

Specification for Double S Homes Engineered Rafter System April 2004

MAIN FLOOR SYSTEM

6" foam sill gasket
2" x 6" pressure treated sill Plate
2" x 10" floor joist @ 16" centres
2" x 10" perimeter joist
2" x 2" bridging
R28 – 8" fibreglass

EXTERIOR WALLS – PREFABRICATED

0.5-4' x 8' plasterboard
6 mil. U.V. protected polyurethane interior envelope,
tuck tape and acoustic sealant
Pressure Treated. 2" x 6" double top plate, single
bottom plate
Pressure Treated 2" x 6" vertical timber studs @ 16"
centres
R20 – 5.5" fibreglass
Pressure treated 0.5"- 4' x 8' plywood exterior
sheathing
Tyvar house wrap exterior envelope, sealed joints
1 x 8 pre-stained cedar channel factory applied to
part external walls

INTERIOR PARTITIONS

0.5" – 4' x 8' plasterboard on both sides
2" x 4" or 2" x 6" double top plate, single bottom
plate
2" x 6" vertical timber studs @ 16" centres

INTERNAL JOINERY

Flat sliced red oak, hollow core interior doors and bi-
folds
Hemlock jambs
Clear hemlock, door and window facings
1" x 6" vertical grain fir window sill

1" x 5" vertical grain fir window liners
Clear hemlock skirting and interior mouldings
1" x 6" Western pine liner to all vaulted ceilings
Passage and privacy – Weiser lock sets

LOFT or SECOND FLOOR SYSTEM LOFT

0.5" plasterboard
2" x 10" floor joist @ 16" centres
2" x 10" perimeter joist
2" x 2" bridging
R28 – 8" fibreglass
" T & G Plywood flooring and floor glue

ROOF SYSTEM

½- 4' x 8' plasterboard/1" x 6" Western pine
14" engineered rafters @ 24" o.c.
Engineered Horizontal Glulam Beams
R40 – 12" fibreglass
½- 4' x 8' plywood roof sheathing with 'H' clips
1 1/8" x 14" OSB rafter box
1" x 6" & 1" x 10" pre-stained cedar Fascia / Barge
boards
1" x 6" T & G pre-stained cedar soffits
4" soffit plugs or continuous vinyl vent
2" x 6" rafter blocking

INTERIOR STAIRS

Douglas fir / Hemlock stairs
Clear cedar railings

WINDOWS and DOORS

Vinyl windows with trickle vents, Low E / Argon, rollo
style opening with insect screens on all openers
6 Panel insulated steel doors
Low E / Argon glazed insulated vinyl sliding doors

Exterior windows and doors are factory applied (where possible)

HARDWARE

All nail joist hangers, frame anchors, glues and caulking to erect package

PLANS

Complete sets fully detailed for Planning Permission, Building Warrant and Construction Purposes

OPTIONS

Fibreglass insulation to all interior walls, pressure treated decking with Cedar railings, hardwood floors, 30 year fibreglass composite shingles and cedar to all exterior walls.

An up-to-date price guide is available on request. It is not published online because of constant currency fluctuations.