



TIMBERRIDGELIVING.CA
204.371.9711

To Us, the Cottage is Family.

A STEP-BY-STEP GUIDE TO

Building Your Dream Timber Home or Cottage



Imagine this: you're looking to build a home or cottage

You want a place that you can be proud of. Something that reflects your personality and the needs of your family. Something that will stand the test of time and last for generations. For all of these reasons, you decide that a timber home is the best fit. You just adore the rustic beauty of wood and timber!

You can't wait to create new memories in your beautiful home, where your family will feel safe and protected.

However, before you get too carried away, here are seven important steps to keep in mind during this exciting process.



1. Start by choosing your land



**WHERE ARE YOU GOING TO BUILD?
'THEY' ALWAYS SAY, "LOCATION, LOCATION,
LOCATION!" AND 'THEY' ARE RIGHT!**

This is especially true for timber frame homes. After all, part of the beauty of a timber home lies in its ability to seamlessly blend in with nature.

Once you've chosen your land or lot, you need to **evaluate your property** to capitalize on its strong points.

For example, if your land is situated near a gorgeous lake, you can make sure to orient your floorplan to face

the water and consider where the sun sets or rises. Or, if you're surrounded by thick forest, consider arranging your spaces inward to create a good line of sight from room to room.

Your site will help determine the orientation of your home and your basic floor plan.



2. Consider the professionals and trades you will be working with



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Similarly to a conventional house build, many different professionals and tradespeople will play important roles throughout the building process of your timber home.

Your task is to **understand who is involved** at each stage of the process.

For example, at the outset, you need to work with a **loans officer** to understand elements of a construction loan in order to make a deposit on your timber package. You'll also need to work with a **real-estate agent** who is experienced in land sales to find the perfect spot for your home. You will also want to work with a **designer or architect** who understands timber frame systems.

And perhaps most importantly, you must pay close attention to the timber producer that will craft your home, taking into account product quality and range of services. Some timber companies will handle everything from design to general contracting. Some however, may just design and erect the timber frame itself, but will not handle overall construction.

You can either assemble and manage your own team, or you could **hire a company to take care of everything for you**. If you're inexperienced though, you should consider hiring a company that specializes in timber homes with full service options — you'll be glad for the peace of mind that comes when experts ensure your home is built right.



3. Decide how you want your home to feel

THIS IS THE FUN PART!
DO YOU WANT YOUR HOME TO BE COZY AND RUSTIC?
OR DO YOU PREFER THE COTTAGE CHIC LOOK?



No matter what you might prefer for your dream home, you can be sure to find a timber style that will suit your aspirations. We recommend **creating an idea board** on Houzz.com or Pinterest to be aware of the choices available, and selecting the design elements that appeal to you. Take notes of what elements you like the most. Your goal is to compile a file full of ideas, with sample layouts, styles, color combinations, finishes — even appliances — that appeal to you. This will help you better describe your personal style with your home builder to ensure your finished home meets your expectations.

For example, if you prefer a more contemporary, modern look, you may want to go with timbers that have clear grain, simple lines and very little carvings or decoration. Or if you're more into the rustic, retro look, you may want to choose a barn-style timber frame, one with hand-hewn timbers. But if you don't have a clear favorite, you could just go with a beautiful frame that unifies an eclectic style, allowing free rein for vibrant visuals and custom interiors.

Once you've chosen a style that suits you and your family, **consult with your timber home designer.**





4. Consider your timber frame options

Once you've decided on the general style that you want to go for, it's time to **select the type of timber home** you want to build.

There are several categories of timber homes, and they're not all created equally. Your framing choice depends on the types of wood you want to use, and how the wood is fastened. Despite the differences, all timber homes showcase the beauty and character of the wood.

In general, there are **four types of timber homes**:

- 1. Traditional timber frames** are built with interlocking wood joints that are carved by hand and fastened with wood trunnels — never metal.
- 2. Post-and-beam homes** are similar to timber frames, but with less complex joineries. Their components are fastened with metal hardware, plates or rods.
- 3. Non-structural timbers** erect trusses as part of their design. Most of the time, this is done for aesthetic reasons. But in some cases, these trusses might also support a roof load.
- 4. Hybrid homes** are built with structural timbers and beams in the main living area and conventionally built in the rest of the home.

Each type of timber home has its own list of pros and cons. Work with your home builder to discuss the option that suits your style and budget the best.





5. Choose your finishings and encapsulation systems

Once you've decided on what you want the big picture to look like, it's time to work out the smaller details. They make all the difference!

Consider what type of timber best suits your dream home. There are **four common timber types**: Douglas Fir, Eastern White Pine, Red Oak, and White Oak. In order to decide which wood to choose, work with your home builder to go over aesthetics and structural requirements.

You should also think about the **finishes** for your timber wood. Finishes are great for timber homes, since they **allow the wood to darken naturally and develop its patina**. The most commonly used finish is a Sansin product for interior and exterior providing multiple variations of colours.

6. Budget

HOW MUCH WILL YOU HAVE TO PAY FOR YOUR DREAM HOME?

This is usually the most important question that every homeowner wants to figure out, but it's also the toughest one to answer.

Your building costs **depend on a number of factors** such as: the materials, the home design, the home size and usable space, etc. Developing a budget is a process that you work on with your home builder. The key is to

work with a builder who is willing to work with your budget and vision. Sometimes they can downplay or eliminate certain features so that the building cost will fit the budget you have in mind.

Just for reference, our team at Timber Ridge Homes typically deals with projects that range from \$450 per square foot and up.



7. Enlist the right professionals

Building your dream home or cottage should be an exciting experience, which is why it's important to find builders you can trust. We work alongside our clients every step of the way, keeping an open line of communication to ensure a seamless process from start to finish.

This list may seem overwhelming to begin with, but rest assured our team of dedicated professionals are here to walk you through every step to make sure your home building experience is a positive one.

YOU'VE HEARD IT BEFORE, BUILDING A HOME CAN BE STRESSFUL AND TIME-CONSUMING.

IT SHOULDN'T BE THAT WAY.





To us, the cottage is family, and it is our vision to build a perfect backdrop for other families to create memories in as well. We believe that building a home shouldn't be stressful, but rather exciting and enjoyable. Our team will work alongside you to ensure the process is seamless from start to finish. We treat each project as if it's our own, with a deep understanding of the lifetime of memories that will soon be created.

Jason & Gerilyn Fehr



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IT WOULD BE A PRIVILEGE TO BE PART OF YOUR FAMILY



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INFO@TIMBERRIDGEHOMES.CA



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