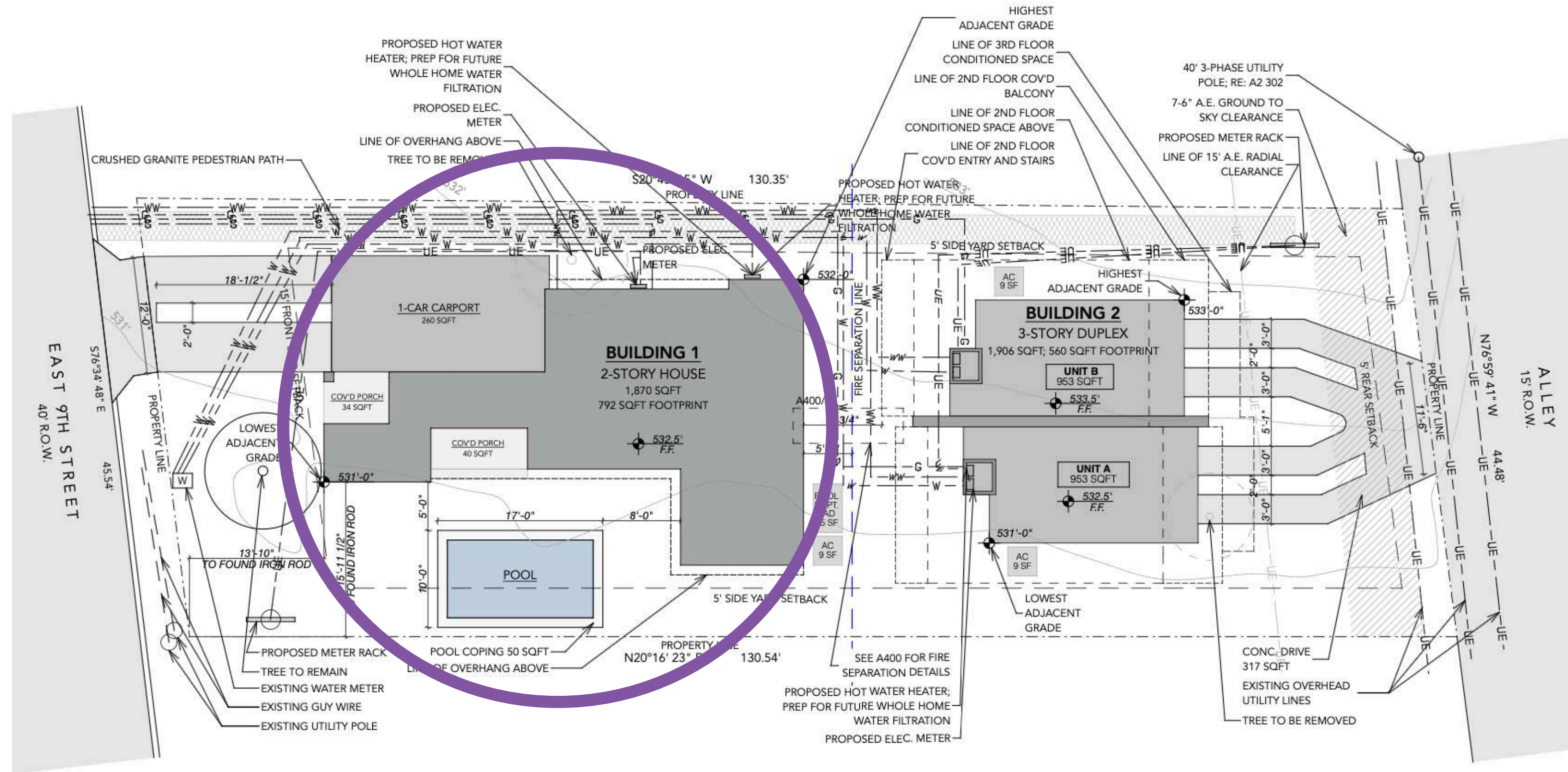




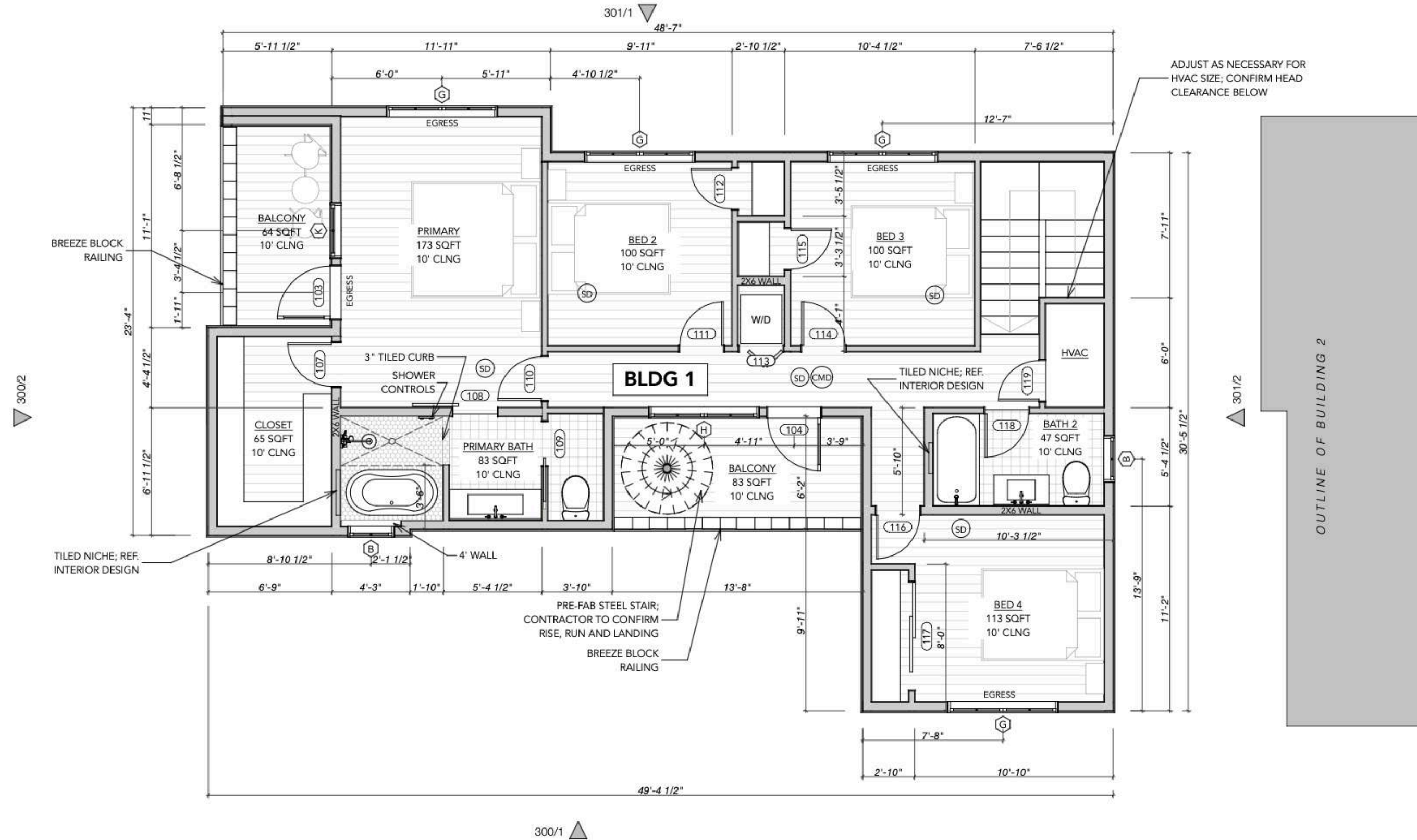
2108 E. 9TH UNIT 1 Design Deck

Details are for design vision only and may not reflect the exact on-site results. Actual details may vary and are subject to change.

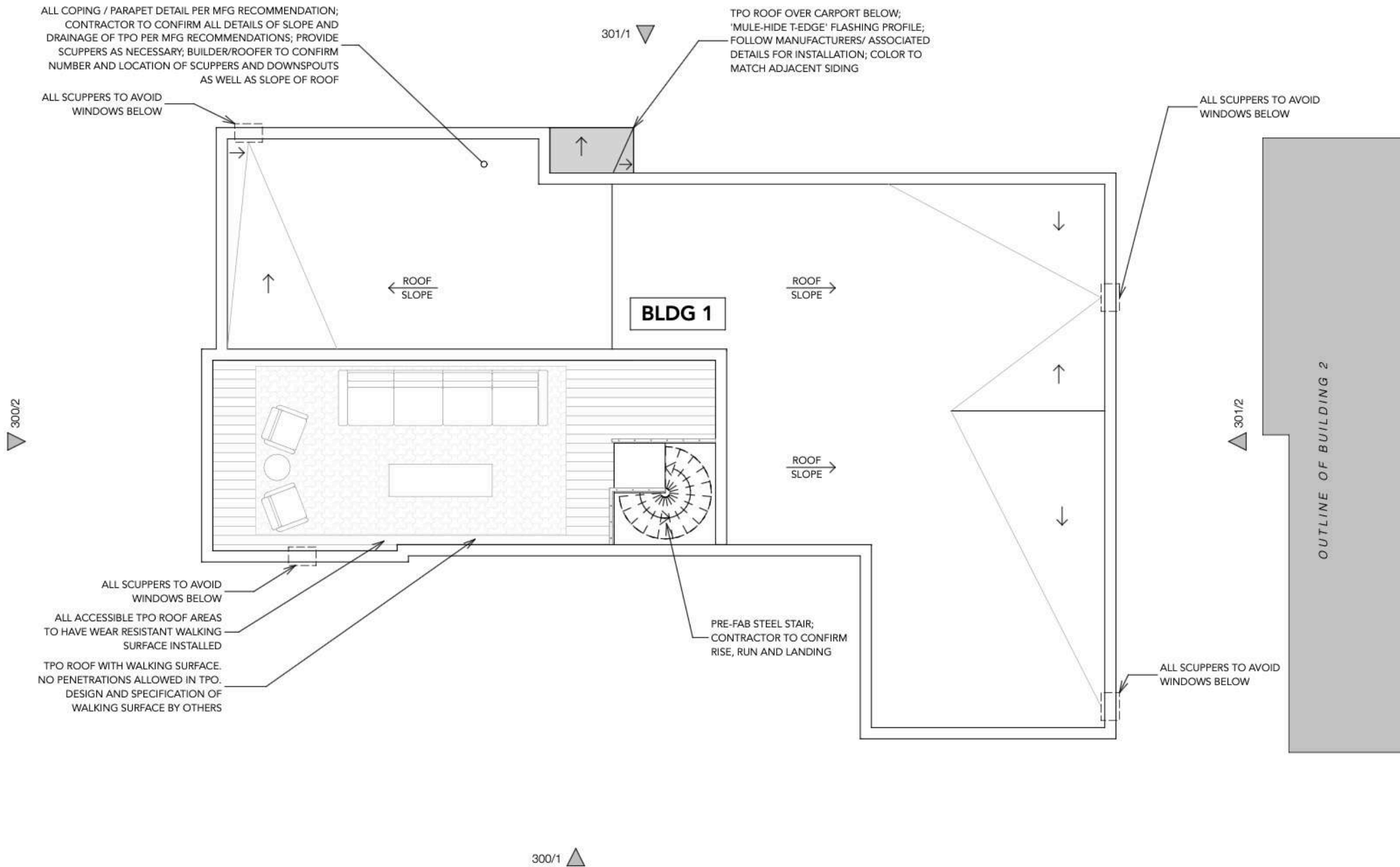
SITE PLAN



FLOOR PLAN- SECOND FLOOR



FLOOR PLAN- THIRD FLOOR ROOF DECK



MOOD BOARD



LIGHTING



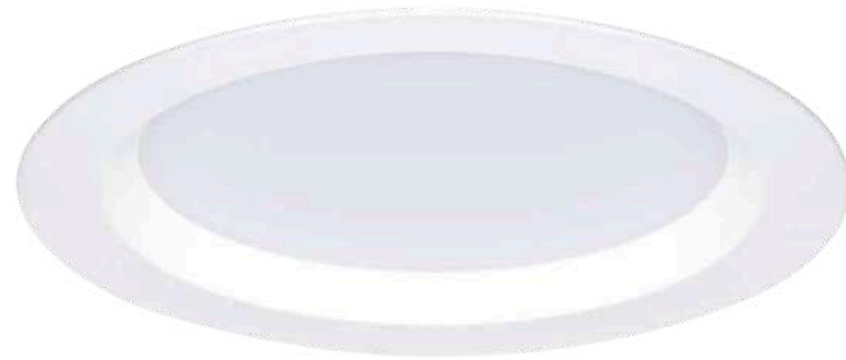
Kitchen Pendants



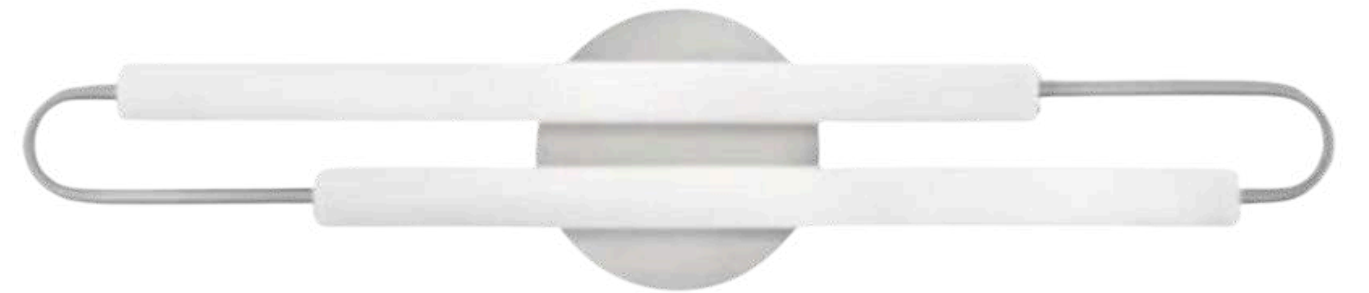
Powder Bath Vanity Light



Exterior Sconces



Low Flicker Recessed Lighting



Primary Bath Vanity Light

Interior Color Selections

COLORS

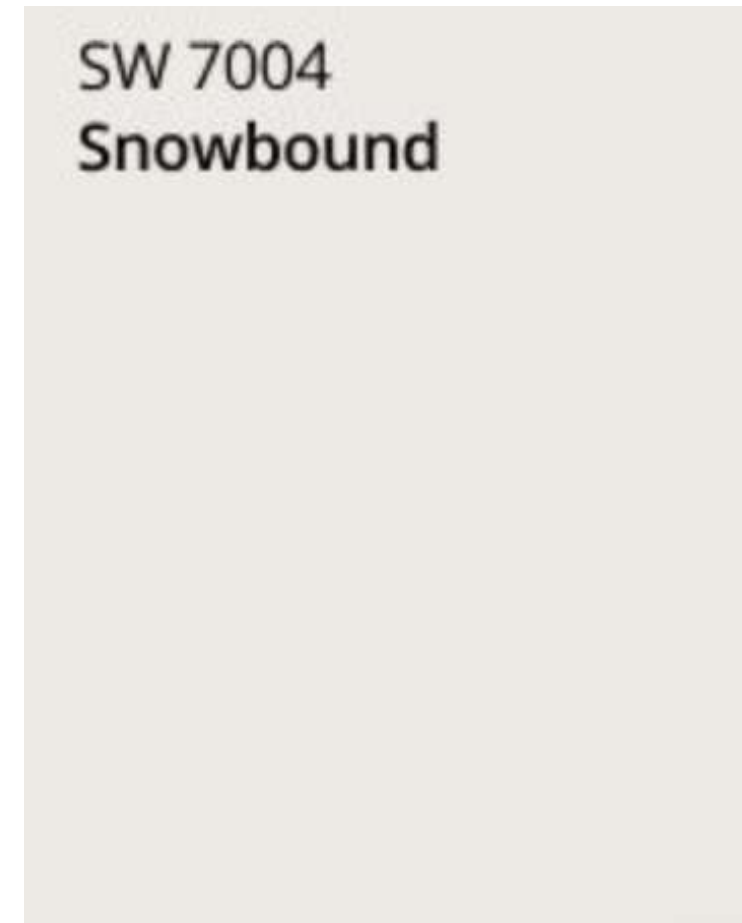
- SW Snowbound (throughout)
- Ceilings and trim SW Snowbound throughout.

SHEENS

- Walls in flat/matte sheen
- Trim, doors, baths in semi gloss

Better for you - LOW VOC PAINT

- UL Greenguard Certified
- SW ProMar 200



PRODUCT CERTIFIED FOR
LOW CHEMICAL EMISSIONS
UL.COM/GG
UL 2818

Exterior Color Selections

Colors

- Stucco and Hardi (SD1, SD3) in SW Alabaster
- Trim, soffits, fascia- SW Alabaster
- Accent - interior porch, balconies, back porch (SD2) in SW Baked Clay
- Flat Roofs- TPO white
- Breezeblock accents

Sheens

- Hardi in satin
- Stucco in flat



KITCHEN



Chrome and Smoked Glass Kitchen Pendants



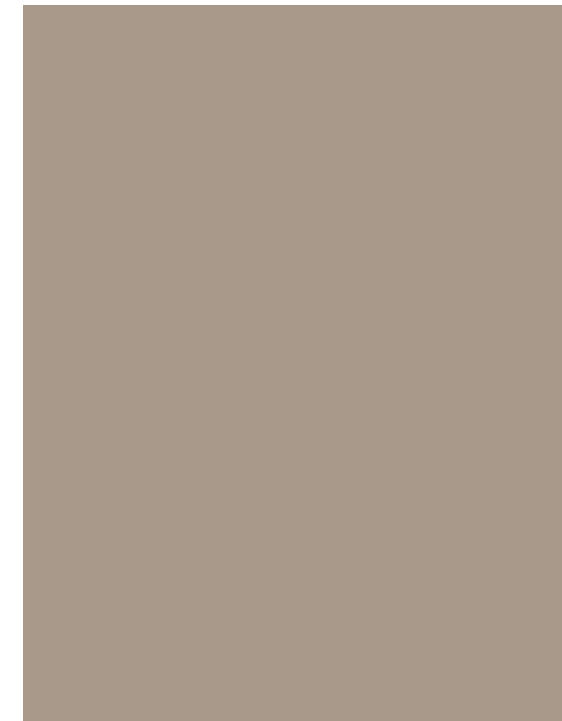
Brizio Brushed Nickel Faucet



Luxart Siligrant Sink in Soft White



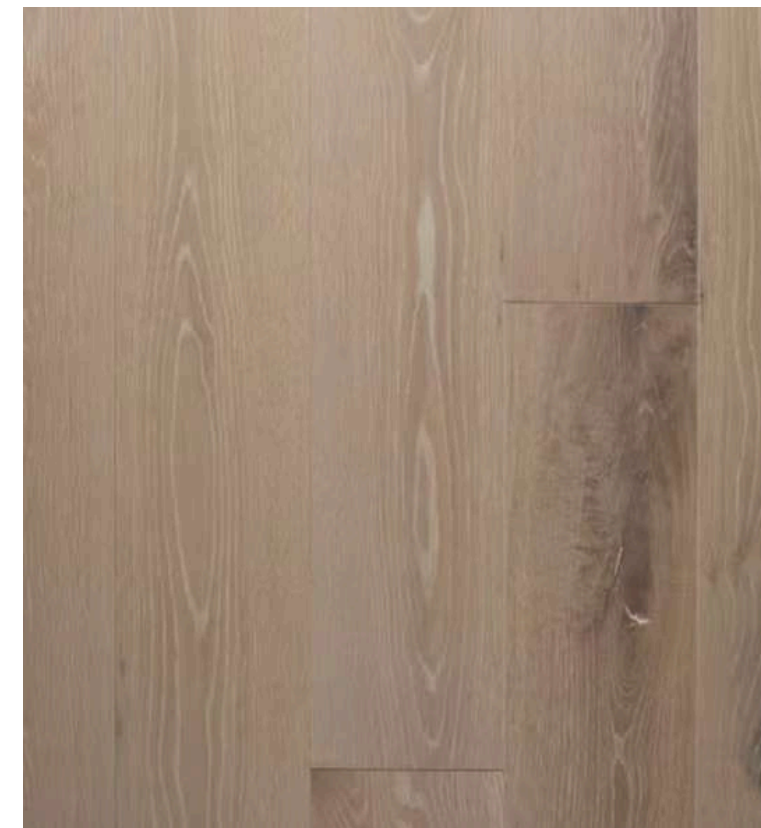
Astoria White Maestro Quartz
Countertop and Backsplash



Main Cabinetry Material in Stone Grey



Accent Pantry Shelving
Material in Natural Halifax Oak



Preston White Oak Engineered Wood Flooring



Birch Wood Look Accent Wall - Stairs

Kitchen Cabinetry- need V2 - add vent hood box

All cabinetry is custom designed and produced in collaboration with Compass Fabrication



Appliances



36" Counter Depth French Door Refrigerator



Powersteam Stainless Steel Dishwasher



5 Burner Range, ProHeat Convection and RapidHeat Burners



Built In Microwave Drawer



28" Faber Custom Vent Hood



SKS (Signature Kitchen Suite) Appliances blend high-performance cooking technology with sleek, modern design. Known for their precision, innovation, and commitment to food preservation, SKS offers smart, pro-level appliances built for home chefs who take cooking seriously.

Appliance Perks



Perks from Our Partners at FBS Appliances

- We've partnered with FBS Appliances to help make your move-in as smooth and stress-free as possible. Their team will help you get everything set up, including taking care of warranty registration so it's one less thing on your to-do list. They also offer excellent warranty coverage, giving you added peace of mind as you settle into your new home.
- As a special housewarming gift from us, you'll get to enjoy a personalized chef experience with Chef Justin from Lone Star Chefs. He'll come to your home and cook you a delicious meal using your new appliances—an unforgettable way to break in your kitchen.
- And one more bonus: FBS is also sharing our exclusive builder pricing with you on select washer and dryer packages—just another perk we're excited to pass along! Reach out to Darsh for more details.



Pool/Powder Bath



30" Round Mirror



Bath and Shower Floors in District
Grey Leaf Porcelain Mosaic Tile



Shower Walls in Giardini Grey
Polished Porcelain Tile



Jazz White Quartz Countertop



Vanity Cabinetry Material in Stone Grey



Truman Vanity Light in Brushed Nickel



Lizzie Sink and Shower Faucets in Brushed
Nickel

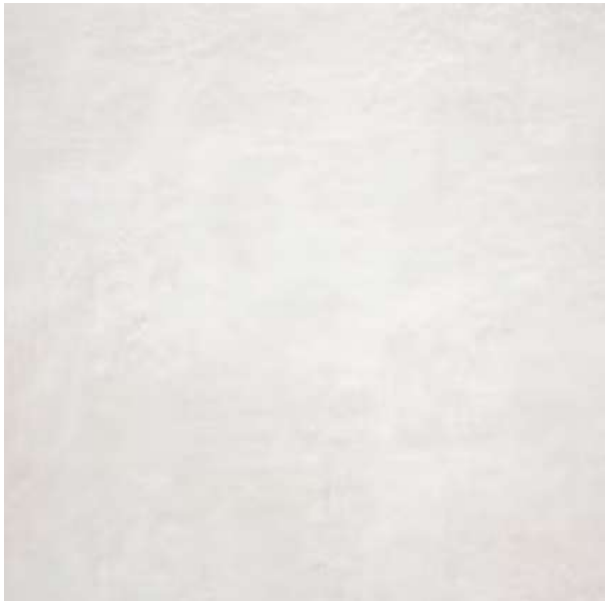
Primary Suite



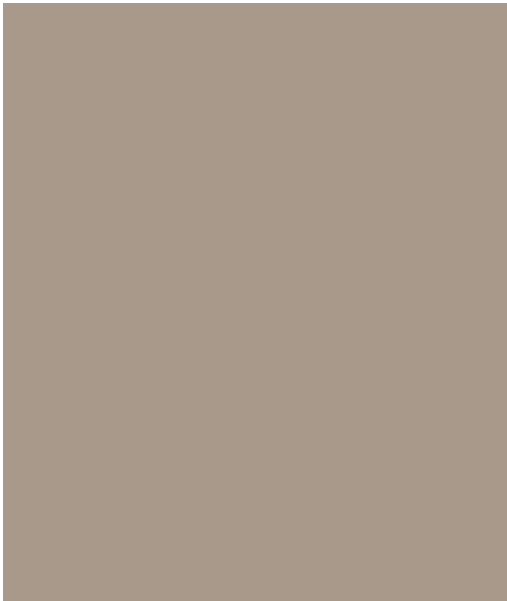
36x30 Rectangular Mirror



Luxart Fixtures in
Brushed Nickel



Artic Ice Porcelain Tile - Bath Floor



Vanity Cabinetry Material in Stone Grey



Emilia Polished Porcelain Tile
Shower Walls



Jazz White Quartz Countertop



Uptown Antricite Matte Porcelain
Mosaic Tile- Shower Floor



Custom Vanity Cabinetry



28x13 Trough Sink



Vanity Light in Brushed
Nickel



Jetta Callisto White Free Standing Tub

Bath 2



36" Round Mirror



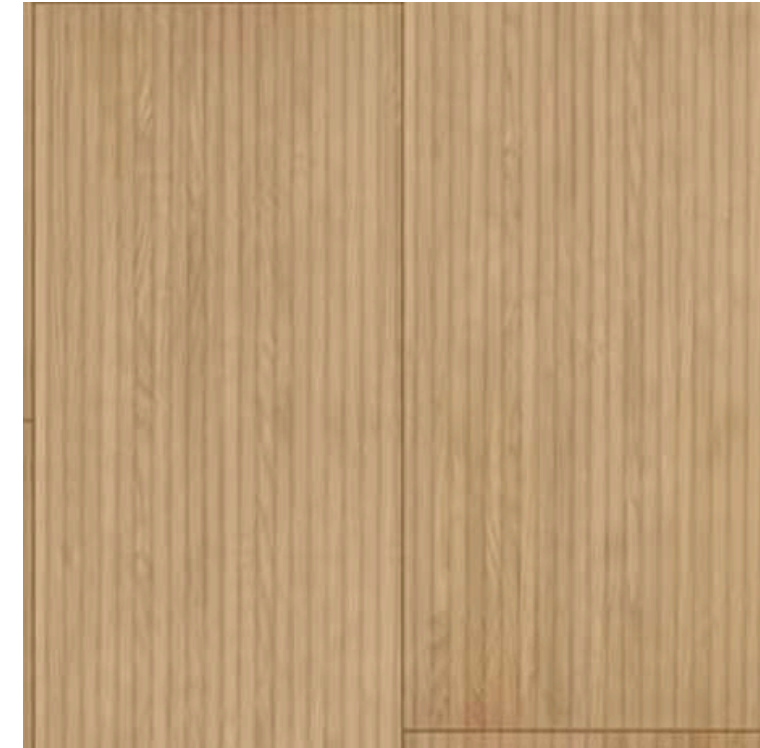
Lizzie Sink and Shower Faucets in
Brushed Nickel



Truman Vanity Light in Brushed Nickel



Jetta Acrylic Skirted
Tub



Ribbon Oak Ceramic Tile - Tub Walls



Venatto Matte Porcelain Tile- Bath Floor



Vanity Cabinetry Material in Stone Grey



Jazz White Quartz Countertop

Outdoor Living



Dark stain- fencing- Protek Ebony



Stoval Grey Grip Porcelain Tile floor on Balconies and Roof Deck



8x16 Pool
Curved Edge Fountain Detail
Wood Look Interior Tile
Vanilla Travertine Coping



Third Floor Roof Deck with LED lighting



White Integrated LED
Exterior sconces



Windows and Doors

Interior Doors- solid core flush slab, brushed nickel hardware

Shower Doors - glass with brushed nickel hardware

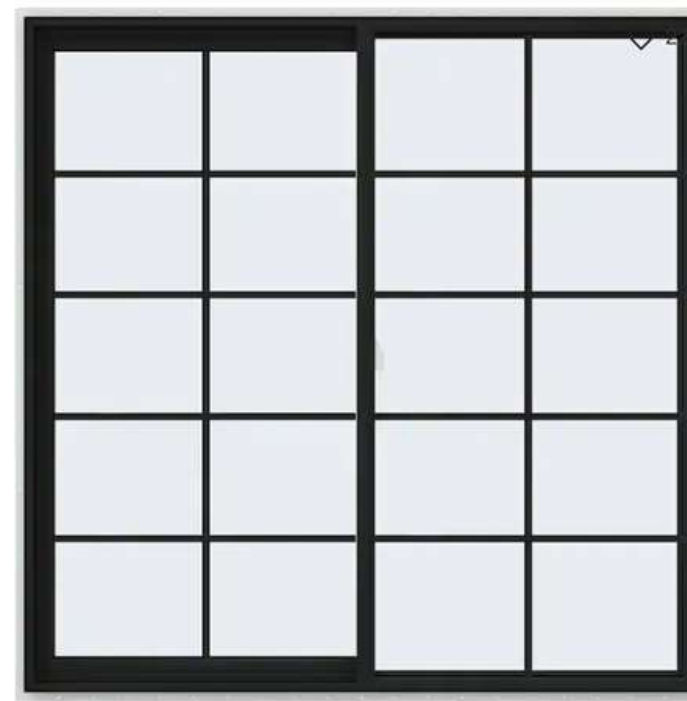
Exterior doors

-solid black interior and exterior with glass panel and grilles

-8x8 patio slider

Windows- composite energy efficient casement windows.

Black exterior, black interior



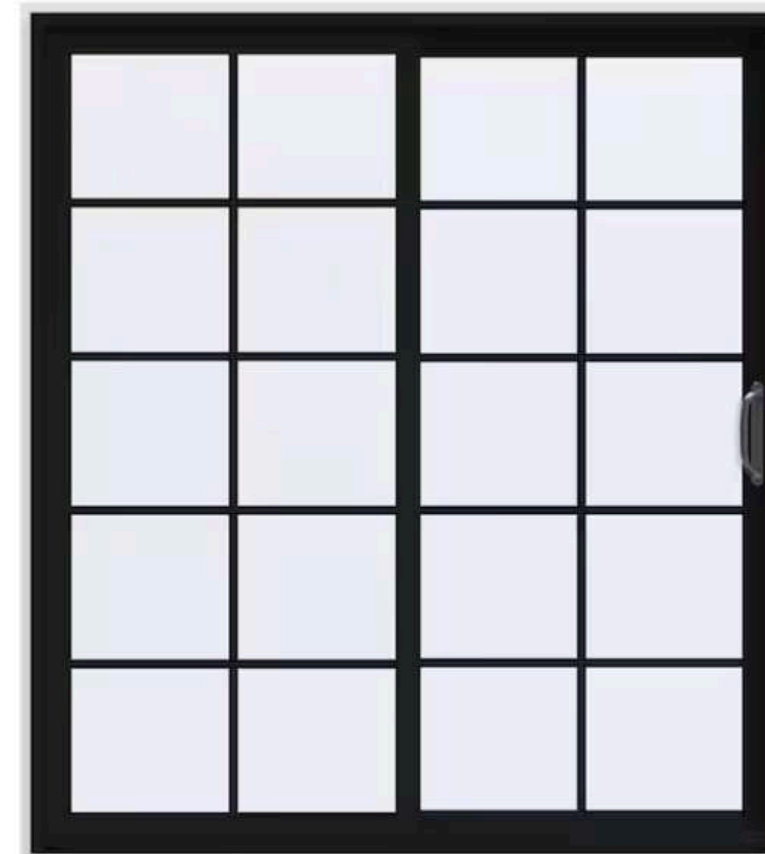
Windows in Black/Black



Interior Doors



Exterior doors



8x8 slider door- patio



Sliding glass shower doors

Accessories



Bath Mirrors in various designs -
brushed nickel



Durable Brushed Nickel Door Hardware



Bath Accessories in Brushed Nickel



Address numbers



Cabinet Hardware in Brushed Nickel



Energy Efficient Ceiling fans

Tech Features



Ring doorbell



Digital Thermostats



Digital Irrigation
System



Smart Home
Appliances



USB-C Outlets in key areas



Ethernet ports installed with hardwire
bundle kit for a low-EMF environment.