1 Front Elevation

A.1 Scale: 1/4" = 1'-0"

PARTITION TYPES

P-1
REAL STONE VENEER
- ABOVE GRADE ONLY
- ON 4" STONE LEDGE
R-5 RIGID INSULATION
APPR. FOUNDATION WATERPROOFING
8" CONCRETE WALL
- 2500 PSI MIN.
- ⅝"#5 REBAR @ 18"O.C. EW
(NOTE: 12" BELOW GRADE)
1" AIRSPACE
2X4 STUD WALL
- SPACED @ 16"O.C.
R-12 BATT INSULATION
6 MIL POLY V. B.
½" DRYWALL

P-2
REAL STONE VENEER
- ABOVE GRADE ONLY
- ON 4" STONE LEDGE
R-5 RIDID INSULATION
APPR. FOUNDATION WATERPROOFING
8" CONCRETE WALL
- 2500 PSI MIN.
- ⅝"#5 REBAR @ 18"O.C. EW
(NOTE: 12" BELOW GRADE)
R-5 RIGID INSULATION

P-3
APPR. FOUNDATION WATERPROOFING
8" CONCRETE WALL
- 2500 PSI MIN.
- ⅝"#5 REBAR @ 18"O.C. EW
R-5 RIGID INSULATION

P-4
2X6 STUD WALL
- SPACED @ 16"O.C.
R-20 BATT INSULATION
6 MIL POLY V. B.
½" DRYWALL

P-5
½" DRYWALL
2X4 STUD WALL
- SPACED @ 16"O.C.
½" DRYWALL

P-6
½" DRYWALL
2X6 STUD WALL
- SPACED @ 16"O.C.
½" DRYWALL

P-7
REAL STONE VENEER
15# BUILDING PAPER
3/8" PLYWOOD SHEATHING
2X6 STUD WALL
- SPACED @ 16"O.C.
R-12 BATT INSULATION
6 MIL POLY V. B.
½" DRYWALL

P-8
EXT. FINISH AS PER CLIENT
15# BUILDING PAPER
3/8" PLYWOOD SHEATHING
2X6 STUD WALL
- SPACED @ 16"O.C.
R-12 BATT INSULATION
6 MIL POLY V. B.
½" DRYWALL

FLOOR TYPES

F-1
4" CONCRETE SLAB
- 2500 PSI MIN.
6 MIL POLY VAPOUR BARRIER
6" OF ¾" CRUSHED AND
- COMPACTED GRANULAR FILL

F-2
FINISHED FLOORING
¾" T&G PLYWOOD SUBFLOOR
GLUED & SCREWED
- 2X12 S. PINE #2/BTR FLOOR JOISTS
- SPACED @ 16"O.C.
⅞ SOLID BLOCKING @ MIDSPAN
½" DRYWALL
(OVER LIVING SPACE ONLY)

F-3
5/4X5 P.T. DECKING
2X8 P.T. S. PINE #2/BTR DECK JOISTS
- SPACED @ 16"O.C.

F-4
FINISHED FLOORING
¾" T&G PLYWOOD SUBFLOOR
GLUED & SCREWED
- 2X10 S. PINE #2/BTR FLOOR JOISTS
- SPACED @ 16"O.C.
⅞ SOLID BLOCKING @ MIDSPAN
1X6 T&G PINE CEILING FINISH

ROOF TYPES

R-1
ASHPHALT ROOFING
15# ROOFING FELT
5/8" T&G PLYWOOD
2X4 STRAPPING @ 24"O.C
2X12 ROOF JOISTS
- SPACED @ 24"O.C.
R-38 BATT. INSULATION
6 MIL POLY VAPOUR BARRIER
1X6 T&G PINE CEILING FINISH

R-2
ASHPHALT ROOFING
15# ROOFING FELT
5/8" T&G PLYWOOD
2X4 STRAPPING @ 24"O.C
2X12 ROOF JOISTS
- SPACED @ 24"O.C.
2X4 CEILING JOISTS @ 24" O.C.
1X6 T&G PINE CEILING FINISH

INDEX TO DRAWINGS

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A3	FOUNDATION PLAN LOWER FLOOR PLAN
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A.7	CONSTRUCTION DETAILS
A.8	ELECTRICAL PLANS ELECTRICAL LEGEND

POST & BEAM SAMPLE PLAN
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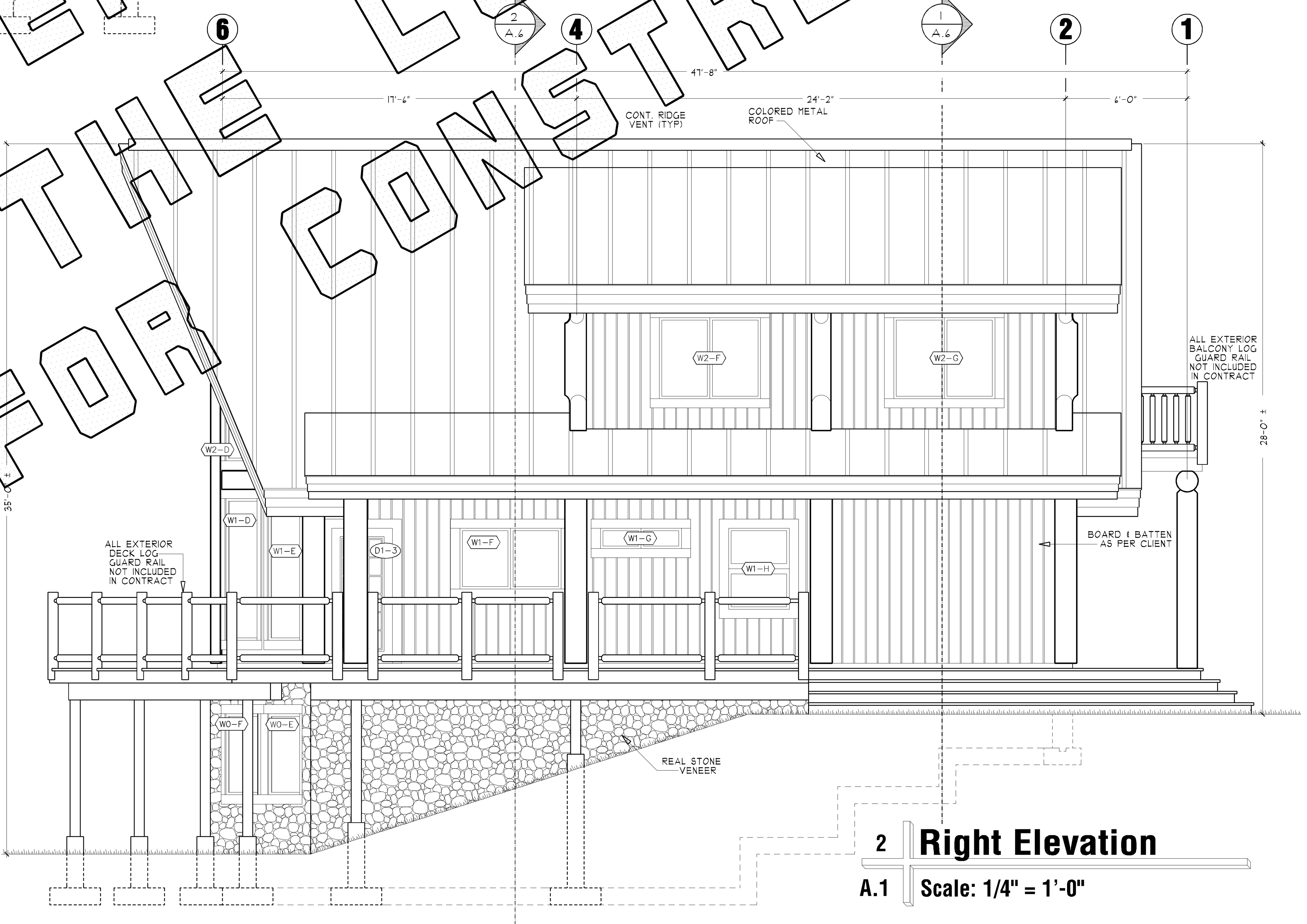

2 Right Elevation

A.1 Scale: 1/4" = 1'-0"

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 OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH GOOD BUILDING PRACTICES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. DO NOT SCALE DRAWINGS. IF REQUIRED CONTACT THE LOG CONNECTION FOR MEASUREMENT VERIFICATION.
- 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 INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADING.

ERRORS AND OMMISSIONS

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 RECURRING.

STRUCTURAL AND DESIGN CRITERIA

- CONC. FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS OR AS OTHERWISE NOTED.
- DIMENSIONAL FRAMING LUMBER TO BE #2 SPRUCE PINE FIR OR BETTER UNLESS OTHERWISE NOTED.
- STRUCTURAL LOG BEAMS AND PLATES ARE TO BE #2 DOUGLAS FIR OR BETTER UNLESS OTHERWISE NOTED.

NOTE:
THE LOCAL BUILDING DEPARTMENT RESERVES THE RIGHT TO REQUEST THAT THE PLANS BE ENGINEERED BY A STRUCTURAL ENGINEER. IT IS BEST THAT AN ENGINEER FAMILIAR WITH LOCAL CONDITIONS BE CONSULTED.

FOUNDATIONS

- FOUNDATIONS TO BE ON NATIVE UNDISTURBED SOIL, ROCK, OR COMPACTED GRANULAR FILL AND SHALL EXTEND BELOW THE FROST LINE.
- 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 TO THE APPROVAL OF LOCAL AUTHORITIES.

WOOD FRAMING

- DIMENSIONS ARE ALL FROM THE OUTSIDE FACE OF EXTERIOR STUDS TO THE CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED. FACE OF EXTERIOR STUD WALLS TO BE FLUSH WITH FOUNDATION WALLS UNLESS OTHERWISE NOTED.
- PARTITION WALLS OVER 6'-0" LONG, LOCATED PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED ON DOUBLE JOISTS OR HAVE SUFFICIENT BLOCKING BETWEEN.
- JOISTS SHALL BE PLACED TO ACCOMMODATE HEATING, PLUMBING ETC.
- ALL LINTELS TO BE 2-2x10 UNLESS OTHERWISE NOTED.
- WOOD IN CONTACT WITH CONCRETE SHALL BE DAMPPROOFED WITH 45 LBS. FELT, 6 MIL POLY, OR OTHER APPROVED METHOD.
- PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAX. OR OTHER APPROVED METHOD. EXTERIOR SILL PLATES TO BE LEVEL AND SEALED WITH APPROVED SILL GASKET.
- FLOOR JOISTS AND ROOF JOISTS THAT ARE NOTED TO REQUIRE BRIDGING OR STRAPPING, SHALL BE BRIDGED/STRAPPED AT MID SPAN OR AT 7'- 0"o.c. MAX. UNLESS OTHERWISE NOTED. BRIDGING AND STRAPPING SHALL BE BY METHOD APPROVED BY AUTHORITY HAVING JURISDICTION.
- ROOF TRUSSES MAY REQUIRE AN ENGINEER'S CERTIFICATE. FOR PREFABRICATED TRUSSES OBTAIN CERTIFICATE FROM FABRICATOR.

INSULATION AND VENTING

- MINIMUM INSULATION REQUIREMENTS
  ROOF/CEILING = R-38
  WALLS - 2x6 = R-20
  BASEMENT = R-12
- 6 MIL. POLY V.B. SHALL BE INSTALLED ON THE WARM SIDE OF THE INSULATION.
- ROOF INSULATION SHALL BE A COMBINATION OF RIGID AND BATT INSULATION. WALL AND FLOOR SHALL BE BATT TYPE.
- ADEQUATE VENTING (INSL. 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 THESES 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 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 OPEDINGS.
- SLIDING GLASS DOORS SHALL BE CONSTRUCTED WITH SAFTEY GLASS.
- ALL WINDOW SIZES ARE SHOWN IN FEET AND INCHES IE. 5-0 X 4-6 5'-0"(1524 MM) WIDE BY 4'-6"(1372 MM) HIGH.
- ALL DOOR SIZES ARE SHOWN IN FEET AND INCHES IE. 3-0 X 6-8 3'-0"(915 MM) WIDE BY 6'-8"(2032 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 TO CURRENT BUILDING CODES.
- ALL FIREPLACE AND CHIMNEY INSTALLATIONS SHALL BE GOVERNED, INSPECTED AND APPROVED BY AUTHORITY HAVING JURISDICTION.
- CONFIRM FIREPLACE, HEARTH, AND HARDWARE DESIGN WITH OWNER, PRIOR TO CONSTRUCTION.
- FIREPLACE FLUE SIZE IS MINIMUM 1/10 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 UL APPROVED AND INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.

HEATING

- INSTALLATION OF ENTIRE HEATING SYSTEM, WHETHER ELECTRIC, FORCED WARM AIR OR HOT WATER, MUST COMPLY WITH MANUFACTURER'S RECOMMENDATIONS (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

THIS PLAN IS COPYRIGHTED, AND ALL RIGHTS ARE RESERVED, INCLUDING THE RIGHT OF REPRODUCING IN WHOLE OR IN PART, EXCEPT BY THE LOG CONNECTIONS WRITTEN CONSENT. THIS PLAN IS NOT TO BE REPRODUCED BY ANYONE BY ANY METHOD, INCLUDING BLUEPRINTING, PHOTOGRAPHY, TRACING, PHOTOCOPYING, RE-DRAWING. THIS PLAN MAY NOT BE USED BY ANYONE FOR REPEAT CONSTRUCTION, ADVERTISING, OR ANY OTHER PURPOSE, WITHOUT WRITTEN CONSENT OF THE LOG CONNECTION. THE USE OF THIS PLAN IS LIMITED TO A SPECIFIC PROJECT.

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The Log Connection
129 Nanaimo Ave. West
Penticton, B.C, Canada
V2A 1N2
Toll Free 1-888-207-0210
Phone. (250) 770-9031
E-mail: loghomes@thelogconnection.com
www.thelogconnection.com

Lichner Residence

The Log Connection
Log Home Specialists
thelogconnection.com

PAGE TITLE	FRONT & RIGHT ELEVATIONS
SCALE	AS NOTED
DATE	15 MAY 2007
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CHECKED BY	BOB WOOD

A.1