

# 20 x 20 Story Book Cottage Package

**#101** Log Frame and Post & Beam rafters complete 6" x 12" v- groove, dovetail, tongue and groove logs for the main structure. Structure opening cut for a 36" front entry door with sidelights.

**#102** Complete Roof Frame: rafters, all post and beam joists for loft and porch, metal corner brackets predrilled set with ridge beam rafters 4" x 8" (finished size 3 ½" x 7 ½").

**#103** 4- 8" x 8" front porch posts with adjustable pitch bolts.

**#104** 1000' Architectural ceiling tongue and groove 2" x 6" (finished milled to 1 ½" x 5 ½"), v-grooved smooth face, circular saw backing, kiln dried, unfinished. We added 5% for cutoff and defecting.

**#105** Architectural and loft flooring Pine 2" x 6" tongue and groove, ¾" loft flooring.

**#106** Dormer and Gable End material: kiln dried, sawmill cut 2" x 6" pine. Lap siding for gabled ends exterior grade Baltic birch 5' x 5' sheeting.

**#107** Roofing metal: Classic rib, precut for main building, color options available.

**#108** Authentic kiln dried Reclaimed barnwood (1 natural weathered side) nominal sized 3 ½" – 6 ½" x ¾" and dimensioned for exterior siding. 130'.

**#109** 6 Cartons of ¼" #301 Authentic Reclaimed wall accent for rear interior gable wall (198 sq. ft.).

**#110** Front porch hardwood White Oak decking: 160' double tongue and groove for hidden clip installation.

**#111** 40" x 80" Barndoor for rear bathroom option. (Hardware not included).

**#112** 2- Custom Shop built casement insulated windows for dormer. (Hardware not included).

**#113** 2-36" Exterior door slabs. (Hardware not included).

**#114** Hardwood casement material 1" x 6" for all doorframes 224 LF.

**#115** Authentic Reclaimed Barnside & Beam 032v random width Engineered hardwood flooring prefinished UV oil.

**#116** 6- solid oak 8' x 8' x 48" Loft and porch rail posts.

**#117** 4" on center square metal railing panel for loft and porch (track included).

**Additional options:**

**Pergola**

8' x 8' White Oak hardwood \$1900.00 Walnut \$2200.00 IPE \$3200.00

**Decking Tiles**

32" x 32" White oak patchwork tiles \$192.00 ea

**Pre-finishing options**

Architectural ceiling clear coat finished option \$1275.00

**Loft**

Loft flooring Hardwood option unfinished \$1200.00

**Add-on Log Bathroom structure**

Optional 8' x 8' rear attachable log kit for bathroom with rafters and architectural ceiling and precut metal roofing \$2840.00

**Loft Ladder**

Optional solid white oak loft ladder \$395.00

**Porch Railing**

Optional Rail: Hickory Handrails or Laurel/Rhododendron Balusters \$395.00

**Additional Hardware**

Screws, gaskets, or caulking, depending on builder's preference