

RESORT Spec Level: 2	Park Square Homes					
	Sonoma Phase 2B - 91 Lots					
Community Specific Information*	Level 2 Specs	Finish / Color	Brand Name	Model #	Location	Notes:
Block Wing Walls	N/A	N/A	N/A	N/A	N/A	
Coach Lights	Black Outdoor Wall Cylinder Coachlight Package by Kichler	White	Kichler	9244BK	Per Plan	Location and qty's per plan
Community Fencing Specs	PVC	Almond	TBD	TBD	Lots that back up another lot	
Exterior Decorative Railing Material (Treated material, HB & G, or PVC)	TBD	TBD	TBD	TBD	Property line	
Fascia/Soffit	6" Aluminum over 2x6 Sub-Fascia	Bronze	Ashley or Kay Can - Soffit	Soffit #41550	Soffit/Fascia	
Garage Door	Per Plan and Elevation	Per Color Scheme	Clopay		Garage	
Gas or Electric	Gas	N/A	TECO	Natural Gas	Electric Meter - Exterior Side of House/Garage	Tankless Water Heater and Pool Heater
Gutters	Optional (7")	Match Fascia/Soffit Color			TBD	
Windows	Windows	Aluminum/ Bronze	Plygem	Windows - 4700 SGD - 4700	Throughout	
Hot Water Heater	Gas Tankless	White	Rinnai	Per Plan	Per Plan	
House Number Type	Lighted Address Plaque	Black	Progress Lighting	P5968-31	Above garage	
Landscape Budget	TBD	N/A	N/A	N/A	N/A	
Mail Box	No Mailboxes or cluster	TBD	N/A	N/A	N/A	Owners will need PO Box
Mono or Stemwall Foundation	Monolithic	Grey	2500 regular with fibermix slab/no fibermix for stemwall	Per Vendor	Slab	
Roof Type (Shingle, Metal, Tile)	Tile	4591 Dark Gray Range	Eagle	Bel Air	Roof	Bronze Drip
Separate Irrigation Meter (Standard / Optional)	N/A	Grey/Green	Installed by FLS (Rainbird)	N/A	per community/code	Orange County Utilities
Sewer or Septic	Sewer	N/A	N/A	N/A	N/A	Orange County Utilities
Thermostat	Vision Pro 8000 Series w/ WiFi capabilities	White	Honeywell	8000 Series	Per Plan	
Cable & Internet	Fiber Optic	N/A	Summit	n/a	TBD	30" OnQ Panel
*Market Exceptions	Level 2 Specs	Finish / Color	Brand Name	Model #	Location	Notes:
Flooring Wet Areas, Foyer and Great Room	Level 2 Tile	Per Line-up	Shaw	22" x 22"	Wet areas, Foyer, Great room	
Cabinets	Level 1	Per Line-up	Legacy	Per Line-up	Throughout	
Exterior Ceiling Fan Pre-Wires	Qty 1 or 2, per plan	N/A	N/A	N/A	Lanai and balcony, per plan	
Sills - Shower Curb, Windows, Half Walls at Baths	Solid Surface	White	Solid Surface	Square Edge	Shwrs, Wdws, Bath 1/2 Wall	
Front Entry, Driveway and Lead Walk Finish	Pavers	T' pattern / Granite	Tremron or Equal	TBD	Front Driveway-per plan, Lead Walk- 3' wide per plan	Double Hammerhead to be pavers. Apron and ROW walks concrete
BaseBoard trim	5 1/4" Ogee - 70's Only, 3 1/4" Ogee - 50's	Shell White 2756 Semi-Gloss	Florida Paint	2230 SunHide	N/A	5 1/4" at 70's Only
Stair Detail (1/2 Wall, Railing)	White on White Spindles Painted and Painted Wood Wall Rail	Shell White 2756 Semi-Gloss	Millwork Sales	N/A	Stairs and Landing	
Interior Doors - 1st Floor	8'0" - 2-Panel Smooth Square Top, 6'8" at 50's	Shell White 2756 Semi-Gloss	Carrara Masonite	Hollow Core	Per Plan	8'0" at 70's Only
Ceiling Fans	Balcony and Lanai, Per Plan	Satin Nickel	Kichler	310072NI	Balcony and Lanai, Per Plan	Part of Fixture Package
Set of 4 or 6 Flush Mount LEDs	Qty Per Plan	White	Elite Lighting	Flush Mount LED	Great Room and Bonus Room	Bonus Room only applies to plans with bonus room
Floor Outlets	1-2 Std, Per Plan	PVC - White	N/A	N/A	Great Room and Bonus	Only plans with bonus room get 2
Stair Lighting	LED	White	Kichler	12672WH	Wall Mount at Stairs	Quantity Per Plan For Adequate Stair Lighting

Countertops - Kitchen, Master Bath and Secondary Baths	Quartz 2cm	Per Line-up	N/A	Per Line-up	Kitchen and Baths	
*Market Exceptions are items that deviate from the spec level defined and also shown below in BOLD						
Division 2- Exterior						
Sod (St. Augustine, Bahia, or Zoysia)	St. Augustine	N/A	N/A	N/A	Lot Boundaries per Survey	
Irrigation	Standard	N/A	Timer - RainBird	Timer - ESP4ME	Lot Boundaries per Survey	
Termite Protection with bond	Borate	N/A	Nisus	Bora-Care	Applied 24" Up on 1st Floor Walls	
Exterior Balcony Floor Finish	Level 2	Per Line-up	Shaw	Per Line-up	Exterior	
Exterior Finish	Stucco	Knockdown Finish	N/A	N/A	Exterior	Smooth Finish on Stucco Bands
Cementious Coating Banding on Sides and Rear Elevations	OPT Raised	6"	N/A	N/A	Windows and Doors	
Stone	Per Plan Elevation	TBD	J&N	Stack-Ease		Not flat as notated on some plans
Siding	Per Plan	Per Color Scheme	James Hardie (or approved equivalent)	Exposure Per Plan Details	Exterior of Home	
Exterior Base and Trim Grade Paint	Acrylic	(1) Coat Acrylic Primer and (1) Coat Acrylic High Build Top Coat	Florida Paint	Primer - 3850 SunFlex Top Coat - 1800 Sun Flex	Exterior	
Division 3-Concrete						
Front Driveway, Lead Walk, Finish	Pavers	Herringbone 90° / Granite	Tremron or Equal	4x8	Front Driveway-per plan, Lead Walk- 3' wide per plan	Double Hammerhead to be Pavers. Apron and ROW walks concrete
Front Entry Finish	Pavers	Herringbone 90° / Granite	Tremron or Equal	4x8	Front Entry	
Rear Lanai Finish	Acrylic Textured	Fog-517 3	Florida Paint	1st Coat - 6070 TropiCrete 2nd Coat - 6020 TropiCrete	Rear Lanai (Includes Rear Stoops)	
Optional Garage Service Door Concrete Stoops	Concrete	Grey	2500 psi	N/A	Garage Service Door	
Division 6-Framing						
Balcony Deck	3/4" T&G Marine Plywood					Sealed with Vulkem or SealoFlex CT (or approved equivalent)
Floor Decking	3/4" T&G OSB.	N/A	Edge Green	4x8 Sheets	On Top of Floor Trusses	
House Wrap	N/A- See Wall Sheathing	N/A	N/A	N/A	N/A	N/A
Interior Framing Walls (wood)	Wood Framing	N/A	Varies	2"x4" (1 1/2 x 3 1/2) #2,spruce interior, PT bottom plates, Yellow Pine-engineering	non load bearing walls 24" O.C., load bearing walls 16" O.C. unless noted otherwise	
Roof Decking	19/32" OSB for Metal and Tile Roof, 7/16" OSB for Shingle	N/A	Varies	4x8 Sheets	Roof	
Wall Sheathing	7/16" ZipWall	N/A	Varies	4x8 Sheets	All Framed Exterior Walls	
Division 7-Exterior Framing						
Block Wall Insulation	R 4.1	brown	Fifoil	INAA216HP	Exterior Block Walls	
Ceiling Insulation (R-value)	Blown R-30	grey		Loose fill cellulose	Ceiling	
Frame Wall Insulation	R-11	Brown Kraft Paper		R-11	Exterior Frame Walls and Garage common wall	
Roof Pitch (Trusses)	Per Plan	N/A	MiTek software	per plan	Roof	
Division 8-Windows, Garage Doors						
Garage Door Opener Pre-wire	Included	N/A	N/A	N/A	Garage Ceiling	

Garage Door Operator on All Bays	OPT	Grey/Black	Lift Master	1/3 Horsepower	**3 remotes	*(3) 3 button remotes ILO (2) 2 Button remotes for 2 garage openers std
Glass Block in Kitchen Per Plan	N/A	N/A	N/A	N/A	N/A	
Sliding Glass Doors	Low E Aluminum	Per Community Sheet	MI	#4700-2 Panel and #4700-3 Panel, Single Lock, Integrated Handle	SGD Openings Per Plan	Same SGDs if Vinyl Windows used
Windows	Low E Aluminum or Vinyl (See Comm. Sheet)	Per Community Sheet	Plygem	Aluminum 4700 Series	Window Openings Per Plan	Window Mullions on Front Only
Division 9-Interior Finish						
BaseBoard trim	5 1/4" Ogee at 70s 3 1/4" Ogee at 50s	Shell White 2756 Semi-Gloss	Florida Paint	2230 SunHide	N/A	
Bath Accessories (Towel Bars, Toilet Paper Holders, Soap Dish)	n/a	n/a	N/A	n/a	n/a	n/a
Ceiling Finish (Texture)	Knock Down	Shell White 2756 Flat	Florida Paint	2800 Quik-Kote	Ceiling	
Crown Molding	Optional	Shell White 2756 Semi-Gloss	Millwork Sales	5-1/4" #45	At Ceiling	
Denshield	Yes	Grey	Denshield	N/A	Behind Shower / Tub Wall Tile	
Door Hardware - Front Door	Arlington Entry Handleset with Kwikset WiFi 938 Halo Keypad	Satin Nickel	Kwik Set	Arlington / Smart Lock	Front Door	
Door Hardware - Interior Lockset Style	Dorian	Satin Nickel	Kwik Set	Lever	Interior Doors	
Door Hardware - Peep Sights	Included on Entry Doors with No Sidelites or Lites	N/A	N/A	N/A		
Door Hinges - Exterior Doors	Crash Chains Required on All Outswing Doors NOT Covered Under Roof	To match hardware finish selection	N/A	N/A	All Standard & Optional Exterior Doors	
Door Hinges - Interior Doors	Interior Hinges, Per Plan	To match hardware finish selection	N/A	N/A	Interior Doors	
Door Stops - Interior Doors	Spring Stop/ Door Guard Hinge Stops as Required	To match hardware finish selection	N/A	N/A	On Baseboard behind the Door Or Top Hinge	
Drop Zones	Per Plan	Painted White Trim Materials	N/A	N/A	Per Plan	Bench with Cubbies White Hooks
Entry Door	2 Panel Smooth Fiberglass Painted (Height Per Plan)	Per Color Scheme	Therma Tru	Smooth Star	Front Door	
Exterior French Doors on Lanai or Balcony	Optional Fiberglass Single Lite French with Deadbolt	Per Color Scheme	Therma Tru	Per Plan	Lanai	
Exterior Pool Bath Door	Optional Single Lite French w/Deadbolt	Per Color Scheme	Therma Tru	Per Plan	Optional Per Plan	
Fireplace	N/A	N/A	N/A	Electric - Napoleon Linear Gas - Direct Vent 6' Model 19 Spark	N/A	
Flooring - Master Bath Shower Floors	Level-0 or Prefabricated shower pans per plan	Per Buyer Selection	Shaw	Tile Per Line-up or Archer 36" x 60" pan per plan	Shower Floors	
Flooring- Non Wet Areas	Level I Carpet	Per Color Scheme	Shaw	Baseline	Floor / Stairs	5.5lb 7/16 Rebond Pad
Flooring -Secondary Bath Shower Floors	Level-0 or Prefabricated Units per plan	Per Buyer Selection	Shaw	Tile Per Line-up or Accord 30" x 60" - 7227 Series Shower Unit per plan	Shower Floors	
Flooring- Wet Areas, Foyer and Great Room	Tile - Level 2	Per Color Scheme	Shaw	22" x 22"	Foyer, GR, Kitchen, Baths and Utility	
Garage - Floor	Optional Painted w/Decorative Color Flakes	Semi-Gloss Tan or Silver Gray	Florida Paint	2100 Garage Shield Epoxy Floor Coating	N/A	
Garage Block Walls (Inside Garage)	Painted	Shell White 2756 Flat	Florida Paint	2700 Pro-Edge Latex	N/A	
Garage Ceiling	5/8" Drywall with Knockdown Texture	Shell White 2756 Flat	Florida Paint	2800 Quik-Kote	Ceiling	
Garage to House Door	Solid Core 2-Panel Square Top	Shell White 2756 Semi-Gloss	Carrara Masonite	Solid Core	Per Plan	

Cooktop - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung	Per Community	Per Plan	
Dishwasher	STD	Stainless Steel	Samsung	Per Community	Kitchen	
Microwave	Standard Non-vented	Stainless Steel	Samsung	Per Community	over range	
Range	30" Free Standing	Stainless Steel	Samsung	Self Cleaning 30" Free Standing	Kitchen	
Range Hood - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung	Per Community	Kitchen, over Cooktop	
Refrigerator	STD	Per Buyer Selection	Samsung	Per Community	Kitchen	
Dryer	STD	Stackable W/D	Samsung	Per Community	Utility Room - Per Plan	For Plans with 2 locations, 2nd Floor is STD, 1st Floor is OPT.
Washer	STD	Stackable W/D	Samsung	Per Community	Utility Room - Per Plan	For Plans with 2 locations, 2nd Floor is STD, 1st Floor is OPT.
Wall Oven - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung	Per Community	N/A	Only with Gourmet Kitchen Options
Division 12-Cabinets						
Cabinet Door Hardware	Optional	Per Color Scheme	Legacy	Per Selection	Kitchen / Bathrooms / Other	Level 1 Hardware is Required On Full Overlay Doors Only
Cabinets	Level 1	Per Selection	Legacy	Per Selection	Kitchen / Bathrooms / Other	
Cabinets In Utility room	Optional Per Plan	Per Selection	Legacy	N/A	Utility Room	See Shelving Specs for Standards
Countertops - Kitchen	Quartz 2cm	Standard Edge w/ 4" Splash	N/A	N/A	Kitchen	
Countertops - Master Bath Vanity / Dressing Areas	Quartz 2cm	Standard Edge w/ 4" Splash	N/A	N/A	Master Bath	
Countertops - Secondary Bath	Quartz 2cm	Standard Edge w/ 4" Splash	N/A	N/A	Secondary Baths	
Crown Moulding at Top of Kitchen Cabinets	Optional	Per Buyer Selection	Legacy	Standard and Decorative	Kitchen	
Full Depth Cabinets Above Refrigerator w/Side Panel	Optional	Per Selection	Legacy	Per Selection	Kitchen	
Laundry Chute(s)	Per Plan	White	Legacy	Per Line-up	Per Plan	
Light Rail on Kitchen Wall Cabinets	Optional	Per Selection	Legacy	3-1/2 Inverted Crown or Light Rail	Kitchen - Under Upper Cabinets	
Raised Vanity(s) in Master Bath	Standard	N/A	Legacy	N/A	Master Bathroom	Raises height 6" (28" - 34")
Raised Vanity(s) in Secondary Baths	Standard	N/A	Legacy	N/A	Master Bathroom	Raises height 6" (28" - 34")
Division 13-Window Treatments						
Blinds	Standard	2" Faux Wood - Verticals on SGD- No blinds in baths	TBD	Per Selection	Windows and Doors	
Division 14-Plumbing						
Exterior Hose Bibs	Per Plan Minimum of 2	Bronze	N/A	N/A	Per Plan	
Faucets - Bar or Veggie Sink	Optional	Chrome	Moen	Per Selection	Optional	
Faucets - Garden Tub Fixture in Master Bath	Moen Chateau Chrome	Chrome	Moen	Moen Chateau Deck Mount T998/M14904	Master Bath	
Faucets - Kitchen Sink	Moen Arbor one-handle high arc pulldown kitchen faucet	Chrome	Moen	7594	Kitchen	
Faucets - Master Bath	Moen Chateau Single Lever	Chrome	Moen	4621	Master Bath	
Faucets - Master Bath Shower Fixture	Moen Chateau	Chrome	Moen	Moen Chateau 2352	Master Bath	
Faucets - Secondary Bath	Moen Chateau Single Lever	Chrome	Moen	4621	Secondary Baths	

Faucets - Secondary Bath Shower Fixture	Moen Chateau	Chrome	Moen	L2352	Secondary Baths	
Faucets - Secondary Bath Tub/Shower	Moen Chateau	Chrome	Moen	L2353	Secondary Baths	
Garbage Disposal	1/2 HP	Stainless Steel	In Sink Erator	Badger 1	Kitchen Sink Pig Tail Wiring	
Plumbing System	PEX	N/A	Uponor	N/A	Per Plan	
Sinks - Bar	Optional, Per Plan	Stainless Steel	Kohler Undermount	Springdale	Per Plan	
Sinks - Kitchen	50/50 or 60/40 Undermount	18 ga Stainless Steel	Stainless Steel	11444, McAllister 5050 or 6040	Kitchen	
Sinks - Laundry Tub	Optional	White		Freestanding - 996-0 Latitude Top Mount - 995-0 Latitude	Laundry Room	
Sinks - Master Bath	Undermount	Match Plumbing Fixtures	Sterling/Kohler	442040 Sterling Wescott	Master Bath	
Sinks - Secondary Bath	Undermount	Match Plumbing Fixtures	Sterling/Kohler	442040 Sterling Wescott	Secondary Baths	
Sinks - Veggie	Optional	Stainless Steel	Kohler Undermount	Springdale	Per Plan	
Toilet (Standard or Elongated):	Elongated	White or Bisquit	Sterling	402321-0 WindhamT Seat: 4774-0 Brevia	All Baths	
Tubs - Master Garden/Soaker Tub	Per Plan	White or Bisquit	Sterling	Corner Soaker - Lawson Garden Tub - Lawson	Per Plan	
Tubs - Secondary Bath	Per Plan	White or Bisquit	Sterling	Accord 30" x 60" - 7114 Series for Tub/Shower Unit / Perma tub per plan	Secondary Baths	
Tubs - Freestanding	Optional Per Plan	White	Kohler/Sterling	24001-0 Sunstruck 60"x34"	Master Bath, per plan	Center Drain
Division 15-HVAC						
A/C Register in Walk-in Closet & Owners Storage	Yes	White	N/A	N/A	Walk in Closet, Owners Storage	
HVAC SEER RATING:	15.2 SEER	N/A	Trane	XR16 W/Variable Speed Air Handler	Per Plan	
Thermostat	Programmable	N/A	See Community Information Sheet	See Community Information Sheet	Per Plan	
Zoned (Yes or No)	Single Story Not Zoned. Two Story Either 2 Units or Zoned	N/A	N/A	N/A	N/A	
Division 16-Electrical						
Bathroom Exhaust Fans	Included	White	TBD	TBD	Bathrooms	Separate from Lighting
Door Bell/Chime	Standard	White	Carlton	CK225	Per Electrical Plan	
Electric Service Panel Amps.	per plan	Grey	Square D	Per plan	To match street service side, garage side preferred	
Exit Lighting	Standard				Per Plan	
Light Switches	Rocker	White	TBD	TBD	Per Plan	

Lighting at Dining	Flush Mount LED	White	Elite Lighting	Flush Mount LED	Per Plan	
Lighting at Foyer (one story foyer)	Per Plan	White	Elite Lighting	Flush Mount LED	Centered Above Foyer	
Lighting at Foyer (two story foyer)	Per Plan	White	Elite Lighting	Flush Mount LED	Centered Above Foyer	
Lighting at Garage	Flush Mount LED	White	Elite Lighting	Flush Mount LED	Per Plan	
Lighting at Kitchen	Flush Mount LED	White	Elite Lighting	Flush Mount LED	Per Plan	
Lighting at Kitchen Island	Pendant Lights	Nickel	Kichler	Crosby Package	Per Plan	
Lighting at Bar	Flush Mount LED	White	Elite Lighting	Flush Mount LED	Per Plan	
Lighting at Master Bath	Wall-Mounted	Nickel	Kichler	Crosby Package	Over Vanity	
Lighting at Nook	Flush Mount LED	White	Elite Lighting	Flush Mount LED	Per Plan	
Lighting at Powder Baths	Wall-Mounted	Nickel	Kichler	Crosby Package	Over Vanity	
Lighting at Secondary Baths	Wall-Mounted	Nickel	Kichler	Crosby Package	Over Vanity	
Lighting at Utility	Per Plan	White	Kichler	Per Plan	Per Plan	LED Linear
Lighting at Walk In Closets	Per Plan	White	Kichler	Per Plan	Per Plan	LED Linear
Music & Intercom System	Optional	NA	NA	NA	NA	
No. of Exterior Ceiling Fan Prewires	Qty 2, Per Plan	White	N/A	N/A	Lanai, Balcony	
No. of RG6 TV Prewires	Family Room, All Bedrooms, Bonus/Game/Loft	White	N/A	N/A	Per Plan	
No. of Category 5 Phone Prewires	Qty 1 in Kitchen	White	N/A	N/A	Kitchen	
No. of Interior Ceiling Fan Prewires	All Bedrooms, Family/Living Rm, Lanai	N/A	N/A	N/A	All Bedrooms, Family/Living Rm, Lanai	With Separate Light Switch and speed control on fan switch
Ceiling Fans	Balcony and Lanai, Per Plan	Satin Nickel	Kichler	310072NI	Balcony and Lanai, Per Plan	Part of Fixture Package
Number of Waterproof exterior electric outlets	Qty 3	N/A	N/A	N/A	Exterior Walls Per Plan	
Security System	Optional	Z-Wave Security System With 1 Yr Monitoring Included	N/A	N/A	1 Keypad, All Windows & Doors Contacted Except for Garage Overhead Door	
Surround Sound	Optional	Optional	Optional	Optional	Per Customer Layout	
Toe Kick Lighting in Bathrooms	Optional	LED Tape Lighting	Kichler (or approved equivalent)	N/A	At Cabinet Bottoms	
Under Cabinet Lighting	Optional	TBD	Kichler	Kichler	Kitchen Cabinets	Opt. Fluorescent, Led Mini Pucks or LED Tape Lighting
Stair Lighting	LED	White	Kichler	12673WH	Wall Mount at Stairs	Quantity Per Plan For Adequate Stair Lighting
USB Outlet	Kitchen and All Bedrooms	White	N/A	N/A	Per Plan	
Division 17-Pool						
Pool	Standard	Per Color Scheme	Per Vendor	15x30 Pool with 21x40 Deck, (21x48) Deck for Waterfall Plan & 21x51 for plan 5619 Seacoast II	rear	Design A Standard with Acrylic Deck. 6" raised SPA STD

Screen Enclosure	Standard	Bronze	NA	Dome	Rear-Cover Entire Pool Deck, Ends of Lanai	
Approved:	Sales	Date	Purchasing	Date	Operations	Date
	Marketing	Date	Construction	Date	Design	Date

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