



# PREFABRICATED COTTAGE PACKAGE SPECIFICATIONS

## BUILDING PACKAGE

### STRUCTURAL FRAMING

- Complete set of architectural drawings
- 2x10 spruce joists @ 16" OC or engineered i-joists @ 19.2" OC if required
- Subfloor 23/32 T&G OSB c/w 1 3/4" deck screws and subfloor glue
- 3/8" OSB wall sheathing
- Engineered roof trusses @ 24" OC
- 2x6 sub fascia
- Beams - built up 2x8, 2x10 or engineered beam per plan c/w telepost
- Bridging and strapping as required by home design
- Prefabricated walls - Exterior 2x6 studs @ 16" OC interior 2x4 studs @ 16" OC
- 7/8" OSB roof sheathing

## FINISHING PACKAGE OPTIONS

### WINDOWS & DOORS OPTIONS

- White PVC triple glazed, low E, argon filled windows c/w PVC jam liners, window grills not included
- Window operations as per plans
- Insulated walk-in doors w/metal clad jambs and adjustable striker plate
- Weiser lockset and deadbolt for each door
- Insulated overhead garage door, if required
- Cedar shims

### INTERIOR STAIRS OPTIONS

- Main to second floor - closed riser, 3 stringer assembled stair - saw tooth stringers, 1/2" OSB riser, 1" OSB treads
- Main to basement - open riser, routed stringers, 2x10 or 2x12 stair treads

### NOTE

Cottage packages are not energy certified for your local jurisdiction.

### EXTERIOR FINISH PACKAGE (OPTIONAL)

- 30 year asphalt shingles (architectural options)
- Synthetic roof underlay
- Vinyl siding - double 4 1/2" cove w/accessories
- Roof mounted vents
- Tyvek weather barrier c/w tape
- Pre-finished aluminum soffit and fascia

### INSULATION & POLY (OPTIONAL)

- R20 batt insulation for exterior walls
- Double layer R20 batt insulation for ceiling areas
- 6 mil. CGSB poly vapour barrier
- Acoustical caulking for poly connection
- Tyvek tape

### DECKS (OPTIONAL)

- Built up 2x8 ACQ treated beam c/w 4x4 ACQ posts and deck boards
- 2x8 ACQ treated deck joists @ 16" OC
- 5/4 x 6" ACQ treated decking

### DELIVERY OPTIONS

**Build with Confidence.**

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