

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 400mm o.c.**
- 🔩 Structural hangers as required
- 🔩 3/4" SPR T&G plywood sheathing

Walls systems

- 🔩 Panelized Exterior Walls (House)
 - 2"x6" PT studs at 400mm o.c.**
 - 2"x6" PT double plate
 - 2 ply PT 2"x10" window/door headers
 - 1/2" SPR exterior sheathing
- 🔩 Panelized Exterior Walls (Garage)
 - 2"x4" PT studs at 400mm o.c.**
 - 2"x4" PT bottom plate
 - 4" foam sill gasket
 - 2"x4" PT double plate
 - 2 ply PT 2"x10" window/door headers
 - 1/2" SPR exterior sheathing
- 🔩 Panelized Interior Walls (Non Load Bearing)
 - 2"x4" studs at 400mm o.c.**
 - 2"x4" PT bottom plate *
 - 2"x4" double plate
 - 2 ply 2"x6" door headers
- 🔩 Panelized Interior Walls (Load Bearing)
 - 2"x6" studs at 400mm o.c.**
 - 2"x6" PT bottom plate *
 - 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 600mmo.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" SPR sheathing
- 🔩 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

* PT bottom plates are used on concrete slabs only

** Exterior wall, floor, roof, and ceiling framing is all laid out in metric to facilitated metric drywall supplied in the UK. Roof and flooring sheathing is also supplied as metric sizing.

Finish

Exterior Cladding

- 🔧 1 layer Typar Home Slicker Plus
- 🔧 Maibec 1"x6" Pre-Finished Wood Siding
 - 4 standard colours with many custom Colors
 - 10 profile choices
 - 5/4"x3.5" Window Trim
 - 5/4"x5.5" Corner Trim And Eaves Freeze Board
- 🔧 6" pre finished aluminum fascia
- 🔧 Prefinished vented aluminum soffit

www.maibec.com www.typarhousewrap.com

Exterior Doors and Windows

- 🔧 Wood windows*
 - Low E and Argon gas filled
 - FJ jamb extensions
 - Grills as required
- 🔧 Exterior Doors (House/Garage to Exterior)
 - Steel insulated embossed panel door
 - Wood door 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

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

www.bdc.ca

Interior Finish

- 🔧 Jeldwen Fast fit 6 panel embossed doors **
 - Embossed solid 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
- 🔧 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 Pine treads and stringers
 - 1/2" Pine particle core 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

* Windows are not available with trickle vents. Air exchange system is recommended, or a venting kit is available

** Bifolding doors not available in solid core doors

*** Basement stairs are supplied as material only