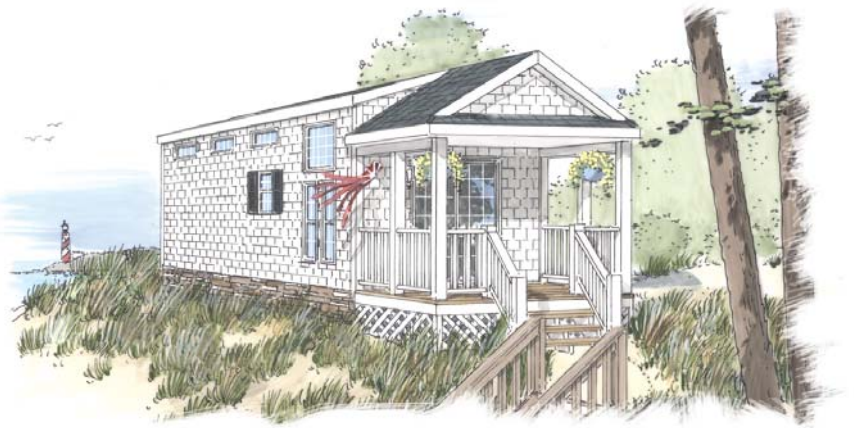


PARK MODEL  
CUSTOM HOMES

A DIVISION OF SIMPLEX INDUSTRIES, INC.

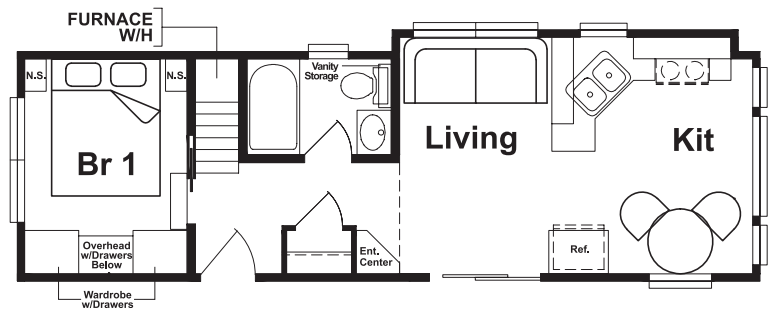
# PARK MODEL CUSTOM HOMES

A DIVISION OF SIMPLEX INDUSTRIES, INC.



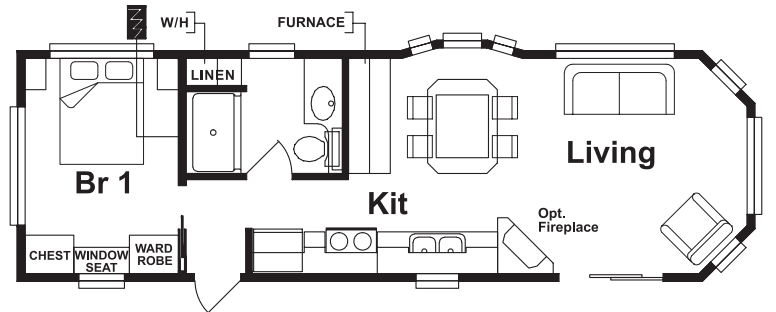
## ATLANTIS

The kitchen features arched windows for a bright sunny space; a double loft compliments this plan.



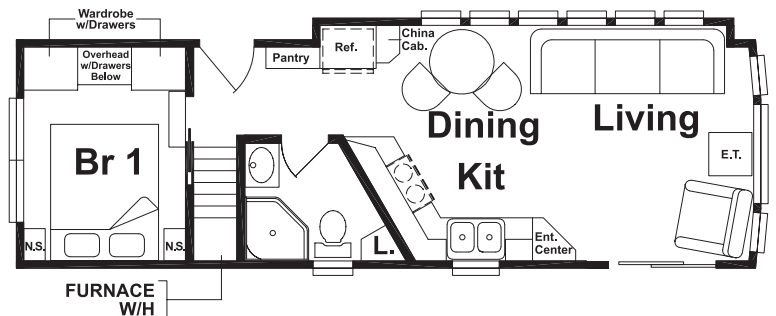
## AVALON

The countertop height island/bar adds great space for entertaining.



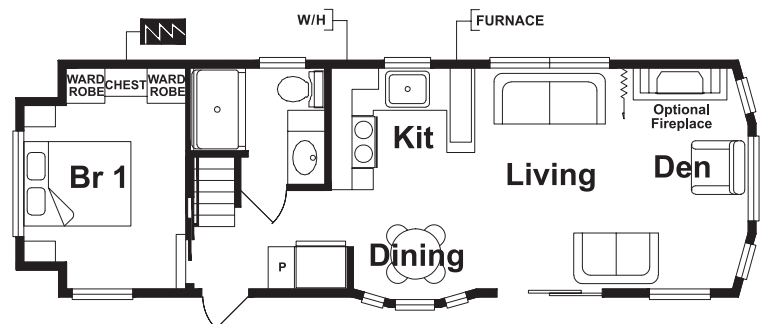
## BRADFORD

A spacious living area provides the space needed for entertaining and a double loft gives you the extra space for guests.

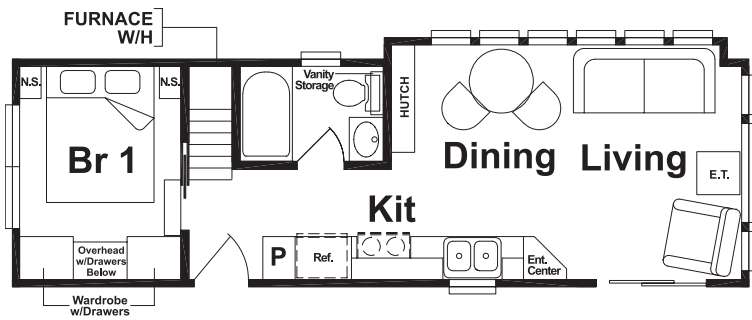


## HAMPTON

This great room plan allows for extra sleeping space for family and friends.

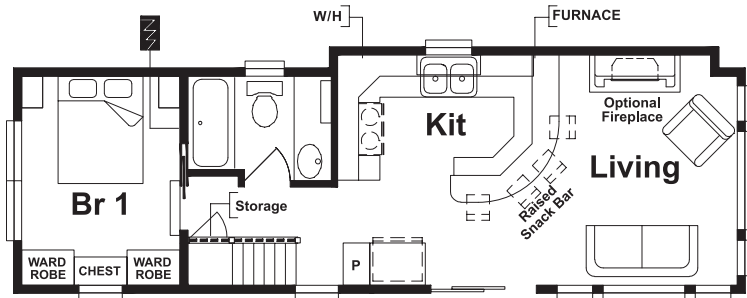


## DELAWARE



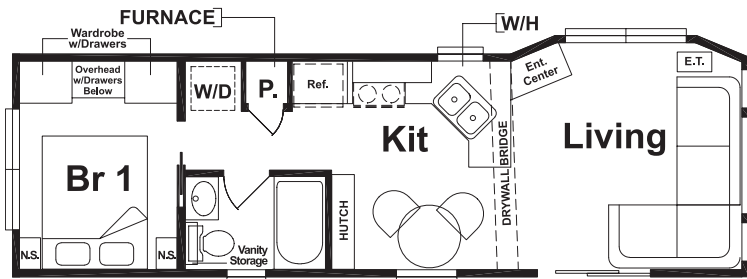
An open living and dining area along with a galley kitchen and double loft make the Delaware an efficient and highly functional plan.

## FORESTER



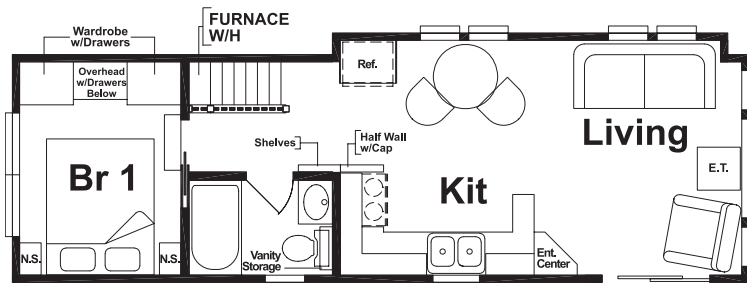
The kitchen with a raised snack bar area is the focal point for this loft plan.

## SARATOGA



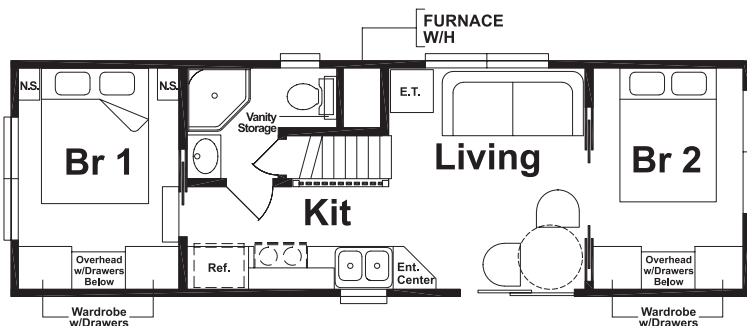
The Saratoga features a large living area, and for the convenience of an extended stay this plan includes a stackable washer and dryer.

## TIOGA



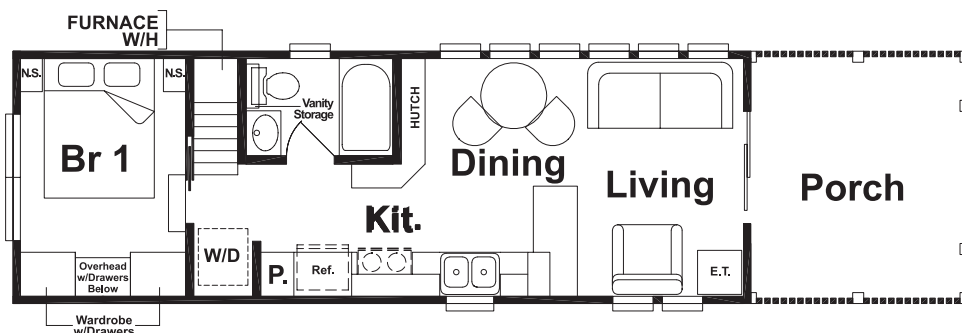
A large kitchen and living area with arched windows create a bright sunny space for this loft plan.

## WARREN



A double loft with two large bedrooms create all the space needed for family and friends to stay over for summer get togethers.

## PLACID



A double loft and large front porch area allow you to enjoy your home inside and out.

# PARK MODEL SPECIFICATIONS

## FLOORS:

- ◆ 10" Heavy duty steel chassis with detachable hitch and full width supporting outriggers
- ◆ 2" x 6" Floor joists 24" O.C. with R19 insulation, 2" x 4", 16" O.C. joists in loft and lower floor areas
- ◆ 3/4" Tongue and groove plywood floor decking, (glued and nailed), 7/16" OSB decking in loft area
- ◆ Insulated floor ducts integrated into floor system
- ◆ Vapor barrier installed on floor decking

## WALLS:

- ◆ Exterior wall studs are 2" x 4" x 24" O.C. with R11 Kraft faced insulation
- ◆ Exterior wall sheathing is 1/4" OSB
- ◆ Interior walls are 1/2" drywall with 1/4" substructure for added stability, (1/4" substructure on exterior walls)
- ◆ Interior partitions are 2" x 3", 24" O.C.
- ◆ Metal strapping connecting floors, walls and ceilings
- ◆ 90° sidewalls

## ROOF AND CEILINGS:

- ◆ Ceiling is R19 Kraft faced insulation
- ◆ Roof pitch is a combination of 2/12, 7/12 trusses, 24" O.C. (16" O.C. where applicable) 30 lb. snow load
- ◆ 1" x 6" fascia board
- ◆ 25 year Certainteed roof shingles installed over 15# felt paper
- ◆ Fascia and drip edge are white
- ◆ All eaves feature white vinyl vented soffits
- ◆ Cathedral ceiling with high pitch
- ◆ 7/16" OSB roof sheathing
- ◆ 12" overhangs front and rear

## EXTERIOR:

- ◆ Windows are white vinyl single hung thermo pane
- ◆ Patio door is white vinyl 5 foot wide thermo pane
- ◆ 24" rear entry door where applicable
- ◆ 4/4 Certainteed vinyl siding
- ◆ Residential style shutters at all windows where applicable
- ◆ Exterior light and GFI receptacle at patio door

## INTERIOR:

- ◆ Kitchen, dining area, baths and halls to have Nafco vinyl floor tiles
- ◆ Stain resistant plush carpet and padding throughout balance of home including loft
- ◆ 6 panel painted white doors
- ◆ White elastomeric painted walls with knock down finish
- ◆ White decorative crown molding
- ◆ 2 1/4" white window casing and base molding
- ◆ Brushed chrome lever lock sets at all swing doors
- ◆ Wardrobe or closets per plan. Closets feature mirror bi-pass doors and white vinyl vented shelves. Wardrobes feature drawers below
- ◆ Built in entertainment center per plan

## ELECTRICAL:

- ◆ 50 Amp electrical service with heavy duty power cord
- ◆ 2 TV jacks main level and 1 TV jack in loft area
- ◆ 1 phone jack
- ◆ AM/FM CD/Stereo with speakers
- ◆ Ceiling mount vent and light combination with individual switches
- ◆ Deluxe light package throughout
- ◆ (1) ceiling fan with light kit per plan
- ◆ Track lighting in kitchen where applicable
- ◆ Smoke detector per code
- ◆ LP detector per code
- ◆ Fire Extinguisher per code
- ◆ GFI receptacles per code
- ◆ Water heater lighted switch
- ◆ Touch control wall switches
- ◆ Exhaust fan in ceiling area

## PLUMBING AND HEATING:

- ◆ 40,000 BTU furnace with electronic ignition
- ◆ Prep for central air
- ◆ 10 gallon LP gas/electric water heater w/DSI
- ◆ Porcelain residential style toilet
- ◆ All fresh water lines to be PEX
- ◆ Drain, waste and vent piping to be PVC schedule 40
- ◆ Hot and cold main water line shutoffs
- ◆ Water heater bypass
- ◆ Front and rear LP gas tank hook-ups

## KITCHEN:

Standard Kitchen Features Include:

- ◆ Solid wood "Oak Cider" cabinetry (flat panel)
- ◆ Metal drawer guides with rollers
- ◆ Single bowl stainless steel sink
- ◆ Capstone by Moen dual lever high arc faucet with spray in kitchen
- ◆ Formica countertop with ceramic backsplash and oak edge
- ◆ 18 cu ft frost free refrigerator
- ◆ 30" gas range
- ◆ 30" space saver microwave
- ◆ All kitchens include base drawer cabinet

## BATHS:

Standard Bath Features Include:

- ◆ One piece white fiberglass tub/shower or shower unit (Note: corner shower units include shower door)
- ◆ Solid wood "Oak Cider" vanity cabinets
- ◆ Formica countertops
- ◆ Moen "Mason" chrome bath accessories
- ◆ White fixture colors in bath
- ◆ Deluxe oval mirror medicine cabinet with 2 light sconce above
- ◆ Linen closet per plan
- ◆ Shower drape with tie back
- ◆ Capstone by Moen dual lever faucet

## DECORATOR PACKAGE:

- ◆ Window treatments with pleated shades in living room on all windows (no shades on vaulted windows) and bedrooms
- ◆ Drapes on patio doors
- ◆ Window treatments with pleated shades in kitchen, baths and loft
- ◆ Living room features sofa with upgrade hide-a-bed, full size sitting chair and solid wood end table with lamp. (Made vary per plan)
- ◆ Solid wood dinette table with 2 dinette chairs
- ◆ 60" x 74" bed, box spring and frame highlighted with matching night stands, bedspread, pillows, shams and headboard

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