

FOUNDATION PLAN

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

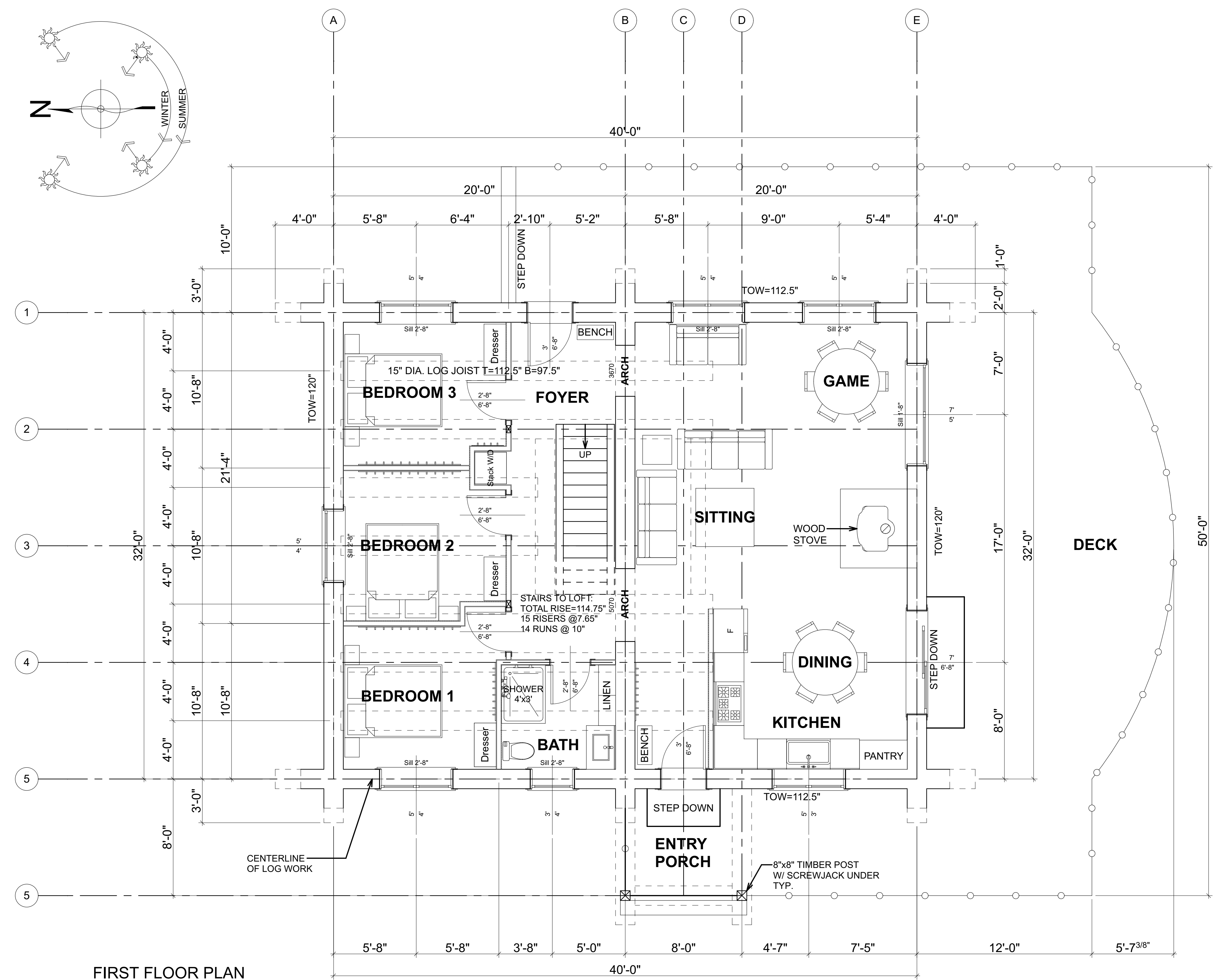
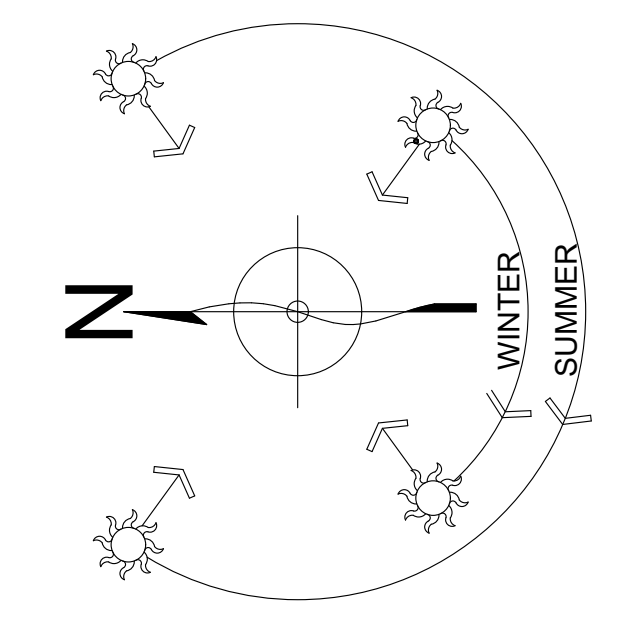
CONCRETE REINFORCEMENT TABLE TO BE VERIFIED BY ENG.
 BASEMENT FOOTING: 2-NO 4 REBAR LONGITUDINALLY
 CONCRETE WALLS: NO 4 REBAR HORIZONTALLY IN WALL @ 12" CENTERS
 PLACE IN CENTER OF CONC. WALL
 VERTICAL REBAR REINFORCEMENT TO BE NO 4 REBAR @ 2' O.C.
 ALL DECK POSTS & LEAN-TO ROOF POSTS CONCRETE FOOTINGS 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.

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

CONSTRUCTION MATERIALS	
W2	TYPICAL EXTERIOR LOG WALL LOGS TO BE 16" DIA. MIDSPAN WHITE PINE WITH 15" GAIN PER STACK
W2A	TYPICAL 2ND STOREY EXTERIOR WALL VERTICAL SIDING ON # 30 FELT ON 7/16" O.S.B. SHEATHING 2X6 @ 16" O.C. FRAME WALL R24 BATT INSULATION 6 MIL POLY V.B. INT. FINISH TO OWNERS SPECS.
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 3'x3'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 8"x8" CONC. PIER W/ EMBEDDED METAL SADDLE BRACKET TO 8"x8" D-FIR POST TO SUPPORT BEAM
F1A	CRAWL SPACE SUGGESTED 2" CONC. SKIM COAT ON 6 MIL POLY V.B. OVERLAPPED @ EDGES 4" SAND & GRAVEL COMPACTED VENT AREA TO BE 1/500 MIN. OF CRAWL SPACE AREA 8"x16" COVERED WITH CORROSION-RESISTANT WIRE MESH WITH 1/4" OPENING IN DIMENSION
F2	TYPICAL FIRST FLOOR FRAMING 2" CONC. SLAB HOUSING IN FL HEATING 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 GLUED AND SCREWED TO 2X6 T&G FLOOR AND CEILING DECKING
R1	TYPICAL ROOF TO BE: METAL CLADDING ON 2X4 @ 2'o.c. HORIZONTAL AND VERTICAL STRAPPING ON ICE & WATER SHIELD OR #30 FELT ON SIP 8" THICK 6 MIL POLY V.B. CLG. FINISH TO OWNERS SPECS.
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NOTE: COMPLETE SET OF PLANS TO BE PROVIDED TO ALL SUBMITTERS & STAMPED BY 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 MEASURING AT MID SPAN
 BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

LOG BUILDER: KEALEY & TACKABERRY LOG HOMES	DESCRIPTION:
CLIENT: MANATOULIN	DATE:
TITLE: FOUNDATION PLAN	REVISION: REV. 1
	REV. 2
	REV. 3
SCALE: 1/4" = 1'-0"	DATE: APR. 5, 2019
DRAWN BY: T.E.	CHECKED BY: C.C.



FIRST FLOOR PLAN

AREA: 1316 SQ.FT.

LOGS TO BE 16" DIA. MIDSPAN WHITE PINE WITH 15" GAIN PER STACK

GENERAL NOTES:
ALL DIMENSIONS ARE CONSTRUCTION DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED 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.

ALL LOG SIZES NOTED TO BE MID SPAN DIAMETERS. ALL LOG WALL AND LOG HEIGHTS INDICATED ON PLAN ARE MINIMUM HGT. ALLOW FOR 1.5" FLAT CUT ON SILL AND HEADER LOGS TO CONNECT FRAMING. ALLOW FOR 3-4" TAKEN OFF OF TOW HEIGHT.

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

LOG STAIRS MUST BE RECALCULATED BY STAIRS BUILDER AFTER ACTUAL TOTAL RISE IS KNOWN

THIS FLIGHT OF STAIRS WILL SETTLE DOWN & FORWARD. DO NOT NAIL THIS FLIGHT TO STATIC LANDING.

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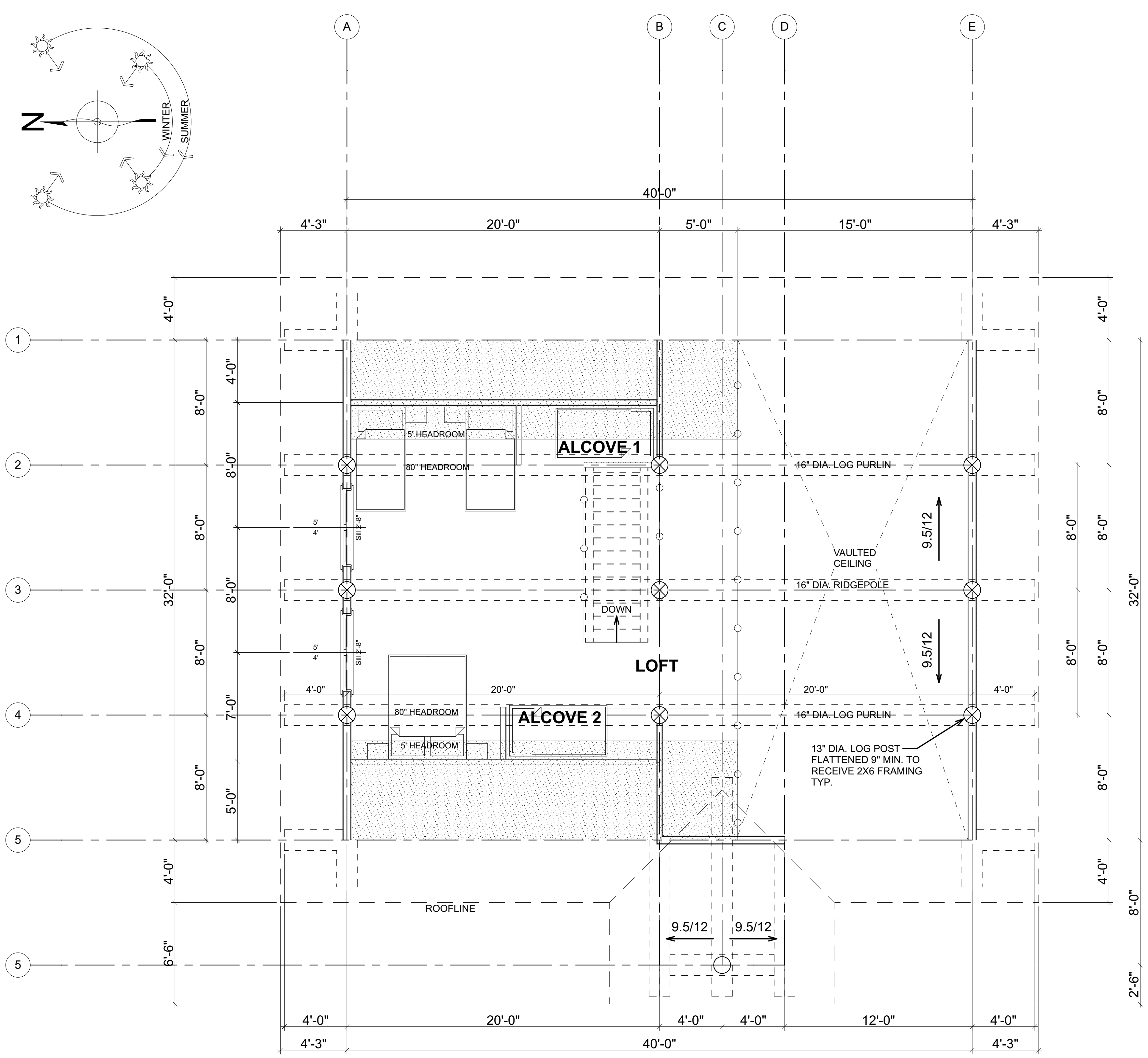
NOTE: COMPLETE SET OF PLANS TO BE PROVIDED TO THE CONTRACTOR & STAMPED BY A LICENSED ENGINEER
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DRAWN BY:	T.E.
CHECKED BY:	C.C.

REVISION:	DATE:	DESCRIPTION:
REV. 1		
REV. 2		
REV. 3		

LOG BUILDER: KEALEY & TACKBERRY LOG HOMES
 CLIENT: MANATOULIN
 TITLE: FIRST FLOOR PLAN

NOT FOR CONSTRUCTION



SECOND FLOOR PLAN
 AREA: 434 SQ. FT.
 SNOW LOAD: 48 lbs/ SQ. FT.
 1.3 KPa

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

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NOTE: COMPLETE SET OF PLANS TO BE PROVIDED BY ARCHITECT & ENGINEER. LICENSED ENGINEER.

LOG BUILDER: KEALEY & TACKBERRY LOG HOMES
 CLIENT: MANATOULIN
 TITLE: SECOND FLOOR PLAN

SCALE:	1/4" = 1'-0"
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DRAWN BY:	T.E.
CHECKED BY:	C.C.

REVISION:	DATE:	DESCRIPTION:
REV. 1		
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