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 and 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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1 SIMPLEX DRIVE

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PLEASE SEE THE REVERSE SIDE OF THIS SHEET FOR ADDITIONAL INFORMATION AND HOME PLANS.
THE DELAWARE IV

27’-6” X 48’-0”

1313 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 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

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The Dupree features a tower roof projection as a standard feature, with an upgraded roof pitch on the dormers. The optional full side double dormer compliments the right side unit. Added optional features are the window grills, vineals, mantels, shutters, wide cornerposts, shake style siding, full and gable eave returns with decorative vent and trim boards. The front doors are optional with side light at both units. The porches and stonework are site provided and installed.

**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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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 brickwork are site provided and installed.

**THE ELKTON III DUPLEX**

26’-0” X 44’-0”

1144 SQ. FT. per dwelling

3BR - 1 1/2 BATHS

**FIRST FLOOR**

- Dining 8 x 12-3
- Kit 8 x 12-3
- Liv. Rm 18-9 x 12-3

Optional crawl space plan

- Br 1 12-0 x 12-3
- Br 2 9-5 x 9-10
- Br 3 9-0 x 8-10

**SECOND FLOOR**

- Br 1 12-0 x 12-3
- Br 2 9-5 x 9-10
- Br 3 9-0 x 8-10

= linoleum areas
THE ELKTON IV

26'-0" X 48'-0"

3BR - 2 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

1248 SQ. FT. per dwelling

FIRST FLOOR

ARTIST RENDERING OF THE ELKTON IV DUPLEX

The elevation of the Elkton IV as shown is complimented with optional wide corner post, pilasters surrounding the entry doors, decorative shutters, window mantels and window grills. The roof over the front entry porch is also an optional panelized roof and can be customized to your design or needs.

SECOND FLOOR

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THE ELLINGTON DUPLEX
30'-6" X 48'-0"

1464 SQ. FT. per dwelling
3BR - 2 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

FIRST FLOOR
Note: Right side has optional crawl space

SECOND FLOOR

= linoleum areas

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 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 III as pictured has optional high roof pitch, full eave return, wide corner posts, 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.

Please see the reverse side of this sheet for additional information and home plans.
The Fairfax IV Duplex

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

3BR - 1 1/2 BATHS

1521 SQ. FT.
per story

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

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“The Fairfax IV features an optional high pitched roof, gable and eave returns, decorative trim boards, wide cornerposts, door and window lineals and window grills. The front door window with side lights is a standard feature. The porch, metal roof and dryvit exterior are site installed and provided.”

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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"

2 BR - 1 3/4 BATHS

1100 SQ. FT.
per dwelling

JOHNSTOWNE III
DUPLEX
20'-0" X 45'-11"

2 BR - 2 1/2 BATHS

1397 SQ. FT.
per dwelling

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

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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

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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 DUPLLEX**

39’-9” X 52-0”

**FIRST FLOOR**

- Optional Panelized Garage 24-0 x 24-0
- Fam. Rm 18-6 x 13-0
- Fam. Rm 18-6 x 12-3
- Liv. Rm 13-0 x 12-6
- Din. 12-3 x 13-0
- Din. 12-3 x 14-0
- Liv. Rm 13-0 x 12-6
- Optional Panelized Garage 24-0 x 24-0

**SECOND FLOOR**

- Br 4 12-4 x 9-9
- Br 1 12-4 x 13-0
- Br 2 12-3 x 14-0
- Br 3 12-4 x 9-10

**Note:** Right side has optional crawl space

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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

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

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FIRST FLOOR

Living Room 18-6 x 13-0
Dining Room 10-6 x 13-0
Living Room 18-6 x 13-0
Dining Room 10-6 x 13-0

Panelized Garage 15-0 x 22-0
Panelized Garage 15-0 x 22-0

Porch Area
Porch Area

Optional crawl space plan

ARTIST RENDERING OF THE SAGINAW DUPLEX

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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.

Optional crawl space plan. Please note: When using the optional first floor plan, The Saginaw Duplex is 1939 Sq. Ft. per dwelling.

* = linoleum areas

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