

**STONE VENEER SUPPORT:**  
 NOTE: STONE VENEER MAY BE SUPPORTED ON SOLID GROUTED CMU LOCATED BETWEEN CONC. FTGS. & GRADE OR GENERAL CONTRACTOR MAY PROVIDE A 12" THICK CONC. FOUNDATION WALL (3-#4 T&B) W/ A 4" WIDE X3'-0" FORMED STONE LEDGE

NOTE:  
 INSTALL REMOVABLE PANELS IN BASEMENT CEILING AT ALL SCREWJACK & THRU BOLT LOCATIONS ABOVE TO ALLOW FOR ACCESS

**FOUNDATION PLAN W/ BASEMENT LAYOUT**

AREA: 1250 SQ. FT.  
 CENTERLINE OF LOG WORK TO BE 3" FROM EXTERIOR EDGE OF FIRST FLOOR SYSTEM  
 ALL LINTELS TO BE 3 1/8" X 9" LAM LINTEL UNLESS OTHERWISE NOTED

NOTE: 5/8" ANCHOR BOLTS PLACED 24" AWAY FROM CORNERS AND @ 32" O.C.  
 C/W NUTS & WASHERS AROUND PERIMETER

TOCW= TOP OF CONCRETE WALL

CONCRETE REINFORCEMENT TABLE TO BE VERIFIED BY ENG.  
 BASEMENT FOOTING: 2-NO 4 REBAR LONGITUDINALLY  
 CONCRETE WALLS: NO 4 REBAR HORIZONTALLY IN WALL @ 12" CENTERS  
 PLACE IN CENTER OF CONC. WALL  
 VERTICAL REBAR REINFORCEMENT TO BE NO 4 REBAR @ 2' O.C.  
 ALL DECK POSTS & LEAN-TO ROOF POSTS CONCRETE FOOTINGS WITH NO 4 REBAR ON 12" GRID  
 WIRE MESH REINFORCEMENT IN ALL CONC. SLABS TO AVOID CRACKS  
 CONC. POST (SONOTUBE) VERTICAL REBAR REINFORCEMENT TO BE 2-NO 4 REBAR

FOUNDATION:  
 SOIL BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 1500 P.S.F.  
 ALL FTGS. TO BEAR ON FIRM UNDISTURBED MATERIAL  
 ALL CONC. TO BE 2500 PSI @ 28 DAYS.

CONSTRUCTION MATERIALS	
<b>W1A</b>	TYPICAL FOUNDATION WALL 2" EPS INSULATION ON EXT. FACE OF CONC. 8" WIDE CONC. WALL ON 24"x10" CONC. FTG. INT. TO BE: 2" RIGID INSULATION ATTACHED TO CONC. WALL WITH ADHESIVE & TAPE ALL JOINTS 1x3 HORIZONTAL STRAPPING @ 16" O.C. ATTACHED TO CONC. WALL WITH SPRING SPIKES 1x3 VERTICAL STRAPPING AT 16" O.C. 6 MIL POLY V.B. INT. FINISH TO OWNERS SPECS
<b>W2</b>	TYPICAL EXTERIOR LOG WALL 7.5" WIDE X 12" HIGH FLAT ON FLAT WITH 12" GAIN
<b>W2A</b>	TYPICAL 2ND STOREY EXTERIOR WALL 7.5" WIDE X 12" HIGH FLAT ON FLAT WITH 12" GAIN
<b>W3A</b>	TYPICAL INTERIOR FRAME WALL (LOAD BEARING) INT. PARTITION WALLS TO BE: 1/2" GWB BOTH SIDES 2X6 @ 16" O.C FRAME WALL ON 8" CONC. CURB ON 24"x10" CONC. FTG.
<b>W3B</b>	TYPICAL INTERIOR FRAME WALL INT. PARTITION WALLS TO BE: 1/2" GWB BOTH SIDES 2X4 @ 16" O.C FRAME WALL
<b>W3C</b>	TYPICAL INTERIOR FRAME WALL (SETTLING) INT. PARTITION WALLS TO BE: 1/2" GWB BOTH SIDES 2X4 @ 16" O.C FRAME WALL W/ SLIP JOINT @ TOP
<b>FTG1</b>	TYPICAL SPOT FOOTING 4"x4"x10" CONC. PAD 8"x8" CONC. PIER W/ EMBEDDED METAL SADDLE BRACKET TO 8"x8" D-FIR POST TO SUPPORT BEAM
<b>FTG2</b>	TYPICAL SPOT FOOTING 3"x3"x10" CONC. PAD 10" DIA. SONOTUBE W/ EMBEDDED METAL SADDLE BRACKET TO 8x8 D-FIR POST TO SUPPORT BEAM
<b>FTG3</b>	TYPICAL SPOT FOOTING 2"x2"x10" CONC. PAD 10" DIA. SONOTUBE W/ EMBEDDED METAL SADDLE BRACKET TO 8x8 D-FIR POST TO SUPPORT BEAM
<b>F1A</b>	TYPICAL BASEMENT FLOOR 4" CONC. SLAB @ ALL LIVING SPACE ON 6 MIL POLY V.B. ON MIN. 4" RIGID INSULATION OR TO MIN. R-VALUE FOR LOCAL ENERGY CODE 4" COMPACT SAND OR GRAVEL
<b>F2</b>	TYPICAL FIRST FLOOR FRAMING 3/4" T&G PLY SUBFLOOR 11 7/8" TJI FL. JST @ 16" O.C. CLG. FINISH TO OWNERS SPECS.
<b>F3</b>	TYPICAL SECOND FLOOR FRAMING 3/4" T&G PLYWOOD SUBFLOOR 2X12 @ 16" O.C. FL. JSTS. W/ X-BRIDGING @ 7' MAX. CLG. FINISH TO OWNERS SPECS.
<b>R1</b>	TYPICAL ROOF TO BE: METAL CLADDING ON ICE & WATER SHIELD OR #30 FELT 5/8" O.S.B. SHEATHING W/ EDGE CLIPS BETWEEN 11 7/8" TJI @ 2' O.C. RAFTERS R 38 MIN. BATT INSULATION W/ 2.5" AIRSPACE (ROOF VENTILATION FROM SCREENED VENTED FASCIA TO VENTED RIDGE CAP) 6 MIL POLY V.B. CLG. FINISH TO OWNERS SPECS.
<b>R2</b>	TYPICAL ROOF TO BE: METAL CLADDING ON #30 FELT 1X6 T&G DECKING 6X10 TIMBER RAFTERS

NOTE: COMPLETE SET OF PLANS TO BE PROVIDED BY GENERAL CONTRACTOR TO BE REVIEWED BY ARCHITECT & LICENSED ENGINEER

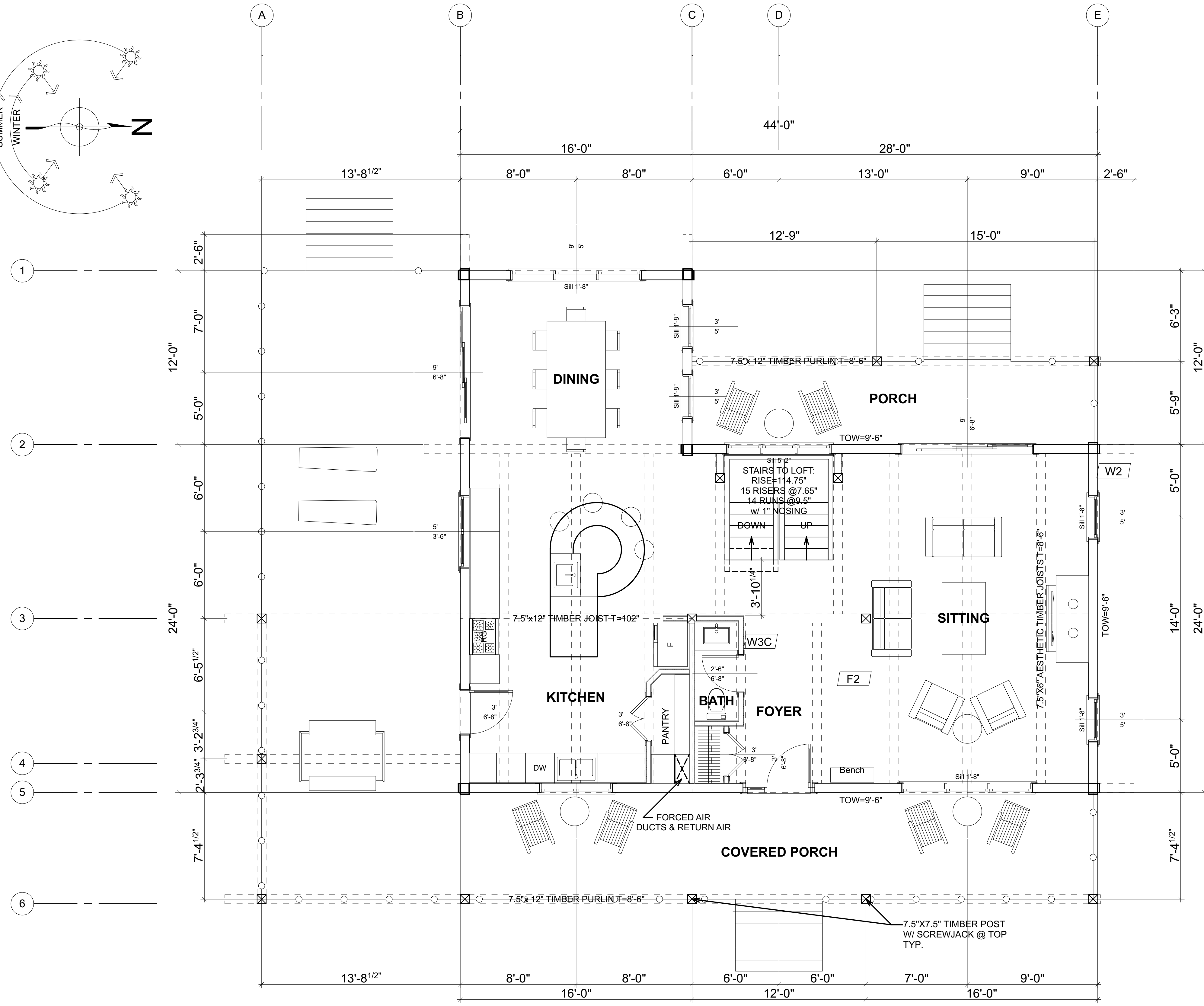
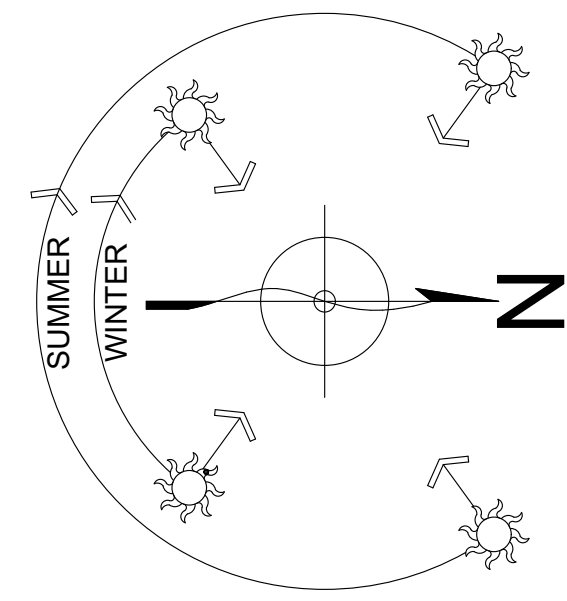
ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR  
 ALL DIMENSIONS ARE CONSTRUCTION TIME DIMENSIONS  
 IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & SPECIFICATIONS ON THIS SET  
 ALL LOG DIAMETER SIZE TO BE MEASURED AT MID SPAN  
 BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

SCALE: 1/4" = 1'-0"  
 DATE: MAY 7, 2018  
 DRAWN BY: G.C.  
 CHECKED BY: C.C.

LOG BUILDER: KEALEY & TACKBERRY LOG HOMES  
 CLIENT: ROBERGE  
 TITLE: FOUNDATION PLAN

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NOT FOR CONSTRUCTION



**FIRST FLOOR PLAN**  
 AREA: 1250 SQ.FT.  
 LOGS TO BE 7.5" X 12" FLAT ON FLAT WITH 12" GAIN PER STACK

**GENERAL NOTES:**  
 ALL DIMENSIONS ARE CONSTRUCTION DIMENSIONS. ALL DIMENSIONS TO BE VERIFYING ON SITE BY GEN. CONTRACTOR BEFORE STARTING CONSTRUCTION  
 ALL LINTELS TO BE 3 1/8" X 9" LAM LINTEL UNLESS OTHERWISE NOTED

TOW= TOP OF WALL  
 TOW= 0 @ BOTTOM OF LOG WALL  
 T= TOP OF LOG  
 B= BOTTOM OF LOG  
 TYP.= TYPICAL

FASTEN SILL LOG TO RIM BOARD BELOW W/ 3/8" ASSY SCREWS @ 12" O.C.

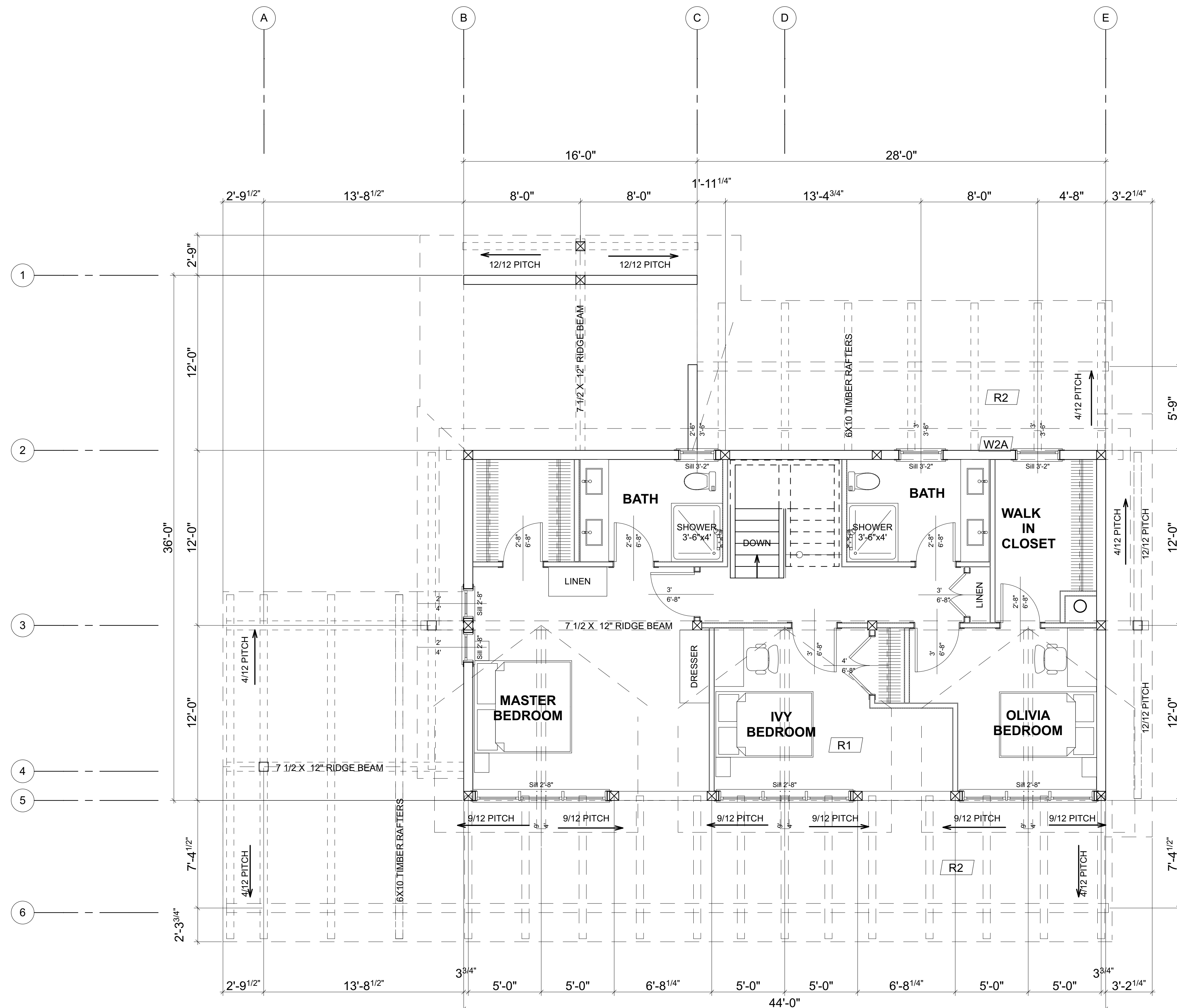
FASTEN CAP LOG DOWN TO LOG BELOW W/ 3/8" ASSY SCREWS @ 4' O.C.

SCREWJACKS TO BE LOWERED EVERY 3 MONTHS FOR 1ST YEAR AND TWICE A YEAR FOR NEXT 4 YEARS AS HOUSE LOGWORK SETTLES DOWN AS LOGS LOSE MOISTURE CONTENT & COMPRESS UNDER LOADS

**CONSTRUCTION MATERIALS**

- W1A** TYPICAL FOUNDATION WALL  
 2" EPS INSULATION ON EXT. FACE OF CONC. 8" WIDE CONC. WALL ON 24"x10" CONC. FTG. INT. TO BE: 2" RIGID INSULATION ATTACHED TO CONC. WALL WITH ADHESIVE & TAPE ALL JOINTS 1x3 HORIZONTAL STRAPPING @ 16" O.C. ATTACHED TO CONC. WALL WITH SPRING SPIKES 1x3 VERTICAL STRAPPING AT 16" O.C. 6 MIL POLY V.B. INT. FINISH TO OWNERS SPECS
- W2** TYPICAL EXTERIOR LOG WALL  
 7.5" WIDE X 12" HIGH FLAT ON FLAT WITH 12" GAIN
- W2A** TYPICAL 2ND STOREY EXTERIOR WALL  
 7.5" WIDE X 12" HIGH FLAT ON FLAT WITH 12" GAIN
- W3A** TYPICAL INTERIOR FRAME WALL (LOAD BEARING)  
 INT. PARTITION WALLS TO BE: 1/2" GWB BOTH SIDES 2X6 @ 16" O.C FRAME WALL ON 8" CONC. CURB ON 24"x10" CONC. FTG.
- W3B** TYPICAL INTERIOR FRAME WALL  
 INT. PARTITION WALLS TO BE: 1/2" GWB BOTH SIDES 2X4 @ 16" O.C FRAME WALL
- W3C** TYPICAL INTERIOR FRAME WALL (SETTLING)  
 INT. PARTITION WALLS TO BE: 1/2" GWB BOTH SIDES 2X4 @ 16" O.C FRAME WALL W/ SLIP JOINT @ TOP
- FTG1** TYPICAL SPOT FOOTING  
 4"x4"x10" CONC. PAD 8"x8" CONC. PIER W/ EMBEDDED METAL SADDLE BRACKET TO 8"x8" D-FIR POST TO SUPPORT BEAM
- FTG2** TYPICAL SPOT FOOTING  
 3"x3"x10" CONC. PAD 10" DIA. SONOTUBE W/ EMBEDDED METAL SADDLE BRACKET TO 8"x8" D-FIR POST TO SUPPORT BEAM
- FTG3** TYPICAL SPOT FOOTING  
 2"x2"x10" CONC. PAD 10" DIA. SONOTUBE W/ EMBEDDED METAL SADDLE BRACKET TO 8"x8" D-FIR POST TO SUPPORT BEAM
- F1A** TYPICAL BASEMENT FLOOR  
 4" CONC. SLAB @ ALL LIVING SPACE ON 6 MIL POLY V.B. ON MIN. 4" RIGID INSULATION OR TO MIN. R-VALUE FOR LOCAL ENERGY CODE 4" COMPACT SAND OR GRAVEL
- F2** TYPICAL FIRST FLOOR FRAMING  
 3/4" T&G PLY SUBFLOOR 11 7/8" TJI FL. JST @ 16" O.C. CLG. FINISH TO OWNERS SPECS.
- F3** TYPICAL SECOND FLOOR FRAMING  
 3/4" T&G PLYWOOD SUBFLOOR 2X12 @ 16" O.C. FL. JSTS. W/ X-BRIDGING @ 7' MAX. CLG. FINISH TO OWNERS SPECS.
- R1** TYPICAL ROOF TO BE:  
 METAL CLADDING ON ICE & WATER SHIELD OR #30 FELT 5/8" O.S.B. SHEATHING W/ EDGE CLIPS BETWEEN 11 7/8" TJI @ 2' O.C. RAFTERS R 38 MIN. BATT INSULATION W/ 2.5" AIRSPACE (ROOF VENTILATION FROM SCREENED VENTED FASCIA TO VENTED RIDGE CAP) 6 MIL POLY V.B. CLG. FINISH TO OWNERS SPECS.
- R2** TYPICAL ROOF TO BE:  
 METAL CLADDING ON #30 FELT 1X6 T&G DECKING 6X10 TIMBER RAFTERS

LOG BUILDER: KEALEY & TACKBERRY LOG HOMES  
 CLIENT: ROBERGE  
 TITLE: FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 DATE: MAY 7, 2018  
 DRAWN BY: G.C.  
 CHECKED BY: C.C.  
 REVISION: REV. 1  
 REV. 2  
 REV. 3  
 DESCRIPTION:  
 DATE:  
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 RCM CAD DESIGN  
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 rcmcad@loghomedesign.ca  
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**SECOND FLOOR PLAN**  
 AREA: 963 SQ. FT.  
 SNOW LOAD: 50lbs/ SQ. FT.

BITUTHANE ICE & WATER SHIELD INSTALLED FROM EXTERIOR WALL LINE TO MIN. 4" UP THE ROOF SLOPE W/ 18" EACH WAY UP VALLEYS UNDER VALLEY ROOF FLASHING

- CONSTRUCTION MATERIALS**
- W1A** TYPICAL FOUNDATION WALL  
 2" EPS INSULATION ON EXT. FACE OF CONC.  
 8" WIDE CONC. WALL ON 24"x10" CONC. FTG.  
 INT. TO BE: 2" RIGID INSULATION ATTACHED TO CONC. WALL WITH ADHESIVE & TAPE ALL JOINTS  
 1x3 HORIZONTAL STRAPPING @ 16" O.C.  
 ATTACHED TO CONC. WALL WITH SPRING SPIKES  
 1x3 VERTICAL STRAPPING AT 16" O.C.  
 6 MIL POLY V.B.  
 INT. FINISH TO OWNERS SPECS
  - W2** TYPICAL EXTERIOR LOG WALL  
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  - W3A** TYPICAL INTERIOR FRAME WALL (LOAD BEARING)  
 INT. PARTITION WALLS TO BE:  
 1/2" GWB BOTH SIDES  
 2X6 @ 16" O.C FRAME WALL  
 ON 8" CONC. CURB ON 24"x10" CONC. FTG.
  - W3B** TYPICAL INTERIOR FRAME WALL  
 INT. PARTITION WALLS TO BE:  
 1/2" GWB BOTH SIDES  
 2X4 @ 16" O.C FRAME WALL
  - W3C** TYPICAL INTERIOR FRAME WALL (SETTLING)  
 INT. PARTITION WALLS TO BE:  
 1/2" GWB BOTH SIDES  
 2X4 @ 16" O.C FRAME WALL  
 W/ SLIP JOINT @ TOP
  - FTG1** TYPICAL SPOT FOOTING  
 4"x4"x10" CONC. PAD  
 8"x8" CONC. PIER  
 W/ EMBEDDED METAL SADDLE BRACKET TO 8"x8" D-FIR POST TO SUPPORT BEAM
  - FTG2** TYPICAL SPOT FOOTING  
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  - F3** TYPICAL SECOND FLOOR FRAMING  
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 2X12 @ 16" O.C. FL. JSTS.  
 W/ X-BRIDGING @ 7' MAX.  
 CLG. FINISH TO OWNERS SPECS.
  - R1** TYPICAL ROOF TO BE:  
 METAL CLADDING  
 ON ICE & WATER SHIELD OR #30 FELT  
 5/8" O.S.B. SHEATHING  
 W/ EDGE CLIPS BETWEEN 1 7/8" TJI @ 2' O.C. RAFTERS  
 R 38 MIN. BATT INSULATION  
 W/ 2.5" AIRSPACE (ROOF VENTILATION FROM SCREENED VENTED FASCIA TO VENTED RIDGE CAP)  
 6 MIL POLY V.B.  
 CLG. FINISH TO OWNERS SPECS.
  - R2** TYPICAL ROOF TO BE:  
 METAL CLADDING  
 ON #30 FELT  
 1X6 T&G DECKING  
 6X10 TIMBER RAFTERS

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 CLIENT: ROBERGE  
 TITLE: SECOND FLOOR PLAN  
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 DATE: MAY 7, 2018  
 DRAWN BY: G.C.  
 CHECKED BY: C.C.  
 REVISION: REV. 1, REV. 2, REV. 3  
 DESCRIPTION:

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