



# NORMERICA®

## AUTHENTIC TIMBER FRAME HOMES

September 29, 2008 Version

Thank-you for your interest in building a Normerica Home. The following information is a detailed summary of the materials included in our quotation for your Normerica package.

Every item included in a Normerica package has been carefully selected for quality and value and, of course, any package can be altered to meet your personal requirements.

Please take the time to read this specification summary and to review any features, discrepancies, or omissions with your sales representative.

**Quotations are valid for 30 days from the following date:**

*Shell and Finishing Package Specifications Included in Normerica's  
Quotation for :*

**Plans Book Model Carleton 3115**

<b>SUMMARY OF BUILDING DESIGN</b>	
MODEL NAME OR DESIGN LIBRARY MODEL NUMBER: custom design	
POST & BEAM AREAS INCLUDE:	<i>Area by room name or house section</i>
PANELS PLUS AREAS INCLUDE:	<i>Area by room name or house section</i>
OTHER CONSTRUCTION AREAS:	<i>Area by room name or house section</i>
Finished Basement Area	
Unfinished Basement Area	1345 sqft
Total Finished Living Area Above Basement <i>(Including Finished Areas in or Above Garage)</i>	1770 sqft
Garage Area <i>(Parking and Storage)</i>	
Porch Area	192 sqft
Total Deck Area <i>(including under porch if indicated)</i>	
<b>Total Finished Living Area <i>(including finished basement)</i></b>	<b>1770 sqft</b>
<b>Total Building Area <i>(total finished living area (including finished basement), garage, porches, and decks not under porches)</i></b>	<b>1962 sqft</b>

# Plans Book Model Carleton 3115

## Summary of Shell and Finishing Package Specifications :

### STRUCTURAL WARRANTY

The purchaser is covered for 10 years against structural defects. Please refer to the "Normerica Warranty" brochure for full details

### SHIPPING

*Shell & Finishing*

### TECHNICAL REPRESENTATIVE

Technical Representative included for

*Shell*  
3 days

### DRAWINGS

Drawings to submit for a building permit and shop drawings necessary to erect your Normerica building (refer to contract)

*Shell*

### HARDWARE

All applicable fasteners (with the exception standard galvanized nails), caulking, adhesives, expandable foam insulation, necessary to complete the installation of the material supplied by Normerica. NO wood to concrete fasteners supplied

*Shell & Finishing*

For numbers listed in right column refer to "General Notes" on last page >>	Note Referenc e No.
<b>FOUNDATION</b>	<b>1,2</b>
Full bsmnt (8'-0" to u/s joists or noted below-beams project below) ICF Foundation (insulated concrete form) by others	
<b>1st LEVEL SUBFLOOR SYSTEM</b>	<i>Shell</i>
11 7/8" I-Joists at 16" o/c with standard size LVL built-up beams 3/4" T&G plywood (includes subfloor adhesive to attain max span)	
<b>2nd LEVEL SUBFLOOR SYSTEM</b>	<i>Shell</i>
<b>POST &amp; BEAM</b>	
4"x8" nominal Pine timber joists at 24" o/c 3/4" T&G plywood 2"x8" SPF sleepers at 16" o/c 1"x6" nominal T&G V Joint No.2 & Better Red Pine	
<b>POST &amp; BEAM FRAME</b>	<i>Shell</i>
Exposed 4"x6" White Pine knee braces 8"x8" Full Dimension White Pine Posts and Beams	
<a href="#">QTY 2: Exterior decorative curved bottom chord trusses at gable ends</a> <a href="#">QTY 1: Exterior decorative straight bottom chord truss at bedroom wing gable</a> <a href="#">QTY 1: Exterior decorative straight bottom chord truss at entry porch</a>	
<i>Typical Post and Beam Frame includes 8"x8" full dimension white pine posts and beams.                      Traditional joinery includes mortise and tenon, dovetail, and lap joints using hardwood                      dowels and metal fasteners</i>	
Timber Trusses ( decorative/structural) - # req'd and location above:	

<b>EXTERIOR WALL SYSTEM</b>		<i>Shell</i>
R31 - 2x4 Superwall panel with 3-1/2" polyiso infill and 1-1/2" Polyiso	<b>9</b>	
<b>PANELS PLUS</b>		
R31 - 2x4 Superwall panel with 3-1/2" polyiso infill and 1-1/2" Polyiso		
<b>INTERIOR WALL PARTITIONS</b>		<i>Shell</i>
<b>1st and 2nd floor partitions</b>		
Site framed 2"x4" at 16" o/c		
All plumbing walls to be site framed 2"x6" at 16" o/c		
<b>ROOF SYSTEM</b>		<i>Shell</i>
<b>POST &amp; BEAM CATHEDRAL</b>		
4"x8" nominal Pine rafters at 24" o/c (max span = 13'-7" at 40 psf)	<b>14</b>	
R38 9 1/4" EPS insulation with 5/8" O.S.B. sheathing		
<i>Roof snow load is Normal</i>		
1"x6" nominal T&G V Joint No.2 & Better Red Pine		
<b>SHED DORMER ROOF</b>		
2"x12" SPF rafters at 16" o/c site cut (max hor. span = 18'-0")	<b>14</b>	
<b>ENGINEERED TRUSSES (POST &amp; BEAM, PANELS PLUS)</b>		
Engineered flat bottom trusses at 24" o/c with 5/8" O.S.B. sheathing		
2 layers of 5 1/2" R20 batt + 1 layer of 3 1/2" R12 batt = R52		
<b>OVERHANG - SOFFIT AND FASCIA FRAMING</b>		<i>Shell</i>
Colorado (24" overhang)		
<b>UNFINISHED PINE or CEDAR SIDING / EXTERIOR TRIM</b>		<i>Shell</i>
<b>SIDING</b>		
<b>28</b>		
<i>Log Profile siding on lower walls of front elevation.</i>		
6/4"x10" Pine profiled log siding with Pine R/S corner / gable / eave trim		
<b>PREFINISHED 'MAIBEC' FIR SIDING / EXTERIOR TRIM</b>		<i>Shell</i>
<b>SIDING</b>		
<b>36</b>		
SPF Prefinished 1"x10" Board and 1"x3" Batten	<b>31</b>	
Unfinished Western Red Cedar Shingle siding with Prefinished corner / gable / eave trim	<b>29</b>	
<b>SOFFIT / FASCIA MATERIAL</b>		
Prefinished soffit / fascia with 1"x3" prefinished batten as shingle mould		
<b>EXTERIOR WINDOW TRIM (Exterior casing + Sill)</b>		
<b>33</b>		
SPF Prefinished 5/4"x4" exterior casing	<b>35,36</b>	
SPF Prefinished 5/4"x3" exterior window sill	<b>35,36</b>	
<b>PELLA WINDOWS / EXTERIOR DOORS</b>		<i>Shell</i> <b>67,68,70</b>
Proline alum clad, clear pine int, fold-out nailing fin, screens		
Factory installed jamb extension to fit wall system		
<b>Casement</b>		
Pella 36" Entry door, primed steel, insulated core, aluminum clad frame	<b>65</b>	
Proline Sliding glass door alum clad ext, wood int, footbolt, brass multipoint hrdwr	<b>66</b>	
<b>OTHER WINDOWS / EXTERIOR DOORS</b>		<i>Shell</i> <b>74,75,76</b>
<i>QTY 1: Synergy Door #213 - 37-5/8" x 81-3/4" Style</i>		
<b>PORCHES</b>		<i>Shell</i> <b>88</b>
P & B with white Pine 8"x8" posts, beams and 4"x6" knee braces		
Gable Style - width indicated below:		
<i>Entry Porch 6'x8'</i>		
<i>Screened Porch 12'x12'</i>		
Cathedral ceiling - (1"x6" T&G VJoint red Pine ceiling, 4"x8" pine rafters, 5/8" O.S.B.)		

## DORMERS

*Shell*

Shed Style - width indicated below:

Qty 2: 16' Wide

Flat ceiling (4"x8" pine ceiling joists)

3 Layers of 4-5/8" EPS for dormer roof

1"x6" nominal T&G V Joint No. 2 & better red Pine ceiling

### SPECIFICATIONS SUMMARY GENERAL NOTES

Foundation	reference s
All framing material below sill plate ie support posts (not including built-up beams & sill gasket) supplied by others unless indicated otherwise	1
Your foundation must be built to Normerica's plans. Requests for clear spans using steel or engineered lumber, or pier foundations, would result in an additional charge	2
<b>1st Level Subfloor Shell</b>	
Built-up beams, 2"x6" P.T. SPF sill plate, sill gasket, and 4"x8" Pine blocking under Post & Beam posts (if applicable) are included with subfloor	3
Max span is for 40 psf (1.9 kPa) Live, 12 psf (0.60 kPa) Dead. Unusual loadings (library, hot tub) may require an upgraded structure at an additional cost	5
<b>2nd Level Subfloor Shell</b>	
Built-up beams, 2"x6" P.T. SPF sill plate, sill gasket, and 4"x8" Pine blocking under Post & Beam posts (if applicable) are included with subfloor	3
Max span is for 40 psf (1.9 kPa) Live, 12 psf (0.60 kPa) Dead. Unusual loadings (library, hot tub) may require an upgraded structure at an additional cost	5
<b>Post and Beam Frame Shell</b>	
In some cases, Normerica may determine it is necessary to change the species of timber used from white pine to a similar, stronger species, including, but not limited to, Douglas Fir	6
<b>Exterior Wall System Shell</b>	
	0 9
<b>Roof System Shell</b>	
Max span is for 47 psf (2.25 kPa) Roof Snow load (approx 30" (75 cm) of snow), and 12 psf (0.60 kPa) DL. Roof snow is less than Ground snow	14
<b>Unfinished Pine or Cedar Siding, Soffit / Fascia, Exterior Trim Shell</b>	
Unfinished Aluminum Window/Door Flashing Supplied by NBS with Siding, IF:Window Trim is Supplied by NBS OR Window Trim Size is known.	28
<b>Prefinished "Fraser" Siding, Soffit / Fascia, Exterior Trim Shell</b>	
Gable and eave trim is Prefinished 5/4"x5" material, Corner trim is 5/4"x4" and 5/4"x5"	29
For board and batten siding, extra prefinished batten is supplied (standard) for use as gable / eave trim if desired, but not for around windows	31
Curved windows supplied by Normerica come with unfinished Pine exterior curved casing to be site finished.	33
Exterior Prefinished casing supplied for all sides of windows/doors. Additional Prefinished window sill supplied for bottom of windows.	35
Unfinished Aluminum Window/Door Flashing Supplied by NBS with Siding, IF:Window Trim is Supplied by NBS OR Window Trim Size is known.	36

### Pella Windows and Exterior Doors Shell

Exterior doors are prepared for knob and deadbolt, with bronze anodized sill	65
Sliding doors Include sliding screen	66
Identify location and styles/sizes of windows / doors on drawings, and indicate direction of swing on all operable units. Grills not included in std price.	67
All windows and exterior doors come with a factory installed (4 9/16" / 6 13/16") jamb extension.	68
Unfinished Aluminum Window/Door Flashing Supplied by NBS with Siding, IF:Window Trim is Supplied by NBS OR Window Trim Size is known.	70

### Other Windows and Exterior Doors Shell

Identify location and styles/sizes of windows / doors on drawings, and indicate direction of swing on all operable units. Grills not included in std price. If either interior or exterior straight trim is by others, but curved trim is by NBS (upgrade), need profile, size, & texture of straight trim.	74
All windows and exterior doors come with a factory installed (4 9/16" / 6 9/16") jamb extension, straight casing for all windows including curved to be site cut from straight stock.	75
Unfinished Aluminum Window/Door Flashing Supplied by NBS with Siding, IF:Window Trim is Supplied by NBS OR Window Trim Size is known.	76

### Porches Shell

Unless otherwise specified exterior decks and railings under porches are not included in the Normerica package.	88
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## SPECIFICATIONS SUMMARY IMPORTANT NOTES

Windows, exterior doors, and skylights, if quoted, are included in this price as an allowance. The accurateness of the allowance can only be determined after customer approval and signoff of Normerica's review drawings.

Proposed basement level partitions, exterior wall framing, panels, strapping, insulation, and / or interior doors and trim are available as optional extras to a typical house package. These items have not been included in this quotation unless specifically noted

Wood columns to support first subfloor beams are available as an optional extra to a typical house package. and are not included unless specially noted

Normerica Building Systems reserves the right to amend any of the specifications with equal or better quality without prior notification.

All residential housing is priced to resist roof snow loads of 47 psf (derived from 65psf ground snow x 60% + 8psf rain) unless otherwise specified. Roof snow loads greater than 47 psf may result in increased material and design costs.

All buildings are designed to resist wind loads based on maximum reference velocity pressure q 1/30 of 10 psf. No allowance for seismic design zones are made. Design residential live floor loads are 40 psf except for bedrooms which are 30 psf, unless otherwise specified in quote. Live loads greater than 40 psf may result in extra costs.

Local, Provincial, State and Federal taxes are only included when specifically mentioned in this quotation

Proposed Exterior Decks and Railings, including wood decks under Post & Beam Porches, are available as an optional extra to a typical Shell Package. Exterior decks and railings have not been included in this quotation unless specifically noted

Please refer to the "*Detailed Specifications*" found in "The *Work Book*" brochure for additional specification information