



Lake Country Handcrafted Post & Beam and Timber Frame



Average Square Foot Pricing

Average Price/ Sq. Ft. for Round Post and Beam and Material Package (Douglas Fir): \$70-90/ sq. ft.

Average Price/ Sq. Ft. for Heavy Timber Frame and Material Package (Douglas Fir): \$70-90/ sq. ft.

Log Species: Douglas Fir, Western Red Cedar

Package Inclusions:

POST AND BEAM WALLS with conventional framing between Posts and Beams:

Post and Beam Mortise and Tenon and Dovetail Joinery

Any required assembly hardware

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, as per plans and code requirements

1/2" Roof sheathing, Western Red Cedar fascia, and 1x6 T&G 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 (homeowners' choice)

SECOND FLOOR SYSTEM:

2x joists with plywood sheathing

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

GABLES:

2x6 framing as per design with 1/2" sheathing and Tyvek housewrap and Gable Flashing

Handcrafted Log siding or wood siding optional

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 (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 with sheathing

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 Post and Beam or Heavy Timber Frame Package. (Based on average sized home).

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