Whisper Creek

Big Horn
Whisper Creek Line
Standard Features

Wall construction

2x6 Stud
Double Top Plate
Single Bottom Plate
10' wall height
7/16 OSB sheathing
House Wrap
Laminated LVL Headers with insulation core
conventional 2x6 framing practices

Exterior

Siding Installed
Stained & Clear Coat Applied
Windows Installed
Pella Window Vapor Tape Installed
Heavy Timber Window Trim
Window Trim Caulked
Chinking Installed
Lift Points For Unloading Installed
Exterior Corners Pre-Finished, shipped loose

Pella Encompass Windows Are Standard, Almond Color
All Chinking Done Except At Package Connection Points

Roof

12/12 Pitch Central Roof System
Glulam Ridge Beams
Gable King Posts
14" TJI Rafters
Rafters Precut & Mitered
Web stiffners Installed
Rafter Hangers Included
Connection Steel And Threaded Rods Included
Roof Sheathing Included
3/4" OSB Sub-Fascia, 4x8 stock shipped
Required Rafter Blocking And Support Pieces
48" Gable Eve Overhang On TJI Roof Section
24" Eve Overhang All Other Locations

Loft

2 X Dimensional Loft Floor Framing
2 X Ledgers For Wall Bearing Connections
3/4" T&G OSB Subfloor Sheathing

Interior Timber Package

10" Pocketed Gable King Post, qty 2
10" Minium Center Post , qty 1
Non-Structural 10" Roof Purlins, qty 2
10" Loft Support Beams, qty 2
10" Loft Purlins, qty 6
Timber Stair Stringers And Treads, qty 1 Set
Timber Stair Railing
Full Set Of Loft Newel Post And Log Railing

All Necessary Steel Bracketry Included
Powder Coat Black Finish
Additional Timbers may be added and charged depending on model size, options, and final engineering

Design Criteria

Every Plan Will Be Engineered To Build Site Requirements For Wind, Seismic and Roof Load.

Wind - 90 MPH
Roof Load - 70 PSF Ground Snow Load
Foundation - 1,500 PSF Minimum Soil Bearing Pressure, Site Class D
Seismic - Evaluated During Engineering

A Price Increase May Be Necessary Accommodate Structural Changes After Engineering Review