# STANDARDS

## How to use this selections book:

Now that you know your color palette, style and sub style you can choose from the categories that match your preferences.
The products here are all included in your base price.

** See separate UPGRADES book for other fun ideas

# 16.3 PLUMBING- KITCHEN STANDARDS

## MODERN
**MOEN –CIA 7622**



Available finishes:
SRS, BL, CH, BZG, BG

## TRANSITIONAL
**MOEN KURV 9126**



Available finishes:
SRS, BL, CH, BZG

## TRANSITIONAL
**MOEN –ARBOR 7594**



Available finishes:
ORB, SRS, BL, CH

## TRANSITIONAL
**MOEN –SLEEK 7864**



Available finishes:
SRS, BL, CH, BG

## MODERN
**MOEN –GENTA 7882**



Available finishes:
SRS, BL, CH, BZG

## TRADITIONAL
**MOEN SMYTH 7770**



Available finishes:
SRS, BL, BZG

## TRADITIONAL
**MOEN –BRANTFORD 7185**



Available finishes:
ORB, SRS, CH

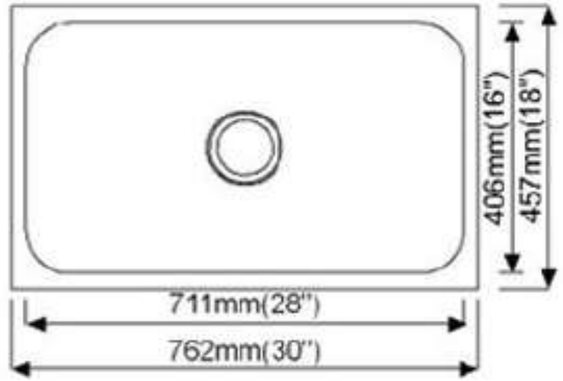
## TRADITIONAL
**MOEN BELFIELD 7260**



Available finishes:
ORB, SRS, BL, CH, BZG

## STAINLESS STEEL UNDERMOUNT KITCHEN SINK -
**Cosmos Regency/ Alta- 18g Appx. 9” deep**








**AIR SWITCH FOR DISPOSAL**
MT951
(finish to match faucet)



**AIR GAP (WA STATE CODE)**
Air Gap unit MT400
(finish to match faucet)




**GARBAGE DISPOSAL**
Pro Series ½ horsepower
Moen GXP50C

## FAUCET FINISH COLOR KEY:
(see style notes for available colors)

- Chrome (CH)
- Spot Resist Stainless(SRS)
- Matte Black (BL)
- Oil Rubbed Bronze (ORB)
- Bronzed Gold (BZG)
- Brushed Gold (BG)

# 16.3 PLUMBING- STANDARDS

## STANDARD TOILET



Gerber Elite-

1.28 GPF, ADA comfort height 18”

With enclosed trapway

GWS208-28

## STANDARD TOILET SEAT



Plastic elongated slow close, easy clean

Bemis 1200E4

## STANDARD LAUNDRY ROOM



Spot Resistant Stainless one handled pull-out faucet

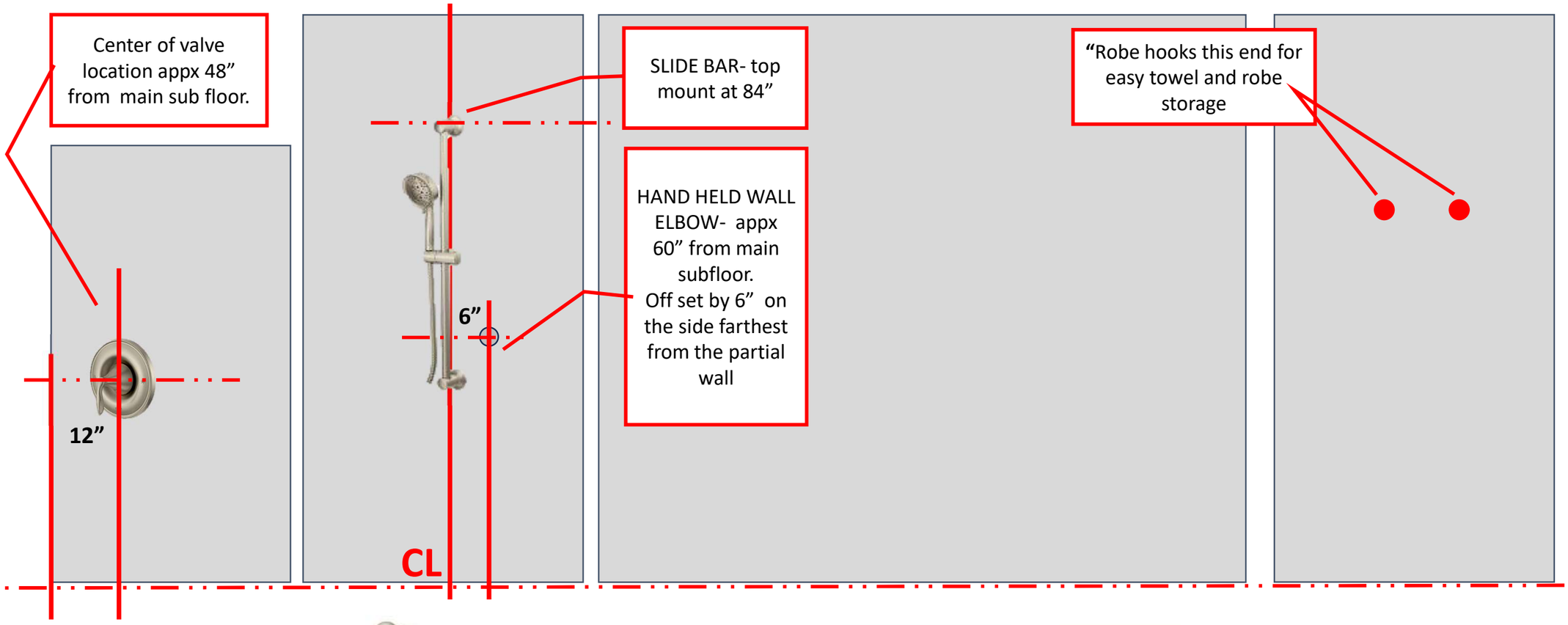
Moen 67315SRS



Undermount stainless laundry sink- Maddy- 2318

Inside dims: 21”W x 16”L x 10”D

# 16.0 PLUMBING – MASTER BATH- standard shower fixture locations

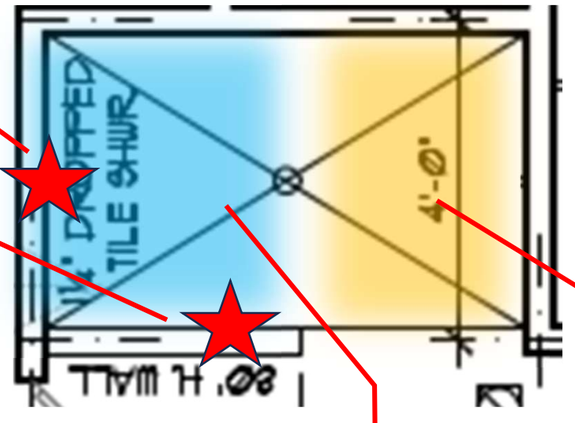



## SLIDE-BAR HANDHELD MOEN 3667EP

All master showers include a Slide bar hand held with Moen M-core valve system.

To customize your style- See next sheet for valve and faucet trim set options.





## MODERN

**Cia Faucet-**
Moen 6221



**Cia M Core 3-**
Moen UT3361EP



**Available finishes: BN, BL, CH, BG**

**Align Faucet-**
Moen 6190



**Align M Core 3-**
Moen UT3291EP



**Available finishes: BN, BL, CH, BG**

## TRANSITIONAL

**Voss Faucet-**
Moen 6903



**Voss M Core 3-**
Moen UT3691EP



**Available finishes: BN, BL, CH, BG ORB**

**Greenfield Faucet-**
Moen 6504



**Greenfield M Core 3-**
Moen UT33321EP



**Available finishes: BN, BL, CH, BG**

## TRADITIONAL

**Colinet Faucet-**
Moen S44101



**Colinet M Core 3-**
Moen UTS344301EP



**Available finishes: BN, BL, CH, BG**

**Belfield Faucet-**
Moen 6402



**Belfield M Core 3-**
Moen UT3311EP



**Available finishes: BN, BL, CH, ORB**

## NEKODA- RECTANGLE SINK

All bathroom sinks are rectangular undermount Porcelain with easy to clean swoop bottom

18”W x 12”L

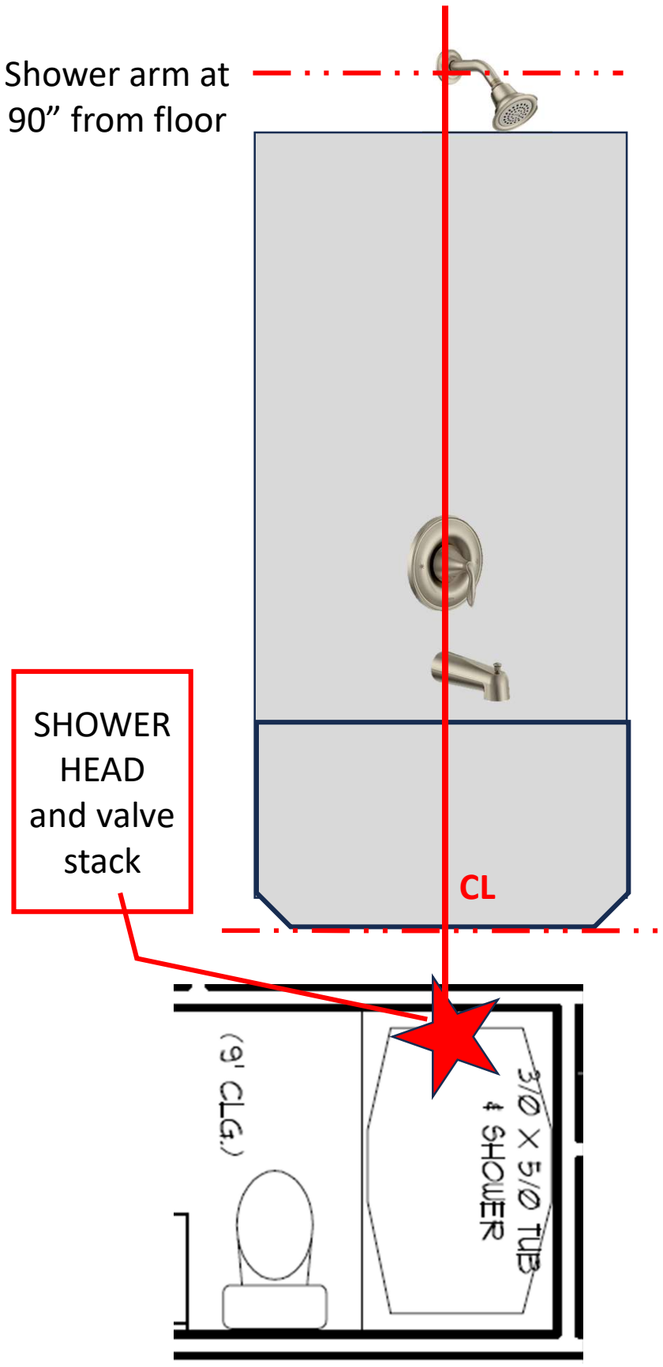


## PLUMBING FINISH COLOR KEY:

(see style notes for available colors)

- **Chrome (CH)**
- **Brushed Nickel (BN)**
- **Matte Black (BL)**
- **Oil Rubbed Bronze (ORB)**
- **Brushed Gold (BG)**

# 16.0 PLUMBING – HALL BATH- shower fixture locations




**STANDARD HALL BATH INSERT-**

Maax Icon TS6032- 107164



**STATIONARY SHOWER HEAD-**

All hall showers include a stationary shower head with 8” arm .

*See next sheet for valve and faucet trim sets options

**Moen 6512EP and S122**
**** Available in CH, BN BG, BZG, BL**



**Moen 6371EP and S122**
**** Available in CH, BN, ORB, BZG, BL**



# 16.0 PLUMBING – HALL BATH

## MODERN

**Cia Faucet-** Moen 6221



**Cia M Core 3-** Moen UT3361EP & 3316



**Available finishes: BN, BL, CH, BG**

**Align Faucet-** Moen 6190



**Align M Core 3-** Moen UT3291EP &172656



**Available finishes: BN, BL, CH, BG**

## TRANSITIONAL

**Voss Faucet-** Moen 6903



**Voss M Core 3-** Moen UT3691EP & 161955



**Available finishes: BN, BL, CH, BG ORB**

**Greenfield Faucet-** Moen 6504



**Greenfield M Core 3-** Moen UT2321EP & 4325



**Available finishes: BN, BL, CH, BG**

## TRADITIONAL

**Colinet Faucet-** Moen S44101



**Colinet M Core 3-** Moen UTS344301EP & S5000



**Available finishes: BN, BL, CH, BG**

**Belfield Faucet-** Moen 6402



**Belfield M Core 3-** Moen UT3311EP & 185820



**Available finishes: BN, BL, CH, ORB**

## NEKODA- RECTANGLE SINK

All bathroom sinks are rectangular undermount Porcelain with easy to clean swoop bottom

18”W x 12”L



## PLUMBING FINISH COLOR KEY:

**(see style notes for available colors)**

- **Chrome (CH)**
- **Brushed Nickel (BN)**
- **Matte Black (BL)**
- **Oil Rubbed Bronze (ORB)**
- **Brushed Gold (BG)**

# 16.3 PLUMBING– WHOLE HOUSE CARBON FILTER

## HOW IT WORKS:

As water flows through the carbon filter, contaminants are drawn into the activated carbon's pores, it is an extremely porous material that attracts and holds a wide range of harmful contaminants.

This filter is placed at the main water supply where it enters the home.

**FILTERS OUT :** Particles down to 5 Microns

- Chlorine
- Chloramines
- Ammonia
- Thihalomethanes (THM's)
- Sand/particles filters
- Dirt/sediments filters
- Iron/Rust Removal
- Tastes and Odor
- Forever Chemicals PFAS group of synthetic compounds (PFOA/PFOS)
- Radon
- Pesticides & Herbicides
- Highly effective at removing volatile organic compounds (VOCs), MTBE, and PCBs from drinking water

## MAINTENANCE:

- Filter replacement every year
- Annual filter replacement service costs appx  $250- $300




## PROS:

- Cleaner water for your health
- The taste and odor of the purified water is improved
- Cleaner water for the all water using appliance in the home even hose bibs
- Reasonably small footprint on wall area
- Can help with skin sensitivities
- Does not require electricity

## CONS:

- Overall added costs
- Filtration has limitations on particle size contaminate reduction- see RO for advanced filtration

# 16.3 PLUMBING– WATER SOFTENING SYSTEM WITH CARBON FILTER

## HOW IT WORKS:

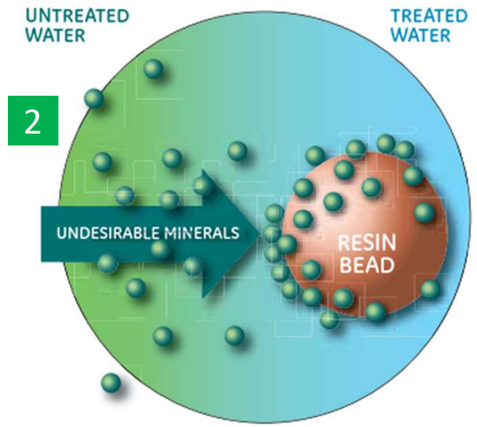
1. Untreated water containing impurities passes through a bed of extremely small resin beads.
2. Undesirable minerals are drawn to the resin beads and attach to the surface.
3. Virtually all unwanted minerals are removed when the water reaches the bottom of the tank.
4. The treated water passes up through the riser tube and is distributed throughout the house.
5. Regenerant from the brine tank is used to recharge the resin beads.

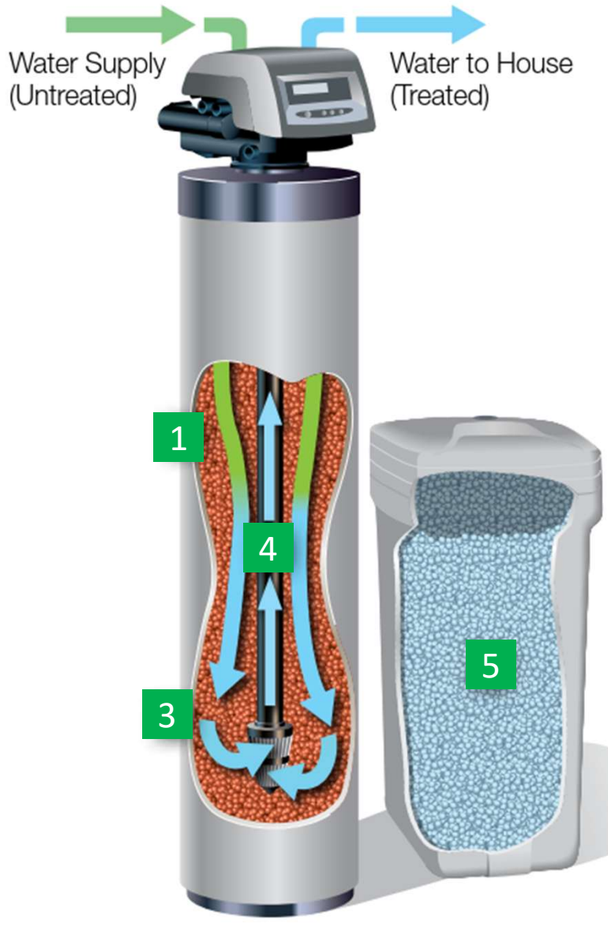
## FILTERS OUT AND REDUCES HARD WATER MINERALS:

- Ferrous Iron
- Ferrous bicarbonate [FeHC03)2]
- Calcium carbonate equivalent,
- Magnesium
- Manganese

## MAINTENANCE:

- Salt refills appx every 6 months depending on usage
- Filter replacement every year
- Annual filter and equipment service costs appx $350-$450




## PROS:

- Reduces cleaning for hard water mineral deposit build up.
- Water using appliances (IE Dishwasher, water heater, washing machine) will last longer and work more efficiently.
- Increase water heater efficiency
- Cleaner dishes and glassware
- Helps prevent scale build up
- Hair and skin will feel noticeably cleaner, softer and not so dry
- Clothes will be softer, cleaner, whiter and brighter, and last longer.
- The kids will love the extra bubbles in the tub
- Memory back-up retains settings during power outages.
- Only regenerates (cleaning cycle) when needed - saves time, energy, money and conserves resources
- A fully digital electronic controller.

## CONS:

- The water can feel silky for the first few months of usage- will dissipate after your body gets accustomed to the water.
- Space required in garage or Mechanical closet for salt brine storage & tank. Appx 24”w x 24”d x 80” ht
- Overall Added costs

# 16.3 PLUMBING– FLO BY MOEN LEAK PREVENTION- WATER SHUT OFF AND MONITORING

## HOW IT WORKS:

- The Flo by Moen device is connected to your domestic waterline near the main house shutoff. Using FloSense Technology, the device learns your home's water usage patterns to identify abnormalities. Even as small as a drop per minute. Additionally, it can automatically shut off the water to prevent minor leaks from turning into major problems.
- Monitoring for potential issues to avoid possible water damage.
- It will send you notifications via an app, phone call or email alerts for potential leaks whether you're at home or away.




## MAINTENANCE/ SERVICE:

- On boarding the system takes 7-10- days for device to learn your home water habits. After that the device should be hands off until an Alert is made.

## PROS

- Conserve water- the system can reduce up to 90% of potential household water waste and provide possible savings on your monthly bill by identifying and stopping leaks.
- Every day the system runs a health test during a time of low usage (nighttime while you sleep) to monitor pressure and detect anomalies.
- You can customize the sensitivity of the system- if you are on vacation or on creating known irregular water usage like washing a car, extra house guests, or filling a pool. The more interactive you are with the system the more it will learn your habits and have less unnecessary alerts.
- Insurance discounts may be available through participating providers based on location and carrier.
- Your app will get alerts when the system detects freezing conditions so you can winterize appropriately to protect your home.
- Smart home Technology- Works with Amazon Alexa, Google Assistant, Ring, Alarm.com and ELAN.
- One-year limited warranty to cover manufacturer defects.

## CONS

- For the system to work correctly- it does require initial app set up for your smart phone
- Added costs up front for device
- If not programmed correctly- can cause unwanted water shut off

# 30.0 BATHROOM ACCESSORIES- STANDARD OPTIONS

## MODERN-

Coordinates with Align and Cia plumbing fixtures
Available finishes: BN, BL, CH, BG



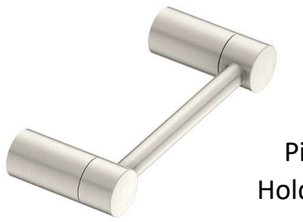
Robe Hook
*YB0403*



Hand Towel Bar YB0486



24” Towel Bar YB0424



Pivoting TP Holder- YB2808

## TRANSITIONAL- VOSS

Available finishes: BN, BL, CH, BG ORB



Robe Hook
*YB5103*



Hand Towel Ring YB5186



24” Towel Bar YB5124



Pivoting TP holder- YB5108

## TRANSITIONAL- GREENFIELD

Available finishes: BN, BL, CH, BG



Robe Hook
*YB1703*



Hand Towel Ring YB1786



24” Towel Bar
*YB1724*



Pivoting TP Holder- YB1708

## TRADITIONAL- COLINET

Available finishes: BN, BL, CH, BG



Robe Hook
*YB0503*



Hand Towel Ring *YB0586*



24” Towel Bar
*YB0524*



Pivoting TP Holder- *YB0508*

## TRADITIONAL- BELFIELD

Available finishes: BN, BL, CH, ORB



Robe Hook
*YB6403*



Hand Towel Bar YB6486



24” Towel Bar YB6424



Pivoting TP Holder- YB6408



**Primary Bath Grab bars-**
36”- YG0436
Available in finishes: BN, BL, CH, BG



**Primary Bath Grab bars-**
36” YG0336
Available in finishes: BN, CH, BG



**Primary Bath Grab bars-**
36” R8736D3G
Available in finishes: BN, CH, ORB

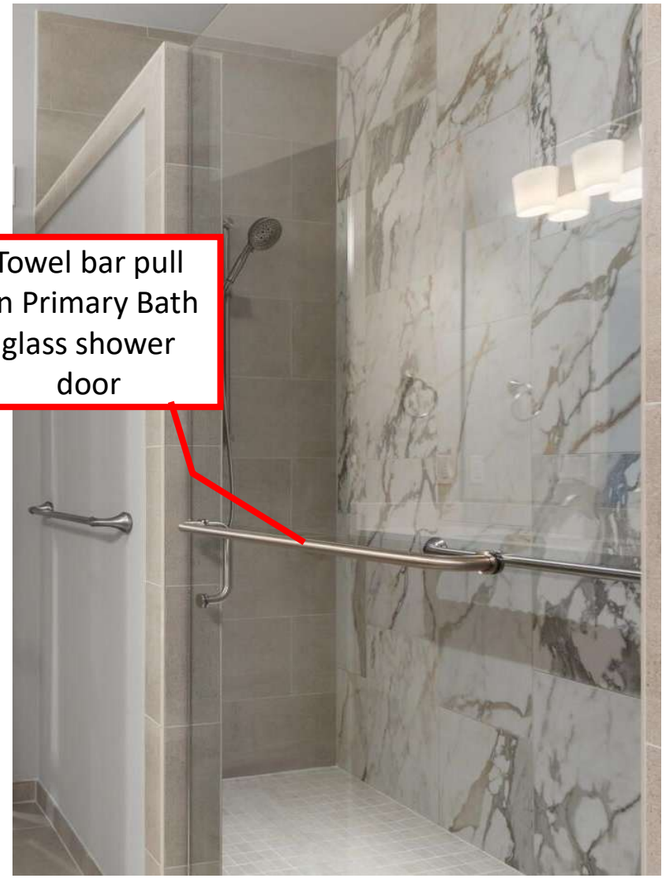
# 30.0 MIRRORS, SHOWER DOORS & BATHROOM ACCESSORIES- STANDARD LOCATIONS



TP holder on side wall or side cabinet depending on layout



Grab bar at Primary Bath toilet



Towel bar pull on Primary Bath glass shower door



Grab bar at long wall in Primary Bath walk in Shower



Curved shower rod at Hall Bath



Primary and Hall Bath Mirror- Glass set into Matching wood frame by cabinet Co.

# 37.0 APPLIANCES- KITCHENAID STANDARD

## WALL OVEN & MICROWAVE



**Whirlpool MTK2230PZ**
30 Inch Wide Trim Kit for Countertop Microwave



**KitchenAid KMCS324SPS**
24 Inch Wide 2.2 Cu. Ft. Fingerprint Resistant Countertop Microwave with Sensor Functions and Steam-Clean



**KitchenAid KOES530SPS**
30 Inch Wide Fingerprint Resistant Electric Single Oven with Even-Heat True Convection and Steam Clean

## DISHWASHER



**KitchenAid KDTS424SPS**
16 Place Setting Built-In Top Control Dishwasher with ProDry System & Automatic Door Open Dry System, print shield finish




## COOKTOP OPTIONS

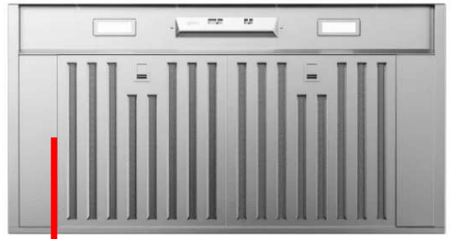


**KitchenAid KCGS556ESS**
36 Inch Wide **Gas** Cooktop with 20K BTU Professional Dual Ring Burner



**KitchenAid KCES556HBL**
36 Inch Wide Built-In **Electric** Cooktop

## HOOD INSERT





**Zephyr AK9134BS**
Monsoon Mini 150 - 300 CFM 35 Inch Wide **Range Hood Insert** with LumiLight LED Lighting

## REFRIGERATOR OPTIONS



**KitchenAid KRFF436SPS**
36 Inch Wide 30 Cu. Ft. Energy Star Certified, Fingerprint Resistant, Full depth French Door with Max Cool and Max Freeze



**KitchenAid KRFF136SPS**
36 Inch Wide 25 Cu. Ft. Energy Star Certified, Fingerprint Resistant, Full depth French Door with Max Cool and Preserva Cooling System. Interior water and ice

# 18.3 LIGHTING FIXTURES- EXTERIOR- DARK SKY RATED

## MODERN

## TRANSITIONAL

## TRADITIONAL

### BLACK



P2770273
11”d x 10”w x 15”ht



P2035272
5”d x 5”w x 12.5”ht



P2391430-
6”d x 6”w x 17”ht



P2027173
13”d x 10”w x 13”ht



P2731666
13”d x 12”w x 11”ht



750865
14”d x 14” w x 10” ht



P1584739
11.5”d x 11”w x 10”ht



P1546644
11”d x 9”w x 13”ht



448166
13”d x 11”w x 10”ht

### BRONZE



P2770272
11”d x 10”w x 15”ht



712713
8”d x 5.5”w x 14.5”ht



349428
13”d x 12”w x 10”ht



P565072
12”d x 11”w x 10.5”ht



P2027174
13”d x 10”w x 13”ht



P265705
10.5”d x 8.5”w x 6ht



P1449572
11.5”d x 11”w x 9.5”ht



P1546643
10.5”d x 9”w x 12.5”ht



P1915691
11.5”d x 11”w x 11.5”ht



** Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.**

# 18.3 LIGHTING FIXTURES- KITCHEN PENDANTS STANDARD OPTIONS

## CHOOSE YOUR FINISH COLOR



Matte Black (BK)



Oil Rubbed Bronze (OB)



Polished Chrome (PC)



Brushed Satin Nickel (SN)



Satin Gold (SG)



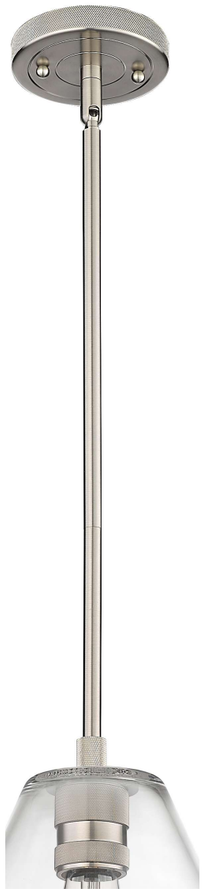
Brushed Brass(BB)

2-12-26

## CHOOSE YOUR BASE

### MODERN

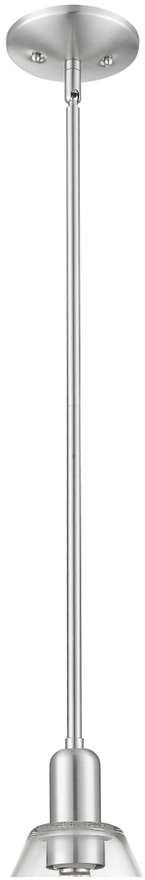
**434- 1S**
Stem mount with 5” canopy



Available in SN, BK, BB

### TRANSITIONAL

**716-1S**
Stem mount with 5” canopy



Available in SN, PC, BK, BB, ORB, SG

### TRADITIONAL

**516 -1S**
Stem mount with 5” canopy



Available in SN, PC, BK, BB, ORB, SG

## CHOOSE YOUR GLASS



**G1213-12 SCL**
12”D X12” H
Athens Deco Swirl



**G121-12**
12”D X 12” H
Athens White Glass



**G481-10SL**
10”D X 9” H
Brookhaven -Green



**G654-12**
12”D X10” H
Cindyrella- Seedy



**G651-12**
12”D X 10” H
Cindyrella-White



**MBD-12-BK**
12”D X 10” H
Bristol Metal Dome



**G559-12CL**
12”D X14” H
Bridal Veil- Clear



**GBC-121**
12”D X 10” H
Berkshire-White



**MBC-12-BK**
12”D X 10” H
Berkshire Metal Cone



**G1113-L**
9”D X 12” H
Cobbleskill Deco Swirl



**G651-7**
7”D X 11” H
Cindyrella- White Narrow



**G434-12 SDY**
4”D X12” H
Crown Point

# 18.3 LIGHTING FIXTURES- KITCHEN PENDANTS STANDARD OPTIONS

## CHOOSE YOUR FINISH COLOR



Matte Black (BK)



Oil Rubbed Bronze (OB)



Polished Chrome (PC)



Brushed Satin Nickel (SN)



Satin Gold (SG)



Brushed Brass(BB)

2-12-26

## CHOOSE YOUR BASE

### MODERN

**410-1SM**
Stem mount with 5” canopy



Available in SN, PC, BK, BB, SG

### TRANSITIONAL

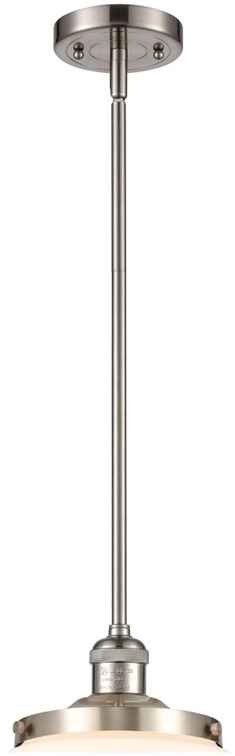
**447-1S**
Stem mount with 5” canopy



Available in SN, PC, BK, BB, ORB, SG

### TRADITIONAL

**916-1S**
Stem mount with 5” canopy



Available in SN, PC, BK, BB, ORB, SG

## CHOOSE YOUR GLASS

### MODERN



Newton Cone- G41- 12” D
Seedy 12SDY, White 12W, Smoke 12SM



Newton Sphere- G410 14”D
Seedy 14SDY, White 14WH, Smoke 12SM



Newton Bell- G412- 12” D
Seedy 12SDY, White 12W, Smoke 12SM

### TRANSTIONAL



Appalachian- MFR-12-xx - 12” Dia. (Metal shade available in all the finishes)



Cone- 12” Diameter
Seedy G44, White G41



Bell 12” Diameter
Seedy G74, White G71

### TRADITIONAL



Derby- MFD-10-XX
10” dia. (Metal shade available in all the finishes)



Bullet- 12” dia
Seedy G664, White G661



Bridgeton- 12” dia
Seedy G694, White G692

# 18.3 LIGHTING FIXTURES- BATHROOM SCONCE STANDARD OPTIONS

## CHOOSE YOUR FINISH COLOR



Matte Black (BK)



Oil Rubbed Bronze (OB)



Polished Chrome (PC)



Brushed Satin Nickel (SN)



Satin Gold (SG)



Brushed Brass(BB)

2-12-26

## CHOOSE YOUR BASE

### MODERN





**Base 434-3w**
**(Appx 24” wide)**

Available in SN, BK, BB

### TRANSITIONAL





**Base 716-3W**
**(Appx 21” wide)**

Available in SN, PC, BK, BB, ORB, SG

### TRADITIONAL





**Base 516-3w**
**(Appx 26” wide)**

Available in SN, PC, BK, BB, ORB, SG

## CHOOSE YOUR GLASS



Clymer
white G801, G804
Seedy



Cindyrella
Cased Matte White
G651-6



Bridal Veil
White
G559-5GWH



Berkshire
Matte white cased
GBC-81



Athens
Matte White
G121-6



Disk
Matte White
G131



Hadley
Clear
G342



Cobbleskill
Deco swirl
G1113



Bridal Veil
Clear
G559-5CL



Berkshire
Matte white cased
GBC-81



Athens
Seedy
G124-6



Candor
Clear water glass
G352

# 18.3 LIGHTING FIXTURES- BATHROOM SCONCE STANDARD OPTIONS

## CHOOSE YOUR FINISH COLOR

- Matte Black (BK)
- Oil Rubbed Bronze (OB)
- Polished Chrome (PC)
- Brushed Satin Nickel (SN)
- Satin Gold (SG)
- Brushed Brass(BB)

2-12-26

## CHOOSE YOUR BASE

### MODERN



**Base 428-3W (Appx 20” Wide)**

Available in: BB PN, BK, SN

### TRANSITIONAL



**Base 423-3w (Appx 25” wide)**

Available in: SN, PC, BK, BB

### TRADITIONAL



**Base 288-3w (Appx 21” wide)**

Available in: ORB, BB, SN, SG, PC, BK

## CHOOSE YOUR GLASS



Bolivar
White
G428-7wh

Bolivar
Seedy
G428-7sdy

Bolivar
Light Smoke
G428-7sm



Pilaster II Bell
White
G412-6Wh



Pilaster II Cone
White
G411-6Wh



Pilaster II Bell
Seedy
G412-6sdy



Pilaster II Cone
Seedy
G411-6sdy



Cone
Matte White
G41



Chatham
Mercury
G146



Bell
Matte white
G54



Beacon
Seedy
G204-6

# 18.3 LIGHTING FIXTURES- GREAT ROOM CEILING FAN STANDARDS

## MODERN- WAC lighting- F-003- 52” Wide



- Standard Down rod 24”
- Indoor and outdoor rated
- 6 speeds, summer and winter modes



**MATTE BLACK**
F-003-MB



**SOFT BRASS/ MATTE BLACK**
F-003-SB/MB



**MATTE WHITE**
F-003-MW



**BRUSHED ALUMINUM**
F-003-BA

## TRANSITONAL- Modern Forms- WYND 52 - 52” wide



- Standard Down rod 24”
- Indoor and outdoor rated
- 6 speeds, summer and winter modes



**BRONZE**
FR-W1801-52L-BZ-BZ



**STAINLESS STEEL**
FR-W1801-52L-SS-SS



**MATTE WHITE**
FR-W1801-52L-MW-MW



**MATTE BLACK**
FR-W1801-52L-MB-MB

## TRADITIONAL- Minka Aire- Kaf 52 - 52” wide



- Standard Down rod 24”
- Indoor rated only
- 3 speeds, NO summer and winter modes



**KOCOA**
401972



**NICKEL**
643812



**WHITE**
434899



**CEILING FANS-**

- **All Styles controlled by wall switch**
- **73458-** White Wall Fan Control Switch

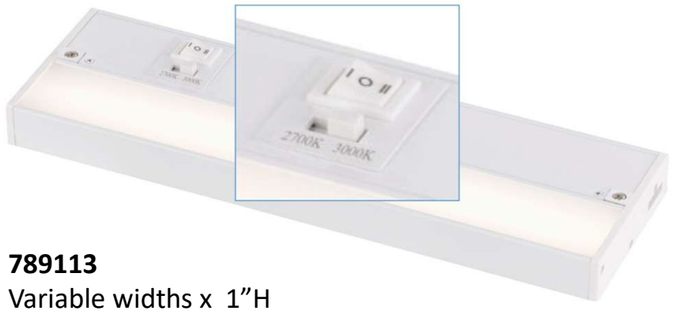
# 18.0 ELECTRICAL MISC- STANDARDS

## GARAGE LIGHTS



**LED-SM15DL**
15”W x .5”H
Integrated LED Approx- 2400 Lumens Total

## UNDER CABINETS



**789113**
Variable widths x 1”H
Kitchen Under Cabinet
Dedicated LED- 721 Lumens Total
**NOTE: 3000K or 2700K**
**Field Tunable**



## ATTIC STORAGE LIGHTING

**3732**
5”W x 1”H
1 bulb, Appx 800 Lumens



**USB PLUGS-** White
2 included- locations
TBD at walk through



**DECORA PLUGS-** White
Only used in areas
above 3’



**ROUND PLUGS-** White
All areas below 3’



**DECORA SWITCHES-**
All switches- White



## HVAC CLOSET, BED 2 & 3 CLOSET LIGHTS

**FJX-R7-12**
7”W x .5”H
Dedicated LED-890 Lumens



## PANTRY LIGHTS

**FJX-R12-24**
12”W x .5”H
Dedicated LED-1511 Lumens



## MASTER CLOSET AND LAUNDRY LIGHTS

**LED-SM15DL**
15”W x .5” H
Dedicated LED- 2400 lumens

** Suggested size by room- Depending on Room dimensions, Electrician to Determine final unit size.

## DOORBELL



**817339**
Chime Kit
White Chime With
Bronze or Black
Button to match
exterior lighting
fixture color

# 14.0 FIREPLACE – STANDARD SQUARE OPTIONS

## 864 TRV 31K  CLEAN FACE DELUXE

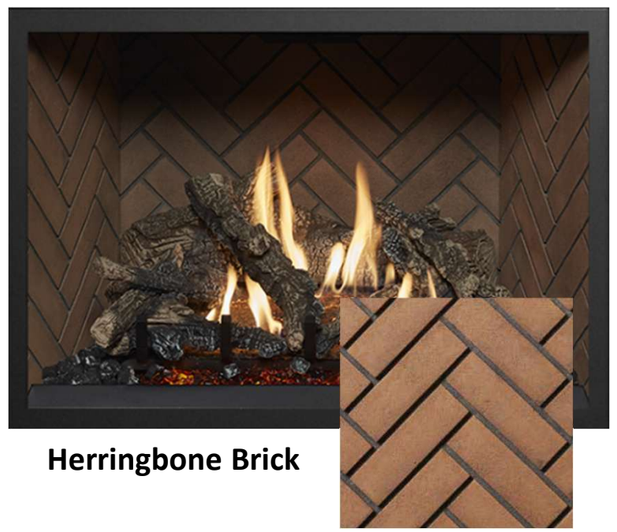
The 864 TRV 31,000 BTU fireplace is perfect for anyone looking to display a big, beautiful fire that provides supplemental year-round heat to spaces up to 1,400 square feet.

The 864 TRV 31K includes the Ember-Fyre® II Burner, Ember-Glo™ ember bed lighting, GreenSmart® Remote Control, 180 CFM convection fan, and adjustable overhead Accent Lights.

## INTERIOR PANEL OPTIONS



**Old World Stucco**



**Herringbone Brick**



**Black Glass**





## 2”  STONE TRIM KIT

2” Trim Kit A simple decorative option that beautifully frames the fire to offer a clean, finished look.





## BEVEL TILE TRIM KIT

Beveled Tile Trim Kit A sleek, modern look with beveled edges. Accommodates 1/2”-7/8” facing thickness



## STANDARD LOG SET

Classic Oak- 10 piece high-definition log set

# 14.0 FIREPLACE- STANDARD LINEAR OPTION

## FPX- 4415 HO LINEAR

The 4415 High Output (HO) brings you the best of home heating and style with its sleek, linear profile and impressive heat output. This model features 42,000 BTUs and is perfect for providing year round heat to living spaces up to 2,100 square feet. This “clean face” fireplace offers your choice of elegant trims and beautiful finishing options to complement your home’s décor. The 4415 HO is a Deluxe model featuring the GreenSmart® Remote Control, Accent Lights and 180 CFM convection fan.

## LINEAR INTERIOR PANEL



**Black Glass**

## LINEAR INTERIOR MEDIA OPTIONS



***Black Crushed Glass***



**Tumbled Stones**

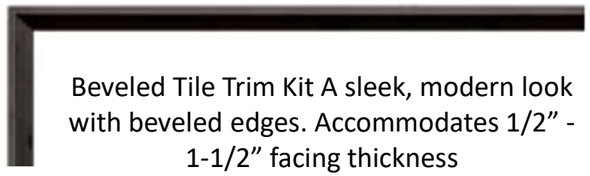


**Birch log set**

## LINEAR FACE OPTIONS



**Bevel Tile Trim Kit**



Beveled Tile Trim Kit A sleek, modern look with beveled edges. Accommodates 1/2” - 1-1/2” facing thickness



**2” Trim Kit**



2” Trim Kit A simple decorative option that beautifully frames the fire to offer a clean, finished look.

**** Surround material note-**

- If stone – 2” face to be used
- If tile 2” face or bevel trim kit can be used

# 6.6, 6.8, 11.0, 23.0 EXTERIOR DETAILS- STANDARDS

## ROOFING - PABCO PREMIER



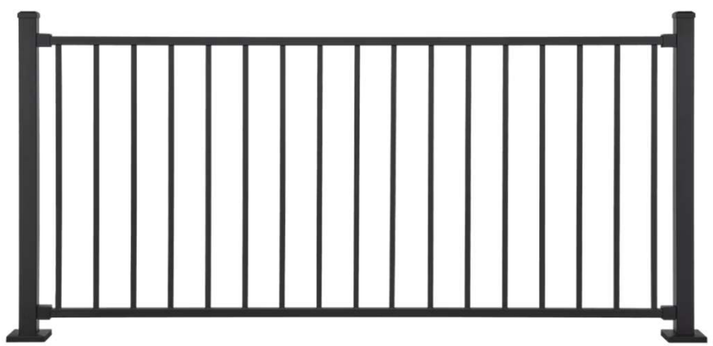

## EXTERIOR DECK MATERIALS (if applies to plan) –

TREX TRANSCEND NATURALS (actual color samples at Quail office)




## DECK RAILING

TREX ENHANCE- steel Railing
Charcoal black color



## GARAGE DOOR AND OPENERS – WAYNE DALTON 9605 SERIES

**TRANSITIONAL** (Vertical Long panel) with clear glass and choice of grid style





Stockbridge Long (3-Lite)



Stockton Long (6-Lite)



Clear Long

**TRADITIONAL** (Long Panel) with clear glass and choice of grid style





Stockbridge Long (3-Lite)



Stockton Long (6-Lite)



Clear Long

**MODERN** (Flush panel) with choice of window orientation





Clear Long

**ACTUAL SAMPLES TO BE REVIEWED IN PERSON AT QUIAL OFFICE**

Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.

## 9.0 STANDARD WINDOWS & SLIDERS

Milgard Vinyl interior & exterior in either White or Adobe color

*Master bath toilet window- Satin Etch (STANDARD)

*Entry side lights- Choice of Clear glass or Textured glass

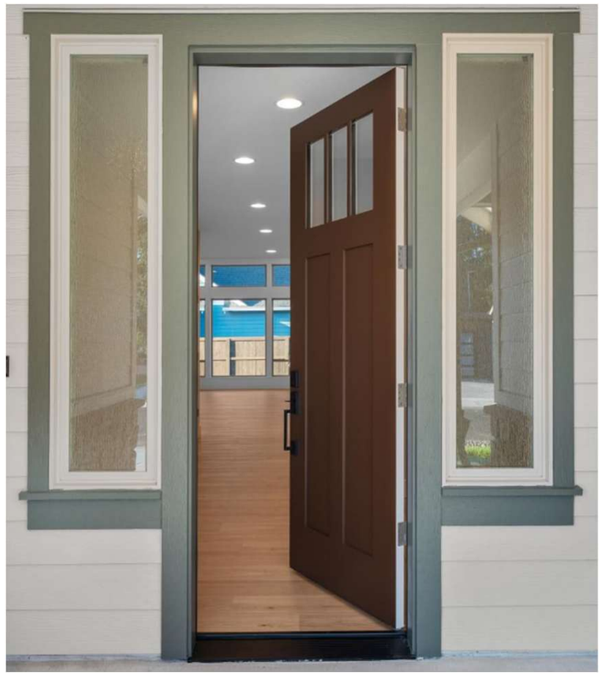
*Window grids per plan

**WHITE**
**STANDARD**

**ADOBE**
**STANDARD**



Master bath toilet window
(Satin Etch standard)



Example Entry side light
windows with textured glass













**ACTUAL SAMPLES TO BE REVIEWED IN PERSON AT QUIAL OFFICE**
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## STANDARD INTERIOR PAINT ASSIGNMENTS

- White ceilings
- 1 Main wall color through out
- 1 Trim color for all trim and doors
- 1 Optional accent color
  - See example below for ideas on how to integrate accent paint colors if you choose to use one.

- Select actual colors with Nicole at the Quail office




**WALLS**
Painted with
Sherwin Williams
Pro Mar 200–
Low sheen

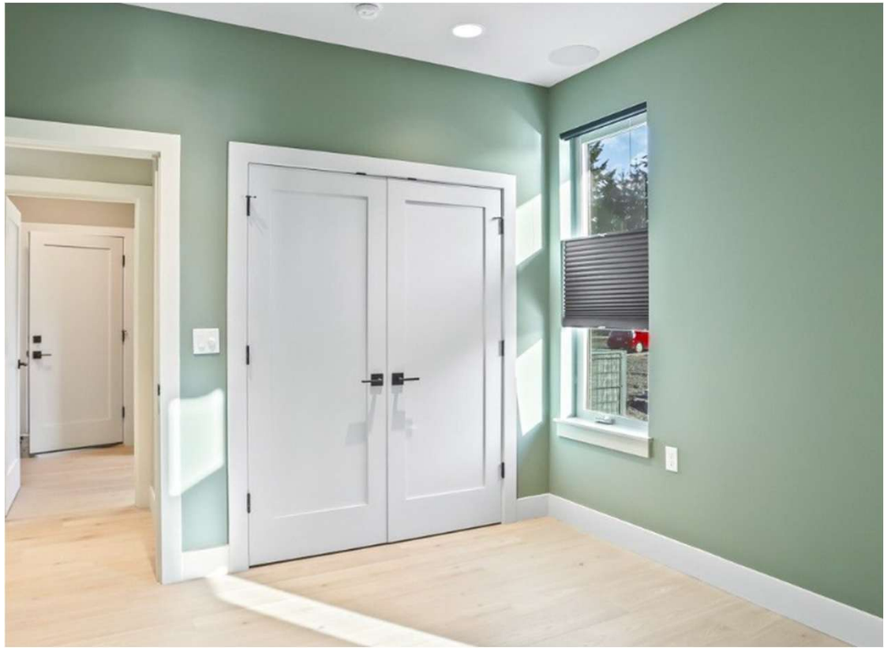



**TRIM MATERIALS**
Painted with
Sherwin Williams
Emerald Urethane –
Satin sheen

**Accent wall**



**Whole room accent color**



**Accent millwork**





**ACTUAL PAINT SAMPLES TO BE REVIEWED IN PERSON AT QUIAL OFFICE**
Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.

**STANDARD EXTERIOR PAINT ASSIGNMENTS**

- 1 Trim color
- 1 Main body color
- 1 Accent color
- 1 Front door color

- Select actual colors with Nicole at the Quail office

- Quail exteriors will be painted with Sherwin Williams Emerald Rain Refresh products.







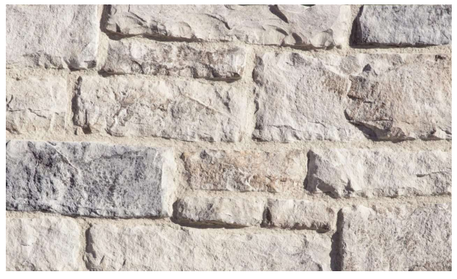
**ACTUAL PAINT SAMPLES TO BE REVIEWED IN PERSON AT QUIAL OFFICE**
Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.

# 15.0 MASONRY- INTERIOR AND EXTERIOR STANDARD OPTIONS

## COOL



NANTUCKET STACKED STONE



GRAND BANKS  LIMESTONE

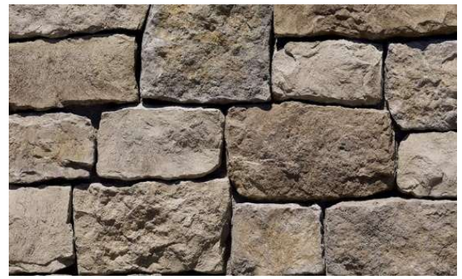


LEDGECUT 33 WHITE CAP

## HYBRID



SILVERTON MOUNTAIN LEDGE



MOONLIGHT ROUGH CUT



CLIFFSTONE MONTECITO



CLIFFSTONE WHITE BARK



POLERMO COUNTRY RUBBLE

## WARM



CASA BLANCA ROUGH CUT



CLIFFSTONE MANZANITA



AUTUMN LEAF ROUGH CUT



CLIFFSTONE BOARDWALK



CLIFFSTONE MESQUITE



**ACTUAL SAMPLES TO BE REVIEWED IN PERSON AT QUIAL OFFICE**

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**FIREPLACE SURROUND**

FLOOR TO MANTLE TILE OR STONE

**PARTICULAR TILE OR STONE TO BE SELECTED AT QUAIL OFFICE





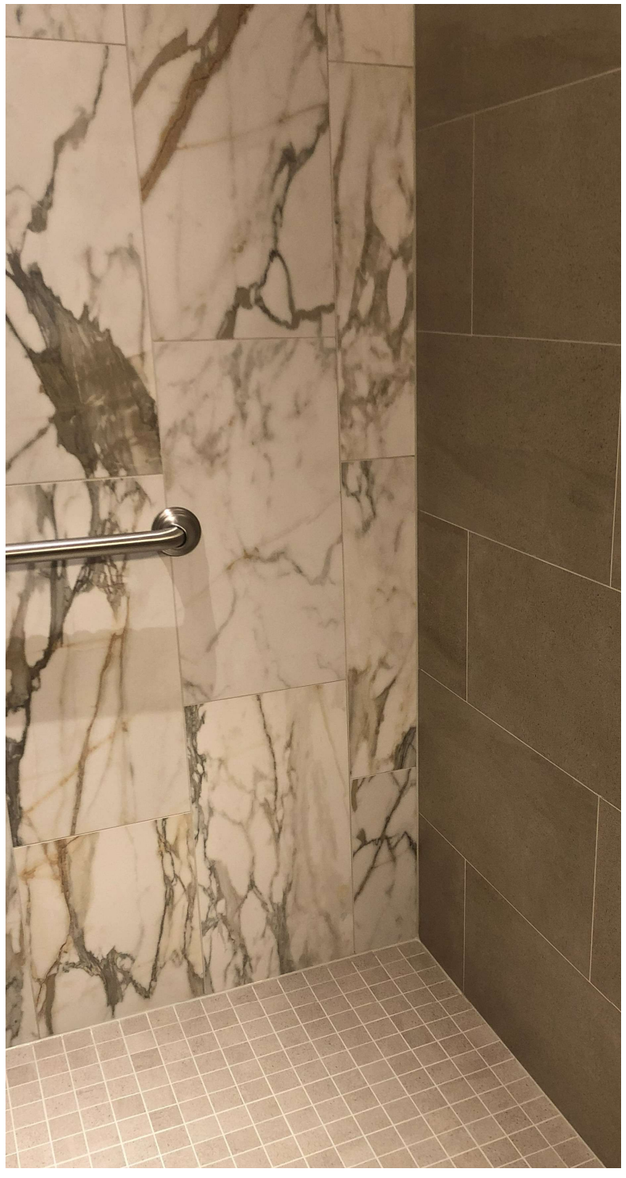


** Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.**

# 34.5 TILE SHOWER – DECO DETAILS STANDARD OPTIONS



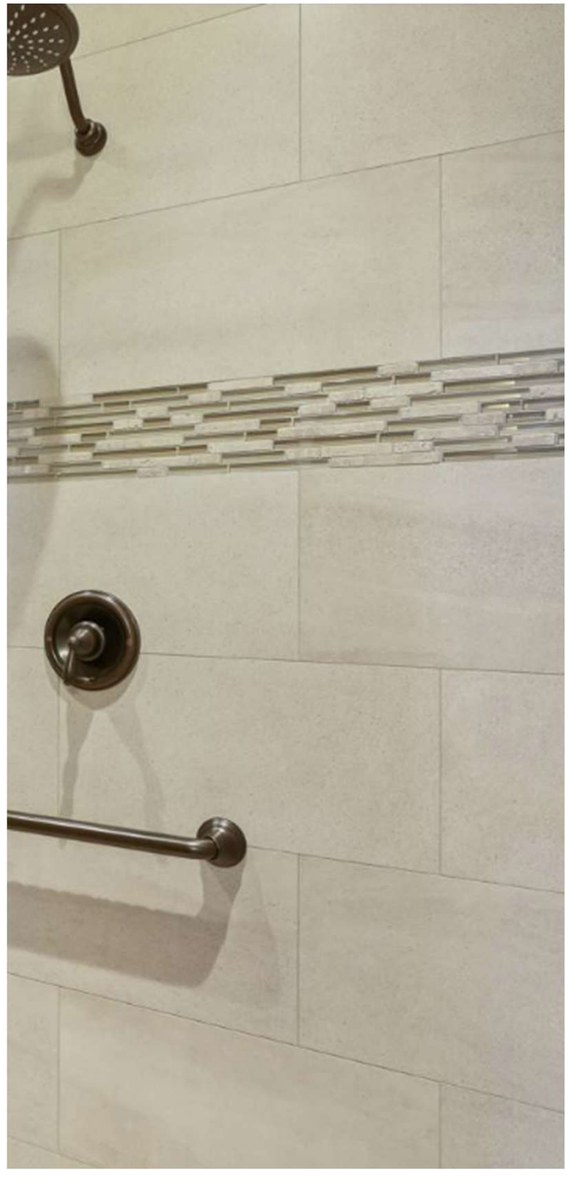
ALL WALLS SAME COLOR
EXAMPLE



FEATURE WALL
EXAMPLE



VERTICAL DECO STRIPE
EXAMPLE



HORIZONTAL DECO STRIPE
EXAMPLE

**CHOOSE YOUR TILE FEATURE TYPE**

**Particular tile to be selected at Quail office






**304 Niche**

**STANDARD MASTER SHOWER STORAGE**

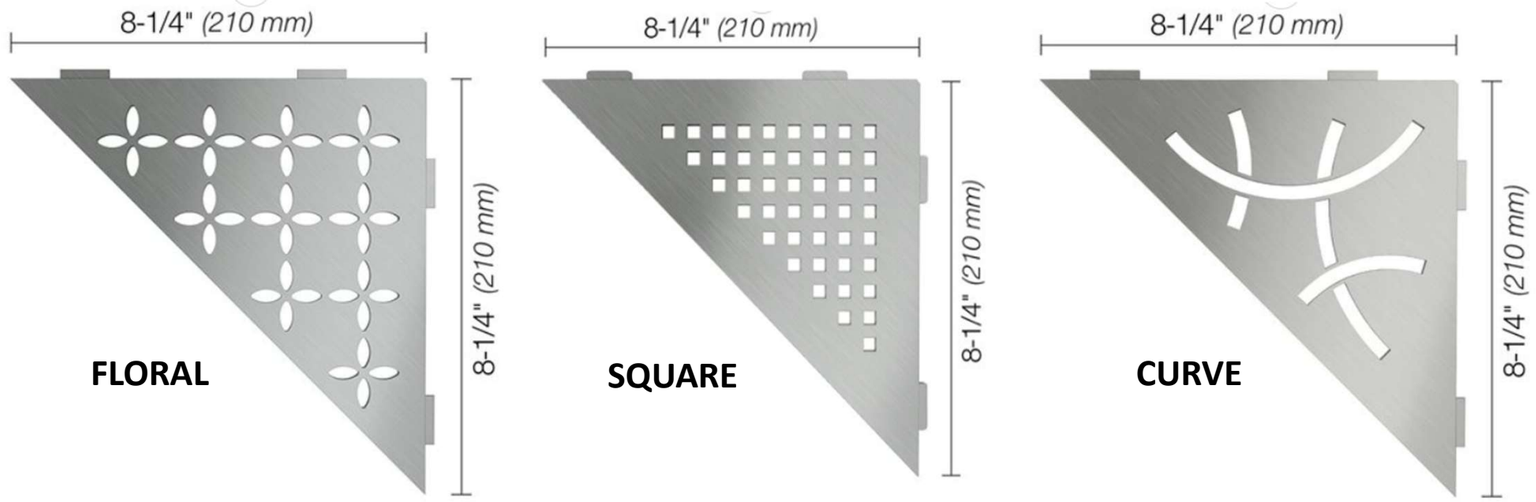
- 2 CORNER SHELVES AND ONE NICHE (choice of 304 or 301 shape)



## SELECT SHELF COLOR




## SELECT CORNER SHELF PATTERN






** Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.**

# 34.1 KITCHEN BACK SPLASH- STANDARD OPTIONS



HERRINGBONE TILE/ TILE SHAPE
ACCENT BEHIND STOVE
(USING SAME FIELD TILE)



ALL MATCHING FIELD TILE

**CHOOSE BETWEEN A TILE COOKTOP FEATURE OR ALL MATCHING FIELD TILE.**

**Particular tile to be selected at Quail office

# 27.0 CABINETS- WOOD TYPES



**ALDER**
**(STANDARD)**

- Select colors from Northwood collection
- Actual stain samples at Quail Office
- Accepts stain evenly
- Tends to have reddish undertones on lighter stains
- Wavy grain profile
- Most popular
- Janka hardness scale 590



**BEECH**
**(STANDARD)**

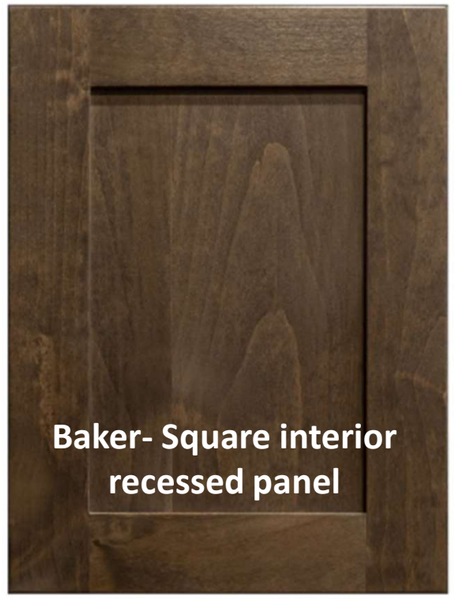
- Select colors from Northwood collection
- Actual stain samples at Quail Office
- Stains can look more rustic/ uneven on medium colors
- Tends to have red- pink undertones on lighter stains
- Wavy grain with defined pores
- Janka hardness scale 1300



Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.

## DOOR STYLES







**DOOR STYLES ARE AVAILABLE IN ANY OF THE STAIN/ PAINT COLOR OPTIONS- ACTUAL STAIN SAMPLES TO BE REVIEWED AT QUAIL OFFICE**

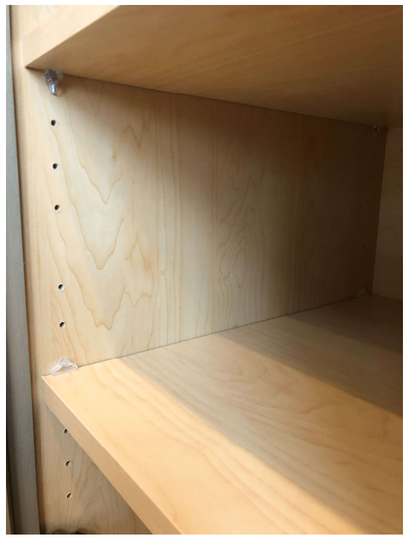
## CROWN STYLES



**TRADITIONAL CROWN**



**FLAT SUB CROWN**



**STANDARD CABINET INTERIOR** - ADJUSTABLE SHELVES, MAPLE PRINT MELAMINE, PARTICLE BOARD CORE



**STANDARD DRAWER BOX-** DOWELED CORNERS, SOLID WOOD, FULL EXTENSION, SOFT CLOSE



**STANDARD SLAB DRAWER FRONTS & FULL OVERLAY FACE FRAME**



Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.

# 27.0 CABINETS- STANDARD DETAILS



FLOATING SHELF AND MEDIA CABINET NEXT TO FIREPLACE



(1) DOUBLE BIN TRASH & RECYCLING PULL OUT







AT COOKTOP (1) 8” SPICE PULL OUT, (1) SET OF PULL-OUT SHELVES UNDER COOKTOP AREA. (1) VERTICAL TRAY CABINET ON OTHER SIDE OF COOKTOP.



DECORATIVE SIDE PARTITIONS FOR ISLAND



MASTER AND HALL BATH WITH MATCHING MIRROR FRAME

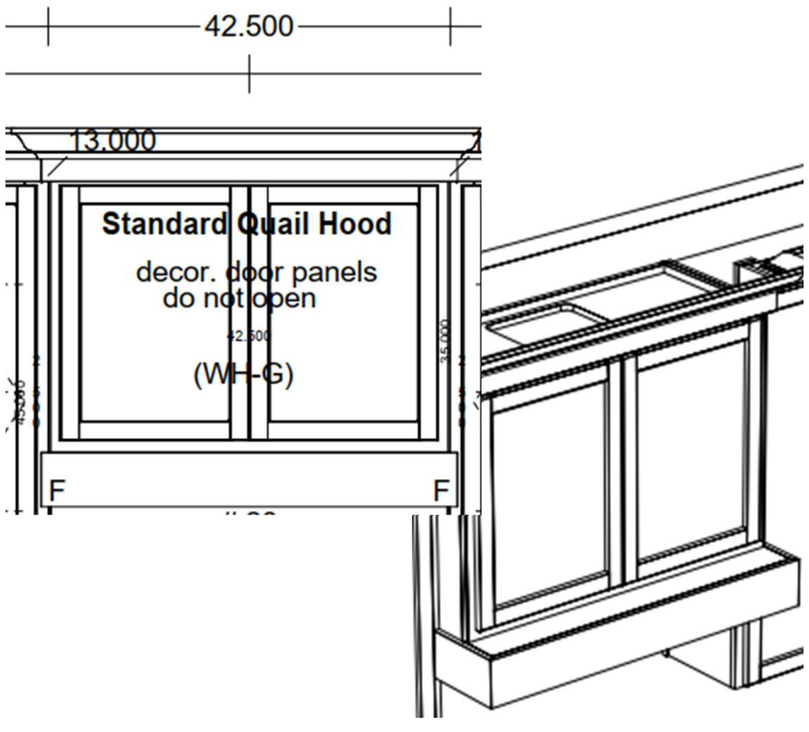


FULL HEIGHT KITCHEN CABINETS TO CEILING WITH TWO PIECE CROWN

# 27.0 CABINETS- STANDARD HOOD OPTIONS

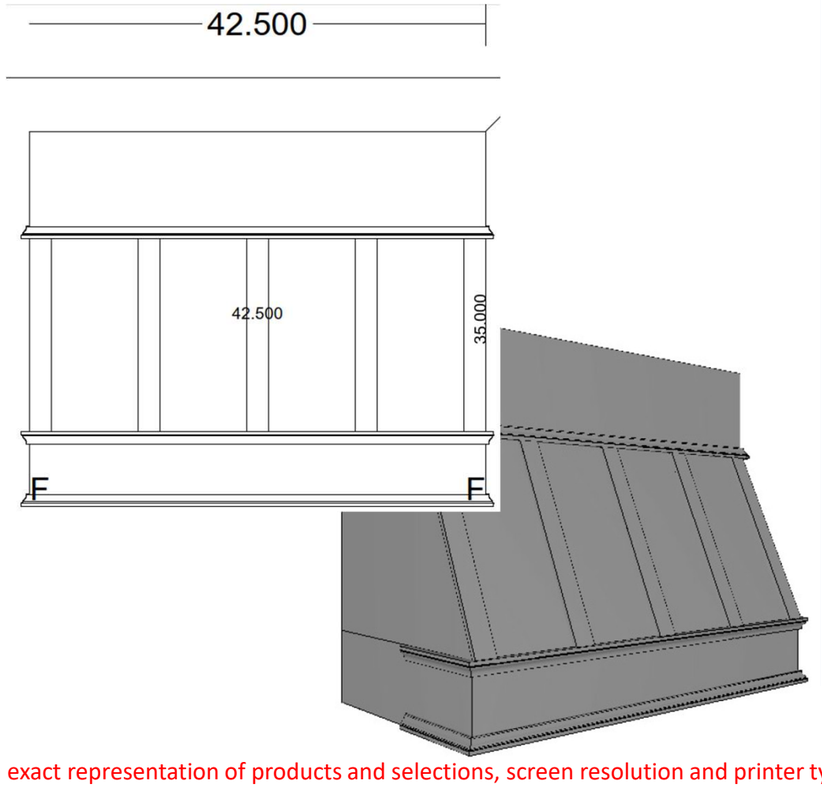
## STANDARD HOOD





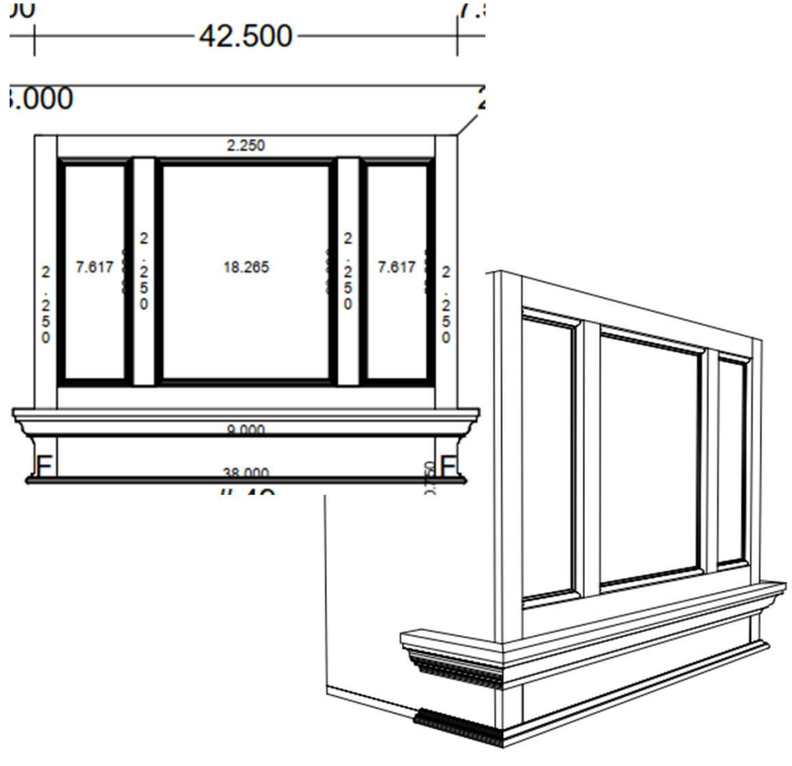

## HOOD OPTION OPT 1






## HOOD OPTION OPT 2








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# 27.0 CABINETS- HARDWARE STANDARDS

## MODERN



**AMEROCK- Versa**
**Handles BP36914- 160mm**
**Available finishes: BN, BL, CH, CPBZ**



**ELEMENTS-Gibson**
**Handles 105-160-160mm**
**Available finishes: BN, BL, CH, Satin Bronze**



**BERENSON- Aspire**
**Handles #2138-105- 160mm**
**Available finishes: MB, ORB, BN, BG, CH**

## TRANSITIONAL



**BERENSON- Echo**
**Handles: 9140– 160mm**
**Available finishes: BN, MB, ORB, BG**



**BERENSON- Subtle Surge-**
**Handles #1254- 160mm**
**Available finishes: BN, MB, ORB, MBG**



**BERENSON- Epoch-**
**Handles #1218-160mm**
**Available finishes: BN, MB, ORB, CH, MBG**

## TRADITIONAL



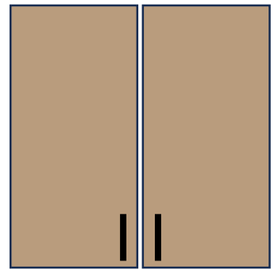
**JEFFREY ALEXANDER- Belcastel**
**Handles: MO6373-160mm**
**Available finishes: BN, CH, MB, ORB**



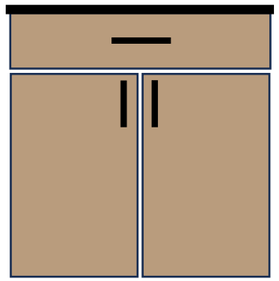
**AMEROCK- Westerly-**
**Handles BP53722- 160mm**
**CPBZ, BLACK, ORB, CH, SN**



**BERENSON- Tailored traditional**
**Handles #1290- 160mm**
**Available finishes: BN, MB, ORB, MBG**



**ALL CABINET HANDLES ON DOORS AND DRAWERS- 160 MM LENGTH (APPX 6-5/16”)**



## CABINET HARDWARE FINISH COLOR OPTIONS:

- **Chrome (CH)**
- **Brushed Nickel (BN)**
- **Matte Black (MB)**
- **Oil Rubbed Bronze (ORB)**
- **Champagne Bronze (CPBZ)**
- **Brushed Gold (BG)**

**ACTUAL SAMPLES TO BE REVIEWED IN PERSON AT QUIAL OFFICE**
Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.

## FRONT DOOR OPTIONS- SMOOTH- FIBERGLASS

**MODERN**

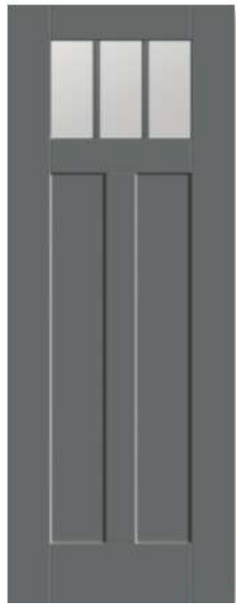


Glass S84810



No glass - S85721

**CRAFTSMAN**

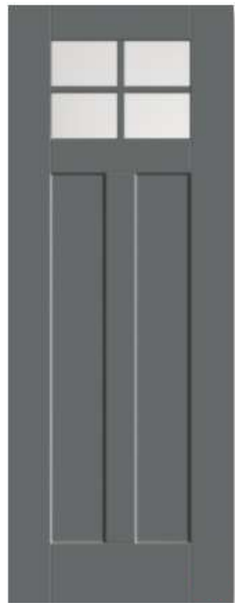


Glass S84813



No Glass- S8120

**FARMHOUSE**



Glass S84814



No Glass- S81100

## INTERIOR DOOR OPTIONS

(solid wood primed recess panel doors)



**NOTE:** Side man doors and HVAC Doors to be all flush panel doors- not to match interior doors

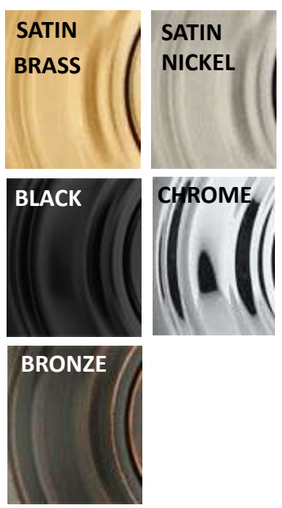


20 | Flat



82 | Flat

## EXTERIOR ENTRY HARDWARE






**Hawthorne**
Bronze, Satin Nickel, Black



**San Clemente**
Bronze, Satin Nickel, Black, Satin Brass

## INTERIOR HARDWARE



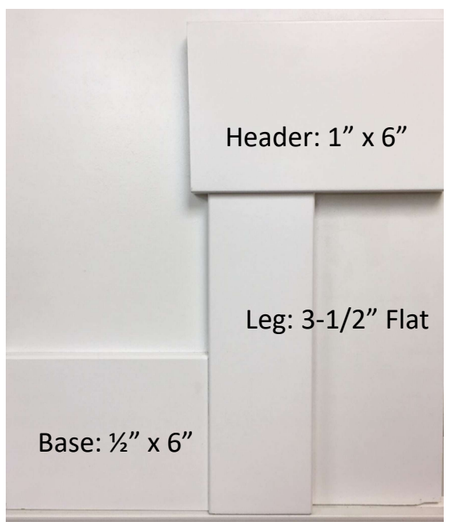
**Tustin Lever**
Bronze, Satin Nickel, Chrome, Black



**Halifax Lever**
Bronze, Satin Nickel, Chrome, Black, Satin Brass

## WINDOW & DOOR TRIM

Painted- Simple Craftsman trim with applied sill/ matching skirt and Square base




## WINDOW & DOOR TRIM

Painted- Full Wrap 3-1/4” Molded Casing with extended sill/ matching skirt with Ogee base





*** EXTENDED STRIKE PLATES FOR ALL EXTERIOR DOORS**

## STANDARD FIREPLACE MANTLE OPTIONS



**Mantle Option A- Boxed Mantle**
Alder or Beech stain grade Boxed mantle, wrapped corners
8” Deep mantle, 3” side wrap depth



**Mantle Option B- Mantle with Legs**
Painted legs with accent Alder or Beech wood top
8” Deep mantle, 3” side wrap depth

## STANDARD GREAT ROOM BOOKCASE



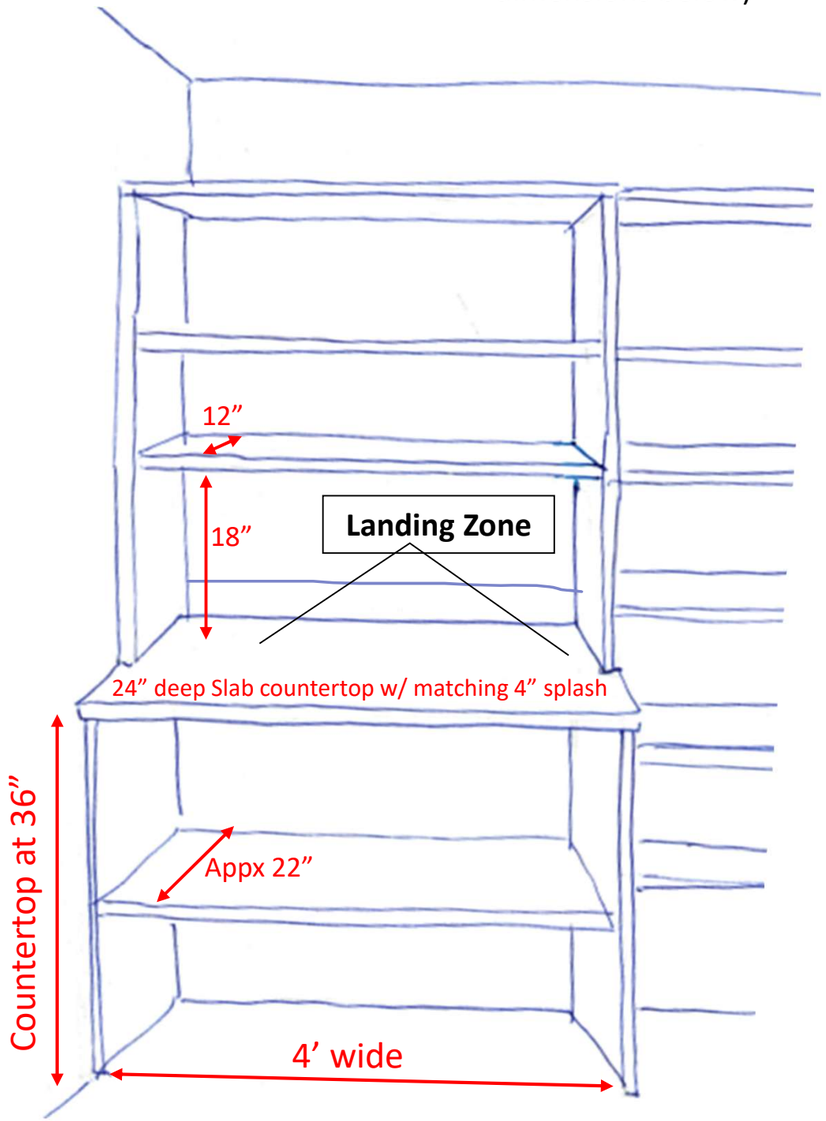
Paint grade, 5 fixed shelves
space equally

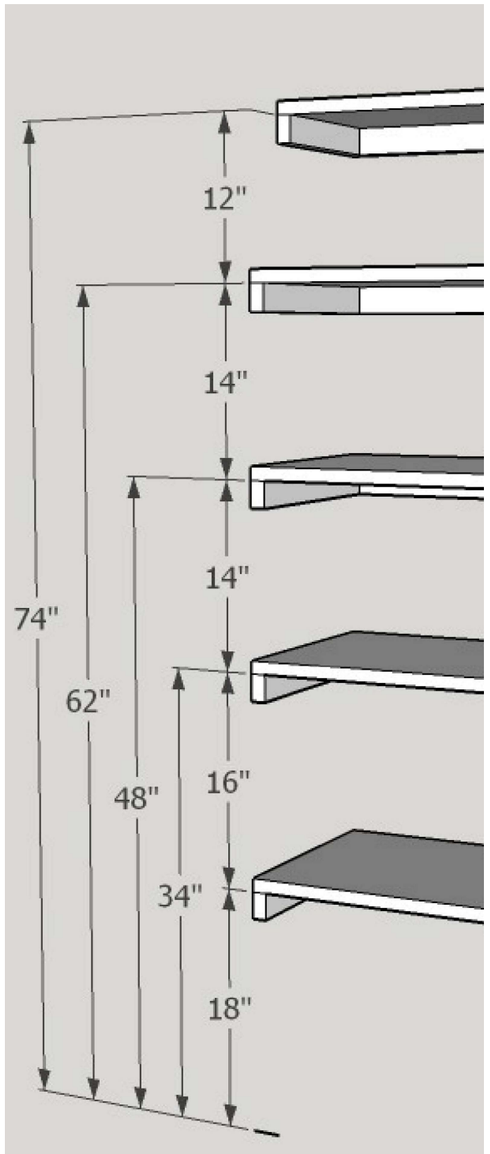


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## WALK IN PANTRY STANDARDS

MDF shelving with 1x2 front. Mix of 12”, 14”, or 16” Deep shelving. (layout per plan) One Landing zone- 4’ wide with Slab countertop. (Detailed dimensions below)




**** Vertical support partitions per carpenter**
**** Shelving dimensions are Approximate**

## BENCH SEAT STANDARDS

Painted MDF bench seat with wainscot back, coat hooks, Quartz slab seat and cubbies below. (location and size per plan)




**BENCH SEAT COAT HOOK OPTIONS**

BRONZE(US10B)
BLACK(US19)
BRUSHED NICKEL (US15)
POLISHED CHROME (US26)
**No Gold or Brass colors available



DELTANA MH12U



DELTANA CAHH35



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**STANDARD LAUNDRY ROOM UPPER STORAGE**

Laundry shelving- MDF 1x2 front with chrome hanging rod (layout per plan)



**LINEN CLOSETS**

5 stack or 3 stack MDF- (layout per plan)



**SECONDARY BED CLOSETS**

MDF Fixed shelves with wood rods (layout per plan)

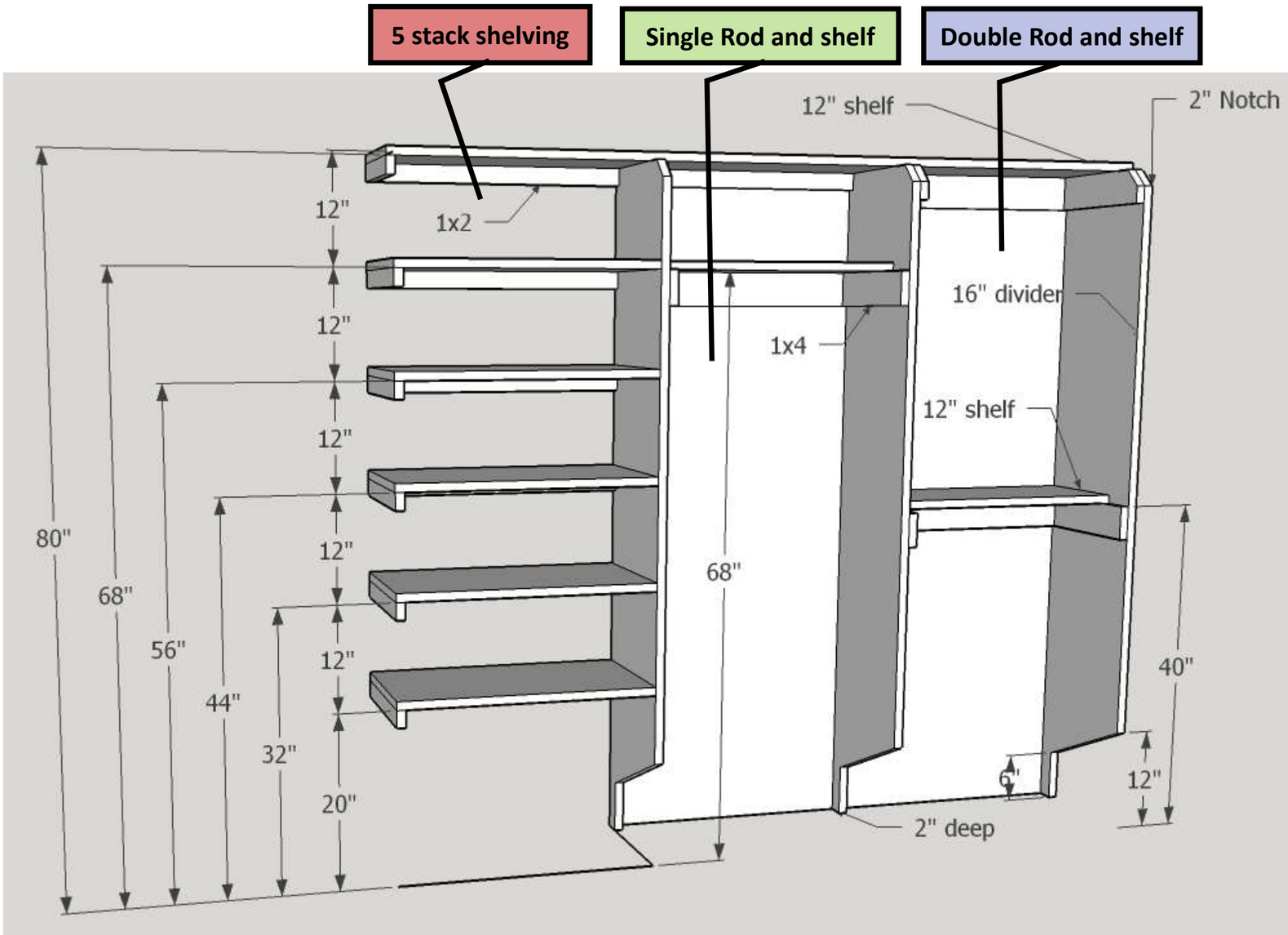




** Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.**

## MASTER CLOSET

MDF shelving 1x2 fronts and wood hanging rods (layout per plan)





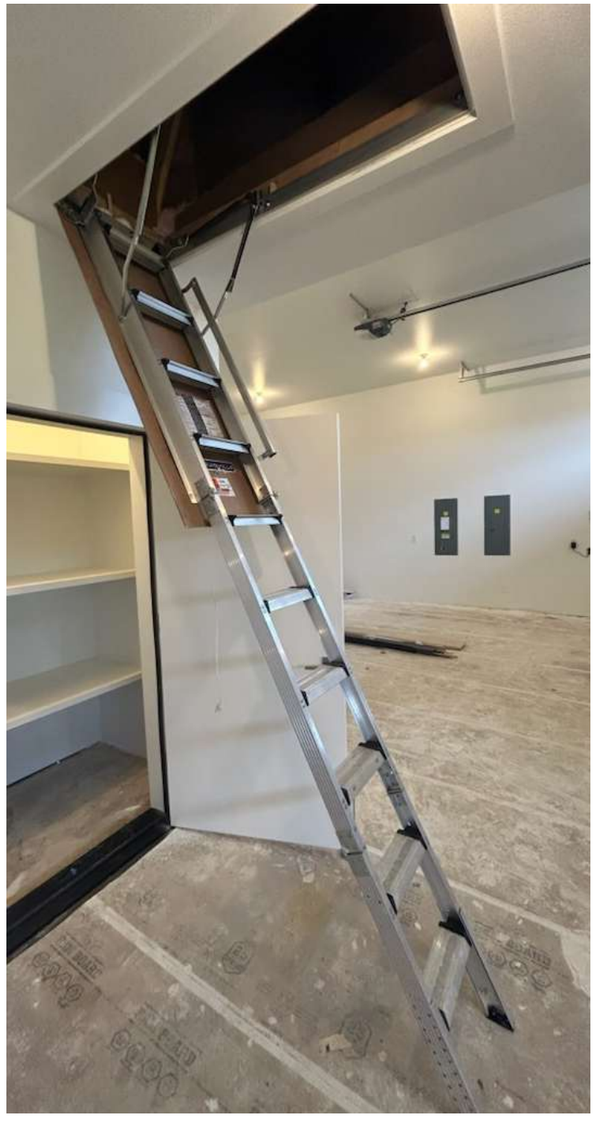


**** Many closets have light switches/door bell alarm/security box's etc. in the way and layout will be adjusted. These are typical but not guaranteed spacings.**

**** Vertical support partitions per carpenter**



** Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.**



## GARAGE ATTIC LADDER

Aluminum pulldown ladder  375lbs capacity

** BFS to supply-  Carpenter to install

** if applies to plan, Not all rooflines can accommodate a pull down ladder



** Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.**