



AllPro Building Systems **STANDARD SPECIFICATIONS** (05/06)

1. **STRUCTURAL PACKAGE** (Plans are included with our pre-priced plans)

- a) **Foundation:** The foundation is to be provided by the customer, built to plans. No foundation work is considered in our pricing.
- b) **Floor Structure:** Pressure treated sill plate and/or foam sill gasket supplied. Beams are to be 2x10 or 2x12 spruce, laminated on site. As spans and loads dictate, engineered beam products will be incorporated as per the plans.
- c) **Floor Joists:** I-Joist TM engineered wooden I beam joists as per design requirements. Designed to deflection tolerances of L/480, with 40-psf live load, and 10-psf dead load. Dimensional lumber 2x10 or 2x12 is standard for the Cabins.ca spec.
- d) **Sub-Floor:** ¾" standard fir tongue and groove plywood c/w tubes of floor adhesive. Cabins.ca spec may include 5/8" plywood.
- e) **Exterior Walls:** 2" x 6", 16" o/c framing, SPF (spruce pine fir mix) studs complete with window/door openings framed, window/door openings with 2 ply spruce 2" x 10" headers or as specified on the plan. Panels are pre-sheathed with 7/16" OSB or 1/2" ply based on code requirements. Panel sizes delivered are based on the plan and/or required size for loading. Garage walls are 2" x 4", 16" o/c, 7/16" OSB or 1/2" ply sheathing. Kiln dried fir framing available where required.
- f) **Air Barrier:** Tyvek or equivalent house wrap/tape supplied in large rolls.
- g) **Interior Partitions:** 2x4 SPF kiln dried studs at 16" o/c. Plates - two on top, one on the bottom. For plumbing wall considerations, 2 x 6 studs and plates. All interior partitions supplied as material package, panelized.
- h) **Headers and Lintels:** All exterior load bearing lintels and headers are to be 2 - 2" x 10" kiln dried lumber, or engineered as per load requirements. All interior load-bearing headers are to be 2 - 2" x 10" kiln dried lumber, or as loads dictate.
- i) **Roof Structure:** Engineered prefabricated wood web trusses with metal gusset plates. Trusses spaced at 24" o/c. Where required for cathedral ceilings, I- Joist TM engineered wooden I beam joists spaced at 24" o/c or dimensional 2" x 10" or 2" x 12" for cabin series. Roof sheathing is 7/16" OSB or 1/2" ply, based on code requirements and. May upgrade to 5/8" if requested. Complete with "H" clips. 2" x 6" kiln dried spruce sub fascia.
- j) **Stairs:** 2 x 12 kiln dried spruce stringers, 1" plywood treads, ½" plywood risers. Material only, not pre-cut. Stairs are suitable for carpet on treads and stringers.



2. WINDOWS AND DOORS

- a) **Sealed Windows:** White maintenance free vinyl frames, double-glazed, c/w paint grade interior wood jambs. May include Low-E argon.
- b) **Venting Windows:** White maintenance free vinyl frames, double glazed sealed units, casement or awning windows c/w paint grade interior wood jambs. May include Low-E argon.
- c) **Rear Entrance Door:** Energy efficient embossed metal insulated door with paint grade wooden frame and aluminum sill.
- d) **Front Entrance Door:** Energy efficient embossed metal insulated door with paint grade wooden frame and aluminum sill. Appearance as per architectural design.
- e) **Patio Doors:** White maintenance free vinyl frames, double-glazed sliding bypass doors c/w paint grade interior wood jambs.
- f) **Garage Door:** Metal insulated sectional overhead doors. Single garage 9 x 7, double garage 16 x 7.
- g) **Interior Doors:** Embossed colonial 6 panel primed paint grade doors c/w finger joint pine frames. All bi-fold closet doors provided and designed to match interior doors.
- h) **Locks (exterior):** Weiser Providence, or equivalent, Huntington polished brass finish keyed entry lockset, plus #2471 keyed security deadbolt or equivalent.
(Interior): Weiser Pueblo passage and privacy locksets. Polished brass finish, or equivalent.

3. EXTERIOR FINISH:

- a) **Siding:** Residential grade maintenance free vinyl siding, colour: assorted, .040 gage or higher.
- b) **Roofing:** 25 year warranty, 3 tab asphalt shingles over 15# roofing felt, colour: varies by manufacturer.
- c) **Soffit & Fascia:** Aluminum vented soffit, white unless specified. Color upgrades are available, but vary by manufacturer. 2" x 8" combed spruce fascia - primed white.



4. INTERIOR FINISHES:

- a) **Baseboards:** #356 colonial profile unfinished finger joint pine baseboard in all areas. 2 3/8" high. Other profiles available.
- b) **Casings:** #356 colonial profile unfinished finger joint pine on both sides of interior doors, on the interior of all windows and on the interior of all exterior passage doors. 2 3/8" high.

NOTE: *If any problems arise with the supply of products listed in these specifications, substitutions of equal quality will be made at the discretion of Abshomes International Inc.*

OPTIONS AVAILABLE:

- Hardiplank TM www.jameshardie.com
- Cedar bevel siding, pine/cedar log siding, 'smart side'
- Upgraded shingles to 30, 40 or 50 year warranty
- Wood/metal clad windows and doors (various Canadian suppliers)
- Interior trim and door options www.sauder.ca
- Engineering and plan design

WHAT'S NOT INCLUDED

- Foundation
- on-site labor
- delivery
- drywall/sheetrock
- insulation
- paint
- cabinets
- finished flooring (carpet, lino, hardwood, etc.)
- plumbing
- electrical
- HVAC
- Fixtures
- land, permits, engineering

INSULATION: OPTIONAL

- a) **Exterior Walls:** R20 fiberglass batt insulation, supplied but not installed. All homes - 6 mil poly vapor barrier.
- b) **Interior Walls:** Optional R12 for interior walls.
- c) **Ceilings:** 6 mil poly vapor barrier. R40 (R.S.I. - 6.1) batt insulation in ceilings exposed to cold. R32 standard for Cabins.ca
- d) **Cantilevers:** All exposed cantilevered floors are insulated with batt insulation to a thermal resistance of R28 batt insulation.
- e) **Garages:** R12-to R-20 at your request.