

# Whats Included 2011

## Canadian Timber Cottage Packages

### ***Lock Up Package***

#### 0.0 FOUNDATIONS AND SLABS **\*\*BY OTHERS\*\***

- Concrete footings / walls / slabs, forming and rebar **\*\*BY OTHERS\*\***
- Anchor bolts and hold down hardware **\*\*BY OTHERS\*\***
- Concrete piers / columns saddles, post and beam connectors **\*\*BY OTHERS\*\***

#### 1.0 FLOOR SYSTEMS

- Dimensional sill plates and sill gasket as required to sit on top of concrete foundation
- Adjustable steel telepost beam support
- Floor beam materials
- Dimensional Floor Systems with:
  - ◆ 2 x10 SPF floor joists spaced 16" o.c
  - ◆ blocking, cross bridging
  - ◆ 5/8" Std. T&G SPR plywood floor sheathing with 1 tube of subfloor adhesive per 4 sheets

#### 2.0 MANUFACTURED WALLS

- Pre-built Exterior Walls with:
  - ◆ 2 x 6 SPF at 16" o.c
  - ◆ 7/16" OSB sheathing
- Pre-built Interior Walls with:
  - ◆ 2 x 4 / 2 x 6 SPF at 16" o.c
- 2 x 4 / 2 x 6 SPF double plates, shipped separate and site installed
- 2 ply 2 x 10 SPF exterior Headers / Lintels
- Bulk 12" poly supplied for interior to exterior wall connections and double plate as required
- Materials to site frame Interior stairwell and irregular walls at 16" o.c
- SPF drywall backing, bracing and backframing

#### 3.0 ENGINEERED TRUSSES AND ROOF FRAMING (MAX. 60LB GSL)

- Engineered trusses spaced at 24" o.c, eave over hangs as per plan
- 2 x 6 SPF Subface
- 2 x 4 Truss ties, 2 x 4 ledgers, lateral bracing and purlins supplied as required by engineered details
- Truss hangers and crush plates supplied as required by engineered details
- 1/2" Standard CSP plywood roof sheathing with H-Clips

or

- 2 x \_ SPF roof rafters / joist as required
- 2 x 6 SPF Subface
- 2 x 4 Truss ties, 2 x 4 ledgers, lateral bracing and purlins supplied as required
- Hangers and crush plates supplied as required
- 1/2" Standard CSP plywood roof sheathing

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### 4.0 ROOF FINISH

- 30 Year BP Mystique Architectural fiberglass shingles
- 25 yr 3 tab starter shingles and shingle cap
- Eaves to be supplied 2 rows of self-sealing membrane over all heated spaces, unheated eave spaces and the balance of roof area will be supplied a single layer of 15lb asphalt-saturated felt
- Pre finished metal valleys to be supplied with 3 tab starter
- White Aluminum roof edge to be supplied for all eaves and gables
- Plastic Roof vents as required
- Continuous shingle over ridge supplied for peak ventilation as required in vaulted ceilings
- Galvanized step flashing supplied where required

### 5.0 EXTERIOR WINDOWS, DOORS

- Energy Star rated "Golden Windows" white vinyl windows, complete with screens, windows are complete with FJ Pine jamb extensions
- Windows are Low E / Argon double glazed with safety glazing where required, internal grills and obscure glazing are not included
- Pre-hung insulated steel exterior doors with aluminum clad jambs
- Schlage "Georgian" series satin Nickel exterior passage and deadbolt set
- Peel & stick window flashing as required

### 6.0 EXTERIOR FINISH

- Note that rain screen materials have not been included at this time
- Typar homewrap, 9' x 100' complete with sheathing tape and staples
- Hardi-plank HZ5 Colorplus Cedarmill 8.25" x 12' lap siding, with touch up and caulking
- Exterior 5/4" dimensional trims for windows, doors, inside and outside corners
- Note that this option does not include secondary decorative finishes as shown on rendering
- Pre finished metal wall flashing and window drip supplied where required
- White Aluminum 6" Fascia, Soffits, and J trims, with 1-1/4" white aluminum nails to finish all roof overhangs
- Note that post & beam cladding has not been included

### 7.0 Decking Materials

- ACQ treated laminated beam and deck framing materials
- 5/4 x 6" dimensional radius edge decking
- Peel & stick / pre-finished deck flashings
- Dimensional ACQ treated 2 x 10 supplied for stair stringers (site cut) with double 2 x6 treads, it is assumed that deck stairs are no more than 2 risers above final grade.
- Deck railing materials are not included
- SPF dimensional post and laminated beam materials to frame roof supports over covered porches

### 8.0 INSULATION / DRYWALL AND ACCESSORIES

**\*\*NOT INCLUDED IN THIS PACKAGE\*\***

### 9.0 INTERIOR FINISH MATERIALS

**\*\*NOT INCLUDED IN THIS PACKAGE\*\***

### 10.0 GARAGE OVERHEAD DOORS

**\*\*NOT INCLUDED IN THIS PACKAGE\*\***

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### 11.0 KITCHEN, BATH & LAUNDRY CABINETS & TOPS

**\*\*NOT INCLUDED IN THIS PACKAGE\*\***

### 12.0 Fasteners

- Bulk fasteners for erection of package materials supplied to include:
  - ◆ 3-1/4" Strip Framing nails
  - ◆ 2-3/8" Strip Sheathing nails
  - ◆ 1-1/4" galvanized roofing nails
  - ◆ 1-1/4" galvanized siding nails
  - ◆ Joist hanger nails as required
  - ◆ 1-1/4" Aluminum nails for soffit and fascia
  - ◆ 5/16" T50 Arrow staples for House Wrap and Vapor Barrier
  - ◆ fasteners as required for each specific section of materials supplied

### 13.0 Delivery

- Delivery is included in packages up to 400km from plant
- Delivery via 53' drop-deck trailer(s) (Crane service not included, to be supplied by owner)
  - ◆ Is the site accessible by a freight truck with a 53' trailer?
  - ◆ Can the truck maneuver properly on your site?
  - ◆ Some locations with poor access may require the customer to off load the package at a location other than the building site. We reserve the right for our truck drivers to have final say if your building site is accessible or not. When site access is not sufficient we recommend offloading as close as possible and reloading onto smaller vehicles that can access your site. All additional cartage to site is the responsibility of the owner.
- Customers must have capable number of adult people to help off load the truck even if a crane or forklift has been hired (at customer expense). Your package includes a maximum of 2 hours to offload a 53' deck. Additional time offloading will be charged back.
- Note that if alternate shipping arrangements are required additional charges may apply.

### 14.0 Plans / Design Services

- Shop drawings for wall design / layout
- Engineered drawings for supplied engineered products (I.E. Trusses / I-Joist)
- Construction drawings for construction and permit application
- Minor revisions to plans included
- Complete custom plan services available upon request (addition cost)

#### *Materials not included in the above package*

- *Footing and foundation materials*
- *Basement windows*
- *Basement furring materials*
- *Basement development materials*
- *Interior stair railings, Newell post and spindle railing systems*
- *Exterior deck railing*
- *Internal window grills and obscure glazing*
- *Decorative exterior secondary finishes*
- *Local engineering for soil bearing capacity and foundation point loads*
- *Materials not specified above. -Kitchen, Bath & Laundry Cabinets and Tops*
- *Timber Components and trims.*

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### ***Complete Package***

*Sections 08 and 09 as listed below are additions to the Lock-Up Package.*

*Note that if these materials are added they will could be shipped on the same truck as framing materials. Dry site storage may be required.*

#### **8.0 INSULATION / DRYWALL AND ACCESSORIES**

- Super 6mil Poly vapour barrier with 5 tubes of caulking per roll and staples.
- R-22 batt insulation for all exterior framed house walls and boxing joists.
- R-44 batt insulation for house ceiling, (supplied as double layer)
- R-32 batt insulation for Vaulted ceilings (supplied as double layer)
- R-22 batt insulation for garage walls
- R-28 batt insulation for cantilevered floor area
- 1/2" dry wall with fasteners (nails and screws) complete with mud, tape and Pro-bead square outside corner accessories, as required for all walls.
- Trussed ceiling area's to be complete with metal resilient channel at 16" o.c.
- Garage to have 5/8" Fire Guard dry wall for common house wall, outside walls to have 1/2", ceiling to have 5/8" Fire Guard (if common to living area). Complete with accessories as above.
- Wall & Ceiling textures not included.

#### **9.0 INTERIOR FINISH MATERIALS**

- Molded panel H.C. primed interior doors prehung with 3 hinges in primed FJ jambs with door stops (knock down).
- Molded panel H.C. primed interior bifolds.
- Molded panel H.C. slabs supplied for pocket doors with pocket door framing kit.
- Primed MDF moulding for all baseboard, door and window casing, bifold closets supplied with casings.
- White vinyl wrap shelving and rods complete with closet rods for all bedroom closets, linen closets and pantry to have four rows of shelving.
- Schlage "Georgian" series satin Nickel.
- Balance of interior finish has not been included.