

 J. Fuller Homes*Build Your Life.™*

# GARDEN RIDGE

## Luxury homes starting in the \$500s

Garden Ridge is Cary's newest single family luxury neighborhood! Built to perfection by J Fuller Homes, each home comes complete with green features, cultured stone details, an oversized two-car garage with decorative garage doors, an oversized deck to enjoy those beautiful North Carolina days, beautiful hardwood and tile flooring, granite countertops, a gourmet kitchen with stainless steel appliances and a gas stove, an owner's retreat complete with a massive walk-in closet, and a gas fireplace.

Garden Ridge is also close to everything the Triangle has to offer! Only minutes away from I-540, Thomas Brooks Park, and RDU airport. And last, but certainly not least, Garden Ridge is located in a top ranked school district! Your children could attend White Oak, Mills Park, or Panthers Creek.



REAL ESTATE  
BY DESIGN

# GARDEN RIDGE

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## Green Features

- Carbon monoxide detectors
- Environmentally friendly termite treatment reduces the risk of termite damage to your home and soil
- Spray foam around all windows and doors
- Water conserving commodes
- Advantech subfloor
- Zipwall sheathing
- Argon gas in windows
- Low VOC paints
- LED recessed lightbulbs

## Exterior Features

- Fiber cement
- Custom shutters
- Solid mahogany front entry door
- Cultured stone details
- Seamless gutters and downspouts
- 30-year architectural roof shingles
- Oversized two-car garage with decorative garage doors and garage door openers
- Oversized deck
- Landscape package
- Two exterior, frost-proof water faucets
- Two exterior weather-proof electrical outlets
- Underground utilities and lighted streets
- Deadbolts on all exterior doors for safety
- Private lot overlooking wooded open space

## Interior Features

- Durable interior paint enhanced with contrasting white trim and ceilings for an upscale finish
- 9' ceiling on first and second floors
- Custom trim package
- Shoe mold on all hard surfaces for a refined finish

- Tall Latex high gloss baseboards throughout the home for a superior finish
- Site-finished solid oak hardwood flooring in family room, foyer, extended foyer, kitchen, breakfast area, dining room, and study
- Ceramic tile in all bathrooms and laundry
- Durable carpet in a wide selection of colors in all other areas of the home
- Water conserving elongated commodes
- Towel bar and paper holder in full baths
- Granite countertops in owner's retreat baths
- Custom mirrors in owner's retreat bath and powder room
- Open stairway with craftsman rails
- custom wood shelving in owner's retreat clothes closet and pantry
- Coordinating light fixtures throughout the home
- Ceiling fan in family room, bonus room, bedrooms, and owner's retreat
- Gas fireplace with tile facing and custom built surround mantle in family room
- Recessed Lighting in hallways and kitchen

## Luxury Kitchen Features

- Kitchen with abundant cabinet space and separate pantry
- Large island workspace with granite overhang for seating
- Elegant granite countertops with stainless steel undermount sink and tile backsplash
- Gourmet kitchen with stainless steel appliances, wall oven, gas cooktop, and externally vented hood
- High-capacity 1/3 horsepower food disposal



REAL ESTATE  
BY DESIGN

## MEET THE TEAM



### JIM ANDERSON, President

Jim Anderson founded Fuller Land & Development in 2009. As President, Jim leads the Fuller team in locating new development opportunities, sourcing the best capital partners, and building better relationships with our vendors, subcontractors, and clients. Jim's goal is to provide every Fuller team member with the best environment for their individual career growth.

Before founding Fuller Land & Development, Jim was Director of Raleigh Operations for one the Southeast's leading real estate development firms, focusing on master planned residential and mixed-use communities within a \$400 million development pipeline. Jim has experience in office and industrial development, previously working as the Broker in Charge and Development Manager for Duke Realty's (NYSE: DRE) Triangle office, the largest commercial developer in the Triangle.

Jim graduated from the United States Military Academy at West Point, and he served as an active duty Army officer for 5 years. He earned his MBA from the University of Colorado and Jim has enjoyed living, working, and raising a family in the Triangle since 1997.

- Licensed Professional Engineer, General Contractor, Realtor
- 2011 Builder of the Year - Durham Home Builders Association
- Past President and Co-Founder, Triangle Real Estate and Construction Veterans (predecessor of Operation: Coming Home)
- Past Executive Board Member - Friends of the Mountains to Sea Trail, Urban Land Institute and Triangle Community Coalition
- Triangle Business Journal's "40 under 40" recipient
- 2016 Chairman, Operation: Coming Home Board
- 2010 President, HBA of Durham, Orange and Chatham Counties
- Past President, RTP Rotary Club
- Eagle Scout



### JACKIE ELEK, Vice President

Jackie Elek is a North Carolina native, growing up near Charlotte. She graduated from NC State with a degree in Business Management, concentrating in Marketing. After college she began working as Project Coordinator for Crosland, one of the Southeast's leading real estate development firms, where she worked with Jim Anderson developing master planned communities.

Fuller Land & Development began building in 2010 and Jackie's focus became building quality custom homes across the Triangle under the J. Fuller brand. Her passion for architecture, design and the gratification of seeing a family move into a home uniquely suited to their lifestyle keeps her motivated and fulfilled. Through her dedication and leadership, the company continues to meet and exceed its goals, and Jackie was recently promoted to Vice President.

Jackie is currently Chair of the Professional Women in Building Council of the North Carolina HBA. The Council provides networking and leadership opportunities for women in the industry. It focuses on industry related educational programs in local schools and scholarship fundraising for local students. Jackie is also a licensed Realtor and is involved in Habitat for Humanity. Jackie, her husband, and their blue Weimaraner named Riley live in Morrisville.



### SCOTT KNICKERBOCKER, Construction Manager

Scott Knickerbocker joined J. Fuller Homes as a Construction Manager in 2013. His responsibilities include managing building schedules, arranging all required site work, and the supervision of homebuilding projects through completion. Previously, Scott was the Production Manager of Olde South Homes where he won numerous Parade of Homes Awards. He was a key asset in the homebuilding at Heritage Wake Forest and Bedford at Falls River. Scott has also been the Construction Manager for Saussy Burbank and has 14 years of commercial construction experience.

While at Olde South Homes, Scott received the HBA of Raleigh-Wake County MAME Superintendent of the Year Award twice. This award is given based on industry involvement, buyer relations, number of homes completed, obstacles overcome, and success in the marketplace. Scott is also a volunteer for Habitat for Humanity, working on several Habitat Blitz homes and providing labor, expertise and securing items for these homes. Scott is also a supporter of the American Red Cross and a member of NCHSAA.



### DAVID COOK, Construction Manager

David Cook joined J. Fuller Homes in 2016 as a Construction Manager. His responsibilities include project scheduling, onsite management and quality control. David ensures our trade partners and sub-contractors meet the J. Fuller Homes commitment to high quality construction, innovative design, and positive customer relationships. David has over 20 years of industry experience, beginning as a carpenter and framer. He later became the founder and managing operator of a residential construction company in the Triangle, specializing in high-efficiency designs and green building.

David graduated from Oberlin College in 1993 with a B.A. in Environmental Science and Religion. He currently lives with his wife Sarah and three children in Chatham County in a home that he built on the banks of the Haw River.



### GABBY DORSEY, Project Administrator

Gabby Dorsey joined J. Fuller Homes in 2016 as part of our office support staff. Her main duties include acquiring building permits, construction inspections, and administrative support. Additionally, her appreciation of architecture and interior design serves as a foundation for her work in plan review, final inspections, and staging.

Gabby is currently attending Wake Technical Community College.



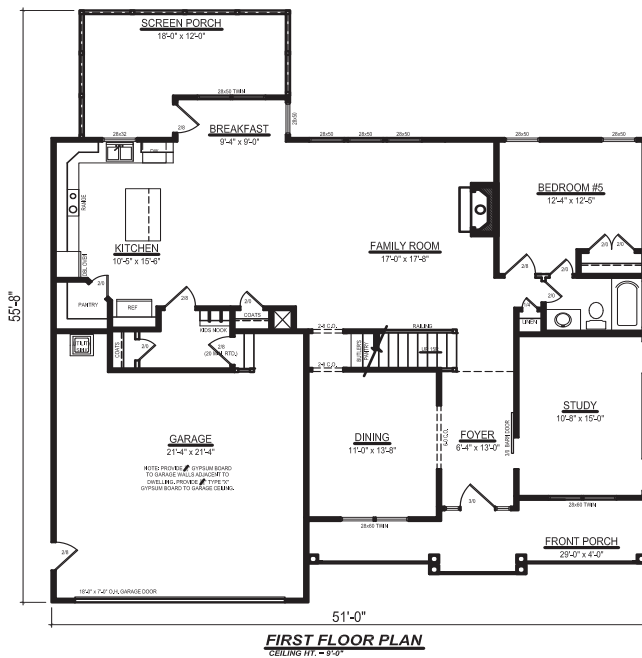


# GARDEN RIDGE

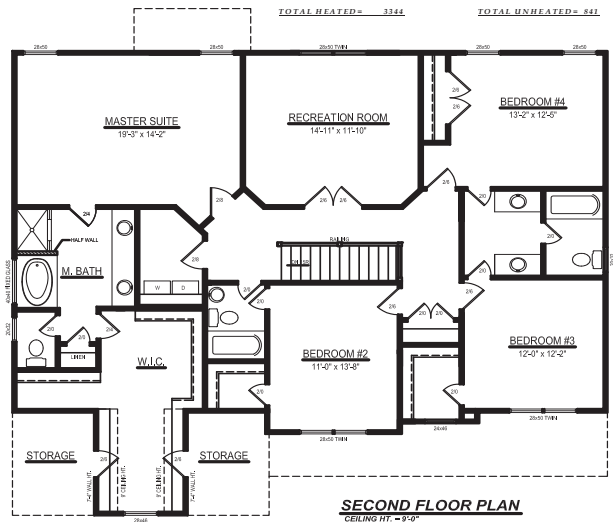
## MONTCLAIR 3344



**FRONT ELEVATION 'E'**



SQUARE FOOTAGE	
HEATED SQUARE FOOTAGE	UNHEATED SQUARE FOOTAGE
FIRST FLOOR= 3304	GARAGE= 512
SECOND FLOOR= 3840	FRONT PORCH= 153
OPT. THIRD FLOOR= N/A	SCREEN PORCH= 176
BASEMENT= N/A	DECK= N/A
	STORAGE= N/A
<b>TOTAL HEATED= 3344</b>	<b>TOTAL UNHEATED= 841</b>



REAL ESTATE  
BY DESIGN

# GARDEN RIDGE

## COLEY PLAN



**FRONT ELEVATION**

### SQUARE FOOTAGE

#### HEATED SQUARE FOOTAGE

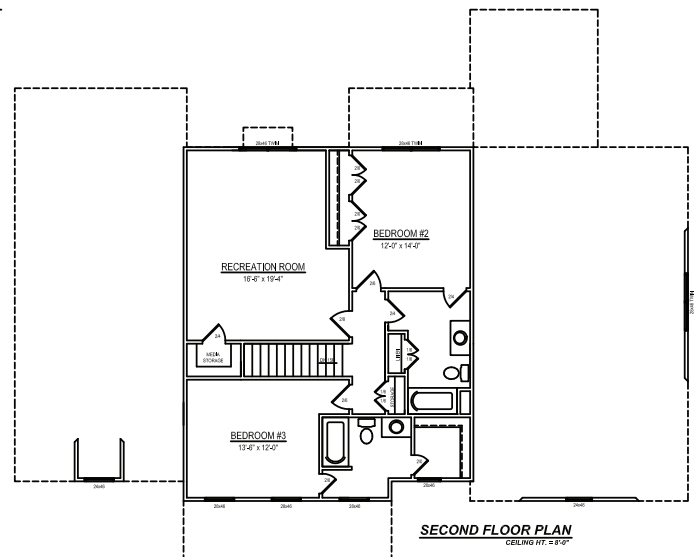
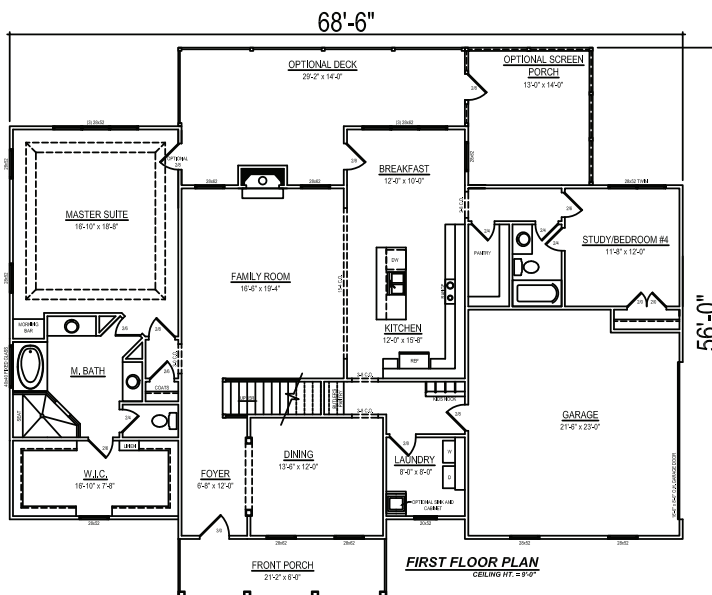
FIRST FLOOR=	2104
SECOND FLOOR=	1004
THIRD FLOOR=	N/A
BASEMENT=	N/A

#### UNHEATED SQUARE FOOTAGE

GARAGE=	493
FRONT PORCH=	127
SCREEN PORCH=	180
DECK=	334
STORAGE=	N/A

**TOTAL HEATED = 3108**

**TOTAL UNHEATED = 1134**



REAL ESTATE  
BY DESIGN

# GARDEN RIDGE

## ROSEHILL 3074



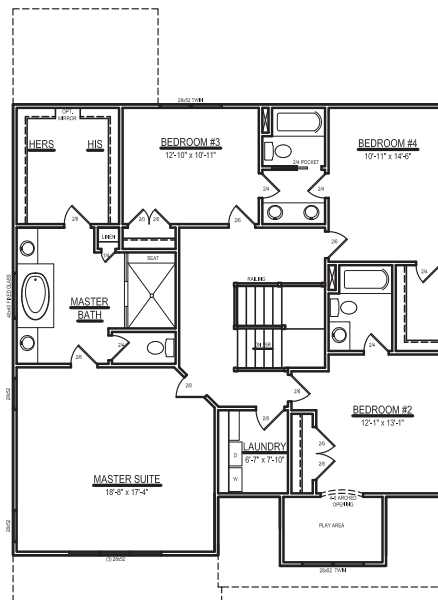
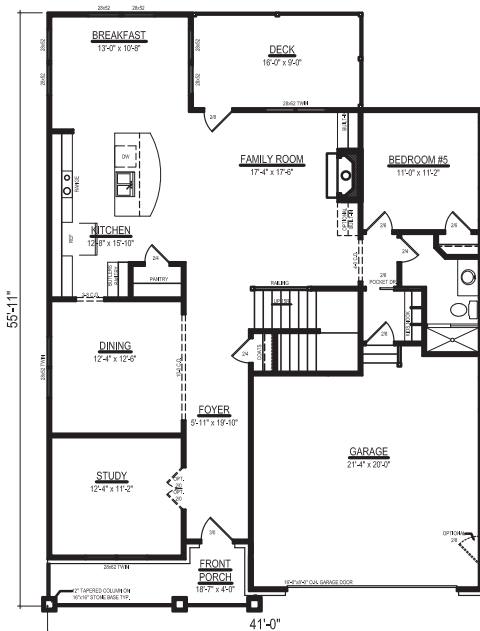
**FRONT ELEVATION 'A'**

### SQUARE FOOTAGE

HEATED SQUARE FOOTAGE	UNHEATED SQUARE FOOTAGE
FIRST FLOOR*	1456
SECOND FLOOR*	1618
THIRD FLOOR*	N/A
BASEMENT*	N/A
	GARAGE*
	FRONT PORCH*
	SCREEN PORCH*
	DECK*
	STORAGE*

**TOTAL HEATED= 3074**

**TOTAL UNHEATED= 685**



REAL ESTATE  
BY DESIGN





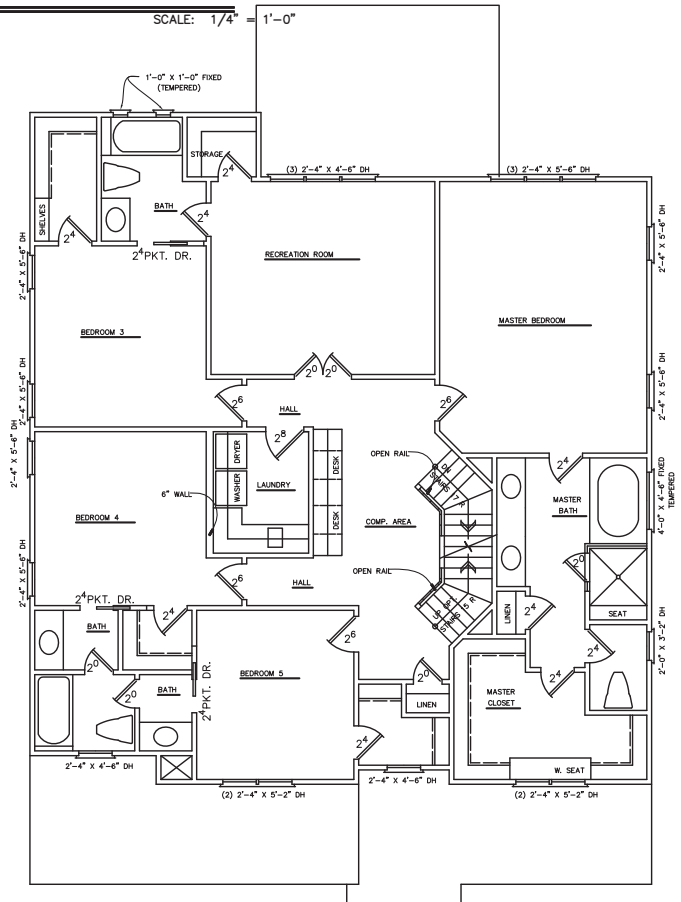
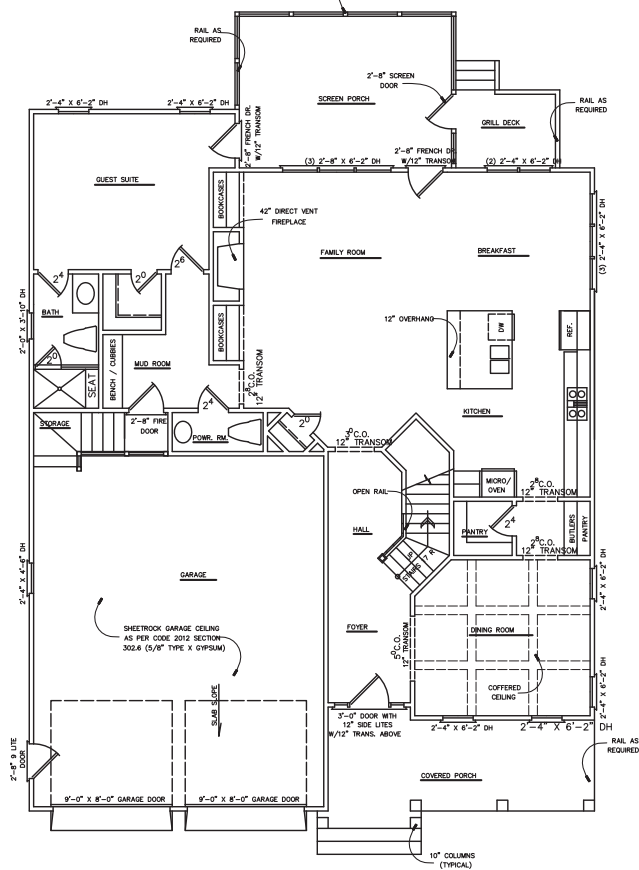
# GARDEN RIDGE

## Amberway



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



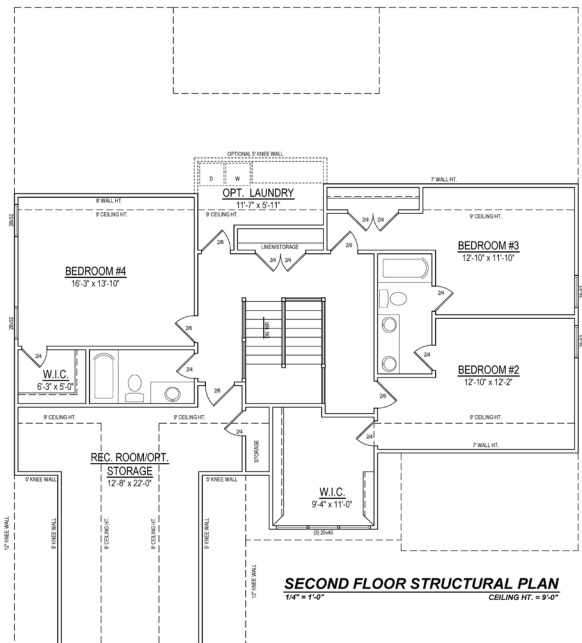
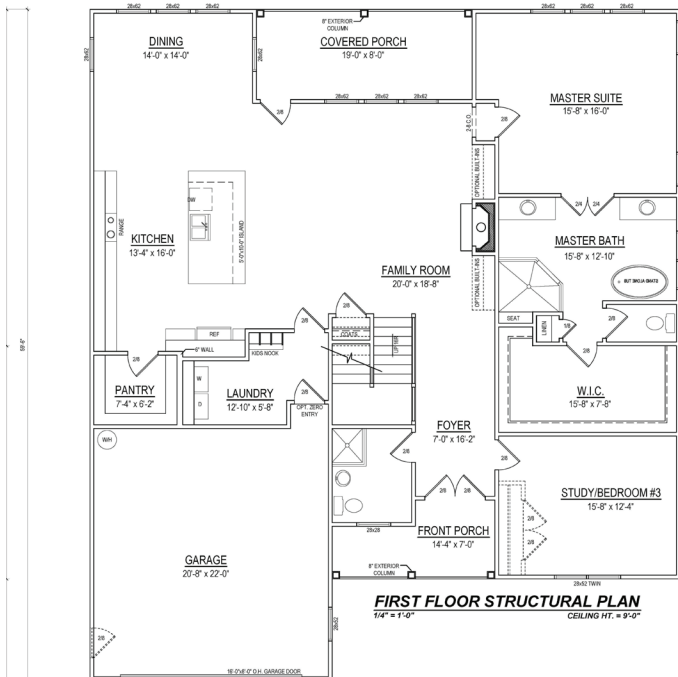
REAL ESTATE  
BY DESIGN

# GARDEN RIDGE

## Holsten



**FRONT ELEVATION**  
1/4" = 1'-0"



REAL ESTATE  
BY DESIGN

# SIDE BY SIDE, THERE'S JUST NO COMPARISON.



**Plywood quality isn't what it used to be, but AdvanTech® flooring has never been stronger.** There's simply no comparison. For more than a decade, AdvanTech flooring has provided successful builders with a single solution for their subfloors, regardless of the floor finish. Through an unmatched combination of superior nail holding, strength and moisture resistance, it truly is the Flat Out Best™.

**REBATES MAY BE AVAILABLE** in your area.  
Call 1-800-933-9220 for more information.



< VS >

**PLYWOOD**



## FASTENER HOLDING

AdvanTech® flooring has higher calculated fastener withdrawal values compared to PS-2 panels.<sup>1</sup>



## HIGHER STRENGTH & STIFFNESS

ESR-1785 documents AdvanTech flooring strength and stiffness design values far above plywood, which only meets the design values of commodity-grade PS-2 panels.<sup>2</sup>



## SUPERIOR WATER RESISTANCE

AdvanTech flooring absorbs less water and has lower edge swell and thickness swell.<sup>3</sup>



## SUPERIOR CONSISTENCY

No knots or voids, consistency throughout every panel and from one panel to the next.



## SUPERIOR QUALITY

AdvanTech flooring has been voted #1 in quality by builders every year since 2002.<sup>4</sup>



## SUPERIOR GUARANTEE

AdvanTech flooring leads the industry with a Limited Lifetime Warranty and a 500 Day No Sanding Guarantee.<sup>5</sup>



**AdvanTechPerforms.com | 1-800-933-9220**

*another innovation from*



**ENGINEERED  
WOODS**

1. Based on withdrawal design value calculations in accordance with National Design Specification for Wood Construction, 2005. Equivalent Specific Gravity values for plywood and OSB from Engineered Wood Association document, TT-039C, Recommended Design Values for Nail Withdrawal from APA Plywood and OSB. Equivalent Specific Gravity for AdvanTech (24 o.c. Span Rating) from ICC-ES ESR-1785. 2. ESR-1785 is an Evaluation Services Report (ESR) issued by the International Code Council Evaluation Service. Evaluation reports from ICC Evaluation Service® are frequently used by code officials to verify that new and innovative building products comply with code requirements. 3. Small sample internal HEW testing performed March/April 2013. All testing conducted in accordance with applicable ASTM standards and test methods. 4. Builder Magazine's 2012 Brand Use Study; 6,000 builders surveyed. 5. Limitations and restrictions apply. Visit AdvanTechPerforms.com for details.

# TOTAL PERFORMANCE IN ONE PANEL.

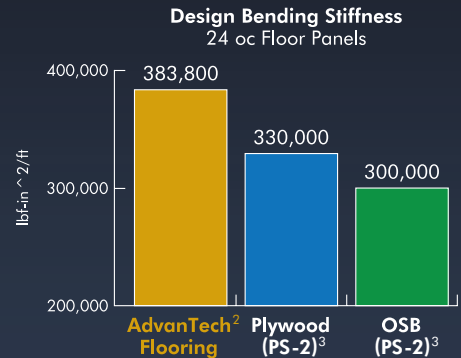
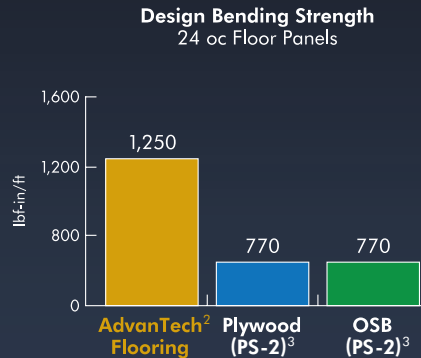
AdvanTech® flooring delivers strength, moisture resistance, quality and consistency plywood just can't match.

## Industry-Leading Strength & Stiffness.

AdvanTech panel strength is demonstrated in ESR-1785 to have design strength and stiffness beyond those required by PS-1 and PS-2, the performance standard for plywood and OSB.



View these ESR-1785 values at [www.icc-es.org](http://www.icc-es.org).

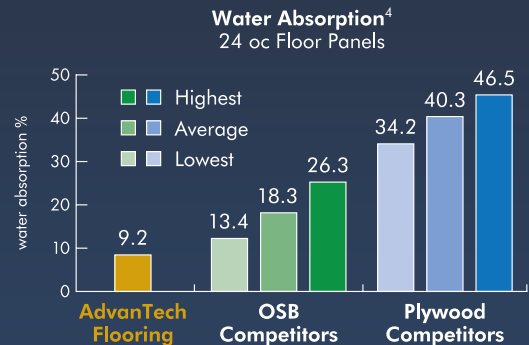


## Moisture Resistance.

Every strand of wood inside AdvanTech flooring is coated with moisture-resistant resins. Even when cut, AdvanTech panels will not swell, warp or delaminate.

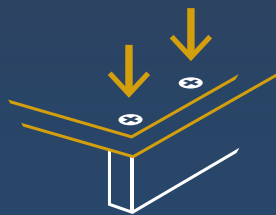
**500 DAY  
NO SANDING  
GUARANTEE<sup>1</sup>**

AdvanTech panels are backed by a 500-day no-sanding guarantee. Headaches caused by swelling, cupping and delamination are history!



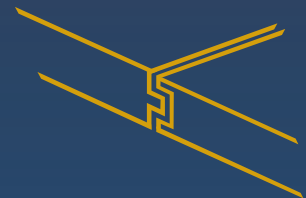
## Fastener Holding.

Featuring advanced resins and one of the highest wood densities of any subfloor panel, AdvanTech flooring holds fasteners securely in place.



## Installation Ease.

A precisely engineered and durable tongue and groove profile helps ensure every panel of AdvanTech flooring installs quickly and easily.



## Award Winning Quality.



AdvanTech flooring has been rated #1 in quality every year for over a decade in *Builder Magazine's* annual nationwide survey of builders.<sup>5</sup> No other subfloor panel matches the award-winning quality and performance of AdvanTech flooring.

## Environmental Responsibility.



AdvanTech flooring is made by Huber Engineered Woods, certified by the Sustainable Forestry Initiative (SFI) for responsible environmental behavior and supporting prompt reforestation.

## Performance Guarantee.



Backed by a limited lifetime warranty<sup>1</sup> that is transferable between future homeowners, AdvanTech flooring delivers performance you can trust.

1. Limitations and restrictions apply. Visit [AdvanTechPerforms.com](http://AdvanTechPerforms.com) for details. 2. ICC ES Evaluation Report ESR-1785. 3. National Design Specification for Wood Construction Manual for Engineered Wood Construction. 4. All testing was conducted by an independent IAS accredited testing facility in September 2008. This small sample testing was done in accordance with the applicable ASTM standards and test methods. OSB values are based on lowest, average and highest water absorption levels of four competitors. Plywood value is based on the lowest, average and highest water absorption levels of three competitors. Competitor testing samples correspond to single manufacturing locations from one production date. 5. *Builder Magazine's* 2012 Brand Use Study; 6,000 builders surveyed.



# WEATHER IS BRUTAL. BUILD STRONG.



## Introducing AdvanTech® Roof and Wall Sheathing

There's plywood, there's OSB, then there's AdvanTech® panels. From the creators of AdvanTech® flooring, #1 in quality for over a decade,<sup>2</sup> comes AdvanTech® sheathing. Engineered with the same moisture-resistant resins to protect against the damaging effects of weather during construction and over time. In addition, it is Structural 1 rated to provide excellent shear resistance and added strength to your roofs and walls. Compare AdvanTech sheathing to plywood and you'll see there is no comparison.



Moisture  
Resistance



Industry-Leading  
Warranty



Strength  
and Stiffness



Fastener  
Holding Power



Structural  
1 Rated



Installation  
Speed and Ease

Receive a Rebate on AdvanTech® Sheathing.<sup>4</sup>  
Visit [WeatherIsBrutal.com](http://WeatherIsBrutal.com) to learn more.







## AN ALTERNATIVE TO PLYWOOD SHEATHING IS HERE. BUILD STRONG WITH ADVANTECH® SHEATHING

From the makers of AdvanTech® subfloors, comes a sheathing alternative to plywood and traditional OSB, to keep roofs and walls standing strong against the elements.



### STRUCTURAL 1 RATED

AdvanTech® roof and wall sheathing is Structural 1 rated for greater resistance to wind and seismic loads.



### STRENGTH AND STIFFNESS

AdvanTech® roof and wall sheathing is designed with higher strength and stiffness design values than plywood and traditional OSB to perform above code standards<sup>1</sup> to reduce risk of wavy roof lines and uneven wall finishes.



### FASTENER HOLDING POWER

Compared to plywood and OSB, AdvanTech sheathing has higher fastener withdrawal design values<sup>2</sup>, so nails stay put for a solid, even base in wall and roof applications.



### MOISTURE RESISTANCE

Made with advanced resin technology, AdvanTech® sheathing resists water better than commonly OSB or plywood, to minimize warping, cupping and delaminating. Visit [SwitchToAdvanTech.com](http://SwitchToAdvanTech.com) to see the proof.

For a resilient build to stand up to the toughest jobsite conditions, switch to AdvanTech roof and wall sheathing. Visit [www.WeatherinBrazil.com](http://www.WeatherinBrazil.com) to learn more.

AdvanTech® sheathing*							
Performance Category	Panel Size	PS-2 Span Rating	Code Evaluation Report	Edge Profile	Panel Grade	Approx. Weight Per Panel**	Panels Per Unit
1/2	4' x 8'	32/16	EBR-175H	SE	Structural 1	54 lbs.	70 pps.
5/8	4' x 8'	48/20		TMS, SE		67 lbs.	55 pps.
23/32	4' x 8'	48/24	—	SE		78 lbs.	45 pps.

\*Minimum width is 4'-1.5" on trapezoid and gable peaks.

\*\*Estimated panel weight. Actual weight may vary by mill.



**500 DAY  
WEATHER  
GUARANTEE**



1. Based on design values shown in the 2015-2018 ASCE 7-16 Minimum Design Values (MDV) for Wind and Seismic. Evaluation Service Report (ESR) is required for all applications. 2. Withdrawal and pullout values apply. Visit [www.advantech.com](http://www.advantech.com) for details. 3. EBR-175H is a registered trademark of AdvanTech. 4. Additional rules and regulations apply. Visit [www.advantech.com](http://www.advantech.com) for details. 5. 2015-2016 Builder Magazine Good Use Award; OSB Category. 6. Additional rules and regulations apply. Visit [www.advantech.com](http://www.advantech.com) for details. 7. 2015-2016 Builder Magazine Good Use Award; OSB Category. 8. AdvanTech and PLANT CLUTCHER are registered trademarks of AdvanTech. AdvanTech is a registered trademark of J.M. Huber Corporation. This product's Environmental Product Declaration (EPD) has been verified by UL Environment. F2015-0228 REV 0000

# ENERGY SAVINGS AND COMFORT ARE BUILT RIGHT IN WITH ZIP SYSTEM® WALL SHEATHING.



**ZIPsystem™**  
ROOF & WALL SHEATHING  
FROM THE CREATORS OF ADVANTECH® FLOORING



Building site courtesy of Miller & Smith.

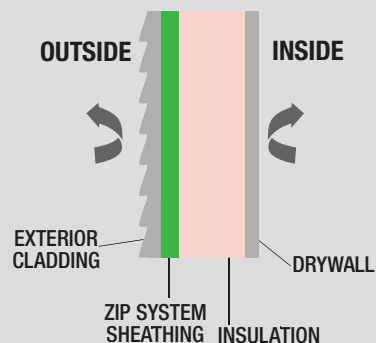
**Utility prices are on the rise. So it's no surprise that energy efficiency is the first thing that comes to mind when building a new home.**

A little known fact is that heating and cooling account for an incredible 50% to 70% of the total energy used in the average home. Air leakage is one of the most significant contributors to this waste. The science behind ZIP System sheathing is the solution.

## WHAT IS ZIP SYSTEM WALL SHEATHING?

ZIP System Wall sheathing is an easy to install structural engineered wood panel with a water-resistant barrier and air barrier built right in. When used in conjunction

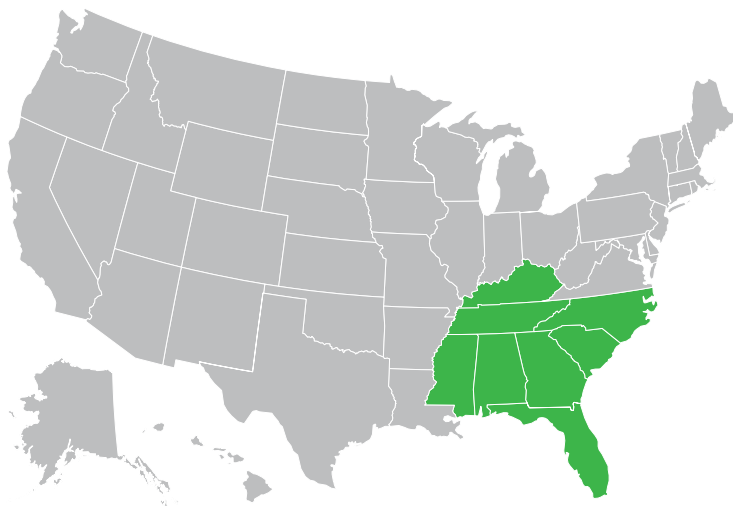
with ZIP System™ tape, a seamless protective surface is achieved, resulting in a superior level of insulation.



**ZIPsystem™**  
ESR #1474  
ESR #1474  
ESR #2221

**ZIPsystem™**  
ESR #1474  
ESR #1474  
ESR #2221

# SEE WHAT YOU CAN SAVE



CITY	AVERAGE ANNUAL SAVINGS ON HEATING AND COOLING COSTS	ANNUAL ZIP SYSTEM WALL SAVINGS (\$ SAVINGS)
ORLANDO	<b>3.8%</b>	\$58
ATLANTA	<b>7.5%</b>	\$165
CHARLOTTE	<b>7.5%</b>	\$151
NASHVILLE	<b>9.1%</b>	\$130

Calculations are estimated, based on a 2 story, 3,200 sq./ft home on slab foundation with gas heat and central air. Based on the following average utility prices: Electricity: 0.0750 \$/kWh Gas: 10.67 \$/mcf

## HOW DOES IT WORK?

The technology behind ZIP System sheathing helps eliminate gaps in what is known as the 'building envelope', reducing air leakage from areas such as wall joints. ZIP System Wall sheathing is so advanced; it eliminates the need for conventional housewrap, once and for all.

## FOR A HOMEOWNER, A TIGHTER HOME MEANS:

- **Energy savings-** Homeowners with ZIP System sheathing save an average of 10.5% on their utility bills.
- **Increased comfort inside the home-** Protecting against air leakage and drafts leads to a more comfortable living space where it counts the most.
- **Improved air quality-** Air barrier systems such as ZIP System Wall sheathing keep families safe by protecting them against harmful pollutants.

## WHAT IS THE R-VALUE AND HOW DO WE PROTECT IT?

R-value (also known as the resistance value) is the way the building industry measures the inherent thermal resistance of insulation. The higher the R-value, the greater the resistance to heat flowing through the wall cavity. Air leakage lessens the ability of insulation to do its job, namely to resist heat flow. The solution is an efficient wall system that creates a tight seal and allows insulation to perform at its intended level. ZIP System Wall sheathing is one of the easiest, most efficient ways to seal the wall system and prevent air leakage from degrading the R-value.



For more information, visit [www.zipsystem.com/energyefficiency](http://www.zipsystem.com/energyefficiency)

**Sales Office:** 10925 David Taylor Drive, Suite 300 Charlotte, NC 28262 **Telephone:** 800.933.9220 **Fax:** 704.547.9228 **www.zipsystem.com**



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