

FEATURES BY COMMUNITY

Atwater Reserve



OVERHEAD AT PORCHES:

- PAINTED T-1-11 PINE
- 3 1/4" STAIN-GRADE "CLEAR" CROWN PAINTED

FASCIA & SOFFIT:

- FIBER CEMENTITIOUS BOARD

VENEERS:

- BRICK, STUCCO, WOODGRAIN CEMENTITIOUS LAP SIDING, WOODGRAIN OR SMOOTH SHAKER PANEL, VERTICAL BOARD & BATTEN, CYPRESS LAP SIDING

DOORS:

- 3/4 INSULATED GLASS OVER 2 PANEL, 4 LITE - RED GRANDIS WOOD DOOR AT FRONT WITH EXT. PAINT GRADE OR STAINED GRADE BRICK MOULD (PAINTED OR STAINED)
- FULL GLASS, 1 LITE - REAR INSULATED METAL DOOR WITH EXTERIOR PAINT GRADE BRICK MOULD (PAINTED)
- INSULATED SOLID METAL DOOR AT THE GARAGE
- GARAGE DOOR: LINCOLN COLLECTION WITH MY Q MOTOR

DOOR HARDWARE:

- FRONT DOOR HANDLE SET
- THRESHOLD: BRONZE

SHUTTERS:

- FIXED WOOD - TREATED PINE (PAINTED)

CLIMATE CONTROL: ENERGY STAR

- SEER 2 AC & HEATING WITH PROGRAMMABLE THERMOSTAT
- R-8 HVAC DUCTWORK
- R-10 ATTIC ACCESS (ONLY WHEN IN CONDITIONED AREA)
- MICROWAVE HOOD VENT, UTILITY ROOM DRYER VENT, AND EXHAUST FANS FOR BATHROOMS ALL VENT OUTSIDE OF THE HOME
- FRESH AIR INTAKE WITH 8" X 8" GRILLE ON FRONT PORCH CEILING

INSULATION:

- R-15 BLOWN-IN BLANKET IN WALLS
- R-38 BLOWN-IN IN CEILINGS & UNDERNEATH CATWALKS
- R-38 BATTS (SLOPED CEILINGS)

LANDSCAPING:

- PACKAGE C WITH TREE (REFERENCE EXHIBIT G WITHIN RESTRICTIONS) LESS THAN 50' AT MATURITY
- SODDED YEAR - 10 PALLETS MAX

COMMUNITY MAILBOX & ADDRESS PLAQUE

SHOWER:

- FIBERGLASS PAN W/TILE SHOWER WALLS
- 12"X6" COMBO NICHE WITH 12" ON TOP AND 6" ON BOTTOM
- 80" DOOR - FRAMED GLASS

SINKS:

- DEEP UNDER-MOUNT EQUAL BOWL IN KITCHEN
- UNDERMOUNT PORCELAIN BOWLS IN BATHROOMS
- PEDESTAL SINK IN POWDER BATH (WHEN APPLICABLE)

FAUCETS:

- SINGLE HANDLE PULL-DOWN IN THE KITCHEN
- 4" SPREAD ON THE CENTER PLATE IN BATHROOMS

ELONGATED TOILETS

GARBAGE DISPOSAL WITH AIR SWITCH (PUSH BUTTON IN COUNTERTOP IF KITCHEN SINK IS IN THE ISLAND)

11.2 GPM TANKLESS WATER HEATER

UTILITIES:

- GAS-HOT WATER, STOVE, HVAC

PAINT:

- CASHMERE FLAT FOR WALLS & CEILINGS
- SEMI-GLOSS FOR TRIM, CABINETS, PAINTED BEAMS, & IN ALL CLOSETS
- INTERIOR DECORATIVE STAIN-GRADE WOOD - CLEAR SEAL

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FIREPLACE:

- VENTLESS GAS FIREPLACE WITH WOOD MANTLE AND TILE SURROUND ON ALL HOMES OVER 1,600 SQUARE FEET

FRAMED MIRRORS AND TOILET PAPER HOLDERS IN EACH BATHROOM

CABINETS:

- CUSTOM (PAINT GRADE) CABINETRY WITH HARDWARE
- CORBELS AT ISLAND OVERHANGS (UNLESS ISLAND HAS WING WALLS)
- ISLAND LEGS (IF APPLICABLE)
- CABINET PANELS AT ALL OVERHANG LOCATIONS
- CABINETS ABOVE TOILETS (EXCEPT WHEN LINEN CLOSET IS PRESENT)
- STANDARD UPPER CABINETS ABOVE REFRIGERATOR (WOOD WRAP ONLY IF OPEN END OF REFRIGERATOR IS EXPOSED)
- CABINET ABOVE WASHER (EXCEPT WHEN CLOSET IS PRESENT - RODE & SHELF OVER DRYER)
- SOFT CLOSE DOORS AT ALL CABINETS
- REAR ENTRY CUBBIES WHERE APPLICABLE

INTERIOR TRIM:

- BASEBOARDS - CLASSIC 5-1/4" WITH 3/4" ROUND
- CASINGS - CLASSIC 3-1/4", WINDOWS - STOOL AND APRON
- CROWN- CLASSIC 5-1/4" THROUGHOUT
- DOORS: HOLLOW CORE SMOOTH MASONITE (STYLE AS PER SELECTIONS), FRONT DOORS WITH PAINT GRADE INTERIOR CASING (PAINTED TO MATCH TRIM COLOR)

FLOORING:

- TILE IN ALL WET AREAS, AS PER PLAN, 1 GROUT COLOR
- VINYL PLANK IN THE LIVING, DINING, KITCHEN (PER PLAN), AND ALL BEDROOMS & CLOSETS

RAISED CABLE AND ELECTRICAL OUTLET AT THE REAR/SIDE PORCH

COUNTERTOPS

- SLAB COUNTERTOPS IN KITCHEN & BATHROOMS
- FLAT BAR SUPPORTS - ALL SLAB OVERHANDS DEEPER THAN 12" WITHOUT CORBELS

BACKSPLASH:

- TUB SURROUND: TILE BACKSPLASH FOR GARDEN TUBS MATCHES FLOOR TILE
- KITCHEN: FULL SUBWAY TILE - BRICK LAY (3X6 / 3X10) OR PATTERN LAY WITH FINISHED METAL EDGE TRIM
- BATHROOM VANITY: 4" CORRESPONDING BACKSPLASH IN BATHROOMS

LIGHTING:

- FIXTURES: PENDANTS AT THE ISLAND OR PENINSULA, HANGING FIXTURE AT THE FOYER & DINING (EXCLUDING CATHEDRAL CEILINGS), RECESSED LED IN DINING (WITH CATHEDRAL CEILINGS), & VANITY LIGHTS ABOVE SINKS
- GENERAL LIGHTING: RECESSED LEDS IN KITCHEN, LIVING, UTILITY, HALLS, PORCHES, AND BATHS (WALL SCONCES WHERE REQ'D IN THE HALLS)
- HVL, VL IN BATHROOMS
- FANS: IN LIVING ROOM & ALL BEDROOMS (LIGHT KITS ONLY IN BEDROOMS & STUDY)
- ADDITIONAL LIGHTING: WALL MOUNT LIGHT AT FRONT ELEVATION (PER PLAN), LED WRAP LIGHTS IN GARAGE/CARPORT, FLUSH MOUNT DISK LIGHTS IN WALK IN CLOSETS

APPLIANCES:

- 30" FREE STANDING RANGE
- MICROWAVE OVEN/HOOD VENT COMBO
- DISHWASHER

USB OUTLET IN KITCHEN BACKSPLASH AND MASTER BEDROOM