

Gramercy Collection: Signature Collection **Floor Plan:** Gramercy

Square Feet: 3,239 (m.o.l.) Bedrooms: 4 Bathrooms: 3.5 Garage: 3 Car



Elevation A



Elevation B



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





Included Features

Collection: Signature Collection Floor Plan: Gramercy

Square Feet: 3,239 (m.o.l.) Bedrooms: 4 Bathrooms: 3.5 Garage: 3 Car

Interior Finishes

Square corners

Hand textured walls

3" paint grade casing

5" paint grade baseboard

Ventless gas log fireplace - elevated

10' seasonal storage in primary closet

Upgraded ceramic tile in baths and utility

Ceiling fans in all bedrooms and living room

Rocker switches (homes permitted after 5/1/23)

10' ceilings on first floor on select floor plans

Select 8' Interior Doors - Locations Vary Per Plan

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)

Insulated entry door with glass insert (panel style may vary)

Pantry door with frosted glass (homes permitted after 11/1/24)

Wood look tile in kitchen, dining, living room, entry and halls

Pediment treatments in main living areas (locations vary per plan)

Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select

Premium Upgraded light package including chandelier, island pendants, coach lights

and vanity lights

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)

Safety

Installed smoke detectors

Carbon Monoxide detectors

Oriented Strand Board (OSB) exterior walls

Anchor bolts that secure perimeter walls to foundation

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)

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)

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





Included Features

Collection: Signature Collection Floor Plan: Gramercy

Square Feet: 3,239 (m.o.l.) Bedrooms: 4 Bathrooms: 3.5 Garage: 3 Car

Exterior Finishes

3-car garage 8/12 roof pitch Gas line to patio Sprinkler Loop at Garage Enhanced exterior accents Covered back/front patios 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)
Pooks Smart Pooks 20 Compute Switches 20 Compute diameter 2010 (1970)

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

