GENERAL SPECIFICATIONS

Stanley Office of Architecture, Inc.
709 Gore Street
Nelson, BC

tel: 250.777.2328
em: info@soahome.ca
web: www.soahome.ca

Floors – Framing
Structure: CLT SPF V2, 3-ply 105mm
Underfloor insulated 2x6 framed & sheathed platform

Floor Finish
Woodpecker Waterproof laminate

Exterior Walls
Structure: CLT SPF V2, 3-ply 105mm
Insulation: R12 – 4" Powerwool Rigiboard PRO MAX
Air & Weather Barrier: Mento 1000 membrane
Cross-Strapping: SPF 1x4 @ 24" O.C.
Finish: Lignopro varnish, one layer

Interior Partitions
Framing: SPF #2 Studs 2x4/6 @ 16" O.C.
Finish: ½" UltraLight Mold Tough drywall in the washroom
Paint: Primer (1 coat) + Benjamin Moore Interior Eggshell Ultra

Exterior Cladding
Primary: Westform WF-7/8 corrugated metal
Accent Panels: Hardie Panel above and below openings
Flashings: 26ga around openings and at top and base

Roof Assembly
Structure: CLT SPF V2, 4-ply 105mm
Finish: Lignopro varnish, one layer
Parapet Detailing:
- Powerwool Rigiboard PRO MAX insulation
- ½" plywood upstand backing for torch-on membrane
- ¾" sloped plywood cap backing
- DFL#2 cant strip

Roof Cladding
Membrane: 2-ply SBS torch-on with scuppers and cap flashings
Insulation: Tapered R18 package (2 layers of 3” polyisocyanurate rigid board)
Air & Vapour Barrier: Sopraseal Stick AVB Pro membrane

Fascia, Soffit & Drainage
22ga metal downspout with external scupper

Ceilings – Dropped/Bulkheads
Framing: SPF #2 2x4 @ 24" O.C.
Finish: ½" UltraLight Mold Tough drywall
Access: Two 24"x24" service hatches
Paint: Benjamin Moore Eggshell Ultra

KALESNIKOFF
MASS TIMBER

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Stantec Office of Architecture, Inc.
57 7 Grove Street
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Windows & Exterior Doors
Windows: PVC, double-pane Low-E 270/4 with Argon; matte black exterior, natural white interior
Entry Door: Luxembourg Titanium keyed hardware
Flashing: 24ga black top & bottom with sill tape; sealed with rod and caulk

Interior Doors
Swing Doors: Masonite hollow-core wood flush, nickel hinges, primed and finished
Hardware: Weiser Halifax – Passage (bedrooms) / Privacy (bathrooms)

Casings & Trim
4" vinyl base with ½" PT backing (light-framed walls)
1x6 laminated clear pine exterior casings (varnished)
1x4 MDF interior trim, primed and painted

Millwork – Storage
White melamine veneer over particleboard
Richelieu E-Glide Set

Millwork – Kitchen
Cabinet Finish: Highland Green MDF with white plywood melamine interiors
Doors: ¾” MDF thermo-laminate wrap
Drawers: Solid birch dovetail boxes with full-extension soft-close glides
Uppers: 30" height
Fridge Cabinet: 18" high x 24" deep
Hardware: Soft-close hinges throughout

Countertops
Quartz countertops

Bathroom & Laundry Accessories
Fixtures: Moen “Triva” 5-piece set, chrome
Awnings: Custom metal bend plates at exterior door openings

Appliances
GE 24" Washer / Dryer combo
Equator 2-element vertical induction cooktop
Frigidaire 24" bottom-freezer refrigerator, 12 cu. ft. (brushed steel)
Frigidaire 24" over-the-range microwave, 300 CFM
Frigidaire 18" dishwasher, stainless steel

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Plumbing Systems

Main Supply & Entry
¾" copper main with ball valve, backflow preventer, and pressure reducing valve
Transition to ¾" PEX distribution
Water meter allowance

Distribution & Equipment
Watts PLT-5 expansion tank and pressure gauge tee
Copper manifold ¾" to ½" (hot and cold branches)
Ball valves, fittings, and drain pan for water heater
Pipe insulation and heat trace in unconditioned spaces

Fixture Rough-Ins
Domestic water: ½" PEX
Drain, Waste & Vent (DWV): ABS 1½"–3"
Angle stop valves at all fixtures
Oatey Quadtro washing machine outlet box with hammer arrestor (laundry)

Plumbing Fixtures
Shower: FOLO TB4 Thermostatic Package (Matte Black) with Distink pivot door, Kover acrylic base, and mineral-finish wall kit
Toilet: Duravit Starck 3 wall-mounted dual flush with Durasystem carrier and chrome actuator
Vanity: Alden 36" x 18" walnut vanity with ceramic top and chrome Sobrio faucet

Mechanical Systems
Rough-In: Ductwork for heat pump, ERV (6"), and dryer (4")
Equipment:
- Panasonic Intelli-Balance 100 ERV (FV-10VEC2)
- Samsung slim-duct heat pump (1–1.5T)
- Rheem PRO301CN53POU water heater
- Dimplex electric baseboard heaters

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Electrical Systems
Distribution & Rough-In
Leviton 100A 120/240V 20-circuit panel with main breaker
Dedicated circuits for ERV/HRV, laundry, and hot water
Leviton Decora outlets, switches, and GFCIs (white)
CAT6 data outlets and lighting backboxes
Kidde 30CUA10-VCA hardwired smoke/CO combo alarms

Lighting
Pendant lighting (living room, kitchen, bedroom)
Strip lighting at millwork



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