

Prefab Home Package

1. Hybrid Wall System

Pre-fabricated 9' exterior main level and second level walls, gable end walls, dog house dormers and shed dormers

- 2" x 6" kiln dried stud wall framing @ 16" o.c. spacing
- 7/16" OSB sheathing
- Tyvar house wrap
- 1" x 3" strapping with 3/4" airspace / rain screen between sheathing and exterior finish
- 6" exterior Goodstyle Lap Siding (standard colour)

2. Structural Heavy Timber Post & Beam System

- Second level floor system
- Timber joists, girders & main level post(s)
- 2" x 6" T&G decking (supply only)
- Timber frame roof system

3. Synergy Roof Panels

- Vaulted / Cathedral ceilings
- 8' wide by up to 48' long
- 7/16" OSB interior sheathing
- 2" x 12" spruce rafters
- 10" EPS insulation (R40 with 12/12 roof pitch)
- ½" plywood exterior sheathing
- 1½" air space between insulation & exterior sheathing
- 1" x 6" clear finished pine T&G on the interior surface

4. Window & Door Package

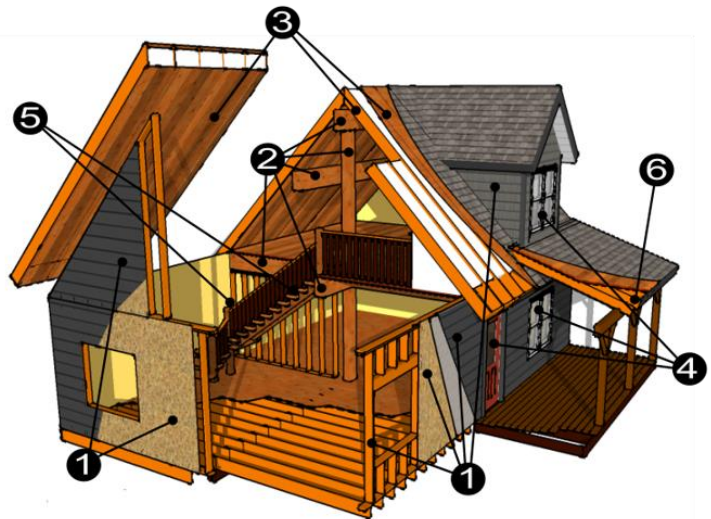
- Factory installed energy efficient low-E argon vinyl windows & steel exterior doors
- Factory installed trim, if applicable
- Choice of vinyl sliding patio doors or steel framed French doors

5. Heavy Timber Stairs & Railings (optional)

- Interior timber stairs package
- Interior timber railing system (supply only)

6. Heavy Timber Porch System (where applicable)

- Timber Posts, Beams & Rafters
- 2" x 6" T & G roof decking (supply only) OR Synergy Roof Panels



Options

Structures:

Carriage Houses • Garages • Sheds

Hybrid Wall Panel Exterior Siding Options:

Board & Batten 1x • Fiber cement siding (all profiles) • 3" x 10" Hand peeled round log • 1½" x 14" Hand adzed square log with chinking • Cedar shakes or shingles • All profiles of siding available – bevel, cove, vertical, channel etc.

Other options that can be installed on site are:

Thin sliced "real" stone • Stucco

Post & Beam Timber Options:

Cedar • Douglas Fir • White Pine

Roof Panel Options:

- Insulation: 8" EPS (R32) • 12" EPS (R50)
- Ceiling Finish: Cedar 1" x 6" T&G

Window Options:

Vinyl windows with wood interior • Extruded aluminum exterior with wood interior windows & doors • Fiberglass and wood doors • A variety of additional windows & doors options available

*Other options available upon request

Timber Elements

Interior & exterior handcrafted timber elements are also available including: Structural and decorative Post & Beam great room accents • Timber frame outdoor living spaces • Interior & exterior trusses • Post & Beam entrance ways & more

Not included in basic package: Foundation • Sub Floor • Transportation • Crane • Exterior roof finishing (i.e. asphalt or steel) • Interior framed walls • Interior wall and floor finishing • Plumbing • Electrical • HVAC • Kitchen & bathroom fixtures, cabinets, vanities, appliances

Note: Specifications vary according to each individual plan



HYBRID[®]
BUILDING SYSTEM

canadaprefab.ca