

The Oakview



The Oakview

The Oakview plans provide open and gracious living areas designed to make the most of your contemporary lifestyle.

Special Features

- Open, Spacious Living & Dining Area
- Large Raised Bar & Directional Lighting
- Convenient Laundry Area • Cathedral Ceilings in the Great Room, Dining Room and Kitchen Area
- Double Patio Doors • A Corner Window Arrangement in the Master Bedroom

The Lakeshore Chalet



The Lakeshore Chalet

The Lakeshore Chalet plans feature a dramatic vaulted ceiling and open loft. Choose from two or three bedroom first floor designs. The upper level bonus area can provide an additional bedroom and full bath.

Special Features

- Open, Spacious Living & Dining Area
- Large Spacious Snack Bar & Recessed Lighting
- Oak Stair & Loft Railings • Double Patio Doors
- Trapezoid Windows Over Patio Doors

The Pineview



The Pineview & The Skyview

The Pineview contemporary two story home features dramatic vaulted ceilings and overlook balconies. Living and dining areas are combined to provide open and bright family spaces.

Special Features

- Clear story, vaulted ceiling at the entry and living room areas • Open and bright stairs with oak railings
- Convenient laundry area • Dining area patio door
- Spacious baths • Trapezoid windows
- Contemporary, casement windows at the front elevation

The Skyview



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VISTA

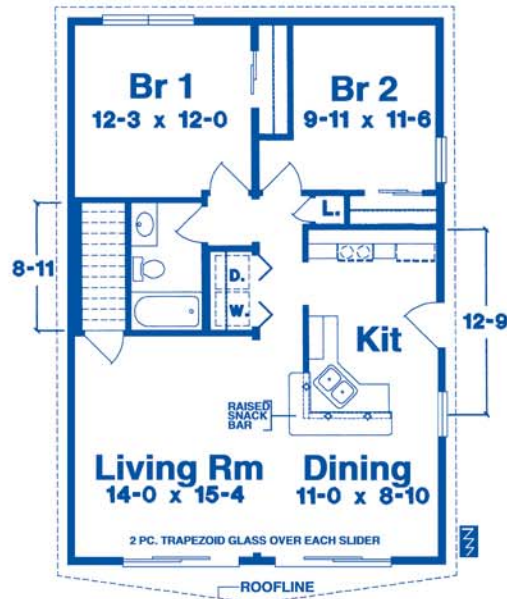
COLLECTION



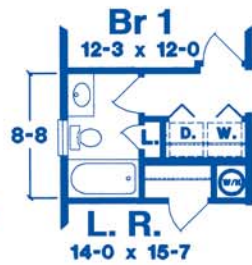
VISTA SERIES SPECIFICATIONS

The Horizon A

26 x 38 988 Sq. Ft.

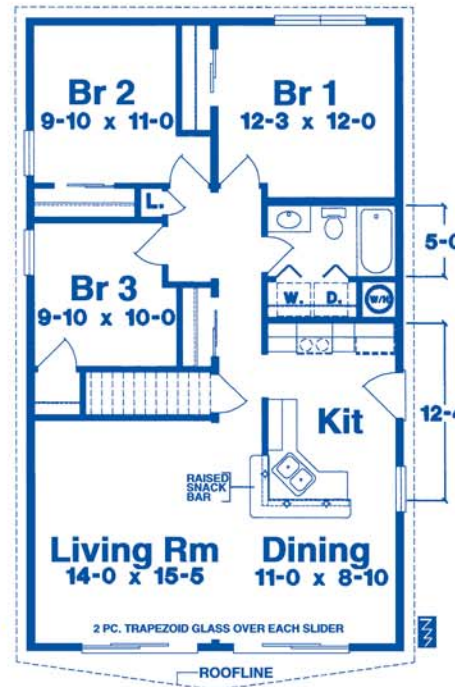


Horizon A
Crawl Space Option



The Horizon B

26 x 44 1144 Sq. Ft.

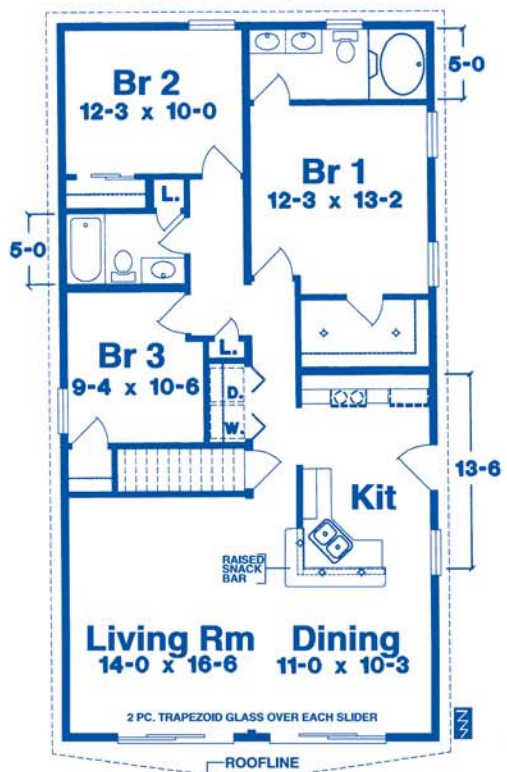


Horizon B
Crawl Space Option



The Horizon C

26 x 50 1300 Sq. Ft.



Horizon C
Crawl Space Option



SPECIAL FEATURES:

- Large Raised Snack Bar and Directional Lighting
- Convenient Laundry Areas
- Cathedral Ceilings in Living Room, Dining Room and Kitchen Areas
- Double Patio Doors with Trapezoid Glass Above
- An Angled "Prow" Overhang at the Entry Gable
- Cedar Trim Boards are Included for Patio Doors and Trapezoid Windows.

Framing

- Floor Joists are 2x10, 16" on Center with Solid Block Bridging
- Floor Perimeters are Double 2x10's
- Floor Mating Bands are Double 2x10's with 2 Laminate Layers at Mating Wall
- Exterior Walls are 2x6 Framed at 24" Centers with Double 2x6 Top Plates (16" on Center Framing Option Available)
- Interior Partitions are 2x4 Framed at 24" Centers (16" on Center Framing Option Available)
- Mating Walls (at each Module) are 2x3 Framed at 16" Centers
- Roof Pitch is 5/12 at 24" Centers (except on Lakeshore which is 12/12 16" Centers)

Decking & Sheathings

- Floors are Decked with 3/4" T&G OSB Sheathing (Glued and Nailed)
- Exterior Walls are Sheathed with 7/16" OSB Sheathing
- Roof is Sheathed with 5/8" OSB Sheathing Except on 16 o.c. Roofs
- Each Mating Wall is Fully Sheathed with Insulative, Structural Sheathing

Insulation

- Exterior Walls are Insulated with R-19, Kraft Faced Fiberglass Batts
- Roof Insulation is R-30 Fiberglass Batts
- Windows are Vinyl, Single-Hung with Low-E Insulated Glass and Include Screens (Other Low-E or High Performance Window Options Available)
- Patio Doors are 6'-0" Vinyl with Low-E Insulated Glass and Include Screens
- Roof Eaves Include Fully Vented Vinyl Soffits
- Trapezoid Windows include Low-E Glass
- Shingle Over Ridge Vent is Provided on 5/12 and (Optional) 7/12 Roof Pitches. Gable End Vents are used on Lakeshores (Instead of Ridge Vent)
- Front Door is a Six-Panel Fiberglass Embossed Colonial. Rear Door is a Steel Colonial 9-lite Style. Both are Insulated.

Exterior

- Siding is CertainTeed "Monogram" Wood-Look Vinyl in a 4/4 Standard Lap Profile
- Roof Shingles are 25 Year Fiberglass Installed Over #15 Felt Paper
- Fascias are Finished Aluminum
- A Brass Exterior Light Fixture is Included at Each Exterior Door
- 36" Row of Ice and Water Shield Along Front/Rear Eaves

Interior

- Armstrong No-Wax, Vinyl Flooring is Included in Kitchen and Bath Areas
- FHA Approved, Stain Resistant, Plush Carpet and Padding
- Interior Doors are White Painted, Six-Panel Style with Matching White Colonial Trim
- Interior Swing Doors Include Bright Brass Yale Interior Locksets with Privacy Feature at all Bedrooms and Baths
- Interior Walls and Ceilings are 1/2" Drywall, Smooth Finished and Prime Painted White
- Ceiling Heights are 96"
- Stair, Loft and Balcony Railings are Contemporary Oak (Where Shown)

Kitchens & Baths

- Kitchen Features Include:
 - Merillat "SpringValley Oak Cider" Cabinetry
 - 36" Refrigerator Overhead Cabinet (Plan Permitting)
 - Drawer Base Cabinet
 - Double Bowl Stainless Steel Sink
 - Moen Single-Lever Faucet
 - Recessed Light over Kitchen Sink
 - Electric Range Receptacle (220V)
 - Lighted Range Hood with 2-Speed Fan (White or Bisque)
 - Square Edged Laminate Countertops with Integral Backsplash
 - Snack Bar or Island Lighting (Where Shown)
 - Crown Moldings Installed over Cabinets
- Bath Features Include:
 - Merillat "SpringValley Oak Cider" Vanity Cabinetry
 - Light Oak, Recessed Medicine Chest(s) with Matching Light Bar
 - One Piece Fiberglass Tub/Shower Unit(s)
 - Cultured China Drop-in Lav Sink(s)
 - Ceiling Fan/Light with Individual Switches
 - Moen Single Lever Faucet(s)
 - Anti-Scald Shower Mixing Valve(s)
 - "Watersaver" China Toilets (1.6 Gallon Flush)
 - Chrome Bath Accessory Package
 - White or Bone Fixture Color Choice (Other Optional Fixture Colors Available)

Electrical

- Kitchen Features Include: Homes Include Baseboard Electric Heat with Individual Wall Mounted Thermostats (Other Optional Heating Available)
- GFI Protection is Provided at Kitchen and Baths per Code
- AC/DC Smoke Detectors are Provided per Code
- An Additional AC/DC Smoke Detector is Provided for Basement Installation
- Panel Box is 40 Breaker, 200 AMP
- Two Exterior Weatherproof Recepticals on GFI Circuit are Included
- Walk-In Closets Include a Surface Mounted Light

Plumbing

- Fresh Water Lines are Copper
- All Two-Story Homes and Finished Capes are Plumbed with Pex Freshwater Supply Lines
- All Two-Story Homes Include 2nd Floor Plumbing Run to Central Drop Area
- Factory Installed Shut-Off Valves are Included Below each Sink and at each Toilet Supply
- Drain, Waste and Vent Piping is PVC Schedule 40
- A 40 Gallon "Energy Saver" Electric Water Heater is Included with each Home (Other Optional Water Heaters Available)

Specifications may be subject to change without prior notification. The Builder is an independent businessman, not an agent of Simplex Industries. Simplex Industries, Inc. accepts no responsibility or liability, under any circumstances, for any act or omission by the Builder or for materials used by the Builder.



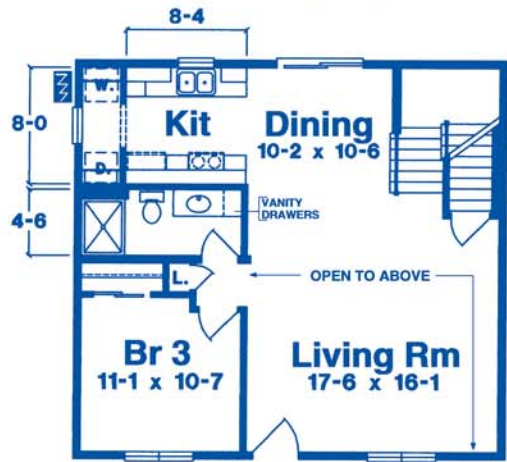
VISTA

COLLECTION

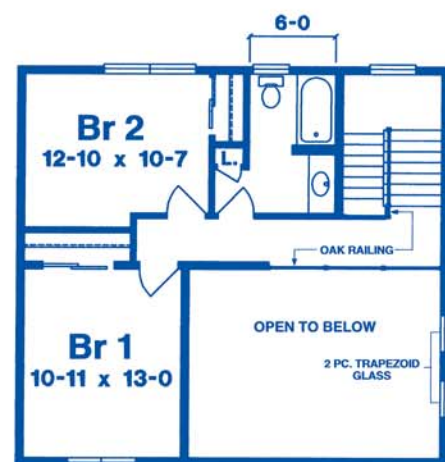


The Pineview Two Story

27-6 x 30 1422 Sq. Ft.

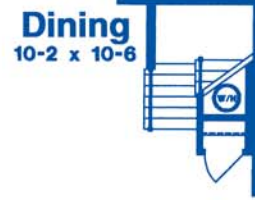


First Floor Plan



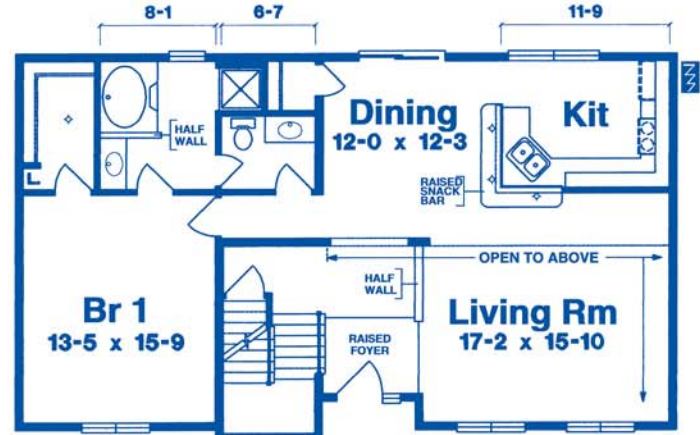
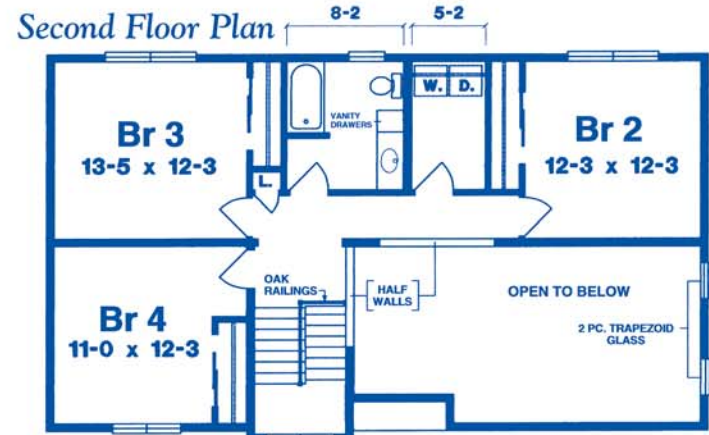
Second Floor Plan

Pineview
Crawl Space Option



The Skyview Two Story

26 x 46 2090 Sq. Ft.



First Floor Plan

Skyview
Crawl Space Option



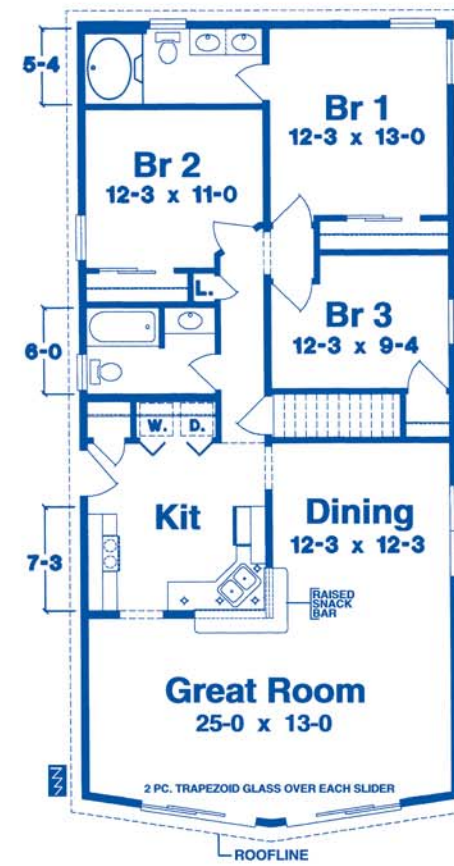
VISTA

COLLECTION

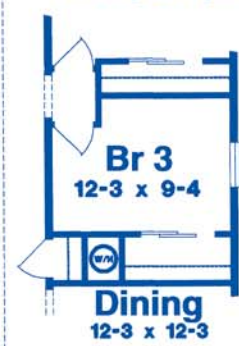


The Oakview A

26 x 54/56 1430 Sq. Ft.

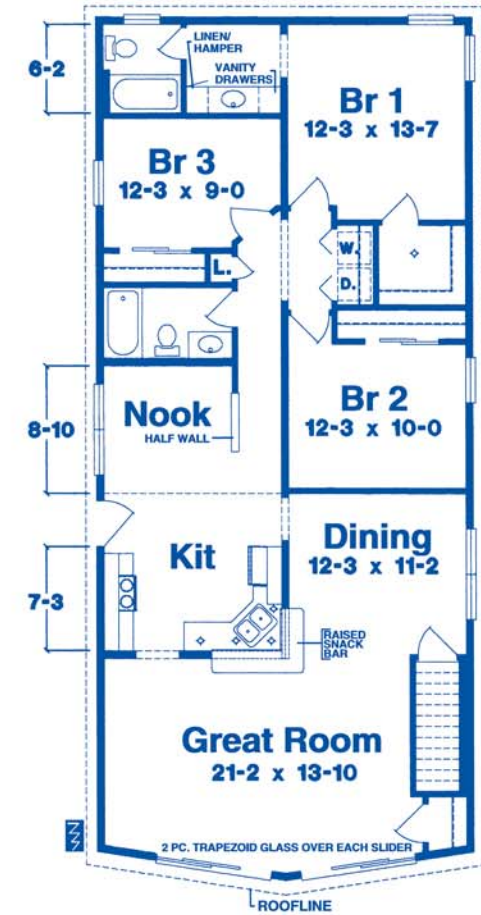


Oakview A
Crawl Space Option



The Oakview B

26 x 58/60 1534 Sq. Ft.



Oakview B
Crawl Space Option



- SPECIAL FEATURES:**
- Large Raised Snack Bar and Directional Lighting.
 - Convenient Laundry Areas.
 - Cathedral Ceilings in Living Room, Dining Room and Kitchen Areas.
 - Double Patio Doors with Trapezoid Glass Above.
 - Angled Front Great Room Provides Open Spacious Living Area.
 - Cedar Trim Boards are Included for Patio Doors and Trapezoid Windows.



- PINEVIEW & SKYVIEW FEATURES:**
- Clear Story, Vaulted Ceilings at the Entry and Living Room Areas with 8/12 Roof Pitch. Also Included are Trapezoid Windows in Living Room Gable End Wall.
 - Skyview Features Gable End Overhangs, while Pineview has Rake Boards
 - Skyview Includes Halfcircle Window, Raised Entry Foyer, and Single Sidelight Entry Door in Stair Tower.
 - Front Elevation Windows are Casement Style (Vinyl)
 - Stair and Balcony Railings are Oak Contemporary Style (Where Shown).
 - Cedar Trim Boards are Included for Trapezoid Windows.

VISTA

COLLECTION

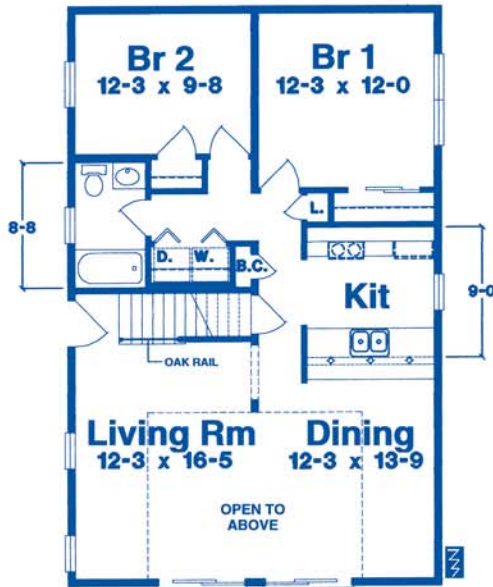
The Lakeshore A Chalet



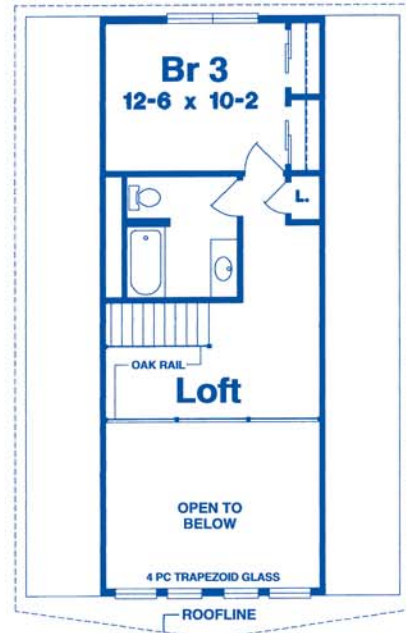
The Lakeshore C Chalet

26 x 40 1040 Sq. Ft.

27⁶ x 44 1210 Sq. Ft.

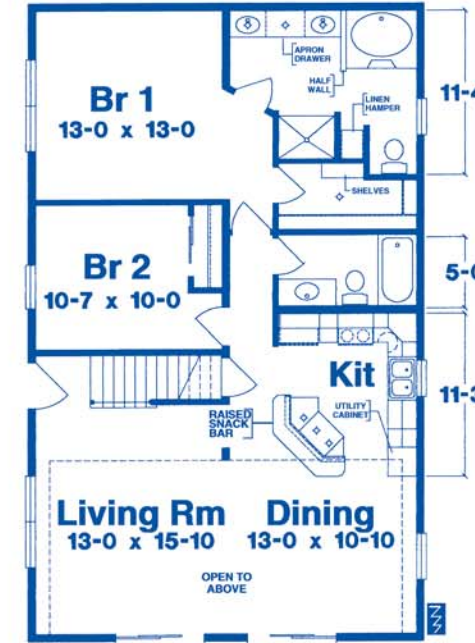


First Floor Plan

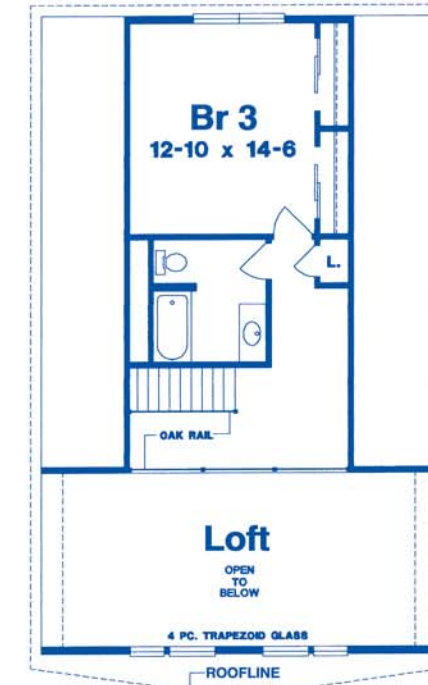


Suggested Second Floor Plan
415 Sq. Ft.

Lakeshore A Crawl Space Option

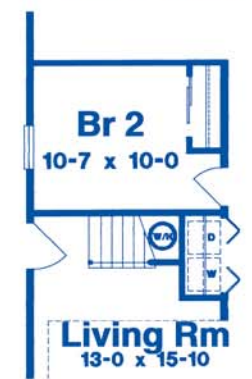


First Floor Plan



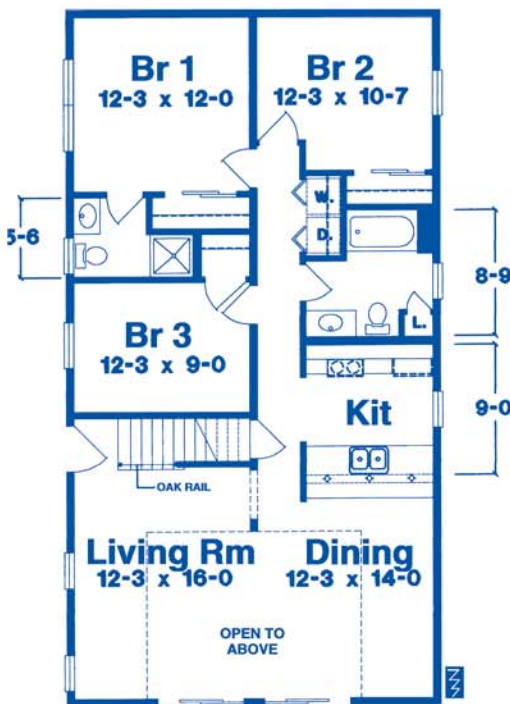
Suggested Second Floor Plan
420 Sq. Ft.

Lakeshore C Crawl Space Option

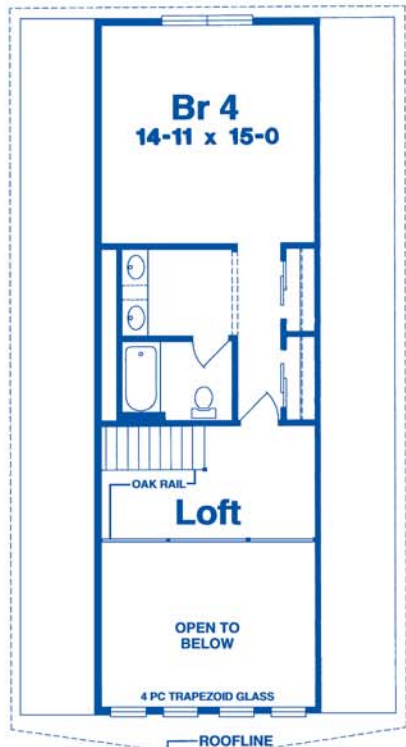


The Lakeshore B Chalet

26 x 48 1248 Sq. Ft.



First Floor Plan



Suggested Second Floor Plan
455 Sq. Ft.

Lakeshore B Crawl Space Option



LAKESHORE CHALET'S FEATURES:

- An Angled "Prow" Overhang at the Entry Gable.
- Double 6'-0" Patio Doors.
- Trapezoid Windows are Included above Living/Dining Patio Doors.
- Convenient Laundry Areas (Where Shown).
- Cedar Trim Boards are Included for Patio Doors and Trapezoid Windows.
- Additional Windows, R-30 Insulation, 3/4" Floor Sheathing, Stair Carpeting and Ceiling Sheetrock for Vault and Loft Areas are Provided as Shiploose Items.
- Contemporary Oak Stair Railing and Loft Railing.
- Recessed Lighting Where Shown on Floor Plans.



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