

## ONE & TWO STORY - SIDE BY SIDE DUPLEX BUILDINGS

- Built to current I.R.C. one and two family dwelling code
- 1-hour rated fire separation assembly:
  - 2 x 6 top and bottom plates
  - 2 x 4 studs, staggered for 16" o.c. each apartment
  - Continuous, woven R-13 insulation
  - Single layer 5/8" Fire-x Gypsum at each side of assembly
- Materials for continuation of fire separation to roof, shipped for field installation

Note: Duplex models that utilize mating walls as fire separation assemblies are built with individual 2 x 4 mating walls which include R-13 insulation and 5/8" Fire-x Gypsum at each dwelling side.

## TWO STORY - FLAT OVER FLAT DUPLEX BUILDINGS

- Built to current I.R.C. one and two family dwelling code
- 1-hour rated fire separation assemblies between dwellings and common areas
  - 2 x 6, 1st floor ceiling joists with 5/8" Fire-x Gypsum, Type "C"
  - Load bearing wall assemblies 1-hour fire rated including mating walls
- Materials for continuation of fire separation to roof shipped for field installation
- 90 minute B-label fire door with steel jambs and self closing hinges at individual apartment entry from common areas

## TWO STORY - SIDE BY SIDE TRIPLEX BUILDINGS

- Permitted as townhouses to I.R.C. one and two family (attached) dwelling code
- 2-hour rated fire separation assemblies: (each apartment)
  - 2 x 4 studs, 16: o.c. with R-13 insulation and double layer 5/8" Fire-x Gypsum at each side of assembly
- Materials for continuation of fire separation to roof shipped for field installation

## TWO STORY - FLAT OVER FLAT FOURPLEX BUILDINGS

- Built to current I.R.C. codes
- 1-hour rated fire separation assemblies as required horizontally and 2-hour vertically
- Load bearing wall assemblies 1 hour fire rated including mating walls
- B-label steel fire doors with steel jambs and self closing hinges at individual apartment entries
- Stair tower exit signs and emergency lighting

Note: Sprinkler systems are typically required but not included. Verify with local officials.

## TOWNHOUSE UNITS

- Built to current I.R.C. one and two family (attached) dwelling code
- 2-hour rated fire separation assemblies: (each unit)
  - 2 x 4 studs, 16" o.c. with R-13 insulation and double layer 5/8" Fire-x Gypsum at each side of assembly
  - Materials for continuation of fire separation to roof shipped for field installation

Approved blueprints must be requested for additional structural and fire rating information.

Above specifications are typical. Some states may require additional items which are not included and are the responsibility of the purchaser.

Please note that floor plans, pricing and specification may be subject to change without prior notification. The Builder is an independent business person, not an agent of Simplex Industries, Inc. and Simplex accepts no responsibility or liability, under any act or omission by the Builder or for materials used by the Builder.

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# MULTI-FAMILY / COMMERCIAL DIVISION



## SPECIFICATIONS:

- Duplex Buildings
- Triplex Buildings
- Fourplex Buildings
- Townhouse Units

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# **SPECIFICATIONS FOR DUPLEX, TRIPLEX & FOURPLEX BUILDINGS:**

## **FRAMING:**

- Floor joists are 2x10, 16" on center with solid block bridging (23-8 Fairfax III joists are 2x8)
- Floor perimeters are double 2x10's (single at gables)
- Floor mating bands are double 2x10's with 3/4" laminate at each module (23-8 Fairfax III mating bands are double 2x8's)
- Exterior walls are 2x6 framed at 24" centers with double 2x6 top plates
- Interior partitions are 2x4 framed at 24" centers (16" on center framing option available)
- \* Mating walls (at each module) are 2x3 framed at 16" centers  
*Note: Some plans have 2x4 Mating Walls due to fire rated requirements*
- Roof truss framing is 24" o.c., 5/12 pitch (16" o.c. framing and/or higher roof pitch options available)

## **DECKING AND SHEATHINGS:**

- Floors are decked with 3/4" T&G O.S.B.
- Exterior walls are sheathed with 7/16" O.S.B.
- Roof sheathing is 5/8" O.S.B. unless optioned to 16" O.C. then roof sheathing is 7/16" O.S.B.
- Each mating wall is fully sheathed with insulative sheathing
- \* 1-hour fire separation between apartments
- \* 2-hour fire separation on tri-plex and every two units of four plex

## **INSULATION / WINDOWS / EXTERIOR DOORS:**

- Air infiltration (Green Guard Raindrop) building wrap on all exterior walls
- Exterior walls are insulated with R-21, kraft faced fiberglass batts
- All receptacle and switch boxes in exterior walls are foam sealed to prevent air infiltration
- Roof insulation is R-38 fiberglass
- Windows are vinyl, single-hung with low-E insulated glass and include screens (other low-E or high performance window options available)
- \* Patio doors are vinyl with low-E insulated glass and include screens
- Entry doors are insulated steel (6-panel style front - 9-lite style rear) (Note: Some plans include vinyl patio door as rear door, all exterior doors are keyed alike except vinyl patio doors)

## **INTERIOR:**

- Two Story plans include stair & rails to 2nd floor.
- Feature tarket (NAFCO) vinyl floor tiles
- Carpeting is stain resistant plush with FHA approved padding
- Interior doors are white painted smooth finish, six panel style with 3 hinges and matching white colonial trim
- Brushed chrome locksets are installed at all swing doors, privacy locksets are standard at bathroom and bedroom doors
- \* Interior walls are 1/2" drywall, smooth finished and prime painted
- Ceiling heights are 8' 0"
- Interior ceilings are 5/8" drywall, smooth finished and prime painted
- All two-story and cape plans include carpet grade stairs with wall mounted hand rails

## **EXTERIOR:**

- Siding is 4/4 standard lap vinyl
- Roof shingles are Certain Teed 30 year Patriot series & installed over #15 felt paper
- Fascias are finished aluminum
- Roof eaves include fully vented vinyl soffits
- Standard 5/12 roof pitch (or optional 7/12 roof pitch) include shingle over ridge vent
- An exterior light fixture is included at each exterior door
- Ice and water shield (54" wide)

## **KITCHENS & BATHS:**

- Kitchen features include:
  - Echelon Salerno Birch cabinets (Toffee or Espresso Finish) with matching toe kick
  - Recessed light over kitchen sink
  - Refrigerator overhead cabinet
  - Double bowl stainless steel sink
  - Moen single-lever faucet with spray
  - Electric range receptacle
  - Lighted range hood with 2-speed fan (white or almond)
  - Square edged formica (or equal) laminate countertops with backsplash
  - Snack bar or island recessed lighting as shown
- Bath features include:
  - Echelon Sutton White Vanity cabinet with matching toe kick
  - White framed mirror with sconce over all vanities
  - One piece fiberglass tub/shower unit(s)
  - Culture marble vanity tops (white or linen)
  - Ceiling mount vent and light combination with individual switches  
*Note: Units with fire rated 1st floor ceilings have bath fans with fire damper*
  - Moen single lever faucet(s)
  - Anti-scald shower mixing valve(s)
  - "Watersaver" China toilets (1.6 gallon flush)
  - Moen "Mason" chrome bath accessory package
  - White or bone fixture color choice (other optional fixture colors available)

## **ELECTRICAL:**

- 110 volt range receptacles
- GFI protection is provided at kitchen and baths per code
- AC/DC smoke detectors per code
- Arc fault breakers on bedroom circuits per code
- Panel box is 200 AMP, 40 breaker capacity (each apt.)
- Exterior GFI receptacles per code
- Interior receptacles, switches and cover plates are white
- Walk-in closets include recessed lighting
- Combination electrical outlet/USB charger port in kitchen

## **PLUMBING:**

- Fresh water lines are Pex.
- Factory installed shut-off valves are included below each sink and at each toilet supply
- Drain, waste and vent piping is P.V.C.
- Washer/Dryer areas include plumbing and electric hook-ups. A shelf and light for this area are also included

## SPECIFICATIONS FOR TOWNHOUSE UNITS:

### FRAMING:

- Floor joists are 2x10, 16" on center with solid block bridging
- Floor perimeters are double 2x10's (single at gables)
- Floor mating bands are double 2x10's with 3/4" laminate at each module
- Exterior walls are 2x6 framed at 24" centers with double 2x6 top plates
- Interior partitions are 2x4 framed at 24" centers (16" on center framing option available)
- \* Mating walls (at each module) are 2x3 framed at 16" centers  
Note: Some models have 2x4 mating walls due to fire rated requirements
- Roof truss framing is 24" o.c, 5/12 pitch (16" o.c. framing and/or higher roof pitch options available). Please note: Maysville Cape is 12/12 pitch 16" o.c.

### DECKING AND SHEATHINGS:

- Floors are decked with 3/4" T&G O.S.B.
- Exterior walls are sheathed with 7/16" O.S.B.
- Roof sheathing is 5/8" O.S.B. unless optioned to 16" O.C. then roof sheathing is 7/16" O.S.B.
- Each mating wall is fully sheathed with insulative sheathing
- \* 2-hour fire separation between dwellings

### INSULATION / WINDOWS / EXTERIOR DOORS:

- Air infiltration (Green Guard Rain Drop) building wrap on all exterior walls
- Exterior walls are insulated with R-21, kraft faced fiberglass batts
- All receptacle and switch boxes in exterior walls are foam sealed to prevent air infiltration
- Roof insulation is R-38 fiberglass
- Windows are vinyl, single-hung with low-E insulated glass and include screens (other low-E or high performance window options available)
- \* Patio doors are vinyl with low-E insulated glass and include screen
- Entry doors are insulated steel with magnetic weather stripping (6-panel style front - 9-lite style rear)  
(Note: Some plans include vinyl patio door as rear door, all exterior doors are keyed alike except vinyl patio doors)

### INTERIOR:

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- Feature tarket (NAFCO) vinyl floor tiles
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- Interior doors are white painted, smooth finish, six panel style with 3 hinges and matching white colonial trim
- Brushed chrome locksets are installed at all swing doors, Privacy locksets are standard at bathroom and bedroom doors.
- \* Interior walls are 1/2" drywall, smooth finished and prime painted
- Ceiling heights are 8' 0" throughout
- Interior ceilings are 5/8" drywall, smooth finished and prime painted
- All two story and cape plans include carpet grade stairs with wall mounted hand rails

### EXTERIOR:

- Siding is 4/4 standard lap vinyl
- Roof shingles are Certain Teed 30 year Patriot series & installed over #15 felt paper
- Fascias are finished aluminum
- Roof eaves include fully vented vinyl soffits
- Underside of roof is fire protected 4' on zero lotline townhouse plans
- An exterior light fixture is included at each exterior door
- Ice and water shield (54" wide)

### KITCHENS & BATHS:

- Kitchen features include:
  - Echelon Salerno Birch cabinets (Toffee or Espresso Finish) with matching toe kick
  - Recessed light over kitchen sink
  - Refrigerator overhead cabinet
  - A double bowl stainless steel sink
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