

# MAPLE LEAF HOMES

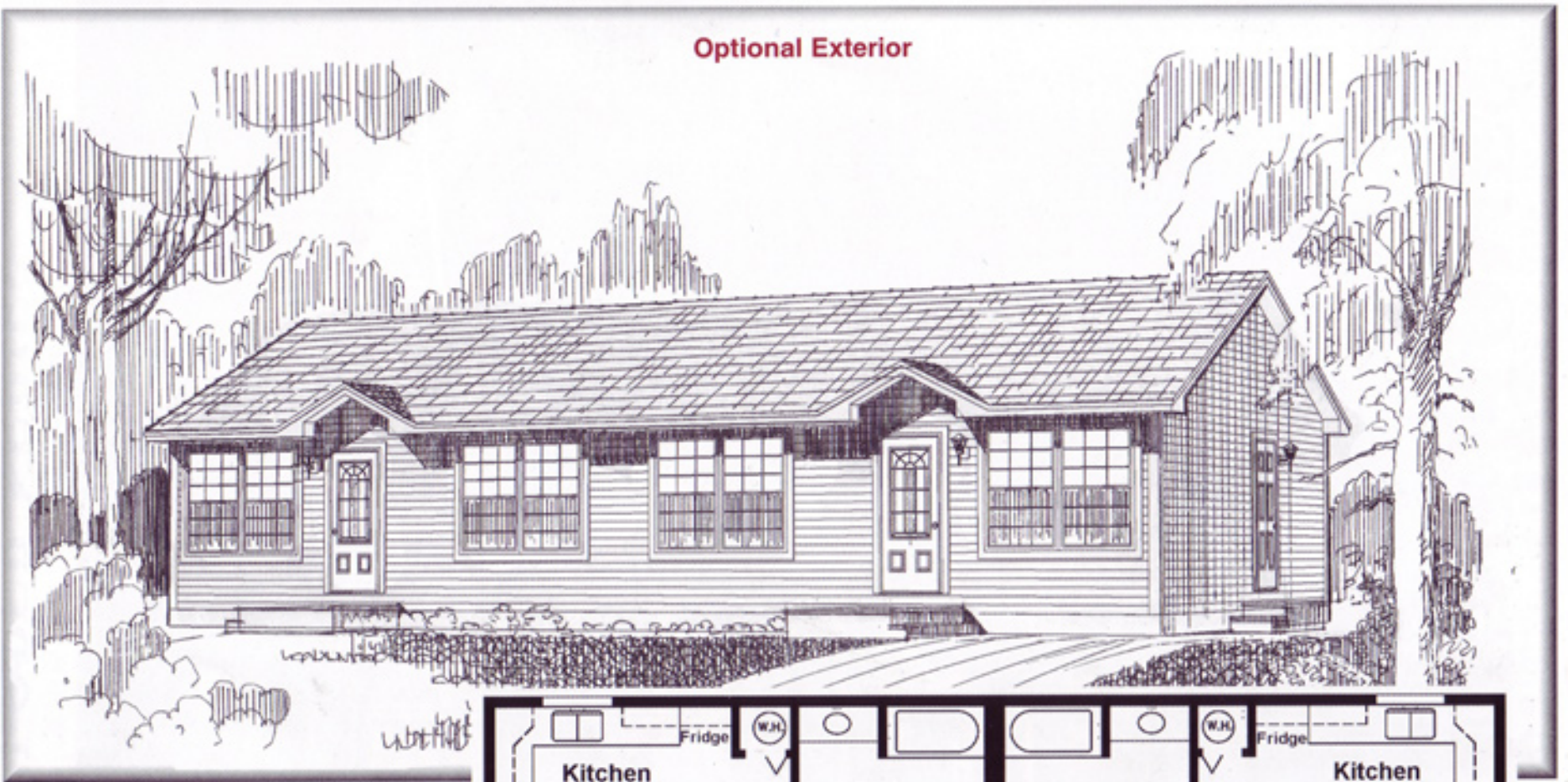
## MULTI-UNITS



## DEVELOPER SERIES

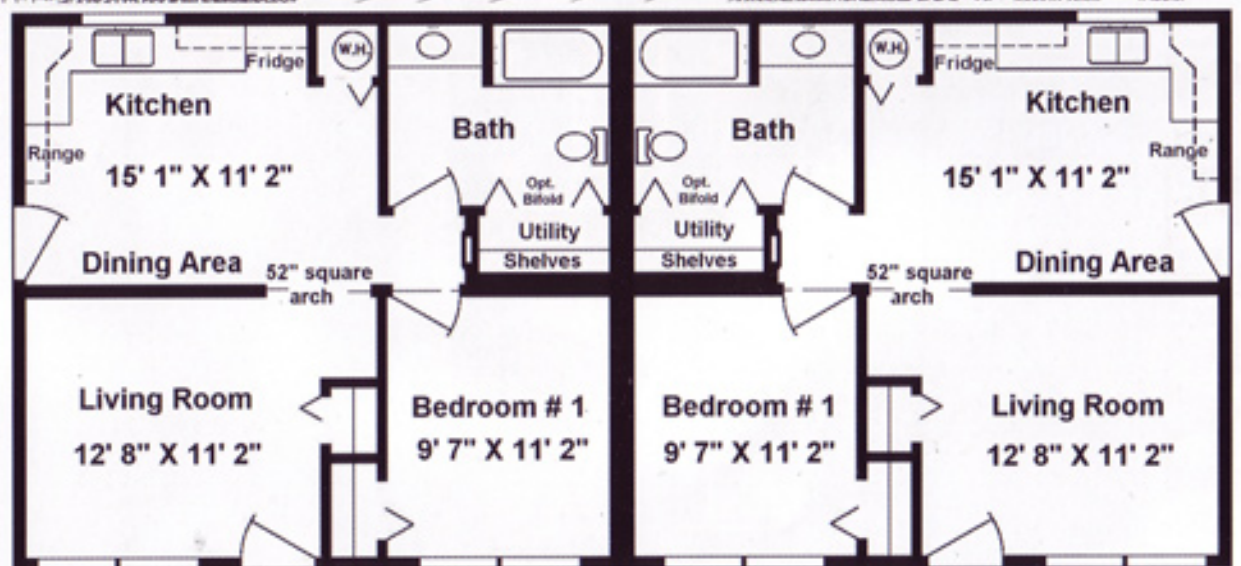


# Optional Exterior

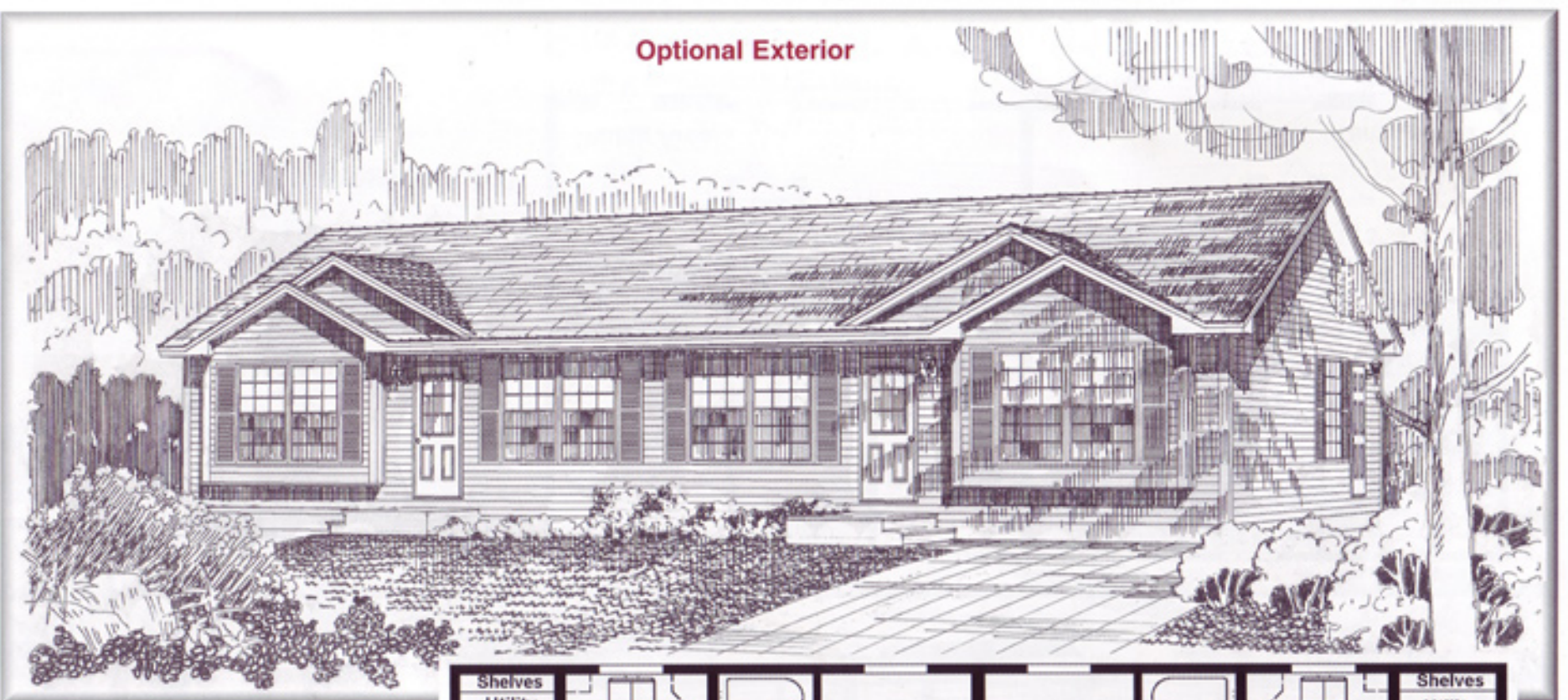


**Spring, Summer,  
Fall, Winter**

*Any time is a good  
time to start **YOUR**  
Investment Project*

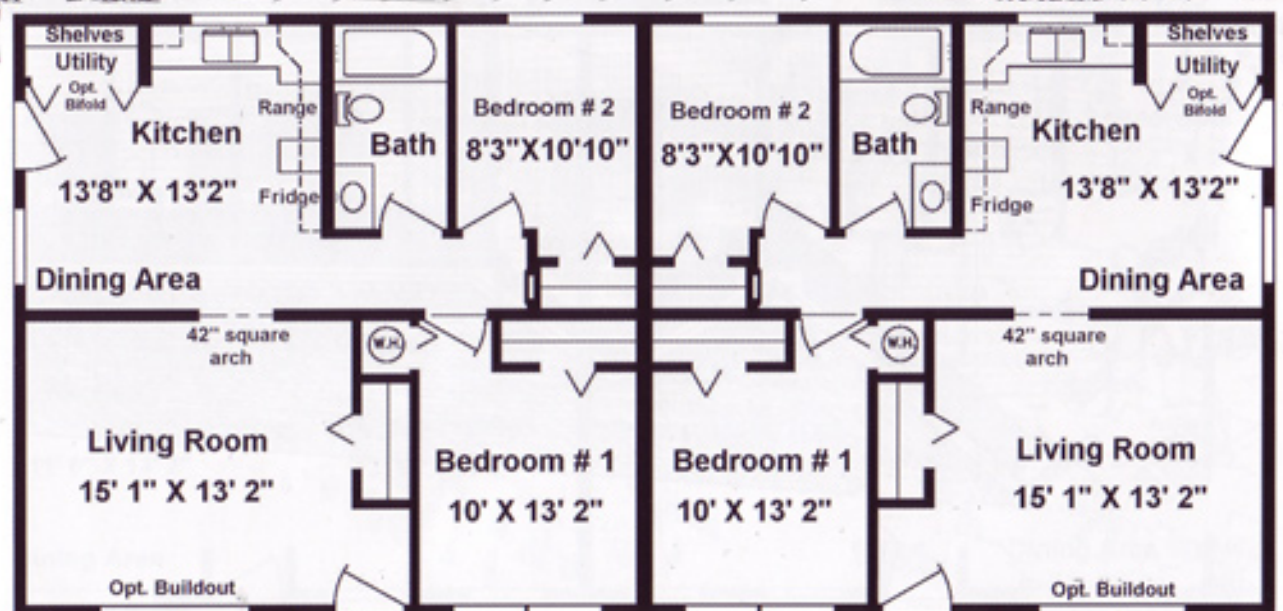


# Optional Exterior

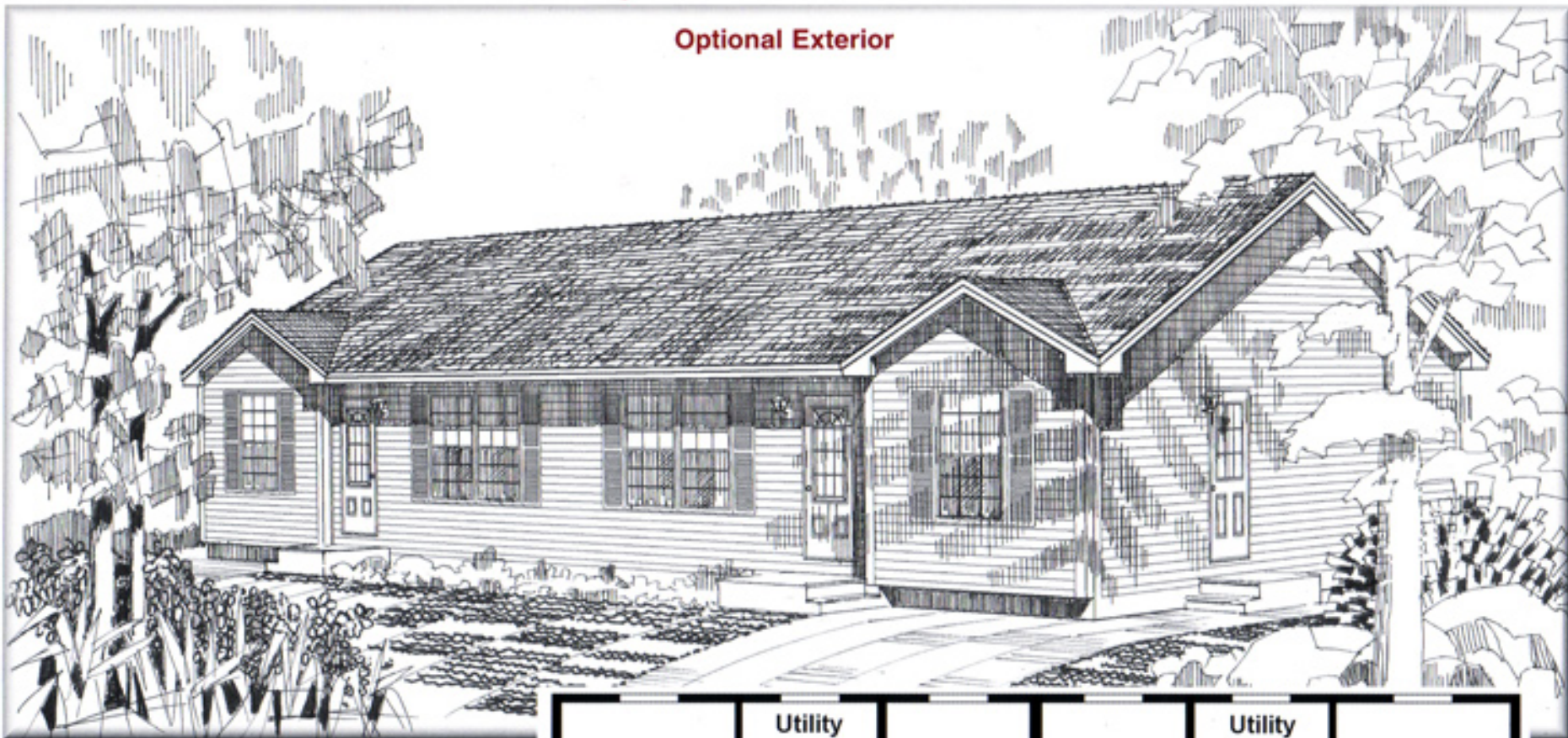


**Letting Investors Do  
What They Do Best**

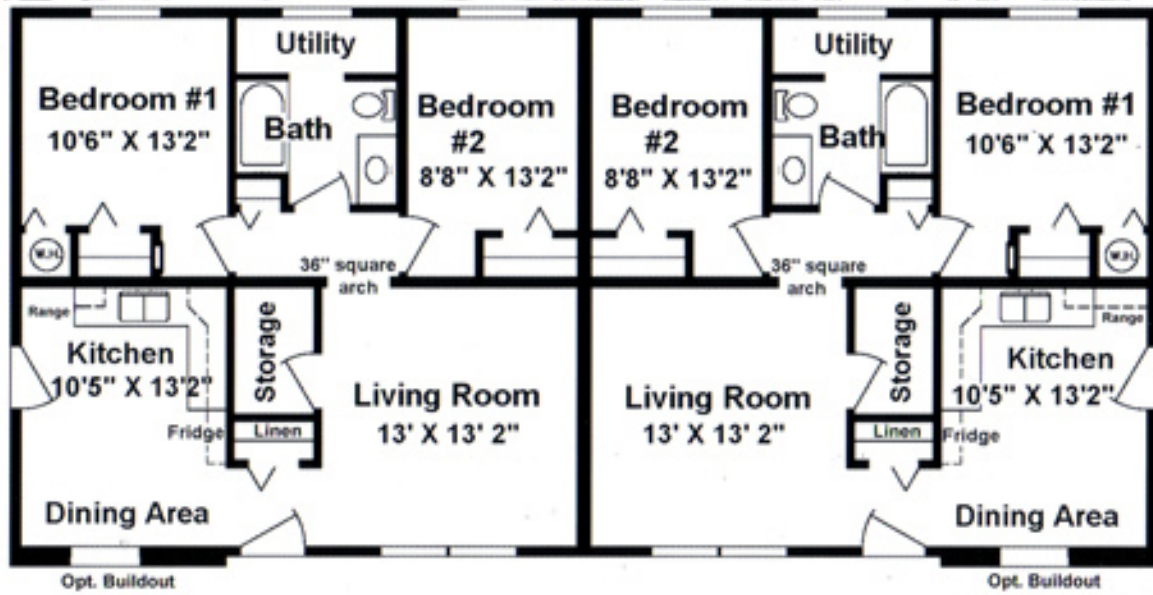
- Invest
- Manage
- Generate Revenue







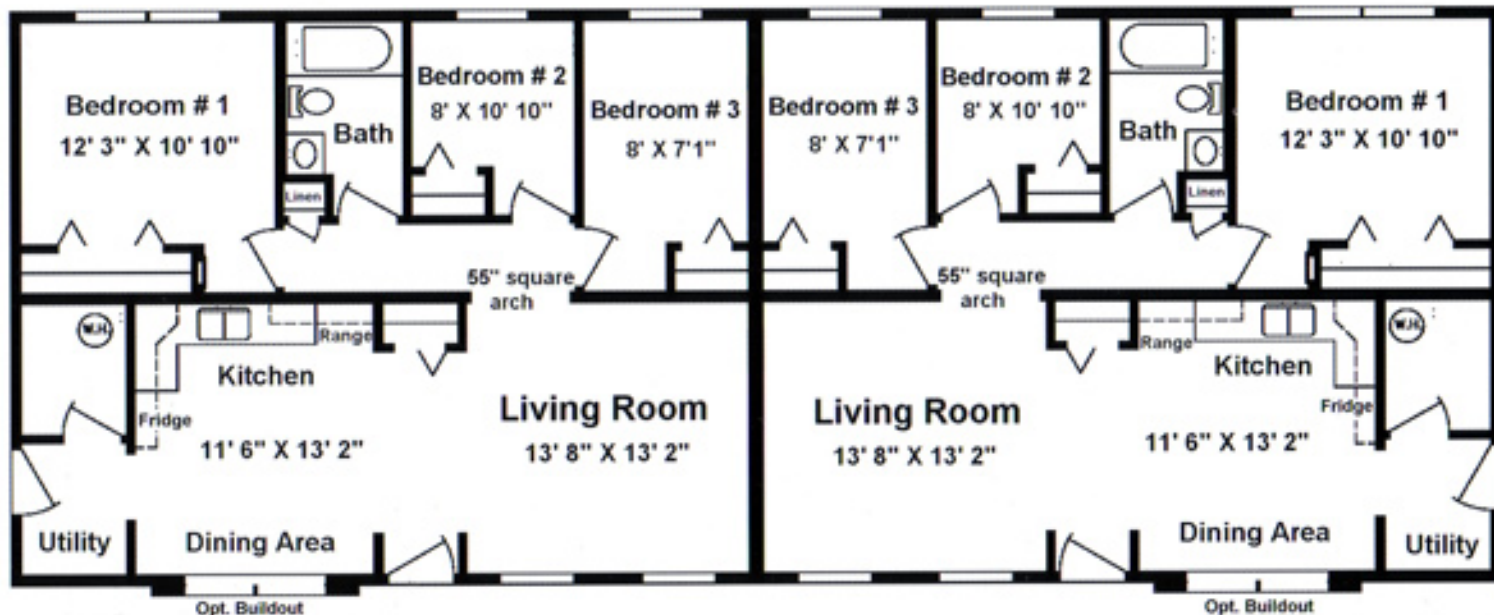
**Letting Developers Do  
What They Do Best**  
...Develop Their Investments!



**Plan 6003, 29' X 28', 812 sq. ft. (per unit)**



**We Build  
to Meet**  
YOUR Schedule!

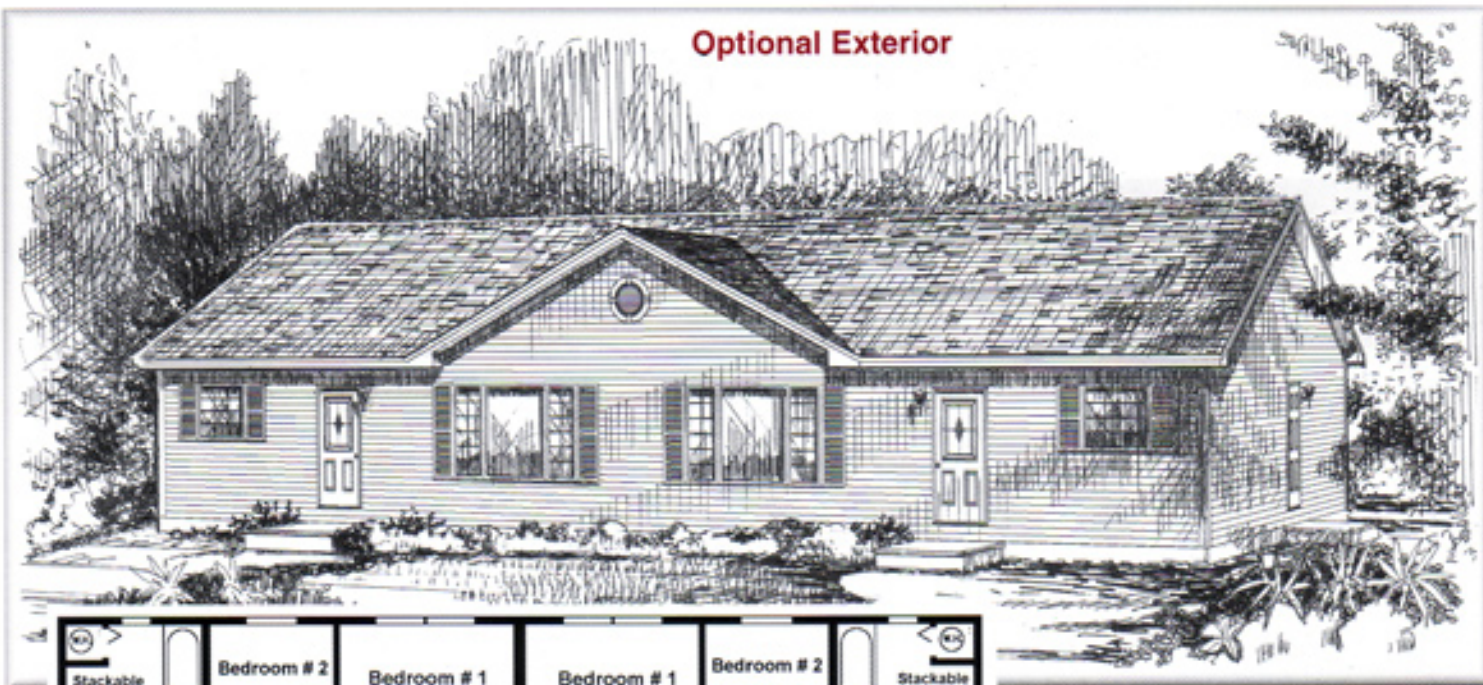


**Plan 6004, 36' X 28', 1008 sq. ft. (per unit)**





Optional Exterior



Plan 6005, 32' X 32', 1024 sq. ft. (per unit)

## Our Production Efficiencies

Reduce Your Costs

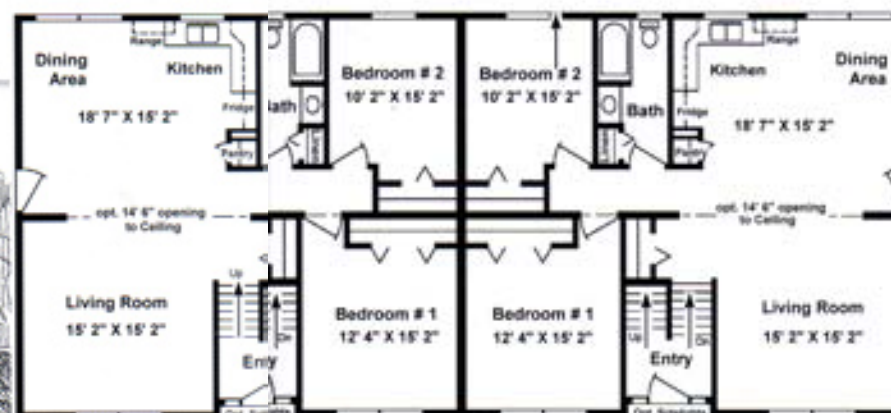
- Industrial
  - Commercial
  - Multi Family
- ## Projects

Optional Exterior



Plan 6008, 36' X 32', 1152 sq. ft. (per unit)

Optional Exterior



Plan 6006, 36' X 32', 1152 sq. ft. (per unit)

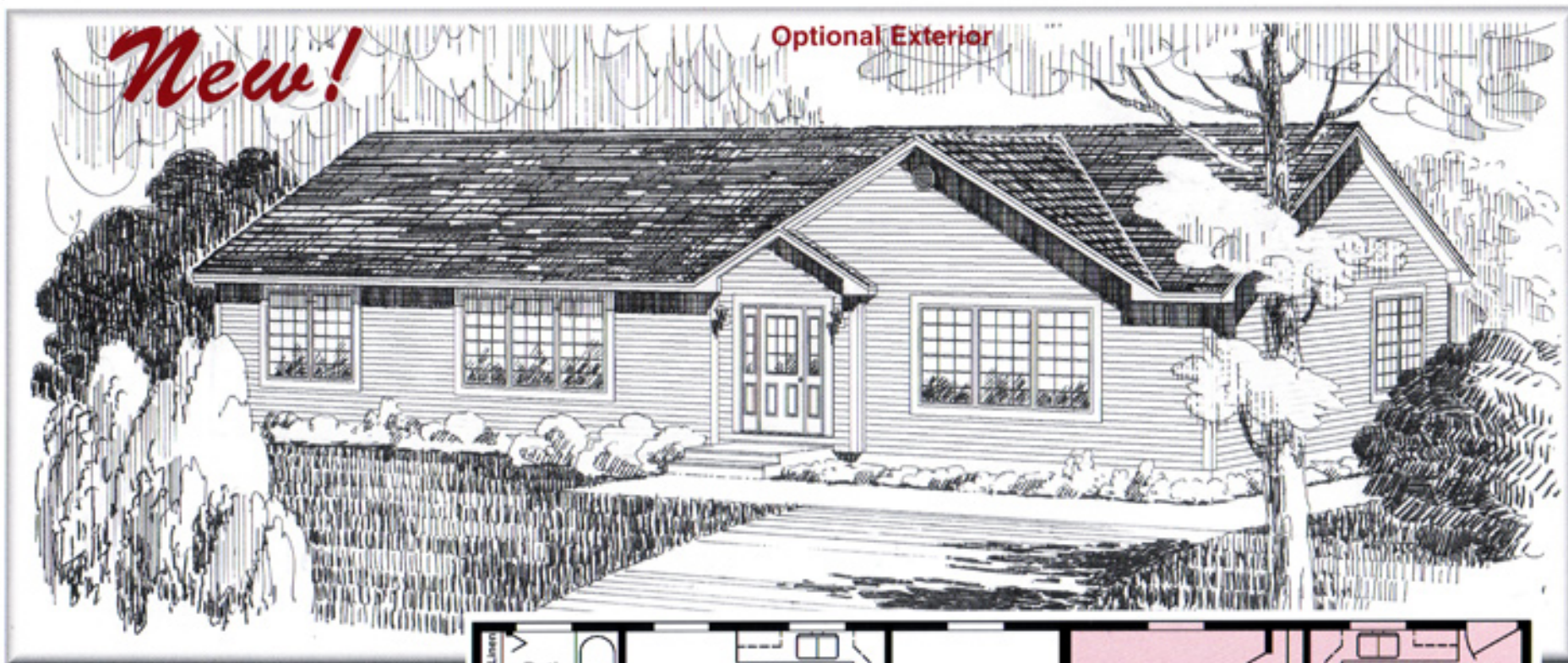


Plan 6007, 36' X 32', 1152 sq. ft. (per unit)

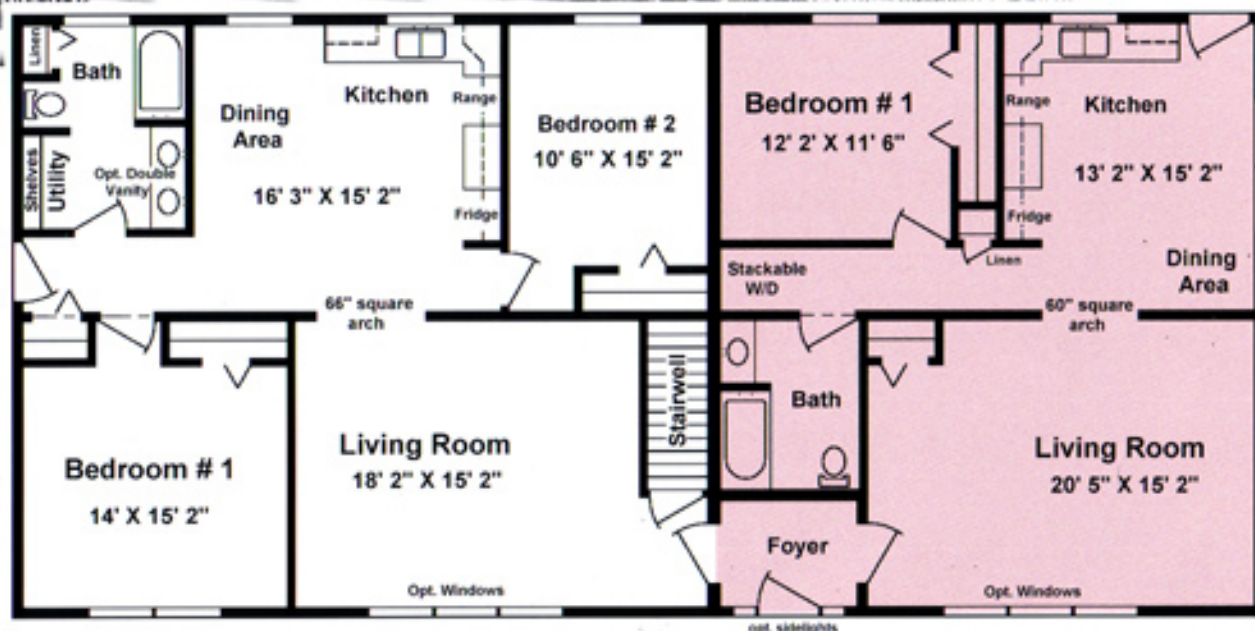


**New!**

Optional Exterior



**Turn key  
projects  
ready to  
generate  
income!**



**Plan 6009, 66' X 32', 2112 sq. ft.**

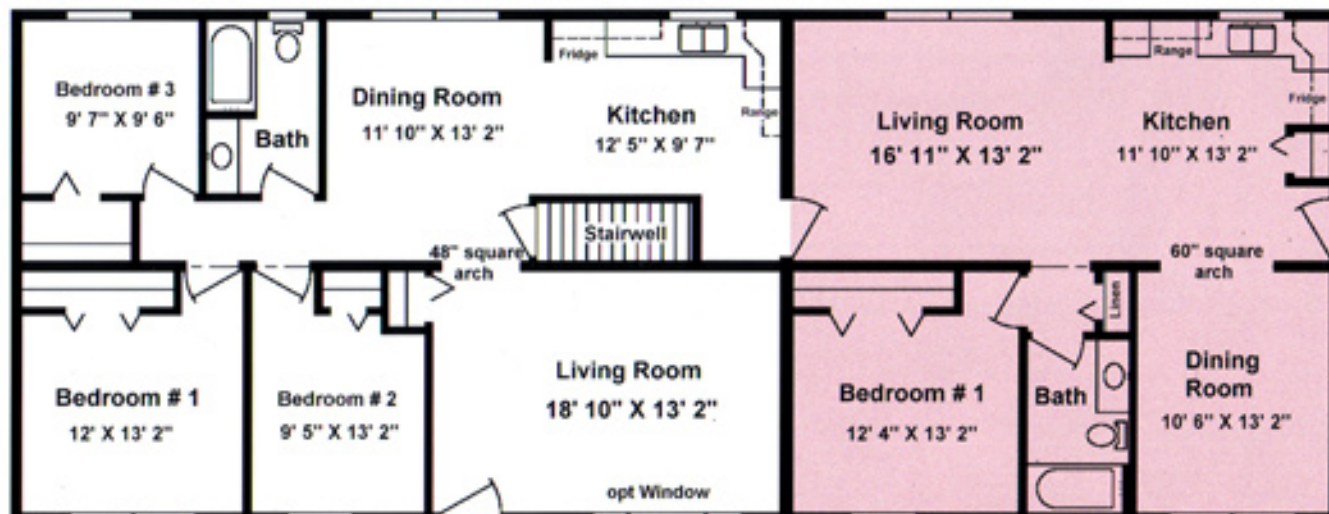
*The Income Property . . . 2 Bedroom Home & Apartment*

**New!**

Optional Exterior



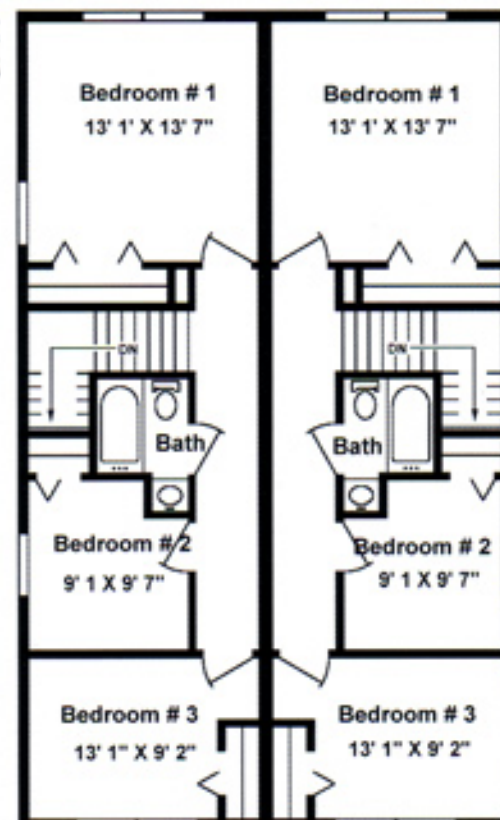
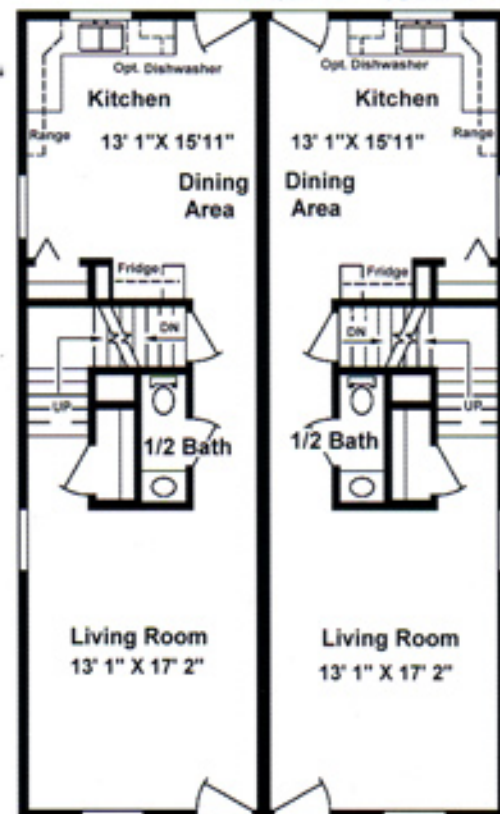
**Efficiently Constructed  
in a Controlled Indoors  
Plant Environment  
...All Year Round**



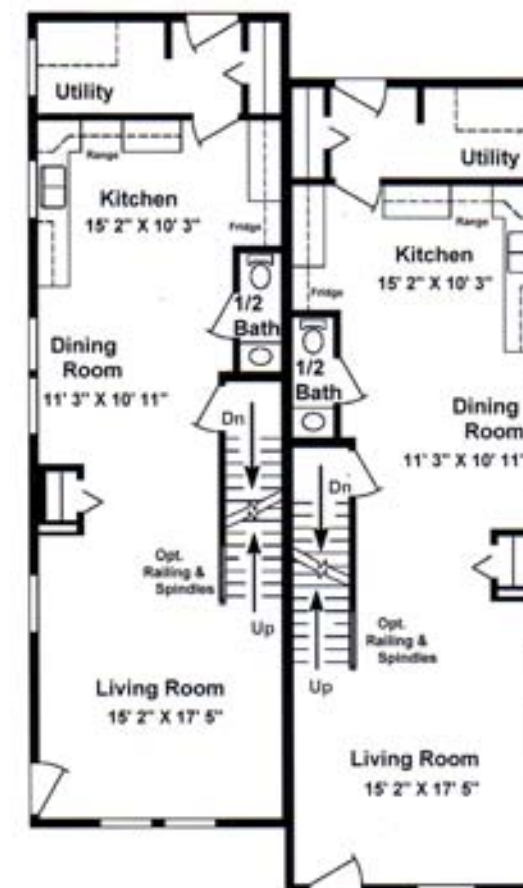
**Plan 6010, 72' X 28', 2016 sq. ft.**

*The Boomer Apartment . . . 2 Bedroom Home & Apartment*

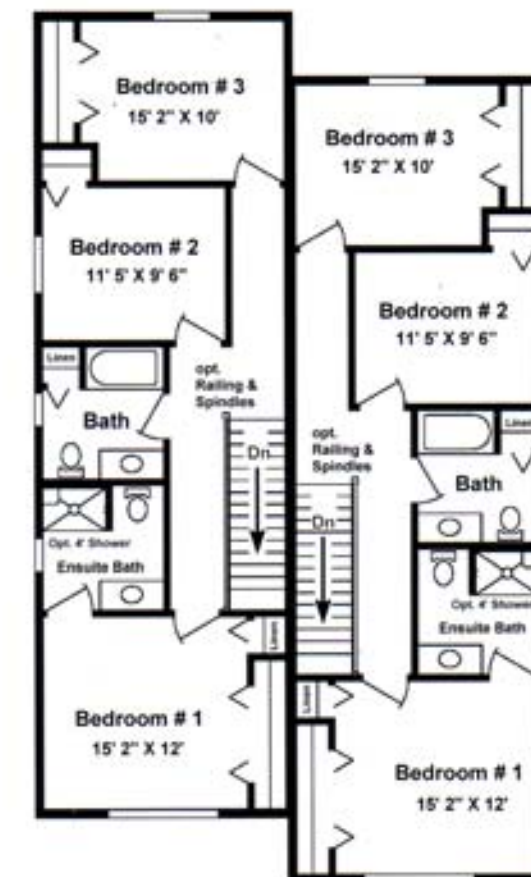




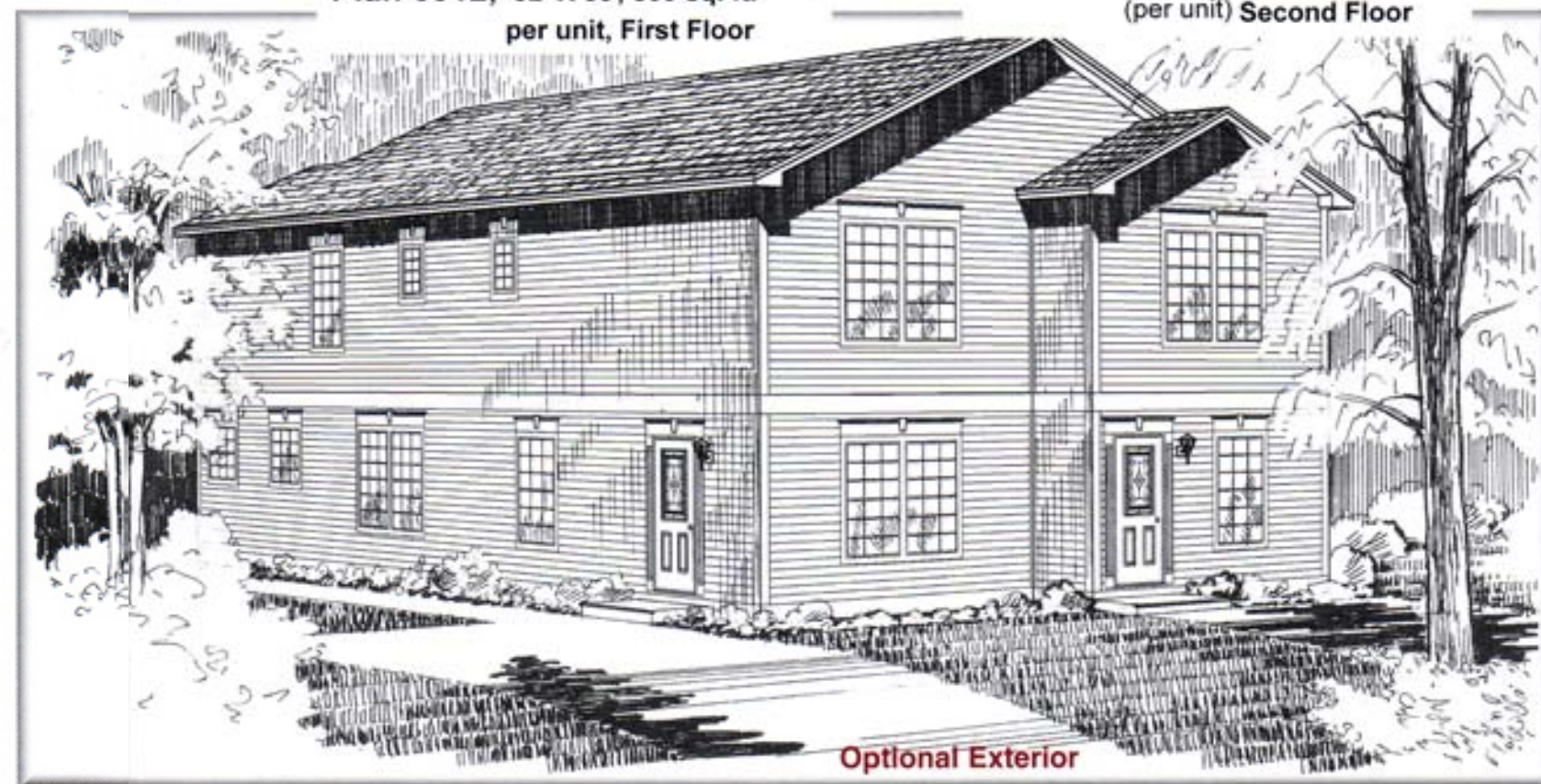
**Plan 6011, 28' X 46', 644 sq. ft.  
(per unit) Second Floor**



**Plan 6012, 32' X 50', 800 sq. ft.  
per unit, First Floor**



**Plan 6012, 32' X 50', 800 sq. ft.  
(per unit) Second Floor**





## WHEN TIME LOST IN SITE CONSTRUCTION

## MEANS LOST RENTAL INCOME

*It's Time to Switch*



### CANADA

|                                |                            |                  |            |            |
|--------------------------------|----------------------------|------------------|------------|------------|
| National Building Code         | BOCA & IBC Building Codes  | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| National Plumbing Code         | State Energy Code          | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| National Electrical Code       | National Electrical Code   | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Canadian Standards Association | 3rd Party Inspection (PFS) | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |

### FLOORS

|                                                            |                  |            |            |
|------------------------------------------------------------|------------------|------------|------------|
| Adjustable Steel Jack Post - (not included in U.S. Models) | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Kiln-dried 2 X 8 for 24' Homes & 2 X 10 for 26' and up     | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 5/8" T & G Plywood Subfloor, Glued and Stapled             | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Double Perimeter Joist for Added Strength                  | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| LVL Center Beam on Houses over 24' wide                    | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 1" x 3" Cross Bridging                                     | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Carpet with Underpad                                       | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Vinyl No Wax Flooring c/w 1/4" Plywood Underlay            | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |

### EXTERIOR WALLS

|                                                    |                  |            |            |
|----------------------------------------------------|------------------|------------|------------|
| 2" X 6" Kiln-dried Studs @ 16" o/c                 | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 3/8" Plywood Sheathing                             | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Air Barrier, Installed Continuously Around Home    | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| R20 Fiberglass Insulation                          | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 6 mil Vapor Barrier                                | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 1/2" Sheetrock, Crackfilled and Primed (Off-White) | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 8'0" High Walls (7'6" in New Hampshire)            | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| All Openings Sealed with Caulking and Foam         | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Vinyl Siding                                       | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Vinyl Shutters, Front & Sides                      | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |

### INTERIOR WALLS

|                                                    |                  |            |            |
|----------------------------------------------------|------------------|------------|------------|
| 2" X 4" Kiln-dried Studs                           | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 1/2" Sheetrock, Crackfilled and Primed (Off-White) | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |

### ROOF & CEILING CONSTRUCTION

|                                                                  |                  |            |            |
|------------------------------------------------------------------|------------------|------------|------------|
| 1" X 3" Strapping @ 16" o/c                                      | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 6 mil Vapor Barrier Applied Continuously                         | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| R40 Insulation                                                   | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Engineered Roof Trusses with 4/12 Pitch (other pitches optional) | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Engineered 2x8/2x6 Rafters System on Cape Cods                   | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 1/2" Roof Sheathing                                              | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 25 Yr. Asphalt Shingles                                          | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 1/2" Sheetrock c/w Sprayed Stucco Ceiling                        | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Insulation Stop at all Trusses                                   | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |

Maple Leaf Homes with the aid of a computer aided design system (CAD) offers customized layouts to over 30 Retailer locations in Atlantic Canada and the New England States. Any of our designs can be modified. Our computer design system lets you make changes to any layout to suit your individual tastes in style, comfort and spaciousness without sacrificing energy efficiency.

Superior design and high quality make our floors the strongest in the industry.

2 x 8 (24' wide) or 2 x 10 (26' wide and up) kiln-dried lumber floor joist at 16" o/c, double perimeter beams, 5/8" T & G plywood with plywood underlay under the vinyl flooring means that year in and year out you'll enjoy the luxury of quality.

Walls are constructed with 2 x 6 kiln-dried lumber, 16" o/c with full 2 x 6 top and bottom plates. Plywood exterior sheathing is installed to provide maximum air tightness.

Vinyl siding, shutters and windows insure a totally maintenance free exterior for the life of your home.

Engineered roof trusses with 4/12 pitch are designed for maximum load. (5/12, 6/12 pitch is optional). 12/12 pitch is standard on Capes.

20 or 25 YEAR WARRANTY on 235 lb. asphalt shingles are installed to guarantee long lasting good looks for years to come.

Residential doors and windows are installed to provide maximum ENERGY EFFICIENCY and SECURITY.

Solid wood frame kitchen cabinets with oak doors will provide you with years of beauty and lasting value.

Solid wood trim stained or painted provides you with warmth and beauty of wood for years to come.

All materials used in the construction of MAPLE LEAF HOMES are of the highest quality to assure a lifetime of comfortable living with minimum maintenance.

All our homes come installed with a Central Air Exchange system to allow your home to breathe, so that YOU can breathe easier.

This system helps eliminate condensation, stale stagnant air, pollen, dust, toxic fumes from domestic cleaning products, cigarette smoke, cooking and pet odors.

## TO THE ADVANTAGES OF

## MANUFACTURED HOUSING BY

## MAPLE LEAF HOMES

### DOOR WINDOWS & TRIM

|                                                        |                  |            |            |
|--------------------------------------------------------|------------------|------------|------------|
| Insulated Steel Door c/w Window & Dead Bolt - Front    | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Insulated Steel Solid Door c/w Dead Bolt - Rear        | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Single Hung White PVC Thermopane "Tilt Action" Windows | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| White Colonial Raised Panel Interior Doors             | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Brass Hardware                                         | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| White (opt. Stained or Clear) Trim                     | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Closet Maid Wire Rack Shelving                         | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Hardwood Cabinets                                      | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Post Formed Pre-finished Counter Tops                  | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Medicine Cabinet or Mirror                             | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |

### PLUMBING

|                                                             |                  |            |            |
|-------------------------------------------------------------|------------------|------------|------------|
| PEX Tubing for Hot and Cold Water Distribution              | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| ABS Drain and Waste Vent Systems                            | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Double Stainless Steel Kitchen Sink                         | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| One Piece Shower/Tub Enclosure                              | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 40 Gallon Electric Hot Water Heater (not incl. U.S. Models) | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Single Lever Taps Throughout                                | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Porcelain China Lavatory                                    | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |

### ELECTRICAL & VENTILATION

|                                                     |                  |            |            |
|-----------------------------------------------------|------------------|------------|------------|
| CSA Approved Copper Wiring Throughout (UL in USA)   | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Ceiling Lights                                      | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| 200 Amp Panel With Breakers (100 Amp in USA)        | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Approved Smoke Detectors                            | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Exterior Entrance Light Fixtures and GFI Receptacle | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Ducted Heat Recovery Ventilator                     | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Range Hood                                          | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Continuously Vented Soffits Along Sides of Home     | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |
| Ridge Vent - Standard                               | MAPLE LEAF HOMES | 2nd Choice | 3rd Choice |

| Shipping Widths                   | New Hampshire | Vermont | Massachusetts |
|-----------------------------------|---------------|---------|---------------|
| Maximum Width                     | Up to 28'     | 27'6"   | 27'6"         |
| Flip Up Eaves                     | no            | no      | Over 26'      |
| Single Box Width                  | 14'           | 13'9"   | 13'9"         |
| Flip Back Peak (under 6/12 pitch) | no            | no      | no            |

Note: Some Large Clear Spans Shown in Brochure May NOT Be Available

**From Concept  
to Reality**



**Leave your construction  
details to what we do  
routinely every day.**

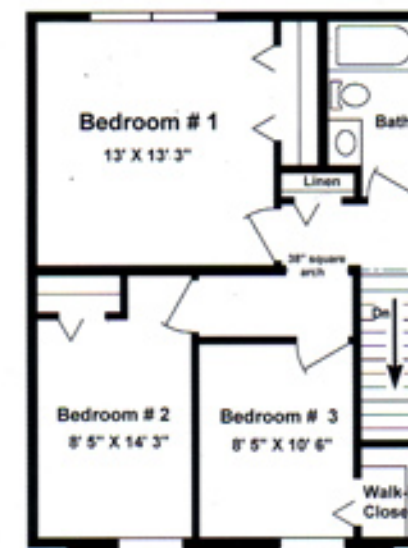
UNDERNEATH IT ALL IS THE HIDDEN VALUE THAT MAKES THE DIFFERENCE



**Optional Exterior**

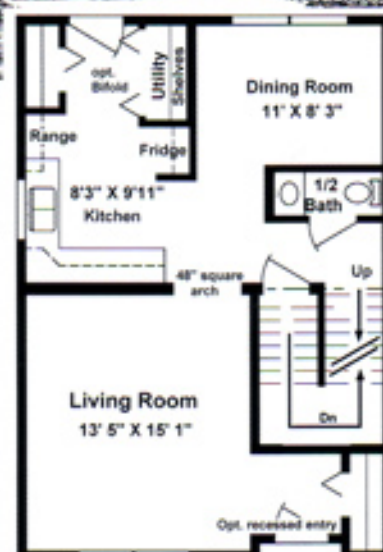
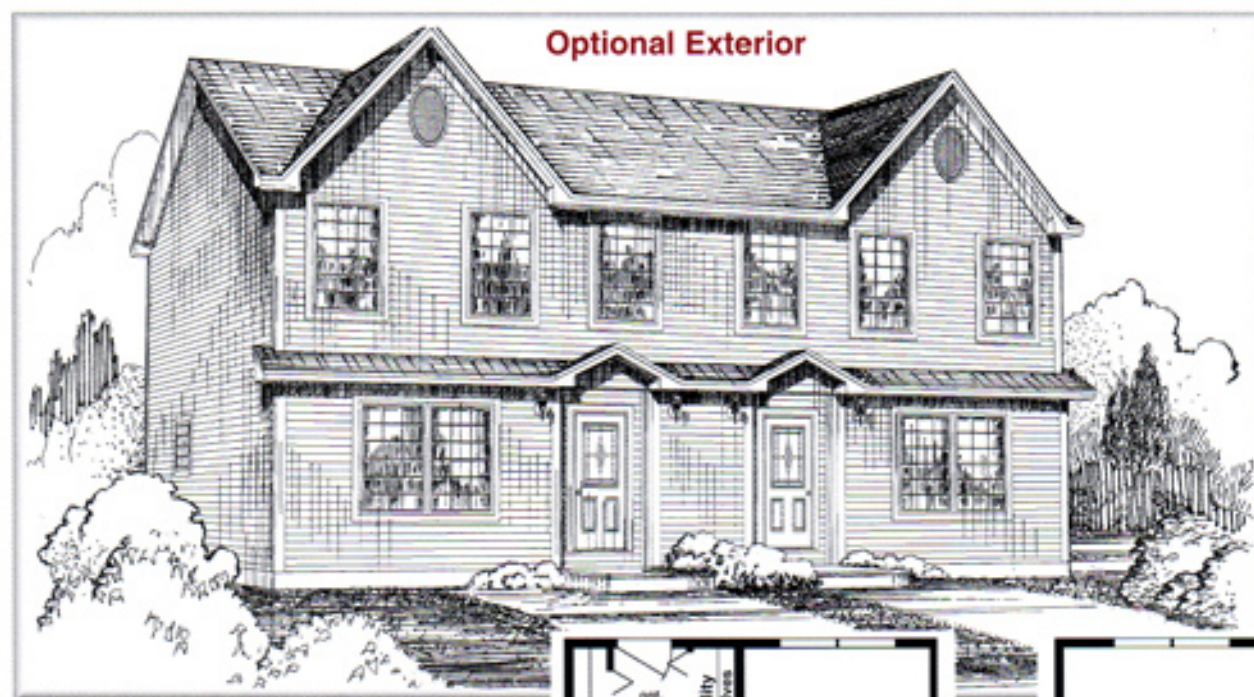


Plan 6013, 22' X 28', 616 sq. ft.  
(per unit) First Floor

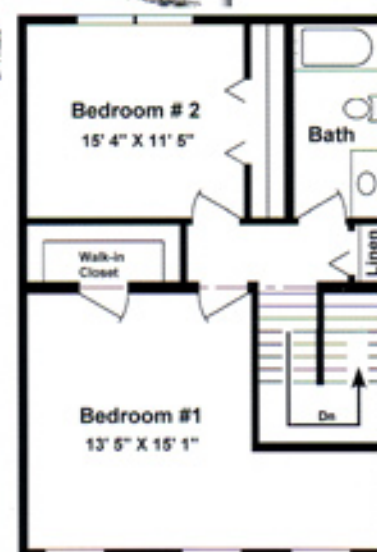


Plan 6013, 22' X 28', 616 sq. ft.  
(per unit) Second Floor

**Optional Exterior**



Plan 6014, 22' X 32', 704 sq. ft.  
(per unit) First Floor



Plan 6014, 22' X 32', 704 sq. ft.  
(per unit) Second Floor

**Optional Exterior**



Plan 6015, 24' X 32', 768 sq. ft.  
(per unit) First Floor

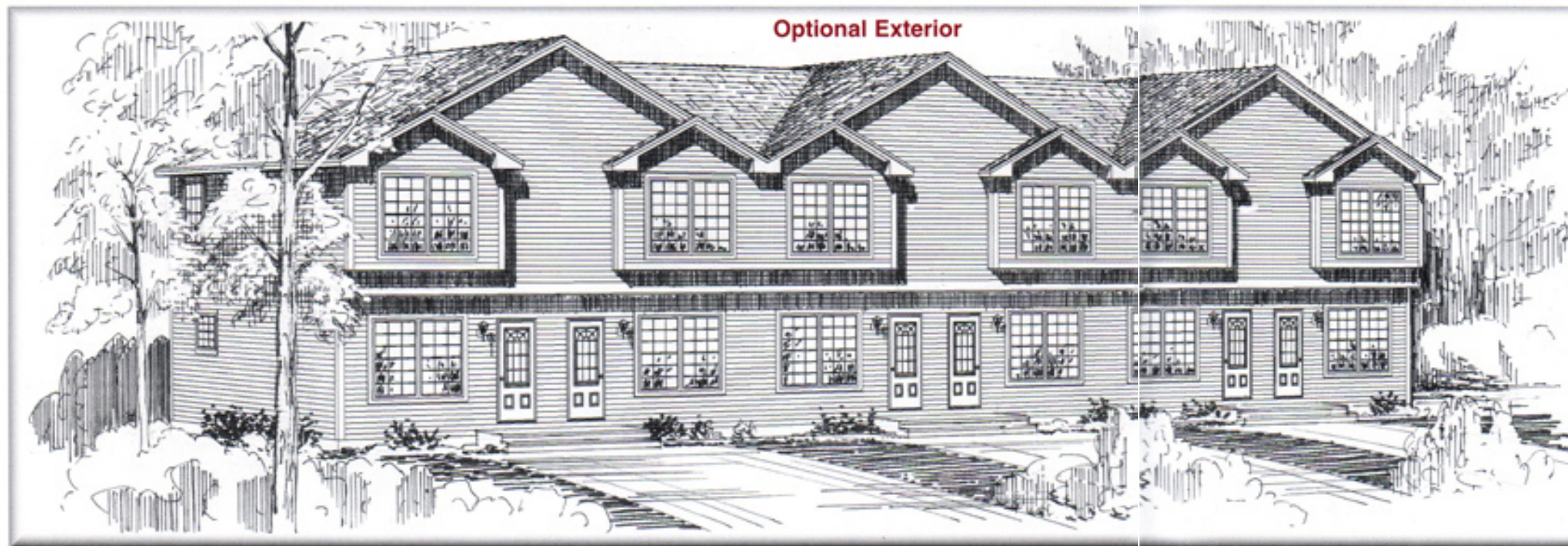


Plan 6015, 24' X 32', 768 sq. ft.  
(per unit) Second Floor

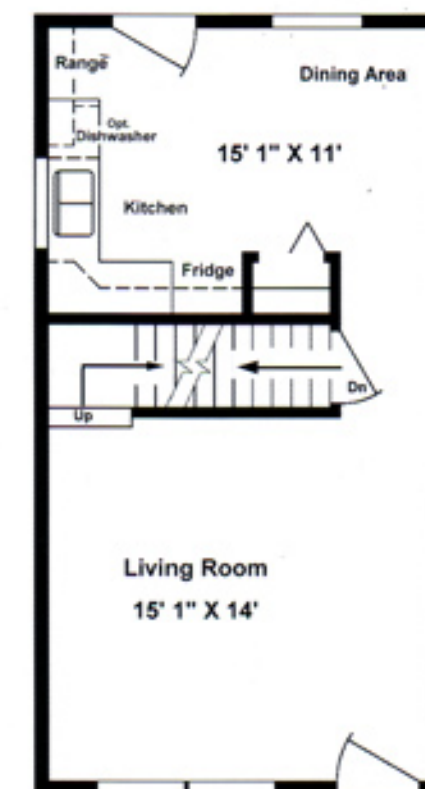
**Our Construction  
and Design skills +  
Your Developer skills  
= Investment Profits**

**Accurate Scheduling  
– no weather,  
materials or  
labour delays**





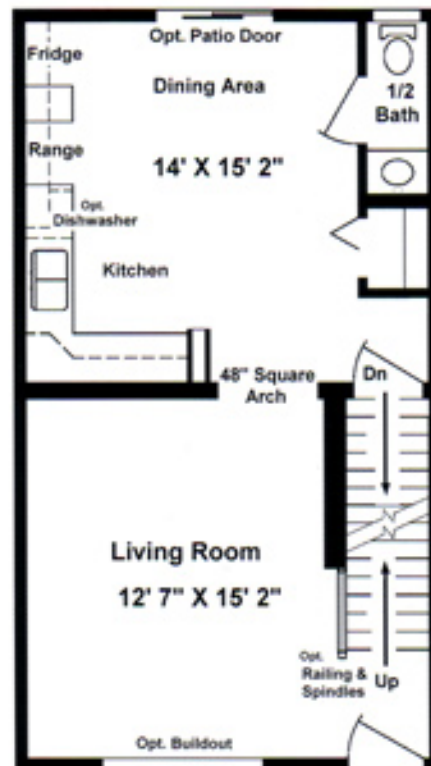
**YOUR** building worries and construction details are what **WE** do best.....



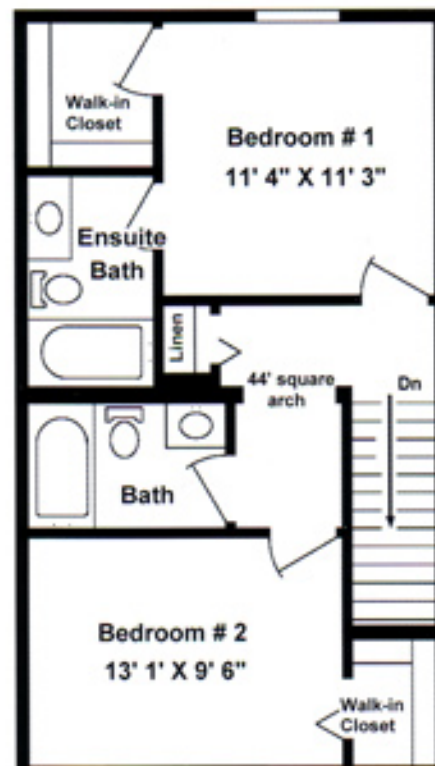
Plan 6016, 16' X 30', 480 sq. ft.  
(per unit) First Floor



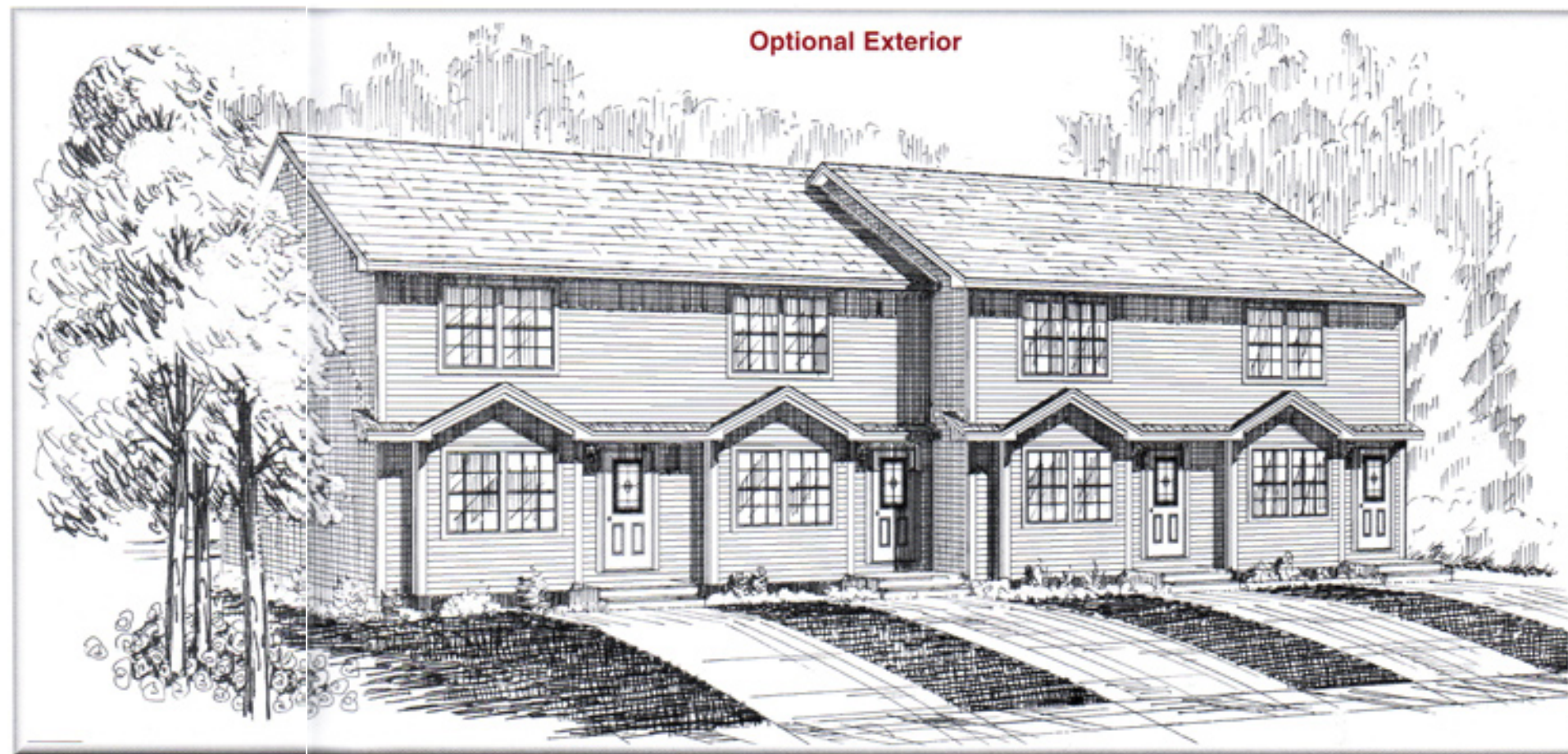
Plan 6016, 16' X 31', 496 sq. ft.  
(per unit) Second Floor



Plan 6017, 18' X 32', 576 sq. ft.  
(per unit) First Floor

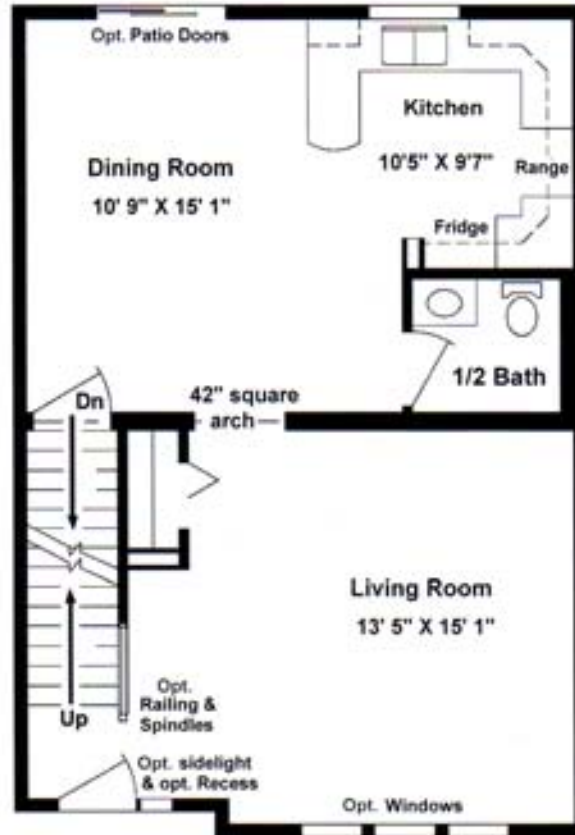


Plan 6017, 18' X 32', 576 sq. ft.  
(per unit) Second Floor

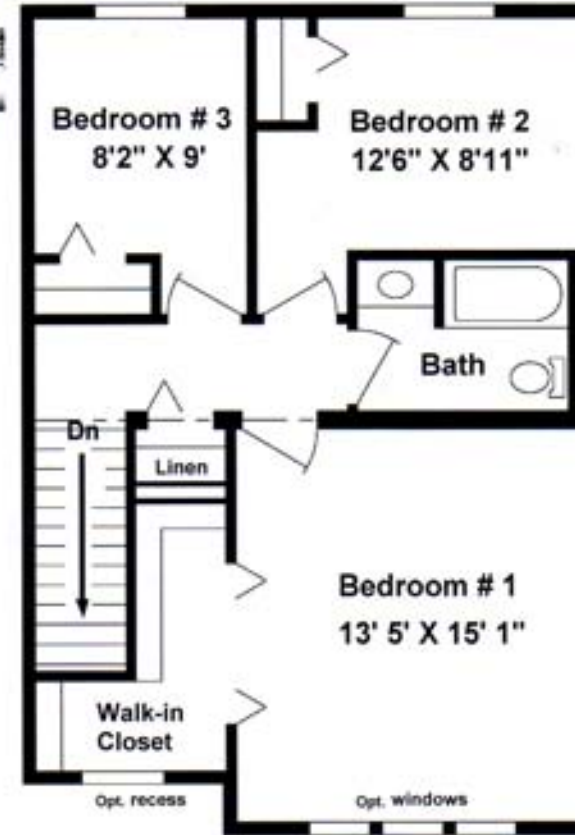




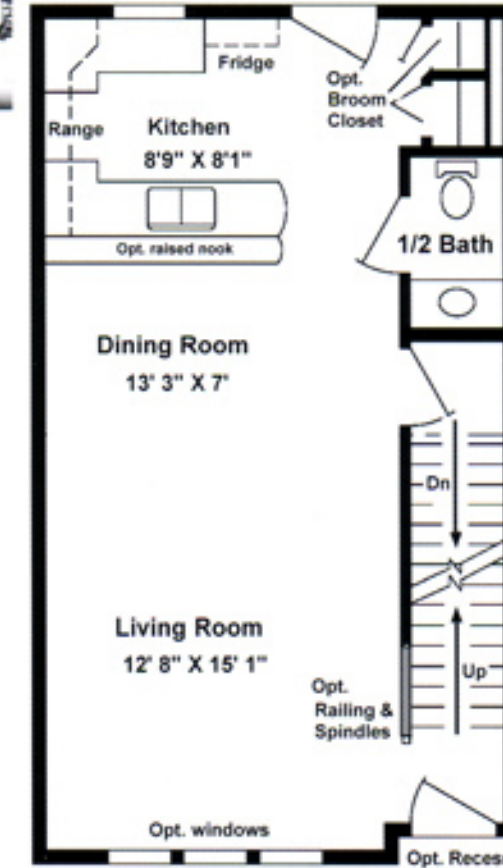
Optional Exterior



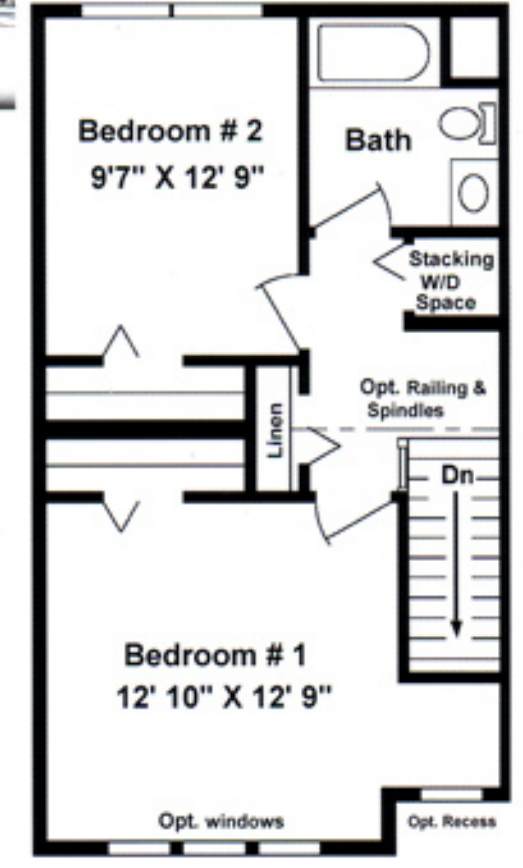
Plan 6018, 22' X 32', 704 sq. ft.  
(per unit) First Floor



Plan 6018, 22' X 32', 704 sq. ft.  
(per unit) Second Floor



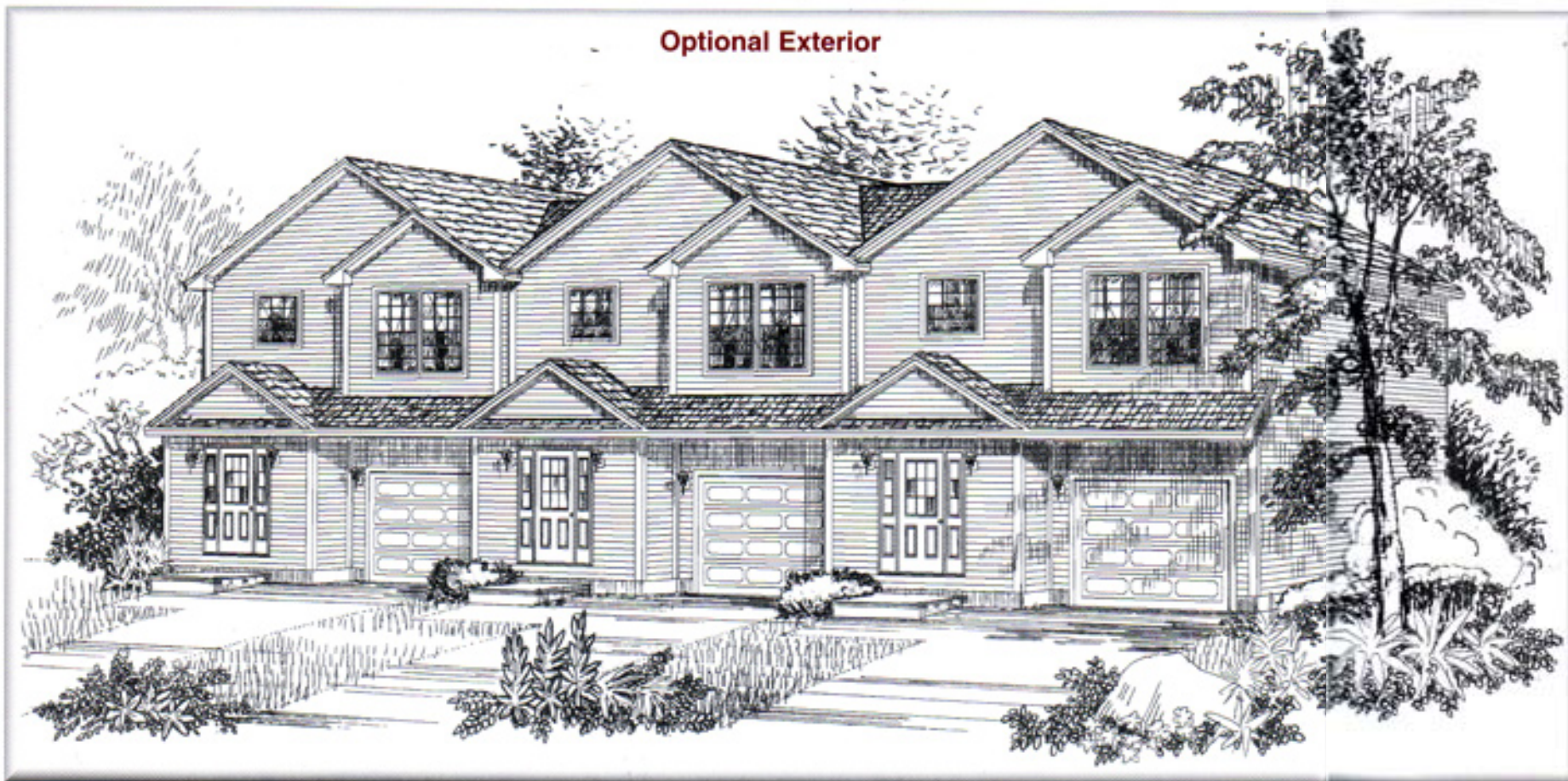
Plan 6019, 18' X 32', 576 sq. ft.  
(per unit) First Floor



Plan 6019, 18' X 32', 576 sq. ft.  
(per unit) Second Floor



Optional Exterior

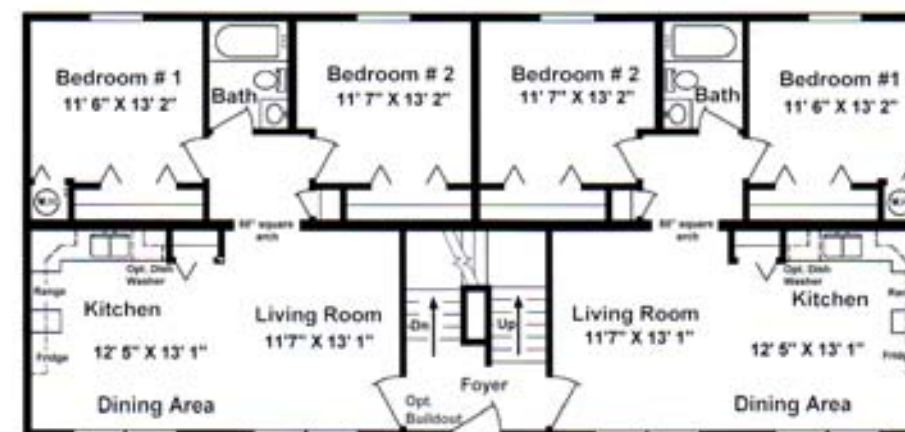


Plan 6020, 24' X 46' 1/2", 1056 sq. ft.  
(per unit) First Floor



Plan 6020, 24' X 42', 1020 sq. ft.  
(per unit) Second Floor

Optional Exterior

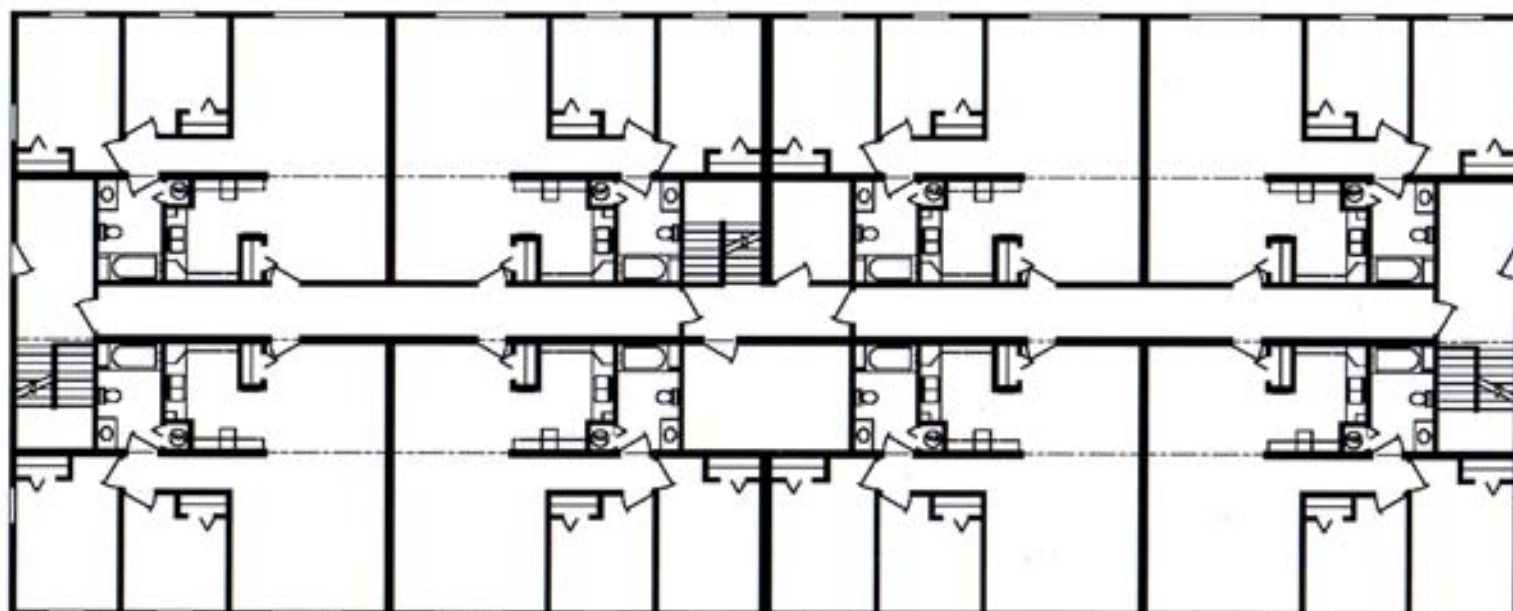


Plan 6021, 60' X 28', 776 sq. ft. (per unit), First Floor

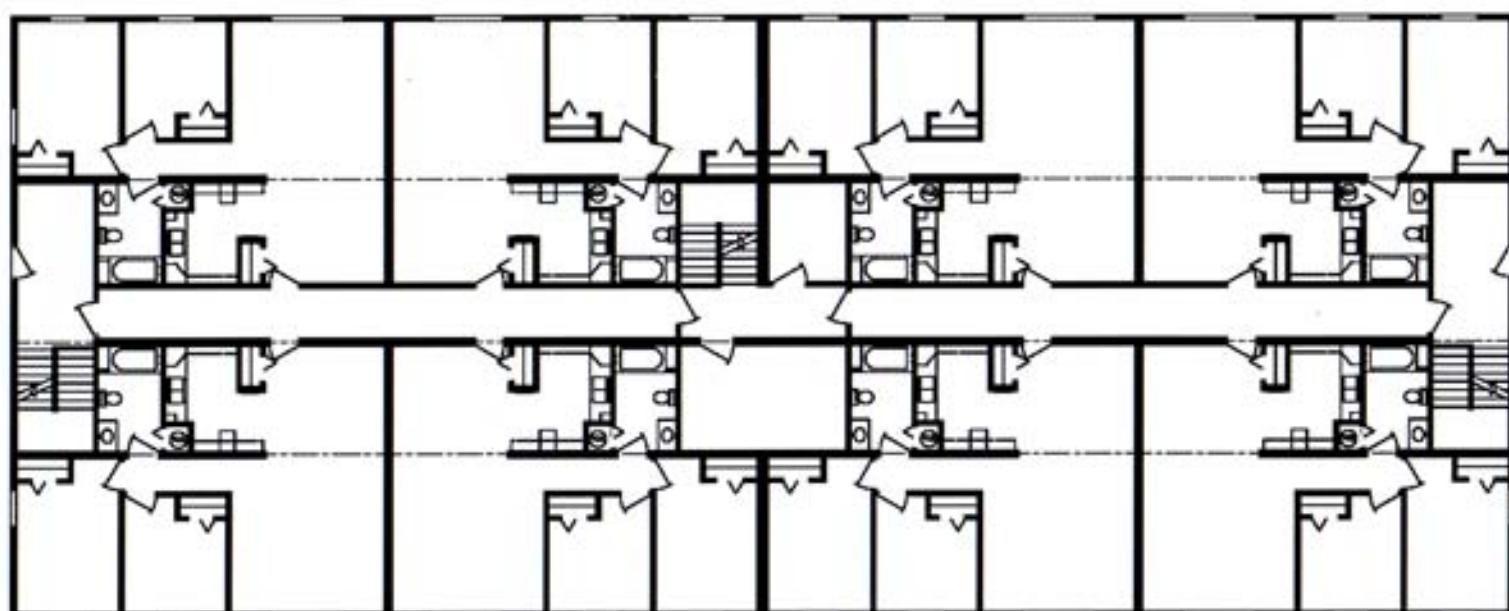


Plan 6021, 60' X 28', 776 sq. ft. (per unit) Second Floor





Plan 6022, 149' X 59', 1000 sq. ft. (per unit) First Floor



Plan 6022, 149' X 59', 1000 sq. ft. (per unit), Second & Third Floor



Typical Apartment, 27' X 37, 1000 sq. ft.

*When time lost in site construction  
means lost Rental Income....*

**Switch!**

*to the advantages of  
Manufactured Housing  
by Maple Leaf homes.*