

# -Timber Frame Farmhouse-

## Old Tavern Road Weston, Vermont

### EXCAVATION

- Driveway-** to meet town specifications. Bank run gravel topped with crushed gravel
- Septic-** as per plan approved by State of VT and inspected by engineer for a 4 bedroom house.
- Well-** 500' deep, 1 GPM, Static Level 20' leaving 480' of adequate storage.  
Submersible Pump. Sediment Filter.
- Power-** Underground Service, 150 amp Meter Socket- grounded, Panel box with Breakers
- Propane-** 500 buried tank
- Foundation-** Backfilled with stone, compacted- prepped for floor, install radon prevention pipes and 6 mil plastic

### FOUNDATION

- Walls-** 8" thick concrete walls on footings for full foundation reinforced with #4 rebar.
- Waterproofing-** "Sprayguard" applied coating. 2" Foam Board- R10, Insulation installed on interior.
- Floor-** pads (footing) under uprights, poured floor with wire mesh and saw-cut expansion joints.
- Floor Drain-** in Utility room.
- Millwork-** Three insulated gliding basement windows
- Garage-** 4' frostwall with 2 floor drains, poured floor thickened at doorways.
- Porch-** Precast concrete piers for center post supports.
- Bulkhead-** Exterior entrance to basement: Gordon metal doors and removable interior stairs.

### CAP

- Sill-** 2" x 8" PT (pressure treated) on sill seal, caulked to foundation
- Carrier-** 9 1/2" Laminated Veneer Lumber LVL<sup>i</sup>
- Upright Supports-** PSL<sup>ii</sup> on PT blocks.
- Floor Joists-** 9 1/2" TJI (Truss Joists) and Rim Joists
- Subfloor-** 3/4" T & G (tongue and groove) Advan Tech ®<sup>iii</sup>

### TIMBER FRAME

*Designed using Historical Vermont Barn dimensions and joinery.  
Custom milled and planed for full dimension local Hemlock.  
Hand Mortise & Tenon Joinery with Chamfered edges on uprights and cross ties.  
All timbers hand sanded and sealed with natural sealer.  
(Bents run horizontally while floor joist run lengthwise with the building)*

**[www.VermontCountryBuilders.com](http://www.VermontCountryBuilders.com)**

- Pegs-** 1" hardwood (oak) pegs to connect and secure frame- No Nails
- Uprights and Top Plates-** 8" x 8", Cross Ties- 8" x 9" x 26' long
- Floor Joists-** 5" x 6" and 5" x 8", Knee Braces 4" x 5".

**Master Bedroom-** 8" x 8" hemlock collar ties.

**CONVENTIONAL FRAMING**

**Walls-** 2" x 6" kiln dried spruce 16" on center

**Floor Joists-** 9 1/2" TJI floor joists above beamed joists for mechanicals, 2" x 10" collar ties, 2" x 12" rafters

**Garage Carrier-** Steel I beam to eliminate upright posts

**Roofing-** 5/8" tongue & groove AdvanTech®, Top Guard [www.rooftopguard.com/en/home.html](http://www.rooftopguard.com/en/home.html),

Ice and water barrier [www.graceathome.com/pages/roofing.htm](http://www.graceathome.com/pages/roofing.htm) on porches, in valleys and drip edges

Cambridge "Driftwood" 30 yr Fiberglass architectural shingles, Color matched drip and valley flashing

**Venting-**Vented soffits and vented ridge (Gable vents decorative)

**Stresskin Panels<sup>iv</sup>-** 4 9/16" Foam Laminated Insulated Structural Panels Enveloping Timber Frame R25

4" Urethane insulation sandwiched between 2 layers of 1/2" particle board

Installed with long screws, splines in joints, holes plugged with spray foam.

**Porches-** PT Floor joists, flashing, Mahogany decking installed w/stainless nails, beadboard ceiling

**Sheathing-** 1/2" advantec on conventional framed walls

**Windbarrier-**tytar wrap with ice and water barrier in window sills.

**Siding and Trim-** Primed and pre-painted with Low Maintenance Primetech 650 Hemlock clapboards with

4" exposure, 1 1/4" x 6", 8" pine trim. One coat Cabot's "The Finish" applied after installation

<http://www.goprimetech.com/aboutus.htm> Flashing to protect "Returns"

**MILLWORK**

**Windows-** Upgraded Marvin (Stone White) Aluminum Clad 5/4 x 4 flat casing Low E with Argon

Easy Tilt Double Hung 6/6 and 6 lite Awnings created with Simulated Divided Lite (SDL)

With Historic Thick Sill and thinner (5/8") bars, primed interior, screens

2- Velux Opening 308 skylights with flashing kit

**Doors-** Triple Door, door to rear (See Marvin Specs),ORB (Oil Rubbed Bronze Hdwre) with spacer bar

Front Door- Simpson 4 panel Fir bored for deadbolt, Emtek ORB hardware, stained and sealed

Door to Garage and Door to Bulkhead- Fiberglass insulated Flush Exterior Doors

Garage Doors- Oversized 9' x 8' Overhead Doors R12.76, 2- 1/2 HP electric operators with remotes

Keyless entry pad

**INTERIOR.....**

**Heat-** staple up radiant throughout 1<sup>st</sup> floor, baseboard heat on 2<sup>nd</sup> floor, 5 Zone Direct-Vent Buderus

Propane boiler,

Indirect 53 gal Buderus Water Tank for Domestic

**Plumbing-** Onix Pex tubing for home runs for all fixtures, plastic drains. Custom tile shower for master

bath, white fiberglass tubs and showers upstairs.

**Electrical-** Standard wiring including switches, outlets, light fixtures, Septic Pump,

smoke detectors, fans, phone and TV wires, appliances

**Insulation-** Main Building (26 x 34) See stresskin panels above

Sloped Ceilings- R 38 unfaced high density fiberglass w/ full proper vent and 6 mil poly

Flat Ceiling- R38 and 6 mil poly

Walls- R 21 high density fiberglass in outside “stick-built walls, R11 in bathroom walls for soundproofing  
(28.5 in master bath exterior walls)

Basement Ceiling-R19 Foil faced fiberglass for radiant heat and soundproofing

**Walls-** ½” sheetrock, taped, primed and 2 coats Benjamin Moore Paint matte or eggshell

**Trim-** 1 x 4” poplar with glass bead detail, 1 x 6” poplar beaded baseboard, primed and 1-2 coats semi-gloss.

**Doors-** Paintable filled 6 panel smooth masonite with Emtek –Stoneware/Oil Rubbed Bronze knobs and ORB hinges

**Flooring-** Random width - Wide Pine boards top nailed with cut nails, sanded, stained, 3 coats urethane installed in Great room, master bedroom and upstairs entry.

Tile installed on cement board in lower entry including closets, and PR, and all other bathrooms.

Carpet installed in bedroom area and hall upstairs

**Fireplace-** Propane Fireplace framed in with hemlock beams sounded with “Londonderry” Soapstone

**Kitchen-** Innermost cabinetry in Harbor Mist, Granite (Colonial Gold) countertops, Reclaimed Pine hutch.

**Vanities-** Powder Room- 30” black vanity with custom alder wood countertop, 5’ Foremost double bowl Vanity in master with granite top (Golden King).

**Stairway-** painted spindles, square newel posts, oak treads and rail stained to match floor

#### **Appliances-**

Frigidaire dual fuel slide range pro style stainless steel (FPDS3085KF)

Frigidaire pro style microwave hood stainless steel (FPMV189KF)

Whirlpool French Door Refrigerator/ bottom drawer freezer stainless steel (GX2FHDXVY)

Frigidaire pro style dishwasher stainless interior & exterior (FPHD2491KF)

Maytag front loading energy star washer white (MHWE400WW)

Maytag electric steam dryer white (MEDE500VW)

**Bonus Room and Basement can be finished for an additional charge.**

*Details on sealing of building envelope and the extra diligence used on installing windows, siding, trim and other efforts to create the highest product possible can be shown and described on site. Additional information on structural upgraded components below.*

*Fully Insured- Energy Efficient-References*

Jensen Enterprises

P.O. Box 265

Londonderry, VT 05148

802-824-5468

<sup>i</sup> GP Lam LVL outperforms conventional lumber

- High design values for bending, stiffness and shear strength
- High strength-to-weight ratio - more than 50 stronger than solid sawn products
- Resists shrinking, warping, splitting and checking
- FiberGuard® sealant for protection from moisture damage

<sup>ii</sup> Parallam® PSLBeam, Benefits:

- Supports heavy loads over long spans
- No pre-assembly of individual plies. Bolting and nailing are minimized, simplifying installation
- Can be cut to length on-site and fastened with common hardware
- Easily sealed and stained on-site, creating a stunning finished appearance
- Manufactured to resist shrinking, twisting, or bowing

<sup>iii</sup> Advan Tech®

- AdvanTech flooring is made using advanced resin technology and a world-class manufacturing process that achieves the lowest water absorption in the panel industry.
- Low water absorption minimizes warping, cupping and edge swell, meaning no sanding is needed – guaranteed!1 SUPERIOR STRENGTH & STIFFNESS
- The high density and advanced resin technology of AdvanTech flooring ensure the panels deliver outstanding bending strength, stiffness and fastener holding power, producing floors that are flat and minimizing issues with floor squeaks and bounce.
- HIGHEST QUALITY & SERVICE
- AdvanTech flooring offers the best warranty in the business – a limited 50-year warranty that is transferable to every new homeowner and a 300-day no-sanding guarantee.

<sup>iv</sup> Structurewall™

Manufactured by Winter Panel, is a structural-grade stressskin panel for use in panelized home construction. The panel provides more than two times the strength of a standard 2x4 wall system. It achieves this remarkable strength through its laminated construction, with two skins of 7/16" oriented strand board surrounding a core of high-density isocyanurate insulation. Structurewall™ is manufactured in a continuous lamination process in which the foam directly bonds to the skins, providing the highest strength bond possible. The high-density isocyanurate insulation (an advanced formulation of urethane) provides very high insulation levels (R-25 for the 4-9/16" thick panel) and excellent fire safety characteristics. Structurewall™ panels insulate as well as 9" of fiberglass or 6" of 1-lb. density expanded polystyrene (EPS), yet at an overall thickness of only 5" for the entire wall system.