

Designing Innovations

Standard Construction Features

FOUNDATIONS & FLAT WORK

- CONCRETE POURED SLABS
- 9' BASEMENT WALLS
- 30" MINIMUM CRAWLSPACE WALLS
- CONCRETE DRIVEWAY
- 4' WIDE SIDEWALKS

FRAMING

- 2X6 EXTERIOR WALLS AT 16" o.c.
- 2X4 INTERIOR WALLS at 16" o.c.
- FINGER JOINTED STUDS
- 3/4" T&G WEATHER PROOF SUB-FLOOR

EXTERIOR

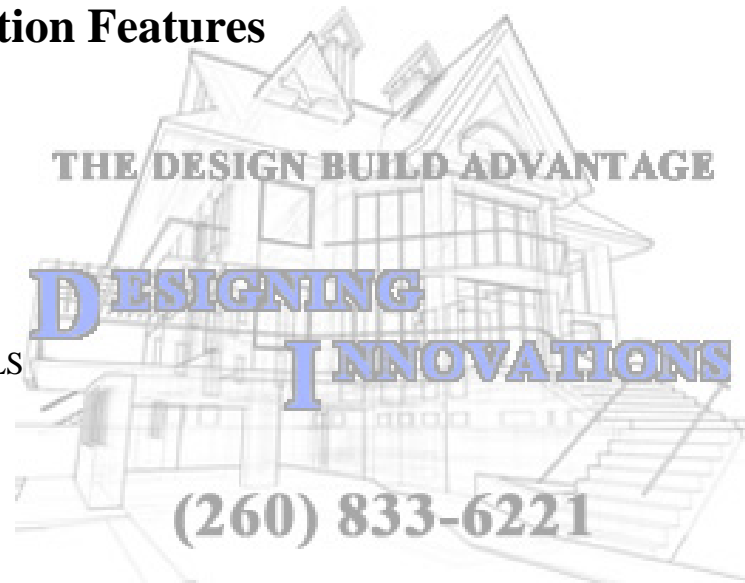
- 40 YEAR DIMENSIONAL SHINGLES
- [QUEST](#) MAINTENANCE FREE VINYL SIDING
- 4' X 6' COVERED ENTRY WITH COLUMNS (PER ELEVATION)
- 3 1/2" VINYL TRIM AROUND WINDOWS AND DOORS
- [AZEK](#) OR BRAZILIAN HARDWOOD DECKING
- COMPOSITE OR CEDAR RAILING

WINDOWS

- PELLA, PRO LINE
- CASEMENT

ELECTRICAL

- CEILING FANS IN ALL BEDROOMS



- 4 EXTERIOR PLUGS
- INTERIOR & EXTERIOR CAN LIGHTS
- AT LEAST 2 CABLE & PHONE (SEE EACH PLAN)
- PREWIRE FOR SOUND & SECURITY ([Audio Video Systems, Inc](#))

PLUMBING

- GARBAGE DISPOSAL
- [MOEN](#) OR •[DELTA](#) FAUCETS
- WATER LINE TO REFRIGERATOR
- 2 SINKS AT MASTER BATH
- FIBERGLASS TUB/SHOWER COMBINATION
- INSULATED WHIRLPOOL TUB
- 70 GAL WATER HEATER
- 2 OUTSIDE FAUCETS

HEATING

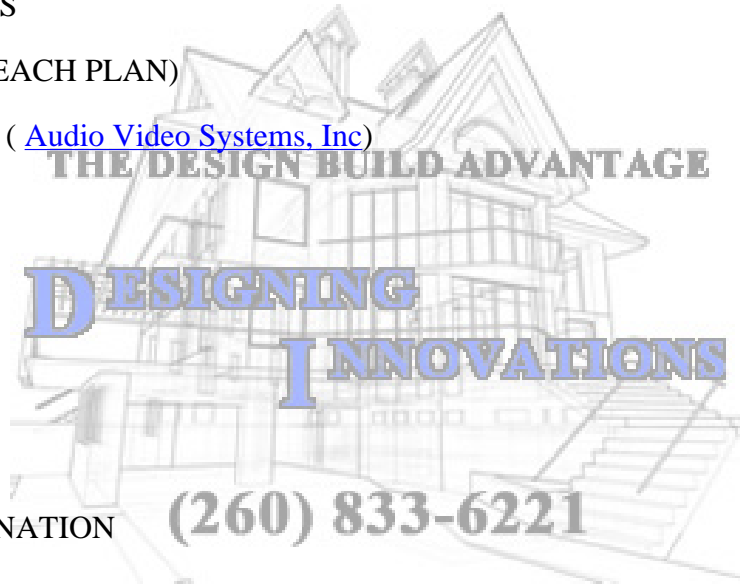
- 90% EFFICIENT GAS
- CENTRAL AIR
- GAS LINE TO FIREPLACE, FURNACE, RANGE, DRYER, WATER HEATER
- FLUSH MOUNT THERMOSTAT

FIREPLACE

- DIRECT - VENT GAS FIREPLACE
- MASONARY FRONT
- WOOD MANTEL
- RAISED HEARTH

INSULATION

- 1/2" FOAM SPRAYED IN ALL EXTERIOR CAVITIES



- R-19 WALLS, R-38 CEILINGS

DRYWALL

- SPANISH LACE CEILINGS
- GARAGE IS FINISHED

TRIM

- SOLID CORE MASONITE DOORS
- POPLAR TRIM, STAINED OR PAINTED
- 5 1/2" BASE & 2 3/4" CASEMENT
- STEP CEILING WITH 2 PC CROWN IN MASTER
- CROWN MOLDING IN DINING

CABINETS

- ALLOWANCE FOR CABINETS & COUNTERTOPS
- CUSTOM LAYOUT WITH RAISED BAR OR ISLAND
- ACCENT TRIM AT UPPER CABINET

GARAGE

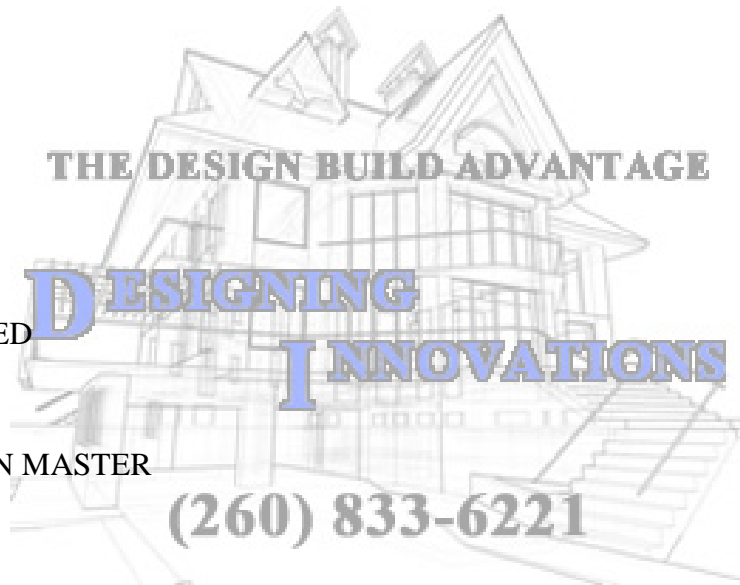
- PAINT GARAGE
- INSULATE GARAGE
- INSULATED, RAISED PANEL, STEEL GARAGE DOOR
- GARAGE DOOR OPENER

FINISH ITEMS

- MIRRORS AT ALL VANITIES, TOWEL BARS, PAPER HOLDERS & TOWEL RINGS
- [SCHLAGE](#) DOOR HARDWARE IN A OIL RUB BRONZE FINISH
- DEAD BOLT AT ALL EXTERIOR DOORS
- [CLOSET CONCEPTS](#) LAMINATE SHELVING SYSTEM

APPLIANCES

- ALLOWANCE FOR D/W, RANGE, MICRO HOOD AND



REFRIGERATOR

LANDSCAPE

- ALLOWANCE FOR LANDSCAPING

DESIGN FEATURES

- LARGE ENTRY FOYER
- 9' 0" CEILINGS ON MAIN LEVEL
- HIGH OR VAULTED CEILINGS IN LIVING ROOM
- LARGE MASTER BEDROOM
- WALK-IN-CLOSET IN MASTER RM
- PRIVATE TOILET IN MASTER BATH
- LARGE DECK
- BUILT IN IRONING BOARD
- COLUMNS INSIDE AND OUT
- PLANT SHELVES
- TRAY CEILINGS
- LOTS OF STORAGE AND PERSONAL AMENITIES DESIGNED FOR YOUR LIFESTYLE

