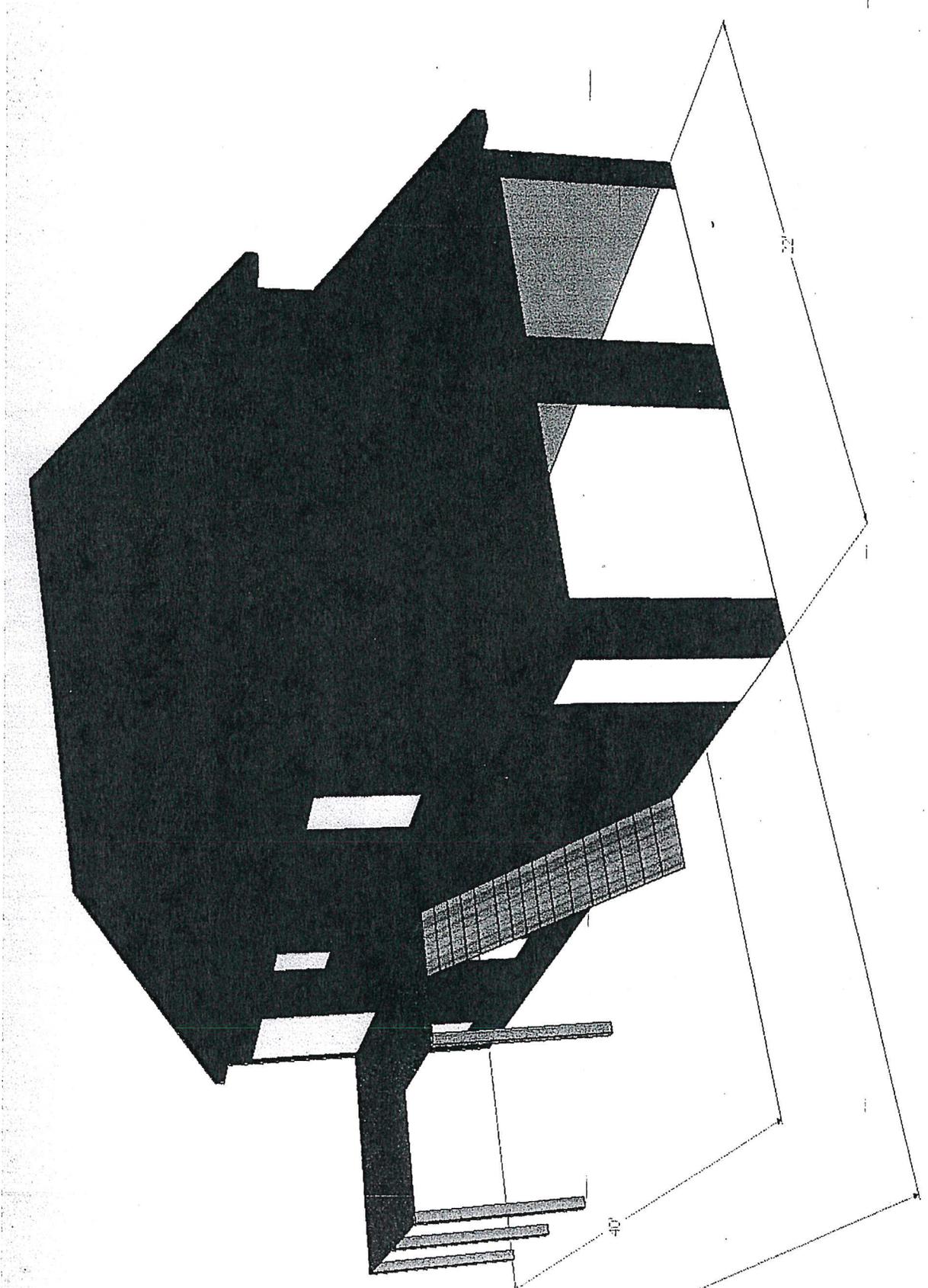
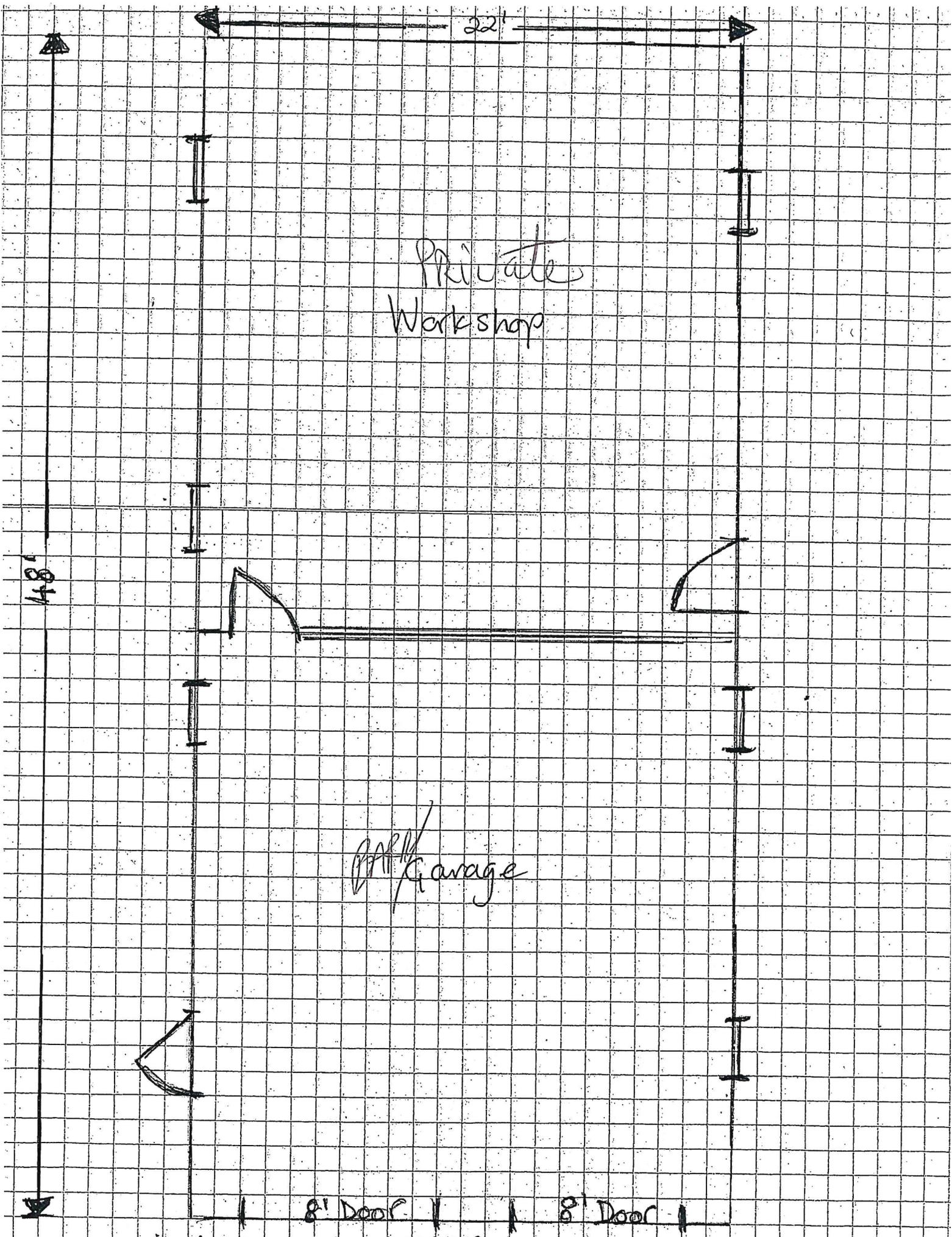


Diagram based on survey
by TCE, Williston, 2021



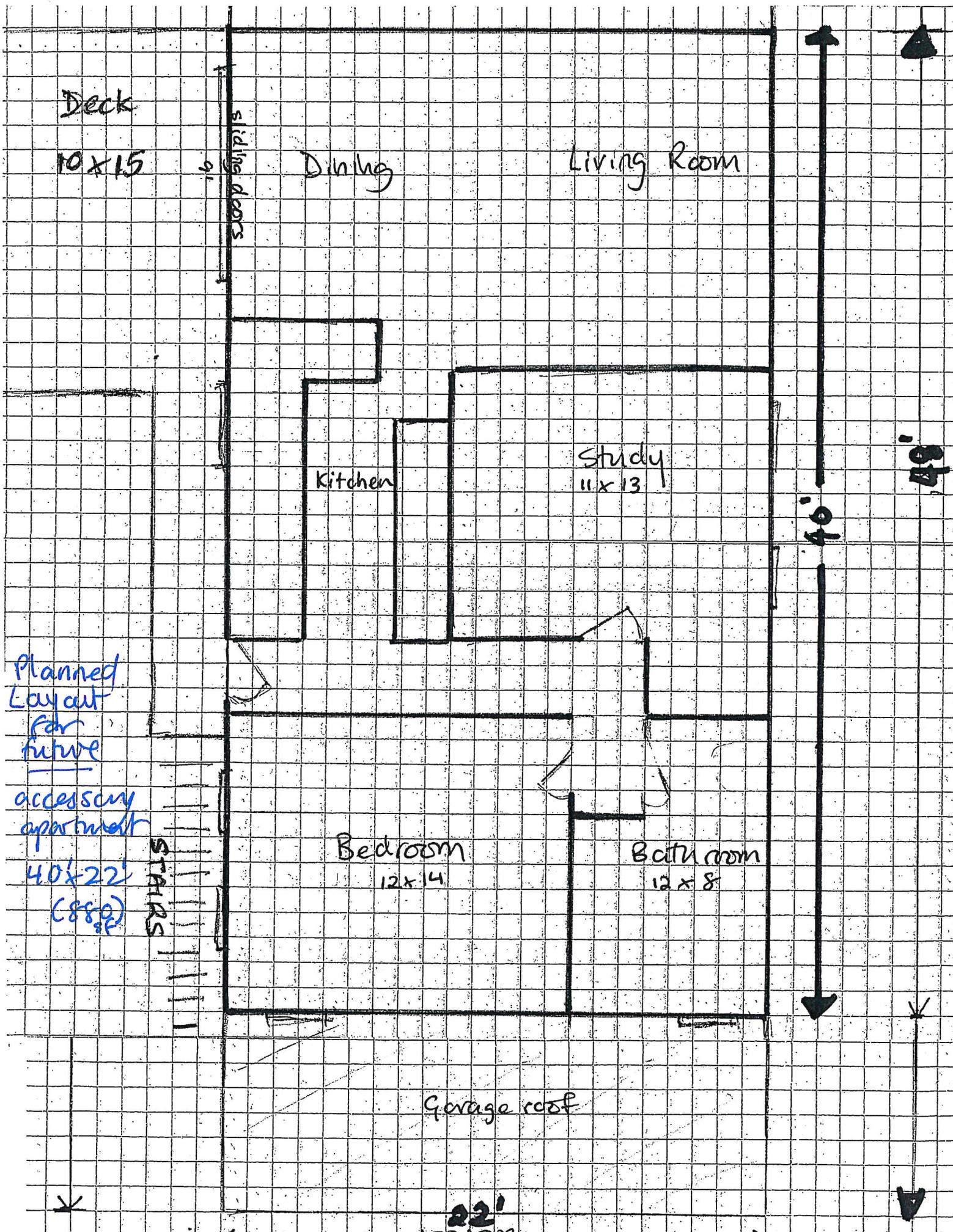


Private
Workshop

Garage

8' Door

8' Door



Deck

10x15

sliding doors

Dining

Living Room

Kitchen

Study
11x13

Planned
Layout
for
future

accessory
apartment
40x22
(880
SF)

STAIRS

Bedroom
12x14

Bathroom
12x8

Garage roof

40'

49'

22'

****The following is an estimate only****
****This estimate is valid for 7 days****

HOMESTEAD BUILDING & REMODELING, LLC
1 Old Homestead Road
Fairfax, VT 05454

October 15th, 2021

CUSTOMER:

Eve Thorsen
130 Browns River Road
Essex, VT

SCOPE OF WORK:

22'x48' Garage Construction (dry in only)

- Lay down 2x6 pt sill
- Frame 1st floor exterior walls
- Sheath 1st floor exterior walls
- House Wrap exterior walls
- Install floor system (I joist free spanning)
- Install ¾" sheathing on floor system
- Build stairs to access 2nd floor (to be made of 2x12 pine)
- Frame 2nd floor exterior walls
- Sheath 2nd floor exterior walls
- Frame interior walls on 2nd floor
- Set trusses on walls (to be 7 pitch, cathedral ceiling trusses over living/dining area only)
- Sheath trusses with 5/8 tongue and groove sheathing
- Apply 1 row of ice and water shield
- Apply Tri Flex roof underlayment on rest of the roof
- Install drip edge
- Install Black Metal corrugated roofing
- Cap roof system
- Install exterior doors (36" x 80 inch. 3 downstairs and one upstairs)
- Install slider doors on upstairs (COST UPGRADE DRAMATICALLY FOR DESIRED DOORS)
- Install windows (COST UPGRADE DRAMATICALLY FOR DESIRED BACK WINDOW LAYOUT)
- Trim around windows

Eve Thorsen Barn, Sketch

Joe Flynn <jrflynn@olearyburke.com>
To: "evethorsen@gmail.com" <evethorsen@gmail.com>
Cc: Sharon Kelley <skelley@essex.org>

Mon, Jul 13, 2020 at 5:51 PM

Sharon:

Eve Thorson contacted me in regards to the location of her barn to her property line, and how it is depicted on the parcel map.

In 2011 we prepared a survey for Steve Schonberg and in the process I located her 2 relevant corners.

The attached PDF with a 2018 aerial photo geo-referenced in it clearly show the barn around 25' off the property line.

Let me know if you need anything else and thanks for passing her along, its easy if I have been there!

Regards

Joe Flynn

 EVE THORSEN SKETCH .pdf
232K

**BURKE CIVIL
ASSOCIATES**

PROPERTY LINE,
BASED OFF GEO-
REFERENCED
AERIAL PHOTO
AND PIPES
LOCATED BY
THIS OFFICE

