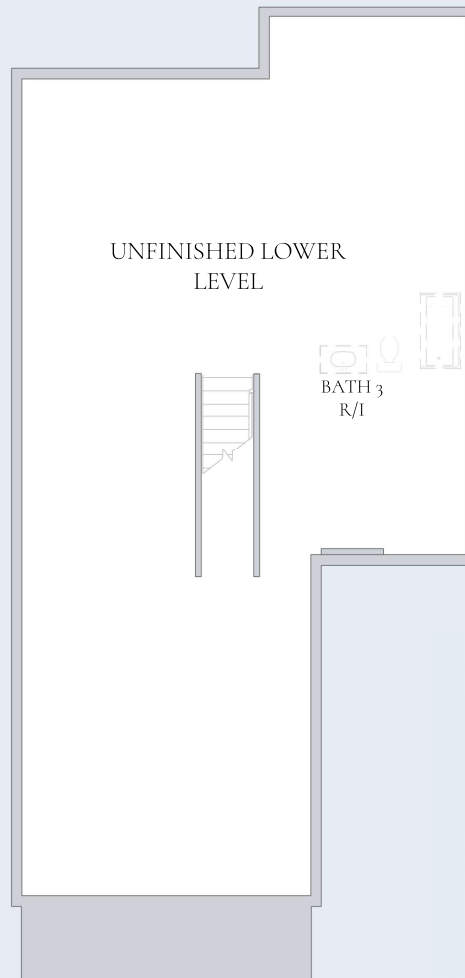


Lower Level

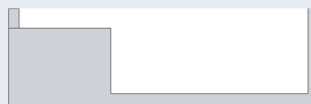
UNFINISHED LOWER LEVEL
56' 0" X 28' 8"



Elevation 10
9' Ceiling



Elevation 20
+60 Sq. Ft.



Elevation 30
+39 Sq. Ft.



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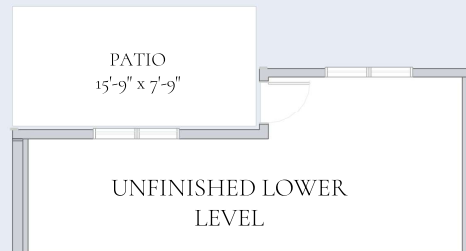
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ORKNEY - Lower Level



Lower Level

Walkout w/ Patio



Walkout w/ Patio



Walkout w/ Add Bed And Bath
+278 Sq.Ft.



Walkout w/ 2 Story Great Room

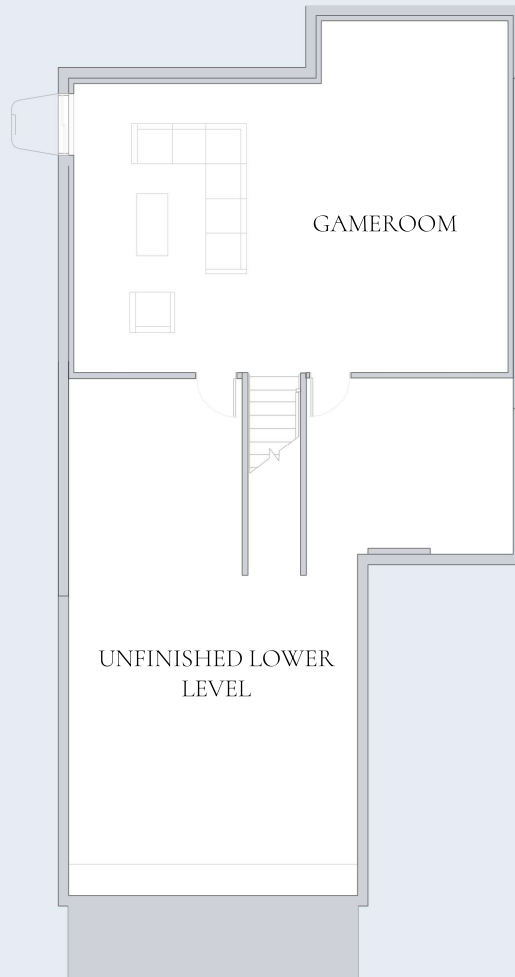


Walkout w/ Conservatory ILO Living
+93 Sq.Ft.

Lower Level

GAMEROOM
28' 0" X 18' 9"

UNFINISHED LOWER LEVEL
28' 8" X 33' 4"



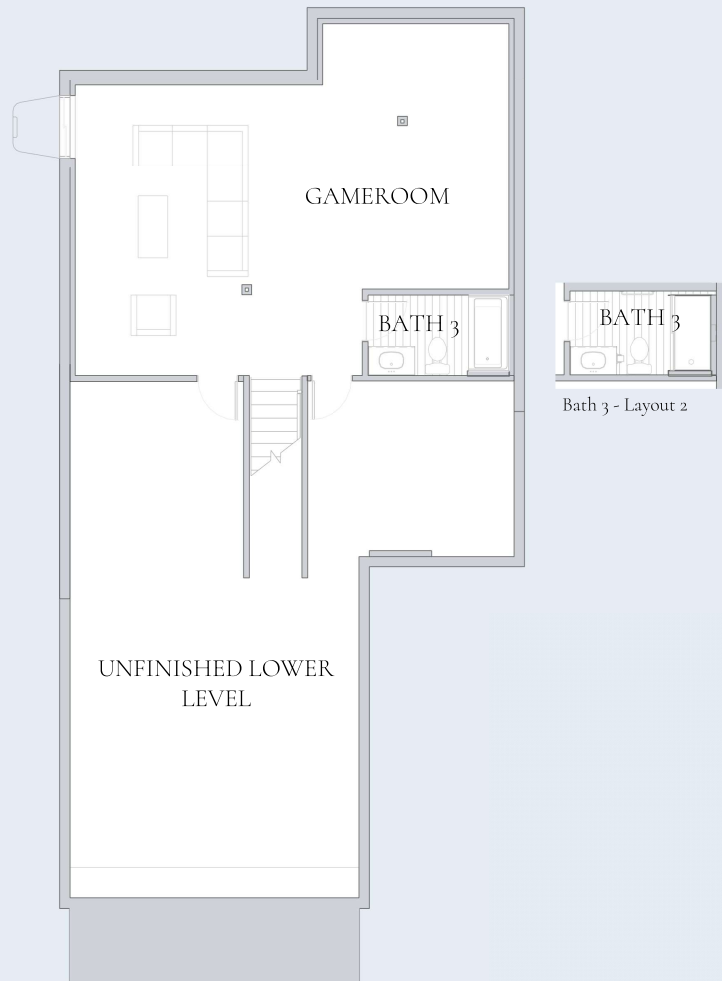
Elevation 10
Lower Level Layout 1 ILO Unfinished Lower Level
9' Ceiling
+657 Sq Ft.

Lower Level

GAMEROOM
28' 1" X 18' 9"

BATH 3
9' 2" X 5' 3"

UNFINISHED LOWER LEVEL
28' 8" X 33' 4"



Bath 3 - Layout 2

Elevation 10
Lower Level Layout 2 ILO Unfinished Lower Level
9' Ceiling
+657 Sq Ft.

Lower Level

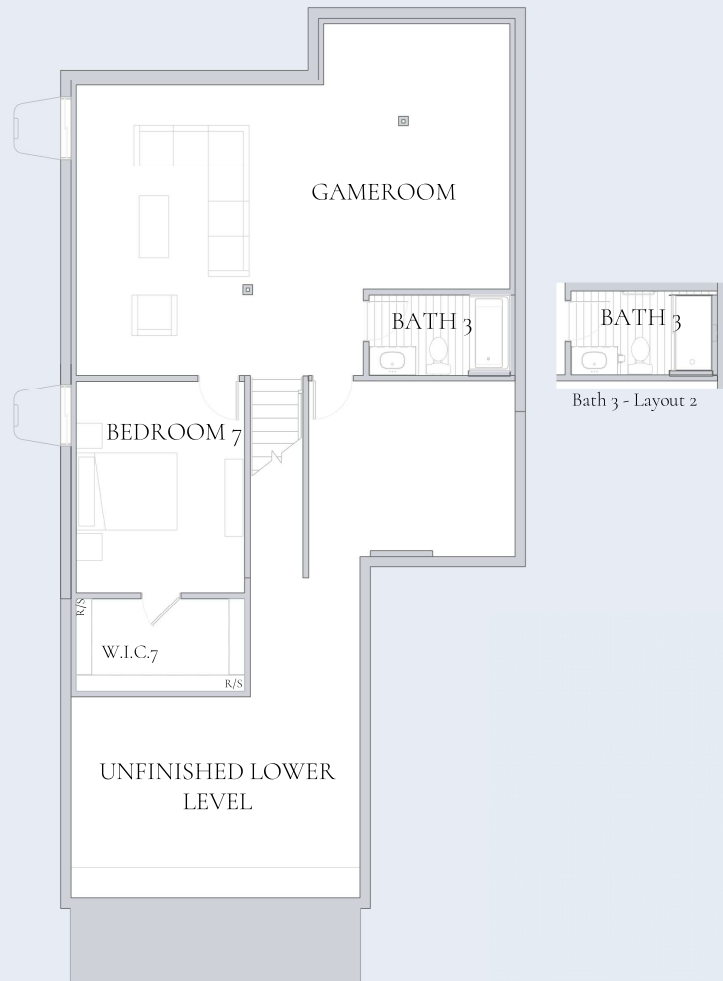
GAMEROOM
28' 1" X 18' 9"

BATH 3
9' 2" X 5' 3"

BEDROOM 7
28' 8" X 33' 4"

W.I.C. 7
11' 0" X 6' 0"

UNFINISHED LOWER LEVEL
18' 0" X 33' 4"



Elevation 10
Lower Level Layout 3 ILO Unfinished Lower Level
9' Ceiling
+906 Sq Ft.



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ORKNEY - Lower Level



Lower Level

GAMEROOM
18' 7" X 18' 8"

BAR
9' 6" X 16' 9"

BATH 3
9' 2" X 5' 3"

BEDROOM 7
28' 8" X 33' 4"

W.I.C. 7
11' 0" X 6' 0"

UNFINISHED LOWER LEVEL
18' 0" X 33' 4"



Elevation 10
Lower Level Layout 3 W/ Bar ILO Unfinished Lower Level
9' Ceiling
+906 Sq Ft.



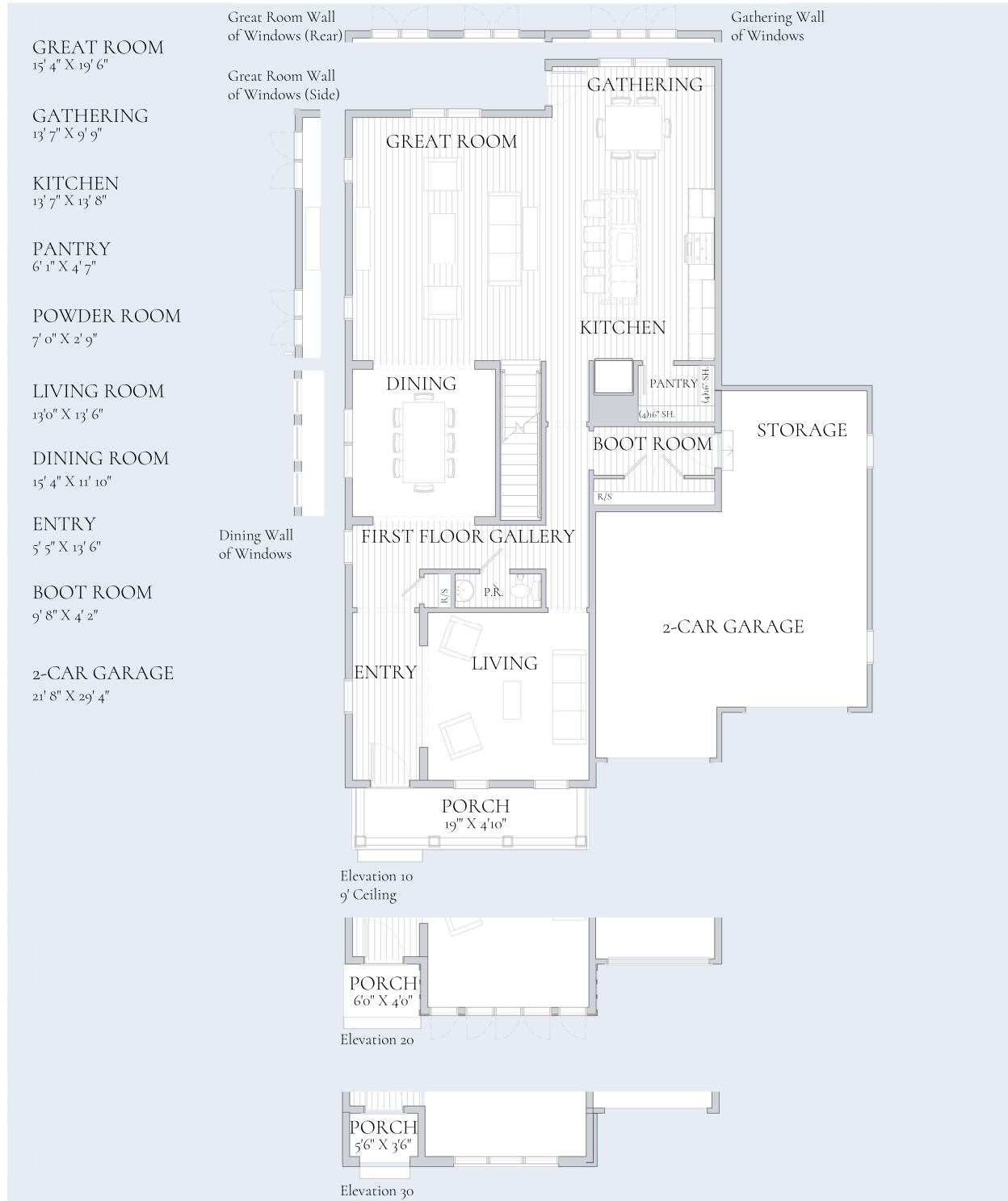
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ORKNEY - Lower Level



First Floor



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ORKNEY - First Floor



First Floor

2 STORY GREAT ROOM
15' 4" X 19' 6"

GATHERING
13' 7" X 9' 9"

CONSERVATORY
13' 7" X 13' 9"

KITCHEN
13' 7" X 13' 8"

PANTRY
6' 1" X 4' 7"

POWDER ROOM
7' 0" X 2' 9"

LIVING ROOM
13' 0" X 13' 6"

STUDY
13' 3" X 13' 6"

ENTRY
5' 5" X 13' 6"

DINING ROOM
15' 4" X 11' 10"

BOOT ROOM
9' 8" X 4' 2"

3-CAR GARAGE
21' 8" X 38' 4"



Great Room
Opt. Ceiling Height 11'-0"
or 2 Story Great Room

GATHERING

GREAT ROOM

3 Car Garage ILO 2 Car Garage

KITCHEN

PANTRY

(4) 6" SH.

BOOT ROOM

R/S

FIRST FLOOR GALLERY

3-CAR GARAGE

STUDY

ENTRY

Study 1 ILO Living

First Floor Gallery
Wall of Windows

Entry Wall of
Windows



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ORKNEY - First Floor



First Floor

GREAT ROOM
15' 4" X 19' 6"

GATHERING
13' 7" X 9' 9"

KITCHEN
13' 7" X 13' 8"

PANTRY
6' 1" X 4' 7"

POWDER ROOM
7' 0" X 2' 9"

LIVING ROOM
13' 0" X 13' 6"

ENTRY
5' 5" X 13' 6"

DINING ROOM
15' 4" X 11' 10"

BOOT ROOM
9' 8" X 4' 2"

2-CAR GARAGE
21' 8" X 29' 4"

STUDY
11' 6" X 11' 4"

BEDROOM 6
11' 6" X 12' 6"

W.I.C. 6
5' 11" X 8' 7"

BATH 4
5' 3" X 8' 7"



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ORKNEY - First Floor



Second Floor



Second Floor

BEDROOM 5
11' 8" X 19' 6"

BATH 5
8' 0" X 7' 8"

BEDROOM 1
17' 0" X 15' 2"

BATH 1
11' 8" X 10' 7"

W.I.C.
5' 9" X 6' 6"

W.I.C. 1
5' 9" X 3' 10"

LAUNDRY
7' 10" X 6' 0"

BEDROOM 2
12' 7" X 12' 3"

W.I.C. 2
6' 3" X 5' 1"

BEDROOM 3
10' 8" X 12' 8"

W.I.C. 3
5' 1" X 5' 9"

BATH 2
9' 8" X 5' 3"

BEDROOM 4
11' 8" X 12' 6"

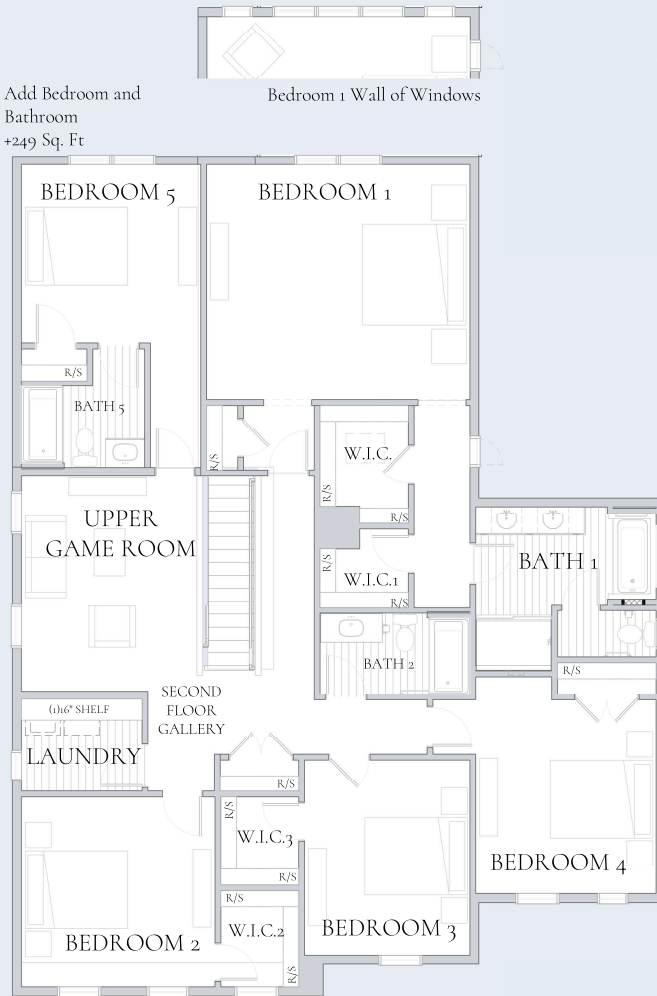
UPPER GAMEROOM
11' 5" X 13' 11"

Add Bedroom and
Bathroom
+249 Sq. Ft

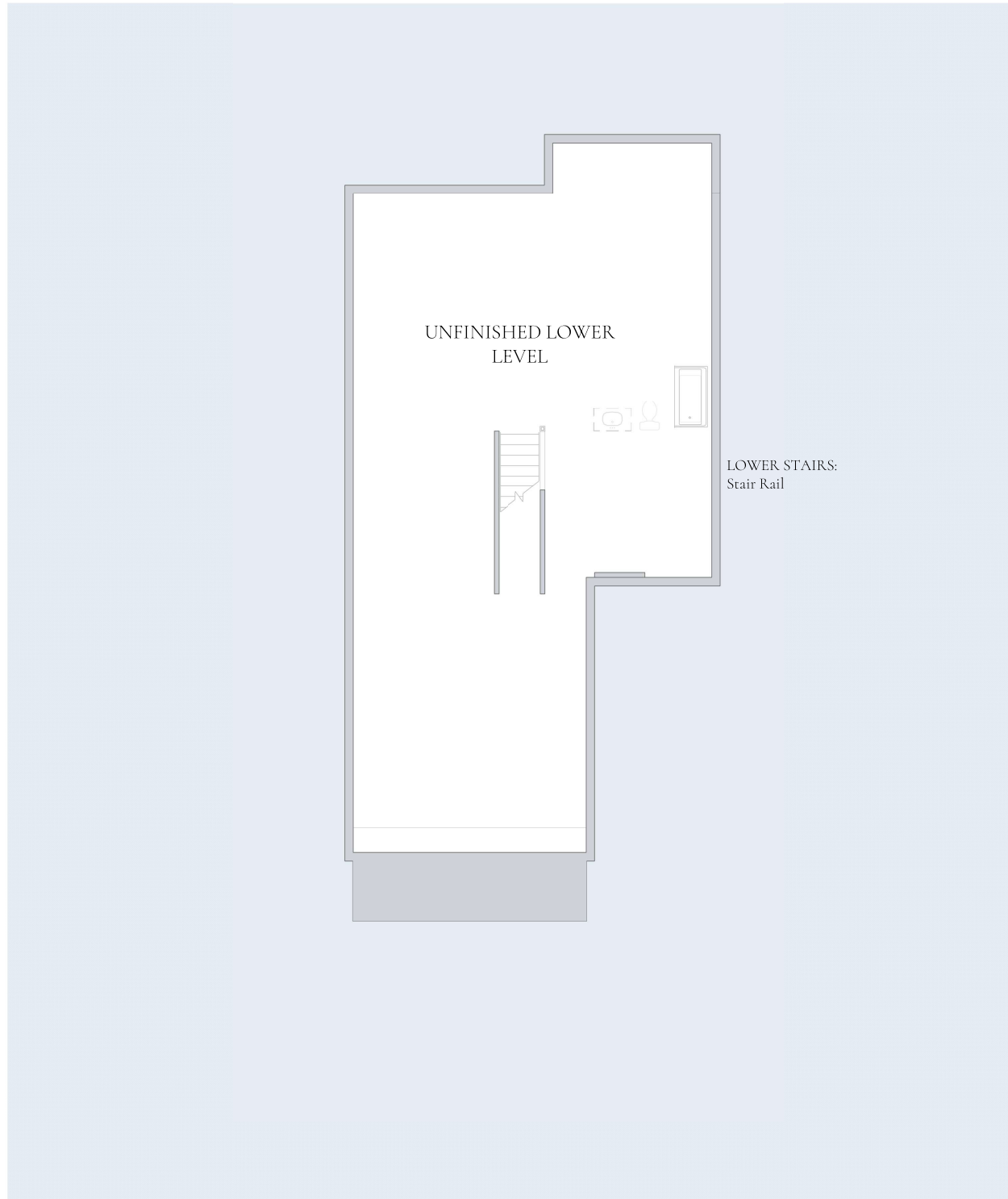
Bedroom 1 Wall of Windows



Bath 5 - Layout 2



Lower Level - Add Details



First Floor - Add Details



BEDROOM 1:
Ceiling Beam
Ceiling Shiplap
Ceiling Tray Classic
Ceiling Tray Box
Coffee Bar 3'-0"
Coffee Spot 3'-0"

UPPER STAIRS:
Stair Rail

SECOND FLOOR GALLERY:
Linen Cabinet 4'-0"
Bookshelf 4'-0"

BEDROOM 2:
Shiplap Wall
Library Panel

BEDROOM 4:
Shiplap Wall
Library Panel
Bookshelf 4'-0"

The floor plan shows a second floor with a central 'SECOND FLOOR GALLERY' and 'UPPER STAIRS'. To the left is 'BEDROOM 5' with an adjacent 'BATH 5'. Below that is the 'UPPER GAME ROOM'. At the bottom left is 'BEDROOM 2'. To the right of the gallery is 'BEDROOM 1' at the top, followed by 'BATH 1' and 'BATH 2', and 'BEDROOM 4' at the bottom right. 'BEDROOM 3' is located between the gallery and 'BEDROOM 4'. A 'LAUNDRY' room is situated between the game room and 'BEDROOM 2'. The plan includes numerous architectural details such as 'Shiplap' walls, 'Library Panels', 'Bookshelves', 'Coffee Bars', and 'Ceiling Beams'.



Always Included

Contemporary designer finishes

- Slim recessed lighting with dimmer switches in kitchen, dining, galleries, and baths
- Designer maple flat panel kitchen cabinets with stain
- Laminate square edged kitchen countertops with tile backsplash
- Cultured marble vanity tops with backsplash and integrated designer bowl
- Designer pedestal sink in powder room
- Standard height toilets
- Luxury vinyl plank flooring in entry, bathrooms, laundry, kitchen & gathering spaces
- Carpet in bedrooms
- Designer stainless steel appliances including electric range, microwave with vent, and dishwasher
- Chrome bath fixtures, toilet paper holder, and towel rod
- Half walls with designer caps at stairways
- Oversized interior window casing and 5-1/2" baseboard
- 2 panel or 6 panel interior doors with brushed nickel knobs and hinges
- Interior flat latex wall colors in Pure White, Natural Tan or First Star with Pure White semigloss on interior trim
- Installation of designer exterior lighting fixtures

Landscaping to enhance your home

- Landscaping design package includes hedge and seeded lawn tree-planting to enhance curb appeal and vary streetscape
- Extra-wide poured concrete entry walkway
- Paved asphalt driveway

Efficient systems for comfort and convenience

- 200 amp home electric service
- High-efficiency 92% AFUE gas furnace
- High-efficiency 14.4 SEER central air conditioner
- WiFi enabled programmable thermostat
- Large capacity 50-gallon high efficiency water heater
- Resilient PEX water supply system with accessible shut-off valves
- High-bandwidth CAT-6 network wiring
- Garage door openers with remotes
- Front and rear exterior hose bibs

Building components deliver timeless performance

- Architectural dimensional asphalt shingles
- Fiber cement exterior siding featuring colorfast technology
- Energy efficient vinyl windows with Low E glass and removable screens
- Oversized fiberglass dent resistant entry doors with deadbolt

A structure built to last

- Poured concrete foundation walls with interior and exterior basement footing drains and exterior damp proofing
- 2x6 exterior house wall framing with 7/16" wall sheathing
- R-21 batt insulation installed within all 2x6 exterior walls
- R-13 vinyl wrapped insulation applied to all unfinished basement walls
- Foam sealant applied at all exterior joints
- 3/4" tongue & groove subfloor
- Engineered roof trusses



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ORKNEY - Always Included

