

ELEVATION I/AI

ELEVATION 3/AI

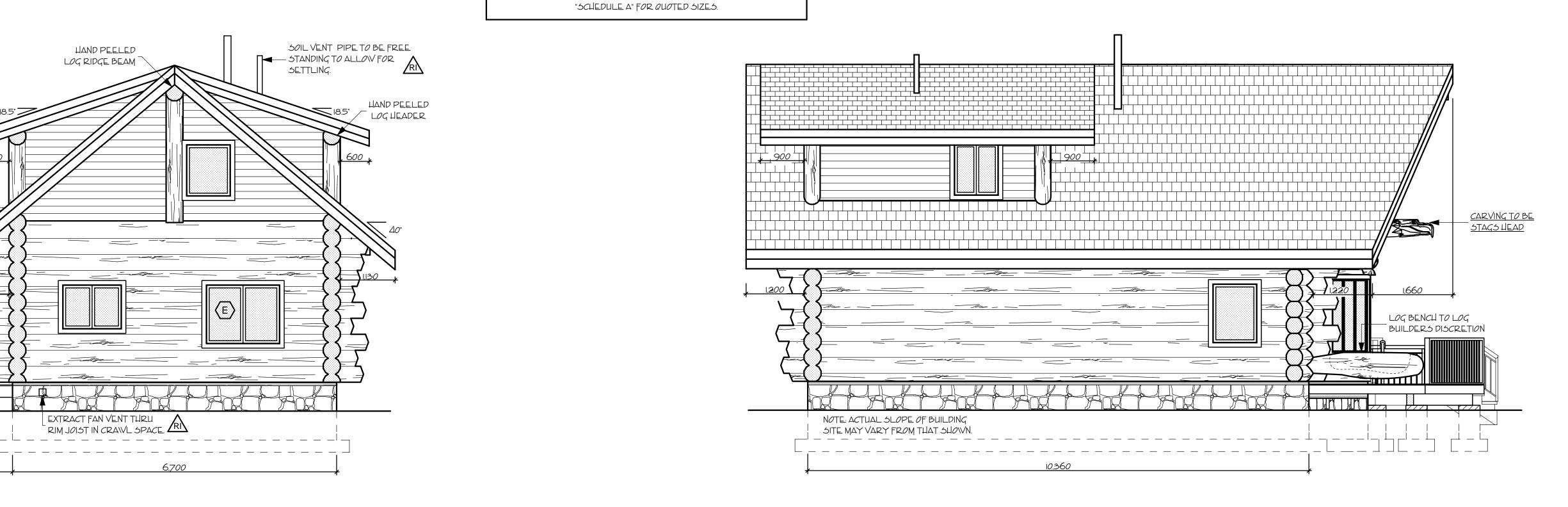
PIONEER LOG HOMES OF BRITISH COLUMBIA LTD. ASSUMES RESPONSIBILITY FOR ARCHITECTURAL DESIGN & CONSTRUCTION OF THE LOG WORK ONLY AS SHOWN IN THIS PLAN, PROVIDED THE LOG WORK IS CONSTRUCTED BY PIONEER LOG HOMES OF BRITISH COLUMBIA LTD. ALL OTHER ELEMENTS ARE TO BE APPROVED BY LOCAL BUILDING AUTHORITIES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

ELEVATION 2/AI

ELEVATION 4/AI



NOTES:

I. ALL DIMENSIONS IN MILLIMETERS, U.N.O.

AMENDMENTS

0CT. 24/05 - ENTRY P05T REV. R2

OCT. 6/05 - PLAN CHECK REV. R

5EP.06/05 - REVISED HOLD-DOWN

5EP. 16/05 - ENGINEERING LIPDATE

PROJECT TITLE:

MACKAY UANDCRAFTED LOCUOME

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,

P.L. (0186) 766-681

PREPARED BY:



<u>CANADA DIVISION</u> 841-A 3. MACKENZIE AVE

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WILLIAMS LAKE. BC
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P1 (250) 392-5577
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PIONEER LOG HOMES LIK LTE MARCUS MUNRO. SALES DIRECTO LAMINGTON. KILDARY. INVERGORDON. ROSS-SHIRE. SCOTLAND. U.K.

IVI8 0PE. PLI: 0870 2320003 FAX: 01862 842852

DRAWING TITLE:

ELEVATIONS

SCALE:

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DATE:

OCTOBER 6, 2005

DRAWN BY:

N. CRAMER

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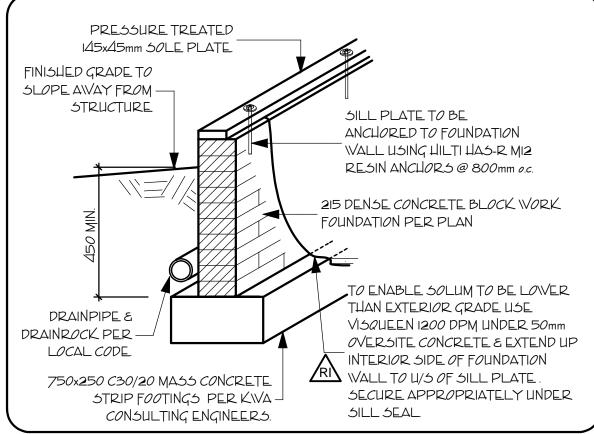
ELEVATIONS

CONTINUOUS VENTED

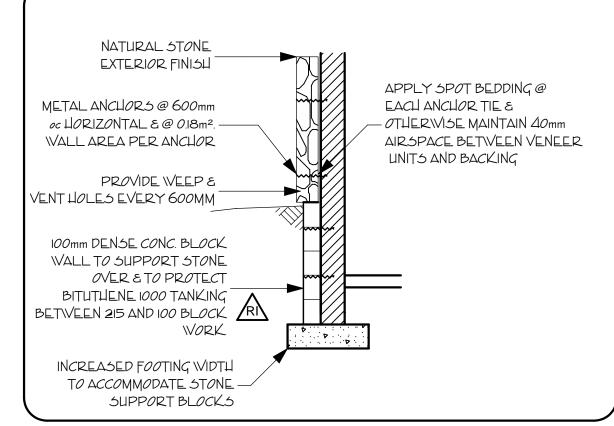
GENERAL NOTES ON FOUNDATIONS AND FOOTINGS

I. CONCRETE STRENGTH TO BE 18 MPa @ 28 DAYS FOR FOOTINGS TO BE 20 MPa @ 28 DAYS FOR CONCRETE SLAB. 2. FOOTING DEPTH TO BELOW FROST LEVEL . CONSULT LOCAL BUILDING DEPARTMENT FOR LOCAL FROST PENETRATION DEPTHS. 3. ALL FOOTING SIZES AND REINFORCING SPECIFICATIONS ON THIS PLAN ARE BASED ON A MINIMUM GROUND BEARING CAPACITY OF 0.07 MPa OR GREATER.

4. SINCE SOILS < 0.08 MPa CAN SWELL OR REBOUND, THE FOUNDATION AND FOOTINGS DESIGN MUST COMPLY WITH



TYPICAL CONCRETE STEM WALL & FOOTING FOR CRAWL SPACES



STONE VENEER DETAIL

GENERAL NOTES

I. ALL ENGINEERING INSPECTIONS AND COSTS REQUIRED AT ANY TIME FOR THE BUILDING WILL BE THE SOLE RESPONSIBILITY OF THE OWNER

2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. 3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE LOCAL BUILDING CODE

5. INFORMATION CONTAINED ON THESE DRAWINGS SHALL BE AT THE DISCRETION OF THE CONTRACTOR PROVIDED IT MEETS WITH THE ABOVE REQUIREMENTS AND REPRESENTS SOUND BUILDING PRACTICE

6. ALL DIMENSIONAL LUMBER TO BE 3PF No. 2 OR BETTER

UNLESS NOTED OTHERWISE (U.N.O.)

7. PROVIDE SMOKE DETECTORS AS REQUIRED, PREFERABLY ONE PER LIVING SPACE AT LEAST ONE SMOKE ALARM IS TO BE LOCATED NOT MORE THAN 600mm FROM THE HIGHEST POINT INSIDE THE STRUCTURE ALL DETECTORS TO BE PERMANENTLY WIRED 240 V. INTERCONNECTED EACH FLOOR.W/ BATTERY BACK-UP. LOCATE WITHIN 3m OF ALL BEDROOM DOORS AND 2m OF ALL OTHER DOORS: MIN OF 300mm FROM WALLS AND LIGHT

8. PERIMETER DRAIN, IF REQUIRED, TO BE IN ACCORDANCE WITH LOCAL BLILDING CODE

9. FLOOR JOISTS TO REST ON 145x45mm TREATED SOLE/SILL PLATE.

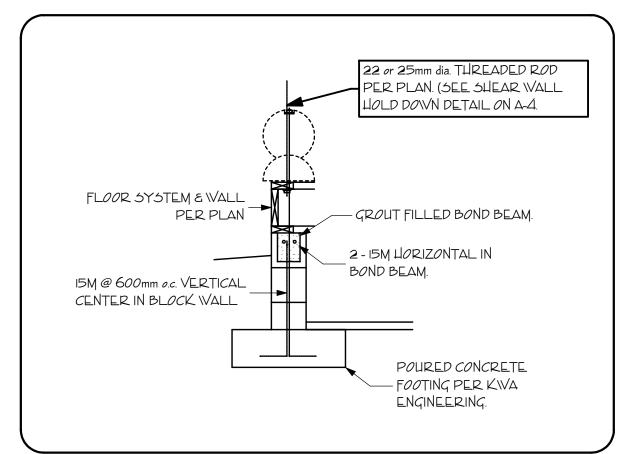
10. 145x45mm TREATED 50LE PLATE TO BE ANCHORED TO FOUNDATION WALL PER ENGINEER'S REPORT. II. SITE PLAN AND LEGAL SHALL BE SUPPLIED AND COMPLETED

BY OWNER. 12. OWNER AND CONTRACTOR SHALL CHECK THE SPECIFICATIONS

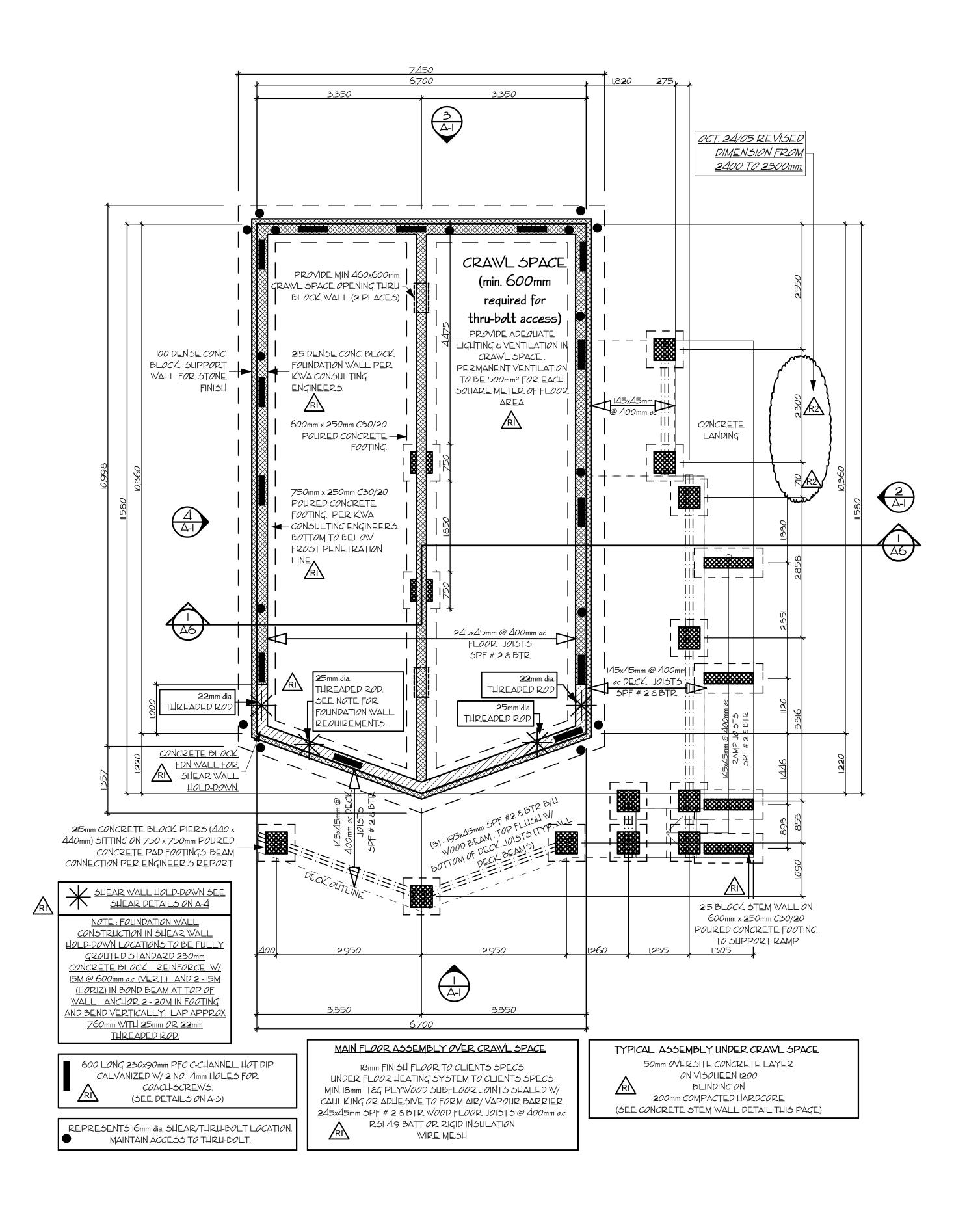
AGAINST THE BLUEPRINTS. 13. ACTUAL DOORS AND WINDOWS USED ON THE JOB MAY VARY IN MAKE-UP AND APPEARANCE FROM BLUEPRINT UNLESS SPECIFIED.

14. OWNER TO ENSURE THAT THE FOLLOWING 15 COMPLETE PRIOR TO THE ARRIVAL OF THE LOG PACKAGE: FIRST FLOOR FRAMING TO BE COMPLETE AND SUBFLOOR INSTALLED. 18x95mm WOOD SPACERS TO BE NAILED TO SUBFLOOR AT LOG WALL LOCATIONS FOR LOG WALLS TO SIT ON. A 145x45mm WOOD 5PACER WILL BE USED IN ADDITION TO THE 18x95mm IF A POURED GYPCRETE TOPPING FOR HEATING 15 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.

15. OWNER TO PROVIDE 18x95mm WOOD 5PACERS WHICH ARE TO BE USED AT THE TOPS OF LOG WALLS AND LOG ROOF MEMBERS (PURLINS, RIDGE BEAMS) WHICH SUPPORT THE ROOF.



FOUNDATION WALL REINFORCEMENT @ SHEAR
WALL LIGHT D-DOWN I OCATIONS WALL HOLD-DOWN LOCATIONS



ALL DIMENSIONS IN MILLIMETERS, U.N.O.

AMENDMENTS

OCT. 24/05 - ENTRY POST REV. 122

OCT. 6/05 - PLAN CHECK REV. /RÌ

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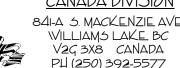
STRUCTURE DESTINATION: ALTAS, LAIRG,

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CANADA DIVISION



V2G3X8 CANADA PLI (250) 392-5577 FAX (250)- 392-558I TOLL FREE: 1-877-822-5647

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www.pioneerloghomesofbc.com DRAWING TITLE:

FOUNDATION PLAN

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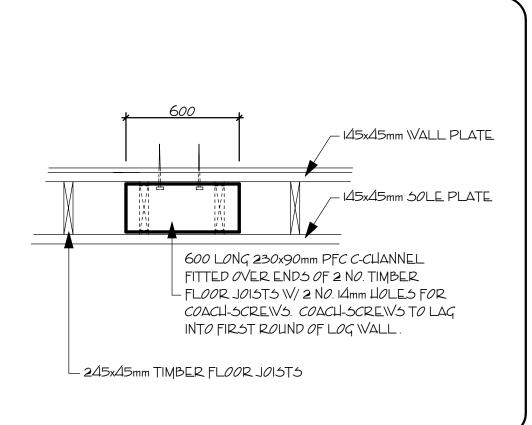
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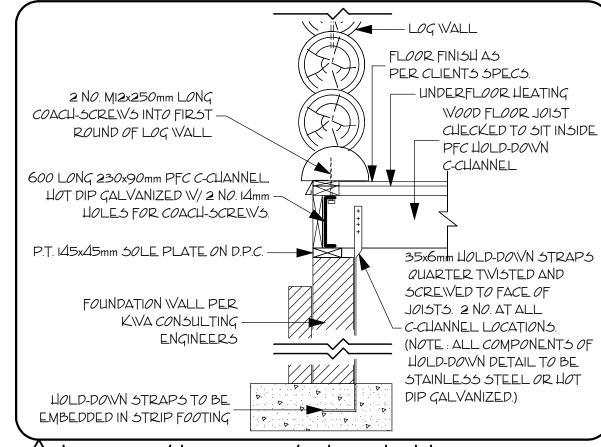
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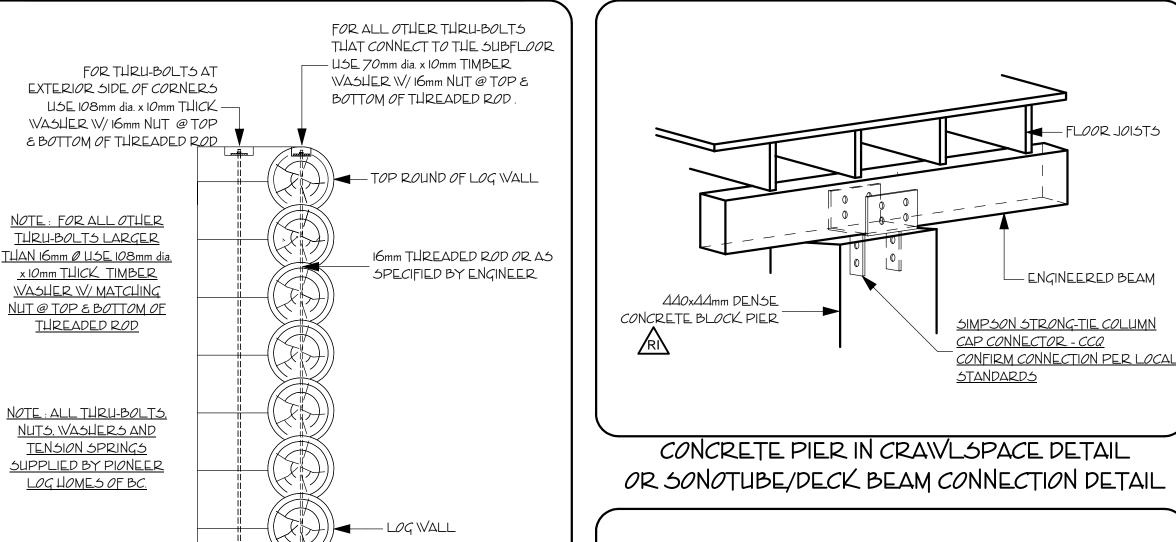
Δ-2



R C-CHANNEL TO JOIST DETAIL



PUOLD-DOWN STRAP WITH C-CHANNEL DETAIL



SILL SEAL TOP AND

BOTTOM OF SPACER

FLOOR FINISH AS

— UNDERFL*oo*r Heating

- W00D FL00R J015T

PER CLIENTS SPECS.

INTERIOR SUBFLOOR -EXTERIOR DECKING -- WOOD RIM JOIST - WOOD DECK JOISTS - METAL JOIST LIANGER PRESSURE TREATED LEDGER BOLTED TO FRAMING FOUNDATION WALL PER PLAN

A LOG WALL SHEAR BOLT DETAIL - CORNER & INTERIOR LOCATIONS

95x18mm W00D 5PACER PROVIDING 18mm GAP FOR FLOOR FINISH ON 145x

45mm WALL PLATE

P.T. 145x45mm 50LE PLATE 0N D.P.C. –

GALV. DRIP EDGE

KWA*CO*NSULTING —

ENGINEERS

BROWN OR GREEN

FOUNDATION WALL PER

DECK JOIST/FOUNDATION WALL DETAIL

THRU-BOLT TIGHTENING AND SETTLER ADJUSTMENTS

I. 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.

2. 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 50MEWHAT BECAUSE OF HEAT ON BOTH SIDES OF THE WALL

EXTRACT FAN VENT TIIRU RIM JOIST IN CRAWL SPACE 🖍 245x45mm RIM J015T AR0UND 50LID WOOD BLOCKING UNDER LOG PERIMETER OF MAIN RESIDENCE - WALLS WHERE LOG WALLS RUN FLOOR FRAMING. LOG WALL OUTLINE — PARALLEL TO FLOOR JOISTS MAINTAIN ACCESS TO THRU-BOLT IN PROVIDE MIN 460x600mm CRAWL SPACE (typ) RAWL SPACE OPENING TURL BLOCK WALL (2 PLACES) PROVIDE EXTRAJOIST or SOLID - BLOCKING WHERE MAIN FLOOR 245x45mm @ 400mm oc FL00R WALLS RUN PARALLEL TO JOISTS. J015T5 5PF # 2 & BTR 30LID BLOCK LINDER POSTS ON MAIN (TYP) 145x45mm @ 400mm oc. DECK JOISTS 5PF#2&BTR 195x45mm P.T. LEDGER BOLTED TO INTERIOR FLOOR FRAMING. ATTACH -JOIST HANGERS TO (: LEDGER TRIPLE JOIST W/ HANGERS

FRAMING NOTES

. FLOOR JOISTS TO REST ON 145x45mm TREATED SILL PLATE OR DOUBLE TOP PLATE.

2. 145x45mm TREATED SILL PLATE TO BE ANCHORED TO FOUNDATION WALL USING HILTI HAS-R MIZ RESIN ANCHORS @ 800mm o.c.

3. 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. 95x18mm 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 95x18mm IF A POURED GYPCRETE TOPPING FOR HEATING 15 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 GYPCRETE TOPPING. CONTRACTOR TO VERIFY WITH ENGINEER PRIOR TO CONSTRUCTION IF USING GYPCRETE.

EXTERIOR DECK ASSEMBLY

28mm EXTERIOR DECKING 145x45mm @ 400mm oc DECK J015T5

5PF#2&BTR NOTE : RAMP & DECK TO HAVE PERMANENT, FIRM 5LIP RESISTANT SURFACE MAX RAMP 5LOPE: 4.65° W/ LANDINGS AT TOP AND BOTTOM AND FOR EACH 1524mm OF RISE

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 5Y5TEM. TYPICAL AT ALL DECK JOIST LOCATIONS.

REPRESENTS SHEAR WALL HOLD-DOWN

TURU-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 15 RESPONSIBLE TO ENSURE THAT C-CHANNEL HOLD-DOWN SECTIONS ARE LOCATED AS PER THIS PLAN. FLOOR JOIST LAYOUT TO WORK AROUND C-CHANNEL LOCATIONS.

ALL DIMENSIONS IN MILLIMETERS, U.N.O.

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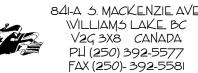
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PREPARED BY:



<u>CANADA DIVISION</u>



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FRAMING

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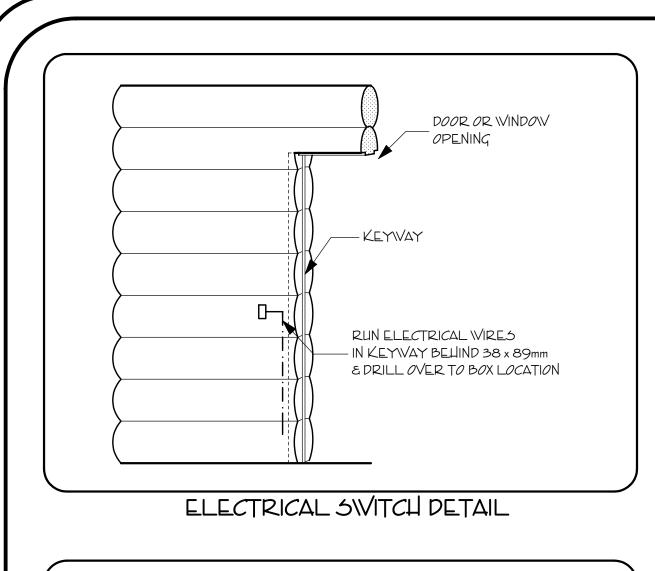
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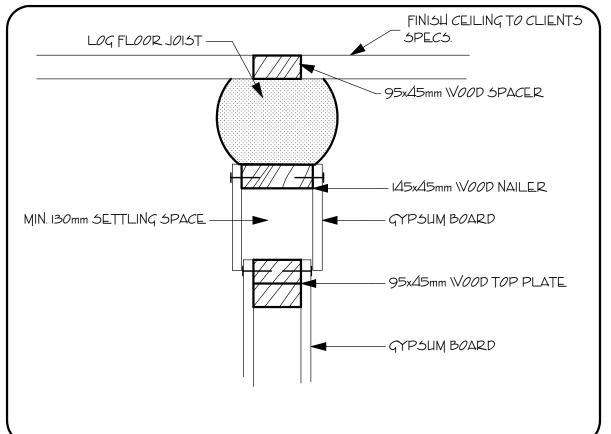
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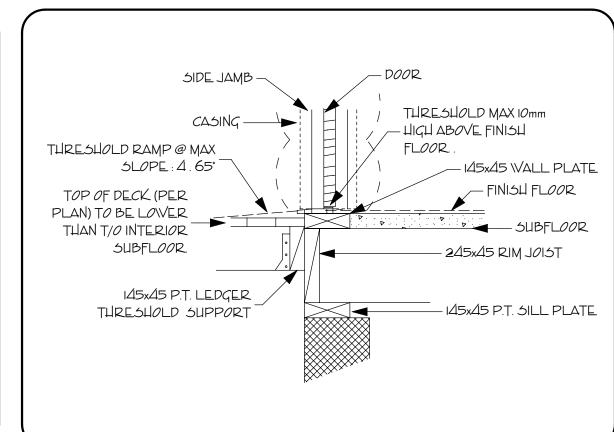
A-3

FRAMING PLAN





INTERIOR FRAME WALL SETTLING DETAIL 38mm CEILING FINISH



DISABLED ACCESS EXTERIOR DOOR

TURESHOLD DETAIL

ELECTRICAL RECEPTACLE DETAIL

- SPIKES

LOG WALL KEYED FOR

SLOT FOR SPIKE TO

- SLIDE WITH LOG

SETTLING

SPIKE OR LAG

TOP VIEW

WOOD TRIM BOARD

SPACER

RIM J015T -

PERSPECTIVE

<u>VIEW</u>

FRONT VIEW

FLATTEN LOG FOR

- ELECTRICAL BOX

FACE PLATE

DRILL THROUGH LOG

SIDE VIEW

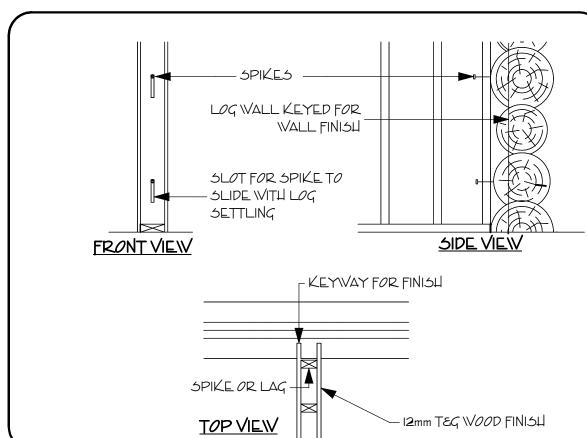
12mm WOOD TRIM BOARD -

TO WOOD TRIM BOARD

STAIN TO MATCH LOGWORK

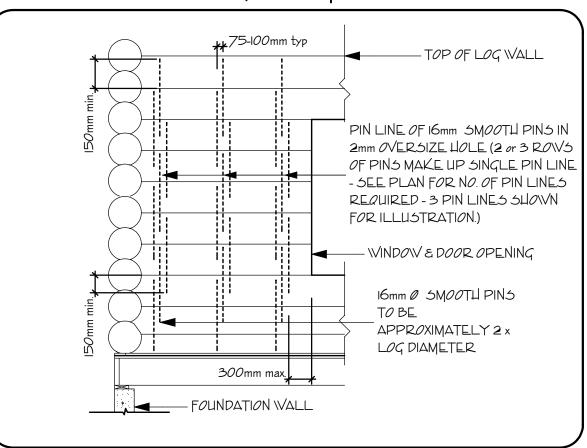
GYPSUM BOARD - BUTT UP

TO INSIDE OF RIM JOIST



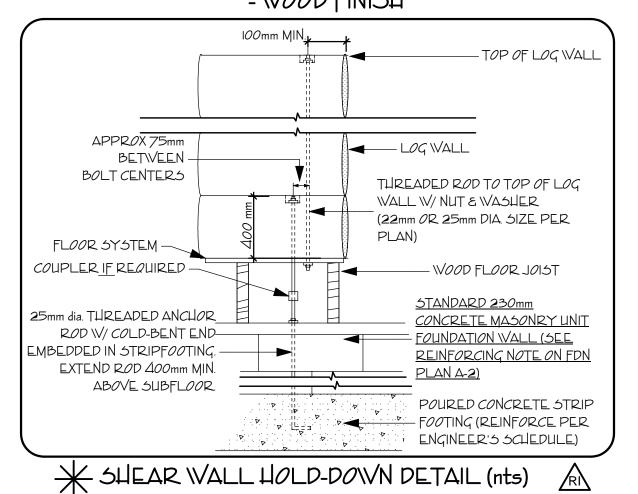
FRAMED WALL/LOG WALL INTERSECTION - DRYWALL FINISH

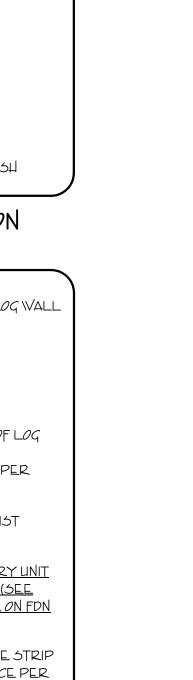
- KEYVAY FOR FINISH

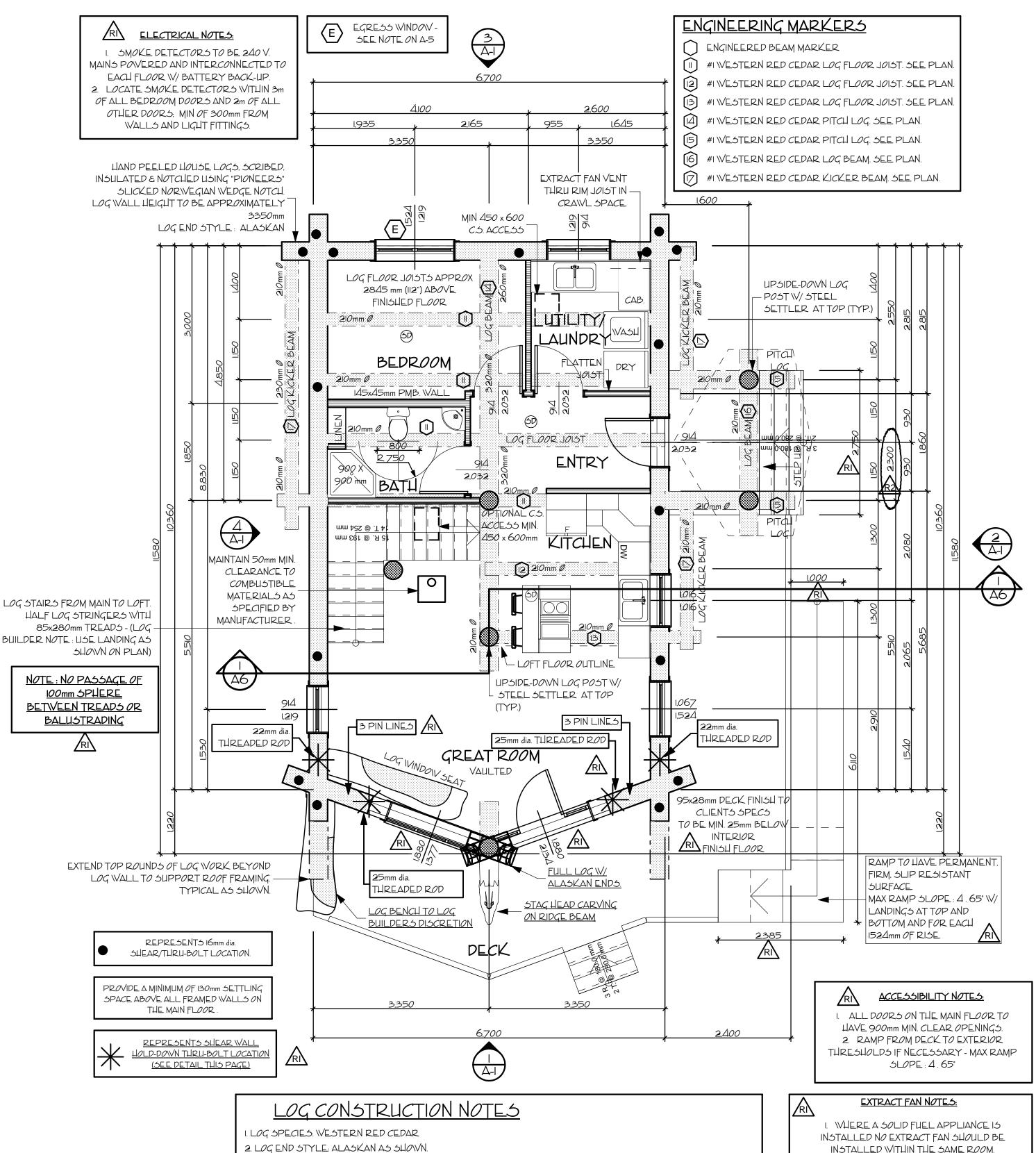


SHEAR WALL (PIN LINES)

FRAMED WALL/LOG WALL INTERSECTION
- WOOD FINISH







- . LOG END STILE: ALASKAN AS SHOWN. | 1 00 WALL TEICHT, APPP 0X 3350mm +/- k
- 3. LOG WALL HEIGHT: APPROX 3350mm +/- h.
- 4. CONFIRM WINDOW AND DOOR SUPPLIER WITH LOG BUILDER. ALL WINDOWS AND DOORS SUPPLIED BY MASTERCRAFT CABINETS LTD. TO HAVE 38mm BUCKS ON SIDES ONLY.
- 5. ALL EXTERIOR OPENINGS TO HAVE APPROX. 2235mm HEADER HEIGHTS. THIS INCLUDES APPROX. 130mm OF INSULATED SETTLING SPACE ABOVE OPENINGS.
- 6. WHERE LOG POSTS AND LOG BEAMS INTERSECT. USE WOOD DOWEL BETWEEN TOP OF LOG POST AND BOTTOM OF LOG BEAM
- 7. LOG STAIRS FROM MAIN TO LOFT. HALF LOG STRINGERS WITH 85x280mm TREADS.
- 8. EXTERIOR "STAGS LIEAD" CARVING BETWEEN RIDGE POST AND LOG WALL.
- 9. APEX OF PROW TO BE FULL LOG WITH ALASKAN ENDS.
- 10. INTERIOR LOG WINDOW SEAT
- II. EXTERIOR DECK LOG BENCH INCORPORATED INTO SECOND ROUND OF LOG WALL

- INSTALLED WITHIN THE SAME ROOM.

 2. EXTRACT FANS FOR BATH/SHOWER ROOMS TO HAVE MIN. 15 LITRES PER SECOND RATING.
- 3. EXTRACT FANS FOR UTILITY ROOMS TO HAVE MIN. 30 LITRES PER SECOND RATING.
- 4. 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.

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IV243DT

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MAIN FLOOR PLAN

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DRAWN BY:

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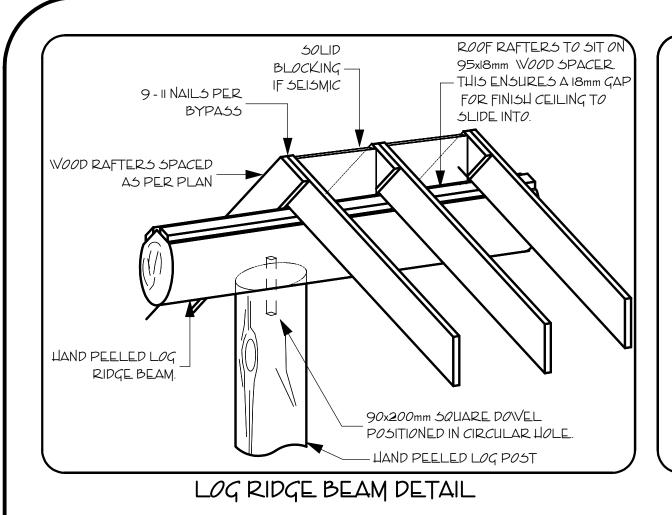
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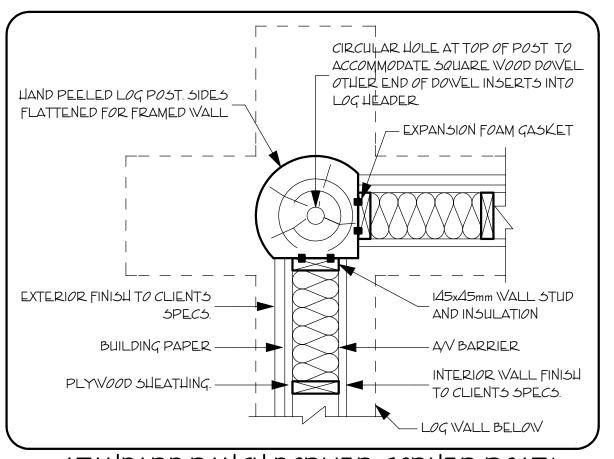
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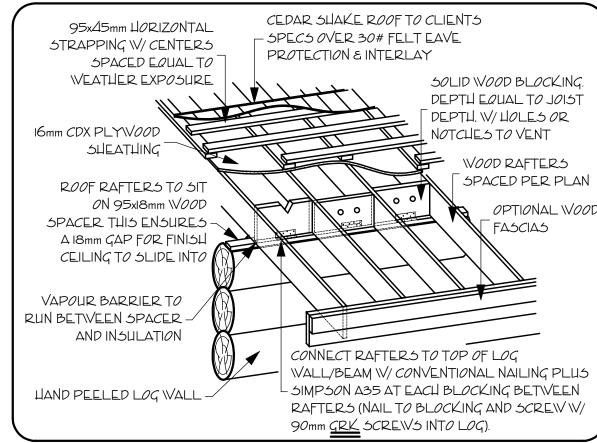
MAIN FLOOR PLAN

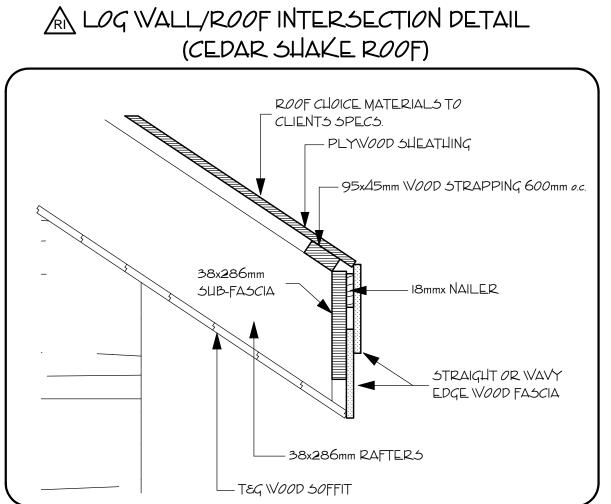


ROOF CHOICE MATERIALS TO VENTED RIDGE — CLIENTS SPECS. 95x45mm WOOD STRAPPING -600mm o.c. & 16mm CDX PLYV00D SHEATHING RIDGE BLOCKING REQUIRED IF SEISMIC _ 25mm AIR 5PACE RAFTERS PER PLAN - BYPASSED AND RIDGE BEAM -BATT INSULATION POLY. VAPOUR BARRIER -TEGPANEL-

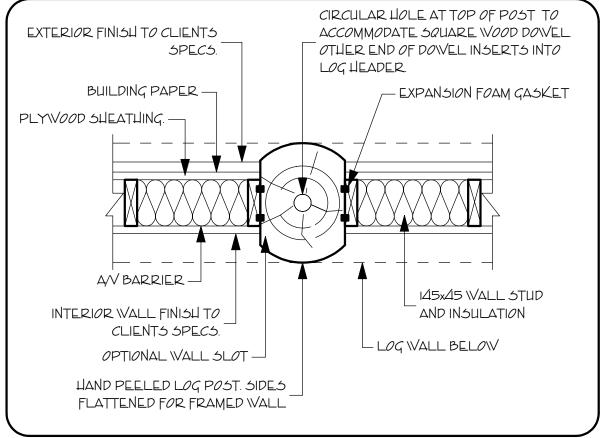
ROOF SYSTEM - RIDGE DETAIL







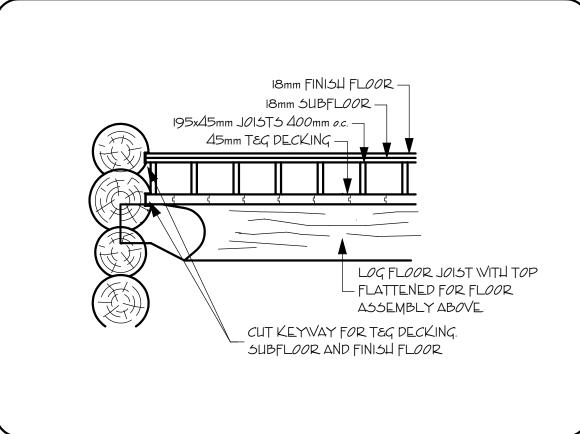
STANDARD RANCH DORMER CORNER POST/ WALL FRAMING INTERSECTION

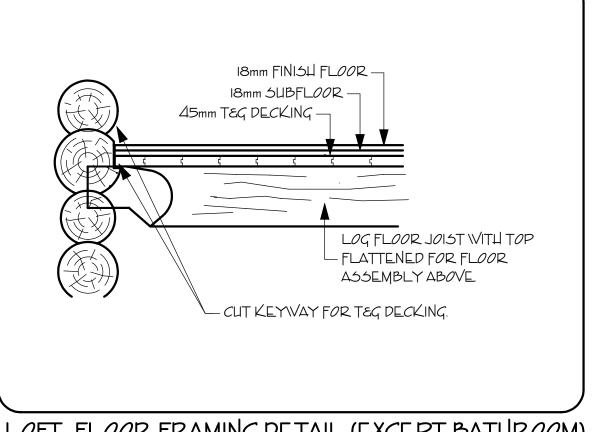


STANDARD RANCH DORMER POST/

WALL FRAMING INTERSECTION

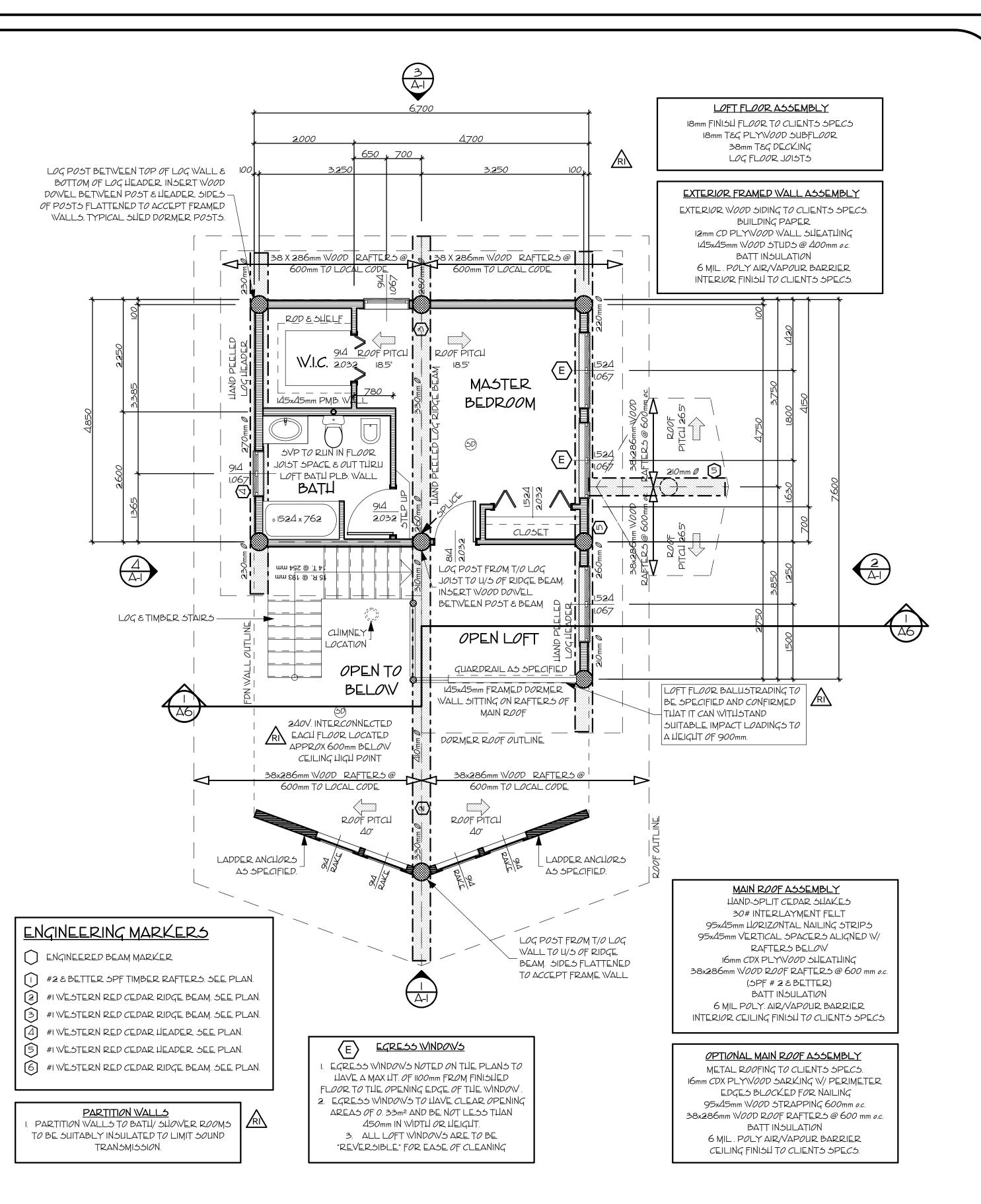
OPTIONAL FASCIA DETAIL





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

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



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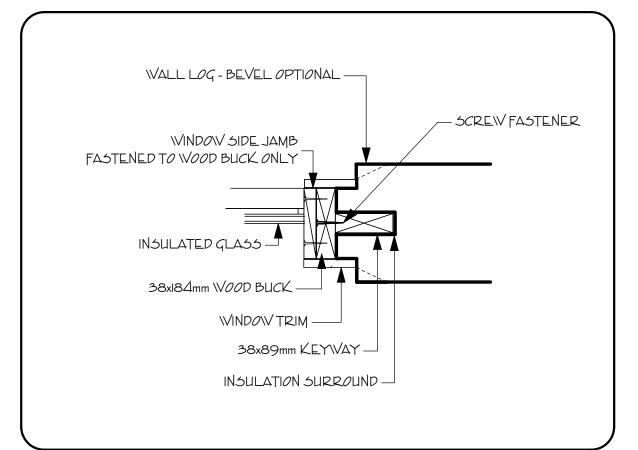
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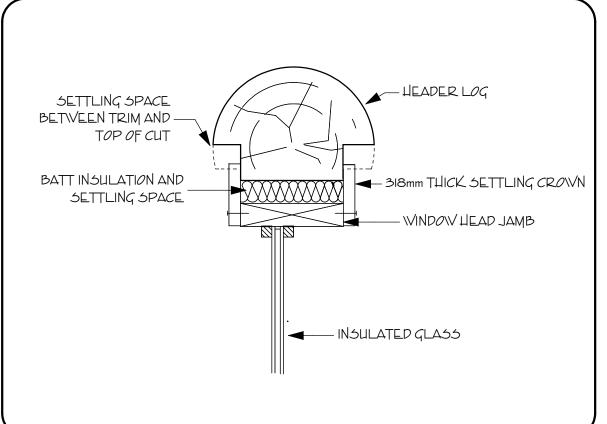
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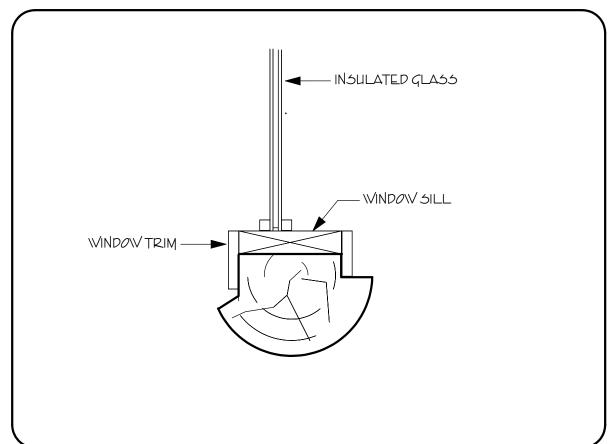
LOFT FLOOR PLAN



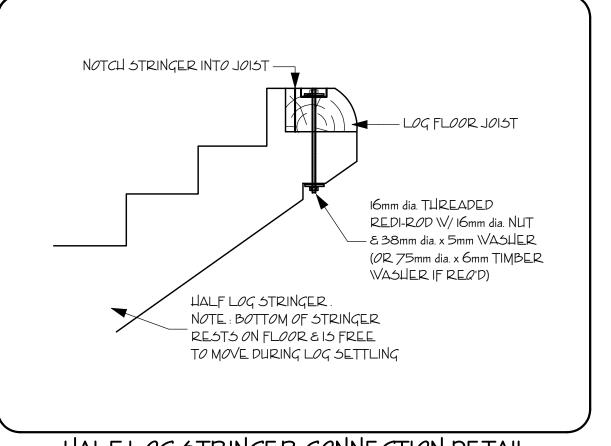
WINDOW JAMB DETAIL



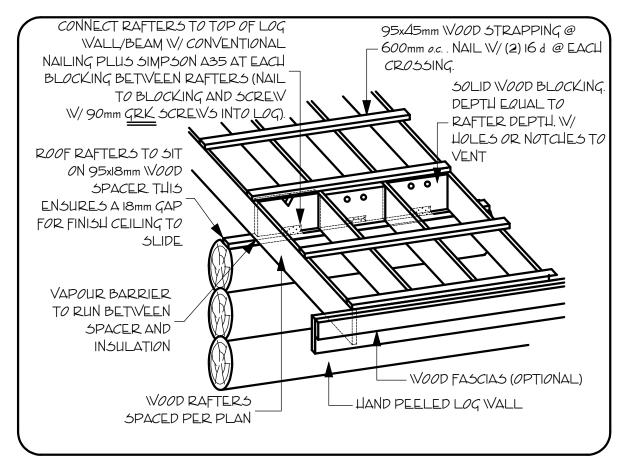
WINDOW HEADER DETAIL



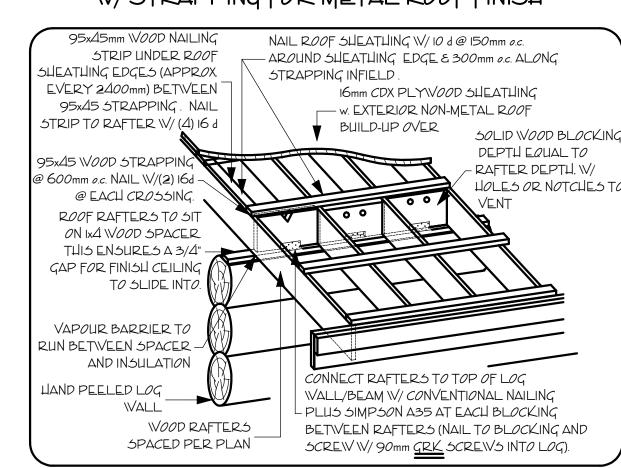
WINDOW SILL DETAIL



HALF LOG STRINGER CONNECTION DETAIL



OPTIONAL LOG WALL/ROOF INTERSECTION DETAIL W/ STRAPPING FOR METAL ROOF FINISH



OPTIONAL LOG WALL/ROOF INTERSECTION DETAIL SHEATHING ON STRAPPING FOR NON-METAL ROOF FINISH

HANDRAIL TO BE 900mm ABOVE

BALLISTERS AND TREADS TO BE

SPACED SUCH THAT A 100mm 0 AND SPHERE CANNOT PASS THRU

HANDRAIL TO

- TERMINATE AT P05T

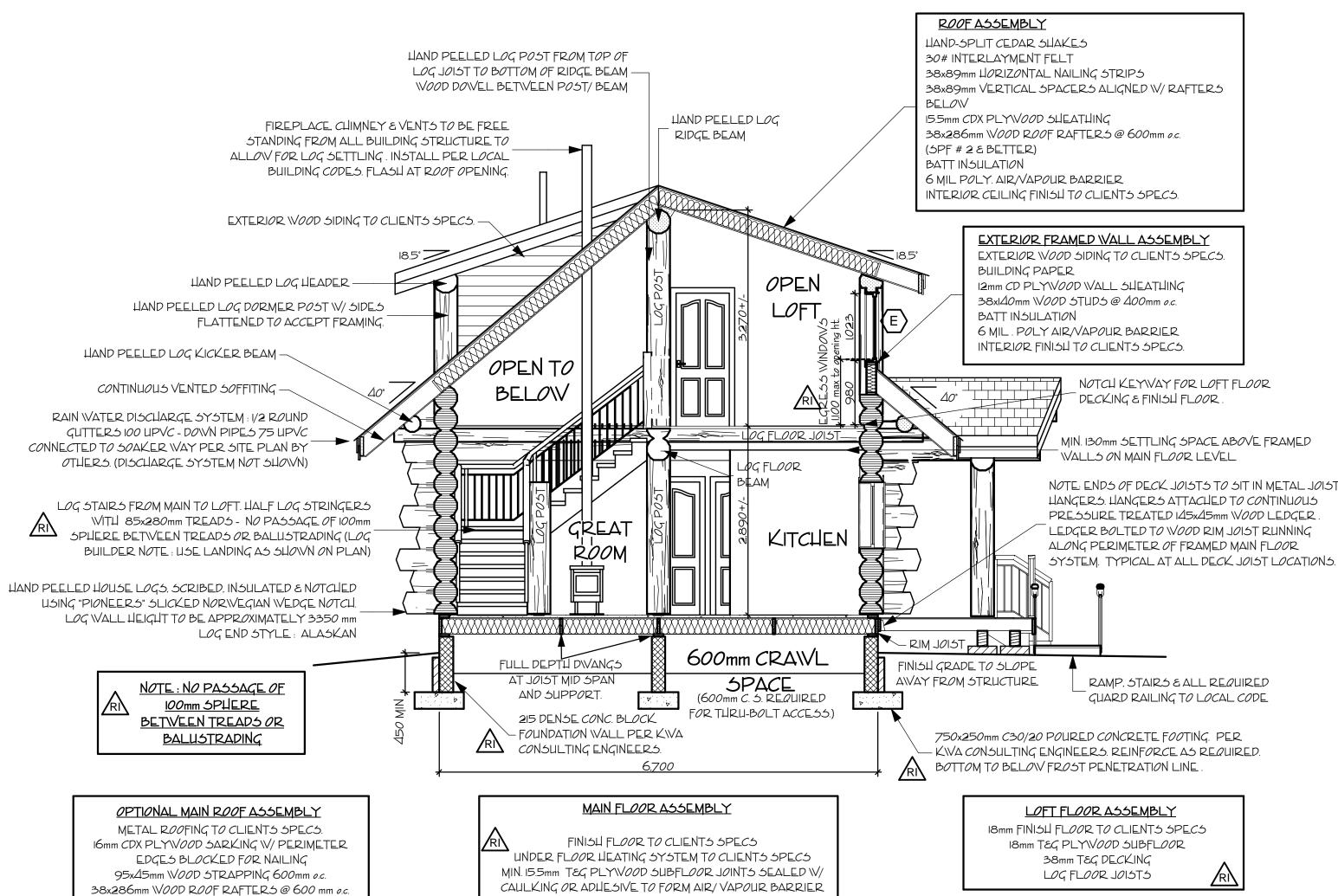
NOSING OF TREAD.

STAIR / HANDRAIL DETAIL

85x280mm

1/2 LOG STRINGER -

TIMBER TREAD



CAULKING OR ADJESIVE TO FORM AIR/ VAPOUR BARRIER 38x235mm 5PF # 2 & BTR WOOD FLOOR JOISTS @ 400mm o.c BATT INSULATION RSI 4.9 BATT OR RIGID INSULATION 6 MIL. POLY AIR/VAPOUR BARRIER WIRE MESH CEILING FINISH TO CLIENTS SPECS.

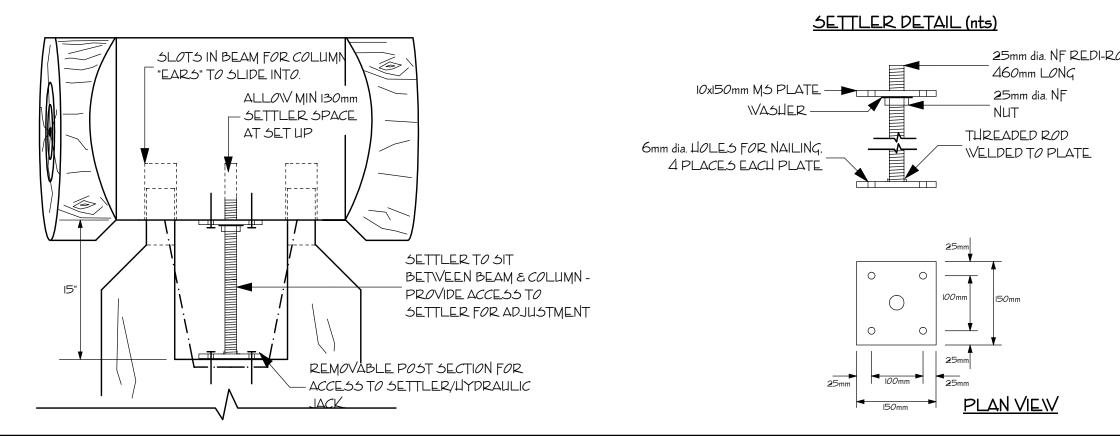
TYPICAL ASSEMBLY LINDER CRAWL SPACE

50mm OVERSITE CONCRETE LAYER ON VISQUEEN 1200 ON BLINDING

ON 200mm COMPACTED HARDCORE (SEE "TYPICAL CONCRETE STEM WALL & FOOTING FOR CRAWL SPACE DETAIL" ON FOUNDATION PLAN P. A-2 TO ENABLE 50LUM TO BE LOWER THAN EXTERIOR GRADE)

EXTERIOR DECK ASSEMBLY 28mm EXTERIOR DECKING 145x45mm @ 400mm oc DECK J015T5

5PF#2&BTR OTE : RAMP & DECK TO HAVE PERMANENT, FIRM 5LIP RESISTANT SURFACE MAX RAMP 5LOPE: 4.65° W/ LANDINGS AT TOP AND BOTTOM AND FOR EACH 1524mm OF RISE



25mm dia. NF REDI-ROD

STEEL SETTLER AT TOP OF LOG COLUMN

ALL DIMENSIONS IN MILLIMETERS, U.N.O.

AMENDMENTS

OCT. 24/05 - ENTRY POST REV. 122

OCT. 6/05 - PLAN CHECK REV. /RN

SEP. 16/05 - ENGINEERING UPDATE 3EP. 06/05 - REVISED HOLD-DOWN

PROJECT TITLE:

MACKAY LOGHOME

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

PREPARED FOR:

ROMEY MACKAY BROOMHILL ARDGAY SUTHERLAND, SCOTLAND 1V243DT

STRUCTURE DESTINATION: ALTAS, LAIRG,

PLI. (0186) 766-681

PREPARED BY:



<u>CANADA DIVISION</u> 841-A 5. MACKENZIE AVE WILLIAMS LAKE, BC V2G3X8 CANADA

PLI (250) 392-5577 FAX (250)- 392-5581 TOLL FREE: 1-877-822-5647

PIONEER LOG HOMES LIK LTI MARCUS MUNRO. SALES DIRECTO LAMINGTON, KILDARY, INVERGORDON, ROSS-SHIRE SCOTLAND, U.K.

IVI8 OPE PLI: 0870 2320003 FAX 01862 842852

www.pioneerloghomesofbc.com

DRAWING TITLE:

SECTION

SCALE:

1:50

DATE:

OCTOBER 6, 2005

DRAWN BY:

N. CRAMER

CHECKED BY:

PAGE:

A-6

