

# Prefabricated Cottage Package Specifications

Below is a list of what is included in our pre-fab cottage packages.  
For more information, contact our sales team today!

## Structural Framing

Comes with complete set of architectural and structural drawings  
Beams - built up 2x8, 2x10 or engineered beam—per plan c/w telepost  
2x10 - spruce joists @ 16" OC or engineered I-joists @ 19.2" OC if required.  
Bridging and strapping as required by home design  
Subfloor - 5/8" T&G OSB c/w 1 3/4" deck screws and subfloor glue.  
Prefabricated walls—Exterior 2x6 studs @ 16" OC .  
Interior 2x4 studs @ 16" OC  
3/8" OSB wall sheathing  
1x4 ribbon board on interior walls  
Engineered roof trusses @ 24" OC  
7/16" OSB roof sheathing  
2x6 sub-fascia  
Cardboard insulation stops  
Framing nails  
H-clips

## Windows & Doors

White PVC Triple glazed, low E, argon filled windows c/w PVC jamb liners, window grills not included.  
Window operations as per plans  
Insulated walk-in doors w/ metal clad jambs & adjustable striker plate  
Weiser Huntington lockset and deadbolt for each door.  
R12 Insulated overhead garage door  
Cedar shim and shingle

## Exterior finish package

30 Year Asphalt Shingles (3-tab or Architectural options)  
15# Starter felt—Eave protection  
Vinyl Siding—Double 4 1/2" cove w/ accessories  
Roof mounted vents  
Tyvek weather barrier c/w tape  
Pre-finished aluminum soffit & fascia

## Decks

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

## Interior Stairs

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

## Insulation & Poly

R-20 Batt Insulation for exterior walls  
Double Later R20 Batt Insulation for ceilings areas  
6 mil. CGSB Poly vapour barrier  
Acoustical caulking for poly connections,

## Delivery

Ask us about our delivery options!

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