

## STANDARD NOGM® FEATURES

### EXTERIOR

- Historically inspired architectural designs
- Fiber cement siding
- Low-E, argon-filled ENERGY STAR® rated windows
- ENERGY STAR rated insulated entry doors
- Pressure treated decking
- Architectural shingle roof, 30-year warranty

### INTERIOR FINISHES

- Wide-plank, strand woven bamboo flooring (5")
- 9' first floor ceilings
- Open & efficient floorplans
- 3"X6" designer bathroom wall tile
- 6"X6" complimentary bathroom floor tile
- Mohawk® EverStrand® recycled carpet
- Colonial trim packages

### KITCHEN

- Stainless steel, ENERGY STAR rated appliances
- Non-added urea formaldehyde designer laminate countertops
- Tastefully crafted platinum hardwood cabinets w/ multiple finish options

### WATER SAVING TECHNOLOGIES

- Low-flow Kohler® showerheads & faucets
- Dual flush toilets
- Central manifold, home-run plumbing

### CONSTRUCTION HIGHLIGHTS

- R-19 formaldehyde-free wall insulation
- Foam insulated band joists & sill plates for decreased air infiltration
- Advanced framing techniques w/ increased R-Value & reduced thermal bridging
- Superior Wall panelized, pre-insulated foundation walls
- Insulated foundation slab

### MECHANICAL EQUIPMENT

- Tankless hot water heater (sealed combustion)
- High efficiency HVAC equipment (14 SEER minimum, 90% AFUE w/ MERV 13 filtration)
- Programmable thermostat w/ moisture control
- ENVI whole house energy monitor

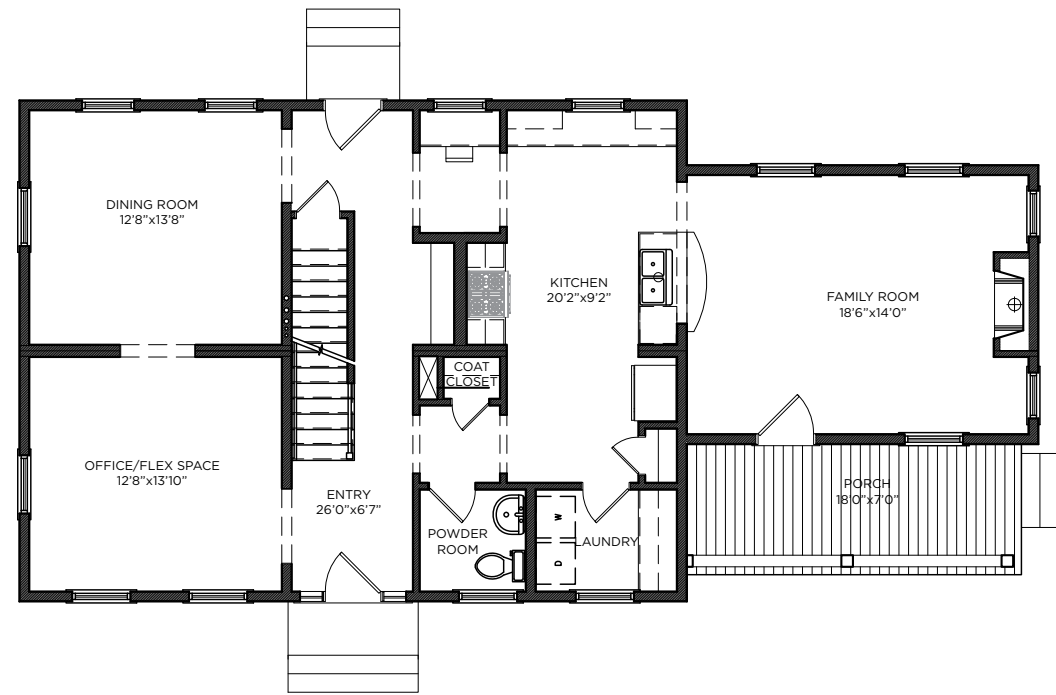
### AVAILABLE OPTIONS

- Zero-VOC Benjamin Moore® paint
- Engineered quartz countertop
- Upgraded appliances
- Upgraded trim options
- Upgraded cabinetry and kitchen designs
- Sealed combustion, direct vent fireplaces w/ electronic ignition
- Permeable pavers
- Foot controlled kitchen faucet
- Rainwater harvesting system
- Metal roofing
- Thermally modified wood decking
- Andersen windows
- Additional features available

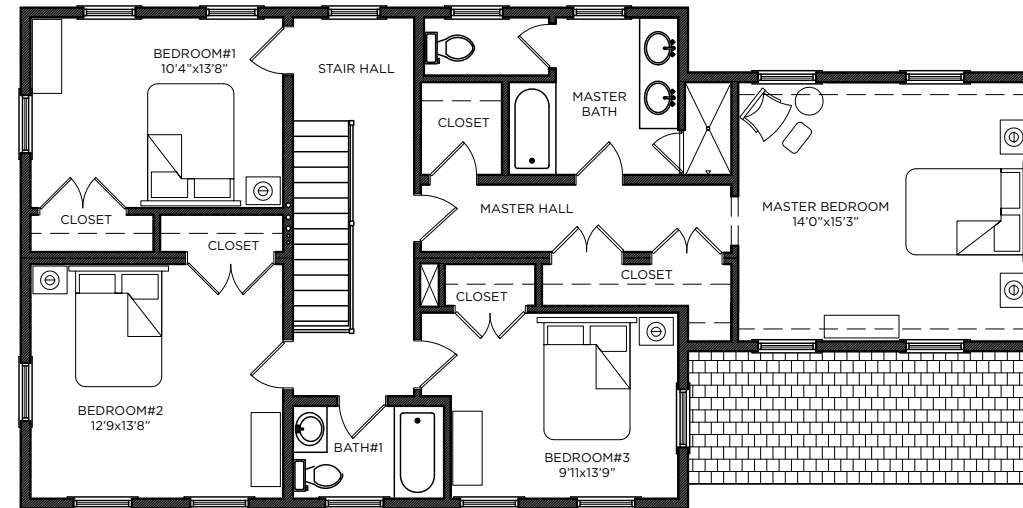


FRANKLIN

FIRST FLOOR



SECOND FLOOR

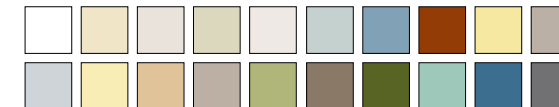


BEDROOMS 4  
BATHROOMS 2 1/2  
FLOORS 2

WIDTH 55' 1"  
DEPTH 27' 1"  
FIRST FLOOR 1264 sq ft

SECOND FLOOR 1231 sq ft  
TOTAL 2495 sq ft  
PORCHES 126 sq ft

SIDING OPTIONS\*



\*Colors not available in all markets.

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