

# PREFERRED COZY COTTAGES





# Preferred Series Cozy Cottages

## Standard Building Specifications

Rev: 2.1.2026

### Structural Features

- R 30 Batt Insulation in Ceilings
- R-19 Insulation in Walls
- Wind Zone 115 VULT
- OSB Floor Decking 23/32"
- (2 X 10) Floor Joist 16" OC
- (2 X 6) 9' Sidewalls 16" OC
- (2 X 6) Top & Bottom Plates
- (2 X 4) 9' Double Marriage Walls
- Engineered Roof Systems
- 7/12 Roof Pitch 24" OC on Ranch Models
- 10/12 24" OC Std on 5628D and 6028K Models

### Plumbing

- Water Shut-Off Valves
- Pex Plumbing System
- 50 Gallon Water Heater
- Exterior Frost-Free Water Faucet (1 @ STD Location Per Plan)
- Whole House Water Shut-Off
- Washer Hook-Up
- Kitchen Pull Out Faucet

### Baths

- 60" Fiberglass Tub/Shower (Per Plan)
- White Shaker Style Vanity Cabinets
- 36" High Lavatory(s) in M/Bath
- 36" High Lavatory in Bath 2
- Towel Bar/Tissue Holder All Baths
- Dual Lever Bath Faucets
- Cultured Marble Lavatories in Baths

### Exterior Features

- D5 Vinyl Siding
- 15" Raised Panel Shutters or 3 1/2" Window Lineals (Front Door Side)
- 7/16" OSB Wrap Exterior Walls
- 36" 6 Panel Front Door w/No Storm
- 36" 6 Panel Rear Door w/No Storm (Per Plan)
- 12" Eave Overhangs (All Sides)
- Insulated Windows Gridless
- House Wrap
- Limited Lifetime Architectural Shingles
- 3 Flower Boxes (Shipped Loose)

### Kitchen

- 30" Smooth Top S/S Range
- 25 CF Side by Side Refrigerator S/S w/Icemaker
- S/S Dishwasher
- S/S Spacesaver Microwave
- 60/40 Stainless Steel Kitchen Sink
- Laminate Countertop w/ Full Ceramic Backsplash & Ideal Edging
- 36" Overhead Cabinets w/Matching Cove Molding
- Shaker Style Cabinets
- 9' Sidewalls (Includes 36" Overhead Cabinets in Kitchen)
- Kitchen Island White Shaker Style Cabinets with Beadboard
- Double Trash Can Base Cabinet in Island (Per Plan)
- Pot and Pan Drawer Base Cabinet in Island (Per Plan)
- Raised Wall Cabinet over Range

### Flooring

- 25 oz. Carpet w/ Pad & Tack Strip (Shipped Loose)
- 6 lb. Re-Bond carpet Pad
- Congoleum Flooring in Designated Areas (Per Plan)

### Interior Appointments

- 1/2" High Strength Sheetrock Ceilings w/Smooth Finish
- (2 X 4) Interior Wall Construction
- 36" Interior Doors M/Bedroom, MBR Closet & M/Bath
- Mortised Door Hinges
- 3 1/2" Crown Molding
- 6" Baseboard Molding
- 2 1/4" Window/Door Casing
- Metal Shelf over Washer/Dryer
- Finished 1/2" Sheetrock Thru-out
- Lever Interior Door Hardware
- Shoe Rack with Shirt & Skirt Shelves in Master Bedroom Closet (Per Plan)
- Laminate Top Table in Utility (Per Plan)

### Electrical

- Surface Mount LED Recessed Light Ceiling Fixtures T/O
- Standard Ceiling Fans in Bedroom 1, Living Room and Family Room per plan.
- Exterior Carriage Light (@ Exterior Doors)
- Exterior Electrical Outlets (@ Exterior Doors)
- 200 AMP Panel Box
- Smoke Detector Systems
- Dryer Hook-up with recessed exhaust box
- 110V Outlet Receptacle in Utility Room Storage Closet (Per Plan)
- 1 1/4" Conduit Running Down from Electrical Panel Box for Future Use

### Popular Options

- Quartz Kitchen Countertops
- Alternate Master Bath Plans
- 4'x8' Ceramic Shower, Bath 1 (Per Plan)
- 8"x48" Transom Window on 4'x8' Ceramic Shower Wall (bath1) Per Plan
- Vent-less Gas Fireplace w/ TV Niche
- Bookcase Cabinetry
- Farmhouse Exterior Package
- Farmhouse Interior Package
- Vinyl Plank Flooring
- Board & Batten Siding (Front Exterior)
- Craftsman Style Front Door
- 150 VULT Wind Zone
- 10/12 Roof Pitch 24" OC (where available)
- 16" OC Roof Trusses
- Sliding Glass Door(s)
- (2) Pendant lights w/ Separate Switch over Kitchen Island
- Congoleum Vinyl Floor ILO Carpet in Family Room
- Brace and Switch for Ceiling Fans-Additional



# **Preferred Series Cozy Cottages By Holmes Building Systems**

## Highlighted Interior Standards

**Stainless Steel Kitchen Appliances**



**64/40 Stainless Steel Kitchen Sink**



**Raised Wall Cabinet Over Range**



**Laminate Kitchen Countertop with Ideal Edging and Full Ceramic Backsplash**



**Double Trash Can Base Cabinet & Pot and Pan Drawer Base Cabinet**



**Ideal Edge**



**Shoe Rack with Shirt & Skirt Shelves in Master Bedroom Closet**



## Highlighted Interior Standards

Nickel T-Bar Cabinet Pulls

White Square Bowl Cultured Marble Bath Vanities



48" Fiberglass Shower per plan



60" Fiberglass  
Tub/Shower



# Preferred Series Cozy Cottages *by Holmes Building Systems*

## Popular Options Available per Plan

8' Ceramic Shower in Optional Master Bath w/ Two Shower Heads & Transom Window



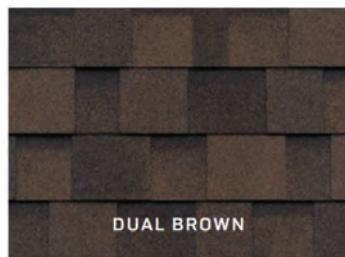
60" x 43" One Piece Fiberglass Tiled Shower Unit  
with Bench Seat and Glass Door



# Preferred Series Cozy Cottages Décor Choices



HARVARD SLATE



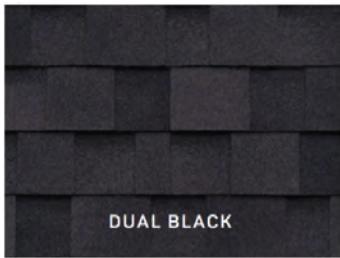
DUAL BROWN



WEATHERWOOD



CHARCOAL GREY



DUAL BLACK

Limited Lifetime Warranty Architectural Shingles

## Double 5 DL Vinyl Siding



Cream



Tan



Clay



Cypress



Gray



White



Flint



Red

## Vinyl Shutter Selections



Green



Brown



Blue



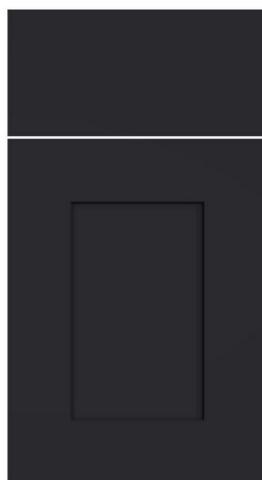
Black



Cranberry

## Shaker Style Kitchen & Bath Cabinets

BLACK RAVEN



WHITE



GRAY



Door & Drawer Cabinet Hardware



Laminate Ideal Edge



### Laminate Countertop with Ideal Edging

Calcutta Marble- 3460



Fantasy Marble- 9302

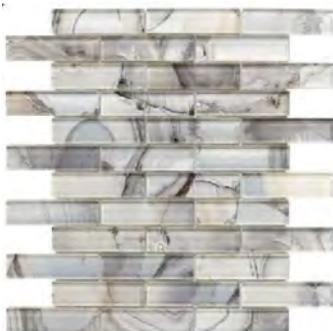


Antique Mascarello- 3466



### Kitchen Backsplash Glass Mosaic Ceramic

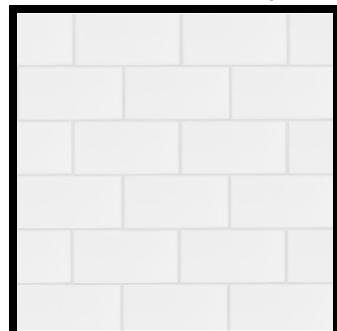
Triton (AG01)



Galatea (AG03)



White Subway

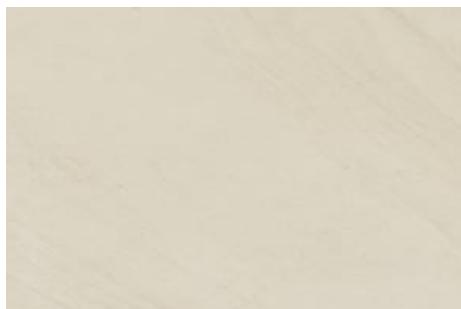


\* Some items shown and listed are optional. All items and options not available on all models. Please check with your salesman for availability and pricing.

## **Ceramic Shower Tile**

**12"x 24"**

White



Gray



---

## **Congoleum Vinyl Flooring**



**LX 275 Barn Wood  
Vintage White**



**LX 277 Barn Wood  
Greige**

---

## **Optional Vinyl Plank Flooring**



**154 Almond Oak**



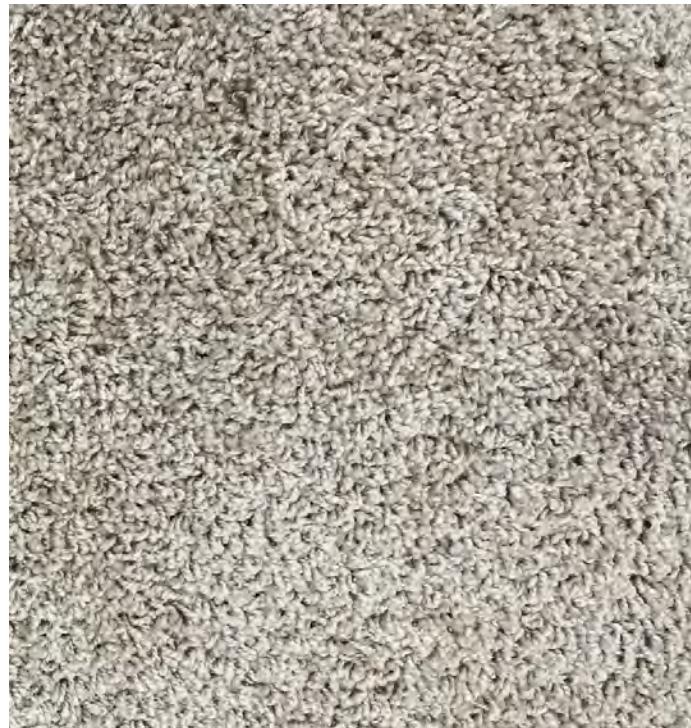
**5091 Lighthouse**



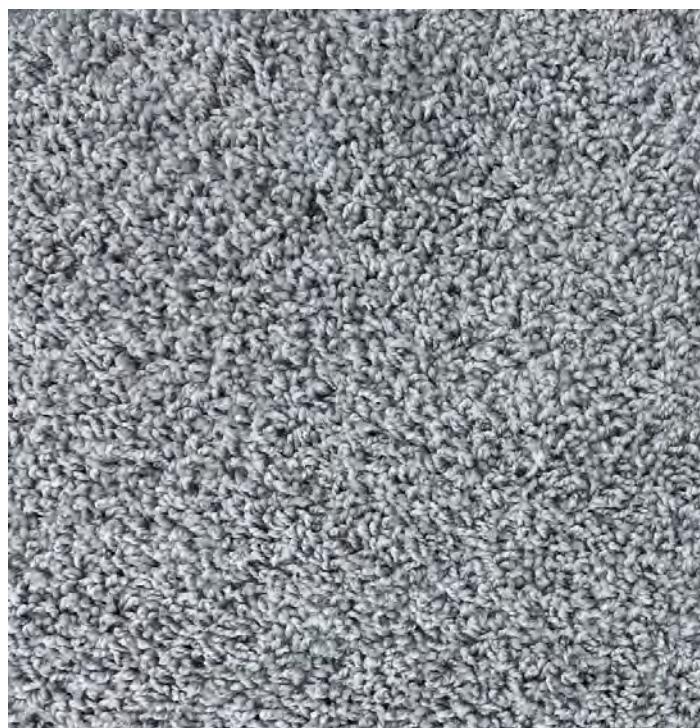
**556 Smoky Oak**

\* Some items shown and listed are optional. All items and options not available on all models. Please check with your salesman for availability and pricing.

## 25 oz Carpet



**TAN**



**GRAY**

# Preferred Series Cozy Cottages by Holmes Building Systems

## Popular Options Available per Plan



Ventless Gas Fireplace w/ TV Niche & White Bookcase Cabinetry  
(Can also be ordered without cabinetry. Check with your salesman  
for location and availability)

## Highlighted Exterior Features

Standard Window Gridless  
with 3 ½" Lineals Front  
Door Elevation

Standard Window  
Gridless with Shutters  
Front Door Elevation





Your approved Holmes Building Systems Home Builder:



Holmes Building Systems, LLC. 2863 Old Plank Rd. Robbins, NC 27325

[www.holmesmodular.com](http://www.holmesmodular.com)

The floor plans & elevations are for illustration purposes only. Refer to working drawings for actual dimensions. © 2026 Holmes Building Systems, LLC