



Standard Specifications (Other Options Available)

EXTERIOR WALLS

Framing: 2" x 4" Western SPF and better white or Hem Fir Studs 16" O.C.

Insulation - Tuff base foil backed R-6 insulation board (additional R -13 by builder)

Windows & Doors

(sizes as per plan)

Exterior Doors Metal primed

Vinyl single hung Low-E, argon filled insulated glass w/screens

Vinyl fixed Low-E, argon filled insulated glass panels

Exterior Siding

Fir-Tex 1-11 5/8" Vertical grove 8" O.C.

Exterior Trim

Corners, rake fascia, skirt and window trim
Cedar #3 or better, kiln dry, tight knot rough
sawn face (field applied)

ROOF SYSTEM

Rafters: 4" X 8" Douglas Fir #1 and better appearance grade 4' O.C. 4" X 6" Douglas Fir Collar Ties

Roof Panels: 5/8" X 4' X 8' Radiata Clear Pine siding w/ grooves 4" oc, sanded 150 grit, 2" X 6" purlins,
1" polyiso rigid foam board, 7/16" OSB roof sheathing, cavity filled with cellulose insulation R-30

LOFT FRAMING

Joist/Flooring: 4" X 8" Douglas Fir Beams 4' O.C. with 2" X 6" T & G Doug Fir decking, (making exposed ceiling below)

Girders: LVL's 4" x 12" Douglas Fir or Glu-lam beam (as per plan)

MISC. MATERIAL

"Z" Flashing, Clear caulking, all necessary tie down straps, and hangers

16d sinkers for framing, 8d galv box for exterior trim 10" roof panel screws, metal bracket plates w/ nuts and bolts for collar ties.

PORCH ROOF

Roof panels same as house, less insulation, 4" X 10" Douglas fir porch header (support post by builder)