

# The CARRIAGE HOUSE XL



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

The Carriage House XL serves a dual purpose - it provides space for a 30'x55' garage or workshop plus over 1400 sq ft of functional space above. The second floor has space for 3 bedrooms, 2 bathrooms, great room, kitchen and dining area, laundry plus storage and is a smart way to add more living space to your property.

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 options such as open or closed lean-to's and raised deck. The interior is ready for you and your contractor to take over and complete.

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

## FEATURES

- 30'x55' garage or workshop
- Over 1400 sq ft of functional space on the second floor
- Space for 3 bedrooms, 2 bathrooms, great room, kitchen & dining area, laundry and storage
- Options to add open or closed lean-to's and raised deck
- 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

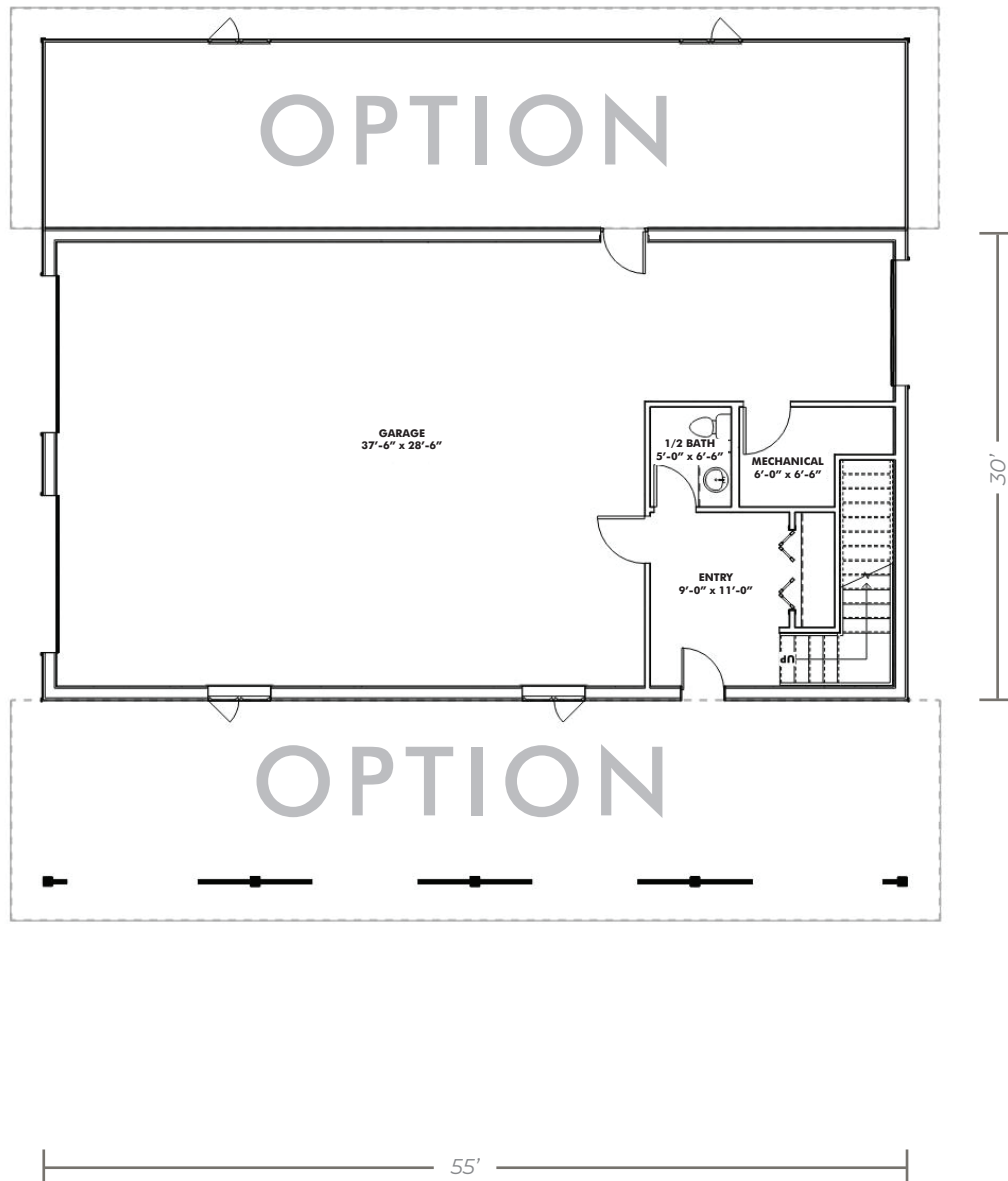


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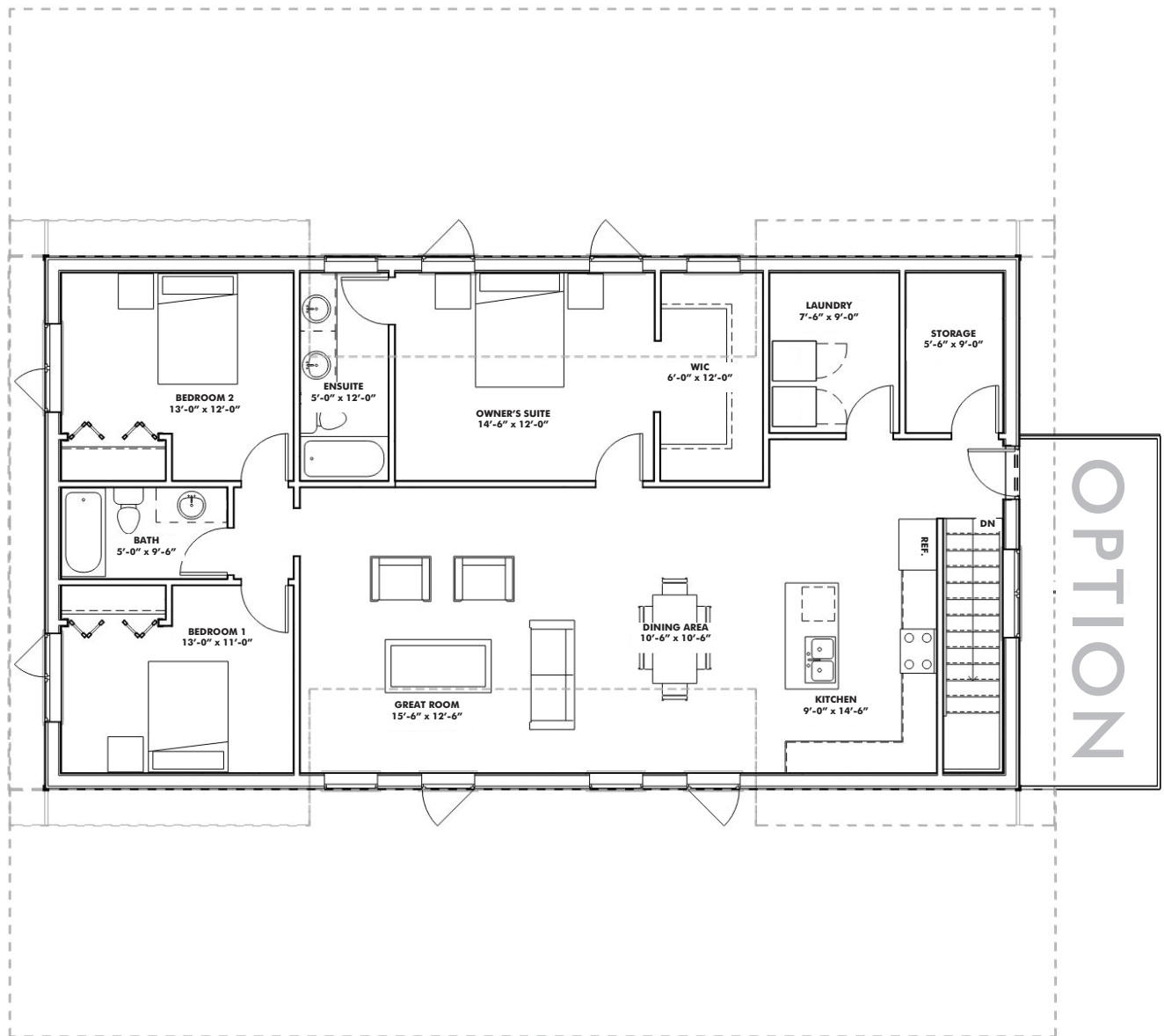
**YOUR HOME. WHEN AND WHERE YOU WANT.**

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## MAIN FLOOR 30'x55'



## SECOND FLOOR 1450 sq ft



## BASE SPECIFICATIONS

### ■ DESIGN AND ENGINEERING

- Engineered, stamped drawings
- Complete floor plan layouts

### ■ FOUNDATION

- Perma-Column® with 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

- 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

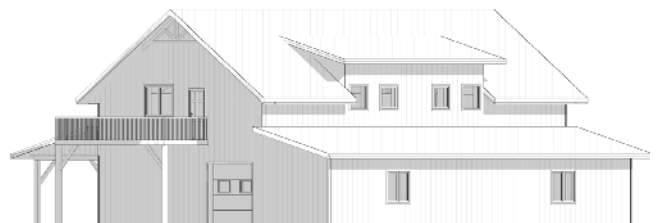
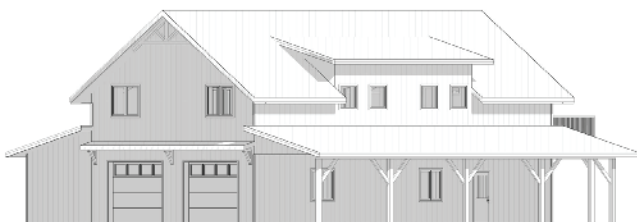
### ■ WARRANTY

- 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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