

Prices subject to change at any time. Ohana Steel Buildings reserves the right to correct errors or omissions in this proposal.



Ohana Steel Buildings Gambrel Home Shell Kit

Pre-Engineered Building Components

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The building footprint is 2,000 square feet 40' wide by 50' long and 11' high at the eave. Roof type is gambrel with peak at ~26'. The building is engineered for 115 C exposure following 2012 IBC building codes. Foundation is monolithic slab and building is two story. Loft area brings total square footage of building to 4,000 square feet. Loft is rated for 40 pounds per square foot (regular living space) with joists spaced 2' on center. Clear head room under bearer beams is 8'. Bearer beams require 1 support post per portal.

Building is comprised of G90 cold rolled galvanized steel. Your building arrives pre-cut and pre-punched for easy bolt together and self-taping screw assembly. Bits are provided for any on-site punches that may be required. Our buildings require no welding and minimal cutting on site. Minimal cutting includes but is not limited to coping knee and apex braces and trim pieces. No shear wall is required - roofing and siding attach directly to structural steel.

Our building system is based upon bays. Your building is comprised of 4 side bays and 3 end bays.

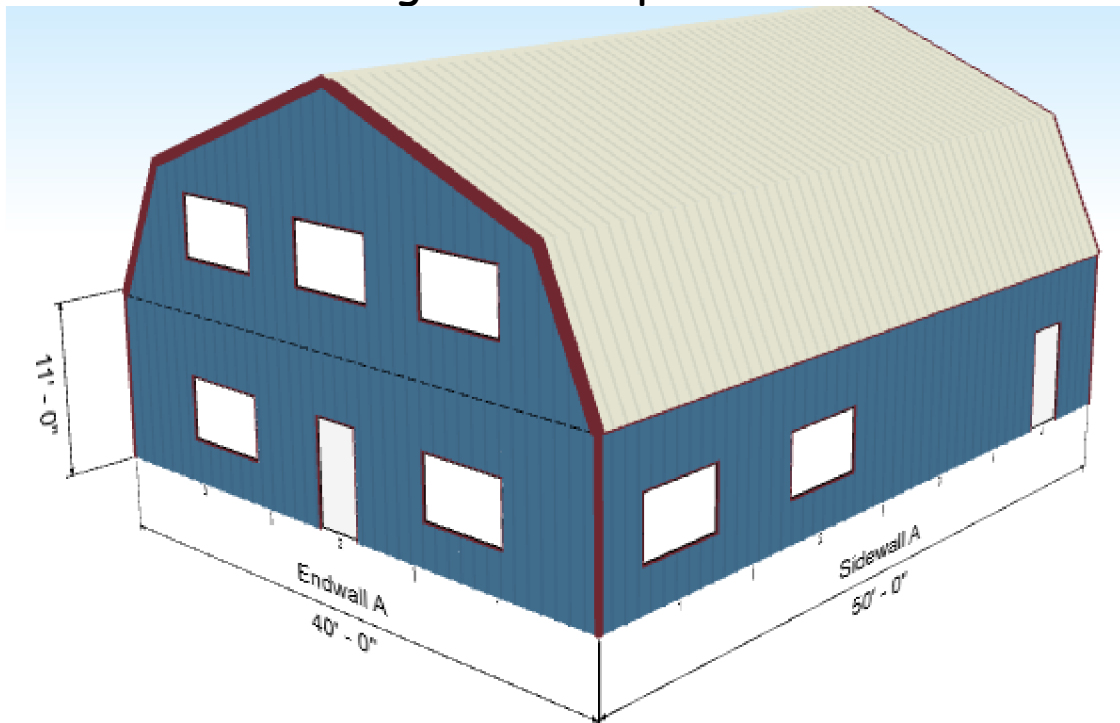
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Our buildings use knee and apex braces for structural support, eliminating the need for trusses or I-beams. This building method results in a cathedral ceiling effect inside providing more usable room inside your building.

Building layout - garage, personal doors, window framing and trim materials are included.

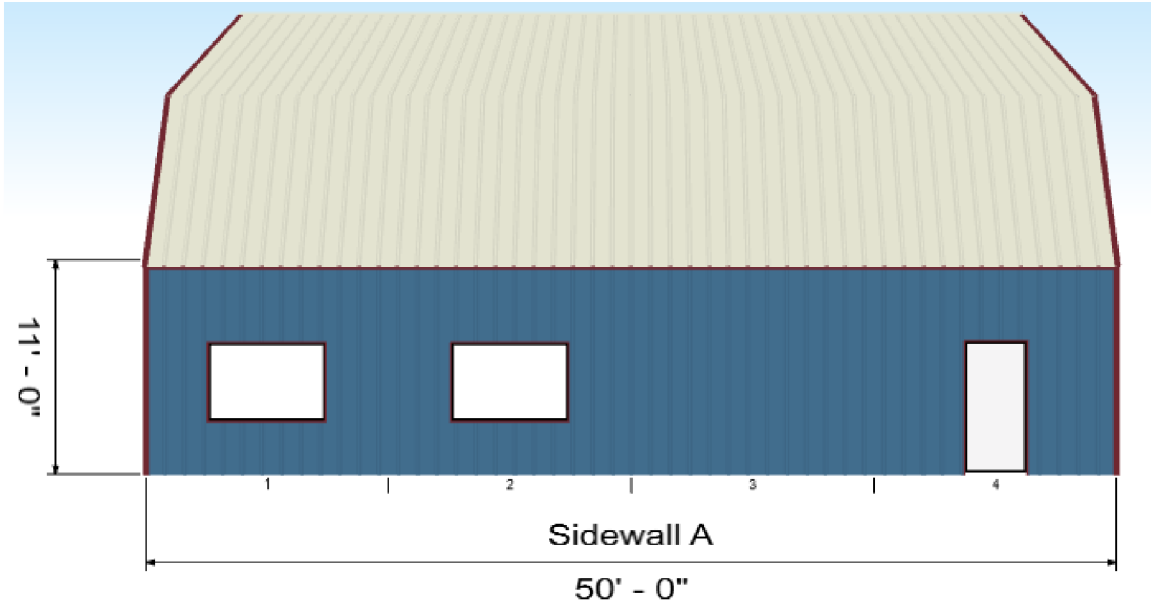
3-D view - showing included personal doors



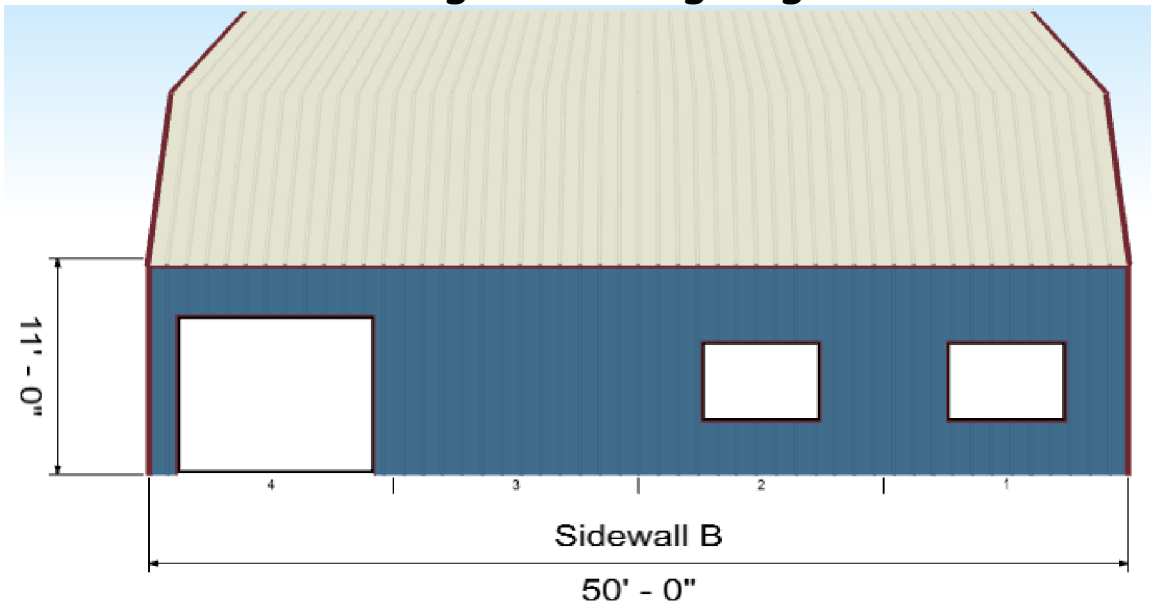
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Side wall A



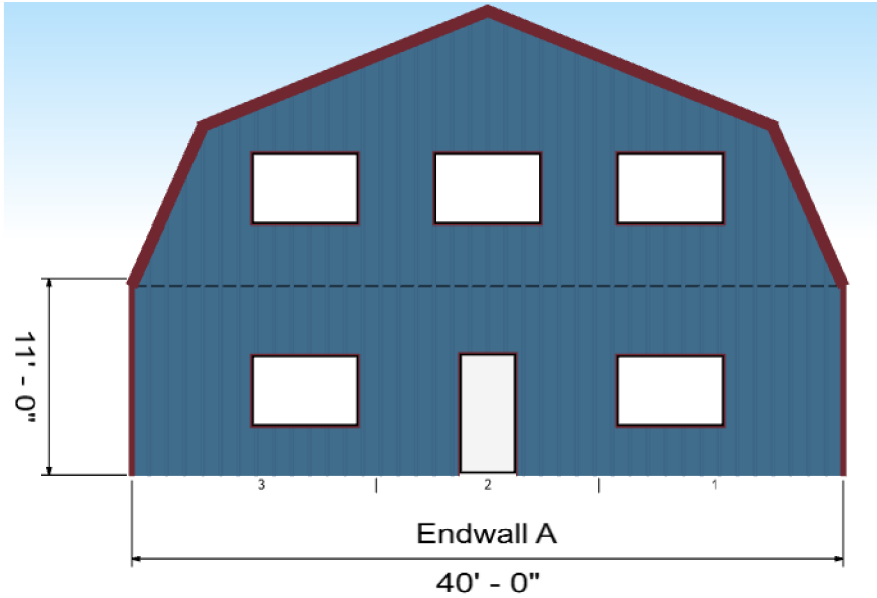
Side wall B - showing included garage door



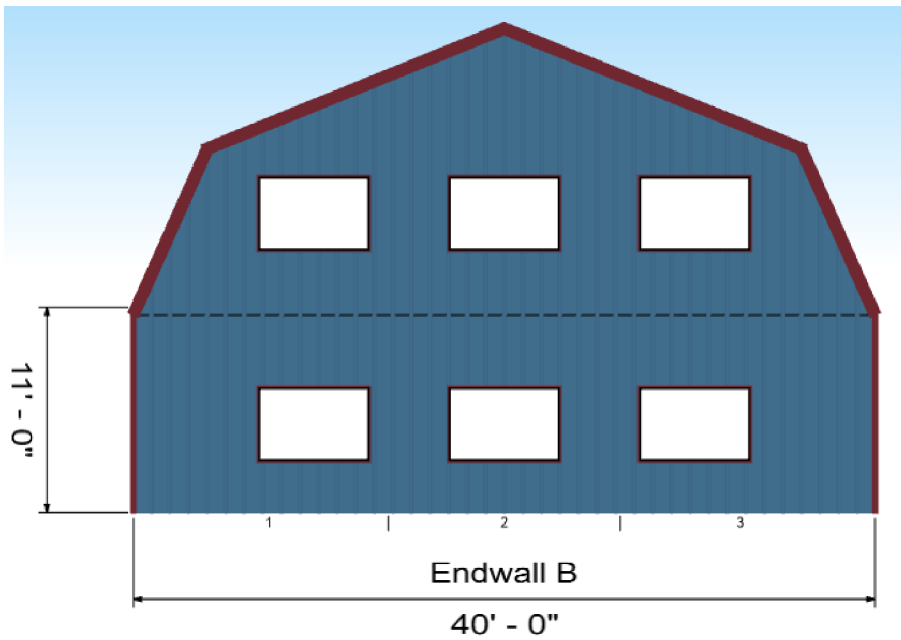
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End wall A - black dashed line shows loft level



End wall B



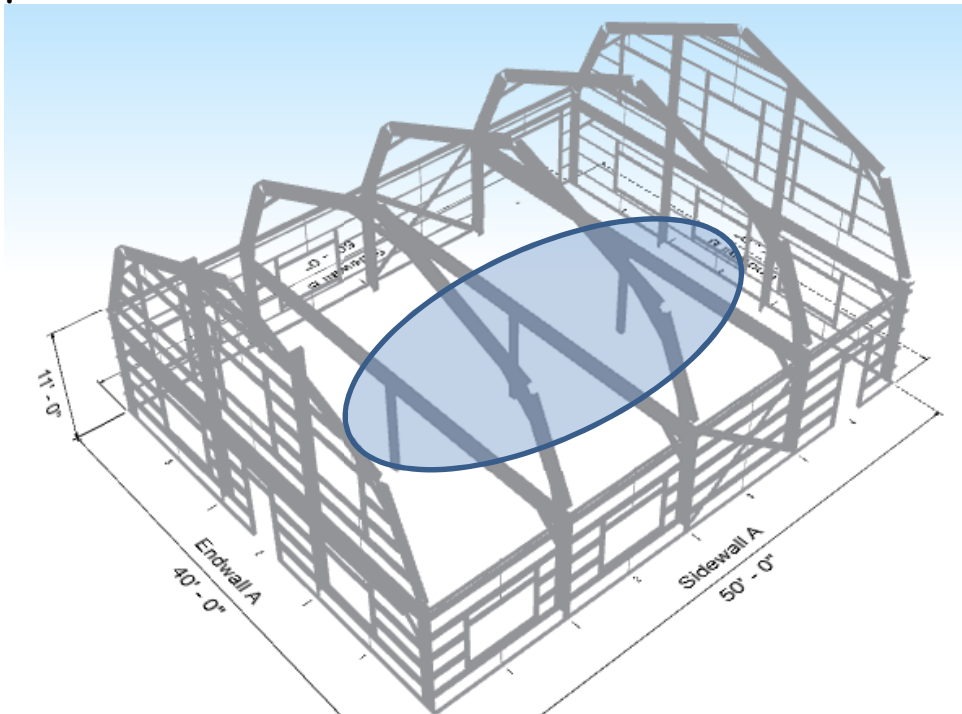
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Roof view



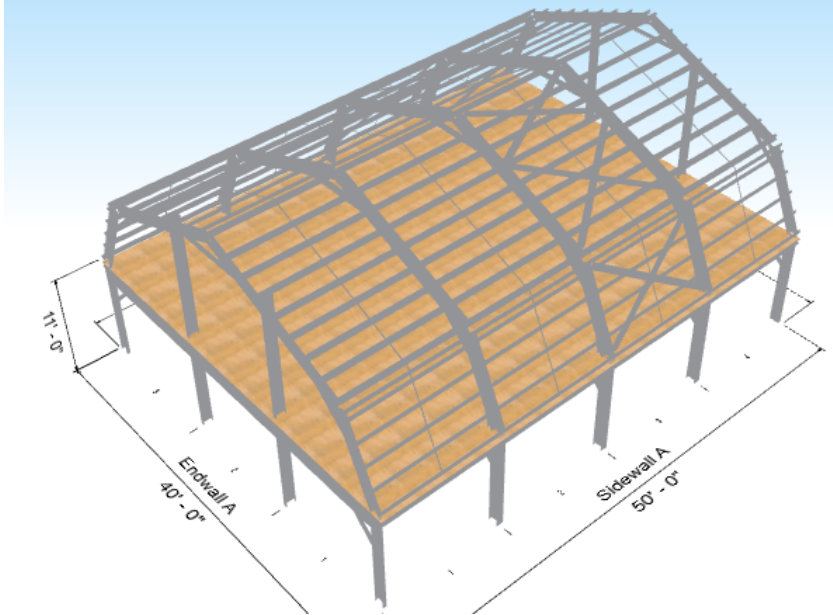
Building frame showing wall girts - interior is completely open except for bearer beam support posts shown in blue



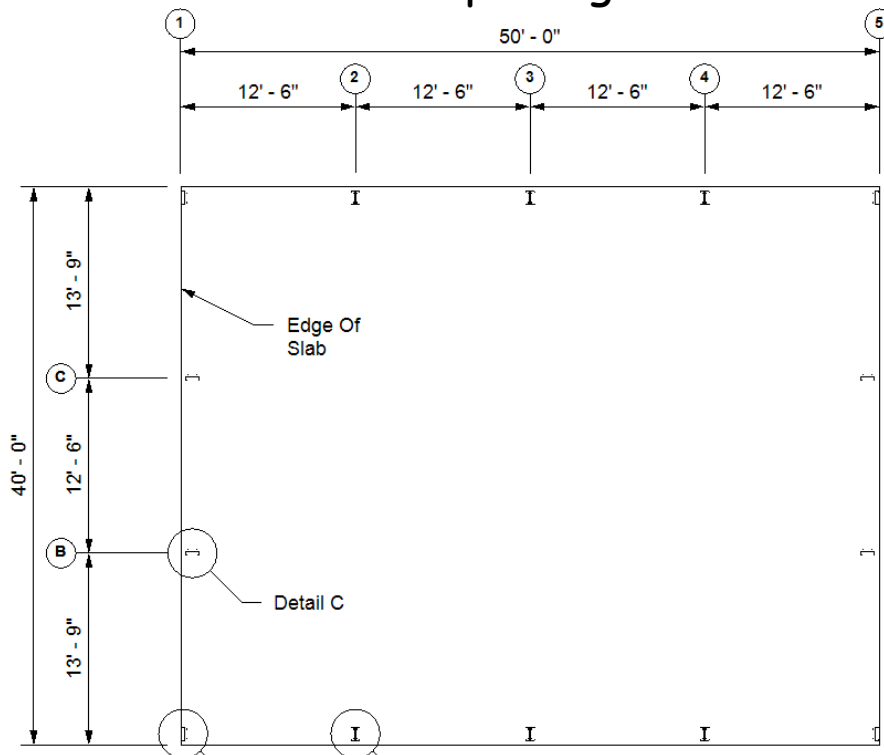
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Building frame showing roof purlins and loft level. Loft flooring substrate material is not included; shown here only for illustration



Foundation layout showing bay sizes - details in provided construction package



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Foundation estimate

Sidewall Foundation Estimate:	4" slab with 1' - 0" deep and 1' - 0" wide thickened edge, with (1)-#4 reinforcing at the top of the slab edge, and (2)-#4 reinforcing at the bottom of the slab edge
Endwall Foundation Estimate:	4" slab with 1' - 0" deep and 1' - 0" wide thickened edge, with (1)-#4 reinforcing at the top of the slab edge, and (1)-#4 reinforcing at the bottom of the slab edge

Note: These details are preliminary and may differ slightly when provided structural drawings are complete.

Included in price - everything you need for the building shell on your foundation:

1. Structural steel for building and loft framing
2. Roof purlins and wall girts spaced 2' on center suitable for direct sheet rock installation
3. PBR 26 gauge siding and roofing
4. All screws, bolts and fasteners for erection
5. EZ seal insulation/vapor barrier for roof and walls
6. One 10' x 8' roll-up garage door
7. Two steel personal doors with lever handle and deadbolt
8. Framing and trim for fifteen 6' x 4' windows
9. Wet stamped structural drawings and calculations for building and foundation.

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10. On line construction videos, instruction manuals and product information at www.ohanasteelbuildings.com
11. Delivery of all building components to your jobsite. Deliveries are made in containers or on flatbed truck. Customer or their contractor is responsible for unloading materials.

Not included:

1. Foundation, erection or finishing
2. Windows
3. Substrate material for loft flooring
4. Engineering or steel for stairway to loft
5. Safety railing for loft as may be required
6. Permits, application for permits or any other documentation as may be required by your county permit office, other than what was previously included.