



# ARBOUR COTTAGE SERIES





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COTTAGE  
SERIES**

## STANDARDS & SPECIFICATIONS

### EXTERIOR

- ✓ Colour coordinated metal fascia
- ✓ Vinyl siding and White Vinyl Soffit
- ✓ 4/12 pitch roof
- ✓ Exterior GFI receptacle - front door
- ✓ Exterior frost-free tap – kitchen sink
- ✓ 30-year architectural fiberglass shingles
- ✓ 7/16" roof sheathing
- ✓ 16" eave on HE, 12" on long walls
- ✓ Separate receptacle for heat tape
- ✓ Engineered roof trusses to 2.7 KPA snow load
- ✓ 14 & 16 wide's: 2x10 joists at 16" o.c. and 12" tubular frame
- ✓ 20 & 22 wide's: 12" Engineered I-Joists at 16" o.c.
- ✓ 24 wide's: 14" open web joists at 19.2" o.c. with double LVL
- ✓ 3/8" wall sheathing on inside & outside of exterior walls
- ✓ Insulation: R22 walls; R40 ceiling (24 wide's R44); R48 floor
- ✓ 2x6 side walls at 24" o.c. - 8' walls
- ✓ 19/32" T&G subfloor
- ✓ 12" tubular steel frame with detachable hitch (Except 24' models)

### KITCHEN

- ✓ Adjustable shelf in all cabinets – (2) upper & (1) lower
- ✓ Double stainless-steel sink
- ✓ Roller drawer slides
- ✓ PVC cabinet doors
- ✓ 18 cu. ft. frost free refrigerator
- ✓ 30" electric range with clock and timer
- ✓ 2-speed range hood with light and fan vented to exterior
- ✓ White kitchen appliances
- ✓ Communication box (*empty*) at kitchen area
- ✓ Single lever faucet with vegetable sprayer
- ✓ Upper corner cab – narrow reed glass
- ✓ Microwave cabinet with separate circuit (*most models*)

### UTILITIES

- ✓ Plumbed and wired for washer/dryer (*some models*)
- ✓ Natural gas high efficiency furnace
- ✓ Dryer vent rough in
- ✓ Electric hot water tank
- ✓ Overhead solid shelf at washer/dryer area  
Insulated lines in HWT cavity

### BATHROOM

- ✓ Exhaust fan with humidistat in main bath
- ✓ Exhaust fan in ensuite on separate switch
- ✓ Towel bar and towel ring (*most models*) in each bath
- ✓ Cosmetic box in main bath
- ✓ Showerhead in all baths
- ✓ Showerhead and rod in all baths
- ✓ GFI receptacle in all baths
- ✓ Walled tub/shower with single lever pressure balanced faucet in all baths
- ✓ Single lever faucets in all baths
- ✓ Theatrical lights in all baths

### INTERIOR

- ✓ Cathedral ceiling throughout (*Including Deck*)
- ✓ Decorative vinyl covered drywall
- ✓ 6 mil. vapour barrier includes switches and receptacles
- ✓ Plush carpet in Bedrooms only
- ✓ Quality vinyl floor covering
- ✓ Ceiling lights in all bedrooms
- ✓ Wire only ceiling light in living room
- ✓ Pendant light in dining room
- ✓ Solid shelving in all closets
- ✓ White embossed passage doors with lever handles
- ✓ 4" ceramic tile backsplash at kitchen and vanities with tile edging
- ✓ 2x4 interior walls
- ✓ Vinyl wrap moulding throughout

### EXTERIOR DOORS & WINDOWS

- ✓ Insulated steel exterior doors, 36" front and rear (*where possible*) with peepholes and dead-bolts with lever door handles
- ✓ Coach lights at all exterior doors
- ✓ Covered decks receive exterior pot light ILO std coach light
- ✓ LowE PVC windows and sills with screens
- ✓ Specialty windows as per plan (*some models*)

### MISCELLANEOUS

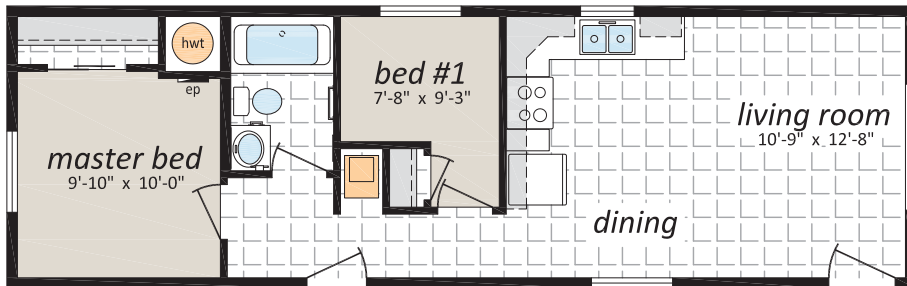
- ✓ Electric smoke/CO detector(s)
- ✓ 100-amp service panel
- ✓ Main electrical conduit through floor
- ✓ White receptacles and switches
- ✓ Light bulb package
- ✓ Programmable thermostat
- ✓ Airtight Protocol

14' WIDE  
HOMES

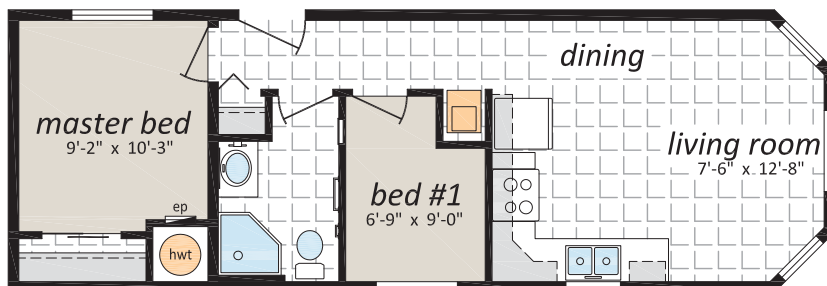


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**FRASER**, 14' x 44' - 616 sq. ft.



**HAWTHORN**, 14' x 40' - 560 sq. ft.



16' WIDE  
HOMES



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**DOUGLAS**, 16' x 50' - 800 sq. ft.



**SHASTA**, 16' x 44' - 704 sq. ft.

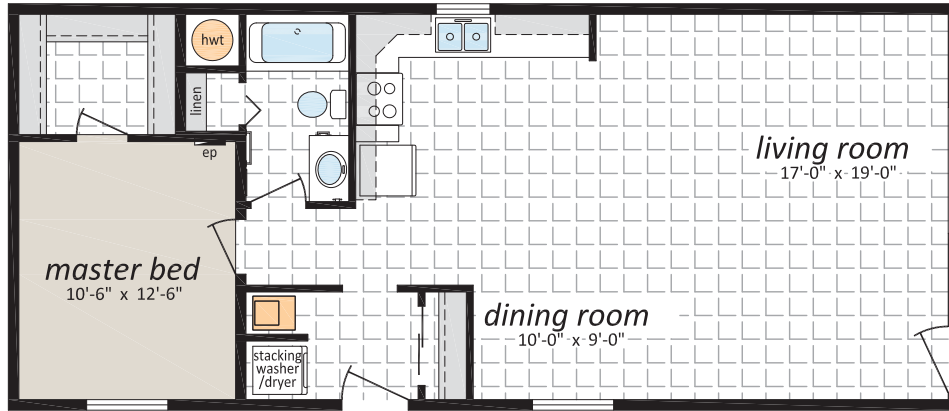


20' WIDE HOMES

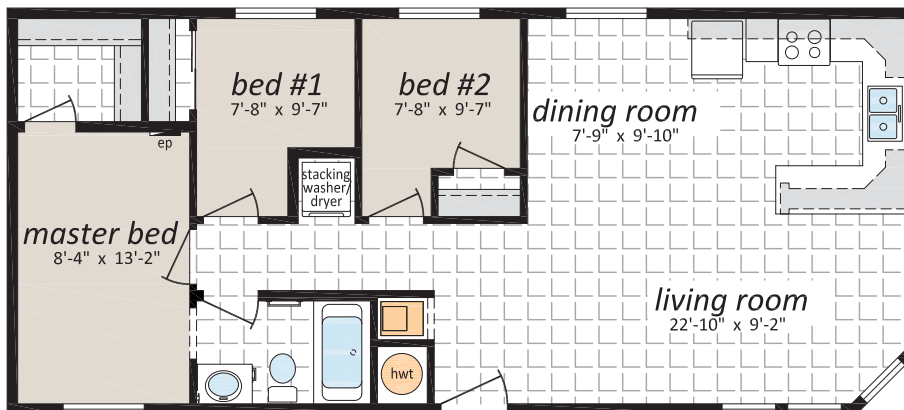


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**ASPEN**, 20' x 46' - 920 sq. ft.



**BIRCH**, 20' x 44' - 880 sq. ft.



20' WIDE  
HOMES



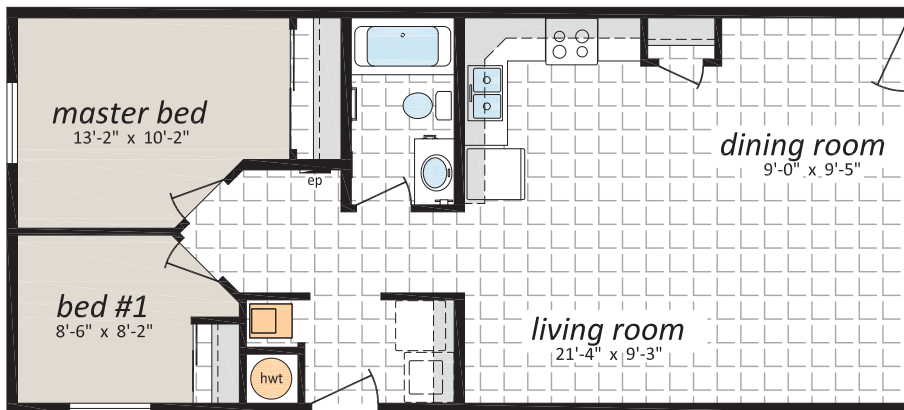
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**CAROLINA**, 20' x 58' - 1,160 sq. ft.



**MONTEREY**, 20' x 44' - 880 sq. ft.

Note: rendering shown on coverpage

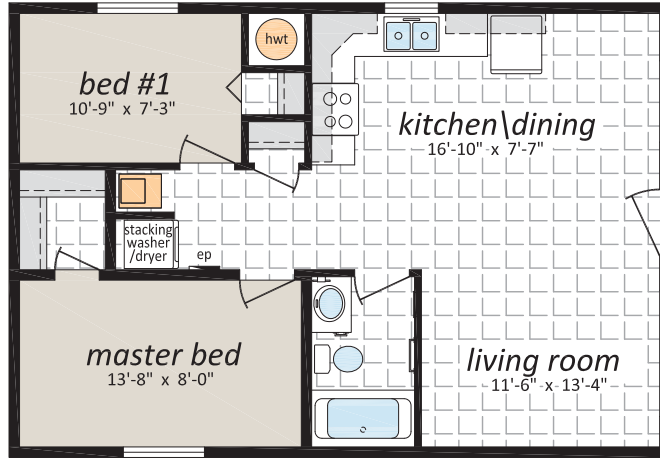


22' WIDE  
HOMES

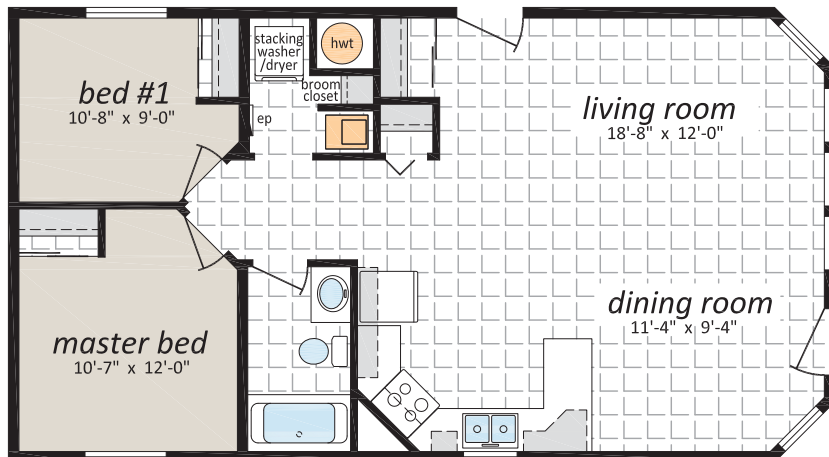


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**LOGGEPole**, 22' x 32' - 704 sq. ft.



**PEPPERIDGE**, 22' x 40' - 880 sq. ft.

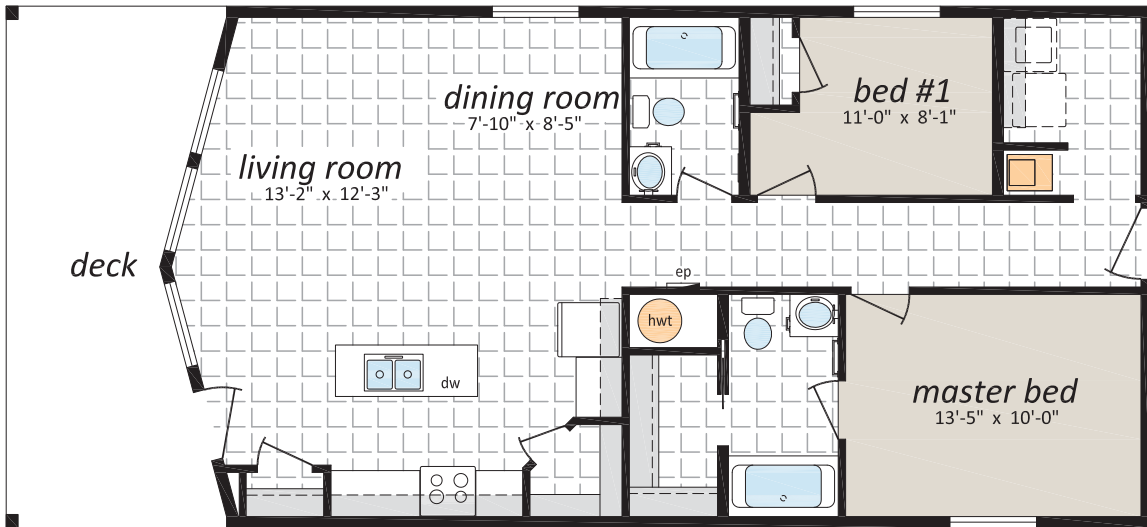


24' WIDE  
HOMES

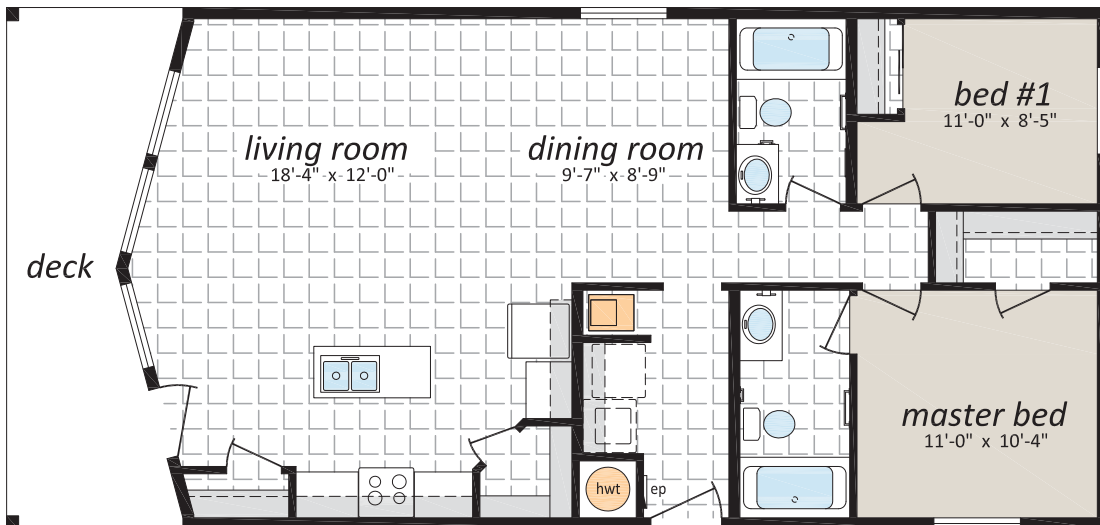


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**COTTONWOOD**, 24' x 52' - 1,248 sq. ft.



**MAPLE**, 24' x 50' - 1,200 sq. ft.



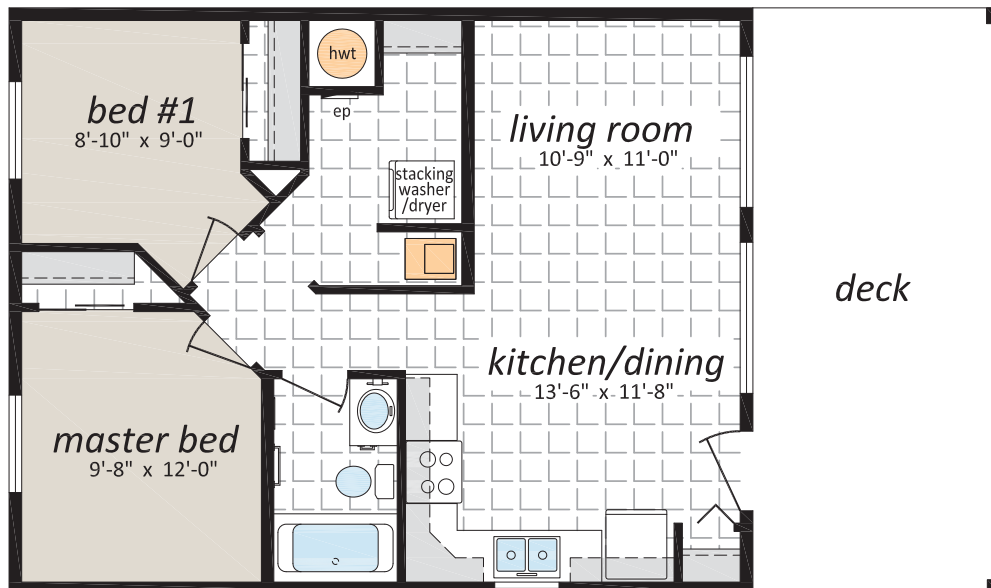


24' WIDE  
HOMES



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**SEQUOIA**, 24' x 40' - 960 sq. ft.

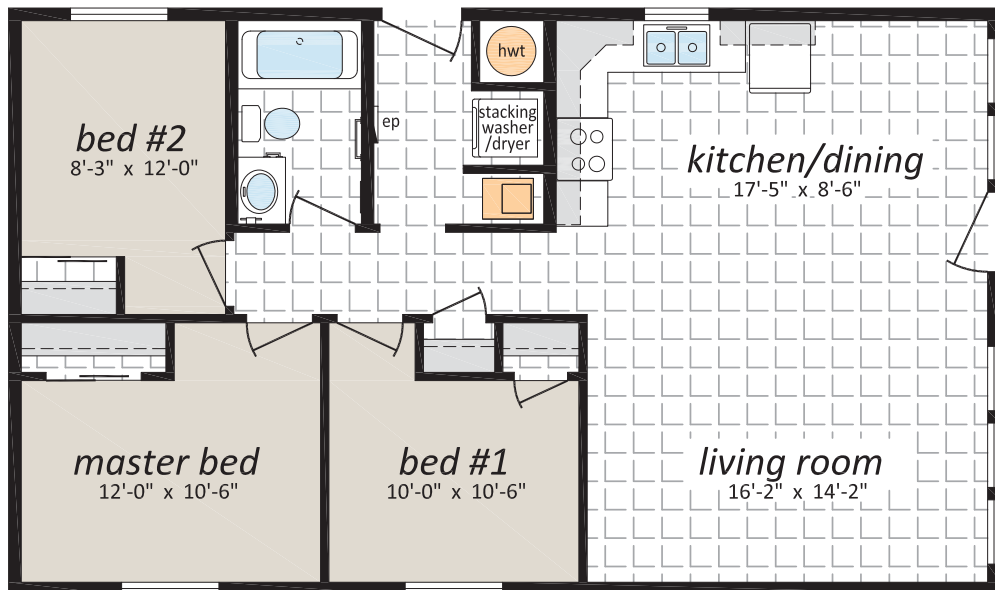


24' WIDE  
HOMES



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**WILLOW**, 24' x 40' - 960 sq. ft.





## OPTIONAL FEATURES

### EXTERIOR

- Shutters (Two Styles)
- Diamond Cut Ceilings
- Three and Four Light Bay Windows
- Octagon Windows
- Segmented Block Windows
- Lattice in Windows
- Skylights
- Patio, Garden and Cottage Doors
- Storm Doors
- Exterior Door with Half Round, 9 Lite or Franklin Insert
- Turbine Vents
- Door Chimes
- Exterior Recessed Pot Light(s)
- Extra Exterior GFI
- High Snow Load Roof

### INTERIOR

- Fully Finished Drywall
- Media Room Package
- Laminate Flooring
- Upgrade Vinyl Floor Coverings
- French Doors
- Storage Bench
- Freezer Cabinets
- Soak Sink with Cabinet
- Utility Room Door
- Ceiling Fan with Lights
- Chandeliers
- Recessed Fluorescent Lights
- Under Counter Lighting
- Archways

### BATHROOM

- 72" Tub/Shower
- Corner Oval Jetted Tub
- 2 Person Jetted Tub
- 36", 48" or 60" Shower c/w Glass Doors
- Handicap Toilet
- Tri-Mirror Medicine Cabinet
- Grab Bars
- Deluxe Shower Curtain
- Banjo Countertop on Vanity

### KITCHEN

- Various Cabinet Door Selections
- Wand Style Deluxe Single Lever Kitchen Faucet
- Corner Glass Cabinet Doors
- Island Work Centre
- Planning Centre
- Lazy Susan
- Granite Composite Upgrade Sink
- Oak Counter Edging
- Black or Stainless Appliances
- Built-In Dishwasher
- Combination Microwave/Range Hood
- Eye Level Oven and Cook Top Range
- Self Cleaning Range
- Two Door Side by Side Refrigerator

### UTILITIES

- Gas Fireplace c/w Air Circulating Fan
- 40 Gallon U.S. Gas Water Heater
- Forced Air Electric Furnace
- Air Conditioner-Ready Furnace
- Washer and Dryer
- Stacking Washer and Dryer
- Central Vacuum System
- Roughed in for Central Vacuum
- 200 Amp Service Panel
- Extra Telephone Jack(s)





# ARBOUR COTTAGE SERIES



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