

Versalite Series

Timber Frame Pergolas & Pavilions



- Versatile Lightweight Framing
- Easy Installation

 **Brookside**
TIMBER FRAME

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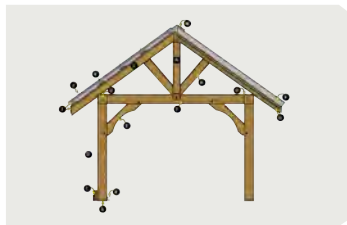
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Distinctive Outdoor Living

Shared laughter. Heartfelt conversations.
Unforgettable memories.

What does outdoor living mean to you?

At the heart of outdoor living is a special space that becomes the focal point of your outdoor events. At Brookside Timber Frame, we believe that these special spaces should be a source of pride and enjoyment for you. That's why we specialize in designing and constructing mortise and tenon outdoor structures that are not only functional but also add a touch of elegance to any space.

Your timber frame structure will become a gathering place that encourages connection and celebration. Its unique design and natural aesthetics will become a topic of admiration and conversation among your guests. It will serve not only as a backdrop for the festivities but as a vessel for shared experiences and heart-to-heart connections.

WHY CHOOSE the Versalite Series

1

QUICK AND EASY: The Versalite Series is our most versatile structure, with minimal customization options allows for lead time and competitive prices.

2

VERSATILITY: Our outdoor structures can be used for a variety of purposes, whether it's providing shade and protection from the sun, creating an intimate space for relaxation, or serving as a focal point in your garden. From pergolas to gazebos, we can bring your vision to life.

3

INCREASED PROPERTY VALUE: Investing in a well-designed and well-built outdoor structure can significantly enhance the value of your property.

4

EASY MAINTENANCE: Our timber outdoor structures are designed with minimal maintenance in mind. With regular care, they will continue to look stunning for years to come.

5

TIMELESS BEAUTY: Our mortise and tenon joinery method produces structures with clean lines and timeless beauty. The natural warmth and character of exposed wooden beams add a unique and inviting atmosphere to any space. The meticulous craftsmanship and attention to detail showcase the natural beauty of wood, adding an element of sophistication to your outdoor space.

6

OPEN LAYOUT: Timber frame construction allows for an open floor plan without the need for load-bearing walls. This provides flexibility in designing the space, allowing for larger, open living areas that create a sense of spaciousness.

7

ENVIRONMENTALLY FRIENDLY: Timber frame construction is considered environmentally friendly. Wood is a renewable and sustainable resource, and timber frame structures use wood as the main building material. Additionally, timber frame construction produces less construction waste compared to stick-built methods, which involve more nails, screws, and other non-renewable materials.

Advantages of BROOKSIDE TIMBER FRAME KITS?

In addition to the perk of having a hand in the building of your backyard haven, a Brookside timber frame kit offers many advantages. Enjoy the treasure trove inside!

What's to like about BTF kits?

1

All of the wood is pre-stained. For you, that means durability for the long term without a staining mess in the short term.

2

Lettered timbers make the assembly process clear and easy. Less hair pulling, more building.

3

For ultimate sturdiness and beauty, Brookside Timber Frames recommends kiln-dried #1 Better Appearance Grade (FOHC) Douglas fir timbers.

Note: While Brookside Timber Frames recommends kiln-dried #1 Better Appearance Grade Douglas fir timbers, we do also offer different grades and species of timbers if desired.

4

Using timbers directly from the sawmill, the Brookside team sands and buffs them just the right amount, leaving a very fine textured finish and accurate size.

5

Brookside will provide CAD drawings for confirmation before cutting the timbers for the kit so you can verify that your goals are met.

6

Packages are carefully bundled and marine shrink-wrapped before delivery to guard against breakage and scratching. Spacers and wax film fill the gaps between timbers so that there are no finished surfaces touching each other.

Why Choose Brookside Timber Frame Kits?



EXPERIENCE

With years of experience in the industry, we have honed our craft to deliver exceptional results to our clients.



ATTENTION TO DETAIL

We pay meticulous attention to every aspect of the design and construction process to ensure that your outdoor structure exceeds your expectations.



CUSTOMER SATISFACTION

We pride ourselves on our outstanding customer service and strive to provide a seamless and enjoyable experience for every client.

START YOUR JOURNEY TO DISTINCTION

Transform your outdoor living space with quality structures. Contact your dealer today.

Your dealer contact information.

Veranda



PICTURED STANDARD OPTIONS

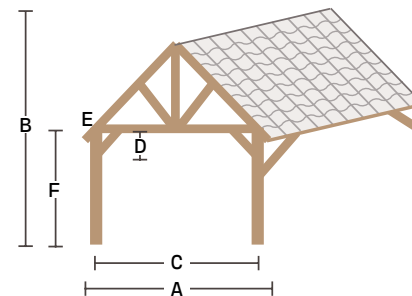
- Dark oak stain
- 2 piece, small post bases
- Sq header end detail
- $\frac{5}{12}$ roof pitch

THE VERANDA boasts a classic pavilion design. Its open gable allows you to get a full view of the rich timbers and their unique joinery from both inside and outside. A stone wall upgrade can add another dimension of luxury to the Timber Retreat.



Standard Construction

- 6×6 Post
- 6×8 Header
- 4×8 Rafters
- Tongue & Groove Roof Decking
- Ag Metal or Asphalt Shingles
- Pre-cut, Pre-stained



Specifications

AVAILABLE SIZES:

	10'	12'	14'	16'	18'	20'	24'
A	Outside of roof to outside of roof standard overhang is 16"						
	12'8"	14'8"	16'8"	18'8"	20'8"	22'8"	26'8"
B	Overall height. Standard roof pitch is $\frac{5}{12}$						
	13'2"	13'11"	14'8"	15'5"	16'2"	16'11"	18'5"
C	Outside of post to outside of post						
	10'	12'	14'	16'	18'	20'	24'

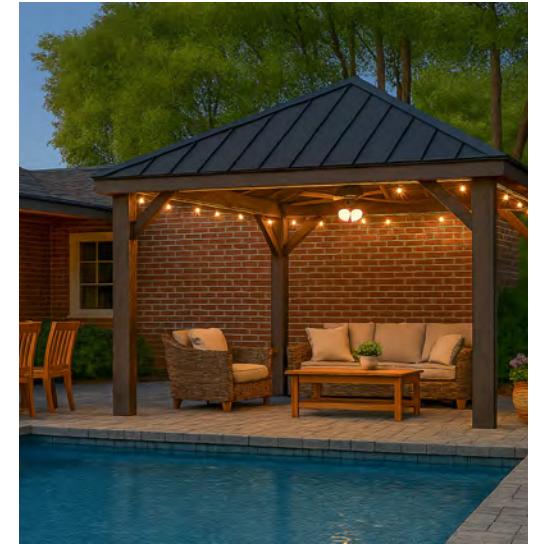
- D** Brace size (available in 2", 2' 6", 3')
- E** Header end detail. See page 26
- F** 8' standard post length. Post length = distance to bottom of header

*Any pavilion larger than 18 × 18 will require additional post on eve side. Max gable side header length is 36' without adding a post to the gable side.

Stonewood



Whether nestled by a lake or a beautiful outdoor living space, **THE STONEWOOD** invites connection and enduring style!



Standard Construction

- 6x6 Post
- 6x8 Header
- 2x4 Rafter
- Tongue & Groove Roof Decking
- Ag Metal or Asphalt Shingles
- Pre-cut, Pre-stained

Specifications

AVAILABLE SIZES :

	10'	12'	14'	16'	18'	20'	24'
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A	Outside of roof to outside of roof standard overhang is 16"						
	12'	14'	16'	18'	20'	22'	26'

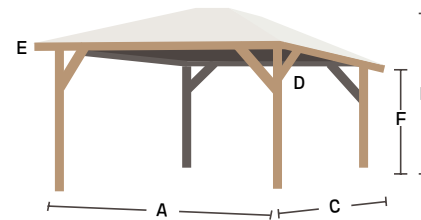
B	Overall height. Standard roof pitch is 5/12						
	11'	11'5"	11'10"	12'3"	12'8"	13'1"	13'11"

C	Outside of post to outside of post						
	10'	12'	14'	16'	18'	20'	24'

D Brace size (available in 2', 2' 6", 3')

E Header end detail. See page 26

F 8' standard post length. Post length = distance to bottom of header



PICTURED STANDARD OPTIONS

- Smoke stain
- Metal roofing
- Square header end detail
- 2-piece small post bases
- 5/15 roof pitch

*Any pavilion larger than 18' x 18' will require additional post on eve side.

Rose Beam



PICTURED STANDARD OPTIONS

- Dark Oak stain
- 2/12 roof pitch
- Ag Metal roofing
- 2-piece, small post bases
- Square header end detail

PICTURED UPGRADES

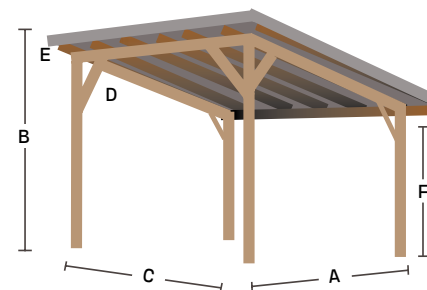
- Composite floor
- Cedar railing with post

This showpiece works beautifully for weddings, receptions, and grad parties. . . or as a classy parking spot cover. **THE ROSE BEAM** mixes modern and rustic for a crowd-pleasing addition to the outdoor spaces of wedding and event centers.



Standard Construction

- 6x6 Post & Header
- 2x8 Rafters, 24" on Center
- Tongue & Groove Roof Decking
- Ag Metal or Asphalt Shingles
- Pre-cut, Pre-stained



*Any pavilion larger than 18 x 18 will require additional post on eve side.

Specifications

AVAILABLE SIZES:

	10'	12'	14'	16'	18'
--	-----	-----	-----	-----	-----

A Outside of roof to outside of roof
standard overhang is 16"

14'	16'	18'	20'	22'
-----	-----	-----	-----	-----

B Overall height. Standard roof pitch is 2/12
13'3" 13'9" 14'3" 14'9" 15'3"

C Outside of post to outside of post
10' 12' 14' 16' 18'

D Brace size (available in 2', 2' 6", 3')

E Header end detail. See page 26

F 7' 6" standard post length. Post length = distance to bottom of back header

Fern Shade



PICTURED STANDARD OPTIONS

- Cains Point Brown stain
- Half Square header end detail
- 2-piece large post bases

PICTURED UPGRADES

- String lights
- 2' 4x4 braces without curve

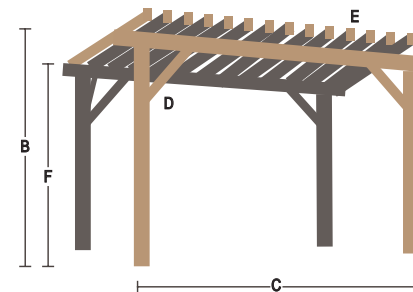
THE FERN SHADE

keeps it neutral, naturally. Riverside, lakeside, or patio... cover where your backyard resides. Give yourself a chance to break away and focus on the important things like having a cup of coffee on the patio or watching the sunset.



Standard Construction

- 6x6 Post & Header
- 2x6 Rafters
- 2x2 Shade Cover Lattice



Specifications

AVAILABLE SIZES:

	10'	12'	14'	16'	18'	20'	24'
A	Outside of roof to outside of roof standard overhang is 16"						
	12'8"	14'8"	16'8"	18'8"	20'8"	22'8"	26'8"

B Overall height = 9'7".

C	Outside of post to outside of post						
	10'	12'	14'	16'	18'	20'	24'

D Brace size (available in 2', 2' 6", 3')

E Header end detail. See page 26

F 8' standard post length. Post length = distance to bottom of header

*Any pergola larger than 18' x 18' will require additional post on eve side. Max gable side header length is 36' without adding a post to the gable side.

Design Your Pavilion or Pergola

1 Choose a style

PAVILIONS

Veranda • Stonewood • Rose Beam

PERGOLAS

Fern Shade

2 Choose a Size

MEASUREMENTS ARE BASED ON OUTSIDE OF THE POST TO OUTSIDE OF THE POST.

Overhang sizes are available in: 12" • 16" • 24"

3 Choose a Wood Species

Douglas Fir • Eastern White Pine • Premium Douglas Fir

4 Choose a Header End Detail

Scroll

Square

Half Square

Chamfered

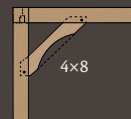


5 Choose a Stain Color

See page 27 for stain options.

6 Choose a Brace Size and Style

Brace Length: 2' • 2' 6" • 3' Brace Lumber: 4x6 • 4x8 • 4x10 With curve • without curve



7

Choose a Roof Pitch and Style

9/12 pitch • 5/12 pitch | Standing Seam • G-Rib Metal • Asphalt Shingle • Metal Shingle • Elite Rib Metal
See pages 26-27

8

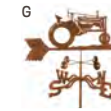
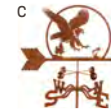
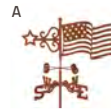
Choose a Weather Vane/Cupola (Optional)

CUPOLA STYLES

24 x 24 • 36 x 36 • 36 x 36 with windows • 48" octagon

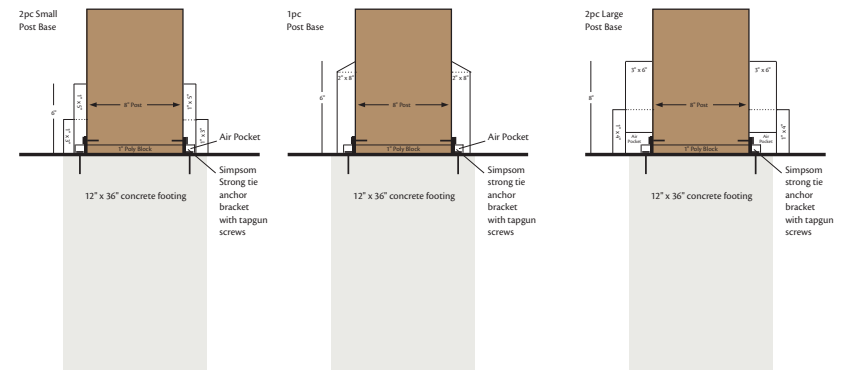


WEATHER VANE STYLES



9

Choose a Post Base



Metal, Shingle & Stain Options

1

CHOOSE A ROOF PITCH

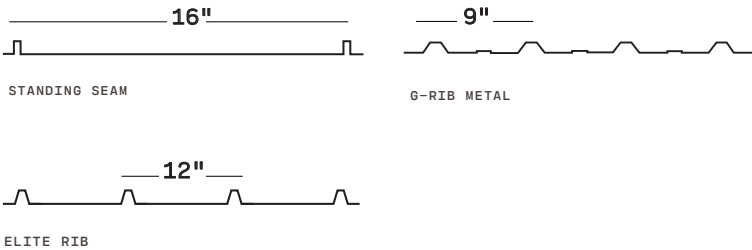
The standard A Frame roof pitch is 9/12, and the standard Hip roof pitch is 5/12.

2

CHOOSE A ROOFING STYLE & COLOR

In-person samples available.

Standing Seam, G-Rib Metal, Asphalt Shingle, Metal Shingle



Metal Roof Colors

With so many color and trim options, we have the right combination to meet any need. Whether your goal is a contemporary, rugged profile or a clean and elegant design—metal roofing provides the right product to suit every style!

Our premium panel provides the highest protection and lasting beauty, and is constructed of the strongest 28-gauge metal which offers a higher resistance to the natural elements your roof will face.

*Printed colors here may vary from actual product colors



Shingle Colors

Great American, Steel Shake, Metal Shingles



Asphalt Shingle Colors



UTF Stain Colors

1. Ultra Log Stain is a high build satin sheen water-based, low-VOC-penetrating stain
2. Ultra Log penetrates deep in cracks and gaps. It doesn't allow breaks to occur in the film.
3. Unlike other log and siding stain systems, Haley Ultra Log does not require a third coat!

*Printed colors here may vary from actual product colors



FAQs About BTf Kits

Interested, but needing a few questions answered first? Browse these FAQs and learn what you need to know before you leap.

1 | HOW LONG OF A LEAD TIME SHOULD I EXPECT?

Lead time may vary on the time of year. A general lead time is 4-8 weeks, but a rush order can be produced within a shorter time.

2 | IS THERE A PRICE DIFFERENCE ON DIFFERENT ROOF PITCHES?

Brookside prices are based on roof pitches less than 10/12 and more than 4/12. Any roof pitch more or less should be custom quoted.

3 | DO I NEED A LIFT TO BUILD A TIMBER FRAME?

It depends on the size of the structure. Generally, you will not need a lift if you have five or six people helping you. However, Brookside posts and headers are solid timber, creating a heavy-duty structure. A lift will save a lot of time.

4 | CAN I MAKE CHANGES TO MY ORDER AFTER I'VE APPROVED IT?

Yes, you can make changes. But there will be a \$250 change order fee applied. The delivery date and time could also be delayed.

5 | WHAT PERMITS ARE OFTEN REQUIRED?

Most counties require a building permit and lot improvement permit for any structure larger than 200 square feet. However, permitting varies from county to county. Brookside recommends checking with your local county for planning and zoning assistance.

6 | WHAT IS A COMMON BASE UNDERNEATH THE STRUCTURES?

Brookside recommends installing cement footing at least 36" deep beneath each post. Brookside provides poly 1" stand-off plates on the bottom of each post to prevent the wood from contact with cement and moisture.

7 | HOW MANY PEOPLE DO I NEED TO SET UP MY STRUCTURE?

Brookside recommends at least 2-3 people, depending on the size of the structure.

8 | HOW LONG CAN I EXPECT A PROJECT TO TAKE?

An experienced crew can easily build an average-sized structure in three days.

9 | WHAT SPECIES OF WOOD SHOULD I USE TO BUILD A TIMBER FRAME?

Brookside recommends Douglas fir over pine or cedar. With its high-density grain, Douglas fir is the best quality wood with the least maintenance. A Douglas fir structure can last for hundreds of years.

10 | WHAT IS THE DIFFERENCE BETWEEN WOOD GRADES?

FOHC Grade (Free of Heart Center)-FOHC means that the wood contains none of the center heart, a section of the tree that contains most of the sap. (Sap will often "bleed" from installed timbers that aren't FOHC.)

#1 Appearance Grade-Timbers have been graded by the TP-regulated grade to have minimum knots and bark. The TP [Timber Products] lumber grading system is highly regarded in the US.

11 | WHAT GRADE OF WOOD SHOULD I USE TO BUILD A TIMBER FRAME?

Brookside Timber Frame recommends FOHC (Free of Heart Center timber) #1 appearance grade. FOHC wood is straighter, stronger, and sturdier than other grades.

12 | HOW WELL DOES DOUGLAS FIR HOLD UP IN THE WEATHER?

Douglas fir is a first cousin to cedar and contains the same tar, making it a very weather-durable wood.





Your dealer contact information.

