

COTTAGE LIFE MERIDIAN

Built to the Residential CSA, A-277 standards

CONSTRUCTION STANDARDS

16', 20', 22', 24' 4/12 fixed roof pitch
Residential, maintenance free vinyl siding
Architectural shingles w/full underlayment
Tubular steel frame with hitch 16', 18', 20'
Engineered wood web floor truss system 22' & 24'
16' wide- Floor joists: 2 x 10 @ 24" o/c
18' & 20' wide - Floor joists: 2 x 10 @ 16" o/c
Exterior wall sheathing (glued & fastened)
White metal soffit & fascia
Triple M rigid exterior wall system
Frost free tap
Dedicated receptacle for heat tape in HWT cavity
23/32" floor sheathing (glued & fastened)
8' walls: 16', 20', 22', 24'
2x6 exterior walls / 2x4 interior walls
6 mil vapor barrier
Insulation:
Ceiling: R-60
Floor: R-40
Walls: R-22
½" stippled gyproc ceilings
Vaulted ceiling throughout
Carbon monoxide/Smoke detectors
Carpet with upgrade underlay in living room, family room and master bedroom
Quality linoleum (fully glued & rolled)
Convertible gas furnace with electronic ignition
Coil cavity under furnace
40 US gallon electric HWT
Plumbed for washer, wired for dryer
Dryer vent installed
100 amp electric service panel
1 ½" conduit from draw side of panel through floor
Arc fault breakers
36" front and 32" rear exterior doors
Screen doors
White Classique bi-folds at closets (plan specific)
White Classique interior doors
32" utility room door
Light at all exterior doors
Shut off valves throughout
Braided water lines at sinks & toilets

DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/screens
12" side eave with venting
Decorative accent boards around windows (Front & curbside)
Straight roof line
Patio door (plan specific)
STD walk-a-bay models come with transom windows in bay
Decorative wall panels with taped seams
Mini blinds and valances throughout
Master bedroom nightstands and cabinets (plan specific)
Décora Switches
LED lighting throughout
Continuous rod shelving in closet

MODERN CRAFTED KITCHENS

Black 30" deluxe range with power range hood
Black 18 cubic ft. frost free fridge
Adjustable track lighting (2)
Modular cabinets with adjustable shelving
Spacious pantry in kitchen (where applicable)
PVC cabinet doors throughout
Laminate countertops with self edge
Tight weave pantry shelving

CONTEMPORARY BATHS

De-humidistat on main bath fan, all other fans on separate switch
1 Piece smooth back tub/shower combination in main bath & ensuite

OPTIONAL FEATURES

- Upgrade interior doors
- Upgrade goose neck faucet
- 16" overhang at rear
- Triple pane low E argon windows
- Insulated storm doors
- Aspen Creek exterior packages
- Optional stainless steel appliances
- Built-in dishwasher
- Nail holes in trim filled
- A/C ready