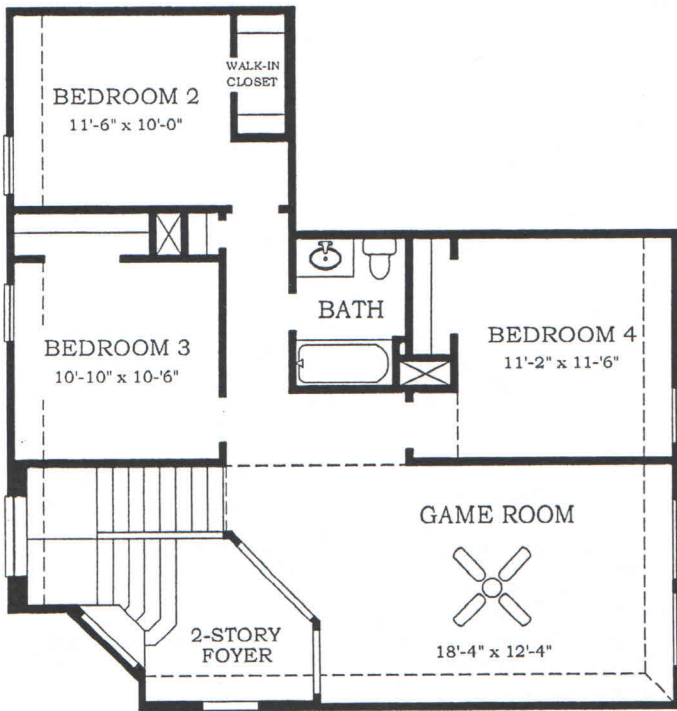


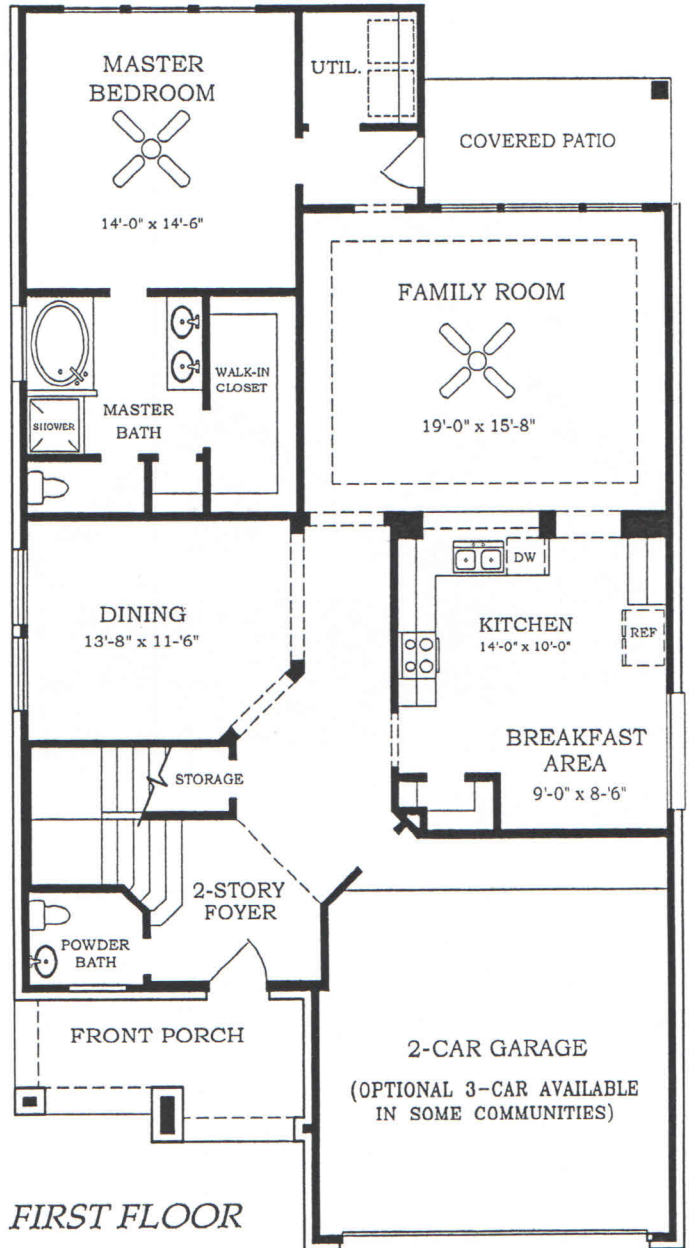


Setting a Higher Standard

Plan 3072 • Pacifica • 2,397 sq. ft.



SECOND FLOOR



FIRST FLOOR

Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

# The Fortunata Collection

## Standard Features



### ENERGY SAVINGS AND COMFORT

- **100% Compact Fluorescent Lamps** and meets/exceeds current Energy Star standards
- **EFL Heating and Cooling Energy Use Guarantee (limited)**
- **EFL Heating and Cooling Energy & Comfort Guarantee (limited)**
- **High Efficiency 16 SEER HVAC system with Trane condenser and 80% AFUE Trane furnace**
- **Honeywell®** programmable thermostat
- **R-13** wall insulation, living areas (**R-15** in windstorm compliance areas)
- **R-38** blown-in attic insulation, living areas
- **R-22** insulation on sloped ceilings, at top plates per Energy Star specs, living areas
- Foil-backed **R-8** A/C ductwork
- **Polycel®** insulation around windows, doors, bottom plate and other openings
- Double-pane **LoE<sup>3</sup>** beige insulated vinyl windows that tilt-in for easy clean
- High-efficiency gas water heater
- Natural gas cooking
- Energy efficient **Tech Shield®** or equivalent radiant barrier roof decking
- **1/2" Dow® R-3** insulated sheathing, except windstorm areas

### EXTERIOR DETAILS

- Full sod in front and back yard, fenced rear yard
- Engineered post tension slab
- Concrete driveways and walks
- Fiber Cement exterior trim materials with 25-year manufacturers limited warranty
- Fiber Cement exterior siding with lifetime manufacturers limited warranty
- Two exterior faucets
- Weatherproof exterior electrical outlets near front and rear doors
- Landscaped front yard to developer requirement
- Large covered front porches and rear patios on most plans
- Standard mahogany beveled glass front door
- 1/2 Lite rear door with integral blind
- Garage Door Opener with two remote controls
- **Wayne-Dalton** Sonoma insulated garage doors

### INTERIOR DETAILS

- Rounded sheetrock corners
- **Camden** raised panel interior passage doors
- Ceramic tile flooring in foyer, kitchen, breakfast room, bathrooms, and laundry room
- **Energy Star** rated multi-speed ceiling fan with light kit in master bedroom, family room and game room. Blocked and wired for ceiling fans in secondary bedrooms and rear patios, per plan
- 1/2" - 5# Rebond carpet pad with standard carpet
- Carpeting with a five-year wear limited warranty
- Folding stair or door access to attic, per plan
- Pre-wired for telephones in kitchen, master bedroom and game room and study. Pre-wired for cable television outlets in family room, game room and master bedroom.
- Smoke and carbon monoxide detectors
- Suspended light fixture in dining room, per plan
- Oil rubbed finish designer light fixtures
- Two-tone decorator color scheme, featuring Toasted Almond walls with Shell White trim.
- Raised ceilings
- Arched sheetrock openings, per plan

- **Delaney** distinctive door hardware with oil-rubbed bronze finish
- 2" faux-wood blinds in all operable windows
- Interior electrical breaker service panel

### KITCHEN DETAILS

- **3 CM Granite** countertops (choice of two colors standard) with polished square edge and stainless steel 50/50 under-mount sink with ceramic tile backsplash.
- Complete **GE®** black or white appliance package including:
  - Extra-large **GE®** standard-clean energy efficient gas range
  - **Energy Star** rated built-in **GE®** dishwasher
  - Built-in **GE®** microwave
  - **Energy Star** rated top mount 21 cubic foot **GE®** refrigerator with icemaker
- Recessed can lighting
- **Brandom Cabinetry** with 42" high uppers, maple drawers with dove-tail construction, and full extending glides
- Ceramic tile flooring in kitchen and breakfast area
- **Delta®** Leland chrome faucet
- Garbage disposal
- Kitchen countertop overhangs for informal dining, per plan

### MASTER BATH DETAILS

- **Royal®** deep oval garden tub with ceramic tile backsplash
- **Delta®** chrome faucets and Mason Designer bath accessories
- Ceramic tile flooring
- Separate shower with ceramic tile surround.
- **Royal®** cultured marble vanity tops
- 36" high vanity cabinets with double sinks
- Matching **Brandom Cabinetry** wooden medicine cabinet
- Air conditioned, walk-in closets with fluorescent lighting
- Elongated commode
- **Broan** quiet ventilation fan.

### SECONDARY BATH DETAILS

- **Royal®** acrylic tub with ceramic tile shower walls
- Ceramic tile flooring
- **Delta®** chrome faucets and Mason Designer bath accessories
- **Royal®** Cultured Marble vanity tops
- Matching **Brandom Cabinetry** wooden medicine cabinets
- Elongated commodes
- **Broan** quiet ventilation fan.

### LAUNDRY ROOM DETAILS

- **GE®** front-load electric laundry set
  - **Energy Star** rated front-load **GE®** washer
  - Electric dryer hook-up, optional upgrade gas dryer hook-up
- Interior laundry room with ceramic tile flooring
- Convenient overhead storage shelf with clothing rod
- **Broan** quiet ventilation fan.

### CONSTRUCTION DETAILS

- **10-Year Home Buyer's Warranty**
- Post tension foundation certified on-site by an independent engineer
- High quality laminated **Owens Corning®** composition roof shingles with 30-year warranty
- Detailed home inspection by independent inspector.

#### Important Note:

Features are subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades. 6.19.14

# The Fortunata Collection

## Standard Features



### ENERGY SAVINGS AND COMFORT

- **100% Compact Fluorescent Lamps** and meets/exceeds current Energy Star standards
- **EFL Heating and Cooling Energy Use Guarantee (limited)**
- **EFL Heating and Cooling Energy & Comfort Guarantee (limited)**
- **High Efficiency 16 SEER HVAC system with Trane condenser and 80% AFUE Trane furnace**
- **Honeywell®** programmable thermostat
- **R-13** wall insulation, living areas (**R-15** in windstorm compliance areas)
- **R-38** blown-in attic insulation, living areas
- **R-22** insulation on sloped ceilings, at top plates per Energy Star specs, living areas
- Foil-backed **R-8** A/C ductwork
- **Polycel®** insulation around windows, doors, bottom plate and other openings
- Double-pane **LoE<sup>3</sup>** beige insulated vinyl windows that tilt-in for easy clean
- High-efficiency gas water heater
- Natural gas cooking
- Energy efficient **Tech Shield®** or equivalent radiant barrier roof decking
- **1/2" Dow® R-3** insulated sheathing, except windstorm areas

### EXTERIOR DETAILS

- Full sod in front and back yard, fenced rear yard
- Engineered post tension slab
- Concrete driveways and walks
- Fiber Cement exterior trim materials with 25-year manufacturers limited warranty
- Fiber Cement exterior siding with lifetime manufacturers limited warranty
- Two exterior faucets
- Weatherproof exterior electrical outlets near front and rear doors
- Landscaped front yard to developer requirement
- Large covered front porches and rear patios on most plans
- Standard mahogany beveled glass front door
- 1/2 Lite rear door with integral blind
- Garage Door Opener with two remote controls
- **Wayne-Dalton** Sonoma insulated garage doors

### INTERIOR DETAILS

- Rounded sheetrock corners
- **Camden** raised panel interior passage doors
- Ceramic tile flooring in foyer, kitchen, breakfast room, bathrooms, and laundry room
- **Energy Star** rated multi-speed ceiling fan with light kit in master bedroom, family room and game room. Blocked and wired for ceiling fans in secondary bedrooms and rear patios, per plan
- 1/2" - 5# Rebound carpet pad with standard carpet
- Carpeting with a five-year wear limited warranty
- Folding stair or door access to attic, per plan
- Pre-wired for telephones in kitchen, master bedroom and game room and study. Pre-wired for cable television outlets in family room, game room and master bedroom.
- Smoke and carbon monoxide detectors
- Suspended light fixture in dining room, per plan
- Oil rubbed finish designer light fixtures
- Two-tone decorator color scheme, featuring Toasted Almond walls with Shell White trim.
- Raised ceilings
- Arched sheetrock openings, per plan

- **Delaney** distinctive door hardware with oil-rubbed bronze finish
- 2" faux-wood blinds in all operable windows
- Interior electrical breaker service panel

### KITCHEN DETAILS

- **3 CM Granite** countertops (choice of two colors standard) with polished square edge and stainless steel 50/50 under-mount sink with ceramic tile backsplash.
- Complete **GE®** black or white appliance package including:
  - Extra-large **GE®** standard-clean energy efficient gas range
  - **Energy Star** rated built-in **GE®** dishwasher
  - Built-in **GE®** microwave
  - **Energy Star** rated top mount 21 cubic foot **GE®** refrigerator with icemaker
- Recessed can lighting
- **Brandom Cabinetry** with 42" high uppers, maple drawers with dove-tail construction, and full extending glides
- Ceramic tile flooring in kitchen and breakfast area
- **Delta®** Leland chrome faucet
- Garbage disposal
- Kitchen countertop overhangs for informal dining, per plan

### MASTER BATH DETAILS

- **Royal®** deep oval garden tub with ceramic tile backsplash
- **Delta®** chrome faucets and Mason Designer bath accessories
- Ceramic tile flooring
- Separate shower with ceramic tile surround.
- **Royal®** cultured marble vanity tops
- 36" high vanity cabinets with double sinks
- Matching **Brandom Cabinetry** wooden medicine cabinet
- Air conditioned, walk-in closets with fluorescent lighting
- Elongated commode
- **Broan** quiet ventilation fan.

### SECONDARY BATH DETAILS

- **Royal®** acrylic tub with ceramic tile shower walls
- Ceramic tile flooring
- **Delta®** chrome faucets and Mason Designer bath accessories
- **Royal®** Cultured Marble vanity tops
- Matching **Brandom Cabinetry** wooden medicine cabinets
- Elongated commodes
- **Broan** quiet ventilation fan.

### LAUNDRY ROOM DETAILS

- **GE®** front-load electric laundry set
  - **Energy Star** rated front-load **GE®** washer
  - Electric dryer hook-up, optional upgrade gas dryer hook-up
- Interior laundry room with ceramic tile flooring
- Convenient overhead storage shelf with clothing rod
- **Broan** quiet ventilation fan.

### CONSTRUCTION DETAILS

- **10-Year Home Buyer's Warranty**
- Post tension foundation certified on-site by an independent engineer
- High quality laminated **Owens Corning®** composition roof shingles with 30-year warranty
- Detailed home inspection by independent inspector.

#### Important Note:

Features are subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades. 6.19.14