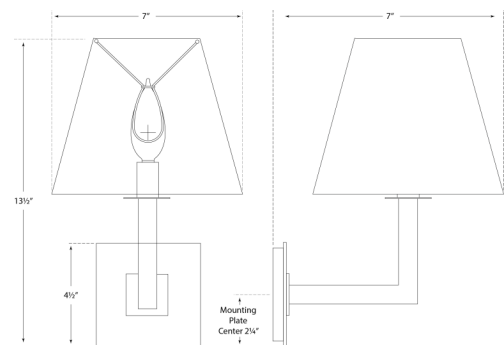
Finishes: BS, HAB, PN

Shade Treatments: NP

Shade Details: 4" x 7" x 6.5"

Socket: E12 Candelabra

Wattage: 40 B



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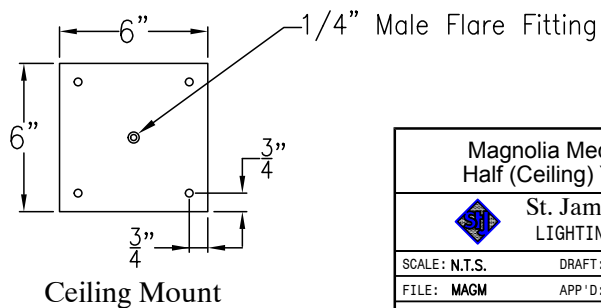
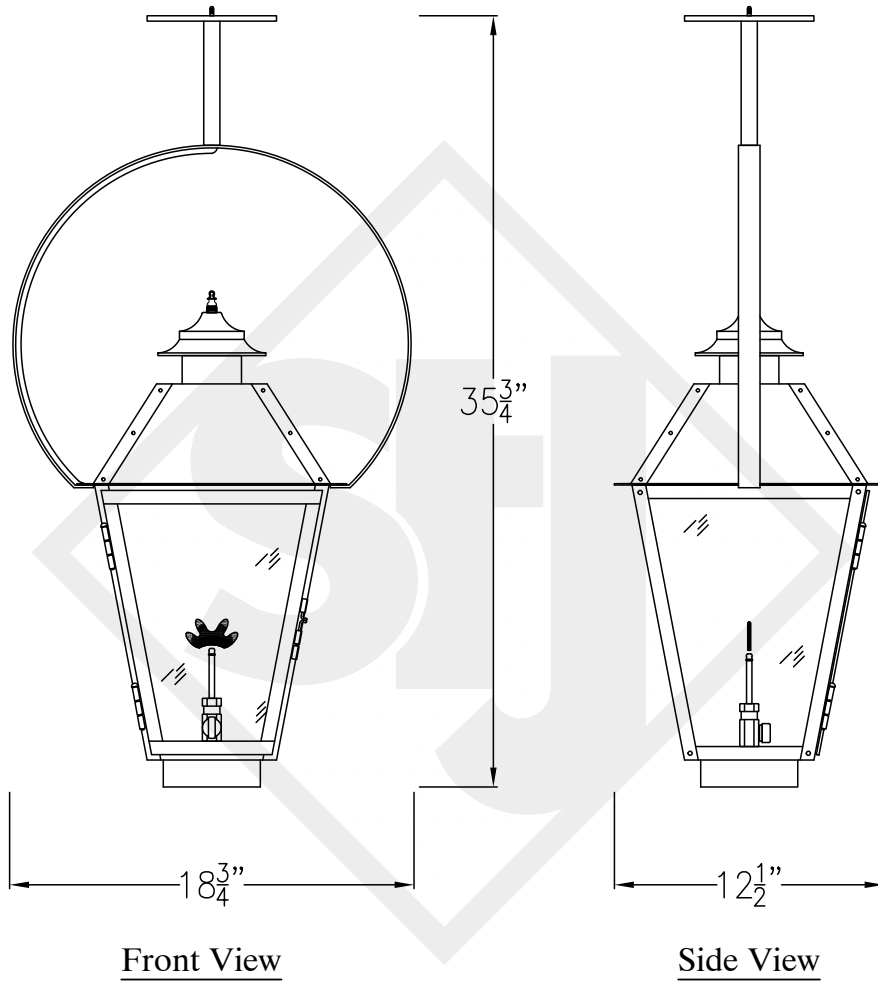


# Lighting Fixtures


## FRONT DOOR GAS LANTERNS

### MAGNOLIA MEDIUM HALF (CEILING) YOKE

Available w/ Solid or  
Glass Top  
Shortest Height 32"



Lights are hand crafted  
Dimensions may vary by 1/4"

Magnolia Medium Half (Ceiling) Yoke	
 <b>St. James LIGHTING</b>	
SCALE: N.T.S.	DRAFT: B. Vial
FILE: MAGM	APP'D: J. Ragan
JOB: X	DATE: 9/29/17

# Lighting Fixtures

## EXTERIOR SCONCES

 TECH LIGHTING



### Tech Lighting

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

Model: **700WSPITSH-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

**\$138.24**

Finish: Charcoal

- 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

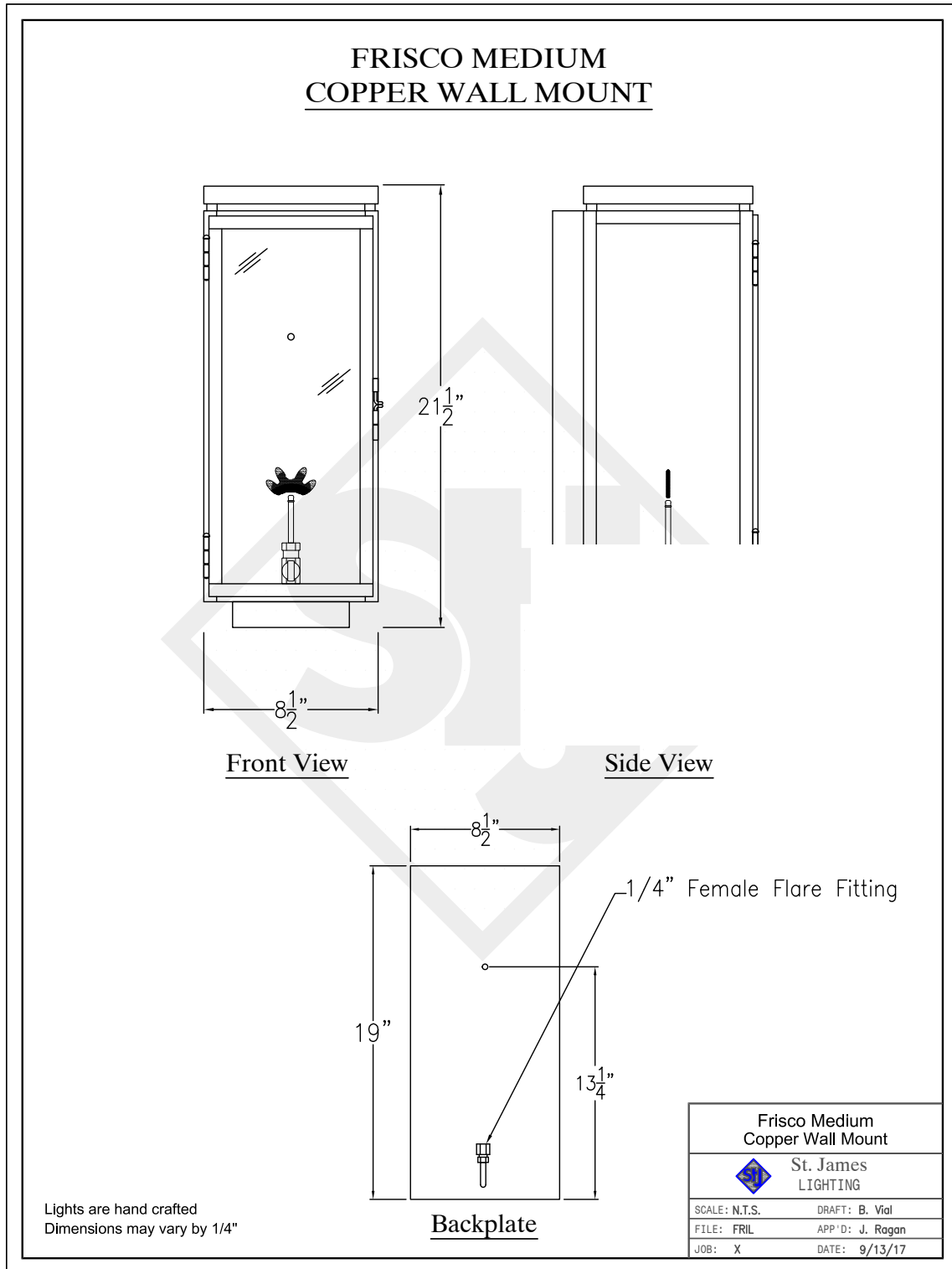
- Bulb Base: Integrated LED
- Number of Bulbs: 1
- Bulb Included: Yes
- Watts Per Bulb: 26.1 watts
- Wattage: 26.1 watts
- Voltage: 120 volts
- Color Temperature: 3000K
- Color Rendering Index: 80CRI
- Average Hours: 70000
- Lumens: 823

### Additional Tech Lighting Links

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

# Lighting Fixtures

## POOL LANTERNS



# SECTION SEVEN

## INTERIOR FINISHES



# Interior Finishes

---

## ALL COUNTERTOPS



# Interior Finishes

## CABINET HARDWARE

POWDER ROOM  
2 total  
modshop.com

Furniture Hardware

« Previous | Next »

### Brass Octagon Pull (Set of 2)



2" x 2" with 2" between screws

Minimum 2pc

100% of all our products are crafted by hand by our highly skilled artisan craftsmen and craftswomen. Please be aware that there could be variations from product to product and there could be minor imperfections due to the fact that they are made by hand. In the same way that vintage hardware has imperfections, our hand-crafted unique individual products could have similar results.

\* Lead times are 1-2 Weeks + approximately 7 days transit for shipping unless out of stock in which case Customer Service will advise.

BUTLER PANTRY  
10 total  
5" horn

CB2

ACCESSORIES / ORGANIZATION HARDWARE / KNOBS PULLS

### 5" BONE HANDLE

CB2 Exclusive

1 ADD TO CART



WRITE A REVIEW FOR A CHANCE TO WIN \$1000 SHOP CARD



3"	4"
5"	6"

# Interior Finishes

---

## CABINET HARDWARE

KITCHEN/WORKING PANTRY  
restoration / regent  
L brass  
36 6" pulls  
26 1 1/2" knob



### REGENT PULL

Designer Jonathan Browning channels the elegance of 1920s Europe, when opulent machine-age hardware graced trains and hotels like the Orient Express and Claridge's of London. Regent's wide beveled edges create luxurious sparkle.

**SHOW DETAILS +**

**SHOW DIMENSIONS +**

FINISH OPTIONS



Polished  
Chrome

Polished  
Nickel

Satin  
Nickel

Lacquered  
Burnished  
Brass

Bronze

# Interior Finishes

## CABINET HARDWARE

MASTER BATH  
top knobs ( wayfair)  
12 pulls for drawers  
2 knobs



TK | TOP KNOBS

**Top Knobs** Lydia 6-5/16 Inch Center to Center Handle Cabinet Pull from the Serene Series  
Model: TK795PN  
from the [Serene Collection](#)



Finish: Polished Nickel



Center to Center: 6-9/16" ?



TK | TOP KNOBS

**Top Knobs** Lydia 1-1/8 Inch Geometric Cabinet Knob from the Serene Collection  
Model: TK791PN  
from the [Serene Collection](#)



Finish: Polished Nickel



Free Shipping!

# Interior Finishes

## CABINET HARDWARE

BATH 1 and BATH 3  
Wayfair  
polished nickel  
15 total



### Successi 6 5/16" Center to Center Bar Pull

See More from [Atlas Homewares](#)

Select Center to Center

5 1/4 in.  
(128mm)

11 3/4 in.  
(287mm)

3 3/4 in.  
(96mm)

6 1/2 in.  
(160mm)

BATH 2  
6 total  
wayfair



### Riva 2 1/2" Length Bar Knob

See More from [Amerock](#) (Shop Rating 4.8/5)

Select Finish: Polished Chrome, \$4.43



1



Project Management Tools

Way

# Interior Finishes

## CABINET HARDWARE

BATH 4  
wayfair  
polished nickel  
10 inch  
3 total

### Geometric Brass 10" Center to Center Bar Pull

[See More from Emtek](#)



Select Center to Center

4 in.  
(102mm)

6 in.  
(152mm)

3 1/2 in.  
(89mm)

3 in.  
(76mm)

10 in.  
(254mm)



BASEMENT GUEST  
CB2  
2



### HEX POLISHED NICKEL HANDLE 8"



3"

4"

5"

6"

8"

10"

12"

[VIEW DETAILS](#)

# Interior Finishes

## CABINET HARDWARE

BASEMENT POWDER ROOM  
WAYFAIR POLISHED NICKEL  
6 3/16 PULLS 2 TOTAL

### Successi 6 5/16" Center to Center Bar Pull

See More from [Atlas Homewares](#)



Select Center to Center

5 1/4 in.  
(128mm)

11 1/4 in.  
(287mm)

3 3/4 in.  
(96mm)

6 5/16 in.  
(160mm)

6 KNOBS

Use code **HARDWARE** for an additional 5% off!



### Successi 1" Length Square Knob

See More from [Atlas Homewares](#)

Select Finish: Polished Nickel, \$5.56



1



Add to Cart

#### Project Management Tools

[Create Tear Sheet](#)

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

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

# Interior Finishes

## CABINET HARDWARE

LAUNDRY  
Wayfair emtek  
satin nickel  
6 knobs  
5 pulls

### Urban Modern Square Knob

See More from [Emtek](#)



Select Finish: Satin Nickel, \$7.20



1



Add to Cart

#### Project Management Tools

[Create Tear Sheet](#)

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

### Alexander 6" Center to Center Bar Pull

See More from [Emtek](#)



Select Center to Center

8 in.  
(203mm)

6 in.  
(152mm)

3 1/2 in.  
(89mm)

4 in.  
(102mm)

# Interior Finishes

## CABINET HARDWARE

POOL BATH  
cb2  
2 total

ACCESSORIES / COUNTERTOP HARDWARE / KNOBS FULL

**DARK ASTER MARBLE BALL KNOB**  
CB2 Exclusive



WRITE A REVIEW FOR A CHANCE TO WIN \$1000 SHOP CARD



**OVERVIEW** DETAILS DIMENSIONS

Classic colors, classic shape, unexpected mood. Solid marble ball in black, gray and white secures to existing cabinets and features unique veining in each knob. Color will vary significantly due to organic nature. CB2 exclusive.



HOME MGT  
wayfair / atlanta  
5 1/16 warm brass  
4 total

**Elizabeth 5 1/16" Center to Center Bar Pull**



Select Center to Center

5 1/8 in. (128mm)	12 in. (305mm)	3 3/4 in. (96mm)
6 3/8 in. (160mm)	7 3/8 in. (192mm)	8 3/8 in. (224mm)

# Interior Finishes

## CABINET HARDWARE

MUDROOM  
wayfair/ atlanta  
tom tom  
warm brass 6 total knobs

9 12" pulls elizabeth

Use code **HARDWARE** for an additional 5% off!



Tom Tom 1 1/4" Diameter Cylindrical Knob



1



Add to Cart

### Project Management Tools

[Create Tear Sheet](#)

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

### Product Overview

Elizabeth 12" Center to Center Bar Pull

See More from [Atlas Homewares](#)



Select Center to Center

8 1/4 in.  
(224mm)

12 in.  
(305mm)

3 3/4 in.  
(96mm)

5 1/4 in.  
(128mm)

6 3/4 in.  
(160mm)

7 3/4 in.  
(192mm)

# SECTION EIGHT

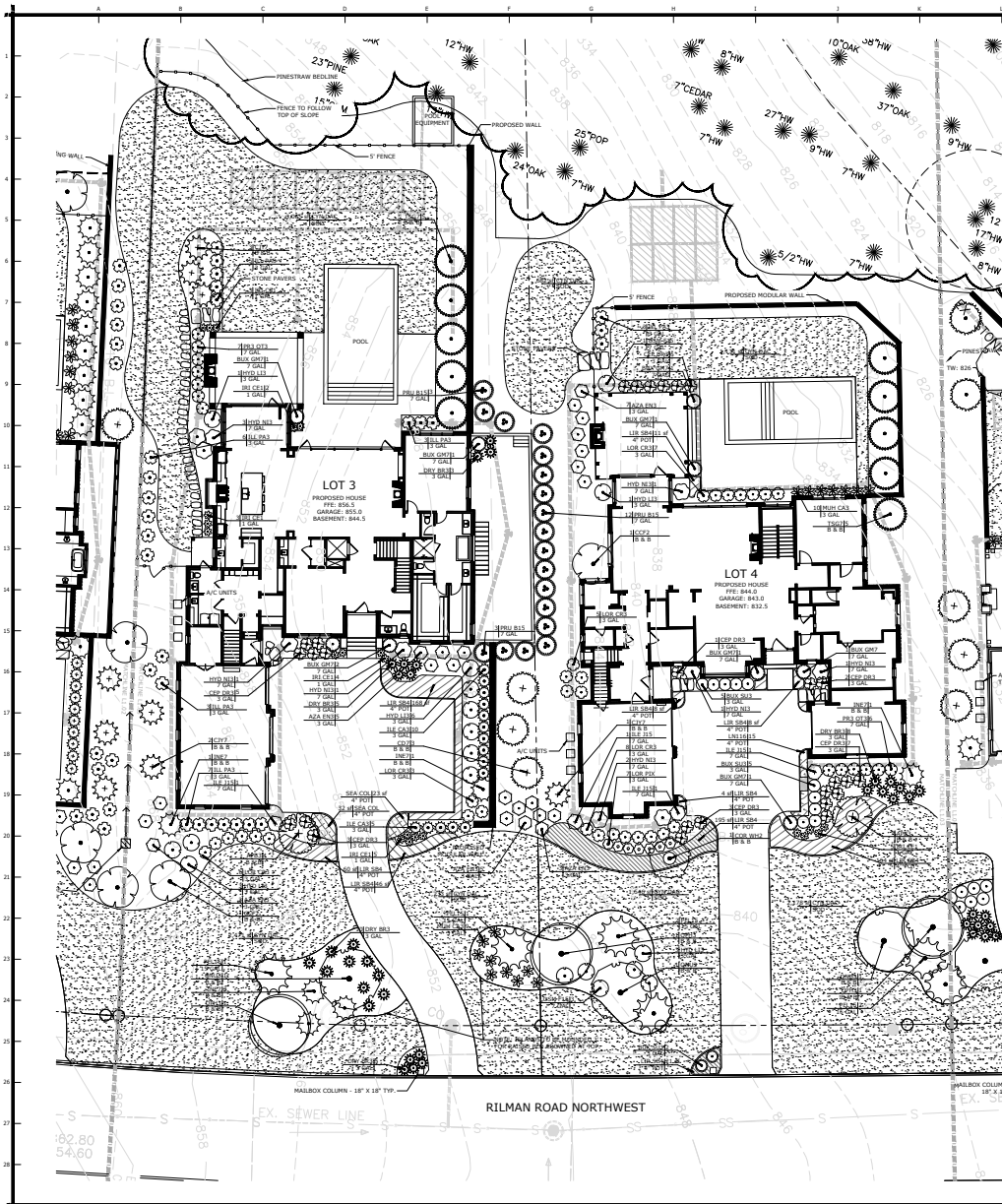
## LANDSCAPE PLAN



# Landscape Plan



# Landscape Plan

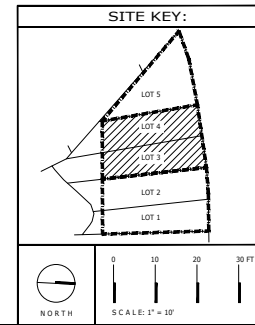


### PLANT SCHEDULE LOT 3

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	CAL
APB3	1	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	8" B & B	6' HT	
CP2	3	CERCIS CANADENSIS 'DEODOR CEDAR'	8" B & B	7'-8" HT	2' CAL
CP2F	1	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	8" B & B	7'-8" HT	2' CAL
CU7	1	CRYPTOMERIA JAPONICA 'YOSHINO' / YOSHINO CRYPTOMERIA	8" B & B	6'-7" HT	
INET	5	LEX X 'NELLE R STEVENS' / NELLE STEVENS HOLLY	8" B & B	6'-7" HT	
PEL15	2	PINUS TAEDA / LOBLOLLY PINE	15" CAL		
QNL2	1	QUERCUS NUTTALLI / NUTTALL OAK	8" B & B	3.5' CAL	
QNL3	2	QUERCUS PHELLOS / WILLOW OAK	8" B & B	3' CAL	
QNL7	1	THUJA STANDISHI X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	8" B & B	7'-8" HT	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NA
AZA EN2	15	AZALEA ENCORE TM / ENCORE AZALEA	3" GAL		
BLUX GM7	4	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	7" GAL		
CEP DR2	4	CEPHALOTAXUS HARRINGTONIA DRUPACEA / SPREADING PLUM YEW	3" GAL		
DRY BR3	23	DRYOPTERIS ERYTHROSORA 'BRILLIANCE' / AUTUMN FERN	3" GAL		
HYD N3	5	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	3" GAL		
HYD L13	10	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA	3" GAL		
ILE CA3	15	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3" GAL		
ILE J15	15	ILEX CRENATA 'STEEDES' / STEEDS JAPANESE HOLLY	7" GAL		
IL PA3	24	ILICUM PARVIFLORUM / ANISE	3" GAL		
IRI CE1	17	IRIS SIBIRICA 'CAESAR'S BROTHER' / CAESAR'S BROTHER SIBERIAN IRIS	1" GAL		
LOR CR3	9	LOROPETALUM CHINENSE 'CRIMSON FIRE' / CRIMSON FIRE LOROPETALUM	3" GAL		
MUS CA3	9	MULLENBERGIA CAPILLARIS / PINK BUNBLY	3" GAL		
PRU B15	6	PRUNUS CAROLINIANA 'BRIGHT 'N' TIGHT' TM / BRIGHT 'N' TIGHT CAROLINA LAUREL	7" GAL		
PRU DT3	7	PRUNUS LAUROCEARUS 'OTTO LUYKEN' / LUYKENS LAUREL	7" GAL		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	NA
CYN DAC	8,789 SF	CYNODON DACTYLON / BERBERIA GRASS	4" POT	15" O.C.	
LIR SB4	224 SF	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LIRIOPE	4" POT	15" O.C.	
SEA COL	56 SF	SEASONAL COLOR / SEASONAL COLOR	4" POT	8" O.C.	

### PLANT SCHEDULE LOT 4

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	CAL
APB3	1	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	8" B & B	6' HT	
CP2F	1	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	8" B & B	7'-8" HT	2' CAL
COR WH2	1	CORNUS FLORIDA 'WHITE' / WHITE FLOWERING DOGWOOD	8" B & B	6'-7" HT	
CU7	1	CRYPTOMERIA JAPONICA 'YOSHINO' / YOSHINO CRYPTOMERIA	8" B & B	6'-7" HT	
INET	5	LEX X 'NELLE R STEVENS' / NELLE STEVENS HOLLY	8" B & B	6'-7" HT	
PEL15	4	PINUS TAEDA / LOBLOLLY PINE	15" CAL		
QNL2	2	QUERCUS NUTTALLI / NUTTALL OAK	8" B & B	3.5' CAL	
QNL3	2	QUERCUS PHELLOS / WILLOW OAK	8" B & B	3' CAL	
QNL7	1	THUJA STANDISHI X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	8" B & B	7'-8" HT	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NA
AZA EN2	15	AZALEA ENCORE TM / ENCORE AZALEA	3" GAL		
BLUX SB3	12	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / TRUE DWARF BOXWOOD	3" GAL		
BLUX GM7	5	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	7" GAL		
CEP DR3	19	CEPHALOTAXUS HARRINGTONIA DRUPACEA / SPREADING PLUM YEW	3" GAL		
DRY BR3	8	DRYOPTERIS ERYTHROSORA 'BRILLIANCE' / AUTUMN FERN	3" GAL		
HYD N3	5	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	3" GAL		
HYD L13	4	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA	3" GAL		
ILE J15	3	ILEX CRENATA 'STEEDES' / STEEDS JAPANESE HOLLY	7" GAL		
IL PA3	3	ILICUM PARVIFLORUM / ANISE	3" GAL		
IRI CE1	5	IRIS SIBIRICA 'CAESAR'S BROTHER' / CAESAR'S BROTHER SIBERIAN IRIS	1" GAL		
LOR CR3	7	LOROPETALUM CHINENSE 'RUBRUM PURPLE PINE' / PURPLE PINE LOROPETALUM	3" GAL		
LOR CR3	20	LOROPETALUM CHINENSE 'CRIMSON FIRE' / CRIMSON FIRE LOROPETALUM	3" GAL		
MUS CA3	7	MULLENBERGIA CAPILLARIS / PINK BUNBLY	3" GAL		
OSM F15	4	OSMANTHUS FRAGRANS / SWEET OLIVE	7" GAL		
PRU B15	12	PRUNUS CAROLINIANA 'BRIGHT 'N' TIGHT' TM / BRIGHT 'N' TIGHT CAROLINA LAUREL	7" GAL		
PRU DT3	6	PRUNUS LAUROCEARUS 'OTTO LUYKEN' / LUYKENS LAUREL	7" GAL		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	NA
CYN DAC	8,891 SF	CYNODON DACTYLON / BERBERIA GRASS	4" POT	15" O.C.	
LIR SB4	422 SF	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LIRIOPE	4" POT	15" O.C.	
LN116	15	LYSMACHIA NUMMULARIA 'AURA' / GOLDEN CREEPING JENNY	4" POT	15" O.C.	





1000 Shiloh Road, Suite 100, Raleigh, NC 27605  
 Tel: 919.876.3333 Fax: 919.876.3334  
 www.bpluscstudio.com

Landscaping Services, Design, Planning  
 Construction Management, Construction

NOT ISSUED FOR CONSTRUCTION

**RILMAN ROAD NW**  
 LANDSCAPE DEVELOPMENT PLAN  
 LOT 3-4 LANDSCAPE PLAN

DRAWN: JF  
 CHECKED: DB  
 DATE: 06/15/2023  
 SHEET NUMBER:  
**L1.01**



# SECTION NINE

## FLOOR PLANS





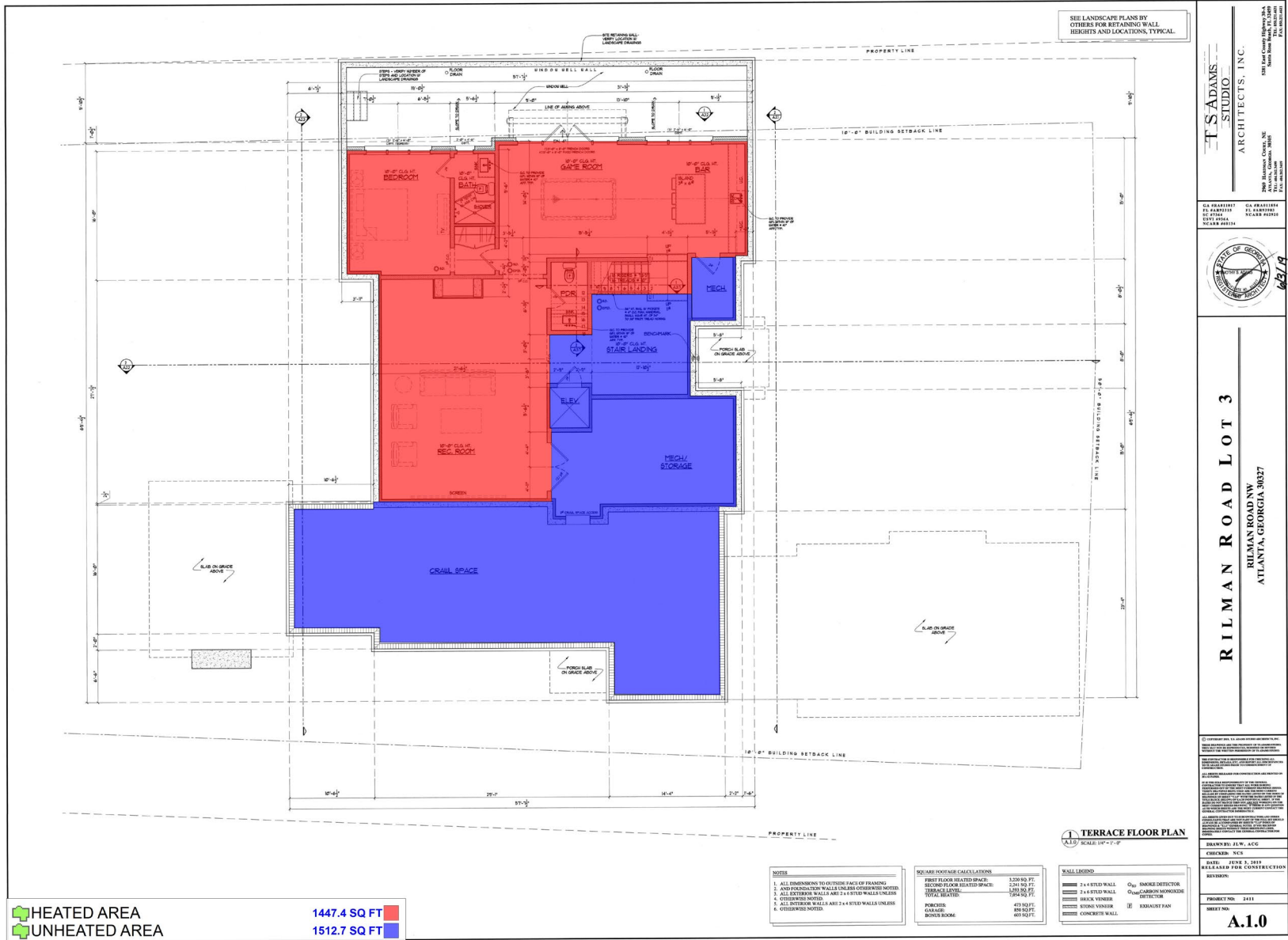








# Terrace Level



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

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- 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

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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.

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Buyer's Signature

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Date

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Buyer's Signature

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Date

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Sellers's Signature

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Date