



### GENERAL NOTES

- THE FOLLOWING NOTES ARE TO BE INCLUDED AND BECOME A PART OF ATTACHED PLANS.
- ALL CONSTRUCTION MUST COMPLY WITH THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OVER LOCAL BUILDING CODES AND BYLAW WHICH MAY TAKE PRECEDENCE.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- THE LOG CONNECTION SHALL NOT BE HELD RESPONSIBLE FOR ANY VARIATIONS FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENT RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE WHICH ARE THE SOLE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADING.

### ERRORS AND OMISSIONS

THE LOG CONNECTION MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE BUILDING PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE OUR OFFICE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS TO PREVENT THE ERROR FROM OCCURRING.

### STRUCTURAL AND DESIGN CRITERIA

CONC. FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.

FLOOR JOISTS AND ROOF FRAMING TO BE #2 SPRUCE PINE FIR OR BETTER UNLESS OTHERWISE NOTED.

BEAMS AND PLATES ARE TO BE #2 DOUGLAS FIR OR BETTER UNLESS OTHERWISE NOTED.

NOTE: THE AUTHORITY HAVING JURISDICTION MAY REQUIRE THAT THE PLANS BE REVIEWED AND SEALED BY A STRUCTURAL ENGINEER. IT IS BEST THAT AN ENGINEER FAMILIAR WITH LOCAL CONDITIONS BE CONSULTED.

### FOUNDATIONS

FOUNDATIONS ARE TO BEAR 12" INTO NATIVE UNDISTURBED GROUND AND SHALL EXTEND 8" BELOW FINISHED GRADE.

- FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS REACHED ITS 28 DAY STRENGTH OR UNTIL ADEQUATELY BRACED SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ALL UNREINFORCED CONCRETE AND MASONRY FOUNDATION WALLS THAT EXCEED THE LIMITS SPECIFIED IN THE CURRENT BUILDING CODES REQUIRE ENGINEERING.
- ALL FOUNDATIONS SHALL HAVE PERIMETER DRAINAGE WHEREVER REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

### WOOD FRAMING

DIMENSIONS ARE ALL FROM THE OUTSIDE FACE OF EXTERIOR STUDS TO THE CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED.

- FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS REACHED ITS 28 DAY STRENGTH OR UNTIL ADEQUATELY BRACED SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ALL UNREINFORCED CONCRETE AND MASONRY FOUNDATION WALLS THAT EXCEED THE LIMITS SPECIFIED IN THE CURRENT BUILDING CODES REQUIRE ENGINEERING.
- ALL FOUNDATIONS SHALL HAVE PERIMETER DRAINAGE WHEREVER REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

### INSULATION AND VENTING

MINIMUM INSULATION REQUIREMENTS

- ROOF/CEILING - R-40
- WALLS - 2 X 4 - R-12
- 2 X 4 - R-20

4-4 MIL POLY V.B. SHALL BE INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE LOOSE FILL TYPE OR BATT INS. WALL AND FLOOR SHALL BE BATT TYPE.

ADEQUATE VENTING INS. STOPS BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.

INSULATION REQUIREMENTS MAY VARY WITH LOCAL CONDITIONS. CHECK WITH LOCAL AUTHORITIES.

ALL ROOF SPACE SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE END VENTS, OR A COMBINATION OF THESE EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFIT AT A MINIMUM OF 1/300 FOR ATTIC SPACE AND 1/500 FOR CRAWL SPACE C/W CLOSEABLE VENTS.

### FINISHING

- ALL INTERIOR AND EXTERIOR FINISHING SHALL BE SPECIFIED BY THE OWNER. ANY FINISHING SHOWN ON PLANS SHALL BE CONFIRMED BY THE OWNER PRIOR TO CONSTRUCTION.
- EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHERSTRIPPED. GARAGE DOORS INTO DWELLING UNIT SHALL BE SELF CLOSING AND COMPLETE WITH WEATHERSTRIPPING.
- METAL FLASHING AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHINGS. FLASHING OVER ALL UNPROTECTED OPENINGS.
- SLIDING GLASS DOORS SHALL BE CONSTRUCTED WITH SAFETY GLASS.
- ALL WINDOW SIZES ARE SHOWN IN FEET AND INCHES. E. 5'-0" X 4'-4" (1524 MM) WIDE BY 4'-0" (1219 MM) HIGH.
- ALL DOOR SIZES ARE SHOWN IN FEET AND INCHES. E. 3'-0" X 4'-8" (914 MM) WIDE BY 4'-8" (1433 MM) HIGH.
- OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE TO FULL CEILING HEIGHT UNLESS OTHERWISE NOTED.
- ALL BATHROOMS SHALL HAVE A WALL MEDICINE CABINET OR A LOCKABLE DRAWER.

### FIREPLACES AND MASONRY

- ALL MASONRY APPLICATIONS SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODES.
- ALL FIREPLACE AND CHIMNEY INSTALLATIONS SHALL BE GOVERNED, INSPECTED AND APPROVED BY MUNICIPAL AUTHORITIES.
- FIREPLACE, HEARTH, AND HARDWARE TO OWNER'S SPECIFICATIONS.
- FIREPLACE FLUE SIZE IS MINIMUM 1/2 OF FIREPLACE OPENING.
- DAMPERS SHALL BE A MINIMUM OF 8" ABOVE FINISHED OPENING.
- PROVIDE A MINIMUM OF 8" OF BRICK ON ALL SIDES OF FIREBOX, 12" FOR STONE.
- INTERIOR WOOD FRAMING TO BE A MINIMUM OF 4" CLEAR FROM BACK AND SIDES OF FIREBOX AND 2" CLEAR FROM BRICK CHIMNEYS.
- EXTERIOR WOOD FRAMING TO BE A MINIMUM OF 1" CLEAR FROM BACK EXTERIOR FIREPLACES AND 1/2" CLEAR EXTERIOR CHIMNEYS.
- FIREPLACE SHALL HAVE ASH DUMP WITH CAST IRON CLEANOUTS BELOW THIMBLE FOR MASONRY FLUES.
- ZERO CLEARANCE TYPE METAL FIREPLACES AND METAL CHIMNEYS TO BE CSA APPROVED AND INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

### HEATING

INSTALLATION OF ENTIRE HEATING SYSTEM, WEATHER ELECTRIC, FORCED WARM AIR OR HOT WATER, MUST COMPLY WITH MANUFACTURER'S DIRECTIONS (WHERE APPLICABLE) AND CONFORM WITH LOCAL CODES AND REGULATIONS.

GAS CONNECTIONS WILL REQUIRE A SEPARATE PERMIT AND INSPECTION.

### ELECTRICAL

INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS AND LOCAL ELECTRICAL POWER SUPPLIERS' REGULATIONS.

OUTLET LOCATIONS SHOWN ON PLANS COMPLY WITH OR EXCEED CURRENT BUILDING CODE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDING TO OWNERS AND/OR LOCAL AUTHORITY'S REQUIREMENTS.

### PLAN THEFT PROTECTION

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