

River Creek

CARVED OUT OF SCENIC
WOODLANDS, RIVER
CREEK HOLDS THE
PRISTINE BEAUTY THAT
ENTICED OHIO'S EARLY
SETTLERS TO THE
WESTERN RESERVE.
RIVER CREEK, YOU MAY
NEVER WANT TO LEAVE
HOME AGAIN.

SPECIFIC UNITS THAT WILL FIT ON EACH LOT



- | | | | | |
|--------------|---------------|---------------|-------------|---------------|
| 1) A/D/E | 9) A/B/D/E | 17) A/D/E | 25) A/B/D/E | 33) A/B/C/D/E |
| 2) A/D/E | 10) A/B/C/D/E | 18) E | 26) A/D/E | 34) A/E |
| 3) A/B/D/E | 11) A/D/E | 19) D/E | 27) A/D/E | 35) A/E |
| 4) A/B/C/D/E | 12) A/D/E | 20) D/E | 28) A/D/E | 36) D/E |
| 5) A/D/E | 13) A/B/D/E | 21) D/E | 29) A/D/E | 37) A/B/C/D/E |
| 6) A/E | 14) A/D/E | 22) D/E | 30) A/E | 38) E |
| 7) A/E | 15) A/D/E | 23) A/B/C/D/E | 31) A/D/E | 39) A/B/D/E |
| 8) A/E | 16) A/D/E | 24) A/D/E | 32) A/D/E | |



THE ASHBURY
MODEL A



THE BEDFORDSHIRE
MODEL B



THE COTTINGHAM
MODEL C



THE DERBYSHIRE
MODEL D



THE ESSEX
MODEL E

RIVER CREEK FEATURES

EXTERIOR & CONSTRUCTION FEATURES

- 12 coarse block masonry foundation
- Brick face foundation to standard grade (walkout and daylight additional)
- Drain tile foundation
- 2-car garage with floor drain
- Underground utilities
- City water, storm and sanitary sewer
- Concrete drive, front walk, city walk (where applicable)
- Low maintenance vinyl siding
- Aluminum soffits, fascia, gutters & downspouts
- 30-year dimensional shingles
- Insulated steel carriage-style garage door
- Wood cased insulated vinyl "Windsor" windows with screens and low E
- Cultured stone accent per plan
- Insulation (R-13, R-19, R-30)
- Tyvek house wrap

MECHANICAL FEATURES

- 90+ high efficiency gas furnace with 10 seer central air conditioning (Rheem)
- Honeywell Media air cleaner
- Honeywell humidifier
- Honeywell programmable thermostat
- Exhaust fans in all bathrooms

PLUMBING FEATURES

- 50-gallon gas hot water tank
- Hot and cold garage, 1 exterior frost proof Silcock
- Garbage disposal
- Kohler "Undertone" stainless steel sink
- Kohler tub/shower units (Cape Hatteras/Veracruz)
- Kohler Wellworth water closet
- Kohler Caxton 17 x 14 undermount lavatory bowls
- Forte/Coralais
- Kohler Mariposa whirlpool
- Basement bath underground

ELECTRICAL FEATURES

- 200 AMP electrical service to code
- (10) recess lights
- (5) RG-6 quad shielded for cable/satellite
- (5) CAT 5-E for phone (4 lines each)
- (3) CAT 5-E for data (in-home computer network)
- PVC pipe for future expansion
- Pre-wire for security system
- Smoke detector with battery backups on all levels & in each bedroom

DECORATING FEATURES

- ✓ 9' and vaulted ceilings on main level (textured)
- ✓ Selection of cabinets with generous allowance
- ✓ Granite/Corian in kitchen & baths
- ✓ Full-width mirrors above all vanities
- ✓ Solid core smooth paneled Masonite doors (paint) only
- ✓ Poplar trim, 3-1/4" casing, 4-1/4" base
- ✓ Hardwood or ceramic tile in foyer, kitchen, laundry, dining rom, hallways and all baths.
- ✓ Carpeting in bedrooms, Great Room, Den (\$27 sq. yd.)
- ✓ Painted closets and ceilings
- ✓ Woodwork painted or stained
- ✓ 2 coats of flat paint on all walls

ADDITIONAL FEATURES

- Gas fireplace with cultured stone to ceiling
- Master walk-in closets
- Automatic garage door opener
- Water line for ice maker
- By-pass shower doors in master suite
- Door chime
- Wire shelving in all closets or \$1000 allowance
- Appliance allowance \$10,000
- Lighting allowance \$2,500
- Schlage F Series lever hardware
- Complete landscape package
- Concrete patio at rear grade (144 sq. ft.)

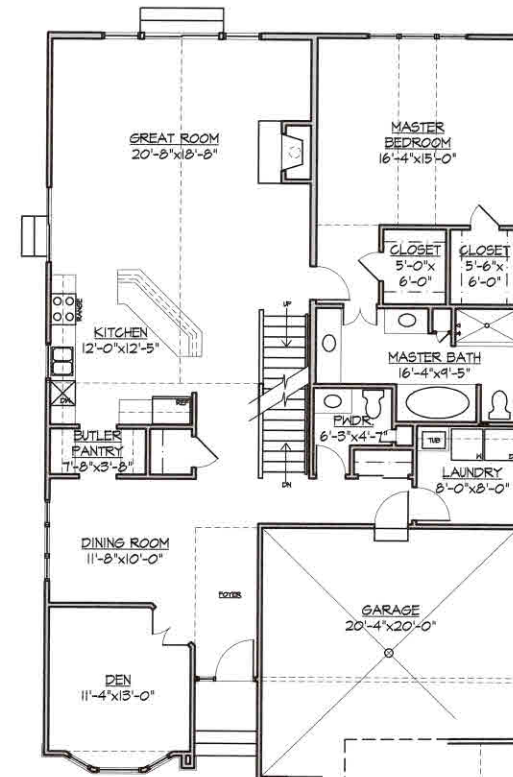




FRONT ELEVATION

NOTE:
 IN OUR CONTINUING EFFORT TO MEET CHALLENGES OF
 PRODUCT IMPROVEMENT, WE RESERVE THE RIGHT TO
 MODIFY OR CHANGE PLANS, SPECIFICATIONS, AND FEATURES.
 THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 NOT INTENDED AS PART OF ANY LEGAL CONTRACT.
 ALL ROOM DIMENSIONS ARE APPROXIMATE.

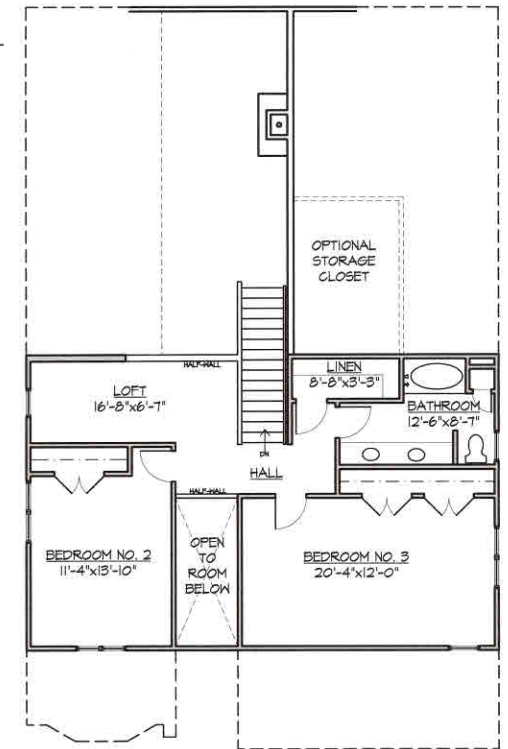
AREAS	
FIRST FLOOR	1,796 SQ. FT.
SECOND FLOOR	812 SQ. FT.
TOTAL	2,608 SQ. FT.



FIRST FLOOR PLAN



ALTERNATIVE
 FIRST FLOOR PLAN



SECOND FLOOR PLAN

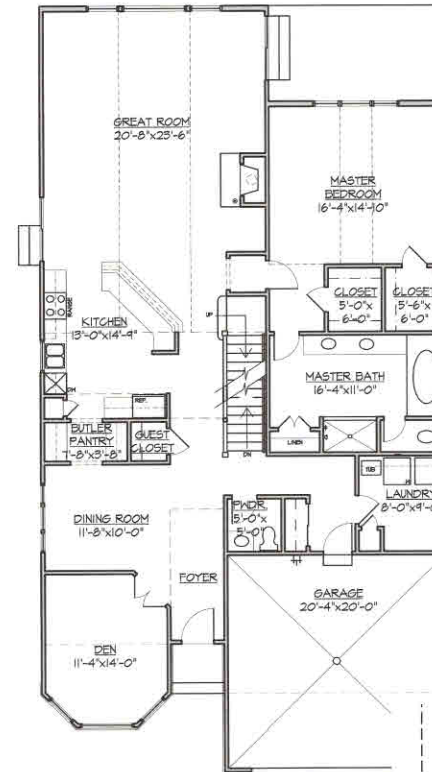




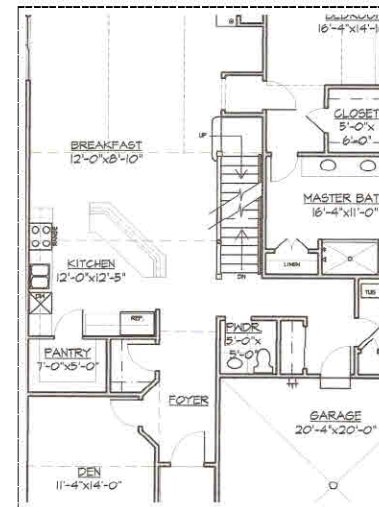
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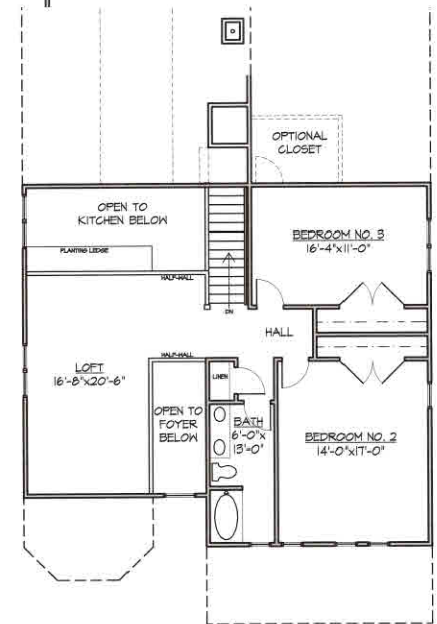
AREAS	
FIRST FLOOR	2,051 SQ. FT.
SECOND FLOOR	746 SQ. FT.
TOTAL	2,797 SQ. FT.



FIRST FLOOR PLAN



ALTERNATIVE
 FIRST FLOOR PLAN



SECOND FLOOR PLAN

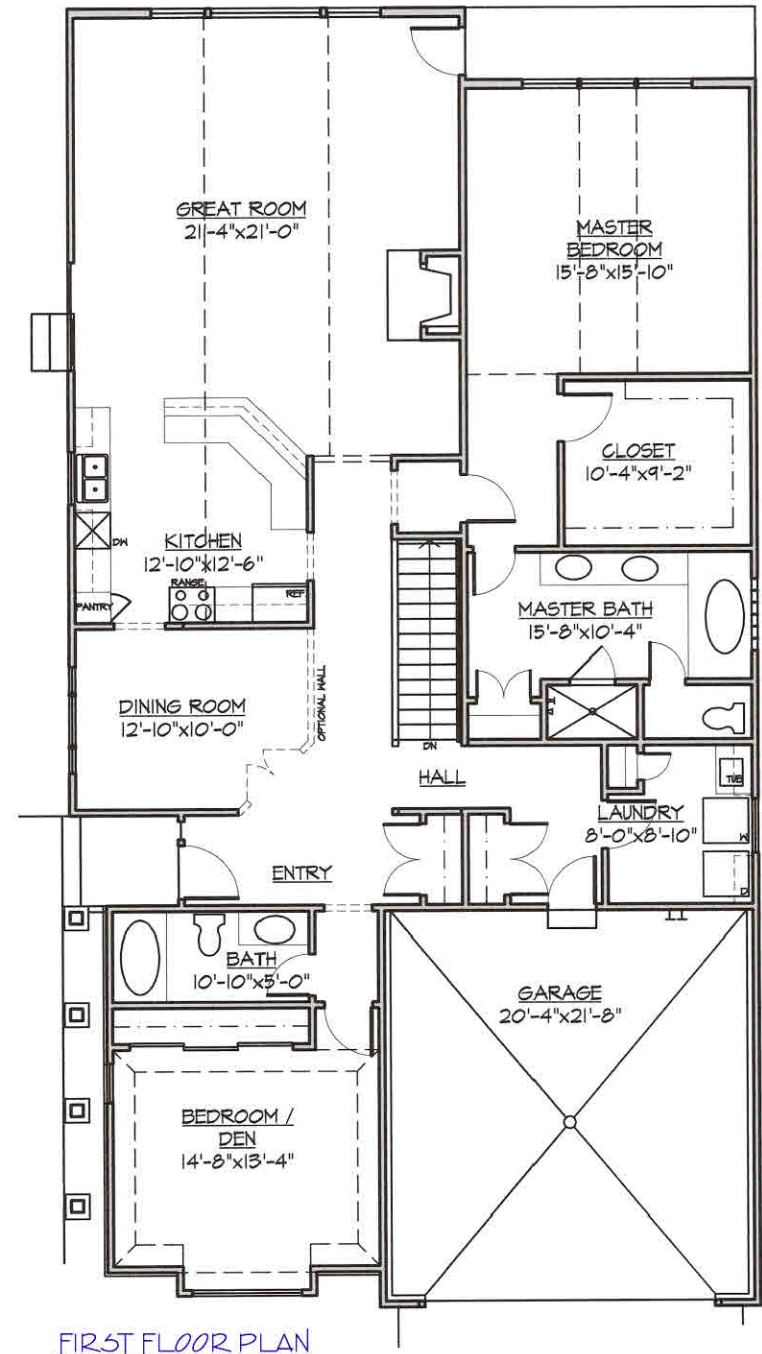




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AREAS	
FIRST FLOOR	2,122 SQ. FT.
SECOND FLOOR	N/A
TOTAL	2,122 SQ. FT.



FIRST FLOOR PLAN

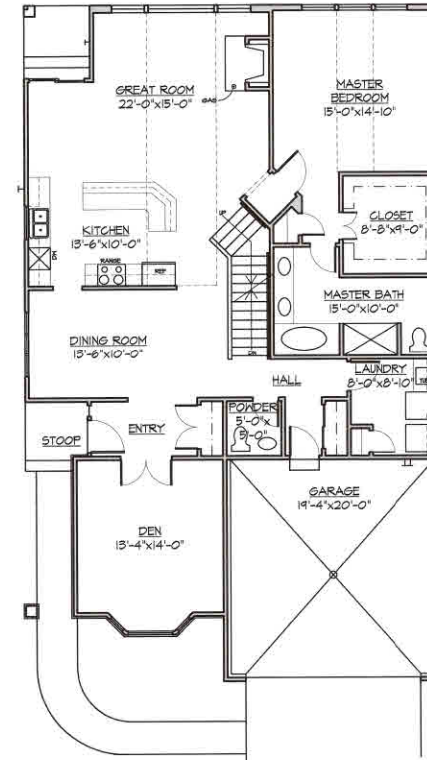




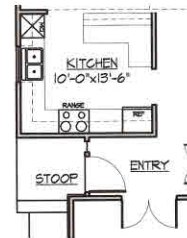
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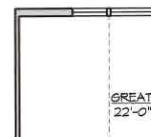
AREAS	
FIRST FLOOR	1,764 SQ. FT.
SECOND FLOOR	727 SQ. FT.
TOTAL	2,491 SQ. FT.



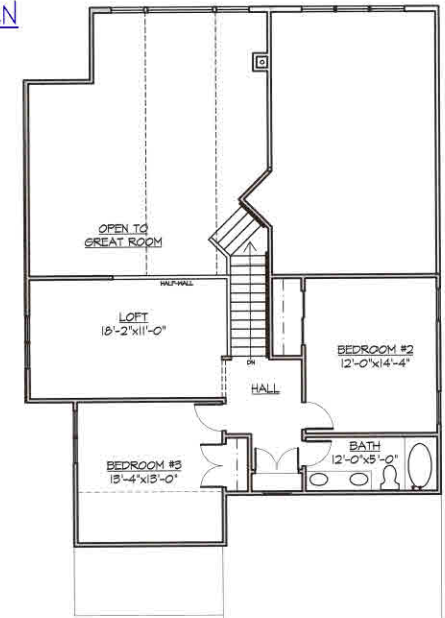
FIRST FLOOR PLAN



ALTERNATIVE
 FIRST FLOOR PLAN NO. 1



ALTERNATIVE
 FIRST FLOOR PLAN NO. 2



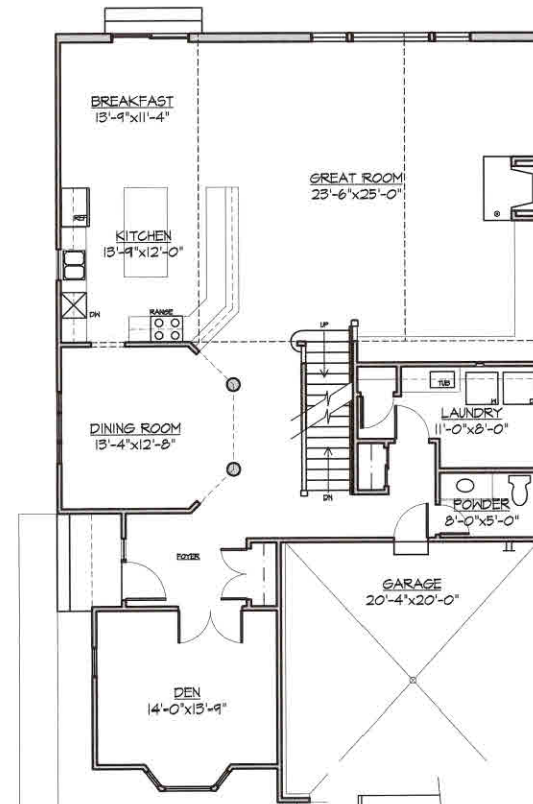
SECOND FLOOR PLAN



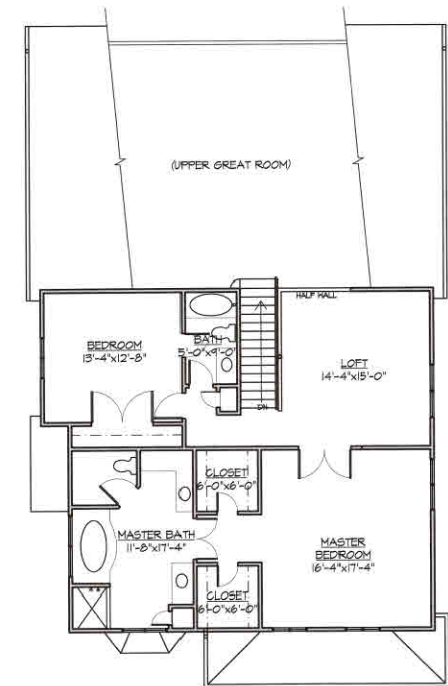
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AREAS	
FIRST FLOOR	1,745 SQ. FT.
SECOND FLOOR	1,160 SQ. FT.
TOTAL	2,905 SQ. FT.



FIRST FLOOR PLAN



SCALE: 1/8"=1'-0"
SECOND FLOOR PLAN

