



Standard Specifications
(Other Options Available)

EXTERIOR WALLS

Preframed Panels: 4' x 8' or wider (main floor sidewalls) - custom sizes and shapes (loft/2nd floor)

Window and door openings preframed (windows installed)

Panel Framing: 2" x 4" SPF std. & better White or Hem Fir Studs 16" O.C.

Panel Exterior Sheathing: 7/16" OSB Sheathing

Optional Siding: Okoume rough sawn Board & Batten in lieu of OSB

Optional Siding: 5/8" Fir-Tex 111 sheathing w/8" O.C. vertical grooves in lieu of OSB

Panel Insulation: Tuff base, foil backed R-4 insulation board. (Additional insulation by owner/builder)

EXTERIOR TRIM

Optional: Rough sawn #3 & better Cedar trim package; corners, rake, fascia, skirt & window trim

WINDOWS & DOORS

(sizes as per plan)

Doors: 1 - 3'0" 6-panel "no glass" Pre-hung Insulated Exterior Steel Door w/lockset (primed)

Optional: Additional quantity & styles of doors including sliding, patio and french door options.

Windows: JELD-WEN Vinyl single hung (tilt sash), Low-E, Argon filled insulated glass w/screens

Fixed Glass: JELD-WEN Low-E, Argon gas filled insulated units

Optional: "Delete" or alternative brands, double hung, vinyl or aluminum clad/wood options

ROOF SYSTEM

Beams: 4" x 8" Douglas Fir #1 and better appearance grade 4' O.C. w/4" x 6" Douglas Fir Collar Ties w/"black" steel brackets

Optional: Glu-lam Ridge Beam & Girders w/4" X 8" Douglas Fir Rafters (No Collar Ties or brackets)

Insulated Roof Panels: 5/8" x 4' x 8' Radiata Clear Pine siding w/ grooves 4" O.C., sanded (interior exposed ceiling of panel). 2" x 6" purlins (interior of panel). 1" polyiso rigid foam board & foam type insulation (interior of panel). 7/16" OSB roof sheathing (exterior of panel) R-30.

Optional: R-38

LOFT FLOOR SYSTEM

Main Girder: 4" x 12" Douglas Fir beam

Optional: LVL or Glu-lam beam

Joists: 4" x 8" Douglas Fir

Flooring: 2" x 6" Tongue & Groove Douglas Fir decking (creates main floor ceiling)

MISC. MATERIAL

Necessary tie-down straps, hangers, aluminum Z-flashing for skirt & band boards, clear caulking and roof panel screws.

PORCH ROOF

Optional: Uninsulated Roof Panels same as house w/4" x 10" Douglas fir porch header

Note: *Material substitutions of equal or greater value at the discretion of the Manufacturer.

*Subfloor, interior partitions, stairs, roofing material, trim (unless selected as option) and interior and exterior finish items not included in specifications.