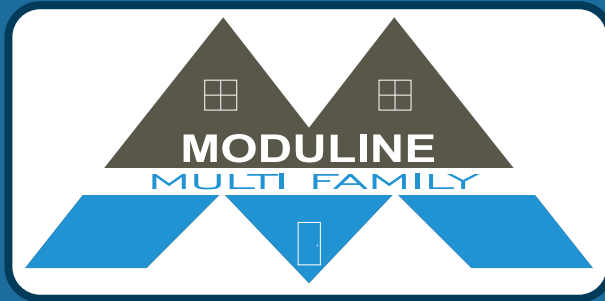




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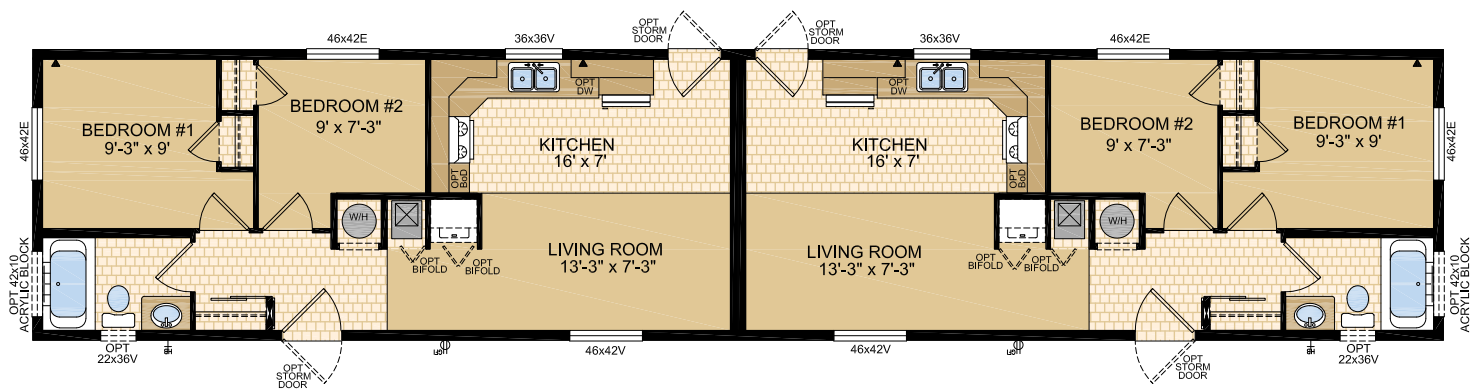
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SINCE 1970

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# MODULINE MULTI FAMILY

## Model 16453 - Duplex

2 Bed | 1 Bath | 16' x 76' ~ 1216 sq. ft.

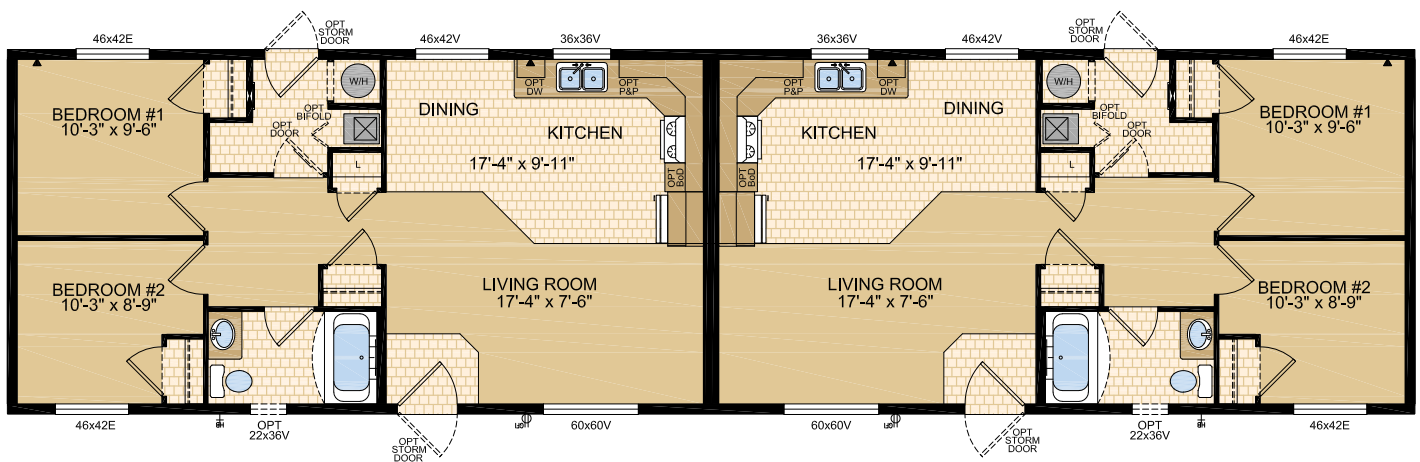




# MODULINE MULTI FAMILY

## Model 20453 - Duplex

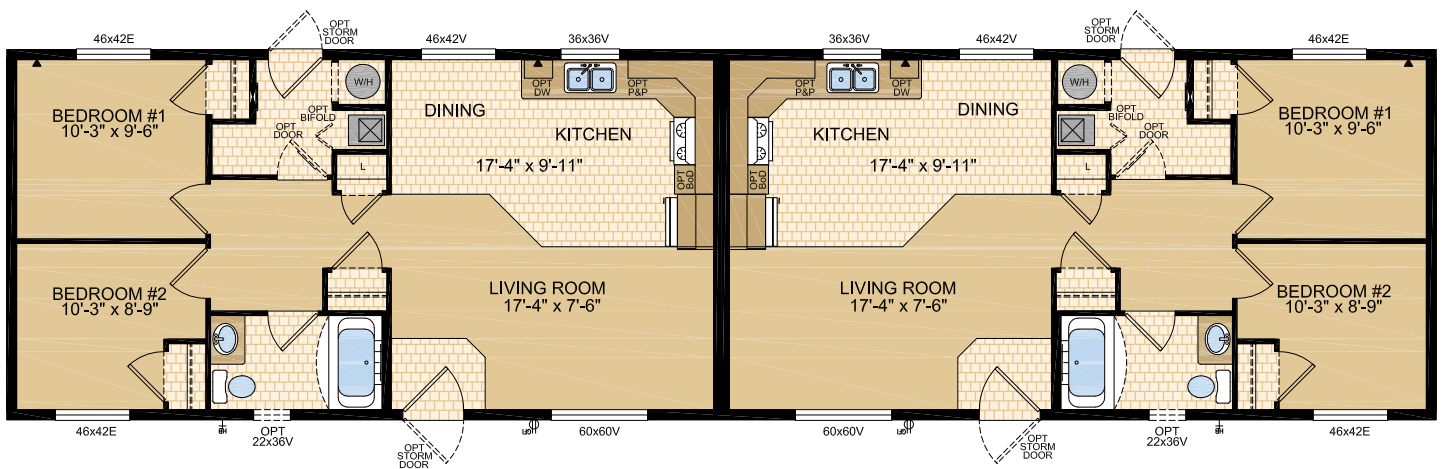
2 Bed | 1 Bath | 20' x 76' ~ 1520 sq. ft.



# MODULINE MULTI FAMILY

## Model 22453 - Duplex

2 Bed | 1 Bath | 22' x 76' ~ 1672 sq. ft.

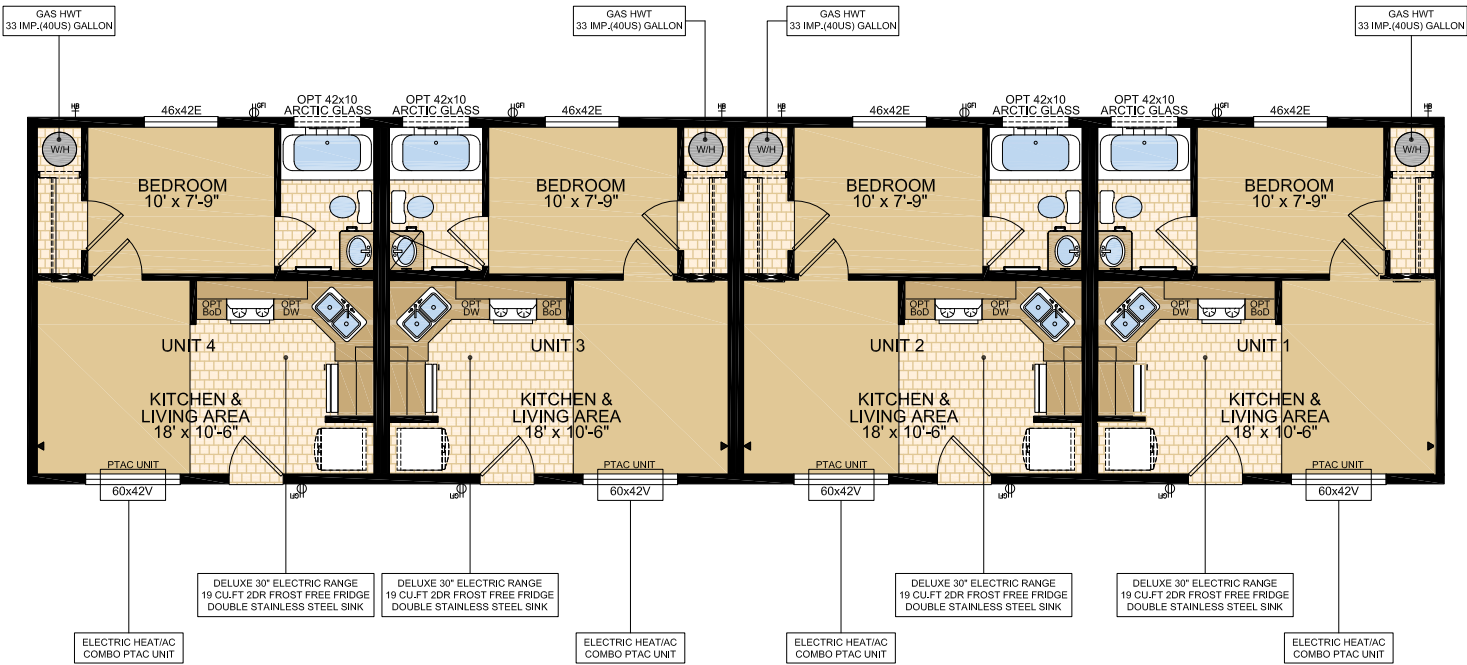




# MODULINE MULTI FAMILY

## Model 20460 - Fourplex

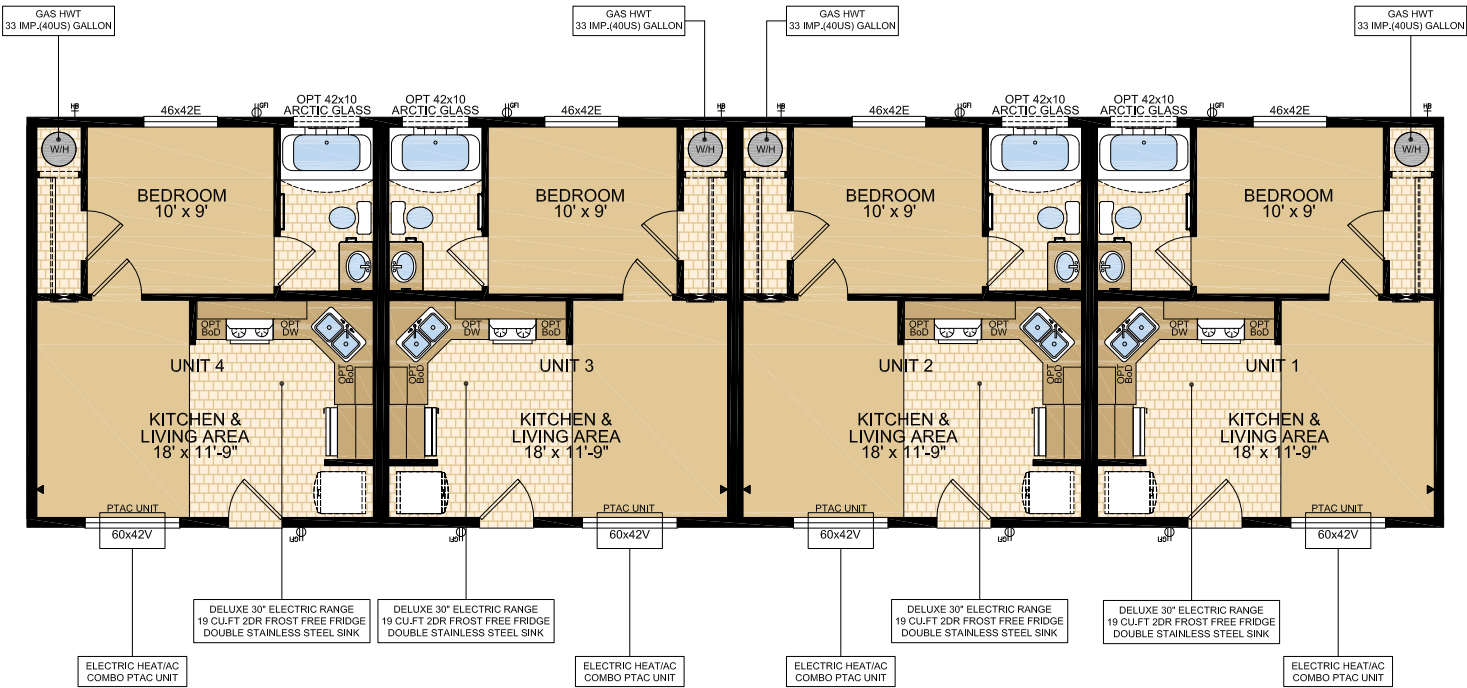
1 Bed | 1 Bath | 20' x 76' ~ 1520 sq. ft.



# MODULINE MULTI FAMILY

Model 22460 - Fourplex

1 Bed | 1 Bath | 22' x 76' ~ 1672 sq. ft.





# MODULINE MULTI FAMILY

## Standard Features & Specifications

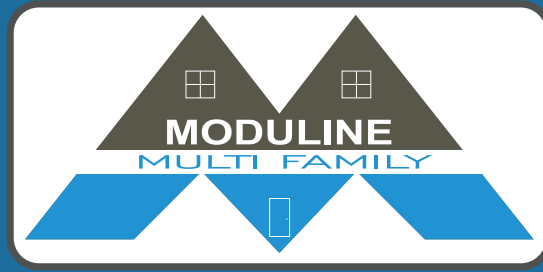
| General Construction |                                                                                                                                                                                                                                                                                      |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Code        | A-277 Zone 7A, Tier 1*                                                                                                                                                                                                                                                               |
| Snow Load            | Live load 42 psf (2.01 kPa)<br>Ground snow load 72.6 psf (3.48 kPa)                                                                                                                                                                                                                  |
| Insulation R Values  | 16' & 20' wides - Floors R-40, Walls R-22 & Ceiling R-40 (min)<br>22' & 24' wides - Floors R-48, Walls R-22 & Ceiling R-40 (min)<br>Meets zone 8 of the 9.36 Energy Code**                                                                                                           |
| Floor                | 2"x10" floor joists @ 16" o.c. on 16' wides<br>2"x12" floor joists @ 16" o.c. on 20' wides<br>Engineered open web truss floor on 22' wides & 24' wides at 19.2" o.c.<br>Heavy tubular steel frame w/detachable hitch (excluding 24' wides)<br>Reinforced Headboard - 20' & 22' Wides |
| Decking              | 19/32" T & G OSB floor decking; glued and screwed                                                                                                                                                                                                                                    |
| Roof                 | 4/12 roof pitch; engineered roof trusses<br>7/16" roof sheathing<br>Architectural asphalt shingles - limited lifetime warranty                                                                                                                                                       |
| Eaves                | 12" sides, 18" front & rear vented eaves<br>4' of blocked exposed eave on either side of party wall(s)                                                                                                                                                                               |
| Siding               | Maintenance free vinyl lap siding & corners                                                                                                                                                                                                                                          |
| Weather Protection   | White house wrap                                                                                                                                                                                                                                                                     |
| Fascia               | Metal - white or black                                                                                                                                                                                                                                                               |
| Soffit               | White vinyl                                                                                                                                                                                                                                                                          |
| Building Envelope    | Meets 0.20 L/M2S                                                                                                                                                                                                                                                                     |
| Exterior Walls       | 2"x6", 24" o.c.<br>3/8" OSB sheathing inside & outside of wall                                                                                                                                                                                                                       |
| Interior Walls       | 2"x4" Interior walls<br>Insulated fire separation between units meets or exceeds code & provides sound control (STC Rating: 57; Fire Rating: 1 Hour)<br>8' ceilings<br>Cathedral ceiling in living areas (model specific, refer to floorplan)                                        |
| Ceiling              | Textured (primed) Gyproc ceiling                                                                                                                                                                                                                                                     |
| Windows              | 1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)*<br>c/w vinyl sills, screens and security locks                                                                                                                                                     |
| Living Room          | 60x60v - Sliding (model specific) or 46x42v - Sliding (model specific)                                                                                                                                                                                                               |
| Dining Room          | 46x42v - Sliding (if applicable)                                                                                                                                                                                                                                                     |
| Bedrooms             | 46x42v - Sliding                                                                                                                                                                                                                                                                     |
| Kitchen              | 36x36v - Sliding (if applicable)                                                                                                                                                                                                                                                     |
| Exterior Doors       | 36" Decorative insulated entry door - Front<br>32" Decorative insulated entry door - Rear (if applicable)<br>Includes deadbolt & peephole<br>Round door knob - satin nickel<br>Pot light at all exterior entrances                                                                   |

| Spacious Baths      |                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------|
| Tile                | Single row w/metal tile edging                                                                   |
| Fixtures            | One-piece quality fiberglass tub & shower unit<br>White oval drop in sink<br>Single flush toilet |
| Faucets             | Dual handle vanity faucets<br>Single lever faucet on tub/shower unit                             |
| Hardware            | Curved Shower rods<br>Towel bar, ring & paper holder - chrome                                    |
| Vanity              | Expansive vanity mirrors                                                                         |
| Countertop Heights: | 32" in main & secondary bathrooms                                                                |
| Electrical          | GFI receptacle<br>Power bath fan(s)                                                              |
| Lighting            | Hampton light fixture                                                                            |

| Tasteful Interiors    |                                                                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooring              | Carpet in living room, halls, and all bedrooms (lino in hallways of 16' wides)<br>Quality linoleum flooring all other areas                      |
| Blinds                | Cellular cordless blinds (excl bathrooms)                                                                                                        |
| Interior Doors        | Pre-finished interior doors in Crystal white colour                                                                                              |
| Interior Door Handles | Round door knob - satin nickel<br>Privacy locks on bathroom doors excluding ensuite. If bathroom is an ensuite, bdrm door will have privacy set. |
| Closets               | Solid white shelving                                                                                                                             |
| Wall Finish           | Decorative 1/2" vinyl on gyproc (VOG)<br>Battens on joints                                                                                       |
| Moulding <sup>1</sup> | Vinyl wrapped<br>Colour - Décor Specific<br>#3007 (2-1/4")<br>Flat #215 (1-1/2"); Vault #3002 (2-1/8")<br>#215 (1-1/2")                          |
| Windows & Doors       |                                                                                                                                                  |
| Ceiling               |                                                                                                                                                  |
| Baseboards            |                                                                                                                                                  |
| Electrical            | Decora switches & recepts - white                                                                                                                |
| Lighting              | Ceiling mount                                                                                                                                    |

| Bright, Beautiful Kitchens |                                                                                                           |
|----------------------------|-----------------------------------------------------------------------------------------------------------|
| Tile                       | Single row w/metal tile edging                                                                            |
| Range                      | Model specific, refer to floorplan                                                                        |
| Ranghood                   | Model specific, refer to floorplan                                                                        |
| Fridge                     | Model specific, refer to floorplan<br>Opening: 34" x 69-3/4" (if applicable)                              |
| Sink                       | Stainless steel sink (double or single, refer to floorplan)                                               |
| Pantry                     | Spacious pantry (most models)                                                                             |
| Cabinets                   | Doweled, full modular cabinetry<br>Cabinet crown moulding<br>Multiple distinctive colors of cabinet doors |
| Countertop                 | High pressure laminate                                                                                    |
| Lighting                   | Ceiling mount                                                                                             |

| Utility Services   |                                                                                                                                                                                                                                                                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electrical Service | 100 amp (1 panel per unit)                                                                                                                                                                                                                                                                                                              |
| Heating            | Model specific, refer to floorplan                                                                                                                                                                                                                                                                                                      |
| Type 1             | High efficiency (95+AFUE) single stage furnace<br>Natural gas / propane<br>Programmable thermostat                                                                                                                                                                                                                                      |
| Type 2             | PTAC Unit in main area w/ electric baseboard heaters in additional rooms<br>Thermostat on PTAC & baseboard units                                                                                                                                                                                                                        |
| Water Heater       | Model specific, refer to floorplan<br>3m Insulated water lines on hot & cold                                                                                                                                                                                                                                                            |
| Washer / Dryer     | Plumbed, wired & vented for stacking (most models, refer to floorplan)<br>Recessed dryer outlet (most models, refer to floorplan)                                                                                                                                                                                                       |
| Electrical - Other | Primary exhaust fan w/dehumidistat & switch<br>Smoke detectors w/battery backup in bdrms<br>CO/Smoke Detector(s) w/battery backup locations as per code<br>Arc fault protection as required by code<br>GFI protected receptacle for heat tape<br>Exterior GFI electrical outlet (2 per unit)<br>Blank communication outlet: living room |
| Plumbing - Other   | Exterior frost free water tap (1 per unit)                                                                                                                                                                                                                                                                                              |
| Fees               | ***Some models may require more than one MHA Fee, label fee and warranty fee***                                                                                                                                                                                                                                                         |



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## Exterior Wall Construction

*Best Standard in the Housing Industry!*

**2"X6" EXTERIOR WALLS CONSTRUCTED  
@ 24" O/C TO MAXIMIZE ENERGY  
EFFICIENCY**

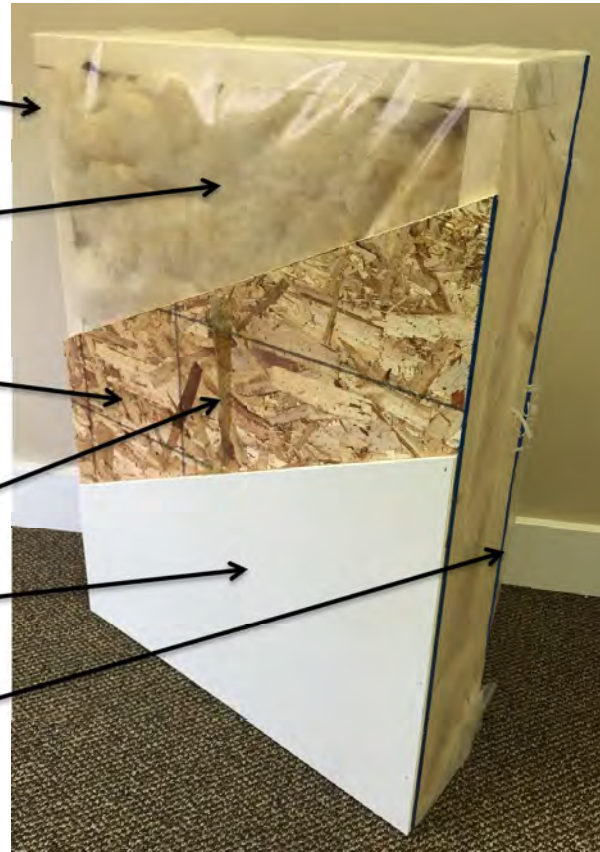
**R22 INSULATION WITH 6 MIL POLY  
(ZONES 6 TO 8 UNDER  
9.36 ENERGY CODE)**

**3/8" STRUCTURAL INTERIOR OSB  
FOR THE STRONGEST WALL IN THE  
INDUSTRY**

**ALPHA GLUE TO MAXIMIZE STRENGTH AND  
MAINTAIN HOMES INTEGRITY**

**1/2" VINYL COVERED GYPROC FASTENED  
OSB USING ALPHA GLUE SYSTEM**

**3/8" STRUCTURAL EXTERIOR OSB FASTENED  
TO STUDS WITH SHEATHING STAPLES**



***"We surpass the competition!"***



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In a continued effort to meet the challenges of product improvement, we reserve the right to modify plans, specifications and features without prior notice. Some homes may show optional items which are not standard. Please consult your dealer representative for details. Square footage and room sizes are approximate. 2/26