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2010 Standard Specifications

DEFINITIONS:

- Pre-cut: refers to dimensional lumber that has been factory cut to a precision length. Many of these will require site lamination for posts and beams.
- Pre-built: refers to walls and components that are factory framed.
- Dimensional &or Material: refers to standard dimensional lumber that requires site cutting and fitting.
- SPF: Premium Spruce/Pine/Fir lumber.
- ACQ: lumber that is pressure treated with Alkaline Copper and Quaternary Ammonium compounds. This material requires hot dip galvanized or stainless fasteners and specially coated hangers. ACQ material is intended for above grade use, not on grade or below.
- Primed: refers to material that has a factory primer coat which still requires painting.

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
- **Design of your footings, pads and piers are dependent on the site soil bearing capacity and therefore require consultation with either your local building authority or an engineer. Engineering for these and any engineering requiring site inspections are to be arranged by owner.**

SECTION 01 PRE-BUILT WALLS AND MISC FRAMING

- Dimensional 2 x 6 ACQ sill plates and sill gasket as required.
- Pre-built interior stairs with 1" plywood treads and 1/2" plywood risers.
- Material to site frame interior basement stairwell walls at 16" c/c with ACQ treated bottom plates. Additional basement development is not included at this time.
- Pre-built exterior walls, 2 x 6 SPF at 16" c/c, 7/16" OSB sheathing, 8' tall standard height. Rake walls built full height. Note 2 x 8 front rake wall construction.
- Exterior chimneys will be pre-built to the standard exterior flat wall height and material will be supplied to site frame the balance to the underside of the roof overhang (against gables and second floors) and above the roof as shown on the plan.
- 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 raked stairwell walls, 16" c/c.
- Interior fireplaces will have the side walls pre-built to the standard interior wall height, even in vaulted ceilings. Additional material will be supplied to site frame the side walls and all of the front wall to the underside of the ceiling in vaulted designs.
- Pocket door framing kits as required.
- SPF drywall backer, bracing and backframing.

SECTION 02, FLOOR SYSTEMS

- Steel teleposts and pre-cut floor beam material.
- Pre-cut Engineered 11-7/8" floor joists spaced 16" c/c complete with OSB rim, blocking and connectors as required.
- 23/32" T&G OSB floor sheathing with 1 tube of subfloor adhesive per 4 sheets.

SECTION 03, DECK SYSTEMS

- Dimensional 2 x 6 ACQ supplied to site laminate 4 ply posts to support deck, as per plan.
- Pre-cut 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 with connectors as required.
- Deck stairs and railing material are not included.

SECTION 04, ENGINEERED TRUSSES AND ROOF FRAMING to 89.9# GSL 2.1#RL

- Engineered trusses spaced at 24" c/c, eave over hangs as per plan.
- Should your building location have snow loads in excess of 89.9# additional charges will apply.

- Note that trusses exceeding 9' 6" in overall height will incorporate a piggy-back design, (two piece stacking truss).
- Factory sheeted gables with pre-cut 2 x 6 SPF gable sub fascia and overhang ladder kits or SPF dimensional blocking where applicable.
- Eave sub fascia boards to be dimensional 2 x 6 SPF.
- SPF dimensional laminated post and pre-cut laminated beam material to frame roof support over porches.
- Dimensional SPF truss ties, ledgers, lateral bracing and purlins supplied as required by engineered details.
- Insulation stops, truss connectors and fasteners supplied as required by engineered details.
- 7/16" OSB roof sheathing with H clips.

SECTION 05, ROOF FINISH

- 30 Year Architectural composite shingles with starter shingles, custom shingle cap and fasteners.
- 30# Felt underlay for entire roof area.
- Colored 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 06, 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.
- All windows are Low E/Argon double glazed with safety glazing where required, obscure glazing and internal grills are not included at this time.
- Pre-hung insulated steel exterior doors with primed jamb.
We recommend checking with your local building authority to confirm if you will require slider or casement style windows with double or triple glazing. Canadian code changes are expected for June 2010.
- Taymor exterior passage and deadbolt set.
- Window drain matt, peel & stick window flashing and shims as required.

SECTION 07, EXTERIOR FINISH

- Note that rain screen materials have not been included at this time.
- Typar homewrap with sheathing tape and staples.
Note that this option does not include secondary decorative finishes as shown on rendering. All Masonry and related materials are not included and to be supplied by owner.
- Royal Genesis Designer Cove series vinyl siding package for horizontal application with drip cap, J and sill trims. Includes light and plug covers for each exterior door and one dryer vent cover. Galvanized endwall flashing supplied as required.
- Galvanized end wall flashing supplied where required.
- Colored Aluminum 6" Fascia, Soffits, J trims and fascia nails to finish all roof overhangs.
- Note that post & beam cladding has not been included.

SECTION 08, INSULATION AND ACCESSORIES

- Not included in this package, available on request.

SECTION 09, DRY WALL AND ACCESSORIES

- Not included in this package, available on request.

SECTION 10, INTERIOR FINISH MATERIALS

- Not included in this package.

SECTION 11, GARAGE OVERHEAD DOORS

- Not included in this package.

SECTION 12, KITCHEN, BATH & LAUNDRY CABINETS & TOPS

- Not included in this package.

SECTION 13, PLANS & FASTENERS

- Custom plan service with up to 3 revisions included.
- Bulk fasteners for erection of package material supplied include: Galvanized and phos coated framing framing and sheathing nails, ringed floor nails, roofing nails, joist hanger nails and fasteners as required for each specific section of materials supplied.

SECTION 14, SHIPPING

- Delivery via 53' drop-deck trailer. (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.

OUR ESTIMATE TO SUPPLY THE ABOVE PRE-BUILT COMPONENTS AND MATERIALS IS FOB ALLPRO PRE-MANUFACTURED HOUSING SOLUTIONS LTD., PRINCE GEORGE, BC, TAXES EXTRA.

Additions / Deletions to the above package.

Change from Engineered I Joist Floor system to:

- Engineered 4 x 2 x 16" deep floor trusses spaced 19.2" c/c complete with blocking and connectors as required. Note that floor sheathing will be changed to 3/4" T&G plywood. \$ -

Change deck framing from ACQ treated deck framing to:

- SPF deck framing with plywood decking \$ -

Change deck framing from ACQ treated radius edge decking to:

- Trex Contours 5/4 x 5 Composite decking. \$ -

Change from Architectural 30 yr Shingled roof as listed above to:

- Duraclad 29ga. Prefinished metal roofing complete with ridge roll, gable & eave trims, valley, endwall, sidewall flashings and fasteners as required. Fascia can be changed to match. Roof to be supplied 15# asphalt-saturated felt underlay for entire surface. Continuous venting ridge supplied for peak ventilation. Roof to have 7/16" OSB substrate. \$ -

- Standing Seam 26ga. Prefinished metal roofing complete with ridge roll, gable & eave trims, valley, endwall and sidewall flashings and fasteners as required. Fascia can be changed to match. 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. Continuous venting ridge supplied for peak ventilation. \$ -

Change from Vinyl Siding as listed above to:

Note that these options do not include secondary decorative finishes as shown on rendering.

- HardiePlank ColorPlus "Cedarmill Select" 8.25" x 12' lap siding c/w butt flashing, touch up and caulking. Note that Hardie is available in six stock colors, if other colors are wanted extended lead times may exist. SPF Primed Combed Face 5/4" x 4" dimensional trims for windows, doors, inside and outside corners, eave and gable frieze. \$ -
- Canexel " 9" CerdrVue" lap siding c/w touch up and caulking and accessories. \$ -
- Winton 2 x 8 Log siding complete with custom trims for windows, doors, inside and outside corners. Metal drip cap supplied for all exterior openings. \$ -
- Western Red Cedar 3/4 x 6" Bevel lap siding complete with WRC 1 x 4 trims for windows, doors, inside and outside corners. Metal drip cap supplied for all exterior openings. \$ -
- Western Red Cedar 3/4 x 8" Bevel lap siding complete with WRC 1 x 4 trims for windows, doors, inside and outside corners. Metal drip cap supplied for all exterior openings. \$ -
- Western Red Cedar 1 x 10 boardss with 1 x 3 battens complete with WRC 1 x 4 trims for windows doors, inside and outside corners. Metal drip cap supplied for all exterior openings. \$ -
- Western Red Cedar 1 x 12 Haida Skirl complete with WRC 1 x 4 trims for windows doors, inside and outside corners. Metal drip cap supplied for all exterior openings. \$ -
- Western Red Cedar 1 x 6 Vertical Channel complete with WRC 1 x 4 trims for windows doors, inside and outside corners. Metal drip cap supplied for all exterior openings. \$ -

Change from Aluminum Fascia and Soffits as listed above to:

- SPF Primed Combed Face Fascia cover 5/4 x 8 with 1 x 6 T&G Soffit finish materials with 2-3/4" white metal soffit vent strips for all eaves. Dimensional 2 x 4 SPF supplied for eave and gable blocking. \$ -

Change Windows From Jeld-Wen Premium White Sliders to:

- Jeld-Wen Premium White Casements \$ -