

INSIGNIA  HOMES



SOUTHVALE

FRANKLIN

LOT 35

SELECTION PHOTOS PACKET

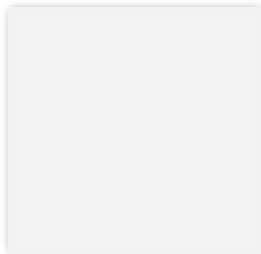
DATE: 04/18/25

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

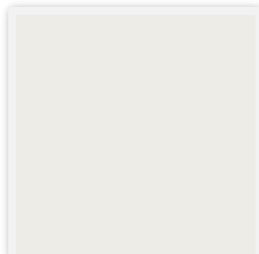
# EXTERIORS



ROOF  
GAF Oyster Gray



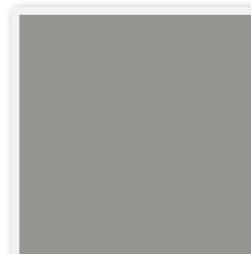
WINDOWS  
Pella Classic White



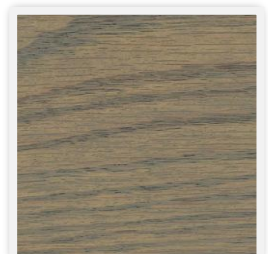
TRIM  
SW7005 Pure White



BRICK  
Walmac (White Mortar  
with White Sand)



SIDING  
SW9163 Tin Lizzie



FRONT DOOR  
Classic Gray

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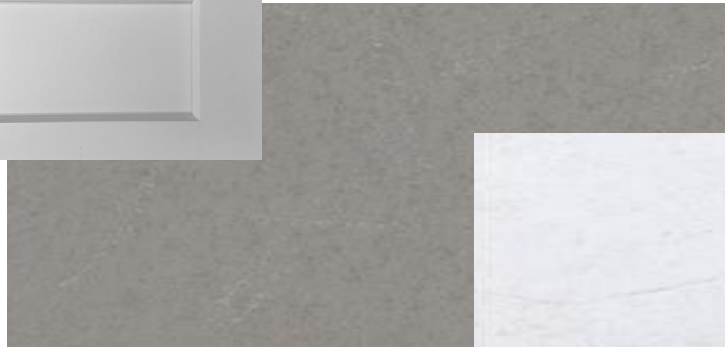
# KITCHEN



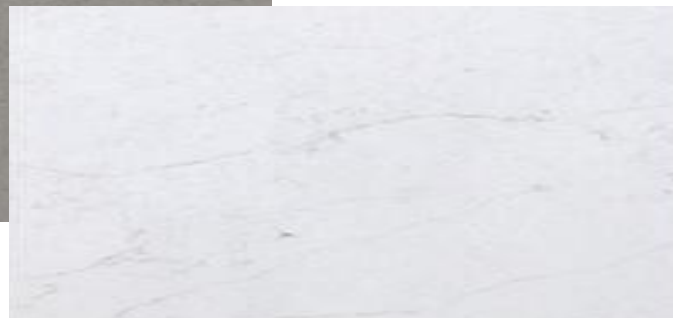
FAUCET  
Delta Cassidy in  
Polished Nickel



CABINET DOOR STYLE (Not Color)

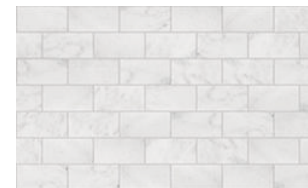


ISLAND  
COUNTERTOP  
One Quartz, Pulsar



PERIMETER & WINDOW LEDGE  
COUNTERTOP  
Valiant Quartz, Exodus

BACKSPLASH  
Dalfile First Snow Marble  
3x6 Honed



SINK  
Blanco Vintera Farmhouse Sink  
in White



CABINET HARDWARE

CABINET FINISH  
SW Pure White



SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



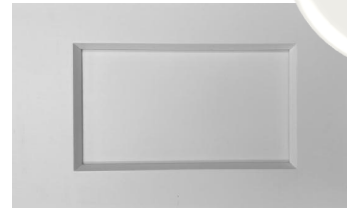
# HOOD STYLE



## HOOD STYLE

Mantle Style Box hood painted cabinet finish with (3) integrated panels to match cabinet selection. Room crown to wrap the top.

## HOOD FINISH SW Pure White



*\*\* Photo is to Show Design Concept Only. \*\*  
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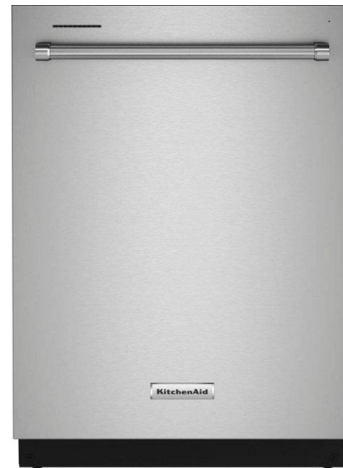
SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



# KITCHEN APPLIANCES



KitchenAid  
36" Gas Cooktop



KitchenAid  
Dishwasher



KitchenAid  
24" Built-In  
Microwave &  
30" Single Oven

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

# POWDER BATH



SINK FAUCET  
Delta Cassidy in  
Polished Nickel



SINK  
White Rectangular Sink

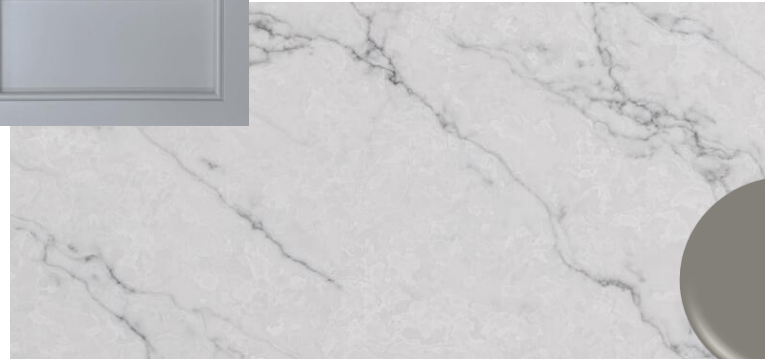


## VANITY DESIGN

Furniture Style Vanity with  
(2) inset drawers with inside bead  
ILO outside bead seen below and  
square straight legs as shown.



Cabinet Door Style (Not Color)



COUNTERTOP  
Donna Sandra Marble, Polished  
(or similar remnant)



CABINET FINISH  
SW Going Grey



CABINET HARDWARE



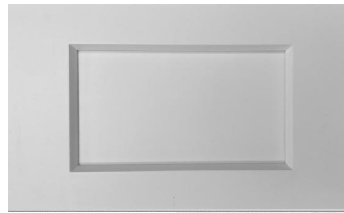
MIRROR  
Uttermost Aramis Silver Mirror

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

# HOME CENTER



Bar Faucet  
Delta Cassidy Bar/Prep  
in Polished Nickel



Cabinet Door Style (Not Color)



Countertops  
Cosmos Quartz, Carrara Venatino



Cabinet Finish  
SW March Wind



Sink  
Blanco Precis Silgranit  
Undermount Sink in Volcano Gray



Cabinet Hardware



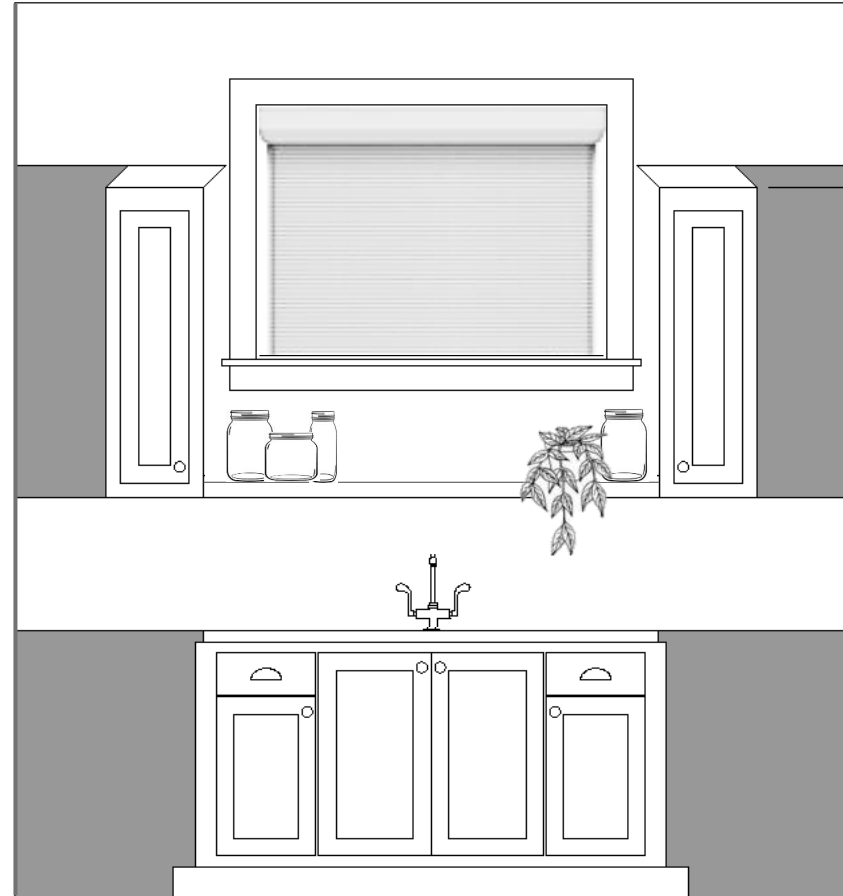
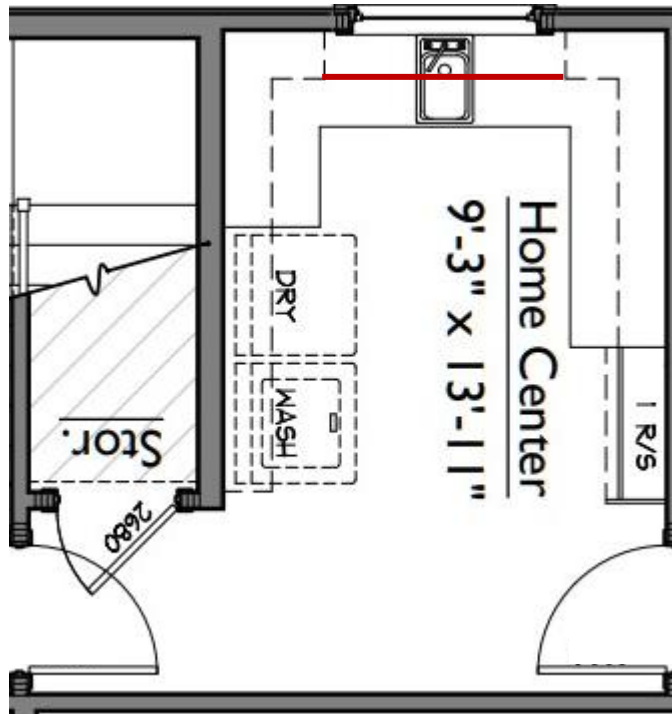
Floor Tile  
Daltile Perpetuo Timeless White 8" Hex

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



# HOME CENTER CABINET DESIGN

Upgraded Cabinet Design to include Cabinet Grade 12" deep floating shelf painted the cabinet finish and installed under 4030 picture window. Bottom of shelf in line with bottom of upper cabinets at approximately 54.25" AFF.



*\*Measurements shown are approximate & may vary on site\**

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INSIGNIA  HOMES

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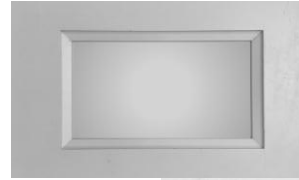
# PRIMARY BATHROOM



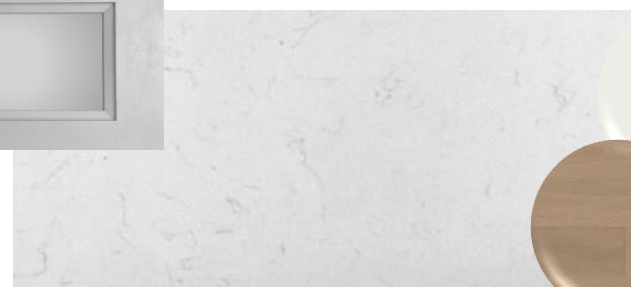
SINK FAUCET  
Delta Cassidy in  
Polished Nickel



SINK  
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS  
Pental Quartz, Bianco Aspen



LINEN TOWER FINISH  
SW Pure White

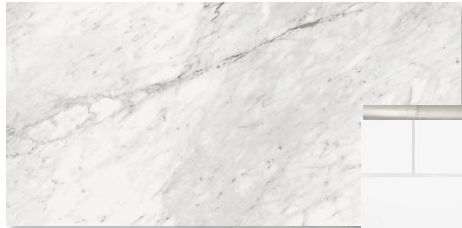
VANITY FINISH  
Stained White Oak



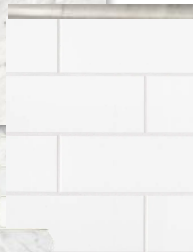
SHOWER FAUCET  
Delta Cassidy in  
Polished Nickel



CABINET HARDWARE



PENCIL RAIL ACCENT  
Daltile Carrara White Marble  
Pencil Rail



WALL TILE  
Emser Catch Ice  
3x6 Glossy

FLOOR TILE  
Louisville Tile Trilogy  
Carrara Classic  
12x24 Matte



SHOWER FLOOR  
Daltile Carrara White 2x4 Elongated  
Hex Honed

FREESTANDING TUB Maax Villi



TUB FILLER  
Delta Cassidy in  
Polished Nickel

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INSIGNIA  HOMES

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# PRIMARY BATHROOM SHOWER WALLS

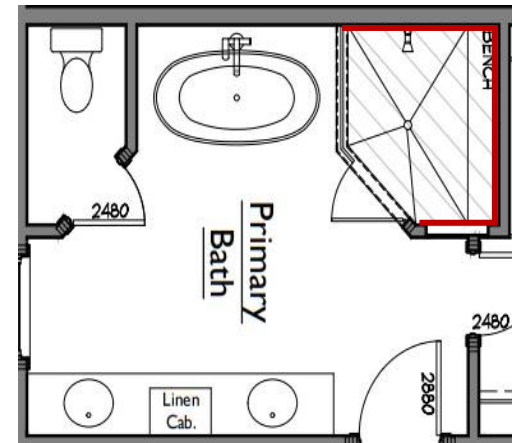


## SHOWER WALL TILE

Wall Field Tile: Emser Catch Ice 3x6 Glossy installed floor to ceiling

Pencil Rail: Daltile Carrara White Pencil Rail installed at approx. 42" AFF & around shower niche

\* Trim: Emser Catch Ice Glossy Tile Jolly installed on open ends of tile



**\*\*PHOTO IS FOR CONCEPT ONLY.\*\***  
**TILE SELECTIONS AND FINISHES WILL VARY FROM PHOTO.**  
**MOCK-UP SELECTIONS ARE NOT TO SCALE.**

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# PRIMARY BATHROOM TUB SURROUND



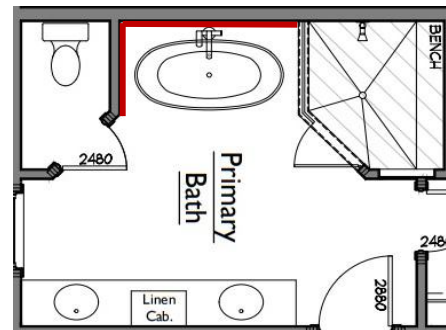
## TUB SURROUND TILE DESIGN

Painted Drywall

Daltile Carrara White Pencil Rail  
Installed at approx. 42" AFF on wall  
behind and to the left of tub & used  
to trim open ends on left wall

Wall Field Tile: Emser Catch Ice 3x6  
Glossy applied from floor to approx.  
42" AFF. Delete Base.

Floor Tile: Louisville Tile Trilogy  
Carrara Classic 12x24 Matte



***\*\*PHOTO IS FOR CONCEPT ONLY.\*\****  
***MOCK-UP SELECTIONS ARE NOT TO SCALE.***

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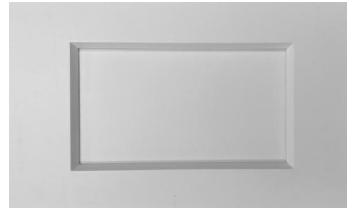
# BATHROOM 2



SINK FAUCET  
Delta Cassidy in  
Polished Nickel



SINK  
White Rectangular Sink



CABINET DOOR STYLE (Not Color)

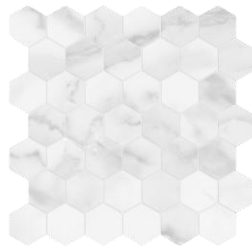


COUNTERTOPS  
Cosmos Quartz, Carrara Venatino



CABINET FINISH  
Stained White Oak

FLOOR TILE & SIDE  
SHOWER WALLS  
Louisville Tile Argent  
Statuario Brina 12x24



SHOWER FLOOR & BACK  
SHOWER WALL  
Louisville Tile Argent  
Statuario 2" Hex Honed



CABINET HARDWARE



SHOWER FAUCET  
Delta Cassidy in  
Polished Nickel

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

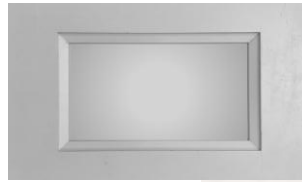
# BATHROOM 3



SINK FAUCET  
Delta Cassidy in  
Polished Nickel



SINK  
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS  
Cosmos Quartz, Carrara Venatino

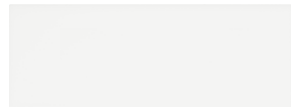


CABINET FINISH  
SW Pure White

FLOOR TILE  
Daltille Epitomize Aria White  
2x4 Herringbone Mosaic



CABINET HARDWARE



TUB SURROUND TILE  
Louisville Tile Pace canvas  
White 3x6 Glossy



TUB FAUCET  
Delta Cassidy in  
Polished Nickel

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



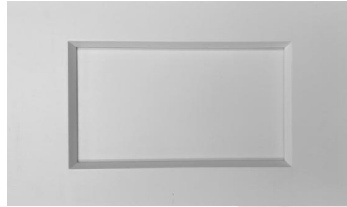
# BATHROOM 4



SINK FAUCET  
Delta Cassidy in  
Polished Nickel



SINK  
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS  
Pental Quartz, Bianco  
Aspen



CABINET FINISH  
SW March Wind



CABINET HARDWARE



TUB FAUCET  
Delta Cassidy in  
Polished Nickel

FLOOR TILE

Emser Sterlina II White 12x24 Matte



TUB SURROUND TILE  
Emser Catch Gray  
3x12 Gloss

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

# FOYER WALL DETAIL



## APPLIED TRIM DETAIL

Trim Detail applied to all walls of Foyer using standard Base & Casing Profiles with a 12" band of 1/4" Birch backing applied above standard base. Finish with W-163 cap turned as shown below and W-100 Cove Mold.

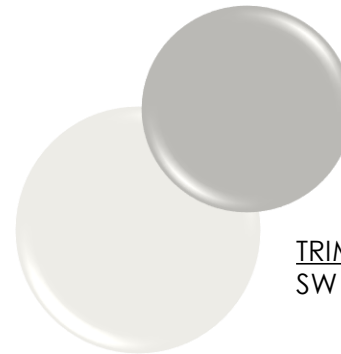
Painted the trim color.



**W-100**  
11/16 x 11/16  
PINE  
SOLID



**W-163**  
11/16 x 1-3/8  
PINE  
SOLID/PRIMED



WALL COLOR  
SW March Wind

TRIM COLOR  
SW Pure White

*PHOTO IS TO SHOW TRIM DETAIL DESIGN CONCEPT ONLY  
FINAL INSTALLATION AND FINISHES WILL VARY FROM PHOTO.*

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



# FLOATING SHELVES



## FLOATING SHELVES DESIGN

(5) Trim Built White Oak Floating Shelves in location per plan, similar to concept photo.

Shelves to be stained to match hardwood finish as closely as possible.

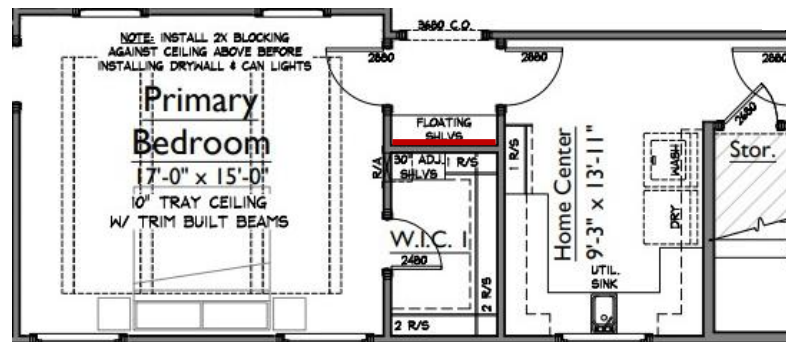


### WALL & TRIM FINISH

SW Pure White

### FLOATING SHELF FINISH

Stained White Oak



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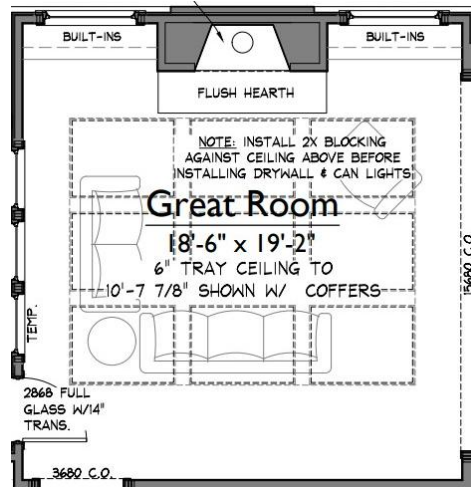


# GREAT ROOM CEILING DETAIL

## COFFERED CEILING DETAIL

Trim Built, Paint Grade 9-Box  
Coffered Ceiling Beams (ILO 6-  
Box as shown in photo) with  
Crown & Pencil Mold Per Plan.

Beams painted the Trim Color.



TRIM, CEILING & WALL COLOR  
SW Pure White



*Photo is to Show Design Concept Only.  
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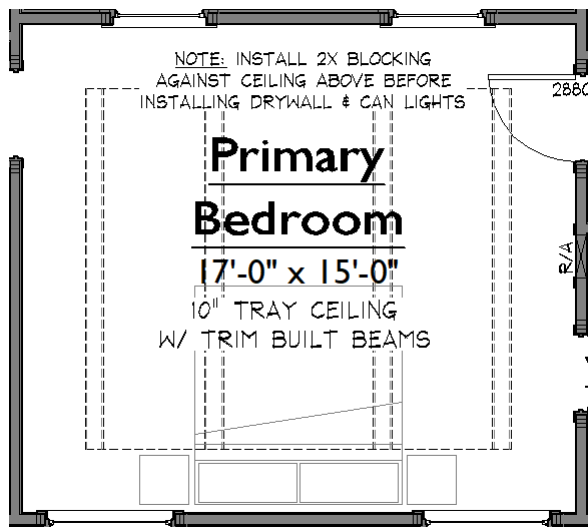
SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



# PRIMARY BEDROOM CEILING DETAIL

## CEILING BEAM DETAIL

(4) Trim Built Stain Grade White Oak Beams with reveal inside of tray ceiling per plan. Stained to match flooring finish as closely as possible. No crown in tray.



*Photo is to Show Design Concept Only.  
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# GREAT ROOM MANTEL



## MANTEL DESIGN

- Trim Built Mantel painted the trim color with Marble Tile Surround ILO no surround as shown in photo
- Flush Hearth per plan ILO no hearth as shown (Fireplace is wood burning)
- Mantel Depth: 8" at deepest point
- Mantel Height: 58" above finished floor

## TILED MARBLE SURROUND

Daltile First Snow  
12x24 Honed

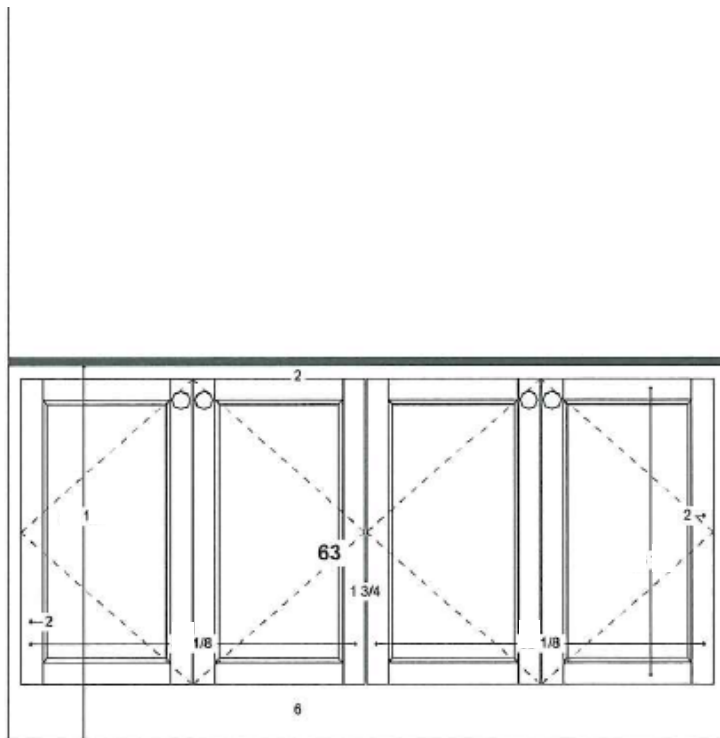


*Photo is to Show Mantel Design Concept Only.  
Honed Marble Surround & Flush Hearth ILO No Surround/Hearth as shown.  
Finishes and Final Installation Will Vary from Photo.*

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# GREAT ROOM BUILT-INS



CABINET DOOR STYLE  
(Not Color)



CABINET FINISH  
SW Pure White with  
Stained White Oak Top



CABINET HARDWARE

*\*Measurements shown are approximate & may vary on site\**

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



# STAIRCASE



## STAIRS

Round Iron Spindle in Black Finish with Flat Round Shoe.  
Stained White Oak Stair Treads, Newel Posts, and Handrail  
(Stain to Match Hardwood Finish as Closely as Possible)



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# INTERIOR DOORS & HARDWARE



Interior Door Style  
Conmore



Front Door Hardware  
Schlage Greenwich in  
Matte Black Finish



Interior Door Hardware  
Schlage Broadway Lever  
in Matte Black Finish

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

# TRIM PACKAGE



W78 Casing

Simple Cove Crown (W505/W653)

W163 Base w/ W126 Shoe

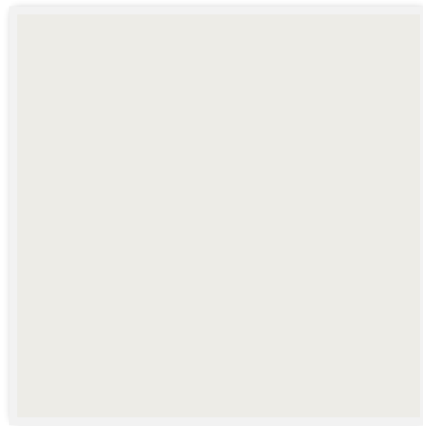
See standard specification sheet for trim sizes and locations

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# INTERIOR PAINT



Trim, Ceiling & Wall Color  
SW Pure White



Foyer Wall Color  
SW March Wind

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

# FLOORING



Engineered Hardwood  
Mont Rochard Collection  
in Lorraine



Carpet  
Mohawk - High Card  
#923 Cloud Burst

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.