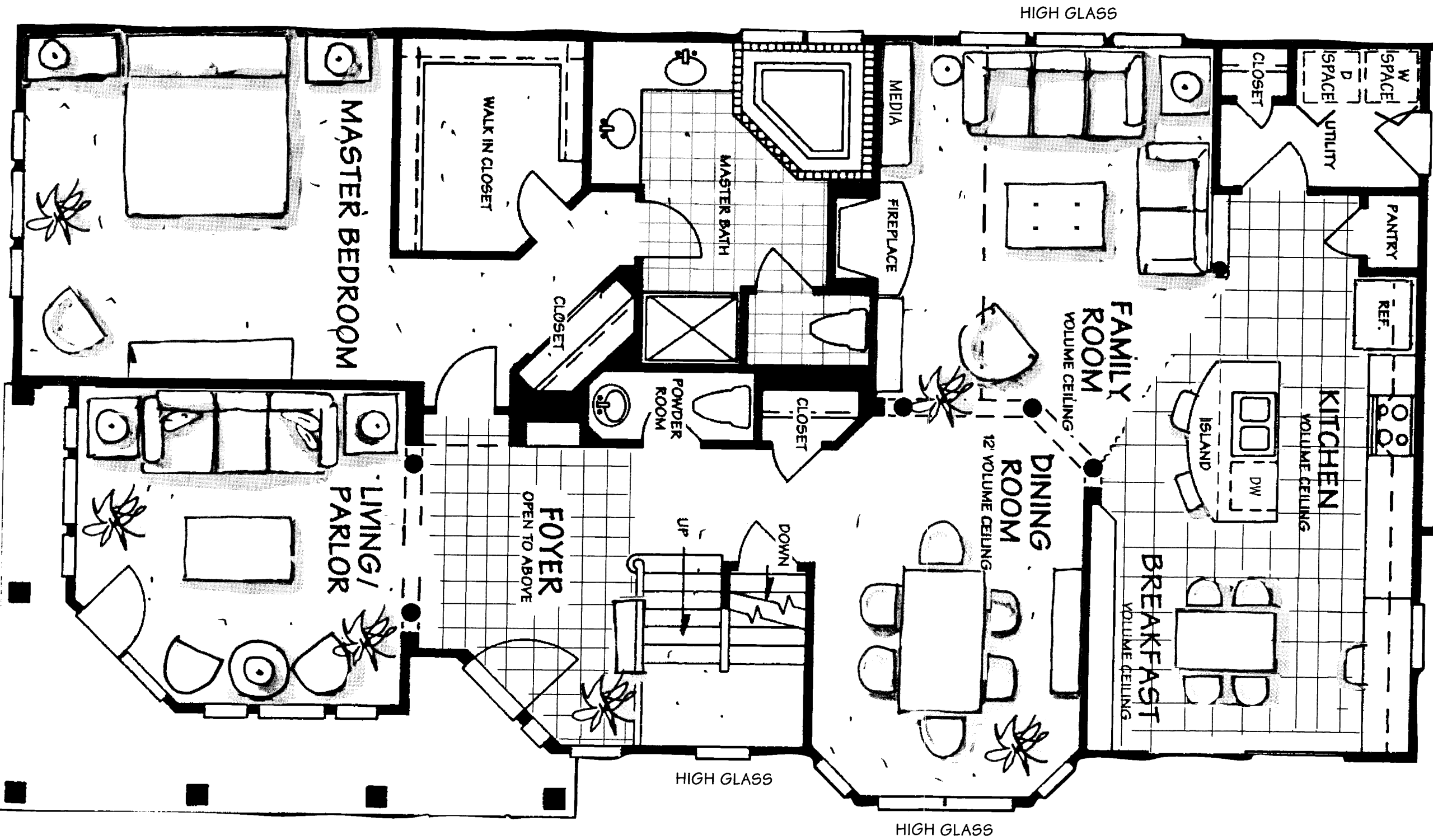


2 CAR GARAGE

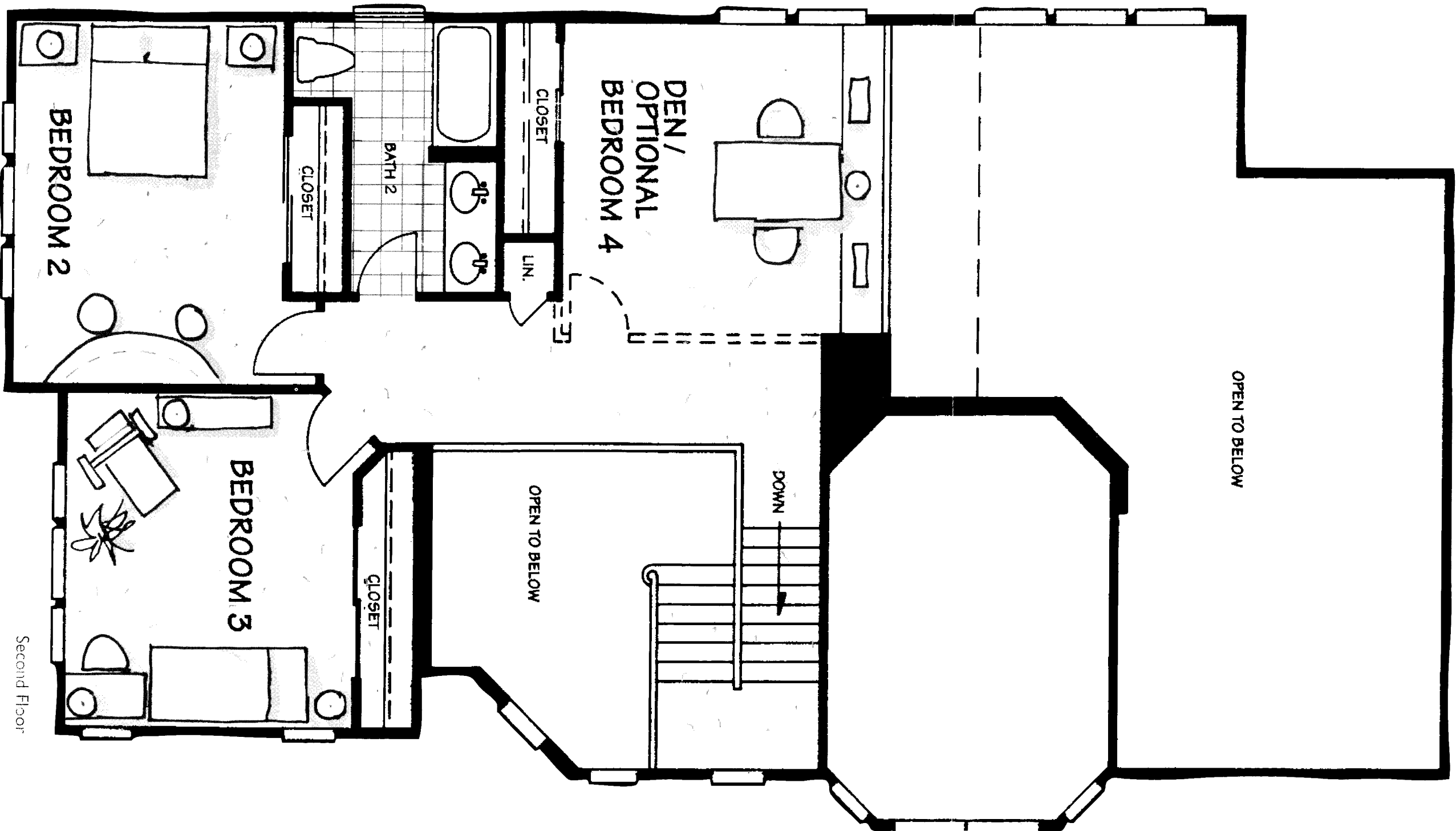


Dimensions

Living Room
Dining Room
Kitchen/Breakfast Room
Family Room
Master Bedroom
Bedroom #2
Bedroom #3
Den/Optional Bedroom
Total Square Footage

The Tradition

.....	16' 6" x 11' 0"
1	23' 0" x 13' 0"
.....	18' 0" x 13' 7"
.....	15' 0" x 14' 0"
.....	14' 2" x 11' 0"
.....	13' 0" x 11' 0"
1 #4	12' 6" x 12' 6"
.....	2427



Second Floor

dimensions, plans and elevations are approximate and subject to field variation. Spectrum Skanska floorplans and elevations are protected by Federal copyright laws.

OUTSTANDING FEATURES OF THE HEMLOCK COLLECTION

OUTSIDE YOUR HOME

- Architect-designed homes with gracious, old-world look
- Maintenance-free lap siding and decorative trim
- 25-year architectural dimensional roof shingles
- Double-hung low-maintenance windows with a sound transmission class rating of 35
- Low maintenance insulated panel garage doors
- Professionally-planned landscape program
- Patio or deck (site specific)
- Covered entry
- Attached two-car garage
- Electric garage door opener
- Concrete walkway and steps
- Paved asphalt driveway
- Exterior lighting front and rear

INSIDE YOUR HOME

- 3 or 4 bedrooms
- 2 1/2 baths
- Master suite on the first or second level (per plan)
- Generous closets
- Elegant volume ceilings (per plan)
- Two-story foyer
- 9' ceilings on first floor
- Hardwood or ceramic tile flooring in foyer and kitchen
- Gas fireplace with slate surround and hearth
- Insulated raised panel front door
- Double glazed sliding patio door
- Designer lighting upstairs and down
- Luxurious wall-to-wall carpeting throughout
- Raised panel interior doors
- Abundant closets
- Security system

KITCHEN

- Custom gourmet island kitchen
- Bright windowed casual dining area
- Choice of 12" x 12" ceramic tile or hardwood flooring
- Custom wood cabinetry in a choice of styles and finishes

- Laminate countertop in choice of colors
- Side-by-side refrigerator with water and ice dispenser

- Gas cooktop
- Electric self-cleaning oven
- Microwave
- Ultra-quiet multi-cycle dishwasher
- Stainless steel double bowl sink with single lever faucet
- Garbage disposal

BATHROOMS

- Luxurious designer ceramic tile in master bath with his and her vanities
- Whirlpool soaking tub in master bath
- Separate glass-enclosed shower with brass trim
- Coordinated fixtures and faucets
- Laminate countertops in master and secondary baths
- Ceramic tile flooring and tub surround in secondary bath
- Powder room with pedestal sink and ceramic tile floor
- Exhaust fans in all baths
- R-11 Batt Insulation between floors and bathroom partitions

QUALITY CONSTRUCTION

- Quality wood frame construction
- Engineered wood truss floor and roof systems
- 25-year architectural dimensional roof shingles
- Basements
- Poured concrete basement walls with Owens-Corning Tuf-N-Dry waterproof system
- R-38 ceiling insulation
- R-15 wall insulation
- 75 gallon gas hot water heater
- Copper water piping
- Automatic fire sprinklers
- Gas forced-air heating and central air conditioning
- Washer and dryer connections
- Smoke detectors
- Security systems
- 200 amp electrical service

SOUND ATTENUATION

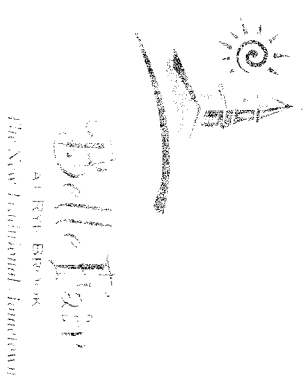
- Double-hung low-maintenance windows with a sound transmission class rating of 35
- 5/8" oriented strand board roof sheathing
- 2 layers of exterior wall sheathing:
- 1 layer of 5/8" exterior grade gypsum over 1 layer of 7/16" oriented strand board
- 2 layers of 1/2" gypsum wallboard on the inside of all exterior walls
- 2 layers of 1/2" gypsum wallboard over resilient channel on the ceiling under the attic
- Acoustically caulked wall penetrations; zero penetrations through the ceiling under the attic; baffled attic and plumbing vents

UTILITIES

- Public water and sewer
- Prewired for telephone
- Prewired for cable TV

OPTIONAL DESIGN FEATURES

- Finished basements (site specific)
- Walk-out garden level (site specific)
- Washers and dryers
- Central vacuum system
- Intercom and/or sound system



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Builder reserves the right to make plan and product revisions. Components and materials may be substituted for those of similar quality.