

# 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