



The Tigard

- Dimensions
- Elevations
- Floor Plans
- Standard Features List

THE TIGARD DIMENSIONS

Rooms	Dimensions (Feet)	
	Width	
Living Room	16	Living Room
Dining Room	14	Dining Room
Great Room	21	Great Room
Kitchen (Including Breakfast)	22.5	Kitchen (Including Breakfast)
Master Bedroom	15.5	Master Bedroom
Bedroom #2	11.5	Bedroom #2
Bedroom #3	12	Bedroom #3
Bedroom #4	13.5	Bedroom #4
Laundry	10.5	Laundry
Garage	32.5	Garage
	Dimensions (Feet)	
	Width	
House	65' - 8"	House
Garage	32.5	Garage
Square Footage	2,625	

The Tigard - Plan



Elevation "A"



Right Elevation



Rear Elevation

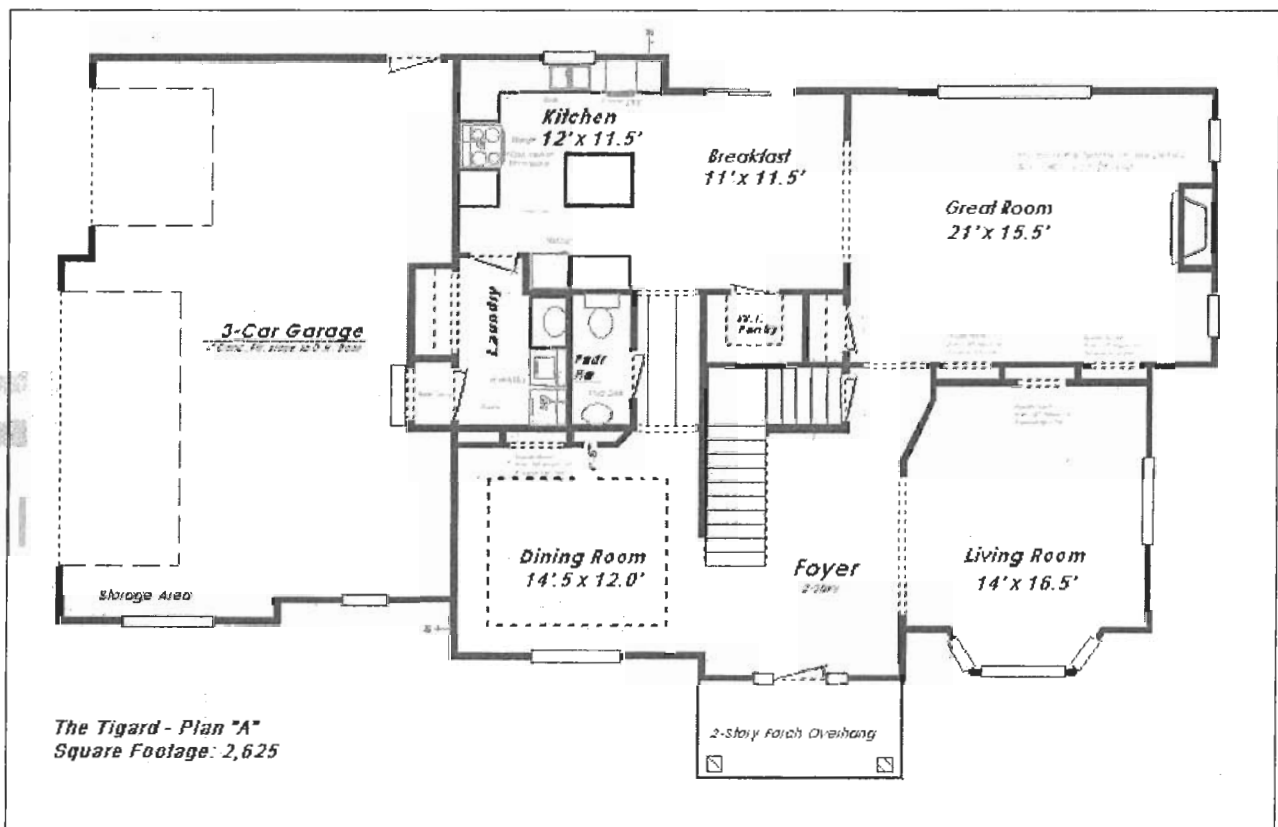


Left Elevation



THE TIGARD FLOOR PLAN

The Tigard



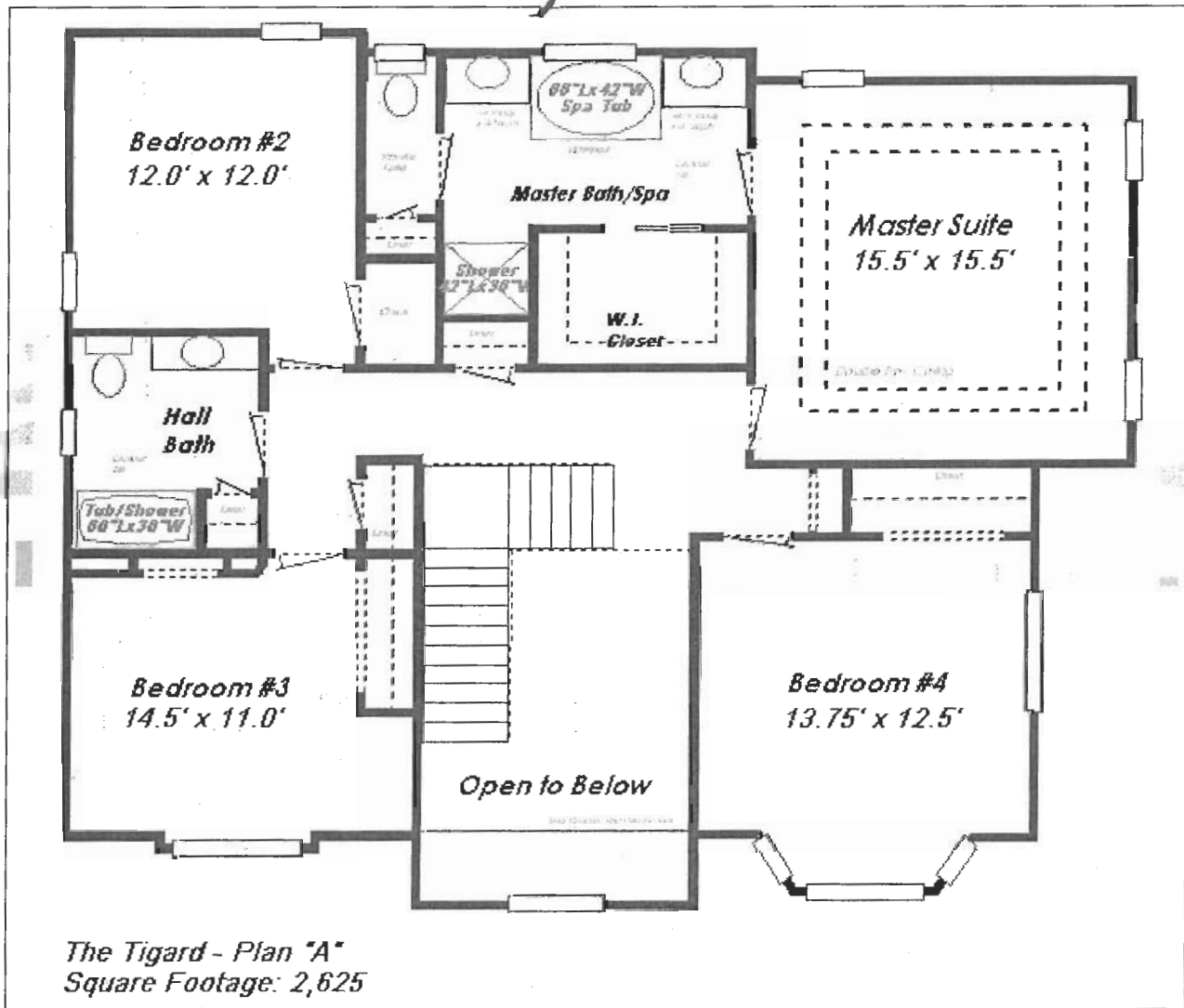
First Floor Plan

The Tigard - Plan "A"



THE TIGARD FLOOR PLAN

The Tigard



Second Floor Plan

The Tigard - Plan "A"

THE TIGARD STANDARD HIGH QUALITY FEATURES

INTERIOR DESIGN FEATURES

Exciting Open Floor Plans with Lots of Natural Light
Nine (9) Foot Ceilings on First Floor (Per Plan)
Tray Ceiling in Dining Rm & Owner's Bedroom (Per Plan)
'Knock-Down' Wall Texture on Interior Walls
Vaulted Secondary Bedroom (One Per Plan)
Stone Hearth and Fireplace Surround w/Custom Mantle
Schlage Brass-Finish Interior Door Handles
Oak Hardwood Flooring in Foyer, Kitchen/Breakfast
2-Piece Chair Rail & Crown Molding - Dining Room
Stain Resistant Quality Carpeting with 8# Pad
Personalized Lighting Fixture Package (\$1,750 Allowance)
Recessed Cans Throughout (Per Plan)
Oil Bronze Hanging Lighting Fixtures
Ceiling Fans Installed in Great Room, All Bedrooms
All Bedrooms Prewired for Switchable Outlets
Smoke Detector Wired in Each Floor Bedroom
Deadbolts on all Exterior Doors
Copper or Pex Water Supply Water Lines
Gas or 220V Electric Outlet for Dryer in Laundry Room
Wall Laundry Cabinets Above Washer and Dryer
Tile Floors in Laundry within Builder Standard
Traditional Solid 6-Paneled Interior Doors
Cable-TV Outlets in all bedrooms, Great Room
White Ventilated Vinyl Clad or Vinyl Wire Closet Shelving
(Continuous in Mstr.)
Maple Sink Vanity and Wall Cabinets in Laundry Room
Basement Stairs (Drywalled and Carpeted)
200-Amp Electrical Service

EXTERIOR DESIGN FEATURES

Luxury Ranch Floor Plan
Concrete Driveway
Concrete Sidewalk to Front Door from Driveway
Concrete Patio
Traditional Exteriors w/ Stone Veneer, Brick and Frame
Seeded and/or Sodded Front and Side Yards
Professionally Landscaped, including Mulch Beds (Front Elev)
13' x 15' Patio or Deck w/up to 15 Steps (Per Grade & Plan)
Electric Overhead Garage Door Opener(s)
Brick/Stone/ Stucco Exposed Basement Foundation - 3 Sides Per Plan
Two Exterior Water Faucets (Hose Bibs)
Poured Basement Foundation Walls
10/12 or greater Roof Pitch Gables (Front & Rear Elevations)
Dimensional Roof Shingles -30 Year Manufacturer's Warranty
3-Car Side or Front Entry Garage (Per Homesite & Per Plan)
Insulated Paneled Steel Garage Doors w/ Door Opener(s)
Front Door System (Twin Sidelites, Transom above door)
3-Piece (Sink, Shower, Toilet) Basement Rough-In Plumbing
Low Maintenance Aluminum Gutters and Downspouts
Elegant Brass-Finish Entrance Door Hardware
Wiring for future Driveway Post Light
"Hardi-Plank" Pre-Primed Cement Fiber Siding w/15 Yr.
Manufacturer's Warranty
Two Exterior Electrical Outlets (GFI)
Recess Lighting in Front Gables (2)

DESIGNER KITCHEN FEATURES

Quality 30" - 42" Raised Arched Panel Solid Maple or Recess Door Panels
Maple Kitchen Wall Cabinets w/Crown Molding
Kitchen Under Counter Lighting (Prewire - Per Plan)
Kitchen Over Counter Lighting (Prewire - Per Plan)
Oak Hardwood Floors in Kitchen and Breakfast Area
Granite Kitchen Countertops w/ Std. Edge w/in Builder Standard
Stainless Steel Undermount Sink w/ Moen Faucet w/Soap Disp.
Maytag or G.E. Built-in Spacesaver Microwave (Per Plan)
Maytag or G.E. Multi-Cycle Sound-Insulated Dishwasher
Pre-Installed Refrigerator Icemaker Line
Garbage Disposal System
Granite Kitchen Center Island with Bar Stool Overhang

ENERGY SAVINGS FEATURES

Extra Insulation - R-38 to 40 in Attic Ceilings and Garage ceilings under conditioned space
R-19 in Vaulted Ceilings, R-10 on exterior Basement Walls
Framed Walls, R-13 or R-19 in Exterior Wall (1st & 2nd Floors)
Dual HVAC Systems (Per Plan) - Ducts Sealed for Energy Efficiency

90+ AFUE Natural Gas Central Heating System
High Efficiency Central Air Conditioning
One - Two Thermostats for Climate Control
36" - 42" Gas or Wood Burning Fireplace w/Automatic Blower
Low-E Vinyl or Wood Insulated Glass Tilt-sash 'Easy-Clean' Windows
Quality Captured Grilles on all Windows
Screens on Operating Windows Only
Low Maintenance Fiberglass Insulated Front Door (Per Plan)
High Efficient 55-Gallon Natural Gas Water Heater

OWNER'S SUITE and BATHS

Tray / Vaulted Ceilings in Master Suite Per Plan
Multi-Jetted Whirlpool Tub in Owner's Bath
Moen 8" Spread Chrome Finish Faucets -- Powder Room
Moen 4" Chrome Finish Faucets in all other Baths
Kohler Pedestal Lavatory or Vanity in Powder Room (Per Plan)
1st Floor Bath -Oak Hardwood Floor or Ceramic Tile (Per Plan)
Kohler Toilets in all Baths
Ground Fault Circuit in Baths for Safety
Glass "Chrome" Finish Shower Enclosure
Towel Bars, Toilet Paper Holders in all Baths & Powder Room
Large Mirrors in all Baths
Decorative Mirror in Powder Room
Ceramic Tile Floors in all Baths within Builder Standard
High Capacity Bath Fan
Clear Shower Door in Master Suite (Per Plan)
Owner's Bath - Separate Shower & His & Her Vanities w/ Clear Shower Door