

Signature Collection Options... Consider these optional ideas for your Simplex Lincoln Park home...

- Alternate sidings
- Alternate heating system
- Soffit, recessed lights, plate mirror(s) & sidemount medicine chest in place of the tri-view medicine chest(s)
- Bright brass bath accessories
- Merrillat® Maple or Cherry kitchen cabinetry
- Gourmet kitchen sink and/or faucet

- Additional appliances
- Stained & finished interior doors and moldings
- Unfinished interior doors and moldings
- Larger profile molding packages
- Various fireplace options
- Higher roof pitches and roof dormer packages

- Specifications may be subject to change without prior notifications
- Renderings may include optional features



- 2x10 Floor Joists, 16" o.c. with solid bridging
- Double 2x10 Matng girders-each module
- 2x6 Exterior Walls, 16" o.c.
- 2x4 Interior Partitions 16" o.c.
- Double 2x4 Matng Walls, 16" o.c.
- 3/4 T&G Plywood Floor Decking
- 1/2" Plywood sheathing at exterior walls and roof
- R-19 (6") exterior wall insulation
- R-38 (12") ceiling insulation
- 7/12 hip roof pitch 16" o.c.
- 30 Year Architectural roof shingles
- Shingle Over Ridge Vent
- Aluminum Fascia
- Vented vinyl soffits
- Smooth finish, 1/2" drywall throughout - prime painted, white
- White decora switches, receptacles and cover plates
- White painted, full profile colonial moldings throughout
- Fully trimmed closets
- Coated wire closet shelving

- Andersen, white 400 series high performance windows throughout
- Andersen, transom windows above all first floor windows
- Andersen, white patio doors
- Certain Teed, "Mainstreet" vinyl siding - 4/4 profile
- Light blocks at exterior light fixtures
- Insulated fiber glass front entry doors, with transom above
- Insulated steel rear entry door
- Two exterior weatherproof receptacles on GFI circuit
- 40 breaker capacity, 200 AMP panel box
- AC/DC smoke detectors per code
- GFI protected Kitchen & Bath circuits
- Baseboard electric heat with individual wall mounted thermostats
- Electric front door chime
- 50 gallon electric water heater
- Anti-scald shower mixing valves
- Single lever Kitchen and Bath faucets (chrome)
- Sink & toilet shut-off valves
- PEX fresh water supply lines
- R.V.C., schedule 40 drain, waste & vent piping

Signature Collection Standard Construction Specifications - The Lincoln Park



Signature Collection



The Lincoln Park

The Lincoln Park Standard Exterior Features

- Architectural style roof shingles
- 7/12 pitched hip roof
- Deluxe front entry double doors
- Deluxe #1 exterior light package where applicable
- (3) Recessed lights over recessed front entry area
- Lineals around all front elevation windows
- Wide "Prime Trim" trim boards on all corners
- Window grills for all windows and Patio door(s)
- Fixed glass windows in front recessed area
- Acrylic glass block window above corner tub in MBR bath

The Lincoln Park Standard Interior Features

- Valued entry foyer with Deluxe #1 hanging light
- Oak stair railings and rounded volute at stairs
- White colonial interior doors and mouldings
- Deluxe, bright brass lever-style interior locksets
- Upgrade carpeting and padding throughout all areas other than Kitchen, Nook, Baths and Entry Foyer area
- Armstrong® no wax, Vinyl Flooring in Kitchen, Nook, Laundry, Entry Foyer and Baths
- 9 ft. Ceiling height on the first floor, 8 ft. on the second floor
- Deluxe #1 Brass Dining Room Chandelier (on dimmer)
- Deluxe #1 hanging dining fixture in the Nook (on dimmer)
- 6" Recessed lights in Kitchen, Family Room and MBR tray ceiling
- 4" Recessed soffit lights over the kitchen counter area, island, BR2 and hall bath counter areas
- Master bedroom and bedroom #2 walk-in closets include angled shoe shelving
- Laundry room includes wall cabinets with crown moulding above
- Walk-in closets includes ceiling lights
- Kitchen features include:
 - Merillat® Raised Panel, Oak Arched cabinetry (Choice of SENECA RIDGE OAK, NATURAL, CIDER, MEDIUM or FROST)
 - Self-edged countertops, with backsplash
 - Deep stainless steel sink with spray
 - Tilt-out sink tray
 - Drawer base & Lazy Susan base cabinets
 - 4-cycle dishwasher
 - Built in electric double wall oven and cabinet
 - Island prep area with electric downdraft cook top
 - Mullion glass doors at kitchen and breakfast nook server (see elevation)
 - Pigeon hole organizer and plate rack in kitchen
 - Decorative crown moulding over kitchen cabinets
 - 36" pantry cabinet with fixed shelves
- Built in gas fireplace with built in entertainment center surrounded by mantle and bookshelves in Family room
- Decorative tray ceiling in Dining room and Master Bedroom
- Interior Transom windows above cased opening from Foyer to Living room
- Decorative columns between Living room and Family room
- Baths features include:
 - Merillat® ARBOR FALLS vanity cabinetry
 - Four fixture color choices
 - Cultured marble one-piece vanity tops with integral sink
 - Plate glass mirror over vanities in all baths
 - Side mount medicine chest at Hall, BR2 and MBR bath
 - Elongated toilets (1.6 gallon watersaver)
 - Hooded acrylic tub/shower in hall bath
 - Darsey whirlpool tub with shower in Bedroom 2 bath
 - Hollywood light bar over MBR vanity area
 - Calvacade corner whirlpool tub in MBR bath, with matching skirt
 - 48" acrylic hooded shower stall in MBR bath
 - Deluxe chrome bath accessories
 - Hamper/linen cabinet in MBR bath area
 - plant shelf area above MBR lav and water closet area

Please Note:

Each "Signature Collection" home includes architectural exterior treatments and premium interior features that make the most of the individual home plan. Because these home plans are specifically designed and priced to include numerous items that are traditionally considered upgrades, we can only allow limited floor plan modifications or elevation changes for these models.



LINCOLN PARK TWO STORY
FIRST FLOOR PLAN
27-6 / 26-9 x 64-0
3020 Sq. FL.



Kitchen elevation

The Lincoln Park



LINCOLN PARK TWO STORY
SECOND FLOOR PLAN
27-6 / 26-9 x 47-0