



# Gramercy

Collection: Signature Collection Floor Plan: Gramercy

Square Feet: 3,253 (m.o.l.) Bedrooms: 4 Bathrooms: 3.5 Garage: 3 Car



Elevation A



Elevation B

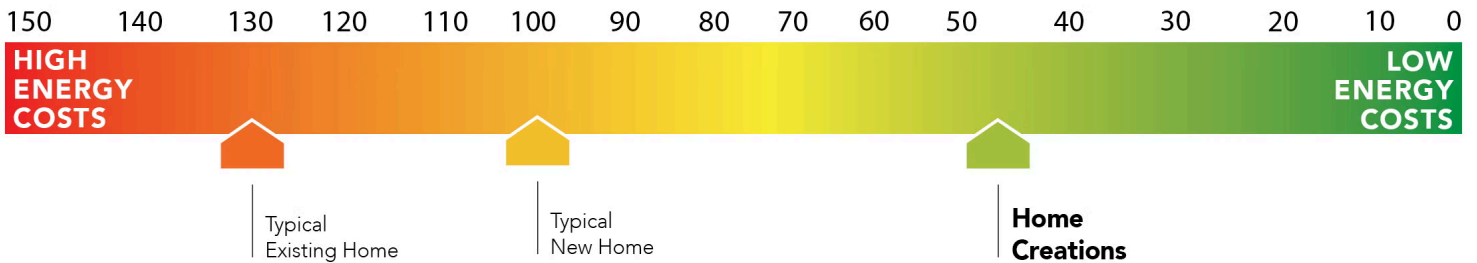


FLOOR PLAN - A ELEVATION  
SCALE: 1/8" = 1'-0"



This floor plan with a HERS Index Rating of 51 is:

- 49% more energy efficient than a typical new home
- 79% more energy efficient than a typical existing home





# Included Features

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## Interior Finishes

10' ceilings on first floor on select floor plans  
 10' seasonal storage in primary closet  
 3" paint grade casing  
 5" paint grade baseboard  
 Ceiling fans in all bedrooms and living room  
 Ceiling Fans in Bonus & Family Rooms (Varies by plan)  
 Deako Rocker Switches (Homes permitted after 11/1/24)  
 Faux beams standard in common areas (varies per plan)  
 Hand textured walls  
 Insulated entry door with glass insert (panel style may vary)  
 Pantry door with frosted glass (homes permitted after 11/1/24)

Pediment treatments in main living areas (locations vary per plan)  
 Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold  
 Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights  
 Rocker switches (homes permitted after 5/1/23)  
 Select 8' Interior Doors - Locations Vary Per Plan  
 Square corners  
 Upgraded ceramic tile in baths and utility  
 Ventless gas log fireplace - elevated  
 Wood look tile in kitchen, dining, living room, entry and halls

## Kitchen

Sweep outs at toe-kick  
 \*Price Pfister® kitchen faucet  
 Decorative vented hood to outside  
 LED under cabinet lights in kitchen  
 Water line for refrigerator icemaker  
 3 cm granite or quartz kitchen countertops  
 Built-in trash can drawer in the kitchen island  
 Pendant lights over bar or island (select plans)  
 Pot filler (Homes permitted after January 1, 2025)  
 1/3 horsepower sink garbage disposal w/ air switch

Extended cabinet and countertop depth 2" at cooktop  
 Soft close drawers (on cabinets delivered after 02/01/2024)  
 Full extension drawer glides and soft-close hinges on cabinets  
 Single basin undermount farm sink (stainless steel) or workstation sink  
 Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood  
 Soft-close 36" upper kitchen wood cabinets to ceiling (up to 10' ceilings, varies per plan) (painted/stained)  
 \*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

## Safety

Installed smoke detectors  
 Carbon Monoxide detectors  
 Oriented Strand Board (OSB) exterior walls

Anchor bolts that secure perimeter walls to foundation  
 Tornado Straps that secure perimeter walls to rafters/roof

## Bathroom

Undermount sinks  
 Upgraded ceramic tile floor  
 Price Pfister® bathroom faucet  
 Framed mirrors in Secondary baths  
 Doorless shower in primary bathroom  
 Head knockers included in all bathrooms  
 Metal framed mirrors in Primary and powder bath

Light over primary bath showers (varies per plan)  
 Steel tub with tiled walls in secondary bathroom(s)  
 \*Schluter-KERDI Shower System behind all shower walls  
 2 cm granite or quartz bathroom countertops with 4" backsplash  
 Rain Shower Head in Primary Bath Shower (Homes permitted after January 1, 2025)  
 Tiled shower walls to the ceiling and tile-surrounded free-standing tub in Primary Bath (varies per plan)

## Energy-efficiency

LED lights throughout  
 Radiant barrier roof decking  
 Continuous eave roof ventilation  
 R-44 blown-in insulation in attic  
 R-8 Perimeter foam insulation at slab  
 R-8 Insulated and mastic sealed A/C ducts  
 Up to 96% efficient tankless water heater  
 Gas heating 96% high efficiency furnace & duct work

R-15 blown-in insulation in external walls. Excludes garage  
 Polycel caulking around windows, doors and joints (energy efficient caulking package)  
 Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss  
 Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)  
 HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring  
 Sheetrock screwed to studs/walls  
 \*Uponor AquaPEX tubing for water lines  
 6 mil poly moisture barrier under slab  
 Electric dryer connection in utility room  
 Enhanced modified slab on grade foundation  
 Heat-taped condensation lines (attic only)  
 Protective ground fault interrupter circuits

15.2 SEER electrical central air conditioning  
 Exterior 2 x 4 stud-grade lumber walls (16" on center)  
 \*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
 \*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty  
 Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)





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## Exterior Finishes

3-car garage  
8/12 roof pitch  
Gas line to patio  
Sprinkler Loop at Garage  
Covered back/front patios  
Enhanced exterior accents  
Septic System (if required)

Up to 10,000 square feet of sod  
Brick mailbox with cast stone address block  
2 Woodford freeze-proof exterior water spigots  
Guttering over entry and AC pad (vary per plan)  
Minimum of 3 exterior waterproof electrical outlets  
Signature landscaping package including stone border  
Brick exterior with partial siding (varies per plan)

## Warranties

Termite company's 5-year warranty  
Builder's limited one-year warranty  
RWC New Home limited 10-year warranty

Manufacturer's limited appliance warranty  
Manufacturer's lifetime limited shingle warranty  
Manufacturer's limited heating & cooling units warranty

## Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode  
2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)  
Kwikset door hardware, including Smartkey functionality at all exterior doors  
2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)

Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)  
Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

## Garage

Pull-down attic access in garage (per plan)  
Finished 3-car garage with wall texture, trim and paint

Epoxy floor finish in garage (homes permitted after 12/1/21)  
Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes