

# Whats Included 2015

## 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
- Floor Systems with:
  - ◆ 2 x \_ SPF Floor Joist at 16" o.c.
  - ◆ 3/4" Std. T&G SPR plywood floor sheathing

#### 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

- BP Everest Architectural fiberglass shingles
- BP Yukon starter shingles and shingle cap
- Eaves to be supplied 2 rows of self-sealing membrane over all heated spaces,
- 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 included as per plans
- Pre-hung insulated smooth fiberglass exterior doors panels with aluminum clad jambs
- Schlage "Georgian" series satin Nickel exterior passage and deadbolt set

### 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
- Exterior Cladding as per selection
- 1x3 strapping at 16" o.c. for Maibec wood siding and KWP Engineered wood siding
- 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
- ACQ treated 5/4 x 6" dimensional radius edge decking
- 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 **\*\*BY OTHERS\*\***

### 9.0 INTERIOR FINISH MATERIALS **\*\*BY OTHERS\*\***

### 10.0 GARAGE OVERHEAD DOORS **\*\*BY OTHERS\*\***

### 11.0 KITCHEN, BATH & LAUNDRY CABINETS & TOPS **\*\*BY OTHERS\*\***

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## 12.0 FASTENERS **\*\*BY OTHERS\*\***

## 13.0 Delivery **\*\*BY OTHERS\*\***

- Delivery is included in packages in most areas up to 300km 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)

## 8.0 INSULATION / DRYWALL AND ACCESSORIES **\*\*BY OTHERS\*\***

## 9.0 INTERIOR FINISH MATERIALS **\*\*BY OTHERS\*\***

## 10.0 GARAGE OVERHEAD DOORS **\*\*BY OTHERS\*\***

## 11.0 KITCHEN, BATH & LAUNDRY CABINETS & TOPS **\*\*BY OTHERS\*\***

## 12.0 HVAC / PLUMBING / MECHANICAL **\*\*BY OTHERS\*\***

## 13.0 INSTALATION **\*\*BY OTHERS\*\***

*Some additional 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
- Decorative exterior secondary finishes
- Local engineering for soil bearing capacity and foundation point loads
- Timber Components and trims.