

What is included...

Structural

Floor systems

- 🔩 2"x10" built-up beams
- 🔩 2"x6" PT sill plates (over foundation only)
 - 6" foam sill gasket
- 🔩 Engineered Floor Joist system at 16" o.c.
- 🔩 Structural hangers as required
- 🔩 3/4" SPR T&G plywood sheathing

Walls systems

- 🔩 Panelized Exterior Walls (House)
 - 2"x6" studs at 16" o.c.
 - 2"x6" double plate
 - 2 ply 2"x10" window/door headers
 - 7/16" OSB exterior sheathing
- 🔩 Panelized Exterior Walls (Garage)
 - 2"x4" studs at 16" o.c.
 - 2"x4" PT bottom plate
 - 4" foam sill gasket
 - 2"x4" 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:

- 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" Spruce Plywood
- 🔩 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" Spruce Plywood
- 🔩 2"x4" collar ties required
- 🔩 2"x4" tie ups as required
- 🔩 2"x4" lookouts
- 🔩 2x6" subface

General

- 🔩 4" adjustable steel basement posts
- 🔩 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

Finish

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 www.typarhousewrap.com

Exterior Doors and Windows

- 🔧 Vinyl windows
 - Low E and Argon gas filled
 - FJ jamb extensions
 - White vinyl standard (3 optional colours)
 - Grills as required
- 🔧 Exterior Doors (House/Garage to Exterior)
 - Steel insulated embossed panel door
 - Aluminum clad frame
 - Door lites and side lites as required
- 🔧 Exterior Doors (House into Garage)
 - Steel insulated embossed panel door
 - Wood door frame
- 🔧 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 www.schlage.com www.waynedalton.com

Roofing Material

- 🔧 25 year BP Dakota shingles
- 🔧 Pre-finished aluminum eave starter
- 🔧 1 layer 15lb felt paper
- 🔧 Plastic roof vents
- 🔧 Metal flashing as required

www.bpcan.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 www.schlage.com 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.
 - 3/4" SPR T&G plywood sheathing

* Basement stairs are supplied as material only