



# NORMERICA™

## TIMBER HOMES, COTTAGES CLUBHOUSES & RESORTS

Thank you for your interest in building a Normerica home. The following 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. 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: March 1, 2017

Normerica Shell Package Quotation for:

# Lanark 3522 - Superinsulated

## SUMMARY OF BUILDING DESIGN

MODEL NAME OR MODEL NUMBER:	Lanark 3522
POST & BEAM AREAS INCLUDE:	Main Cape, Entry Porch, Screened Porch
NON POST & BEAM AREAS INCLUDE:	Wings
OTHER CONSTRUCTION AREAS:	
UNFINISHED BASEMENT AREA	974 sq.ft
FINISHED BASEMENT AREA	0 sq.ft
1st FLOOR AREA (incl. finished areas in garage)	974 sq.ft
2nd FLOOR AREA (incl. finished areas above garage)	221 sq.ft
3rd FLOOR AREA (incl. finished areas above garage)	0 sq.ft
TOTAL FINISHED AREAS	1195 sq.ft
GARAGE AREA	0 sq.ft
PORCH AREA	264 sq.ft
DECK AREA (deck materials not included unless noted)	0 sq.ft
TOTAL BUILDING AREA (living area + garage area)	1459 sq.ft

# Lanark 3522 - Superinsulated

## SUMMARY OF SHELL PACKAGE SPECIFICATIONS

### Warranty Information

The purchaser is covered for 10 years against structural defects. Window and Prefinished siding are covered by the manufacturer.

### SHIPPING

Price includes shipping F.O.B. Innisfil, ON.

Assumes 48' Trucks.

### TECHNICAL REPRESENTATIVE

A Normerica Technical representative included for 4 days to ensure the proper installation of Normerica's product.

### DRAWINGS

Normerica will supply you with fully engineered drawings, enabling you to apply for your building permit with confidence. We strive to offer drawings that are unparalleled in detail and clarity.

## FOUNDATION

- Additional notes for foundation:

- **Foundation TBD**

## 1st LEVEL SUBFLOOR

- I-Joists @ 16" o.c. max spacing with LVL built-up beams (depth and spacing indicated on below):

- **11 7/8" 2 16" o.c.**

- 3/4" Premium T&G OSB Sheathing

- All 1st level subfloor packages include the following: steel beams to replace built up LVL beams (if required), subfloor adhesive, joist and beam hangers where required, 2x6 PT Sill Plate and sill plate gasket, Polyiso insulation for rim board insulation when super insulated walls are used, Lumber, OSB or LVL rimboard, header wrap and solid blocking for underneath timber posts.

- Max span is for 40 psf (1.9 kPa) Live, 12 psf (0.60 kPa) Dead. Unusual loadings (library, hot tub, kitchen island, fireplace) may require an upgraded structure at an additional cost.

- All framing material below sill plate ie support posts (not including built-up beams & sill gasket) supplied by others unless indicated otherwise.

## TIMBER FRAME

- Full Dimension White Pine Posts and Beams

- 4x6 straight kneebraces

- 4"x8" nominal Pine timber joists (locations and spacing indicated below):

- **Loft 24" o.c.**

- 4"x8" nominal timber rafters (spacing indicated below):

- **24" o.c.**

- Timber collar ties for rafters (spacing indicated below):

- **Every other rafter**

- Decorative timber trusses (quantity, length, style and location indicated below):

- **2 - 10' Straight bottom lightweight trusses @ gable ends**

- Timber brackets (location and style indicated below):

- **2 per truss @ gable ends**

<ul style="list-style-type: none"> <li>• Typical Post and Beam Frame includes 8"x8" and larger full dimension white pine posts and beams.</li> <li>• Traditional joinery includes mortise and tenon, dovetail, and lap joints using hardwood dowels and metal fasteners.</li> </ul>
<ul style="list-style-type: none"> <li>• 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 or Glulam.</li> </ul>
<ul style="list-style-type: none"> <li>• If timber joists are used for 2nd floor please refer to 2nd level subfloor for full assembly.</li> </ul>
<ul style="list-style-type: none"> <li>• If timber rafters are used, please refer to roof system for full assembly.</li> </ul>
<ul style="list-style-type: none"> <li>• Hidden steel brackets may be required in locations where kneebraces are not suitable (ie. gable walls with large windows).</li> </ul>
<b><u>2nd LEVEL SUBFLOOR</u></b>
<ul style="list-style-type: none"> <li>• Timber Area (see timber section for timber joist size and spacing)</li> </ul>
<ul style="list-style-type: none"> <li>• 2"x8" SPF sleepers at 16" o.c.</li> </ul>
<ul style="list-style-type: none"> <li>• 3/4" Premium T&amp;G OSB Sheathing</li> </ul>
<ul style="list-style-type: none"> <li>• 1"x6" nominal T&amp;G V Joint Pine ceiling</li> </ul>
<b><u>EXTERIOR WALL SYSTEM</u></b>
<ul style="list-style-type: none"> <li>• Timber Area</li> </ul>
<ul style="list-style-type: none"> <li>• R31 - 2x4 Superwall panel with 3-1/2" polyiso infill and 1-1/2" Polyiso</li> </ul>
<ul style="list-style-type: none"> <li>• site applied 1"x4" strapping at 16" o/c</li> </ul>
<ul style="list-style-type: none"> <li>• Other Areas</li> </ul>
<ul style="list-style-type: none"> <li>• R33 - 2x6 Superwall panel with 1-1/2" Polyiso</li> </ul>
<ul style="list-style-type: none"> <li>• R24 batt insulation with poly</li> </ul>
<ul style="list-style-type: none"> <li>• site applied 1"x4" strapping at 16" o/c</li> </ul>
<ul style="list-style-type: none"> <li>• All wall systems include house wrap (where needed), poly, seam tape, shims, spray foam for window/door openings, nailers (where required) and fasteners to attach wall to timber frame.</li> </ul>
<ul style="list-style-type: none"> <li>• Supplied with batt insulation: poly, seam tape and acoustical caulking (if necessary).</li> </ul>
<ul style="list-style-type: none"> <li>• Framing for chimney chase not included in package.</li> </ul>
<ul style="list-style-type: none"> <li>• IF WINDOWS ARE BY OTHERS, FRAME SIZE OR ROUGH OPENING SIZES REQUIRED.</li> </ul>
<b><u>INTERIOR WALL SYSTEM</u></b>
<ul style="list-style-type: none"> <li>• Site framed 2"x4" @16" o.c. walls and 2"x6" at 16" o.c. for plumbing walls and pocket doors</li> </ul>
<ul style="list-style-type: none"> <li>• Locations of wall types is shown on drawings.</li> </ul>
<ul style="list-style-type: none"> <li>• Interior partitions include blocking @ 8' for fireblocking where walls are higher than 9'10" and poly at the top for connection to ceiling poly.</li> </ul>
<b><u>ROOF SYSTEM</u></b>
<ul style="list-style-type: none"> <li>• Timber Cathedral (see Timber Frame section for timber roof components)</li> </ul>
<ul style="list-style-type: none"> <li>• R38 EPS Insulation (2 layers 4 5/8" type 1 EPS)</li> </ul>
<ul style="list-style-type: none"> <li>• 1"x6" nominal T&amp;G V Joint Pine ceiling finish</li> </ul>
<ul style="list-style-type: none"> <li>• 5/8" OSB Sheathing</li> </ul>
<ul style="list-style-type: none"> <li>• Other Cathedral Areas</li> </ul>
<ul style="list-style-type: none"> <li>• 2"x12" SPF rafters at 16" o/c site cut (max hor. span = 18'-0")</li> </ul>
<ul style="list-style-type: none"> <li>• <a href="#">Kitchen Wing</a></li> </ul>
<ul style="list-style-type: none"> <li>• 5/8" OSB Sheathing</li> </ul>
<ul style="list-style-type: none"> <li>• R31 8 3/4" Batt insulation</li> </ul>
<ul style="list-style-type: none"> <li>• Engineered Trusses</li> </ul>
<ul style="list-style-type: none"> <li>• Engineered Flat Bottom Trusses @ 24" o.c. (locations indicated below):</li> </ul>
<ul style="list-style-type: none"> <li>• <a href="#">Bedroom wing</a></li> </ul>
<ul style="list-style-type: none"> <li>• 5/8" OSB Sheathing</li> </ul>

<ul style="list-style-type: none"> <li>• R50 insulation for flat areas</li> </ul>
<ul style="list-style-type: none"> <li>• Show locations of roof systems on drawings</li> </ul>
<ul style="list-style-type: none"> <li>• 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</li> </ul>
<ul style="list-style-type: none"> <li>• Show all roof slopes on drawings</li> </ul>
<ul style="list-style-type: none"> <li>• Supplied with batt insulation: poly, seam tape and acoustical caulking (if necessary).</li> </ul>
<b><u>OVERHANGS</u></b>
<ul style="list-style-type: none"> <li>• Colorado Style - (minimum 24") final width indicated on drawings</li> </ul>
<ul style="list-style-type: none"> <li>• Exposed 4"x8" timber rafter tails to create Cascade</li> </ul>
<ul style="list-style-type: none"> <li>• Indicate location of all types of overhangs on drawings.</li> </ul>
<ul style="list-style-type: none"> <li>• Overhangs include all lumber framing components.</li> </ul>
<ul style="list-style-type: none"> <li>• Aluminum soffit for Cascade and Timber Prow overhangs is not available</li> </ul>
<b><u>PREFINISHED SIDING AND EXTERIOR TRIMS</u></b>
<ul style="list-style-type: none"> <li>• SIDING</li> </ul>
<ul style="list-style-type: none"> <li>• SPF Prefinished 1"x10" Board and 1"x3" Batten</li> </ul>
<ul style="list-style-type: none"> <li>• Prefinished Shingle siding with Prefinished corner / gable / eave trim</li> </ul>
<ul style="list-style-type: none"> <li>• SOFFIT / FASCIA MATERIAL</li> </ul>
<ul style="list-style-type: none"> <li>• Prefinished soffit / fascia with 1"x3" prefinished batten as shingle mould (vented soffit as required).</li> </ul>
<ul style="list-style-type: none"> <li>• EXTERIOR WINDOW TRIM (Exterior casing + Sill)</li> </ul>
<ul style="list-style-type: none"> <li>• SPF Prefinished 5/4"x4" exterior casing</li> </ul>
<ul style="list-style-type: none"> <li>• SPF Prefinished 5/4"x3" exterior window sill</li> </ul>
<ul style="list-style-type: none"> <li>• Gable and eave frieze trim is Prefinished 5/4"x5" material, Corner trim is 5/4"x4" and 5/4"x5"</li> </ul>
<ul style="list-style-type: none"> <li>• Chimney chase and walk-out basement siding is not supplied unless specifically noted as included.</li> </ul>
<ul style="list-style-type: none"> <li>• Aluminum Window/Door Flashing Supplied by NBS with Siding, IF:Window Trim is Supplied by NBS OR Window Trim Size is known.</li> </ul>
<ul style="list-style-type: none"> <li>• Colour matched touch up paint and loose Prefinished colour matched nails are included with all prefinished siding and trims (coiled nails available with additional charge as indicated above).</li> </ul>
<b><u>PELLA WINDOWS / EXTERIOR DOORS</u></b>
<ul style="list-style-type: none"> <li>• Pella Proline / Support Products / Architect for curved operable units.</li> </ul>
<ul style="list-style-type: none"> <li>• Standard Colours (white, tan, putty, brown, poplar white, portobello, hartford green, morning sky gray, black or brick red)</li> </ul>
<ul style="list-style-type: none"> <li>• Casement</li> </ul>
<ul style="list-style-type: none"> <li>• Proline Sliding Doors</li> </ul>
<ul style="list-style-type: none"> <li>• Jamb Extended to match wall.</li> </ul>
<ul style="list-style-type: none"> <li>• Standard Hardware (champagne, white, brown)</li> </ul>
<ul style="list-style-type: none"> <li>• Synergy Door (style and size indicated below):</li> </ul>
<ul style="list-style-type: none"> <li>• <a href="#">#213-4384</a></li> </ul>
<ul style="list-style-type: none"> <li>• Additional notes for Pella windows:</li> </ul>
<ul style="list-style-type: none"> <li>• <b>HARDWARE FOR MAN DOORS NOT INCLUDED</b></li> </ul>
<ul style="list-style-type: none"> <li>• Exterior doors are prepared for knob and deadbolt, with standard finished sill. Excluding Synergy Door.</li> </ul>
<ul style="list-style-type: none"> <li>• French and Sliding doors come with handles.</li> </ul>
<ul style="list-style-type: none"> <li>• All operating windows come with screen and sliding doors include sliding screens.</li> </ul>
<ul style="list-style-type: none"> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>All exterior swing doors come with a factory installed jamb of 4 9/16" or 6 9/16". All windows and sliding doors come with factory installed jamb extension. Exterior unfinished curved casing for all curved windows.</li> </ul>
	<b><u>PORCHES</u></b>
	<ul style="list-style-type: none"> <li>P &amp; B with white Pine 8"x8" posts, beams and 4"x6" knee braces (knee brace style indicated below):</li> <li>straight</li> <li>Cathedral ceiling - location and width indicated below- (4"x8" pine rafters @ 2' o.c. unless otherwise specified below)</li> <li>5/8" OSB sheathing</li> <li>1x6" nominal pine v-joint ceiling finish</li> <li>Unless otherwise specified exterior decks and railings under porches are not included in the Normerica package.</li> <li>Porches include timber beam connection to building using specialized hangers or beam pockets.</li> <li>Connections of timber posts to concrete column or slab is NOT included unless otherwise noted.</li> </ul>
	<b><u>SPECIFICATION SUMMARY IMPORTANT NOTES</u></b>
	<ul style="list-style-type: none"> <li>Windows, exterior doors, and skylights, if quoted, are included in this price as an allowance. The accuracy of the allowance can only be determined after customer approval and signoff of Normerica's review drawings.</li> <li>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,</li> <li>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.</li> <li>Normerica Building Systems reserves the right to amend any of the specifications with equal or better quality without prior notification.</li> <li>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.</li> <li>Local, Provincial, State and Federal taxes are only included when specifically mentioned in this quotation</li> <li>Proposed Exterior Decks and Railings, including wood decks under Post &amp; 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.</li> </ul>