



OKANAGAN
TIMBER
FRAME
C O M P A N Y

HEAD OFFICE & MANUFACTURING PLANT:
15670 Sawmill Road, Lake Country, BC, CANADA V4V 2E2
Telephone (250) 548-3236 • Fax (250) 548-3252

Building with Okanagan Timber Frames

Following below are the typical steps and timelines involved in the design and creation of an Okanagan Timber Frame home:

1.0 Conceptual Design & Site Location:

Great homes come from great house designs. Designing a custom home is an exciting undertaking for many people as it is an opportunity to make a personal statement on a grand scale.

One of the first things to consider is the size of the home that you would like to build. Make a list of the rooms that you would like to live in. Do you have children? Do you frequently entertain? Do you work at home?

It is also important to consider the location you would like to build. A house should be in harmony with its surroundings and balance the needs of the occupants with the building site.

It is recommended that you seek the services of a house designer or architect to create a set of conceptual floor plans and exterior elevation drawings. Based on your input a skilled designer will draw out the ideas and styles that you would like to incorporate in the design of your home. It is from these initial plans that you can now develop a rough budget to build the home you are dreaming of.

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Design and Approvals: (8-12 weeks)

1. Provide Okanagan Timber Frames with conceptual floor plans and elevation drawings that have been prepared by your designer/architect or that you have selected from another house design resource.
 - If you do not have a house designer, we can provide custom architectural design services to match your project needs. Please contact us for further details on how you can design your very own custom timber frame home.
2. If you already have a timber frame design that is integrated with your conceptual design, we can provide a detailed quote estimate free of charge. Otherwise, Okanagan Timber Frames will respond with a design estimate for the timber frame portion of your new home. *(2-3 Days for Quote Estimate).*
3. A full 3D Timber Frame model will be drawn to match your preliminary design and specifications and a set of plans will be sent Out For your Approval (OFA Plans). *(2-3 Weeks for Drafting).*
4. It is your responsibility to meet with your Architect, and/or General Contractor to "redline" the plans with any changes to the Timber Frame layout, dimensions, or specifications as necessary. *(Allow 1 to 2 weeks)*



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5. *The approved OFA plans are to be returned to Okanagan Timber Frames with a 40% deposit to place your order and book a production time slot. The plans will then be submitted for an in-depth structural engineering review.
(3-4 Weeks for Engineering Review)*
6. Engineered (*Stamped*) plans are Issued for Construction (IFC), and presented for your final approval and building permit application.
(1-2 Weeks for Final Drafting)

Production and Delivery: (6-8 Weeks)

7. Once your final approval is obtained, a production schedule will be provided and shipping dates can be confirmed.
8. Timber Frame Produced and Shipped to Jobsite. (6-8 Weeks)

FINAL BALANCE DUE UPON DELIVERY – PRIOR TO UNLOADING AT JOBSITE.