



RANDALL MILL WAY
— BUCKHEAD —

LOT 4

SIZE OF HOME (SF)

	HEATED	UNFINISHED	GARAGE	COVERED EXTERIOR	TOTALS
FIRST FLOOR	3714	0	832.3	793.7	5340
SECOND FLOOR	2292.9	0	0	0	2292.9
TERRACE LEVEL	2623	655.5	0	291.6	3570.1
TOTAL	8629.9	655.5	832.3	1085.3	11203

MAIN LEVEL

1. 12-Foot Ceiling Height
2. 5” Wide, White Oak, Hardwood Floors Throughout
3. Steel Front Door, Mudroom Door, & Sitting Porch Door
4. 2 – True Masonry Wood-Burning Fireplaces
5. Rounded Corners & Plaster Finish In Select Rooms
6. Pecky Cypress Wood Ceiling at Dining Room
7. Extensive Great Room With Wood Beams Open To Kitchen
8. Built-In Wall At Great Room (Rough-In For Three TV’s)
9. Study With Built-In Bookcases
10. Laundry Room With Custom Home Management Center
11. Two Private Powder Rooms
12. Mudroom / Locker Area

MASTER SUITE:

1. Vaulted Ceilings
2. Rough-In For TV In Master Bedroom
3. Master Bath With His/Her Vanities & Water Closets
4. Zero-Entry Shower With Dual Heads & Shower Seat
5. Free Standing Tub
6. Custom Tile Package
7. Upgraded Kohler Bath Fixtures (See Cut Sheets)
8. Master Closet Build-Out Allowance Of \$20,000
9. Soundproofing Insulation At Walls

KITCHEN | WORKING PANTRY | BUTLER’S PANTRY:

1. Wolf / Subzero Appliance Package (See Allowances)
 - 48” Refrigerator
 - 48” Range With Plaster Hood Above
2. Custom Cabinets – Painted, Pull-Outs, Soft Close Hinges & Slides

3. Quartz Countertops
4. Oversized Island With Sink & Dishwasher
5. Butler's Pantry Includes:
 - Upper & Lower Cabinets
 - Stone Countertops With Sink
 - Dishwasher / Drink Drawers
 - Ice Maker
 - Under Counter Beverage Center

SECOND LEVEL

1. 10-Foot Ceiling Height
2. 5" Wide, White Oak Hardwood Floors Throughout
3. 3 – Full Size Bedrooms With Walk-In Closets & Private Baths
4. Large Oversized Guest Bedroom Or Potential Second Master
5. Separate Kids Study Area
6. Two Staircases With Iron Railings
7. All Closets Include Wood Shelving & Hanging Rod
8. Second Laundry Room

TERRACE LEVEL

1. Finished Guest Suite With Private Bath & Walk-In Closet
2. 10-Foot Ceiling Height
3. 8" Wide, Engineered Coretec Flooring In All Finished Areas
4. Pool Room With French Doors Leading To Pool Terrace
5. Media Room With Custom Bookshelves With French Doors Opening To Pool Terrace
6. Large Mechanical Rooms With Ample Storage
7. Sitting & Kitchenette Area Roughed-In For Future Build-Out
8. Exercise Room With TV Rough-In
9. Finished Powder Room With Furniture Vanity

GARAGES

1. 2-Car Garage Attached With Storage Space
2. 1-Car Garage Attached With Work Bench Area
3. Painted Carriage Doors With Openers & Remotes

EXTERIOR

1. Painted Brick Exterior
2. French Limestone Front Facade
3. Cedar Shake Shingle Roof With Metal Valleys
4. Standing Seam Metal Roofs On Porches And Low Roofs
5. Sierra Pacific Aluminum Clad Premium Windows & Doors
6. Cedar Brackets, Corbels & Rafter Tails
7. Custom Designed Landscape / Irrigation

PORCHES | COVERED EXTERIOR

1. Front Entry Porch With Gas Lantern
2. Exterior Sitting Porch At Main Level Includes:
 - Exterior Masonry Wood-Burning Fireplace
 - T&G Ceiling With Cedar Posts & Brackets
 - Ipe Flooring
 - Iron Railings
3. Sitting Porch At Terrace Level With Masonry Fireplace
 - Ashlar Pattern Flooring To Match Pool Coping
4. Grilling Porch Off Kitchen With Gas Connection

POOL

1. 16 X 32 Salt Water Pool
2. Pool Heater Included
3. Custom Sundeck Entry
4. Pool Coping & Decking To Match Porch Pavers

HOME EFFICIENCY & FUNCTIONALITY

1. Foam Insulation At All-Roof Lines
2. R-19 Insulation In Exterior Walls
3. Sound Proofing At All Bathrooms / Common Area Ceilings
4. 14-Seer High Efficiency HVAC Systems – 4 Total
 - Main Level
 - Terrace Level

LOT 4 – KEY DESIGN ELEMENTS

APRIL, 2018



- Master Suite
 - Second Level
5. Nest Thermostats
 6. Energy Efficient Low-E Windows & Doors

FUTURE BUILD-OUT

1. Elevator
2. Wine Cellar In Basement
3. Kitchenette In Basement

NEIGHBORHOOD INFORMATION

1. Restricted Covenants For The 5 Homes Include:
 - Architectural Guidelines & Requirements
2. 5 Home HOA That Is Responsible For:
 - Landscape / Maintenance Off Common Areas
 - Water Retention Maintenance
3. Irrigation Well Has Been Installed That Is Owned By The HOA
4. Randall Mill Way Is A Public Street And Will Not Be Gated
5. Individual Properties May Be Gated At Owner's Discretion

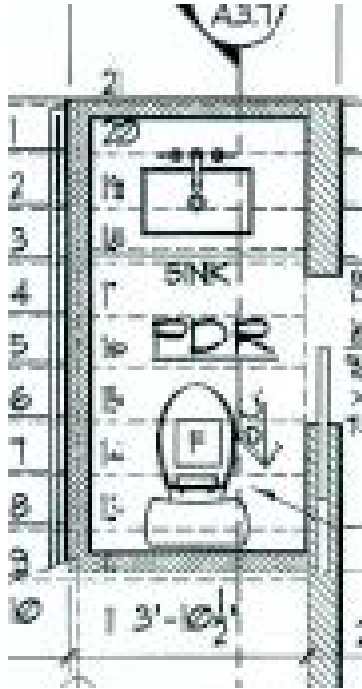




MUD ROOM FEATURES

- Dark Painted Lockers with X Design
- Stone Floors





MUD POWDER ROOM FEATURES

- Same X Detail as Mud Room Cabinets and Same Color

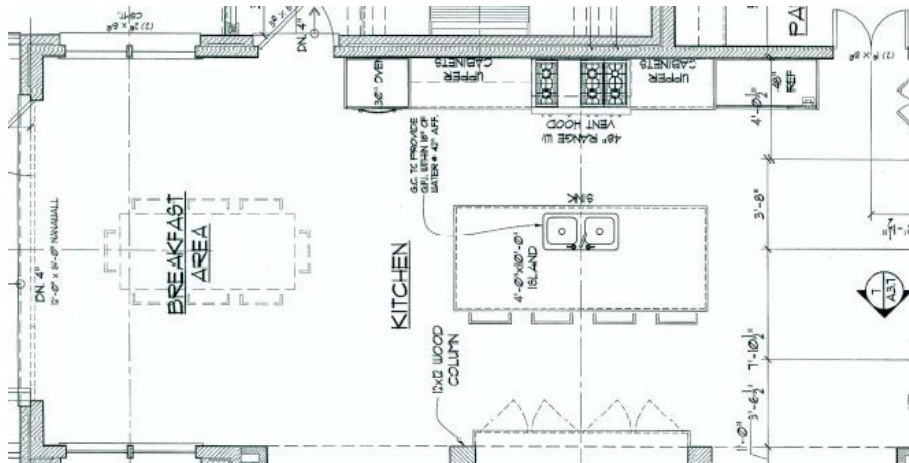


LAUNDRY ROOM FEATURES

- Cabinets Painted the Same as the Kitchen
- Grey Counter/Concrete Color
- Play Off Stone Floor Cabinet Hardware
- Just a 4" Splash



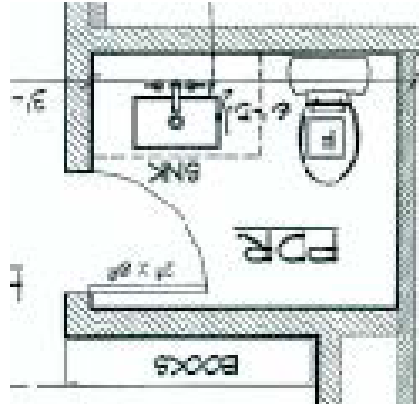
LOT 4 - KITCHEN
FEBRUARY, 2018





BUTLER'S PANTRY FEATURES

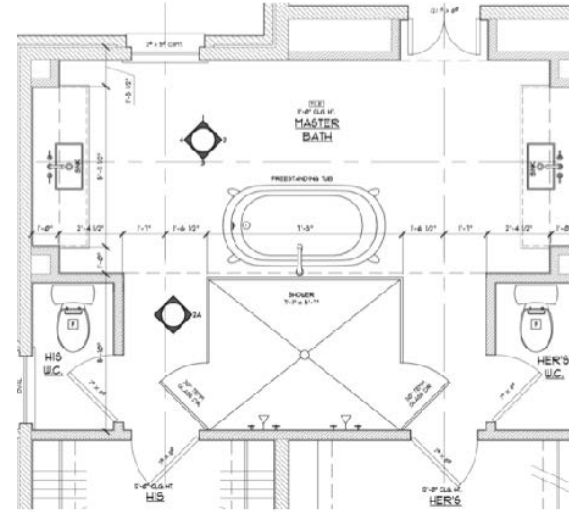
- Antique Mirror on Upper Doors
- Countertop with 4" Backsplash
- Art Wall with Light

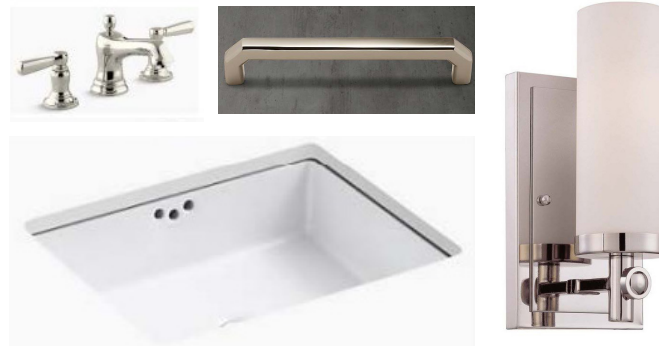
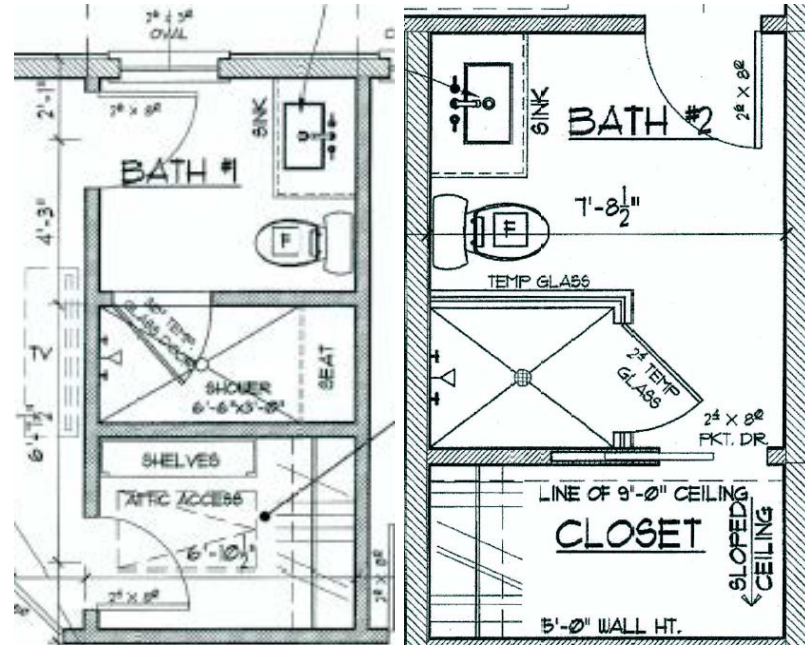


FORMAL POWDER ROOM FEATURES

- Hanging Fixture
- Cabinet Painted the Same Light Neutral Color as the Walls with Black Stone
- Satin Brass Faucet

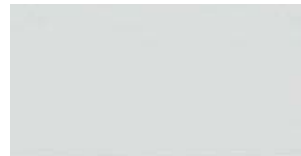
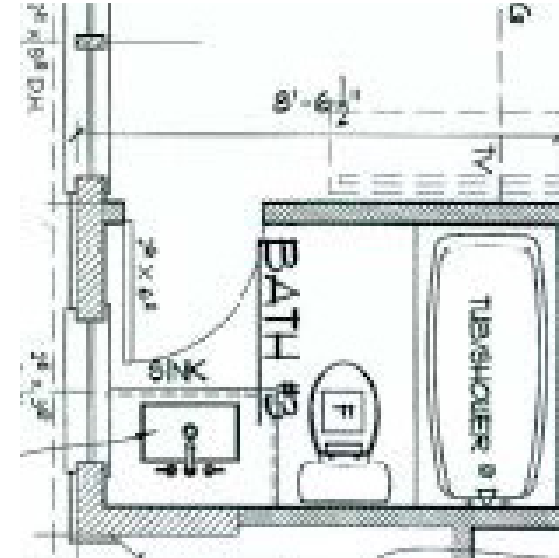
LOT 4 - MASTER BATH
FEBRUARY, 2018





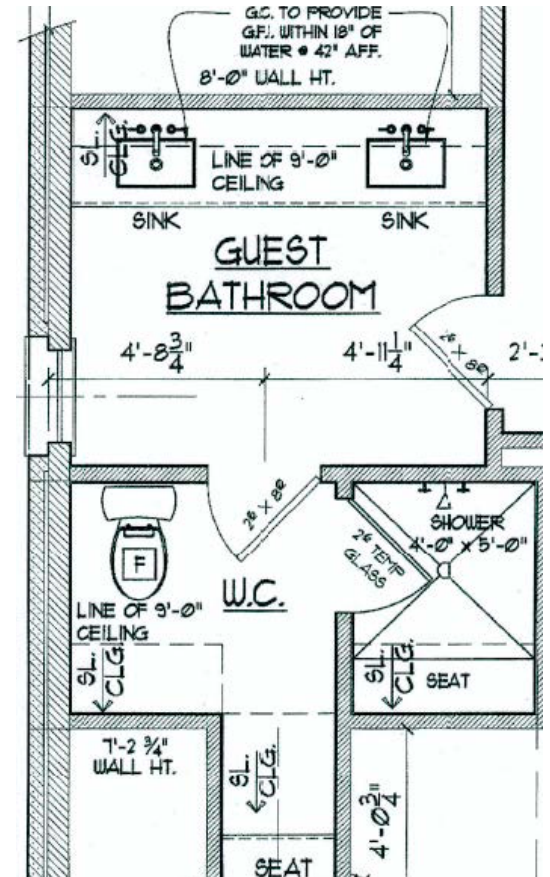
BATH #1 & BATH #2 FEATURES

- Herringbone Shower Floor
- 12x24 Running Bond Porcelain Tile
- Cabinet Style/Drawers with Large 8" Pulls



BATH #3 FEATURES

- Hex Marble Floor with Soft Grey



GUEST BATH FEATURES

- Wood Floor in Sink Area
- Tile in the W.C.
- Marble Hex Floors with Marble Wall Tile

MAIN KITCHEN



Sub-Zero Side-by-Side Refrigerator
SBI48SIDSPH / Stainless Steel-Pro Handle



Wolf Gas Rangetop with Griddle
WSRT486G / Stainless Steel



Best Under Cabinet Range Hood
BCP37I482SB / Stainless Steel



Wolf Double Electric Oven
WDO30TE / Stainless Steel



Asko Built-In Dishwasher
AD5636XLHSPH / Stainless Steel

FERGUSON
Bath, Kitchen & Lighting Gallery

HEATHER PROUTY

805 W Lanier Ave
Fayetteville, GA 30214
770-716-4144

BUTLER'S PANTRY



Uline Compact Refrigerator
UU1224DWRINT00B / Integrated Solid



Uline Wine Cooler
UU1215WCINT00B / Integrated Frame



Sub-Zero Ice Maker
SUC15I / Panel Ready

FERGUSON
Bath, Kitchen & Lighting Gallery

HEATHER PROUTY

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KITCHEN



Kohler 36" Whitehaven Apron
Front Sink



Disposer Air Switch



Fireclay Disposer Throat And
Stopper



Rohl Pn 2h Kitchen Faucet W/spray



BACK ENTRY MUD | POWDER ROOM - WHITE | SATIN BRASS



Wall Lavatory Set

photo not available in selected finish



Verticyl™ Rectangle Undercounter Lav



FORMAL POWDER



Hex Modern Widespread Faucet With Lever Handles

photo not available in selected finish



Verticyl™ Rectangle Undercounter Lav

LAUNDRY



Trinsic Single Handle Pull-down Bar / Prep Faucet



BUTLER'S PANTRY



Small Square Builder's Series
Polished Stainless Steel, Drop-in
Or Undermount



Mtn Pn Basket Strainer



Perrin & Rowe Georgian Era Dual
Lever Phoenician Bar Faucet
Without Sidespray In Polished
Nickel With 6 1/4" Reach High
Swivel Spout To Match
U.4709 And U.4710



MASTER



Camber® Drop-in Bathroom Sink
qty 2



Pinstripe® Pure Widespread Lav
Faucet
qty 2

NEW



Pinstripe® Shower Trim,
Pure-lever
qty 2



Pinstripe® Pure Transfer Valve
Trim



Artifacts® Wall-mount
Handshower Holder And Supply
Elbow - Satin Nickel



Artifacts™ 2.0 Gpm Sf Handshower



MASTER



Mastershower® 60 Hose



Tile-in Square Shower Drain



UPSTAIRS BATH #1 & #2



Bancroft® Widespread
Faucet/lever



Verticyl™ Rectangle Undercounter
Lav



Bancroft® Shower Trim, Metal



Tile-in Square Shower Drain



UPSTAIRS BATH #3



Bancroft® Widespread
Faucet/lever



Verticyl™ Rectangle Undercounter
Lav

NEW



Bancroft® Bath/shower Trim.
Metal



Bellwether® Cast Iron Bath, Rh



Pvc Bath Waste Half Kit With Lift And Turn
Bathtub Stopper In Chrome Plated



GUEST BATH



Verticyl™ Rectangle Undercounter
Lav

qty 2



Bancroft® Widespread
Faucet/lever

qty 2

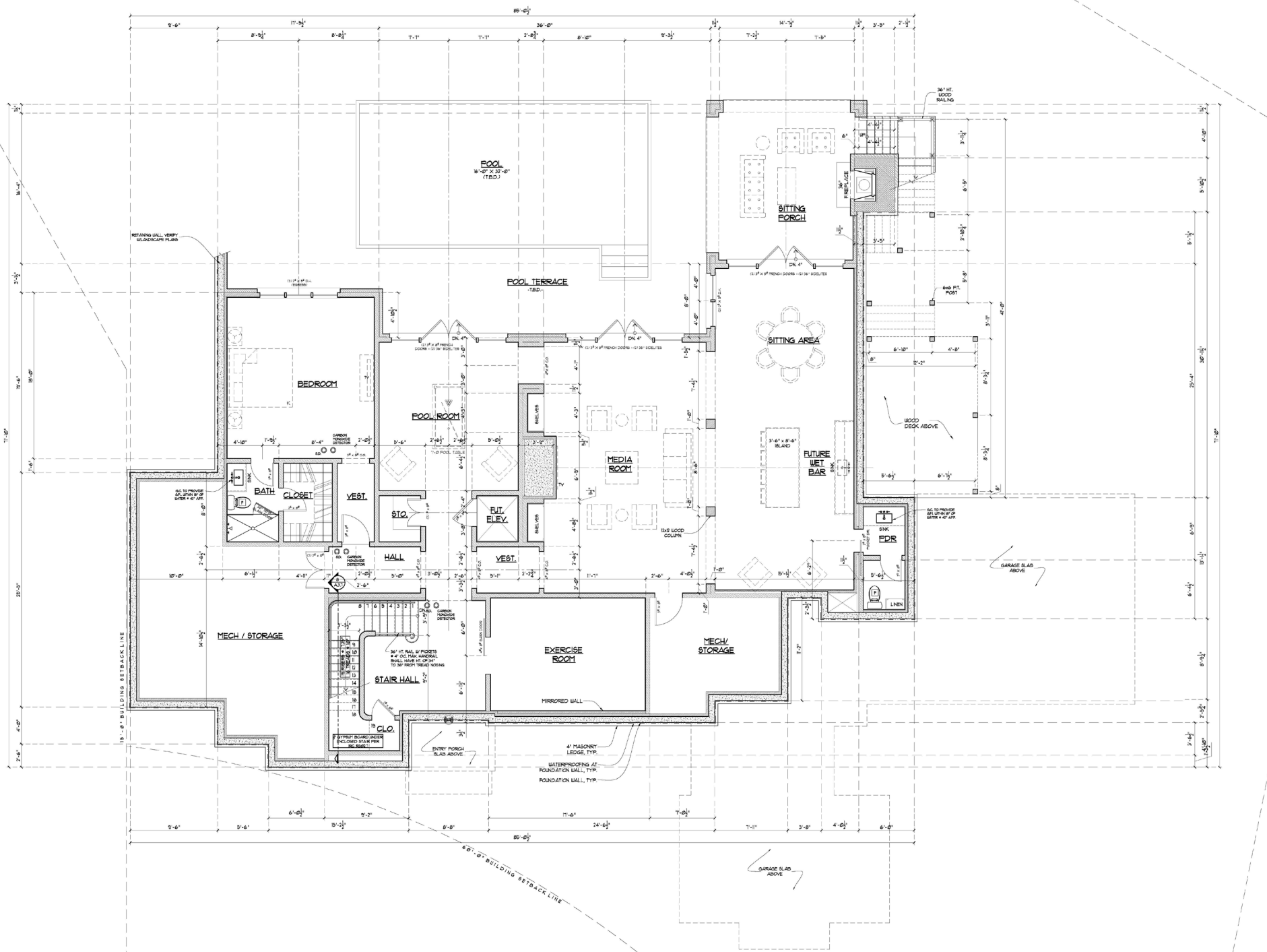


Bancroft® Shower Trim, Metal



Tile-in Square Shower Drain





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1376 AREA NCARB #66134

GA #1811914 FL #183315 SC #1734
1376 AREA NCARB #66134



RANDALL MILL - LOT # 4

RANDALL MILL RD.
ATLANTA, GEORGIA

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WALL LEGEND

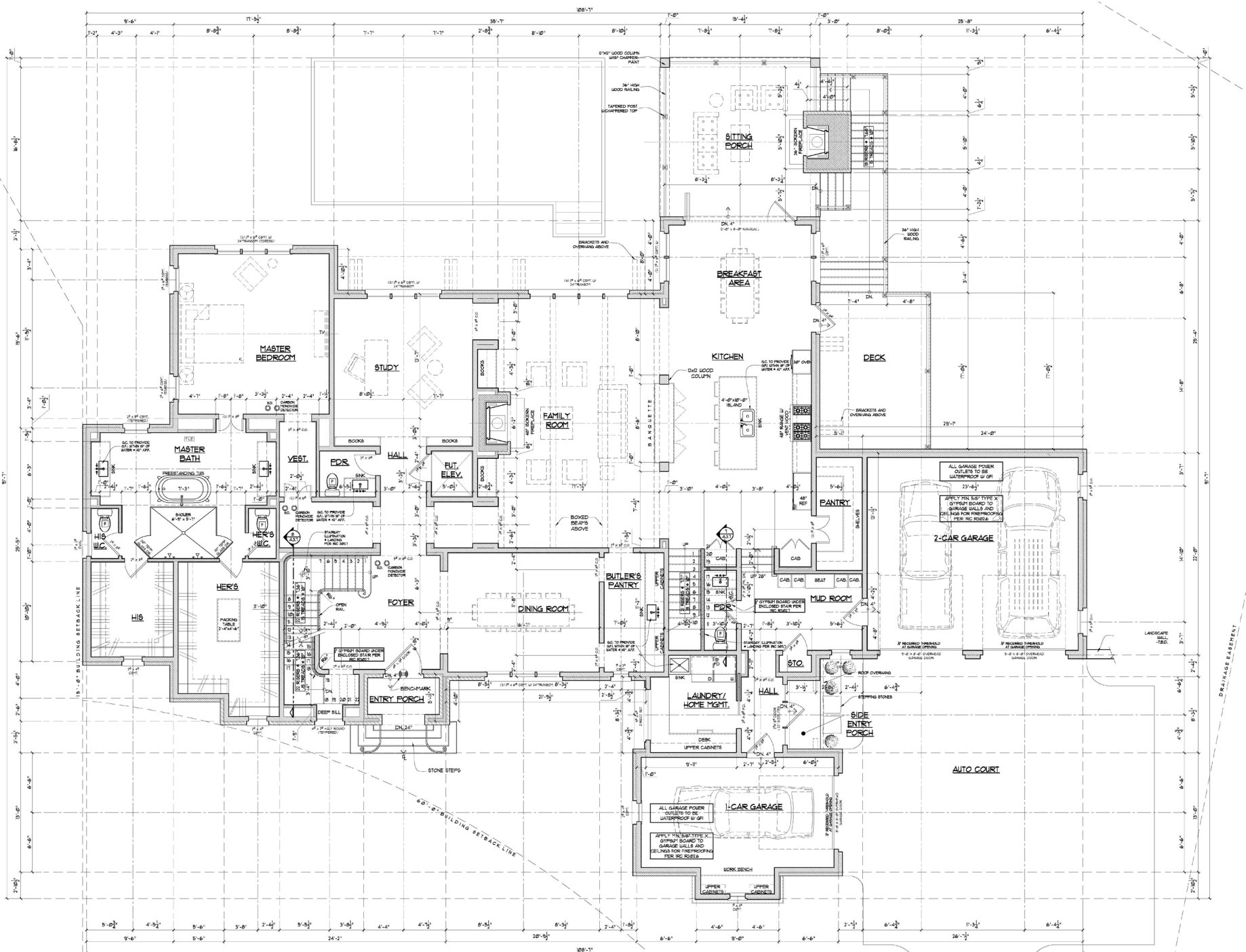
	2 x 4 STUD WALL		SMOKE DETECTOR
	2 x 6 STUD WALL		EXHAUST FAN
	BRICK VENEER		
	STONE VENEER		
	CMU WALL		

1 TERRACE FLOOR PLAN
SCALE: 1/4" = 1' - 0"

SQUARE FOOTAGE CALCULATIONS

TERRACE FLOOR:	2,287 SQ. FT.
FIRST FLOOR:	3,688 SQ. FT.
SECOND FLOOR:	2,127 SQ. FT.
TOTAL:	8,102 SQ. FT.
FUTURE TERRACE FLOOR:	696 SQ. FT.

DRAWN BY: ACG
CHECKED: JSA, JBR
DATE: JUNE 14, 2017
PREPARED FOR CONSTRUCTION
REVISION:
APRIL 25, 2018
OWNER COMMENTS: <1>
PROJECT NO: 2251
SHEET NO:
A.1.1



- NOTES**
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WALL LEGEND

	2 x 4 STUD WALL		SMOKE DETECTOR
	2 x 6 STUD WALL		EXHAUST FAN
	BRICK VENEER		
	STONE VENEER		
	C.M.U. WALL		

1 FIRST FLOOR PLAN
 A.1.2 SCALE: 1/4" = 1'-0"

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TERRACE FLOOR:	2,287 SQ.FT.
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 SC #1264 NCARB #02128
 NV#19514 NCARB #02128
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RANDALL MILL - LOT # 4
 RANDALL MILL RD.
 ATLANTA, GEORGIA

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CHECKED: TSA, JEB
DATE: JUNE 14, 2017
ISSUED FOR CONSTRUCTION

REVISION:
 APRIL 15, 2018
 OWNER COMMENTS

PROJECT NO: 2351
SHEET NO:



RANDALL MILL - LOT # 4
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1 SECOND FLOOR PLAN
 A.1.3 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

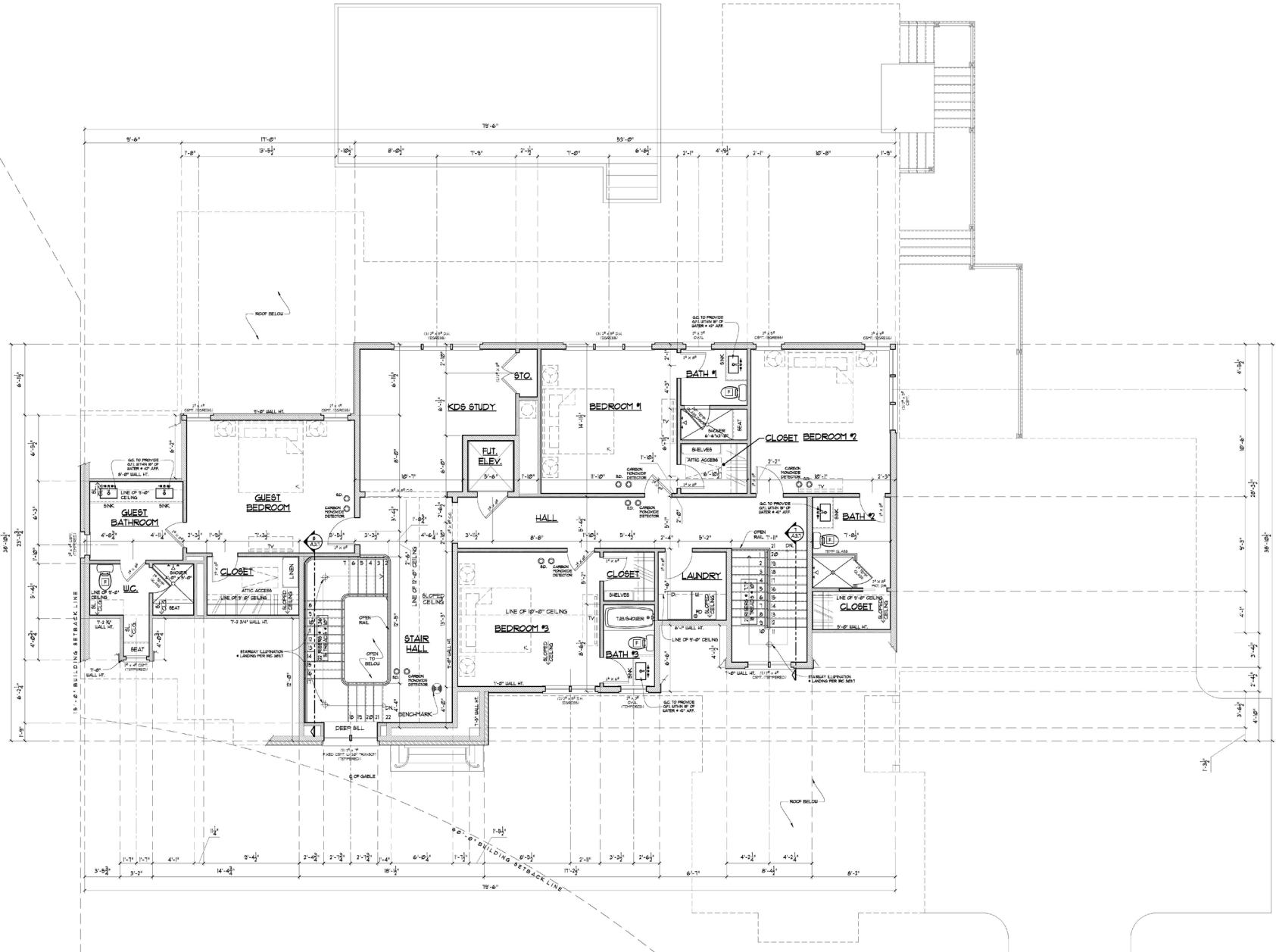
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FIRST FLOOR:	3,588 SQ. FT.
SECOND FLOOR:	2,127 SQ. FT.
TOTAL:	8,102 SQ. FT.

FUTURE TERRACE FLOOR: 696 SQ. FT.

DRAWN BY: ACG
 CHECKED BY: TSA, JHB
 DATE: JUNE 14, 2017
 ISSUED FOR CONSTRUCTION

REVISION:
 APRIL 25, 2018
 OWNER COMMENTS

PROJECT No: 2141
 SHEET No:



NOTES

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WALL LEGEND

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	2 x 6 STUD WALL		EXHAUST FAN
	BRICK VENEER		
	STONE VENEER		
	C.M.U. WALL		

ROOF HT. CALCULATIONS		
FRONT ELEV.	32' - 7 1/2"	FROM AVG. GRADE
RIGHT ELEV.	37' - 3"	FROM AVG. GRADE
REAR ELEV.	37' - 1"	FROM AVG. GRADE
LEFT ELEV.	32' - 10 1/2"	FROM AVG. GRADE
AVG ROOF:	139' - 10" = 4 - 34' - 11 1/2"	

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 SC #7364 NCARB #29210
 ESTE #524 NCARB #68134

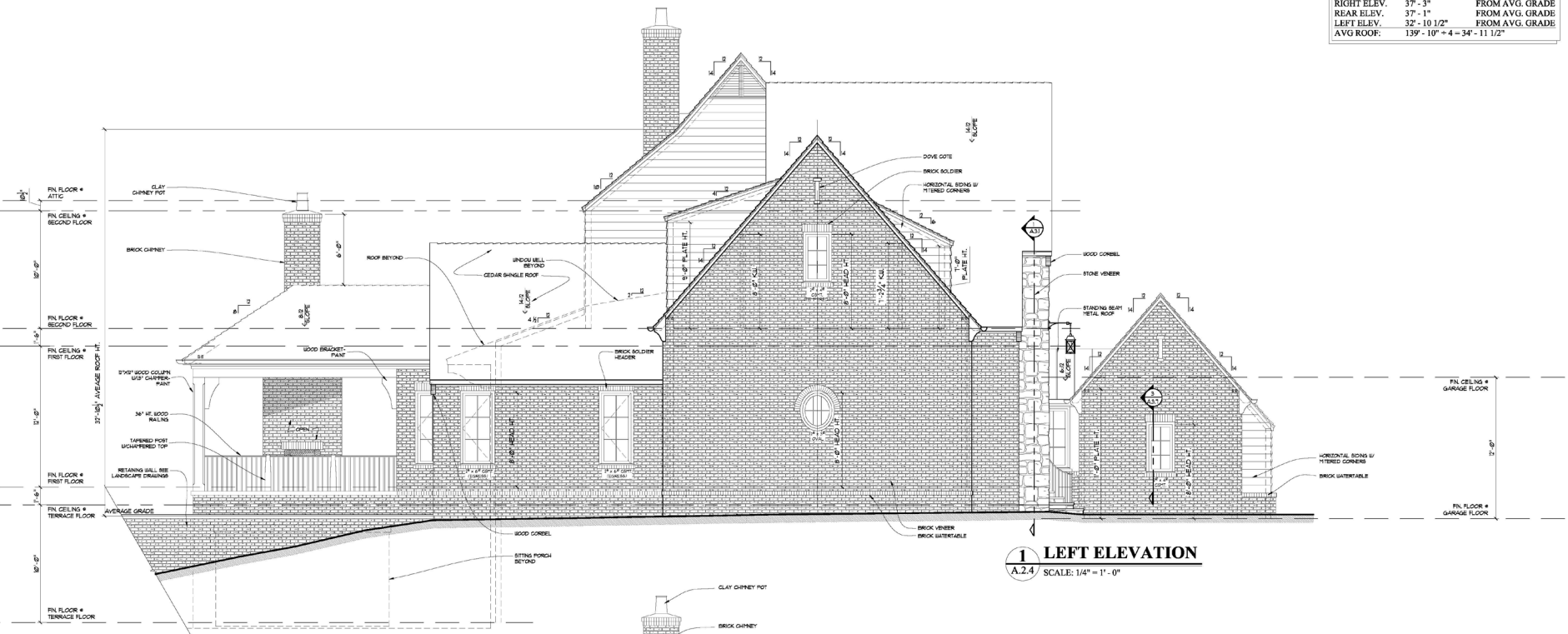


RANDALL MILL - LOT # 4
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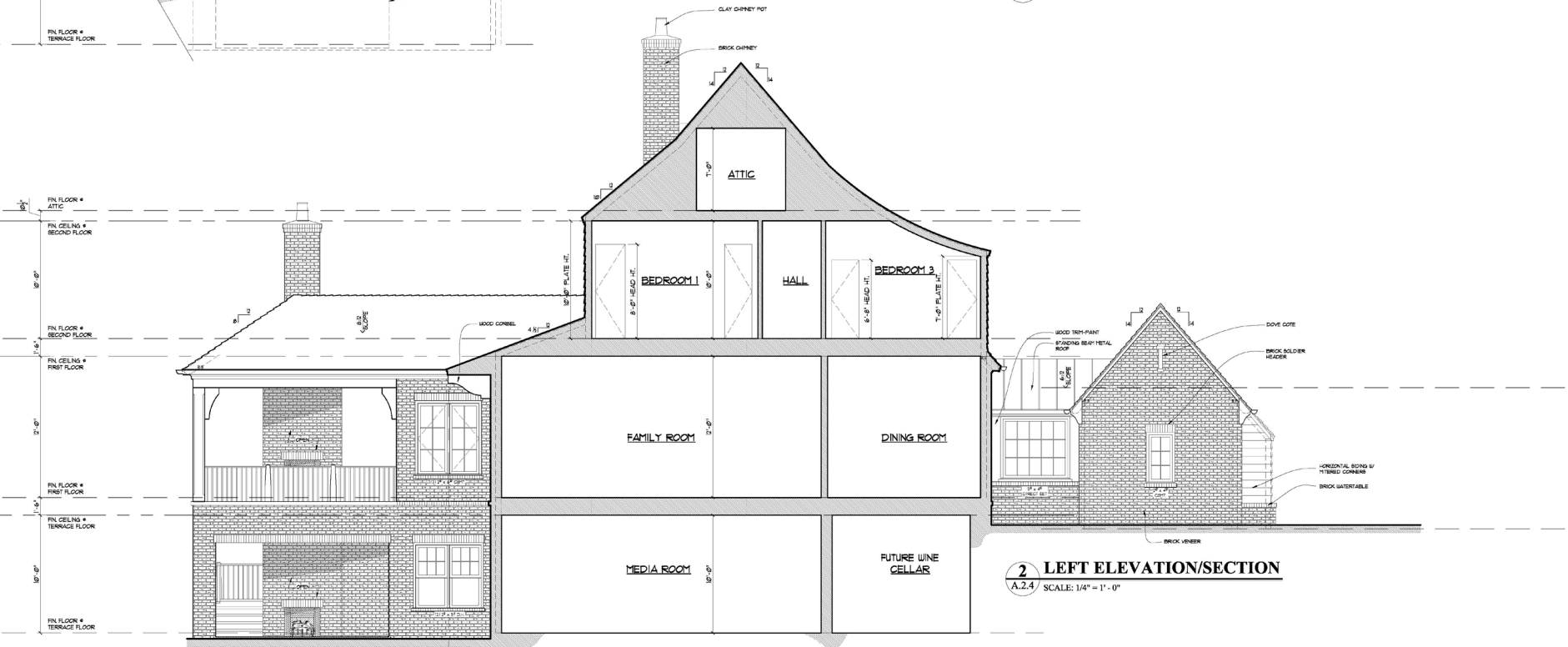
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 CHECKED BY: TSA, JHB
 DATE: JUNE 14, 2017
 ISSUED FOR CONSTRUCTION
 REVISION:
 APRIL 25, 2018
 OWNER COMMENTS: <1

PROJECT NO: 2251
 SHEET NO: A.2.4



1 LEFT ELEVATION
 A.2.4 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION/SECTION
 A.2.4 SCALE: 1/4" = 1'-0"

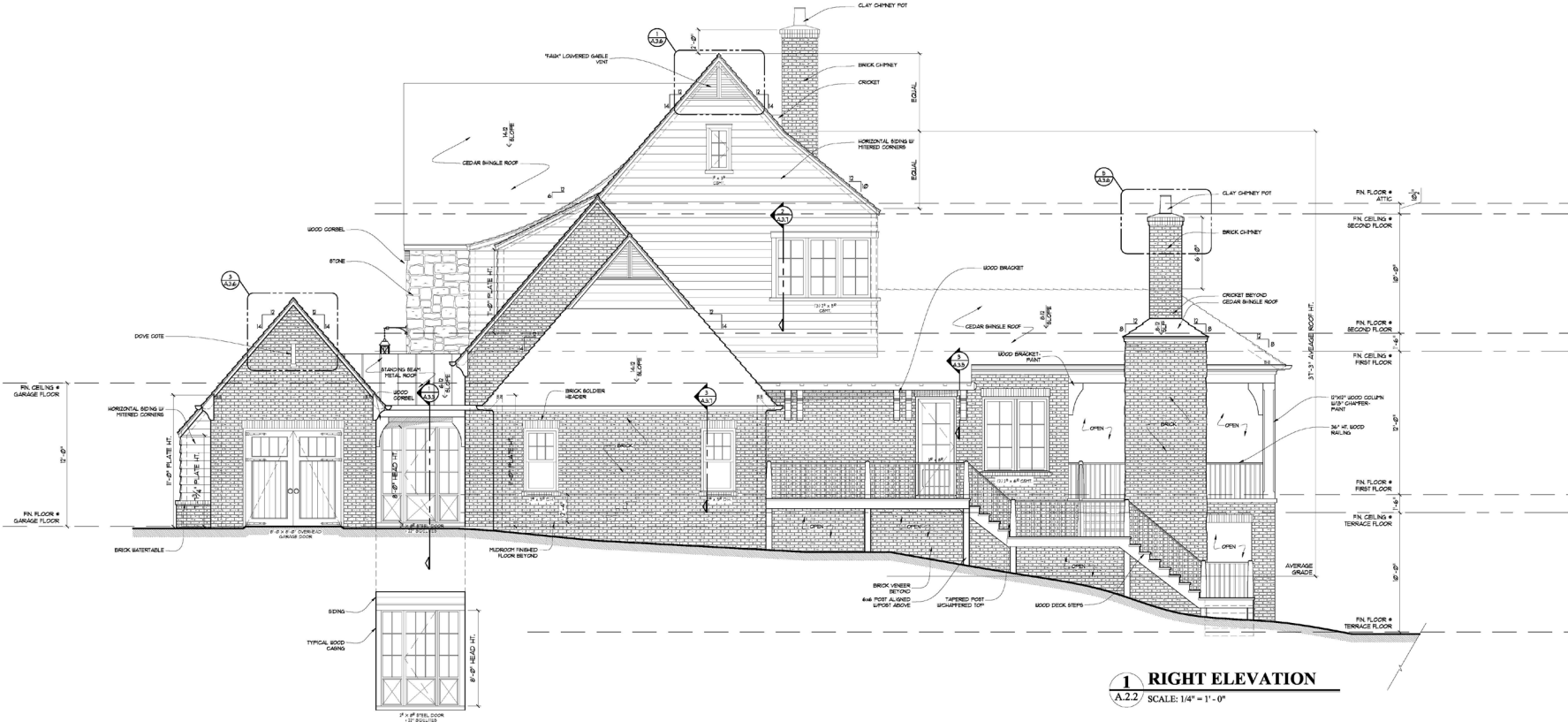
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AVG ROOF:	139' - 10" ÷ 4 = 34' - 11 1/2"

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 SC #7364 NCARB #629120
 VA #VE 18164 NCARB #649134



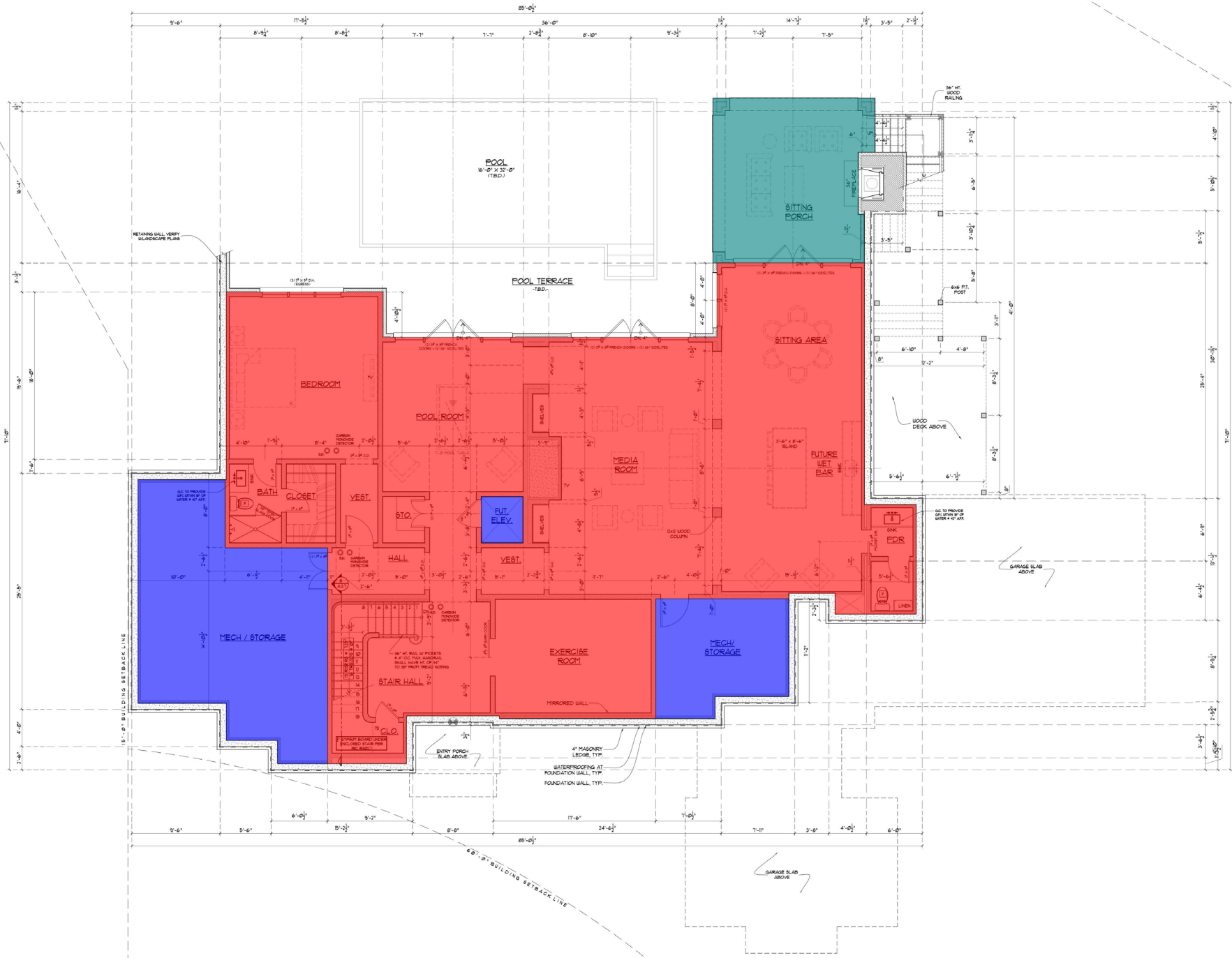
RANDALL MILL - LOT # 4
 RANDALL MILL RD.
 ATLANTA, GEORGIA



1 RIGHT ELEVATION
 A.2.2 SCALE: 1/4" = 1'-0"

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 CHECKED BY: TRA, JHR
 DATE: JUNE 14, 2017
 ISSUED FOR CONSTRUCTION
 REVISION:
 APRIL 16, 2018
 OWNER COMMENTS: <1>
 PROJECT NO: 2281
 SHEET NO:



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 Phone: 404.252.5099
 Fax: 404.252.4611



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	Heated Area	2623.0 SQ FT
	Unheated Area	655.5 SQ FT
	Porches/Decks/Covered Exterior	291.6 SQ FT

- NOTES**
- ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS AT FIRST FLOOR ARE 2 x 6 STUD WALLS UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2 x 4 STUD WALLS UNLESS OTHERWISE NOTED.

WALL LEGEND

	2 x 4 STUD WALL		SMOKE DETECTOR
	2 x 6 STUD WALL		EXHAUST FAN
	BRICK VENEER		
	STONE VENEER		
	C.M.U. WALL		

1 TERRACE FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

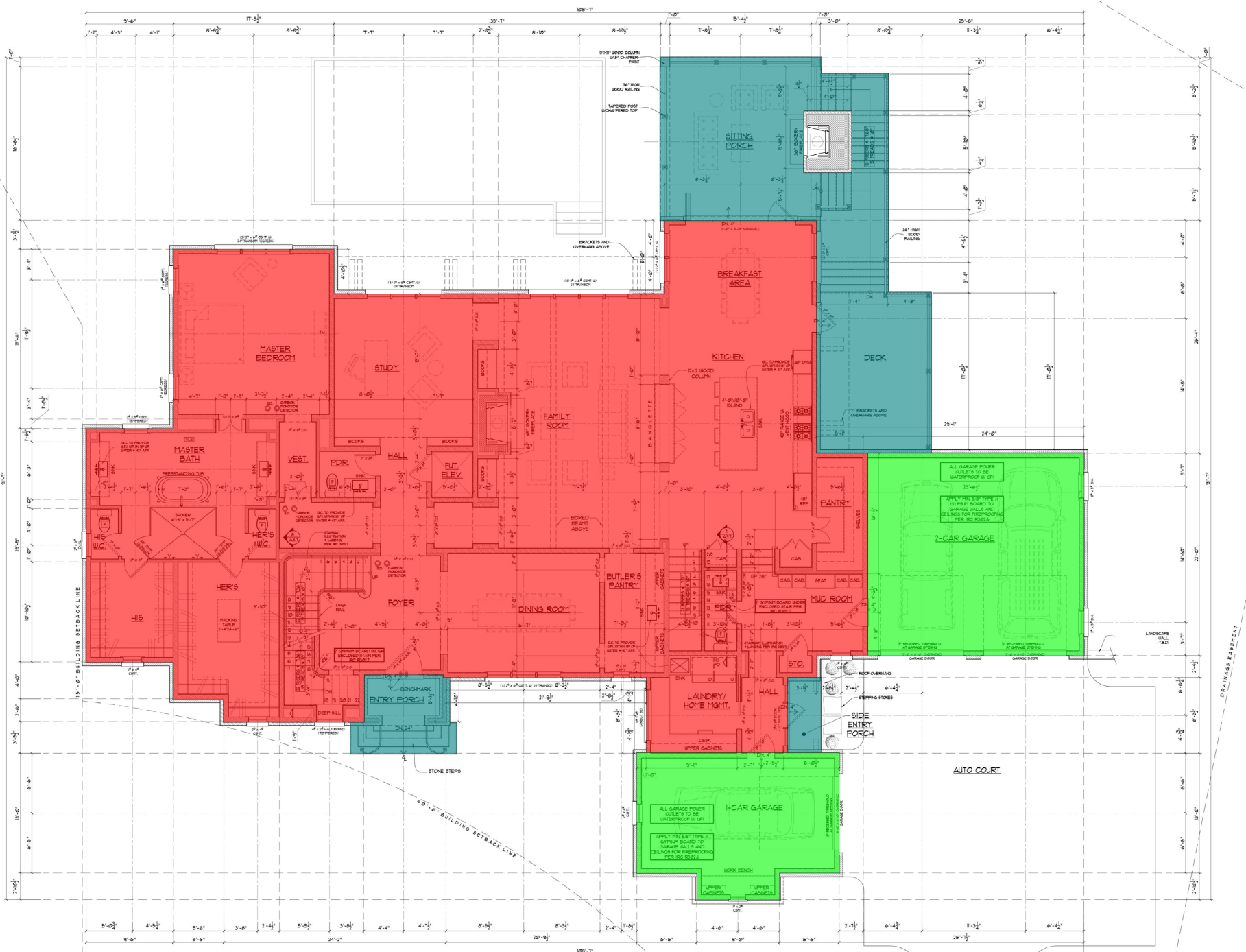
TERRACE FLOOR:	2,287 SQ.FT.
FIRST FLOOR:	3,688 SQ.FT.
SECOND FLOOR:	2,127 SQ.FT.
TOTAL:	8,102 SQ.FT.
FUTURE TERRACE FLOOR:	696 SQ.FT.

OWNER COMMENTS

PROJECT NO: 2251
 SHEET NO:
A.1.1

RANDALL MILL - LOT # 4
 RANDALL MILL RD.
 ATLANTA, GEORGIA

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Heated Area 3714.0 SQ FT
Porches/Decks/Covered Exterior 793.7 SQ FT
Garages 832.3 SQ FT

- NOTES
1. ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS AT FIRST FLOOR ARE 2 x 6 STUD WALLS UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2 x 4 STUD WALLS UNLESS OTHERWISE NOTED.

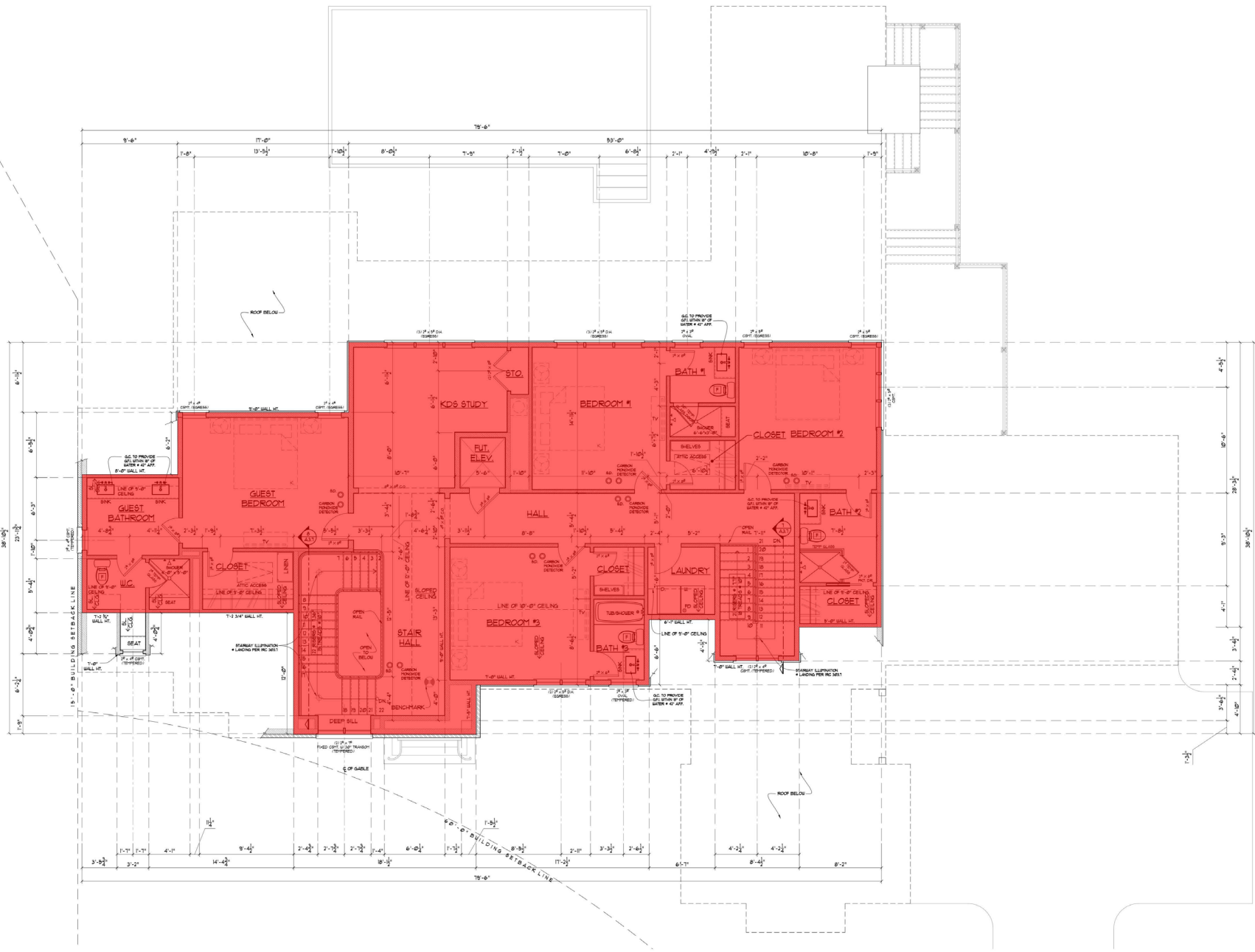
WALL LEGEND

	2 x 4 STUD WALL		SMOKE DETECTOR
	2 x 6 STUD WALL		EXHAUST FAN
	BRICK VENEER		
	STONE VENEER		
	C.M.U. WALL		

1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

TERRACE FLOOR:	2,287 SQ. FT.
FIRST FLOOR:	3,688 SQ. FT.
SECOND FLOOR:	2,127 SQ. FT.
TOTAL:	8,102 SQ. FT.
FUTURE TERRACE FLOOR:	696 SQ. FT.



NOTES

1. ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS AT FIRST FLOOR ARE 2 x 6 STUD WALLS UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2 x 4 STUD WALLS UNLESS OTHERWISE NOTED.

WALL LEGEND

	2 x 4 STUD WALL		SMOKE DETECTOR
	2 x 6 STUD WALL		EXHAUST FAN
	BRICK VENEER		
	STONE VENEER		
	C.M.U. WALL		

1 SECOND FLOOR PLAN
A.1.3 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

TERRACE FLOOR:	2,287 SQ.FT.
FIRST FLOOR:	3,688 SQ.FT.
SECOND FLOOR:	2,127 SQ.FT.
TOTAL:	8,102 SQ.FT.
FUTURE TERRACE FLOOR:	696 SQ.FT.



RANDALL MILL - LOT #4
 RANDALL MILL RD.
 ATLANTA, GEORGIA