The Asbury III as pictured includes optional window grills and shutters. The optional high pitched roof and dormer are complimented by full eave returns, shakes, decorative vent and porch. The panelized garage and porch roof are optional and site installed. The garage door is site provided and installed.

THE ASBURY III DUPLEX
27’-6” X 54’-0”
743 SQ. FT.
1 BR
1 BATH

THE ASBURY IV DUPLEX
26’-0”/26’-9” X 54’-0”
717 SQ. FT.
1 BR
1 BATH

ASBURY III

ASBURY IV

= linoleum areas

PLEASE SEE THE REVERSE SIDE OF THIS SHEET FOR ADDITIONAL INFORMATION AND HOME PLANS.
THE AUBURN III

**THE AUBURN III DUPLEX**
26'-0"/26'-9" X 58'-0"

767 SQ. FT.
per dwelling

2BR
1 BATH

**THE AUBURN IV DUPLEX**
27'-6" X 58'-0"

800 SQ. FT.
per dwelling

2BR
1 BATH

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

**THE AUBURN III**
The Auburn III as pictured includes optional window grills and shutters, high pitched roof with shakes, decorative vent, full eave return and porch. The large decorative dormer is included. The stonework and porch are site supplied and installed.

**THE AUBURN IV**

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The Auburn III as pictured includes optional window grills and shutters, high pitched roof with shakes, decorative vent, full eave return and porch. The large decorative dormer is included. The stonework and porch are site supplied and installed.
The Canterbury IV is highlighted by an optional high pitched roof, shakes, full eave return over front twin window, wide cornerposts, trim boards, decorative grill and side light at front door. The stonework is site supplied and installed.
The Canterbury VI is highlighted by an optional high pitch roof, decorative grill, wide cornerposts, decorative trim boards, and side light at front door. The optional Bay window is complimented by site supplied and installed brickwork and porch column. The garage is included but the garage door is site supplied and installed.

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THE KINGSTON

THE KINGSTON DUPELEX
27'-6" X 46'-0" X 38'-0"

1143 SQ. FT. per dwelling
2BR - 2 BATHS

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THE BAYPORT

THE BAYPORT I
DUPLEX
26’-0” X 56’-0”

684 SQ. FT.
1 BR
per dwelling
1 BATH

THE BAYPORT II
DUPLEX
27’-6” X 60’-0”

781 SQ. FT.
1 BR
per dwelling
1 BATH

DESIGNED FOR FULL BASEMENT FOUNDATION

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The Bayport I as pictured features a front tower projection with a dormer as a standard feature. Optional features include the high pitched roof, wide cornerposts, window grills, mantels, shutters and front entry door with sidelights. The stone accent and entire porch are site provided and installed.

Please see the reverse side of this sheet for additional information and home plans.

= linoleum areas
THE BAYPORT III
DUPLEX
27’-6” X 60’-0”
781 SQ. FT.
per dwelling
2 BR
1 BATH

THE BAYPORT IV
DUPLEX
27’-6” X 64’-0”
836 SQ. FT.
per dwelling
2 BR
1 BATH

DESIGNED FOR FULL BASEMENT FOUNDATION

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Artist renderings depict typical finished homes and generally include some optional exterior features. Standard specifications and pricing available on request. Specifications may be subject to revision as required by use and location.
The Delaware III as pictured features a standard double dormer with recessed center entry area. Optional features include window grills, lineals, mantles, wide corner posts and a high pitch roof with gables end eave returns on dormers making the Delaware III a unique 2 family home. The complete full width family porch is site provided and installed. Please note that Delaware III as pictured features the optional crawl space floor plan on the right side unit. The actual square foot of home is based on standard basement floor plan.

THE DELAWARE III
DUPLEX
26’-0” X 44’-0”
1135 SQ. FT. per dwelling
2BR - 1 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION
(Crawl space plan adds 78 Sq. Ft. per dwelling)

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The Delaware IV as pictured includes optional vertical siding shakes, trim boards, wide corner posts, window mantles, grills and raised panel shutters. Additionally, the optional high pitched roof is enhanced by a large center and 2 smaller false dormers. The complete porch and stone work are site provided and installed.

**THE DELAWARE IV DUPLEX**

27'-6" X 48'-0"

1313 SQ. FT.

per dwelling

3BR - 2 1/2 BATHS

**FIRST FLOOR**

**SECOND FLOOR**

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The Dreardon as pictured includes a standard full size dormer over the right side unit. Optional features include a high pitched roof, dormers with full eave return and a decorative vent. Additional options are the window mantels, grills, vineals, shutters, elongated first floor windows, and decorative front doors with mantels and pilasters. The porches, brick work, dryvit, and metal roof are site provided and installed.

**THE DREARDON DUPLEX**

26’-10”-27’-6” X 42’-0”

Left Side Plan  
1106 SQ. FT.  
per dwelling

Right Side Plan  
1174 SQ. FT.  
per dwelling

2BR - 1 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

**FIRST FLOOR**

Note: Right side has optional crawl space

**SECOND FLOOR**

= linoleum areas

PLEASE SEE THE REVERSE SIDE OF THIS SHEET FOR ADDITIONAL INFORMATION AND HOME PLANS.
THE DUPREE DUPLEX
37'-9" X 42'-0"

1561 SQ. FT.
per dwelling

3BR - 2 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

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Artist renderings depict typical finished homes and generally include some optional exterior features. Standard specifications and pricing available on request. Specifications may be subject to revision as required by use and location.
The Elkton III elevation is complemented with optional window grills, raised panel shutters, decorative entry doors, and dentil molding along the roof eave line. Other options include the high pitched roof and dormer along with the decorative vent. The complete porch and brick work are site provided and installed.

The Elkton III duplex is 26’-0” X 44’-0” with 1144 sq. ft. per dwelling, 3BR - 1 1/2 BATHS. Designed for full basement or crawl space foundation.

Optional crawl space plan

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The Elkton IV duplex is a 26'-0" x 48'-0" model designed for full basement or crawl space foundation. It offers 1248 sq. ft. per dwelling, featuring 3 bedrooms and 2 1/2 bathrooms. The elevation includes optional wide corner posts, pilasters surrounding the entry doors, decorative shutters, window mantels, and window grills. The roof over the front entry porch is an optional panelized roof and can be customized to the owner's design needs.

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The Ellington as pictured includes an optional high pitched roof with two dormers and shakes over the MBR twin windows. The windows are highlighted with optional grills, shutters, lineals, mantels, and wide cornerposts. The upgraded front doors are a highlight of the site installed and provided porch and roof.

**THE ELLINGTON DUPLEX**

30’-6” X 48’-0”

1464 SQ. FT. per dwelling

3BR - 2 1/2 BATHS

**FIRST FLOOR**

- Note: Right side has optional crawl space

**SECOND FLOOR**

- = linoleum areas
The Fairfax III as pictured has optional high roof pitch, full eave return, wide cornerposts, shake style siding, decorative korbels, window grills, mantels, shutters, elongated first floor windows and siding. The front door with side lights is included. The porch and metal roof are site provided and installed.

The Fairfax III Duplex
28'-8" x 48'-0"-51'0"

1172 SQ. FT. per story
2BR - 1 BATH

Designed for full basement or crawl space foundation

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THE FAIRFAX IV

DUPLEX PLAN
2 STORY

THE FAIRFAX IV

27'-6" X 54'-0"-57'-0"

1521 SQ. FT.
per story

3BR - 1 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

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Artist renderings depict typical finished homes and generally include some optional exterior features. Standard specifications and pricing available on request. Specifications may be subject to revision as required by use and location.
The Johnstowne as shown features various exterior elevation treatments. The standard unit features a front projection with a dormer above it. Please consult your Simplex Multi-Family specifications for the balance of the standard elevation features. Please note the entire porches, porch enclosures and masonry products are site provided and installed.
JOHNSTOWNE II
DUPLEX
20’-0” X 26’-9”/27’-6”
1100 SQ. FT.
per dwelling
2 BR - 1 3/4 BATHS

JOHNSTOWNE III
DUPLEX
20’-0” X 45’-11”
1397 SQ. FT.
per dwelling
2 BR - 2 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

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Artist renderings depict typical finished homes and generally include some optional exterior features. Standard specifications and pricing available on request. Specifications may be subject to revision as required by use and location.
The Parkside as shown is complimented by wide cornerposts, window grills, mantels, shutters along with elongated first floor windows. The standard roof structure includes front dormer projections. These dormers are highlighted by an optional high pitched roof, eave returns, decorative vents and shake style siding. The panelized garages are optional. The porches, metal roofs, and stone work are site provided and installed.

**THE PARKSIDE DUPLEX**

**39’-9” X 44’-6”**

Left Side Plan
1720 SQ. FT. per dwelling

Right Side Plan
1712 SQ. FT. per dwelling

**3BR - 2 1/2 BATH**

**DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION**

**FIRST FLOOR**

Note: Right side has optional crawl space

**SECOND FLOOR**

= linoleum areas

**PLEASE SEE THE REVERSE SIDE OF THIS SHEET FOR ADDITIONAL INFORMATION AND HOME PLANS.**
The Parker features a center dormer complimented by a tower projection as a standard feature. Optional features include high pitched roof on dormers, gable and full eave returns, window grills, mantels, shutters, elongated first floor windows, wide cornerposts, shake style siding with a decorative vent. The panelized garages are optional. The porches and stone work are site provided and installed.

**THE PARKER DUPLEX**

*39’-9” X 52-0”*

**Left Side Plan**

2082 SQ. FT. per dwelling

**Right Side Plan**

2096 SQ. FT. per dwelling

4BR - 2 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

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Artist renderings depict typical finished homes and generally include some optional exterior features. Standard specifications and pricing available on request. Specifications may be subject to revision as required by use and location.
THE SAGINAW DUPLEX
27'-6" X 60'-0"

1650 SQ. FT. per dwelling

3BR - 2 1/2 BATHS

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THE SAGINAW

The Saginaw Duplex as pictured includes optional porch area with site supplied stone accent. Additional options include the raised panel shutter, with window grills, window mantels and a high-pitched roof.

The panelized garage package is included as part of the standard package. The garage door and stone is site supplied and installed.

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THE DWYER DUPLEX

30’-6” X 48’-0”

1943 SQ. FT.

per dwelling

3BR - 3 1/2 BATHS

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DUPLEX PLANS
3 STORY

MULTI-FAMILY DIVISION

Total 1943 sq ft per dwelling

1ST FLOOR

ARTIST RENDERING OF THE DWYER DUPLEX

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THE DWYER

The Dwyer special features include a 60” whirlpool tub with Corian platform and Merillat cabinet door treatment at the face of surround in MBR bath. The tower front and dormers are included.

The front elevation features optional door and window grills, window lineals, and high-pitched roof. the brick fascade, garage door and wrought iron railing are site provided.

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