



JOSEPH  
DESIGN BUILD

2601  
SWEENEY

|           | 1     | 2     | 3     | 4     | 5     | 6     | 7     | 8     | 9     |
|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| SQFT      | 1,442 | 1,442 | 1,442 | 1,323 | 1,521 | 1,521 | 1,460 | 1,460 | 1,460 |
| Bedrooms  | 2     | 2     | 2     | 2     | 3     | 3     | 3     | 3     | 3     |
| Bathrooms | 2.5   | 2.5   | 2.5   | 2.5   | 3.5   | 3.5   | 3.5   | 3.5   | 3.5   |



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## The Exterior

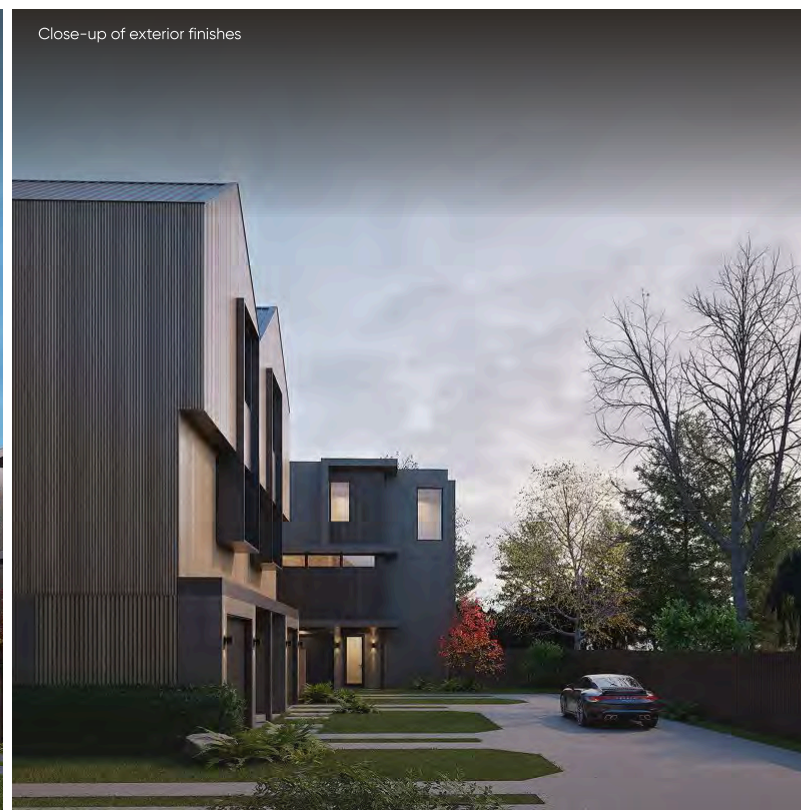
This nine-residence project pairs bold contemporary architecture with a refined, cohesive material palette. The exterior blends Dark Espresso composite cladding with deep SW Urbane Bronze reverse accents for a striking, modern contrast.

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

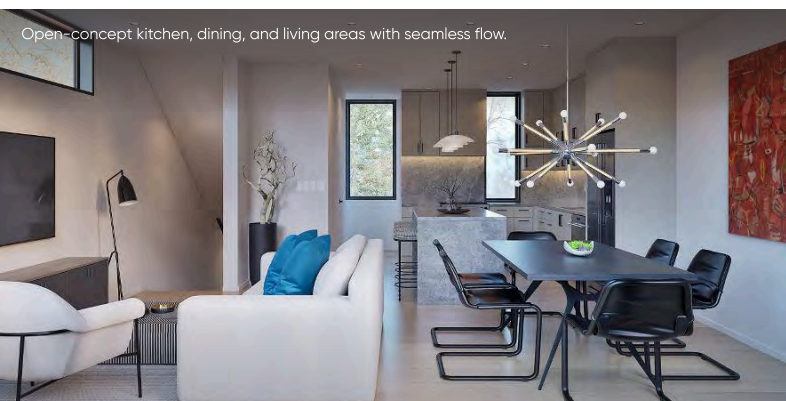




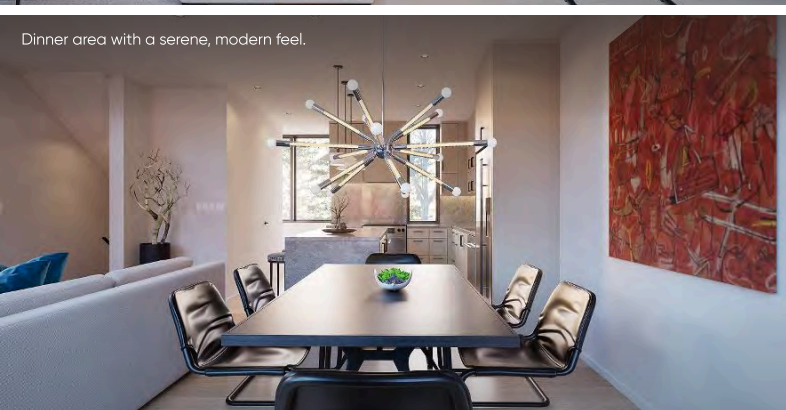
## The Interior

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.

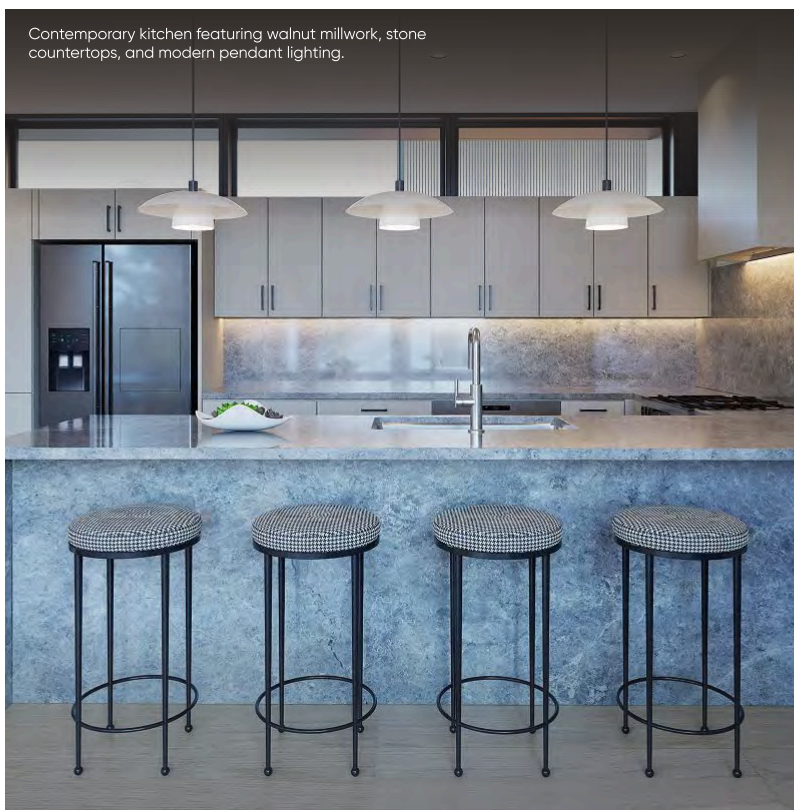
Wide-plank engineered white oak floors and a custom walnut entry detail set a refined tone, while open living spaces are filled with natural light. The primary bedroom serves as a calm escape, complete with a well-designed bath and a generous walk-in closet.



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

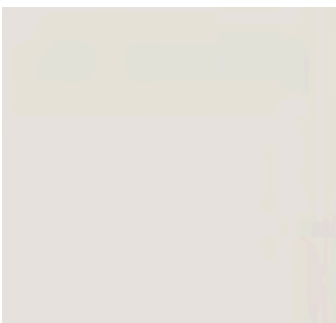
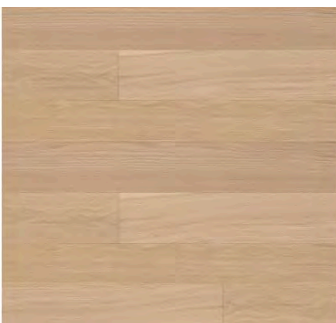


Dinner area with a serene, modern feel.



Contemporary kitchen featuring walnut millwork, stone countertops, and modern pendant lighting.

The Finishes

|                                |                                                                                     |                                                                                     |                                                                                      |                                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| EXTERIOR                       |    |   |   |                                                                                                                 |
|                                | <div>Cladding<br/>Dark Espresso Wood Look Metal Composite</div>                     | <div>Reverse Board &amp; Batten<br/>SW Porpoise</div>                               | <div>Fascia<br/>SW Urbane Bronze</div>                                               |                                                                                                                 |
| KITCHEN + DINING + LIVING ROOM |   |   |   |                             |
|                                | <div>Walls + Ceiling + Doors &amp; Trim<br/>SW Origami White</div>                  | <div>Millwork<br/>SW Requisite Gray</div>                                           | <div>Flooring<br/>Wire Brushed Oak</div>                                             | <div>Countertops / Backsplash<br/>Polished Natural Stone</div>                                                  |
| PRIMARY SUITE + BATHROOM       |  |  |  |                            |
|                                | <div>Bedroom Walls / Bath Walls<br/>SW Requisite Gray / SW Origami White</div>      | <div>Vanity<br/>SW Requisite Gray</div>                                             | <div>Countertop + Backsplash<br/>Polished Natural Stone</div>                        | <div>Shower Floor &amp; Wall Tile / Bath Floor Tile<br/>Matte White Stacked Mosaic / Stone-Look Porcelain</div> |

Site Plan



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