

TIMBER FRAME HOMES

POST & BEAM MANUFACTURE AND DESIGN



BROWNELL
Lumber Co. L

96 NORTHVILLE ROAD
EDINBURG, NEW YORK 12134

brownelllumber.com

Phone: (518) 863-4337 or (518) 863-4624

Fax: (518) 863-4976

A CONCEPT AS OLD AS THE ADIRONDACKS

When you are looking to build a home, it can seem like the choices are overwhelming. However, it is just this wide array of choices that makes it possible for every homeowner to build the home that suits them. With that in mind, let Brownell Lumber Company show you a very unique and affordable possibility – the Post and Beam timber frame home.



As you regard a Brownell Lumber Company Post and Beam home from the outside, you will be struck by how well it fits into its environment. The wood exterior and earth tone palette of colors assure you that no matter what the season, this home will not look out of place or distracting. Furthermore, you can see this would apply whether the home was built in the forest, in a field, on the waterfront, or even atop a hill. BLC Post and Beams also offer outstanding durability. This house is engineered to last through decades of the harshest weather the Adirondacks can dish out.

Moving inside, take note of the home's all-natural construction. There's wood, and lots of it. Hefty timbers form a visible frame that exudes an air of permanence and stability. The graceful intersection of these timbers forms a strong architectural balance, and clean, graphic lines abound. The generous use of windows imbues these homes with an abundance of natural light and chalet windows and skylights allow you to appreciate the textural qualities of the building materials to an even fuller extent. Even the floors and ceiling are comprised of wood planking, almost glowing with warmth. The open style loft and soaring rafters give the home an openness not often associated with today's efficient building styles. And speaking off efficiency, while the home has an abundance of space, its' design is very effective in terms of energy conservation.



**A BLC POST & BEAM HAS
BEAUTY INSIDE AND OUT**

MAKE THE MOST OF YOUR LIVING SPACE



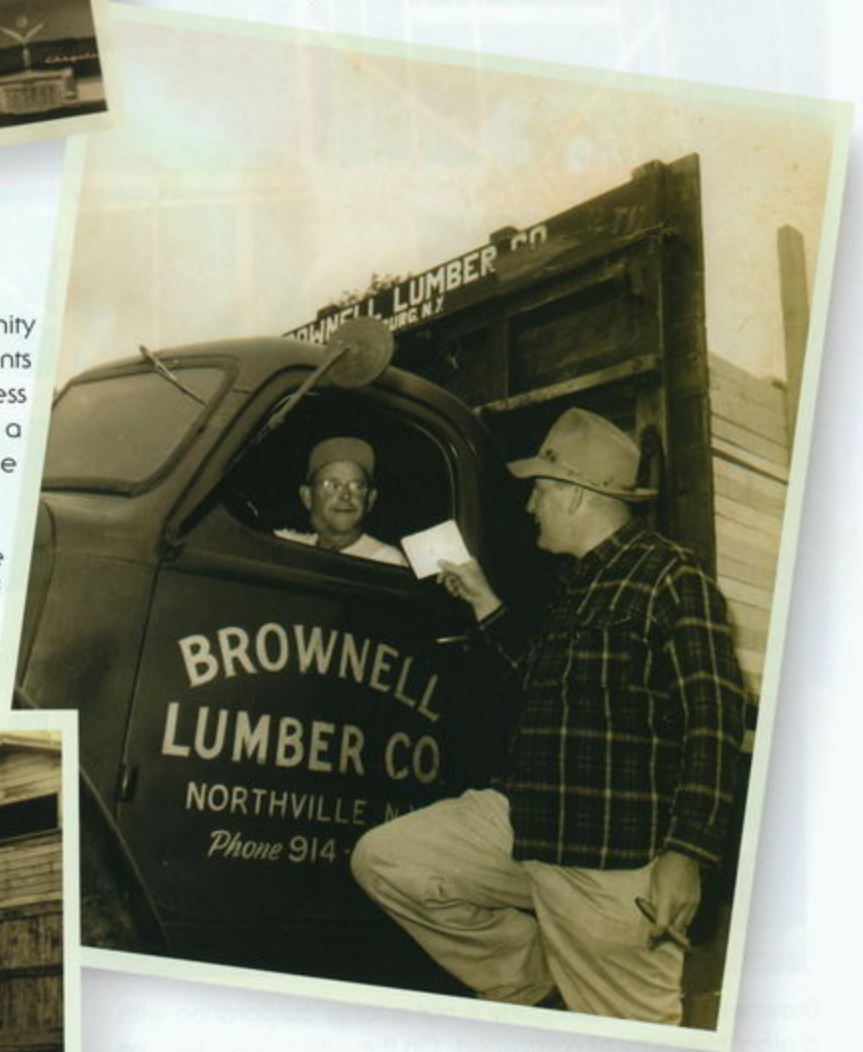
As you look around the interior, you'll notice another important advantage of a BLC Post and Beam home. The timber frame construction allows for unrestricted interior space, which in turn translates into the opportunity to easily customize your home. Whether it is a unique architectural detail or an additional room, the choice is yours to make.



For a better understanding of the homes we offer, it will help to know where we're coming from as a company. Brownell Lumber Company was founded in 1942, by Victor and Elizabeth Brownell. Built up from scratch during the post-war years, the company's roots lie in the hard work and vision of this man. Victor was constantly offering more products and services to his customers, all the while keeping in mind that what retained their business was honesty and a hard-earned business reputation.

Over the years, BLC has become a community institution, playing a very active role in local events and donating time and material for countless undertakings. To make a long story short, BLC has a real investment in and understanding of the Adirondack way of life.

Over the last fifty years, BLC has built many of the homes throughout the Adirondacks. The concept of post and beam homes has been around even longer than this. The Europeans successfully utilized



this technique during the Middle Ages, and the introduction of the broad ax and steel tools led to an abundance of early post and beam designs. Our company has simply taken a history-proven concept and enhanced its' possibilities. What has been demonstrated so beautifully over the years is the durability of the design and the harmony these home achieve in natural settings. It is with this in mind that we introduce you to Brownell Lumber Company Post and Beam homes — a concept as old as the Adirondacks.



**A HISTORY OF QUALITY,
SERVICE, AND INNOVATION**

COMPLETE SERVICE, FROM BLUEPRINT THROUGH CONSTRUCTION



Brownell Lumber Company is not a large corporation with a giant hierarchy of command. On the other hand, we are not a mom and pop shop with limited capabilities. Rather, we offer the best of both worlds by combining a reputable family business with a large network of qualified and trained personnel and vendors. We have spent years building and refining these homes, which have become synonymous with the Adirondack landscape.

And we haven't just refined our building technique, but our customer service techniques as well. We realize that building the greatest home in the world is all for naught if it becomes an unpleasant experience for the homeowner. Thus, we have really paid attention to what is important to our customers over the years. We've listened to their concerns and compliments, and incorporated them into

the culture of how we do business. This is why we offer complete services to our customers, including a full range of design services, and contacts with a wide range of professionals and companies that you can utilize for any aspect of your BLC home.



Once you decide to build a BLC Post and Beam, our company is your partner throughout the process. We've built many homes, and if there is any way we can help you steer clear of any obstacles on the way to finishing your home, we consider it our prerogative to do just that. We have developed the careful planning methods to ensure that all aspects of the process go smoothly. This includes everything from purchasing the land to the final bit of landscaping.

There are many ways to accomplish the building of a Post and Beam Home. Many of our customers are "do-it-yourselfers" who simply arrange for our company to assist them only in the construction of the rough framing or "bones" of their home. This allows them to complete the rest of the project on their own, resulting in considerable financial savings. If you enjoy and understand the process of finishing your home, then by all means, dive right in!

More often than not, we find that our potential customers own land and have the dream of constructing a home on this land. We will then assist them in finding the right professionals necessary to complete their structure in an expert manner. We feature many contractors who specialize in building our homes, and have been doing just that for decades. They understand our commitment to customer satisfaction and the importance of a good reputation, and they maintain the same high standards as our company. The basic tenet we follow is that it far easier to do the job right the first time than to go back and do it again.

The same unique characteristics—mountains, ledges, large stands of trees, numerous expanses of water, that make the Adirondacks so beautiful also make it just as difficult to build. However, one of the aspects of home building that Brownell Lumber Company especially prides itself on is the ability to meet the diversity of the area. We actually utilize and maintain the uniqueness of a site, whether it is lake, mountain or hilltop, to add beauty and practicality to our designs. We believe our homeowners should get full enjoyment out of every square inch of their investment, including the land it is built on!

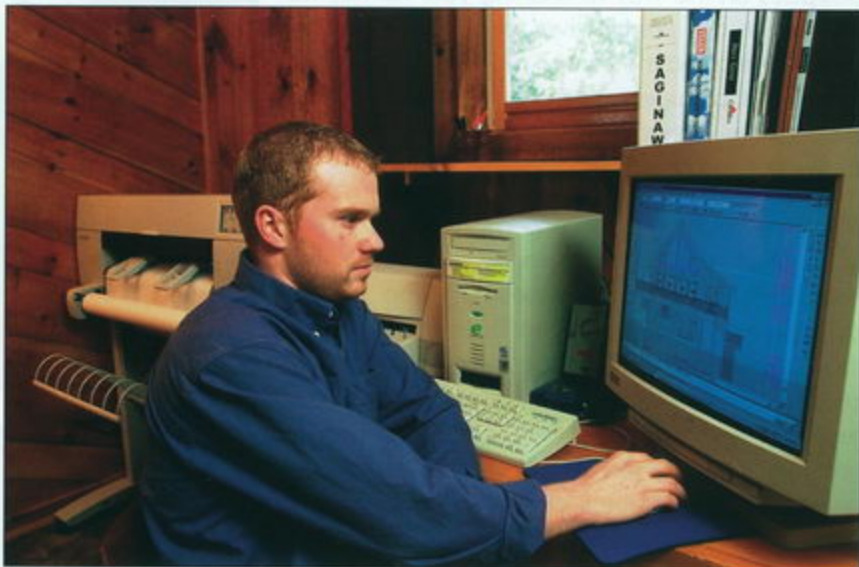


**BUILDING A HOME
FOR ALL SEASONS**

YOUR VISION OF A HOME IS ONLY A CLICK AWAY

Should our standard Post and Beam home not suit your desires, we offer in-house design services. Our designers and planners will sit down with you to come up with the realization of your dreams. Utilizing the latest technology in CAD (Computer Aided Design) software and our considerable investment in drafting and design hardware, we can quite efficiently transfer your ideas to a finished blueprint, ready to build. Often, our customers have our design department make a few simple changes to modify the standard structure, which in turn can generate a whole new look.

Equally important, our designers will make sure that all modifications are in line with all building codes. We can also provide other design-related services, such as site plans, septic design, fresh water design, and renderings or landscaping if required by your project plans. The expertise you will gain from these services

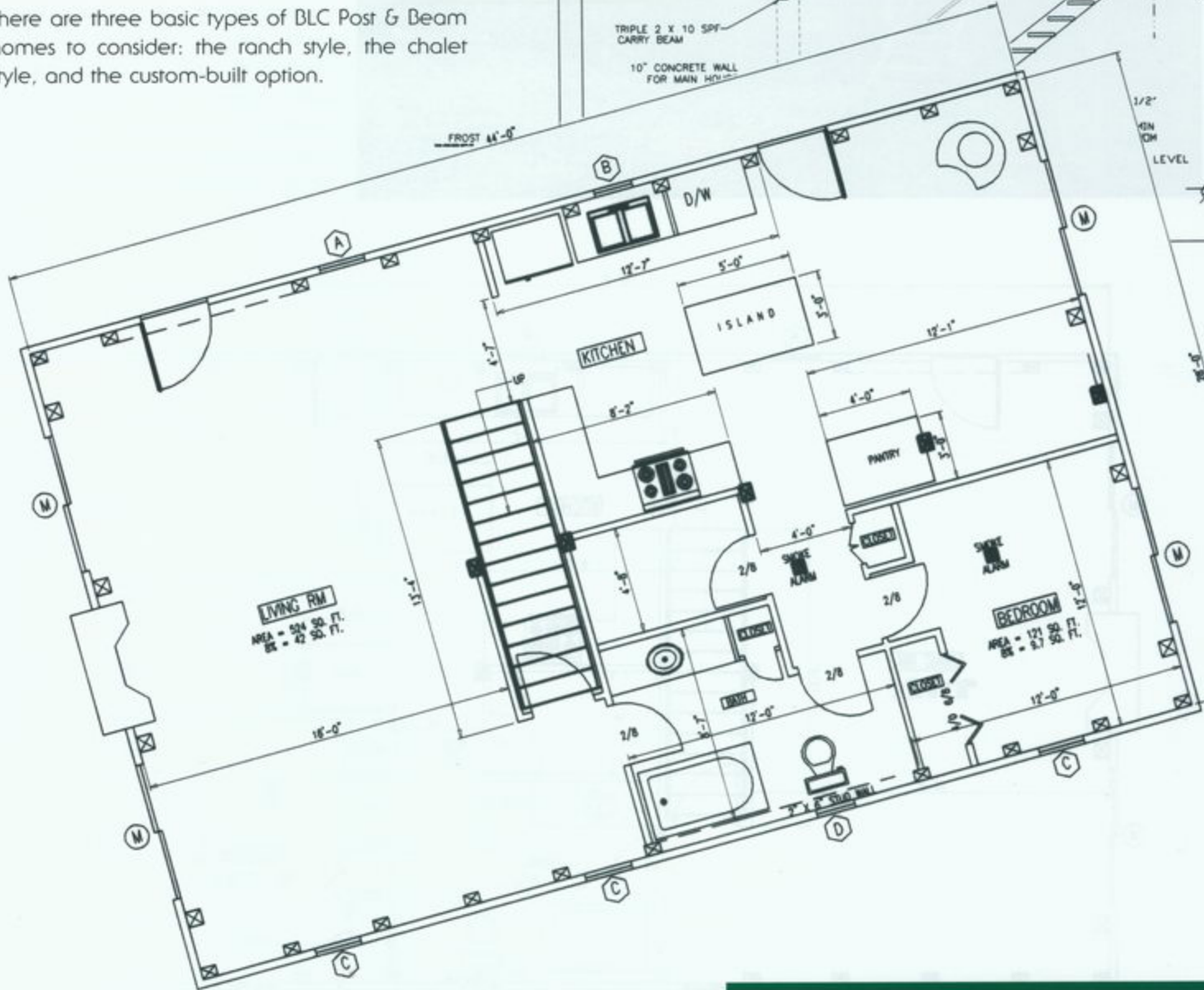
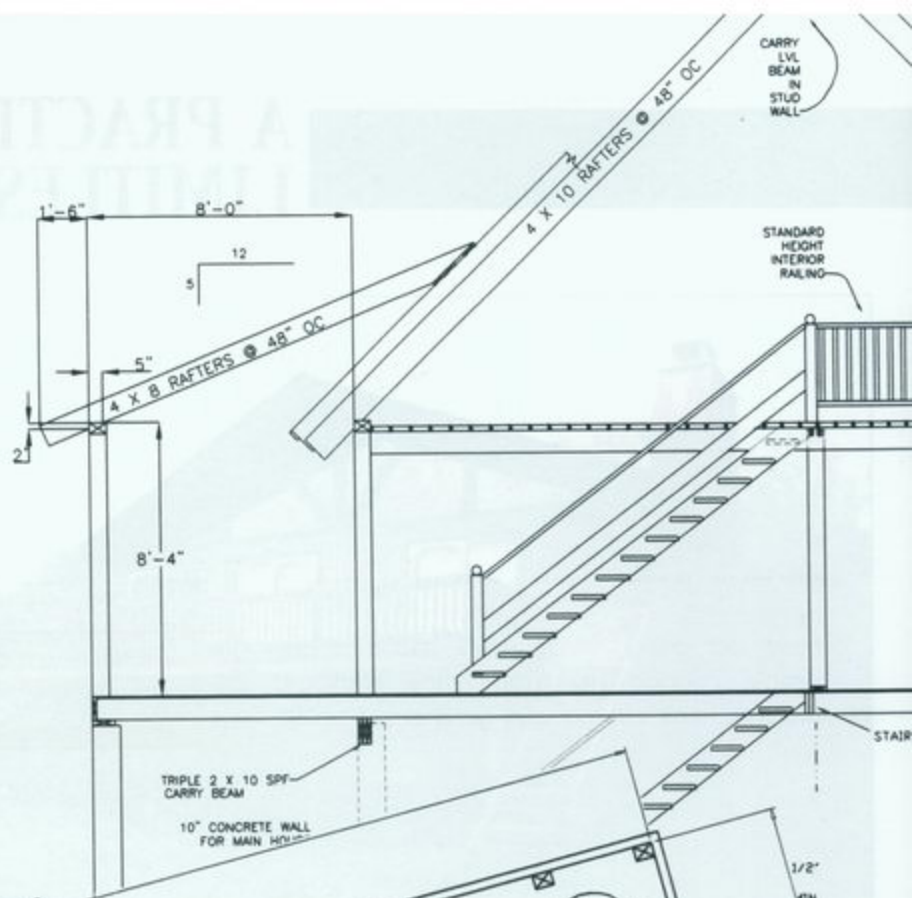


is invaluable, and you will find their fees very competitive. Your time and effort can then be spent in planning construction of your home rather than chasing paperwork.



Our Post and Beam homes make it possible to use an open floor plan, which is not only more efficient to heat but offers a spacious living area that is visually appealing. Our open concept design is vastly different from the common stud and truss construction. With a stud home, the layout of rooms is generally efficient but unremarkable in design. With Post & Beam homes, you can be as creative as you desire. We can design floor plans that are both comfortable and unique, in turn making your home a showcase of personal tastes and desires. In many cases, it is possible to adapt one of our existing floor plan layouts to your ideas. This can result in considerable savings in the design phase of your home.

There are three basic types of BLC Post & Beam homes to consider: the ranch style, the chalet style, and the custom-built option.



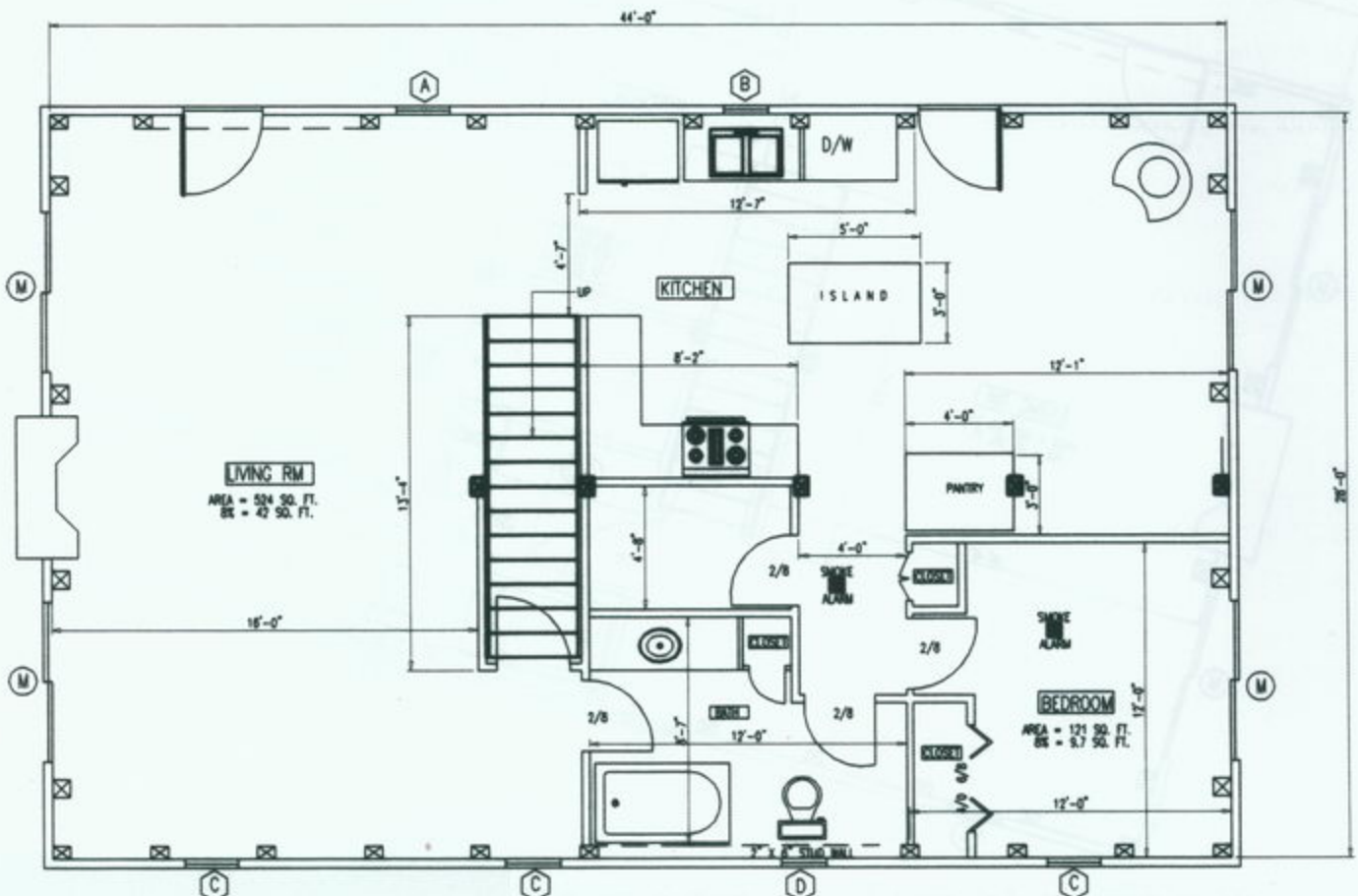
POST & BEAM DESIGNS

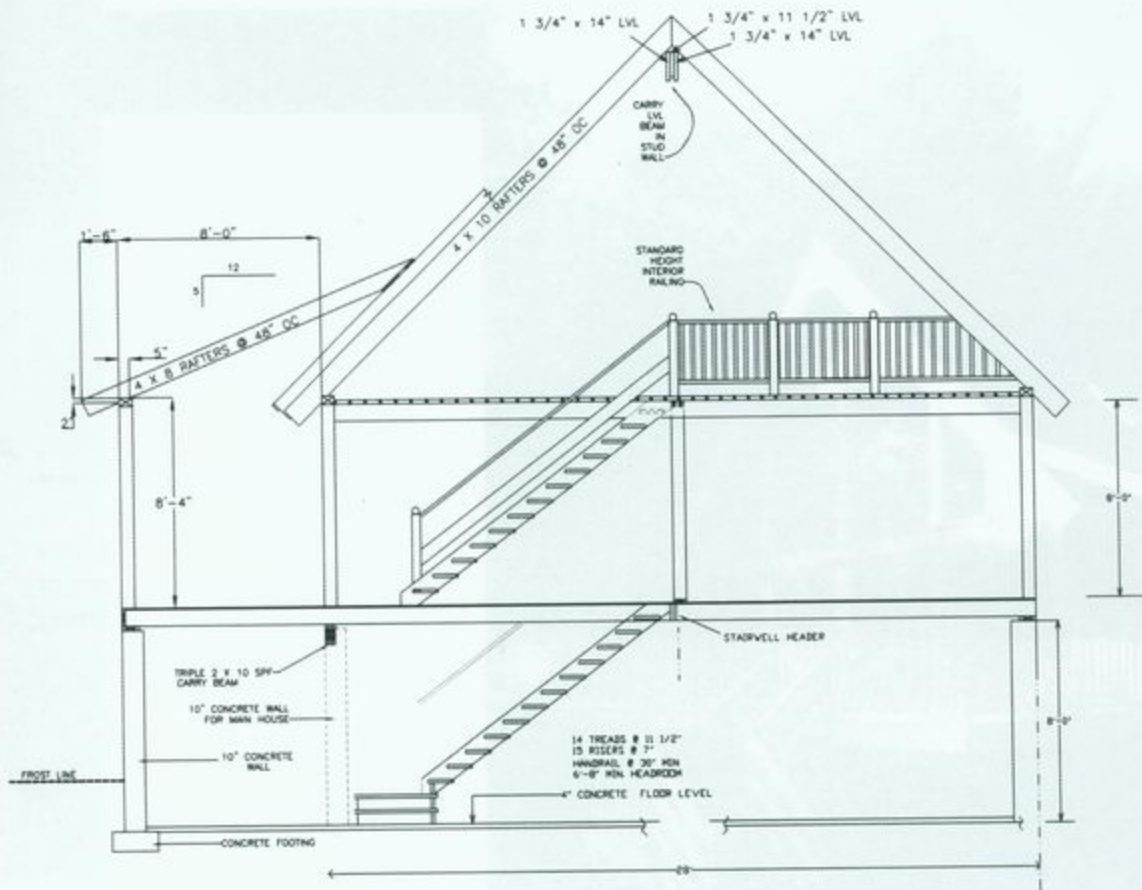
A PRACTICAL CHOICE WITH LIMITLESS OPTIONS



THE RANCH

The ranch model is most flexible in floor plan design. The ranch is designed in such a way that minimal bearing support points are required in the floor space of the structure, resulting in almost unrestricted placement of rooms and interior partitions. The bedrooms can be separated with either full or privacy partitions. The kitchen and the dining room have the option of being partitioned or left open.





THE CHALET

The chalet design offers an additional living area on a second floor as a result of the additional space gained from increased roof pitch. Depending on your personal preference, you may have a full or partial loft. Because support is required only in those areas that have a loft floor above, the chalet can offer open and uncluttered living space that is hard to duplicate in other layouts.



**LETTING THE OUTDOORS
COME INSIDE**





BROWNELL Lumber Co. L

TIMBER FRAME HOMES

CUSTOM DESIGNS WITHOUT A CUSTOM PRICE TAG

Both of the ranch and chalet style homes are offered as our standard home packages. The homes come in a range of sizes and layouts to accommodate just about any need. We also produce custom designs or modifications of your choice should our standard models not meet your exact specifications. This type of home requires more planning, and if you have a design in mind, we have a basic starting point in creating the home of your dreams. The most successful custom designs have come about through the combination of our customer's ideas and our company's expertise at being able to bring them to fruition.

Contrary to popular belief, custom home packages need not be more expensive than standard models. It is possible to combine many unique, inexpensive ideas in such a way as to deliver an impressive design for your custom home. We use the same quality materials as in our standard models and our planners are here to guide you through each step.





There are certain aspects of Brownell Lumber Company Post and Beam homes that remain constant, no matter what type of package you decide upon. Having been in the manufacturing business for a considerable time, our company has found that the most successful way to produce a quality product is to use the best materials available. For this reason, Brownell Lumber Company carefully selects only the best lumber and building products for your home. Many of the products, as we all know, will never be seen once the home is finished. These are known as buried products, and even they satisfy the most stringent building requirements. In this day of "cutting corners" to reduce production costs, we at Brownell Lumber Company have held the line on quality and haven't "rounded off the corners". We hope that this is a quality that shows prominently in our homes. As a result, all BLC home packages, from the foundation up, include the following:

SILL SEALER & FLOOR FRAMING

1/2" sill sealer provided. All floor framing and floor joists are supplied using kiln dried SPF species of lumber to provide a strong durable base for the timber frame to be placed on. Steel lolly columns are provided to support the central carrying beam, which is also part of the package.

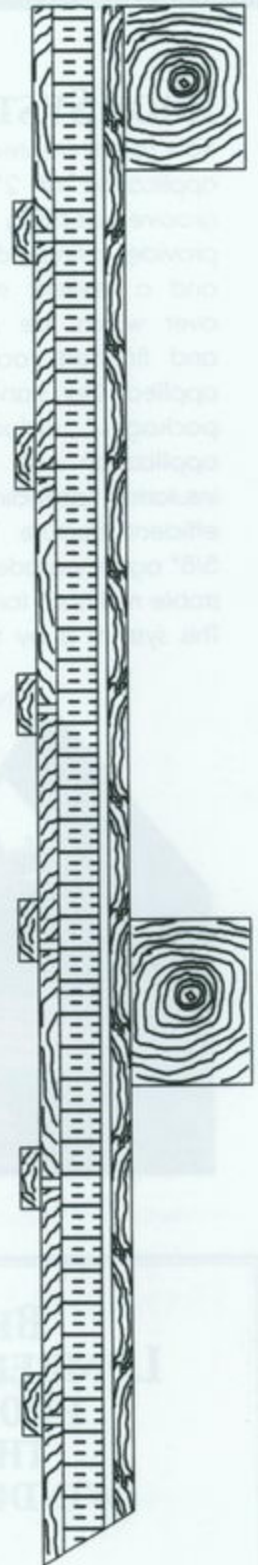
PRE-MANUFACTURED TIMBER FRAME

All timber frame components are manufactured from top quality Eastern White Pine or Douglas Fir. Upright supports are 6"x 8", wall plates are 4"x 6", and main rafters are either 4"x8" or 4" x 10", depending on the width of the structure. Components are precut to fit in exactly the correct configuration as depicted on your plans. All connecting devices for construction of the timber frame are included in Post & Beam home timber package.

UNI-SHELTER WALL SYSTEM

The wall system of your Post & Beam Home is unique in the fact that it is constructed of a layering system consisting of interior finish paneling, wall insulation and final exterior siding all encapsulated into one sheltered wall system. This uni-shelter system allows for a compact wall with maximum insulating potential.

There are many advantages to this state-of-the-art wall concept, with probably the most striking being the major savings on your part. When the outside of the structure is complete, practically all of the interior perimeter walls are also completed. This saves laborious installation of fiberglass insulation, wallboard, painting and molding costs associated with more common stud-built homes. We also find that this type of wall lends itself to a much tighter wall that totally eliminates wind and moisture transmission. The standard exterior siding is the practical and versatile board and batten. Board and batten siding is made from high quality eastern white pine and is kiln dried before shipment.

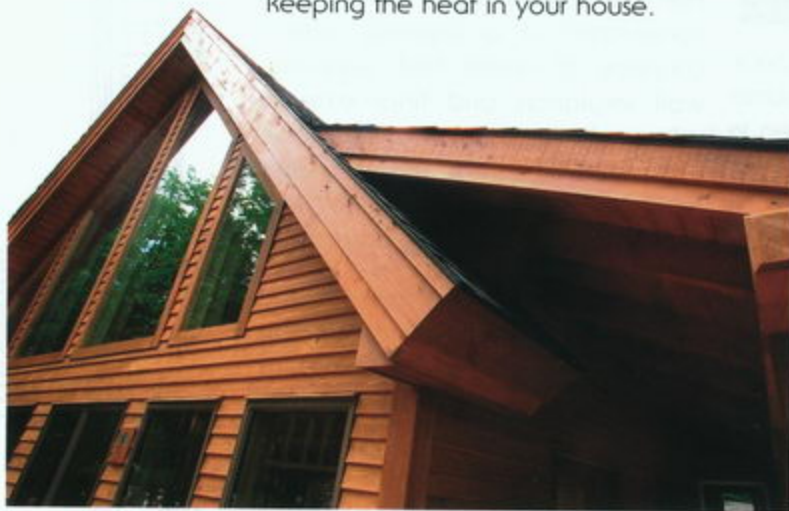
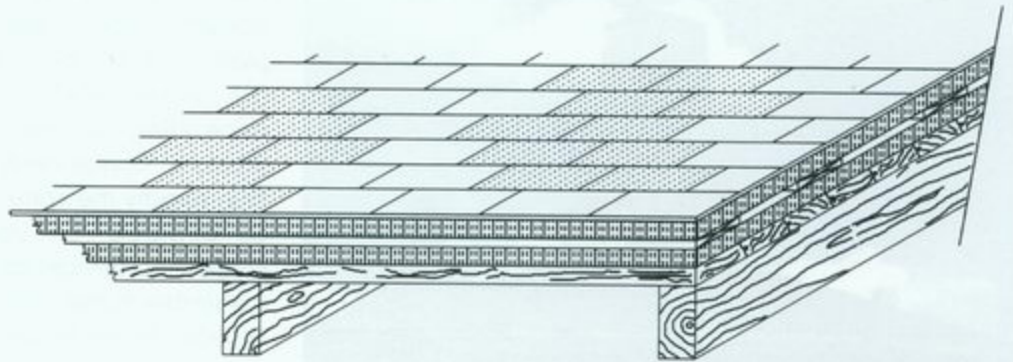


ASPECTS OF CONSTRUCTION

WE'LL HELP YOU MAKE THE RIGHT CHOICE FOR YOU

ROOF SYSTEM

Your roof is created with an initial application of 2" tongue and groove decking lumber. This provides a finished interior ceiling and a resilient support surface over which the roof insulation and finished roofing may be applied. Our standard insulation package includes a 4" application of rigid board insulation, providing an energy-efficient structure. The insulation system is enclosed within 5/8" agency-grade plywood, which in turn provides a very stable nail base for application of the final shingle covering. This system is by far the best in the industry in terms of keeping the heat in your house.



WINDOWS AND DOORS

Standard stock windows in our package are Caradco. We have chosen Caradco because this window is one of the best in the industry, and has a very thorough warranty policy. We use the high performance low-E glass to give the most energy gain with minimum amounts of UV rays that can harm your interior décor. All windows are double hung, come in a variety of colors, and include screens. Our doors come stock as the Johnson brand insulated steel entry doors. Johnson is one of the oldest names in millwork, and their performance and warranty backing of this exterior door line parallels our commitment to quality.

Brownell Lumber Company
is proud to use



WINDSOR
WINDOWS & DOORS

A Woodgrain Millwork Company

"Value is built into every window & door"



Along with the standard features in your home, we offer several options that you can add at any point in the construction process. These options may be included in your home package when you build initially or completed later. A few of these options are listed below.

WINDOWS AND DOOR VARIATIONS

Many of our homes feature sliding patio, French swinging door systems and stationary gable glass for enhanced views or additional solar gain. You may decide upon a different brand of window or door, and we have many alternate brands to suit your needs. The same holds true for your choice of doors. Double hung windows are provided standard with our homes. However, there are other window types available, including casement, awning, and glider styles. We can also combine transoms, round tops and ellipses to further customize your window layout.

FOUNDATION INSULATION

Your foundation may also be insulated on the exterior wall with rigid board insulation to the degree required by building code and/or your choice. This option will save you money over a period of time while also creating a warm, dry usable space that expands your options for room layout. Rigid board insulation can also be placed under the concrete slab to give you the utmost in energy efficiency and protect your home from unnecessary moisture and heat loss.



METAL ROOFING

One of the most important parts of your structure is the roof. The BLC Post and Beam package offers shingled roofing in your choice of color. You can opt to roof your structure with baked enamel galvanized roofing, which is long lasting, durable and can alleviate many problems associated with snow loads and ice dams. This roofing is attractive and can be obtained in many colors that will harmonize with the exterior siding of your home. It is truly a wise long-term investment in the comfort and maintenance of your home. Besides the standard pattern, we also offer the 24-gauge 1.5-inch standing seam system, which features extended life and has no exposed fasteners.

One or more dormers can be integrated into the roof system of a standard Post & Beam model. This design concept offers more usable square footage upstairs without increasing the home's footprint.

SIDING

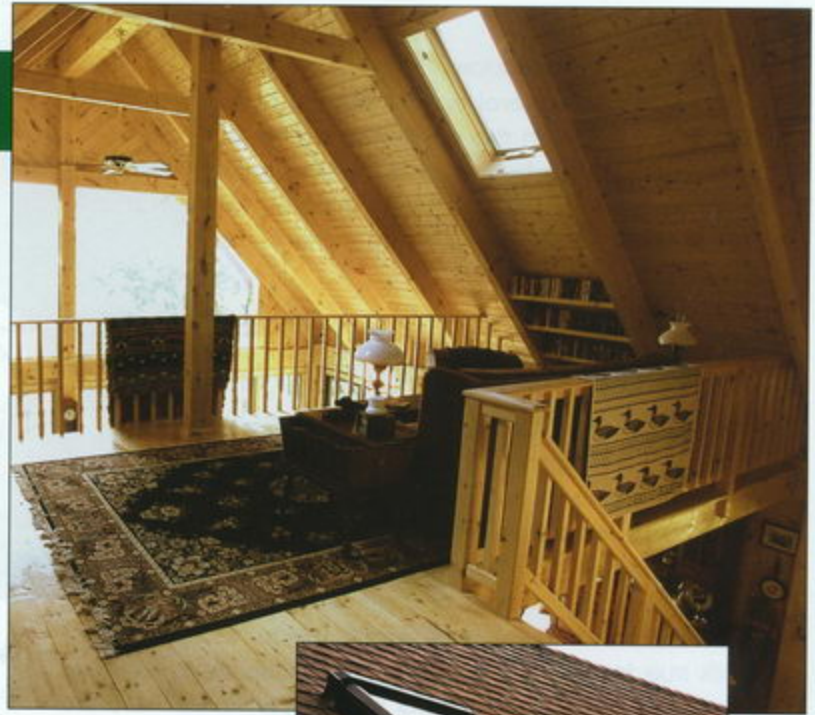
Standard siding for a BLC Post & Beam home is board & batten. However, there are other options available. You may opt to use varied pine patterns, which grace a good number of the homes we have built. Many of our customers are also choosing to side with cedar for both its' unique aesthetic value and outstanding durability and rot-resistance. Finally, we are seeing customers opt for vinyl siding, which is virtually maintenance-free.

An advertisement for Masonite entry doors. The background is a photograph of a dark wood entry door with a glass insert, set between two white columns. The text 'STEEL & FIBERGLASS ENTRY DOORS' is overlaid in white. Below this, it says 'More ... door designs glass styles value'. The Masonite logo is at the bottom, with the tagline 'the beautiful door™'.

ADDED FEATURES NOW OR LATER

SUNDECKS AND PORCHES

Should you wish to add living space and enhance the beauty and enjoyment of your home, a sundeck or porch may be added to your basic home package. We design many kinds of decks and porches that will fit your lifestyle. Our screened porches are especially useful for outdoor entertaining in inclement weather or in mosquito season. Porches can be added to either the end wall or sidewall of your home. Sundecks can add to your living space and possibly eliminate the need for more costly interior space in your home. Our porches and decks can be constructed from dimensional lumber. You may also opt for pressure-treated lumber or composite decking material for a longer lifespan.



SKYLIGHTS

Roof windows and skylights can be added to the home package to deliver exciting interior

atmosphere. Skylights afford light with no energy usage and by adding a venting skylight, you increase not only lighting, but also cooling during unusually warm periods. There are a wide range of skylight sizes and shapes to fit your needs.



PERMANENT WOOD FOUNDATION

The development of the Permanent Wood Foundation (PWF) is made possible through modern technology that enables the chemical treatment of plywood and standard lumber. This lumber is essentially made unacceptable for insect and microorganism consumption but remains safe for human use in construction projects. You may already be familiar with the thirty year warranty on pressure treated lumber that is frequently used for outdoor decking, furniture, docks and other above-grade construction. The lumber used in PWF is treated to an even higher level of resistance (some offer up to a seventy-five year warranty) for use below grade level. This technology enables us to offer a foundation that competes very well with conventional masonry foundations in both endurance and cost.

The PWF can also be advantageous over masonry foundations when planning a lower living area. Insulation, wiring, plumbing, and interior paneling can be installed without the prior prepping necessary for masonry walls. Without a doubt, PWF offers homeowners versatility and alternatives to the many limiting aspects of traditional masonry foundations. Brownell Lumber Company offers the PWF in package form, which supplies all the design criteria and materials necessary to construct a state-of-the-art foundation that compares favorably with more traditional masonry foundations.



INTERIOR STAIRS

Brownell Lumber Company furnishes two sets of two or three riser entrance stairs for the exterior of your standard home package. Should you want interior access to either the basement or loft, you can select from many types of stairs that we can offer. Our railing kits for loft access offer a beautiful pine finished stairway. We also manufacture durable utility stairs, which can be constructed in quality cost-effective framing lumber or in more costly custom pine. We can assist you with the right selection for your home and budget.

INTERIOR FINISH FLOORING

Once you have completed construction of the exterior of your home, you may opt for finished flooring such as pine or hardwoods. We can provide southern yellow pine, eastern white pine or a variety of fine hardwoods for this purpose. If you are building a chalet design, you may want to include suitable 2" flooring material for a loft bedroom or upper living area.

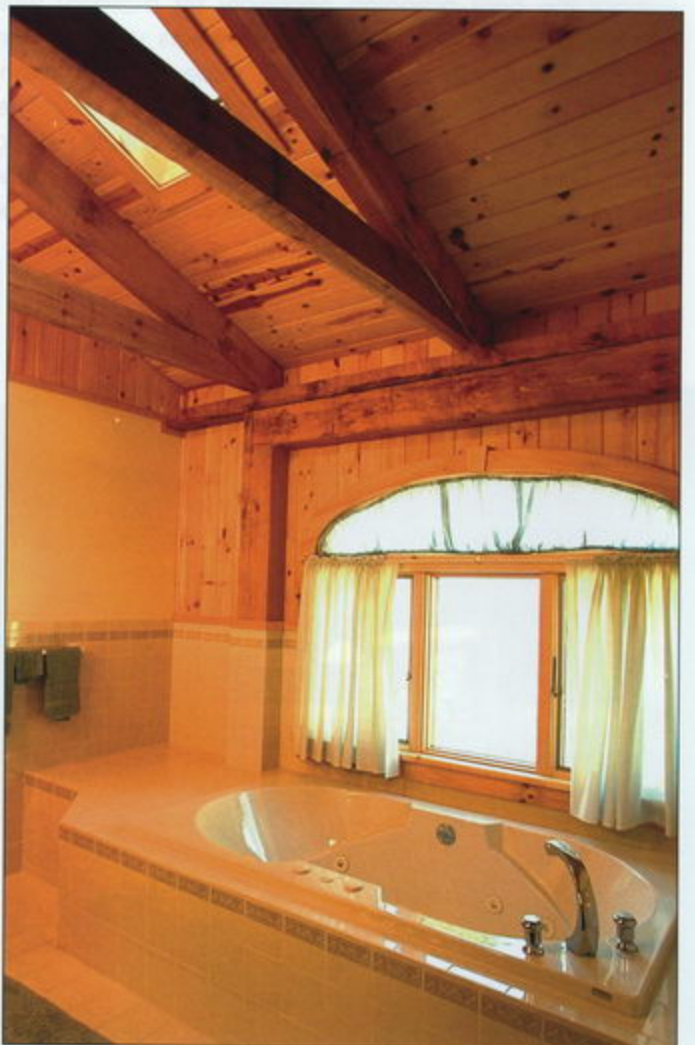
These are only a few of the many options and ideas available through our Post and Beam planning department. We look forward to working with our customers on any ideas or options they consider necessary to building a unique and personalized home.

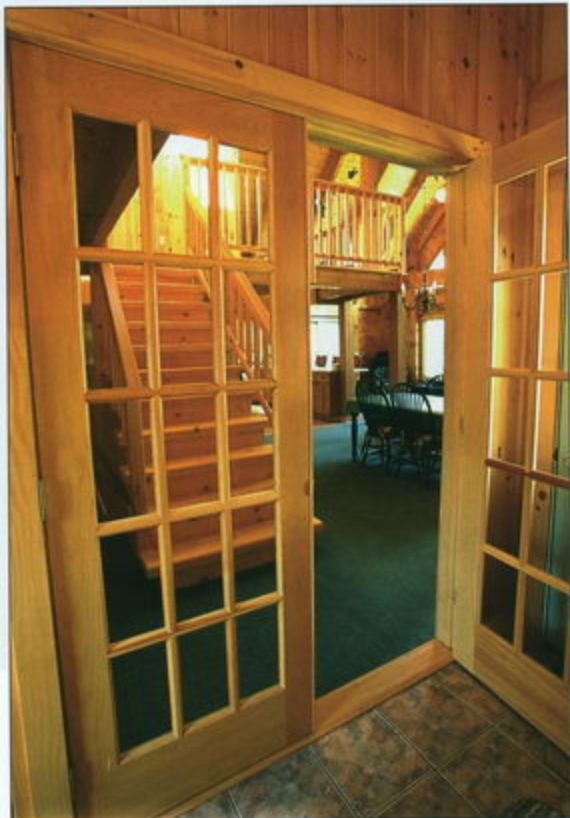


SUITED TO YOUR PERSONAL TASTES



Planning the kitchen and baths of any house can be one of the most challenging aspects of any home. These areas are most subject to the owner's individual tastes and needs. Brownell Lumber Company can provide various kitchen and bath specialists who can furnish you with designs and layouts featuring any of the endless variety of appliances and fixtures available.





SEEING IS BELIEVING

EVERYTHING IN ITS PLACE

All right, now on to some of the technical details. There are many aspects of building homes that are essential, and the BLC Post & Beam home is no different. What follows are some descriptions of how some of the basic components and mechanicals are handled in our homes.

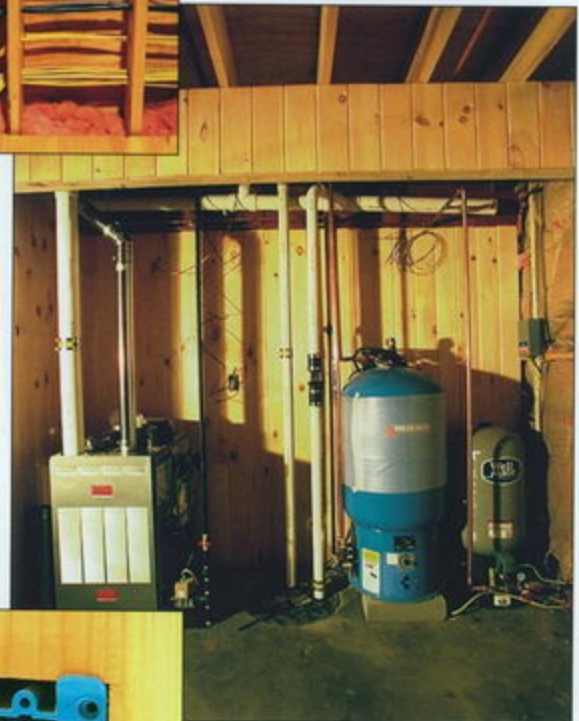
Wiring a Post and Beam home is similar to that of a conventionally framed home. The notable difference is the way in which the wiring is routed up the outside perimeter walls. We have developed a technique of placing the receptacle, switch and ceiling light wires behind the timbers that form the frame. The wiring is then encapsulated between the timbers and the wall insulation. The receptacle and switch boxes are usually installed in the timber framing itself. This serves the dual purpose of meeting standard wiring codes and preserving the integrity of the insulation enveloping the home. Wiring technology in a BLC Post and Beam home has also eliminated the possibility of costly drafts and heat loss through outlet holes.

Similar to wiring, the plumbing and heating of the Post and Beam Home very straightforward. Using existing opening and cavities, it is possible to completely enclose all mechanicals so that they are not visible regardless of the open nature of the interior design. At the same time, our builders are careful to allow access to the systems to accommodate future changes and maintenance.

Despite the natural look of the Post and Beam design, it is quite possible to integrate the most technologically advanced systems. Cables for data, cable, phone, stereo and home accessories can be run quite efficiently along and through the timber frame, so you never have to worry about possible future expansion problems.

Interior walls may be finished off in countless ways, and can even utilize different finishes in different areas. Thus, you could utilize tongue and groove paneling in one area, wallboard in bedrooms, and finished panel boards in the basement. The interior design is your choice, suited to your personal taste and decorative flair.

Handicapped accessibility is often a consideration in interior design for many of our customers. Whether it be a ramp system, larger bathrooms or an in-law suite, planning for the needs of relatives and loved ones has always been an important part of our home designs. Rest assured that Brownell Lumber Company can accommodate any access needs that arise.





A Tradition You Can Bank On

Strong - Local - Independent

**City
National
Bank**

An Affiliate of The Hathaway Agency

• MEMBER F.D.I.C.

• EQUAL HOUSING LENDER

312 Bridge Street
Northville, NY 12134
(518) 863-2101
www.citynatlbank.com



Brownell Lumber Company has always been aware of the financing needs of our potential customers, whether they choose to construct their own home or have contractors finish their project. Should you choose not to construct your own home package, we can work with you in pinpointing the costs related to the total project by coordinating with your contractors. If you are constructing your own Post and Beam home, you may find that financing options may be more limited since banks rely on contractors performance records prior to involvement in financing. You will be more responsible for detailed planning in this situation. Our experience over the years has enabled us to develop

specific guidelines that project various costs associated with the overall construction plan in order to help you meet these requirements.

Our positive working relationship with local banks has been an asset in helping our potential customers obtain building loans or mortgages needed to finance the purchase of their home package. City National Bank, an independently operated local bank, has taken the time to understand our business and respects our reputation as a quality builder. This institution in particular has shown their willingness to become a lending partner to our prospective qualified home buyers.

CRUNCHING THE NUMBERS

FROM OUR MILLS TO YOU

That has become our slogan over the years. But how does it actually happen in terms of your home? Your Post & Beam home package will be pre-cut at our facility before it goes to the job site. Each piece is handled with utmost care, and after cutting, each piece is checked to make sure it fits with its' companion. Each prepackaged unit will have a packing slip indicating items to be checked against a component packing list. Once this list is complete, we're ready to ship.

Our delivery schedule is coordinated with your payment schedule so that payments are made only as materials are delivered to your job site. The payments are due as soon as each delivery of materials is completed. We adjust shipments on a use and need basis so excessive products are not shipped to the building site. This prevents damage





to materials on the job site or even theft. Over the years, we have refined our shipping schedule facilitate smooth job progression to both customer and contractor satisfaction. It is our recommendation that you insure the materials against loss or damage once on your job site. Many insurance companies offer policies for this purpose at a reasonable cost.

Because many of our home packages are delivered a considerable distance, Browne Lumber Company furnishes some extra components beyond package requirements at no cost to our customers. This ensures that your project won't stop for lack of some materials. Because these extras are free of charge, we cannot accept returned materials from basic home packages for credit.



AND IT DOESN'T STOP WITH POST AND BEAM HOMES



In addition to our Post and Beam home packages and design, Brownell Lumber Company also provides a host of other products and services. Our retail hardware store is stocked a large variety of tools, building material and a complete assortment of plumbing, electrical and heating supplies. The same goes for our full-service lumberyard, which stocks pressure-treated, dimensional, and rough lumber. You can also find an assortment of molding, along with roofing and concrete products. Brownell Lumber Company garage packages are also a welcome complement to any home or property. We have become the premier suppliers of docks and accessories in central New York. We also provide a wide range of picnic tables, trash bins and other specialty wood products.





LET US BRING YOUR VISION TO LIFE

Now that you've had a brief overview of our company and the quality homes we build, we would like to invite you to set up an appointment with us to discuss exactly how we could build the perfect home for you. Brownell Lumber Company is constantly improving the homes we so proudly build. However, we realize that simply offering a great product isn't enough in this day and age. That is why we have devoted years to developing our Post and Beam team consisting of contractors, designers, planners and other professionals in the home construction industry. This team enables us to offer unprecedented project coordination to make sure that the home you buy from Brownell Lumber Company is produced, delivered, and built in a timely and efficient manner. And the service doesn't stop there. We are always here to provide support services for your home for its' duration.

We would like to thank you for taking the time to consider the Brownell

Lumber Company Post & Beam timber frame home. We are excited to share with you what we feel is one of the most unique and affordable home options available in central New York. It is our sincere hope that you will let us live up to our hard-earned reputation by choosing Brownell Lumber Company to build the home of your dreams.

For more information on any of the previously mentioned aspects of the Brownell Lumber Company Post and Beam homes, please feel free to ask any of our representatives. Also, do not hesitate to contact us via phone, email or mail correspondence.

Sincerely,

Owner
Brownell Lumber Company

BROWNELL Lumber Co.



Our mailing address:
BROWNELL LUMBER COMPANY
ATTN: TIMBER FRAME DIVISION
96 NORTHVILLE ROAD
EDINBURG, NEW YORK 12134



Phone: (518) 863-4337
(518) 863-4624

Fax: (518) 863-4976

brownelllumber.com

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7:00 AM till 4:00 PM
(year round)

SUNDAY
9:00 AM till 2:00 PM
(Memorial Day to Labor Day)