



CONSTRUCTION DETAILS | 31 COLGAN CREEK ROAD | MLS 2496292

ChicoryCottage.net

FOUNDATION / FLOOR

- Poured concrete perimeter
- Easy access crawlspace w/ 3'x3' door & 15'x18' poured concrete floor for storage w/ a 4' minimum clearance height
- 9-1/2" deep floor joists designed for R-38 high-density fiberglass insulation
- 1-1/8" thick T&G plywood subfloor

EXTERIOR WALLS

- 12" thick exterior walls designed for R-63 insulation, 3x the code requirement
- 5-ply CDX plywood sheathing
- Long lasting non-combustible fiber cement siding, pre-painted and site-finished w/ primer plus two additional coats of paint
- Gable ends: #1 Premium vertical grain cedar shingles, finished with semi-solid stain

ROOF ASSEMBLY

- Exposed roof structure - 4-1/2"x7" Douglas fir rafters, sourced and milled on island
- 2"x6" T&G car decking, painted white to help keep the interior brighter
- 5/8" CDX plywood sheathing
- 5-1/2" rigid closed cell polyiso insulation board; entire assembly achieves R-45
- 5-1/2"x22-1/2" appearance-grade glue lam beam supports main gable
- 36" overhangs highlight the rafter tails and provide extra protection to the walls. The T&G on the overhangs is painted with Mildewcide additive for less maintenance
- Western red cedar 2"x8" and 2"x10" fascias
- 25-yr fiberglass architectural composition roofing, safer to walk on than metal

GUTTERS

- Custom hand-built 1/2 round gutters w/ cast aluminum brackets makes cleaning easier

SKYLIGHT

- 6'X15' ridge skylight highlights the exposed rafter ceiling and floods the interior w/ light. Glass is tempered over plastic laminated glass (for safety).

WINDOWS and FRENCH DOORS

- High performance glazing (.25 U-value) Weather Shield aluminum clad wood windows and doors with Douglas fir interiors. The 12" exterior wall thickness creates a deep recess which emphasizes the feeling of shelter while bouncing light around the room and offering deep sills for seats or display.

FRONT DOOR

- Custom Dutch door constructed from trees on the property, made locally by Gary Sisson at Mt. Pickett Woodworking. The wood is highlighted by bluestain, a non-destructive fungus that's highly prized by woodworkers and artisans for its unique aesthetic.

COVERED PORCH / DECKS

- 12'X25' Covered porch has a vaulted ceiling and post and beam construction made w/ Douglas fir grown and milled on island
- All decks and steps are finished with 5/4"x4" Batu, a dense tropical hardwood known for its rich mahogany appearance and natural resistance to insects, fire and decay
- The temporary safety railing installed on the SW deck will be replaced with a finished wood railing

GREAT ROOM

- Continuous soffit around the perimeter adds to the comfortable feel of the room and provides options for both direct and indirect lighting effects
- Cast in place concrete wall behind wood stove and Class A metal chimney w/ spark arrestor. *Note: woodstove on site is not included.*

WOODSHED / OUTSIDE STORAGE

- Foundation poured for a woodshed/storage structure. *Note: structure not included*