PONTCHARTRAIN PARK

Community Development Corporation

Golf Course Homes
Finish Package-
Workforce Development Housing

Thursday, December 17, 2009

[redacted]

SRP DEVELOPMENT

1907 LEONARD AVE., SUITE 110
COLUMBUS, OHIO 43219

[redacted]

StalwartBuilt™ | HOMES
beyond green

165 NORTH FIFTH STREET | COLUMBUS OHIO 43215
P. 614.469.7500 | F. 614.469.0500 | www.archall.com
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DAVILLIER LAW GROUP

PONTCHARTRAIN PARK

Community Development Corporation

Golf Course Homes

Table of Contents:

Interior

Interior Doors	1
Door Hardware	2
Interior Trim	3
Cabinets	4
Faucets	5
Plumbing	6-7
Shower Doors	8
Medicine Cabinets	8
Countertops	9-10
Interior Lighting	11-12
Tile	13
Carpet	14
Wood Flooring	15
Appliances	16-22
Water Systems	23-24

Exterior

Asphalt Shingles	25
Service Doors	26
Entrance Doors	27
Lap Siding	28
Shingle Siding	29
Soffit	29
Exterior Trim	30
Exterior Moulding	31
Columns	32
Windows	33
Gutters	34
Exterior Lighting	35
Crawl Space Door	36
Address Numbers	37

Interior Doors

Doors: Masonite molded panel series, 4 panel smooth door, Safe 'N' Sound solid core construction, 80" height, 1-3/8" thickness typical except for the optional garage that is a 1-3/4" thickness, 20-minute fire rated door at home to garage.

Door Hardware

Interior Doors
Weiser Lock: Welcome Home Series by Weiser Lock Lever set-Galiano, Finish 26D Satin Chrome.

- **101 — Passage/Hall/Closet**
  Both levers always free.
- **331 — Privacy/Bed/Bath**
  Both levers locked or unlocked by turn button inside. Outside lever unlocked by emergency key.

Exterior Front Door
Element Series Handle set-Kingsway, Finish 26D Satin Chrome.

- **9771 — Handleset with Less Interior Pack Single Cylinder Deadbolt**
  Latch bolt operated by thumb piece outside and knob/lever inside. Deadbolt operated by key outside and thumb turn inside.

Exterior Rear Door or Garage Door
Elements Series Deadbolt, Finish 26D Satin Chrome

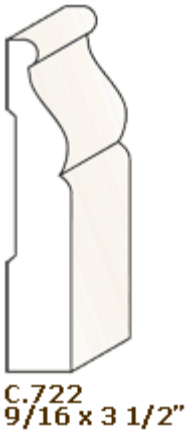
- **9471 — Single Cylinder**
  Deadbolt operated by key outside and thumb turn inside.
- **535 — Keyed Entry Lever**
  Both levers locked or unlocked by key outside or turn button inside

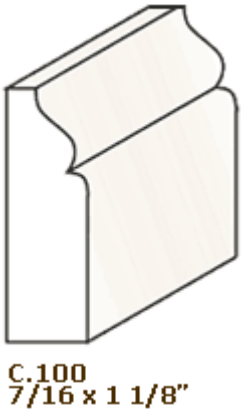
*Hinge hardware, latches, and door stops to match satin chrome finish.

Interior Trim

Trim to be paint grade poplar/MDF/Finger-jointed pine. Trim profile numbers refer to Columbus Wood Products catalog numbers. Windows & Doors to be picture framed.

- Base C.722 9/16”x3 ½”
- Casing C.301 ¾”x2 ½”
- Quarter Round C.132 ¾”x ¾”. Stained to match wood floors at wood flooring and painted to match trim at tile, concrete, or linoleum.
- Door Stop C.100 7/16”x1’- 1/8” used at all doors





Cabinets

Cabinets: Merillat Classic, Fusion Maple, medium finish, full overlay, square wall door, veneer center panel, 5/8” shelf thickness, 36” height wall cabinets.

Hardware: Bright Chrome Knobs at doors and Chrome Traditional Pull at drawers.

Faucets

Lavatory Faucet Peerless Two Handle Centerset Bath Faucet, chrome, flow 2.2GPM, Model: P99673LF-L
Shower Faucet Peerless Scald Guard Shower Faucet, chrome, Model: PTT88760, use Peerless 1.6 GPM Fluidics Showerhead, Model: 76154.
Tub/Shower Faucet Peerless Scald Guard Tub/Shower Faucet, chrome, Model: PTT88770, use Peerless 1.6 GPM Fluidics Showerhead, Model: 76154.
Kitchen Faucet Peerless Two Handle Kitchen Faucet, chrome, Model: P25LF-L, 2.2GPM flow.

Plumbing

Lavatory Sink Briggs, The Oakbrook, Altima oval vitreous china, self-rimming, 20”x17” oval lavatory with 4” centers, white, Model: 6534
Pedestal Sink Briggs, Altima vitreous china, 24”x19” lavatory with 4” centers, white, Lavatory bowl Model: 6634 and Pedestal leg Model:6683 equals Model: 6655
Kitchen Sink Kindred Noble, 18-8 stainless steel, over-mount two-bowl sink, 9 ½” deep x 22”x33”, 1-hole, sound deadening pads, 18 gauge, silk finish, Model: D2233/95K/1E
Toilet Briggs Abingdon, two-piece, elongated, low consumption 1.6 gpf, white, (bowl Model: 4877/12” rough-in insulated tank and lid Model: 4443) Model: 4272. Color matched trip lever that is white. Toilet seat Bemis Model:1100EC-000 White.

Shower Pan Mansfield Alto 6034 STLS 60, cast acrylic, single threshold, long side, center drain, 34”x60”x2 5/8”, Model: 7507

Mansfield Alto 4834 STLS 48, cast acrylic, single threshold, long side, center drain, 34”x48”x2 5/8”, Model: 7507

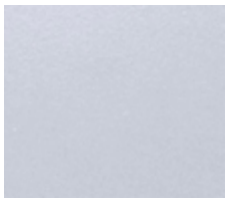
Bathtub/Shower Mansfield Alto Bath 3260 TFS, acrylic, 59 ¾’x31 ¾”x20 ¾”, integral apron, integral tile flange, chrome lift and turn drain kit Model PF1320, Specify left or right hand according to plans, white, Model: 6653 Left Hand or 6654 Right Hand

Shower Doors

Owner's Suite Shower Basco Shower Enclosure Deluxe 7150-60, 56"-60"x71 ½" height, silver frame with clear 0.156" thick tempered glass.

Hall Bath/Shower silver tension shower curtain rod.

Silver

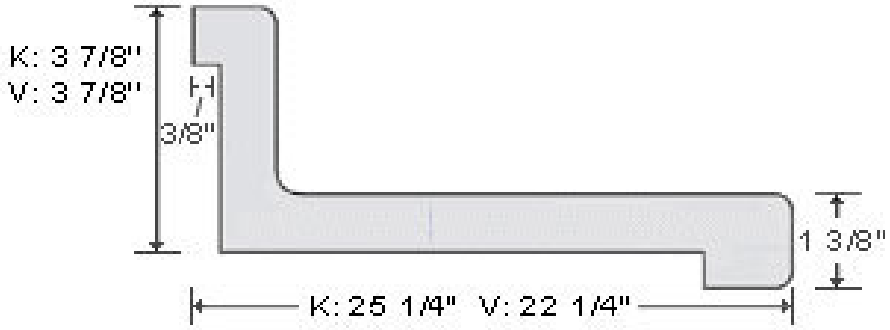


Medicine Cabinet

Medicine Cabinet Nutone Basic Hideway, frameless-single-recessed Model 622, overall size 16-1/4" x 21-1/2", wall opening 14" x 18" x 3-1/2". The steel door can be painted or wallpapered to visually blend with the wall. Located in Owner's Suite and hall bath, not in powder room.

Countertops

Countertops to be post formed plastic laminate with a Niagara or Futurist edge (eased at top and bottom of lip) with a 3" integral backsplash. Kitchen at 25 ¼" depth and vanity at 22 ¼" depth. Island at 36" width with eased edge treatment at counter stool side and cabinet face. Sink is over mount stainless steel. Countertop color selection from stock Wilsonart colors, refer to manufacturers samples for final selection.



Wilsonart® Home COLLECTION *Great Looks, Easy Living.*

Standards

The most affordable choice for your laminate countertop also gives you today's popular designs with a durable, matte finish.

Interior Lighting

Surface Mounted

1. Hall/Closet 1 light Progress P3688-04 Close to Ceiling, Platinum Mist
2. Hall/Closet 2 light Progress P3689-04 Close to Ceiling, Platinum Mist
3. Hall/Closet 3 light Progress P3697-04 Close to Ceiling, Platinum Mist
4. Foyer 2 light Progress P3689-04 Close to Ceiling, Platinum Mist
5. Dining 3 light Progress P3697-04 Close to Ceiling, Platinum Mist
6. Kitchen 3 light Progress P3697-04 Close to Ceiling, Platinum Mist

Wall Mounted-lights mounted with shades turned up & bulbs hidden

1. Vanity 2 light Progress P3267-04 Avalon Bath & Vanity, Platinum Mist
2. Vanity 3 light Progress P3268-04 Avalon Bath & Vanity, Platinum Mist
3. Vanity 4 light Progress P3269-04 Avalon Bath & Vanity, Platinum Mist

Recessed Cans

1. Recessed Can Progress P83-ICAT insulated can, 6" diameter recessed housing, Energy Star rated compact fluorescent. Step Baffle for insulated ceilings, white coilex baffle, 7 ¾" outside diameter, P8066-28

Ceiling Fan

1. Sea Gull Lighting 52" Celebrity Deluxe Ceiling Fan, Model: 1535-15-White finish. Energy Star Compliant.

http://progresslighting.com/products.aspx?product=P3467-04

Tile

Floor Tile*
Interceramic Recife 13”x13” Ceramic Floor Tile, Color availability-Beige, Noce, and White. 1/8” groute groute spacing on all wall tiles. Color is TEC Premium Cermaic Tile Groute non sanded.

Wall Tile*
Interceramic IC 6” x 6” Ceramic Wall Tile, Color availability-Canvas, Buttercream, and Ultra White. 1/16” groute groute spacing on all wall tiles. Color is TEC Premium Cermaic Tile Groute non-sanded

Tile Heights
Shower wall tile* to go 72” above the shower pan. This will allow 12 full 6”x6” tile rows and be 2” above the 70” glass shower doors. Please confirm the shower door height and have the tile extend vertically past it by around 2”.

Tub/Shower wall tile* to go 60” above the tub lip. This will allow 10 full 6”x6” tile rows and allow for the tension rod or glass shower door. Please confirm the tub door height and have the tile extend vertically past it by around ½”.

Tub wall tile* to go 24” above the tub lip. This will allow 4 full 6”x6” tile rows.

Refer to actual color samples for true color.

Beige

Noce

White

Canvas

Buttercream

Ultra White

*All wall and floor tile to be mounted on cement board, then the rest of the wet area walls and ceiling will be Dens Armor Plus, which is a paperless gypsum board.

Carpet

Carpet by Shaw Celebration, 25 oz., 100% nylon, cut pile, 10 year Quality Assurance Warranty, 5 year limited warranty against soiling and liquid spills, FHA approved. Refer to actual color samples for true color and current availability.

Color Palette

Wood Flooring

Wood flooring Armstrong Laminate features the most realistic looking laminate flooring. Achieve the look of rustic, hand scraped wood or stylish exotic wood at a more affordable price point with Armstrong Laminate flooring. Laminate flooring can also capture the look of stone and ceramic. Not only does laminate flooring affordably imitate the look of natural wood and stone, but is durable and long-wearing. Most Armstrong laminate floors carry a 30 year residential warranty. Stained shoe moulding to match flooring color.

Compare Flooring

	Remove product	Remove product	Remove product	Remove product
Product Type	Laminate	Laminate	Laminate	Laminate
Brand	Armstrong	Armstrong	Armstrong	Armstrong
Product Name	Cherry/Vienna Cherry	Harvest Oak - Gunstock	Mahogany/Orient Silk	Maple Select
Product Number	L0004	77725	L0000	77720
Performance	Good	Good	Good	Good
Pet Friendly	Yes	Yes	Yes	Yes
Kid Friendly	Yes	Yes	Yes	Yes
High Traffic Areas	Yes	Yes	Yes	Yes
Width	7.59 in.	7.32 in.	7.59 in.	7.32 in.
Length	54.33 in.	50.59 in.	54.33 in.	50.59 in.
Thickness	0.28 in.	0.28 in.	0.28 in.	0.28 in.
Gloss Level				
Edge Detail	Square Edge / Square Ends	Square Edge / Square Ends	Square Edge / Square Ends	Square Edge / Square Ends
Construction	Bruce Hi-Definition Print / Magnum HDF Core	Armstrong HydraCore	Bruce Hi-Definition Print / Magnum HDF Core	Armstrong HydraCore
Installation Location	Below/On/Above Ground Level	Below/On/Above Ground Level	Below/On/Above Ground Level	Below/On/Above Ground Level
Installation Method	Locking	Locking	Locking	Locking
DIY Level	Beginner	Beginner	Beginner	Beginner

Appliances

Kitchen Appliances

GE® 30" Free-Standing Electric Range & Range Cord

Model#: JBS55DMBB or JBS55DMWW, Range Cord WX9X35

Standard Clean Oven — Offers a traditional oven design that requires hand cleaning

Super-Large Oven Capacity — Provides an impressively large oven interior for cooking more dishes and large meals at one time

QuickSet III Oven Controls — Feature an easy to use design that lets you set precise cooking temperatures

Ceramic Glass Cooktop — A smooth cooktop surface makes cleaning quick and easy

Big Hearth Window — Features an enhanced shape to add an elegant appearance and make viewing trouble-free

Dual Element Bake — Alternates the upper broiling element and the lower baking element for even heating and optimal baking results

GE Spacemaker® Over-the-Range Microwave Oven
Model#: JVM1540DNBB or JVM1540DNWW
1.5 cu. ft. capacity — 950 watts (IEC-705 test procedure)
Convenience Controls — Allow cooking and reheating at the touch of a button
Auto and Time Defrost — Automatically defrosts for a specified amount of time
Turntable On/Off — Ideal for oversized, oblong-shaped dishes
Two-Speed, 300-CFM Venting System — Quickly removes smoke and steam from the cooktop
Removable Oven Rack — Makes multi-dish cooking possible

GE® Tall Tub Built-In Dishwasher & Cord
Model#: GLD6904RBB or GLD6904RWW. Cord GPFCORD
PureClean wash system with 5-stage filtration - A 5-stage filtration system continuously pushes soils through multiple levels of filtration to ensure that grit will not redeposit on the freshly cleaned dishware. The PureClean wash system also features seven additional wash jets to thoroughly cleaning dishware, while a new middle wash arm is dedicated strictly to silverware
ENERGY STAR® Qualified - Meets or exceeds federal guidelines for energy efficiency for year-round energy and money savings
CleanSensor™ - The CleanSensor™ uses a highly sensitive sensor to measure soil levels and water temperature. It then determines the length of the cycle, controls the water temperature and adjusts the number of water fills.
Steam Pre-Wash Option - After the second pre-wash fill, the dishwasher stops the water circulation and activates the calrod heater. Water dripping from the glassware and dishware falls onto the calrod heater and creates a wall of steam to help loosen soils before the main wash.
Upper rack can be moved up, down and diagonally for flexible loading.- Accommodates 9" stemware while leaving room for tall items, such as cookie sheets and cutting boards in the lower rack

GE® Energy Star® 18.0 Cu. Ft. Top-Freezer Refrigerator
Model#: GTH18DCRLBB or GTH18DCRLWW This model has been discontinued, replacement will be similar.
Upfront Temperature Controls — Are positioned up front, close at hand, for maximum convenience and ease of use
Factory-Installed Icemaker — Makes ice automatically ensuring a ready supply
Sealed Vegetable/Fruit Crispers — Help preserve fruits and vegetables
Spillproof Freezer Floor — Seamless design offers easy cleanup
Gallon Door Storage — Makes room for milk and any other gallon size containers
NeverClean™ Condenser — Condenser coils are encased, so they don't require cleaning in normal operating environments

GE® 1/3 Horsepower Continuous Feed Disposer
Model #: GFC325F

1/3 Horsepower Motor
Large Capacity Continuous Feed Disposer
1900 RPM Grinding Action
Stainless Steel Jam Resistant, Dual Swivel Impellers
EZ Mount Installation
Line Cord Power Connection

GE® ENERGY STAR® 4.0 IEC Cu. Ft. King-size Capacity Frontload Washer with Stainless Steel Basket

Model #: WBVH5300KWW

ENERGY STAR® Qualified -Meets or exceeds federal guidelines for energy efficiency for year-round energy and money savings.

4.0 cu. ft. IEC king-size stainless steel basket - Handles a king-size comforter or 24 full-size bath towels with ease.

Rotary electronic controls with LED indicators - LED indicators let you know exactly which cycle is in progress.

Adaptive Logic™ system - Tracks water pressure and stores information from previous cycles to calculate optimal cycle times.

HydroMotion™ wash action - Reversing wash action offers great cleaning performance with gentle wash motion.

PerfecTemp™ temperature management system - Regulates wash water temperatures for proper fabric care.

GE® 7.0 Cu. Ft. Super Capacity Electric Dryer & Cord

Model #: DBVH520EJWW, Cord WX9X19

7.0 cu. ft. super capacity - Increased capacity is designed to make easy work of comforters and towels.

Sensor Dry Plus™- Innovative moisture-sensing technology helps clothes look better.

Rotary electronic controls with cycle countdown display and LED indicators - These controls are designed to simplify cycle selection and provide accurate cycle times.

Interior Dryer Light - Lets you see everything inside for easy loading and unloading.

Quiet-By-Design™ - Special insulating materials help muffle operating noise.

End-Of-Cycle Signal - Alerts you when the load is done, so clothes can be removed before wrinkles set in.

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GE® Pedestal

Model #: SBSD137HWW
APPROXIMATE DIMENSIONS (WxHxD)
27 in x 13 3/8 in x 28 3/4 in
13" Pedestal
Raises the dryer and washer to a comfortable working level
Storage Drawer
Provides storage for laundry additives or accessories
Stainless Steel Ball Bearings
Allows easy gliding for drawer operation

GE Washer/Dryer Stack Bracket Kit

Model #: GEFLSTACK

Water Systems

GE® Water Softener System
Model #GXSH39E
Electronic-Demand Driven with Status LED and Audible Alarm
39,300 Grain Capacity
Efficiency (5360 gpg)
Maximum Hardness Removal (110 gpg)
Maximum Iron Reduction (8 ppm)
Salt Capacity (200 lbs.)

GE® Household Water Filtration System
Model #: GNWH38F
Heavy-duty household sediment filtration system
Filters water at the main water supply
Can reduce sediment service issues on your appliances, water heater and plumbing fixtures
Remote filter reminder light
High flow 1" plumbing connections
Push-button pressure relief valve

GE Profile™ Reverse Osmosis Filtration System
Model #: PNRQ15RBL
Premium filtration process
Twist and Lock design
Filter reminder light
Extra-large 11-gallon capacity
Designer-style high-arc faucet
Quick Connect fittings
Chrome Faucet

Hybrid Water Heater

GE Hybrid Water Heater
Model # GEH50DNSRSA
Electric Heat Pump Water Heater-Save without sacrificing hot water
To create the next generation of water heaters, GE rethought every aspect of this appliance from the ground up. The result is a innovative new product that can reduce water heater operating cost up to 62% and save $320 per year.* That adds up to significant savings, and you won't have to give up a single drop of hot water.

With advanced heat pump technology combined with traditional electric elements, this new GE Hybrid electric heat pump water heater has been designed with maximum energy efficiency in mind.

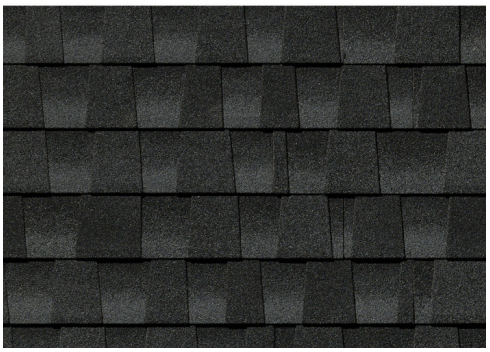
The tank portion of this ENERGY STAR® qualified electric water heater includes two electric heating elements, a pressure relief valve, an internal porcelain-lined tank and an anode rod. But what truly sets this product apart is just above the tank.

Asphalt Shingles

GAF-Elk Timberline ArmorShield™ II Impact-Resistant Shingles UL 2218 Impact Test with Class 4 rating (highest possible), FLX™ formula for flexibility and maximum impact resistance, Lifetime ltd. transferable warranty, Fiberglass asphalt construction, Size: 13-1/4" x 38-3/4" with 5-5/8" exposure, StainGuard® protection, Class A fire rating from UL, ASTM D3018 Type 1, ASTM D3161 Class F, ASTM D3462, Approx. 66 Pieces/Square 3 Bundles/Square 264 Nails/Square, Florida Building Code approved, Meets or exceeds the requirements of the Texas Dept. of Insurance, Shingles warranted to withstand maximum wind gusts of up to 130 mph.

Slate

Barkwood



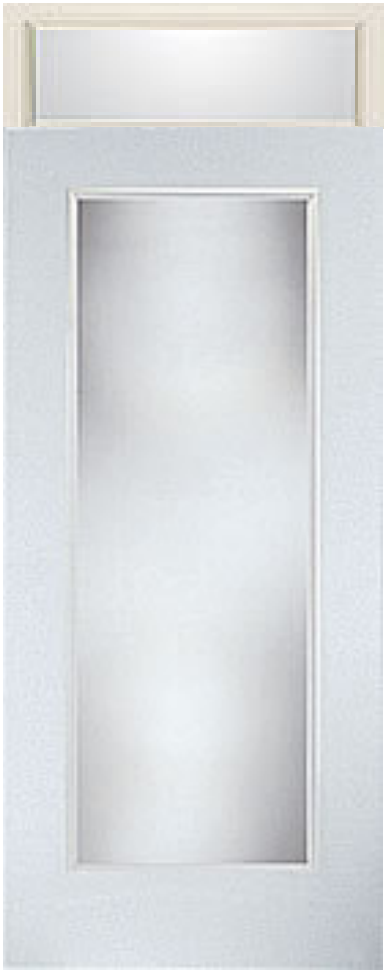
Charcoal

Weathered Wood

Service Doors

ThermaTru Steel Door Entry Systems Traditions Series 3’-0” x 6’-8”. Full light glass located at porch entrances. ThermaTru Steel Door Entry System TS118 with matching transom 19200T as shown in elevations. Paint door frame and door to match trim color.

Rear Door



Full Lite

Entrance Doors

Therma Tru Steel Door Entry System TS214, 4-panel for facades 1 and 2 6-panel for façade 3. ThermaTru Steel Door Entry System TS118 with matching transom 19200T as shown in elevations Paint door frame and door to match trim color.

4-Panel

6-Panel

Lap Siding

HardiePlank™ Lap Siding (Select Cedarmill) is the most popular brand of siding in America and can be found on millions of U.S. homes. With its strength, beauty and durability, HardiePlank™ siding enhances and protects homes in all kinds of climates. It comes in a variety of looks and textures, all of which include PrimePlus® sealer and primer, which provide an excellent painting surface. HardiePlank™ lap siding comes with a 50-year transferable limited warranty. Non-toxic, Easily Painted, Features ColorPlus® Collection, Protected by PrimePlus® sealer and primer, 50-year transferable limited product warranty.

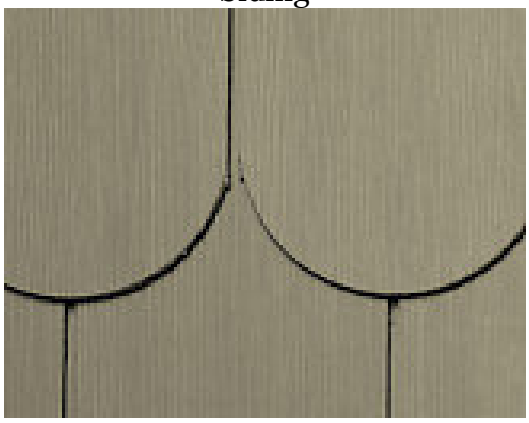
Siding

Color Palette

Shingle Siding

HardieShingle™ Siding Half Round Notched Panel has the same warm, authentic look as cedar shingles, yet it doesn´t rot, crack or split. It´s beautiful as a primary siding or as a complement to other styles of James Hardie® siding. Our shingle siding panels come in a variety of decorative edges, and expedite installation in larger areas. Ideal for smaller coverage areas, HardieShingle individual shingles come in a variety of widths for an authentic handcrafted look. James Hardie shingle siding products are available with a 30-year transferable limited warranty. Resists wind, rain, hail and snow, Woodgrain look and feel, Features ColorPlus® Collection, 30-year transferable limited product warranty.

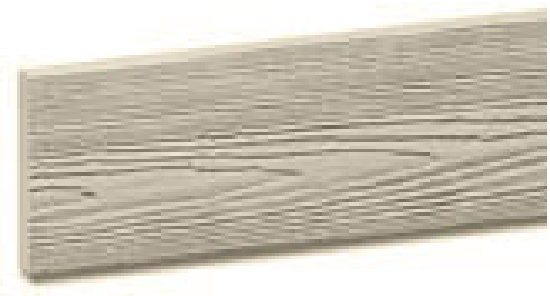
Siding



Soffit

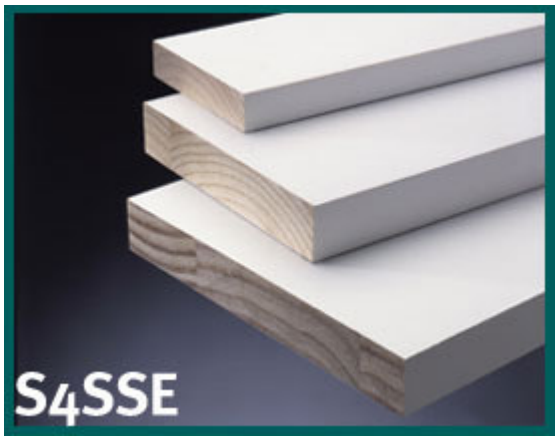
James Hardie Cedarmill Non-Vented pre-cut soffit panels eliminate the need for separate box or strip vents and minimize the need for cutting. HardieSoffit™ panels are available vented or non-vented, in a range of pre-cut sizes. All styles are pre-primed with PrimePlus® sealer and primer. This proprietary process ensures uniform coverage of sealer and primer, providing an excellent surface for paints. Our soffit panels also resist fungus and mildew, even in damp climates. HardieSoffit panels come with a 25-year transferable limited warranty.

Non-Vented Soffit



Exterior Trim

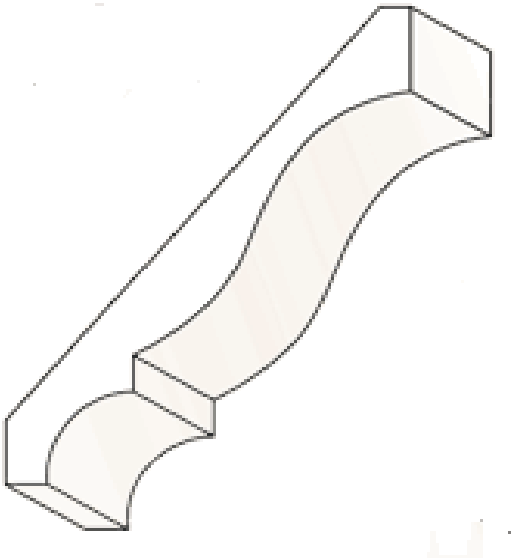
The WindsorONE S4SSE board will bring a touch of class to your home or workspace. Its smooth surfaces and precision edges make it the perfect board for exterior and interior trim. Common applications include rake, fascia, corner boards, band boards, interior decorative trim, decorative wrap, baseboards, and window trim.



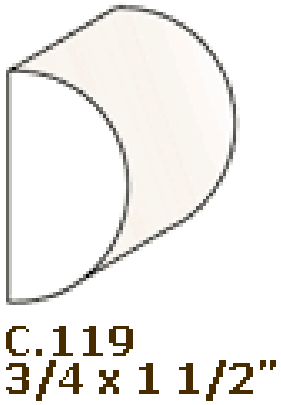
Alternate: Miratec Trim (Use Smooth Side Only) Industry-best 30-year warranty, Moisture, rot and termite resistant; treated with zinc borate, Won't check, split or crack One solid piece, not laminated, More uniformly dense across its thickness; cuts consistently Wood-grain texture on one side, smooth on the other, Easy to handle, machine, cut and nail Factory-primed on four sides with a mildew resistant primer. Note: 2" primed on 3 sides., MiraTEC has a Class C Fire Rating (Flame Spread 120, smoke developed 90), 4/4 and 5/4, 16' lengths, Widths of 2", 3", 4", 5", 6", 8", 10', 12", and 16".

Exterior Moulding

AZEK or approved equal exterior composite trim to be selected per basis of design profiles as provided by **Columbus Wood Products.**



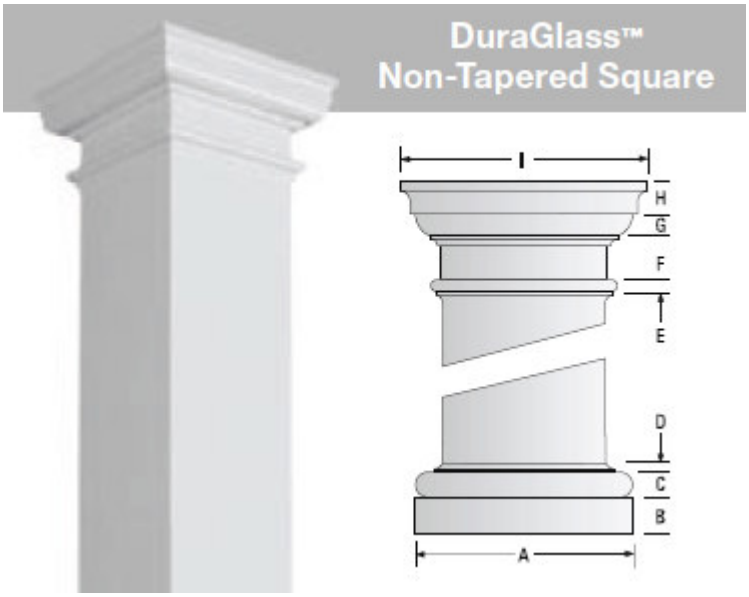
Columbus Wood Products:
Crown Moulding C-47 9/16”X 5 5/8”



Columbus Wood Products: C-119 Half-Round Trim ¾” X 1 ½”.

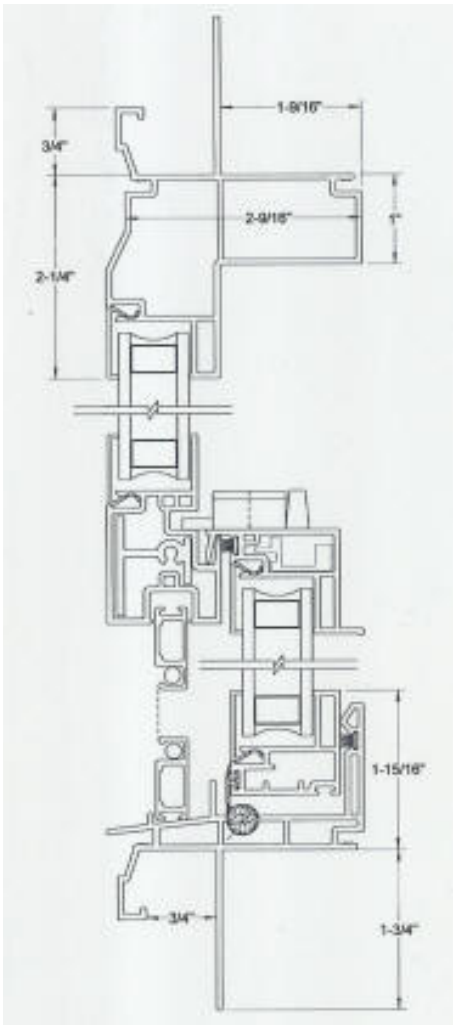
Columns

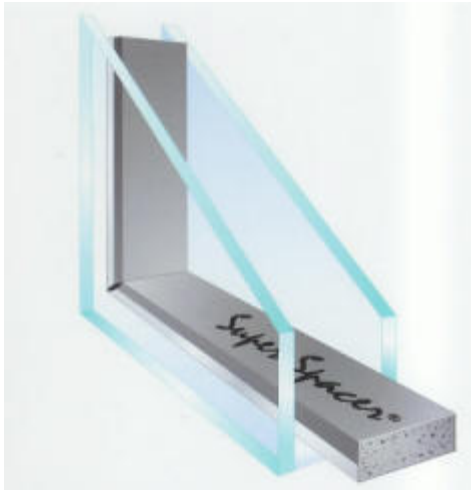
Turncraft Columns Poly-Classic DuraGlass Square Columns Tuscan Non-Tappered Square with neck molding. Column Size 10”, Inside Width 9 1/8” x 10’, Field Cut to Size.



Windows

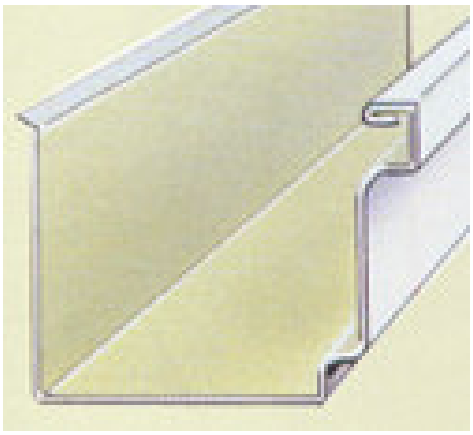
West Window Corp. Westbilt II Pro Series Vinyl Single Hung Windows - Built-in brickmold profile J-channel with extruded 1 3/4" nail fin for efficient new construction installation. Replacement style frame is also available. Frame depth is 2 5/8". 3/4" Clear Insulated Glass is standard with numerous gazing options available, such as our high-performance Low-E2 with argon gas. Vinyl interior frame extensions for 4 9/16" and 6 9/16" wall depths reduce juob-site labor expense. Clip for wood interior frame extesions and receivers for sheetrock are also available. Continuous head and sill twin window is available as well as mullions for combination windows. Matching slider window, picture window, and architectural shapes for complete design flexibility. Fully weldded frame and sash with sloped sill (single hung) and interlocking meeting rail for strength and durability. Bottom sash tilts in for easy cleaning. Operable sash s fully weatherstripped with two rows of high density center fin pile weatherstripping. Several grid between the glass (GBG) options allow you to customize the look of the Westbilt II Pro Series to match any architectural style. Extruded aluminum screen frame is strong and long lasting. Frame accessory grooves allow the Westbilt II to be adapted to many different situations.





Gutters

Standard OG Design with wide variety of color by Alcoa.



Exterior Lighting

Surface Mounted

Porch Ceiling Progress P8012-33 Outdoor, Cobblestone Finish

Wall Mounted

Lantern 1 light Progress P5625-33 Outdoor, Cobblestone Finish

Flood Lights*

Progress Lighting P5203-20, Bulb GE Floodlight Long Life Energy Smart Par38 PC: 47483. Bronze finish

*floods activated by the indoor switch AND a motion sensor with a 240 degree view

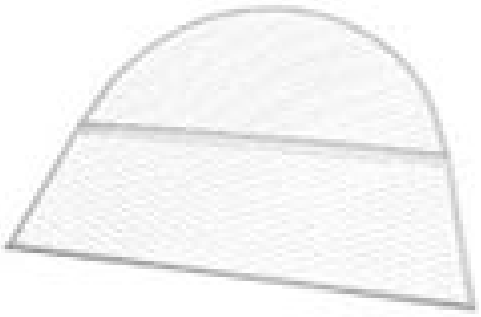
http://progresslighting.com/products.aspx?product=P5203-20

Crawl Space Door

KARP Insulated Exterior Access Door Model MX, Height 36”, Width 24”, Basement Door Height 30”.

Window Well Cover

Wellcraft egress window wells ensure that those inside your home are safe, don’t neglect those outside — like children, neighbors, and pets — who might accidentally step into an open well.
Model 5600, Style Steel Grate, 57.8”W x 42”D



Address Numbers

Address Numbers from Adressnumbers.com, Classic rectilinear plaque that is double lined on the border with only the numbers that are 4 ½’” high. Do not order with the street name for the numbers get to small. The color should be black background with silver letters. This will give good visibility and pick up the nickel accents of the door hardware and interior metals. The plaque should be mounted on the lockset side next to the front door. Mount the numbers below the couch lights where applicable. Field establish mount height and locations. Numbers should not be mounted on columns, frieze panels, steps or mailboxes (obviously).

http://www.addressnumbers.com/ProductDetails.asp?ProductCode=LL%2D6131W6136L

Single line address plaque
Dimensions: 13" W x 7.25" H
Layout
One Line Plaque: Holds up to four 4.5" numbers

Black / Silver Letters