



NORPINE

The Frobisher Cottage Package

FILE: 2011 Frobisher Duplex Cottage

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DEALER: Tammy Lukoni

PLAN: 2011 Frobisher Duplex, 600 sf per unit main with 40' x 6' front deck covered with cantilevered trusses.
- All Framing Materials are Premium SPF

Slab Foundation: All main floor walls to include ACQ treated bottom plates. Note that all material for the framed floor and exterior deck are not included as they are to be changed to a concrete slab by owner.

Pier Foundation: Includes pre-cut 2 x 10 ACQ laminated main floor beam material, pre-cut 2 x 10 SPF main floor system with cross bridging, connectors, 5/8" T&G Fir plywood and 1 tube of subfloor adhesive for every 4 sheets.

All material below beam to be supplied by owner.

Crawl Space Foundation: Includes dimensional 2 x 6 ACQ sill plates and sill gasket, pre-cut 2 x 10 SPF main floor laminated beam material, teleposts, pre-cut 2 x 10 SPF main floor system with cross bridging, connectors, 5/8" T&G Fir plywood and 1 tube of subfloor adhesive for every 4 sheets.

DEFINITIONS:

- Pre-cut: refers to dimensional lumber that has been factory cut to a precision length. Many of these will require site lamination for posts and beams.
- Pre-built: refers to walls and components that are factory framed.
- Dimensional &or Material: refers to standard dimensional lumber that requires site cutting and fitting.
- SPF: Premium Spruce/Pine/Fir lumber.
- ACQ: lumber that is pressure treated with Alkaline Copper and Quaternary Ammonium compounds. This material requires hot dip galvanized or stainless fasteners and specially coated hangers. ACQ material is intended for above grade use, not on grade or below.
- Primed: refers to material that has a factory primer coat which still requires painting.

2011 GENERAL SPECIFICATIONS

Note: approximate Lock-up time for 4-5 man crew (7-10 Days)

SECTION 00, CONCRETE FOOTINGS, FOUNDATION AND SLABS : BY OWNER

- Foundation: BY OWNER
- Concrete, forming and rebar : BY OWNER
- Anchor bolts and hold down hardware : BY OWNER
- **Design of your footings, pads and piers are dependent on the site soil bearing capacity and therefore require consultation with either your local building authority or an engineer.**
Engineering for these and any engineering requiring site inspections are to be arranged by owner.

SECTION 01 - 02, FLOOR SYSTEMS, MANUFACTURED WALLS AND MISC FRAMING

- Pre-built exterior (main) walls, 2 x 6 SPF at 16" c/c, 1/2" plywood sheathing, 8' tall standard height.
- Headers are 2 ply 2 x 10 or as noted otherwise on plan.
- Pre-built interior (main) walls, 2 x 4 and 2 x 6 at 16" c/c as per plan with backer poly between top plates where required. Bulk 16" poly supplied for interior - exterior wall connections.
- SPF drywall backer, bracing and backframing.
- Precut ACQ treated laminated beam and deck framing materials with treated 5/4 x 6" dimensional radius edge decking, connectors, galvanized and peel & stick deck flashings.
- Deck stairs and railing materials are not included.

SECTION 03, ENGINEERED TRUSSES AND ROOF FRAMING to 89.9 # GSL

- Engineered trusses spaced at 24" c/c, 16" rear eave over hang, cantilevered front.
Should your building location have snow loads in excess of 89.9# additional charges will apply.
- Factory sheeted gables with pre-cut 2 x 6 top cords for 16" extended gable overhangs.
- Fascia boards to be dimensional 2 x 6 SPF.
- Dimensional SPF truss ties, ledgers, lateral bracing and purlins supplied as required by engineered details.
- Insulation stops, truss connectors and fasteners supplied as required by engineered details.
- 1/2" Standard CSP plywood roof sheathing.

SECTION 04, ROOF FINISH

- Duraclad 29ga. Prefinished metal roofing complete with Fascia, ridge roll, gable & eave trims, valley, endwall and sidewall flashings as required, fasteners and 15# felt underlay for entire roof.
Continuous venting ridge supplied for peak ventilation.
- Aluminum Soffits and J trims to finish all roof overhangs.

SECTION 05, EXTERIOR WINDOWS, DOORS AND ACCESSORIES

- Energy efficient "Jeldwen Premium" white vinyl slider windows with secondary stop, complete with screens.
We recommend checking with your local building authority to confirm if you will require slider or casement style windows with double or triple glazing. Energy Star changes are expected in Canada. See energystar.gc.ca for additional details.
- Note that window liners are not attached.
- All windows are clear Low E/Argon double glazed with safety glazing where required.
- Pre-hung primed insulated steel exterior doors with primed jamb.
- Exterior passage and deadbolt set.
- Window drain matt, peel & stick window flashing and shims as required.

SECTION 06, EXTERIOR FINISH

- Note that rain screen materials have not been included.
- Typar homewrap with sheathing tape and staples.
- NorPine 2 x 8 Log siding complete with dimensional custom trims for windows, doors, inside and outside corners. Metal drip cap supplied for all exterior openings.
- Note that post & beam cladding has not been included.

SECTION 07, INSULATION AND ACCESSORIES

Note that this duplex cottage will require firestop materials during construction.

- Not included in this package.

SECTION 08, DRY WALL AND ACCESSORIES

Note that this duplex cottage will require firestop materials during construction.

- Not included in this package.

SECTION 09, INTERIOR FINISH MATERIALS

- Not included in this package.

SECTION 10, GARAGE OVERHEAD DOORS

- Not included in this package.

SECTION 11, KITCHEN, BATH & LAUNDRY CABINETS & TOPS

- Not included in this package.

MISCELLANEOUS

- Stock cottage plan service, 6 copies.
- Bulk fasteners for erection of package materials supplied include: Galvanized and phos coated framing and sheathing nails, ringed floor nails, roofing nails, joist hanger nails and fasteners as required for each specific section of materials supplied.
- Bulk fasteners for erection of package materials supplied include: Bulk framing nails deleted and supply

5 lb of 2.25" & 10 lbs of 3.25" phos coated framing nails (no floor sheathing nails), and Specific area fasteners. Note that all other framing nails (bulk or pneumatic) are to be supplied by owner.

Materials not specified above are not included in this package.

Additions / Deletions to the above package.

Change from Duraclad prefinished metal roof as listed above to:

- Limited Lifetime Architectural composite shingles with starter shingles, custom shingle cap and fasteners. Eaves to be supplied a single row of 44" x 30# asphalt-saturated felt with 15# supplied for the balance of roof area. Valleys to have a weaved shingle application.
- Aluminum roof edge to be supplied for all eaves and gables.
- Aluminum Fascia, Soffits, J trims and white fascia nails to finish all roof overhangs.
- Continuous shingle over ridge supplied for peak ventilation.

Change from NorPine Log Siding as listed above to:

- Hardi-plank "Primed "Cedarmill" 8.25" x 12' lap siding c/w caulking. SPF Primed Combed Face exterior 5/4" x 4" dimensional trims for windows, doors, inside and outside corners, eave and gable frieze. White vinyl drip cap supplied for all openings.
- Hardi-plank "ColorPlus "Cedarmill" 8.25" x 12' lap siding c/w touch up and caulking. SPF Primed Combed Face exterior 5/4" x 4" dimensional trims for windows, doors, inside and outside corners, eave and gable frieze. White vinyl drip cap supplied for all openings.
- Royal Genesis Designer Cove series vinyl siding package for horizontal application complete with drip cap, J and sill trims. Includes light and plug covers for each exterior door.

Change Windows From Jeld-Wen Premium White Sliders to:

- Jeld-Wen Premium White Casements, double glazed Low E/Argon.

Buyers must also consider the following:

- 1** Building Code Requirements for your site - Is it considered residential or recreational property? Customers will need to ensure the cottage selected will meet the building code. This cottage may need modification to meet snow load requirements. It is strongly suggested to ensure your building permit is approved before purchasing your cottage.
- 2** Is the site accessible by a freight truck with a 53' trailer? Can the truck maneuver properly on your site? Some locations with poor access may require the customer to off load the cottage package at a location other than the building site. We reserve the right for our truck drivers to have final say if your building site is accessible or not. When site access is not sufficient we recommend offloading as close as possible and reloading onto smaller vehicles that can access your site. All additional cartage to site is the responsibility of the owner.
- 3** The above price is delivered to the FOB destination. Additional charges are also applicable when gravel roads are to be traveled or when additional ferry travel is required to site.
- 4** Customers must have 4-6 capable adult people to help off load the truck even if a crane or forklift has been hired (at customer expense). Your package includes a maximum of 4 hours to offload. Additional time offloading will be charged back.