



Custom Home Planning Guide



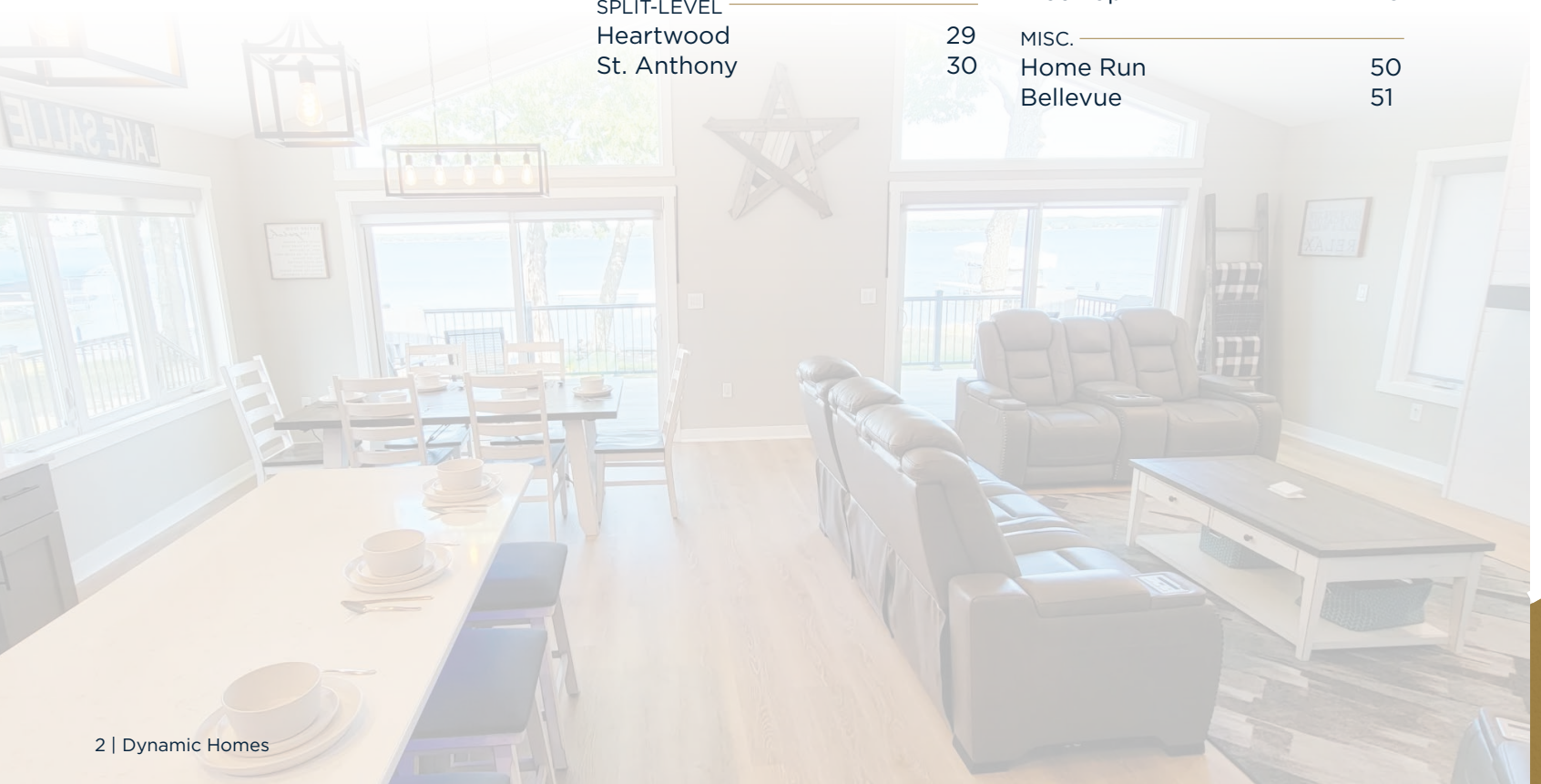
TABLE OF CONTENTS

details

A Letter from our CEO	3
Dynamic Homes History	4
Why Build Dynamic?	5
Specifications	6
FEATURES	
Standard	8
Custom	9
Feature Home	10
Building Styles	11
DETAILS	
Kitchens	27
Doors & Windows	31
Flooring	35
Siding & Roofs	39
Bathrooms	44
Other Custom Features	49
Our Dynamic Family	52
Our Dynamic Family	53

home plans

RAMBLER		TWO-STORY	
Abby	12	Wentworth	32
Kensington	13	Belle Taine	33
Little Pine	14	CHALET	
Big Pine	15	Ottertail	35
Cedar Hill	16	Afton	36
Lawrence	17	Hartford	37
Balsam Ridge	18	Clearwater	38
Becker	19	COTTAGE	
Dunvilla	20	Eagles Nest	40
Hawthorne	21	Lake Haven	41
Shoreview	22	Rivers Bend	42
Summit	23	Ridge View	43
Riverwood	24	CABIN	
Detroit	25	Wolfe	45
Eastwick	26	Morgan	46
SPLIT-ENTRY		Longview	47
Westwind	28	Tree Top	48
SPLIT-LEVEL		MISC.	
Heartwood	29	Home Run	50
St. Anthony	30	Bellevue	51



CEO LETTER

From Our CEO

Quality. Value. Integrity. Commitment. Over 50 years ago, Dynamic Homes was founded on those principles. And those same principles guide us today.

A lot of companies talk about quality. At Dynamic Homes, it's in everything we do. We reject lumber that other builders are happy to use. From siding to shingles to fixtures, we select quality products that are as durable as they are stylish. It's the pride our skilled craftsmen take in building you a home to exacting standards. It also drives our stringent quality control systems.

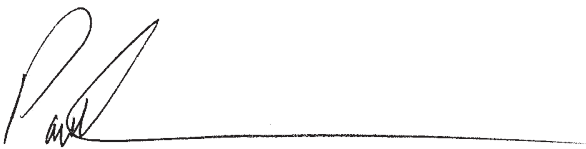
Dynamic is always looking for ways to deliver value. We source our components in advance and pass along our fixed cost savings to you. Our climate-controlled construction process means no waste on materials due to exposure to weather elements.

Integrity. We have built our business by the dedication of our employees and forging strong, lasting relationships with our exceptional dealers and builders, as well as with our vendor partners. In fact, some of our relationships go all the way back to 1970 and many of our employees have worked here more than 20 years.

Dynamic Homes' employees, dealers, builders and vendor partners are committed to providing the quality custom home you dream of, and deserve.

On behalf of all of us, thank you for considering Dynamic Homes for your home. We appreciate your business.

Sincerely,



Paul Okeson
President and CEO



HISTORY

A History of Commitment to **Quality and Value**

From our beginning in 1970, Dynamic Homes has held true to our vision of quality and value.

Whether it's selecting only the best materials, hiring the most skilled craftsmen, building to the exact standards of structural strength and energy efficiency, partnering with the most respected and dependable vendors, or developing lasting relationships with dealers and builders, Dynamic has one vision...to custom build the highest quality home with lasting value for each and every customer.

That first year in 1970, we built 9 houses. Since then, we have custom built more than 13,000 homes for people all over in Minnesota, North Dakota, South Dakota, Iowa, Nebraska, and Wisconsin.

Over the years we have expanded our production facility adding the latest technology, employed hundreds of wonderful staff, dedicated craftsmen and production crews, embraced cutting edge design and engineering techniques, developed stringent quality control systems, and introduced new designs and features like hinged roof system, and cabin homes - all to continually meet the ever changing expectations of our customers.

We look forward to what the future of home construction brings...and no matter what the challenges are...engineering, design, materials, or more...Dynamic Homes will continue to meet and exceed them with a commitment to providing our customers with quality-built homes that deliver style, comfort and lasting value they deserve.



First home sold in 1970



Split-Level home from 1990s



Cedar-sided Split Entry home from 1980s



One of the first Craftsman-style homes we set in 2005



Original plant photos showing various expansions



Why Build **Dynamic**?

When it comes to selecting a home builder, you have so many options to choose from. At Dynamic Homes, we believe our unique, system-built modular construction process is superior. Why?

- Shorter construction time
- Premium grade lumber purchased from select mills
- Engineered 2 x 6 exterior and 2 x 4 interior kitchen walls ensure quality, well-fit installation of cabinets and countertops
- Fixed cost on the modular-built components
- Simplified build process
- Quality, climate-controlled construction
- Solid 2 layer floor system for greater strength

Dynamic doesn't just offer a few home styles for you to decide between. There are hundreds of home styles and floor plan options that allow you to custom design a truly distinctive home that fits your needs, style, budget and timeline:

- Ramblers
- Split Entry
- Split Level
- Two-Story
- Chalet
- Cabins
- Cottages

You can choose from a wide range of standard features, fixtures, colors, and finishes or select from hundreds of custom options - from cabinets to flooring to windows to counter tops to ceilings to trim to fireplaces, and more.

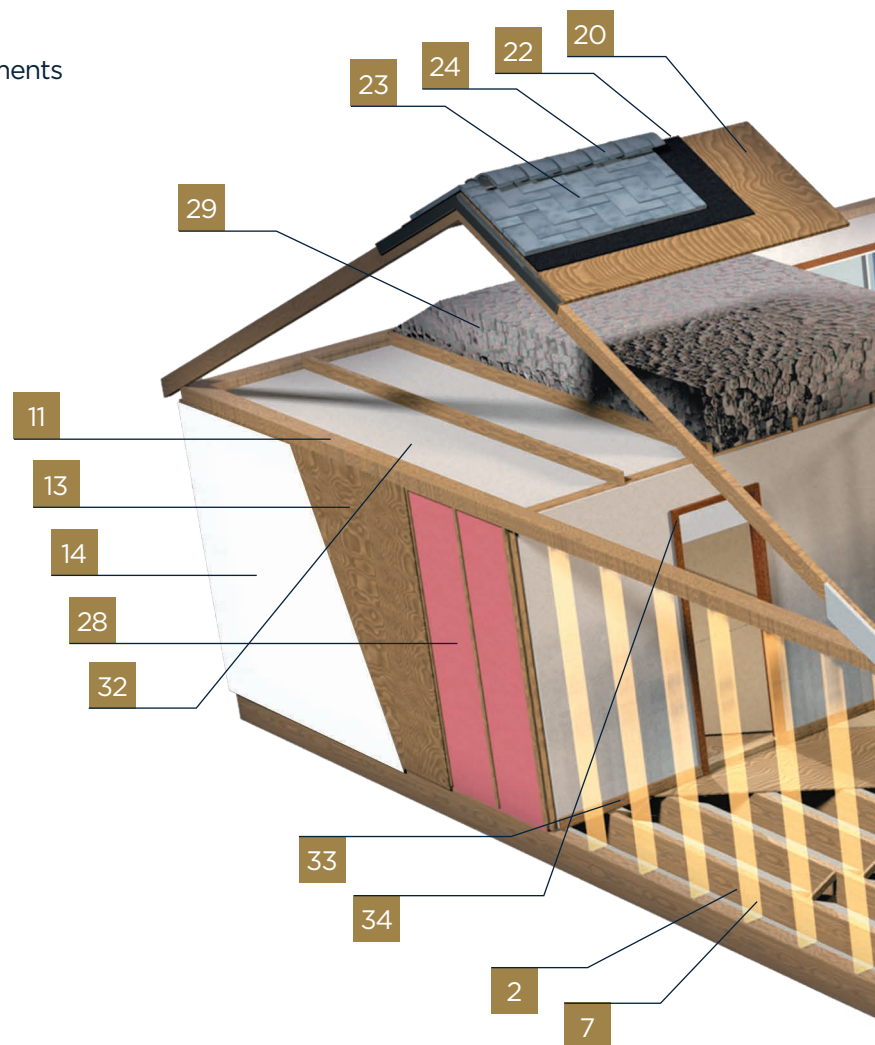
If all of these choices seem a little overwhelming, trust that we've teamed up with the best builders and dealers in the upper Midwest to help you make your ideas come to life. They will skillfully guide you through the design process, working with you to select every feature, fixture and finish. And while our expert craftsman begin building your home in our climate-controlled factory, your builder will be preparing your lot and foundation, waiting for delivery of your home to finish on-site.

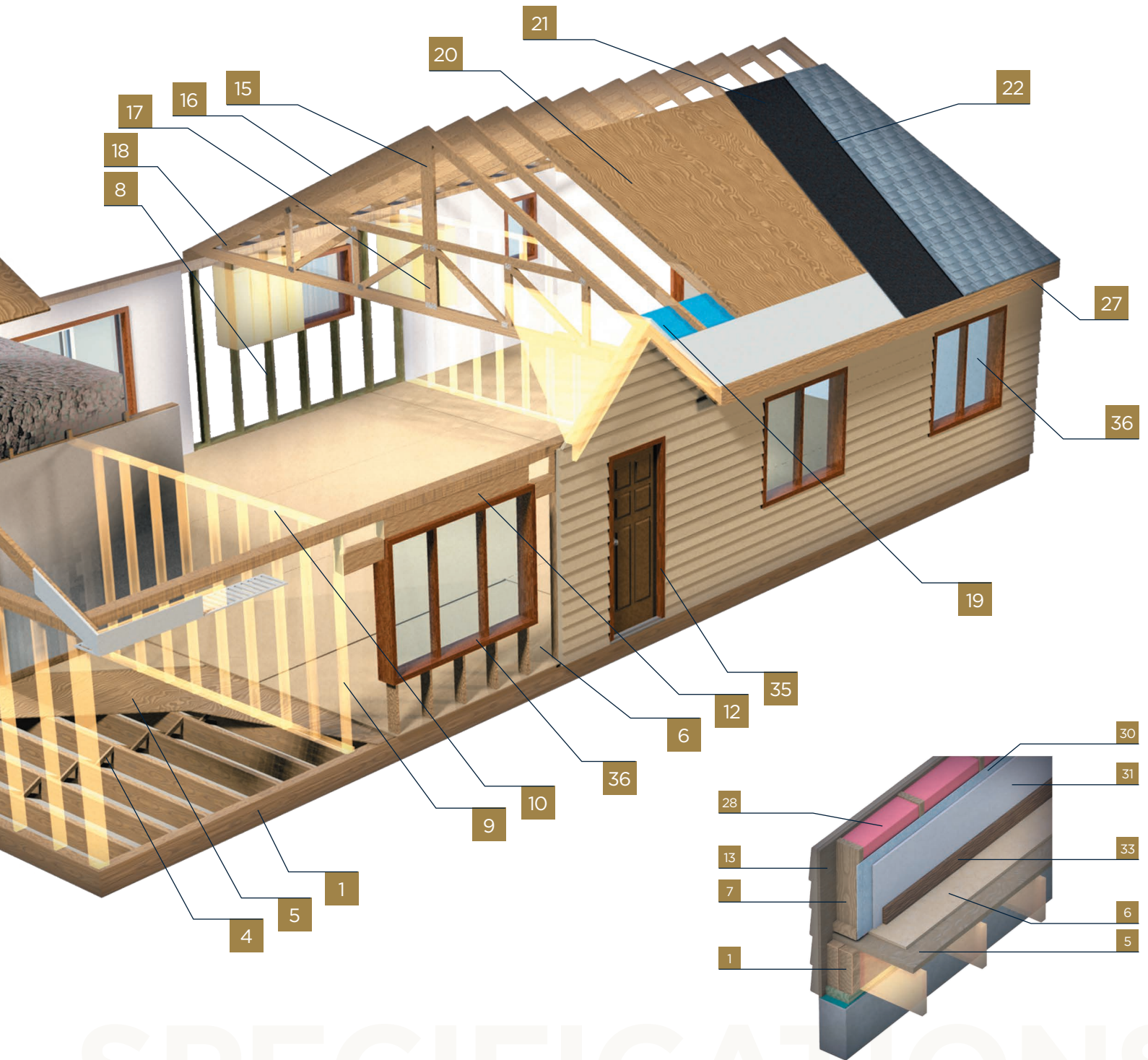
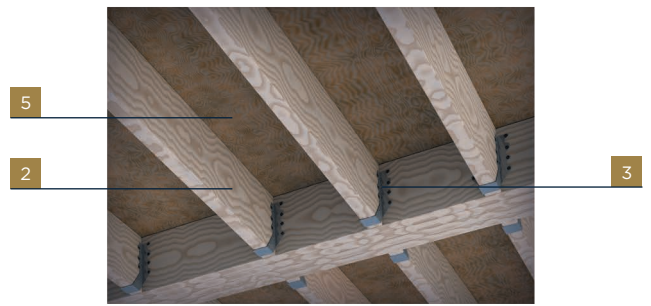
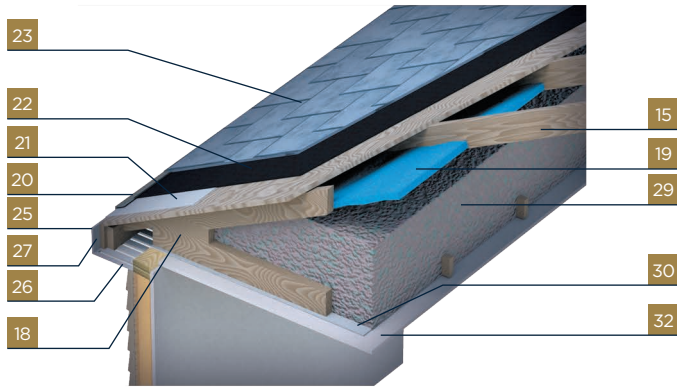
You're welcome to tour our quality model homes and our factory in Detroit Lakes, MN to discover all the possibilities and feel confident you've made the right decision in choosing Dynamic Homes.

SPECIFICATIONS

Standard Construction Specifications

1. Double Rim Joists On Long Sides, LVLs where specified
2. 2x10 Floor Joists @ 16" O.C.
3. Joist Hangers
4. Wood Cross Bridging Between Floor Joists
5. 7/16" OSB Sub-floor (glued & stapled)
6. 1/2" Plywood Underlayment Throughout (glued & stapled)
7. 2x6 Exterior Walls @ 16" O.C.
8. Engineered Studs in Kitchen and Vanity Walls
9. 2x4 Interior Walls @ 16" O.C.
10. 8' Interior Wall and Ceiling Height
11. 2x6 Double Top Plate
12. 2x10 Blocking for Curtain Rods and Window Treatments
13. 7/16" O.S.B. Exterior Sheathing (glued & stapled)
14. House Wrap (Wind Barrier)
15. Engineered 2x4 or Better Trusses @ 24" O.C.
16. 6/12 Roof Pitch
17. Unique Engineered Roof System
18. Energy Heel
19. Air Baffle Between Each Truss
20. 7/16" O.S.B. Roof Sheathing with H Clips
21. Ice and Water Shield
22. Synthetic Shingle Underlayment
23. 30 Year Architectural Asphalt Shingles
24. Shingled-Over Ridge Vent
25. Style D Aluminum Roof Edge
26. Maintenance Free Vented Aluminum Soffit
27. Maintenance Free 8" Wood Grain Aluminum Fascia with Sub Fascia
28. Fiberglass R-21 Exterior Wall Insulation
29. R-55 Blown Cellulose Insulation
30. 4 mil Poly Vapor Barrier On Walls And Ceilings
31. 1/2" Drywall On Interior Walls
32. 5/8" Drywall On Ceilings
33. 3 1/4" Pre-finished Solid Oak Colonial Base
34. 2 1/4" Pre-finished Solid Oak Colonial Door Trim and Window Casing
35. Maintenance-Free Extruded Aluminum Clad Door Frame with Steel Door
36. Energy Star Certified Thermo-Tech Vinyl Casement Windows with Low E Argon Glass





SPECIFICATIONS

FEATURES

Standard

floor construction

- 2x10 floor joists @ 16" OC
- 1x3 pine cross bridging
- 7/16" OSB sub floor (glued & stapled)
- 1/2" plywood underlayment
- Steel jack posts where specified
- Double 2x10 rim joists
- LVL per plan

exterior wall construction

- 2x6 exterior wall studs @ 16" OC
- 7/16" OSB exterior wall sheathing (glued & stapled)
- 6" R-21 fiberglass insulation
- 4 mil poly vapor barrier
- 1/2" drywall
- House wrap
- 2x6 double top plate
- Engineered 2x6 studs in exterior kitchen walls
- 2x10 window treatment blocking
- 8' ceiling height

interior wall construction

- 2x4 interior wall studs @ 16" OC
- 1/2" gypsum wall board (each side)
- Engineered 2x4 or 2x6 studs in interior walls at pocket door and cabinet locations

roof construction

- 6/12, 2x4 engineered truss rafters @ 24" OC
- 14" roof overhang
- 5/8" gypsum ceiling board
- 4 mil poly vapor barrier
- R-55 blown cellulose ceiling insulation
- 7/16" OSB roof sheathing with H clips
- Ice and water shield per code
- Synthetic roofing underlayment
- 30 year architectural asphalt shingles
- Ridge vent with ridge tabs

exterior finishes

- Vented aluminum soffit and 8" woodgrain aluminum fascia (Rollex®)

exterior doors & windows

- 6-panel insulated metal doors with extruded aluminum - clad exterior frames and lowered thresholds (Bayer Built®)
- Plymouth exterior locksets with deadbolts in choice of color (Schlage®)
- Energy Star rated vinyl Casement windows with Low-E Argon filled insulated glass (Thermo-Tech®)

interior finishes

- Pre-finished flush hollow core oak doors
- Plymouth interior locksets in choice of color (Schlage)
- 3-hinge interior doors in choice of color
- Pre-finished 3-1/4" solid Oak baseboard (colonial)
- Pre-finished 2-1/4" solid Oak door casing (colonial)
- Primed off-white light splatter wall finish
- Primed off-white splatter ceiling finish
- Vinyl window jambs

interior specialties

- Oak kitchen & bath cabinets with plywood drawers (SWI)
- Dovetail drawer construction
- Soft close drawers and doors
- Plywood finished Ends
- 34 1/2" tall vanities
- Corian vanity tops - bathroom
- Laminate counter tops - kitchen (Wilsonart®)
- Chrome paper holders and towel bars in baths (Moen®)
- Ventilated closet shelving
- Plate glass vanity mirrors

plumbing

- White china stools
- White one piece fiberglass bath and shower bays
- 8" deep stainless steel kitchen sink
- PVC vent and waste pipes
- Copper water lines with shutoff valves at each fixture
- Chrome single-lever kitchen and bathroom faucets (Moen®)
- Integrated Corian lav sink and top

electrical systems

- 200 amp panel box with breakers shipped loose and installed onsite
- GFI/ARC receptacles & breakers (as required per code)
- Disk light above kitchen sink
- TV and Phone jacks
- Cat 6 E wire and RG6 coaxial
- Smoke detectors and carbon monoxide detector with battery backup
- Ducted range hood (Broan®)
- Door chime and push button doorbell

ventilation systems

- Bath fans ducted through roof (Broan®)
- Laundry hook ups and venting in wall (when applicable on plan)
- 3" PVC - passive radon vent

Specifications are subject to change
- consult your Dynamic Homes Dealer.

FEATURES

Custom

entry door system

- Strong, energy-efficient 6-panel steel insulated exterior doors with extruded clad frames
- Smooth & woodgrain fiberglass also available
- Choice of slab styles & decorative glass options
- Beautifully finished, strong, secure locksets

energy-efficient windows

- High-Performance, Energy-efficient Low-E glass with Argon
- Add even more style with optional grills
- Triple pane optional
- Casement, single & double hung, slider window options

maintenance-free exterior

- Maintenance-free, high-impact vinyl siding
- LP siding
- Enamel-baked aluminum soffit & fascia
- Maintenance-free, vinyl casement windows
- Maintenance-free, extruded aluminum clad doorframe
- 30-year warranty architectural asphalt shingles

site-built features

- Porches
- Deck

warm & inviting kitchens

- Many faucet options available
- Desk options available
- Built-In corner pantry available
- Rollout trays, organizers & spice racks
- Kitchen Island
- Breakfast bar
- Drop zones

attractive, durable kitchen countertops

- Post-formed rolled countertops
- Corian solid surface tops & Quartz tops

roomy kitchen cabinets

- Numerous crown molding options available
- Cabinet upgrades in a variety of woods, styles & finishes

stylish, high-quality floor coverings

- Variety of carpet, plank & vinyl options

custom open ceilings

- Splatter finish
- Vaulted & tray designs
- Dormers & inverted vaults available
- Optional 9' height
- Tongue-and-groove, shiplap ceiling options

bathroom amenities

- Quartz tops (optional)
- Wide variety of fixture options
- Plate glass vanity mirrors
- Many tub/shower choices, including Whirlpool tubs
- Choose your lavatory & stool colors (white standard)
- Ducted fans
- Tile showers

walls & trim

- Splatter wall finish
- Bullnose (rounded) corners optional
- 1/2" drywall
- Pre-finished Oak doors with solid Oak colonial trim
- Pre-finished solid Oak base & casing
- Variety of other wood species & trim profiles
- Shiplap or T & G options

universal design options

- 3'-0 doors throughout (32" min. clear opening)
- Accessible clearance (5' turning radiuses & 30"x48" movable areas)
- Wider Hallways
- Installed grab bars or blocking for future grab bars
- Universal cabinets & toe kicks
- Lower upper cabinets for reachability
- Accessible tubs
- Roll-in showers
- Roll-under vanities
- Shower bar
- Lever handles & locks
- Open workstations in kitchen
- Handicap stools
- Insulated pipes in open plumbing areas
- Commercial carpet pad and carpet for maneuverability
- Low profile thresholds

Specifications are subject to change
- consult your Dynamic Homes Dealer.



STYLES

Building Styles

When it comes to building a home with Dynamic, it's your style, and your plan.

You'll work with your local Dynamic Homes Authorized Independent Builder/Dealer to design your perfect home, choosing from one of our many home styles and floor plans - or we can work from your own plan. The choice is yours.

Dynamic offers a variety of building styles you can select from or draw inspiration from to create a home that is totally unique to you.



Rambler



Split Entry



Split Level



Two Story



Chalet



Cottage



Cabin

Browse through this custom planning guide or visit our website at www.DynamicHomes.com to view hundreds of floor plans and see examples of finished homes to help you get started.

If you haven't selected your Dynamic Homes Authorized Independent Builder yet, visit our website and we'll help you find a trusted builder near you.

RAMBLER



Abby

Model: 2RM2838

Dimensions: 28' x 38'
Square Footage: 1,064

Bedrooms: 2

Baths: 1





Kensington

Model: 2RM2844

Dimensions: 28' x 44'

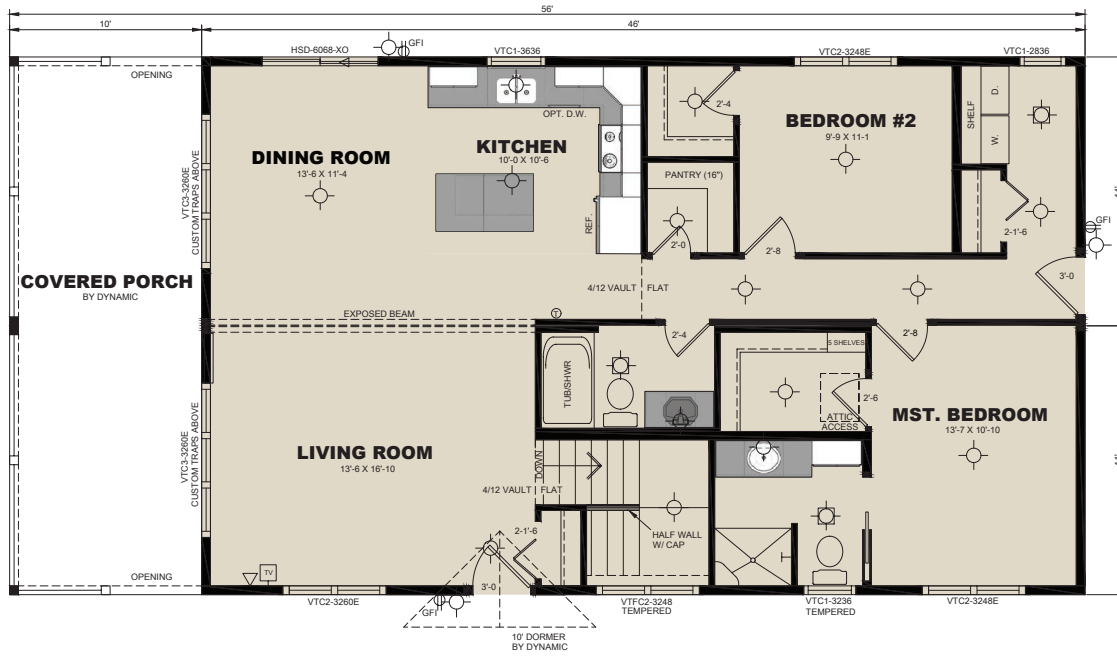
Square Footage: 1,232

Bedrooms: 2

Baths: 2



RAMBLER



Little Pine

Model: 2RM2846PC

Dimensions: 28' x 46' w/ 10' Porch

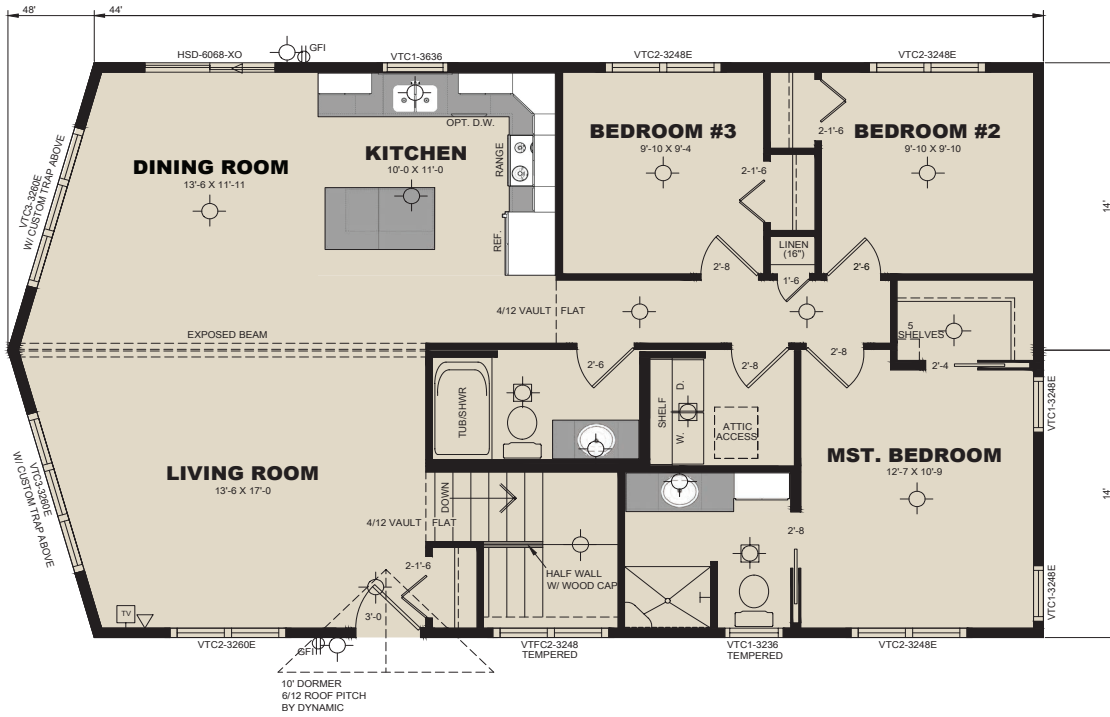
Square Footage: 1,288

Bedrooms: 2

Baths: 2



RAMBLER



Big Pine

Model: 3PFRM2848PC
Dimensions: 28' x 48'
Square Footage: 1,288
Bedrooms: 3
Baths: 2



RAMBLER



Cedar Hill

Model: 3RM2848

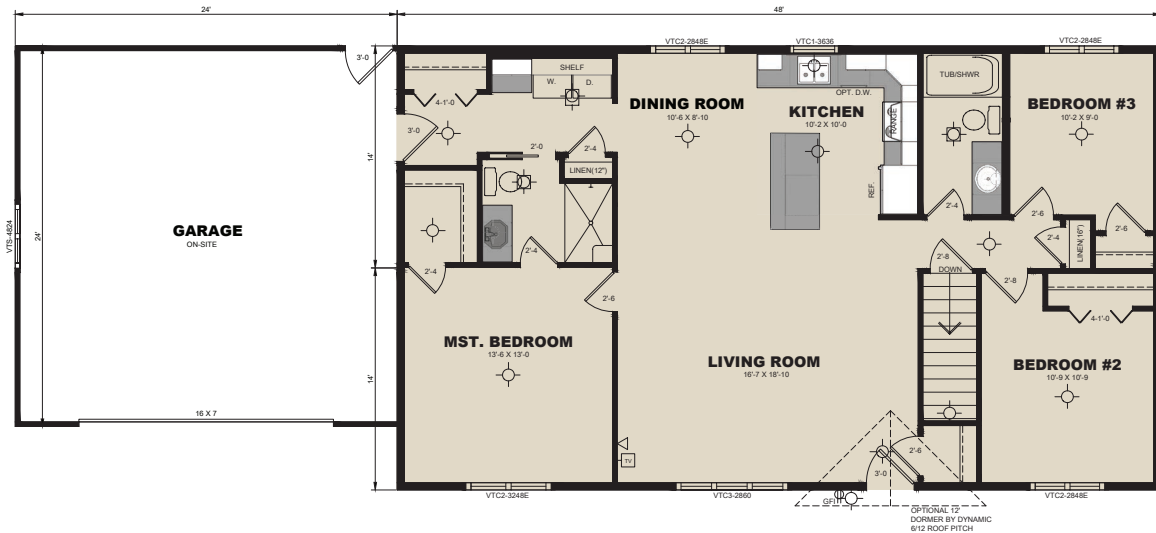
Dimensions: 28' x 48'
Square Footage: 1,344

Bedrooms: 3

Baths: 2



RAMBLER



Lawrence

Model: 3RM2848

Dimensions: 28' x 48'

Square Footage: 1,344

Bedrooms: 3

Baths: 2



RAMBLER



Balsam Ridge

Model: 3PFRM2854PC

Dimensions: 28' x 54'
Square Footage: 1,512

Bedrooms: 3
Baths: 2





Becker

Model: 3RM2854

Dimensions: 28' x 54'

Square Footage: 1,512

Bedrooms: 3

Baths: 2

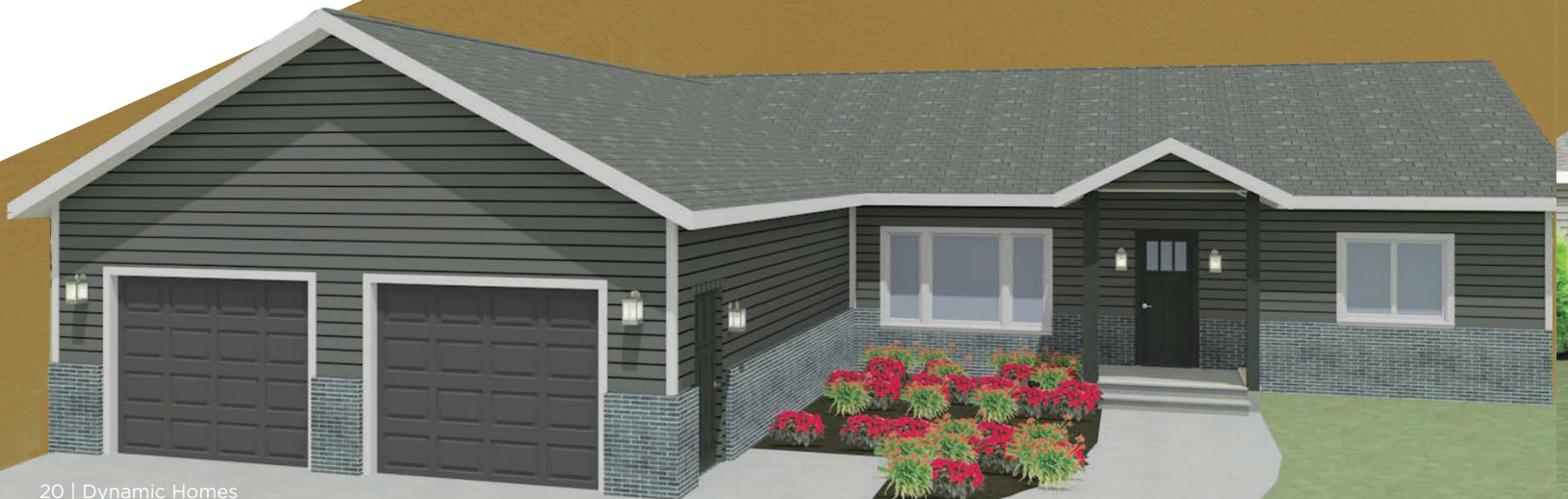


RAMBLER

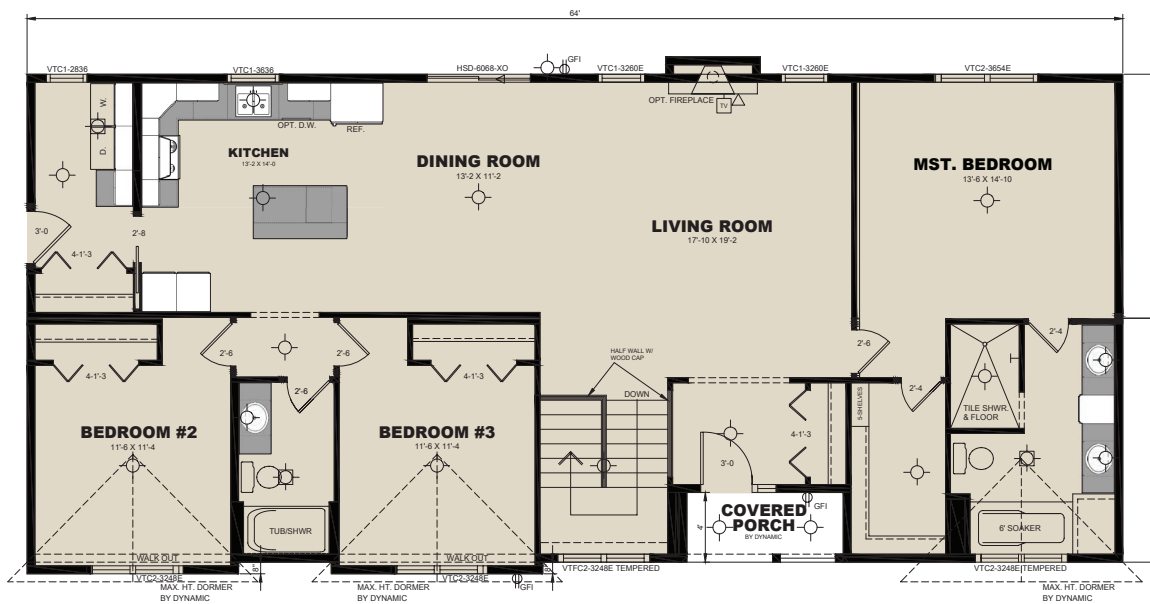


Dunvilla

Model: 3RM2854
 Dimensions: 28' x 54'
 Square Footage: 1,512
 Bedrooms: 3
 Baths: 2



RAMBLER



Summit

Model: 3RM2864

Dimensions: 28' x 64'

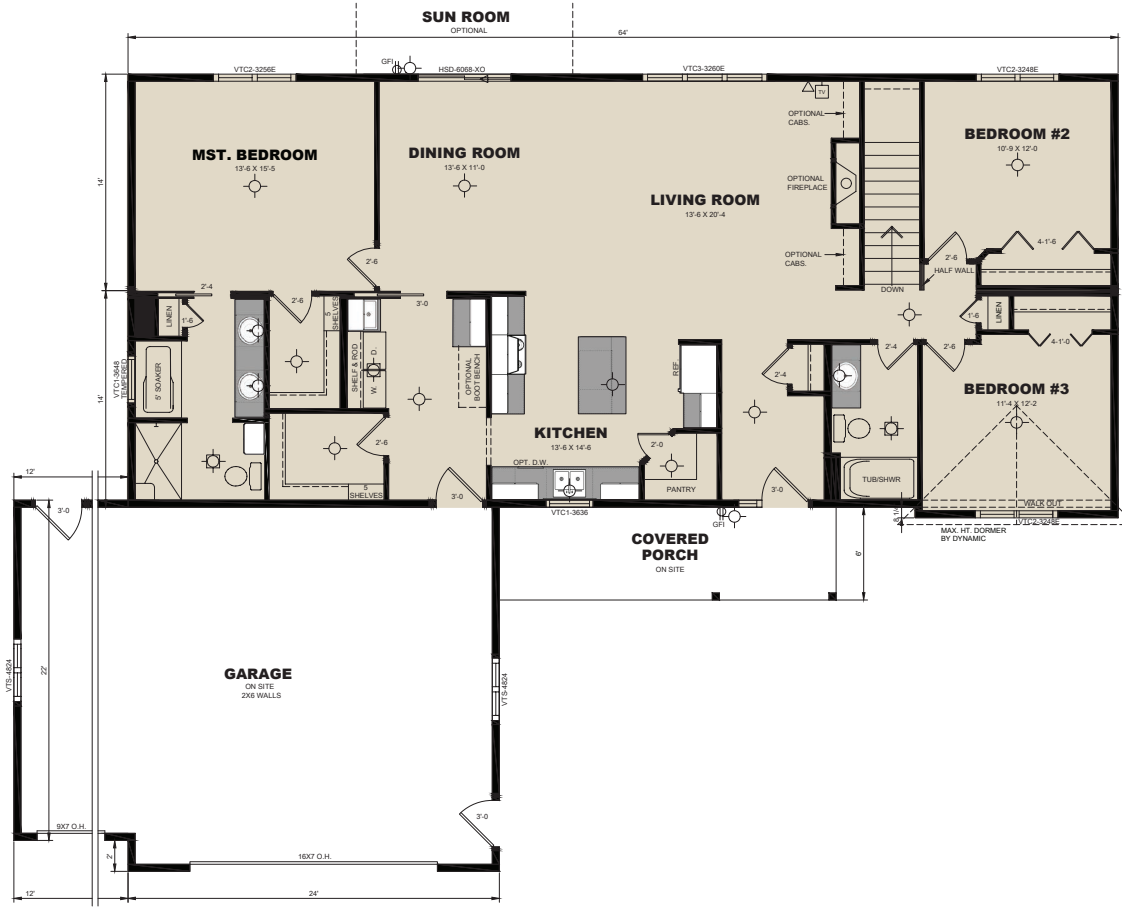
Square Footage: 1,792

Bedrooms: 3

Baths: 2



RAMBLER



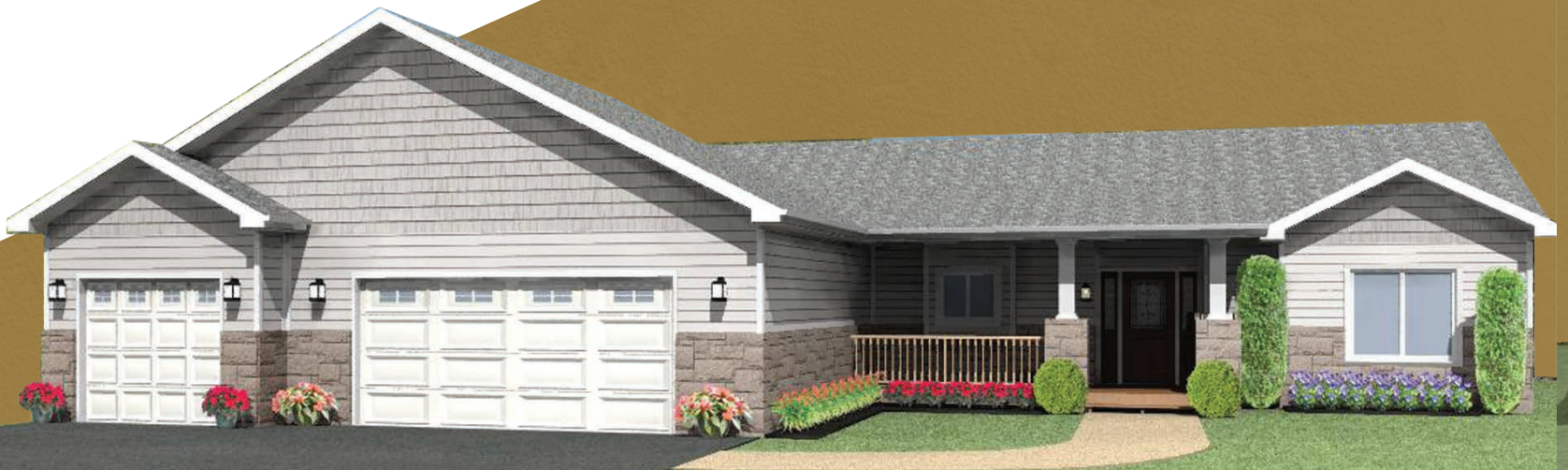
Riverwood

Model: 3RM2864

Dimensions: 28' x 64'
Square Footage: 1,792

Bedrooms: 3

Baths: 2



RAMBLER



Detroit

Model: 4RM2854/1430

Dimensions: 28' x 54'/14' x 30'

Square Footage: 1,911

Bedrooms: 4

Baths: 2



RAMBLER



Eastwick

Model: 4RM2860/1420
Dimensions: 28' x 60'14" x 20'
Square Footage: 1,960
Bedrooms: 4
Baths: 2



KITCHENS

Create Your **Perfect Kitchen**

Dynamic Homes has a variety of features to help you custom design the kitchen of your dreams... whether it's warm and inviting, sleek and modern, or something in between. Choose from:

quality cabinets

- Available in a variety of Woods, Styles and Finishes
- A variety of Crown Molding Options available
- Kitchen Island options
- Breakfast Bar options
- Drop Zones

durable & stylish countertops

- Post-Formed Rolled Countertops
- A variety of Corian® Solid Surface Top and Quartz Top options

fixtures & **unique features**

- Many faucet options available, including Moen®
- Built-in Corner Pantries
- Rollout Trays, Organizers & Spice Racks
- Custom Desk Options



SPLIT-ENTRY



Westwind

Model: 2SE2844

Dimensions: 28' x 44'
 Square Footage: 1,232

Bedrooms: 2
 Baths: 2



SPLIT-LEVEL

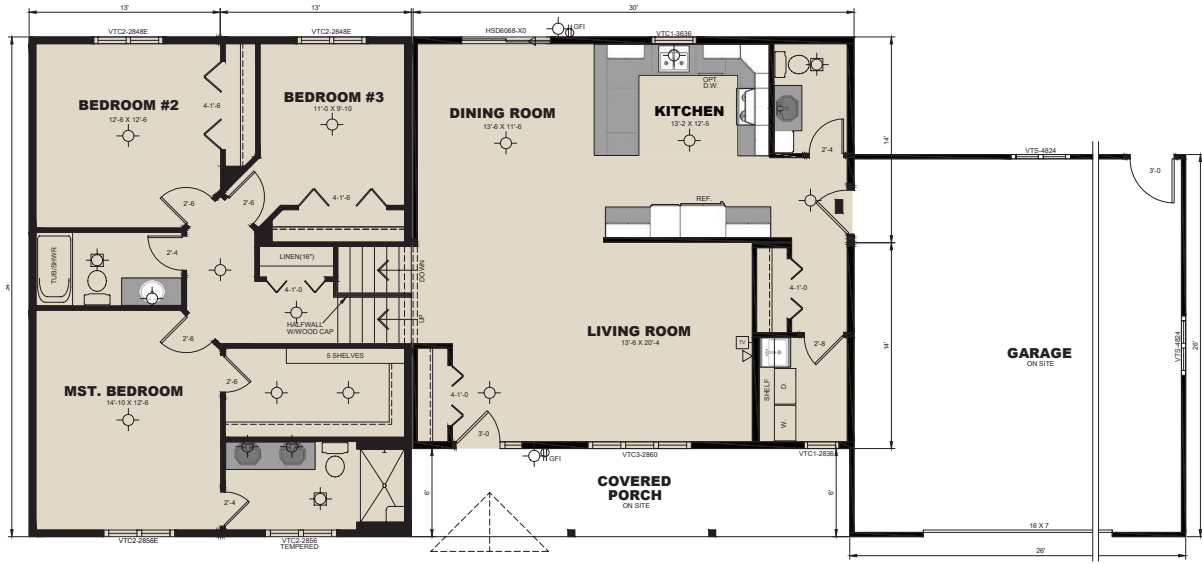


Heartwood

Model: 3SL2826/2634
 Dimensions: 28' x 26'/26' x 34'
 Square Footage: 1,612
 Bedrooms: 3
 Baths: 2



SPLIT-LEVEL



St. Anthony

Model: 3SL2830/2634
Dimensions: 28' x 30'/26' x 34'
Square Footage: 1,724
Bedrooms: 3
Baths: 2.5



DOORS & WINDOWS

Let Your **Style Shine** Through.

Dynamic Homes has a variety of doors and windows to help you showcase your unique style while providing security and energy efficiency. You can choose from:

entry door systems

- Strong, energy-efficient 6-panel steel insulated exterior doors with extruded aluminum clad frames
- Also available in smooth and woodgrain fiberglass options
- A variety of slab styles & decorative glass options
- A selection of beautifully finished, strong and secure locksets



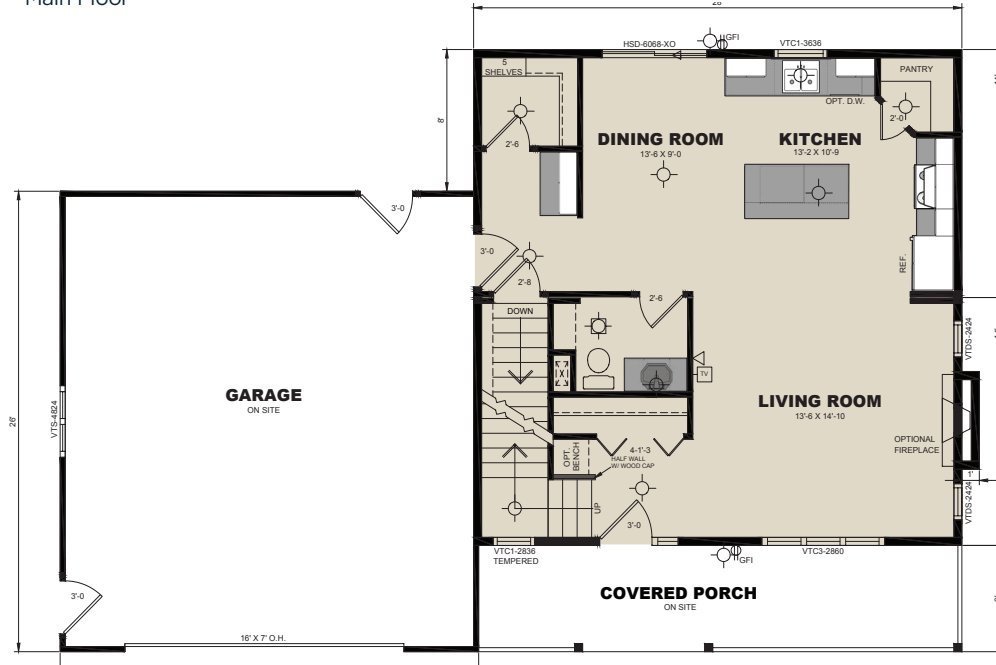
beautiful, energy-efficient windows

- Enjoy four seasons of comfort with Energy-Star Thermo-Tech vinyl casement windows
- Or chose high-performance, energy-efficient Lo-E glass with Argon
- Optional grills provide more style choices
- Triple pane available for increased energy-efficiency and noise reduction
- Multiple styles, custom shapes, and colors to accommodate your design preferences, your budget, and your lifestyle
- Double & single hung, casement, slider window options



TWO-STORY

Main Floor



Upper Level



Wentworth

Model: 3TS2828

Dimensions: 28' x 28'
Square Footage: 1,568

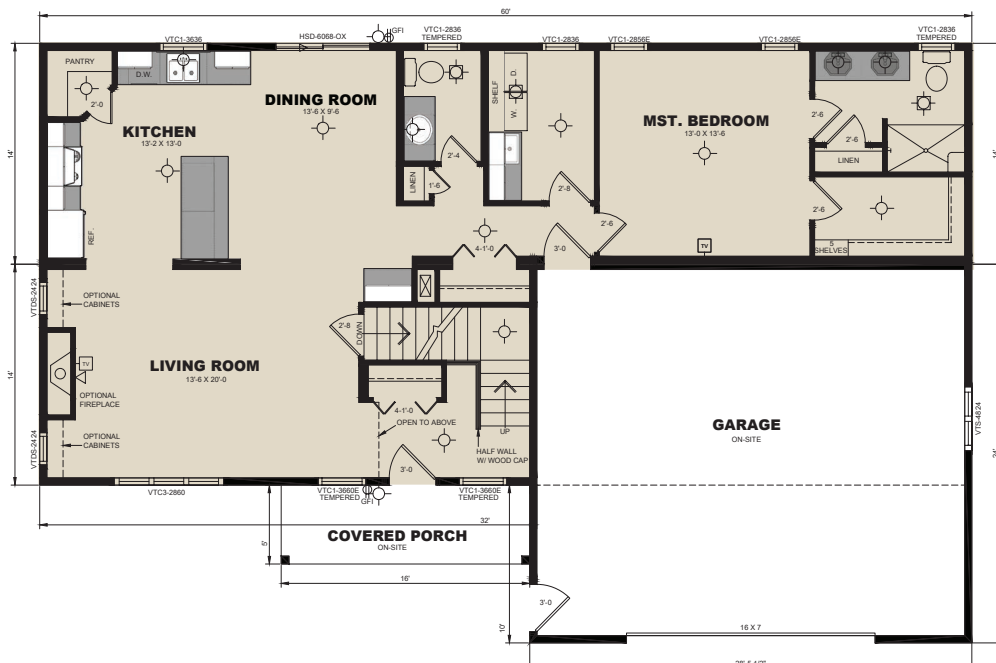
Bedrooms: 3

Baths: 2.5

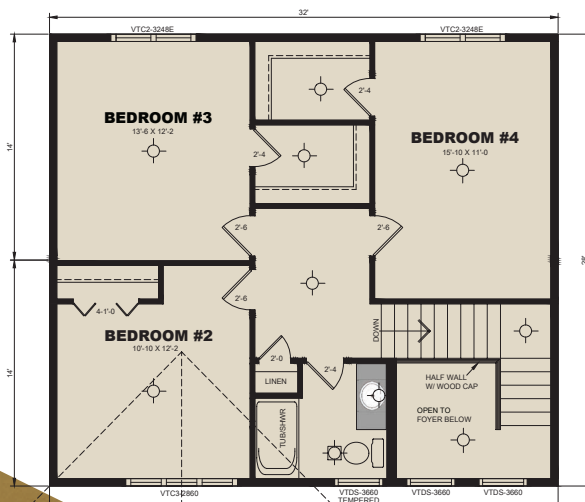


TWO-STORY

Main Floor



Upper Level



Belle Taine

Model: 4TS2860/2832
Dimensions: 28' x 60'/28' x 32'
Square Footage: 2,184
Bedrooms: 4
Baths: 2.5



FLOORING

Enhance Your Comfort with Lasting, Quality Floor Coverings

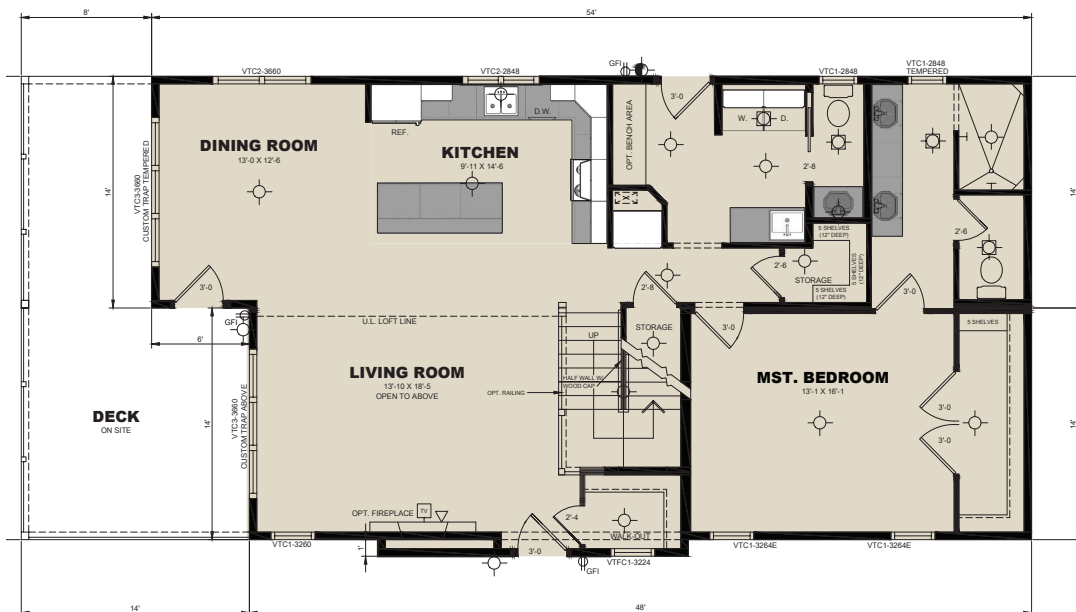
Dynamic Homes offers a wide range of quality, durable flooring options that fit your lifestyle, comfort and budget.

stylish & high-quality floor coverings

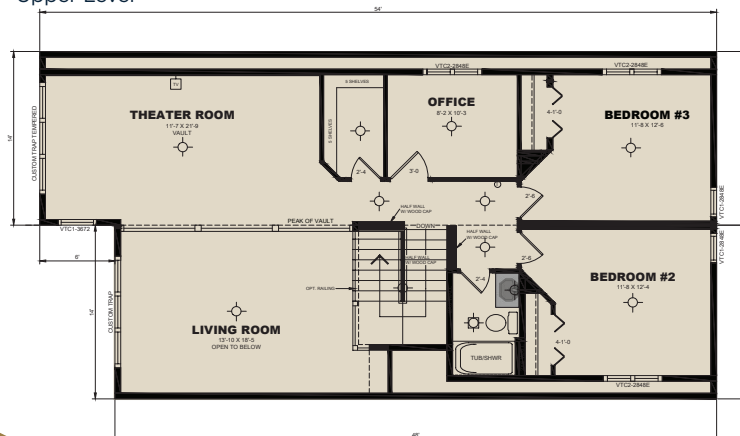
- Choose from carpet, luxury vinyl & waterproof, stain resistant and pet friendly plank flooring with tile & hardwood visuals minus the maintenance and expense of real hardwoods or tile
- Popular name brands such as Mohawk®, Shaw®, Mannington® & Congoleum®



Main Floor



Upper Level



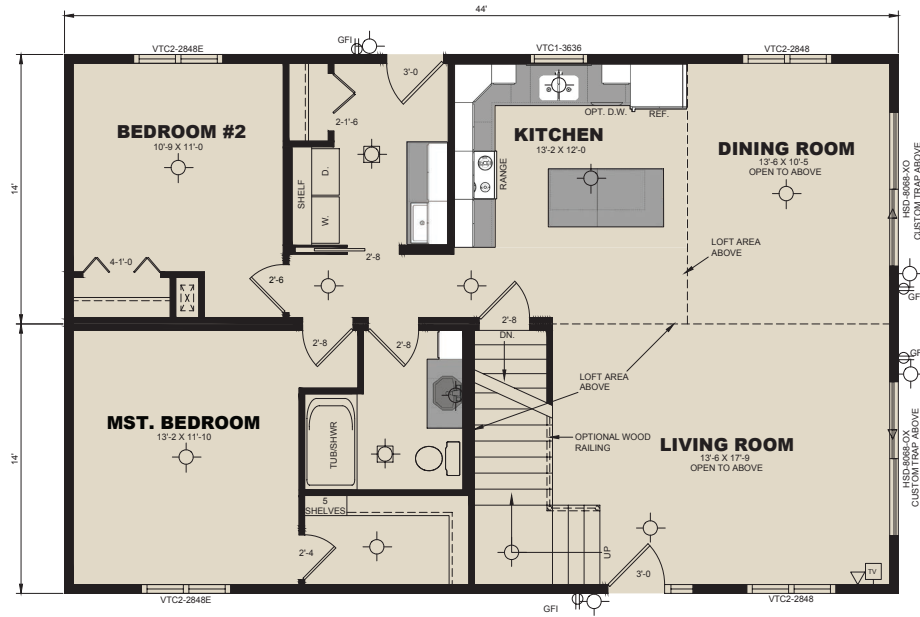
Ottertail

Model: 3TSCH2848/54
 Dimensions: 28' x 48'/54'
 Square Footage: 2,410
 Bedrooms: 3
 Baths: 2.5

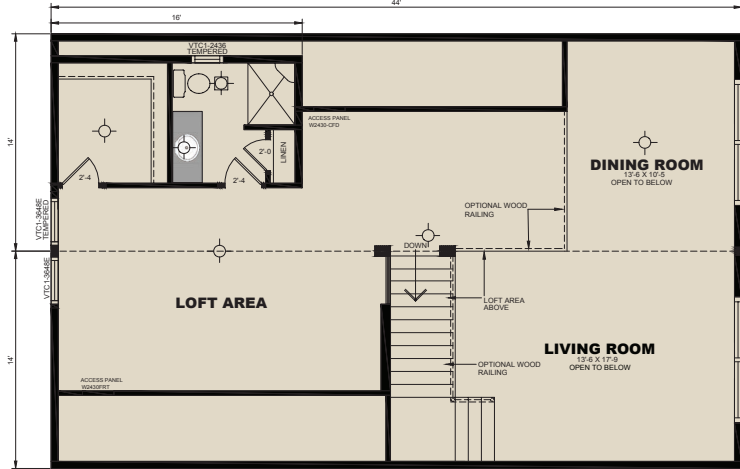


CHALET

Main Floor



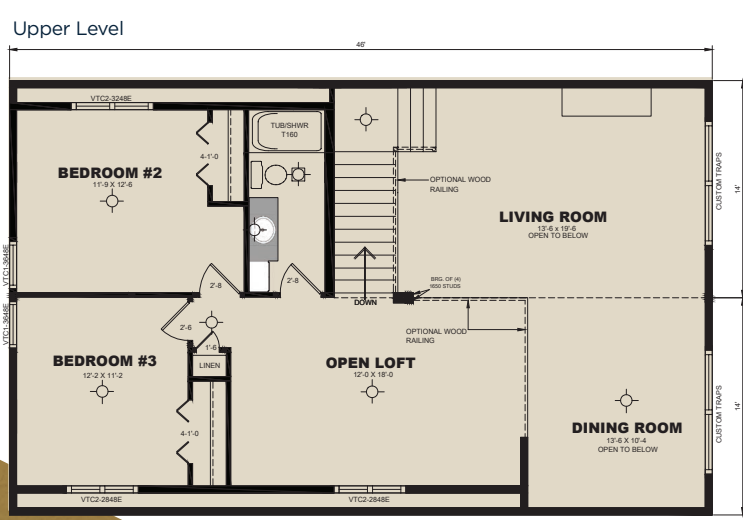
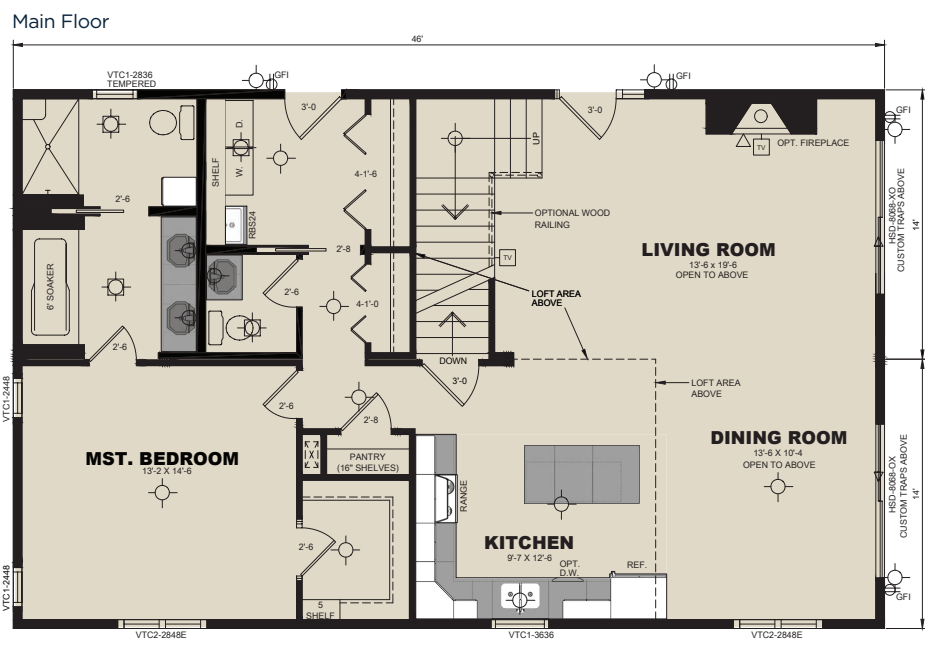
Upper Level



Afton
 Model: 3CH2844
 Dimensions: 28' x 44'
 Square Footage: 1,779
 Bedrooms: 2
 Baths: 2



CHALET



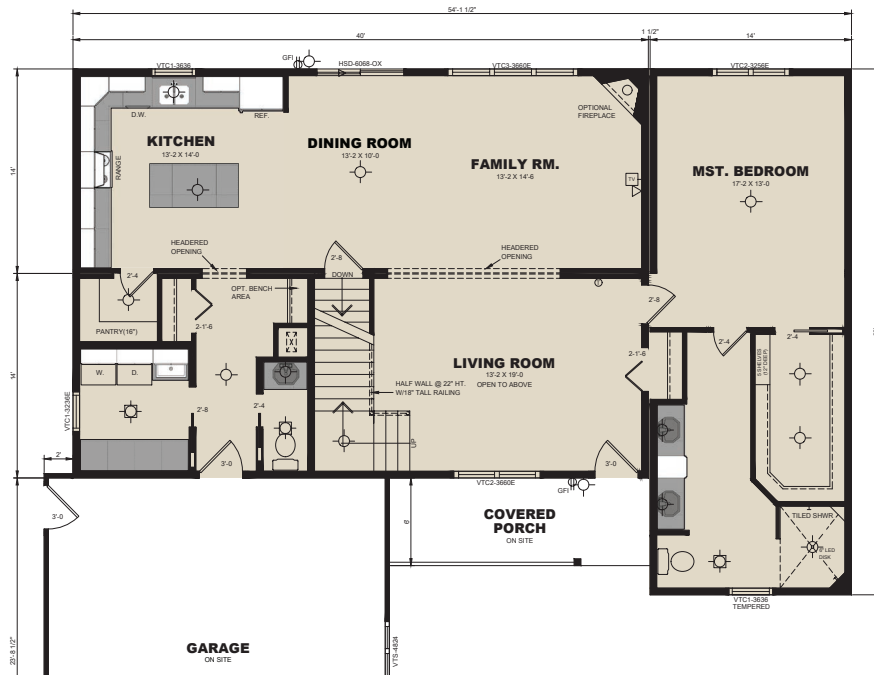
Hartford

Model: 3CH2846
 Dimensions: 28' x 46'
 Square Footage: 1,858
 Bedrooms: 3
 Baths: 2.5

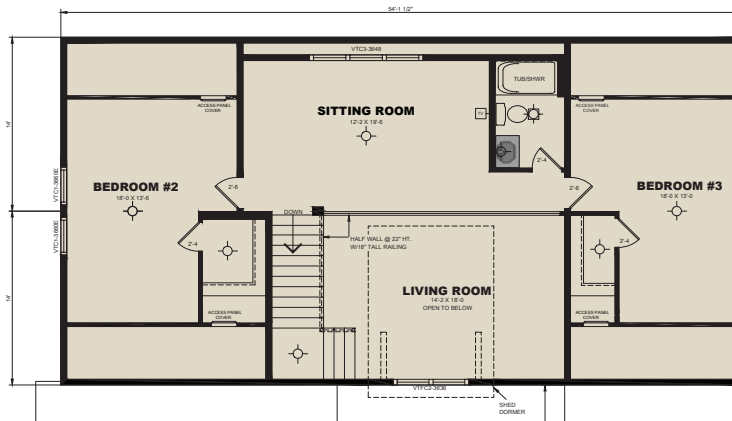


CHALET

Main Floor



Upper Level



Clearwater

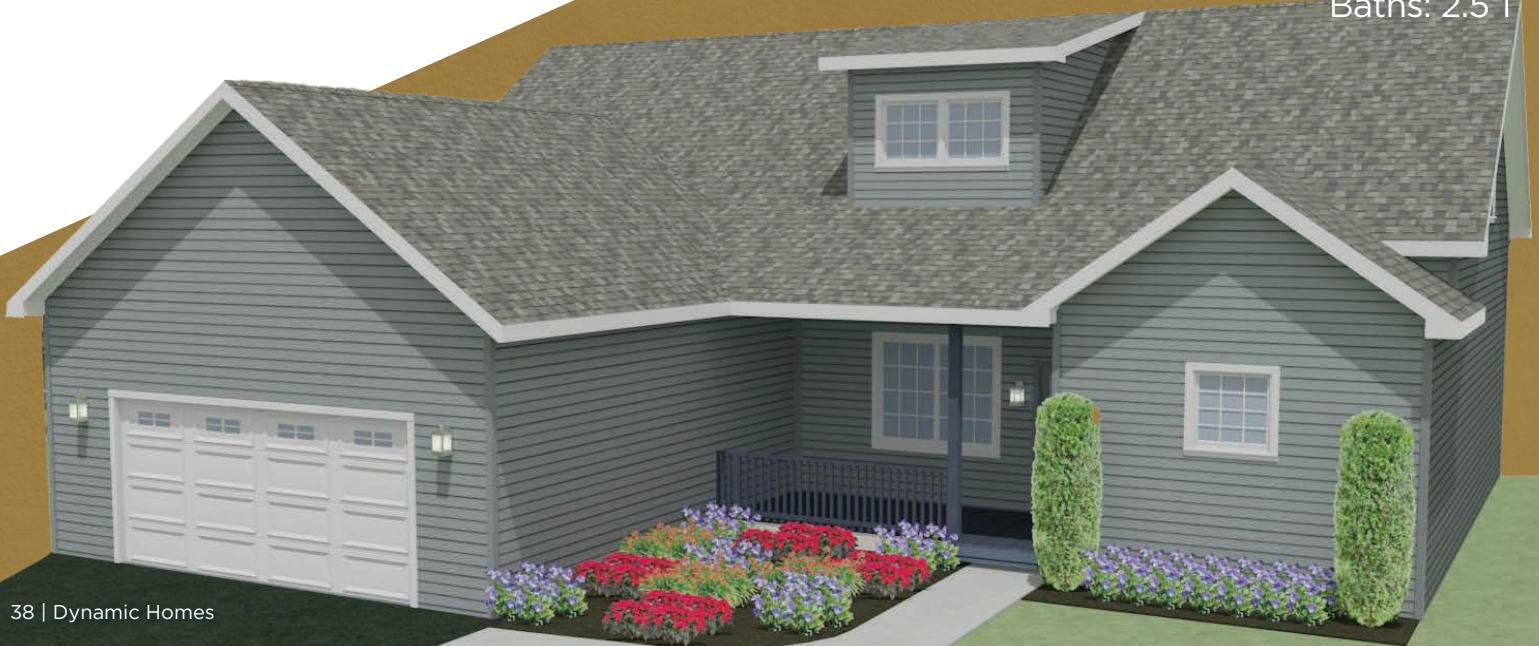
Model: 3CH2840/1436

Dimensions: 28' x 40'/14' x 36'

Square Footage: 2,508

Bedrooms: 3

Baths: 2.5



SIDING & ROOFS

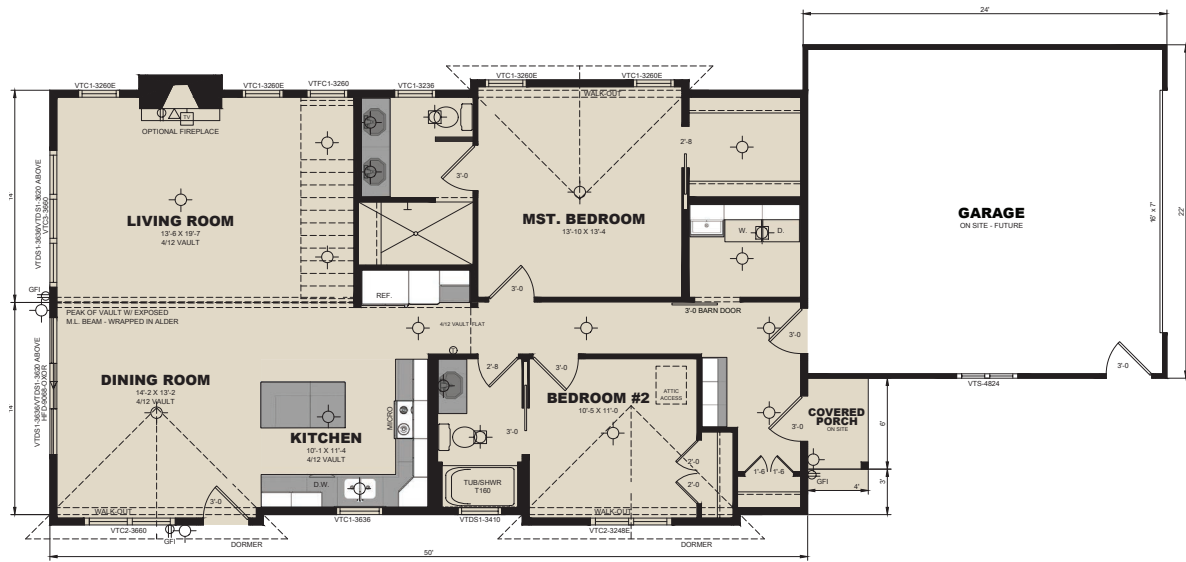
Protect Your Home with **Maintenance-Free, Weather-Resistant** Siding & Roofing

We believe that when you choose a Dynamic home, you're expecting quality workmanship and materials that last a long time. Our custom siding and roofing options do just that:

- Maintenance-free, high-impact vinyl you'll never have to paint
- LP siding options are engineered for durability and sustainability, as well as style
- Enamel-baked aluminum soffit and fascia options ensures rust-free and fade-free durability with low maintenance
- Asphalt Architectural Shingles are more durable and versatile with a 30 year warranty, plus they come in many different sizes and shapes



COTTAGE



Eagles Nest

Model: 2RM2850PC

Dimensions: 28' x 50'
Square Footage: 1,400

Bedrooms: 2
Baths: 2





Lake Haven

Model: 3RM2850

Dimensions: 28' x 50'

Square Footage: 1,400

Bedrooms: 3

Baths: 1.5



COTTAGE

Main Level



Rivers Bend

Model: 2RM2848

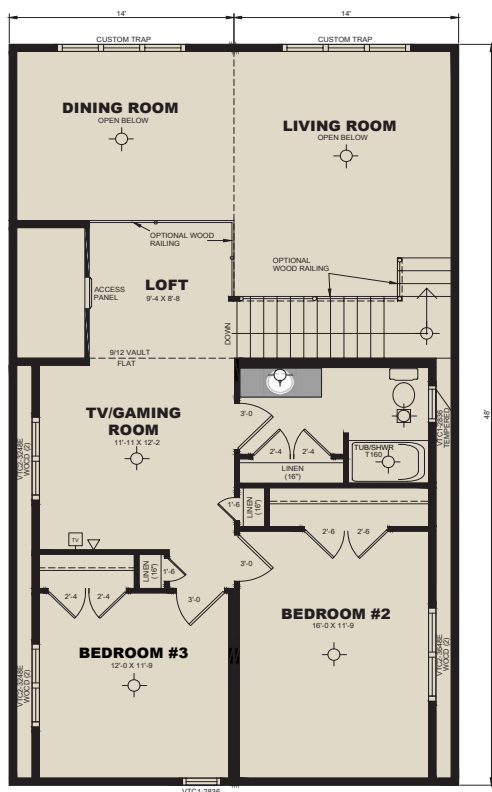
Dimensions: 28' x 48'
Square Footage: 1,344

Bedrooms: 2
Baths: 2



COTTAGE

Upper Level



Main Level



Ridge View

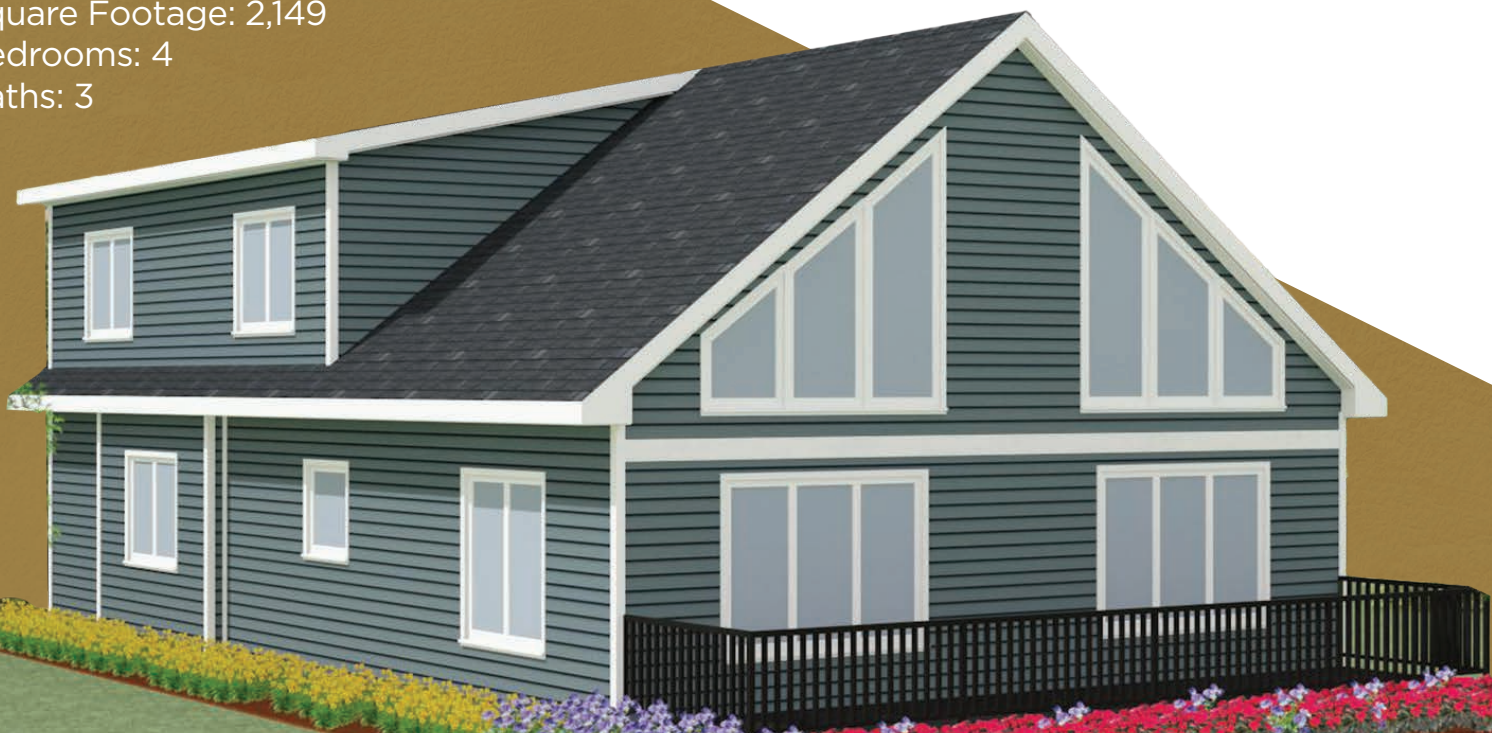
Model: 4CH2848

Dimensions: 28' x 48'

Square Footage: 2,149

Bedrooms: 4

Baths: 3

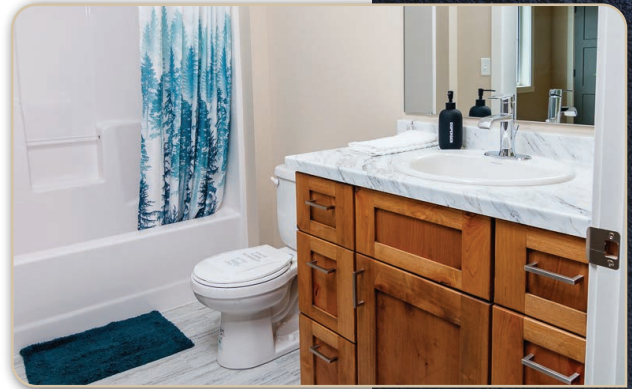


BATHROOMS

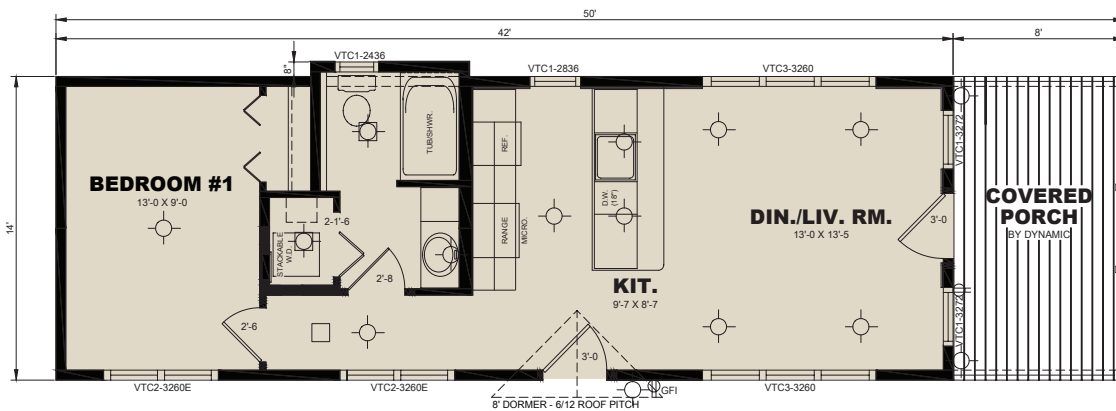
Design Your **Bathroom Oasis.**

Tailoring your bathroom to fit all your needs is easy with Dynamic Homes' many custom options:

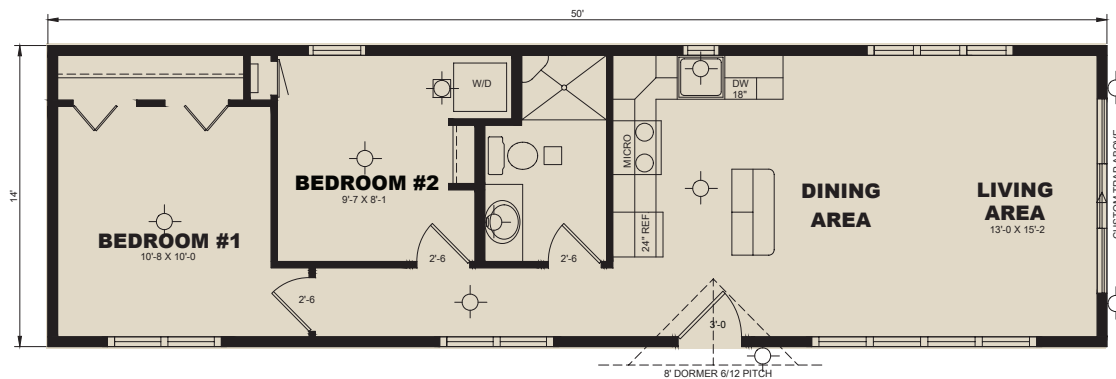
- Choose from our standard Corian® Solid Surface or Laminate vanity tops or optional Quartz tops
- A wide variety of designs for fixtures to match your style and taste
- Plate glass vanity mirrors
- White fiberglass comes standard for bath and shower with plenty of other bathtub/shower choices, including tile showers and whirlpool tubs
- Sink and stools color
 - White is standard
- Ducted Fans
- Universal design options include accessible tubs, roll-in showers, roll-under sinks and more



1-Bedroom Plan



2-Bedroom Plan



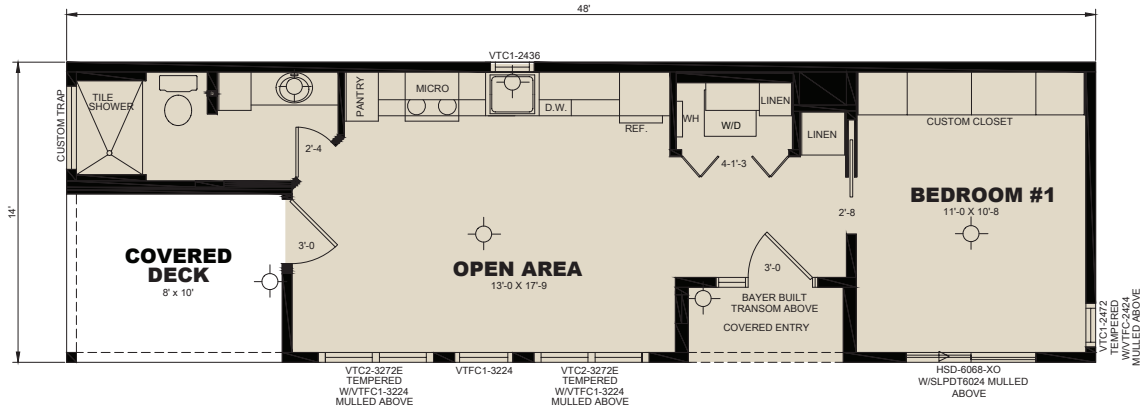
Wolfe

Model: 1RM1450
 Dimensions: 14' x 50'
 Square Footage: 700
 Bedrooms: 1/2
 Baths: 1



CABIN

Main Floor Plan



Optional 2nd Bedroom



Morgan

Model: 1RM1448

Dimensions: 14' x 48'
Square Footage: 672

Bedrooms: 1
Baths: 1

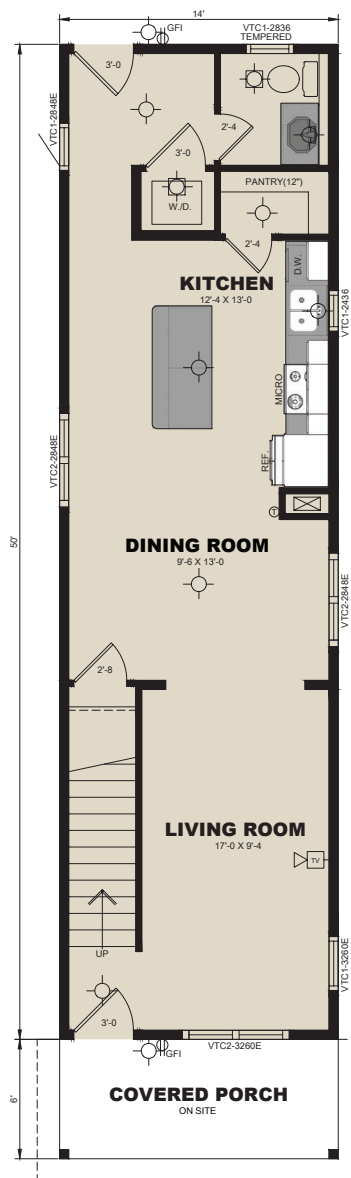


CABIN

Upper Level



Main Level



Longview

Model: 3TS1450

Dimensions: 14' x 50'

Square Footage: 1,400

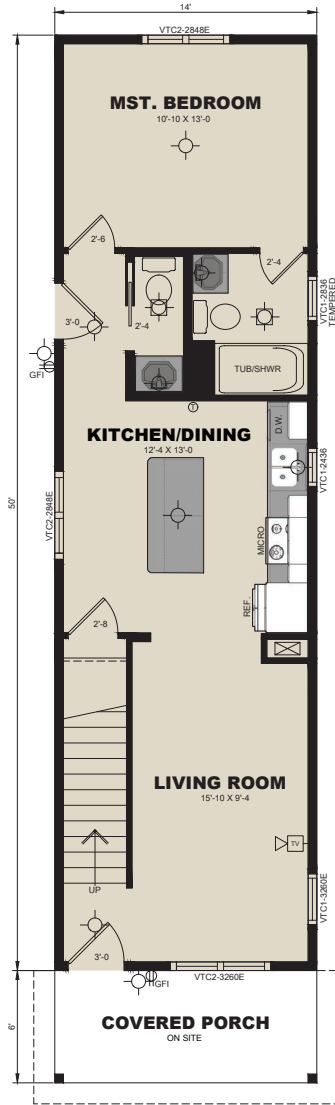
Bedrooms: 3

Baths: 2.5



CABIN

Main Level



Upper Level



Tree Top

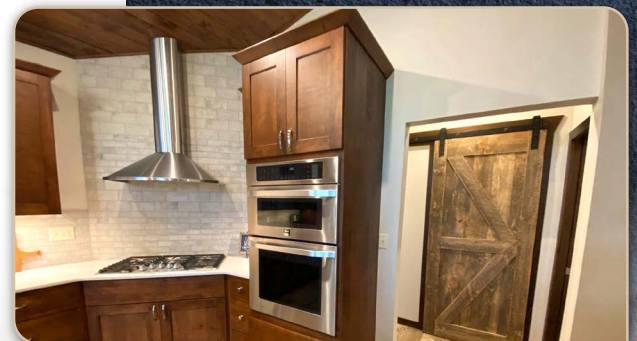
Model: 3TS1450
 Dimensions: 14' x 50'
 Square Footage: 1,400
 Bedrooms: 3
 Baths: 2.5

CUSTOM FEATURES

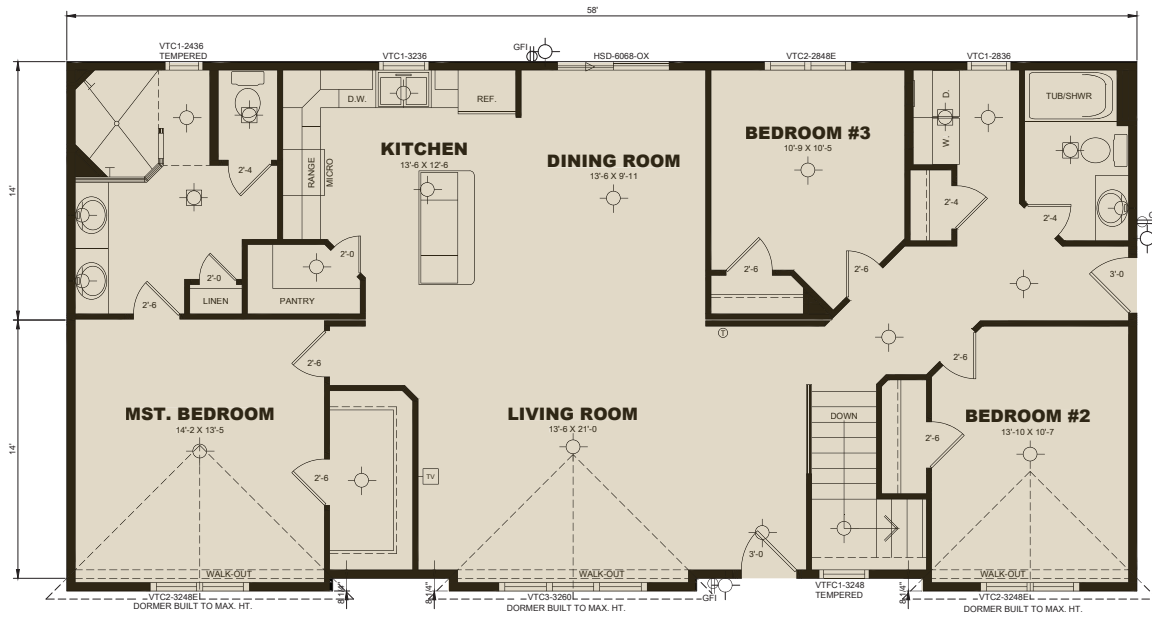
Your Home, **Your Way.**

When it comes to designing your home, Dynamic can customize just about everything to meet your needs:

- From vaulted and tray ceilings to pine tongue-and-groove to dormers to shiplap, the choice is yours
- Walls and trim in a variety of styles, woods and finish
- Custom fireplaces and mantles
- Porches
- Sunrooms
- Boot Benches



MISC.



Home Run

Model: 3RM2858

Dimensions: 28' x 58'
Square Footage: 1,624

Bedrooms: 3

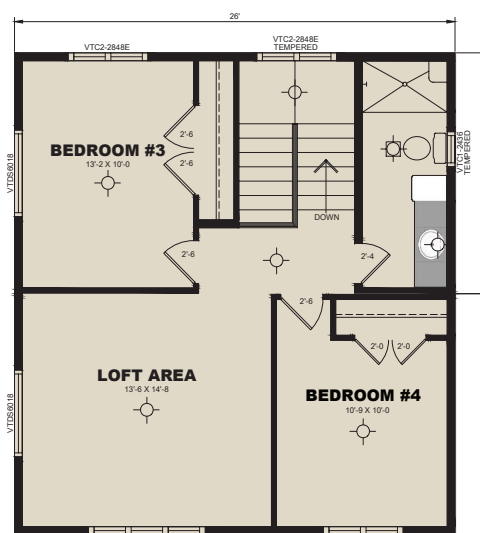
Baths: 2



Main Floor



Upper Level



Bellevue

Model: 4TS2852/26

Dimensions: 28' x 52'/26'

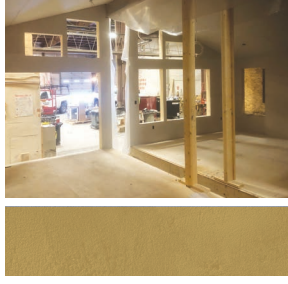
Square Footage: 2,184

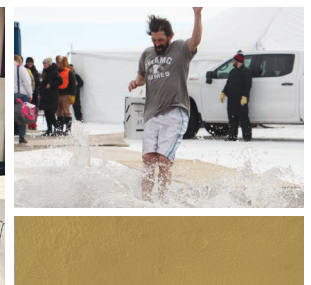
Bedrooms: 4

Baths: 2.5



OUR DYNAMIC FAMILY







BUILD DYNAMIC. BUILD FOR LIFE.

525 Roosevelt Ave. • Detroit Lakes, MN 56501

www.dynamichomes.com

