

VERMONT FRAMES

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Rules of Thumb:

Our timber frames are only 5% to 7% more expensive than an architecturally similar home using conventional "stick-build" framing.

Erected frames cost \$17.00 - \$19.00/sf.

Stressskin panels cost \$6.00 - \$7.00/sf. of living space

Panel installation costs \$1.50 - \$1.75/sf. of panel area.

The sum of the erected frames and panel costs are 20% - 25% of the total project cost.

Our timber frames can be completely finished for as little as \$120.00/sf.

We can produce your frame in as little as 4-6 weeks.



Visit our Web Site:

www.vermontframes.com

Working with Vermont Frames:

Vermont Frames has been in the business of constructing traditional timber frame structures for over two decades. Our mortise and tenon, "big beam" style has garnered praise from clients and designers alike. By offering a full range of services, **Vermont Frames** and its associated companies; **Foam Laminates of Vermont**, **Timberworks Design** and **JK Designs** can service all of your building needs.

Design issues confront many clients at the start of their building project. Many of these questions can be answered through the development of drawings. Architectural drawings are an important part of the construction process. They provide a platform from which the building design is refined. Banks and building officials often require drawings for review. In addition, cost estimates can be accurately figured from complete drawings. Davis Weigand of **Timberworks Design** has provided Vermont Frames' clients with complete architectural drawings at a reasonable cost for several years.

Many of our clients come to us with a good idea of what they wish to build. **Vermont Frames** and **Foam Laminates of Vermont** are happy to provide quotations for your plans and ideas before the final design process begins. Doing this will help establish some budgetary numbers and may affect the design process. Once you have finalized architectural plans (either on your own, with another designer, or through purchased plans) the next step is frame design. **Vermont Frames** typically requires \$250.00 for frame design, which is applied toward the total project cost. As an alternative, if you are confident that you're building with us, a 10% scheduling deposit will cover the frame design fees and assure your spot in our production schedule.

Our frame design is a joint effort between Jim Giroux, Janet Kane, P.E. of **JK Designs** and Davis Weigand. With Jim's timber framing experience backed by calculations done by licensed structural engineer, Janet Kane, our frames are designed to withstand prescribed design loads. With the design team of timber-framer, structural engineer and architect, **Vermont Frames** offers complete professional design services.

From architectural drawings **Vermont Frames** will provide quotations for either fully assembled frames (cut and erected by **Vermont Frames**) or for owner assisted erection of frames. If you plan to assist in the frame erection, the cost of one of our framers will be billed at actual cost. This technical supervisor will run the work crew and will provide any of the special tools required for the frame raising. All frame erections will require the use of a crane. Crane costs are not included in our quotations.

When the frame design is finalized, **Foam Laminates of Vermont** and Kevin DiPietro will complete a panel layout drawing, establish a contract cost and arrange for installation, if desired. Your local builder most often completes panel installation. Our installation manual and phone support has been formatted for the first-time panel user.

Frequently Asked Questions:

Q: What type of wood do you use?

A: We can work in nearly any material a client desires. We work predominantly in Eastern White Pine and Hemlock. These woods are readily available, have excellent framing properties and a reasonable cost.

Q: What is the R-value of your panels?

A: Our panels are available in four standard sizes. Nominal 4" panels have an R-value of 16. Nominal 6" at R-26. Nominal 8" at R-33. Nominal 10" at R-38. The Oak Ridge National Laboratory has recently determined that stresskin panels are 58% better insulators than wall systems previously labeled equal in R-value.

Q: How do you run electrical wires in panels?

A: Panels are provided with 1^{1/2}"x1^{1/2}" routed electrical channels. These channels are located behind the interior drywall skin of curtain wall panels or in the center of the panel core in structural panels. The channels run horizontally in the panels at a height of 16" above the finished floor. This location can be varied at the request of the client. Additional channels are available for communication wiring.

Q: How is plumbing run in panels?

A: It isn't. It is not recommended that plumbing be run interior to exterior walls. This is true for panel and conventional construction. Plumbing run in exterior walls is likely to freeze.

Q: Won't this house be too tight?

A: Stresskin panel houses are tight by nature. All new homes should be supplied with some form of ventilation. It is recommended that mechanical ventilation be used to control a proper air exchange rate. Please contact us for further information about ventilation methods.