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2008 General Specifications

SECTION 00, CONCRETE FOOTINGS, FOUNDATION AND SLABS : BY OWNER

- Concrete, forming and rebar : BY OWNER
- Anchor bolts and hold down hardware : BY OWNER
- Exterior post saddles, post and beam connectors : BY OWNER

SECTION 01 - 02, FLOOR SYSTEMS, MANUFACTURED WALLS AND MISC FRAMING

- Dimensional ACQ sill plates and sill gasket as required to sit on top of concrete foundation.
- Steel teleposts and pre-cut floor beam materials.
- Pre-cut 2 x 10 SPF#2 floor joists spaced 16" c/c, complete with blocking, cross bridging and hangers.
- 5/8" Std. T&G Fir plywood floor sheathing with 1 tube of subfloor adhesive per 4 sheets.
- Pre-built Exterior Walls, 2 x 6 SPF at 16" c/c, 1/2" plywood sheathing.
- Headers are presently included as 2 ply 2 x 10.
- Pre-built Interior Walls, 2 x 4 and 2 x 6 at 16" c/c as per plan with backer poly between top plates where required. Bulk 16" poly supplied for interior - exterior wall connections.
- Materials to site frame Interior stairwell and fireplace walls at 16" c/c.
- SPF drywall backer, bracing and backframing.
- Precut ACQ treated laminated beam and deck framing materials with treated 5/4 x 6" dimensional radius edge decking. Includes galvanized and peel & stick deck flashings.
- Dimensional ACQ treated 2 x 10 supplied for stair stringers (site cut) with radius edge treads.
- Deck railing materials are not included.
- SPF dimensional post and pre-cut laminated beam materials to frame roof supports over porches.

SECTION 03, ENGINEERED TRUSSES AND ROOF FRAMING up to 80# GSL

- Engineered trusses spaced at 24" c/c, eave over hangs as per plan.
- Factory sheeted gables with pre-cut 2 x 6 top cords and ladder kits where applicable.
- Fascia boards to be dimensional 2 x 6 SPF.
- Insulation stops, 1 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.
- H1 Hurricane clips supplied to connect all trusses to eaves.
- 1/2" Standard CSP plywood roof sheathing.

SECTION 04, ROOF FINISH

- 30 Year Architectural composite shingles with 25 yr 3 tab starter shingles and custom shingle cap.
- Eaves to be supplied 2 rows of self-sealing composite membrane over all heated spaces, unheated eave spaces and the balance of roof area will be supplied a single layer of 15# asphalt-saturated felt.
- Valleys to be supplied single row of self-sealing composite membrane for a weaved shingle application.
- White Aluminum roof edge to be supplied for all eaves and gables.
- Continuous shingle over ridge supplied for peak ventilation.
- Galvanized step flashing supplied where required.

SECTION 05, EXTERIOR WINDOWS, DOORS AND ACCESSORIES

- Energy efficient "Jeldwen Premium" white vinyl slider windows with secondary stop, complete with screens.
- Note that window liners are not attached. See interior finish section.
- All windows are Low E/Argon double glazed with safety glazing where required.
- Pre-hung insulated steel exterior doors with paint grade jamb and brickmold.
- Taymor "Villa" series satin Nickel exterior passage and deadbolt set.
- Window drain matt, peel & stick window flashing, shims and spacer blocks as required.

SECTION 06, EXTERIOR FINISH

- Note that rain screen materials have not been included at this time.
- WG Tytar homewrap, 9' x 100' complete with sheathing tape and staples.
- Hardi-plank "Colorplus "Cedarmill" 8.25" x 12' lap siding c/w touch up and caulking.
Primed Combed Face exterior dimensional trims for windows, doors, inside and outside corners, eave and gable frieze.
- Galvanized end wall flashing supplied where required.
- White Aluminum 6" Fascia, Soffits, J trims and white fascia nails to finish all roof overhangs.
- Note that post & beam cladding has not been included.

SECTION 07, INSULATION AND ACCESSORIES

- Not included in this package.

SECTION 08, DRY WALL AND ACCESSORIES

- Not included in this package.

SECTION 09, INTERIOR FINISH MATERIALS

- Not included in this package.

SECTION 10, GARAGE OVERHEAD DOORS

- Not included in this package.

SECTION 11, KITCHEN, BATH & LAUNDRY CABINETS & TOPS

- Not included in this package.

MISCELLANEOUS MATERIALS:

- Custom plan service.
- Bulk fasteners for erection of package materials supplied including but not limited to: galvanized and phos coated framing nails, ringed floor nails, roofing nails, joist hanger nails and staples. Note that all bulk fasteners except for joist hanger nails can be deleted if not required.
- 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 4-6 capable 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 4 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.

Materials not included in the above package.

- Footing and foundation materials.
- Kitchen, Bath & Laundry Cabinets and Tops:
- Exterior deck railing.
- Internal window grills and obscure glazing.
- Local engineering and related materials.
- Materials not specified above.
- Timber Components and trims.

Complete Package Additions

- Sections 07, 08 and 09 as listed below.

SECTION 07, INSULATION AND ACCESSORIES

- CGSB vapour barrier with 5 tubes of caulking per roll, one roll of sheathing tape and staples.
- R-22 batt insulation for all exterior framed house walls and boxing joists.
- R-48 batt insulation for house ceiling, (supplied as double layer R28 & R20)
- R-20 batt insulation for garage walls and ceiling.
- R-28 batt insulation for cantilevered floor area with 3/8" CSP sheathing where required.

SECTION 08, DRY WALL AND ACCESSORIES

- 1/2" dry wall with fasteners (nails and screws) complete with mud, tape and Pro-bead square outside corner accessories, (includes inside & outside offsets) as required for all walls.
- 9' Tall walls to be supplied 54" wide GWB.
- 5/8" Fire Guard dry wall with fasteners (nails and screws) with mud and tape for all trussed ceiling area's.
- 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. Complete with accessories as above.
- Metal J channel for attic access.
- Wall & Ceiling textures not included.

SECTION 09, INTERIOR FINISH MATERIALS

- Molded panel H.C. primed interior doors prehung with 3 hinges in primed FJ rabbetted jambs with door stops.
- Molded panel H.C. primed interior bifolds.
- Molded panel H.C. slabs supplied for pocket doors with pocket door framing kit supplied in framing package.
- Primed 356 MDF moulding for all baseboard, door and window casing, bifold closets supplied with casing and 1 x 2 stops.
- Primed 1 x MDF moulding for site cut and installed window liners.
- White vinyl wrap shelving and rods complete with Vanguard accessories for all bedroom closets, linen closets and pantry to have four rows of shelving.
- Taymor "Villa" series satin Nickel passage sets with master bedroom and bathrooms to be supplied privacy hardware.
- Balance of interior finish has not been included.