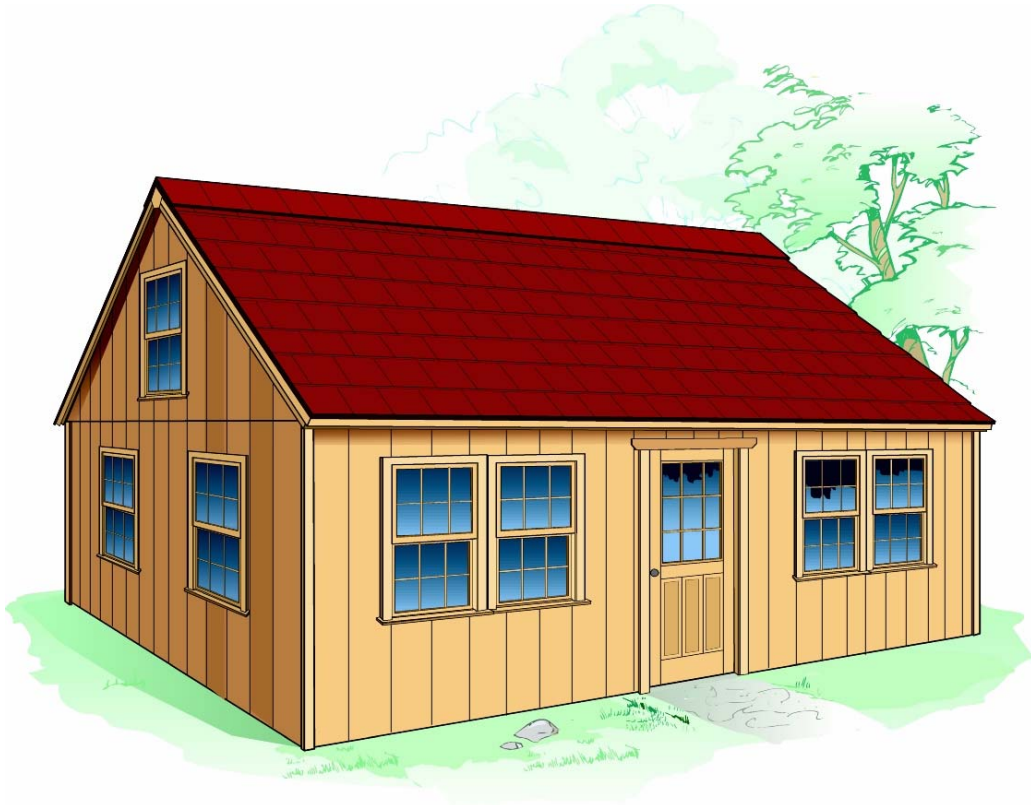


# BRECKINRIDGE CABIN

## Specifications & Construction Details



V.1.1

---

**TABLE OF CONTENTS**

<b><i>Introduction</i></b>		3
<b>1. Material Specification Charts</b>		4
<b>2. Dimensions</b>	2.1 Elevations	6
	2.2 Plan (Footprint)	8
<b>3. Construction Details</b>	3.1 Foundations	9
	3.2 Floor	11
	3.3 Walls	12
	3.4 Roof	14
	3.5 Trim & Finishing	15
<b>4. Available Material Upgrades</b>	4.1 Cedar Stud Framing	16
	4.2 Cedar Roof Framing	16
	4.3 Cedar Roof Boards	16
	4.4 Interior Cedar Wallboards	17
	4.5 Pine Flooring	17
	4.6 Other Options	17
<b>5. Available Cabin Options</b>	5.1 Windows & Doors	18
	5.2 Cedar Shingles	18
	5.3 Interior Walls	19
	5.4 Other Options	19
<b>6. Additional Information</b>	6.1 Floor Plans	20
	6.2 Electrical Considerations	21
	6.3 Plumbing Considerations	21
	6.4 Interior Insulation	21

---

---

## ***INTRODUCTION***

The following pages explain everything you need to know about our Breckinridge Cabin.

If you have already purchased a Breckinridge, thank you for choosing this outstanding product. This booklet will provide additional details about the construction process, as well as information that will help you maximize the use of your new Breckinridge Cabin.

If you are considering a Breckinridge Cabin purchase, this document will help you make an educated choice by outlining all its technical (and not so technical) details.

Cabin features:

- All our cabins are built to meet or exceed rigorous North American building codes.
- They are delivered pre-cut or pre-assembled depending on your preference.
- We also provide all the required nails and hardware.
- They are available in many sizes, and are fully customizable to meet your individual style.
- Your choice of Canadian western red cedar siding or Canoxel maintenance-free siding (in your choice of 14 colors).
- Your choice from a wide selection of beautifully crafted windows and doors, including thermal and tempered options.
- Plenty of loft space for storage or extra beds.

Expect nothing but the best when you purchase a Summerwood structure. We use quality materials and have in place excellent quality control systems. For added piece of mind, your cabin is covered by a five-year warranty for defects in materials and workmanship.

If you have any questions about our signature Breckinridge or the information contained in this booklet, please contact one of our Design Specialists:

<b>ASK A DESIGN SPECIALIST</b>
<b>Call: 1.800.663.5042</b>
<b>Email: <a href="mailto:design@summerwood.com">design@summerwood.com</a></b>

## 1. MATERIAL SPECIFICATION CHARTS

The following charts provide an overview of the parts and materials we use in our cabins.

### Abbreviations Legend

O/C - On centers

PT - Pressure treated (lumber)

OSB - Oriented strand board

SPF - Spruce/Pine/Fir

### FLOOR/PORCH

Item	Material	Dimension	Grade	Spacing	Notes
Beams	PT Spruce*	2 x 8	2 SPF	6' or less	2 x 8; 3-ply
Rim Joists	PT Spruce	2 x 6	2 SPF	Floor depth	Ties outer perimeter
Plates	PT Spruce	2 x 6**	2 SPF	Floor depth	Supports joists
Joists	PT Spruce	2 x 6**	2 SPF	Every 16" O/C	Runs from front to back
Sub-floor	PT Spruce	4' x 8' x 3/4"	2 SPF	Entire floor	Tongue and groove plywood
Adhesive	PL400	N/A	Construction	All floor parts	Prevents movement
Fasteners	Steel	3"	Galvanized	Every 2"	Used in floor framing
Fasteners	Steel	2"	Galvanized	Every 8"	Used to secure sub-floor

\* Pressure treated components meet new North American safety standards.

\*\* If your unit exceeds 250 sq. ft. in size, framing lumber is upgraded one dimensional lumber size.

### WALLS

Item	Material	Dimension	Grade	Spacing	Notes
Bottom Plates	Spruce	2 x 6	2	N/A	Treated on no-floor models
Studs	Spruce	2 x 6	2	Every 16" O/C	Heights may vary
Top Plates	Spruce	2 x 6	2	N/A	Ties studs
Double Top Plates	Spruce	2 x 6	2	N/A	Support in corners
Wall Sheathing	OSB	4' x 8' x 7/16"	0 - 2	Entire walls	Rated 24/16 - roof/walls
Weather Membrane	Tyvar	8"	Type 1	Covers walls	Prevents moisture
Strapping (varies)	Spruce	3/4" x 1 1/2"	2	Every 16" - 24"	Supports siding
Siding Option 1	Cedar	3/4" x 8"	2	None	Lap board cut
Siding Option 2	Canoxel	3/8" x 12"	1	None	Tongue and groove
Fasteners	Steel Nails	3"	Galvanized	Every 2"	Used in wall framing
Fasteners	Steel Nails	2"	Galvanized	Every 8"	Secures strapping and siding
Fasteners	Steel Staples	1/2"	N/A	Every 8"	Used to secure membrane

**ROOF**

Item	Material	Dimension	Grade	Spacing	Notes
Ceiling Joist	Spruce	Varies on size.	2 SPF	24" O/C	Supports loft space
Rafters	Spruce	Varies on size.	2 SPF	24" O/C	40-degree (10/12) pitch
Side Supports	Spruce	2 x	2 SPF	N/A	Secured by gusset
Peak Support	Spruce	2 x	2 SPF	N/A	Secured by gusset
Roof Boards	OSB	½"	0 – 2	Entire roof	H-clips on seams
Gussets	Plywood	⅝"	N/A	Every joint	Glued and nailed
Ridge Blocking	Spruce	2 x 6	2 SPF	N/A	Support between truss

**TRIM**

Item	Material	Dimension	Grade	Notes
Skirts	Cedar	1 x 6	1	One course included; covers floor material
Corners	Cedar	1 x 6	1	Cut down to 4"
Soffits	Cedar	1 x 6	1	Two rows make up soffits
Fascia	Cedar	1 x 6	1	Covers truss ends
Windows	Cedar	1 x 6	1	Cut down to 2½" for outer trim
Doors	Cedar	1 x 6 & 2 x 4	1	1 x 6 trim and 2 x 4 jambs

## 2. DIMENSIONS

### 2.1 Elevations

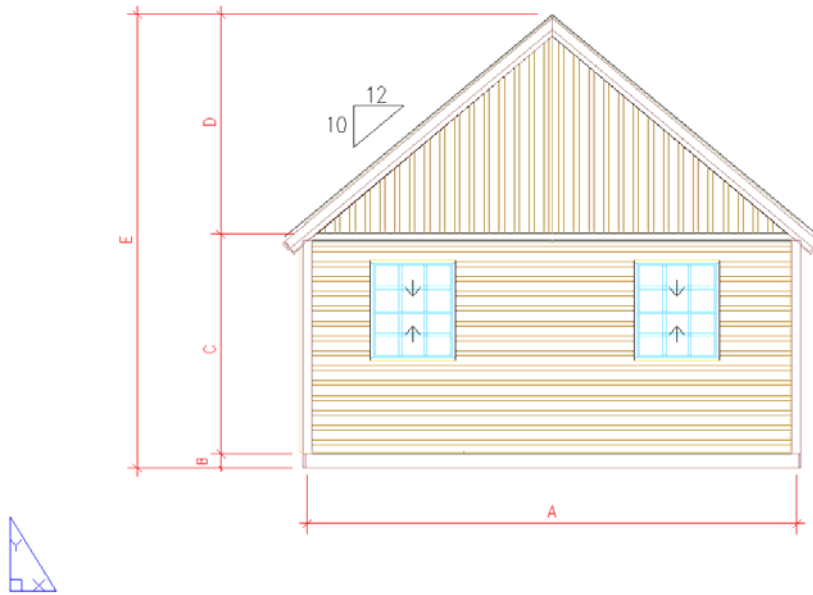
The following charts and corresponding diagrams provide important details about the elevation dimensions and perimeter measurements for your particular cabin. Truss sizes can vary slightly, due to shipping & manufacturing concerns.

The dimensions in *Figure 2.1a* are accurate, however, some variances may occur. Wood is a natural construction material and as a result may vary with settling. The measurements below do not account for roofing materials, such as roof boards and shingles.

**Figure 2.1a: Front Elevation** (*Soffit Overhang is 6"*)



**Figure 2.1b: Roof Elevation** (Soffit Overhang is 6")

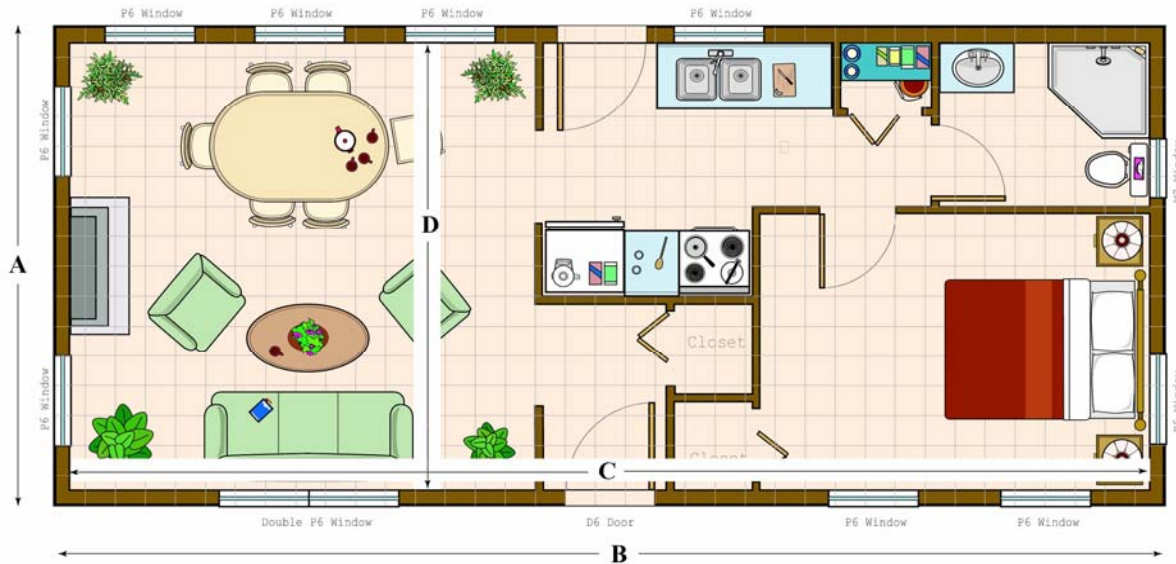


<b>A</b> Building Width	<b>B</b> Floor Height	<b>C</b> Wall Height	<b>D</b> Roof Height	<b>E</b> Overall Height
12'	7½"	8'	68 ½"	14' 2"
14'	7½"	8'	78 ½"	15' 2"
16'	9½"	8'	88 ½"	16' 2"
18'	9½"	8'	98 ½"	17' 2"

Note: Stud size is 91 ½"

## 2.2 Plan (Footprint)

Use the measurements in *Figure 2.2a* to determine the location and placement of your cabin. We also provide exact dimensions, which helps uncover potential layouts and uses. You can find many examples of potential layouts for your cabin at <http://www.summerwood.com/>



**Figure 2.2a: Footprint Chart**

Length	Width	Interior Length	Interior Width
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
12'	12'	133"	133"
12'	14'	157"	133"
12'	16'	181"	133"
14'	14'	157"	157"
14'	16'	181"	157"
14'	18'	205"	157"
16'	16'	181"	181"
16'	18'	205"	181"
16'	20'	229"	181"

### 3. CONSTRUCTION DETAILS

#### 3.1 Foundation

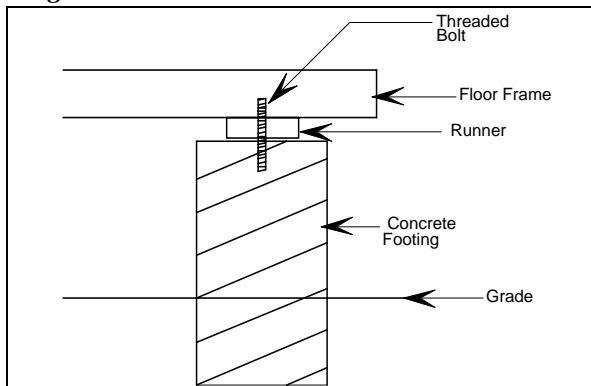
It is always advisable to consult a local foundation expert when considering the installation of your cabin. It is important to know your area's building codes and there may be other considerations as well. We've included a few examples of popular foundation styles, but keep in mind that you are not limited to the options highlighted below. It is important to provide us with the details of your choice when you make your purchase. Your Design Specialist will include pressure treated runners, support beams and other floor support options in your cabin kit.

#### Concrete Pier Features:

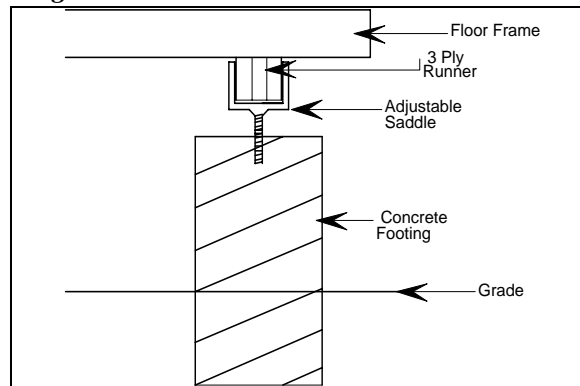
- Corrects significant grade changes (i.e. provides a level foundation for building on a hill)
- Requires less preparation and construction issues (compared to using concrete pads)

There are a number of bracket options available on the market (two common examples are illustrated below). Because of the many choices, we do not provide brackets with your Cabin, and instead they can be purchased locally.

**Figure 3.1a: Concrete Piers-Threaded Bolt**



**Figure 3.1b: Concrete Piers-Saddle Bracket**



In colder climates, piers or footings are typically positioned beneath the frost line. Frost line depths vary depending on geographic location. We recommend placing your footings approximately 3-feet to 4-feet apart in either direction to ensure that your cabin rests on a strong foundation.

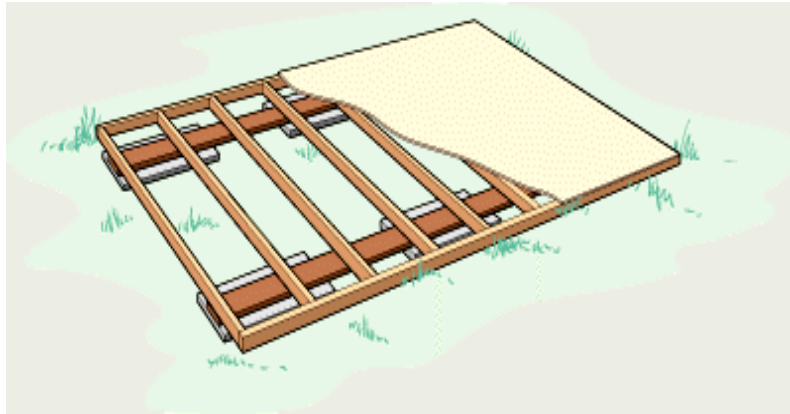
**Reminder!**

Check local restrictions and guidelines before laying your foundation.

### Concrete Stone Features:

- Convenient for smaller cabanas and structures

Concrete patio stones or small concrete cast piers offer alternatives when building your foundation. These methods are generally used for small structures.



*Figure 3.1c: Small Cabin with patio stones*

### Concrete Pad Features:

- Offers Superior support
- Eliminates the need for framed floors
- For those who prefer, concrete pads can still be used with a framed floor to provide the best overall support

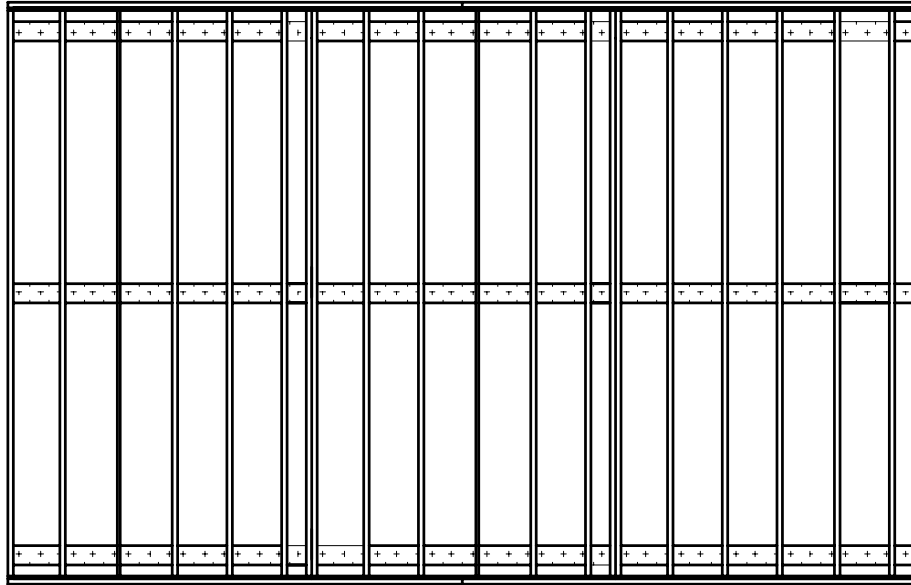
**Please note:** Concrete pad requirements vary more than other foundations. For more information, check with your area's local building codes.

### 3.2 Floor

$\frac{3}{4}$  -inch tongue and groove plywood is used as a base for all sub-floors. Carpenters' grade adhesive and  $1\frac{3}{4}$ -inch nails (provided with your kit) help secure the sub-floor into place, ensuring a stable and supportive floor.

Other notable features include: floor joists (i.e. floor support members) spaced no more than 16-inches apart, for superior floor framing connections. Because floors come in sections, rim joists provide support and strength to tie the sections together, especially in cases where the floors are large and require splitting.

**Figure 3.2a: Floor Layout**



Size	Square Footage	Floor Material
12' x 12'	144'	2 x 6 Spruce
12' x 14'	168'	2 x 6 Spruce
12' x 16'	192'	2 x 6 Spruce
14' x 14'	196'	2 x 8 Spruce
14' x 16'	224'	2 x 8 Spruce
14' x 18'	252'	2 x 8 Spruce
16' x 16'	256'	2 x 8 Spruce
16' x 20'	320'	2 x 8 Spruce

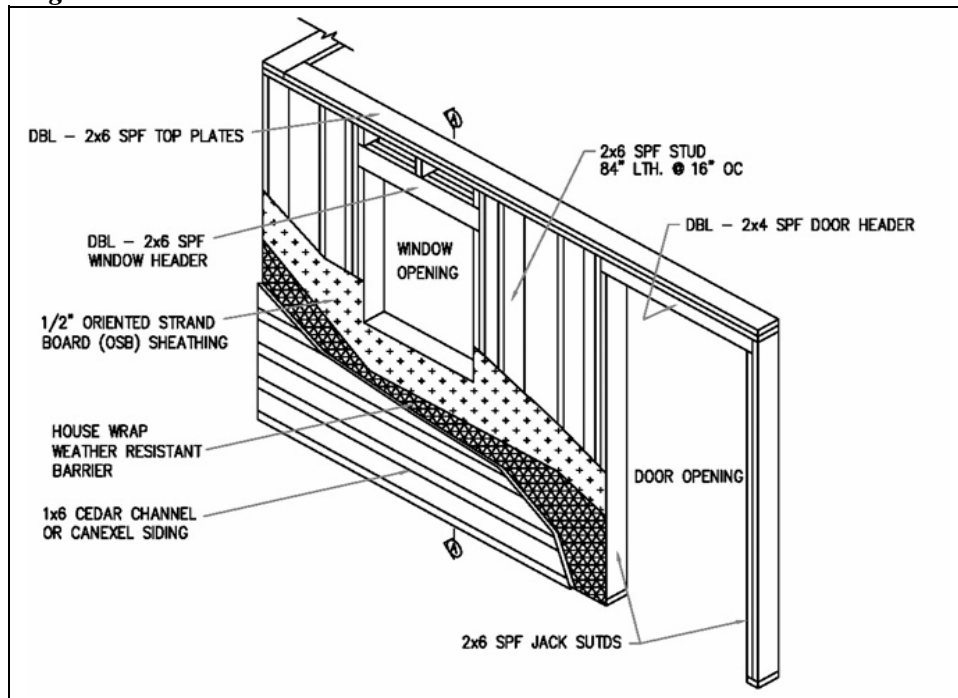
### 3.3 Walls

All of our cabins feature 2 x 6 spruce/pine/fir wall framing lumber (wall studs), which are centered at 16-inch intervals. If you will be insulating the interior of your cabin, exterior insulation will be required. Exterior insulation is available for purchase separately.

Exterior insulation (*see Figure 3.3a*) consists of a base OSB (i.e. oriented strand board) wallboard nailed every 8 to 12 inches. Once your cabin has been sheathed (OSB that has been nailed to the framing), a tyvar weather membrane is wrapped around the entire building. Any required openings are then cut out.

Depending on your siding choice, we may supply a breather material used to provide airflow between your siding and membrane to prevent moisture buildup. The siding is then nailed into place using high quality fasteners.

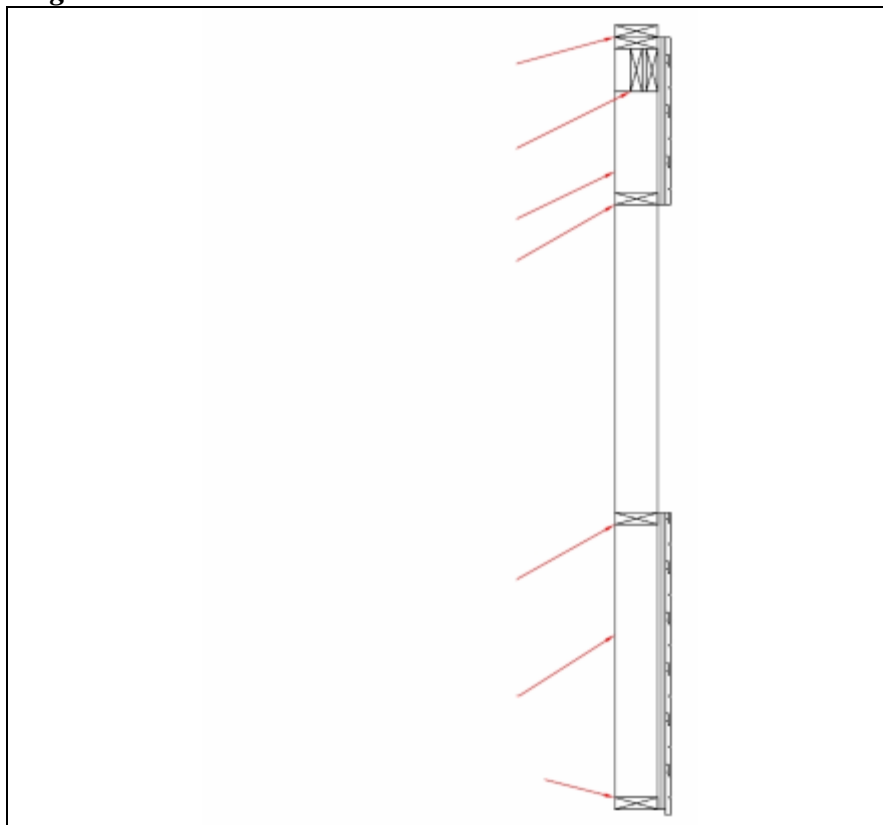
**Figure 3.3a: Exterior Insulation**



### 3.3 Walls con't.

Where possible, we accommodate the largest headers – lintels – that room allows. These support beams are framed in (built directly into the walls) above doors and windows. All of these features – headers, support beams, doors and windows – are built to exceed most North American buildings codes. Should building code restrictions or requirements force an alternative solution, inform us and we will do our best to accommodate your needs.

**Figure 3.3b: Header Detail**



### 3.4 Roof

Our Cabins are designed to be versatile in order to meet all of your needs. The loft space is ideal for storage or additional sleeping quarters. The chart below highlights some of the distinctive characteristics of your cabin roof.

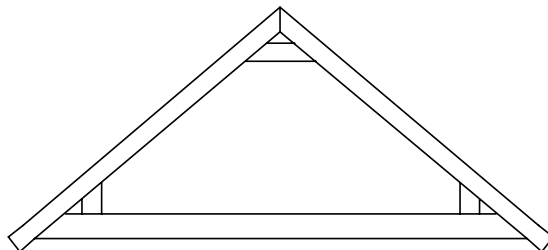
**Please note:** Some trusses are simply longer than the conventional trucks available to ship them. When this happens, we will order and arrange delivery of trusses from local suppliers in your area. Due to this factor, loft spaces may vary from the below given dimensions.

Size	Loft Space	Overall Height	Material
12 x 12	9' x 3½' x 12'	70"	2 x 6 SPF
12 x 14	9' x 3½' x 14'	70"	2 x 6 SPF
12 x 16	9' x 3½' x 16'	70"	2 x 6 SPF
14 x 14	10" x 48" x 14'	80"	2 x 6 & 2 x 8 SPF
14 x 16	10" x 48" x 16'	80"	2 x 6 & 2 x 8 SPF
14 x 18	10" x 48" x 18'	80"	2 x 6 & 2 x 8 SPF
16 x 16	10 ½' x 5' x 16'	90"	2 x 6 & 2 x 8 SPF
16 x 18	10 ½' x 5' x 18'	90"	2 x 6 & 2 x 8 SPF
16 x 20	10 ½' x 5' x 16'	90"	2 x 6 & 2 x 8 SPF

Note: All numbers are approximate.

The Breckinridge cabin roof provides approx. 6-inch overhang on the back & front, while the one gable end overhangs your porch. Roof board materials consist of ½-inch plywood with H-clips, which we supply; together, they provide support between your roof boards. The H-clips provide additional support in cases where the roof boards do not meet on the trusses.

Depending on your choice of shingles, there are different methods you can use to finish your roof. Consider purchasing a roofing membrane at your local building supply outlet. The type of membrane you choose will depend on the weather conditions in your area. To ensure rigid roof assembly, we provide truss blocking.



**Figure 3.4a:**  
Typical Truss

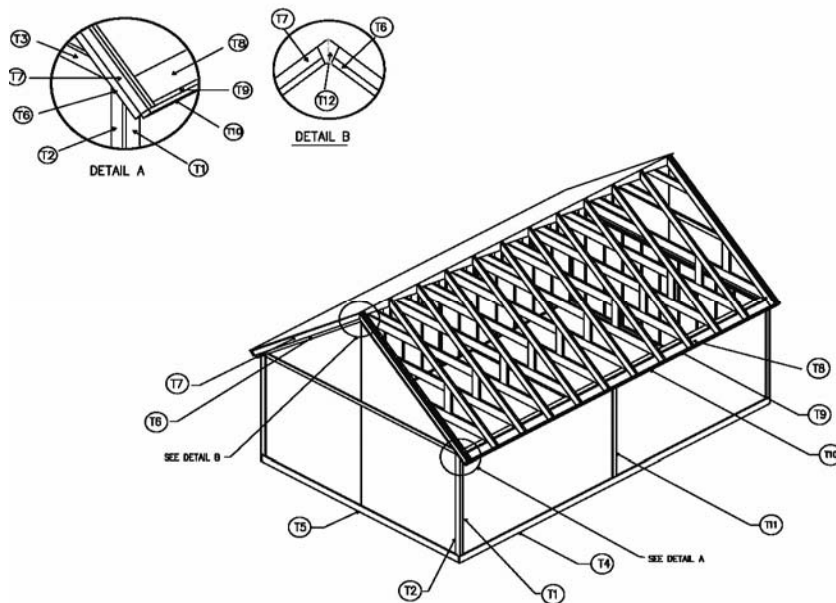
### 3.5 Trim & Finishing

All of our trim consists of premium western red cedar, dressed on all four sides for a clean, flat and smooth finish with few knots. The following list highlights the special trim and finishing qualities featured on our cabins. *Table 3.5a* provides illustrated detail for each component.

**Table 3.5a**

<b>Skirts (T5)</b>	Our cabins come with one course of skirts. Skirts are fastened to the lower walls to cover the floor framing; this helps to keep the critters from accessing your cabin from underneath the building.
<b>Corners (T1 &amp; T2)</b>	Corners provide protection from the weather on the siding end-grains. Finished corners also give your cabin a uniform look. Corner trim is approximately 4½-inches wide and runs from the base to the soffits.
<b>Gable (T3)</b>	The gable hides the joint between the truss and wall sections. To ensure a weather-tight seal, we recommend applying a bead of silicone to the back.
<b>Soffits (T6 &amp; T8)</b>	Soffits are secured to the underside of your overhang. We also include vents to help provide airflow and prevent moisture build-up in the roof.
<b>Fascia (T7 &amp; T9-10)</b>	The fascia finishes the truss ends for a uniform look.
<b>Split Trim (T11)</b>	Covers up the seam left by wall sections
<b>Door &amp; Window</b>	Both are caulked to protect against weather.

**Figure 3.5a: Material Detail**



## 4. AVAILABLE MATERIAL UPGRADES

We offer endless possibilities that add something special to make your Summerwood structure unique. In this section, we demonstrate some of the available upgrades that may be applied to your cabin.

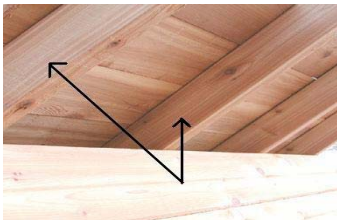
Please keep in mind that we provide many choices and upgrades. For a complete look at all we have to offer, visit [www.summerwood.com](http://www.summerwood.com). Or contact a Design Specialist to find out more: 1.800.663.5042 or [design@summerwood.com](mailto:design@summerwood.com).

### 4.1 Cedar Stud Framing



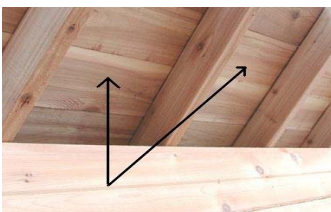
Consider leaving the interior of your cabin exposed and upgrade to cedar stud framing. Give your cabin that distinctive look, fragrant smell, and old fashioned cabin feeling that can only come from western red cedar.

### 4.2 Cedar Roof Framing



Add “old style” charm to your cabin with a cedar roof framing upgrade. Give your cabin a rich and beautiful look by upgrading to cedar framing from the spruce.

### 4.3 Cedar Roof Boards



Take advantage of cedar’s exceptional beauty and quality by upgrading your OSB roof boards to premium cedar 1 x 6 roofing.

#### 4.4 Interior Cedar Wallboards



Dress up the interior of your cabin with our wallboard package. Cover up the studs and interior fittings to give your cabin a beautiful cedar finish -- inside and out.

#### 4.5 Pine Flooring



Upgrade your flooring choice to a quality tongue and groove pine board. Pine is a premier wood for floors, as it is extremely easy to work with and relatively unaffected by changes in humidity after seasoning. Pine flooring is usually laid over the plywood sub floor, providing a sturdy, long lasting floor.

#### 4.6 Other Options

We offer a litany of other interior options that will help your garage reach its full potential. Upgraded trusses, reinforced wall studs, cedar ceilings. The list is almost endless and so are the possibilities. Visit the 'Options section' at [www.summerwood.com](http://www.summerwood.com) and find out more!

## 5. AVAILABLE CABIN OPTIONS

### 5.1 Doors & Windows

Our cabin doors and windows are handmade by our skilled workers right here in North America. We can customize your selections to meet your requirements. Do you have a specific window size or placement requirement? Perhaps you prefer tempered glass to keep heat in? These are just a few of the standards our designers can meet. Whatever your criteria, we go above and beyond to satisfy even the most discerning of homeowners.



### 5.2 Cedar Shingles

Top off your cabin with quality, long lasting, naturally weather resistant cedar shingles. You can either stain or finish your shingles, or simply let them age gracefully for a distinguished look.



### 5.3 Interior Walls

However you choose to use your cabin, we can accommodate nearly any request and divide up your space using interior walls. We use the same quality cedar channel you will find on the exterior of our structure. To see a complete menu of available options, visit [www.summerwood.com](http://www.summerwood.com).



### 5.4 Other Options

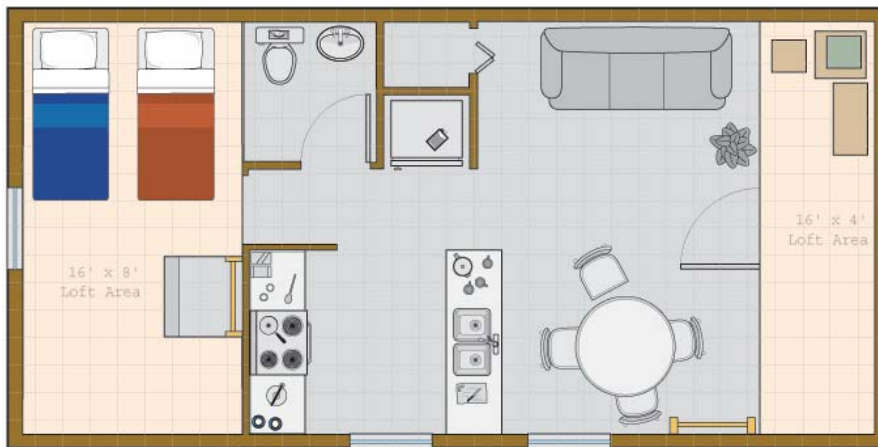
We offer a litany of other options that will help your cabin reach its full potential. We offer benches, shelving, lighting, shower adaptations... really too many to even consider listing here. To see a complete list, visit the 'Options section' of [www.summerwood.com](http://www.summerwood.com).

## 6. ADDITIONAL INFORMATION

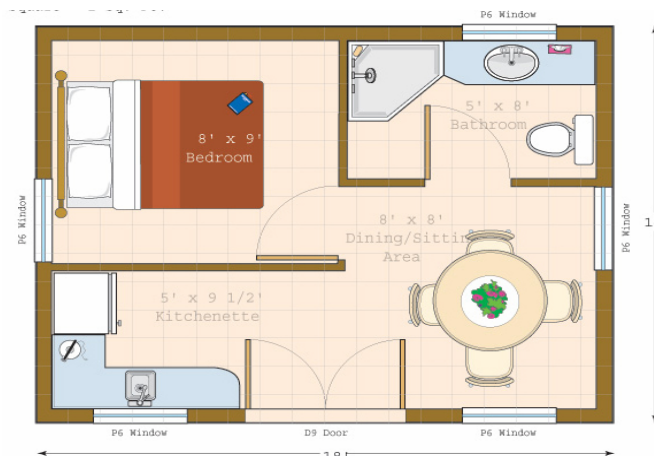
### 6.1 Floor Plans

The following floor plan examples demonstrate how some of our cabin customers have utilized these spaces. Partition walls and their exact placement can be discussed with your Design Specialist. ‘Blank’ floor plans can be found online. We can also prepare a 3D virtual drawing of both the interior and the exterior at you request, and for a small additional cost.

We can accommodate nearly every idea or concept you may have so you can get the most out of your Summerwood garage. Contact us at 1.800.663.5042 or [design@summerwood.com](mailto:design@summerwood.com) for more details.



Example: 16' x 32' Breckinridge cabin.



Example: 12' x 14' Breckinridge cabin.

## 6.2 Electrical Considerations



The inside of our cabins are deliberately left exposed to accommodate various electrical applications. Whether you intend to light the inside or install a decorative ceiling fan, we provide the flexibility for you to choose the most suitable option.

Main electrical connections are generally buried in the ground or passed through the air via suspended power lines. Contact an experienced professional to prepare your main connection, interior wiring and any other electrical needs. If you have a specific electrical requirement you wish to accommodate, please inform your design expert of this prior to ordering and we can provide stud layouts or customize the wall framing to allow for easy installation.

## 6.3 Plumbing Considerations



Often our cabins are required to accommodate pool house change rooms, bathrooms or bar sinks. Our cabins are fitted with appropriate plumbing fixtures to provide modern convenience without losing rustic aesthetic.

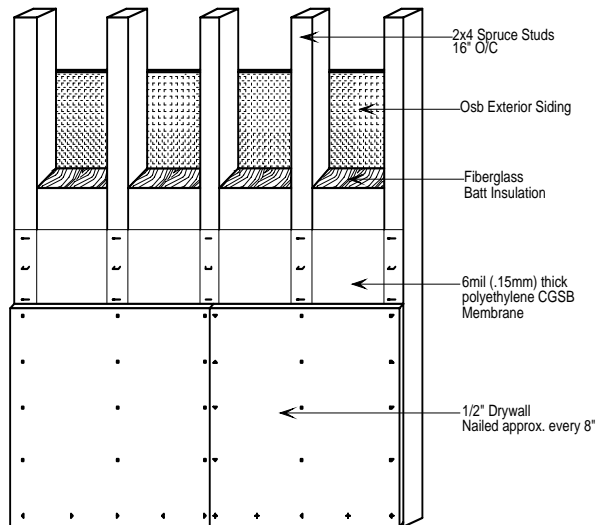
Similar to main electrical feeds, let your Design Specialist know where you plan to install your plumbing main. We can provide stud layouts or customize the wall framing to allow for easy installation.

## 6.4 Interior Insulation

Enjoy your Summerwood cabin for years to come by insulating your walls to make them moisture resistant. Here's how:

1. Use an R-rated insulation such as fiberglass.
2. Seal the insulation with a suitable vapor barrier such as polyethylene.
3. Finish with drywall or use cedar or pine to retain that "cabin" feeling.

There are several ways you can finish your cabin's interior. Ask your local hardware representative for options.



***THANK YOU AND HAVE FUN!***

Thank you for taking the time to read this document. We hope you've found it very useful and informative. Should you have any additional questions on this, or any of our other products, please don't hesitate to contact us. Visit us online at [www.summerwood.com](http://www.summerwood.com) email us at [design@summerwood.com](mailto:design@summerwood.com) or call us at 1 800 663-5042. We're here to help.