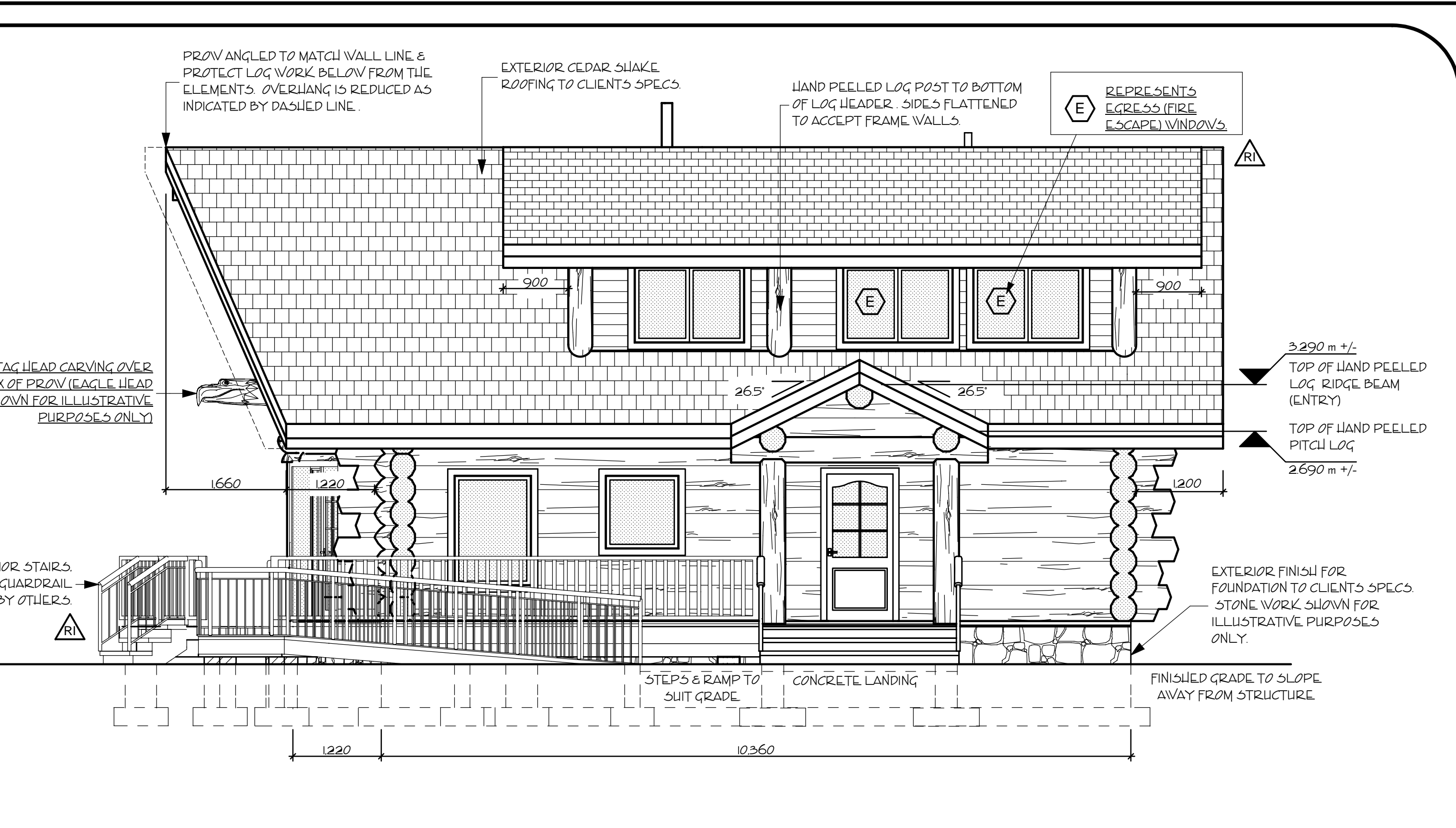


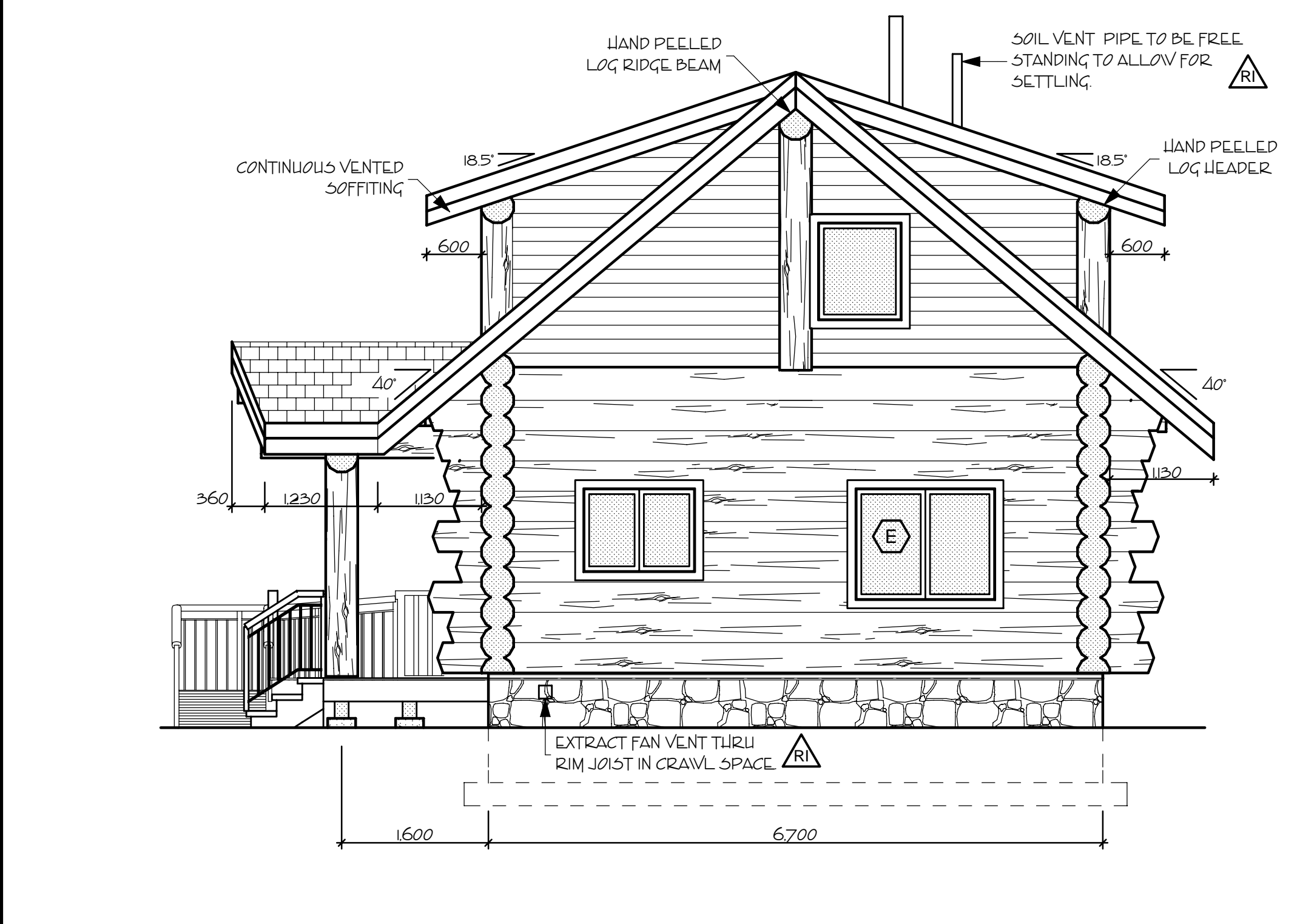
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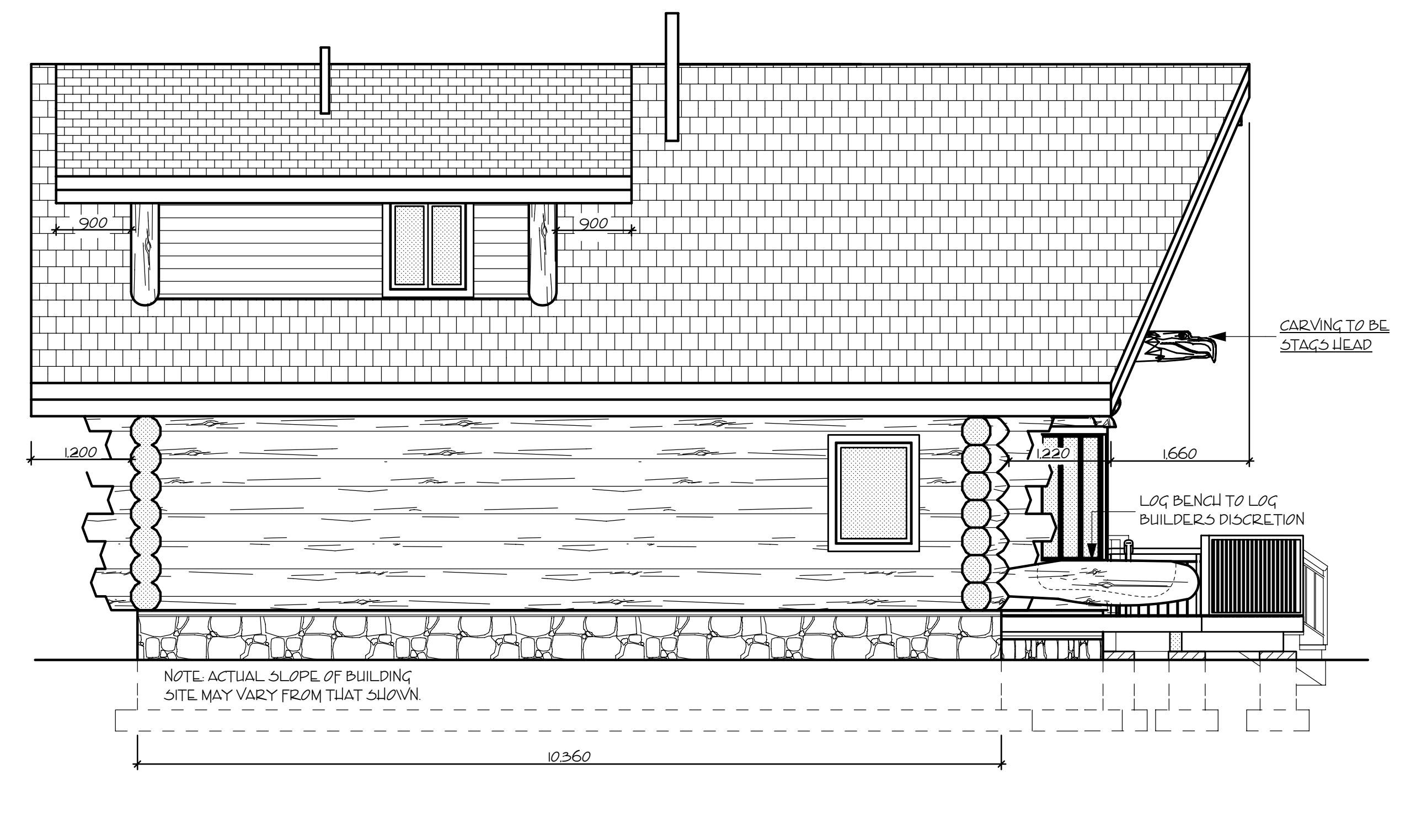
ELEVATION 2/A

PIONEER LOG HOMES OF BRITISH COLUMBIA LTD. ASSUMES RESPONSIBILITY FOR ARCHITECTURAL DESIGN & CONSTRUCTION OF THE LOG WORK ONLY AS SHOWN IN THIS PLAN. PROVIDED THE LOG WORK IS CONSTRUCTED BY PIONEER LOG HOMES OF BRITISH COLUMBIA LTD. ALL OTHER ELEMENTS ARE TO BE APPROVED BY LOCAL BUILDING AUTHORITIES & BUILT TO LOCAL BUILDING CODES. ANY ENGINEERING REQUIRED & RELATED COSTS ARE THE RESPONSIBILITY OF THE OWNER.

NOTE: LOG WALLS SHOWN ON THIS DRAWING ARE 350mm DIAMETER FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL SIZES OF LOGS USED DURING CONSTRUCTION MAY BE LARGER OR SMALLER REFER TO 'SCHEDULE A' FOR QUOTED SIZES.



ELEVATION 3/A



ELEVATION 4/A

ELEVATIONS

NOTES:
1. ALL DIMENSIONS IN MILLIMETERS, U.N.O.

AMENDMENTS

- OCT 24/05 - ENTRY POST REV. /R2
- OCT 6/05 - PLAN CHECK REV. /R1
- SEP 16/05 - ENGINEERING UPDATE
- SEP 06/05 - REVISED HOLD-DOWN

PROJECT TITLE:

MACKAY HANDCRAFTED LOG HOME

MAIN: 73.60 m²
LOFT: 42.65 m²
TOTAL: 116.25 m²

PREPARED FOR:

ROMEY MACKAY
BROOMHILL ARDGAY
SUTHERLAND, SCOTLAND
IV243DT

STRUCTURE DESTINATION:
ALTAS LAIRG

PH (086) 766-681

PREPARED BY:



CANADA DIVISION
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DRAWING TITLE:

ELEVATIONS

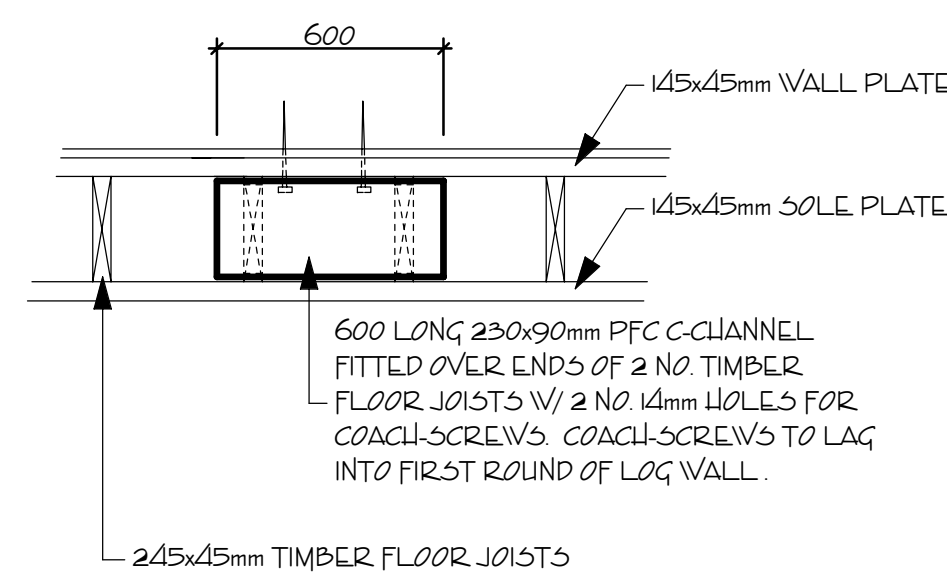
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OCTOBER 6, 2005

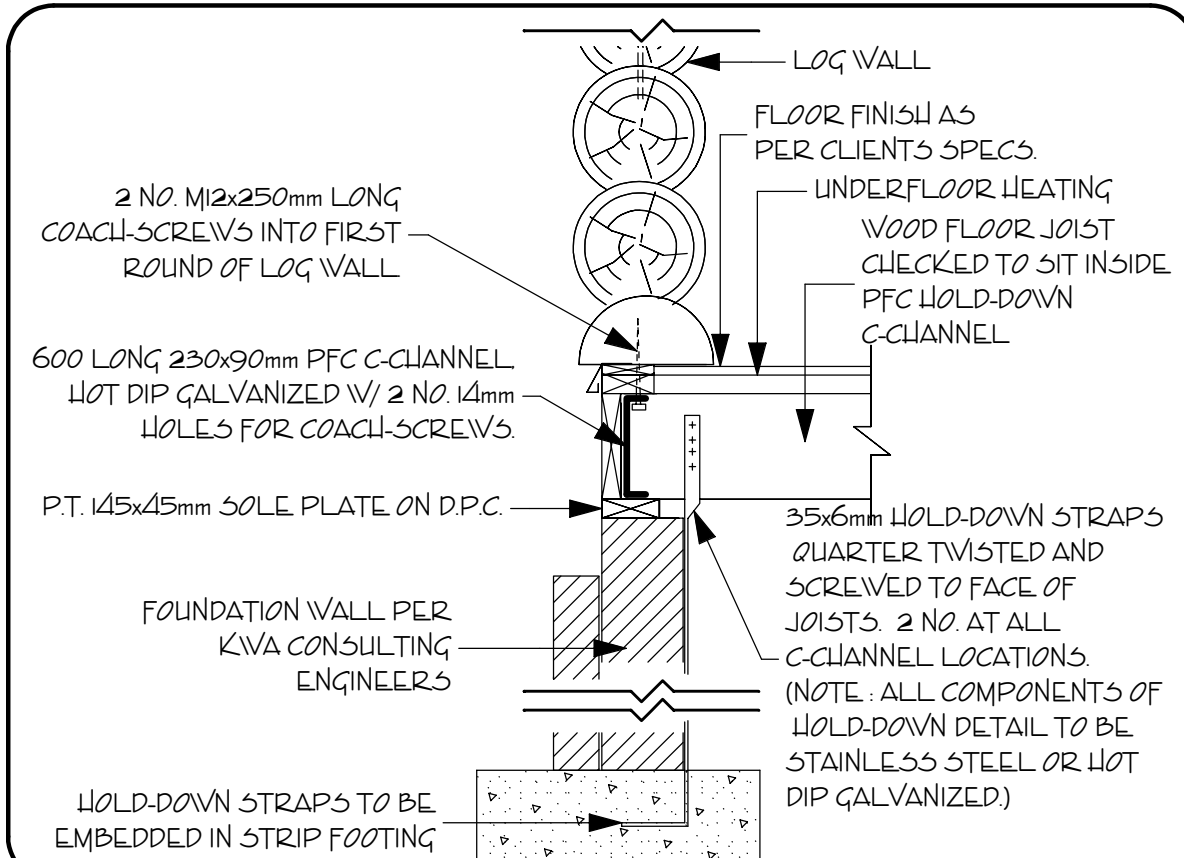
DRAWN BY:
N. CRAMER

CHECKED BY:

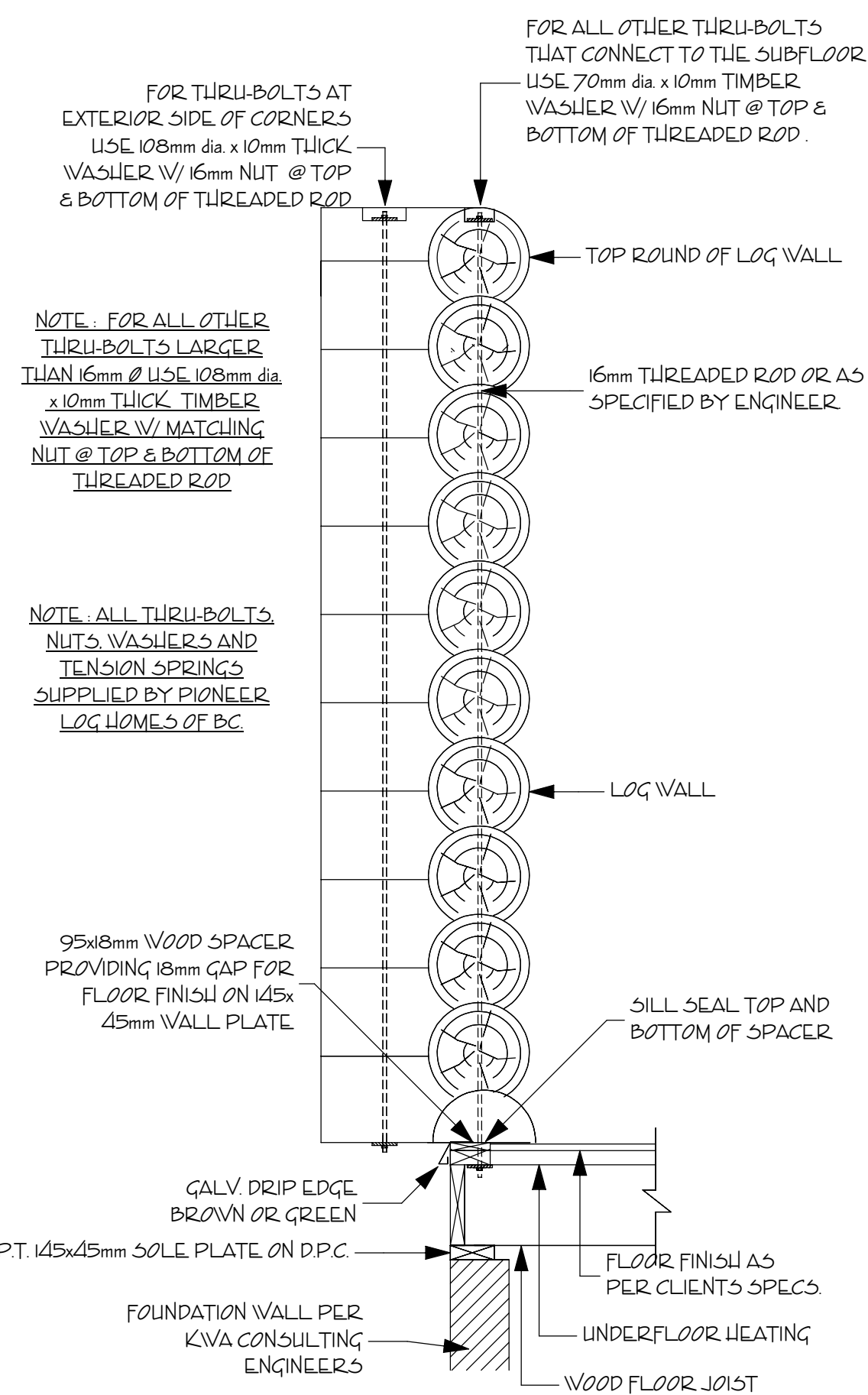
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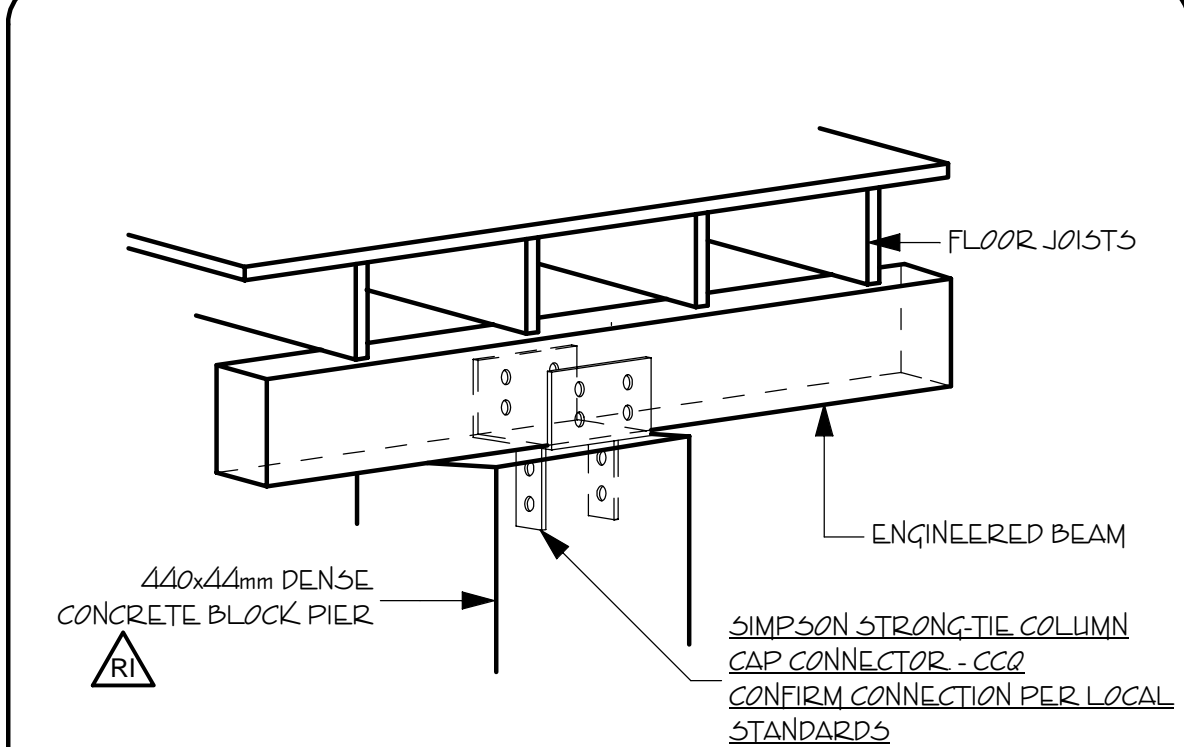
C-CHANNEL TO JOIST DETAIL



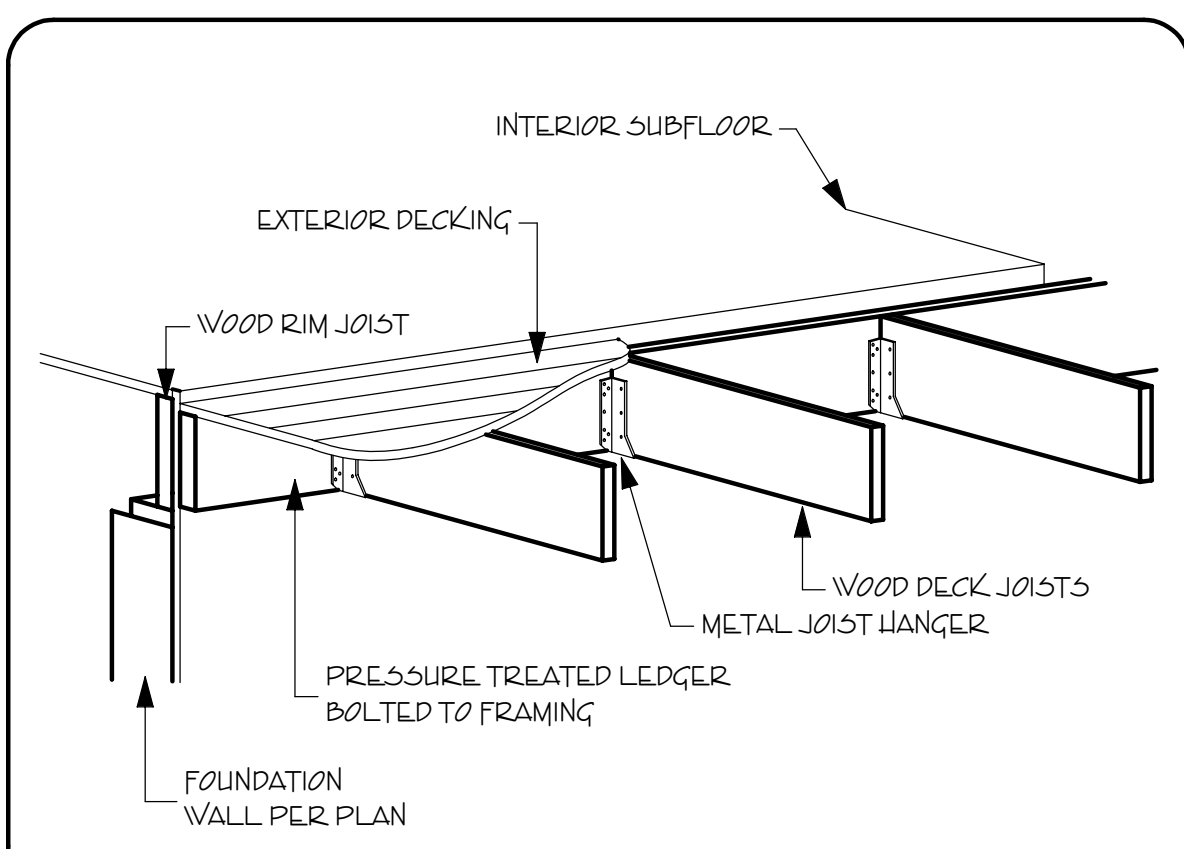
HOLD-DOWN STRAP WITH C-CHANNEL DETAIL



LOG WALL SHEAR BOLT DETAIL - CORNER & INTERIOR LOCATIONS



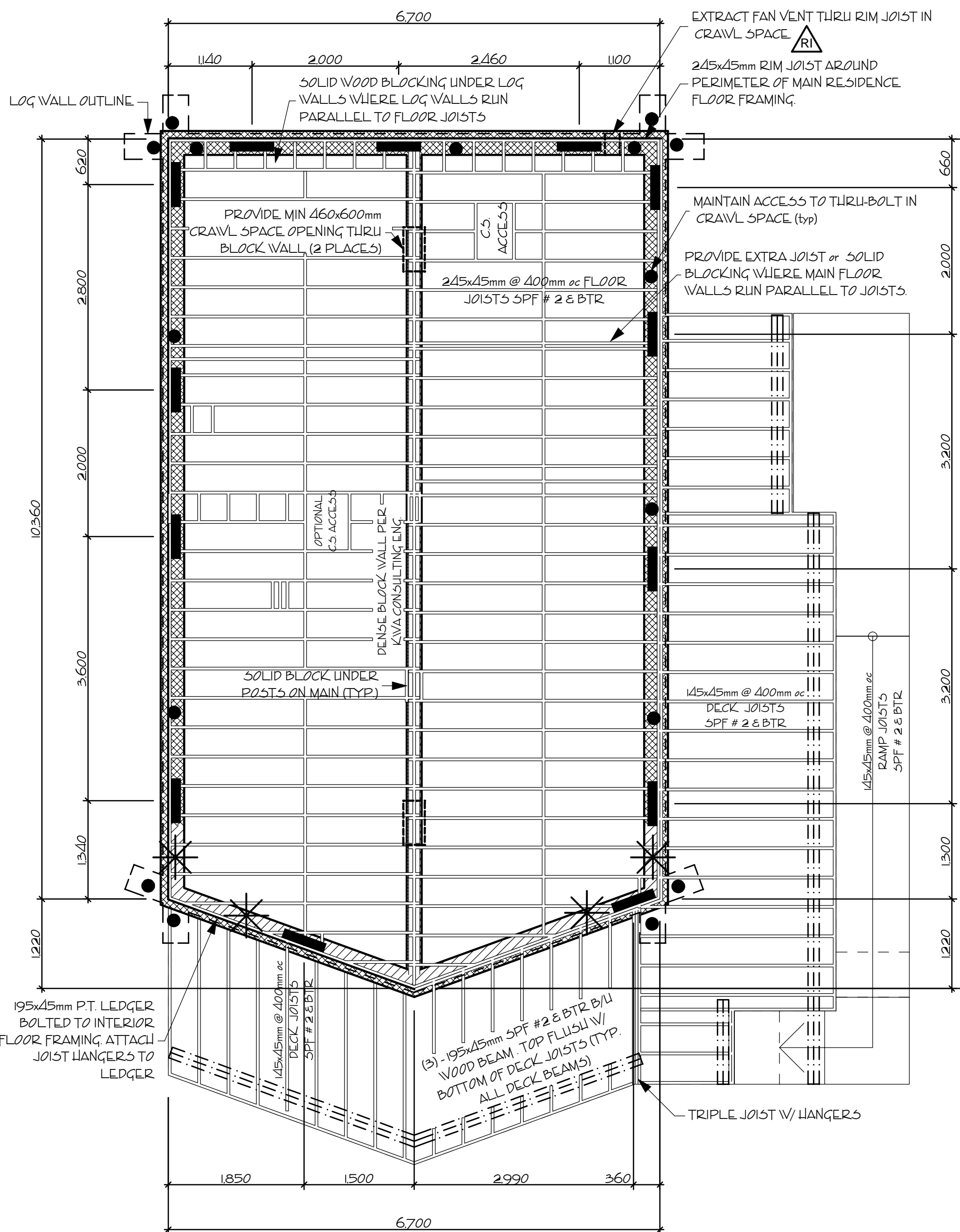
CONCRETE PIER IN CRAWLSPACE DETAIL OR SONOTUBE/DECK BEAM CONNECTION DETAIL



DECK JOIST/FOUNDATION WALL DETAIL

THRU-BOLT TIGHTENING AND SETTLER ADJUSTMENTS

- TIGHTENING OF THRU-BOLTS - THIS IS COMPLETED BY HOLDING THE BOTTOM OF THE THRU-BOLT ROD STATIONARY, WHILE TURNING THE NUT CLOCKWISE UNTIL THE TENSION SPRING ON THE BOTTOM OF THE THRU-BOLT IS COMPRESSED AND TIGHTENED. THIS NEEDS TO BE DONE TO ALL THRU-BOLTS IN THE HOME WHEN THE HOUSE IS FIRST DELIVERED AND ABOUT EVERY THREE MONTHS FOR THE FIRST THREE YEARS.
- ADJUSTMENT OF ALL VERTICAL POSTS/STRUCTURAL POSTS (BOTH INTERIOR AND EXTERIOR) - AS A RULE, WHEN THE THRU-BOLTS HAVE TO BE TIGHTENED ANY EXTERIOR AND INTERIOR VERTICAL POSTS/STRUCTURAL POSTS WILL ALSO NEED ADJUSTING. THESE POSTS CAN BE IDENTIFIED AS HAVING SCREW JACKS ON EITHER THE TOP OR BOTTOM. THE POSTS SHOULD BE ADJUSTED BY APPROXIMATELY THE SAME AMOUNT AS THE THRU-BOLTS BECAUSE YOUR HOME WILL COME DOWN AN AVERAGE AMOUNT ALL THE WAY AROUND THE EXTERIOR WALLS EXCEPT WHERE THERE IS AN INTERIOR LOG WALL AND THE SETTLING MAY BE INCREASED SOMEWHAT BECAUSE OF HEAT ON BOTH SIDES OF THE WALL.



FRAMING NOTES

- FLOOR JOISTS TO REST ON 145x45mm TREATED SILL PLATE OR DOUBLE TOP PLATE.
- 145x45mm TREATED SILL PLATE TO BE ANCHORED TO FOUNDATION WALL USING 1/2" DIA. M12 RESIN ANCHORS @ 800mm o.c.
- OWNER TO ENSURE THAT THE FOLLOWING IS COMPLETE PRIOR TO THE ARRIVAL OF THE LOG PACKAGE: FIRST FLOOR FRAMING TO BE COMPLETE AND SUBFLOOR INSTALLED. 95x8mm WOOD SPACERS TO BE NAILED TO SUBFLOOR AT LOG WALL LOCATIONS FOR LOG WALLS TO SIT ON. A 95x45mm WOOD SPACER WILL BE USED IN ADDITION TO THE 95x8mm IF A POURED CONCRETE TOPPING FOR HEATING IS TO BE USED ON THE FIRST FLOOR. ALL EXTERIOR WOOD SPACERS TO HAVE SILL SEAL ABOVE AND BELOW WITH A GALVANIZED DRIP EDGE ABOVE THE WOOD SPACERS AND SILL SEAL. THIS DRIP EDGE TO BE BROWN, GREEN, COLORED OR COPPER. NOTE: PLAN MAY NOT BE ENGINEERED FOR CONCRETE TOPPING. CONTRACTOR TO VERIFY WITH ENGINEER PRIOR TO CONSTRUCTION IF USING CONCRETE.

- EXTERIOR DECK ASSEMBLY**
- 28mm EXTERIOR DECKING
145x45mm @ 400mm o.c. DECK JOISTS
SPF # 2 & BTR
- NOTE: RAMP & DECK TO HAVE PERMANENT, FIRM SLIP RESISTANT SURFACE. MAX RAMP SLOPE: 4. 65' W/ LANDINGS AT TOP AND BOTTOM AND FOR EACH 1524mm OF RISE.
- NOTE:**
ENDS OF DECK JOISTS TO SIT IN METAL JOIST HANGERS. HANGERS ATTACHED TO CONTINUOUS PRESSURE TREATED WOOD LEDGER. LEDGER BOLTED TO WOOD RIM JOIST RUNNING ALONG PERIMETER OF FRAMED MAIN FLOOR SYSTEM. TYPICAL AT ALL DECK JOIST LOCATIONS.

REPRESENTS SHEAR WALL HOLD-DOWN THRU-BOLT LOCATION

REPRESENTS 16mm dia. SHEAR/THRU-BOLT LOCATION. MAINTAIN ACCESS TO THRU-BOLT.

REPRESENTS HOLD-DOWN LOCATIONS FOR FIRST ROUND ANCHORING. SEE DETAIL & C-CHANNEL LOCATIONS THIS PAGE.

NOTE: CONTRACTOR IS RESPONSIBLE TO ENSURE THAT C-CHANNEL HOLD-DOWN SECTIONS ARE LOCATED AS PER THIS PLAN. FLOOR JOIST LAYOUT TO WORK AROUND C-CHANNEL LOCATIONS.

NOTES:
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DRAWING TITLE:

FRAMING PLAN

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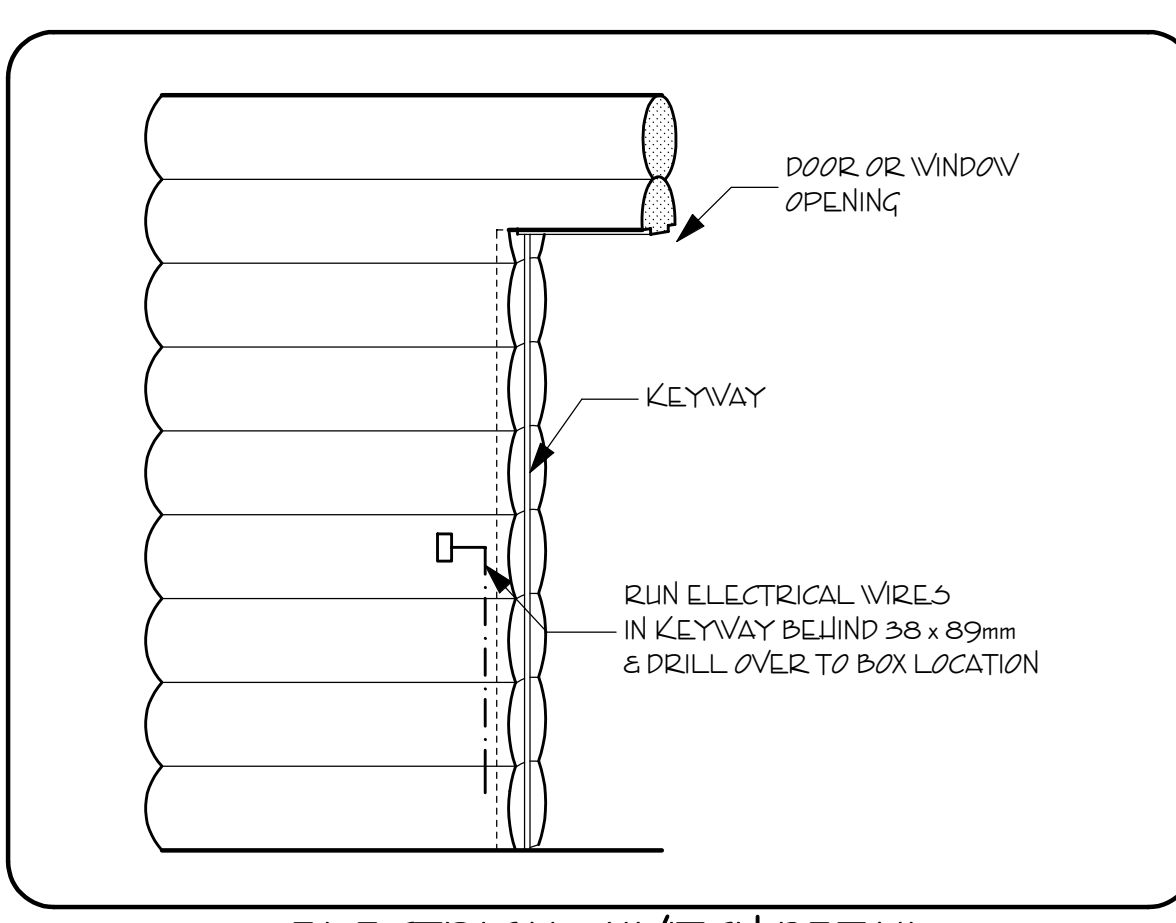
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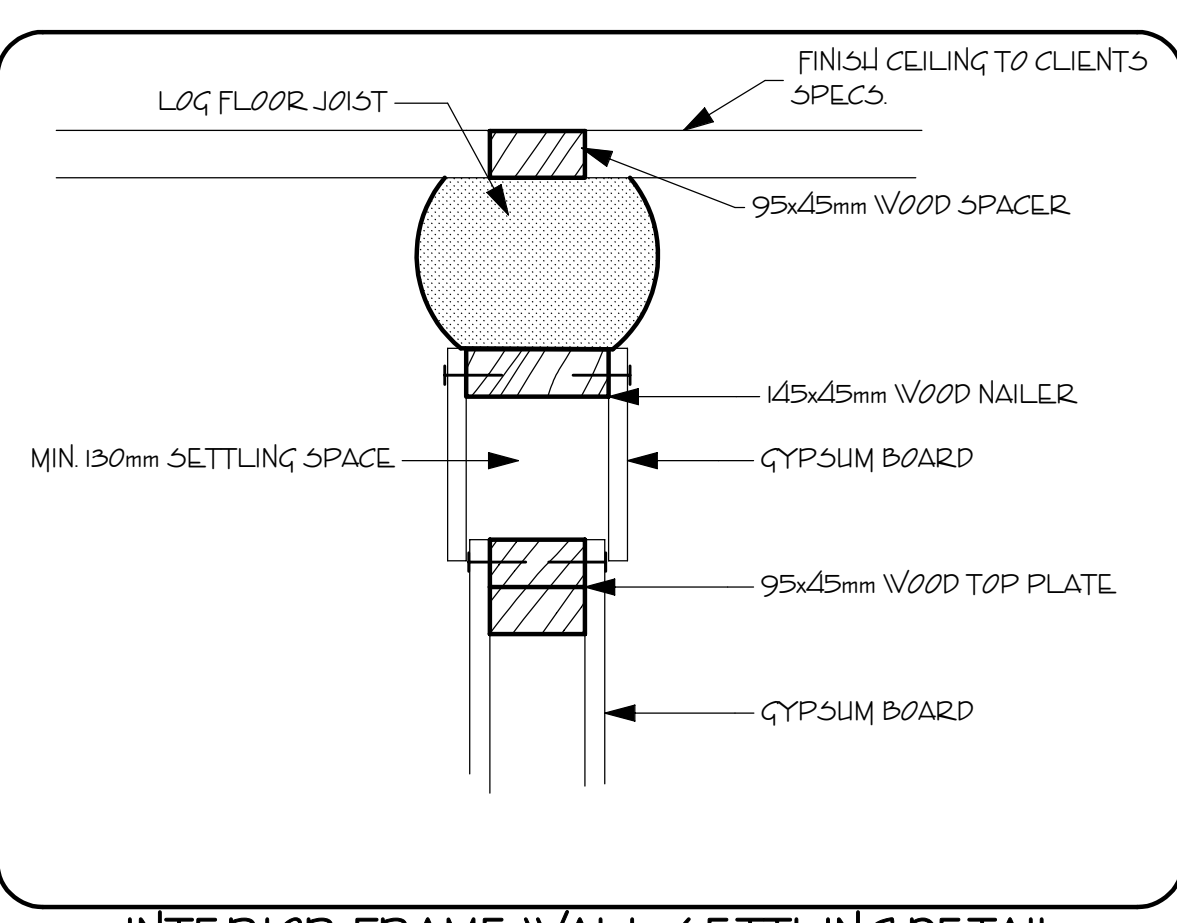
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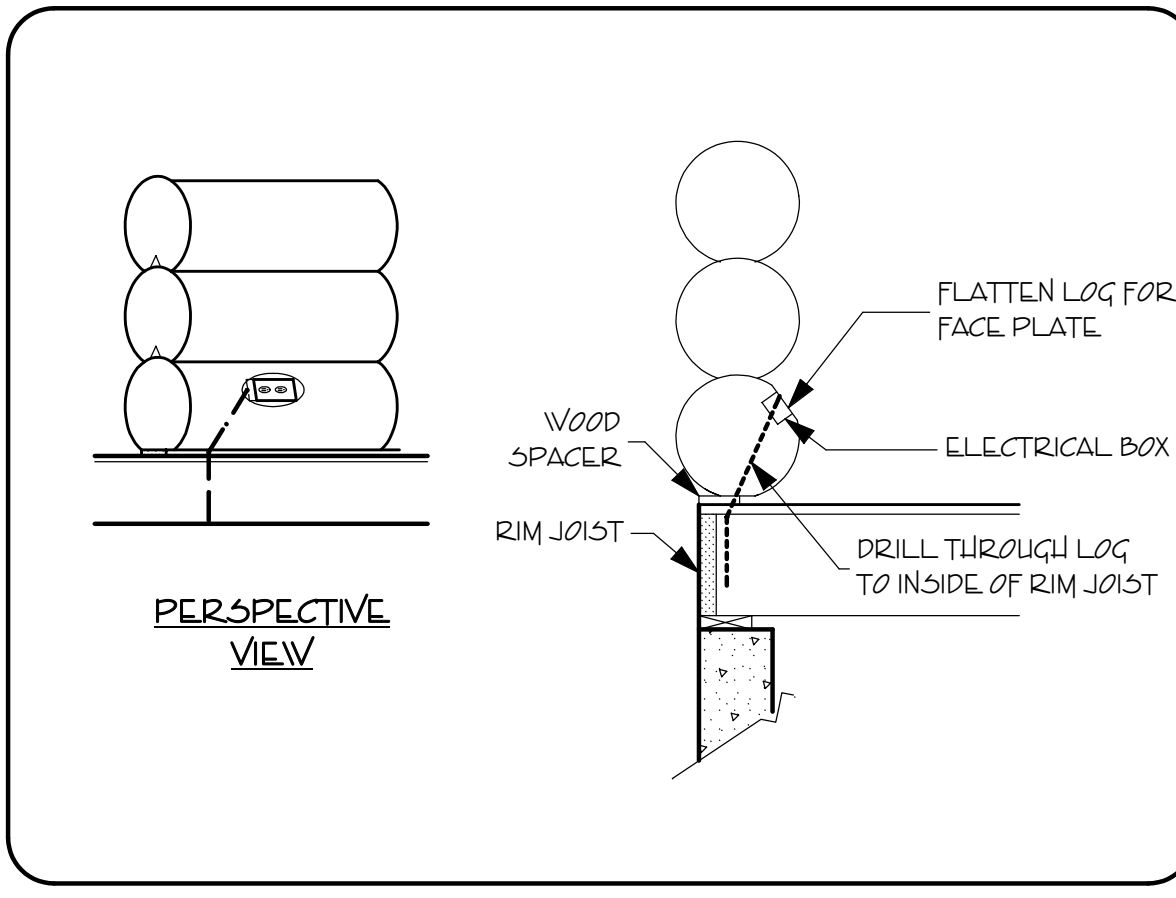
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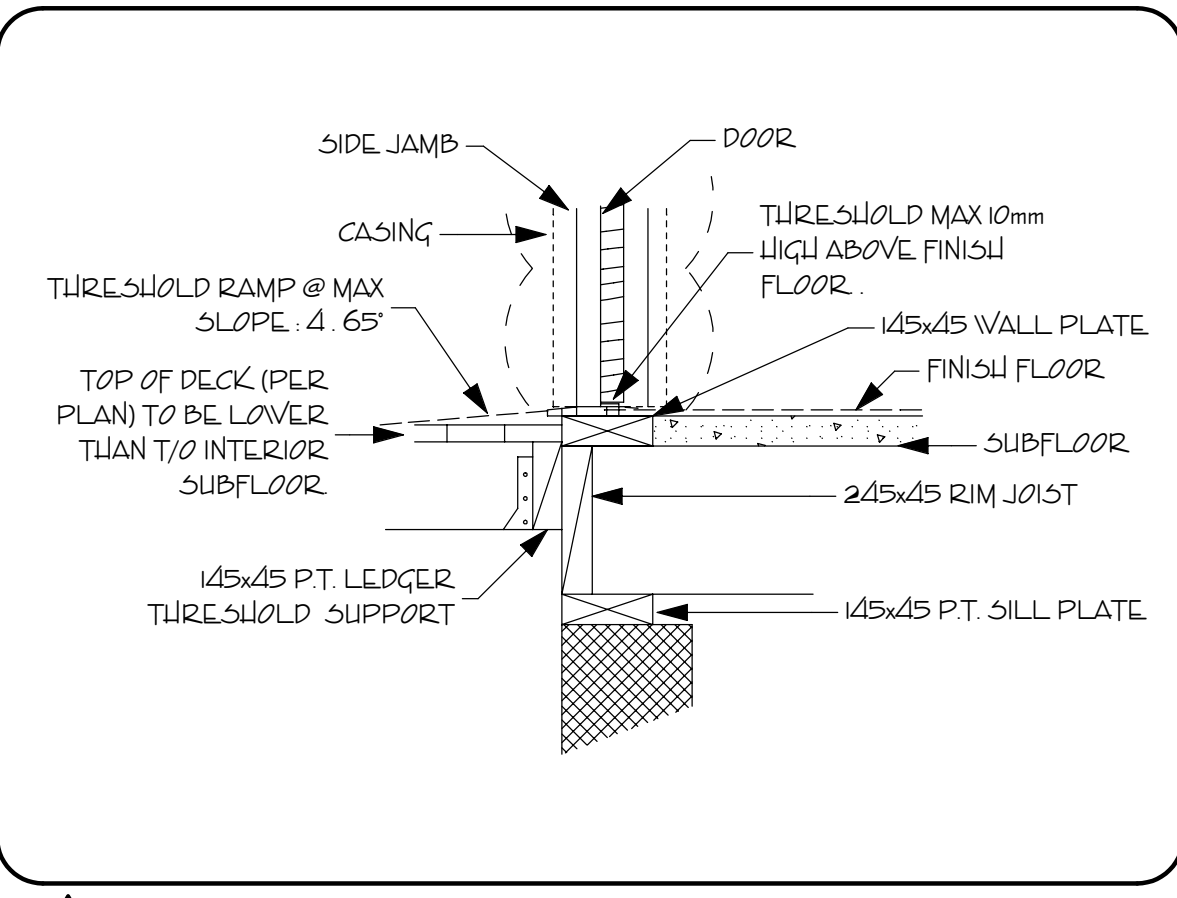
ELECTRICAL SWITCH DETAIL



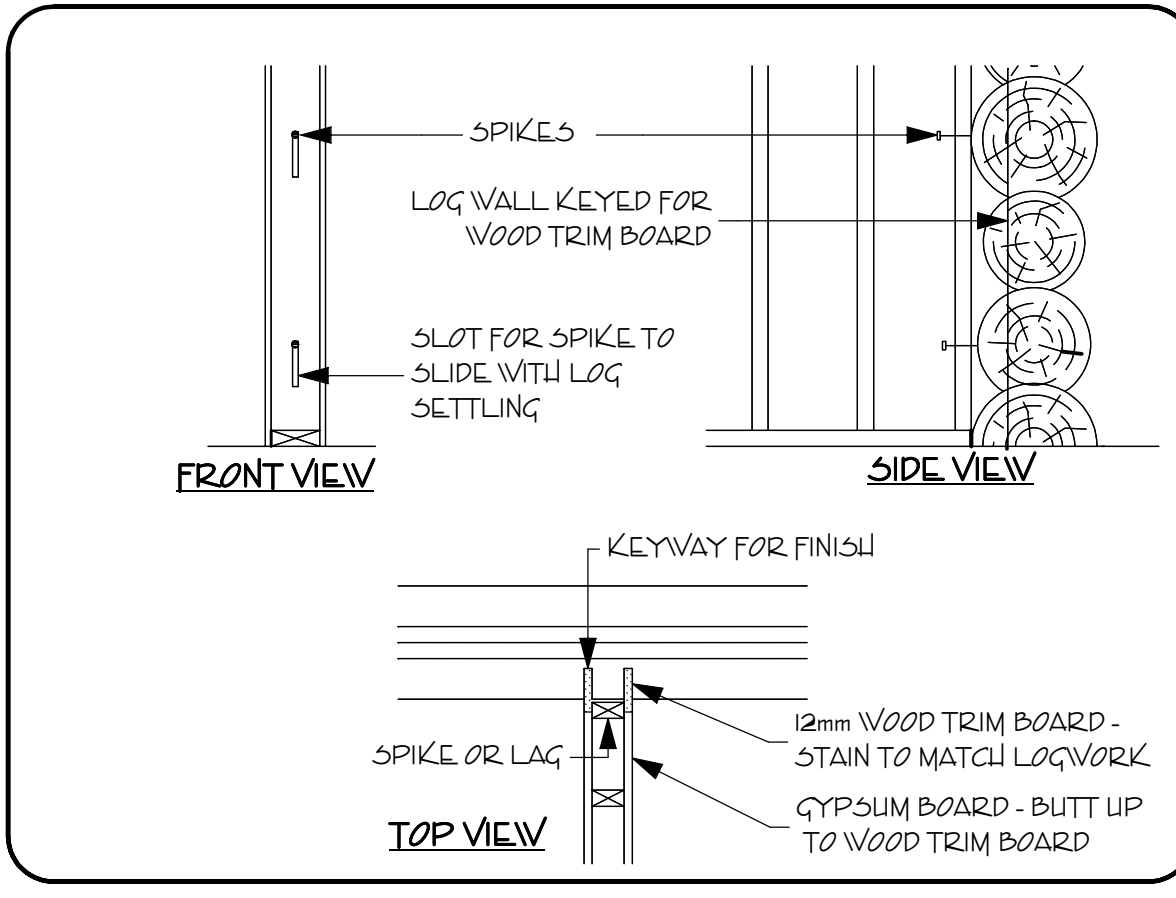
INTERIOR FRAME WALL SETTLING DETAIL
38mm CEILING FINISH



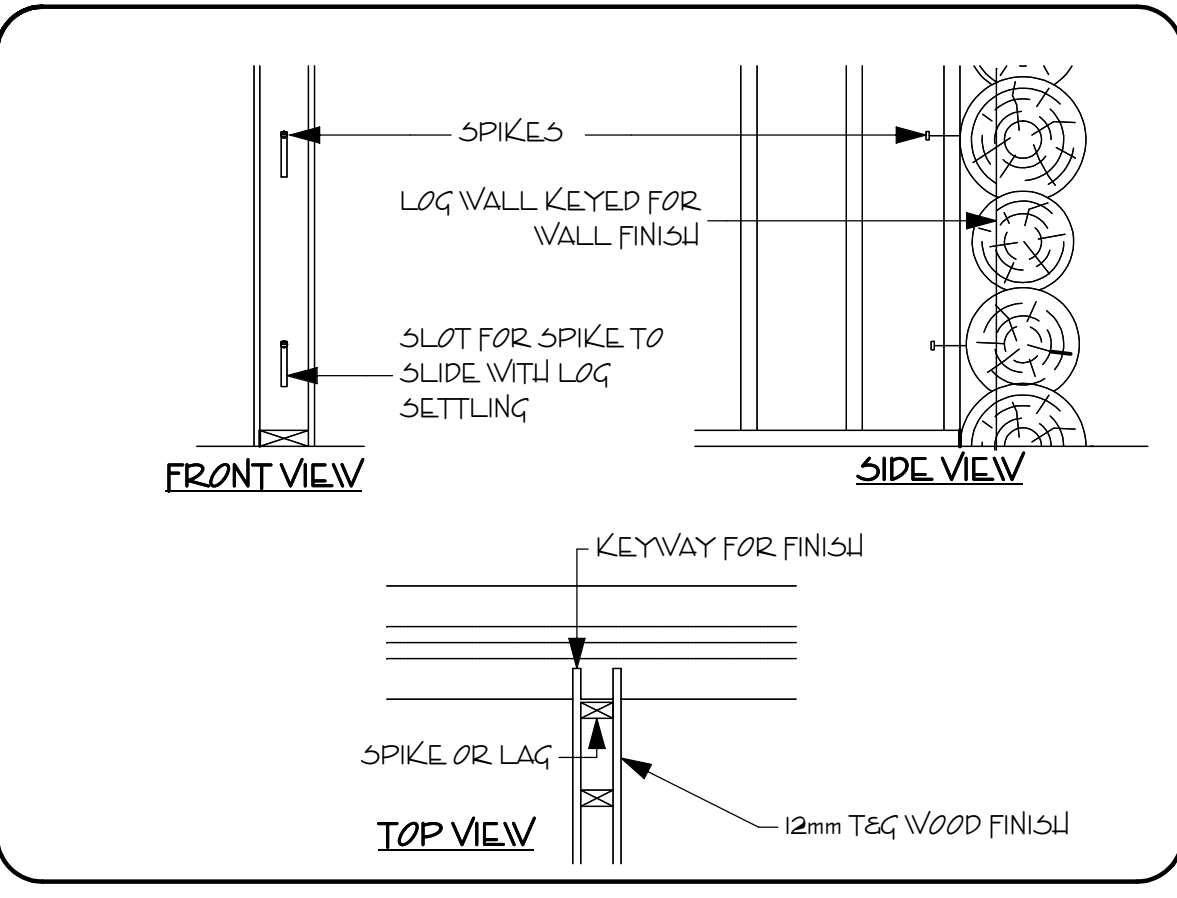
ELECTRICAL RECEPTACLE DETAIL



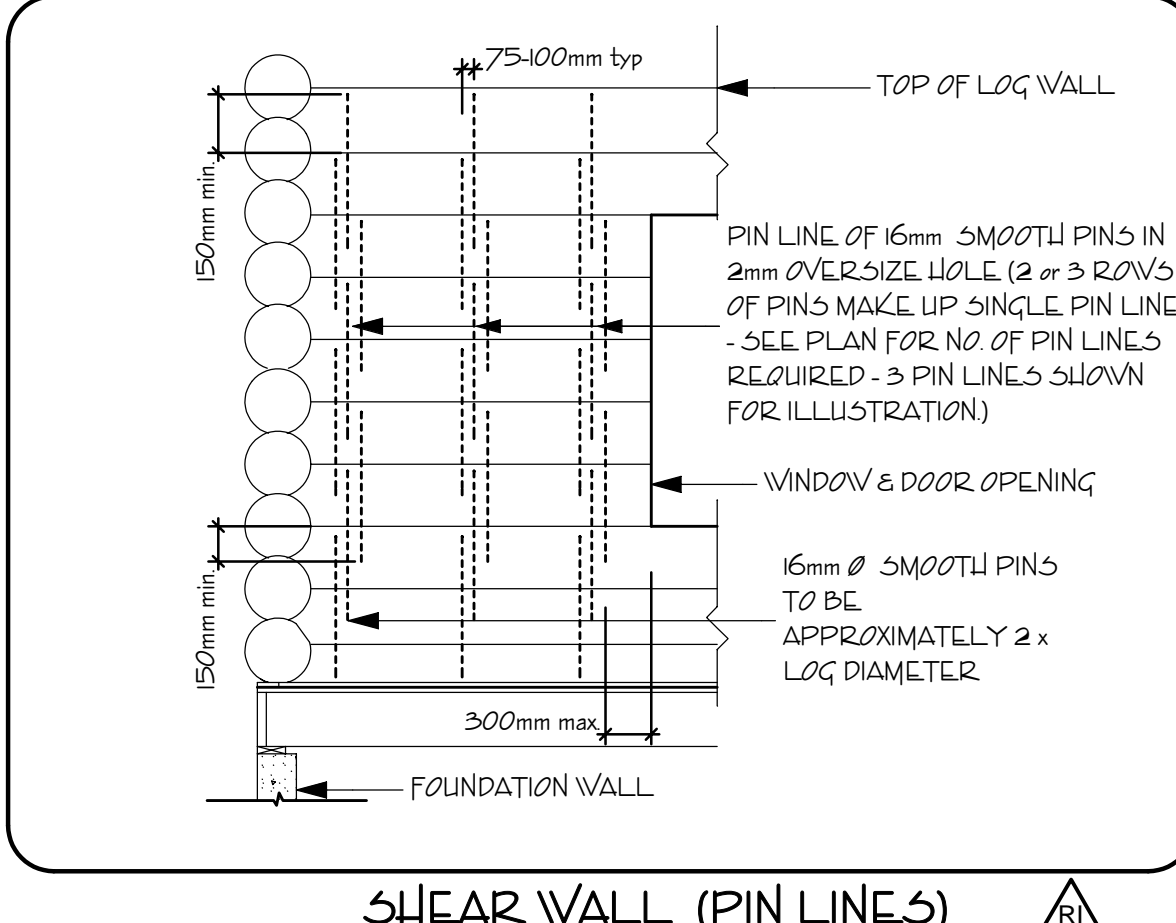
DISABLED ACCESS EXTERIOR DOOR
THRESHOLD DETAIL



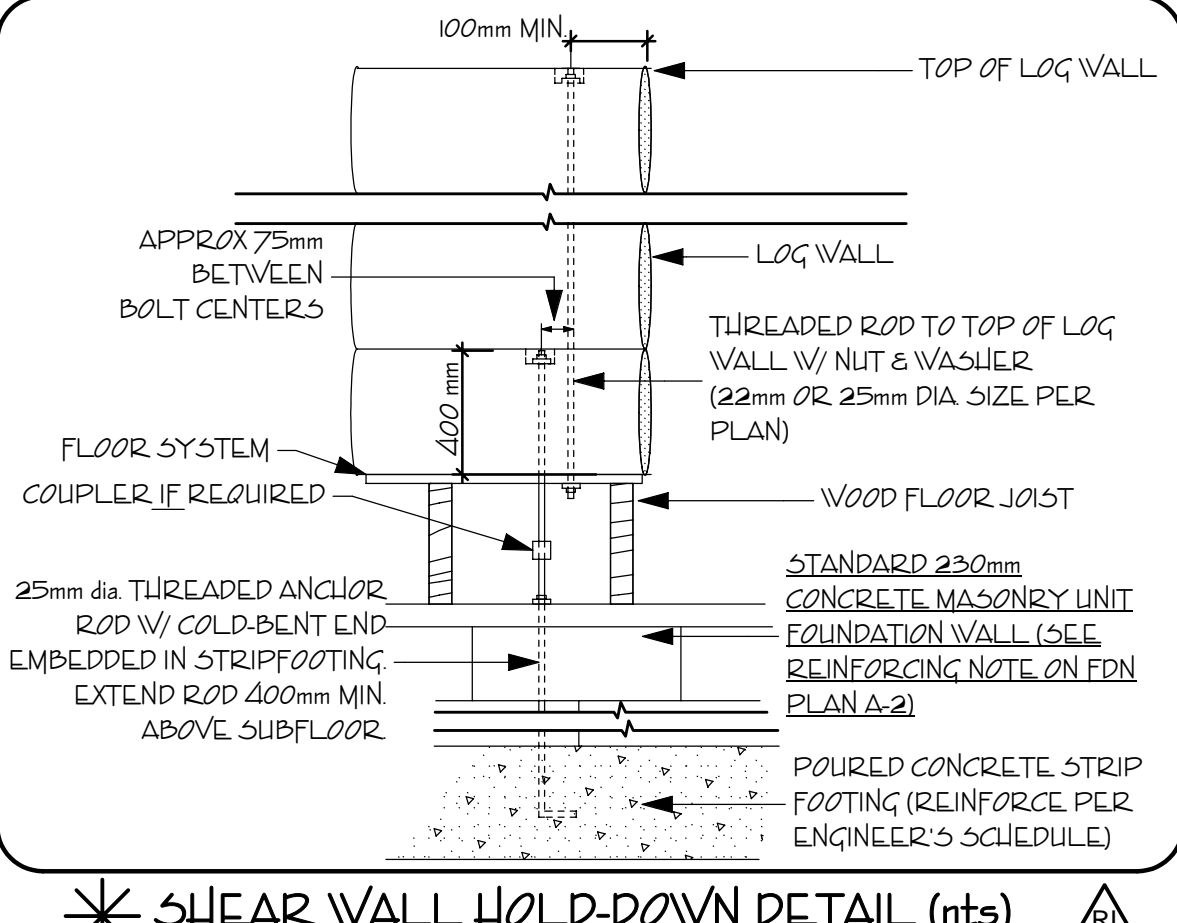
FRAMED WALL/LOG WALL INTERSECTION
- DRYWALL FINISH



FRAMED WALL/LOG WALL INTERSECTION
- WOOD FINISH



SHEAR WALL (PIN LINES)



SHEAR WALL HOLD-DOWN DETAIL (nts)

ELECTRICAL NOTES

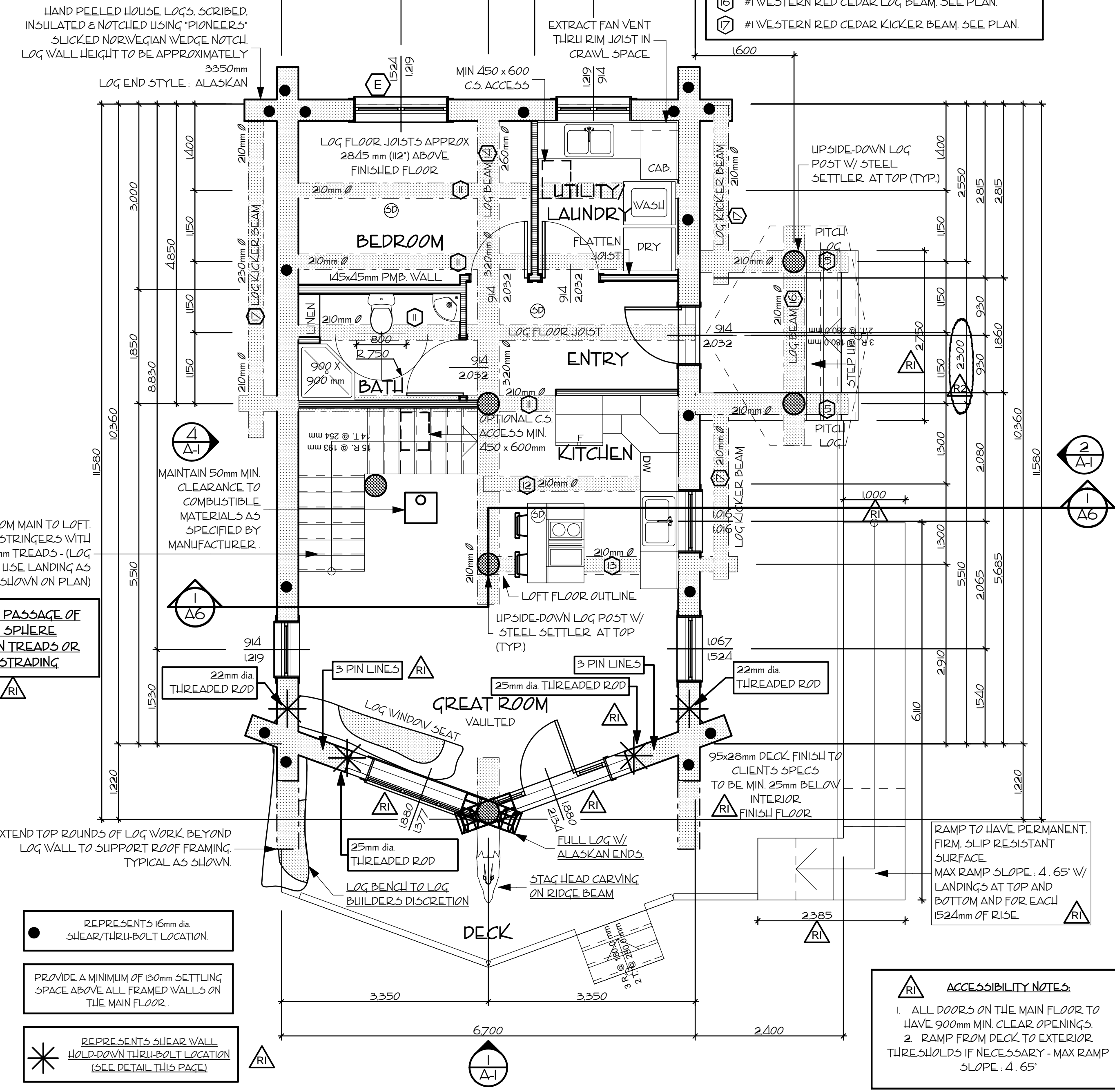
- SMOKE DETECTORS TO BE 240 V. MAINS POWERED AND INTERCONNECTED TO EACH FLOOR W/ BATTERY BACK-UP
- LOCATE SMOKE DETECTORS WITHIN 3m OF ALL BEDROOM DOORS AND 2m OF ALL OTHER DOORS. MIN OF 300mm FROM WALLS AND LIGHT FITTINGS

EGRESS WINDOW - SEE NOTE ON A-5

3
A-1

ENGINEERING MARKERS

- ENGINEERED BEAM MARKER
- #1 WESTERN RED CEDAR LOG FLOOR JOIST SEE PLAN
- #2 WESTERN RED CEDAR LOG FLOOR JOIST SEE PLAN
- #3 WESTERN RED CEDAR LOG FLOOR JOIST SEE PLAN
- #4 WESTERN RED CEDAR PITCH LOG SEE PLAN
- #5 WESTERN RED CEDAR PITCH LOG SEE PLAN
- #6 WESTERN RED CEDAR PITCH LOG SEE PLAN
- #7 WESTERN RED CEDAR KICKER BEAM SEE PLAN



LOG STAIRS FROM MAIN TO LOFT. HALF LOG STRINGERS WITH 85x280mm TREADS - (LOG BUILDER NOTE: USE LANDING AS SHOWN ON PLAN)

NOTE: NO PASSAGE OF 100mm SPIRE BETWEEN TREADS OR BALUSTADING

● REPRESENTS 16mm dia SHEAR/THRU-BOLT LOCATION

○ PROVIDE A MINIMUM OF 130mm SETTLING SPACE ABOVE ALL FRAMED WALLS ON THE MAIN FLOOR.

* REPRESENTS SUGAR WALL HOLD-DOWN THRU-BOLT LOCATION (SEE DETAIL THIS PAGE)

LOG CONSTRUCTION NOTES

- LOG SPECIES WESTERN RED CEDAR
- LOG END STYLE ALASKAN AS SHOWN
- LOG WALL HEIGHT: APPROX 3350mm +/- h
- CONFIRM WINDOW AND DOOR SUPPLIER WITH LOG BUILDER. ALL WINDOWS AND DOORS SUPPLIED BY MASTERCRAFT CABINETS LTD. TO HAVE 38mm BUCKS ON SIDES ONLY.
- ALL EXTERIOR OPENINGS TO HAVE APPROX 2255mm HEADER HEIGHTS THIS INCLUDES APPROX 130mm OF INSULATED SETTLING SPACE ABOVE OPENINGS
- WHERE LOG POSTS AND LOG BEAMS INTERSECT, USE WOOD DOVEL BETWEEN TOP OF LOG POST AND BOTTOM OF LOG BEAM
- LOG STAIRS FROM MAIN TO LOFT. HALF LOG STRINGERS WITH 85x280mm TREADS.
- EXTERIOR 'STAGS HEAD' CARVING BETWEEN RIDGE POST AND LOG WALL
- APEX OF PROW TO BE FULL LOG WITH ALASKAN ENDS
- INTERIOR LOG WINDOW SEAT
- EXTERIOR DECK LOG BENCH INCORPORATED INTO SECOND ROUND OF LOG WALL

ACCESSIBILITY NOTES

- ALL DOORS ON THE MAIN FLOOR TO HAVE 900mm MIN CLEAR OPENINGS
- RAMP FROM DECK TO EXTERIOR THRESHOLDS IF NECESSARY - MAX RAMP SLOPE: 4.65°

EXTRACT FAN NOTES

- WHERE A SOLID FUEL APPLIANCE IS INSTALLED NO EXTRACT FAN SHOULD BE INSTALLED WITHIN THE SAME ROOM
- EXTRACT FANS FOR BATH/SHOWER ROOMS TO HAVE MIN 15 LITRES PER SECOND RATING
- EXTRACT FANS FOR UTILITY ROOMS TO HAVE MIN 30 LITRES PER SECOND RATING
- MASTER BEDROOM WALK-IN-CLOSET (OVER 4m²) MAY BE VENTED BACK INTO THE BEDROOM

SOIL VENT PIPES

LOCATE MIN 600mm FROM WINDOWS AND 200mm ABOVE ROOF. USE SUITABLE FLASHING AND CAP

NOTES

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AMENDMENTS

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LOFT: 42.65 m²
TOTAL: 116.25 m²

PREPARED FOR:

ROMNEY MACKAY
BROOMHILL ARDCAV
SUTHERLAND SCOTLAND
IV243DT

STRUCTURE DESTINATION
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MAIN FLOOR PLAN

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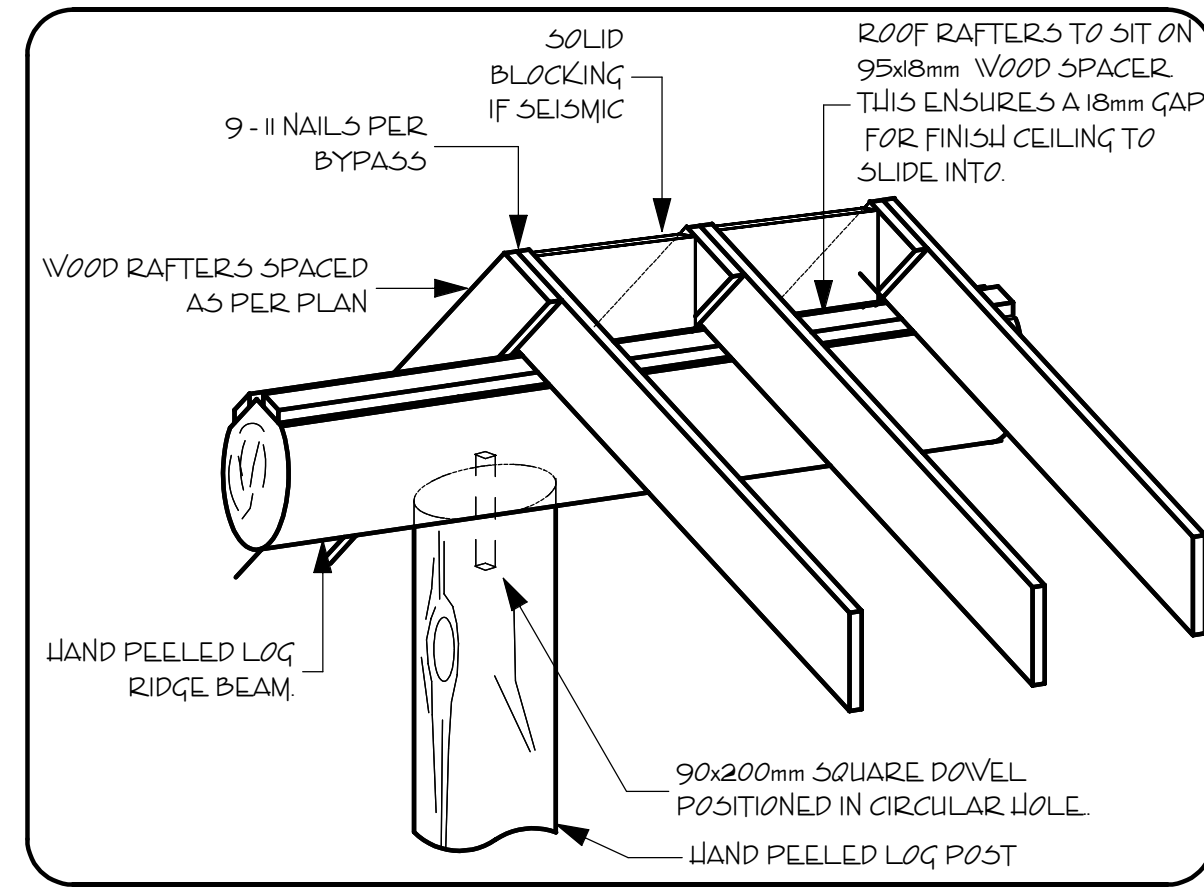
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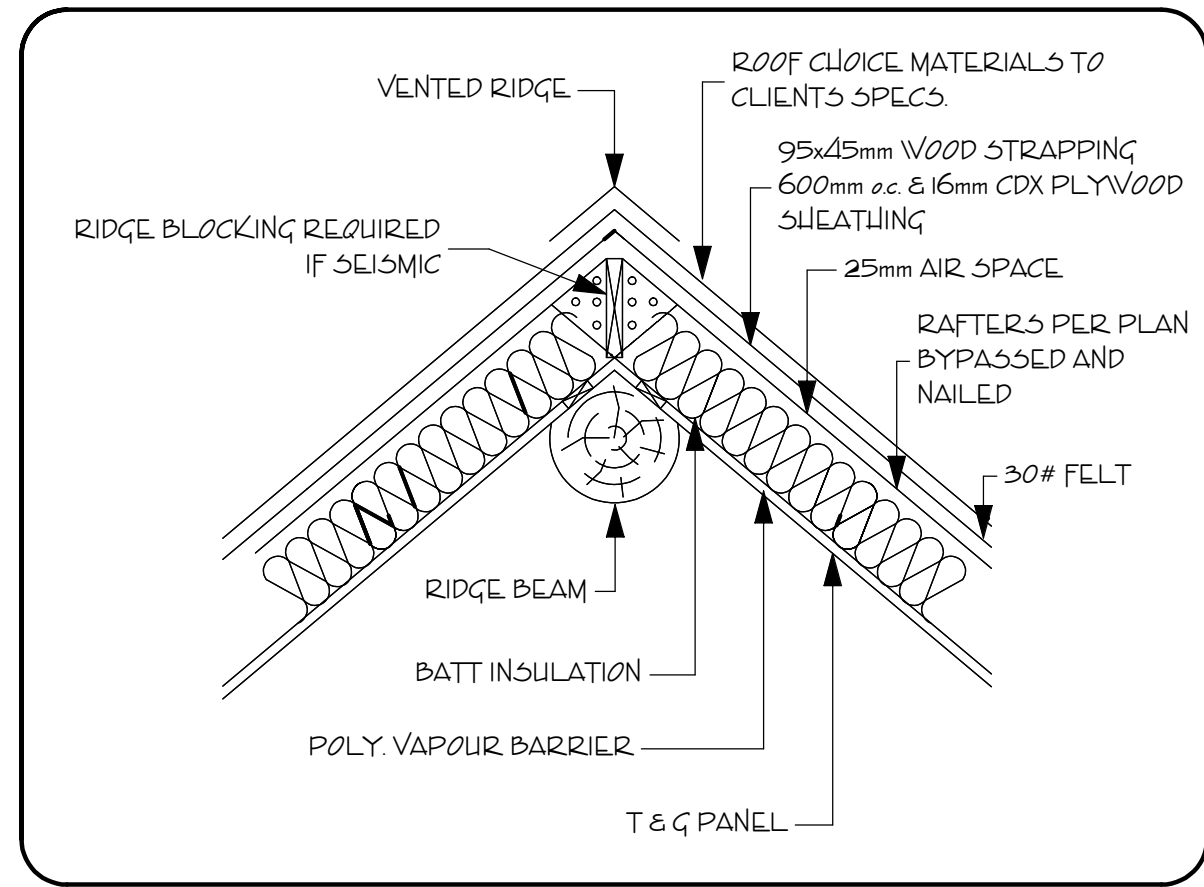
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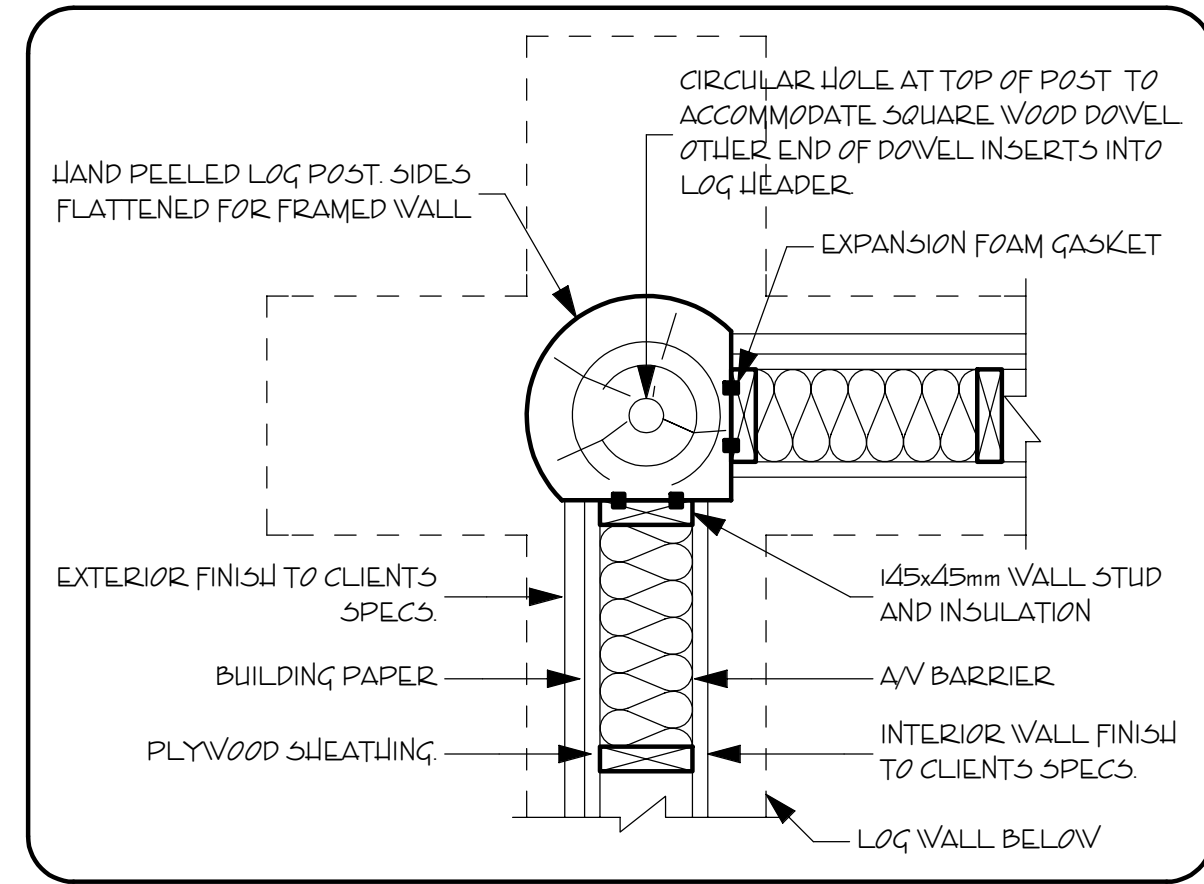
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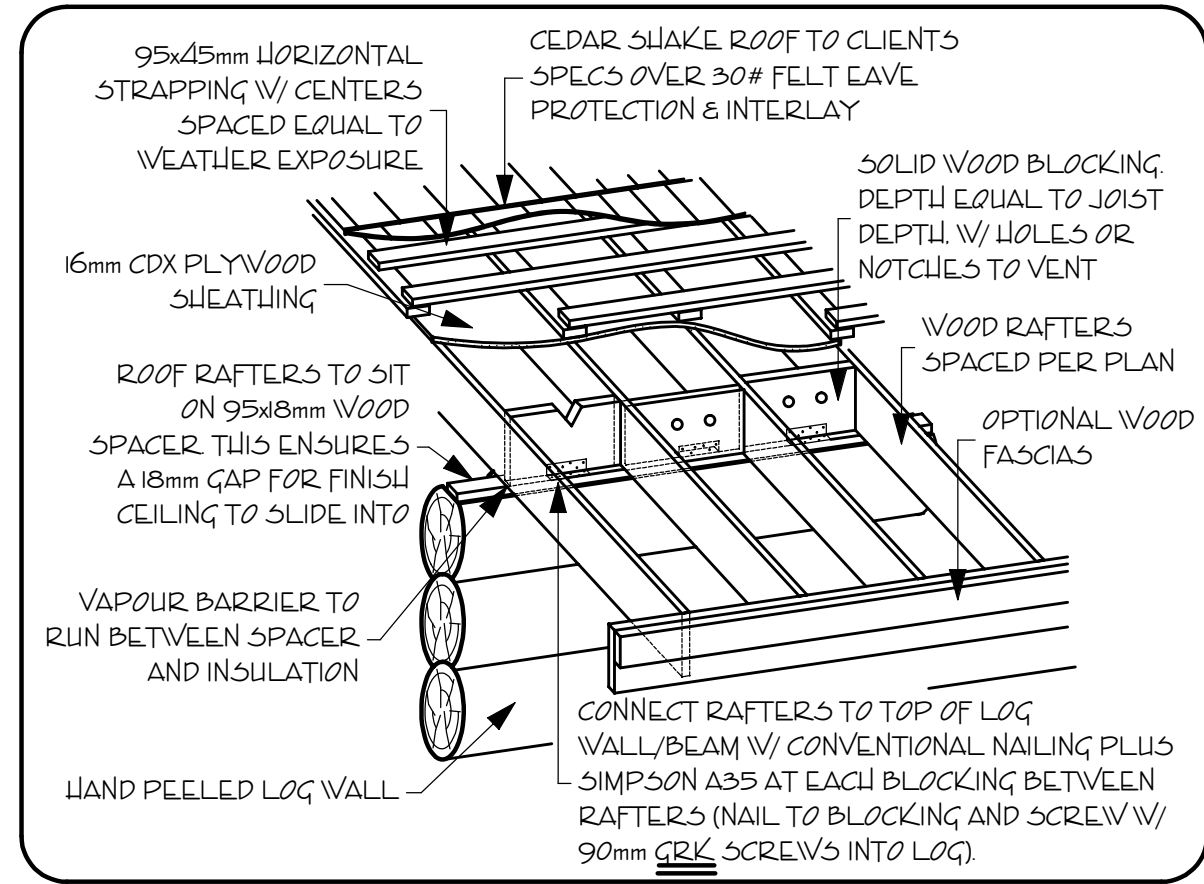
LOG RIDGE BEAM DETAIL



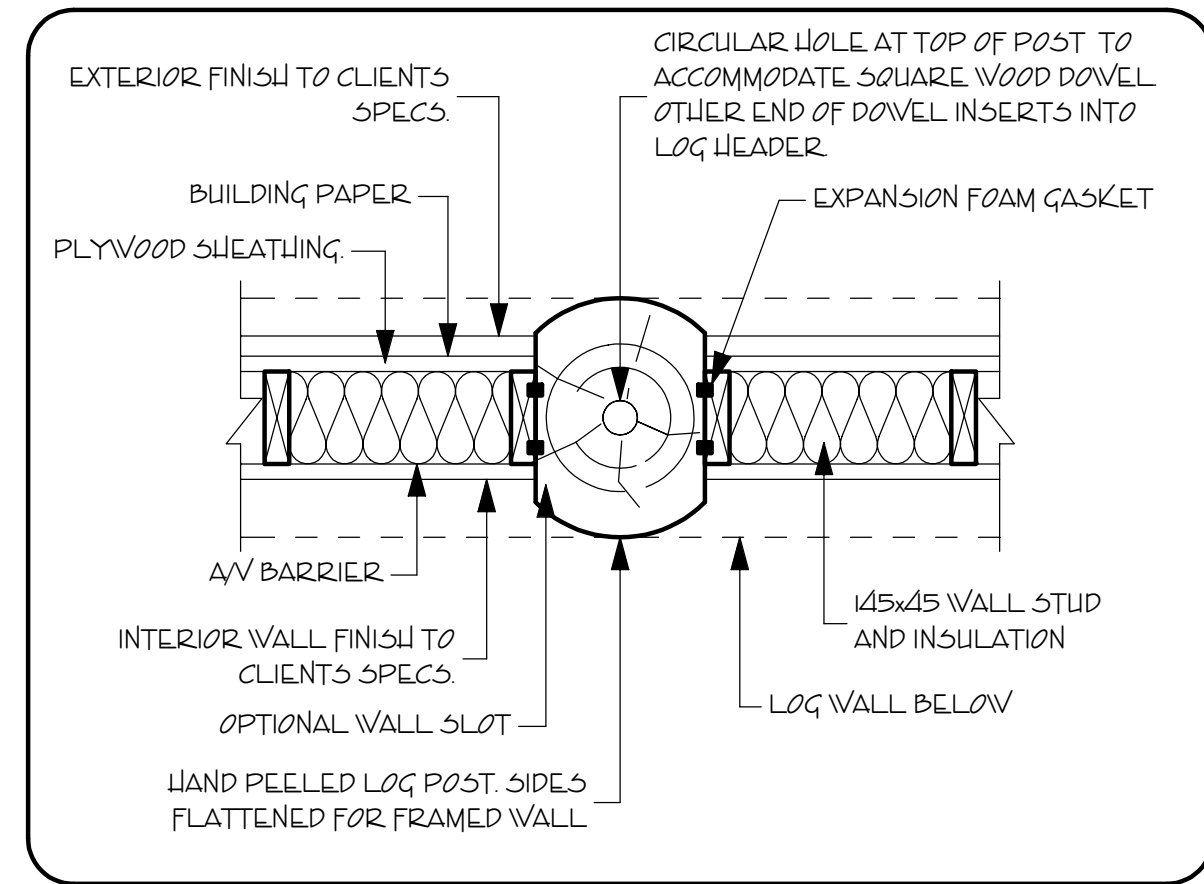
ROOF SYSTEM - RIDGE DETAIL



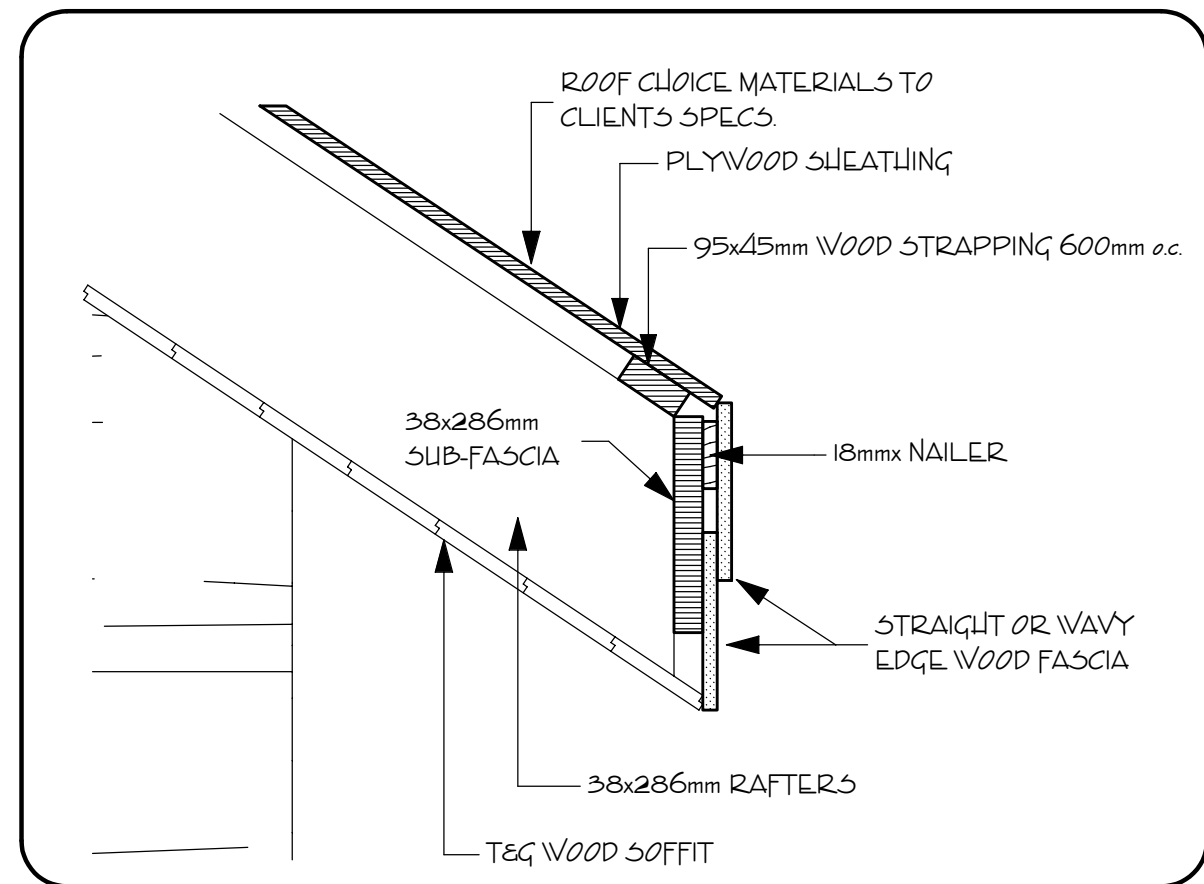
STANDARD RANCH DORMER CORNER POST/WALL FRAMING INTERSECTION



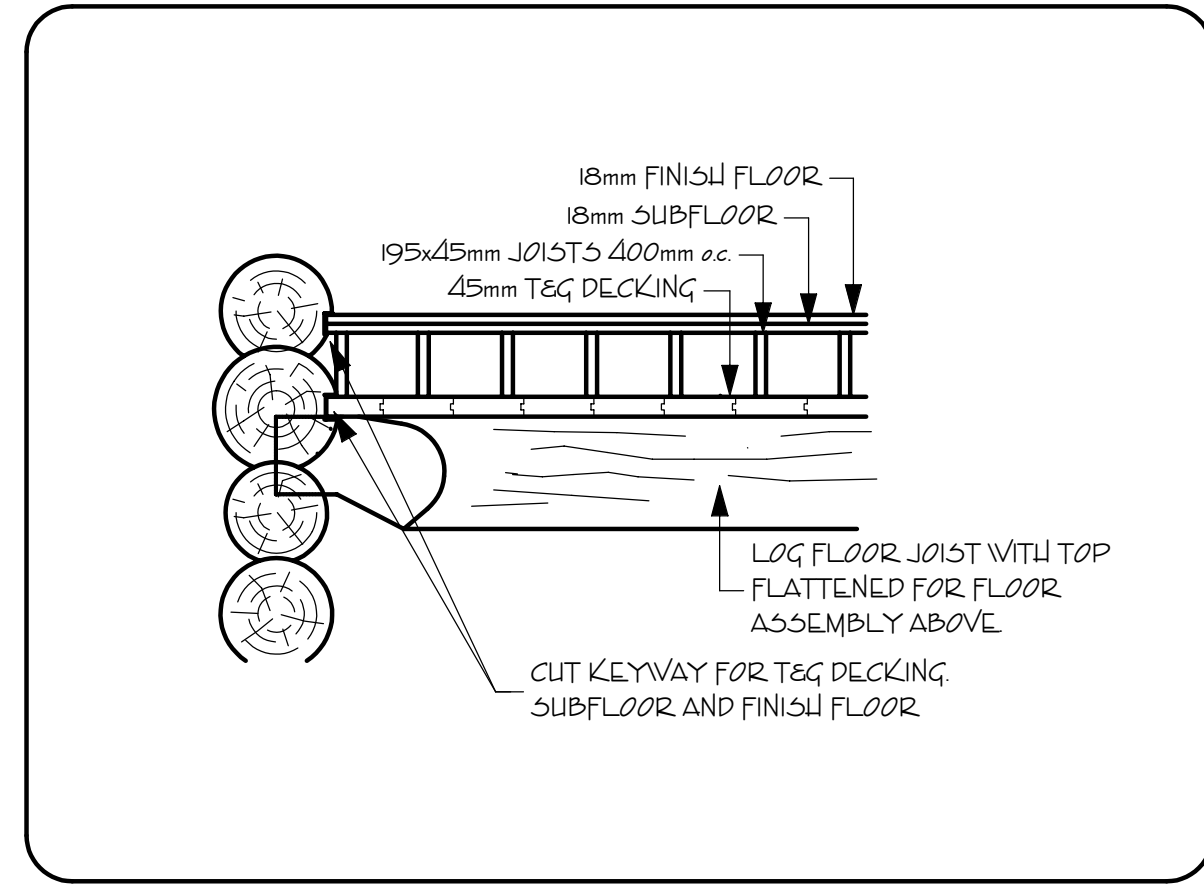
LOG WALL/ROOF INTERSECTION DETAIL (CEDAR SLAKE ROOF)



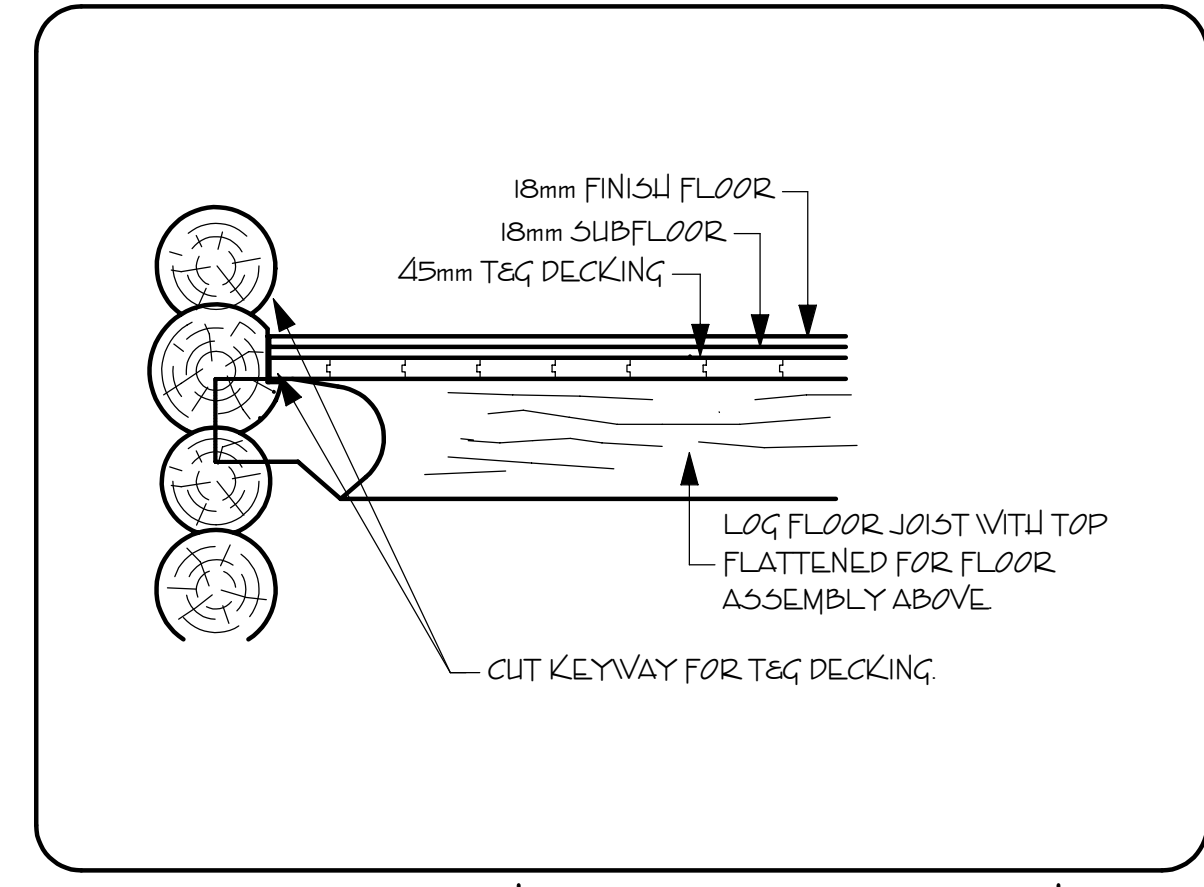
STANDARD RANCH DORMER POST/WALL FRAMING INTERSECTION



OPTIONAL FASCIA DETAIL

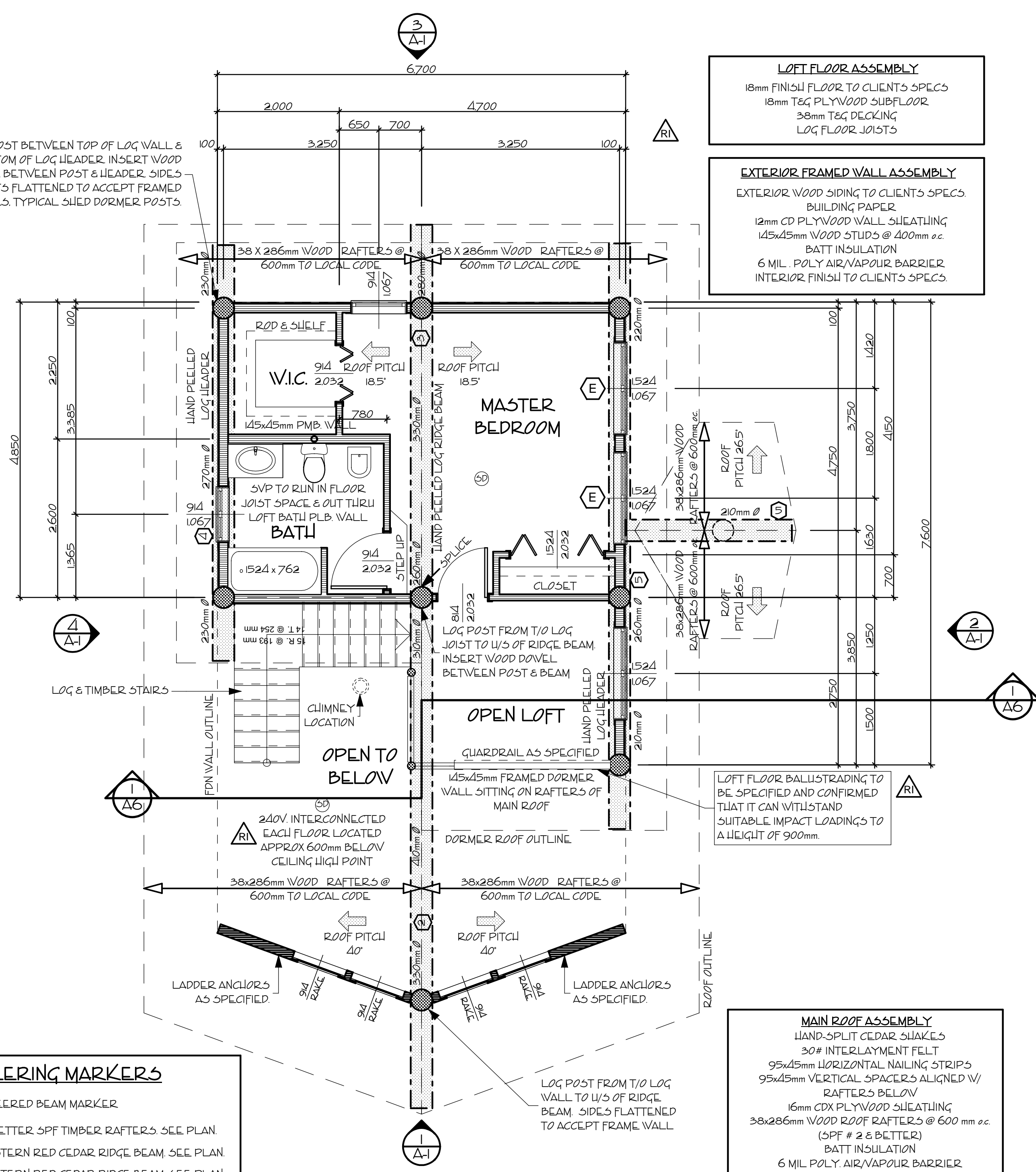


LOFT FLOOR FRAMING DETAIL
45mm CEILING FINISH (BATHROOM ONLY)



LOFT FLOOR FRAMING DETAIL (EXCEPT BATHROOM)
45mm CEILING FINISH

LOG POST BETWEEN TOP OF LOG WALL & BOTTOM OF LOG HEADER INSERT WOOD DOWEL BETWEEN POST & HEADER SIDES OF POSTS FLATTENED TO ACCEPT FRAMED WALLS. TYPICAL SHED DORMER POSTS



- LOFT FLOOR ASSEMBLY**
18mm FINISH FLOOR TO CLIENTS SPECS
18mm T&G PLYWOOD SUBFLOOR
38mm T&G DECKING
LOG FLOOR JOISTS
- EXTERIOR FRAMED WALL ASSEMBLY**
EXTERIOR WOOD SIDING TO CLIENTS SPECS
BUILDING PAPER
12mm CD PLYWOOD WALL SHEATHING
145x45mm WOOD STUDS @ 400mm o.c.
BATT INSULATION
6 MIL. POLY AIR/VAPOUR BARRIER
INTERIOR FINISH TO CLIENTS SPECS

- ENGINEERING MARKERS**
- ENGINEERED BEAM MARKER
 - #2 & BETTER SPF TIMBER RAFTERS SEE PLAN
 - #1 WESTERN RED CEDAR RIDGE BEAM SEE PLAN
 - #1 WESTERN RED CEDAR RIDGE BEAM SEE PLAN
 - #1 WESTERN RED CEDAR HEADER SEE PLAN
 - #1 WESTERN RED CEDAR HEADER SEE PLAN
 - #1 WESTERN RED CEDAR RIDGE BEAM SEE PLAN

- EGRESS WINDOWS**
- EGRESS WINDOWS NOTED ON THE PLANS TO HAVE A MAX. LIT. OF 100mm FROM FINISHED FLOOR TO THE OPENING EDGE OF THE WINDOW
 - EGRESS WINDOWS TO HAVE CLEAR OPENING AREAS OF 0.33m² AND BE NOT LESS THAN 450mm IN WIDTH OR HEIGHT
 - ALL LOFT WINDOWS ARE TO BE 'REVERSIBLE' FOR EASE OF CLEANING

- PARTITION WALLS**
- PARTITION WALLS TO BATH/ SLOVER ROOMS TO BE SUITABLY INSULATED TO LIMIT SOUND TRANSMISSION.

- MAIN ROOF ASSEMBLY**
- HAND-SPLIT CEDAR SLAKES
 - 30# INTERLAYMENT FELT
 - 95x45mm HORIZONTAL NAILING STRIPS
 - 95x45mm VERTICAL SPACERS ALIGNED W/ RAFTERS BELOW
 - 16mm CDX PLYWOOD SHEATHING
 - 38x286mm WOOD ROOF RAFTERS @ 600mm o.c. (SPF # 2 & BETTER)
 - BATT INSULATION
 - 6 MIL. POLY AIR/VAPOUR BARRIER
 - INTERIOR CEILING FINISH TO CLIENTS SPECS

- OPTIONAL MAIN ROOF ASSEMBLY**
- METAL ROOFING TO CLIENTS SPECS
 - 16mm CDX PLYWOOD SHEATHING W/ PERIMETER EDGES BLOCKED FOR NAILING
 - 95x45mm WOOD STRAPPING 600mm o.c.
 - 38x286mm WOOD ROOF RAFTERS @ 600mm o.c.
 - BATT INSULATION
 - 6 MIL. POLY AIR/VAPOUR BARRIER
 - CEILING FINISH TO CLIENTS SPECS

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LOFT FLOOR PLAN

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DATE: OCTOBER 6, 2005

DRAWN BY: N. CRAMER

CHECKED BY:

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