



Preliminary Included Features

AUTHENTIC EXTERIOR CHARACTER & DETAIL

- Exquisite architectural detailing with four stunning elevations in California Farmhouse, Davis Farmhouse, College Park Cottage, and Mediterranean Revival styles in 16 designer selected exterior color palettes
- Architecturally inspired entry doors with antique nickel hardware
- Elegant exterior coach light fixture that complements the architectural style and weatherproof recessed overhead lighting on porches
- Illuminated custom address plaque finished to coordinate with neighborhood community
- Fully insulated, steel-backed and stylish garage door with automatic garage door opener
- Professionally designed front yard landscaping with weather sensing irrigation system

GRACIOUS INTERIOR APPOINTMENTS

- Sherwin-Williams® two-tone interior paint available in four designer selected colors
- Recessed door cabinetry, in a variety of elegant finishes, with adjustable shelving, full extension concealed hinges and easy-clean interiors throughout
- Designer Coronado 5 1/4" baseboard and 2 1/4" Colonial door casing throughout
- Distinctive raised door panels with brushed nickel interior hardware
- Hand-set 18" x 18" ceramic tile flooring at foyer

- Soft, modern styling with radius drywall corners at all wall corners and windows
- Thoughtfully positioned recessed LED and fluorescent lighting throughout
- Open stair rail on first floor
- Built-in stair tread lighting

INSPIRING KITCHEN DESIGNS

- Food preparation center-island with built-in storage and seating at bar (per plan)
- Cabinetry designed to maximize storage with doors, available in a variety of stunning finishes, plus adjustable shelving, full extension concealed hinges and easy-clean interiors
- Built-in pantry with roll-out shelves
- Hand-set 18" x 18" ceramic tile flooring
- Standard range convection oven
- Whirlpool® stainless steel appliance package, including:
 - Whirlpool® convection range with gas burners and oven
 - Whirlpool® ENERGY STAR® quiet wash, multi-cycle built-in dishwasher
 - Whirlpool® hood with built-in microwave
- Durable, easy-care Kohler® white sink
- InSinkErator® heavy-duty garbage disposal
- Attractive slab granite countertops with 6" backsplash and full backsplash at cooktop
- Moen® Integra brushed nickel pullout kitchen faucet

STUNNINGLY DETAILED MASTER SUITE

- Elegant windows provide plenty of natural light, creating a serene setting
- Spa-like master bath with low-maintenance solid surface countertops and tub deck
- Hand-set 18" x 18" ceramic tile flooring in master bath
- Luxurious 5' oval soaking tub and spacious, separate shower with solid surface surround and deck
- Classic Moen® Eva widespread dual-handle faucets with matching brushed nickel fixtures at tub and shower

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- Spacious walk-in master closets with generous single and double hanging clothing racks
- Recessed door cabinetry, in a variety of elegant finishes, with adjustable shelving, full extension concealed hinges and easy-clean interiors throughout
- Elongated modern toilet at separate private toilet compartment

STRIKING SECONDARY BATHS, POWDER AND LAUNDRY

- Hand-set 18" x 18" ceramic tile flooring
- Low-maintenance solid surface countertops and brushed nickel Moen® Eva faucet and shower head in secondary baths
- Sleek, stylish pedestal sink and elongated modern toilet with brushed nickel Moen® Eva faucet in powder room

BEHIND THE WALLS & SAFETY

- Technology pre-wiring with enhanced Category 5e data wire and RG-6 coaxial cable TV at Great Room, master bedroom, den and loft (per plan)
- Dual combination USB outlet receptacle master bedroom and kitchen
- GFCI circuits and outlets in kitchen, baths, laundry room and garage
- Ceiling fan pre-wiring in Great Room and master bedroom
- Whole house network and media distribution center with structured wiring throughout for future networking capacity
- 200 AMP solar compatible electrical panel
- Pre-wired for electric vehicle charging circuit at garage
- Safety carbon monoxide detection system, smoke detectors with battery back-up
- Interior fire sprinkler system throughout
- Raised panel solid core fire door from garage
- Pre-plumbed for water softener

- PEX® plumbing water system
- Fire resistant roofing
- Three bicycle hooks in storage

PERSONAL CRAFTING AT THE DESIGN CENTER

Personalize your new home with the following custom options at the Standard Pacific Design Studio:

- Options for wireless access points, security system, surround sound and home automation
- A variety of flooring materials including wood, stone, tile and carpet
- Upgraded entry and French doors
- Window coverings, including shutters and blinds in a variety of materials
- Bosch® and Kitchen Aid® appliances including induction cooktops
- Refrigerator, washer and dryer
- Optional and upgraded cabinets including spice racks in Kitchen and additional cabinetry throughout
- Abundant varieties of granite, Caesarstone®, stone and tile upgrades for Kitchen and baths
- Tub enclosures in secondary bath
- Crown molding and paneling (per location)
- Plumbing upgrades include farmhouse sinks and motion activated faucets
- Windows at garage door





HOUSEWORKSSM



Thoughtfully Included Energy Efficiency

With each home and neighborhood that we build, CalAtlantic Homes pays thoughtful attention to energy efficiency. This is our HouseWorksSM philosophy, and at Beech Collection we've included the following energy conscious solutions.

Comfort Plus

Live comfortably by keeping your home cooler in the summer and warmer in the winter.

- ✔ Dual zone climate control with programmable thermostats
- ✔ Up to 92% annual fuel utilization efficiency natural gas Carrier[®] heating system
- ✔ 14 SEER and 12.2 EER rated central air conditioning
- ✔ Cool roofing materials rated by the Cool Roof Rating Council (CRRC)
- ✔ PlyGem[®] windows with HP glass combines Low-E dual panes with argon gas
- ✔ High-performance insulation system: R-49 attic, R-15 roof and exterior walls, and R-8 ducts

Energy Efficiency

Your home includes innovatively built amenities with a focus on renewable energy.

- ✔ At least 31.7% to 37.3% over California Building Energy Efficiency Standards
- ✔ .94 energy efficient Nortiz[®] tankless water heater
- ✔ 2.0kW Solar System by SunPower
- ✔ ENERGY STAR[®] Whirlpool[®] dishwasher

- ✔ LED throughout home with fluorescent lighting in master closet, laundry and garage
- ✔ Homes rated by third party using HERS[®] Energy Rating System

Healthful Environment

Enjoy the ideal blend of energy efficient features and meticulously designed floorplans for increased comfort.

- ✔ Weather protection with joints sealed around exterior doors and windows to reduce air infiltration
- ✔ Whole house fresh air management system
- ✔ Low VOC thermal insulation, paints and finishes
- ✔ Water conserving toilets, faucets and shower heads
- ✔ Weather sensing irrigation system with water conserving sprinkler heads to reduce water waste

Available Energy Efficient Upgrades:

- ✔ Zero Net Energy House (includes gas hook-up)
- ✔ Zero Net Electric House (no gas hook-up)
- ✔ Solar System Upgrades
- ✔ LED Under Cabinet Lighting
- ✔ Upgraded thermostats
- ✔ Induction cooktop

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HOMES

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Seller cannot guarantee the actual HERS Index rating, which may vary significantly from the rating shown on this document based on various factors such as differences in the home plan, options, appliances and features, and on the location, orientation and manner in which the home is constructed. The HERS Index rating is a measurement of a home's energy efficiency per RESNET standards as determined by a third-party HERS certified rater, but it is not a warranty or guarantee of energy utility costs or savings. The phrase "Zero Net" is used to describe a home that, over the course of year, produces as much energy as it consumes (excluding the use of natural gas) as tested using the HERS Index rating system. It does not mean that the home is energy independent. The HERS Index Rating and the home's performance under the California Building and Energy Standards are tested by a Certified RESNET Home Energy Rater. Seller does not guarantee that local utilities will provide credit for unused energy or that if a utility company does provide such credit, that it will continue to do so. You should contact the local utility companies for more information. Seller does not guarantee any level of electric or gas energy utility costs or savings will be achieved or maintained, even if the home is built as designed per the relevant home plan. Actual energy utility costs and consumption will depend on a number of factors, including but not limited to personal utility usage preferences, the rates, fees and charges of local energy utility providers, daily activities, home maintenance practices, household size, use and/or condition of appliances, lighting and internal climate control systems, and the surrounding climate and weather conditions. Seller is not affiliated with RESNET. Prices, plans, and terms are effective on the date of publication and subject to change without notice. The HERS[®] Index is a registered trademark of the Residential Energy Services Network (RESNET). Carrier[®], Nortiz[®], PlyGem[®], Whirlpool[®], and Energy Star[®] are registered marks of their respective owners. CalAtlantic Group, Inc. California Real Estate License No. 01138346.

