

BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
ZONING MEETINGS
PLAN #1



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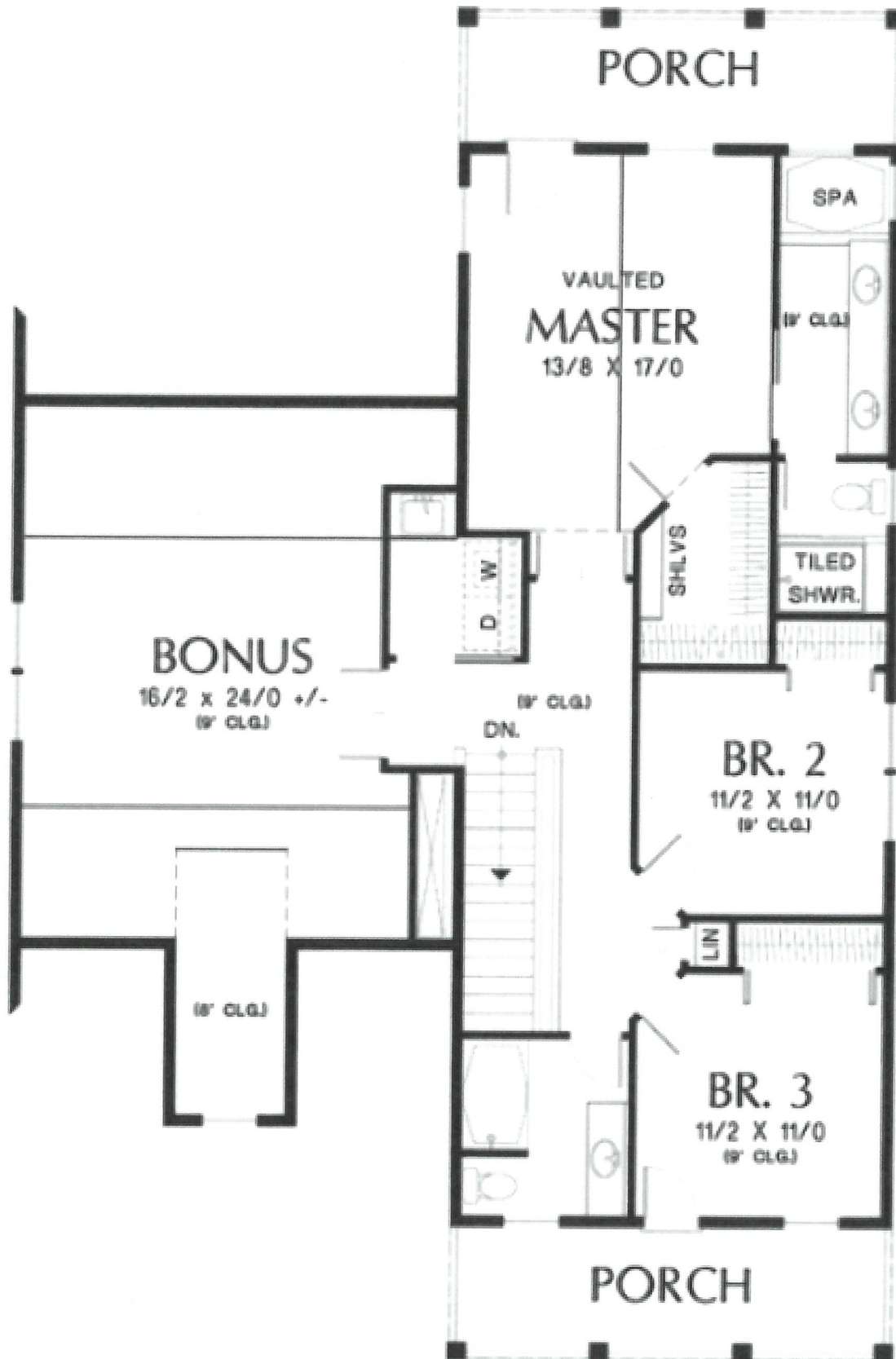
Rear Elevation:



BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
ZONING MEETINGS
PLAN # 1

LEVEL 2

[view expanded size](#)

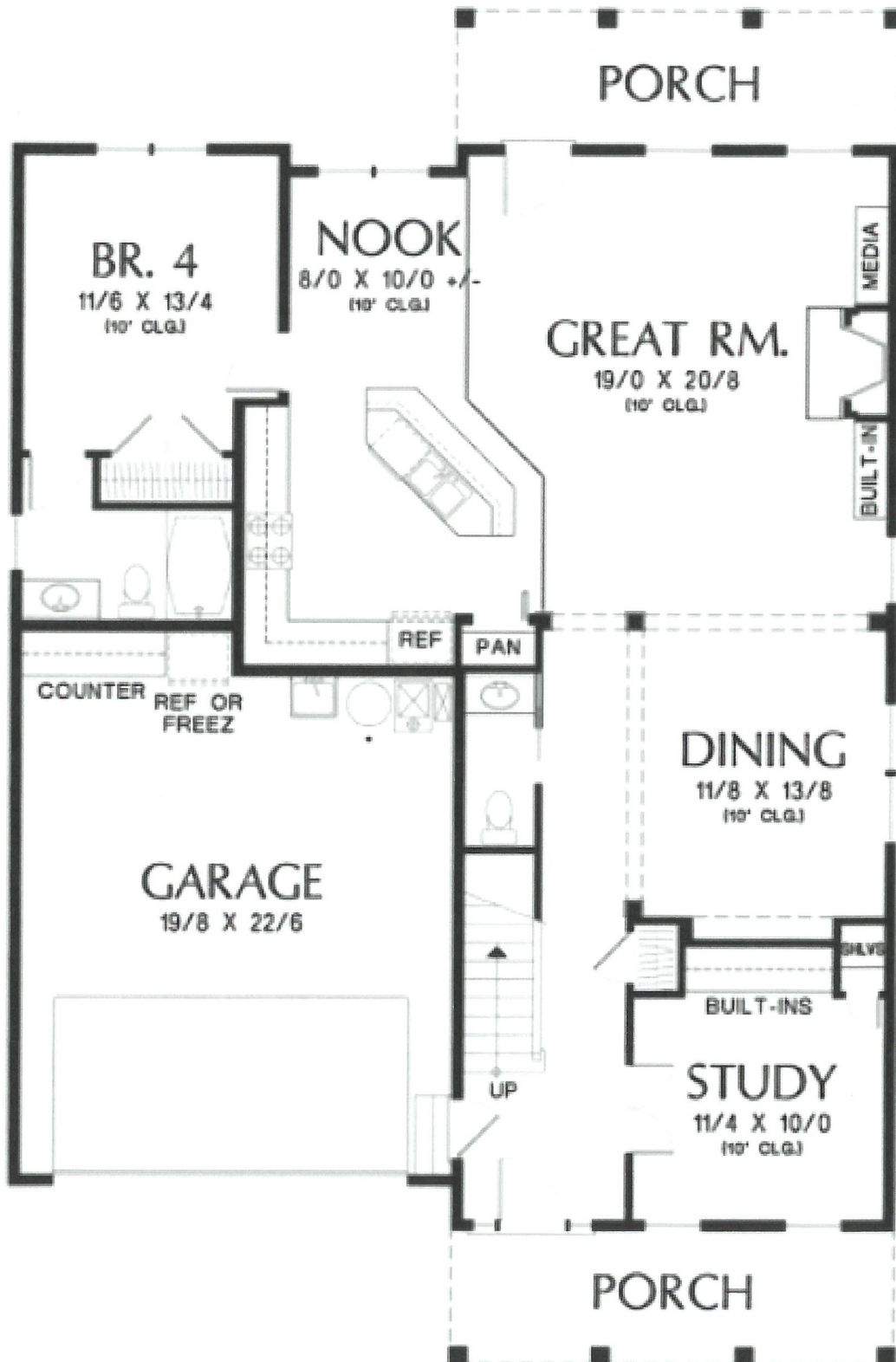


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LEVEL 1

[view expanded size](#)



BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
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PLAN #2

Front Elevation



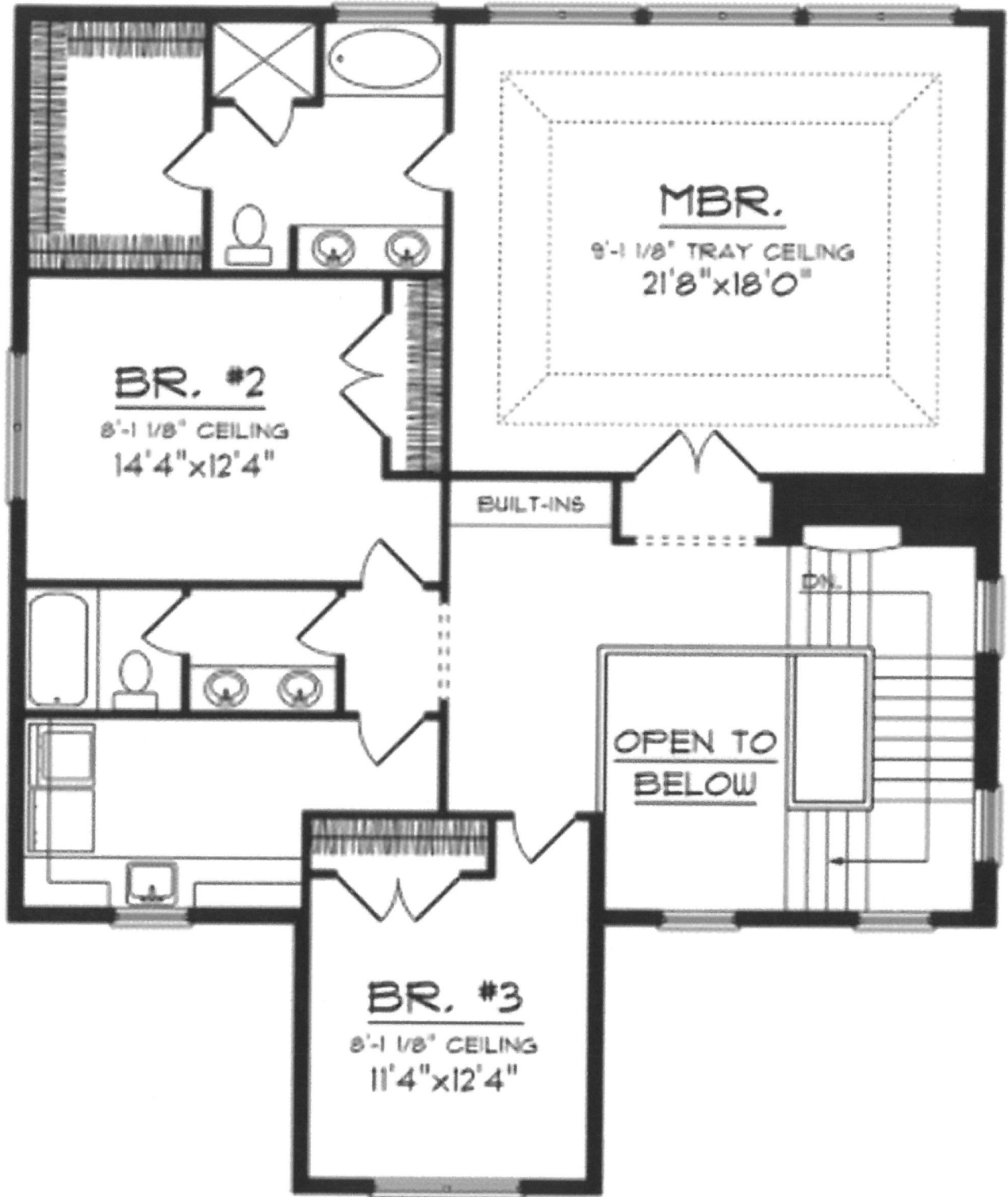
BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
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Rear Elevation:



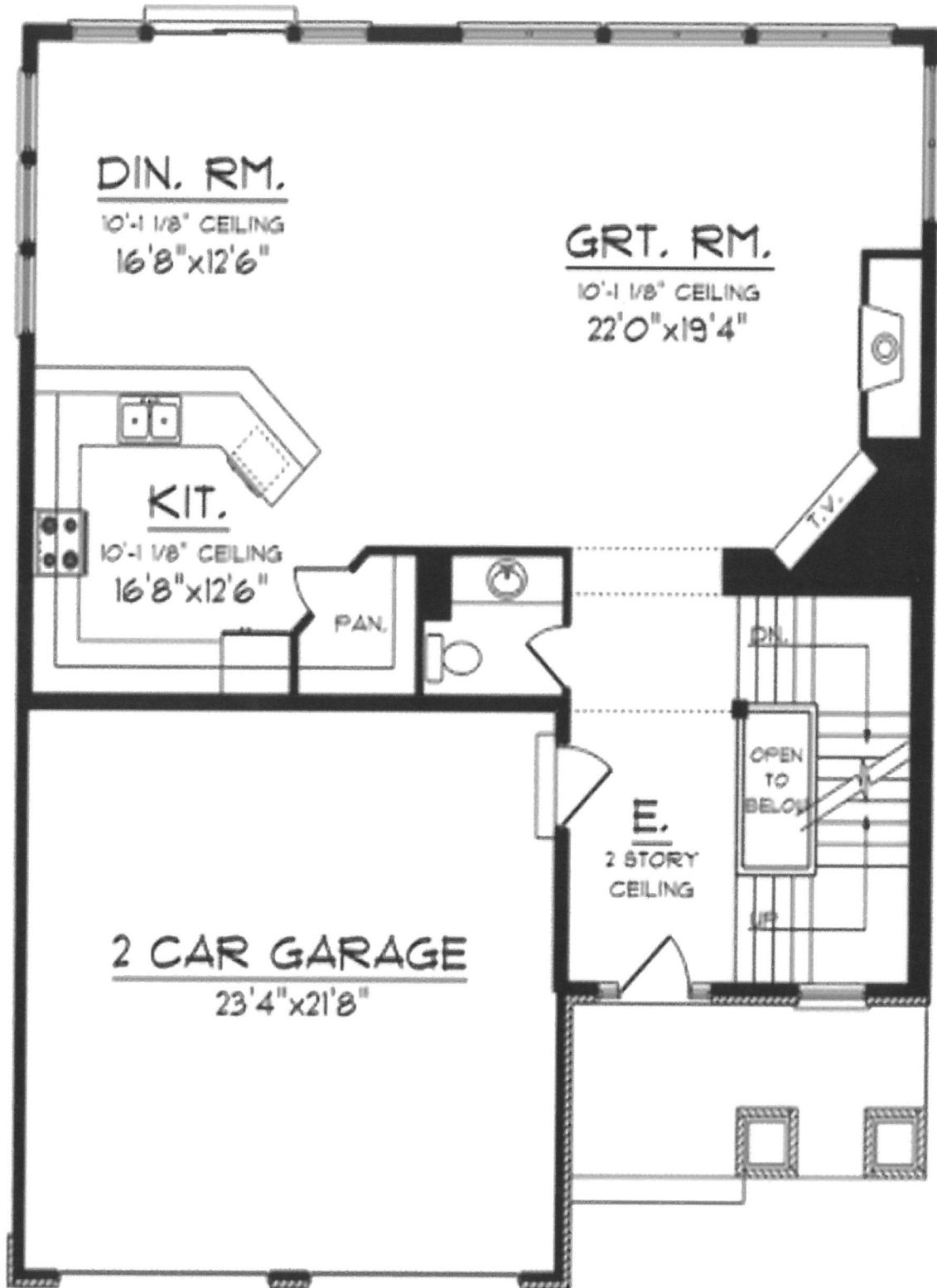
BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
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PLAN #2

Level 2



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Level #1



BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
ZONING MEETINGS
PLAN #3

Front Elevation



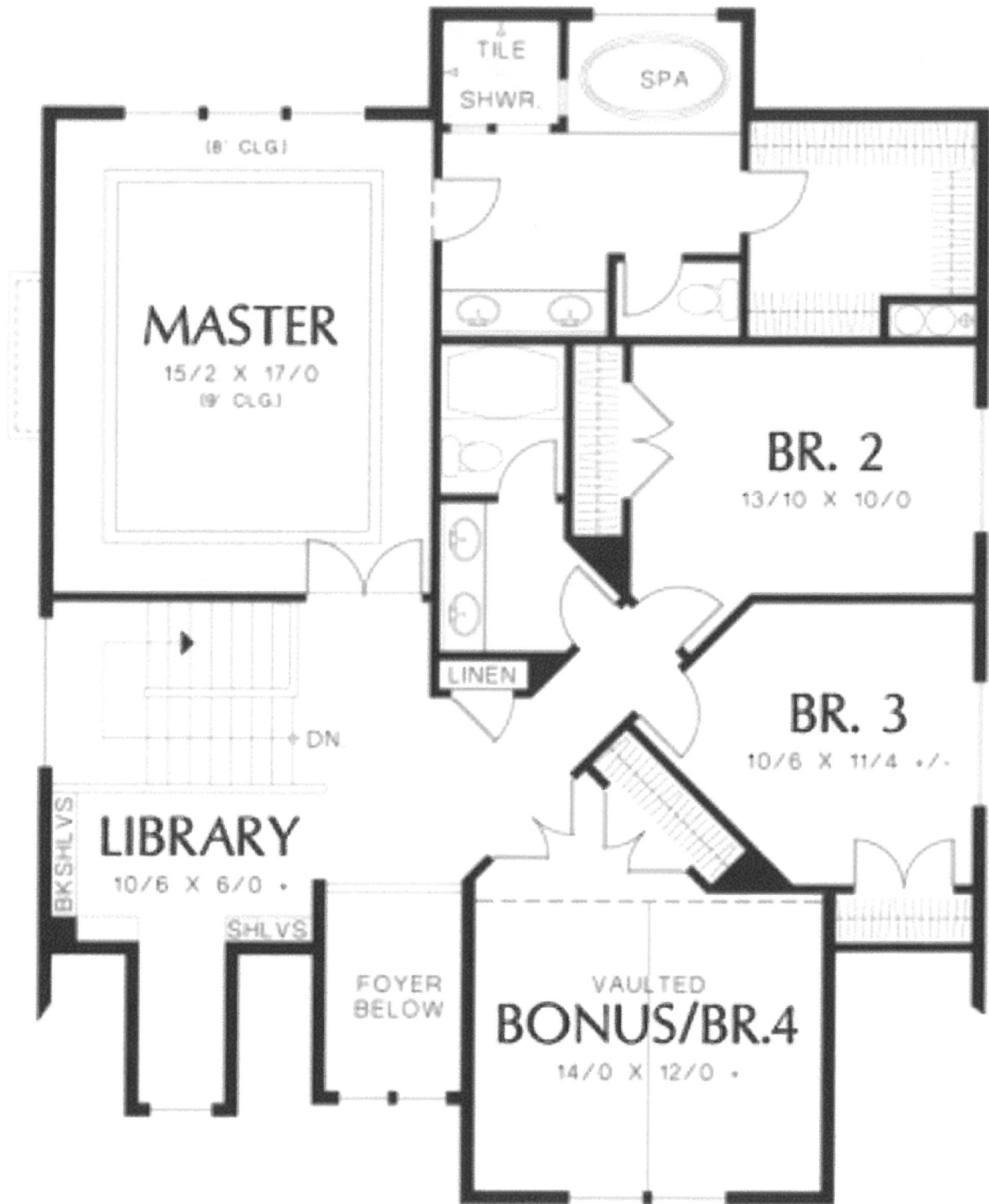
BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
ZONING MEETINGS
PLAN #3

Rear Elevation:



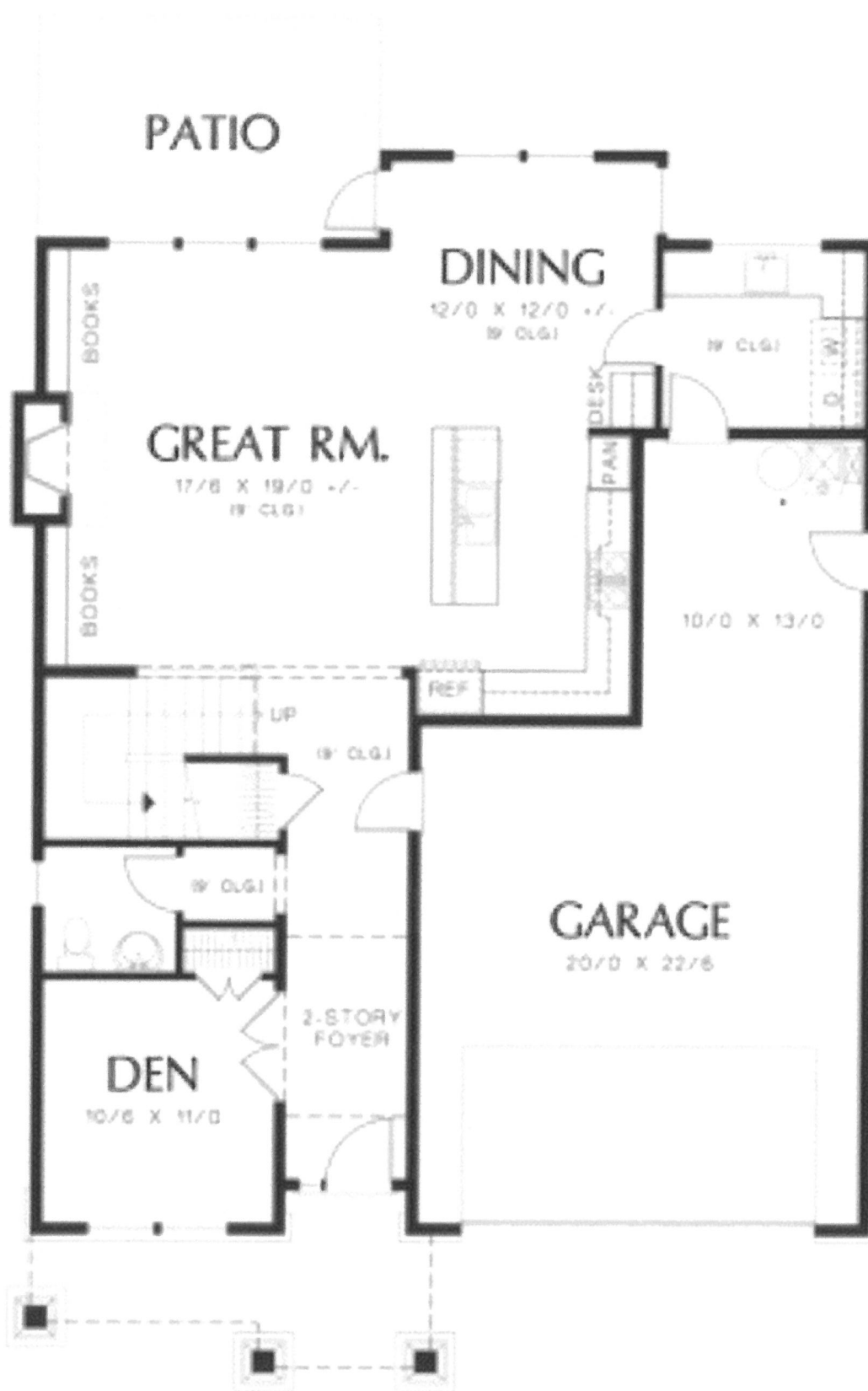
BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
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PLAN #3

Level 2



BELMONT STATION SUBDIVISION – DIXIE AVE – CONCEPT PLANS FOR
ZONING MEETINGS
PLAN #3

Level #1



Belmont Station

New 5 lot subdivision on Dixie Ave

Specification/Amenity List:

Lot Development To be completed by March 1, 2019

Custom built homes and designs

Homes to be 2400+ sqft finished heated area on first and 2nd floor. Basements or Slabs per plan and site specifications

3-4 Full Bedrooms

2 1/2 to 3 Baths including designer features

Only one block from the hot Smyrna Market Village and all amenities of the City including City Hall, Activity Center, Gym, Library and Transit.

Exterior Amenities:

Electrical:

- Recessed lighting, elegant entry and abundant spotlights on 2 corners
- GFCI outlets at all exterior doors

Landscaping:

- Professionally landscaped with Bermuda sod grass on front and side yards
- Irrigation system with programmable main panel which includes alternate zones
- Solid metal mailbox if Kiosk not required
- Two outdoor water faucets for ease of use
- Wide concrete drive

Home Exterior façade:

- Basement Foundations (if needed) coated with rubberized foundation coating
- J-Drain foundation footing strip drain complete with full wall sheet drainage (Mira drain system) for maximum water protection (best in market)
- Front elevation- per plan but will be at least 50% either Brick or simulated stone.

- Siding: New England Style - 3 sides Nichiha Smooth Cement siding with narrow 5" lap on sides and rear. Trim primed and painted with 2 coats of Sherwin Williams Super Paint.
- House wrap: Correct wrap house wrap, wrapped homes solid OSB sheathing exterior
- All soffits are Hardi Cement continuous vent
- Windows are upgraded rot free with PVC Surrounds and sills for rot free performance in a premium color
- Roof is GAF or Certainteed lifetime architectural roofing with abundant "turtleback" roof vents
- Gutters are Bronze or the like color in 6" oversized continuous with **downspouts**

Patio:

- 12x14 concrete patio or pressure treated deck as standard off rear of homes

Interior Amenities:

Electrical Systems:

- 200amp Electrical Service
- 5" decorative recessed lights with halogen lighting per plan
- Baseboard outlets on first floor
- 42" wood burning fireplace with raised stone hearth
- Premium lighting collection throughout home
- Home automation prewire including Smart Center central wiring system for low voltage
- Basement to attic tube with pull wire strings in place for future growth
- Premium molding package
- Designer custom paint selections
- First floor main area living is 3 ¼ "site finished oak flooring
- 8' solid doors on first floor with brushed nickel hardware

Plumbing Systems:

- Kohler Toilets
- Premium Delta plumbing fixtures
- Pex supply and PVC drain system, recirculation system (instant hot) and 50 gallon hot water heater.

HVAC Systems: 2 complete seperate systems

- Premium Heating and Cooling Systems on terrace and main level
- Programmable thermostats

Low Voltage systems:

- Each bedroom has duplex jacks - data and voice jacks
- Integrated AV system prewire in home with Center Panel 37" for controlling all systems -
- Living areas including master bedroom and bath was prewired for AV speaker system.
- AV system includes 5.1 surround system in great room with room for expansion as well as integrated whole home audio system.
- Automated garage door opening and closing via cell phone
- Plasma prewire

Kitchens:

- Appliances- Frigidaire premium Stainless Steel with a 36" commercial gas style range and cabinet depth refrigerator including hidden microwave and standard dishwasher.

- Premium designer cabinetry with island that includes soft close door hardware, integrated trash pull out bin and deep dish custom details. Perimeter cabinets include custom oversized hood vent
- Cabinets also have under cabinet and in cabinet lighting.
- Premium granite countertops with a \$50/sqft allowance
- Large single bowl stainless steel sink with antique chrome three stem English style gooseneck faucet
- Badger insinkerator disposal
- Custom pendant chandelier lighting and abundant can lighting
- Stone or Porcelain designer backsplash. With \$15/sqft allowance
- 3 ¼ “ site finished oak flooring
- Mud/Garage Entry has built-in bench with hooks and shoe storage
- Laundry has wood cabinets, solid surface top, Tile floor and integrated stainless steel sink with pull out faucet. Also has dedicated circuit for iron

Great Rooms:

- Six additional recessed lights and fan light combo
- 42” wood burning fireplace with stone surround and hearth including custom wood mantle
- Plasma integrated system with mounting above fireplace
- Built-in 5.1 surround sound with in-ceiling speaker pre-wire
- 3 ¼ “ site finished oak flooring

Dining rooms:

- Custom tall judges paneling with custom trimmed ceiling tray with lighting in crown
- Elegant antique bronze chandelier
- Faux beams or crown moldings per plan
- Bull nosed arches with accent trim
- 3 ¼ “site finished oak flooring

Foyers:

- 8’ stained 36” wood doors with integrated arched glass window
- 3 recessed can lights in entry hall
- Hall stairs includes two story ceiling with oak railed wrought iron overlook and chandelier
- Elegant molding

Studys:

Elegant custom steel windows and designer custom paint colors

Master Suites (per plan):

- Oversized master
- Vaulted ceilings with crown molding per plans
- 3 ¼ “site finished oak flooring
- Designer bathroom with huge walk in shower including a bench seat (per plans).
- Paint grade cabinets with his and her sinks and granite countertops

- Walk-in shower complete with "frameless glass doors
- Huge walk in closet

2nd floor hallway and general areas:

- Elegant wood railings and oak open-end steps
- Pull down attic steps for access to oversized floored attic
- 3 ¼ "site finished oak flooring

Alternate bedrooms:

- 3 bedrooms have their own individual baths (per plans) with tile and painted wood cabinets with solid surface countertops
- All bedrooms have oversized closets
- All bedrooms have carpet flooring

Basements (per site):

- 9' ceiling height
- Unfinished main areas that has the potential 6th bedroom/office/play area
- Terrific large room that is ready to be finished into a media room
- Plenty of area for a bar/kitchen and sitting area.
- Future full bathroom stub in