



Hearthstone Homes Timber Trace Standard Specifications

DESIGN	¼ inch scale CAD architectural drawings, including four elevations, floor plans, cross-sections, and foundation plan are provided with each Hearthstone Home. Sealed plans available for additional fee, upon request.
FRAME	Southern Yellow Pine or Douglas Fir glulam beams used in most roof applications with load bearing interior walls carrying the load to the foundation. Microlams and TJI floor joists are used to support second and third floors. Solid oak, pine or Douglas Fir beams are available.
FRAME FINISH	All glulam timbers and solid wood beams are planed and wrapped for transportation to jobsite. Finish sanding and staining provided by owner/contractor.
FRAME JOINERY	Metal plates and fasteners. Wood to wood connections available upon request.
WALL PANELS	R-24 and higher expanded polystyrene core structural wall panels, precut with splines, foam sealant, adhesive, and spikes included. Panels are sheathed with OSB on both sides. Alternate panels are available upon request.
ROOF PANELS	R-38 and higher expanded polystyrene core sheetrock roof panels, precut with splines, foam sealant, adhesive and spikes and 2x6 or 2x8 edge nailers. Panels are sheathed with OSB on exterior side and sheetrock on the interior side. Alternate panels are available upon request.
PORCHES	Heavy timber exterior covered porch material available in pine with finish materials to complement the home.
WINDOWS	Consider providing from local supplier.
EXTERIOR DOORS	Consider providing from local supplier. Hearthstone can provide antique heart pine door with sidelights, however, you may prefer to consult your local supplier in order to find a door that best suits your particular design needs.
EXTERIOR SIDING	By owner
EXTERIOR TRIM	By owner
ROOFING	By owner
CONSTRUCTION SERVICES	The structural timbers and wall roof panels will be erected and installed on client's foundation and subfloor. Windows and doors, if provided by Hearthstone, will also be installed upon request. Roof panels will be covered with 30 pound felt as a temporary dry-in. Heavy timber

All materials are subject to change at the discretion of the manufacturer. Please contact your authorized representative for details and refer to your Hearthstone Proposal for accurate pricing and specifications.

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