

JOSEPH  
DESIGN BUILD

4413  
BANISTER





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## The Exterior

This nine-residence project pairs bold contemporary architecture with a refined, cohesive material palette. The exterior blends Golden Teak wood-look composite cladding with deep SW Urban Bronze accents for a striking, modern contrast.

Simple exterior lighting highlights the architecture and creates a welcoming street presence. Each residence is completed with its own private backyard, perfect for relaxing and entertaining.

Close-up of exterior finishes



Close-up of exterior finishes

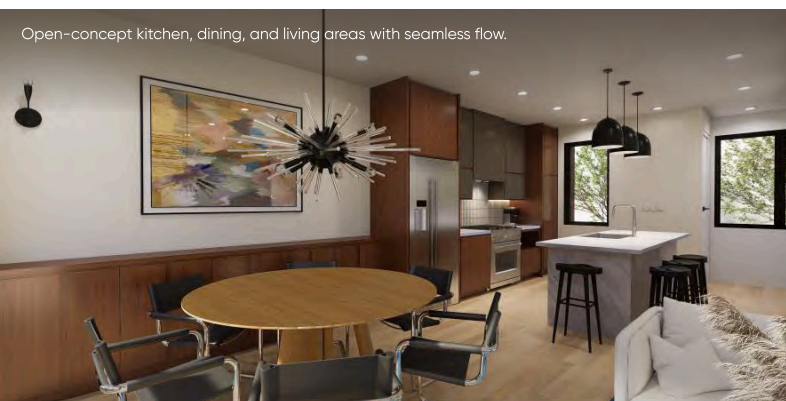




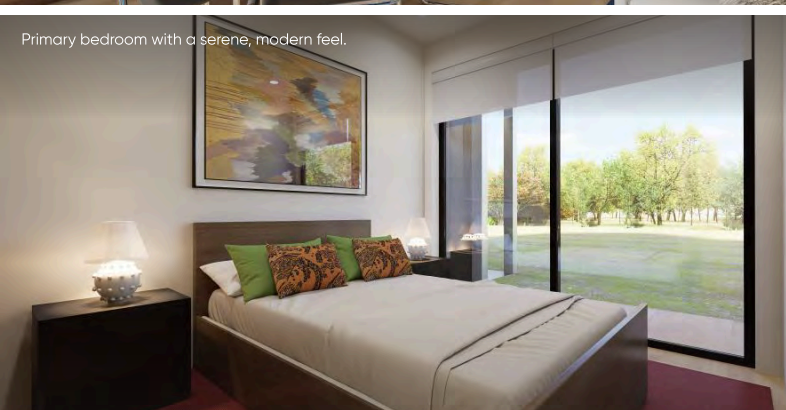
## The Interior

At the center of each home, the kitchen is thoughtfully appointed with premium appliances, natural stone countertops with waterfall islands, and custom walnut cabinetry crafted for performance.

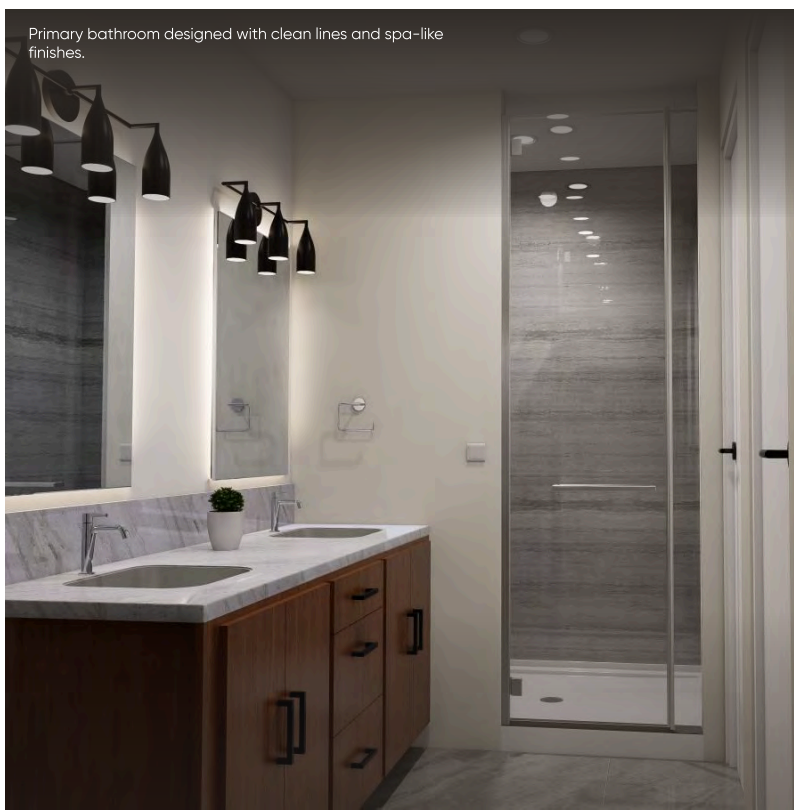
Wide-plank engineered white oak floors and a custom walnut entry detail set a refined tone, while open living spaces are filled with natural light. The primary bedroom serves as a calm escape, complete with a well-designed bath and a generous walk-in closet.



Open-concept kitchen, dining, and living areas with seamless flow.

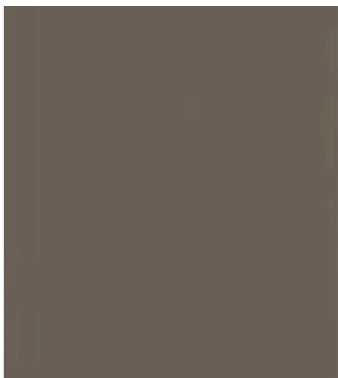
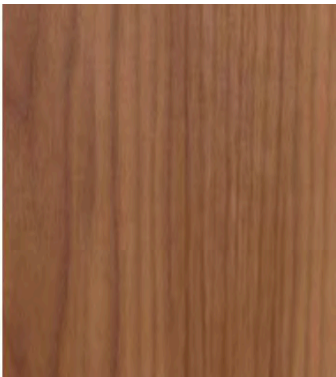


Primary bedroom with a serene, modern feel.



Primary bathroom designed with clean lines and spa-like finishes.

The Finishes

|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                             |
|--------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| EXTERIOR                       |    |   |   |                                                                                             |
|                                | <div>Cladding<br/>Golden Teak Wood Look Composite</div>                             | <div>Soffit &amp; Fascia<br/>BM Black Beauty</div>                                  | <div>Board &amp; Batten<br/>SW Urbane Bronze</div>                                   |                                                                                             |
| KITCHEN + DINING + LIVING ROOM |   |   |   |         |
|                                | <div>Walls + Ceiling + Trim<br/>SW Origami White</div>                              | <div>Millwork + Kitchen Stacks &amp; Lowers<br/>Natural Walnut</div>                | <div>Kitchen Uppers<br/>SW Porpoise</div>                                            | <div>Countertop/ Backsplash Tile<br/>Polished Natural Stone/ Stacked Porcelain Mosaic</div> |
| PRIMARY SUITE + BATHROOM       |  |  |  |        |
|                                | <div>Bedroom Walls/ Bathroom Walls<br/>SW Porpoise/ SW Origami White</div>          | <div>Vanity<br/>Natural Walnut</div>                                                | <div>Countertop + Backsplash<br/>Polished Natural Stone</div>                        | <div>Bath Tile<br/>Honed Limestone</div>                                                    |

## 1st Floor



## 2nd Floor



### 3rd Floor



## Floor Plans

The project features nine residences.

The first floor is dedicated to entry, parking, and a bedroom, the second floor hosts the open-concept kitchen, dining, and living areas, and the third floor includes the primary suite and additional bedroom.

[illegible]



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 YouTube



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