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Bailey

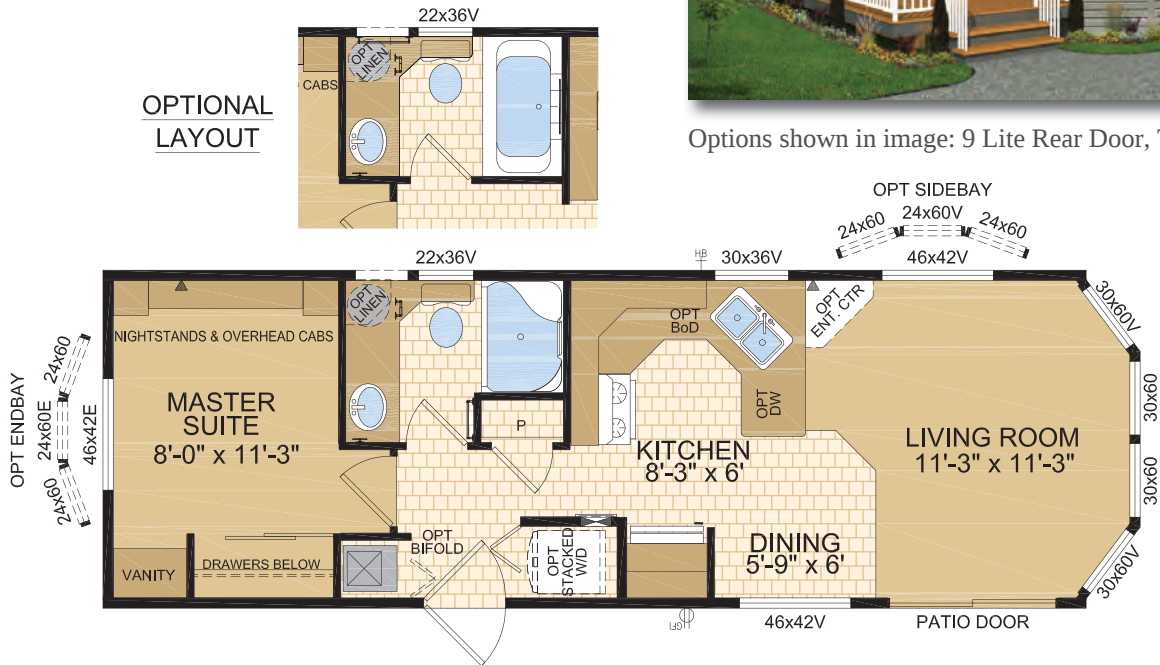
Model 12036

12' x 36' ~ 432 sq.ft.



Options shown in image: 9 Lite Rear Door, Trap Windows.

OPTIONAL
LAYOUT

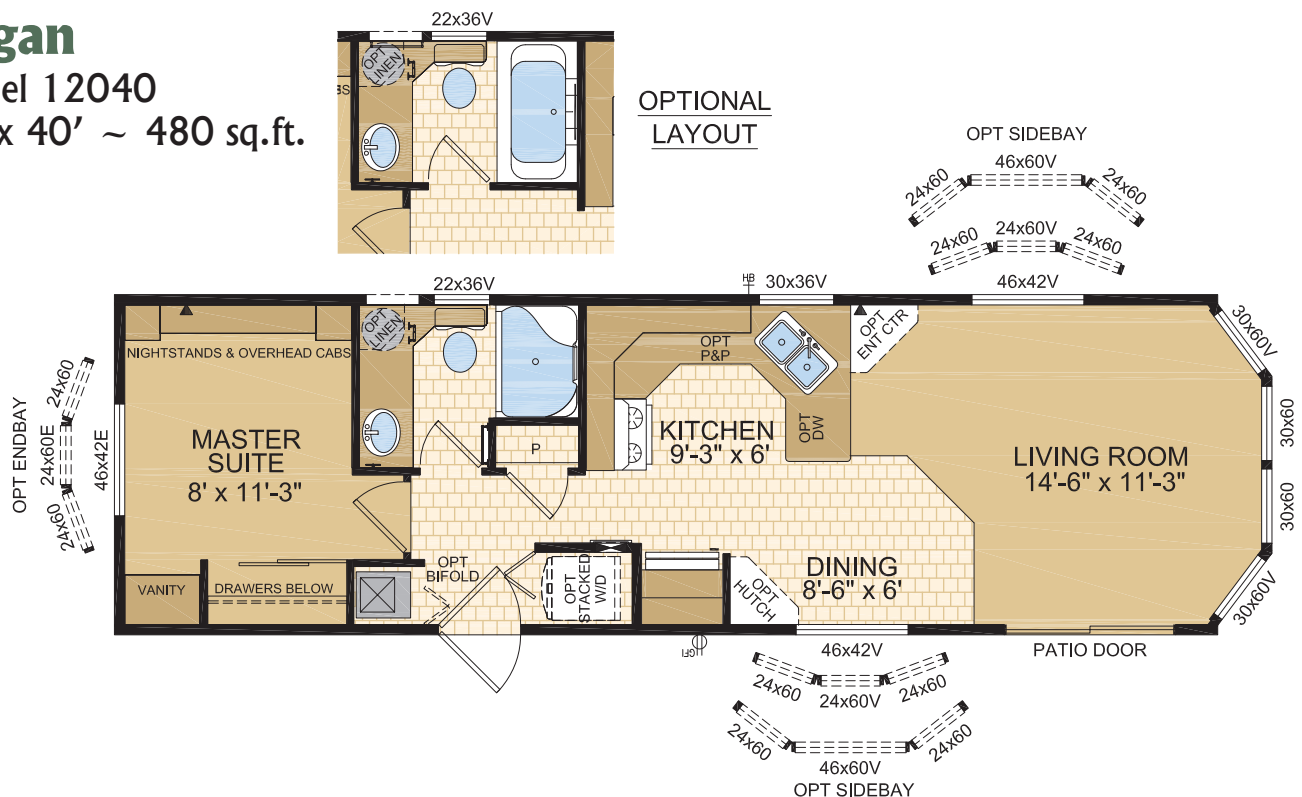


Logan

Model 12040

12' x 40' ~ 480 sq.ft.

OPTIONAL
LAYOUT



12' x 44' ~ 528 sq.ft.



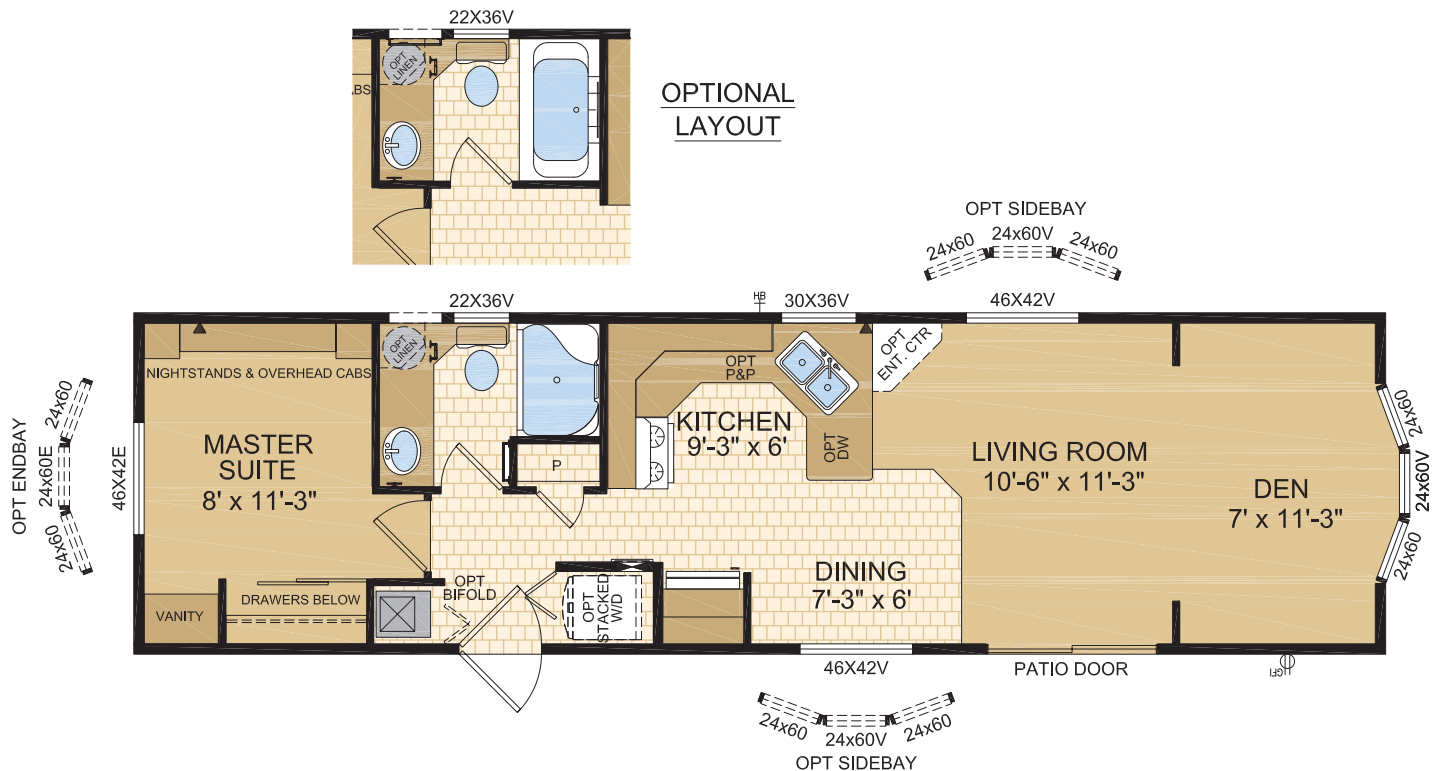
O'Hara

Model 12144

12' x 44' ~ 528 sq.ft.



Options shown in image: 9 Lite Rear Door, Painted Smartboard Window Trim, Board & Batten, Dormers.



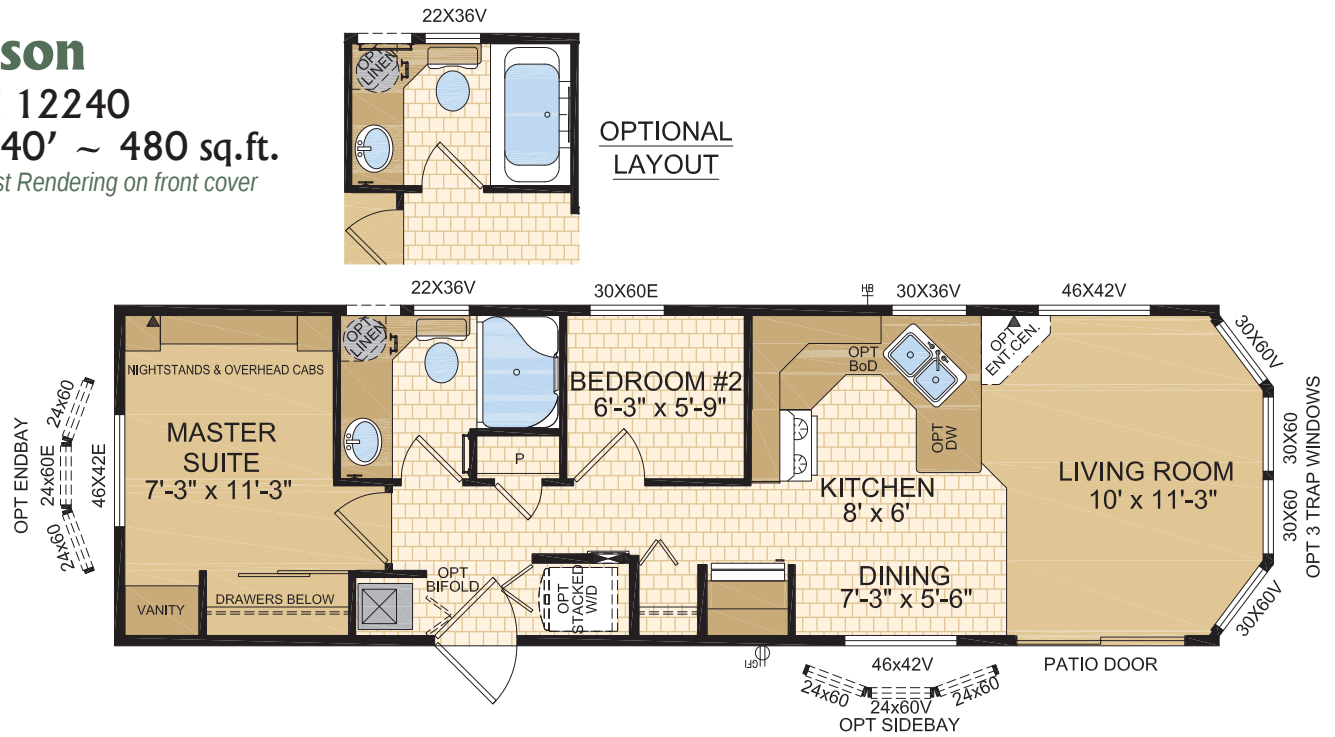
Pacific Park Models

Watson

Model 12240

12' x 40' ~ 480 sq.ft.

Note: Artist Rendering on front cover



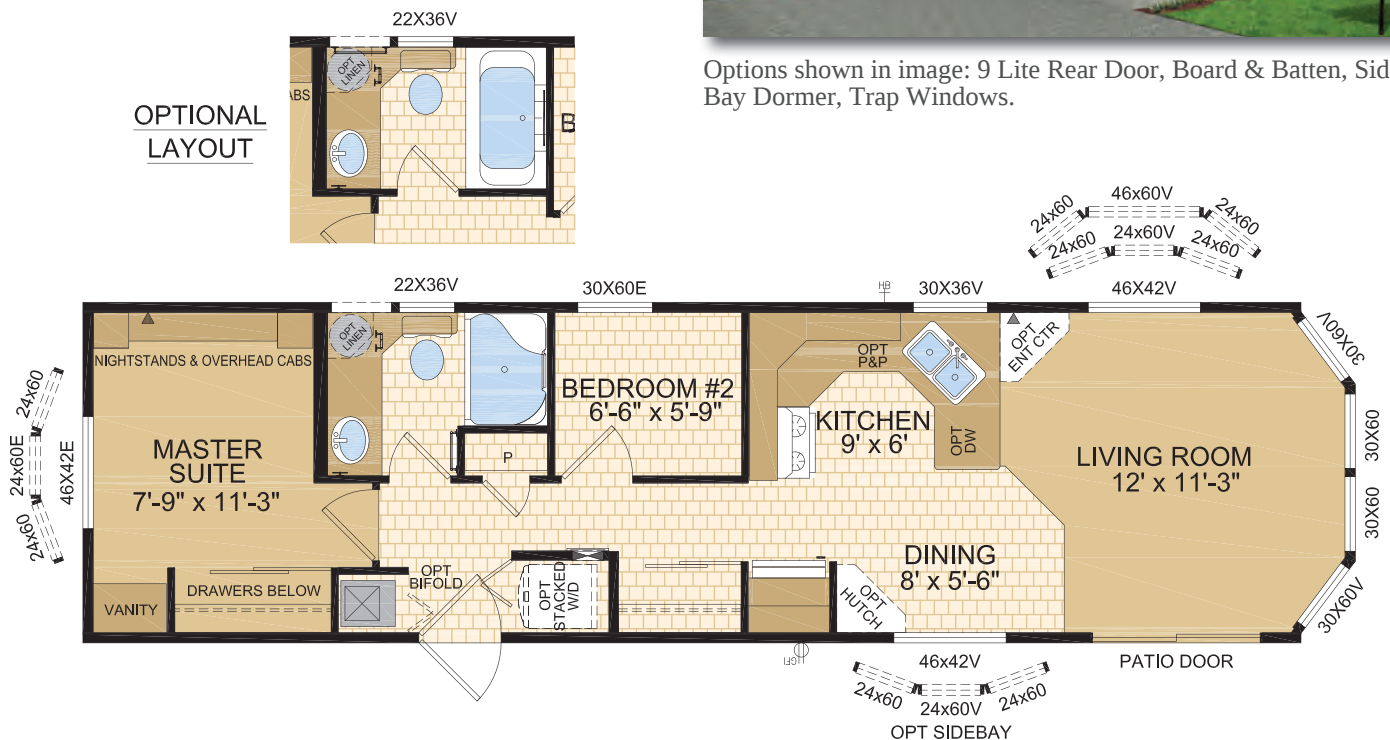
Livingstone

Model 12244

12' x 44' ~ 528 sq.ft.



Options shown in image: 9 Lite Rear Door, Board & Batten, Side Bay Dormer, Trap Windows.



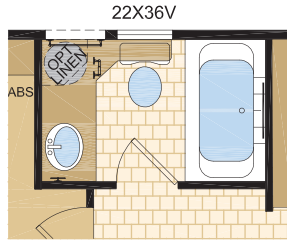
Crawford

Model 12644

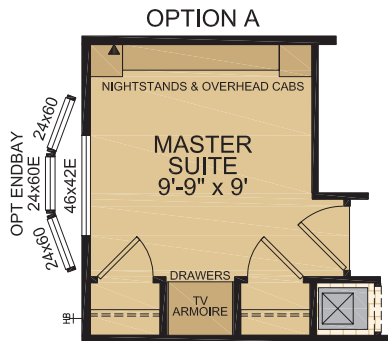
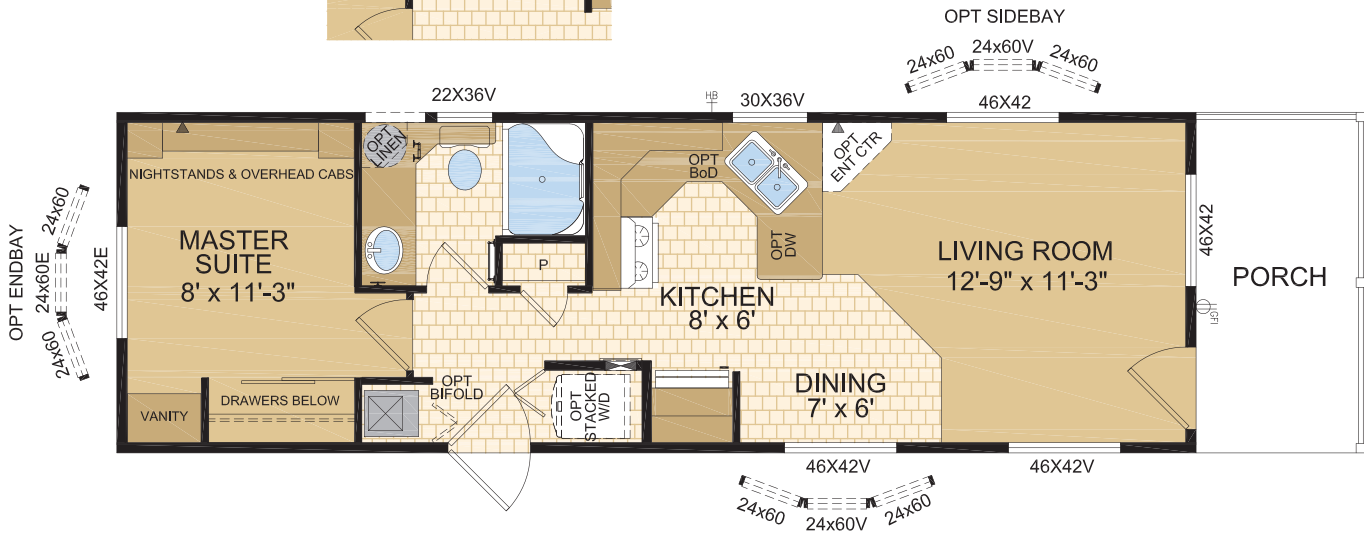
12' x 38' ~ 456 sq.ft.



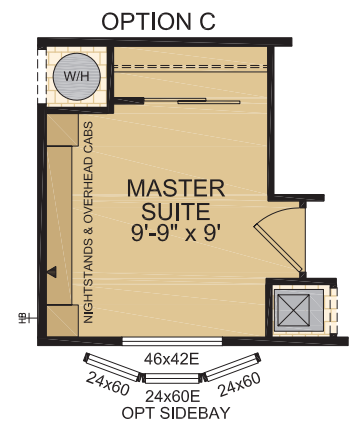
Options shown in image: 9 Lite Front & Rear Doors, Painted Smartboard Window Trim, Transom Windows.



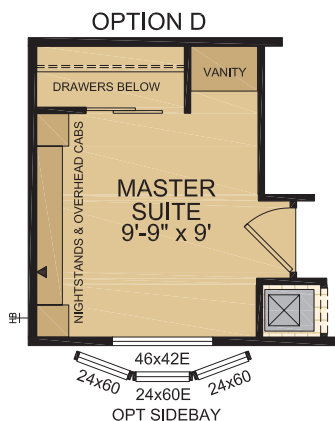
OPTIONAL LAYOUT



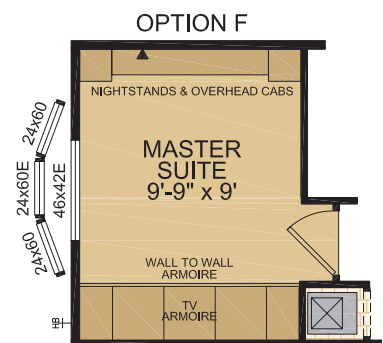
OPTION A



OPTION C



OPTION D



OPTION F

Optional Master Suite Layouts

STANDARD FEATURES & SPECIFICATIONS

General Construction	
Building Code	Z-241
Snow Load	Live load 42 psf (2.01 kPa) Ground snow load 72.6 psf (3.48 kPa)
Insulation R Values	Floors R-20, Walls R-12 & Ceiling R-28
Floor	2"x8" floor joists @ 16" o.c. Heavy tubular steel frame w/detachable hitch & lunette eye connection
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	7/12 roof pitch, 4/12 interior - 12' Wides 5.5/12 roof pitch, 4/12 interior - 13' Wides 5.5/12 roof pitch, 3.5/12 interior - 14' Wides Engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	12" sides & rear, 18" front vented eaves
Siding	Maintenance free vinyl lap siding & corners
Fascia	Coloured metal
Soffit	White vinyl
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x4", 24" o.c. 3/8" OSB sheathing inside & outside of wall
Interior Walls	2"x3" Interior walls 6 mil Interior vapour barrier
Ceiling	8' Textured (primed) gyproc cathedral ceiling
Windows	1.36 U-value, dual low E argon filled PVC c/w vinyl sills, screens and security locks Master Bedroom 46x42v - Sliding Secondary Bdrms 30x60v - Sliding Kitchen (most models) 30x36v - Sliding Bathroom 22x36v Obscure - Sliding Living Room Bay 30x60v - Sliding x 2 & 30x60 - Picture x 2 Living Room Side 46x42v - Sliding Dining Room 46x42v - Sliding
Exterior Doors	32" Decorative insulated entry door - Rear Includes deadbolt & peephole Residential vinyl Patio Door Round door knob - satin nickel Coach lights at all exterior entrances

Spacious Baths	
Tile	Single row deluxe tile w/metal edging
Fixtures	One-piece quality fiberglass 4' Shower w/sliding glass doors White oval drop in sink Single flush residential style toilet
Faucets	Dual handle vanity faucets Single lever faucet on shower unit
Hardware	Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors Banjo vanity style 32" vanity height or 36" height if HWT under countertop
Electrical	GFI receptacle Power bath fan(s) on separate switch
Lighting	Hampton light fixture

Tasteful Interiors	
Flooring	Quality linoleum flooring throughout
Blinds	2" Cellular cordless blinds (excl bathrooms & trap windows)
Interior Doors	Pre-finished interior passage doors in Crystal White colour Bifold at Opt Washer/Dryer location
Interior Door Handles	Round door knob - satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set.
Closets	Solid white shelving
Master Bdrm Cabinets	Nightstands & overhead cabinets w/shelf (select models) Built-In Vanity (open below) w/mirror & light (select models)
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding ¹	Vinyl wrapped, cathedral moulding throughout Colour - décor specific #3007 (2-1/4") Vault #451 (2-5/8") #215 (1-1/2")
Windows & Doors	
Ceiling	
Baseboards	
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms & halls Decorative chandelier in dining room - chrome

Bright, Beautiful Kitchens	
Tile	Single row deluxe tile w/metal edging
Range	30" easy clean propane - white Exterior vented range hood w/light - white
Fridge	19 cu.ft., 2-door, frost free - white Opening: 34"x73"
Sink	Double stainless steel sink Dual handle faucet - chrome
Pantry	Select models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors
Countertop	Arborite
Lighting	Ceiling mount

Utility Services	
Electrical Service	50 amp w/ 25' cord
Heating	Mid efficiency non condensing gas furnace Natural gas / propane Dual Stage programmable thermostat
Water Heater	30 gallon electric (220v) 3m Insulated water lines on hot & cold
Gas Line	Exterior Propane Line
Electrical - Other	Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bdrms CO2/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Exterior GFI electrical outlet Blank communication outlet: living room (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap



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In a continued effort to meet the challenges of product improvement, we reserve the right to modify plans, specifications and features without prior notice. Some homes may show optional items which are not standard. Please consult your dealer representative for details. Square footage and room sizes are approximate.

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