



Whisper Creek

Caribou Whisper Creek Line Standard Features

Wall construction

2x6 Stud	Double Top Plate	Single Bottom Plate
10' wall height	7/16 OSB sheathing	House Wrap
Laminated LVL Headers with insulation core conventional 2x6 framing practices		

Exterior

Siding Installed	Stained & Clear Coat Applied	Windows Installed
Pella Window Vapor Tape Installed	Heavy Timber Window Trim	Window Trim Caulked
Chinking Installed	Lift Points For Unloading Installed	Exterior Corners Pre-Finished, shipped loose

Pella Encompass Windows Are Standard, Almond Color
All Chinking Done Except At Package Connection Points

Roof

12/12 Pitch Central Roof System	7:12 Pitch flat bottom trusses on Wings	
Glulam Ridge Beams	Gable King Posts	14" TJI Rafters
Rafters Precut & Mitered	Web stiffeners Installed	Rafter Hangers Included
Connection Steel And Threaded Rods Included	Roof Sheathing Included	3/4" OSB Sub-Fascia, 4x8 stock shipped
Required Rafter Blocking And Support Pieces	48" Gable Eve Overhang On TJI Roof Section	24" Eve Overhang All Other Locations

Loft

2 X Dimensional Loft Floor Framing	2 X Ledgers For Wall Bearing Connections	3/4" T&G OSB Subfloor Sheathing
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Interior Timber Package

10" Pocketed Gable King Post, qty 2	10" Minimum Center Post , qty 1	Non-Structural 10" Roof Purlins, qty 2
10" Loft Support Beams, qty 2	10" Loft Purlins, qty 6	Timber Stair Stringers And Treads, qty 1 Set
Timber Stair Railing	Full Set Of Loft Newel Post And Log Railing	

All Necessary Steel Bracketry Included
Powder Coat Black Finish
Additional Timbers may be added and charged depending on model size, options, and final engineering

Design Criteria

Wind - 90 MPH	Every Plan Will Be Engineered To Build Site Requirements For Wind, Seismic and Roof Load.	
Roof Load - 70 PSF Ground Snow Load		
Foundation - 1,500 PSF Minimum Soil Bearing Pressure, Site Class D		
Seismic - Evaluated During Engineering		

A Price Increase May Be Necessary Accommodate Structural Changes After Engineering Review