



# STANDARD FEATURES

## AVIARY SERIES – 1 BEDROOM

### CONSTRUCTION

Floor Joists	2x6, 16" on Center
Steel I-Beam	99.5" Spread, 10" I-Beam 56' & Under, 12" I-Beam 57' and Over
Sidewall	8' 2x4
Ceiling	Vaulted
Ventilated Eaves	Sides Vented 8" Hardi; 12" Solid F&R Soffit
Floor Decking/Floor Width	19/32" T&G OSB
Roof Pitch	6/12
Clerestory	30"x72" Windows with Transoms

### MASTER BATH

Sinks	Porcelain
Drawer Bank	4 Drawer per Floor Plan
Vanities	36" High w/ Toe Kick
Faucets	Brush Nickel Metal Faucets
Counter Top	Laminate
Counter Top Backsplash	Ceramic Backsplash Standard Height
Toilet	Elongated
Towel Bar/Tissue Holder	Standard
Bath Exhaust Fan	Standard
Bath Mirror	Trimmed Mirror w/ Wrapped Trim
Master Bath Shower/Tub	Per Floor Plan
Window over Tub/Shower	Per Floor Plan

### SECONDARY BATH

Sinks	Porcelain
Vanities	36" High w/ Toe Kick
Faucets	Brush Nickel Metal Faucets
Counter Top	Laminate
Counter Top Backsplash	Ceramic Backsplash
Counter Top Edge	Crescent
Toilet	Elongated
Towel Bar/Tissue Holder	Standard
Bath Exhaust Fan	Standard
Bath Mirror	Trimmed Mirror w/ Wrapped Trim
Secondary Bath Tub/Shower	Per Floor Plan

### THERMAL

Floor Insulation	R-11
Roof Insulation	R-22
Wall Insulation	R-11

### FLOOR COVERING

Lino	Throughout
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NOTE: Standard features are subject to change.



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### KITCHEN

Sinks	8" Deep Stainless Steel
Kitchen Faucet	Pulldown Faucet
Counter Tops	Laminate
Counter Top Bcksplsh	18" High Ceramic Backsplash
Counter Top Edge	Crescent
Bcksplsh Behind Range	Ceramic Backsplash
Range Hood	Per Floor Plan
Dishwasher	Black Whirlpool
Refrigerator	Black 21 Cu Ft Side by Side
Icemaker	Standard
Range	Black Coil Top Electric Range
Island Accent	Galvalume per Floor Plan

### INTERIOR

Wall Coverings	½" Sheet Rock
Tape & Texture	Throughout w/Square Corners
Ceiling	Tape & Texture w/ Large Center Beam
Accent Wall	Plank Living Room Wall Accent
Closet Shelving	Wood Shelves w/ White Barn Doors on Master Closet
Pantry Shelving	Wood Shelves
Baseboard and Ceiling and Door Trim	White Flat Craftsman
Window Trim	Cased Window
Interior Doors	Craftsman
Heavy Door Hinges	2 Standard
Door Stops	On Floor

### CABINETS

Crown Above all Overhead Cabinets	2" Flat Plank
Cabinet Door/Stiles	White Wood Cabinets/Stiles
Base Cabinet System	Wood Drawer over Door
Overhead Lined Cabinets Throughout	Maple
Cabinet Doors over Range	Per Floor Plan
Center Shelves Overhead & Base Cabinets	Maple
Refrigerator Cabinet	Shelf over Refrigerator
Cabinet & Drawer Hardware	6" Black Pulls
Entertainment Center	60" Entertainment Center in Living Room
Panel Box	Panel Box Décor Cover
Kitchen Shelves	Black Pipe Plank Shelves
Trash Drawer Cabinet	Standard
Dresser in Bedrooms	Per Floor Plan

### WINDOWS

Windows	Thermopane Non Grid White
Mini Blinds	2" Value
Window Sills/Facing	White Cased Window w/ Sill

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### ELECTRICAL

200 Amp Service	Standard
Light Switches	Toggle
USB Charger	1 Standard in Kitchen
Fan Wire & Brace	1 in Living Room and 1 on Porch
Thermostat	Programmable

### LIGHTING

Formal Dining Room	4" LED Can Lights per Floor Plan
Hall Bath	4" LED Can over Sink
Master Bath	4" LED Can over Sink & Shower/Tub
Living Room	11" LED Pan Light/Brushed Nickel & 4 Can Lights
Bedrooms	11" LED Pan Light/Brushed Nickel
Kitchen	4" LED Can Lights per Floor Plan
Walk-In Closets	4" LED Can Lights per Floor Plan
Master Bedroom	Wall Flex Arm Snake Light per Floor Plan
Front & Rear Exterior Light	LED Coach Light

### UTILITY

Plumb/Wire for Washer & Dryer	Standard
Cabinet/Shelf over W/D	Open Cubbie

### PLUMBING/HEATING

Faucets	Brush Nickel Metal Faucets
Whole House Fan	Standard
Water Heater	30 Gallon – Electric
Water Shut-Off Valves	Standard
Master Shut-Off	Standard
Heating & Air	2-Head Ductless Minisplit

### EXTERIOR

Fascia	Smart Panel – Painted
Soffit	Hardi Vented Side Soffit
Roof	29 Gauge Galvalume
Siding	Smart Panel/Painted
Exterior Window Trim	6"x3/4" Window Trim
Water Faucet	Outside Water Faucet
Front Door	Glass Door w/ Blinds
Rear Door	Glass Door w/ Blinds
Exterior Porch Accent	Galvalume Per Floor Plan
Bumpout on Porch	Standard Per Floor Plan
Galvalume Ceiling	Standard Per Floor Plan
Perimeter Skirting	Galvalume Steel
Deck	Deck with stairs off of back door
Deck/Stairs Painting	Painting completed approx. 1 month after installation to allow wood to dry. Colors to match the porch.
Walkway	Gravel walkway leading to door closest to parking spaces

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