

Plantation

S E R I E S
TWO-STORY HOMES



Presented By

*Designed for you—
with living your life
in mind*

PLEASANT VALLEY MODULAR HOMES INC.

“Plantation” Two-Story Homes

Presented By

Pleasant Valley Modular Homes, Inc.

Standard Features

Floors [16" On-Center]:

2" x 10" Floor Joists, 16" On-Center
Double 2x10 Perimeter Joists
¾" OSB Tongue & Groove Floor Decking
No Standard Floor Insulation

Exterior Walls [16" On-Center]:

2x6 Graded Wall Studs, 16" On-Center
8' Exterior Sidewall Height
R-19 Fiberglass Insulation

Exterior:

Double Four Vinyl Siding
7/16" OSB Sheathing Under Siding & On Marriage Walls
Tyvek Vapor/Air Barrier
Fiberglass 6-Panel Front Door
Fiberglass 2-Lite Rear Door
Exterior Light at Front and Rear Door
Vinyl Thermopane Windows with Low "E" Glass and Grills
15" Raised Panel Shutters on Front Elevation

Roof [16" On Center]:

5/12 Pitch Roof with Shingle Over Ridge Vent
30-Year Architectural Fiberglass Roof Shingles
Eaveguard Ice Shield
6" Fascia and Vented 6" Soffit
100-Pound Ground Snow Load Roof Trusses -- 16" O.C.
Smooth Finish Drywall Ceilings
R-33 Cellulose Ceiling Insulation in Standard 5/12 Roof
(Opt. R-38 As Required in Some Areas)

Heating:

No Standard Heating System

Plumbing:

No Standard Water Heater
Outside Water Faucet
Water and Drain Lines Stubbed Through the Floor
Plumb and Wire for Washer
Water Shut-offs at All Fixtures
Single Lever Delta Faucets on All Bath Fixtures
Anti-Scald Valves on Tub/Shower Units
Wire and Vent for Dryer

Electrical:

Built to the National Electric Code
200 Amp Service with 40 Spaces
Copper Wiring Throughout
Pewter Color Light Fixtures Throughout
Wired Smoke Detectors with Battery Back-Up
Two GFCI Protected Exterior Receptacles
Switched Receptacle in Living Room
Bisque Color Electrical Switches and Receptacles

Interior:

Primed, Finished Drywall Throughout, Including All Closets
8' Flat Ceilings Throughout with Finished Drywall
25 oz. Carpet Installed
5.5# Rebond Carpet Pad
Tack Strip Carpet Installation with Carpet Bars
No-Wax Vinyl Flooring
Pre-hung 32" White 6-Panel Interior Doors (Most Areas)
Lever Handles & Mortised Hinges on All Interior Doors
Floor Mount Door Stops (Most Areas)
Designer-Coordinated Window Treatments
Hanging Dining Room Chandelier
Ceiling Light Fixtures in All Bedrooms
Vinyl Clad Wardrobe Shelving in Closets and Pantries
Vinyl Foyer Entry
White Wood Moulding Profiles
White Window Sills
Stairway with Railing to Second Floor Shipped Loose

Kitchen:

8" Deep 33" x 22" Double Bowl Stainless Steel Sink
Single Lever Delta Kitchen Faucet with Sprayer
Soffit Light Over Kitchen Sink (Most Models)
Raised-Panel Oak Cabinets with ¾" Solid Oak Face Frames
Concealed Cabinet Door Hinges
Pewter Color Door and Drawer Pulls
25" Deep Laminate Counter Tops
Ceramic Backsplash on All Counter Tops
Metal Drawer Guide System
Drawer-Over-Door Base Cabinets
Adjustable Shelving in Overhead Cabinets
Shelving in All Base Cabinets

Bisque Kitchen Appliances:

18 Cubic Foot Two-Door Refrigerator
30" Free Standing Gas Range
30" Non-Vented Range Hood with Light

Baths:

Fixture Color is White
Vitreous China 1.6 Gallon Water Saver Elongated Toilets
36" High Oak Vanity Cabinets with Generous Storage
China Sinks with Overflow and Pop-Up Assemblies
Delta 'SBS' Bath Faucets with Anti-Scald Shower Valve
Armstrong No-Wax Vinyl Flooring
Laminate Vanity Tops
Medicine Cabinets and/or Light with Mirror
60" One-Piece Fiberglass Tub/Shower Units
36" or 54" One-Piece Fiberglass Shower Stalls in Glamour Baths
Fiberglass Soaker Tubs in Glamour Baths as Shown
Tub Drape at 60" Tub/Shower Units
Lighted Exhaust Fan in Bath

10-Year Warranty

RWC 10-Year Structural Warranty

All representations and descriptions of the Pleasant Valley product are believed to be accurate at the time of publication. Due to continual product improvement and changes in design and material suppliers, we cannot guarantee pricing and exact duplication of every product mentioned herein. Model availability and specifications are subject to change without notice. Your Retailer/Builder is not an agent of Pleasant Valley Modular Homes, Inc. They, as an independent party, are responsible for your purchase contract and for any and all deletions, additions, alterations, or attachments made to or in your home. PVMHI 09/2009

Plantation

S E R I E S
TWO-STORY HOMES

Index of Floor Plans

Model Name	Floor Plan	Size	Sq. Ft.	Page Number
The Stratford	TS4-PT-01	27'-5" x 44'	2,413	13
The Westfield	TS4-PT-02	27'-5" x 40'	2,194	8
The Bellemead	TS4-PT-03	27'-5" x 28'/30'	1,590	2
The Berkeley	TS6-PT-05	27'-5"/13'-8" x 30'/40'	2,739	19
The Westover	TS4-PT-07	27'-5" x 48'	2,632	17
The Evelynnton	TS4-PT-08	13'-8" x 50'/13'-8" x 42'	2,515	15
The Laura	TS4-PT-09	27'-5" x 34'	1,865	6
The Hanover	TS4-PT-10	27'-5" x 48'	2,632	18
The Laura Anne	TS4-PT-13	27'-5" x 34'/24'-0" x 18'	2,324	7
The Oakley	TS4-PT-14	13'-8" x 40'/13'-8" x 48'	2,413	14
The Shirley	TS4-PT-16	27'-5" x 36'	1,974	5
The Felicity	TS4-PT-18	27'-5" x 40'	2,194	10
The Alderly	TS4-PT-19	27'-5" x 42'/45'	2,504	11
The Astoria	TS4-PT-20	27'-5" x 40'	2,194	9
The Longwood	TS4-PT-21	27'-5" x 40'/25'-4" x 16'	2,598	16
The Chelsea	TS4-PT-22	27'-5" x 44'	2,413	12
The Moreland	TS4-PT-23	27'-5" x 28'	1,536	1
The Langford	TS4-PT-24	27'-5" x 54'	2,863	21
The Rosewood	TS4-PT-25	27'-5" x 34'	1,865	3
The Stockbridge	TS4-PT-26	27'-5" x 50'	2,774	20
The Beaumont	TS4-PT-27	27'-5" x 30'	1,645	4

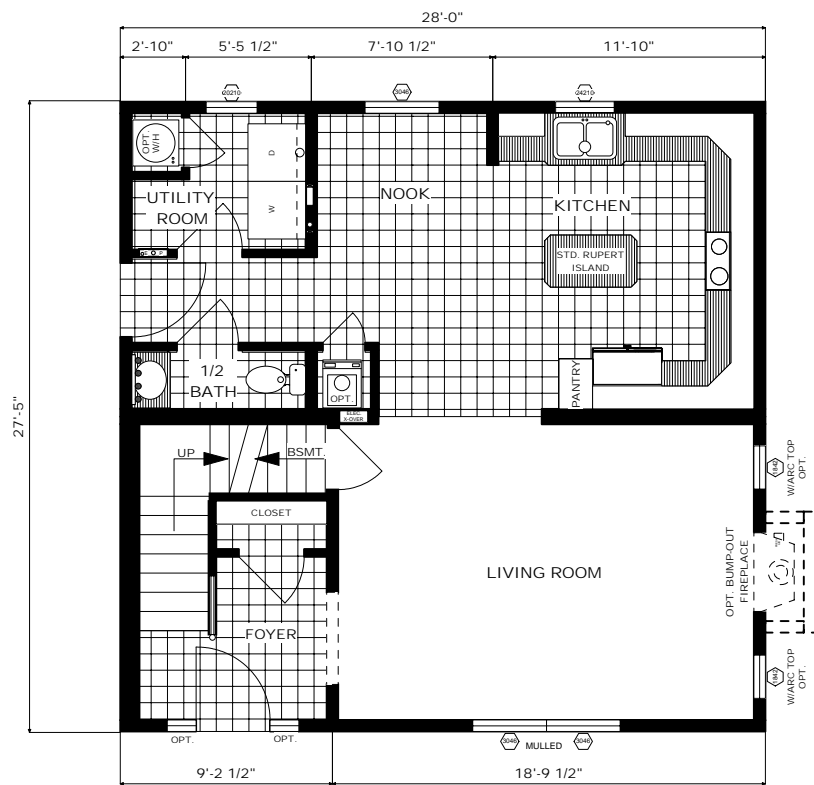
Sales Phone: (570) 345-6500

Sales Email: sales@pvmhi.com

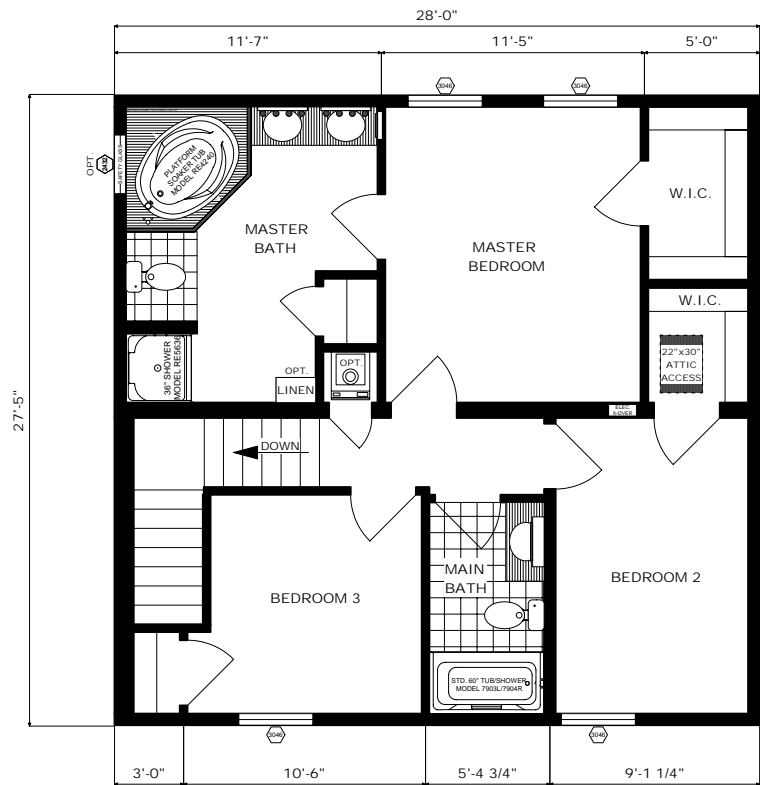
Note: For a full selection of Plantation two-story floor plans, please visit our website at www.pvmhi.com.

The Moreland

Floor Plan: TS4-PT-23
Size: 27'-5" x 28'
Sq. Ft.: Appx. 1,536



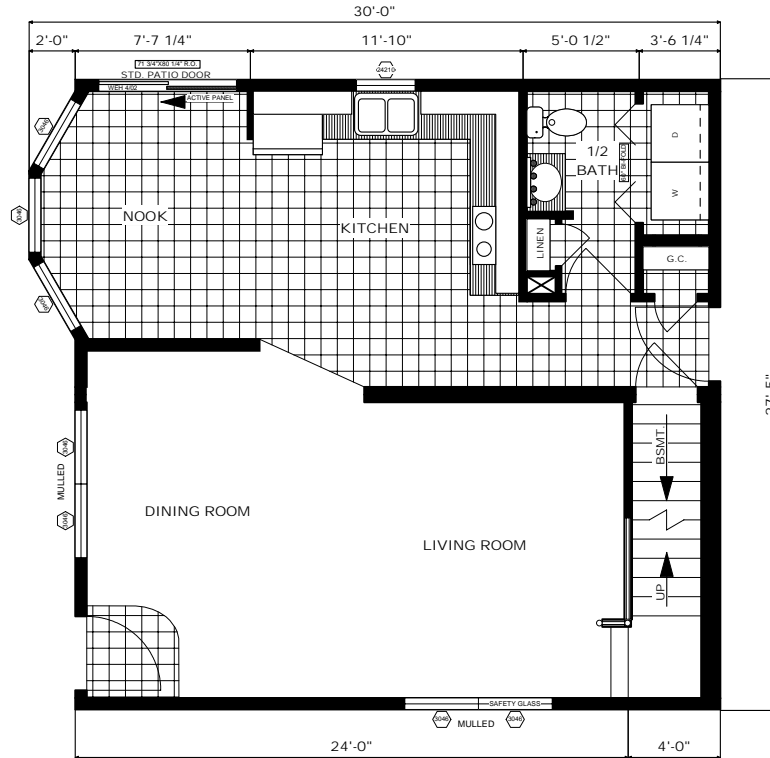
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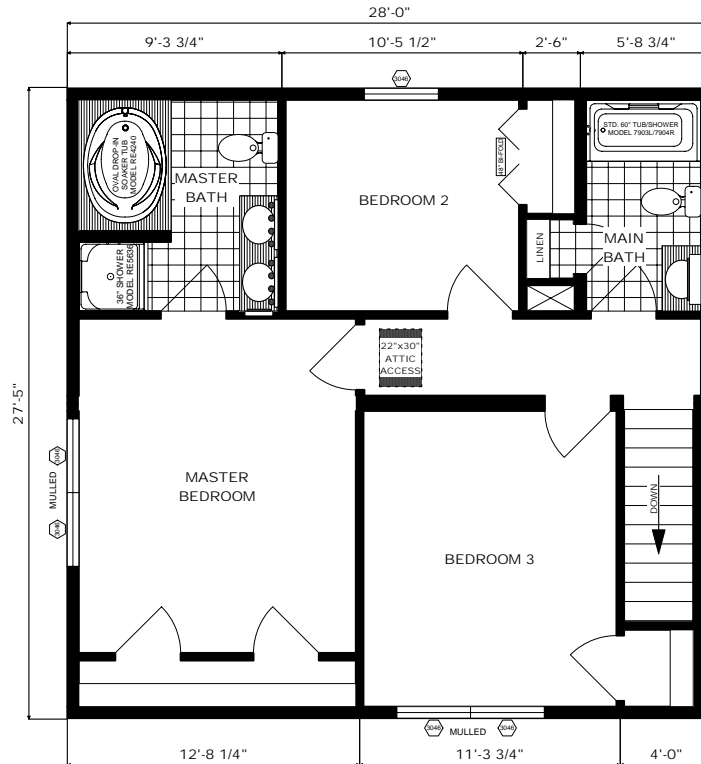
SECOND FLOOR

The Bellemead

Floor Plan: TS4-PT-03
Size: 27'-5" x 28'-30"
Sq. Ft.: Appx. 1,590



FIRST FLOOR

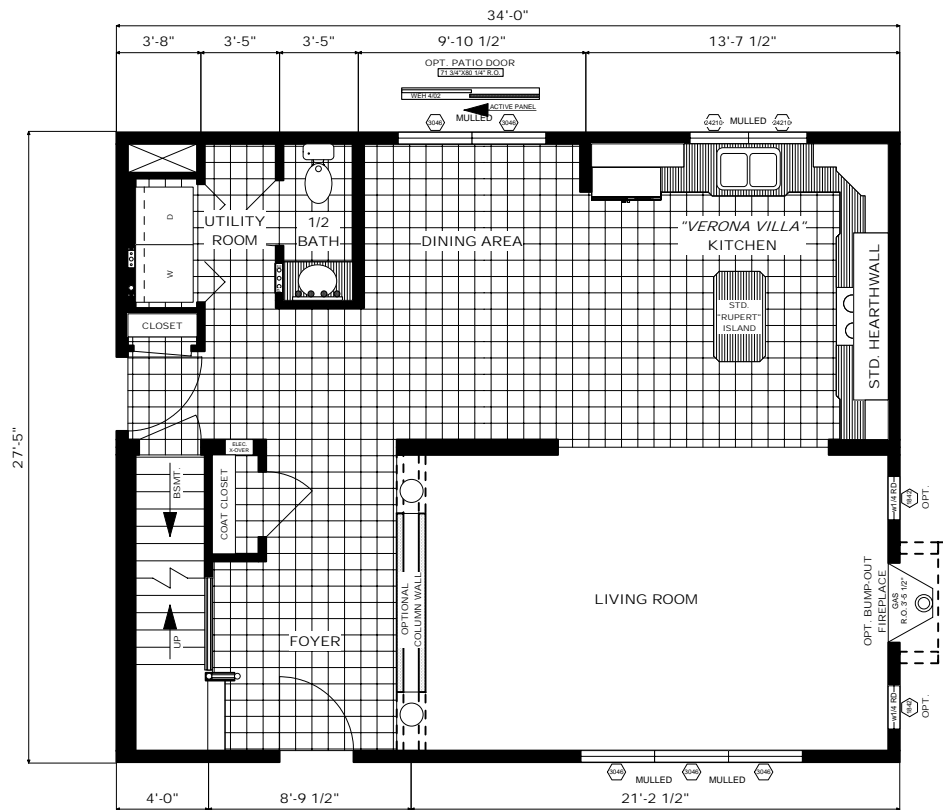


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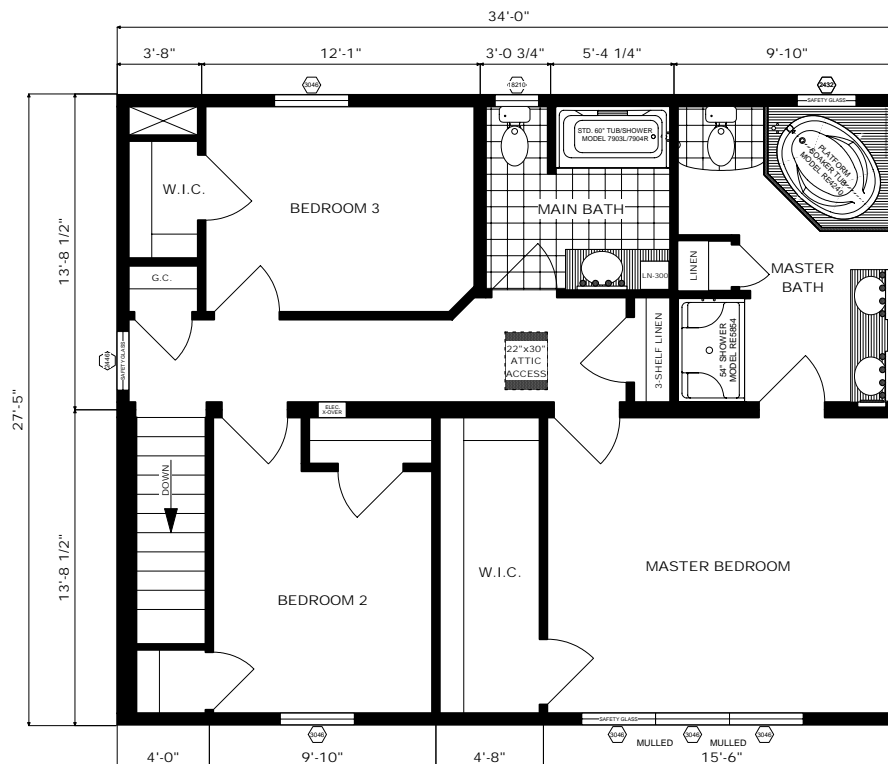
The Rosewood

Floor Plan: TS4-PT-25
Size: 27'-5" x 34'
Sq. Ft.: Appx. 1,865

Featuring the "Verona Villa" Hearth Wall Kitchen



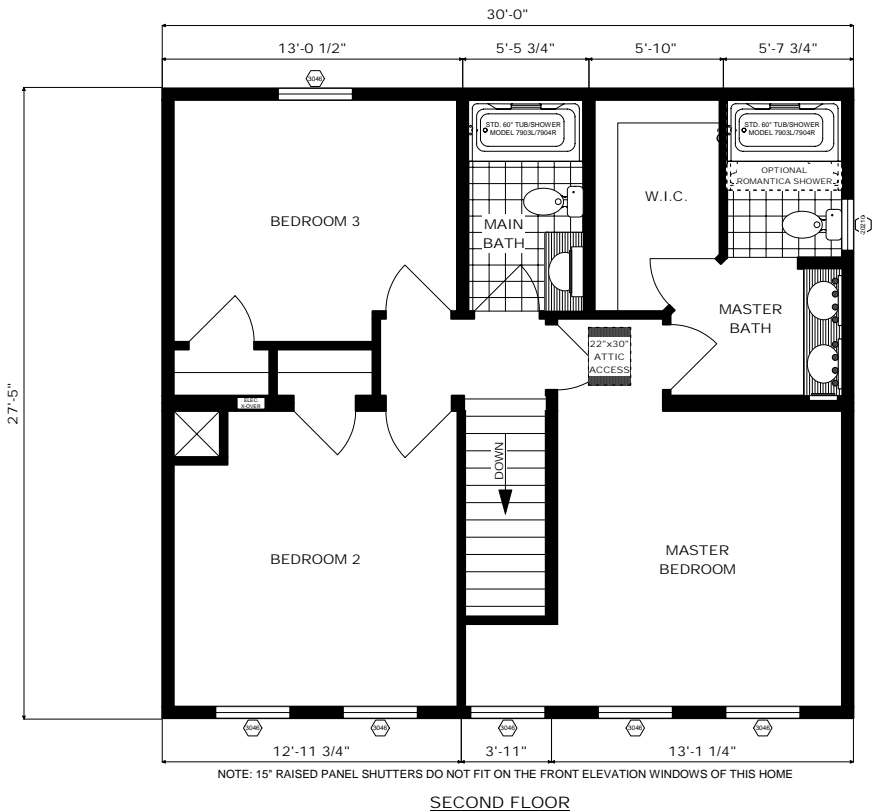
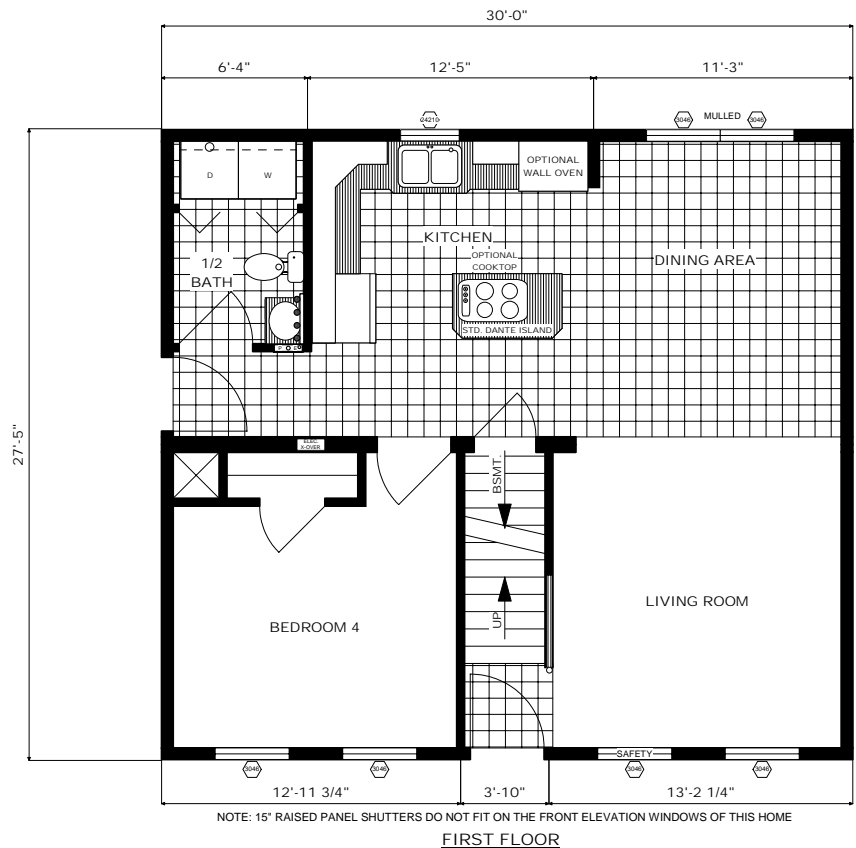
FIRST FLOOR



SECOND FLOOR

The Beaumont

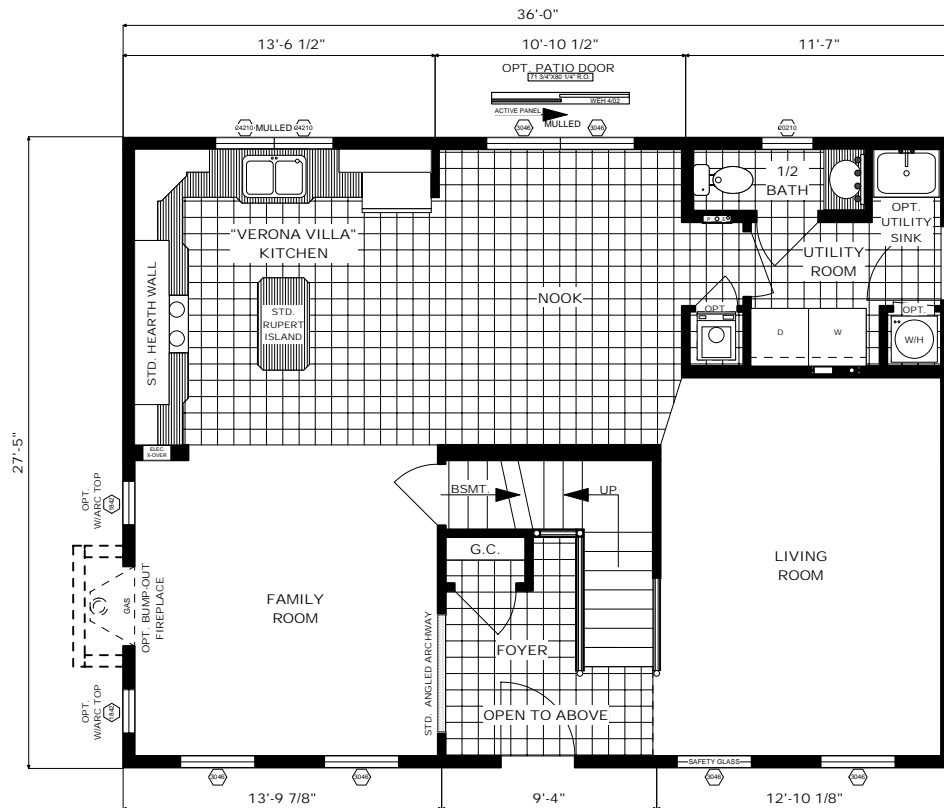
Floor Plan: TS4-PT-27
Size: 27'-5" x 30'
Sq. Ft.: Appx. 1,645



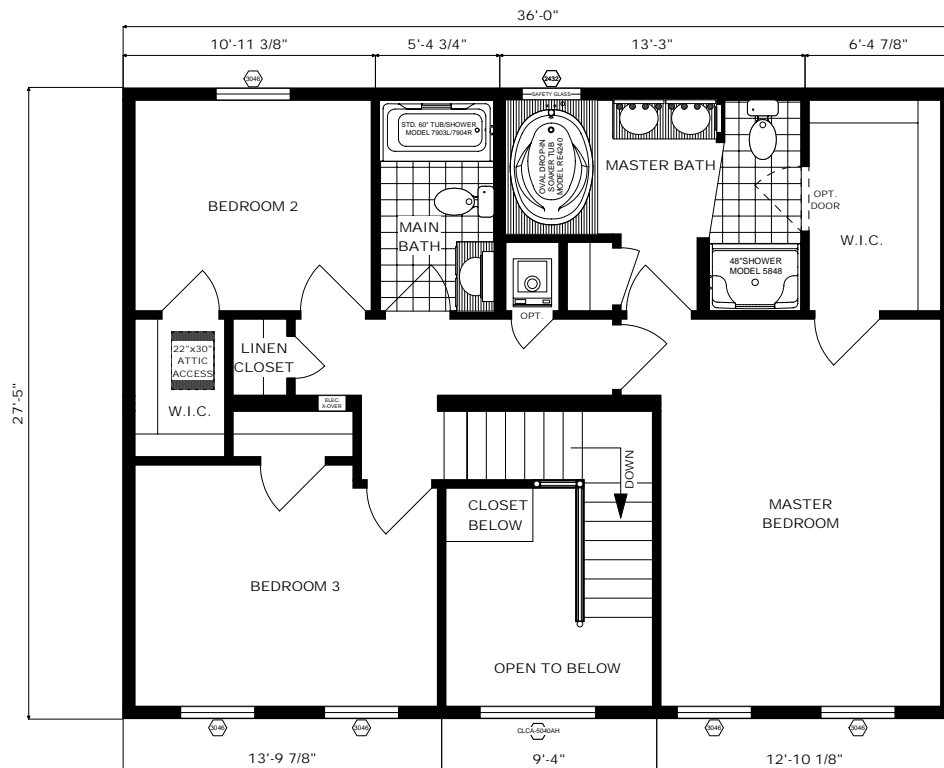
The Shirley

Floor Plan: TS4-PT-16
Size: 27'-5" x 36'
Sq. Ft.: Appx. 1,974

Featuring the "Verona Villa" Hearth Wall Kitchen



FIRST FLOOR



SECOND FLOOR

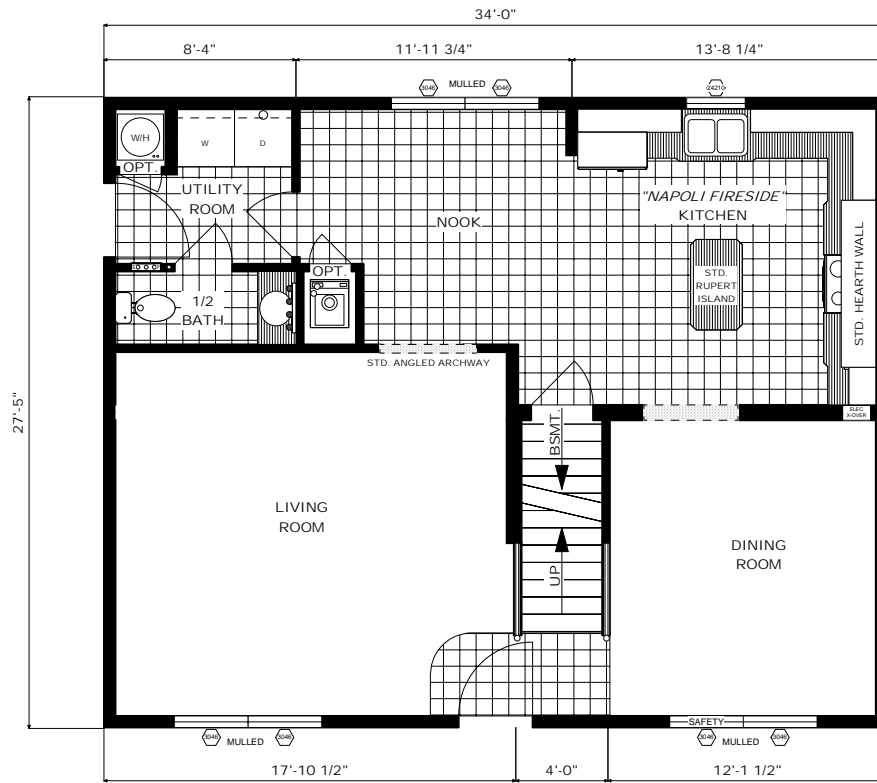
The Laura

Floor Plan: TS4-PT-09

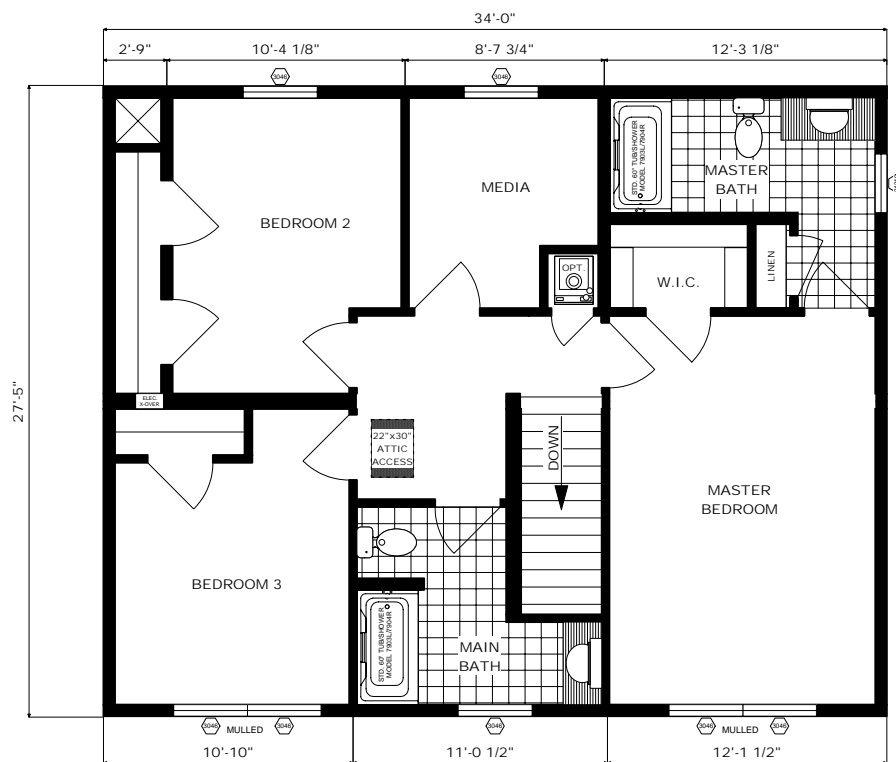
Size: 27'-5" x 34'

Sq. Ft.: Appx. 1,865

Featuring the "Napoli Fireside" Hearth Wall Kitchen



FIRST FLOOR



SECOND FLOOR

Floor Plan: TS4-PT-13
Size: 27'-5" x 34'/24" x 18'
Sq. Ft.: Appx. 2,324

[illegible]

34'-0"

2'-8 1/4"

10'-4 1/2"

2'-4 1/4"

18'-7"

27'-4"

BEDROOM 2

BONUS ROOM

BEDROOM 3

BEDROOM 4

MAIN BATH

22" x 30" ATTIC ACCESS

DOWN

11'-0"

12'-0"

11'-8"

11'-0"

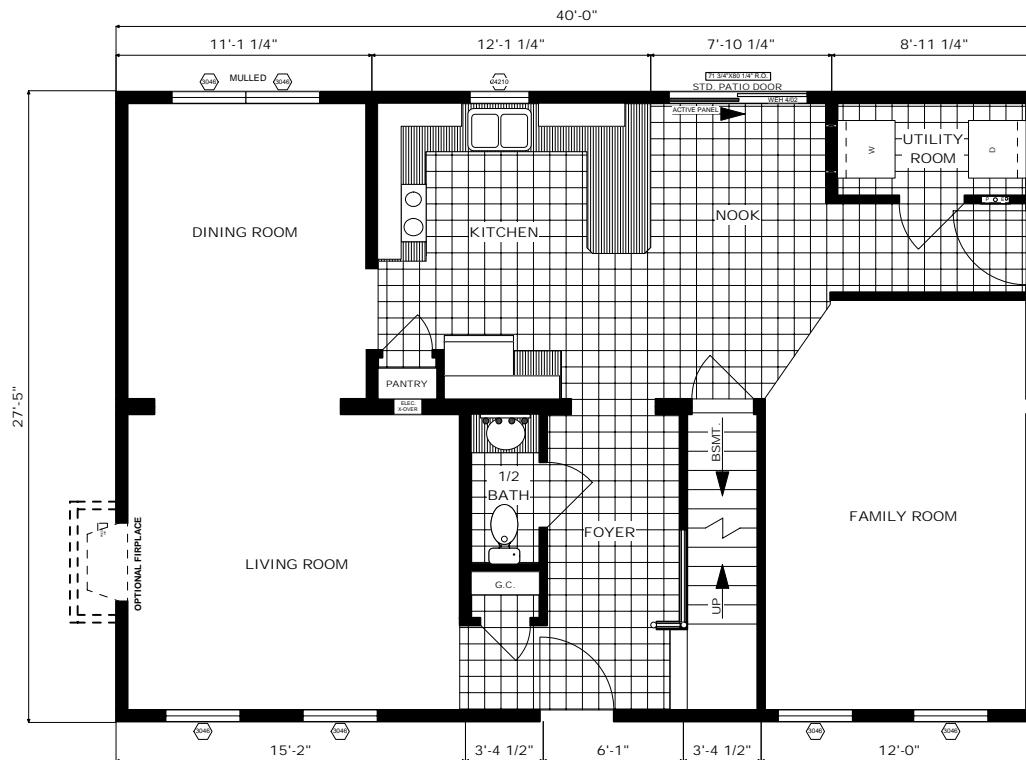
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SECOND FLOOR

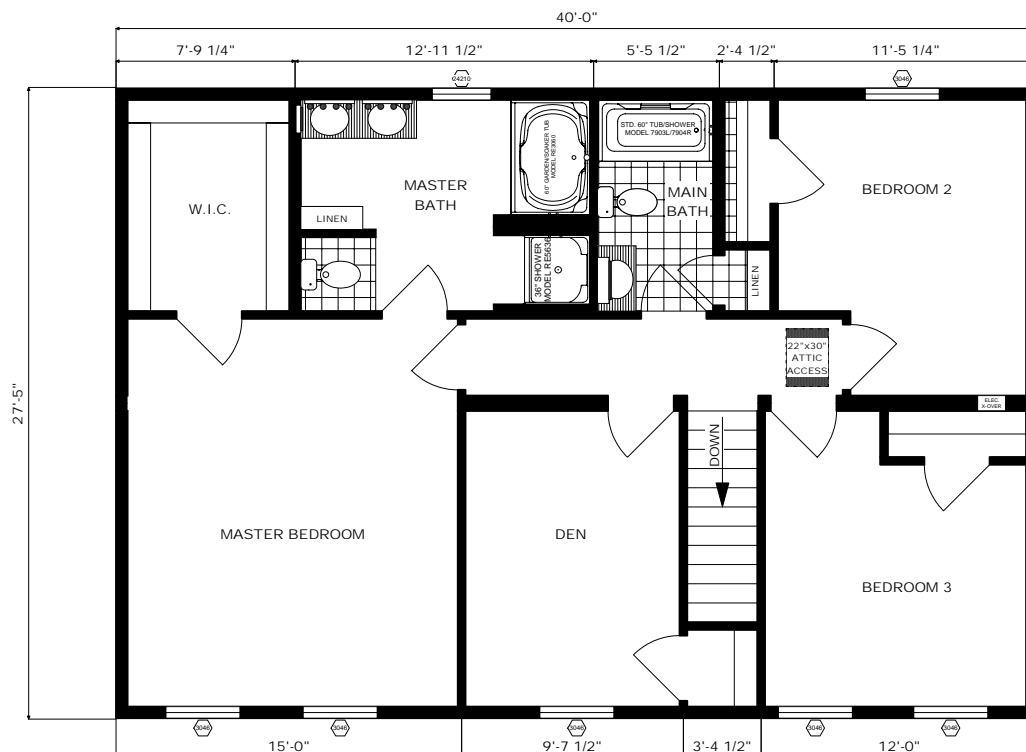
Page 7

The Westfield

Floor Plan: TS4-PT-02
Size: 27'-5" x 40'
Sq. Ft.: Appx. 2,194



FIRST FLOOR



SECOND FLOOR

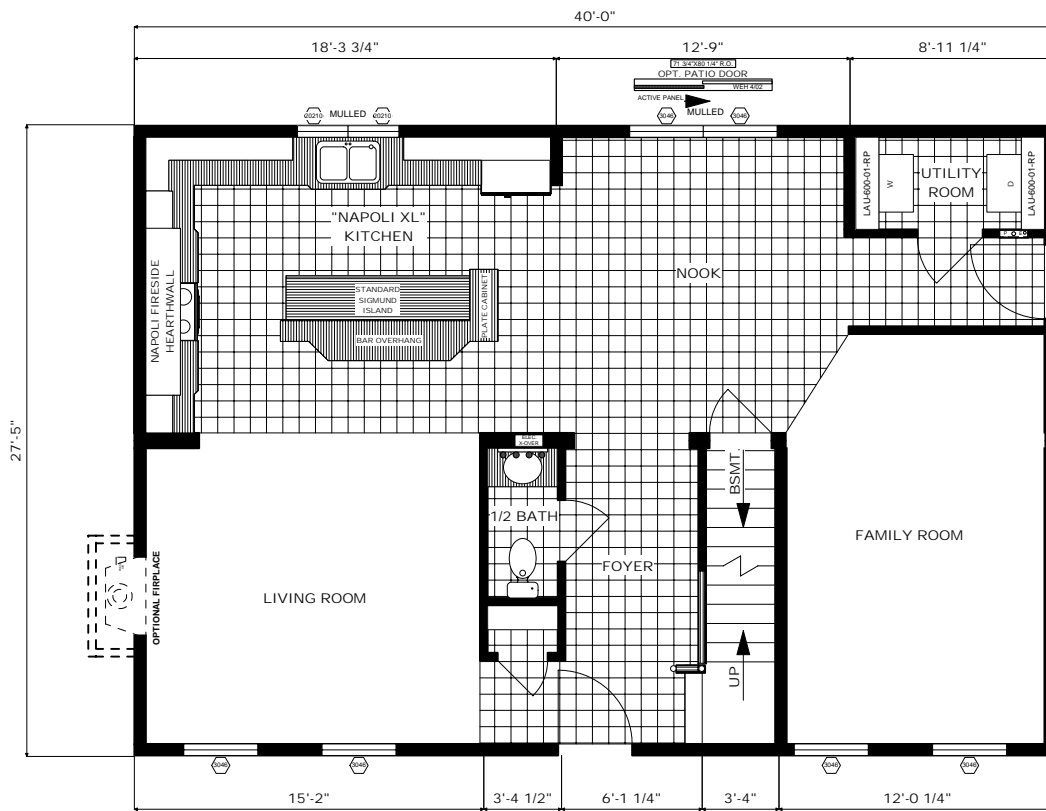
The Astoria

Floor Plan: TS4-PT-20

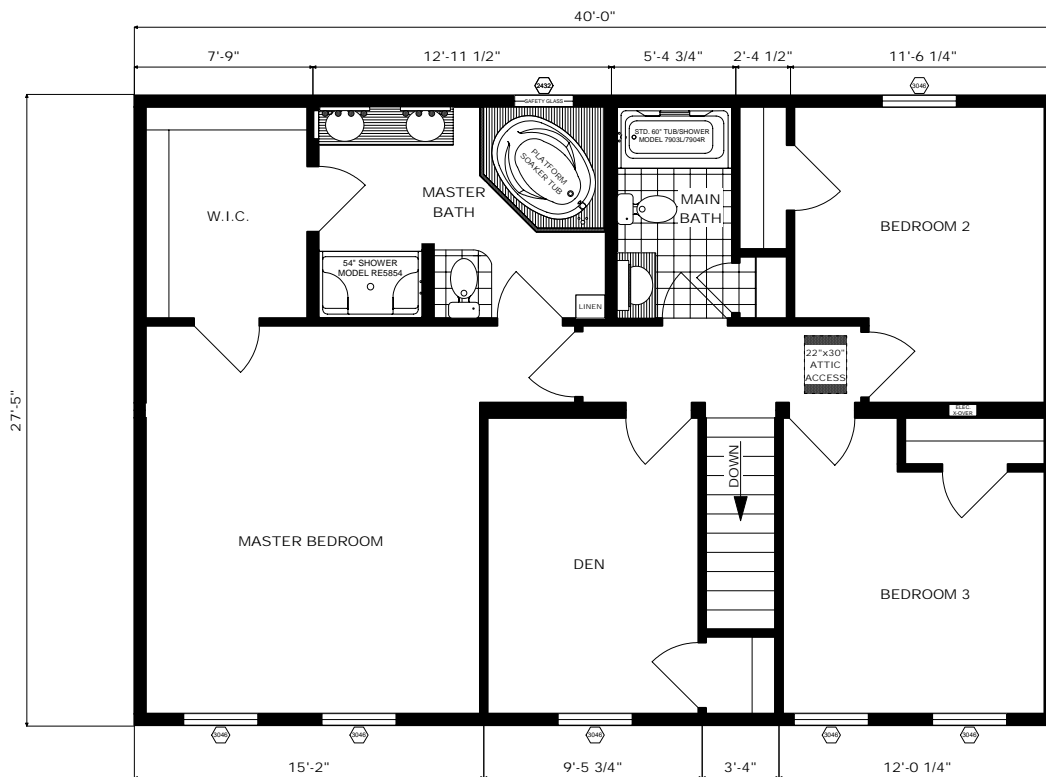
Size: 27'-5" x 40'

Sq. Ft.: Appx. 2,194

Featuring the "Napoli XL" Hearth Wall Kitchen



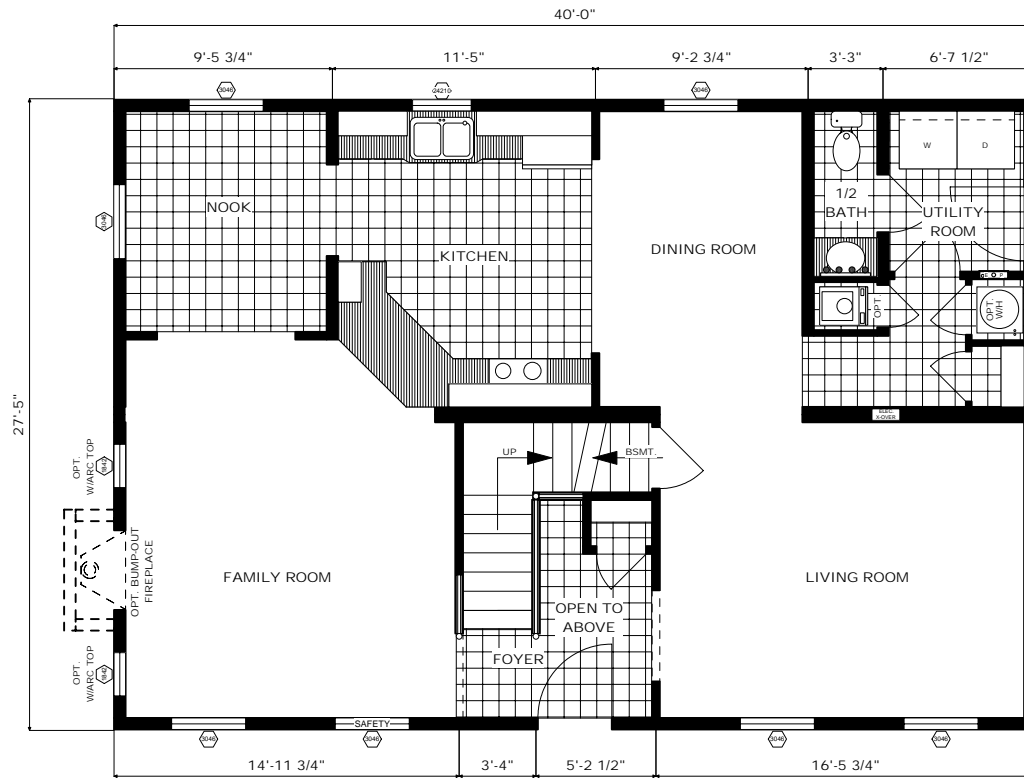
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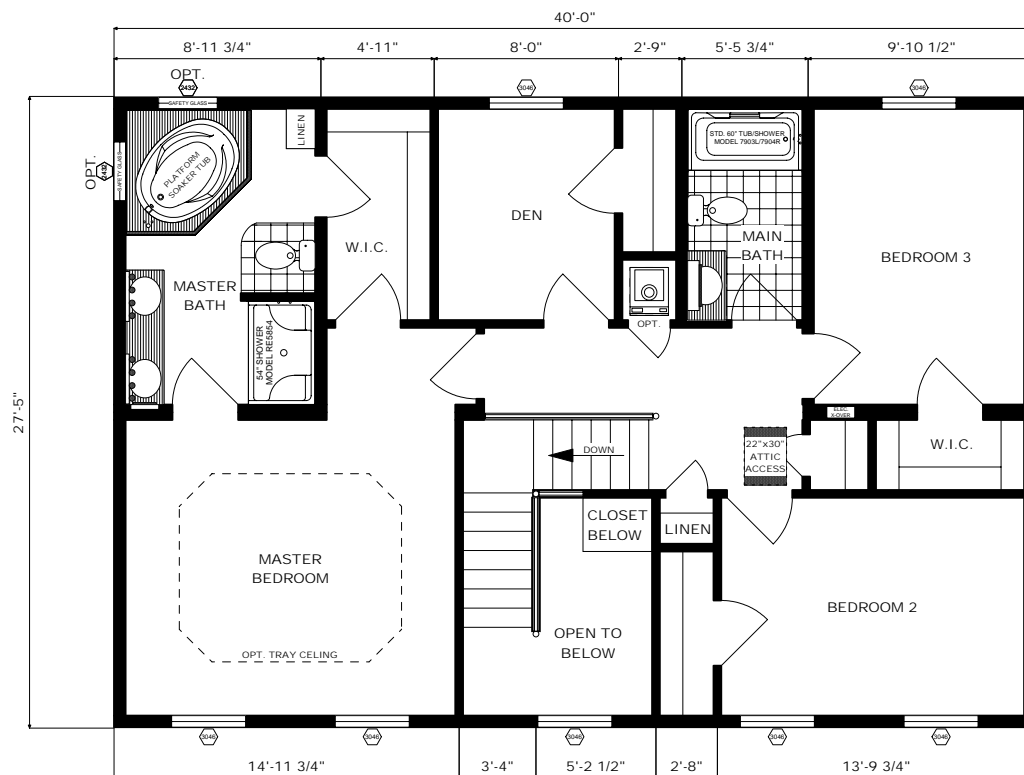
SECOND FLOOR

The Felicity

Floor Plan: TS4-PT-18
Size: 27'-5" x 40'
Sq. Ft.: Appx. 2,194



FIRST FLOOR

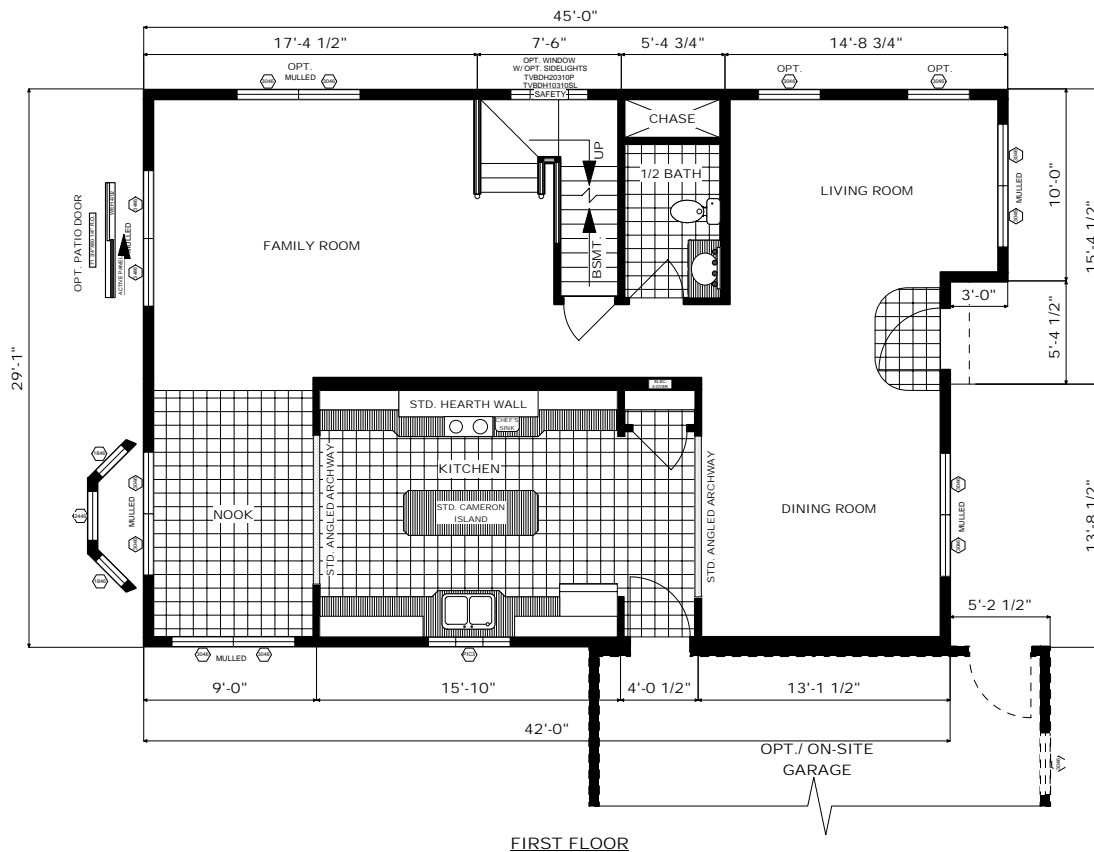


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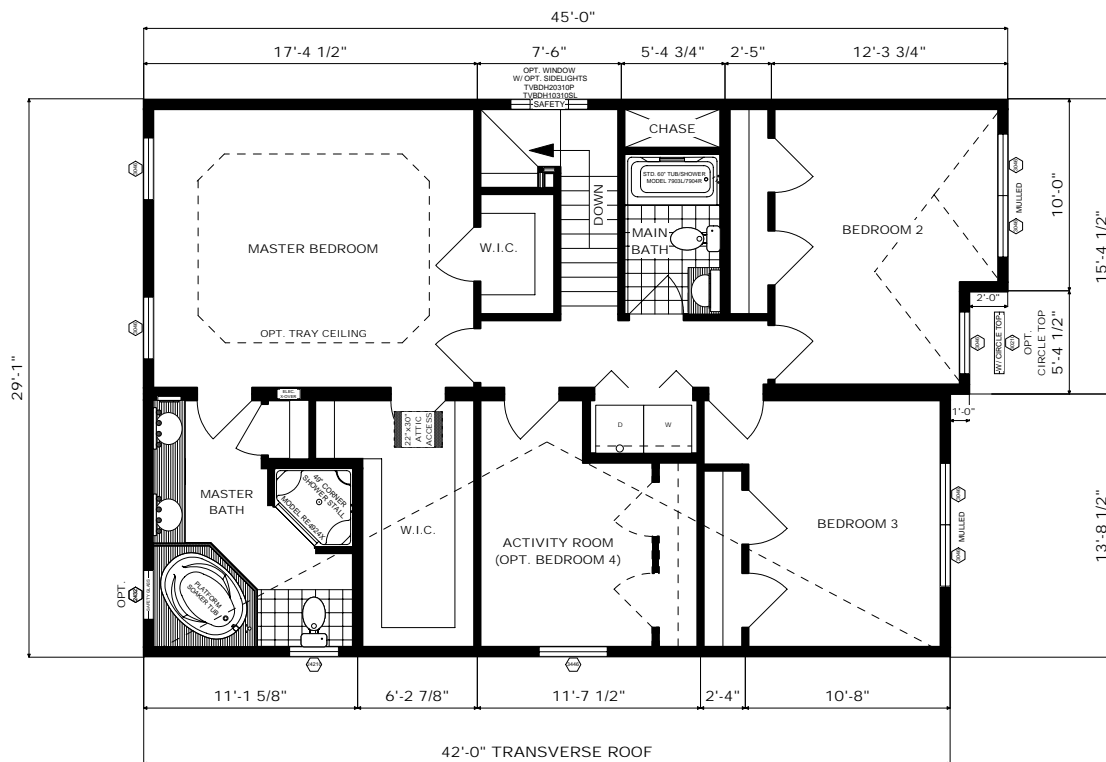
The Alderly

Featuring the "Hearth Wall" Kitchen

Floor Plan: TS4-PT-19
Size: 27'-5" x 42'/45'
Sq. Ft.: Appx. 2,504



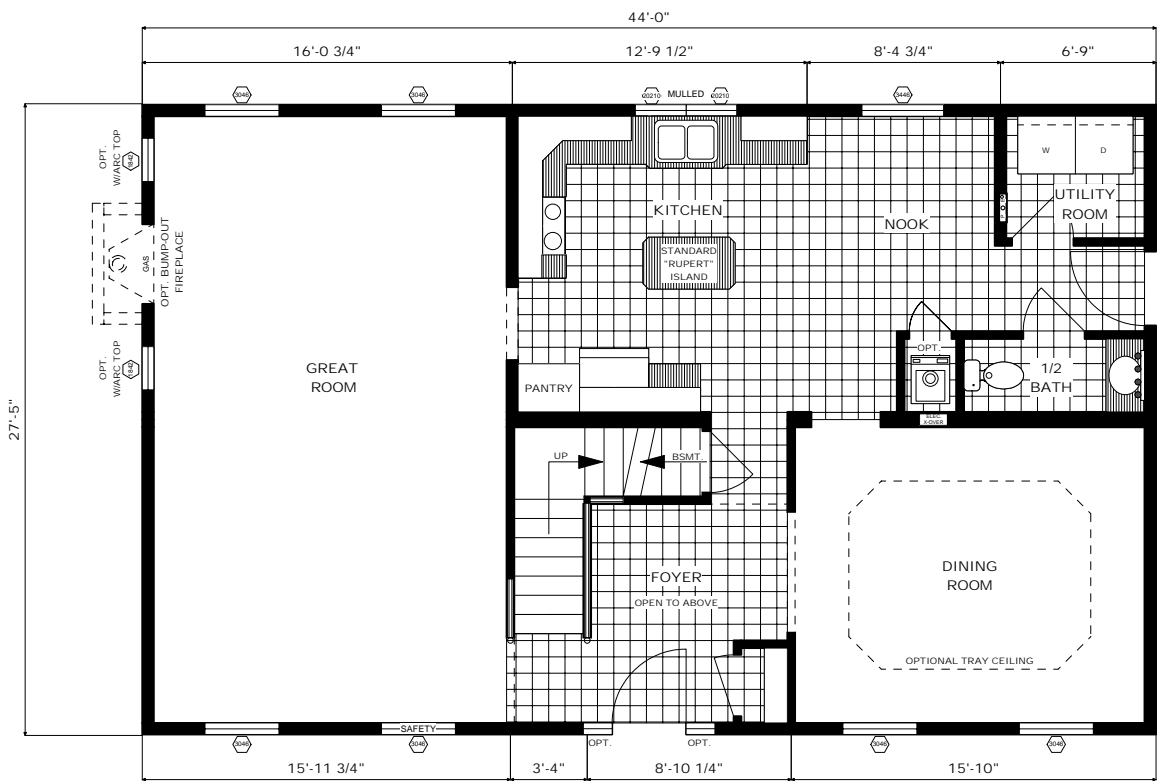
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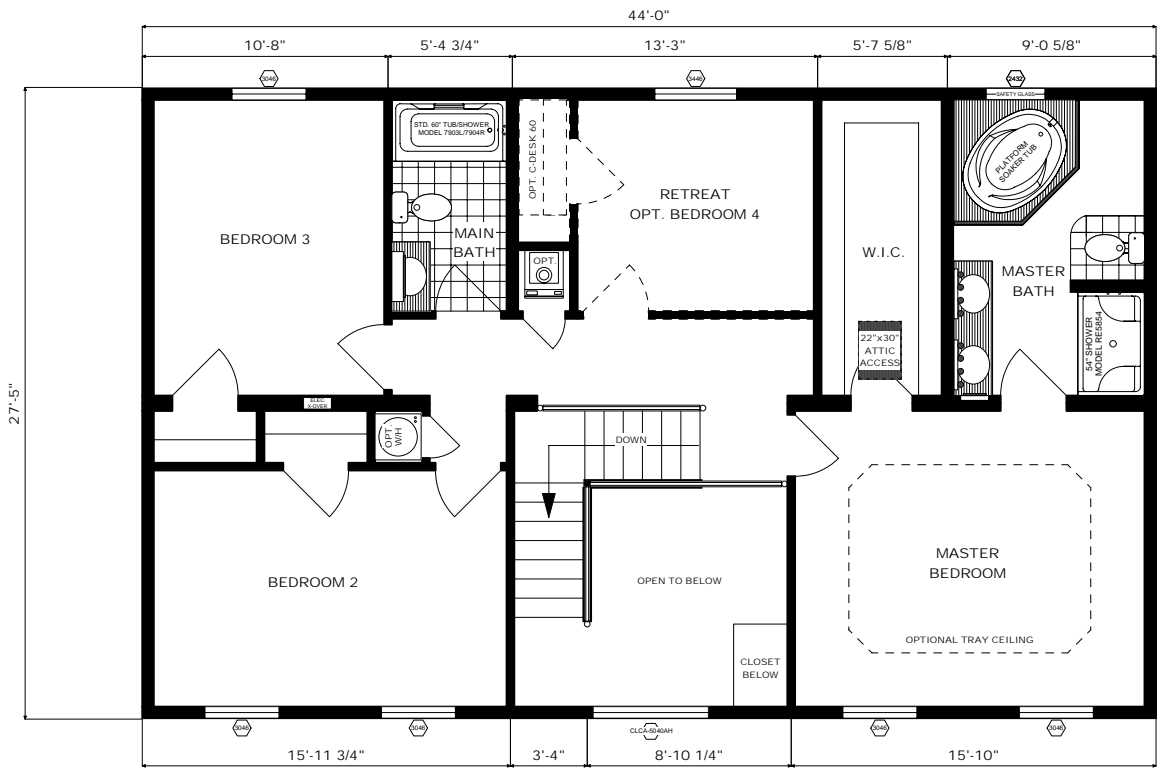
SECOND FLOOR

The Chelsea

Floor Plan: TS4-PT-22
Size: 27'-5" x 44'
Sq. Ft.: Appx. 2,413



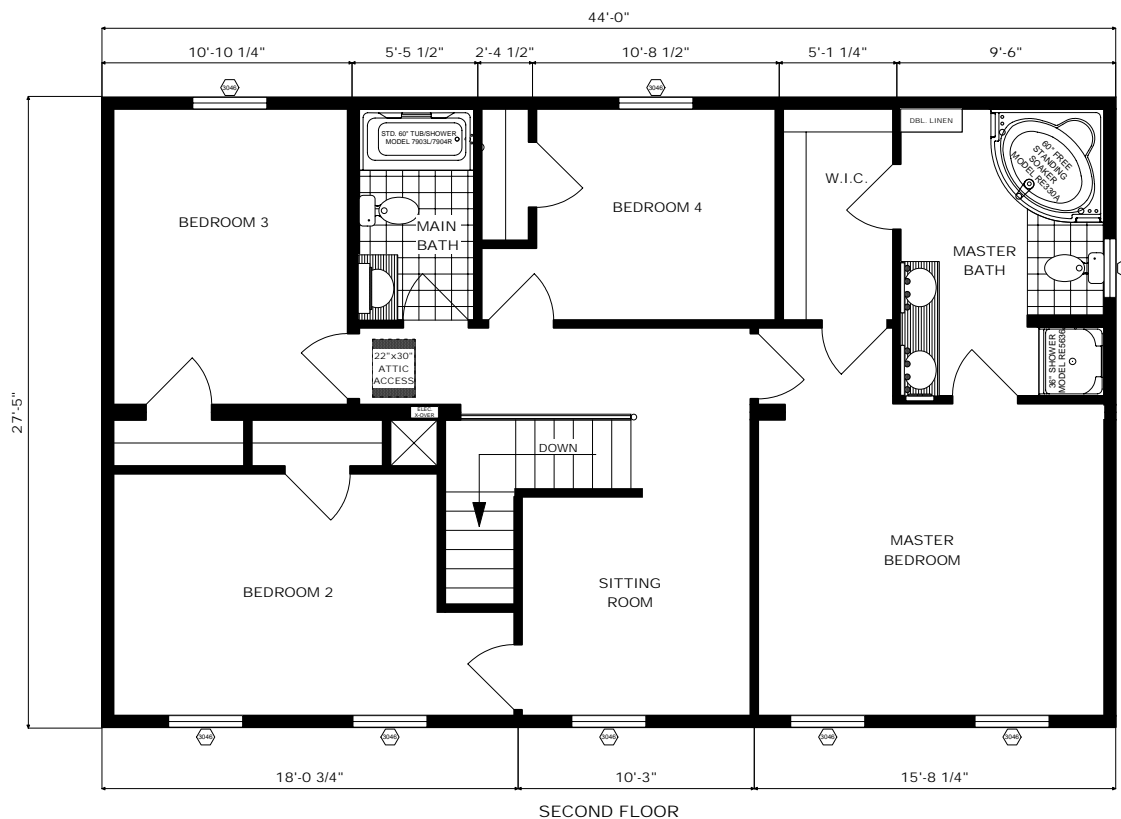
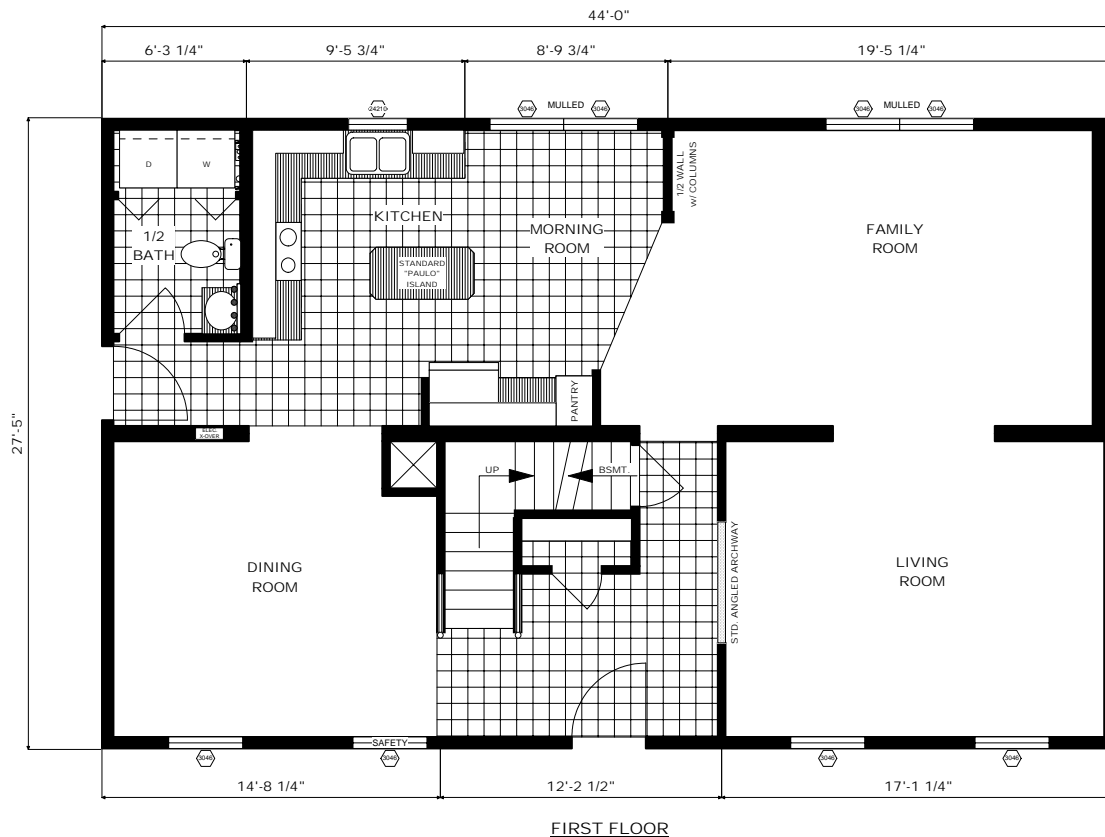
FIRST FLOOR



SECOND FLOOR

The Stratford

Floor Plan: TS4-PT-01
Size: 27'-5" x 44'
Sq. Ft.: Appx. 2,413



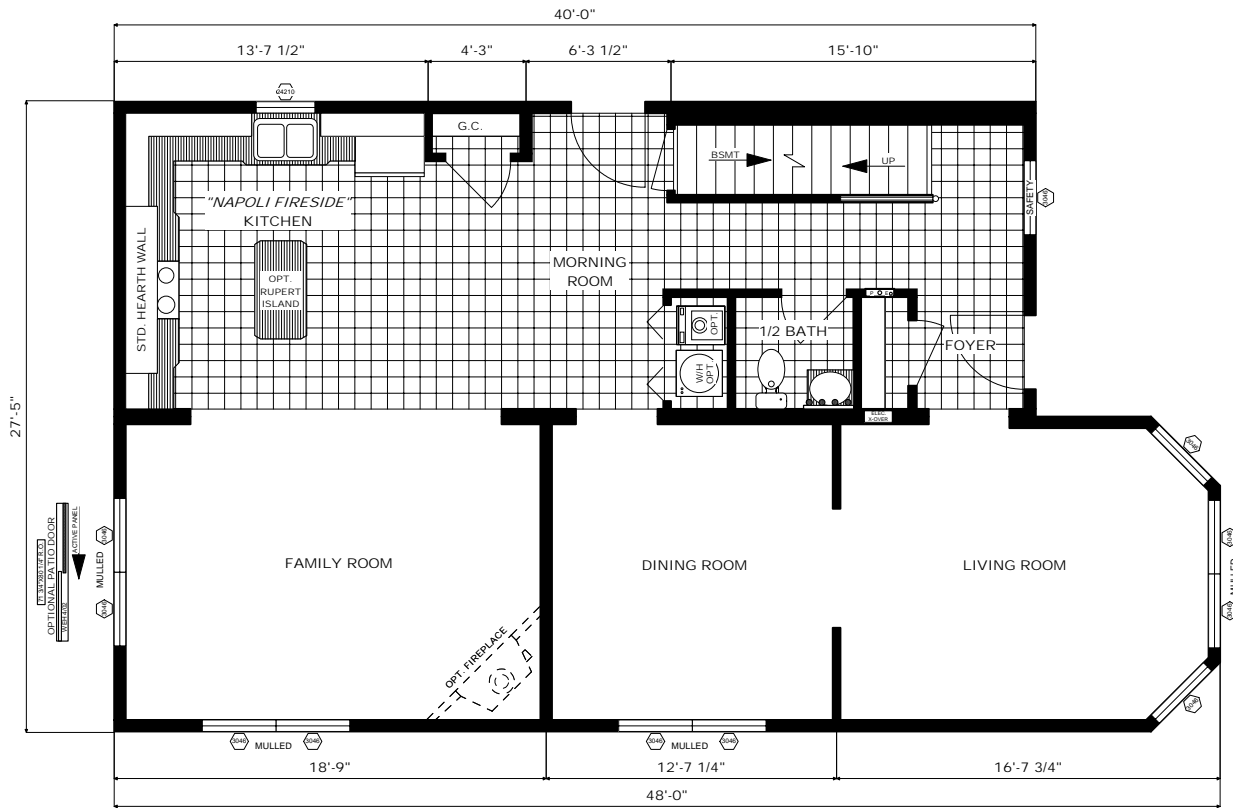
The Oakley

Featuring the "Napoli fireside" Hearth Wall Kitchen

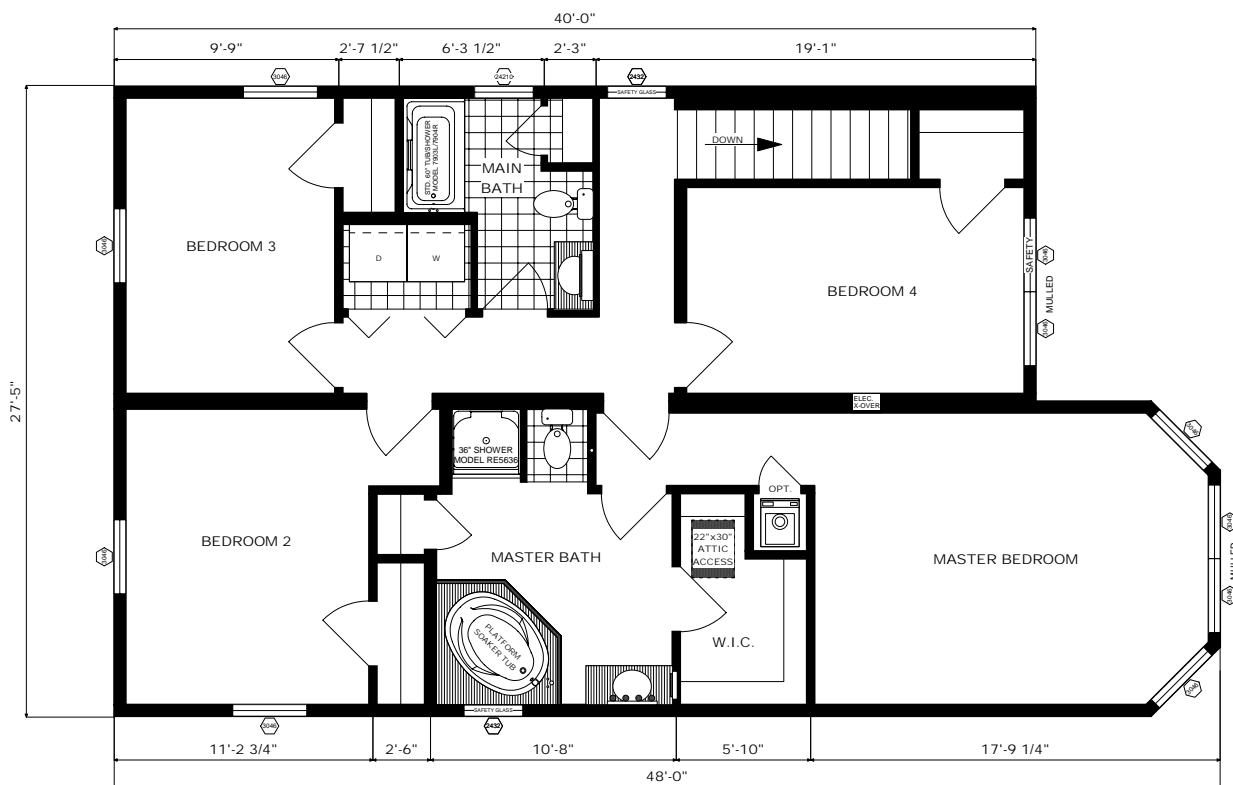
Floor Plan: TS4-PT-14

Size: 27'-5" x 40'-48"

Sq. Ft.: Appx. 2,413



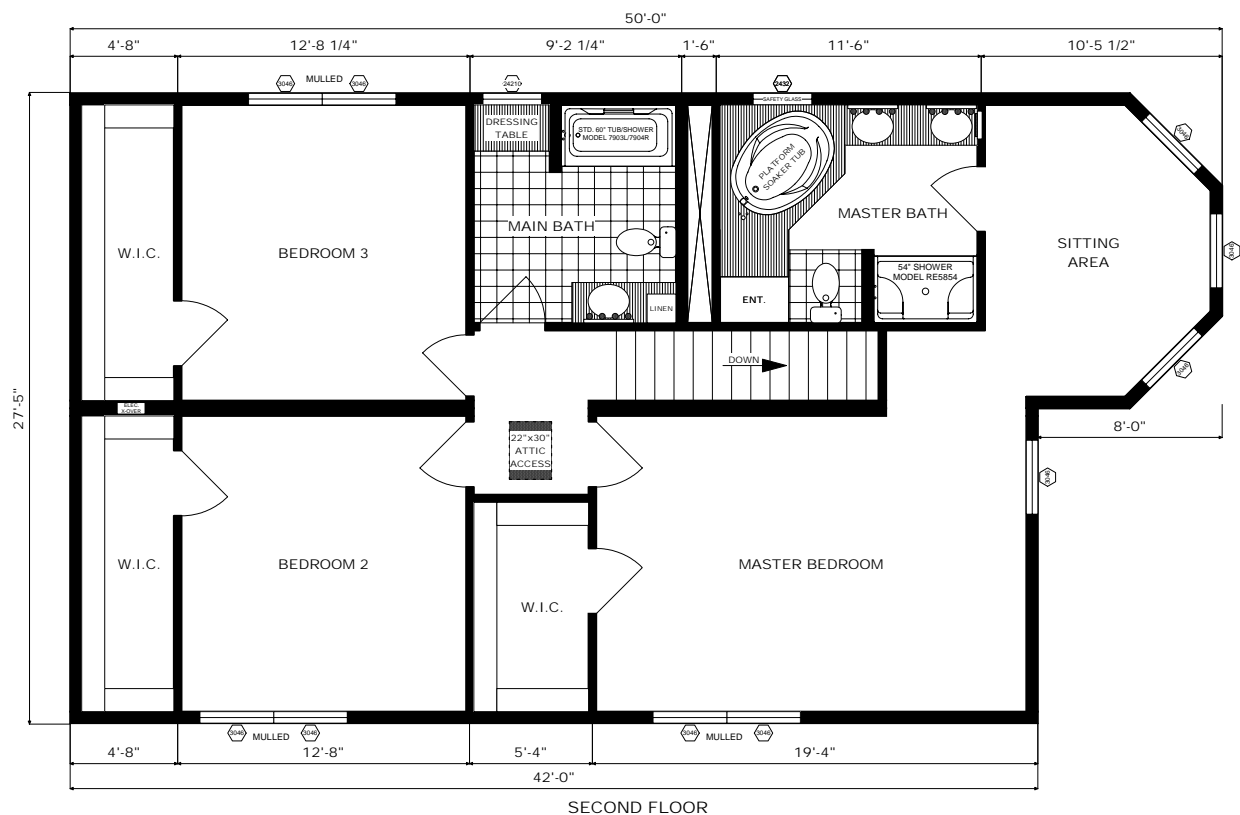
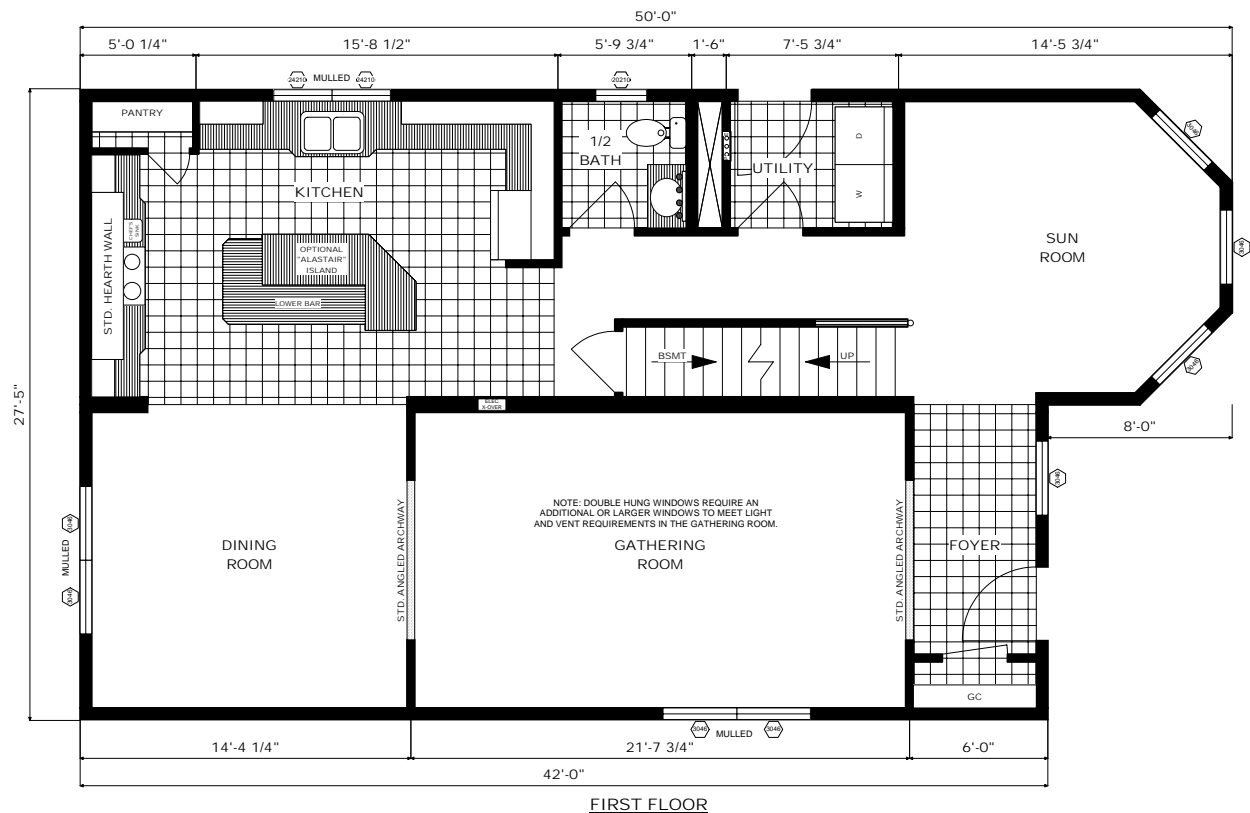
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SECOND FLOOR

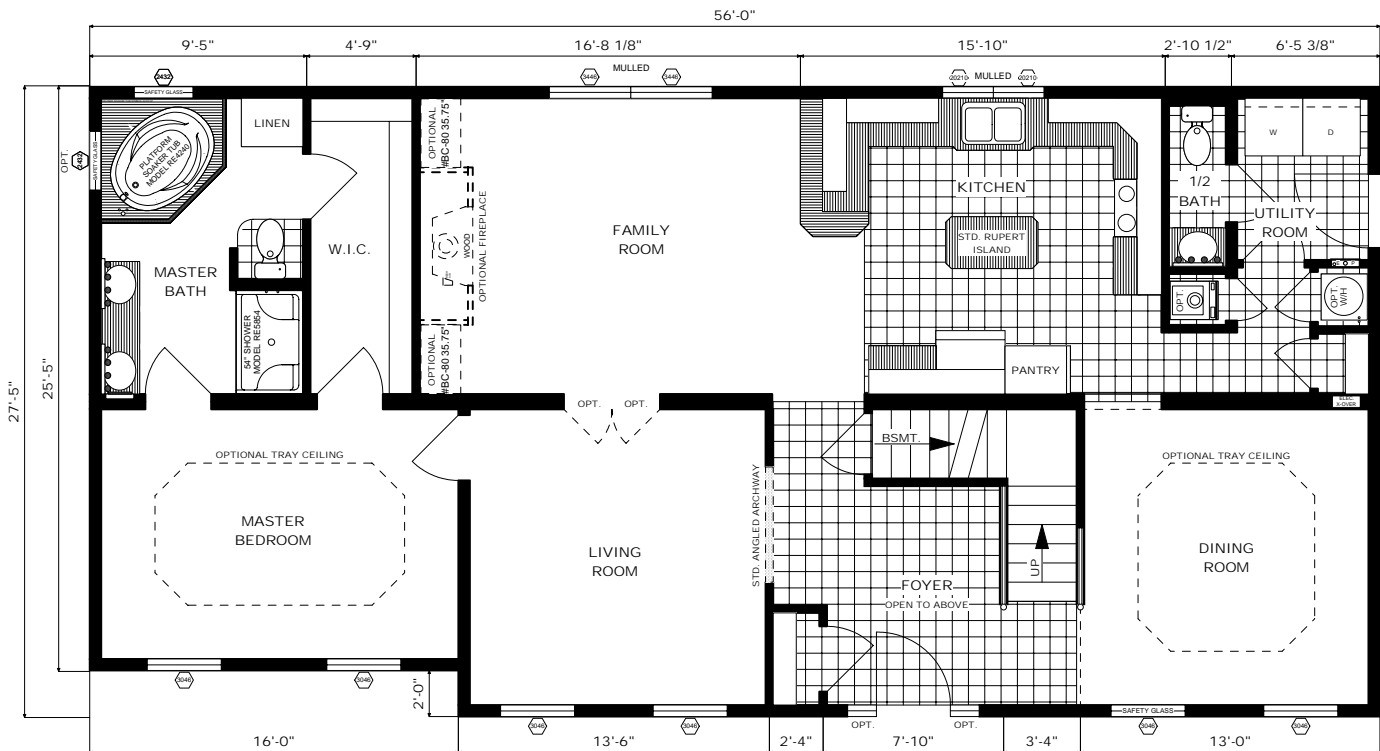
Floor Plan: TS4-PT-08
Size: 27'-5" x 42'/50'
Sq. Ft.: Appx. 2,515

Featuring the "Hearth Wall" Kitchen and "Capitol" Master Bath

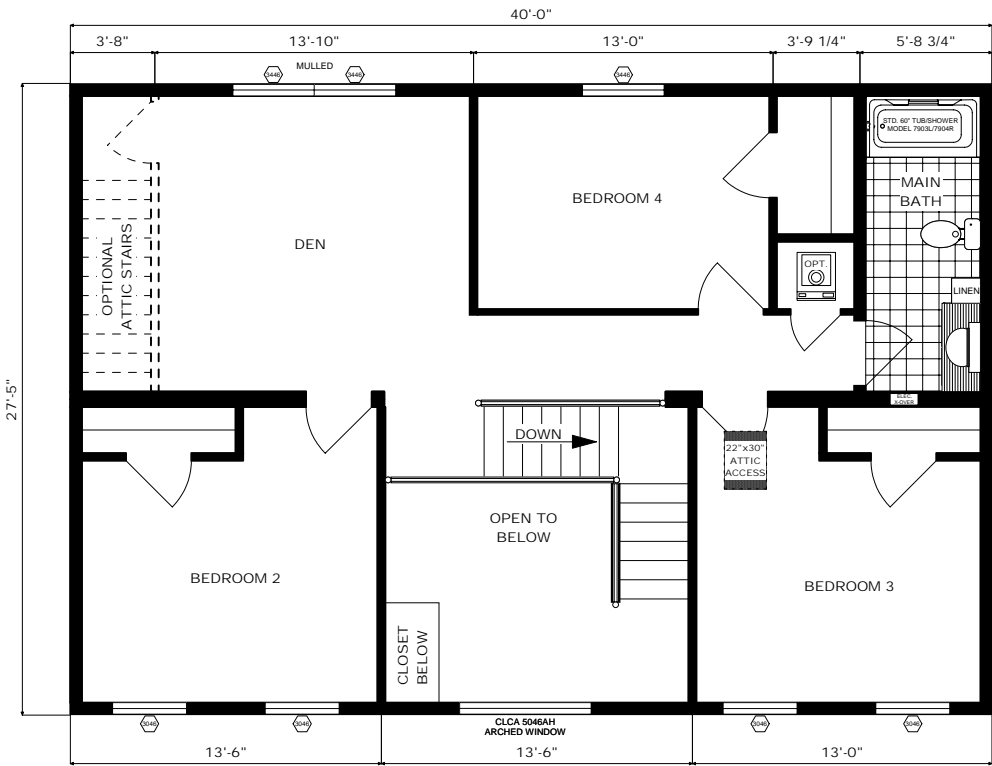


The Longwood

Floor Plan: TS4-PT-21
 Size: 27'-5" x 40' / 25'-5" x 16'
 Sq. Ft.: Appx. 2,598



FIRST FLOOR



SECOND FLOOR

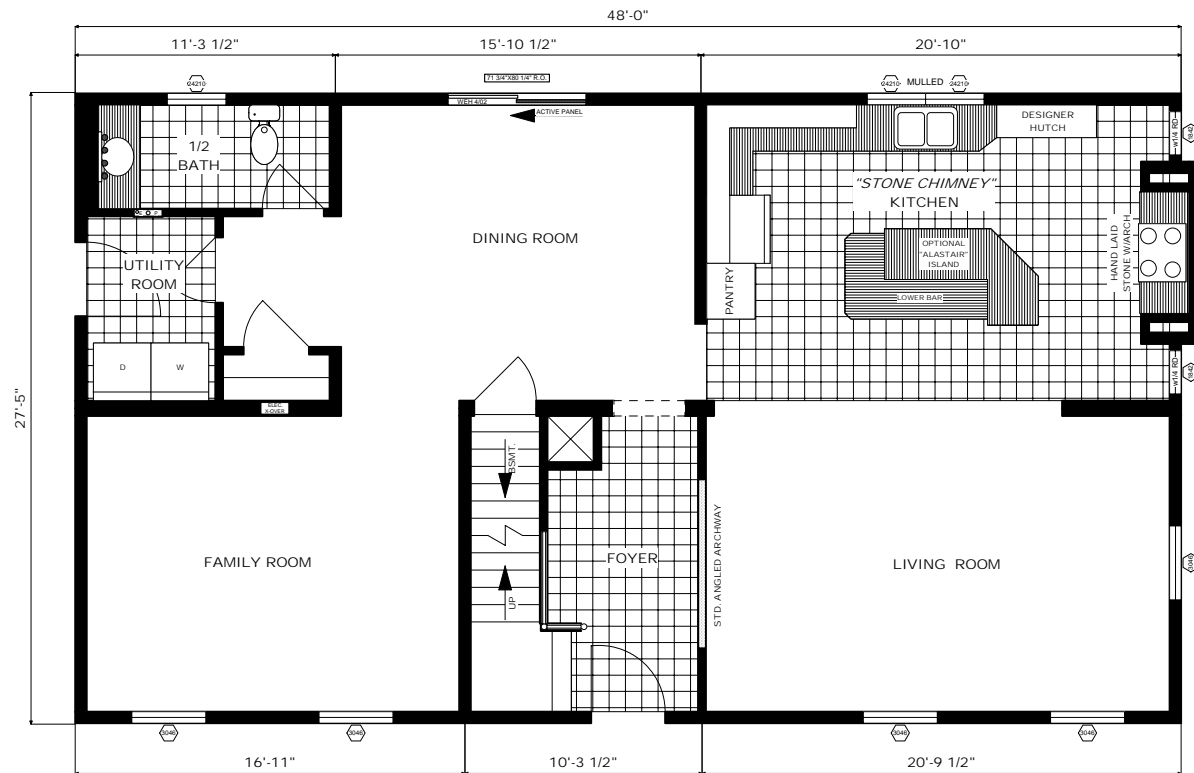
The Westover

Floor Plan: TS4-PT-07

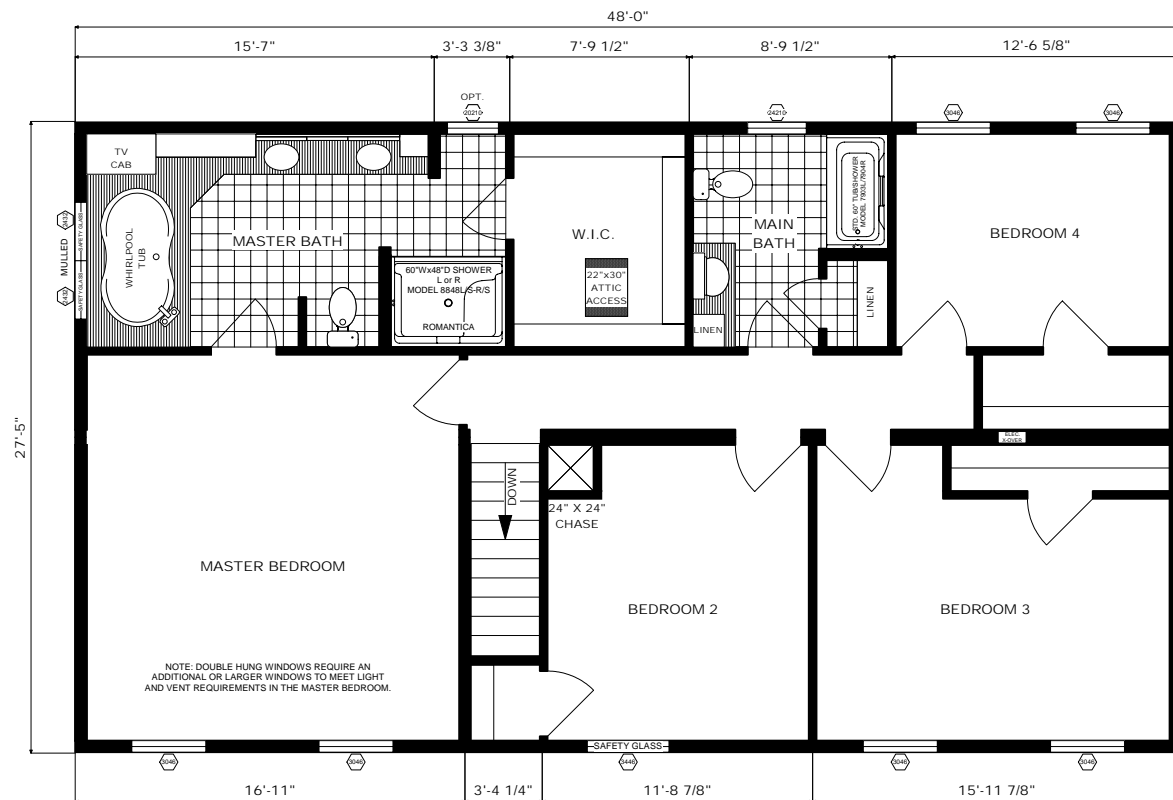
Size: 27'-5" x 48'

Sq. Ft.: Appx. 2,632

Featuring the "Stone Chimney" Kitchen



FIRST FLOOR



SECOND FLOOR

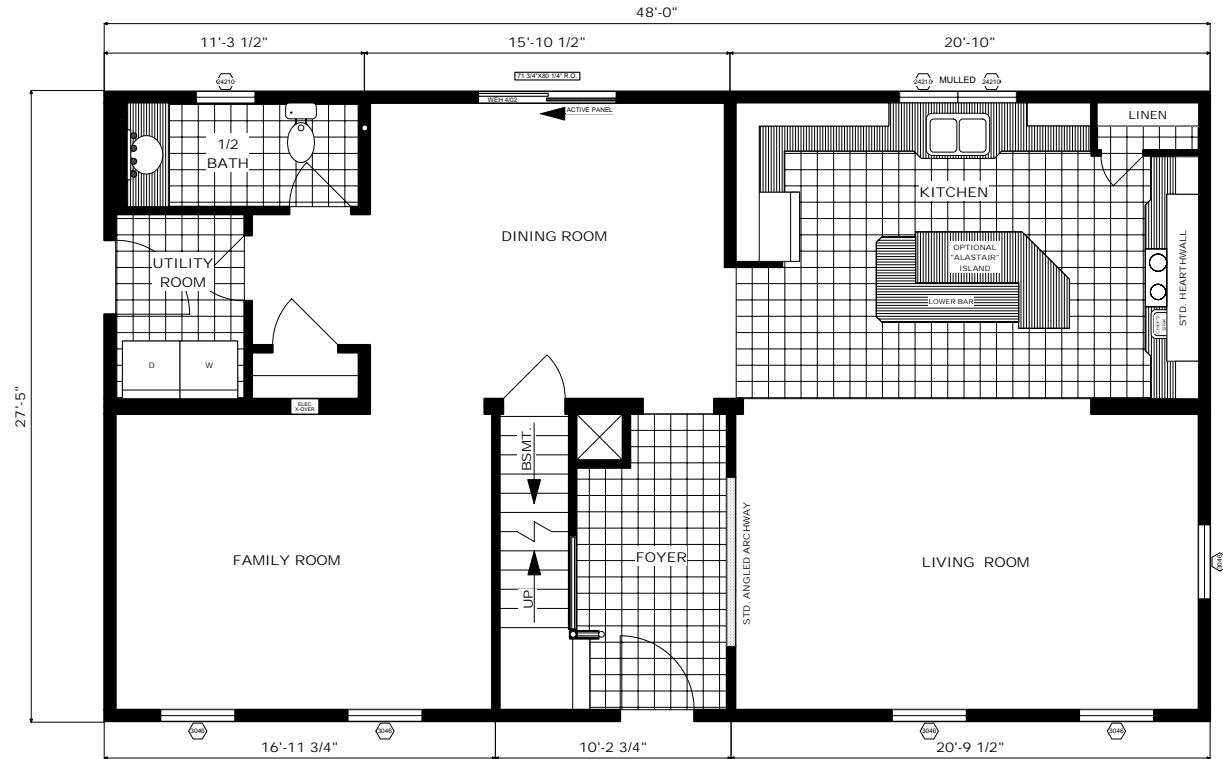
The Hanover

Floor Plan: TS4-PT-10

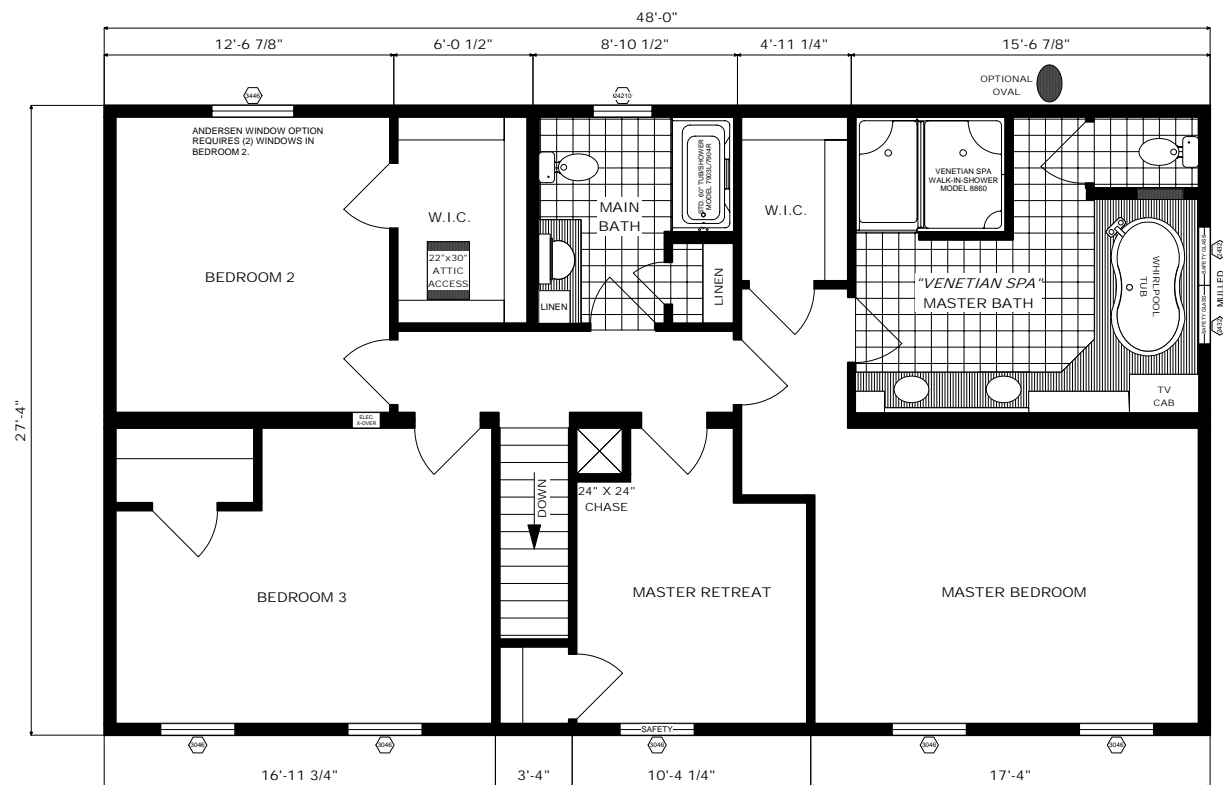
Size: 27'-5" x 48'

Sq. Ft.: Appx. 2,632

Featuring the "Hearth Wall" Kitchen (End Wall Variation)
& The "Venetian Spa" Master Bath



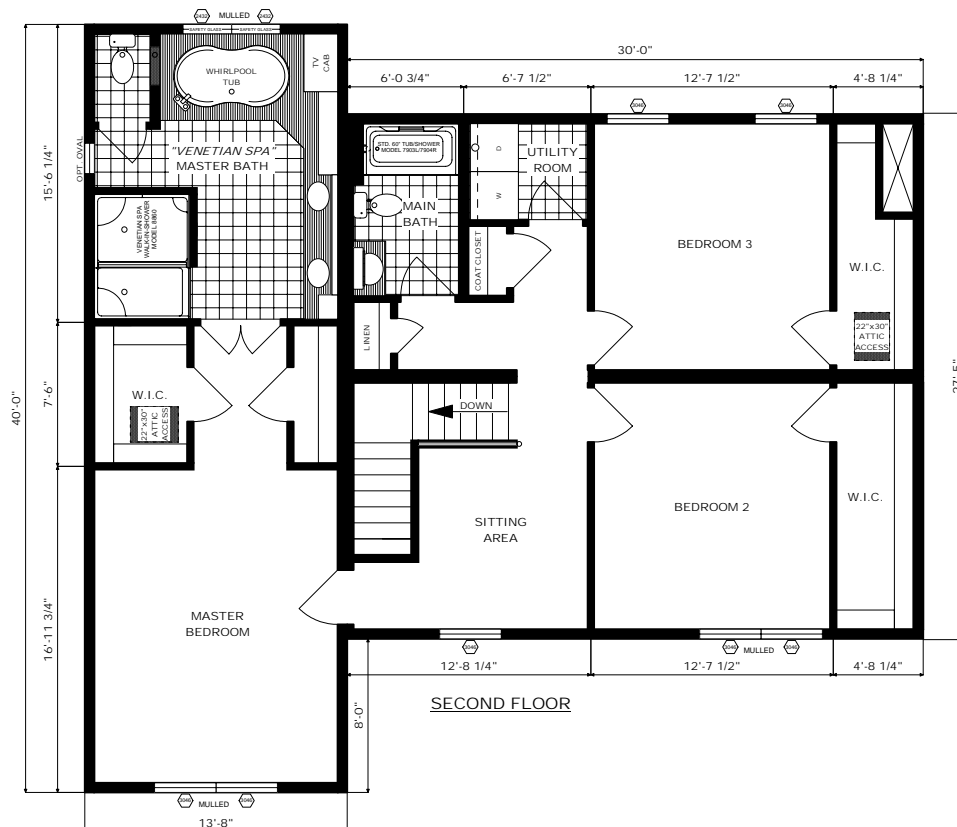
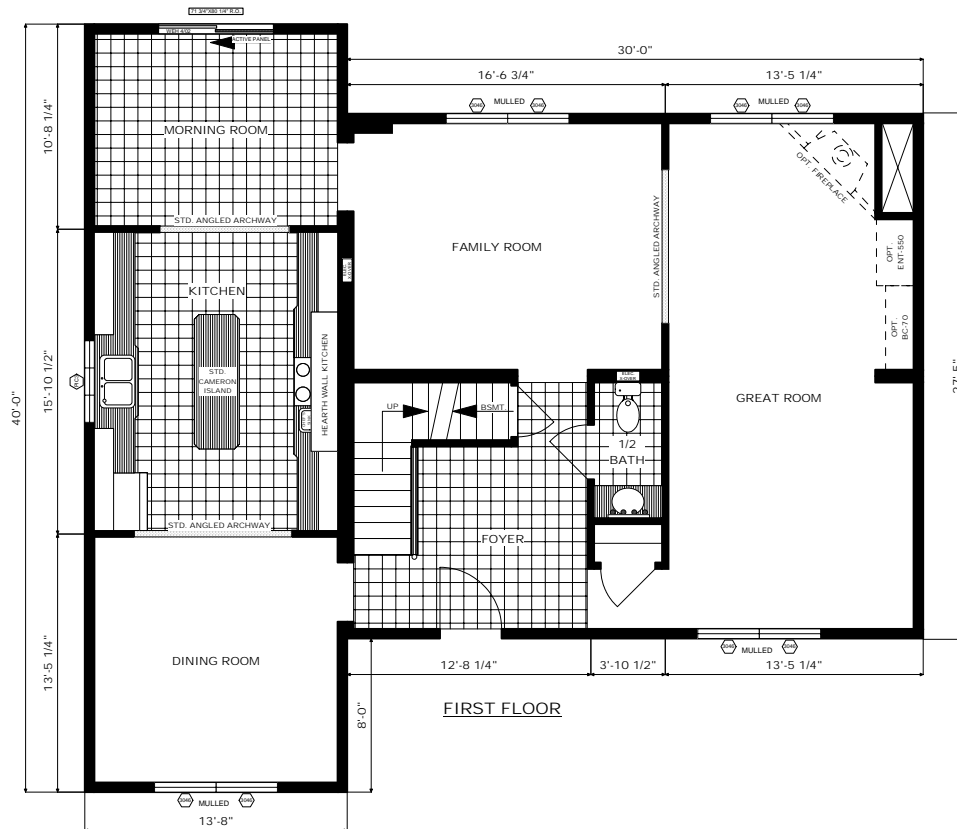
FIRST FLOOR



SECOND FLOOR

Floor Plan: TS6-PT-05
Size: 27'-5"/13'-8" x 30'/40'
Sq. Ft.: Appx. 2,739

Featuring the "Hearth Wall" Kitchen & "Venetian Spa" Master Bath

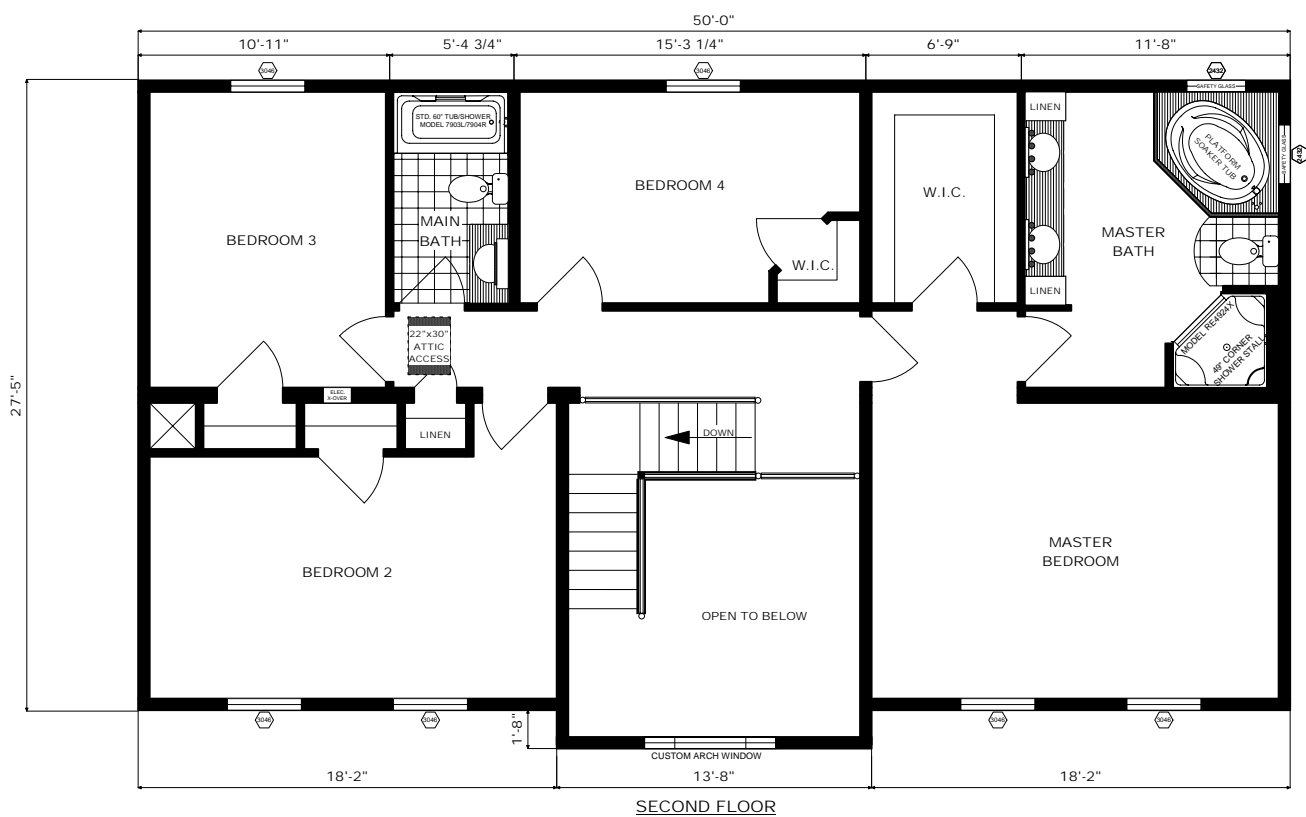
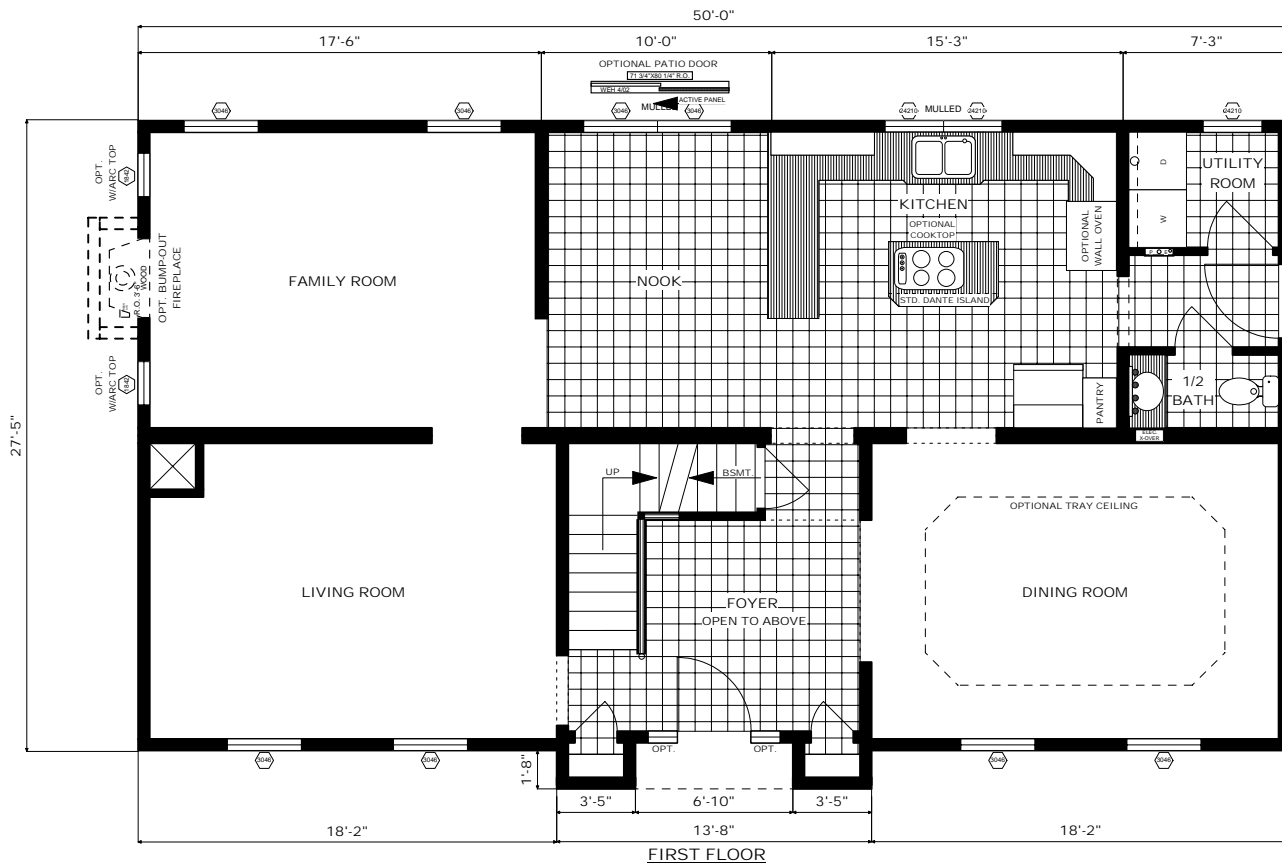


The Stockbridge

Floor Plan: TS4-PT-26

Size: 27'-5" x 50'

Sq. Ft.: Appx. 2,774

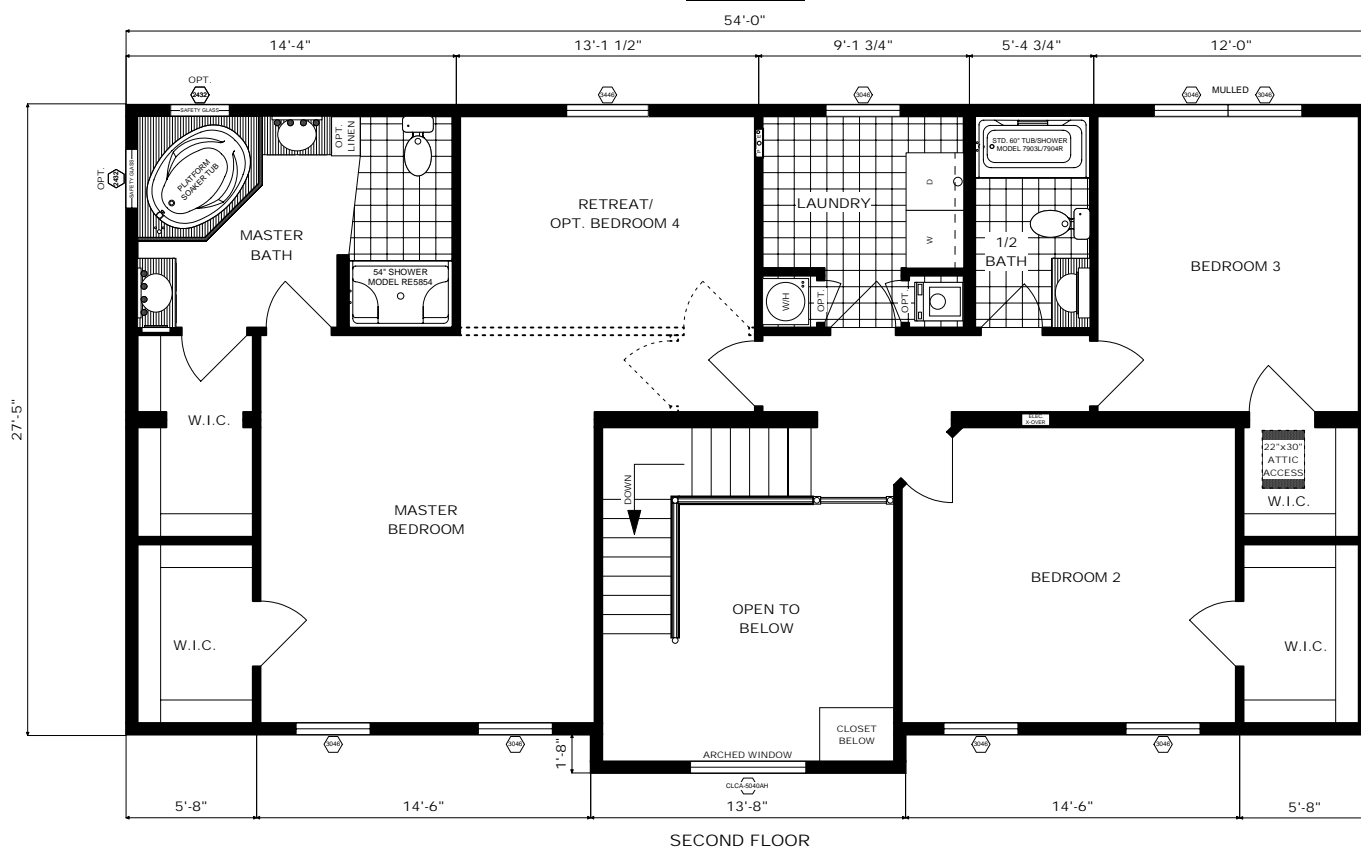
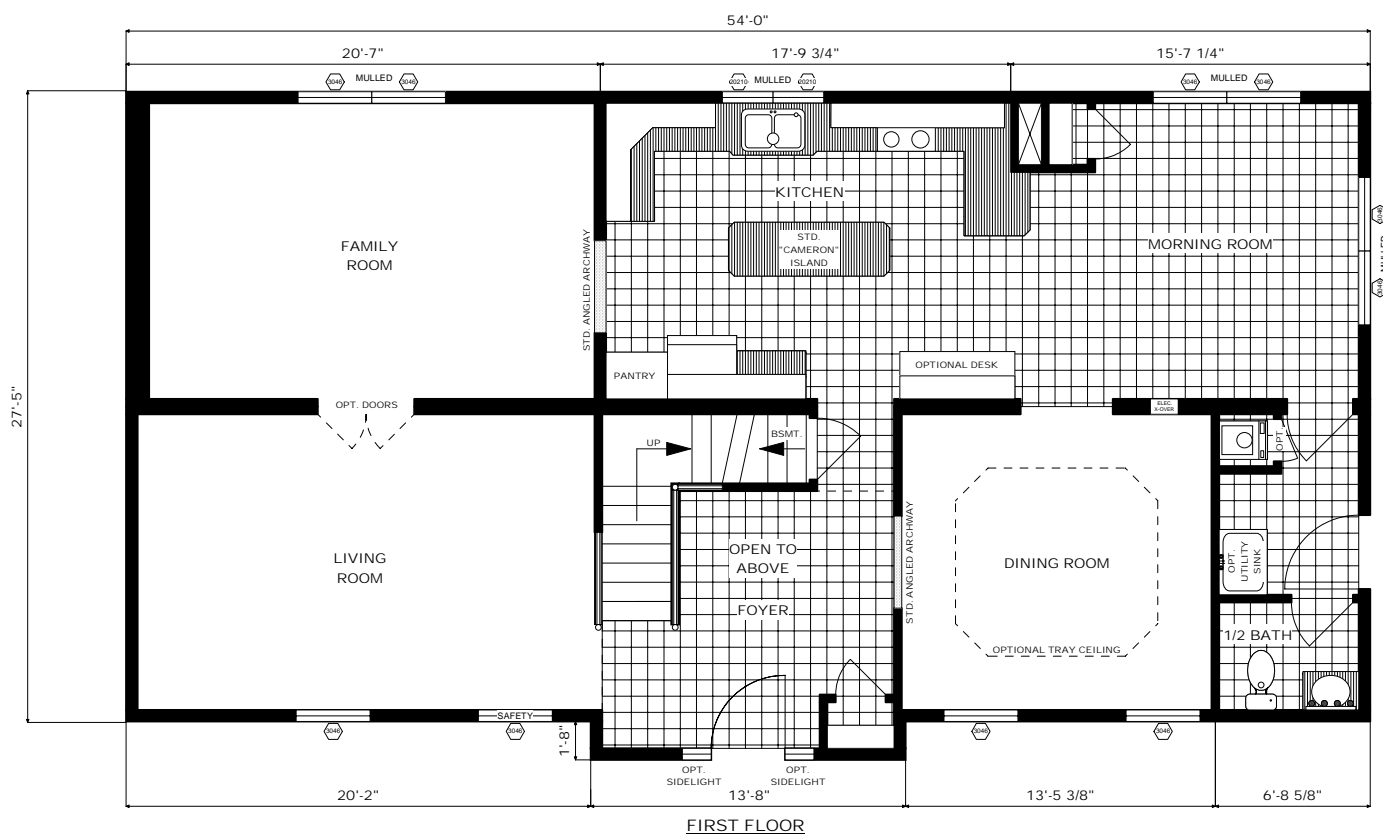


The Langford

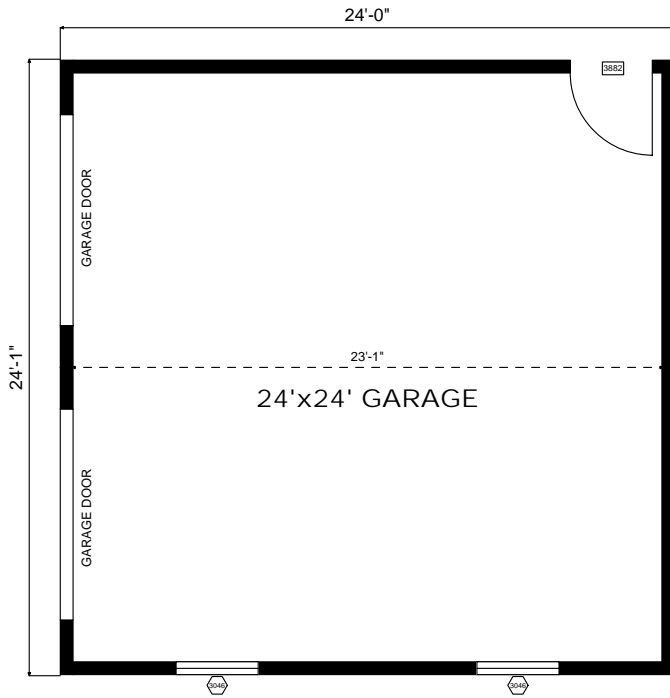
Floor Plan: TS4-PT-24

Size: 27'-5" x 54'

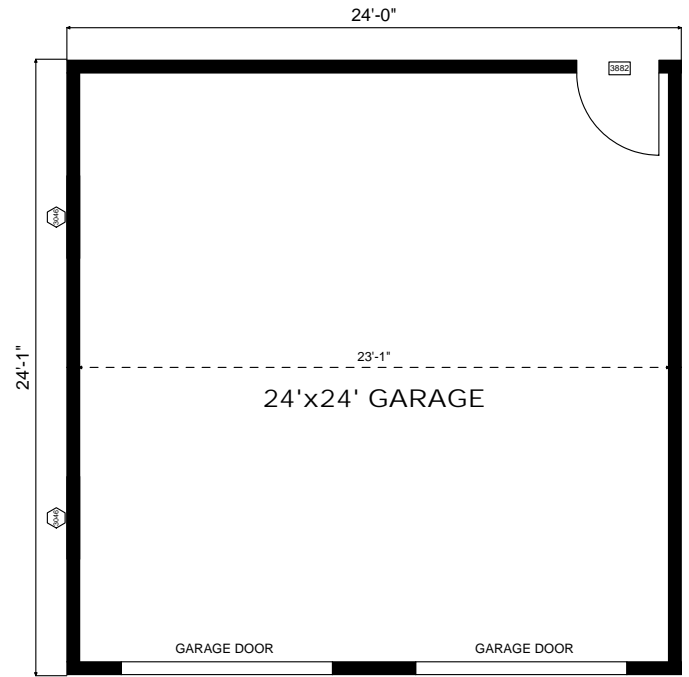
Sq. Ft.: Appx. 2,863



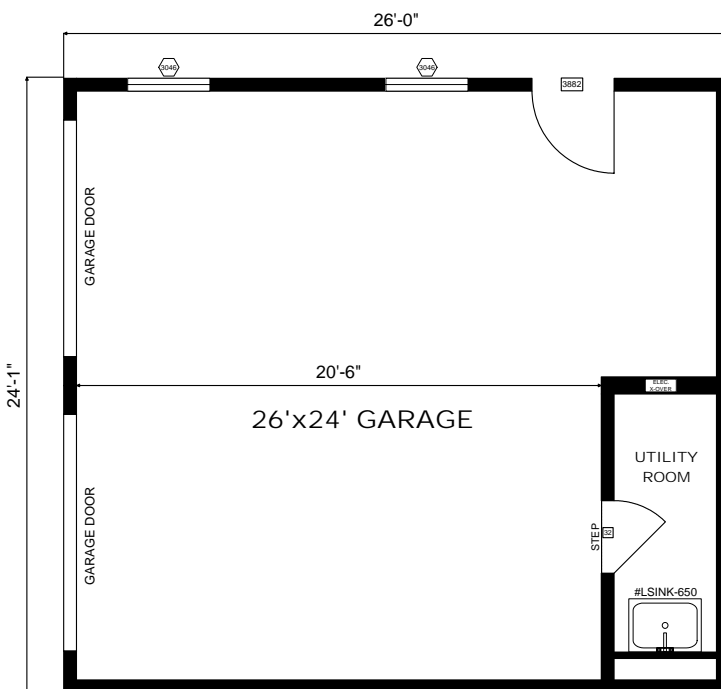
Optional Garages



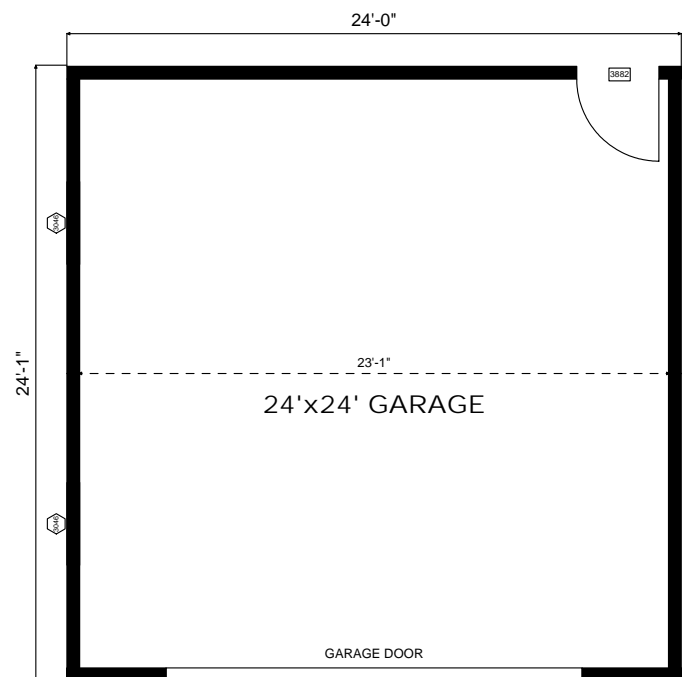
GARAGE A



GARAGE B



GARAGE C



GARAGE D

NOTE: GARAGE DOOR SIZES MAY VARY DEPENDING ON
SIDEWALL LOADINGS.

The Pleasant Valley Advantage

The Intangibles

- Pleasant Valley is built on nearly 40 years of factory-built housing excellence; one of the largest independent, privately-held producers of modular homes in the northeast USA. Operated by “hands-on” owner management.
- All Pleasant Valley Homes are constructed in our 140,000 sq. ft. state-of-the-art, clean and safe production facility with 21 construction bays, 5 jig tables, 10 3-ton cranes, and state-of-the-art automated systems.
- Pleasant Valley offers customers ample opportunity to view the most-up-to-date products and services available, with several model homes and a 10,000 sq. ft. Design Center—check out our website for the latest news, new model homes, and plant tours. We hope to see you soon!

Built Better – Plain and Simple

- **100-pound ground-snow-load roof trusses, 16” on-center** (24” required by code), **designed and fastened to 120 mph wind exposure.** Consider the number of roof trusses in, for example, a 1,500 square foot ranch—on a Pleasant Valley add 50% more muscle. The more stress you put on the roof of your home with ice and snowfall, the better the chance for cracks in drywall much later than they should occur.
- **A 100-pound roof load also means that the entire home must be built to support the heavy roof load—therefore, not only must the roof be built strong, but so must the rest of the house.** Every window and door opening is fitted with headers custom-built in our mill. Moreover, because we build such a heavily-constructed home, Pleasant Valley can offer more spacious, open, and flowing floor plans because we do not have to place supports throughout the open spans.
- **All Pleasant Valley Homes are also built with OSB sheathing, NOT ONLY on exterior walls, BUT ALSO on the interior marriage walls.** Most other builders don’t even sheath the interior exposed studs, and a few others will use Styrofoam panels with no structural value. Instead, a Pleasant Valley Home is built with sheathing all around the home for a stronger, straighter, and tighter home.
- **Pleasant Valley uses a unique triple spackle drywall finishing process instead of the customary double-spackle.** We use high-strength mud on the first coat of spackle instead of standard-strength, sand, spackle again; sand again...you get the idea. This results in an exceptional drywall finish quality—trust us, the extra time is worth it.
- **All Pleasant Valley Homes are transported on heavy-duty 10 ft. wide steel carriers instead of a glorified flat-bed.** For example, if a typical module is 13’8” and your carrier is only 8 ft. wide, you have a larger area of the home that is not supported by the carrier. At high speeds, around bends, etc., the home can rack and twist, causing damage—instead we make pains to ensure the home is well-fastened to our carriers for a safe trip.
- **7/16” OSB backer boards with ten one-inch staples** hold every electrical receptacle, light switch, etc. in place. After all, don’t you just hate it when electrical receptacles start wiggling because they’re just nailed to the stud and then you have to rip apart the wall to fix it in a new home?
- **All Pleasant Valley floor systems are built with Solid 2” x 10” floor joists, 16” on-center,** held in place with a joist hanger, double 2x10 perimeter joists, solid steel joist bridging, and ¾” inter-locking OSB floor decking glue and nailed, then sanded. This means you get a strong, yet quiet floor system.

Exceptional Value

- **Hand-laid ceramic tile backsplash** behind all kitchen and bath countertops is standard in all Pleasant Valleys.
- **ANSI-Certified, custom-made, raised-panel cabinets** are standard in a Pleasant Valley instead of flat-panel doors.
- **Eaveguard** ice shield is standard on every Pleasant Valley home.
- **Window coverings** are standard in every Pleasant Valley Home.
- **Standard recessed lighting** in specialty kitchens and baths.
- **Tyvek® Air Barrier** around the entire home is standard on a Pleasant Valley.
- **Medicine cabinets** are standard in a Pleasant Valley.
- Pleasant Valley uses more (and larger size) windows in every home, standard.
- Exclusive tub and shower (*Romantica* shower, *Venetian* shower, *Tranquility* tub) offerings, designed in-house, and produced exclusively for Pleasant Valley by *Clarion Bathware*.
- All Pleasant Valley Homes come standard with an 18 cubic foot refrigerator and a 30” direct-spark gas range. Appliance packages are also available.

For more information, visit us online at www.pvmhi.com.

Renderings of Select *Plantation Series* Homes by Pleasant Valley

The Berkeley



The Shirley



The Stratford



The Stockbridge



Note: Many features shown on these graphic renderings are optional features on homes, while others may also be on-site construction work.

* The “Shirley” two-story home is depicted on the rendering on the front cover of this brochure, with an optional second floor box-bay bump-out and on-site built porch for added exterior appeal.



STRENGTH
Every
PLEASANT VALLEY
Home Is Built To Superior
Construction Standards
• 2" x 6" Exterior Walls - 16" On-Center
16" On-Center Floor Framing
& Roof Construction
• 7/16" OSB Sheathing Around Entire
Home & On Marriage Walls
• Roof
100# Ground Snow Load
FAIR BEYOND THE STANDARD



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