



Lake Country 10" and 12" Swedish Cope Average Square Foot Pricing



Average Price/ Sq. Ft. for Handcrafted Log and Material Package (Spruce or Douglas Fir): \$70-90/ sq. ft.

Log Species: Lodge Pole Pine, Engelmann Spruce, Douglas Fir, Western Red Cedar

Package Inclusions:

LOG WALLS:

Log walls, predrilled for through bolts, electric wiring and boxes
Log wall assembly hardware including lags, washers, SofRod gasket, and screw jacks
All other log elements shown on drawings including posts, beams, floor joists, purlins, rafters, ridge beams, and log trusses
Log siding is also available

ROOF SYSTEM:

Handcrafted Log roof system with rafters, purlins, log trusses, etc. Also manufactured trusses
Rafters or trusses, per plans and code requirements
1/2" Roof sheathing, Western Red Cedar fascia, and 1x6 tongue and groove Pine for ceilings and soffits
30# roofing felt, ridge and soffit vents, ice and water barrier
Asphalt fiberglass shingles, metal roofing, or Western Red Cedar shakes (homeowner's choice)
Notching for interior walls

SECOND FLOOR SYSTEM:

2x joists with plywood sheathing
Log joists with 2x6 Douglas Fir loft decking OR log joists and sub-floor (2 x joists with 3/4" sheathing)

GABLES:

2x6 framing as per design with 1/2" sheathing, Tyvek housewrap, and Gable Flashing
Handcrafted Log Siding or Wood Siding for exterior of gables

PORCH MATERIALS (as per design):

Posts, beams, roof system, 1x6 pine T&G paneling for ceiling, decks, railing, and pressure treated floor framing

INTERIOR WALLS 2x4 and 2x6 framing lumber AND/OR **solid log interior walls** (as per design)

WINDOWS:

Metal clad wood windows or vinyl with Low-E insulated glass, grills, screens, custom wood jambs, log wall door and window flashing, 2x6 bucks

EXTERIOR DOORS:

Pre-hung fiberglass entry doors, metal clad wood French doors, metal clad wood or vinyl sliding patio doors, steel fire doors where required

EXTERIOR TRIM: 1x6 pine trim for exterior doors and windows

DORMERS:

2x6 framing as per design with 1/2" sheathing and Tyvek housewrap
log siding and corner boards for exteriors

INTERIOR STAIRS AND RAILING:

Pre-assembled Douglas Fir Handcrafted Log or timber stairs first floor to upper with timber landing, if required
Interior Railing— Western Red Cedar Handcrafted Log Railing

Delivery to job site is additional

Please allow approximately 12-16 weeks from initial deposit to delivery of your handcrafted Swedish Cope log and material package. (Based on average sized home).

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