106 West Prentiss Avenue Renovation
Greenville, South Carolina

Sandy Cullen ♦ DES 482.01 ♦ Advanced Interior Design II ♦ Professor Jane Hughes ♦ Spring 2017
Clients

Alan and Phyllis Smith

Belle

Smith’s Grandchildren
The design of this home will provide the occupants a comfortable, warm, safe living environment into which they can invite their family and friends for social gatherings. The floor plan will feature open social areas delineated by furniture and through the use of grounding techniques such as floor and ceiling changes. It will also provide separate spaces for the clients to pursue solitary activities such as reading or quiet relaxation. In order to give the clients the comfortable, welcoming environment that they seek, a naturalistic design concept will be used. This design will feature elements such as rhythm, curvilinear lines, a variety of textures and symmetry. Organic elements and an analogous, warm color palette will further support the design.

Specific considerations must be taken into account given the clients’ age and fixed income. In an effort to minimize utility bills and reduce their carbon footprint, energy efficient and sustainable systems and products will be chosen such as low VOC paints, LED fixtures, renewable energy sources, and efficient plumbing fixtures. Special attention will be given to indoor air quality to ensure that the Smiths’ home is healthy and safe for all. To address any future accessibility issues, principles of Universal Design will be applied, and accommodations for aging in place and the aging eye will be made.
Existing Floor Plan

Challenges:
- "Landlocked" Rooms
- No clear path of travel throughout the house
- Floating staircase – inefficient use of space
- Segmented room layout
- Upstairs room not suitable for primary use
- Access to Master Bath through hall
- Access to Den through narrow kitchen or bathroom
- Narrow galley kitchen
- Two Doors on Front of House
**Dimenson Demolition Plan**

**Den**
- Remove fireplace and chase and frame in existing opening.
- Remove frame in French doors and door to grilling deck.
- Remove sheathing in French door bath and install cement board in preparation for tile.
- Provide wetting barrier in Wet Room and extend 3’ beyond threshold of Wet Room. Provide 2” slope to drain in Wet Room. See new plan.
- Remove framing down to subfloor in remaining area and install hardwood floors.
- Install plumbing supplies and drain for shower, toilet and sink.
- Frame out new window and enclose openings of old windows.
- Add wall and doors as indicated.
- Add blocking for girt beam around perimeter of Wet Room, at 3/4” AFF on center.
- Frame for shower niche and recessed vanity mirrors.
- Repair walls, ceiling and trim as necessary.

**Kitchen**
- Remove all fixtures, appliances, counters and cabinets. Cap off gas line and any plumbing supplies and drains.
- Remove all flooring down to subfloor and install hardwood floors.
- Frame out new windows and enclose openings of old windows.
- Remove and install as indicated.
- Repair walls, ceiling and trim as necessary.

**Hall Bath**
- Remove all fixtures, counters and cabinets. Cap off all plumbing supplies and drains.
- Remove all flooring down to subfloor and install hardwood floors.
- Frame opening for new window.
- Remove and add wall and doors as indicated.
- Repair walls, ceiling and trim as necessary.

**Breakfast Room**
- Frame out new window and enclose opening of bay window.
- Add new walls and door as indicated.
- Repair walls, ceiling and trim as necessary.

**Laundry Room**
- Remove all cabinets, countertops and appliances.
- Seal all plumbing supplies and drains. Seal dryer duct.
- Install plumbing supplies and drain for sink and toilet. See new plan.
- Remove and add wall and doors as indicated.
- Repair walls, ceiling, trim and hardwood floors as necessary.

**Stairwell**
- Remove all stairwell. Frame in ceiling and repair walls.
- Install new stairwell perpendicular to existing stairwell location as indicated.
- Install radial roof from crawl space through roof.
- Install plumbing supplies and drain for shower, sink and toilet. See new plan.
- Remove framing and subfloor and install cement board in preparation for tile.
- Repair walls, ceilings and trim as necessary.

**Dining Room**
- Frame out new window and enclose openings of old window.
- Calf door opening from bedroom A. Include framing for 12” transom above.
- Remove and add wall and doors as indicated.
- Repair walls, ceiling, trim and hardwood floors as necessary.

**Living Room**
- Remove walls on both sides of case opening up to header height of existing opening.
- Frame for 12" Transom over case opening.
- Patch walls, ceiling and hardwood floors as necessary.

**Dressing Room**
- Remove walls and doors as indicated.
- Frame out new window and enclose openings of old window.
- Install new marine fixtures where indicated. 20” deep beams required.
- Repair walls, ceiling, trim and hardwood floors as necessary.

**Bedroom B**
- Remove windows and frame opening for converging sliders.
- Add new walls and doors as indicated.
- Frame for 12” transom over case opening.

**Master Bedroom**
- Remove fireplace, chimney, hearth and mantle, closet walls and doors as indicated. Repair floor, ceiling and roof.
- Frame out new window and enclose openings of old windows.
- Frame out case opening into Bedroom B as shown. Frame for 12” transom over case opening.
- Install plumbing supplies and drain for kitchen sink, dishwasher and refrigerator.
- Install gas line for range.
- Repair walls, ceiling, trim and hardwood floors as necessary.

**Bedroom A**
- Remove and add wall and doors as indicated.
- Frame out new window and enclose openings of old windows.
- Install plumbing supplies and drain for shower, sink and toilet.
- Remove subfloor in area of new bathroom (see new plan) and install cement board in preparation for tile.
- Repair walls, ceiling, trim and trim as necessary.

**Bedroom C**
- Remove and add walls and doors as indicated.
- Install carpeting and install hardwood floors.
- Repair walls, ceiling and trim as necessary.

**Hall**
- Remove carpet and install hardwood floors.
- Install tile for new entryway.
- Repair walls, ceiling and trim as necessary.

**Upstairs Bath**
- Remove all fixtures, cabinets and countertops.
- Remove and add wall and doors as indicated.
- Remove plumbing supplies and drain per new plans.
- Remove. Floor tile and install subfloor for new tile. Repair walls, ceiling and trim as necessary.

**Bedroom D**
- Remove and add walls and doors as indicated.
- Install carpeting and install hardwood floors.
- Repair walls, ceiling and trim as necessary.

**Attic**
- Frame and add drywall as necessary.
- Install finished floor. Install insulation.
- Repair walls, ceiling and trim as necessary.

**General Notes:**
- All light fixtures, sconces and sconces to be removed. New wiring installed per Electrical Plan.
- All altered or new wall, and ceilings finished to match existing surfaces.
- Install OSB sheathing followed by 7/16” 13 X 13#28 Siding board around exterior of house.
- Install new vinyl ceiling.
- Remove existing chandeliers.
- Frame in opening for window and all doors and windows that can be moved or removed.
- Remove and add walls and doors as indicated.
- Add blocking for girt beam around perimeter of Wet Room, at 3/4” AFF on center.
- Frame in roof once chimney is removed.
- Frame for 12” Transom over case opening.
- Provide waterproof barrier in Wet Room and extend 2’ beyond existing opening.
- Remove flooring down to subfloor and install Pennsylvania Blue Stone oversized tiles in Hopsotch pattern.

**Upstairs Bath**
- Remove all fixtures, cabinets and countertops.
- Remove and add wall and doors as indicated.
- Remove plumbing supplies and drain per new plans.
- Remove. Floor tile and install subfloor for new tile. Repair walls, ceiling and trim as necessary.

**Bedroom A**
- Remove and add wall and doors as indicated.
- Frame out new window and enclose openings of old windows.
- Install plumbing supplies and drain for shower, sink and toilet.
- Remove subfloor in area of new bathroom (see new plan) and install cement board in preparation for tile.
- Repair walls, ceiling, trim and trim as necessary.

**Bedroom D**
- Remove and add walls and doors as indicated.
- Install carpeting and install hardwood floors.
- Repair walls, ceiling and trim as necessary.

**Bedroom C**
- Remove and add walls and doors as indicated.
- Install carpeting and install hardwood floors.
- Repair walls, ceiling and trim as necessary.
Reduced travel distance for primary living spaces
Differentiated spaces for solo activities
Bathrooms readily available
Accessible bathroom and zero step entry make home “visitable”
Homogenous social areas
Accessible entrance from rear parking pad into family room
Universal Design/Aging in Place Features

- 2”x 6” Blocking in halls for future grab bars at 35” AFF on center.
- Zero Step Shower
- Handheld shower with 6’ hose
- Lever Handles and Faucets
- Pulls Not Knobs
- Linear Shower Drain (easier maneuverability in wheelchair)
- Rounded corners on countertops
- Shower bench
- Comfort Height Toilets with LED Night lights
- Tile flooring with Coefficient of Friction Rating of .6 or greater
- 5’ turning circles
- Multi-level work surfaces in kitchen
- Area Rugs taped down with double sided tape
- Avoid use of pastel colors as they are harder to delineate for older adults
- Avoid high contrast patterns that give illusion of movement
- Adjustable task lighting over work surfaces
- Warm colors as cool colors tend to become greyer as the eye becomes more yellow as we age.
- Laundry Room near Owners’ Suite
- Accessible outdoor space
- Pot filler mounted at cooktop
- Sink in close proximity to stove
- Microwave below counter height
- Pocket doors
- Outswinging doors to enclosed spaces
Healthy Home Features

- Radon Vent
- Low VOC Finishes
- Air Filtration System
- Good ventilation to reduce odors and moisture
- Daylighting (Sun Tubes, transoms, skylights)
- Hepa filter. Indoor air pollution can be up to 5x greater than outside.
- Energy Recovery Vent
- Good insulation
- Carbon Monoxide Detectors
- House plants
- Central Vacuum...exhausts to outside for better air quality
- Nature based design
- AirRenew Gypsum Board
- Moisture resistant gypsum board in wet areas
- Quartz countertops...antimicrobial/easier to clean
- Encapsulated crawl space
- Ductwork in conditioned space
- Bath fans on automatic timers
Sustainability Features

- Energy Efficient Fixtures and Equipment
- Plumbing Fixtures meet EPA Watersense Criteria
- Transoms, sun tubes and skylights for improved daylighting
- Programmable Thermostat
- On Demand Hot Water Recirculation Loop with Smart Logic Controller
- New Windows featuring Low E Glass
- New insulation
- Solar Shingles
- LED Bulbs and Fixtures
- Exhaust fans on automatic timers
- Dimmers on all light switches
- Daylight Sensors
- Occupancy Sensors
- R-13 Foam Insulation Board installed under new siding
- Reuse existing interior doors, moulding, fireplace and hardwood flooring
- Haiku Ceiling Fans
- Haiku lights – work with Amazon Alexa
- Encapsulated Crawl Space
“Have nothing in your house that you do not know to be useful or believe to be beautiful.”

- William Morris
Living Room Selections

Beaufort Floor Lamp by Calico Interiors
Antique Brass
58" H x 22" W
Indirect Lighting/Contemporary/LED bulb

Eero Saarinen Tulip Table
Black Steel
30" W x 30" H
Curvilinear/Recyclable

Bishop Reading Chair by Hancock & Moore
Brown Leather
32.5" W x 38" D x 35" H

"Night House" by Kevin Isgett
Oil on Board
24" W x 38" H

Happy Hour" by Jan Swanson
Oil on Canvas
16"x20"

Original Work by Jared Emerson
Oil on Canvas
4' x 5'

Canterbury Liberty Rug by Himalaya
Jute and Rayon
9' W x 12' L
Grounding/Reference to Nature

Client’s Antique Painted Wood Table
35" W x 21" D x 30" H
Texture/meaning of place
Reusing Resources

Client’s Antique Secretary
Mahogany and Leather
42”W x 100”H x 19”D (Closed)
Meaning of Place/Reusing resources

Springfield Drum Shade by Shades of Light
Bronze with Beige Linen Shade
13”H x 17” W
Curvilinear/Direct Light/LED Bulb

Ava Coffee Table by Stanley Furniture
American Walnut, Steel, Gold Leaf
48.5”W x 18” H
Curvilinear Form/Contemporary

Teddy Lamp by Arteriors
Wood/Iron
23.5” H x 14” W
Reference to Nature/Contrast to Table
LED bulb

Emery Lamp by Arteriors
Wood
31.5” H x 20” W
Reference to Nature/LED bulb

Kayden Sofa by Norwalk in Green Velvet
86”W x 34” D x 31” H
Stable cushion to aid in rising

Beaufort Floor Lamp by Calico Interiors
Antique Brass
58” H x 22” W
Indirect Lighting/Contemporary/LED bulb

Emery Lamp by Arteriors
Wood
31.5” H x 20” W
Reference to Nature/LED bulb

Ava Coffee Table by Stanley Furniture
American Walnut, Steel, Gold Leaf
48.5”W x 18” H
Curvilinear Form/Contemporary
Front Bedroom

Ceiling SW6434 Flat
Walls SW7542 Eggshell
Trim SW7004 Semi-Gloss
Accent Wall SW6431 Eggshell
Door Color SW7046 Semi-Gloss

"...a shade of green is the perfect partner to any color and can be used as a neutral to balance other colors, allowing them to sing."

- Tricia Guild

106 West Prentiss Avenue
**Front Bedroom Selections**

- **Emilio Accent Table by Arteriors**
  - Brass Legs, Glass Top
  - 24"W x 14.5"D x 24"H
  - Curvilinear /Recyclable

- **Beekman Lamp by Kate Spade**
  - Painted Glass with Linen Shade
  - 27.5"H x 16"W
  - Indirect Light/LED Bulb

- **Paula Lamp by Arteriors**
  - Porcelain with Linen Shade
  - 27.5"H x 18"W
  - Indirect Light/LED Bulb

- **Original Artwork by Cece Burnett**
  - Oil on Canvas
  - 30" H x 42" W

- **Antique Regency Faux Bamboo Dresser**
  - Pine
  - 42"H x 43"W x 22.5"D
  - Long Life Cycle

- **Long Life Cycle**

- **Paula Lamp by Arteriors**
  - Porcelain with Linen Shade
  - 27.5"H x 18"W
  - Indirect Light/LED Bulb

- **Beekman Lamp by Kate Spade**
  - Painted Glass with Linen Shade
  - 27.5"H x 16"W
  - Indirect Light/LED Bulb

- **Alexa Reclaimed Wood Bed by West Elm**
  - Reclaimed Pine
  - Queen: 64"w x 86"d x 64"h
  - Reference to Nature/Reclaimed Wood

- **Client’s Antique Overdyed Rug**
  - Wool
  - 4' x 7'
  - Rapidly renewable resource/Grounding

- **Straight Up Nightstand by Milling Road**
  - Antique Bronze and Blackened Walnut
  - 26"W x 24"D x 24"H
  - Contemporary Style

- **Antique French shutters**
  - Repurposed for closet doors
  - Reused building product

- **Antique Reclaimed Wood Bed by West Elm**
  - Reclaimed Pine
  - Queen: 64"w x 86"d x 64"h
  - Reference to Nature/Reclaimed Wood
Hall

Original Oil Painting by Melissa Anderson
Oil on Canvas
14" x 22"

The Way My Mother Stands
by Jan Swanson
Oil on Board
16"W x 20"T

Original Artwork by Star Haney
Acrylic & Gold Leaf on Canvas
36"W x 48"H

Eames Arm Chair by Herman Miller
25"W x 24"D x 31"H
Contemporary Style

Client’s Antique Turkish Oushak Rug
Wool
4' W x 7'L
Meaning of Place/Grounding/Rapidly Renewable Resource
Middle Bedroom

“We shape our homes then our homes shape us.”
- Winston Churchill
Middle Bedroom Selections

Antique Pine Provence Bed by Sundance Catalog
Reclaimed Wood
84"L x 64"W x 64"H
Curvilinear Form/Repurposed Material/Reference to Nature

Confetti Metal Folding Table by Maison du Monde
Mango Wood
24"H x 18"W x 14"D
Curvilinear/Recyclable

Antique Swedish Window Mirror by One Kings Lane
Pine
21" x 47
Reused/recycled

Colorblock Curtains
Linen

Antique Shutters used for Closet Doors
Reused building product

Natural Glass Table Lamp by Surya
Glass with Linen Shade
29"H
Recyclable/LED Bulb

Custom lamp made of antique wallpaper roller
Height: TBD
Texture/Color/Repurposed Item/LED Bulb

Lucite Green Etched Glass Lamp by Décor Therapy
Glass and Steel
28.5"H x 16" Diameter
Recyclable/LED Bulb

Rustic Painted Georgian Antique Dresser
Pine
39.5"W x 18.5"D x 38.5"H
Patina to contrast with new finishes
Reused Item

Persiennes Nightstand by Maison du Monde
Mango Wood
24"H x 18"W x 14"D
Reference to Nature

Custom Area Rug by McAbee’s
Wool
8’x10’
Rapidly renewable resource
“Behind every attractive room there should be a very good reason.”

- Sister Parish
**Kitchen Selections**

- **White Pearl by Ice Stone**
  Recycled Glass, Non-Toxic Pigments, Portland Cement
  Scratch Resistant, free of petrochemicals and plastic resins
  Waterfall Edge Detail – More Comfortable from seated position

- **Contessa (Arabesque) Wall Tile by Walker Zanger**
  Ceramic 6"x6" Curvilinear/Texture

- **Whitehaven Apron Front Sink by Kohler**
  Cast Iron 29.5" x 21.5" x 9.5"
  Easier to access from seated position

- **Artifacts Wall Mount Pot Filler by Kohler**
  Eliminates need to carry heavy pot of water to stove

- **Jia You Jia Antique Brass Traditional Kitchen Faucet**
  Level Handle
  Watersense Certified

- **Katie Acorn Pendant**
  Antiqued Brass and Glass
  Direct Light
  LED Bulb

- **Ian Stool by One Kings Lane**
  Walnut 22"W x 20"D x 37"H
  Arms for support to standing position and security while sitting

- **Kona Roman Shade in Natural Finish by Lewis Hyman**
  Bamboo and Wood
  Nature-based design
  Provides insulation

- **Orchid II by Joseph Bradley**
  Oil and Gold Leaf on Canvas 16" x 20"

- **9028-102 Modern Pull by Omnia Industries**
  Sizes Vary
  Pulls without elongated areas that can catch clothing

- **Whitehaven Apron Front Sink by Kohler**
  Cast Iron
  29.5" x 21.5" x 9.5"
  Easier to access from seated position

- **Jia You Jia Antique Brass Traditional Kitchen Faucet**
  Level Handle
  Watersense Certified
106 West Prentiss Avenue

**2017 Energy Star Most Efficient Refrigerator**
LG LSXC22336

Counter Depth Side by Side Refrigerator

**Bosch Microwave Drawer**
HMD8053UC – 30"
Opens and closes with push of button
Lower installation height reduces chance for spills and burns

**Bosch Side Swing Wall Oven**
HBLP451RUC – Right Hinge
Eliminates need to lift over door

**Bosch 36" Benchmark Induction Cooktop**
NITP666UC
Safer, pan gets hot, not cooking surface
Energy efficient (less heat loss)
Easy to clean

**Fisher & Paykel Double Dishwasher Drawer**
DD24DCTX9
Energy Star Certified

**Original Copper Hood by Coppersmith**
Bronze Patina, Smooth Finish
Recyclable/Improved Air Quality

“A house should be a synthesis of comfort, practicality, and tradition.”
- Elsie de Wolfe
Universal Design Features

9" Toe Kick/Hidden Drawer

Full Extension Drawer Glides

Drawers and roll out trays for easy access

Pegboard Dish Rack

Richlieu’s Kick and Go Foot Pedal

East Kitchen Elevation

Front Island Elevation

South Kitchen Elevation
NOTES:
- END PANEL AND SKIN FOR ODC309024DP
- END PANELS WITH ATTACHED FILLERS FOR REFRIGERATOR
- CROWN MOLDING ON WS61824 AND ODC309024DP
- ALL KITCHEN CABINETS CUSTOMIZED WITH 9" HIGH (4" DEEP) TOBUND AND TOBUND DRAWERS
- PERIMETER BASE CABINETS 32 1/2" TALL. ISLAND BASE CABINETS 34 1/2" TALL.
- TRAY DIVIDERS ADDED TO CABINET ABOVE WALL OVEN.
- PEGGED DISH ORGANIZER ADDED TO DS56RT
- DINER WITH PULL-OUT CUTTING BOARD
Family Room

“The hearth is the psychological center of the home.”
- Frank Lloyd Wright
Family Room

Adams Swing Arm Floor Lamp by Crate and Barrel
Steel with Linen Shade
56.5” x 10.5”
Adjustable Indirect LED Light

Original Painting by Melissa Anderson
Oil on Canvas
18” x 24”

Saddle Stripe Jute Rug by Dash & Albert
100% Jute
8” x 10”
Rapidly Renewable Natural Fiber/Grounding

Belgian Petit Roll Arm Chair by Restoration Hardware
Kiln Dried Hardwood with Polyfiber/foam core cushions
40”W x 38”D x 34”H
Swivel allows one to read lips and maintain eye contact

Citrus Park Coffee Table by Beachcrest Home
Acacia Wood
38” Diameter x 18” High
Reclaimed Wood/Reference to Nature

Percy Side Table by Arteriors
Antique Brass with Antique Mirror Surfaces
28” Diameter x 30”H
Recyclable

Large Fluted Spire Lamp in Bronze by One Kings Lane
Brass with Paper Shade
31.5”H x 17”W
Recyclable

Belgian Classic Slope Arm Sofa by Restoration Hardware
Kiln Dried Hardwood with Polyfiber/foam core cushions
72”W x 38”D x 32”H
Supportive Cushion allows for easily rising to standing position

106 WEST PRENTISS AVENUE
“If you love something, it will work. That’s the only real rule.”

- Bunny Williams
Dining Room Selections

Salvaged Wood Trestle Round Dining Table by Restoration Hardware
Salvaged Pine
48" Diameter x 30"H

Abbott Reuben Dining Chair by Four Hands Home
Linen Leather and Oak
23" W x 26"D x 33.5"H (18" Seat Height)
Arms and no front rungs for easy standing

Brighton Pagoda Lantern by Visual Comfort and Company
Gilded Iron
20"W x 20"D x 28"T

Catalina Vanilla 3 in. x 6 in.
Ceramic Wall Subway Tile

Carrick Marble in Matte Finish by Cambria
Naturally Anti-microbial/Easy to Clean/No Glare

Grasscloth Wallpaper
Raw Jute
Rapidly renewable resource
Reference to Nature/Texture

Antique Heriz Carpet from Gallery Shabab
Wool
8'x10'
Grounding/Rapidly Renewable Resource

Original Painting by Joseph Bradley
Oil on Canvas
36"W x 36"H

Original Painting by Melissa Anderson
Oil on Canvas
18"W x 22"H

Bar Cabinet Elevation
Dining Room Cabinets

Dining Room Cabinet Plan

Dining Room Cabinet Elevation

Notes:
- B30x30: Remove top rollout tray. Skins on sides. Install 2" off of back wall.
- All upper cabinets with glass fronts.
- Install W50x42 2" off of back wall. Skins on exposed sides.
- All upper cabinets with insert crown and light rail moulding.

106 West Prentiss Avenue
Owners’ Bedroom

Ceiling
SW6434
Flat

Walls
SW7542
Eggshell

Trim
SW7004
Semi-Gloss

Door Color
SW7046
Semi-Gloss

Walls
SW7004
Semi-Gloss

Trim
SW7004
Semi-Gloss

Door Color
SW7046
Semi-Gloss

“I always put in one controversial item. It makes people talk.”

- Dorothy Draper
Owners’ Bedroom Selections

Settler Platform Bed by Four Hands
King: 82"W x 86" x 51"H
33-38" high footboard serves as handrail
Reference to Nature

Maison 5 Drawer Dresser by Restoration Hardware
Solid Hardwood
50"W x 21"D x 42"H
Reference to Nature

Metro Classics Bedside Table by Hickory White
33"W x 19"D x 33"H
Maple
Gallery Rail to keep objects from falling off

Laver Kirman Antique Rug by Claremont Rug Gallery
Wool
11’x13’
Rapidly renewable resource/grounding

Life Well Lived by Diane Kilgore Condon
36” x 36”
Oil on Panel

Bristol Flat Mirror
by Restoration Hardware
Aged Steel Frame
24”x36”

Pillar Table Lamp by Jamie Young Company
Glass with Linen Shade
#1”H x 16”W
Recyclable/LED Bulb

Promised Land by Maria Poroy
38”x26”
Oil on Canvas

Bamiro Lamp by Uttermost
Metal with Linen shade
27”H x 17” Diameter
Recyclable/LED Bulb
One's access to a bathroom is an essential factor in one's sense of control in a home.

- Dak Kopec

*Environmental Psychology for Design*
 Owners’ Bathroom Selections

- **Stark Tile in Bianco** by Walker Zanger
  - Porcelain
  - 18”x36”
  - Install with 50% Stagger
  - COF >.6

- **Bryant Sconce** by Visual Comfort
  - Brass
  - 5.5”W x 8.75”D x 14.25”T

- **Trinsic 8” Widespread Faucet** by Delta
  - Champagne Gold Finish
  - Watersense Certified

- **Talavera Tile** by Fine Crafts & Imports
  - Handpainted clay
  - 3”x6” Subway
  - Install in Chevron Pattern

- **Swanbridge Matte** by Cambria
  - Quartz
  - Low glare
  - Naturally anti-microbial/easy to clean

- **Reclaimed wood**
- **Full extension drawers**
- **Sinks open below for clear knee space**
- **Wrapped sink drain pipes**

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**Claremont Recessed Cabinet** by Pottery Barn
- Pine
- 17”W x 6”D x 26”T
- Metal & Glass Recyclable

**Printmaker’s Medium Bath Cabinet** by Restoration Hardware
- Pine
- 20”W x 16”D x 72”H
- Reference to Nature

**Claremont Reeded Cabinet** by Pottery Barn
- Metal & Glass Recyclable

**Trinsic 8” Widespread Faucet** by Delta
- Champagne Gold Finish
- Watersense Certified

**Claremont Reeded Cabinet** by Pottery Barn
- Pine
- 20”W x 16”D x 72”H
- Reference to Nature

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**Custom Vanity**

- **Printmaker's Medium Bath Cabinet**
- **Trinsic 8” Widespread Faucet**
- **Claremont Reeded Cabinet**
- **Trinsic 8” Widespread Faucet**
- **Claremont Reeded Cabinet**

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**Owners’ Bathroom Selections**
Owners’ Bathroom - Wet Room

- **Hansgrohe Raindance Shower System**
  - Level handle
  - Adjustable handheld with 6’ hose
  - WaterSense Certified

- **Crestfield Grab Bars by Delta**
  - Oil Rubbed Bronze for high contrast

- **Motion Sensor Toilet LED Nightlight by Vipmoon**
  - Waterproof
  - Kills bacteria, mold, viruses
  - Red light causes less glare

- **Veil Wall Hung Toilet by Kohler**
  - Dual Flush, Elongated Seat
  - Built-in Bidet
  - Watersense Certified

- **Collection: Robert A.M. Stern**
  - Collection™ by Walker Zanger
  - Quartet Pattern: Linen Gloss
  - 6” x 12” Porcelain

- **Stark Tile in Bianco Tile by Walker Zanger**
  - Porcelain
  - 18”x36”
  - Install with 50% Stagger
  - COF >.6

- **Linear Drain by Delta**
  - Easier maneuverability in wheelchair

- **Indoor hose/sprayer by Orbit**
  - Allows for easy cleaning of Wet Room with installation of hose bib

- **Teak Storage Bench by Jakie**
  - 18”x18”x18”
  - Teak
  - Moveable bench/storage

- **Crestfield Grab Bars by Delta**
  - Oil Rubbed Bronze for high contrast
Life Safety Plan

Features

- Secondary Safety Feature – Ladder in upstairs bedroom
- All interior and exterior doors at least 36” (32” minimum required) with clear height of 78”.
- All bedrooms have operable windows
- Sprinkler system
- Low frequency/flashing lights on smoke detectors
- Radon vent
- Fire extinguisher in kitchen
- CO/Smoke detectors
Means of Egress is a continuous, unobstructed path of vertical and horizontal egress from all portions of dwelling to egress door, without traveling through garage. Egress door to open to public way or yard.

- At least one egress door required, side-hinged with clear width of 32" and clear height of 78". Egress door must be readily operable from inside without key or special knowledge.
- Landing or floor required at each side of exterior door, width no less than door served. Every landing shall have dimension of 36" measured in direction of travel with no more than 2% slope.
- Landings or floors shall not be more than 1.5" lower than top of threshold. Landings on exterior side shall be no more than 7.75" below top of threshold, provided door doesn't swing over the landing or floor.
- Landing or floor must be no more than 7.75" below top of threshold. Top landing is not required if two or less steps on exterior side of door as long as door doesn't swing over stairway.
- Storm and screen doors can swing over exterior stairs and landings.
- Hallways must be at least 3' wide.
- Stairway width must be 36" in clear width at all points above handrail height. Handrails can't project more than 4.5" on either side. Clear width at and below handrail height shall not be less than 31.5" where one handrail is used and 27" when both are used.
- Headroom at least 6'8".
- No more than 147" of vertical rise between floors, levels, or landings.
- Riser height no more than 7.75". Greatest riser height shall not exceed smallest riser by more than 3/8". Open risers acceptable as long as less than 4" opening.
- Tread depth must be at least 10". Greatest tread depth shall not exceed smallest by more than 3/8".
- Radius of curvature no greater than 9/16".
- Landing at top and bottom of each stairway. Width of stair is required depth of landing. Landing not required at the top of an interior flight of stair so long as no door swings over the stairs.
- Stairway walking surface can be no steeper slope than 2%.
- Handrails must be at or at least one side of a continuous set of four or more steps.
- Handrail height should be between 34" to 38" high.
- Handrails shall be continuous for full length of flight from point directly above top riser to point directly above lowest riser of the flight. Should end in safety terminals or newel posts. Handrails adjacent to walls shall have space not less than 1.5" between wall and handrail.
- Circular handrails shall have diameter between 1.25" and 2". See code for other specialty sizes.
- Guards required along open side located more than 30" AFF within 36" horizontally to the edge of the open side. Screen can't be used as a guard.
- Guards must be at least 36" high for porches, balconies, and landings. Stairs can be 34".
- Guards cannot allow a 4" sphere to pass between them.
- Basements, habitable attics and every bedroom shall have at least one operable emergency escape and rescue opening. If more than one bedroom in a basement, each bedroom shall have an emergency opening. Openings must open into public way or yard. Exception: basements for mechanical purposes only less than 200 sq. ft. don't require emergency opening.
- Opening must be operational from inside of room without use of keys, tools or special knowledge.
- Emergency openings shall have a net clear area of 5.7 square feet with net clear height of at least 24" and net clear width of at least 20". Grade floor or below grade floor shall have net clear opening of at least 5 square feet.
- Sill height no more than 44" AFF for egress window.
- Replacement windows exempt from maximum sill height requirements if replacement window is manufacturer's largest size that will fit within rough opening, has same operating style or a style that provides equal or greater window opening area than the original window.
- Automatic residential fire sprinkler required in residential dwellings. Except: Not required in additions or alterations to existing buildings that don't already have one.
- Smoke alarms required in each sleeping room, outside each separate sleeping area near bedrooms, on each additional story of home including basements and habitable attics, at least 3' from bathroom doors (preferably).
- Don't install ionization smoke alarm within 20' of cooking appliance unless it has silencing switch in which case it shouldn't be closer than 10'. Photoelectric smoke alarm shouldn't be installed within 6' of cooking appliance.
- Alarms must be connected so when one goes off they all go off.
- Smoke and carbon monoxide alarms can be used in place of smoke alarms.
- Smoke alarms must be hard wired with battery backup.
- Fire alarm systems may be used in lieu of smoke alarms.
- Any alterations or additions requiring a permit when one or more sleeping units is added or created in existing dwelling shall be equipped with CO alarm. Doesn't include exterior work or mechanical work.
- Carbon monoxide alarm required in immediate vicinity of sleeping areas (outside of bedrooms). If fuel-burning appliance is located within a bedroom or adjoining bathroom, carbon monoxide alarm shall be installed inside bedroom.
- Garage may not open directly into a bedroom. Garage doors must be at least 1-3/8" thick solid wood or steel or 20-minute fire rated door, equipped with self-closing device.
- Address must be visible from the road, shall contrast with background. Numbers can't be spelled out. Numbers must be at least 4" high with greater than .5" stroke width.
- Habitable rooms must be at least 70 square feet (except kitchens)
- Habitable room must be at least 7' in any direction (except kitchens).
- Areas with sloping ceiling measuring less than 5' AFF to finished ceiling can't be used for purposes of calculating minimum habitable space.
- Habitable space, hallways and portions of basements containing these spaces must have ceiling height of at least 7'. Bathrooms and laundry room ceilings must be at least 6'-8". Rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of at least 5' and at least 50% of the required floor area shall have a ceiling height of at least 7'. Ceiling height above toilet fixtures shall allow for fixture to be used for its intended purpose. Showerheads must be located in area with at least 6'8" ceiling height.
- Bath tub and shower spaces must have non-absorptive surface up to at least 72" AFF.
- Hearth extension at least 16" in front of and at least 8" beyond each side of the fireplace opening. If opening is larger than 6 square feet, hearth extension shall be 20" in front of and at least 12" beyond each side.
- At least 75% of lamps in permanently installed lighting fixtures must be high efficacy lamps.
- Shower compartments must be at least 30" x 30" (interior dimension) and 900 square inches. Hinged shower doors must open outward. Fold down seats are permitted in 900 square inch compartment. If a shower has 25" interior dimension, overall size must be at least 1300 square inches.
- Shower opening must be at least 22" wide.
- 21" CSF required in front of toilets, sinks, tubs and 24" CSF required in front of shower opening. Centerline of toilet at least 15" from adjacent wall/object.
- Stairs must be built with at least 1 foot candle of light measured at centerline of tread with wall switch at each floor to control the light whenever there are six or more stairs.
- Light source required at top landing of the stairs. Stairs into a basement must have a light source at the bottom of the stairs.
LED Leaf Motion Sensor Lights for Cabinets and Drawers by Richlieu

Haiku LED Light Fixtures
Adjustable temperature/Motion Sensor/Active
Dimming/Scheduling/Dimmable

Haiku H Series Ceiling Fan
Bamboo Motion Sensor Programmable
Electrical Notes

- No point along the floor line of any wall space shall be more than 6' from a receptacle.
- Wall space includes areas greater than 2' in width, including around corners, unbroken by doorways or other openings. Includes space created by fixed room dividers and freestanding bar-type counters.
- Floor outlets may not be included in required 6' spacing unless within 18” of wall.
- Countertop outlets are not included in required 6' spacing.
- Must have receptacle at every countertop space measuring 12" or wider. No point along the wall can be more than 24” from a receptacle. Exception: Not required on wall directly behind range, cooktop or sink.
- At least one receptacle shall be installed at each island countertop space with a long dimension of 24" or greater and a short dimension of 12" or greater.
- At least one receptacle shall be installed at each peninsular countertop space with a long dimension of 24" or greater and a short dimension of 12" or greater. Measured from connecting edge.
- Countertop spaces divided by a range, refrigerator or sink shall be considered separate spaces. In an island or peninsula divided by above where space behind unit is less than 12" then also considered separate space.
- Outlets no more than 20" above countertops. Can mount up to 12" below countertop in flat island or peninsula as long as countertop doesn’t extend more than 6” beyond its support base.
- Appliance outlets must be within 6’ of intended appliance.
- At least one outlet no more than 6'-6" above grade located at the front and back entrances. At least one outlet no more than 6'-6" above floor of any balcony, deck or porch.
- At least one outlet in laundry room.
- At least one outlet in basement, garage or accessory building. At least one outlet per car space in a garage.
- Hallway 10’ or longer shall have at least one outlet. Measured along centerline of hall without passing through doorway.
- Foyers not part of a hallway and that have area greater than 60 sq. ft. shall have outlet in each wall space that is 3’ or more. Doorways and other openings not considered part of wall space.
- Outlet within 25’ of HVAC equipment on separate breaker from HVAC equipment.
- GFCI outlets in bathrooms.
- GFCI outlets in garages and grade level portions of accessory buildings used for storage or work area.
- Outdoor outlets must be GFCI.
- GFCI in crawl spaces at or below grade.
- GFCI in uninhabitable areas of basement used for storage or workroom.
- GFCI for all countertop outlets.
- GFCI outlet required within 6’ of outside edge of sink. No face up positions.
- GFCI outlet required within 6’ of outside edge of bathtub or shower.
- GFCI outlet required in laundry.
- GFCI outlet for dishwasher outlet.
- GFCI outlet for heated floors.
- At least one wall switch controlled light in every habitable room and bathroom. Can have wall switch/receptacle in any room instead except kitchens and baths. Lights can be controlled by occupancy sensors in addition to wall switch.
- At least one wall switch controlled light in hallways, stars, attached garages, and detached garages with power. One wall switch controlled light at each grade level egress door, including garage doors. Wall switch at each floor level for stairs and landing level with entryway if stairway between levels has six or more stairs.
- In attics, under floor spaces, utility rooms and basements, at least one light with wall switch or integral switch. Point of control must be at entry to space. Lighting outlet required at or near any equipment needing servicing.
- Ceiling boxes must support luminaire up to 50 lbs. or otherwise be supported independently of the box.
Laundry Room

2017 Energy Star Most Efficient Dryer
LGDLHX4072

2017 Energy Star Most Efficient Washer
LGWM8100H*A

Elevated Laundry Hamper on Wheels
Eliminates bending and lifting

Leeds 32.5" Satin Nickel Oval LED Ceiling Light

Jade Green Slate Tile
12"x12" Straight Lay

Notes:
- Rollout drawer in SB240L
- Base cabinets customized with 9" tall (6" deep) toe kick and toe kick drawers.
Exterior Color Study

106 WEST PRENTISS AVENUE
“The essence of interior design will always be about people and how they live.”

-Albert Hadley