



# 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 3535**

### SUMMARY OF BUILDING DESIGN

MODEL NAME OR DESIGN LIBRARY MODEL NUMBER: Carleton 3535

POST & BEAM AREAS INCLUDE: Main Cape, Entry Porch

*Area by room  
name or  
house section*

PANELS PLUS AREAS INCLUDE:

*Area by room  
name or  
house section*

OTHER CONSTRUCTION AREAS:

*Area by room  
name or  
house section*

Finished Basement Area

Unfinished Basement Area

1134 sqft

Total Finished Living Area Above Basement (Including Finished Areas in or Above Garage) 1439 sqft

Garage Area (Parking and Storage)

968 sqft

Porch Area

138 sqft

Total Deck Area (including under porch if indicated)

**Total Finished Living Area (including finished basement)**

**1439 sqft**

**Total Building Area (total finished living area (including finished basement), garage, porches, and decks not under porches)**

**2545 sqft**

# Plans Book model Carleton 3535

## *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

*Shell*

Technical Representative included for

Two (2) days

### DRAWINGS

*Shell*

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

### HARDWARE

*Shell & Finishing*

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

For numbers listed in right column refer to "General Notes" on last page >>	Note Reference No.
<b>FOUNDATION</b>	<b>1,2</b>
Full bsmnt (8'-0" to u/s joists or noted below-beams project below) Slab-on-grade by others <i>garage is slab on grade</i>	
<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) 2"x6" P.T. SPF sill plate & gasket for Slab-on-Grade	<b>3,5</b>
<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>5</b>
<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 <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> <small>Five decorative lightweight timber king post trusses with flat bottom chord with two timber brackets per truss (4@8' wide and 1@10')</small>	<b>6</b>

<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>	
HORIZONTAL strapping at 16" o/c	<b>10</b>	
<b>PANELS PLUS</b>		
R31 - 2x4 Superwall panel with 3-1/2" polyiso infill and 1-1/2" Polyiso		
HORIZONTAL strapping at 16" o/c		
<b>INTERIOR WALL PARTITIONS</b>		<i>Shell</i>
<b>1st and 2nd floor partitions</b>		
Site framed 2"x4" at 16" o/c		
Site framed 2"x6" 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>ENGINEERED TRUSSES (POST &amp; BEAM, PANELS PLUS)</b>		
Engineered flat bottom trusses at 24" o/c with 5/8" O.S.B. sheathing		
<i>kitchen and bedroom wings</i>		

## 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
Sheathing is required and supplied in lieu of strapping for Superwall panels when vinyl or aluminum siding, shingles or shakes are specified	10
<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

## 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