

CARRIAGE HOUSE SHELL PACKAGE COMPONENTS



A YANKEE BARN CARRIAGE HOUSE is a residential structure in which the first floor is primarily used for vehicle storage and living quarters are on the second floor. A Yankee Barn Carriage House has a Douglas fir timber frame and insulated True Wall Panels on the second floor. The first floor is uninsulated with no timber frame.

additional products & services

Additional products and services such as alternative window brands, wood flooring and interior doors are available. Discuss with your Design Manager for additional information.

- Additional polyisocyanurate insulation for True Wall and Roof Panels
- Insulation for garage walls
- Alternative window brands, including Andersen A-Series, Eagle Windows, Marvin brand and Pella brand windows
- Douglas fir Simpson entry door
- Andersen Exterior Glass Doors
- Cupolas, open or closed to the interior
- Engineer or Architect Sealed Plans
- YBH Construction Crew to raise Shell Package
- Warmboard™ radiant heat to replace Advantech™ subfloor.

services included

The following design-build services are included with the Carriage House Shell Package for the client's convenience:

- Development of Schematic and Progress Plan Sets for the carriage house layout
- Engineering Review of the Carriage House Shell Package
- Construction Plans for the Carriage House Shell Package, plus a Foundation Plan
- Yankee Barn Homes Shell Construction Supervisor works on-site with General Contractor to raise Carriage House Shell Package

THE CLIENT'S BUILDER is to provide labor to raise the YBH Shell and materials and labor to finish the interior. This generally includes the foundation, labor to apply the siding and trim, the finished roofing material, garage doors, drywall for the interior, interior wall partitions, electrical wiring, plumbing, heating & cooling system, kitchen and bath.

THE PRICE for an individual Shell Package depends on design criteria such as the size of the carriage house, geometry of the timber frame and window specifications.

SCHEDULE AN APPOINTMENT with a Design Manager to discuss various design options you are considering for your Yankee Barn carriage house.

True Roof™ Vented Panel

ZIP system™ Roof Sheathing

Rafters, Oriented to Create an Air Vent between Sheathing and Insulation from Soffit to Ridge

Double Foil-Faced Extruded Polyisocyanurate Insulation, 6" (with options to 10") Thickness Vertically Oriented

Foil-faced Polyisocyanurate Insulation, 1" Thickness Horizontally Oriented to Form an Effective Air Stop

1/2" Drywall Thermal Barrier

Vapor Barrier

Pre-applied 1x8 Pine V-Groove Interior Finish (Optional)

True Wall™ Panel

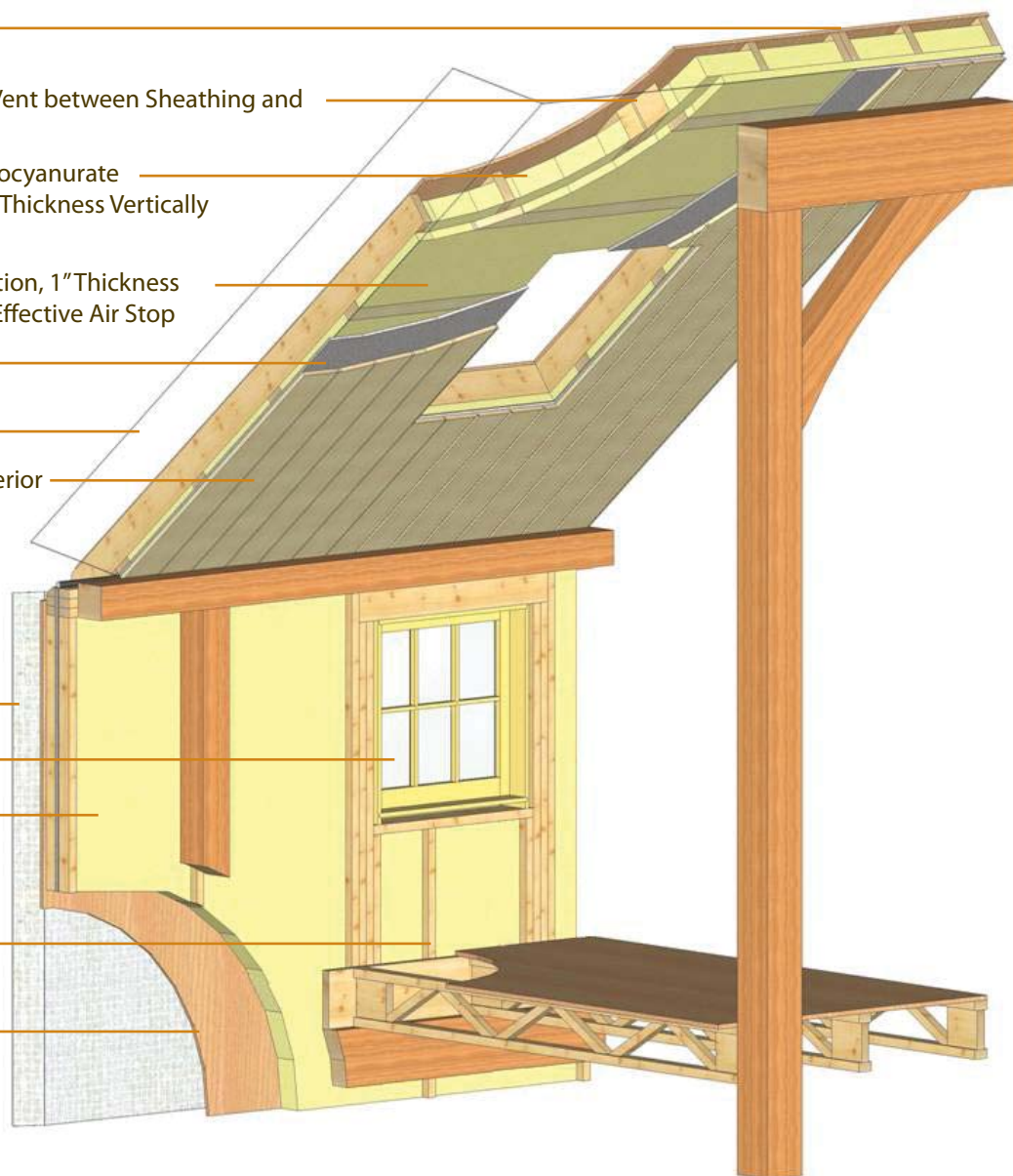
R-Wrap House Wrap

Pre-installed Windows

Double Foil-Faced Extruded Polyisocyanurate Insulation, 4" (with optional 6") Thickness

2x6 (with optional 2x8) Wall Studs 16" On Center

5/8" CDX Douglas Fir Plywood Sheathing



YANKEE BARN HOMES True Roof™ and True Wall™ Panels were designed to combine the highest performing attributes of traditional stick-built construction with Structural Insulated Panels (SIPs). Like a SIP, True Roof and Wall Panels layer an exterior wood sheathing over a rigid foam core insulation. True Roof and Wall Panels, however, incorporate structural studs for enhanced strength and durability.

TRUE WALL™ PANELS are built with the windows pre-installed. This eliminates the waste created by the time-consuming process of cutting into SIP panels on-site to install windows. Furthermore, the wood sheathing of a SIP is affixed to the rigid foam insulation with glue, whereas a True Wall Panel is sturdily fastened to 2x6 studs. Contractors remark that True Wall Panels are easy and fast to install.

TRUE ROOF™ PANELS create a vented "cold roof" system, preventing snowmelt from forming dangerous icicles in the winter and providing a buffer from the heat of the sun's summer rays. True Roof Panels are the only roof panels of their kind that bear the International Code Council (ICC) approval.

