The Knoxville as shown features various exterior elevation treatments. The standard unit features a tower projection in living room and front bedroom 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, metal roofing, and masonry products are site provided and installed.

**THE KNOXVILLE I TOWNHOUSE**

22'-0"/26'-9" x 27'-6"

1193 SQ. FT.

per dwelling

3 BR - 1 1/2 BATHS

DEIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION

**KNOXVILLE I**

**FIRST FLOOR**

Kit. 12'-0" x 13'-3"

Dining 12'-0" x 13'-3"

Liv. Rm 12'-0" x 13'-3"

**SECOND FLOOR**

Br 1 10'-0" x 13'-0"

Br 2 9'-3" x 13'-1"

Br 3 9'-0" x 10'-8"

Crawl Space Plan

**PLEASE SEE THE REVERSE SIDE OF THIS SHEET FOR ADDITIONAL INFORMATION AND HOME PLANS.**
THE KNOXVILLE II TOWNHOUSE
22’-0”/26’-9” X 27’-6”
1198 SQ. FT. per dwelling
3 BR - 1 1/2 BATHS

KNOXVILLE III TOWNHOUSE
22’-0”/27’-6” X 29’-6”
1256 SQ. FT. per dwelling
2 BR - 2 1/2 BATHS

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1 SIMPLEX DRIVE
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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 LAYTON I TOWNHOUSE
24'-0" X 27'-6"/29'
1366 SQ. FT. per dwelling
3 BR - 2 1/2 BATHS

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The Layton as shown features various exterior elevation treatments. The standard unit features a tower projection with a single dormer above it. Please consult your Simplex Multi-Family specifications for the balance of the standard elevation features. Please note the entire porches, metal roofing, and masonry products are site provided and installed.
THE LAYTON II
TOWNHOUSE
24'-0" X 41'-5"
1720 SQ. FT.
per dwelling
3 BR - 2 1/2 BATHS

LAYTON II

FIRST FLOOR
Kit. 13-0
Dining Rm 12-0 x 14-6
Great Rm 12-0 x 26-10

SECOND FLOOR
Br 1 15-2 x 13-0
Br 2 9-9 x 12-1
Br 3 9-5 x 9-6

THE LAYTON III
TOWNHOUSE
24'-0" X 43'-5"
1686 SQ. FT.
per dwelling
3 BR - 2 1/2 BATHS

LAYTON III

FIRST FLOOR
Kit. 13-7
Dining Rm 15-6 x 13-3
Living Rm 19-5 x 12-3

SECOND FLOOR
Br 1 12-9 x 13-0
Br 2 11-8 x 9-11
Br 3 7-5 x 11-2

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The Maysville as pictured features various exterior elevation treatments. Each plan is available in a Cape or Two Story elevation. The Cape plan includes a shed dormer on the front and rear of the second floor. Please note entire porches, metal roofing and masonry products are site provided and installed.

THE MAYSVILLE I TOWNHOUSE
13’-9” X 44’-0”

Cape Plan
1165 SQ. FT.

Two Story Plan
1210 SQ. FT.

2 BR - 1 1/2 BATHS

DESIGNED FOR FULL BASEMENT OR CRAWL SPACE FOUNDATION
THE MAYSVILLE II
TOWNHOUSE
15’-9” X 48’-0”
Cape Plan
1443 SQ. FT.
Two Story Plan
1512 SQ. FT.
2 BR - 2 1/2 BATHS

THE MAYSVILLE III
TOWNHOUSE
15’-3” X 50’-0”
Cape Plan
1463 SQ. FT.
Two Story Plan
1525 SQ. FT.
2 BR - 2 1/2 BATHS

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The Norfolk as shown features various exterior elevation treatments. The standard unit features a tower projection in living room and front bedroom with a dormer above it and a small decorative shed dormer on the lower roof section. Please consult your Simplex Multi-Family specifications for the balance of the standard elevation features. Please note the entire porches, metal roofing, and masonry products are site provided and installed.
THE NORFOLK II
TOWNHOUSE
25'-0" X 26'/35'
1532 SQ. FT.
per dwelling
2 BR - 2 1/2 BATHS

THE NORFOLK III
TOWNHOUSE
25'-0" X 27'-6"/34'-6"
1556 SQ. FT.
per dwelling
3 BR - 2 1/2 BATHS

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SPACE FOUNDATION

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The Oakhill as shown features various exterior elevation treatments. The standard Oakhill I and Oakhill II unit features a tower projection with a single dormer above it. Please consult your Simplex Multi-Family specifications for the balance of the standard elevation features. Please note the entire porches, garage doors, and masonry products are site provided and installed. Certain length extensions are not allowed.
THE OAKHILL II
TOWNHOUSE
26'-0" X 48'-0"

1694 SQ. FT.
per dwelling
296 SQ. FT.
in garage

3 BR - 2 1/2 BATHS

THE OAKHILL III
TOWNHOUSE
26'-0" X 42'-0"

1707 SQ. FT.
per dwelling
275 SQ. FT.
in garage

3 BR - 2 1/2 BATHS

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THE WOODLAWN I TOWNHOUSE
27'-6" X 30'-0"

1650 SQ. FT. per dwelling

3BR - 2 1/2 BATHS

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THE WOODLAWN II TOWNHOUSE
41'-3" X 30'-0"
1939 SQ. FT. per dwelling
4BR - 3 1/2 BATHS

The Woodlawn II features a 1st floor Master Suite with private bath.

THE WOODLAWN
The Woodlawn Townhouse pictured includes optional porch area with site supplied stone accent. Additional options include the window lineals, grills, shake siding, wide corner post and a high-pitched roof with dormer. The panelized garage package is included as part of the standard package. The garage door, eave return roof with shakes are not included.

"Building Homes With You In Mind"
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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

TOWNHOUSE

20’-0” X 26’-9”/27’-6”

1100 SQ. FT.
per dwelling

2 BR - 1 3/4 BATHS

JOHNSTOWNE III

TOWNHOUSE

20’-0” X 45’-11”

1397 SQ. FT.
per dwelling

2 BR - 2 1/2 BATHS

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THE MARQUIS TOWNHOUSE
30'-6" X 24'-0"

1943 SQ. FT.
per dwelling

3BR - 3 1/2 BATHS

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THE MARQUIS

The Marquis Townhouse 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 facade, garage door and wrought iron railing are site provided.

“Building Homes With You In Mind”

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