

# 2015 James Street

## ATTIC VENTILATION

186 SQ. FT. OF ATTIC / 300 = 3.95 SQ. FT. OF INLET AND OUTLET.

VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE JOINTS.  
6" PESTENT W/ TREATED 2x2 CAP W/ SLOPED TOP (TYP)



## FRONT ELEVATION

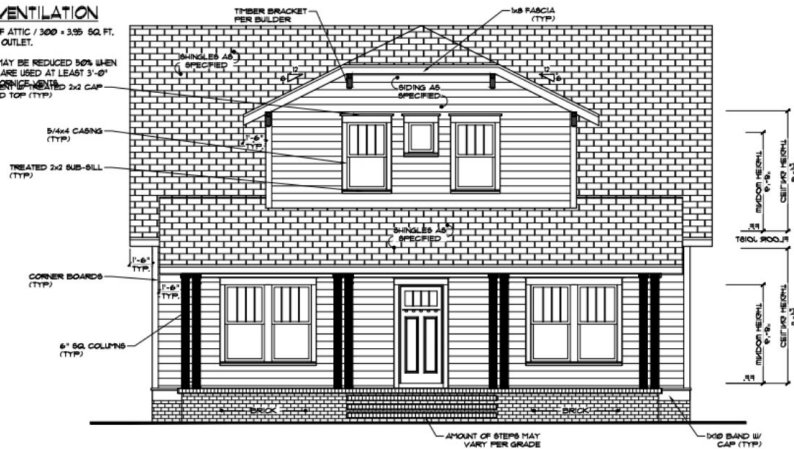
SCALE : 1/8" = 1'

\*Plans and selections subject to change at builder's discretion.

### ATTIC VENTILATION

186 SQ. FT. OF ATTIC / 300 + 335 SQ. FT. OF INLET AND OUTLET.

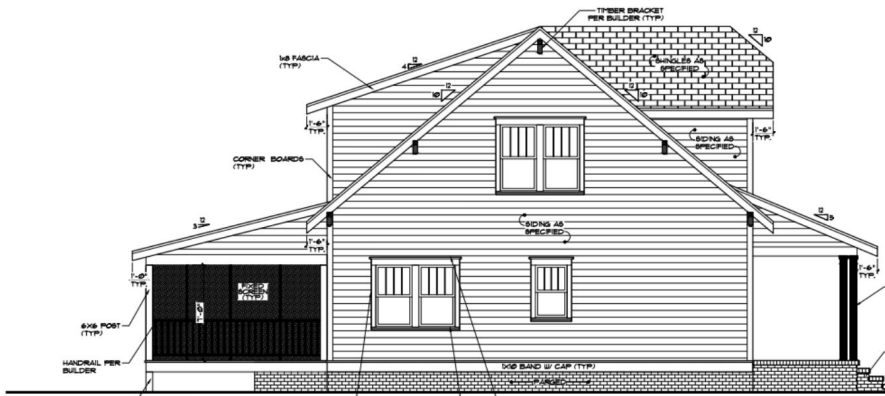
VENTILATION MAY BE REDUCED 80% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNER-TREATED 2x2 CAP w/ SLOPED TOP (TYP).



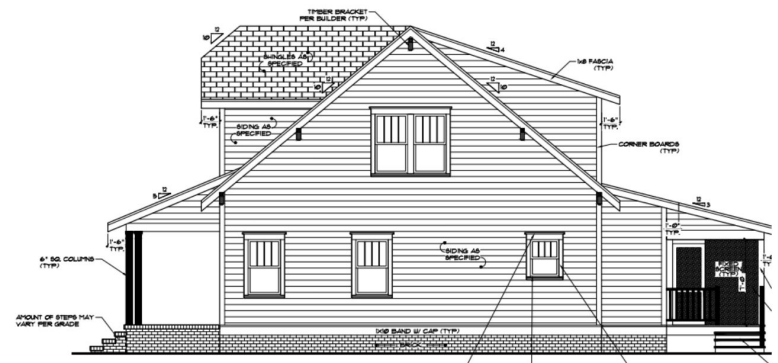
**FRONT ELEVATION**  
SCALE : 1/8"=1'



**REAR ELEVATION**  
SCALE : 1/8"=1'

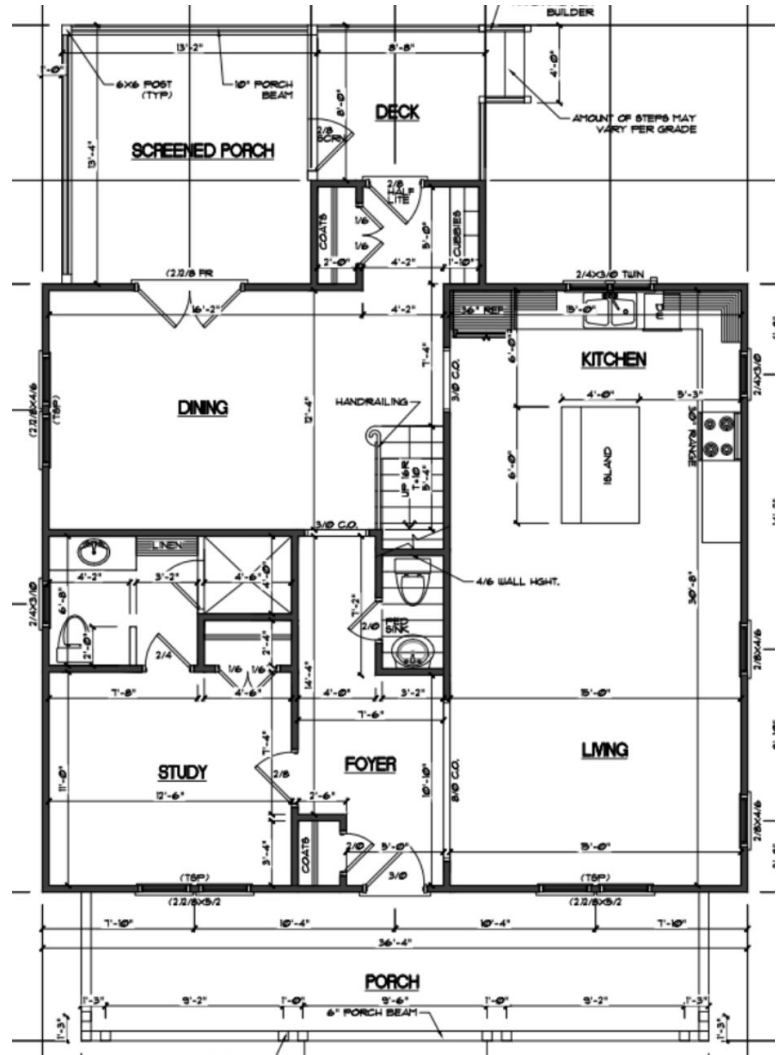


**LEFT ELEVATION**  
SCALE : 1/8"=1'

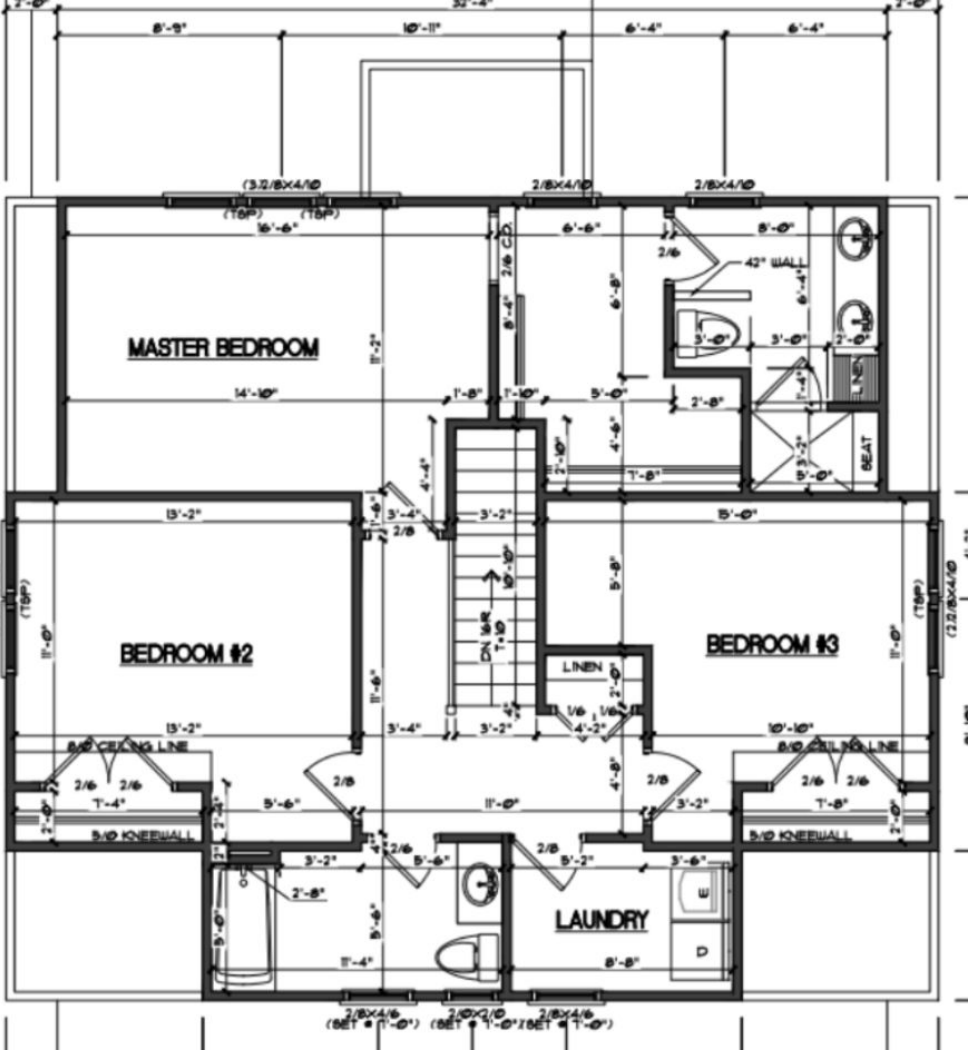


**RIGHT ELEVATION**  
SCALE : 1/8"=1'

# First Floor



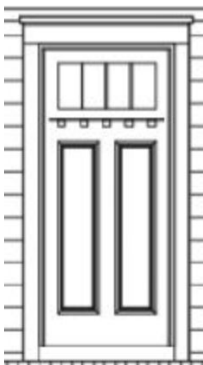
# Second Floor



# Exterior Finishes



FRONT ELEVATION  
SCALE: 1/8"=1'



Custom Solid Fir  
Wood Front Door



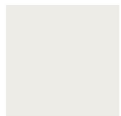
REAR ELEVATION  
SCALE: 1/8"=1'

Exterior Color:



James Kent 17"  
Tall Outdoor  
Sconce- Earth  
Black- flanking  
front door.

Exterior Color: Trim:



SW Pure White  
Wall and Trim



Kwikset  
Vancouver  
Black  
Handleset



CertainTeed  
Landmark  
Shingles



Wire for 2 fans  
on front porch.  
Screened-in  
**back porch- fan**  
with 4 can lights.

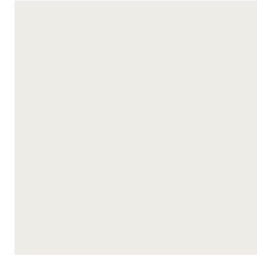
# General Interior Selections



Two panel white doors throughout



Kwikset Pismo Black Matte Door handles

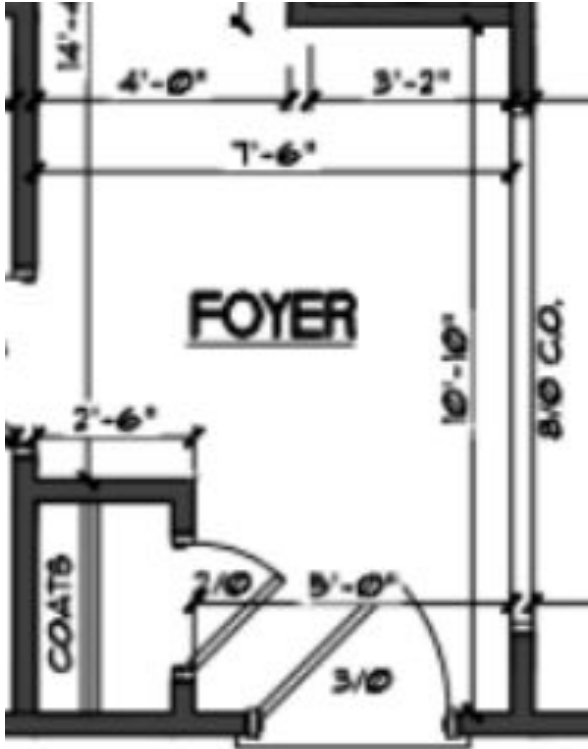


SW Pure White Wall and Trim

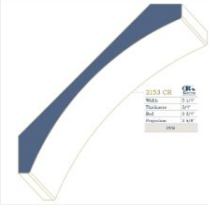


Hardwood Flooring-White Oak 3 ¼" #1 Common -Natural Finish (Whole house unless otherwise noted)

# Foyer



## Custom Features:



-Crown Moulding

# Powder Room



Black Matte 2  
Light Pendant

Single Hole Black Matte  
Faucet



Pedestal sink



\*note images are not to  
scale





# Study

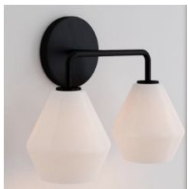


11" Flushmount Modern Disc Light



\*note images are not to scale

Black Matte Vanity 2 Light  
Fixture

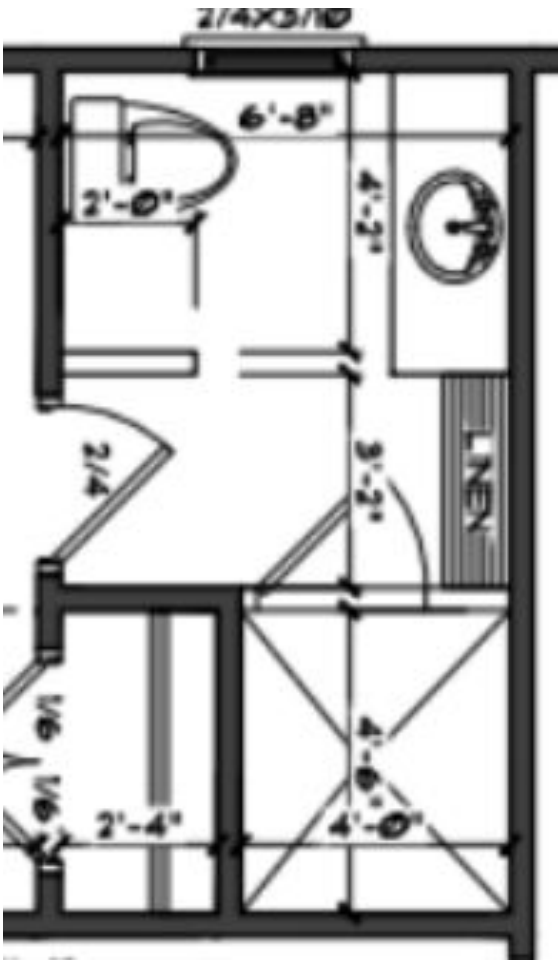


# First Floor Full Bath

Black Matte Plumbing



Songbird Whistling  
White 5"x5" Square  
Brick Laid Shower  
Wall Tile



1" Hexagon White and Black Dot Floor Tile

Miami Vena  
Quartz w/ 4"  
matching  
backsplash



Dove White  
Cabinetry



# Living Room



3 Blade Ceiling Fan with Remote Control  
+ 4 Can lights

Custom Features:

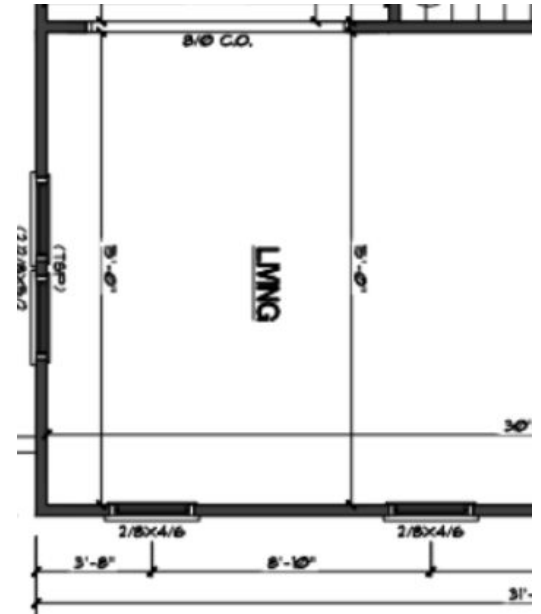


-Crown Moulding

Fireplace with Marble Hearth



Note: The floor plan did not originally call for a fireplace, but the builder decided after plans were drawn to add this feature.

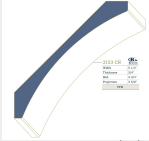


\*note images are not to scale

## Custom Features



Glass Front Cabinetry above upper cabinets to ceiling.



Crown Moulding

-Under Cabinet Lighting



Miami Vena Quartz Countertop with 4" countertop backsplash

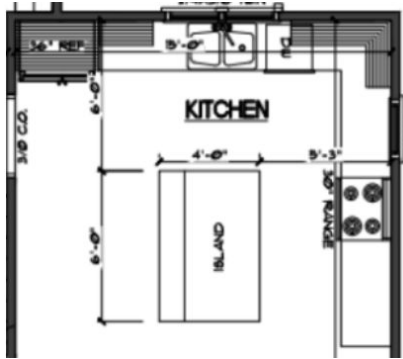


Champagne Gold



# Kitchen

Globe Pendant Island Lighting

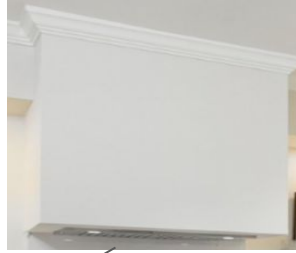


Dove White Cabinetry throughout kitchen. Upper cabinets to extend to ceiling with a smaller cabinet with glass face.

\*note images are not to scale

# Kitchen Appliances

Custom Plaster Hood vent



Custom Hood  
Insert w/  
Dimmable LED  
Lighting



GE 30" Slide-in Front  
Control Gas Range



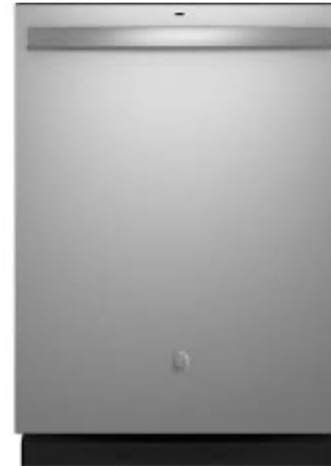
Sharp Drawer Microwave  
for Island



GE Refrigerator



GE Dishwasher



\*note images are not to scale

# Dining Room

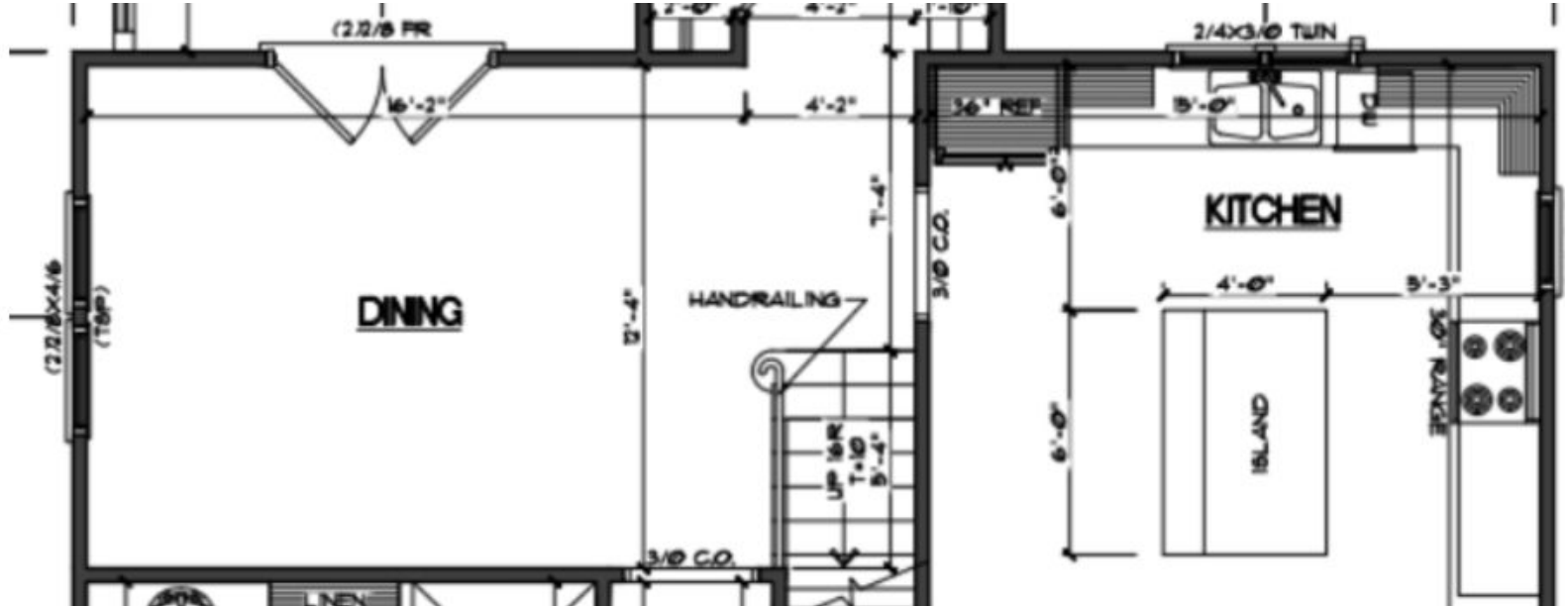


Modern Candle Chandelier

Custom Features:



-Crown Moulding



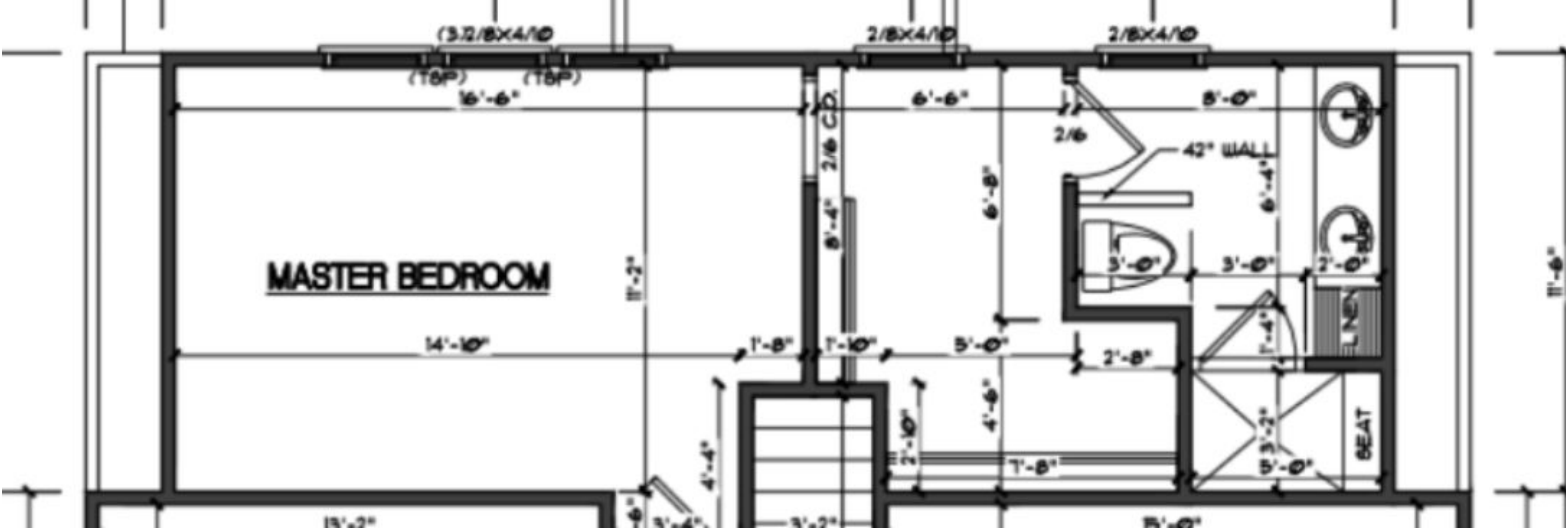
\*note images are not to scale

# Primary Suite



Ceiling fan with remote + 4 can lights

Features a large walk-in closet and En Suite



# Primary Bathroom



Milk glass sconces  
flanking mirrors

Chrome plumbing  
throughout

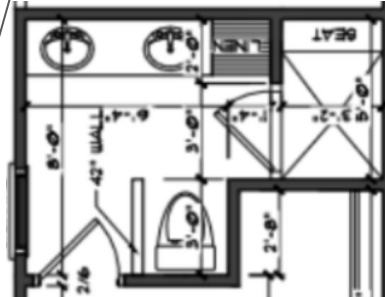
Miami Vena  
countertop top and 4"  
backsplash

Calcatta Matte Shower  
Wall Tile

1" Hexagon Floor Tile  
and Shower pan



Dove White Cabinetry



1" Hexagon White Shower Floor Tile in pan



# Second Floor Full Bath

Vanity 2 Light Fixture



Black Matte Plumbing



Songbird  
Whistling White  
5"x 5" Square  
Brick Laid

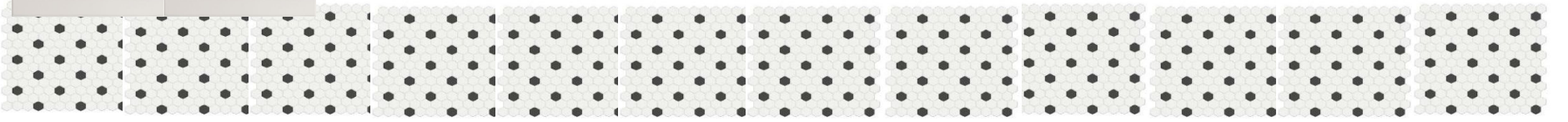


Black Matte  
Plumbing

Miami Vena  
Quartz w/ 4"  
matching  
backsplash

Dove  
White  
Cabinetry

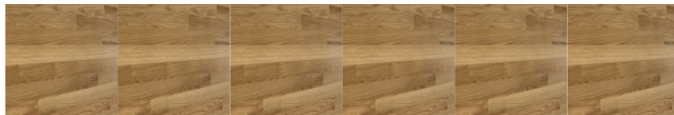
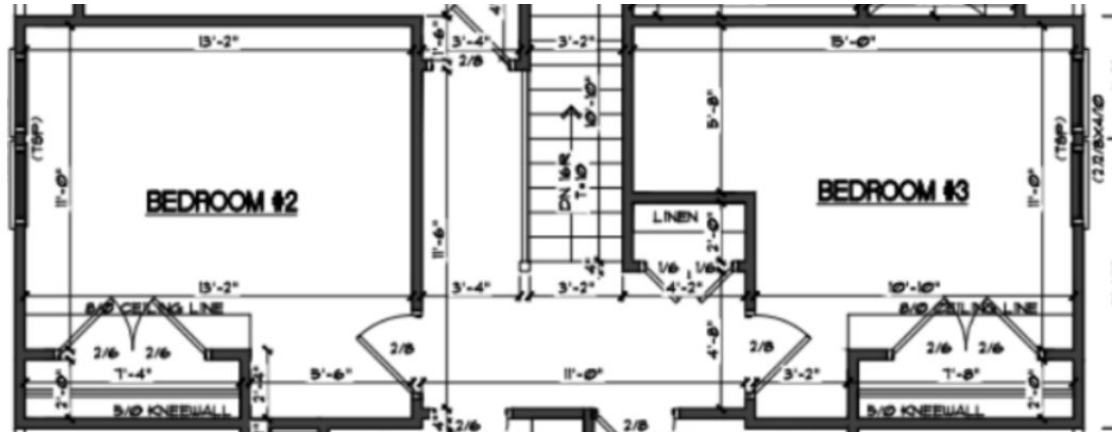
1" Hexagon White and Black Dot Floor Tile



# Bedrooms 2 + 3



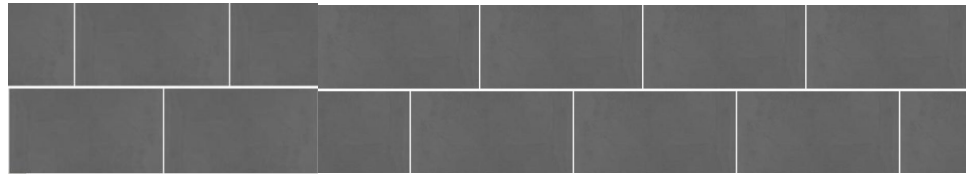
11" Wide Disc Flushmount



# Laundry



8" Wide Flush mount- Black



12"x 24" Chelsea Black Floor tile Brick Laid