

## Residential Application of LP® TopNotch® OSB Sub-Flooring



DAWN PACIFIC INC.  
DON MAINTENANCE INC.

### LP® TopNotch® Sub-Flooring Helps Builder Cut Labor Costs, Save Time and Money

#### SUMMARY

Headquartered in Honolulu, Hawaii, Dawn Pacific Inc. describes itself as a full-service, state-licensed general contracting firm that manages and constructs building projects ranging from remodeling to new construction of residential and commercial buildings. Dawn Pacific claims it thrives as a leader in the industry because of the company's ongoing dedication and commitment to its customers.

Dawn Pacific asserts long-standing relationships with many commercial accounts in the fast food restaurant and convenience store industry, but the recent recession has increased the company's focus on residential projects, according to project manager Dean Delos Santos. One such project is a 3,900-square-foot home in Honolulu, Hawaii.

#### OBJECTIVES

Dawn Pacific assures its customers that projects will be completed on time, on budget and with the highest quality. In order to uphold this commitment, the contracting firm needed a premium, easy-to-install sub-flooring product with features that would help cut both cost and time during construction.

#### IMPLEMENTATION

Because of past positive experiences with LP® TechShield® Radiant Barrier Sheathing, Dawn Pacific decided to try another LP product for the first time: LP® TopNotch® Sub-Flooring with SmartGuard®. And after his experience, Delos Santos said he would like to use more of the product on future projects.

#### In Brief

##### LOCATION

Honolulu, Hawaii

##### PROJECT SUMMARY

Dawn Pacific Inc. describes itself as a full-service, state-licensed general contracting firm. Headquartered in Honolulu, Hawaii, the firm has recently increased its focus on residential projects. One such project is a 3,900-square-foot home in Honolulu, Hawaii. Dawn Pacific sought a premium sub-flooring product to help complete this project.

##### PROJECT OBJECTIVES

- Select a high-quality sub-flooring product
- Ensure ease of installation
- Cut cost and time during construction

##### SOLUTION

Although the company had used treated plywood in the past, Dawn Pacific turned to LP® TopNotch® Sub-Flooring with SmartGuard®. Because of the ease of installation, Dawn Pacific was able to cut labor costs, helping them save both time and money on this Honolulu residence.

*"The TopNotch was easier to handle than the pressure treated plywood because it wasn't as heavy...The easy installation resulted in significant labor savings, which trimmed about half of the time it would have taken us to install plywood."*

*Dean Delos Santos, Project Manager  
Dawn Pacific Inc.*





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Before this Honolulu home Dawn Pacific had used pressure treated plywood, a commonly used product in Hawaii, as its primary flooring material. Delos Santos said he has seen significant benefits from using LP TopNotch Sub-Flooring with SmartGuard® instead of pressure treated plywood.

“The TopNotch was easier to handle than pressure treated plywood because it wasn’t as heavy. With the plywood we would have to do extra handling, but not with the OSB sub-flooring. It just makes things easier for my guys in the field. The easy installation resulted in significant labor savings, which trimmed about half of the time it would have taken us to install plywood,” Delos Santos said.



“My guys loved TopNotch. They didn’t have to muscle it to put it together, and the tongue-and-groove system helped us install it in a timely manner. The built-in groove also helped with the rain.”

LP TopNotch Sub-Flooring with SmartGuard® incorporates a unique self-spacing tongue-and-groove system that eliminates the need for sledgehammers during installation. The product also features a patented RainChannel™ self-draining notch system that reduces standing water, helping protect against moisture absorption and edge swell.

LP TopNotch Sub-Flooring with SmartGuard technology is designed to withstand warping, splitting, cracking, and inconsistent thickness. The state-of-the-art SmartGuard process includes a zinc borate compound applied throughout the wood that helps protect against fungal decay and termites and superior exterior-grade resins that create an extremely strong product.

In addition to LP TopNotch Sub-Flooring with SmartGuard, Dawn Pacific also used LP TechShield Radiant Barrier Sheathing and LP® SmartSide® Trim & Siding on this project.

#### OUTCOME

According to Delos Santos, Dawn Pacific originally selected LP TopNotch Sub-Flooring with SmartGuard technology on account of its quality; however, because of the ease of installation, Dawn Pacific was able to cut labor costs, helping them save both time and money on this Honolulu residence.

“Our experience with LP has been excellent,” Delos Santos said. “The easy installation of the sub-flooring resulted in reduced labor costs, and we expect the product to perform exceptionally in the home.”



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