

**STRUCTURAL FRAMING**

Complete set of architectural and structural drawings
Beams - built up 2x8, 2x10 or engineered beam - per plan c/w steel teleposts
2x10 - #2 spruce joists @ 16" oc or engineered i-joists @ 19.2" oc if required
Bridging, strapping and scabs as required by home design
Subfloor - 5/8" T&G OSB c/w 1 3/4" deck screws and subfloor glue
Prefabricated walls - exterior 2x6 studs @ 16" oc - interior 2x4 studs @ 16" oc
3/8" OSB wall sheathing
1x4 ribbon board on interior walls
Engineered roof trusses @ 24" oc
7/16" OSB roof sheathing c/w H-clips
2x6 sub-fascia
Cardboard insulation stops
Framing nails

**EXTERIOR FINISH**

25-year asphalt shingles
15# starter felt - eave protection
Vinyl siding - double 4 1/2" cove c/w accessories
Roof mounted vents
Tyvek weather barrier c/w tape
Pre-finished aluminum soffit and fascia
Roofing nails

**DECKS & RAILINGS**

Built up 2x8 ACQ treated beam c/w 4x4 ACQ posts and deck blocks
2x8 ACQ treated deck joists @ 16" oc
5/4 x 6 ACQ treated decking
Railing material - 2x2 ACQ treated spindles c/w 2x4 ACQ treated top and bottom rail and 4x4 ACQ posts
Exterior stairs - ACQ treated open stairs c/w concrete patio blocks

**WINDOWS & DOORS**

White PVC dual glazed, low E, argon filled windows c/w PVC jamb liners, window grills not included
Window operations per plans
Steel insulated doors w/metal clad jambs and adjustable striker plates
Weiser Huntington #3 bright brass lockset and deadbolt for each door
R-10 insulated overhead garage door
Cedar shim and shingle

**INSULATION & POLY**

R-20 batt insulation for exterior walls
Double layer R-20 batt insulation for ceiling areas
6 mil. CGSB poly vapour barrier
Accoustical caulking for poly connections

**INTERIOR STAIRS**

Main to second floor - closed riser, 3 stringer assembled stair - saw tooth stringers, 1/2" OSB riser, 1" OSB treads
Main to basement - open riser, routed stringers - 2x10 or 2x12 stair treads
Hem/fir wall mounted railing c/w brass handrail brackets
Decorative railing not included

**DRYWALL & ACCESSORIES**

Walls - 1/2" standard drywall board
Ceilings - 1/2" ceiling density drywall board
Tub and shower areas - 1/2" aqua board
All purpose drywall compound, paper tape, 90° corner beads, screws

**INTERIOR DOORS & TRIM**

6 panel Colonist paint grade prehung doors
6 panel Colonist paint grade bifolds
Paint grade jambs - 1/2" jambs for bifolds
#356 paint grade casing and baseboard
Finish nails
3/8" Fibre floor underlay for vinyl floor areas c/w 1 1/2" ring nails

**FINISH HARDWARE**

Weiser Huntington #3 bright brass knobs
Brass bifold knobs
3 1/2" x 3 1/2" brass butt hinges
Brass spring stops and hinge stops

NOTE: Only available in Western Canada.