

# AVRAME

USA CATALOG



2019



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# TRIO SERIES



# TRIO SERIES

Trio models can be built anywhere, but they are most at home in a location with a view! Our largest series offers great versatility. From a starter home to a lakefront weekend home, or mountain retreat the possibilities are wide open. Choose from a floor plan to maximize square footage or an open to above living space to soak in the heights of your Avrame.

MODELS	APPROX. SQUARE FOOTAGE	POSSIBLE BEDROOMS	POSSIBLE BATHROOMS	AVRAME USA KIT PRICING*
150	1,600	3	2	\$41,900 - \$91,450
120	1,400	3-4	2	\$35,950 - \$79,950
100	1,200	2-3	1	\$32,200 - \$72,700
75	900	2-3	1	\$27,250 - \$60,500
57	700	2-3	1	\$23,650 - \$55,900

The AvrameUSA kit has been engineered with United States building codes and regulations in mind for structural engineering and kit component selection. AvrameUSA Trio kits include:

- 2 sets of fully dimensioned drawings personalized to your jurisdiction and interior planning selection. In the US, Avrame drawings are also wet stamped by an engineer for your state. You will receive assembly instructions and any material specific warranty information for your kit.
- Engineered structural lumber (LVL or LSL fabricated lumber for added strength), OSB sheathing, framing lumber, sill plate, stair structure.
- Custom engineered structural hardware.
- Exterior and interior packages, if selected, as detailed below.

Customize your Avrame by personalizing the floor plan or adding dormers and additional skylights or windows. The AvrameUSA kit does not include interior finishes such as finish flooring, fixtures, insulation, plumbing, and electrical.

\*Shipping and tax not included.

\*See page 6 for kit inclusion and pricing options.

# TRIO - KIT INCLUSIONS

	STRUCTURAL	BASIC	SHELL+EXT	SHELL + EXT + INT
DRAWINGS:				
PERMIT DRAWINGS	X	X	X	X
STRUCTURE ASSEMBLY INSTRUCTIONS	X	X	X	X
STRUCTURE:				
PRECISION ENGINEERED LUMBER FOR TRUSSES	X	X	X	X
CUSTOM HARDWARE / STEEL PLATES / CONNECTORS	X	X	X	X
DORMER	X	X	X	X
TREATED SILL PLATES	X	X	X	X
STAIRWAY STRINGER AND TREADS	X	X	X	X
1/4" PLYWOOD UNDERLayment		X	X	X
1ST & 2ND FLOOR OSB SHEATHING		X	X	X
ROOF OSB SHEATHING		X	X	X
END WALL FRAMING		X	X	X
EXTENDED EAVE FRAMING		X	X	X
BUILDING WRAP (TYVEK)		X	X	X
EXTERIOR FINISHES:				
ROOF UNDERLayment			X	X
METAL ROOFING - CONCEALED FASTENER STANDING SEAM 26 GA			X	X
SOFFIT FINISHES - CEMENTATIOUS			X	X
CEMENTATIOUS SIDING - 8 1/2" PAINT READY PLANKS			X	X
VINYL WINDOWS - LOW E CONTRACTOR GRADE			X	X
SKYLIGHT - VELUX LOW E MANUAL OPENING			X	X
EXTERIOR DOORS - FRENCH DOOR WITH INTERNAL BLINDS			X	X
INTERIOR FINISHES:				
INTERIOR DOORS - HOLLOW CORE MDF				X
INTERIOR FRAMING - STANDARD 2X4				X
INTERIOR WOOD PANELING - RESAWN PINE SHIPLAP PANEL				X
INTERIOR WOOD TRIMS- 4" SQUARE EDGE PINE				X

	STRUCTURAL	SHELL	SHELL + EXT	SHELL+EXT+INT
TRIO 150	\$41,900	\$48,700	\$71,250	\$91,450
TRIO 120	\$35,950	\$42,800	\$62,850	\$79,950
TRIO 100	\$32,200	\$38,000	\$57,200	\$71,700
TRIO 75	\$27,250	\$32,250	\$49,950	\$60,500
TRIO 57	\$23,650	\$27,850	\$44,500	\$55,900

Shipping costs vary by location



# DUO SERIES

Duo models pack a ton of functionality into a small package. From a backyard shed to a tiny home or income property, these durable structures present opportunity! Floor plans have been designed to maximize square footage while maintaining look and functionality.

MODELS	APPROX. SQUARE FOOTAGE	POSSIBLE BEDROOMS	POSSIBLE BATHROOMS	AVRAME USA KIT PRICING*
100	650	1-2	1	\$16,400-\$44,300
75	500	Loft + Sleeper Sofa	1	\$14,700-\$37,950
57	400	Loft + Sleeper Sofa	1	\$12,950-\$33,950

The AvrameUSA kit has been engineered with United States building codes and regulations in mind for structural engineering and kit component selection. AvrameUSA Duo kits include:

- 2 sets of fully dimensioned drawings customized to your jurisdiction and interior planning selection. In the US, Avrame drawings are also wet stamped by an engineer for your state. You will receive assembly instructions and any material specific warranty information for your kit.
- Engineered structural lumber (LVL or LSL fabricated lumber for added strength), OSB Sheathing, framing lumber, sill plate, and ladder.
- Custom engineered structural hardware.
- Exterior and interior packages, if selected, as detailed below.

Customize your Avrame by personalizing the floor plan or adding dormers and additional skylights or windows. The AvrameUSA kit does not include interior finishes such as finish flooring, fixtures, insulation, plumbing, and electrical.

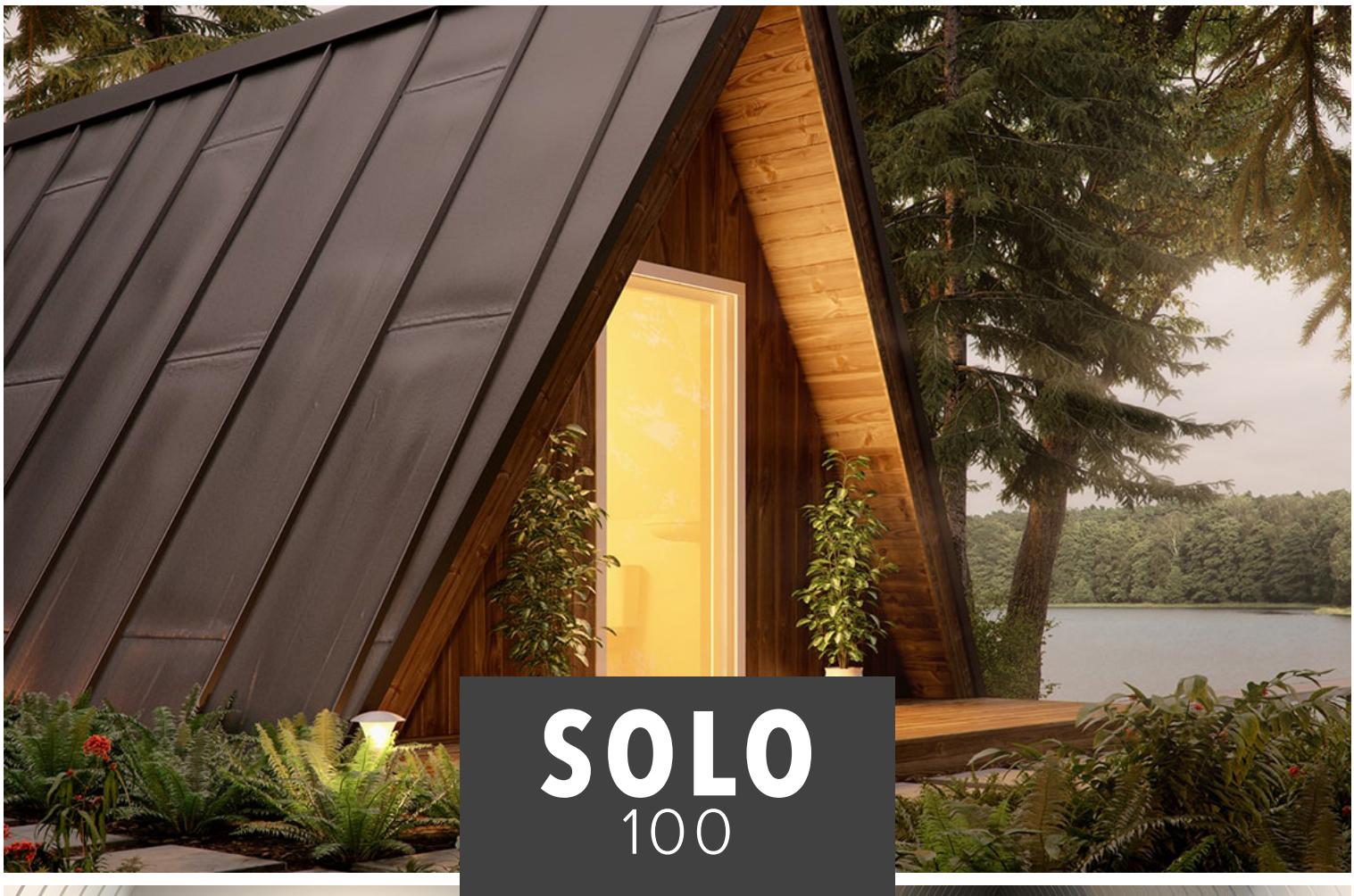
*\*Shipping and tax not included.*

*\*See page 9 for Duo model kit inclusion and pricing options.*

# DUO - KIT INCLUSIONS

	STRUCTURAL	BASIC	SHELL+EXT	SHELL + EXT + INT
DRAWINGS:				
PERMIT DRAWINGS	X	X	X	X
STRUCTURE ASSEMBLY INSTRUCTIONS	X	X	X	X
STRUCTURE:				
PRECISION ENGINEERED LUMBER FOR TRUSSES	X	X	X	X
CUSTOM HARDWARE / STEEL PLATES / CONNECTORS	X	X	X	X
DORMER	X	X	X	X
TREATED SILL PLATES	X	X	X	X
LADDER STRUCTURE AND HANDRAIL	X	X	X	X
1/4" PLYWOOD UNDERLayment		X	X	X
1ST & 2ND FLOOR OSB SHEATHING		X	X	X
ROOF OSB SHEATHING		X	X	X
END WALL FRAMING		X	X	X
EXTENDED EAVE FRAMING		X	X	X
BUILDING WRAP (TYVEK)		X	X	X
EXTERIOR FINISHES:				
ROOF UNDERLayment			X	X
METAL ROOFING - CONCEALED FASTENER STANDING SEAM 26 GA			X	X
SOFFIT FINISHES - CEMENTATIOUS			X	X
CEMENTATIOUS SIDING - 8 1/2" PAINT READY PLANKS			X	X
VINYL WINDOWS - LOW E CONTRACTOR GRADE			X	X
SKYLIGHT - VELUX LOW E MANUAL OPENING			X	X
EXTERIOR DOORS - FRENCH DOOR WITH INTERNAL BLINDS			X	X
INTERIOR FINISHES:				
INTERIOR DOORS - HOLLOW CORE MDF				X
INTERIOR FRAMING - STANDARD 2X4				X
INTERIOR WOOD PANELING - RESAWN PINE SHIPLAP PANEL				X
INTERIOR WOOD TRIMS- 4" SQUARE EDGE PINE				X
	STRUCTURAL	SHELL	SHELL + EXT	SHELL+EXT+INT
DUO 100	\$16,400	\$22,600	\$36,500	\$44,300
DUO 75	\$14,700	\$19,600	\$32,400	\$37,950
DUO 57	\$12,950	\$16,950	\$29,300	\$33,950

Shipping costs vary by location



# SOLO

100

# **Solo 100**

The Solo100 is our smallest Avrame, yet don't doubt its potential. Creativity abounds with the Solo from a greenhouse, sauna, home office, or backyard playhouse!

MODELS	APPROX. SQUARE FOOTAGE	AVRAME USA KIT PRICING*
100	250	\$11,400-\$26,100
75	180	\$9,800-\$22,850
50	140	\$8,600-\$20,200

The AvrameUSA kit has been engineered with United States building codes and regulations in mind for structural engineering and kit component selection. Your AvrameUSA kit includes everything needed for a fully dried in home. AvrameUSA kits include:

- 2 sets of fully dimensioned drawings customized to your jurisdiction and interior planning selection. Assembly information, parts lists, materials specifications, product and warranty information, and registration information.
- Engineered structural lumber (LSL fabricated lumber for added strength), OSB Sheathing, framing lumber and sill plate.
- Custom engineered structural hardware.
- Exterior and interior packages, if selected, as detailed below.

Customize your Avrame by personalizing the floor plan or adding dormers and additional skylights and windows. The AvrameUSA kit does not include interior finishes such as finish flooring, fixtures, insulation, plumbing, and electrical.

*\*Shipping and tax not included.*

*\*See page 11 for Solo kit inclusion and pricing options.*

# SOLO - KIT INCLUSIONS

	STRUCTURAL	BASIC	SHELL+EXT	SHELL + EXT + INT
DRAWINGS:				
PERMIT DRAWINGS	X	X	X	X
STRUCTURE ASSEMBLY INSTRUCTIONS	X	X	X	X
STRUCTURE:				
PRECISION ENGINEERED LUMBER FOR TRUSSES	X	X	X	X
CUSTOM HARDWARE / STEEL PLATES / CONNECTORS	X	X	X	X
TREATED SILL PLATES	X	X	X	X
1/4" PLYWOOD UNDERLayment		X	X	X
FLOOR OSB SHEATHING		X	X	X
ROOF OSB SHEATHING		X	X	X
END WALL FRAMING		X	X	X
EXTENDED EAVE FRAMING		X	X	X
BUILDING WRAP (TYVEK)		X	X	X
EXTERIOR FINISHES:				
ROOF UNDERLayment			X	X
METAL ROOFING - CONCEALED FASTENER STANDING SEAM 26 GA			X	X
SOFFIT FINISHES - CEMENTATIOUS SIDING			X	X
CEMENTATIOUS SIDING - 8 1/2" PAINT READY PLANKS			X	X
VINYL WINDOWS - LOW E CONTRACTOR GRADE			X	X
SKYLIGHT - VELUX LOW E MANUAL OPENING			X	X
EXTERIOR DOOR - STEEL CORE INSULATED, INTERNAL BLIND			X	X
INTERIOR FINISHES:				
INTERIOR DOORS - HOLLOW CORE MDF				X
INTERIOR FRAMING - STANDARD 2X4				X
INTERIOR WOOD PANELING - RESAWN PINE SHIPLAP PANEL				X
INTERIOR WOOD TRIMS- 4" SQUARE EDGE PINE				X

	STRUCTURAL	SHELL	SHELL + EXT	SHELL+EXT+INT
SOLO 100	\$11,400	\$14,100	\$23,900	\$26,100
SOLO 75	\$9,800	\$12,050	\$21,050	\$22,850
SOLO 57	\$8,600	\$10,500	\$18,950	\$20,200

Shipping costs vary by location

# ADD-ONS / CUSTOMIZATIONS

*Customize your Avrame home to your hearts content. Let our team help you with structural add-on's such as window's, dormers, and skylights.*

## **CUSTOM FLOOR PLANS AND ARCHITECTURAL DRAWINGS-**

Each set of US drawings is personalized to your building plot and engineer stamped for your state.

Interior planning in an Avrame home is completely flexible, as there are not any load bearing walls on the interior! From larger bathrooms, placement of the stairs, or incorporation of a stove for heating, let our team help create the floor plan that meets your needs. We have standard floor plans available for all models, but should you wish to customize we work with you on an hourly rate (\$150) to help your vision come to life.

## **SKYLIGHTS -**

Velux skylights measure 21.5" by 48.75" and open manually from the bottom. The skylights fit snugly between the truss system of the Avrame home so you can add as many as you would like! \$1150 each.

## **DORMERS -**

New in 2019, all US Avrame Trio and Duo kits come with one dormer included! The dormer is 8' by 4' opening on the roof side of the home within the foundational footprint. With the Exterior Finishes package the dormer also includes a french door with internal blinds. You may add a second dormer for up to one dormer per side, directly adjacent from each other. Ranging from \$4,500-\$9,000 each, based on material inclusion level.

## **FOUNDATION:**

Available through the Avrame USA design engineering team.

- Stem Wall and Footing--Our base set of plans include engineering with stem wall and footing plans and is designed for flat surfaces. Some choose to cap in the end creating a box structure for a dried in crawl space. Site plan submitted by client.
- Basement--Engineered plans and interior space planning for a basement will be available mid 2019 for an additional fee. Standard designed basement including main level access.

Other options which may require hiring local design and engineering, talk to a member of our team to learn more.

- Home build on garage.
- Slab foundation.
- Slab foundation with radiant heating.
- Foundational design and engineering for sloped lots.

# ADD-ONS / CUSTOMIZATIONS CONT.

## WINDOWS:

Avrame kits are engineered to allow for gable (end) wall customizations, most commonly expansive glass. All US windows are white vinyl, low e, contractor grade windows.

### Available through AvrameUSA

- French doors with built in blinds
- Atrium style door.
- Velux roof window--Manual open from bottom.
- 3'0 x 5'0 vertical sliding windows.
- 3'0 x 6'8 fixed tempered windows.
- 3'0 x 6'8 fixed tempered clipped windows for expansive main and second floor glass.

### Other options sourced locally

Should you choose to locally source windows and doors you would provide specification information to AvrameUSA team to customize your plans to include those features (hourly rate for plan customizations is \$150/hr)

- Wall to wall windows--custom glass manufacturer.
- Accordion doors.
- Sliding glass doors.
- Other window configurations.
- Wood or aluminum windows.

## STAIRS:

Two floor plans are available with AvrameUSA kits, traditional stair and spiral stair options.

There are difference reasons to choose one option over the other.

- A spiral stair takes up less square footage but can make moving large items problematic and also may not be possible in all US jurisdiction. You can add the spiral staircase structure to your kit for \$2,800 or source your own.
- Traditional stairs are more limited in their placement in the home due to the amount of space they consume but can provide good storage and an architectural element to your Avrame home. Due to stair regulations, the placement of traditional stairs is best landing into the Dormer and may be required for approval.

# ADD-ONS / CUSTOMIZATIONS CONT.

## CALIFORNIA STAMPED PLANS:

California requires special plan customizations notations for California Building Code. If you are building in California we do have the ability to provide stamped plans for your state (additional fee of \$1,200 applies at the drawing phase).

## ROOFING OPTIONS

AvrameUSA Exterior kit includes a 26 gauge metal roof. We have specified a concealed fastener in our kits for both functionality and architectural appeal. We can source an exposed fastener metal roof as well. Our team is happy to talk to you about what option may be best for you.

## EXPLORE

Welcome to the possibilities of a modern, affordable Avrame kit home. You explore the model options, floor plans, and add-on options as you start to see your affordable dream home come to life in your minds eye. You submit an inquiry to answer preliminary questions and set up a consultation call.

## CONSULTATION CALL

We discuss your goals, needs, location feasibility, shipping options, budgets, and add-ons available for AvrameUSA kit homes. We review the process and discuss next steps.

## LAND SELECTION

With either an existing plot of land or as you begin your land search you will be served well to perform your due diligence. Land considerations to look at while in this process include:

- Utility access/permissions and local regulations.
- Earth work required such as excavating or backfilling.
- Acquire survey or site plan of land.
- Identify general contractor.

## ENGINEERING & ARCHITECTURAL DRAWINGS

Submit site plan and address of your property to AvrameUSA, sign contract, and remit initial payment (\$2,500). Select floor plan, material choices, and add-on options. AvrameUSA provides set of structural engineer drawings and set of architectural drawings custom to your jurisdiction and chosen floor plan. You will receive paper copies of your plans you may use to obtain building permit with local jurisdiction. (2-3 weeks)

## GROUNDWORK

Perform earth work, pour footings, and access utilities. (2-6 weeks)

## PRODUCTION

Select delivery method and ship date. Kit is produced and packaged for delivery. 50% deposit due. (8-10 weeks)

## SHIPPING

Kit is shipped directly to your prepared building site. 50% remaining balance is due prior to shipping. (2-10 days)

## CONSTRUCTION

Work with your general contractor or assembly team to build your Avrame home. (4-10 weeks)

Your new simplified home is now your launching pad to weekend memories with friends and family, simplified evenings swirling with mountain air and lake views, and possibly the chance to share your creation with those just passing through as that income property you have always wanted.

# FAQ

## WHAT IS AN AVRAME KIT?

The engineering, design, and precut and predrilled custom structural materials are really what set avrame apart. Avrame is not a prefabricated, modular, or tiny home. It is more like a traditional stick build with full sets of architectural and engineered plans built on a poured foundation. By leveraging the engineering, architecture, and precut and predrilled lumber you get an affordable and simple to assemble modern home.

## WHICH KIT IS RIGHT FOR ME?

When considering which kit and level of material inclusions is right for you consider the following...

- How much experience do you have and how hands on do you want to be for your project?
- Do you have the time and desire to source more or less by yourself?
- Do you plan to do much of the work yourself or do you plan to hire a builder?
- How quickly do you plan to get your home built? Will building materials be left sitting in the elements?
- Do you have a specific or unique exterior, interior, or window configuration in mind?

## WHERE IS AVRAME® LOCATED

The Avrame concept was developed in Europe. The AvrameUSA team has designed and engineered kits to be compliant with U.S. building codes. AvrameUSA sources, packages, and ships all kit parts domestically. Our facilities are located in Salt Lake City, Utah.

## HOW DO I BUDGET FOR TOTAL EXPENSES OF MY AVRAME HOME?

Current custom home builds in the United States average over \$200 per square foot. Avrame kits are designed to be considerably more affordable, from the foundation up! The original concept was conceived with a DIY approach in mind. With a high level of DIY work on your kit you can estimate between \$100-\$125 per square foot for your all in budget (outside of land expenses).

DIY not your style, no problem! The leveraged engineering and design, along with the assembly value of the prefabricated truss system, still allows most to save money on an AvrameUSA build when hiring a builder.

Materials you choose to include in your kit, access to your building site, finish materials you source, sub contracted help, and local market rates all impact your final build cost. Use the budget worksheet to get estimates and research options that work best for your budget, timeline, and experience.

## HOW DOES THE PERMITTING PROCESS WORK?

Once you have purchased your land and submitted a site plan us, our team will work with you and provide a set of structural and architectural drawings that you will use to apply for building permits in your local planning office.

## WHAT IF I NEED TO GET PRELIMINARY APPROVAL FROM MY HOA BEFORE I CAN DETERMINE IF AVRAME IS A GOOD FIT FOR MY PROJECT, WILL YOU PROVIDE ME PLANS FOR THIS PROCESS?

A review document of the high level plans is available for this purpose. This should provide enough information to gain initial approval.

## HOW LONG DOES IT TAKE TO GET MY KIT?

There are many factors that come into play in timing. It is safe to allocate between 4-8 months for your full planning and building stages. Once a kit is ordered it can be produced in 8-10 weeks. Please see our timeline and process roadmap for additional information.

## **DO I NEED TO HIRE AN ARCHITECT OR ENGINEER FOR MY PROJECT?**

In the US it is not necessary to hire an architect or engineer for your project unless you choose to do so. We have full sets of engineered plans and architectural drawing available and a team you can work with for customizations.

## **DO I NEED A CONTRACTOR TO BUILD MY KIT?**

The Avrame kits are simple to assemble and have clear plans to assist in the process. Most clients choose to hire a contractor, assembly team, or sub contractors (such as plumbers and electricians) to complete their projects. The Avrame kits can be a DIY project for the knowledgeable homeowner. Please note that some jurisdictions in the US will require a licensed contractor to complete the build.

## **DO YOU OFFER FINANCING?**

We do not offer financing directly through AvrameUSA. Most clients have found success seeking a construction loan (some will allow you to bundle land and home together).

One key element to keep in mind when talking to lenders is Avrame is not a prefabricated, modular, or tiny home. It is really a traditional stick build with full sets of architectural and engineered plans that sits on a fixed foundation (as seen on the elevation view of the review document). We have simply leveraged the engineering, architecture, and pre-cut and predrilled the truss system to simplify assembly.

## **WHAT IS THE PAYMENT SCHEDULE?**

An initial payment of \$2,500, plus any customization or additional drawing fees, is due at engagement of the drawing phase. The payment is nonrefundable but is deducted from your final payment balance. 50% of your invoice is due as kit production begins and the balance due when your home is ready to be shipped.

## **DO YOU HAVE MODELS FOR ME TO LOOK AT?**

Avrame is just launching in the United States! We expect the first models to be available to visit in Summer of 2019. These will be documented with video and photos. We will also be hosting site visits for those whom are interested.

## **ARE THERE ANY DISCOUNT OPPORTUNITIES?**

In the future there may be opportunities for qualified Avrame homes to be made available marketing or site visit purposes and receive compensation or discounts for such efforts.

## **CAN MY AVRAME BE OFF GRID?**

Yes, Avrame kits homes can easily be finished to be off grid homes. The nature of the roofing allows for easily managed solar panels. You will source solar equipment and other off grid options locally.

## **HOW DO I GET A SITE PLAN FOR MY LAND?**

Seek out a local licensed surveyor to perform a survey of the land and integrate the Avrame structure based on the downloadable review sheet on each model.

## **HOW DOES SHIPPING WORK?**

All AvrameUSA kits are engineered, sourced, and packaged in the United States. The kits are prepared and shipped from our facilities in Salt Lake City, Utah on a flatbed truck.

- You and your team would greet the truck upon arrival at the site and unload the components and building members directly onto your site. Construction forklift is required. Estimates for delivery are \$1,000-\$5,600 depending on proximity and accessibility.

## **DO I NEED ON SITE STORAGE?**

Depending on your build schedule, location of land, comfort level, potential exposure to elements, you may consider having a pod or storage container onsite to hold materials in while you build. Avrame homes are designed to be assembled quickly and with planning you may not need storage onsite

## **CAN I PURCHASE PLANS ONLY?**

Our minimum package is our Structural Kit which includes permit drawings, assembly instructions, and structural lumber and hardware.

## **CAN I CONNECT TWO AVRAME HOMES TOGETHER?**

Connecting two Avrame homes is possible! Custom engineering and design of connection structure, as well as materials, are all sourced and hired locally vs. through the AvrameUSA team.

## **WHAT'S NOT INCLUDED IN THE KIT?**

Review the kit pricing chart for various levels of material inclusions and reference the budget worksheets for a guide on things you will need to source locally to complete your Avrame home.