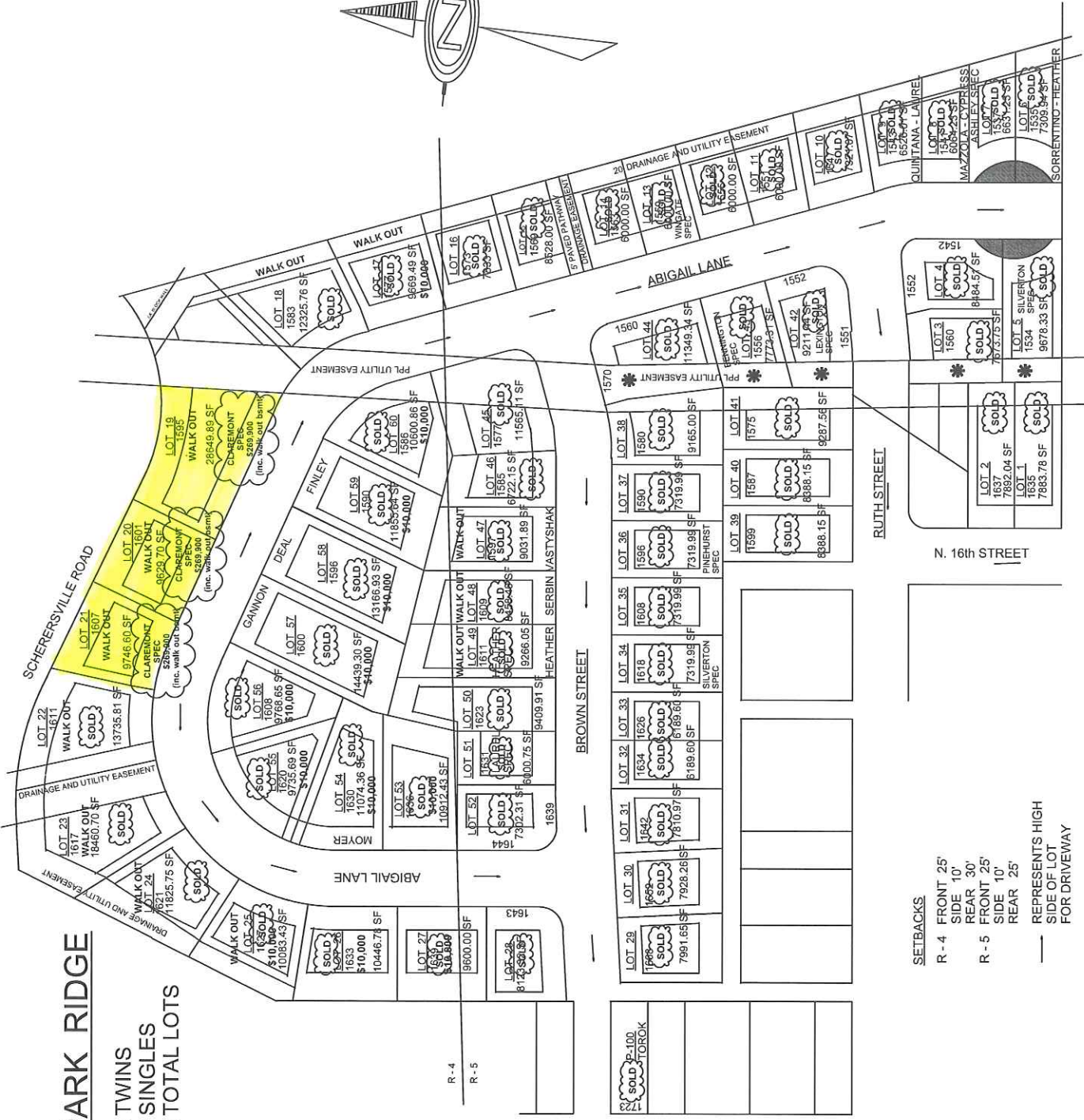
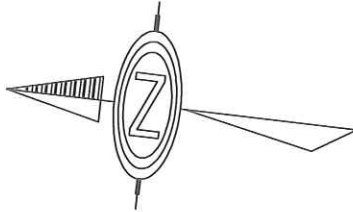


# PARK RIDGE

18 TWINS  
42 SINGLES  
60 TOTAL LOTS

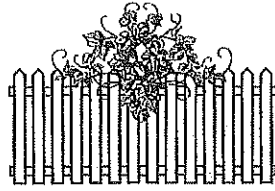


- SETBACKS**
- R - 4 FRONT 25'
  - SIDE 10'
  - REAR 30'
  - R - 5 FRONT 25'
  - SIDE 10'
  - REAR 25'
  - REPRESENTS HIGH SIDE OF LOT
  - SIDE OF DRIVEWAY

**\* EASEMENT ADDENDUM REQUIRED W/ AGREEMENT**

**1 ACRE = 43,560 SF**  
**Mike Turocsy - Grade plan design & stakeouts**

NORTH 17TH STREET



# Park Ridge

## Community Features

- Premier community in the Lehigh Valley
- Located within the highly acclaimed Parkland School District
- Walk to park
- Concrete curbing and sidewalks
- Public water and sewer
- Underground electric, telephone, gas and cable service

## Exterior

- Poured concrete foundation with steel reinforcement
- Steel "I" beams with concrete filled steel support columns
- Maintenance free vinyl siding and ventilated soffits with seamless aluminum gutters and downspouts
- Low maintenance exterior with house wrap
- 30 Architectural roof shingle
- Frost free hose bibs (front and rear)
- Low maintenance raised panel steel garage doors
- Weatherproof electrical outlets (front and rear)
- Fiberglass Insulated entry doors with brushed nickel hardware, weather stripping and adjustable threshold (light weight vinyl sliding door on rear as per plan)
- Concrete sidewalk from front door to driveway
- Fully seeded lawns
- Paved macadam driveway
- Egress Bilco door for basement access

## Interior

- Efficient, open designed floor plans
- Traditional plank laminate floors in kitchen, breakfast nook and foyer in multiple patterns and colors
- Carpet with 6 lb. padding in multiple colors
- Vinyl coated heavy duty ventilated wiring shelving with integrated rods in all closets
- 6 panel colonial style interior doors with brushed nickel hardware
- 5 cable TV prewire and 2 telephone prewire locations
- Door chime for front and rear doors
- Designer light fixture package

## Kitchen

- Designer cabinetry with top crown moldings available in multiple styles and colors
- Granite countertops
- Stainless steel single bowl under mount kitchen sink with single lever chrome faucet
- Pantry closets (most plans)

- GE self-cleaning electric range, space saving microwave and multi-cycle dishwasher
- 4 recessed lights
- Ice maker water line

## Bath

- Cultured marble vanity tops with integrated bowls
- Single lever chrome faucets
- Anti-scalding posi-temp chrome shower and tub faucets
- Easy-care low maintenance vinyl flooring
- Back-saver vanities with full length mirrors

## Energy Efficiency

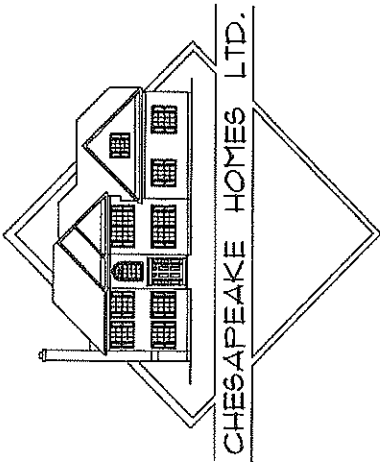
- High efficiency natural gas furnace and 50 gallon quick recovery gas hot water heater
- High efficiency central air conditioning – 13 SEER rating
- Thermal insulated Low-E vinyl windows with integrated grills and screens
- R-21 sidewall insulation
- R-38 blown ceiling insulation with vent baffles at eaves
- R-11 full blanket insulation in basement
- Roofing ridge vents with vinyl vented soffit overhangs to maximize roof ventilation
- Water saving plumbing fixtures

## Construction Features

- 2x6 exterior sidewall construction
- One and two car garages
- 200 amp electrical service
- Ground fault interrupt (GFI) safety outlets in kitchen, baths, garage and exterior
- Arc fault interrupt (AFCI) safety outlets in bedrooms
- Smoke detectors on each floor and bedroom
- Carbon monoxide detector
- Outlet and prewire for future garage door opener
- Washer and electric dryer hook ups
- Colonial moldings throughout
- Superior quality ultra-hide paint – flat for walls and ceilings with corresponding semi-gloss on moldings and doors

## Quality Assurance and Warranty

- A true local home builder involved with overseeing the entire construction process from planning to settlement
- Every home is precisely designed to your specifications using high quality materials and tradesmen
- Daily on-site management by experienced construction managers
- Buyer orientation and walk through prior to settlement
- Twelve (12) year limited warranty
- Title insurance included in the purchase price

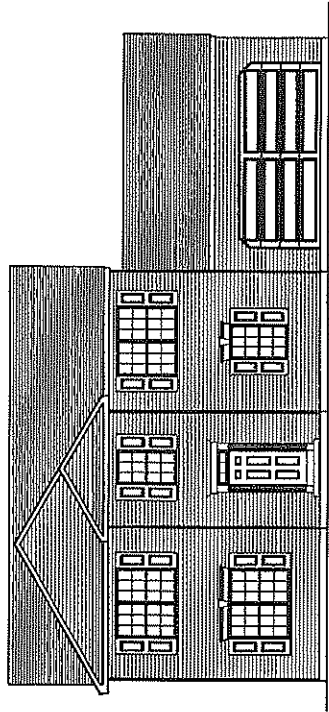


CHESAPEAKE HOMES LTD.

496 Lone Lane  
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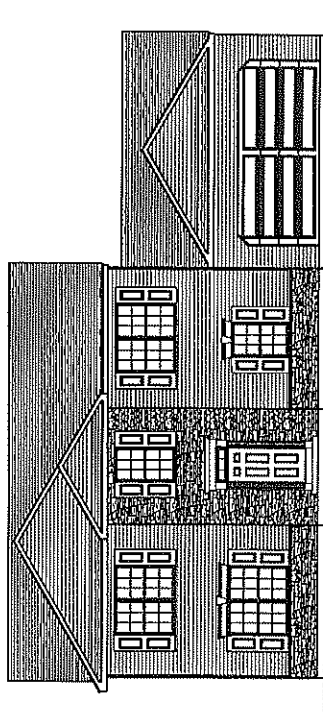
# CLAREMONT

1742 SF

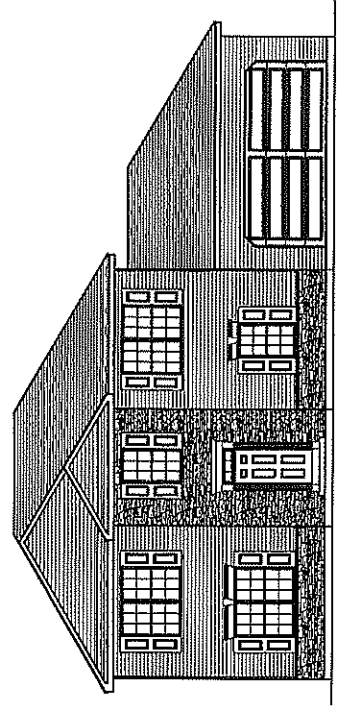


FRONT ELEVATION - STD

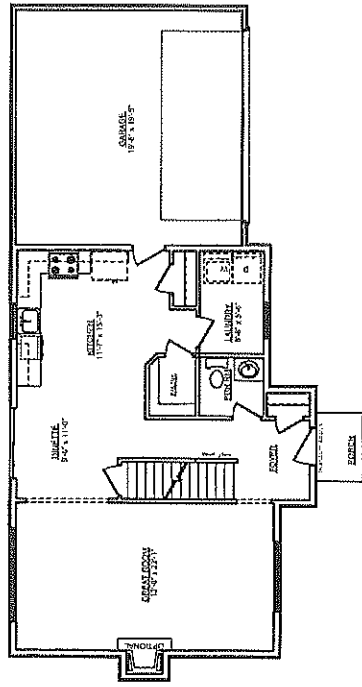
Floor plans are the property of Chesapeake Homes, Ltd. and its affiliates, and are protected by U.S. copyright law.



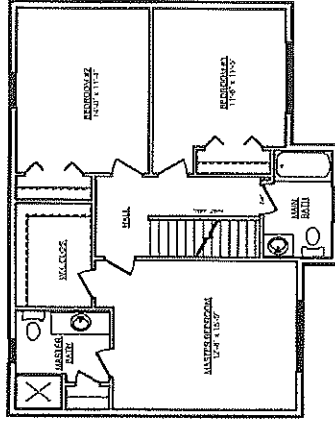
FRONT ELEVATION - STONE \$3500 & GARAGE GABLE - \$1500



FRONT ELEVATION - STONE & HIP ROOF \$6000



1ST FLOOR PLAN



2ND FLOOR PLAN

All sizes and dimensions are approximate. Subject to government regulations, prior sale, withdrawal, errors or omissions. All Features, designs and prices are subject to change without notice. Floor plans may vary with selected elevations.

# CHESAPEAKE HOMES, LTD.

PARK RIDGE  
GENERAL SPECIFICATIONS  
(Revised 9/11)

LOT #: \_\_\_\_\_ MODEL: \_\_\_\_\_ BUYER(S): \_\_\_\_\_

**EXCAVATION:** Contractor to set house elevation, strip topsoil, excavate, backfill around foundation, rough and final grade as required, rake and seed lot, and install macadam driveway.

**FOUNDATION & MASONRY:**

**Footings & Foundation:** 8" poured concrete on 16" x 9" concrete reinforced footings for frame walls; 7' - 6" high reinforced foundation walls at basement area; 3' - 0" high (min.) foundation and footings at garage and slab areas.

**Waterproofing:** One (1) coat sprayed-on asphalt foundation coating on basement walls. Interior and exterior french drains, interior drain channel with sump pump in basement.

**Floors:** 4" concrete basement slab on stone base; 4" reinforced concrete garage slab on stone base; precast porch slabs; concrete sidewalks from front porch to driveway.

**Basement Windows:** Insulated with screens.

**Support Beam:** W8 x 18 steel I-beams with steel columns.

**Egress:** Precast steps with bilco door (primed only), insulated door between precast stairs and basement (unfinished)

**Radon Preventions** – Passive sub slab system vented through roof.

**FRAMING:** (Framing lumber dimensions are listed by industry standards and subject to change without notice)

**Lumber:** #2 & better Hem-Fir.

**Exterior Wall Construction:** 2" x 6" - 16" O.C.

**Interior Wall Construction:** 2" x 4" - 16" O.C.

**Floor Joists:** Engineered or conventional joist, 16" O.C., as required by code.

**Ceiling Joists:** 2" x 6" - 16" O.C. minimum (or per plans).

**Rafters:** 2" x 6" - 16" O.C. minimum (or per plans).

**Sub-Flooring:** 23/32" (3/4") tongue and groove oriented strand board (O.S.B.)

**Roof Deck:** 7/16" (1/2") O.S.B. plywood.

**Wall Sheathing:** 7/16" (1/2") O.S.B.

**Underlayment:** 7/16" (1/2") G1S plywood underlayment for vinyl and tile

Note: Dimensions in parenthesis are customary terms for construction products

**WINDOWS:**

**Standard:** Vinyl single hung w/insul. Low E glass, vinyl grills, and screens.

**Shutters:** Polystyrene as per plan.

**EXTERIOR DOORS:**

**Entrance Doors:** Jeld Wen insulated fully weather-stripped with aluminum threshold.

**Rear Doors:** 6' sliding w/insul. glass and screen as per plan.

**Garage Door:** Steel raised paneled (uninsulated)

**ROOFING:**

**Shingles:** 30 year architectural style, self-seal asphalt/fiberglass over 15 lb. felt paper.

**Flashing:** Aluminum

**EXTERIOR WALL FINISH:**

**Stone Facade:** As applicable per print at contractors selection.  
**Siding:** Premium vinyl vented at gables with house wrap under sided areas.  
**Soffit & Fascia:** Vented vinyl.  
**Gutters:** Seamless aluminum.  
**Downspouts:** Aluminum.

**ELECTRICAL:** Contractor to provide and install:  
200 Amp service with circuit breaker panel box  
Outlets/receptacles as per codes  
Special Outlets: washer, dryer, range, refrigerator, dishwasher  
Chimes with front and rear door button  
Exhaust Fans: bathrooms and range (recirculating)  
Smoke detectors - as per code  
(4) recessed kitchen lights  
Cable TV locations prewired with jacks in all bedrooms and family room  
Phone locations prewired with jacks in kitchen and all bedrooms  
Dryer Vent vented to exterior.  
Choice of Contemporary or Traditional Lighting Fixture Packages

**HEATING & AIR CONDITIONING:**  
92.2% AFUE high efficiency gas furnace with 13 SEER central air conditioning

**PLUMBING:** Plumbing system to be installed with fixtures as shown on plans and includes the following:  
Mansfield (or equal) round water closets  
Fiberglass tub units, fiberglass shower, stainless steel single bowl kitchen sink, cultured marble bath sinks  
Moen (or equal) faucets  
50 gallon gas hot water heater (48 gallon water volume, 2 gallon expansion), PEX tubing water lines, plastic waste lines, (2) frost-free outside faucets, garbage disposal  
All plumbing to conform to local codes.

**INSULATION:** Fiberglass as follows:  
**R-19** – Sidewalls (R-19 batts + O.S.B. plywood and drywall = total R-value of 20.07)  
**R-38** - Ceilings of living areas exposed to exterior  
**R-19\*** - Vaulted ceilings exposed to exterior  
**R-11\*** - Basement interior wall perimeter - min 3' to frost line  
Builder warrants that the home will be designed to meet 2009 IECC (International Energy Conservation Code) REScheck requirements and specifications.  
\* - Minimum R value Per REScheck specification requirements.

**INTERIOR WALLS & CEILING:** All walls and ceilings to be 1/2" sheetrock nailed, glued and screwed with joints taped and spackled (2 coats) and sanded in preparation for paint finish. Garage walls and ceilings are one hand coat finished. Walls/ceilings adjacent to living areas to be 5/8" sheetrock when required by local codes.

**INTERIOR DOORS & TRIM:** Interior doors to be 6-panel hardboard 1-3/8" thick with Dexter hardware (or equal); base and casing to be paint grade colonial, 2" chairrail is included in dining room; closets to include white wired shelves with integrated rods as shown on plans, stairs to be pre-built with yellow pine treads and risers, oak wood hand railings and spindles to be provided at opened stairs as per plans.

**CABINETRY:** - selections to be made from sample doors; formica countertops with choice of patterns; mirrors to be provided at each vanity.

**FLOORING:**  
Kitchen, laundry and bath floors - Vinyl (from Builders selections)  
Foyer – Ceramic tile, laminate or prefinished hardwood (from Builders selections)  
Carpet for remainder of living area (from Builders selections)

