LEON DELORGE

THANK YOU FOR PURCHASING A QUALITY LOG HOME PACKAGE
FROM SOUTHLAND LOG HOMES. THIS IS YOUR FINAL SET OF PLANS.
PLEASE READ ALL INFORMATION PROVIDED TO YOU BY SOUTHLAND
LOG HOMES BEFORE BEGINNING CONSTRUCTION. OUR KNOWLEDGABLE
STAFF WILL BE AVAILABLE TO ASSIST YOU WITH ANY QUESTIONS YOU
MAY HAVE DURING THE BUILDING PROCESS.

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PO BOX 1668, HIGHWAY 176 @ 1-26 IRMO, SOUTH CAROLINA 29063-1668 (803) 781- 5100 (LOCAL) 1-800-845-3555 (USA)

DO NOT BEGIN CONSTRUCTION IF:

YOUR AREA REQUIRES SEALED PLANS FROM AN ENGINEER. PLEASE WAIT UNTIL THE SEALED PLANS ARRIVE BEFORE PROCEEDING WITH

CUSTOM PLAN DATE 5/19/16 DELIVERY DATE: 10/26/16 1601958

GENERAL CONTRACTOR NOTES:

1.) CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

2.) REFER TO SOUTHLAND LOG HOMES' CONSTRUCTION MANUAL FOR FURTHER

Introduction

While log homes appeal to many home buyers, determining their value presents a challenge for appraisers and lenders. Log homes comprise a specialized segment of the housing market, making valuation and comparisons with other types of housing difficult. Because many appraisers and lenders have limited experience with log construction, they turn to comparable value properties to establish value. But, a comparable value approach can be misleading unless the appraiser understands how to select comparables.

In cases where the appraiser or lender is uncertain, the final appraisal may be over conservative. As a result, the potential home buyer may be unable to meet mortgage or construction loan requirements. Not only do homeowners lose an opportunity to own the type of house they desire, the lender loses a potential loan, the log manufacturer loses a potential sale, and the local construction industry loses job and material sales opportunities.

This information is designed to familiarize you, the appraiser or lender, with log homes included styles, construction and cost variables, market trends and points of comparison with other types of housing. It is designed to help you accurately establish the value of log homes.

Home Market

Many people are drawn to log homes, and the appeal of log homes has fueled the development of a modern log home industry. Over 400 manufacturers, ranging from small sawmill operations to sophisticated, full service housing companies, serve this growing market.

Log Homes have been a part of America's housing heritage since colonial days. Abundant forests and the availability of large trees made log shelters an easy solution to housing demand. Because early log homes or cabins were often used as temporary structures or interim residences, they were often hastily constructed, poorly sealed and ill

Working with minimal tools and primitive knowledge, almost anyone could build serviceable shelter that would last the few years necessary until a "proper" house could be built. Later, from the vantage point of that "proper" house, many who started life in a log cabin looked back with nostalgia on the rustic structure.

Today, few people start life in a log home (although there are probably more today who can claim a log home heritage than at any time in the last few generations). The appeal of logs has become one of nostalgia for simpler times, a more "natural" lifestyle, and perhaps breathing room after a day spent battling modern technology. Log home living today is not just about housing, it's about lifestyle. This has important implications for valuing the structure and its marketability.

The log home market of today can trace its beginnings to the late 1960s or early 1970s when a "back-to-the-land" ethic inspired many to look toward self sufficient lifestyles. Until then, log cabins occupied the niche of "vacation homes," seasonal dwellings, constructed inexpensively with only basic amenities. Suddenly, more people were looking for a permanent residence they could construct (or at least participate in construction) themselves. As log homes shifted from seasonal to permanent dwellings, they increased in size and were filled with the same amenities as conventional homes.

Several characteristics of log home enthusiasts contribute to the overall high quality and value of log homes. First, log homes are usually built as someone's dream home. Second, log home shoppers usually spend considerable time researching the product before they buy. It is not uncommon for a log home purchaser to spend several years and amass large amounts of information before actually purchasing a home. Third, occasionally log homeowners become involved in supervising or actually participating in construction of their home. The homeowner is sometimes responsible for the actual design of the house. As a result, the quality of the home may reflect the owner's design, management, or construction skills (or lack thereof). Since most homeowners take great pride in their homes and spend considerable time preparing to build, quality tends to be higher than in conventionally built homes.

A final characteristic of log home enthusiasts is their dedication to owning a log home. Most are not interested in another type of housing and will purchase a conventional home only if circumstances prevent them from owning a log structure. They are prepared to pay the same or more for their log home dream. A study by the National Association of Home Builders confirmed this by finding no difference in re-sale value of log homes when compared to other types of housing.

Appraising Log Homes

Appraisers and lenders face two types of log home appraisal: (1) appraisal of a home to be constructed, (2) appraisal of an existing home. Appraising a log home guided only by blueprints is difficult, especially for someone not familiar with log construction. Existing log homes are easier to appraise because there is a tangible product to evaluate. Other variables, however, are introduced, such as quality of construction.

The comparable value approach is made difficult because of wide variation in style and design. Also, some of the features in a log home appeal to log home buyers, but not necessarily the mass home buying market.

These don't actually lower the value of the home (they may in fact increase it), they simply change its market position. Not everyone likes the rough hewn look of certain types of log homes, but those that do are prepared to pay as much, or more, for a conventional home of similar design.

Traditionally, appraisers and lenders based comparisons on homes of similar construction and design. This often made it impossible to appraise a log home simply because no similar home existed in the market area. Fannie Mae addressed this problem in Announcement 91-28 which stated "We have no requirement that one or more of the comparable sales must be of the same design and appeal as the property being appraised ... If recent comparable sales of the same design and appeal as the property that is being appraised are not available, but the appraiser is able to determine sound adjustments for the differences between the comparables that are available and subject property and to demonstrate the marketability of the property -based on older comparable sales, comparables sales in competing neighborhoods, the existence of similar properties in the market area, and other reliable market data – the mortgage is acceptable to Fannie Mae."

Fannie Mae's guideline leaves more flexibility in choosing comparables, but the appraiser or lender is still left with the challenge of choosing realistic comps. Because log homes are usually sold and delivered as packages, there has been a natural tendency to label them as a type of prefabricated home for which cost comparison data is more readily available. There is some prefabrication involved in log home construction, including pre-cutting and pre-drilling logs. As with custom conventional construction, a bulk of the log home materials must be assembled on the site. However, the uniqueness of log homes can often call for skills beyond those of conventional carpentry, making a finished log home truly a work of custom craftsmanship. Given the intricacies in construction, a log home can be compared to any custom home.

When comparing log homes with conventional ("stick -built") homes it is important to recognize that log homes are usually highly customized both in design and materials. They often include features considered upgrades in other types of housing.

These include:

- Open beamed ceilings
- Cathedral ceilings Solid wood wall coverings
- Solid wood siding
- Custom wood stairs and railings
- Custom wood trim
- Custom or solid wood interior doors Solid wood floors
- Custom wood cabinetry
- Masonry fireplaces • Energy efficient windows
- Cedar shake, metal or slate roofs • Set on large, often secluded lots
- Porches and decks

When comparing a log home to a similar sized custom conventional home that does not include these features, the value contributed to a conventional home can be added to give a more realistic picture of the value of the lo g home.

Because of their custom features, log homes are often more expensive to construct than basic tract-built stick homes. This can be seen by comparing the construction process as in the following table:

Stage	Conventional	Log
Excavation	Typical	Typical
Foundation	Typical	Typical
Structural shell	Typical	Higher labor costs for log erection; timbered roofs
Interior framing	Typical	Higher cost due to construction details required in framing to accommodate log shape and settling
Mechanical systems	Typical	Typical to higher cost, depending on system
Roofing	Typical	Typical to higher cost, depending on owner preference
Гrim	Typical	Typical to higher cost if custom trim is used; custom cabinetry, stairs and rails common
Painting, varnishing	Typical	Typical to higher, usually more stained and varnished areas, may be done by homeowner
Exterior	Typical	Higher cost to trim and seal because of logs

Types of Log Homes

These are one-of-a-kind homes built by a log home specialist known as a hand-crafter. Working with raw logs, which he has either purchased or cut himself, the hand-crafter prepares logs individually using powered or manually operated hand tools. Corner joints are measured, marked, and cut individually. Logs are cut to length and numbered. Usually, the shell of the house is pre-assembled without seals or fasteners at the hand crafter's logyard, individual pieces are number, and the shell disassembled for shipment to its final destination. There it is re-assembled and finished.

Handcrafted homes are usually distinguished by the large logs used and the chinking (1" or larger bands of white or colored grout) that fills and seals spaces between logs. Handcrafters often include other custom features such as hand -cut timber framed trusses, stairs, and railings. Sometimes hand crafters embellish timber components with decorative carving.

Hand crafters may be responsible for erection of the log structure only or they may finish the house entirely. The quality of the structure is dependent on the skills of the hand crafter and the design chosen by the home buyer.

The cost of a hand-crafted log home ranges from moderately to substantially more expensive when compared to a conventionally framed home. A great deal more hand work, requiring time and specialized skill, goes into the construction of a hand -crafted

MANUFACTURED OR MACHINE MILLED

Manufactured log homes are based on logs that have been shaped with milling machinery. The manufacturing process varies from simply removing bark to milling the log into a variety of profiles that may include interlocking tongues and grooves, corner notches and slots from splines. Some manufacturing processes include manual operations similar to handcrafting.

Log home manufacturers sell their product as "packages" or "kits." Minimally, a kit consists of logs, fasteners and sealants that form the log wall system. Many manufacturers also include other components of the house structure, including windows, doors, shingles, dimensional lumber, porch and deck material, stairs and trim. Often manufacturers offer their packages in several levels of completeness.

Log home manufacturers are often further distinguished according to whether they offer pre-cut or random length logs in their packages. Pre -cut logs are cut to length and numbered according to a master "cut sheet" that is used to guide assembly of the wall system. Random length logs are supplied in bundles that have not been cut to a specific length. Measuring and cutting is done by the carpenters or erection crew on the job site.

Log Systems

CORNER SYSTEMS

Corner systems vary in complexity and many manufacturers offer more than one style of corner. Corner type can affect final house cost by affecting both the labor and time required to construct log walls. Subtle variations in corners result from different manufacturers' methods of dealing with fastening and sealing corners. However, most log home corners fall into four basic categories.

Butt & Pass corners are the simplest and most widely used in log homes. Using this system, one log of a corner pair butts against the other log of the pair. The second log usually passes beyond the corner to overhang outside the corner of the house. Butt & pass logs alternate in successive log courses, creating a distinct pattern of alternating overhanging logs on the corner. The pattern is a desirable feature of many log home buyers because it instantly identifies the house as a log

Butt & pass corners are often modified to create a stronger or better sealed joint. For example, notches may be cut in the pass log into which fits a tongue cut in the end of the butt log (mortis & tennon). While these may increase strength or weather tightness of the corner, a basic butt and pass joint is still strong enough and can be made tight enough to handle the stresses imposed by the log system.

Dovetail joints require precision cutting machinery or a skilled hand-crafter. The joints are designed so that settling and normal log movement act to strengthen rather than loosen the joint. In a dovetail, the two logs that form the corners are each notched in a modified "V." The "V" holds the corner together and any movement in the log or settling tends to drive the logs tighter together. Dovetail joints are characteristic of many handcrafted houses and are reminiscent of the early log homes built throughout the Appalachian Mountains.

Log Homes Council of the National Association of Home Builders

Appraising Log Homes

An overview of the log home industry and log home appraisals Revisions by the Log Homes Council, 2008 Originally Published by: Jim Cooper

Saddle-notch

Saddle notches often secure corners in a variety of log profiles. The basic joint is made by cutting a notch into one or both logs of a corner pair. One log fits into the notch in the other or, if both logs are notched, the two are interlocked. Like dovetails, saddle notches are cut using precision machinery or in the case of handcrafters, by hand. Saddle notches simplify corner construction and may reduce labor costs. Like butt and pass corners, saddle -notched corners produce a distinctive appearance. A fully notched corner can have solid, rather than alternating overhangs on both sides of each corner. Overhangs may be cut in decorative patterns.

Post & Sill

Post & sill construction is distinguished by the presence of vertical posts at corners and periodically along walls. Actually not just a corner system, it represents a different method of log wall assembly. Usually posts are slotted allowing insertion of a tongue milled into the end of the log. As a result, post and sill houses are similar to timber frame homes. As logs settle, they simply slide down the slots in the posts. The frame does not

A variety of wood species are used for the logs that make up a log home. Manufacturers and prospective log home owners invest much energy in defending one species or another. In fact, the preservatives, modern sealants and insect repellents that are part of modern log homes make differences in wood species less significant to the structural integrity of the house. Specific woods, however, have characteristics that may appeal to a particular buyer or offer a particular look. For example, oak has a very rich grain that appeals to some people; cedar offers a distinctive color and aroma that attracts others.

Selection of wood species affects the finished house costs. Pine and oak are usually less expensive than cedar. Cypress also carries a higher price tag.

In addition to solid log wall systems, an increasing number of manufacturers are offering "super-insulated" log systems. These originated as a means of meeting stringent energy code requirements in some areas. Super insulated systems consist of half -logs or log siding covering a core of insulated framing or structural insulated panels, both inside and out. The appearance is identical to a solid log house with manufacturers even including full log corners to maintain a traditional log home "look." Interior construction is simplified because such homes do not require special features to control log settling. These homes offer a broader market appeal by combining many of the most desirable features of a log home with some of the positive features of a conventional home.

Because they use large timbers and tongue and groove decking and require more labor to construct, built-up roofs can cost several times as much as conventionally framed roofs. The look created, however, adds significantly to the lodge-like atmosphere many buyers are seeking which can add significantly to the value of the home.

ROOF COVERINGS

Roof coverings used on log homes are similar to those used in conventional homes. Fiberglass or composition shingles are the basic coverings offered by most manufacturers (when they include roof coverings in their package). Other popular coverings include cedar shakes, slate and metal. These add significantly to the cost of a home, just as they would with conventional construction.

Log homes usually have more trim, particularly on the exterior, than conventional homes. The quality of trim and its installation can affect the perceived quality of a completed log home. Because log home packages, styles, and owner preferences vary, there is no standard for trim. Also, since home owners often install trim themselves, it may reflect their abilities rather than the quality of the structure itself. It is important to not judge all log homes by the quality of trim work found in some.

Log home trim varies from plain dimensional lumber (usually pine or cedar), to the same pre-fabricated trim used in conventional housing, to custom made trim from a variety of woods. Trim may be supplied ready to install or may arrive from the manufacturer as dimensional lumber to be cut and shaped on the job site. Log home interior trim is often stained and varnished rather than painted, a feature that would add considerably to the value of a conventional home.

Maintenance

While not a factor in appraising a log home to be constructed, maintenance plays a role in evaluating existing houses. Like conventional homes, log homes require periodic maintenance. As with conventional housing, neglecting maintenance affects the appearance and perceived value of the home. Log home manufacturers and builders stress the importance of maintaining a water resistant wood preservative on the exterior log surfaces with UV protection or inhibitors. Failure to do so may result in a gray weathered appearance that some people find attractive but many do not. While this may affect the perceived value of the house, the condition is not usually serious and is easily remedied by simply pressure washing or bleaching the exterior and applying a sealant. While the condition may look serious, it is usually no more serious than a conventional home in need of re-painting.

Shrinkage and Settlement

Settlement occurs in all types of houses, but the nature of log construction can make them susceptible to greater settlement than other systems. How settlement is handled by manufacturers, carpenters, and homeowners can all affect the quality of a log home.

Logs can be secured in the wall using a variety of fasteners. Three of the most common fasteners include spikes, lag screws, and through bolts. Some manufacturers pre-drill the logs for the fasteners used to ensure proper placement, spacing, and vertical alignment. All three factors can affect the settlement of the log wall system and the integrity of its weather tight seals. Each log home manufacturer should provide details on the proper utilization of fasteners in their log wall system.

SEALING SYSTEMS

Each manufacturer includes a sealing system designed to prevent air and water infiltration at joints. A variety of materials are used and new sealants frequently appear on the market. Sealants may be solid foam or compressible material such as butyl rubber, liquid foam, and caulk. Some systems use splines and adhesives instead of, or in addition to, foam and caulk seal ants. Solid foams are supplied in rolls or sheets and are designed to be compressed between logs. They may be adhesive although some are not. Liquid foams are supplied in cans or bottles and are injected into holes or grooves. They are designed to expand, sealing spaces around them. Caulk is designed to be injected into joints and is often used to seal log home exteriors and interiors. Depending on a variety of factors, reapplying caulk may be a part of routine maintenance of a log home. It is important to properly maintain a log home to prolong its life and beauty.

ROOF SYSTEMS

A variety of roof systems are used in log homes. The specific roof system used in a home depends on owner preference, budget, and availability from the manufacturer. Many manufacturers offer more than one roof system. The type of roof system affects both the cost of the finished home and its perceived value.

Conventional

Conventional roofs are made from dimensional lumber assembled just as in conventionally framed houses. Roof framing material consists of either dimensional lumber rafters or pre-fabricated trusses. The framing is covered by plywood sheathing, felt paper, and shingles. The roof is insulated using fiberglass, foam batts, or blown-infibers. Roof ventilation is required just as for conventional houses. Because materials and construction are similar, the cost of a conventional roof is no different than in a conventional home. This is usually the least expensive roofing option for a log home.

Built-up roofs offer wooden (usually) ceiling coverings and exposed beams, both features sought after by many log home customers. A built-up roof is built by erecting a framework of timber rafters. Purlins, timbers set horizontally, paralleling the ridge line, may also be used. Solid wood decking, usually of tongue and groove pine or cedar, is secured to the top of the roof framework. Rigid insulation is placed over the decking and covered with a layer of sheathing. Some systems add a layer of sleepers before the sheathing or use two layers of sheathing separated by sleepers to create an airspace for

Shrinkage (the dimensional change) of logs occurs as they acclimate to the inside environment of the home. The amount of shrinkage per log (and ultimately the whole wall system) may differ due to a variety of factors.

Settlement results primarily from the shrinkage and/or compaction of logs after construction of a home. Shrinkage affects logs differently, depending on the average moisture content of the logs and the construction system used. Usually, logs settle as they shrink, slightly reducing the overall height of a log wall.

Because log systems vary widely, there is no standard for treatment of shrinkage/settlement that applies to all. The Log Homes Council of the National Association of Home Builders specifies that its members must either utilize a non -settling log system or have some method for accommodating settlement, but leaves the engineering details to the individual manufacturers.

Each Log Home Council Me mber manufacture has defined specifics on how they address the settlement issue with their "settling" or "non -settling log system."

Energy Efficiency

Log homes have a deserved reputation for energy efficiency. Tests performed by the federal government found a log structure to perform as well or better than other types of construction, including an R -11 insulated 2x4 framed wall structure, even though the nominal R-value of the log wall was less than nine.

Experts attribute the energy efficiency of log homes to thermal mass of the solid wood walls. In addition, a well -sealed and maintained log home does not exhibit the energy loss due to convection or air infiltration that is characteristic of framed wall construction.

Although log homes have inherent energy efficiency, this can be offset by poor construction or maintenance. Log home manufacturers provide specific construction details and maintenance guidelines to ensure that homeowners realize the full benefit of log construction. If these guidelines are not followed, the result may be high utility bills.

Summary

Just as with frame construction, log homes show wide variation in design, style and quality. Determining the value of a log home involves analyzing these characteristics, not only in relation to the conventional housing market, but as they relate to the log home market, too. Since log home buyers represent a unique market segment, they often desire qualities not sought by conventional home buyers. For many, the more a log home approaches a conventional one (drywall interior partitions and ceiling, painted trim) the less interested they are. In addition, many of the features sought by log home buyers would be considered expensive upgrades in a conventional house. For example, cathedral ceilings, hard wood floors, solid wood, custom cabinetry, exposed beam ceilings, fireplaces, wood wall and ceiling coverings, stained and varnished trim, porches and decks are considered "standard" amenities in many log homes.

The nature of the construction process also contributes to the high quality of log homes. Despite the pre-packaging of materials, there is very little pre -fabrication in a log home. Even with milled, pre -cut logs, assembly is usually labor intensive, requiring craftsmanlike skill. The result is a unique, highly customized home that carries a cost typical of custom craftsmanship.

Log home buyers also contribute to the value of their home. Log homes are rarely built as "spec" or tract homes. Most construction originates as "dream" homes for log home buyers. Thus the home often receives far more attention from their original owners. Most log home owners spend an extended period researching their home. One to three years spent selecting a log home is not uncommon. Home buyers are usually well versed in construction technology and log home characteristics. The home owner usually directs the design of the home and monitors construction carefully. Most log home owners are very attentive to maintenance.

As a result of the materials used in log homes and the methods used in their assembly, log homes usually cost more to build than conventional homes. Although manufactured log homes began as an inexpensive housing alternative, with advertising aimed at the "do-ityourself-and-save" market, the market has changed. Log home buyers expect higher quality form a log home than from a conventional home, with additional amenities. They occasionally participate in construction and may act as their own contractor. As a result, log homes are truly custom homes, with appeal to a growing, specialized market.

Marshall & Swift

For those new to the residential building market, Marshall & Swift is one of the authorities serving the appraisal industry. Marshall & Swift prides itself on providing appraisers with the necessary cost data to complete evaluations of residential properties across the country. It has served the industry for more than 75 years.

Seeing the unique fit the log homes market has within the residential industry, Marshall & Swift turned to the Log Homes Counc il in 1997 to learn how to more accurately capture the value of log homes in appraisals. The LHC assisted in developing "The Log Home Appraisal Training Guide" which was designed to be a companion text to the Residential Cost Handbook, a standard publicati on for Marshall& Swift.

The Log Homes Council encourages anyone interested in log home appraisal to utilize this resource to learn more about the designs, components, and customization of today's modern log homes. Topics in the Marshall & Swift Guide are similar to those contained in this document (energy efficiency, sealing systems, maintenance, etc.). Most sought after is the guide's analysis on appraisals of conventional versus log homes.

About the Author

Jim Cooper is an experienced log home builder who has also written a book on log home construction for the novice, Log Homes Made Easy / Contracting and Building Your Own Log Home. Jim also writes articles about log home construction and design for leading consumer magazines devoted to log homes and log home lifestyles.

About the Log Homes Council The Log Homes Council is part of the Building Systems Councils, an umbrella

organization of the National Association of Home Builders. Members of the Log Homes Council are log systems manufacturers. The Council is dedicated to promoting excellence in log wall construction by contributing to the standards and codes that affect the quality of log homes built in the United States. Members of the Log Homes Council produce model code complying building, and are committed to professional and fair business

IMPORTANT NOTES READ CAREFULLY APPRAISAL PLANS

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NOTE: THESE ARE APPRAISAL DRAWINGS ONLY- THEY ARE FOR DESIGN, ESTIMATING AND APPRAISAL PURPOSES - THESE APPRAISAL DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

WARNING:

DO NOT use these plans to begin construction. These plans are intended for customer review and comment and may be used for estimating purposes only. SLH is not responsible for any construction begun prior to the customer receiving Final Plans.

> SIGNED CONTRACT **FWP**

LOG STYLE & PROFILE PER



A SOUTHLAND LOG HOME FOR: LEON DELORGE

DRAWING TITLE: Appraisal Notes

10/26/16 **DELIVERY DATE:** MODEL: **CUSTOM** 8X12 DOVETAIL EWP LOG STYLE: LOG PROFILE: THORNGROVE PIKE SCALE: AS NOTED **DESIGNED BY:** CHECKED BY: 5/19/16 PLAN DATE:

CUSTOMERS ADDRESS

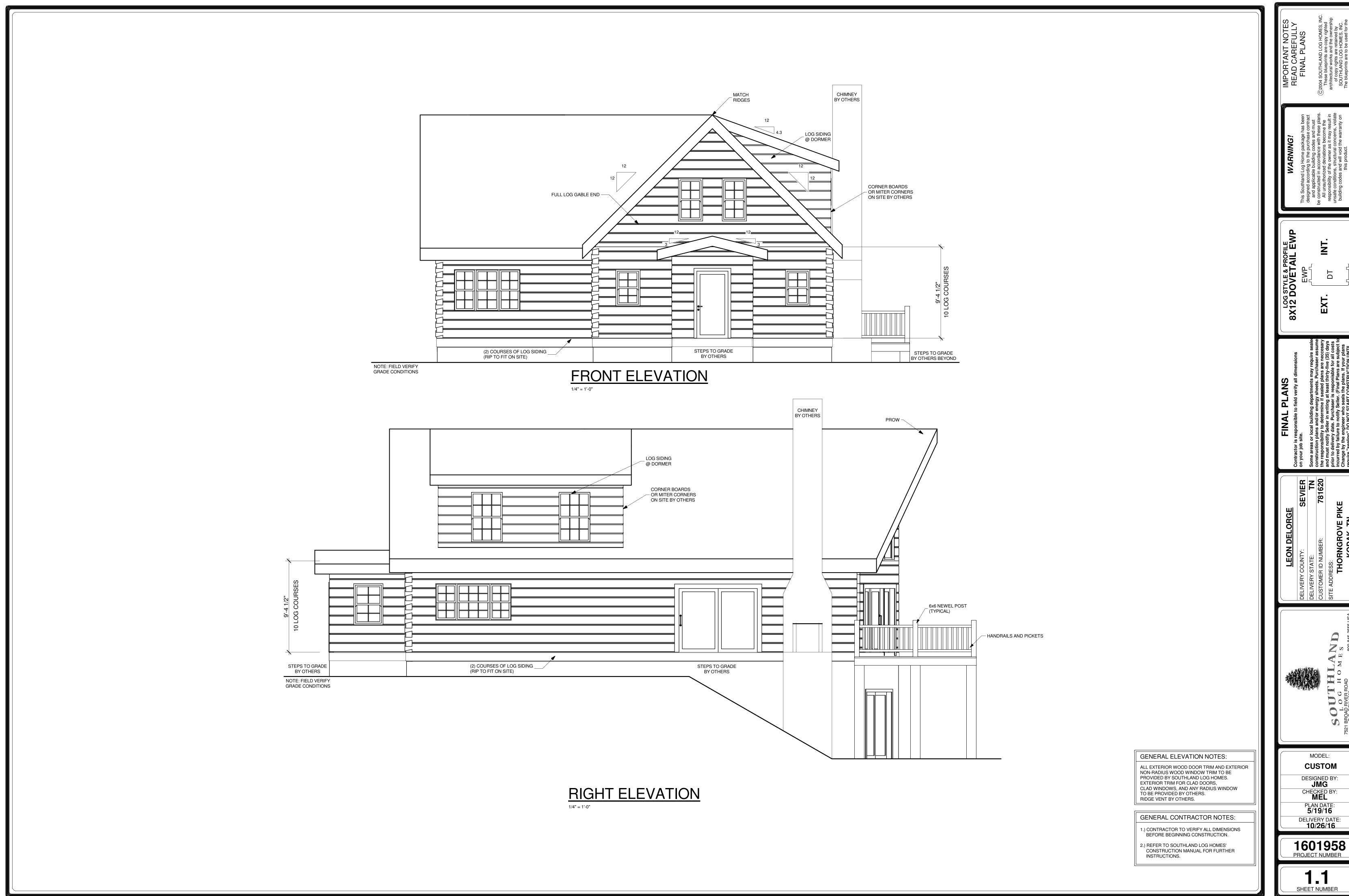
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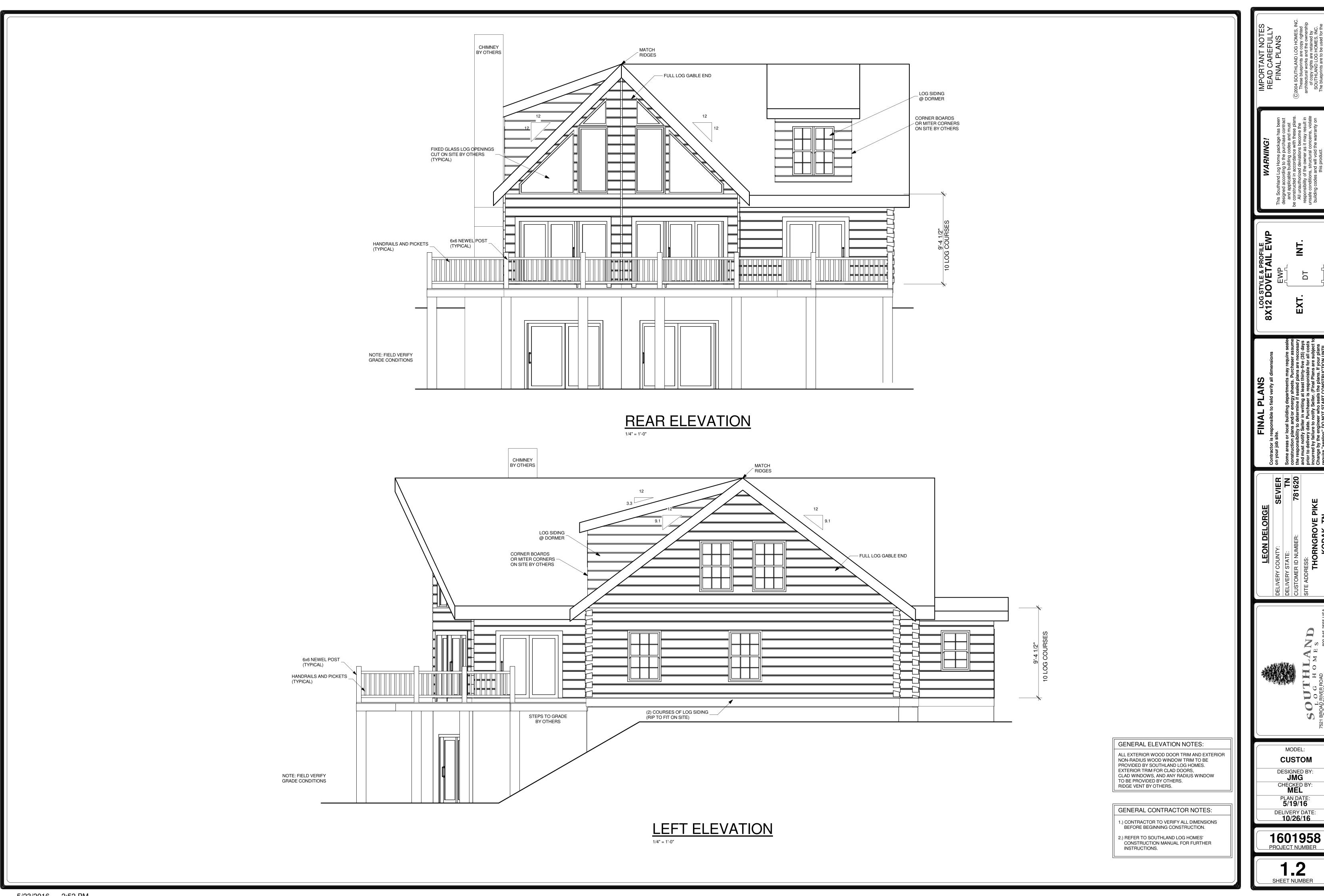
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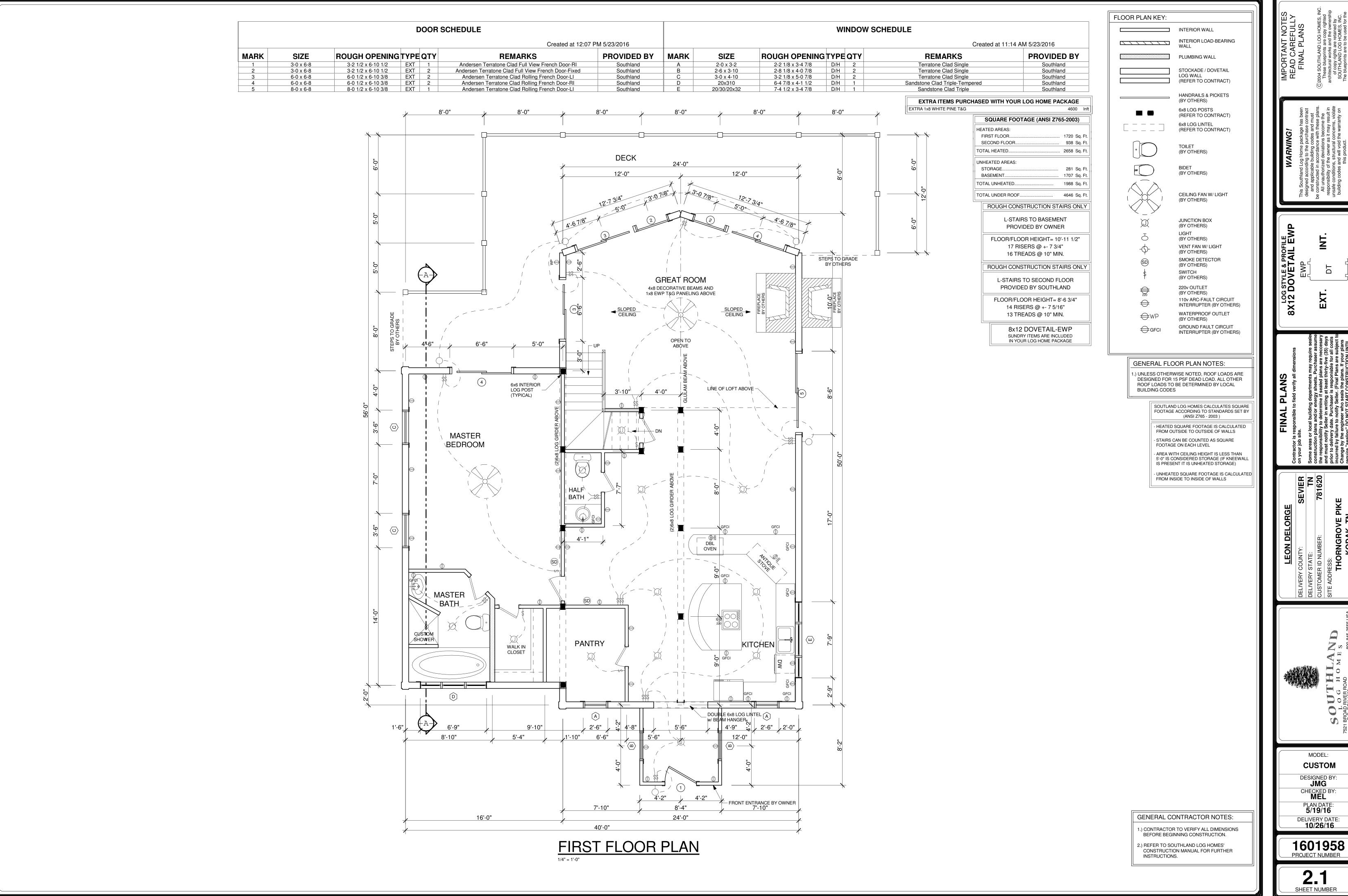
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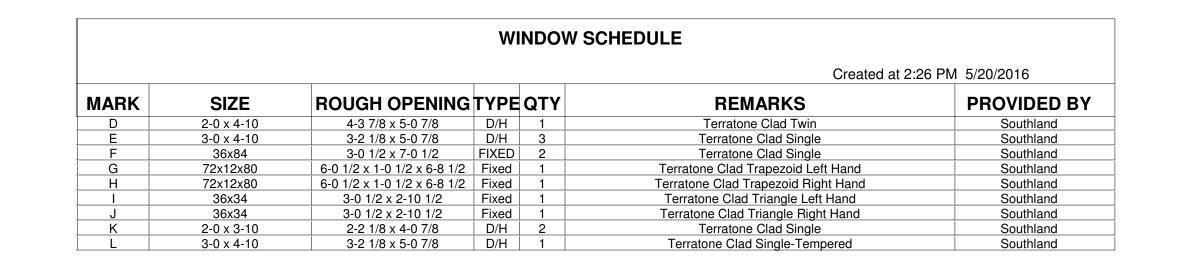


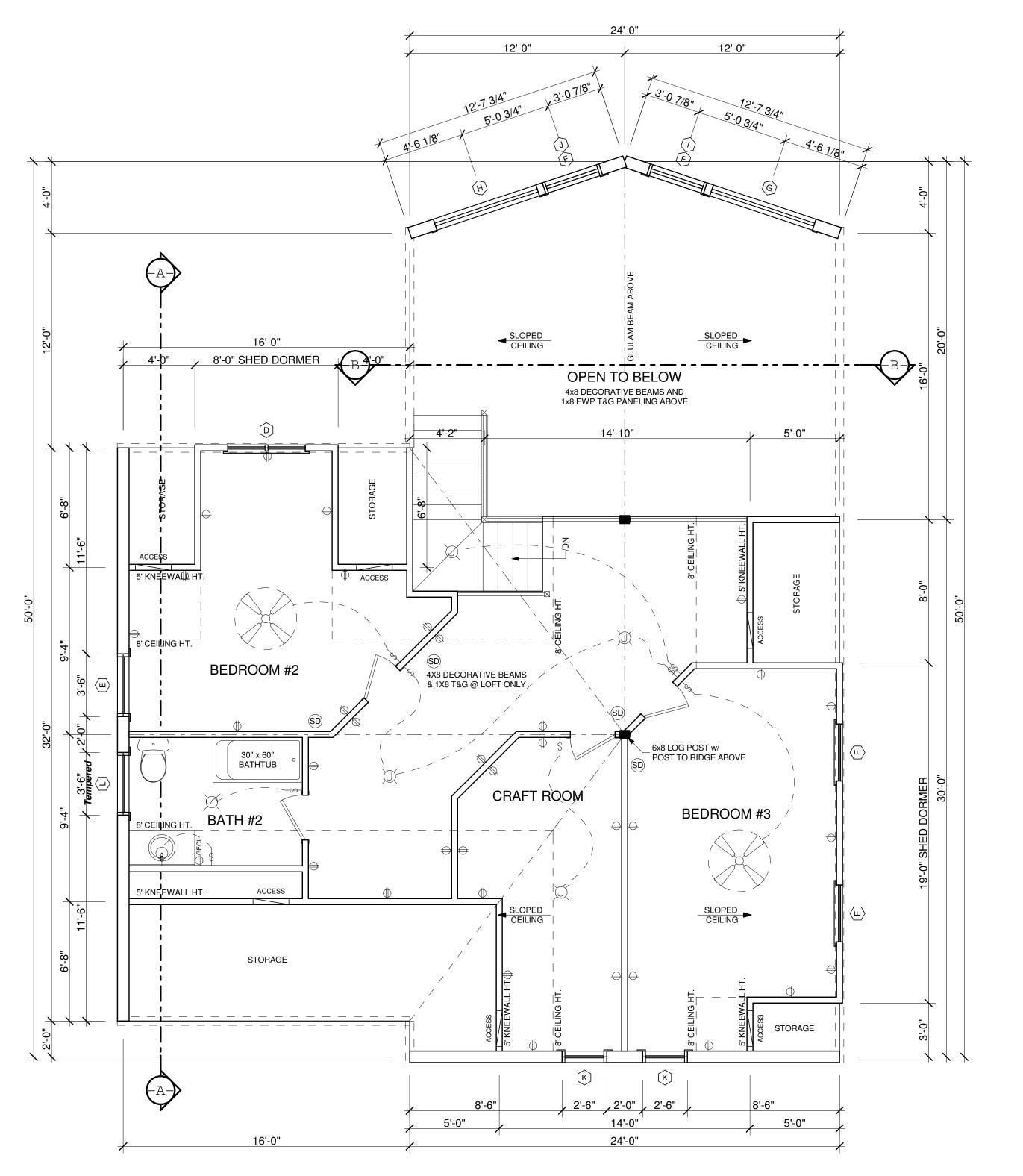




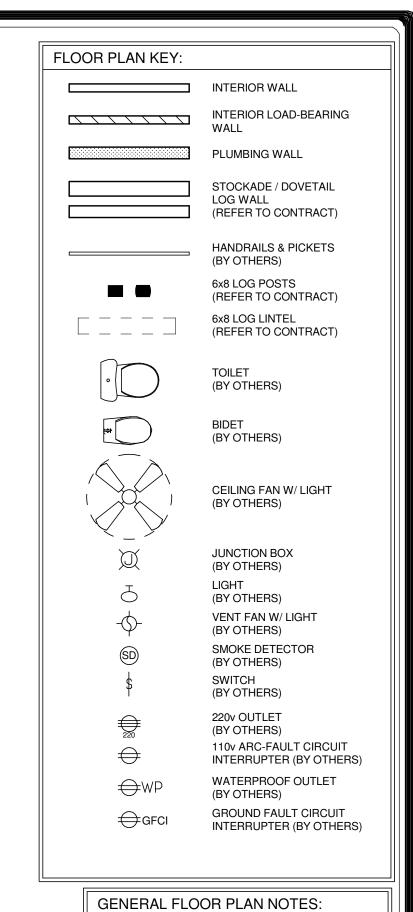
CUSTOM

PLAN DATE 5/19/16





SECOND FLOOR PLAN



UNLESS OTHERWISE NOTED, ROOF LOADS ARE DESIGNED FOR 15 PSF DEAD LOAD. ALL OTHER ROOF LOADS TO BE DETERMINED BY LOCAL BUILDING CODES

CUSTOM

DESIGNED BY:
JMG

CHECKED BY:
MEL

PLAN DATE:
5/19/16

2.) REFER TO SOUTHLAND LOG HOMES'
CONSTRUCTION MANUAL FOR FURTHER
INSTRUCTIONS.

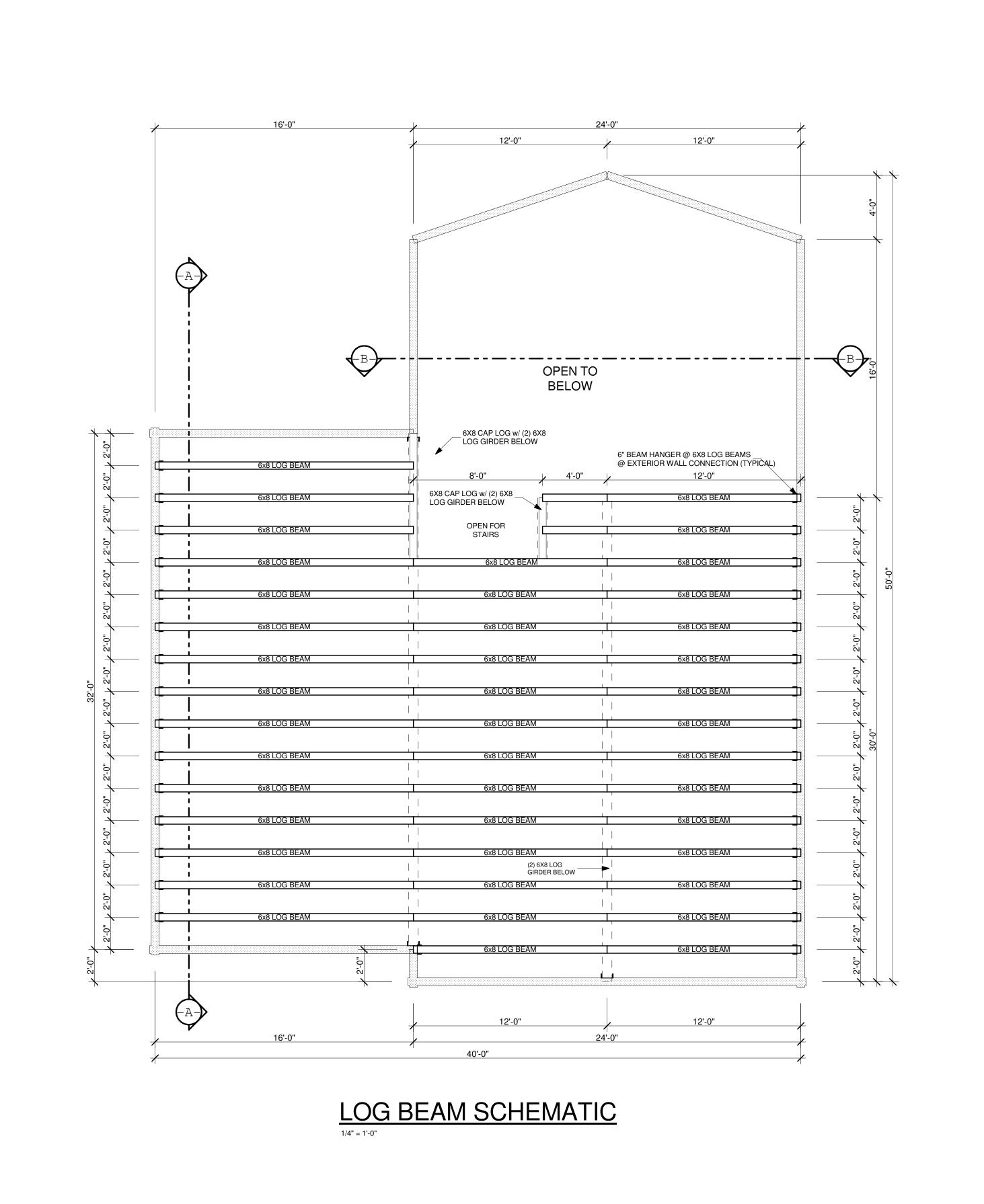
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1.) CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

2.2 SHEET NUMBER

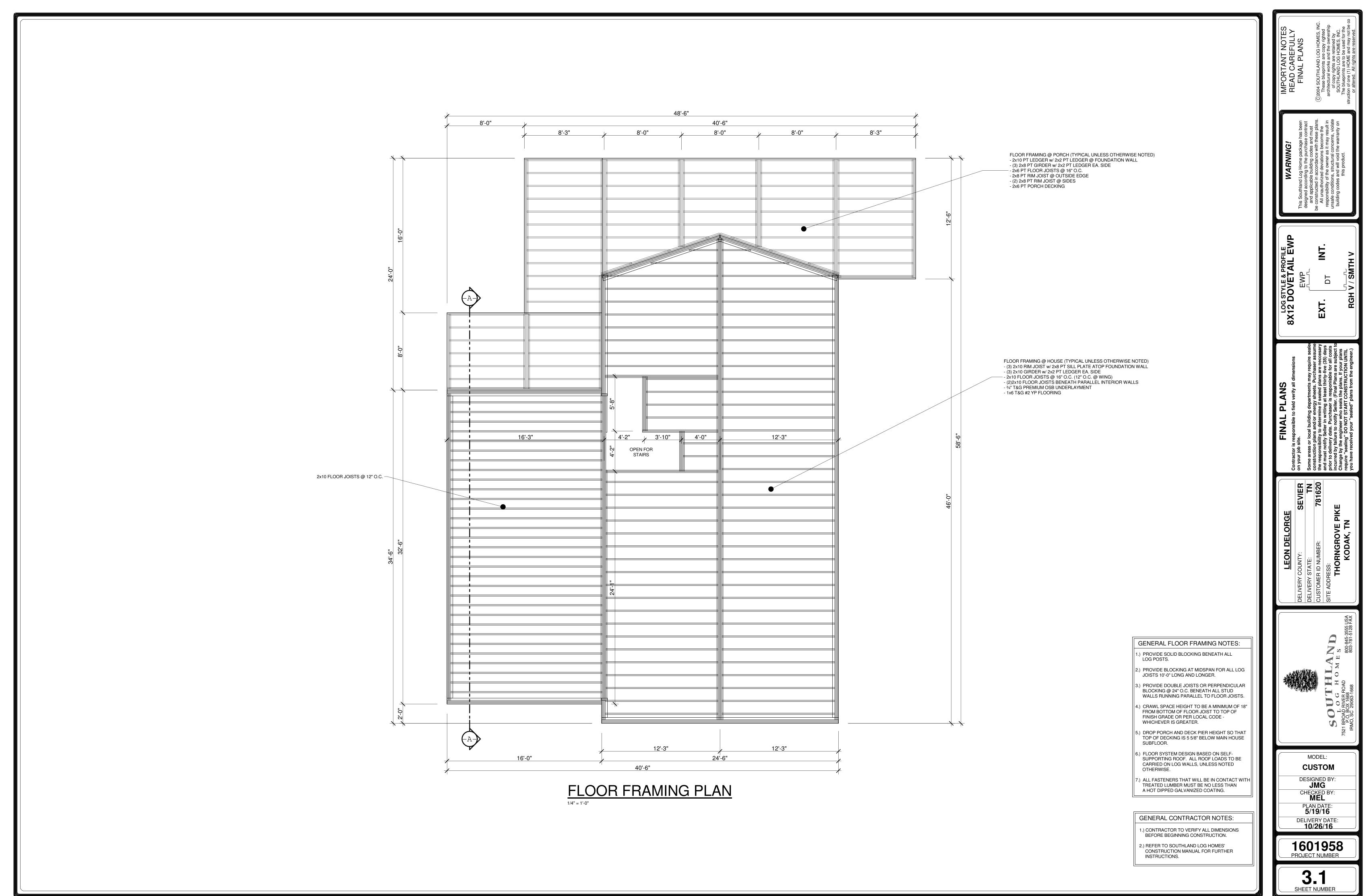
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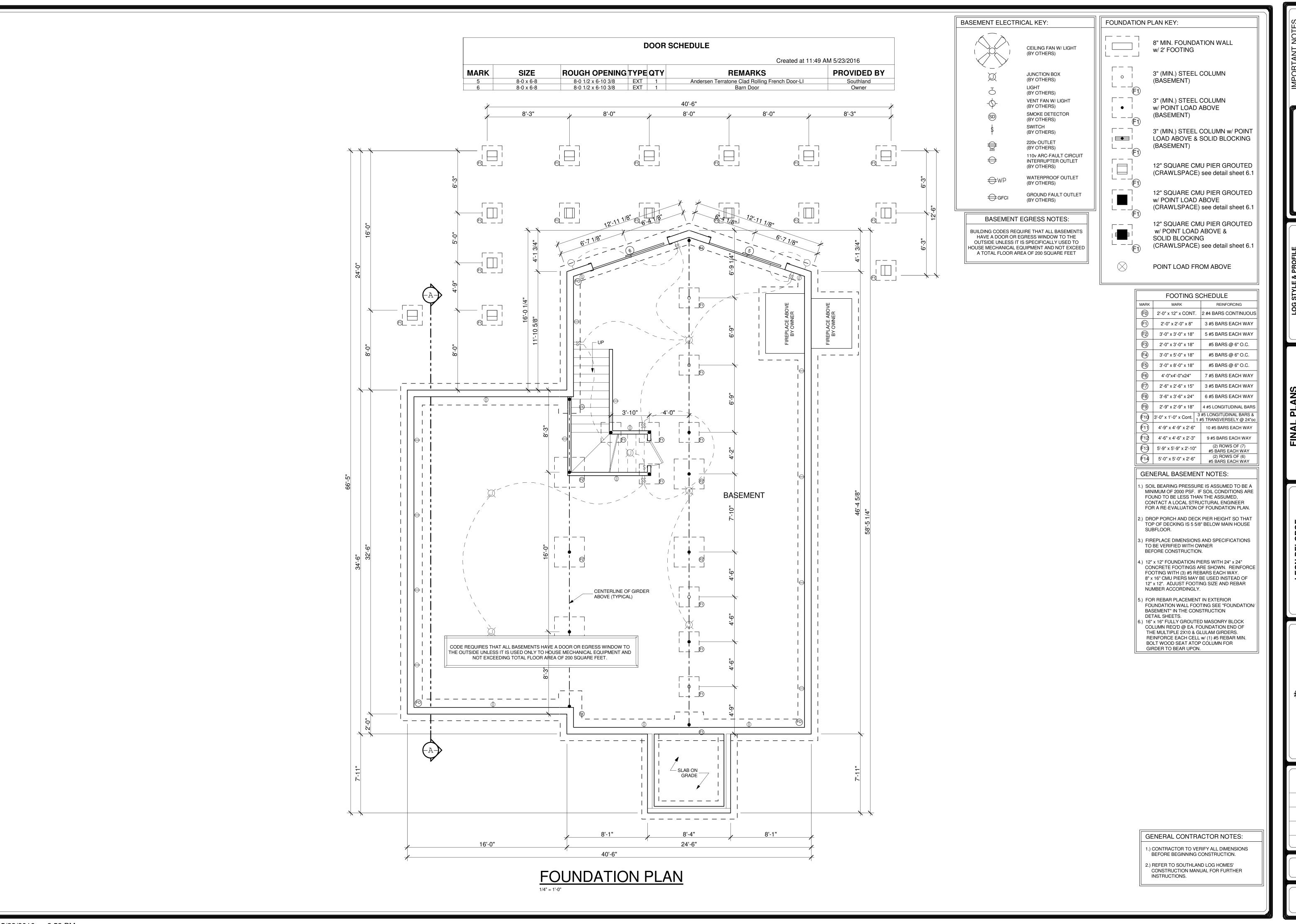
1601958



LOG BEAM KEY: TOP COURSE OF LOG WALL LOG WALLS BELOW ________LOG GIRDERS BELOW 6x8 CAP LOG 6x8 LOG BEAM (REFER TO CONTRACT) GENERAL LOG BEAM NOTES: CONTRACTOR TO REFER TO LOG OVERLAY SHEETS DURING CONSTRUCTION. GENERAL CONTRACTOR NOTES: 1.) CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. 2.) REFER TO SOUTHLAND LOG HOMES'
CONSTRUCTION MANUAL FOR FURTHER
INSTRUCTIONS.

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This Southland Log Home package has been designed according to the purchase contract and applicable building codes and must be constructed in accordance with these plans. All unauthorized deviations become the responsibility of the owner as it may result in unsafe conditions, structural concerns, violate building codes and will void the warranty on this product.
BX12 DOVETAIL EWP EWP EXT. DT INT. RGH V / SMTH V
FINAL PLANS Contractor is responsible to field verify all dimensions on your job site. Some areas or local building departments may require sealed construction plans and/or energy sheets. Purchaser assumes the responsibility to determine if sealed plans are neccesary and must notify Seller in writing at least thirty-five (35) days prior to delivery date. Purchaser is responisble for all costs incurred by failure to notify Seller. (Final Plans are subject to Change by the engineer who seals the plans. If your plans require "sealing" DO NOT START CONSTRUCTION UNTIL you have received your "sealed" plans from the engineer.)
LEON DELORGE DELIVERY COUNTY: SEVIER DELIVERY STATE: TN CUSTOMER ID NUMBER: 781620 SITE ADDRESS: THORNGROVE PIKE KODAK, TN
SOUR HOMES 7521 BROAD RIVER ROAD P.O. BOX 1668 RMO, SC 29063-1668 803-781-5128 FAX
MODEL:
CUSTOM DESIGNED BY: JMG CHECKED BY: MEL PLAN DATE: 5/19/16 DELIVERY DATE: 10/26/16





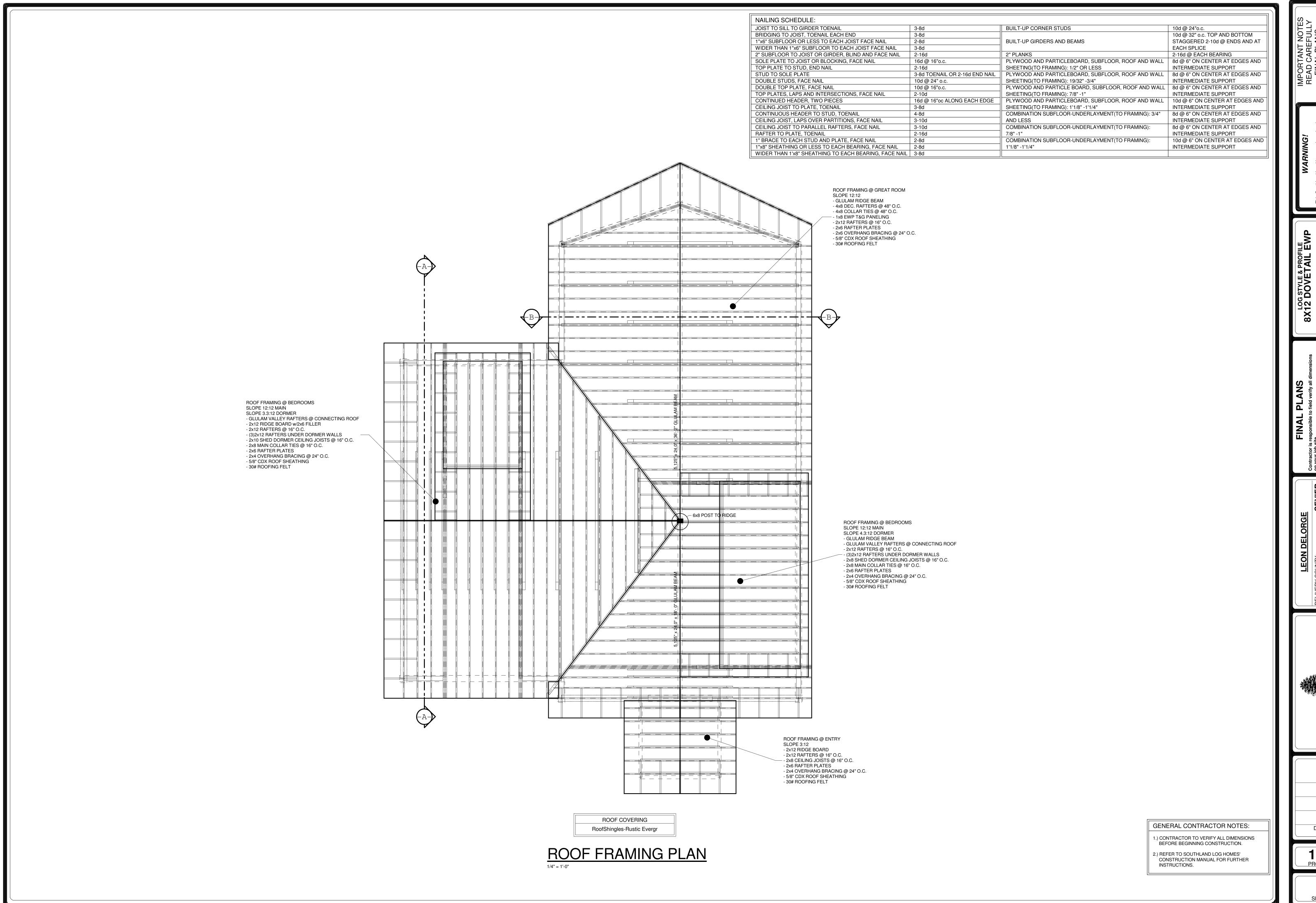
CUSTOM **DESIGNED BY: JMG**

CHECKED BY: PLAN DATE 5/19/16

10/26/16 1601958

DELIVERY DATE:

SHEET NUMBER



5/23/2016 2:52 PM

WARNING!

Southland Log Home package has been signed according to the purchase contract and applicable building codes and must onstructed in accordance with these plans. All unauthorized deviations become the sponsibility of the owner as it may result in are conditions, structural concerns, violate conditions, structural concerns, violate side conditions, after the owner and will void the warranty on this product.

EXT. DT INT.

on your job site.

Some areas or local building departments may require se construction plans and/or energy sheets. Purchaser assu the responsibility to determine if sealed plans are neccess and must notify Seller in writing at least thirty-five (35) da prior to delivery date. Purchaser is responisble for all cos incurred by failure to notify Seller. (Final Plans are subjec Change by the engineer who seals the plans. If your plans require "sealing" DO NOT START CONSTRUCTION UNTIL you have received your "sealed" plans from the engineer.

DELIVERY COUNTY: SEV

DELIVERY STATE:

CUSTOMER ID NUMBER: 781

SITE ADDRESS:

THORNGROVE PIKE

KODAK, TN



MODEL:

CUSTOM

DESIGNED BY:
JMG

CHECKED BY:

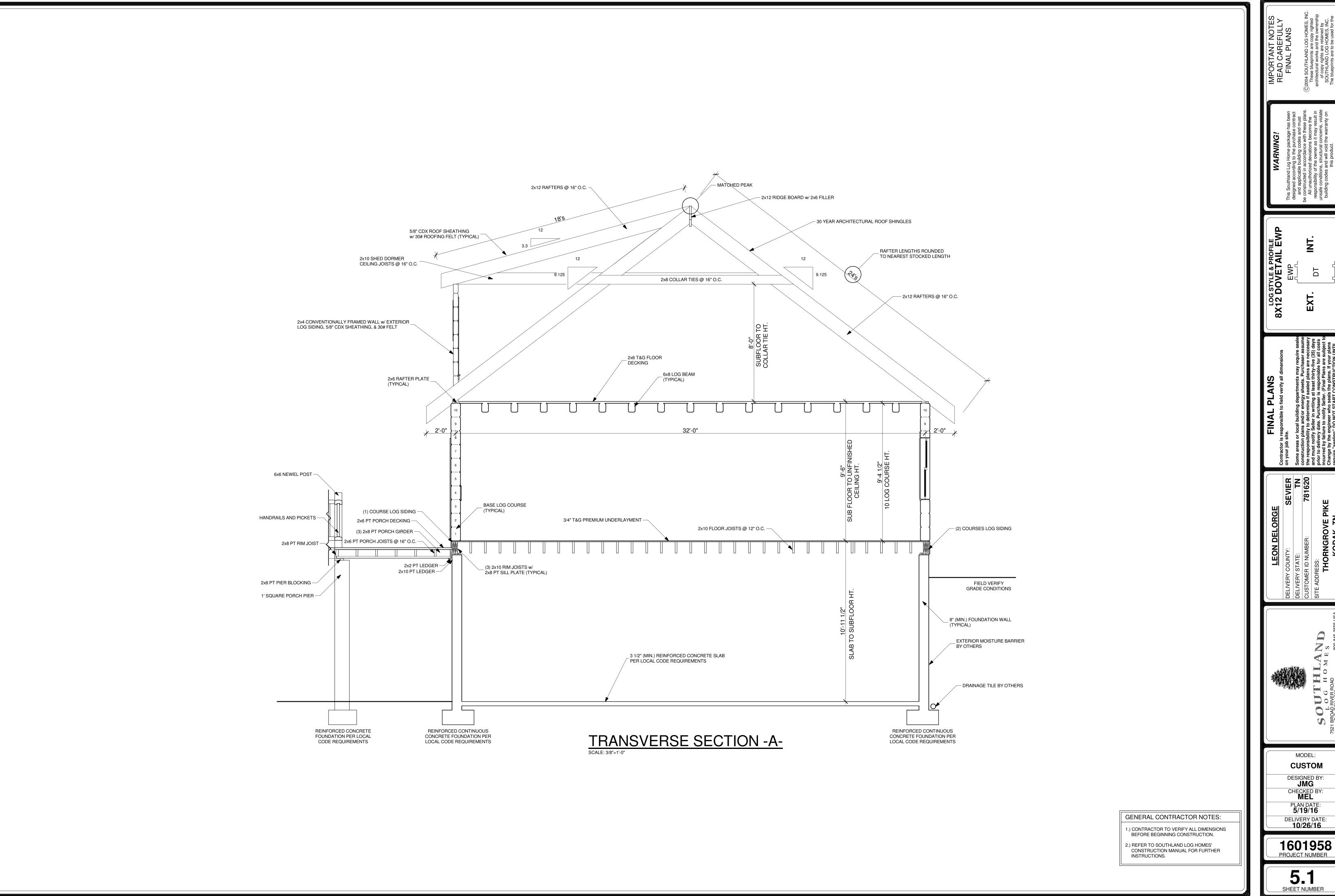
CHECKED BY:
MEL

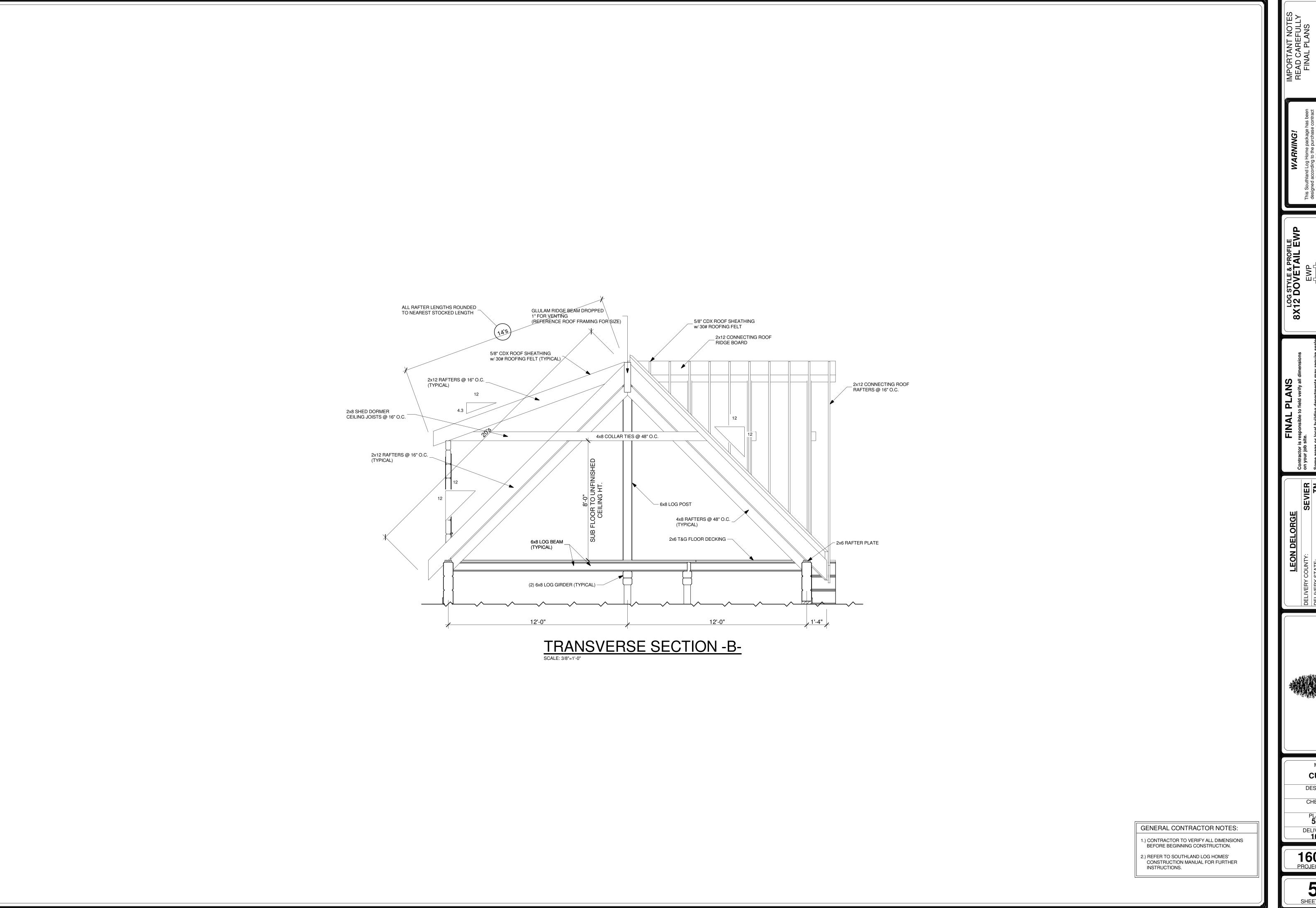
PLAN DATE:
5/19/16

DELIVERY DATE:
10/26/16

1601958

4.1
SHEET NUMBER





Floor Materials

Please find below a complete list of materials needed to construct your floor system

			<u> </u>
	Quantity	Unit	Code
Floor Blocking 2 x 10 x 1'- 2 1/2"	99	ea.	L21018Y
Floor Joist 2 x 10 x 3'- 7 1/2"	2	ea.	L2108Y
Floor Joist 2 x 10 x 7'- 5 1/2"	4	ea.	L2108Y
Floor Joist 2 x 10 x 11'- 7 1/2"	17	ea.	L21012Y
Floor Joist 2 x 10 x 11'- 8 1/4"	45	ea.	L21012Y
Floor Joist 2 x 10 x 15'- 8 1/4"	31	ea.	L21018Y
Floor Joist 2 x10 x 3'- 0"	2	ea.	L21018Y
Floor Joist 2 x10 x 6'-11 1/2"	2	ea.	L21018Y
Floor Joist 2 x10 x 7'-10"	2	ea.	L21018Y
Floor Joist 2 x10 x 11'- 7 1/2"	2	ea.	L21018Y
Floor Joist 2 x10 x 11'- 8 1/4"	2	ea.	L21018Y
Girder 2 x 10 x 4'- 2"	3	ea.	L2108Y
Girder 2 x 10 x 5'- 8"	3	ea.	L2108Y
Girder 2 x 10 x 13'- 9"	6	ea.	L21014Y
Girder 2 x 10 x 18'-0"	9	ea.	L21018Y
PT Ledger Board 2 x 2 x 1'- 9"	2	ea.	L228T
PT Ledger Board 2 x 2 x 4'- 0"	1	ea.	L228T
PT Ledger Board 2 x 2 x 4'- 2"	1	ea.	L228T
PT Ledger Board 2 x 2 x 5'- 8"	1	ea.	L228T
PT Ledger Board 2 x 2 x 7'- 9"	1	ea.	L228T
PT Ledger Board 2 x 2 x 7'-10"	1	ea.	L228T
PT Ledger Board 2 x 2 x 8'-0"	17	ea.	L228T
PT Porch Floor Joist 2 x 6 x 2'-8"	4	ea.	L268T
PT Porch Floor Joist 2 x 6 x 6'- 8"	2	ea.	L268T
PT Porch Floor Joist 2 x 6 x 7'- 5 1/4"	7	ea.	L268T
PT Porch Floor Joist 2 x 6 x 7 - 3 1/4 PT Porch Floor Joist 2 x 6 x 7'- 7 1/2"	26	ea. ea.	L268T
PT Porch Floor Joist 2 x 6 x 7-7 1/2 PT Porch Floor Joist 2 x 6 x 7'- 9 3/4"	25		L268T
PT Porch Girder 2 x 2 x 7'- 9 3/4" PT Porch Girder 2 x 2 x 7'- 9"	3	ea.	L2681 L288T
PT Porch Girder 2 x 2 x 7'-9" PT Porch Girder 2 x 8 x 7'-9"	3	ea.	L288T
		ea.	-
PT Porch Girder (12') 2 x 8 x 9'-0"	6	ea.	L2812T
PT Porch Girder (12') 2 x 8 x 12'-0"	6	ea.	L2812T
PT Porch Ledger 2 x 2 x 0'- 3"	1	ea.	L228T
PT Porch Ledger 2 x 2 x 1'- 0"	4	ea.	L228T
PT Porch Ledger 2 x 2 x 3'-9"	1	ea.	L228T
PT Porch Ledger 2 x 2 x 4'- 0"	4	ea.	L228T
PT Porch Ledger 2 x 2 x 4'- 3"	1	ea.	L228T
PT Porch Ledger 2 x 2 x 4'-11 1/4"	2	ea.	L228T
PT Porch Ledger 2 x 2 x 8'-0"	16	ea.	L228T
PT Porch Ledger 2 x 10 x 0'- 0"	1	ea.	L21016T
PT Porch Ledger 2 x 10 x 12'-11 1/4"	2	ea.	L21016T
PT Porch Rim Joist 2 x 8 x 0'- 0"	2	ea	L288T
PT Porch Rim Joist 2 x 8 x 0'- 3"	1	ea	L288T
PT Porch Rim Joist 2 x 8 x 0'- 6"	1	ea	L288T
PT Porch Rim Joist 2 x 8 x 3'- 9"	1	ea	L288T
PT Porch Rim Joist 2 x 8 x 4'- 3"	2	ea	L288T
PT Porch Rim Joist 2 x 8 x 7'- 9"	2	ea	L288T
PT Porch Rim Joist 2 x 8 x 8'-0"	13	ea	L288T
PT Sill Plate 2 x 8 x 0'- 6"	2	ea.	L2812T
PT Sill Plate 2 x 8 x 0'-11 1/4"	2	ea.	L2812T
PT Sill Plate 2 x 8 x 2'- 0"	1	ea.	L2812T
PT Sill Plate 2 x 8 x 2'- 0"	1	ea.	L2814T
PT Sill Plate 2 x 8 x 4'- 0"	1	ea.	L2812T
PT Sill Plate 2 x 8 x 7'- 3 1/2"	1	ea.	L2812T
PT Sill Plate 2 x 8 x 9'- 9 1/2"	1	ea.	L2812T
PT Sill Plate 2 x 8 x 12'-0"	11	ea.	L2812T
PT Sill Plate 2 x 8 x 14'-0"	1	ea.	L2814T
Rim Joist 2 x 10 x 2'-0"	3	ea.	L2108YR
Rim Joist 2 x 10 x 6'- 6"	3	ea.	L2108YR
Rim Joist 2 x 10 x 10'- 0 1/4"	3	ea.	L2101111 L21012YR
Rim Joist 2 x 10 x 12'- 3 1/4"	3	ea.	L21012111
Rim Joist 2 x 10 x 12'-3 1/4"	6	ea. ea.	L210147R
Rim Joist 2 x 10 x 13'- 9"	3	ea.	L21014111
Rim Joist 2 x 10 x 13-9	6	ea. ea.	L210141R
Rim Joist 2 x 10 x 18'-0"	12	ea.	L21018YR
Stairs 2x12x16'-0" #2 YP	9		L21016YH
Stairs 2x12x16-0 #2 YP Stairs 2x12x20'-0" #2 YP	1	ea.	L21216Y L21220Y
	25	ea.	
Stairs 2x4x14'-0" KD SPF STD&BTR		ea.	L2414S
2"x2"x27" Picket-PT	153	each	L2227PT
2x6x12' PT Porch Decking	69.07	each	L2612T
2x6x12' T&G Decking	265.415	each	L2612YTG
2x6x16' PT Porch Decking	19.321	each	L2616T
2x6x8' PT Porch Decking	35.2	each	L268T
3"x4"x8' Bottom Rail-PT	12	each	L348BOTTOMT
3"x4"x8' Top Rail-PT	12	each	L348TOPT
3/4 Premium T&G Underlayment	56.334	sheets	SO34P
6"x6" Newell Post-PT	21	each	L66NEWELLT

6"x6" Newell Post-PT

Log Wall Materials

Please find below a complete list of materials needed to construct your wall system

Log Walls

Name	Quantity	Unit	Code
6x6 SYP Square Post	2	each	C66YPOST
6x8 Post	11	each	C68YPOST
6x8 SYP Kiln Dried Cants	736.552	Inft	C68Y
8x12 EWP Kiln Dried Cants	1,547.38	Inft	C812W
	1		1

Sundries

Name	Quantity	Unit	Code
15in Log Hog(Cases)	10.316	each	HO15
3/8 x 1/2 Black Foam Tape	123.791	each	HT3812
5/8 Plywood Clips	2.961	each	HC58
5in Ledger Lock Screws	16	each	H5LEDGLOCK
9in Log Hog(Cases)	0.701	each	HO9
Beam Hangers 6 Wide x 8 Tall	31	each	HH68
Beam Hangers 8 Wide x 6 Tall	4	each	HH86
Caulk Vulkem(Dovetail corners-tubes)	8	each	HCB626
Caulk-Southland Tan 2001 (cases)	9.28	each	HCST
Dowel 7/8 x 12	154.738	each	HD12
Ext Wood Guard-Honey 2000 (5 gal)	3.234	each	HEWS2000
Flooring Adhesive	25.606	each	HFA
Galvanized Flashing (10 x 50-0 Roll)	2.932	each	HF10G
Hurricane Ties (100/Box)	2.28	each	HHT
Int Natural Home Finish-Clear (5 gal)	2.817	each	HIF
Lag Screws 3/8 x 3	280	each	HL383
Screw Jack	15	each	HSJ16J

Windows/ Doors

Name	Quantity	Unit	Code
20/30/20x32 Terratone Clad Triple Window	1	each	WC203020323DHC
20x310 Terratone Clad Triple-Tempered Window	1	each	WC203103
20x310 Terratone Clad Window	2	each	WC20310
20x32 Terratone Clad Window	2	each	WC2032
20x410 Terratone Clad Twin Window	1	each	WC204102
26x310 Terratone Clad Single Window	2	each	WC26310
3068 Terratone Clad Full View French Door-Fixed	2	each	DC30FF
3068 Terratone Clad Full View French Right In Door	1	each	DC30FRI
30x410 Terratone Clad Window	5	each	WC30410
30x410 Terratone Clad Window-Tempered	1	each	WC30410T
36x34 Terratone Clad Triangle Left Hand Left Window	1	each	WC3634TRIL
36x34 Terratone Clad Triangle Right Hand Right Window	1	each	WC3634TRIR
36x84 Terratone Clad Single Window	2	each	WC3684P
6068 Terratone Clad Full View Rolling French Left In Door	2	each	DCFR60L
6068 Terratone Clad Full View Rolling French Right In Door	2	each	DCFR60R
8068 Terratone Clad Full View Rolling French Left In Door	2	each	DCFR80L
72x12x80 Terratone Clad Trapezoid Left Hand Window	1	each	WC721280TRL
72x12x80 Terratone Clad Trapezoid Right Hand Window	1	each	WC721280TRR
Custom Door By Owner	1	each	DOWNER

Flooring

Name	Quantity	Unit	Code
1x6 T&G #2 YP Flooring	1,877.80		L16YTG

Extra Items

Name	Quantity	Unit	Code
1x8 White Pine T&G	4,600.00	Inft	L18WTGWB

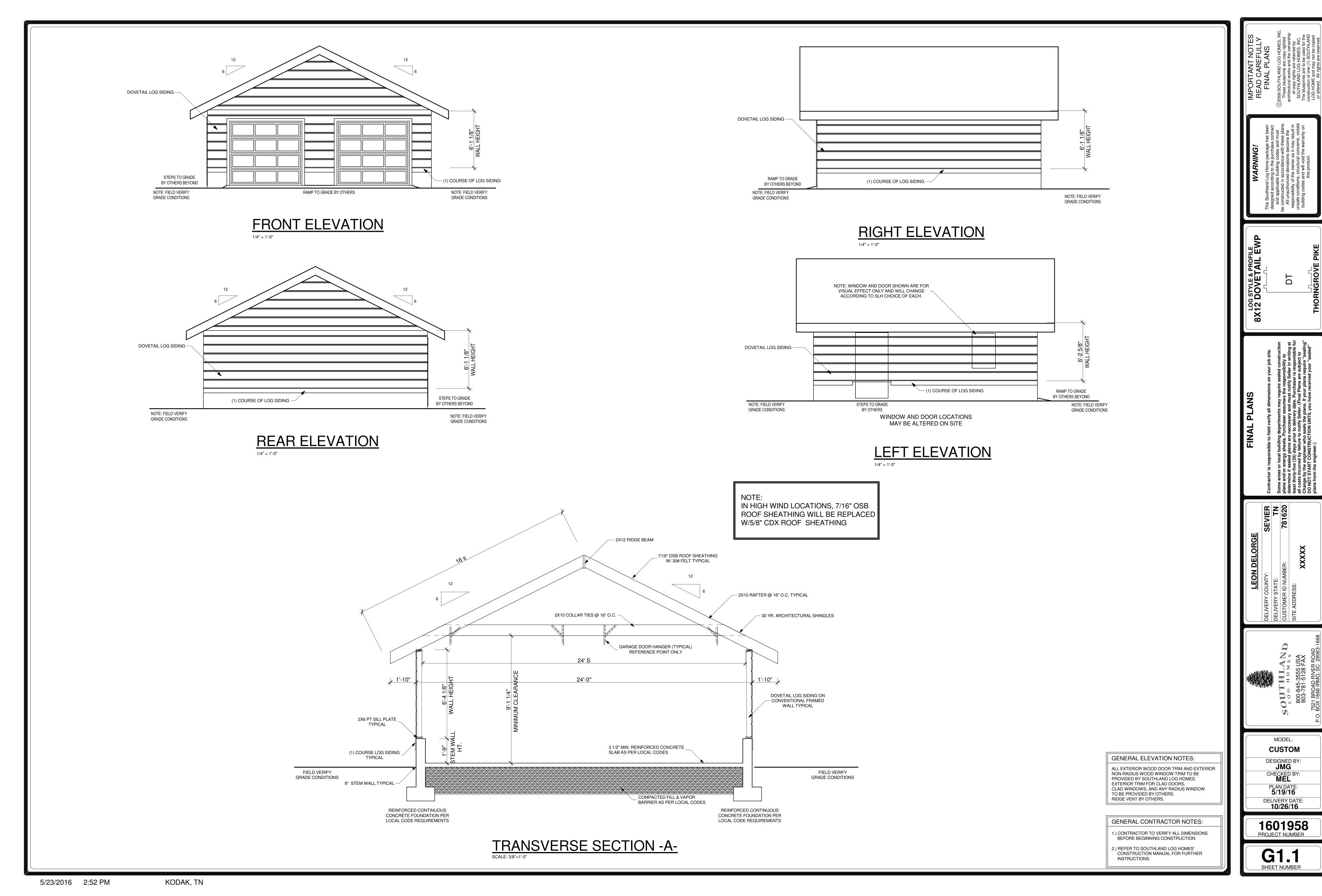
Roof/Stud Wall Materials

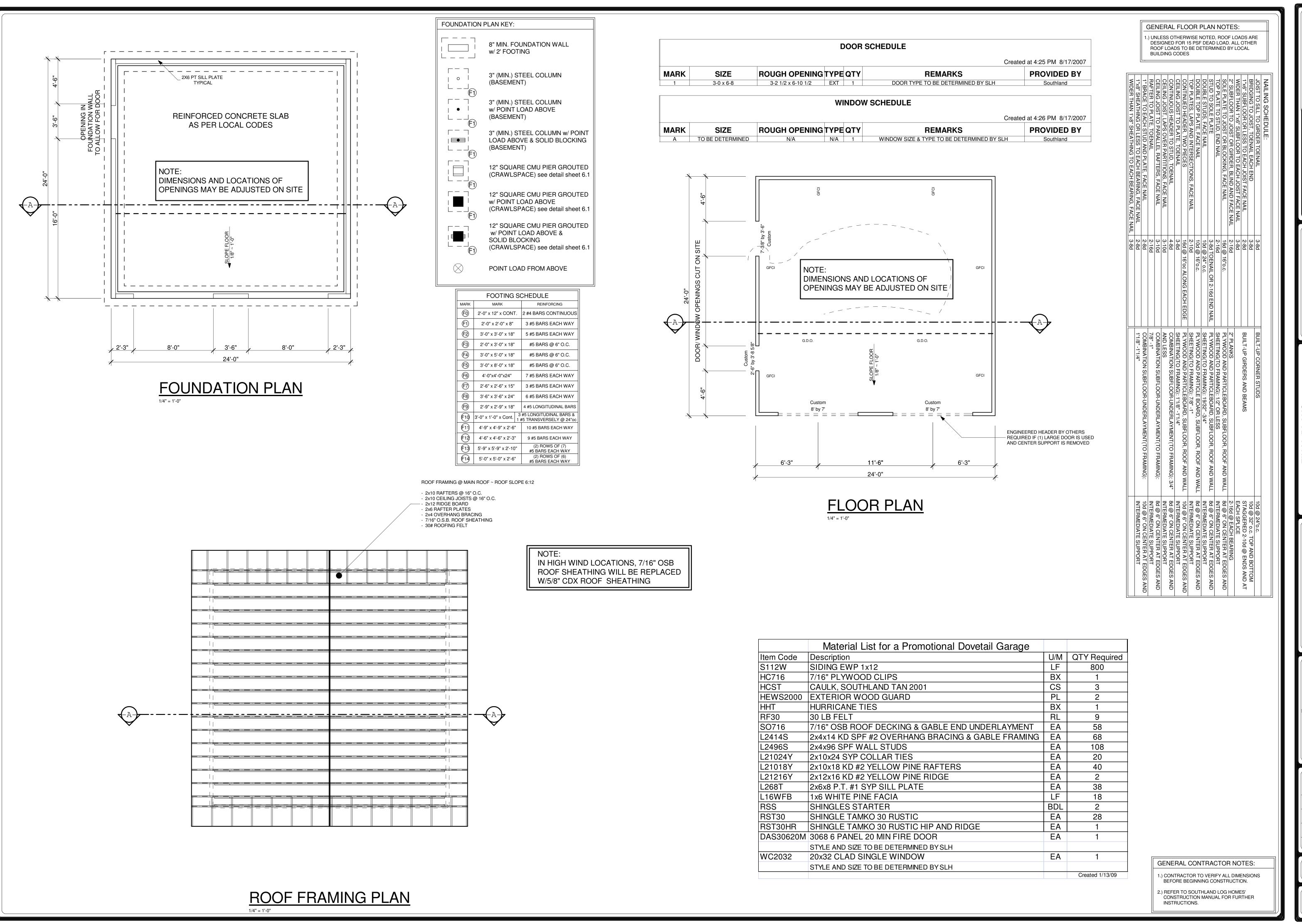
Name	Quantity	Unit	Code
1x6 #2BTR EWP 3/4"x3" Jamb Extensions	52.084 421.519	Inft Inft	L16WFB LJE
Bucks 1 1/2 x 7 1/2 x 2'- 6"	8	each	LWB
Bucks 1 1/2 x 7 1/2 x 3'- 4" Bucks 1 1/2 x 7 1/2 x 3'- 5"	7	each each	LWB LWB
Bucks 1 1/2 x 7 1/2 x 3'- 6"	10	each	LWB
Bucks 1 1/2 x 7 1/2 x 3'-11" Bucks 1 1/2 x 7 1/2 x 4'- 1"	2 4	each each	LWB LWB
Bucks 1 1/2 x 7 1/2 x 5'- 0"	8	each	LWB
Bucks 1 1/2 x 7 1/2 x 6'- 6" Bucks 1 1/2 x 7 1/2 x 6'- 7"	20	each each	LWB LWB
Bucks 1 1/2 x 7 1/2 x 6'- 9"	6	each	LWB
Bucks 1 1/2 x 7 1/2 x 6'-10" Bucks 1 1/2 x 7 1/2 x 7'- 9"	2	each each	LWB LWB
Bucks 1 1/2 x 7 1/2 x 8'- 6" 2x10x10' #2 YP	1 4	each each	LWB L21010Y
Collar Beam 2 x 8 x 8'- 0"	7	ea.	LZIOIOI
Collar Beam 2 x 8 x 10'- 8" Collar Beam 2 x 8 x 14'- 0 1/2"	4	ea. ea.	
Collar Beam 2 x 8 x 16'- 0"	6	ea.	
Collar Beam 2 x 8 x 17'- 4" Collar Beam 2 x 10 x 23'- 0 1/4"	6 5	ea. ea.	
Collar Beam 4 x 8 x 9'-7"	1	ea.	
Collar Beam 4 x 8 x 10'- 6" Collar Beam 4 x 8 x 10'- 8"	6	ea. ea.	
Collar Beam 4 x 8 x 14'- 0 1/2"	3	ea.	101010)/
Header 2 x10 x 7'- 3 1/2" Header 2 x10 x 18'- 3 1/2"	3	ea. ea.	L21016Y L21016Y
Jack Rafter 2 x12 x 1'- 5"	1	ea.	
Jack Rafter 2 x12 x 1'- 9 1/2" Jack Rafter 2 x12 x 2'- 7"	1 2	ea. ea.	
Jack Rafter 2 x12 x 2'-10 1/4"	1	ea.	
Jack Rafter 2 x12 x 3'- 2 1/2" Jack Rafter 2 x12 x 4'- 1 3/4"	1	ea. ea.	
Jack Rafter 2 x12 x 4'- 3 1/2" Jack Rafter 2 x12 x 4'- 5"	1 1	ea.	
Jack Rafter 2 x12 x 4'- 7 3/4"	1	ea. ea.	
Jack Rafter 2 x12 x 4'- 9 1/2" Jack Rafter 2 x12 x 5'- 8 3/4"	2	ea. ea.	
Jack Rafter 2 x12 x 5'-8"	13	ea.	
Jack Rafter 2 x12 x 6'- 1" Jack Rafter 2 x12 x 6'- 5"	1 2	ea. ea.	
Jack Rafter 2 x12 x 6'- 7 1/2"	5	ea.	
Jack Rafter 2 x12 x 6'-11 3/4" Jack Rafter 2 x12 x 7'- 1 3/4"	1	ea. ea.	
Jack Rafter 2 x12 x 7'- 6 1/4"	1	ea.	
Jack Rafter 2 x12 x 8'- 7" Jack Rafter 2 x12 x 8'-11 1/4"	1 1	ea. ea.	
Jack Rafter 2 x12 x 9'- 2 1/4" Jack Rafter 2 x12 x 10'- 0 1/4"	2	ea.	
Jack Rafter 2 x12 x 10-0 1/4 Jack Rafter 2 x12 x 10'- 4 1/2"	1	ea. ea.	
Jack Rafter 2 x12 x 11'- 4 3/4" Jack Rafter 2 x12 x 11'- 5 1/2"	2	ea. ea.	
Jack Rafter 2 x12 x 11'- 9 3/4"	1	ea.	
Jack Rafter 2 x12 x 12'- 0 3/4" Jack Rafter 2 x12 x 12'-10 3/4"	1	ea. ea.	
Jack Rafter 2 x12 x 13'- 3"	1	ea.	
Jack Rafter 2 x12 x 13'- 7 1/4" Jack Rafter 2 x12 x 14'- 3 3/4"	1	ea. ea.	
Jack Rafter 2 x12 x 14'- 8 1/4"	1	ea.	
Jack Rafter 2 x12 x 15'- 9 1/2" Jack Rafter 2 x12 x 15'- 9"	1	ea. ea.	
Jack Rafter 2 x12 x 15'-11 3/4" Jack Rafter 2 x12 x 16'- 1 1/4"	1 1	ea. ea.	
Jack Rafter 2 x12 x 16'- 3"	1	ea.	
Jack Rafter 2 x12 x 17'- 3" Jack Rafter 2 x12 x 18'- 0"	2	ea. ea.	
Jack Rafter 2 x12 x 18'- 4 1/2"	1	ea.	
Jack Rafter 2 x12 x 20'- 2 1/2" Jack Rafter 4 x 8 x 7'- 1 1/4"	2 2	ea.	
Jack Rafter 4 x 8 x 13'- 8 3/4" Overhang Bracing 2 x 4 x 2'- 2"	2 20	ea. ea.	L2414S
Overhang Bracing 2 x 4 x 2'- 4"	16	ea.	L2414S
Overhang Bracing 2 x 4 x 3'- 0" Overhang Bracing 2 x 4 x 3'- 4"	13 22	ea. ea.	L2414S L2414S
Overhang Bracing 2 x 6 x 2'-8"	2	ea.	L2616Y
Overhang Bracing 2 x 6 x 2'-10" Overhang Bracing 2 x 6 x 3'-2"	2 2	ea. ea.	L2616Y L2616Y
Overhang Bracing 2 x 6 x 3'- 4"	2	ea.	L2616Y
Overhang Bracing 2 x 6 x 3'-8" Overhang Bracing 2 x 6 x 4'-0"	2 2	ea. ea.	L2616Y L2616Y
Rafter 2 x 12 x 6'- 0 1/4" Rafter 2 x 12 x 13'-11 1/4"	12 15	ea. ea.	
Rafter 2 x 12 x 17'- 9 3/4"	7	ea.	
Rafter 2 x 12 x 17'-11 1/4" Rafter 2 x 12 x 19'- 6"	37	ea. ea.	
Rafter 2 x 12 x 23'- 3"	27	ea.	
Rafter 4 x 8 x 17'- 7" Rafter 4 x 8 x 20'- 6 3/4"	11	ea.	
Rafter Plate 2 x 6 x 2'- 0" Rafter Plate 2 x 6 x 2'-11 3/4"	1 1	ea.	L2614Y L2614Y
Rafter Plate 2 x 6 x 3'-11 3/4"	4	ea.	L2614Y
Rafter Plate 2 x 6 x 10'- 3" Rafter Plate 2 x 6 x 12'- 3"	1 1	ea. ea.	L2614Y L2614Y
Rafter Plate 2 x 6 x 14'-0"	1	ea.	L2614Y
Ridge Board 2 x 12 x 14'- 0" Ridge Board 2 x 12 x 16'-0"	1	ea. ea.	L21216R L21216R
Ridge Filler Board 2 x 6 x 2'- 0" Ridge Filler Board 2 x 6 x 14'-0"	1 2	ea. ea.	L2614R L2614R
Siding EWP 1x12 R/L V-GRV RGH	1,076.02	Inft	S112WVR
Valley Plate 2 x 12 x 12'- 7 3/4" Valley Rafter 2 x 12 x 19'-10 1/4"	4	ea.	
Glulam Beam 5.125" x 24.0" x 18'- 0"	1	ea.	L5182420FG
Glulam Beam 5.125" x 24.0" x 36'- 2" GluLam Valley Rafter 3.125" x 19.5" x 26'- 5 3/4"	1 2	ea. ea.	L5182440FG L318191228F0
2x4x120 Interior Stud 2x4x14 Studs(plates)	131.57 1,036.25	each Inft	L2410S L2414SP
2x4x96 Interior Stud	157.49	each	L2496S
2x6x12 Interior Stud 2x6x14 Studs (plates)	8.835 26.506	each Inft	L2612Y L2614YP
2x8 Bucks (Post)	4	each	L2810Y
30lb Felt (roll) 5/8 CDX Plywood	20.71 119.186	each sheets	RF30 SP58C
Hip & Ridge-Rustic Evergreen (Bundle) Shingles-Rustic Evergreen (bundle)	2.845 88.701	each each	RST30REHR RST30RE
omingres-i rustio Evergreeri (Dullale)	00./01	each each	RSS

CUSTOM PLAN DATE: **5/19/16**

DELIVERY DATE: **10/26/16** 1601958 PROJECT NUMBER

7.1
SHEET NUMBER





SOUTHAND

SOU-845-3555 USA
803-781-5128 FAX

MODEL:
CUSTOM

DESIGNED BY:
JMG

CHECKED BY:
MEL

1601958

PLAN DATE 5/19/16

DELIVERY DATE:

G2.1

STEP BY STEP INSTRUCTIONS FOR THE CONSTRUCTION OF YOUR 24X24 CUSTOM GARAGE.

Before starting any construction please read through all instructions first and familiarize yourself with the plans and construction details provided. SLH also recommends that you check your local building codes for any special requirements. Especially in high wind, heavy snow load and seismic areas.

SITE PREPARATION:

- Clear all debris, trees and shrubs from the construction site. Make sure to check for any root systems from nearby trees that may disturb the foundation in the future.
- 2. If there is any doubt to the location of underground utilities have a licensed company come out and verify the location before any excavation is
- 3. Layout the exact location of your foundation by using batter boards as described in your SLH Construction Manual, pg. 1-12.

FOUNDATION (Refer to Detail 1a & 1b)

- 1. Excavate area for poured concrete footing.
- 2. Footing must be placed below frost line and at least 12" below grade.
- 3. Footing must be reinforced with (2) continuous horizontal #4 rebar and (1) #4 rebar with hook must be placed vertically every 48" on center and extend a minimum of 14" into the stem wall.
- 4. Soil bearing pressure is assumed to be 2000 PSF. If soil conditions are found to be less than the assumed contact a local structural engineer for a reevaluation of the foundation plan.
- 5. Construct and secure the wood forms into place for the concrete footing.
- 6. Mix and pour concrete according to concrete manufacturers specifications.7. Allow concrete to cure for 24 hours before removing forms, and allow an
- Allow concrete to cure for 24 hours before removing forms, and allow additional 24 hours before construction starts.

STEM WALL (refer to Detail 1a & 1b)

- IMPORTANT NOTE! You must determine the location and the size of your door openings before constructing the stem wall. The size and location of the doorways shown on the plans you received maybe customized on site by the customer.
- Height of the stem wall may vary due to different depth requirements for the footing.
- 3. Stem wall must be a minimum of 8" thick.
- 4. Stem wall must extend 12"-16" above garage floor slab to allow for proper garage door height.
- 5. Stem wall maybe constructed using poured concrete or 8"x8"x16" CMU block.
- If using poured concrete the stem wall maybe poured at the same time as the footing.
- 7. If using masonry block wait for footing to properly cure before continuing construction.
- 8. Masonry block should be stacked with joints staggered and cavities filled where #4 rebar extends from footing.9. IMPORTANT NOTEL Be sure to double check your stem wall is plumb.
- IMPORTANT NOTE! Be sure to double check your stem wall is plumb, square and level. Any variations now may cause problems in log stacking later.
 - A) For poured concrete stem wall; before concrete hardens push in ½" diameter x 12" long anchor bolts @ 3'-0" on center with a maximum of 6" from ends of wall. Leave approximately 6" of the anchor bolt exposed above the stem wall. (Refer to Detail2)
 - B) For masonry block stem wall; before mortar hardens push in ½" diameter x 12" long anchor bolts @ 6'-0" on center with a maximum of 12" from ends of wall. Leave approximately 6" of the anchor bolt exposed above the stem wall. (Refer to Detail 2)
- 11. You may have to fill in sections of the masonry block as necessary to allow for placement of anchor bolts. (Refer to Detail 2)
- 12. Follow manufacturers instructions on curing time for mortar before continuing construction.
- 13. Exterior of stem wall and footing must be covered with an approved filter membrane and backfilled with clean gravel or crushed stone.
- 14. An exterior drain at least 4" in diameter must also be placed a minimum of 2" from footing and a minimum of 2" above undisturbed natural soil.

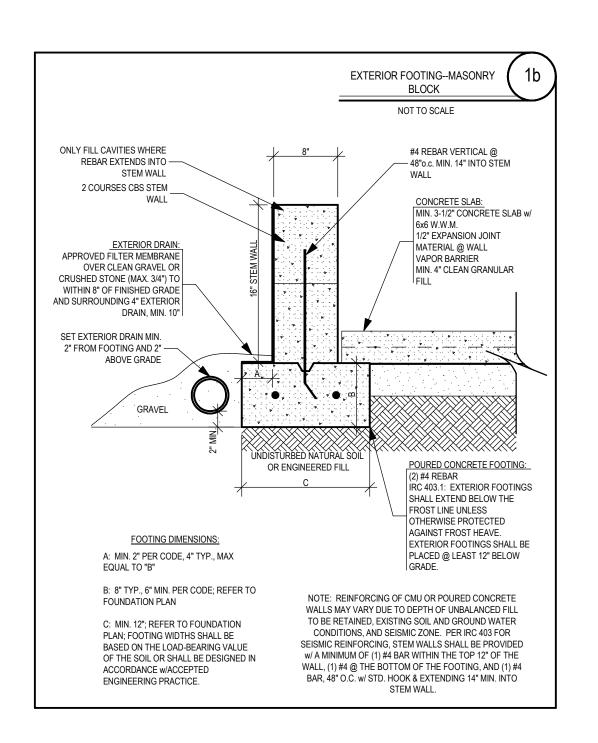
CONCRETE SLAB (Refer to Detail 1)

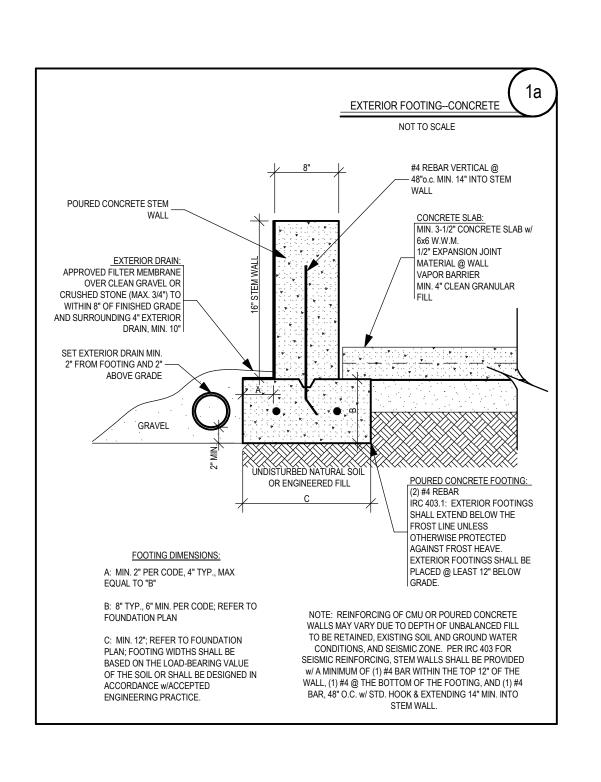
- Backfill the interior of the foundation until it is approximately 20" below top
 of stem wall. Be sure that fill meets or exceeds the assumed soil bearing
 pressure of 2000 PSF.
- 2. Place 4" clean granular fill with vapor barrier on top.
- 3. Mix and pour your slab according to manufacturers instructions at a
- minimum of 3 ½" thick with 6" x 6" welded wire mesh.

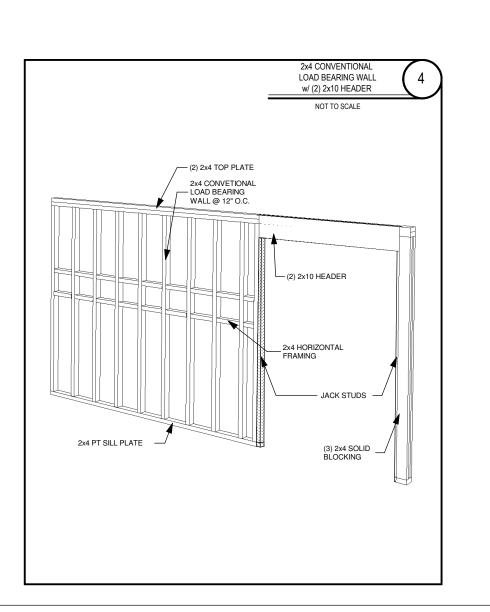
 4. Leave ½" expansion joint at stem wall.
- Allow slab to cure according to the man
- 5. Allow slab to cure according to the manufacturers specifications.

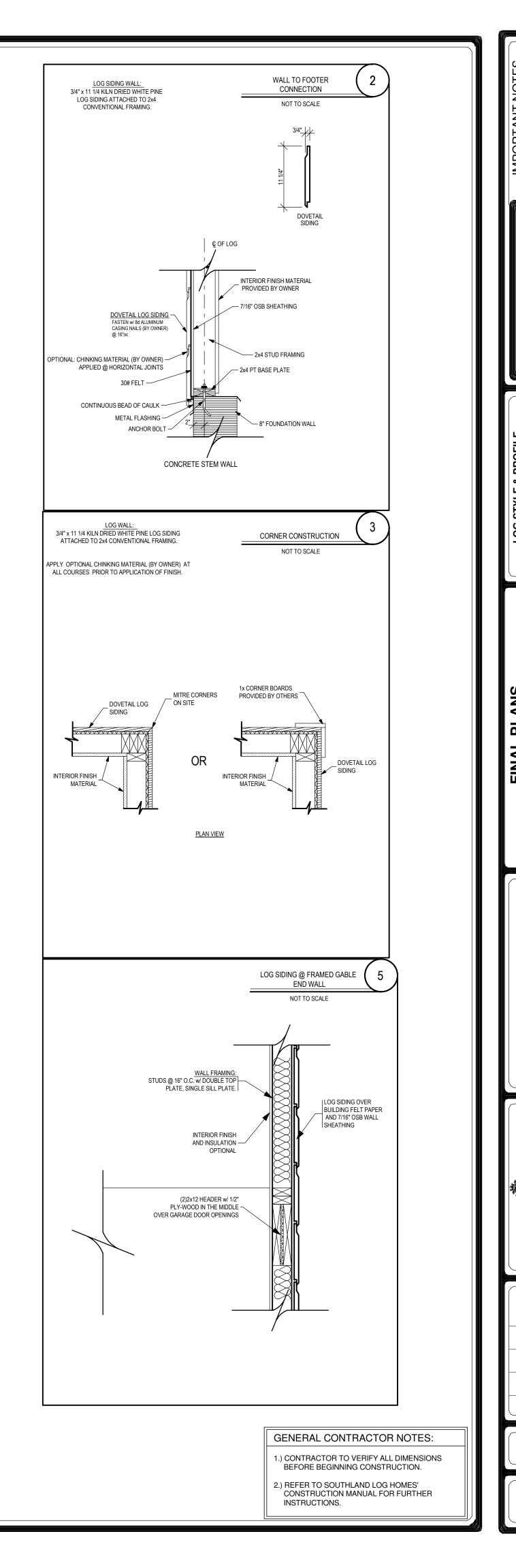
FOUNDATION OPTION

It maybe possible to construct your footing, stem wall and slab at the same time by doing them as a single pour. Please consult a local contractor in your area to see if this is an option at your building site.









MODEL:

CUSTOM

DESIGNED BY: **JMG**

PLAN DATE **5/19/16**

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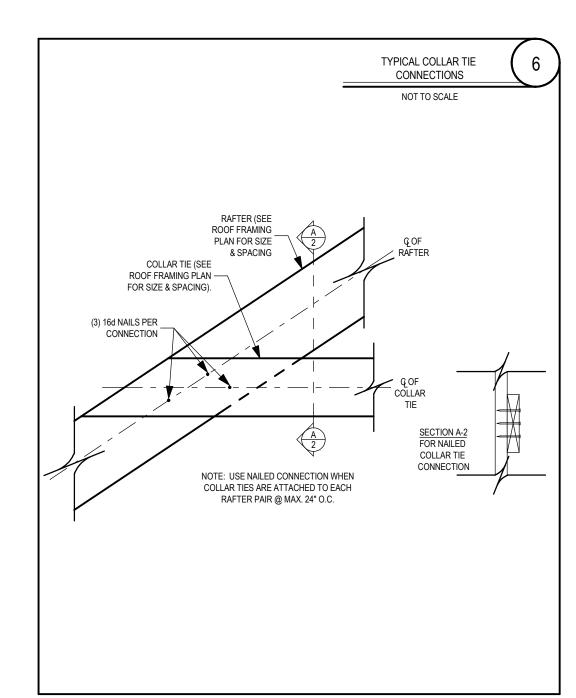
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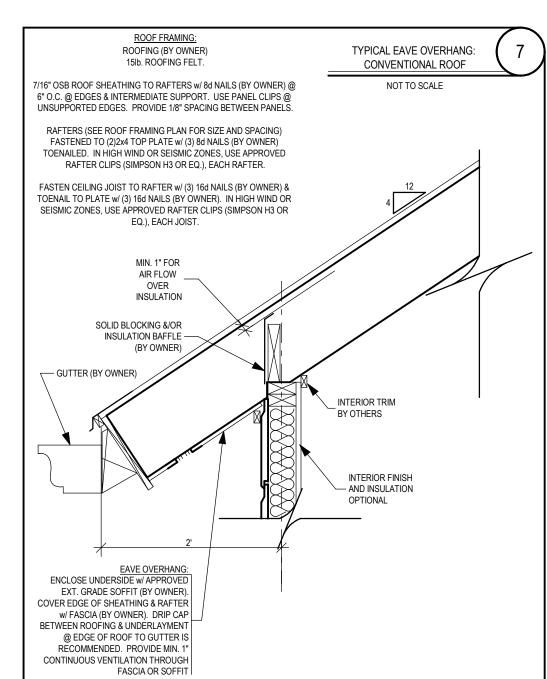
ROOF FRAMING (Refer to Detail 7-9)

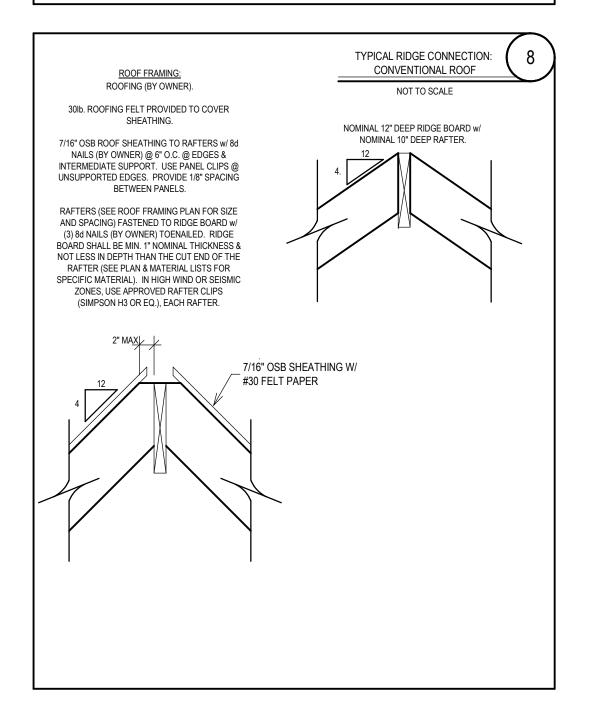
- 1. To begin roof framing locate the 2x6 rafter plates and 2x12 ridge board in your kit. Cut to length to match the log walls. Mark rafter plates and ridge board with a pencil @ 16" on centers. This is the spacing for the rafters.
- 2. Center the rafter plates over the log wall and secure with 16d nails spaced at 16" on center, staggered. These rafter plates only need to be on the left and right side walls. The front and ear wall will be framed with 2x4's later on for the gable ends.
- 3. Use temporary framing and/ or bracing to hold ridge board in place (3'-10 1/4" above the rafter plate) so you can determine the proper placement for the cuts in the rafters. You will need to cut a notch where the rafter meets the sill plate, commonly called a bird's mouth, and you will need to make a straight cut where the rafter meets the ridge board so they can be secured firmly together.
- Another cut will be made to flatten the top corner of the rafter where it meets the ridge board. The flat area created by this cut cannot exceed 2". (Refer to Detail 9)
- 5. It is important that you have the ridge board centered and at the correct height before making any cuts in the rafters.
- 6. Once you have cut (1) rafter for each side of the ridge board and checked to make sure they fit securely. You can then use those rafters as a template to cut the remaining rafters.
- 7. IMPORTANT NOTE! Do not remove temporary framing or bracing for ridge board until collar ties have been installed.
- 8. Secure all rafters in place using (2) 16d nails, you can then secure the collar ties into position with (3) 16d nails per connection. (Refer to Detail 7)
- Check the "Transverse Section A" on sheet 1.1 for correct collar tie height.
- 10. Once collar ties are in place you can take down the temporary framing or bracing for the ridge board.
- 11. The front and rear gable end framing uses conventional 2x4 framing to frame the opening and then use 7/16" OSB sheathing covered with 30# felt paper to enclose it. (Refer to Detail 6)
- 12. Use galvanized or aluminum nails to fasten the log siding to the sheathing.
- 13. Apply a consistent bead of exterior grade caulking on top of the log wall course and beginning of siding.
- 14. Use a 10" aluminum flashing at the bottom of the log siding with caulking above and below
- 15. The 7/16" OSB roof sheathing can now be set into place.
- 16. Lay the sheathing so that the long axis is perpendicular with the rafters.
- 17. Remember to stagger joints as you go to the next layer up and secure 7/16" hurricane ties where the next sheet will make a connection.
- 18. Attach the sheathing with plywood adhesive and 8d galvanized common nails, space 6" on center at the edges and 10" on center on the interior of the sheet. Please refer to Nailing Schedule on sheet 2.1.
- 19. Be sure to leave a gap at the ridge for ridge vent to be supplied by others and applied later.
- 20. After sheathing is secured you can begin applying the 30# roof felt.
- 21. Follow the manufacturers instructions and local codes for applying the felt paper correctly in your area.

FINISHING TOUCHES

- 1. The last steps to take to seal in your garage are caulking, set window and door, and apply Southland's Exterior Finish to protect the logs.
- The window and door you receive should be installed according to manufacturers specifications. Please note the size of the rough openings needed for the door and window before you begin your log wall construction
- 3. The tan colored caulking is provided as part of the materials you received for your garage.
- 4. The caulking should be applied using the manufacturers instructions on the package, and should be applied before any sealers or wood stains are used.
- 5. All seams between logs and all joints should be caulked to seal them
- 6. You may want to practice in a hidden area to sharpen your technique before you complete the more visible areas.
- 7. For more information on caulking please refer to your SLH Construction Manual, page 4-17.
- 8. The exterior wood preservative provided will help to seal and maintain your logs.
- 9. For best results apply (1) heavy coat on dry surface.
- 10. When hanging your garage doors it maybe necessary to hang the garge door rails from one of the rafters or the collar ties depending on the size door you decide on.





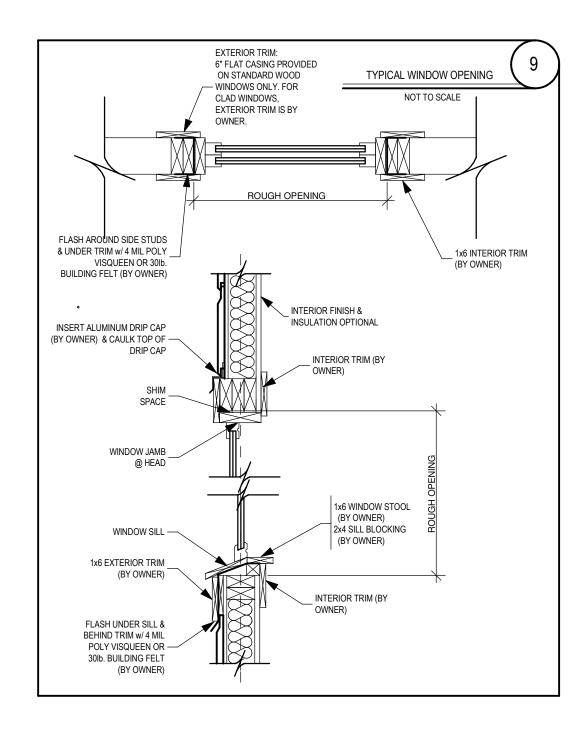


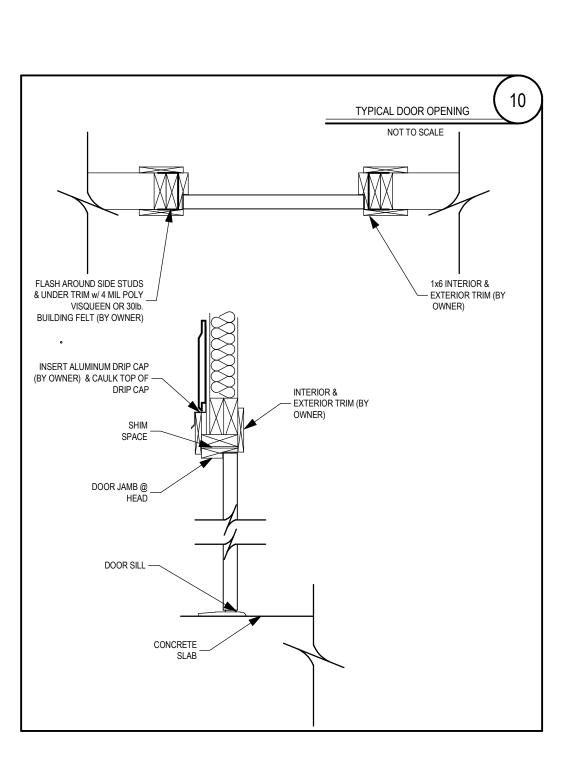
WINDOW AND DOOR

- 1. It is always best to follow manufacturers specifications when installing any door or window.
- 2. It is important that you determine the size of the rough opening needed for your specific door and window during the layout process before construction of the walls is started.
- 3. The bucks for the door and window can also help align logs during construction by framing the openings and being temporarily supported in place. Making sure they are plumb and square.

CONGRATULATIONS! You have now completed construction of your Custom Garage from Southland Log Homes.

It is important to remember that before undertaking any project of this type you understand all the skills, materials and knowledge required to complete the project safely and properly. Please take the time to familiarize yourself with the steps outlined here as well as the plans and details for your garage. For further information you can refer to the Southland Log Homes Construction Manual.





GENERAL CONTRACTOR NOTES:

1.) CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

2.) REFER TO SOUTHLAND LOG HOMES' CONSTRUCTION MANUAL FOR FURTHER

INSTRUCTIONS.

This Southland Log Home package has been designed according to the purchase contract and applicable building codes and must be constructed in accordance with these plans. All unauthorized deviations become the responsibility of the owner as it may result in unsafe conditions, structural concerns, violate building codes and will void the warranty on this product.

8X12 DOVETAIL EWP

DT

THORNGROVE PIKE

FINAL PLANS

or is responsible to field verify all dimensions on your job since and the partments may require sealed constration or local building departments may require sealed constration energy sheets. Purchaser assumes the responsibility to sealed plans are neccesary and must notify Seller in writy-five (35) days prior to delivery date. Purchaser is responitionerred by failure to notify Seller. (Final Plans are subject the engineer who seals the plans. If your plans require "s

Y COUNTY:

Y STATE:

TN
Some a plans an determine least this all cost:

XXXXX

Selving
Contract
Some a plans an determine least this all cost the plans the

OUT HILAND
LOGHOMES
800-845-3555 USA
803-781-5128 FAX
7521 BROAD RIVER ROAD

MODEL:

CUSTOM

DESIGNED BY:

JMG

CHECKED BY:

MEL

1601958

PLAN DATE **5/19/16**

DELIVERY DATE:

G3.2
SHEET NUMBER