

## What is included...

### Structural

#### Floor systems (loft or storage)

- 🔩 2"x10" built-up beams
- 🔩 2" dimensional floor joist at 16" or 12" o.c.
- 🔩 Structural hangers as required
- 🔩 5/8" SPR T&G plywood sheathing

#### Walls systems

- 🔩 Panelized Exterior Walls
  - 2"x6" studs at 16" o.c.
  - 2"x6" double plate
  - 2 ply 2"x10" window/door headers
  - 7/16" OSB exterior sheathing
- 🔩 Panelized Interior Walls (Non Load Bearing)
  - 2"x4" studs at 16" o.c.
  - 2"x4" double plate
  - 2 ply 2"x6" door headers
- 🔩 Panelized Interior Walls (Load Bearing)
  - 2"x6" studs at 16" o.c.
  - 2"x6" double plate
  - 2 ply 2"x10" door headers

**Note:**

- Garage Floor system is assumed to be concrete slab.
- Garage walls over concrete foundation to have PT bottom plate and foam sill gasket
- Some Gable and infill walls can not be panelized and will need to be framed on site by others. All material will be supplied.

#### Roof system

- 🔩 Pre Engineered Trusses at 2'-0" o.c.
- 🔩 1/2" SPR sheathing
- 🔩 1/2" H clips
- 🔩 2"x4" tie ups as required
- 🔩 Structural hangers as required
- 🔩 2"x4" lookouts
- 🔩 2x6" subface

-or-

- 🔩 2"x " rafters as required
- 🔩 1/2" OSB sheathing
- 🔩 2"x4" collar ties required
- 🔩 2"x4" tie ups as required
- 🔩 2"x4" lookouts
- 🔩 2x6" subface

#### General

- 🔩 2"x4"/2"x6" Backing
- 🔩 2"x4" Bracing material

**Note:**

- All structural dimensional lumber is Kiln Dried No.1/No.2 SPF (Spruce Pine Fir)
- Some material sizing may vary according to plan and loading requirements
- Standard Window/Door openings are framed with single cripple studs, and single sill plates. Openings 8'-0" and over are framed with double cripple studs and single sill plates.
- Fasteners are by others

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## Finish

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### Exterior Cladding

- 🔧 1 layer Typar Housewrap
- 🔧 Vinyl Siding (Timberlake)
  - standard colour choices
  - 5 profile choices
  - 3" vinyl corner posts
- 🔧 6" pre finished aluminum fascia
- 🔧 Prefinished vented aluminum soffit

[www.kaycan.ca](http://www.kaycan.ca) [www.typarhousewrap.com](http://www.typarhousewrap.com)

### Exterior Doors and Windows

- 🔧 Vinyl windows
  - FJ jamb extensions
  - White vinyl standard (3 optional colours)
  - Grills as required
- 🔧 Exterior Doors
  - Steel insulated embossed panel door
  - Aluminum clad frame
  - Door lites and side lites as required
- 🔧 Schlage Georgian Brass door hardware
  - One deadbolt and passage handle for exterior doors
  - Deadbolts keyed alike
- 🔧 Wayne Dalton overhead garage door
  - 9100 series steel insulated standard panel garage door
  - Paint grade garage door frame

[www.goldenwindows.com](http://www.goldenwindows.com) [www.schlage.com](http://www.schlage.com) [www.waynedalton.com](http://www.waynedalton.com)

### Roofing Material

- 🔧 25 year IKO Aristocrat shingles
- 🔧 Prefinished aluminum eave starter
- 🔧 1 layer 15lb felt paper
- 🔧 Plastic roof vents
- 🔧 Metal flashing as required

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

### Interior Finish

- 🔧 Jeldwen Fast fit 6 panel embossed doors

- Embossed hollow core door slabs mortised for hinges and hardware
- 4-5/8" pine FJ jambs mortised for hinges and hardware
- Pine FJ door stop
- One pair of 3" brass hinges mounted on door and jamb
- 🔧 Schlage Georgian Brass door hardware
  - Privacy handles for Bathrooms and Ensuites
  - Passage handles for Bedrooms, Closets and corridors
  - Dummy handles for bifolding doors
- 🔧 2-3/4" primed MDF casing
- 🔧 3-7/8" primed MDF baseboard

[www.jeldwen.com](http://www.jeldwen.com) [www.schlage.com](http://www.schlage.com) [www.alexmo.com](http://www.alexmo.com)

### Interior Stairs

- 🔧 Carpet grade interior stairs
  - Preassembled stairs \*
  - 2" dimensional No.1/No.2 SPF treads and stringers
  - 1/2" SPR plywood risers
  - 8-1/4" standard run
  - 7-1/2" minimum rise
  - 7-7/8" maximum rise
- 🔧 Landing as required
  - 2"x6" floor joist at 16" o.c.
  - 5/8" SPR T&G plywood sheathing

\* Basement stairs are supplied as material only