



**DESIGN FEATURES**  
**SINGLE FAMILY HOMES**  
April 8, 2024

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- LANDSCAPING:** Lush landscaping with Bermuda sodded lawns, mulched beds and natural areas, zoned irrigation and generous plantings. Rear yards cleared up to 30' and landscaped with sod and natural area plantings.
- DRIVEWAY/ WALKWAY:** Concrete with tooled edge. Square footage allowances: up to 700 square feet for front entry garage, and up to 950 square feet for courtyard loading garage. Front walk 3' wide.
- PORCHES:** Screened Porch with bronze tone extruded aluminum screening system with 18" tiled flooring. Front Porch with mortared brick pavers. 1/2" exterior rated painted drywall ceilings.
- FRAMING:** Standard 16" O.C. 2"x4" wall framing, 7/16" radiant barrier roof and OSB wall sheathing. Drywall: 1/2" walls and 1/2" rigid ceiling boards with rounded corners and smooth finish. Engineered truss roof 24" O.C.
- FOUNDATION:** Raised concrete foundation with brick veneer, or stucco finish (per plan).
- EXTERIOR DOORS:** 8' tall fiberglass front door(s) with SDL paned glass and sidelights (per plan). Fiberglass exterior patio door(s) and/or telescoping sliding glass door(s) at rear elevations (per plan). Fiberglass garage service door.
- EXTERIOR WINDOWS:** Low maintenance vinyl tilt-in single hung windows with Low-E glass and screens included. Window grille patterns per plan.
- EXTERIOR:** Multiple elevation options for each plan. All cementitious siding and trim with variations in plank, shake, and board and batten styles (per plan). Gutters included with oversized downspouts and buried leaders.
- ROOFING:** 30 year architectural designed roof shingles. Standing seam metal accents per plan.

**PLUMBING:** 50 gallon natural gas water heater. Ice-maker connection in kitchen. Stainless Moen faucet on stainless undermount sink in kitchen. Brushed nickel bath fixtures by Moen; luxury 8" spread faucets in master bathroom with undermount sink bowls, 4" spread faucets in guest room bathrooms. Ceramic tiled curbless walk-in shower in master bathroom with frameless glass enclosure, seat, and two showerheads with separate valves. Downstairs guest bathrooms include Americast type tub with tile shower surround and curtain rod. Upstairs bathrooms include acrylic tub with tile surround and curtain rod, or tiled shower with glass enclosure (per plan). Utility sink located in laundry room or garage (per plan). 1/2 HP garbage disposal in kitchen.

**HVAC** Energy efficient, 15 SEER heat pump and central air with programmable digital thermostat. Two-zone systems for homes with two levels. Air duct sealing for energy efficiency.

**ELECTRICAL:** Exterior lighting per plan. 200 AMP electric service. Interior recessed lighting in most areas (per plan). Special accent lighting included in tray ceilings. Interior lighting controlled by flat rocker type decora switch, with dimmers provided in kitchen, family room, master bedroom, and dining/breakfast areas, and speed controls for all ceiling fans. All bedrooms and living areas blocked and wired for ceiling fan and light kit (study not included due to decorative ceiling). Floor outlet in family room. Over 90% LED lighting in home.

**INSULATION:** Walls R-15 rating, ceiling R-38 rating. Floors in upstairs rooms over unheated space R-19 Rating.

**PAINTING:** Interior walls, ceilings and trim - 2 coats. Walls and ceiling finished in flat latex, trim finished in semi gloss latex. Choose up to 4 colors from an ample range of interior paint colors (1 wall color throughout, 1 ceiling color, 1 trim color, and 1 accent color). Bathroom walls finished in eggshell paint.

**INTERIOR TRIM:** 2-panel 7' tall interior doors with 3 1/2" square edge casing. 5 1/4" cove crown molding standard throughout first floor with the exception of bathrooms, utility room, closets, and vaulted areas. All windows fully trimmed and cased. All rooms trimmed with 7 1/4" square edge baseboard, bathrooms include tile base. All drywall corners are finished smooth and rounded. Nine foot ceilings throughout first floor with the exception of tray and coffered ceilings.

**FIREPLACE:** Direct vent gas log fireplace with electronic ignition, blower, decorative mantle with fluted legs and decorative surround. Natural Gas.

CABINETSRY & COUNTERTOPS:	Designer kitchens include staggered upper cabinets with crown molding, under cabinet lighting, dovetail drawer boxes with soft-close drawers, and soft-close rollout tray in lower cabinets. Kitchens include granite countertops with tile backsplash and stainless steel undermount sink. Bathrooms include 36" vanities with 3.0cm quartz vanity tops and ceramic undermount sink (some bathrooms have pedistal sinks, per plan).
APPLIANCES:	KitchenAid appliance package includes 30" convection wall oven and built in microwave, dishwasher with fully integrated console and stainless steel tub, electric cooktop with downdraft ventilation. Standard finishes include stainless steel or black.
FLOOR COVERINGS:	Engineered interlocking floating flooring in living areas (per plan). Bedrooms are finished in plush carpeting, bathrooms and laundry with ceramic tile.
DOOR HARDWARE:	Keyless entry deadbolt lock included on front door entry. All interior doors are finished with brushed nickel levered door handles and hinges.
SHELVING:	Custom closet shelving system in master bedroom per plan. Ventilated wood shelving guest bedroom, linen, and coat closets. Solid wood shelving in pantry closets.
GARAGE:	Decorative garage door with automatic opener and two remotes. Fully drywalled, trimmed and painted. Epoxy coating on garage floor.
DECORATIVE CEILINGS:	Illuminated and non-illuminated tray ceilings with crown molding and/or decorative coffered ceilings (per plan).
ENERGY PLUS PACKAGE:	Radiant barrier roof sheathing, R-15 wall insulation, energy efficient windows, wall and duct sealing, foundation insulation, blower door testing and Home Energy Rating System (HERS) certificate.