

NOR-FAB

System Built Homes



The Design 5 Series

Sectional Homes



SHELTER
HOME SYSTEMS

Model Specifications

Standard Construction

- ◆ 30 Year Architectural Fiberglass Shingles
- ◆ Engineered Roof Trusses
- ◆ 3/12 Fixed Roof for 28' - 30' Wides
- ◆ 4/12 Hinged Roof for >30' Wides
- ◆ 12" Residential Eaves on 4 Sides
- ◆ 2 x 6 @ 24" o.c. Outside Walls
- ◆ 6 MIL Poly Vapour Barrier in Ceiling and Sidewalls
- ◆ White Metal Fascia
- ◆ White Soffit
- ◆ Cathedral Ceiling in Kitchen, Dining Room, Living Room
- ◆ 8' Walls
- ◆ 2 x 6 @ 24" O.C. Outside Walls
- ◆ 3/8" OSB Sheathing on Inside and Outside of Exterior Walls
- ◆ Low Maintenance Vinyl Siding
- ◆ Tubular Laminated Steel Frame: 8" (<16'x68') or 12" (>16'x68')
- ◆ 2 x 10 Floor Joists, 16" O.C.
- ◆ Tongue & Groove OSB Floor Decking; Glued and Mechanically Fastened
- ◆ Insulation: R-60 Ceiling, R-30 Wall, R-48 Floor
- ◆ Weatherproof Exterior GFI Receptacle
- ◆ Frost Free Tap c/w Check Valve
- ◆ Coach Lights at All Exterior Doors
- ◆ Airtight Protocols
- ◆ 70x52 in Living Room; White; PVC Jamb; Low E, w/Screen
- ◆ 46x42 in Bedrooms; White; PVC Jamb; Low E, w/Screen
- ◆ 46x52 in Dining Area; White; PVC Jamb; Low E, w/Screen
- ◆ Smart Trim Around Windows
- ◆ 36" Insulated No Light Front Door c/w Peephole and Storm Door
- ◆ 32" Insulated No Light Rear Door c/w Peephole and Storm Door
- ◆ Door Chimes at Both Doors

Bathroom

- ◆ Tub/Shower: One Piece Fiberglass in All Bathrooms
- ◆ Sink: White Oval, Drop in with Single Lever Faucet - Chrome
- ◆ Toilet: Single Flush, Lined Tank, White
- ◆ Shower Rod and Curtain Liner in all Bathrooms
- ◆ Chrome Towel Bar and Paper Holder
- ◆ GFI Receptacles
- ◆ Dehumidistat on Main Bath Fan

Interior Finish

- ◆ Spraytex 1/2" Gyproc Ceilings
- ◆ 100% Polyurethane Carpet in Living Room and Master Bedroom
- ◆ No Wax Vinyl Flooring in Areas without Carpet
- ◆ Wall Finish: Decorative Vinyl over Gyproc (VOG)
- ◆ Battens on VOG Joints
- ◆ Ceiling Trim and Baseboards: 1011 Profile
- ◆ Window and Door Trim: 1011 Profile
- ◆ Closets: Battens Throughout
- ◆ Pewter Interior Door Hardware T/O - Lever Handles
- ◆ Pre-finished White Embossed Interior Doors
- ◆ Wire Closet Shelving
- ◆ 2" Vinyl Blinds T/O
- ◆ Toggle Light Switches
- ◆ Modular Cabinets with Roller Drawer Hardware
- ◆ PVC Wrap Cabinet Doors with Pewter Knobs
- ◆ Cabinet Crown Moulding: 510 Profile
- ◆ 3" White Subway Tile Backsplash (White Grout)
- ◆ Laminated Counter top
- ◆ Utility Cabinets Above Washer and Dryer

Kitchen

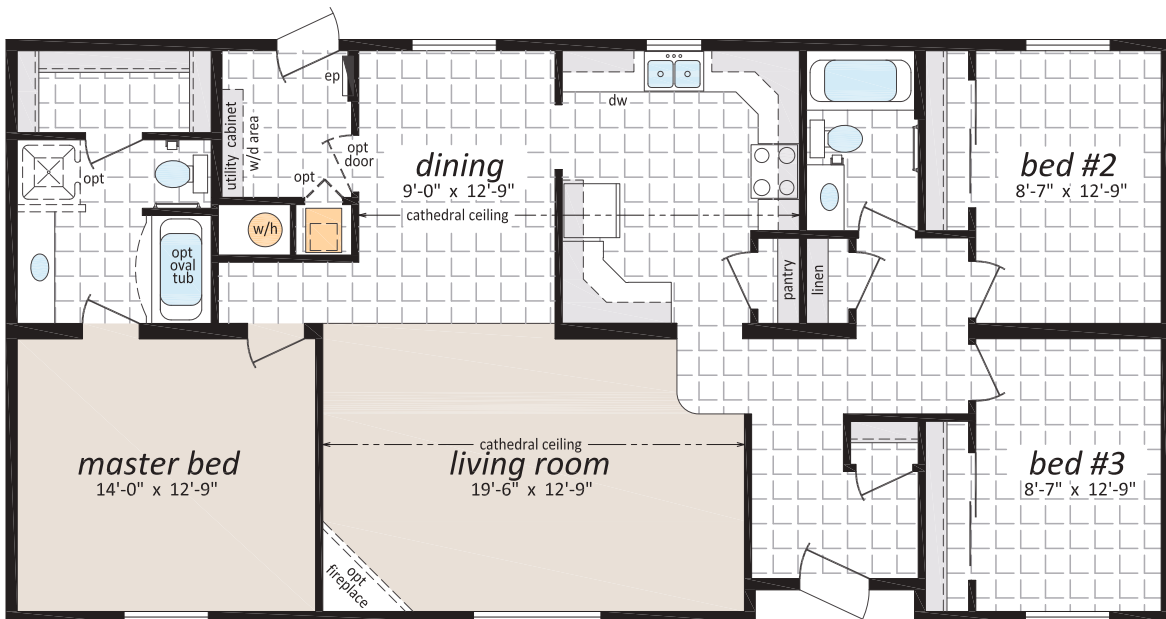
- ◆ Fridge: 18 CU. FT. Two Door - Top Freezer - White
- ◆ Range: 30" Electric - White
- ◆ Range Hood: Two Speed, Vented To Exterior, White
- ◆ Dishwasher: White
- ◆ Sink: Two Bowl Stainless Steel with Single Lever Faucet - Chrome

Utilities

- ◆ 40 GI ELECTRIC Water Heater
- ◆ High Efficiency ELECTRIC Furnace - Convertible
- ◆ 200 Amp Electric Service Panel
- ◆ Electric Conduit Through Floor
- ◆ Incandescent Light Bulb Package
- ◆ Programmable Thermostat
- ◆ Plumbed and Wired for Side by Side Washer and Dryer
- ◆ Shut Off Valves on All Fixtures
- ◆ Insulated Water Lines in Water Heater Cavity
- ◆ Smoke/CO Alarms with Battery Back Up in Hallways
- ◆ Smoke Alarms in All Bedrooms



Starts From \$273,000

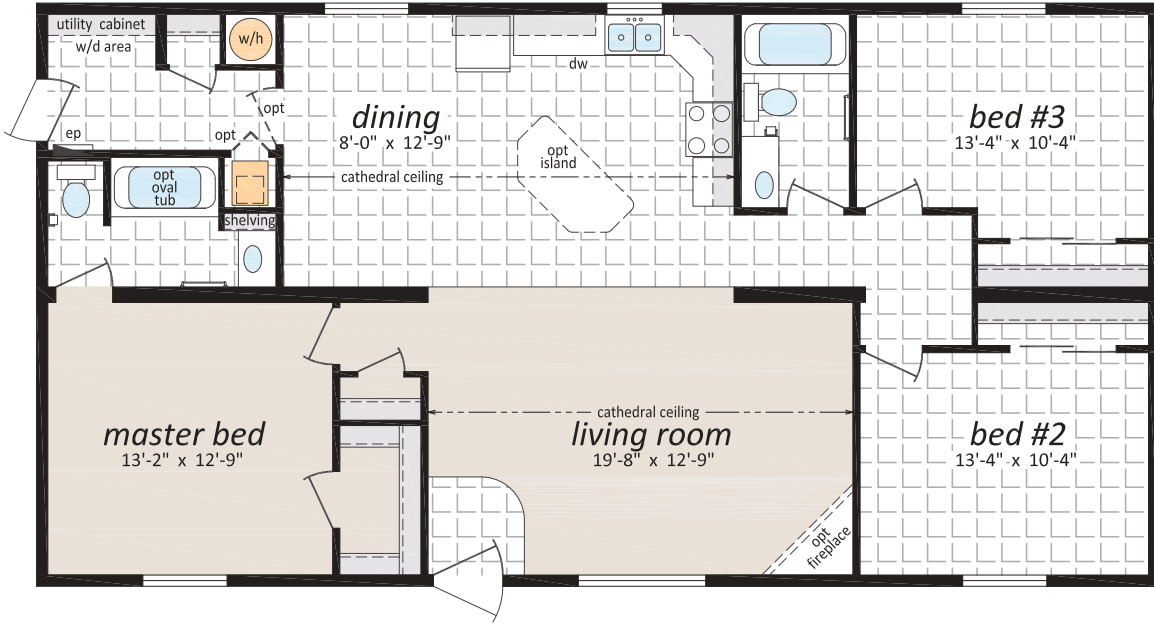


DF-101

27' x 52' - 1,404 sq.ft.

3 Beds, 2 Baths

Starts From \$249,000

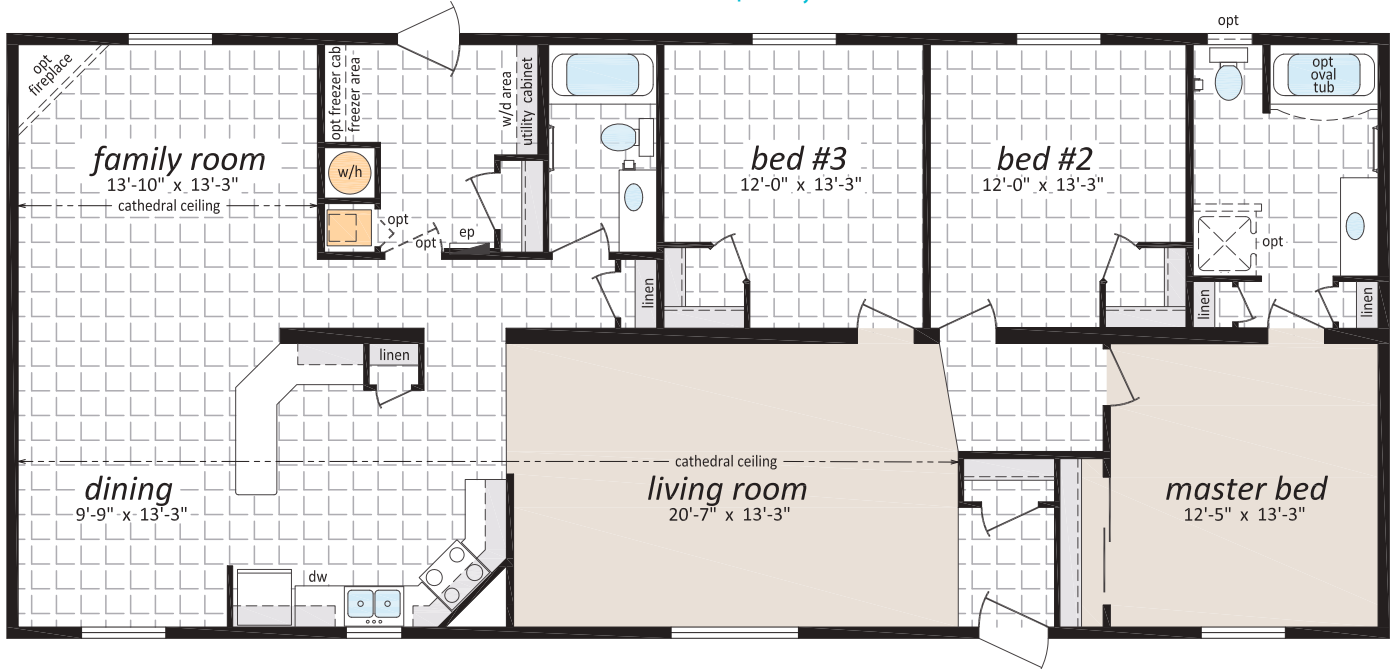


DF-102

28' x 64' - 1,792 sq.ft.

3 Beds, 2 Baths, Family Room

Starts From \$290,000





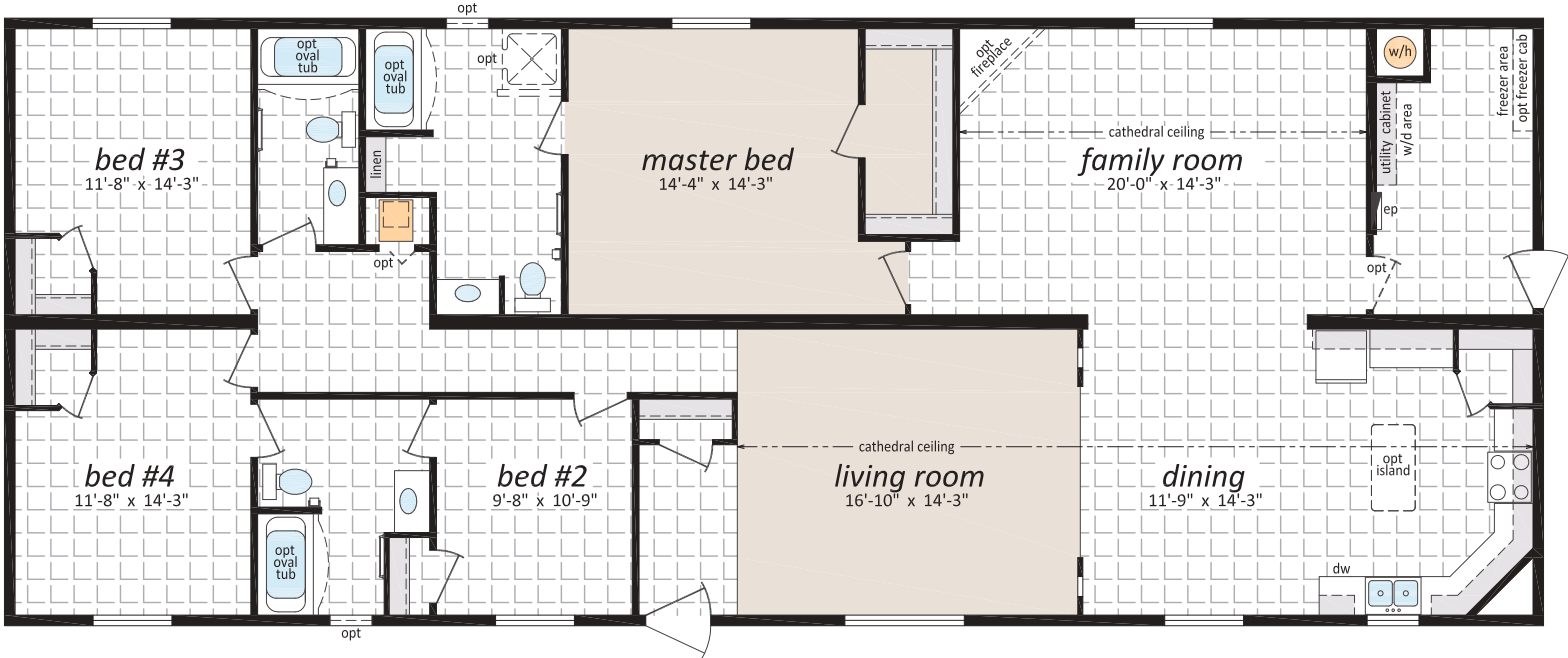
Starts From \$279,000



DF-104

30' x 76' - 2,280 sq.ft.
4 Beds, 3 Baths, Family Room

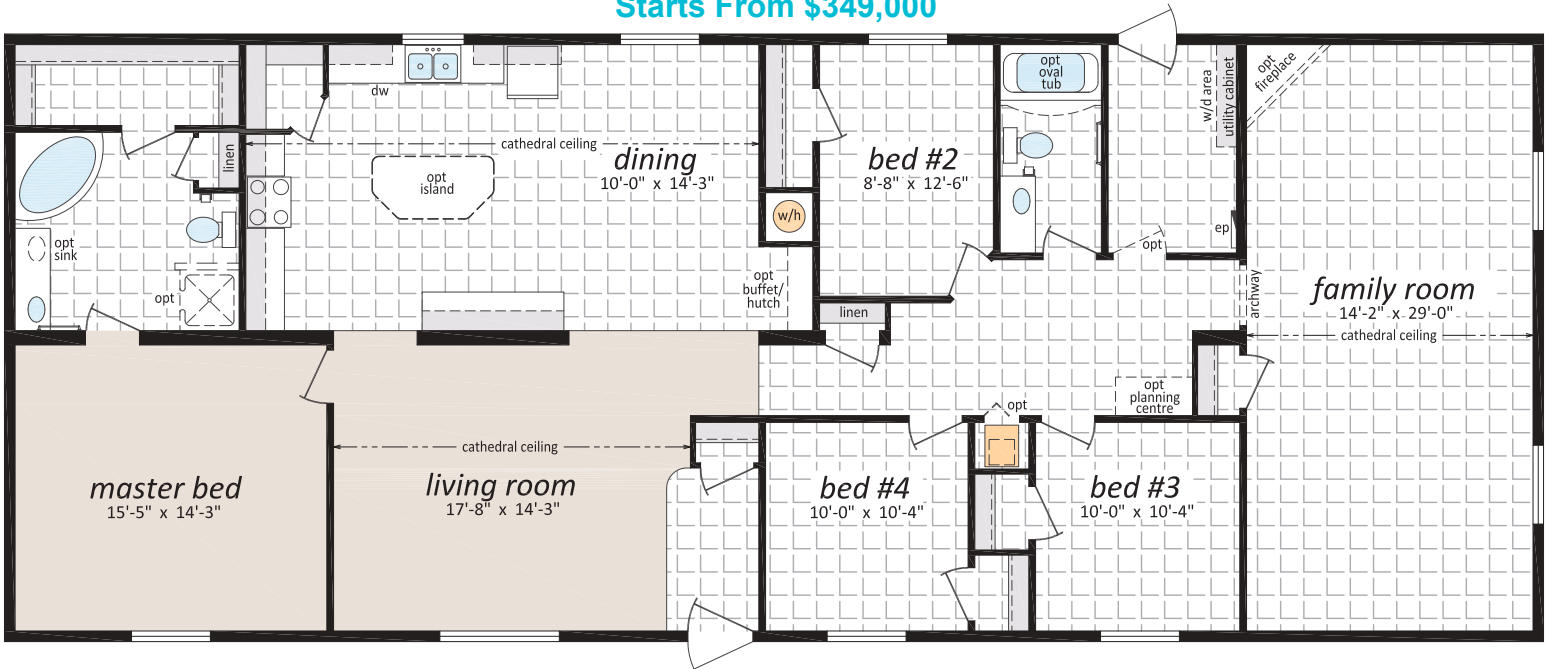
Starts From \$379,000



DF-105

30' x 76' - 2,280 sq.ft.
4 Beds, 2 Baths, Family Room

Starts From \$349,000



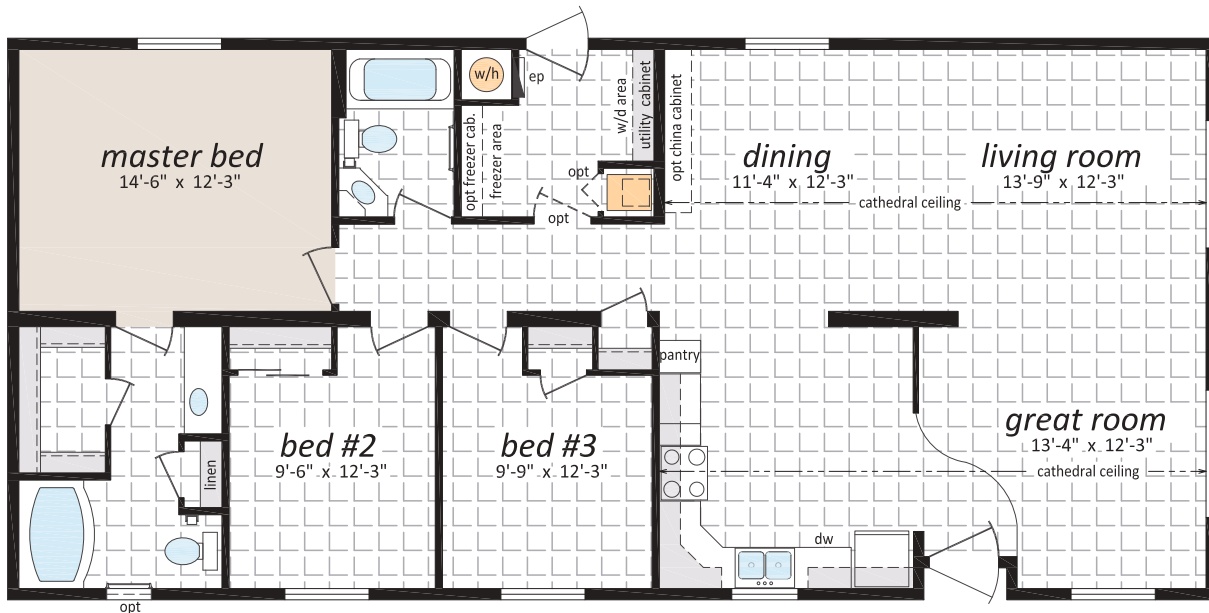
DF-353

26' x 56' - 1,456 sq.ft.
3 Beds, 2 Baths, Great Room



Artist Rendering;
may show optional features

Starts From \$255,000



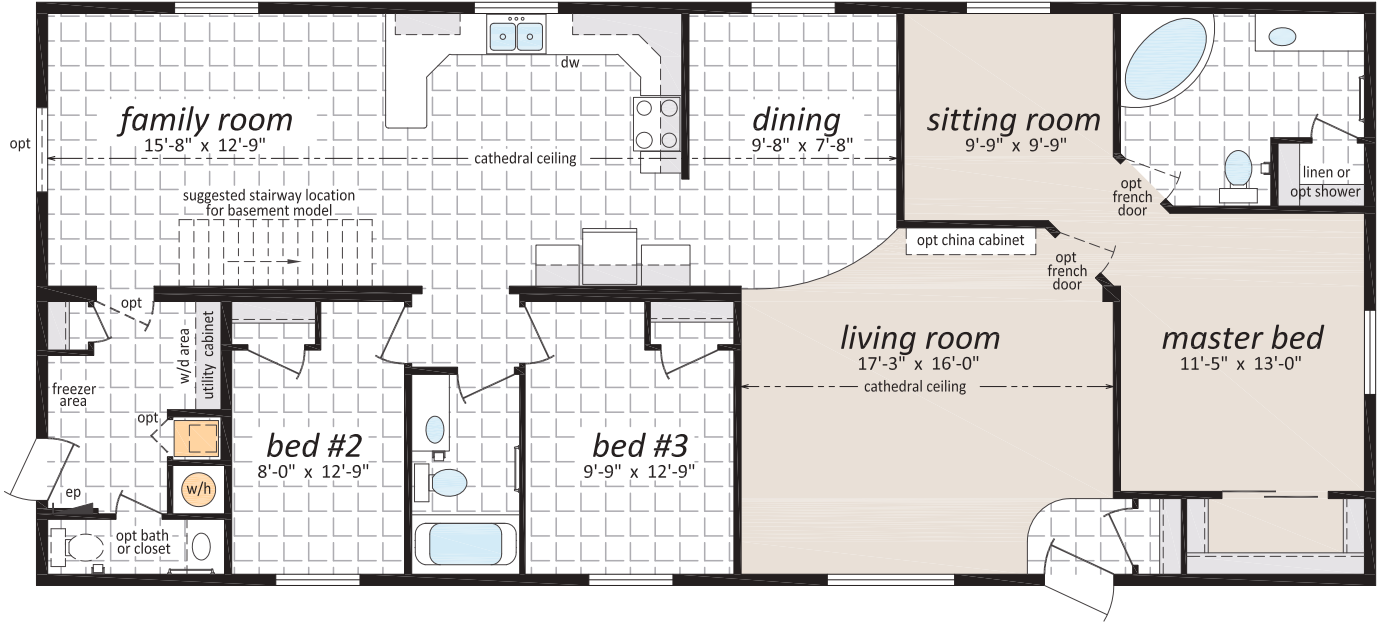
46-60H
opt trapezoid
46-60H
opt trapezoid
46-60H
opt trapezoid
46-60H
opt trapezoid

DF-355

27' x 62' - 1,674 sq.ft.

3 Beds, 3 Baths, Family & Sitting Rooms

Starts From \$283,000

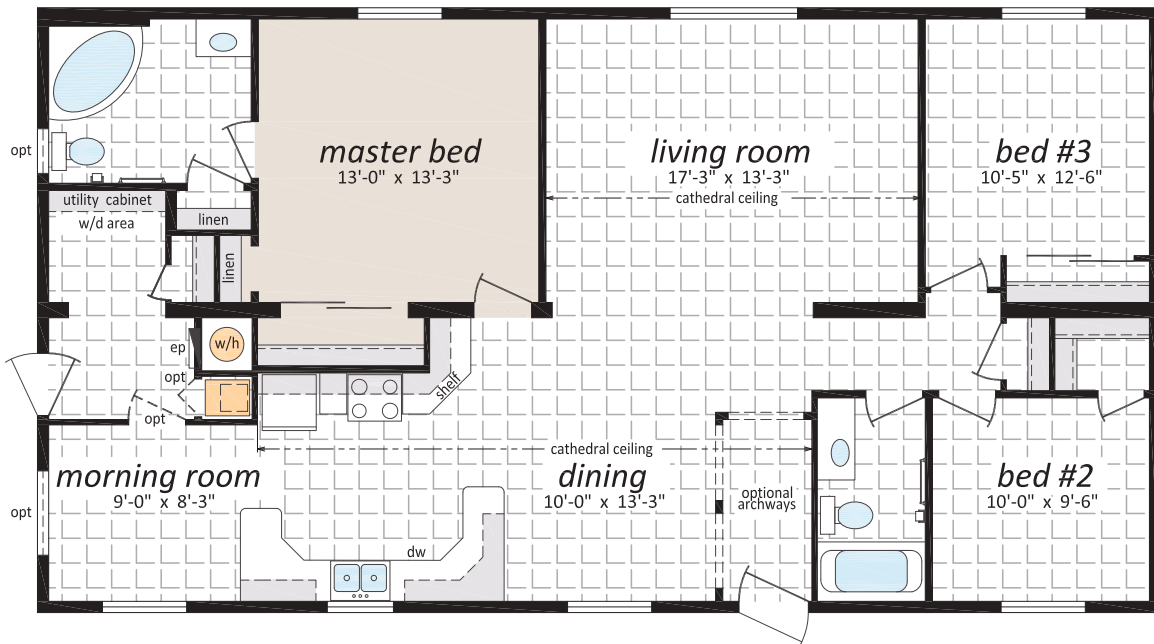


DF-357

28' x 52' - 1,456 sq.ft.

3 Beds, 2 Baths, Morning Room

Starts From \$262,000





DF-358

26' x 48' - 1,248 sq.ft.
3 Beds, 2 Baths



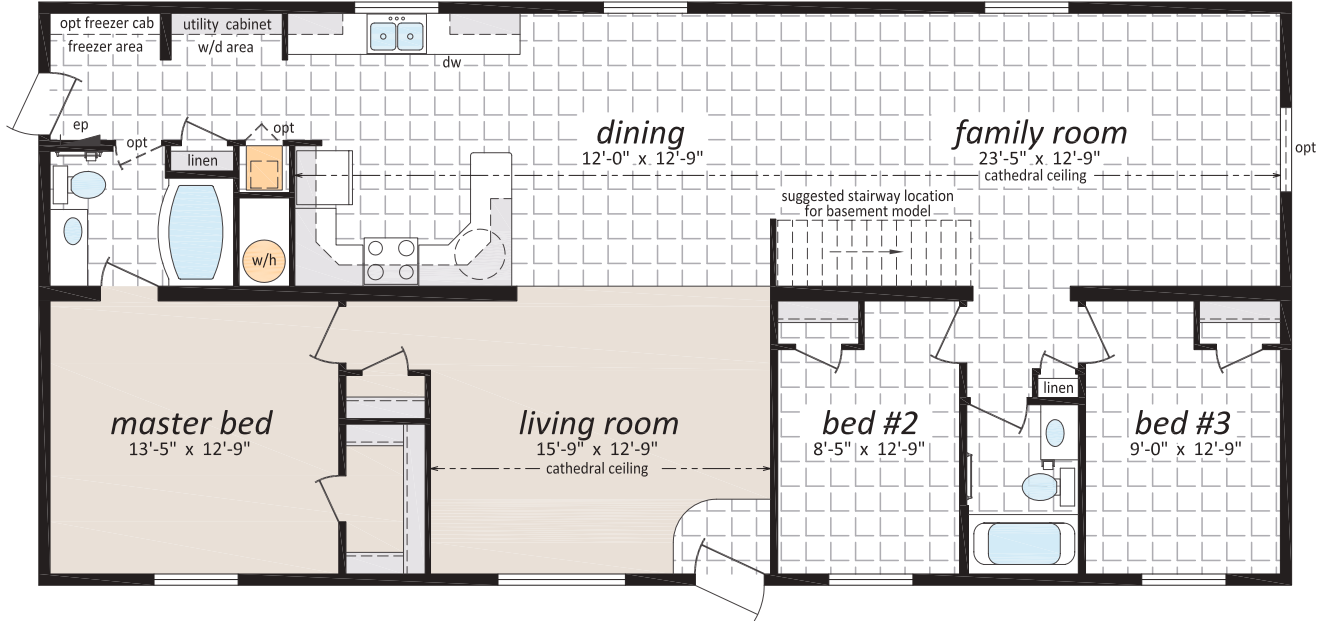
Artist Rendering;
may show optional features

Starts From \$250,000



DF-359

27' x 58' - 1,566 sq.ft.
3 Beds, 2 Baths, Family Room



DF-360

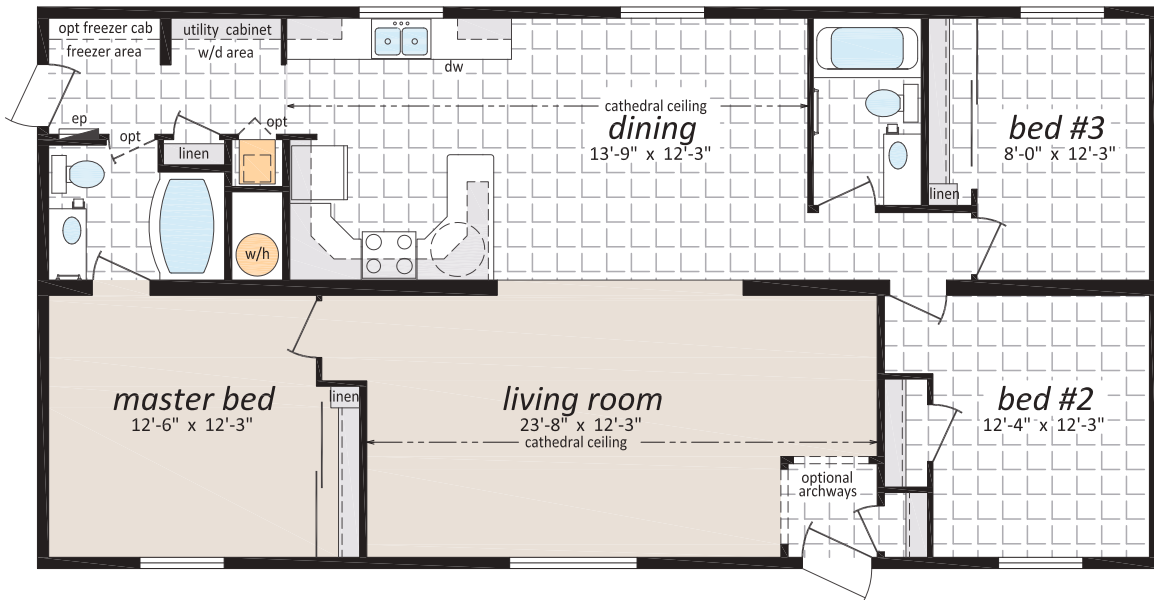
27' x 52' - 1,404 sq.ft.
3 Beds, 2 Baths





DF-361
26' x 52' - 1,352 sq.ft.
3 Beds, 2 Baths

Artist Rendering;
may show optional features

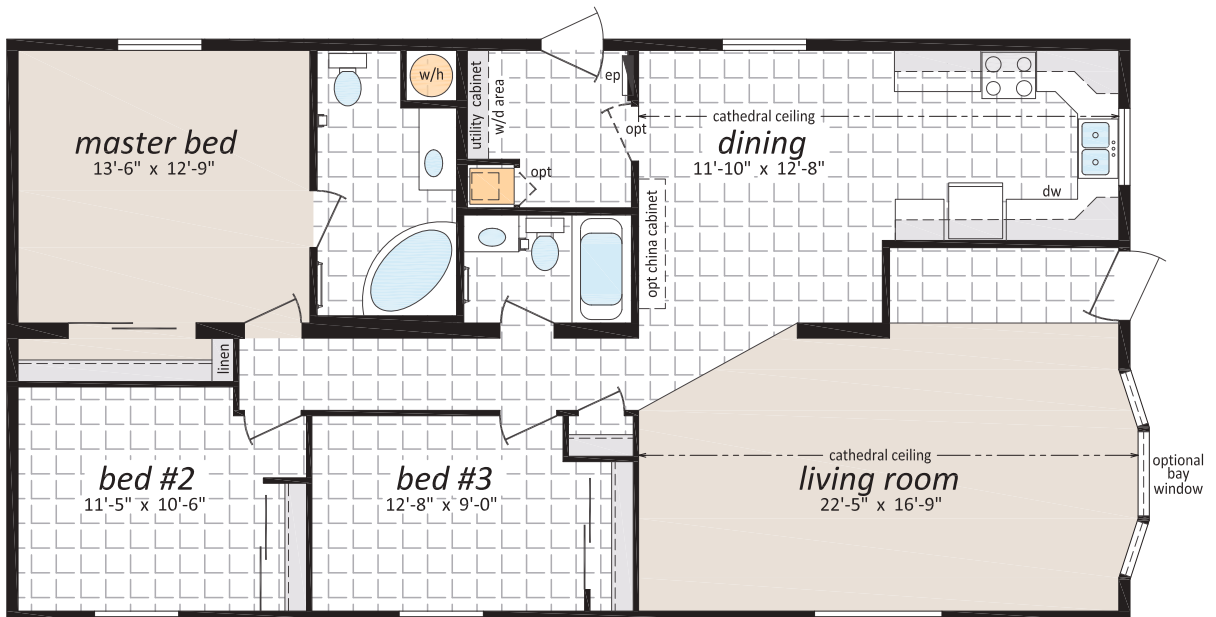


DF-362

27' x 52' - 1,404 sq.ft.
3 Beds, 2 Baths

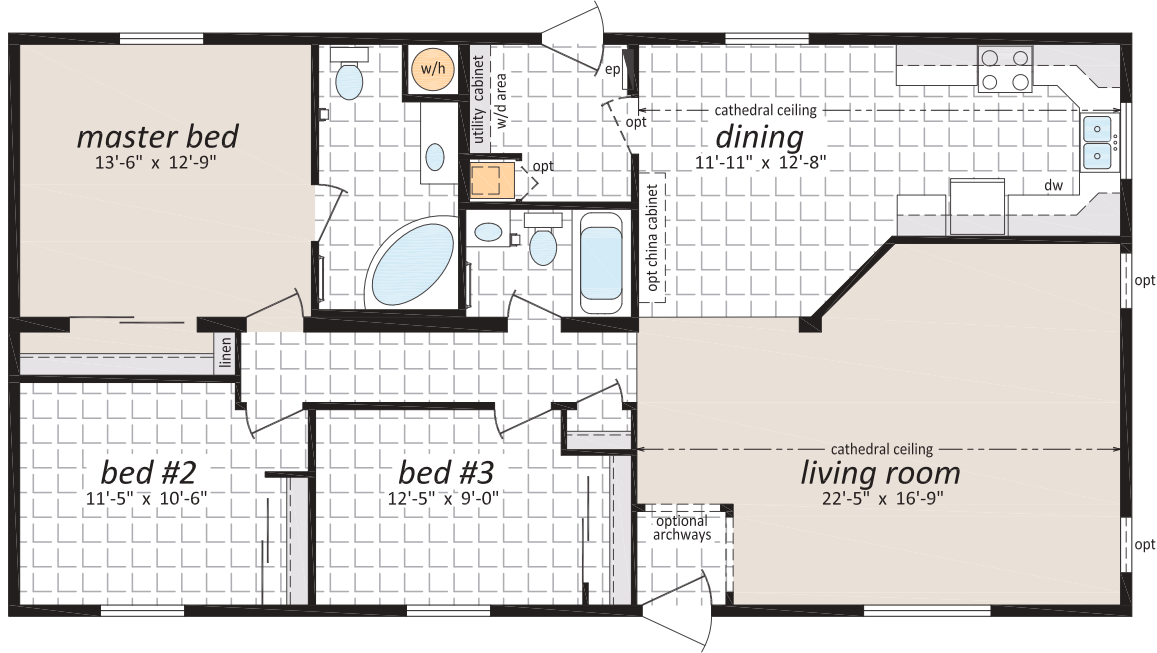


Artist Rendering;
may show optional features



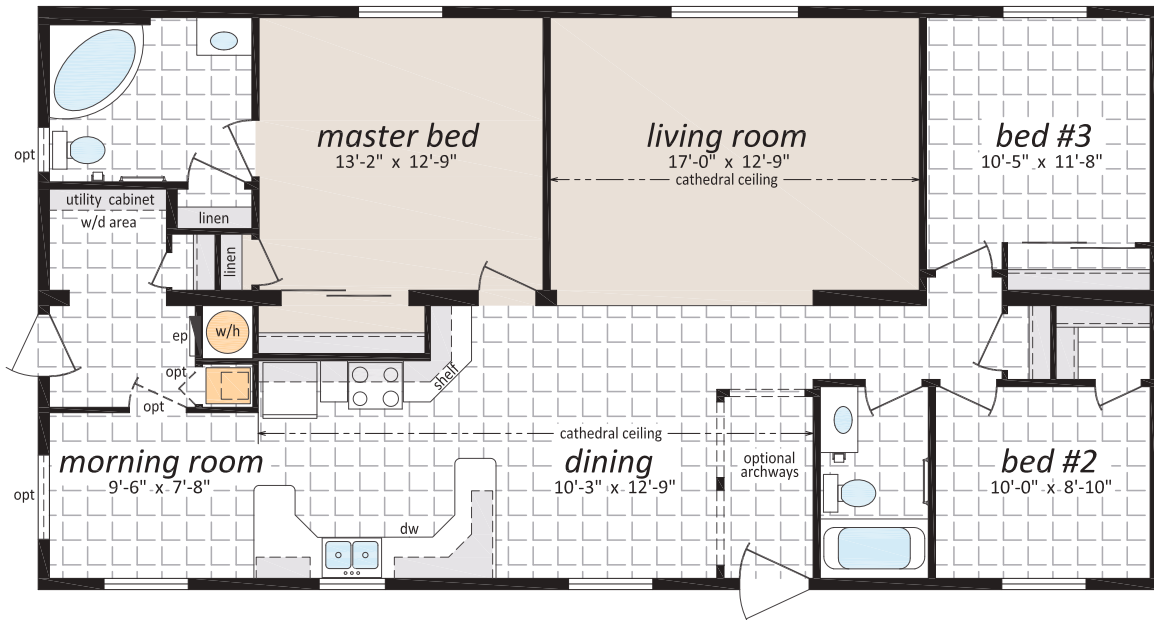
DF-363

27' x 52' - 1,404 sq.ft.
3 Beds, 2 Baths



DF-364

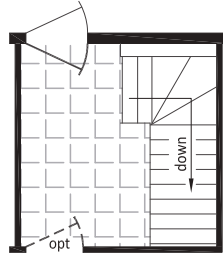
27' x 52' - 1,404 sq.ft.
3 Beds, 2 Baths, Morning Room



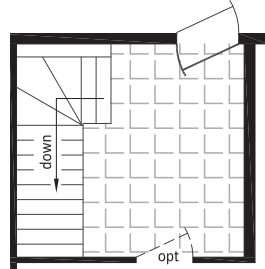
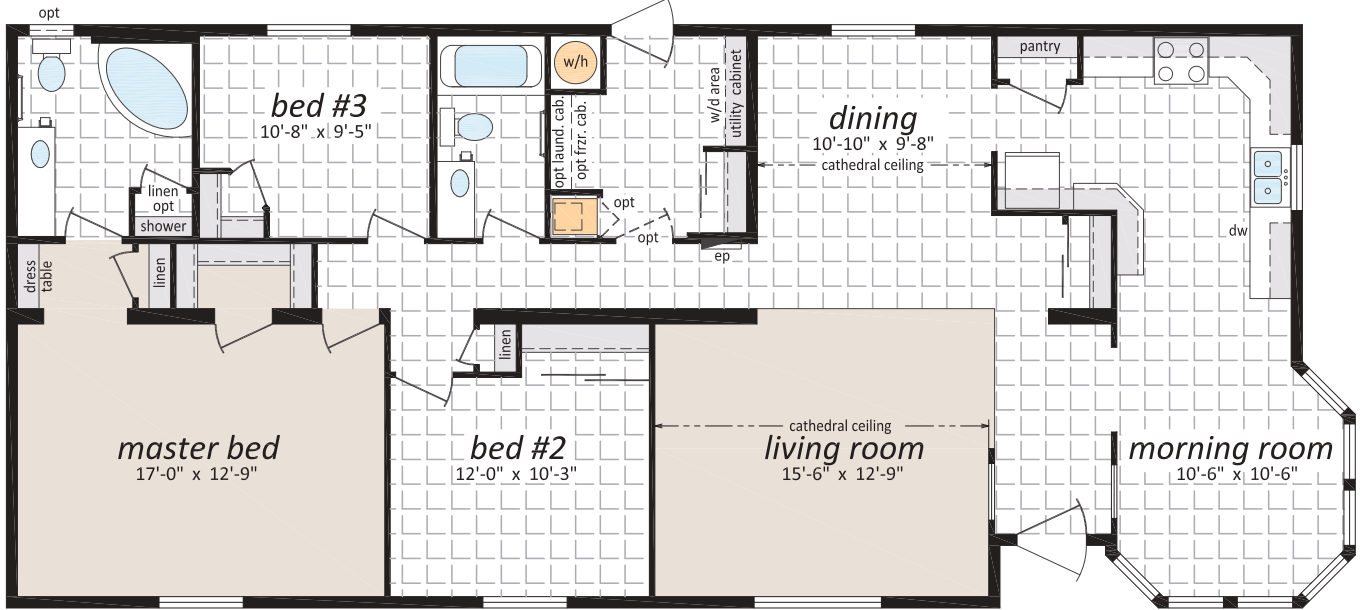
DF-365

27' x 60' - 1,620 sq.ft.

3 Beds, 2 Baths, Morning Room



Suggested Stairway
Location for
Basement Model



Suggested Stairway
Location for
Basement Model

DF-366

28' x 66' - 1,848 sq.ft.

3 Beds, 2 Baths, Family Room



DF-367

27' x 56' - 1,512 sq.ft.

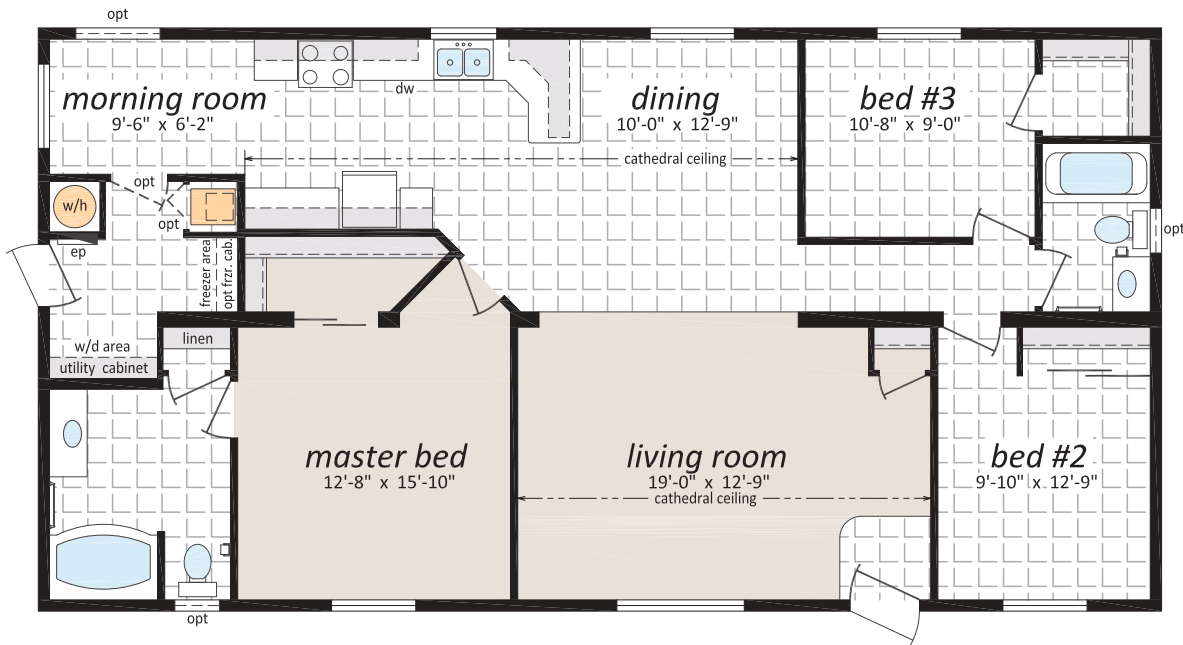
3 Beds, 2 Baths



DF-368

27' x 52' - 1,404 sq.ft.

3 Beds, 2 Baths, Morning Room



DF-369

28' x 64' - 1,792 sq.ft.

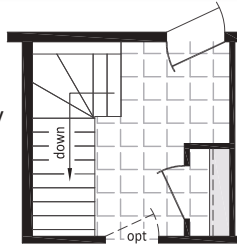
3 Beds, 2 Baths, Morning & Family Room



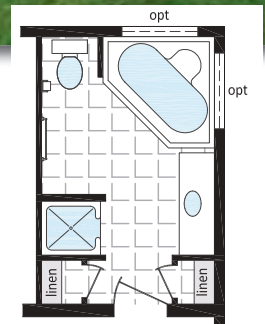
Artist Rendering;
may show optional features

Starts From \$285,000

Suggested Stairway
Location for
Basement Model



Optional
Ensuite



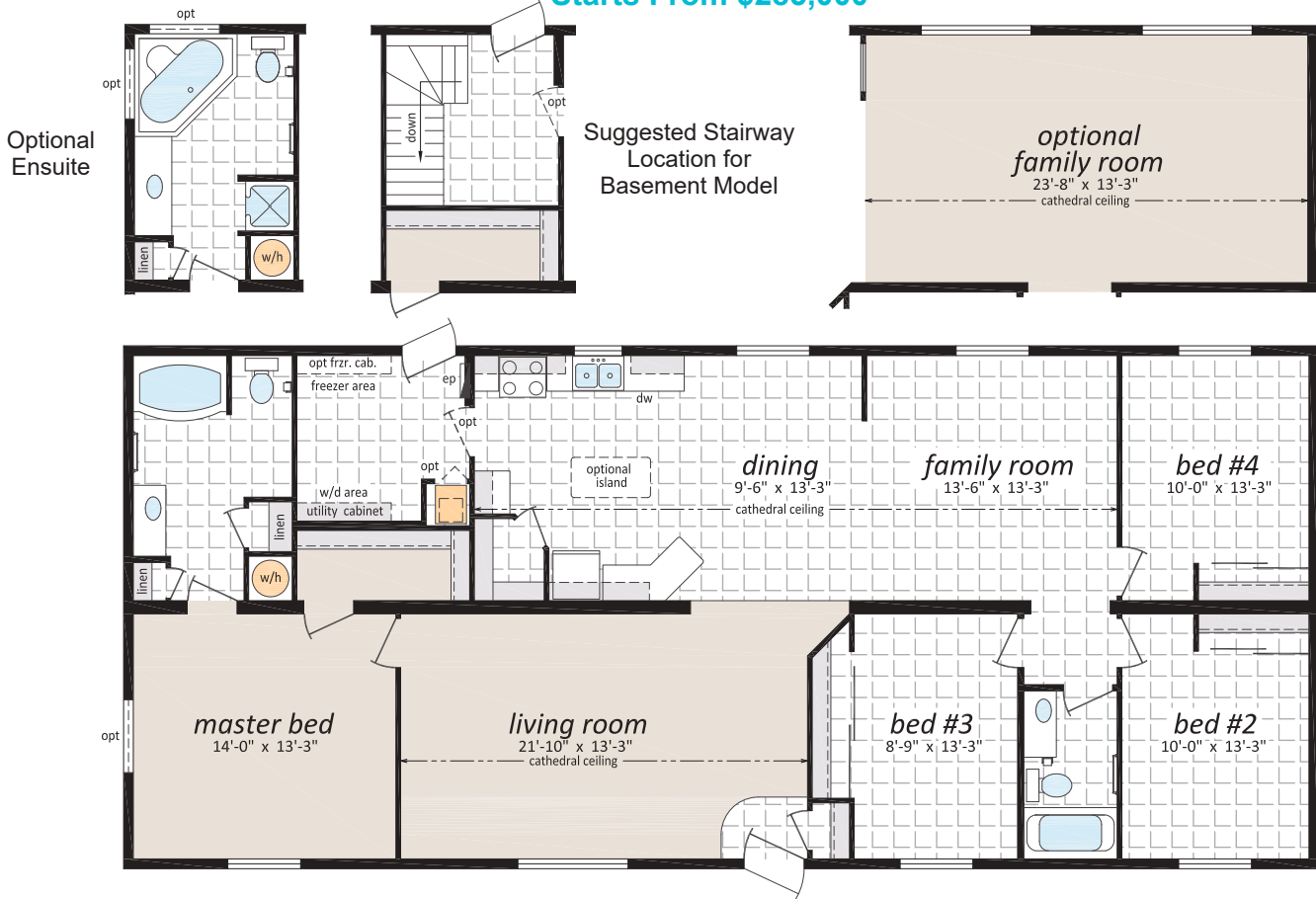


DF-370

28' x 64' - 1,792 sq.ft.

4 Beds, 2 Baths, Family Room

Starts From \$285,000



DF-371

30' x 52' - 1,560 sq.ft.

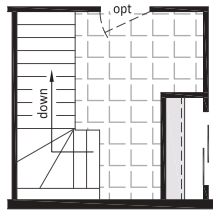
3 Beds, 2 Baths

Note: Artist rendering shown on front cover.



DF-372

30' x 64' - 1,920 sq.ft.
3 Beds, 2 Baths

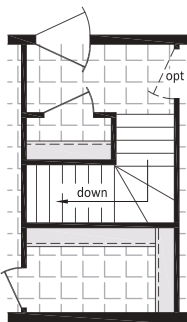


Suggested Stairway
Location for
Basement Model

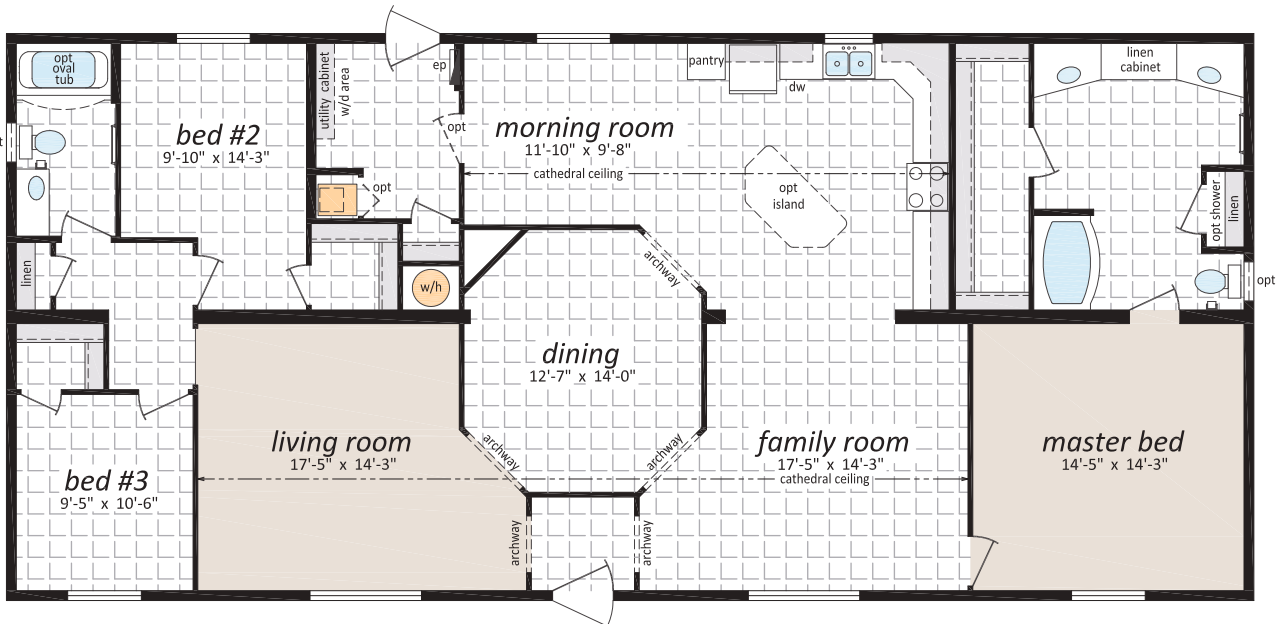
Starts From \$300,000

DF-373

30' x 66' - 1,980 sq.ft.
3 Beds, 2 Baths, Family & Morning Rooms



Suggested Stairway
Location for
Basement Model



Optional Features

Exteriors

- Three Light Bay Windows
- Exterior Third Gables
- Patio and Garden Doors
- Vinyl Shutters
- Exterior Door with Half Round or 9 Lite Insert
- Vinyl Shakes in Gable
- Sequoia Select Upgrade Vinyl Siding
- Turbine Vents
- Extra Exterior GFI
- High Snow Load
- Smart Start Fascia, Corner and Pillars
- Skylights

Bathroom

- Ceramic Tile Backsplash
- Jetted Oval Tub
- Jetted One Piece Tub and Shower
- 60" Shower c/w Glass Doors
- Handicap Toilet
- Grab Bars

Kitchen

- Single Lever Faucet with Vegetable Sprayer
- Self Cleaning Oven
- Built-In Dishwasher
- Combination Microwave/Range Hood
- Under Cabinet Lighting
- Upgrade High Definition Laminate Counter tops

Utilities

- Air Conditioner-Ready Furnace
- Extra Telephone/Cable Boxes
- Utility Room Door with Grill
- Electric Furnace
- 40 Gallon Electric Water Heater
- Washer and Dryer
- Stacking Washer and Dryer
- 200 Amp Service Panel
- Handi-Hite Bottom Mount Refrigerator
- Central Vacuum System
- Roughed in for Central Vacuum
- Extra Telephone Jacks
- Surge Protector

Interiors

- Painted Drywall
- Cathedral Ceiling
- Laminate Flooring
- Carpet in 2nd and 3rd Bedroom(s)
- French Doors
- Classique White Raised Panel Passage Doors
- Freezer Cabinets
- Deluxe Drapery Package #2
- Pewter Drapery Package
- Decora Switch Package
- Solid Wood Trim
- 2" PVC Blinds
- Programmable Thermostat

Check off your extras ...

... and we will take care of the rest!





The Design 5 Series

Sectional Homes



Canadian Home Builders' Association



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