

The GUEST HOUSE



SLAB-ON-GRADE, BUILT TO LOCK-UP BY INTEGRITY

This 30' x 35' bungalow is designed with compact efficiency in mind. Featuring 2 full bedrooms, main bath and a cozy living area, the Guest House is the perfect additional building on your property. Use it as a true guest house, for hired help, a mother-in-law suite, your getaway cabin or your personal residence - the usage opportunities of the building are endless!

Built with our Perma-Column® Foundation, this slab-on-grade house is professionally designed and engineered. Integrity crews will build your home to the lock-up stage which includes exterior walls, roof, windows, doors and metal siding, plus a wrap-around lean-to. The interior is ready for you and your contractor to take over and complete.

The Guest House comes with a complete drawing package, including the floor plan for permit application.

FEATURES

- 2 bed, 1 bath bungalow with 880sq ft of customizable living space
- Permit ready engineered and stamped drawings
- Warranty covering labour and materials
- Efficient build schedule of 4 - 6 weeks*
- Flexibility - complete the interior your way

*schedule may vary



Upgraded model shown



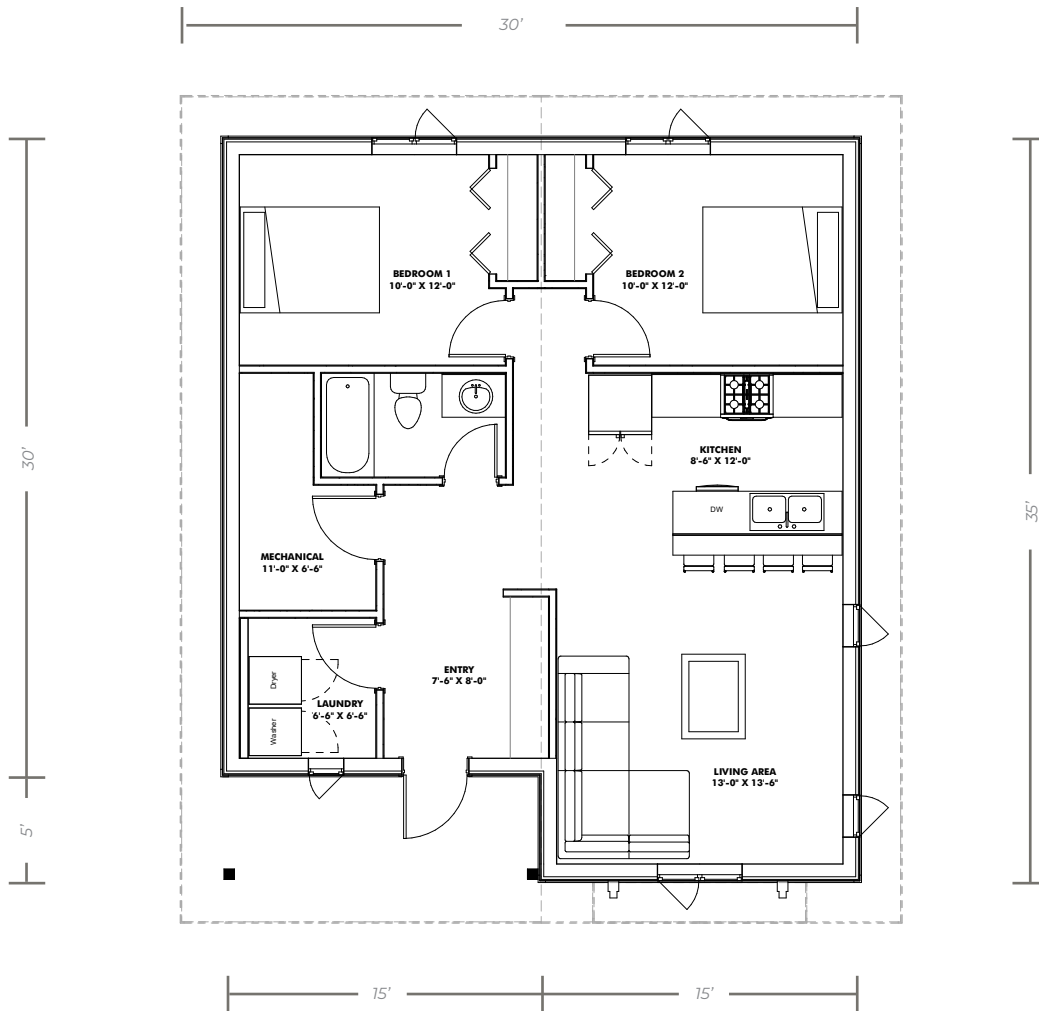
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MAIN FLOOR 880 sq ft



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BASE SPECIFICATIONS

■ DESIGN AND ENGINEERING

- Engineered, stamped drawings
- Complete floor plan layouts

■ FOUNDATION

- 5' Perma-Column® with 4 ply 2x8 laminated posts
- Frost Shield Insulation System

■ WINDOWS AND DOORS

- White, Vinyl, Dual Glaze, Low E Casement windows
 - 36" steel door slabs
 - ½ Glass at front entry
 - Full Glass at dining room
 - 16' x 8' Overhead doors, white, no operator (if applicable).
- *As per standard plan designs shown

■ EXTERIOR WALLS

- 4 ply 2x8 Laminated posts
- 2x4 horizontal strapping (exterior of post)
- House wrap
- 29 Gauge coloured Metal

■ ROOF

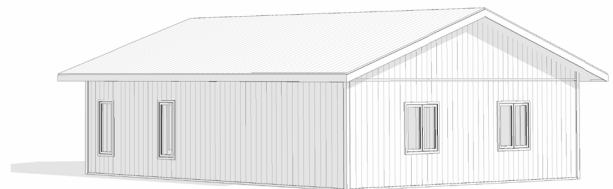
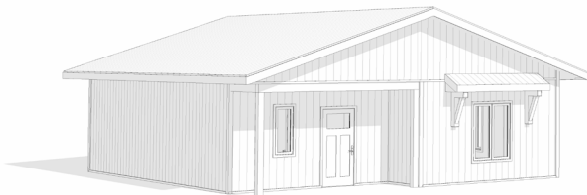
- Engineered roof trusses
- 2x6 strapping
- 7/16" OSB sheathing
- 29 gauge coloured Metal with synthetic underlay

■ WARRANTY

- Coverage on labour and materials as follows;
- 1 year: Overhead doors and windows
 - 5 years: Defects on supplied material and labour
 - 40 years: Metal Finish
 - Lifetime: Perma-Column® Foundation

AVAILABLE UPGRADES

- 7/16" OSB Wall Sheathing
- Board and Batten or Horizontal Plank wall metal profiles
- Wainscot metal accent
- Triple Glaze Windows
- Black Windows



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