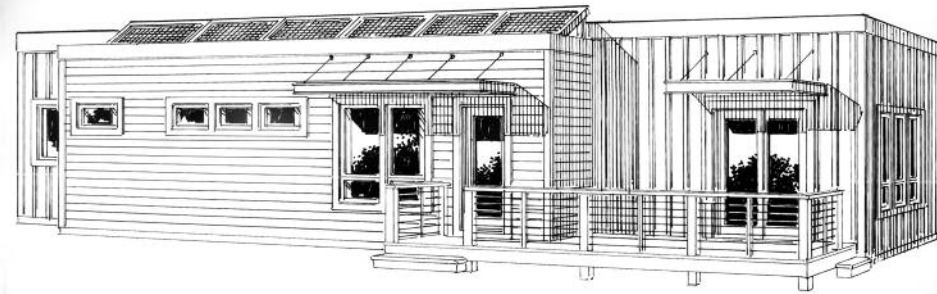


Modern
Architectural
Modular

A Division of Simplex Industries, Inc.





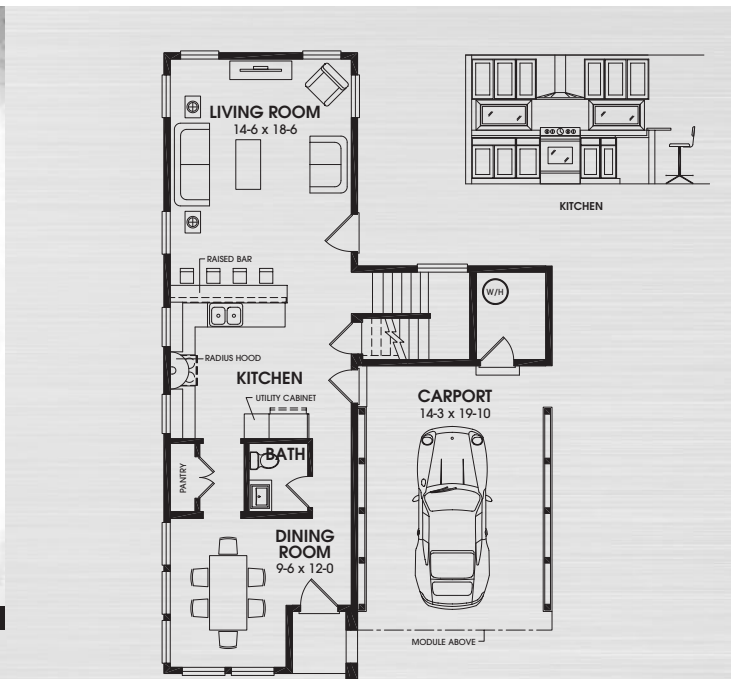
Size: 1,168 Sq. Ft.

Dimensions: 20'-1" x 64'-0"

The Solar Cottage layout is highlighted by great space utilization. Creating a lineal appearance and enhancing it with a front projection that provides adequate travel space throughout the home. The Solar Cottage is a great weekend get-a-way, starter home or empty nest retreat. The solar panels are an option that can be provided to help reduce energy use.

Solar Cottage





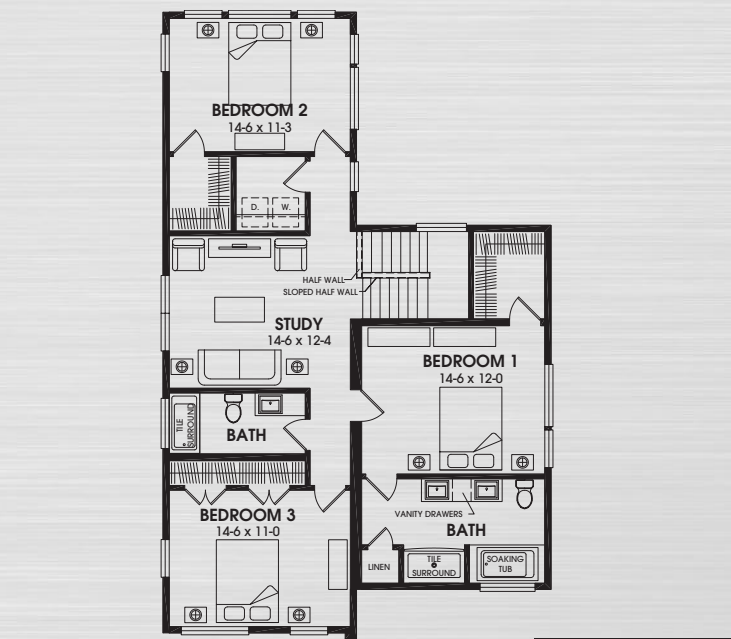
First Floor

Size: **2120 Sq. Ft.**
 Dimensions: **31'-3" x 29'-4"/50'-0"**

The Urban Tier design footprint provides great appeal for smaller homesites. The general living space is situated on the first floor with a covered parking area attached.

The second floor sleeping areas are separated by a central study area that provides a cozy private space. The master bedroom suite is complimented by a large vanity space with a shower and soaking tub combination.

Urban Tier



Second Floor



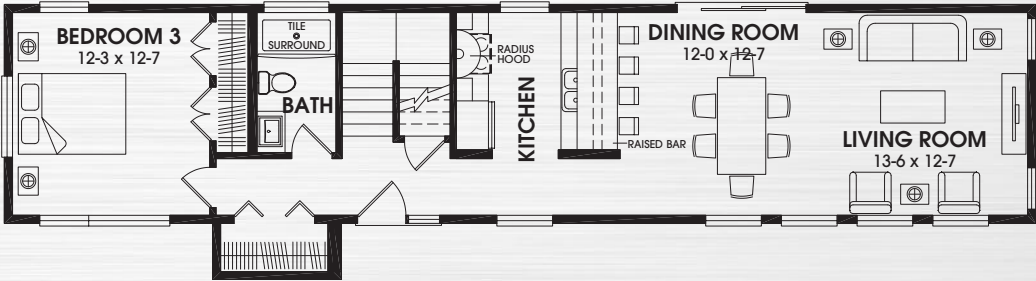
Size: 1660 Sq. Ft.

Dimensions: 17'-1" x 64'-0"

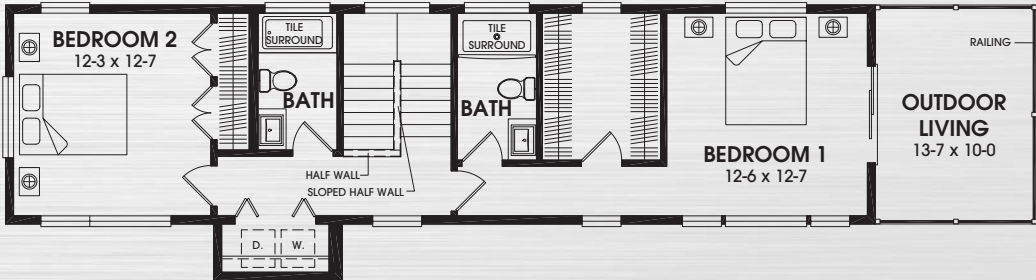
Sleek House is a multi level design that is highlighted by an open first floor living area that captures great views from all directions.

The second floor master bedroom is personalized by a private outdoor living space for the owners. An expanded roof overhang provides shading for added comfort in the second floor bedroom areas.

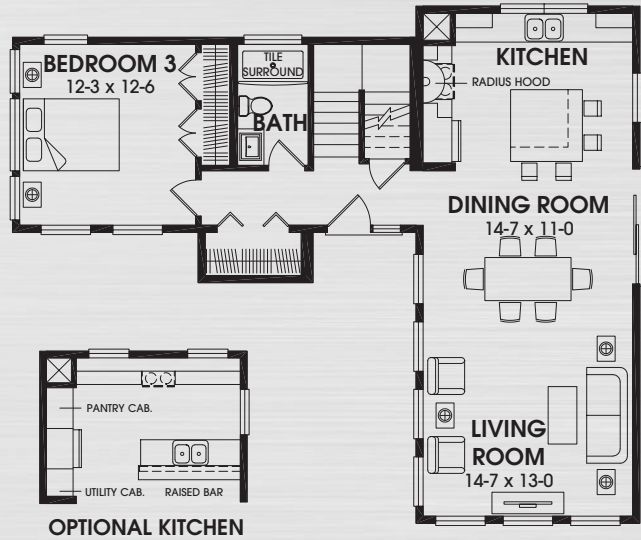
Sleek House



First Floor



Second Floor



First Floor



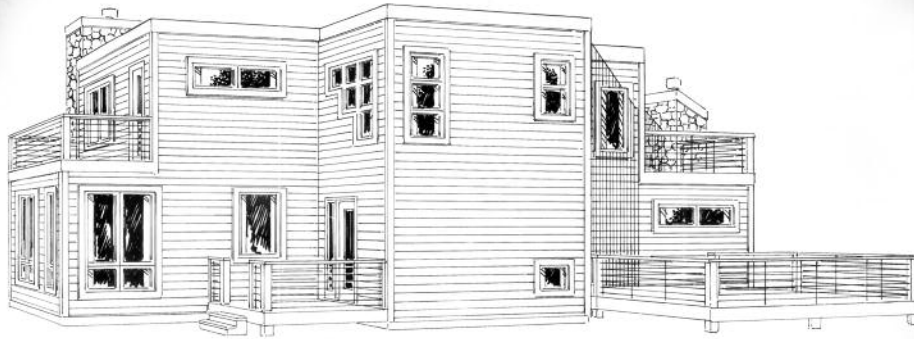
Second Floor

Wayside 1.0

Size: **1753 Sq. Ft.**
 Dimensions: **43'-8" x 36'-0"**

The Wayside 1.0 features a first floor social area that provides a comfortable setting for living and entertaining. The large kitchen bar doubles as a great prep area as well as a comfortable eating space.

The first floor bedroom can make great guest quarters. The second floor master bedroom suite is a great place to get away and relax with a private outdoor living space for your enjoyment.

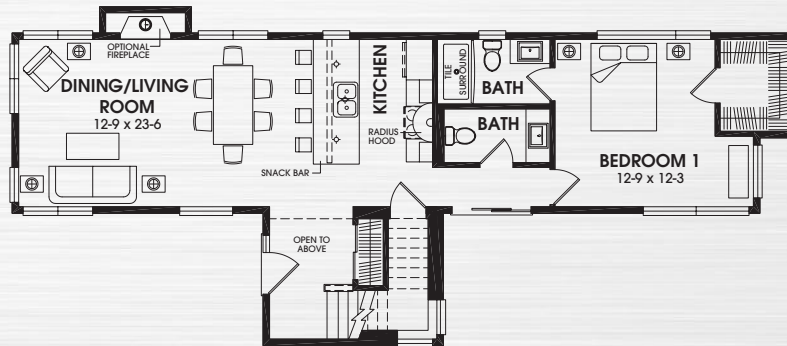


Size: 1636 Sq. Ft.

Dimensions: 23'-9" x 64'-0"/40'-0"

Modern Breakwater features a cozy open first floor living space with a private master bedroom located at the far end for privacy. The second floor provides two additional sleeping quarters that have their own private outdoor living space to enjoy the natural surroundings.

Modern Breakwater



First Floor



Second Floor

Modern Architectural Modular Specifications 2010

FLOORS

- Framing is 2 x 10, 16" on center with solid block bridging.
- Front and rear perimeters are double 2 x 10 framing.
- The floor framing of each module includes double 2 x 10's with 2 laminate layers at the mating area.
- Floor decking is 3/4" tongue and groove OSB.

WALLS

- Air Infiltration "Green Guard Rain Drop" building wrap on all exterior walls.
- Exterior wall studs are 2 x 6, 24" on center with R-21 insulation.
- All receptacles and switches in exterior walls are foam sealed to prevent air infiltration.
- Mating wall construction is double 2 x 3, 16" on center.
- Exterior wall sheathing is 7/16" OSB.
- Mating walls are fully sheathed with insulative sheathing.
- All interior walls are 1/2" drywall, smooth finished and prime painted.
- All interior ceilings are 5/8" drywall, smooth finished and prime painted.

ROOF & CEILINGS

- Ceiling heights are full 96". Ceilings are smooth finish throughout.
- Ceiling insulation is R-38 high density.
- Roof sheathing is 5/8" OSB.
- 16" on center tapered roof (1/4" pitch) with fully adhered 60 mil EPDM roofing.
- 2x4 parapet wall installed around roof perimeter (except sleek house).
- 2-way breather vent installed in roof for ventilation.

KITCHENS

- Standard kitchen features include...
 - Merillat Fusion Maple cabinetry (natural finish) with matching toe kick and modern cabinet hardware.
 - 36" refrigerator overhead cabinet (plan permitting), pulled forward with end panel.
 - A drawer base cabinet.
 - Recessed light over kitchen sink.
 - Dupont white Corian countertop with integral white single bowl kitchen sink.
 - Moen® (Level) single lever faucet with spray.
 - White subway tile along backsplash of countertop.
 - Stainless steel radius hood over stove.
 - 220 volt electric receptacle at range area.

BATHS

- Standard bath features include...
 - Mirror with molded frame and recessed light in all baths.
 - Fiberglass tub or shower with white subway ceramic tile surround.
 - Merillat Fusion Maple vanity (natural finish) with matching toe kick.
 - White cultured marble vanity top.
 - Ceiling mount vent and light combination with individual switches.
 - White fixture colors.
 - Moen® (level) single lever lav faucet(s) and anti-scald shower mixing valve(s).
 - 1.28 Toto (Ecodrake) china toilet

INTERIOR

- All baths feature 12x12 black ceramic tile.
- Bamboo tongue and groove flooring throughout the balance of the home.
- Closet shelves are ventilated wire style.
- Schlage lever style brushed chrome Elan locksets are installed at all swing doors. Privacy locksets are standard at bathroom and bedroom doors.
- Interior doors are white flush (solid core).
- Interior trim is white flush case and base with eased edge.
- Electric front door chime is included.

EXTERIOR

- Matching light fixtures at entry doors.
- Windows are Andersen 400 series vinyl clad (combination of awning, casements and fixed glass).
- The exterior doors are Andersen 200 series (full length glass).
- Both doors also have keyed alike locksets.
- Andersen 200 series sliding patio doors are 6'-0" minimum and feature insulated glass.
- Exterior siding is optional.

ELECTRICAL

- Heating systems are optional.
- Allowance of 16 recessed (5") can lights that can be placed throughout the home.
- GFI protection is provided in kitchens and baths as required by code.
- AC/DC smoke detectors are installed as required by code.
- A 40 breaker, 200 AMP panel box is standard with each home.
- Two exterior weatherproof receptacles on GFI circuit are included.
- An additional smoke detector is included for basement installation.
- TV jack in living room and master bedroom.
- Telephone jack in kitchen and master bedroom.

PLUMBING

- All fresh water supply lines are plumbed with PEX Fresh Water supply lines.
- Factory installed shut-off valves are included below each sink and toilet supply.
- Drain, waste and vent piping is P.V.C. schedule 40.
- Water heater is an optional.
- Shower mixing valves are anti-scald.
- Consult brochure(s) for other standard features and/or options.

Specifications may be subject to change without prior notification. The Builder is an independent business person, not an agent of Simplex Industries, Simplex Industries Inc. accepts no responsibility or liability, under any circumstances, for any act or omission by the Builder or for materials used by the Builder.

About Us

Clients of Modern Architectural Modular (MAM) from Simplex have certain traits in common. The greatest commonality is individuality - and that's expressed in several ways.

You demand perfection. You make a statement in the way you live. Green is important. Clean lines are important. You are unique in your personal choices and not only respectful of the natural environment, you make every effort to bring the beauty of the outdoors, indoors.

As do we.

We started Modern Architectural Modular by Simplex at the request of cutting edge architects from around the nation.

These architects wanted to bring the efficiencies and inherently Green process of modular construction to their clients looking for modern design. The innovations that allow for this construction originated in our design and engineering departments and was carried out on the floor of our climate controlled production facility. Your new home was not exposed to the elements during its construction. It was protected from mold, mildew and pests. It was constructed by master craftsmen and their satisfaction shows in each unique feature in your new home.

It was exciting to be a pioneer in modern architectural modular construction. And we take great pride in being chosen to build your new home.

Patrick Fricchione, Jr.
President, Simplex Industries, Inc.

www.SimplexHomes.com

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06/2010