Acknowledgement Of
Plans Submittal ONLY!
Maria Tolson Date 4/4/07
Marjorie Hyder Date 4/4/07

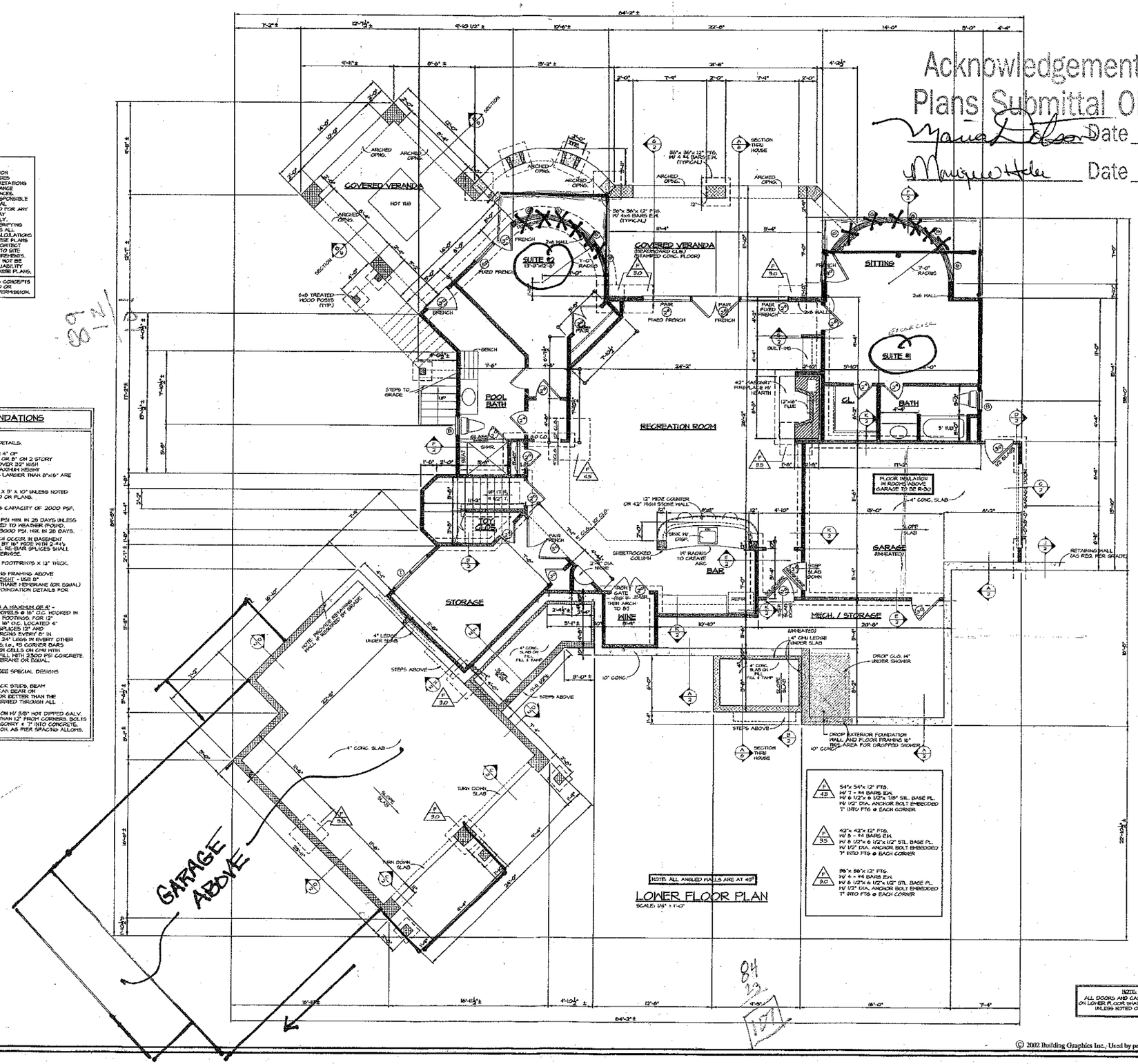
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NOTICE:
LIVING CONCEPTS HOME PLANNING HAS TAKEN GREAT CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, SINCE CODES ARE SUBJECT TO CHANGE AND INTERPRETATIONS VARY, WE DO NOT GUARANTEE COMPLIANCE WITH ANY SPECIFIC CODES OR ORDINANCES. PURCHASER OR BUILDER IS SOLELY RESPONSIBLE FOR VERIFYING COMPLIANCE WITH LOCAL BUILDING CODES AND ORDINANCES AND FOR ANY MODIFICATIONS TO THE PLANS THAT MAY NEED TO BE MADE IN ORDER TO COMPLY. BUILDER IS ALSO RESPONSIBLE FOR VERIFYING SITE AND SOIL CONDITIONS AS WELL AS ALL DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS BEFORE BEGINNING CONSTRUCTION. THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT OR ENGINEER TO VERIFY ADAPTATION TO SITE AND LOCAL STRUCTURAL DESIGN REQUIREMENTS. LIVING CONCEPTS HOME PLANNING MAY NOT BE HELD RESPONSIBLE AND ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THESE PLANS.

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RESIDENTIAL FOUNDATIONS

1. ALL WALL FOOTINGS AS PER PLANS AND DETAILS.
2. INTERIOR 8"X 16" GHU PIERS CAPPED WITH 4" OF SOLID MASONRY ON 1 STORY STRUCTURES OR 8" ON 2 STORY STRUCTURES UP TO 32" HIGH. ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE S MORTAR. MAXIMUM HEIGHT FOR 8" x 16" FILLED PIER IS 6'-8". PIERS LARGER THAN 8"x16" ARE NOTED ON PLAN.
3. FOOTINGS FOR ALL 8" x 16" PIERS ARE 2' X 3' X 10" UNLESS NOTED OTHERWISE. REINFORCING IS TO BE NOTED ON PLANS.
4. FOOTINGS ARE BASED ON A SOIL BEARING CAPACITY OF 2000 PSF.
5. CONCRETE FOR FOOTING SHALL BE 2500 PSI MIN. IN 28 DAYS UNLESS NOTED OTHERWISE. ALL CONCRETE EXPOSED TO WEATHER (FOUND. WALLS, EXTERIOR SLABS, ETC.) SHALL BE 3000 PSI MIN. IN 28 DAYS.
6. INTERIOR THICKENED SLAB FOOTINGS WHICH OCCUR IN BASEMENT OR "SLAB ON GRADE" SHALL BE 10" DEEP BY 16" WIDE WITH 2-#4's CONTINUOUS UNLESS NOTED OTHERWISE. ALL RE-BAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE.
7. CHIMNEY FOOTINGS ARE 12" LARGER THAN FOOTPRINTS X 12" THICK.
8. WALLS BACK FILLED WITH DIRT SUPPORTING FRAMING ABOVE
   A. FOR EARTH FILL UP TO 4' MAXIMUM HEIGHT - USE 8" CMU, 8" BRICK OR 8" CONC. WITH BITUTHANE MEMBRANE (OR EQUAL) WATERPROOFING ON EXTERIOR. SEE FOUNDATION DETAILS FOR FOOTING SIZES.
   B. FOR EARTH FILL 4' AND HIGHER UP TO A MAXIMUM OF 8' - USE 8" x 24" (MIN.) FOOTING WITH #4 DOWELS @ 16" O.C. HOOKED IN FOOTING AND PROJECTING 15" ABOVE FOOTINGS. FOR 12" CMU WALLS USE #4 VERTICAL BARS @ 16" O.C. LOCATED 4" FROM NON DIRT FILL FACE. LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN CMU JOINTS. INSTALL 1-#8 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS I.E. NO CORNER BARS @ 16" O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH EITHER TYPE "S" OR "M" MORTAR OR FILL WITH 2500 PSI CONCRETE. INSTALL WATERPROOF BITUTHENE MEMBRANE OR EQUAL.
9. FOR RETAINING WALLS WITHOUT FRAMING SEE SPECIAL DESIGNS ON DRAWINGS.
10. NO POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS - WHETHER WOOD OR STEEL - CAN BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORT ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.
11. PLATES SHALL BE ANCHORED TO FOUNDATION W/ 5/8" HOT DIPPED GALV. BOLTS, SPACED 6'-0" O.C. AND NO MORE THAN 12" FROM CORNERS. BOLTS SHALL BE EMBEDDED A MIN. OF 15" INTO MASONRY & 7" INTO CONCRETE, OR WITH PIER & CURTAIN WALL CONSTRUCTION, AS PIER SPACING ALLOWS.



NOTE: ALL ANGLED WALLS ARE AT 45°

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
ALL DOORS AND CASED OPENINGS ON LOWER FLOOR SHALL BE 8'-0" HIGH UNLESS NOTED OTHERWISE.

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GENERAL NOTES

1. DESIGN LOADS ARE ALL DEAD LOADS PLUS:
   - A. FOOTINGS ARE BASED ON A SOIL BEARING CAPACITY OF _____ 2000 PSF
   - B. MAIN FLOOR LIVE LOAD _____ * 40 PSF
   - C. UPPER FLOOR LIVE LOAD _____ * 40 PSF
     SLEEP BEDROOMS _____ * 30 PSF
   - D. CEILING JOISTS UNDER ATTICS W/ LESS THAN 6' CLEAR HEIGHT _____ * 10 PSF
   - E. CEILING JOISTS UNDER ATTICS W/ OVER 6' CLEAR HEIGHT BUT NO PERMANENT STAIR _____ * 20 PSF
   - F. ROOF LIVE LOAD (SNOW SHIELDING) _____ * 30 PSF
     SNOW LIVE LOAD (TILE) _____ * 50 PSF
   - K. SNOW LOAD WHERE APPLICABLE _____ * 50 PSF
   - I. WIND LOAD IS 80 MPH EQUIVALENT TO _____ * 221 PSF
   - J. EARTHQUAKE IS PER NORTH CANADIAN CODE
2. THESE PLANS SHALL BE STAMPED AND USED IN THEIR ENTIRETY AS SEPARATION VITAL TO EACH SHEET OF CONSTRUCTION WILL APPEAR ON MORE THAN ONE SHEET.
3. IF CONTRACTOR DISCOVERS A CONSTRUCTION DEVIATION FROM THE PLANS, IT IS CONTRACTOR'S RESPONSIBILITY TO BRING BCD COMPLIANCE TO THE ATTENTION OF THE DESIGNER AND BUILDING OFFICIAL BEFORE PROCEEDING. GENERAL CONTRACTOR ASSUMES ALL LIABILITY FOR ANY DEVIATION FROM THE PLAN NOT APPROVED BY THE DESIGNER.
4. GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HE SHALL CONFIRM ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES.
5. DESIGNER NOT RESPONSIBLE FOR EQUIPMENT OR MATERIALS NOT SPECIFIED ON THESE PLANS.
6. DIMENSIONS ON FLOOR PLANS ARE FROM FACE OF STUD (TYPICAL) BRAND ARE DIMENSIONED TO CENTERLINE UNLESS NOTED OTHERWISE
7. DIMENSIONS ON FOUNDATION PLANS ARE FROM FACE OF MASONRY UNO.
8. DIMENSIONS FROM FIN. FLOOR TO TOP OF GARAGE FLOOR SLAB MAY VARY ACCORDING TO FIELD GRADE CONDITIONS UNLESS SPECIFICALLY DIMENSIONED ON PLANS
9. DRAWINGS SHALL NOT BE SCALED. USE LABELED DIMENSIONS ONLY. 1 DIMENSIONS SHOULD BE MISSING.
10. DETAILS TAKE PRECEDENCE OVER PLANS & ELEVATIONS. LARGER SCALED DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS.
11. WATER AND MOISTURE PROTECTION

(A) PROVIDE FOUNDATION WATERPROOFING WHERE EXTERIOR GRADE IS ABOVE BASE OF BASEMENT SLAB AND INSTALL 6" AGGREGATED PLASTIC DRAINAGE BOARD AND SLOPE TO DRAIN SITE DRY WELL OR MUNICIPAL DRAINAGE SYSTEM.

(B) ALL BUILDING EXTERIOR SURFACE PENETRATIONS WITH POTENTIAL EXPOSURE TO WEATHER SHALL BE SEALED AGAINST DAMAGE BY FLASHING OR MANUFACTURER'S RECOMMENDED METHOD. ADDITIONAL FLASHING SHALL BE INSTALLED AS REQUIRED TO PREVENT CAPILLARY MOISTURE TRANSFER.

(C) ALL FLASHING SHALL BE TURNED OUT AT LOWER EDGE TO DIRECT WATER OUT OF STRUCTURE.

(D) ALL FLASHING SHALL BE COPPER, ALUMINUM OR PVC UNLESS NOTED OTHERWISE

(E) IF ANY TYPE OF LAP SIDING OTHER THAN VINYL IS USED, PROVIDE A SEALED WATERPROOF BARRIER BEHIND ANY VERTICAL OR SEL. IRON WITH BARRIER TURNED OUT AT FIRST SIDING COURSE BELOW IRON

(F) IF ANY TYPE OF LAP SIDING OTHER THAN VINYL IS USED, WRAP ALL CORNERS W/ 6 MIL POLY EXTENDING 12" HORIZONTALLY BEYOND VERTICAL JOINTS AND TURNED OUT OVER CLADDING OR FLASHING AT BOTTOM OF JOINT.

12. WINDOWS AND DOORS

(A) WINDOW SIZES (USED) ARE NOMINAL FRAME SIZES UNLESS NOTED OR SPECIFIED OTHERWISE AND MAY VARY SLIGHTLY ACCORDING TO MANUFACTURER.

(B) CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING WINDOWS THAT MEET EGRESS AND TEMPERED GLASS REQUIREMENTS

(C) ALL FRENCH DOORS, SLIDING GLASS DOORS, AND SHOWER ENCLOSURES TO BE TEMPERED SAFETY GLASS

(D) ALL CASEMENT WINDOWS ARE NOMINAL AND MAY VARY ACCORDING TO MANUFACTURER. CONTRACTOR SHALL SET WINDOWS, DOORS, AND CASED OPENINGS AT SAME NOMINAL HEIGHT SO THAT TRIM SHALL ALIGN.

(E) UNLESS NOTED OTHERWISE, TRANSOM HEIGHTS ARE NOMINAL AND SHALL BE ADJUSTED TO ALL EVENLY TO UNKNOWN FLOOR AND YIELD A NOMINAL OVERALL HEIGHT TO MATCH ANY DOOR OR OPENINGS.

(F) ALL GLASS IN ANY DOOR SHALL BE TEMPERED UNLESS OTHERWISE PERMITTED BY CODE.

13. GARAGE SEPARATION

(A) GARAGE CEILING + WALL BETWEEN HOUSE AND GARAGE SHALL BE 1/2" SHEET ROCK.

(B) DOORS FROM HOUSE TO GARAGE SHALL BE 1 3/8" THICK SOLID WOOD OR 20 MIN RATED.

14. GUARDRAIL OPENING LIMITATIONS

REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 8 INCHES IN DIAMETER. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAX OF 4 INCHES (102 mm) AT THE NEAREST POINT BETWEEN THE MEMBERS.

EXCEPTION: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A SPHERE 8 INCHES (150 mm) CAN NOT PASS THROUGH

15. ENGINEERED CONSTRUCTION

ALL WOOD FOUNDATIONS & SLABS SHALL BE PREPARED FOR VERIFIED BY A LICENSED ENGINEER/ARCHITECT.

16. ENERGY EFFICIENCY REGULATIONS

(A) IN THE MAIN FLOOR, INSULATION IN ROOMS OVER GARAGES OR OUTDOOR AREAS SHALL BE R-50

(B) KNEE WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL HAVE R-28 BATT INSULATION

(C) ALL EXTERIOR WALLS AND HIGH BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL HAVE SHEATHING OR UNCONDITIONED SIDE.

17. THE DESIGNER MAKES EVERY EFFORT TO USE ONLY PRODUCTS AND TECHNIQUES RECOGNIZED AS THE TYPE AS APPROPRIATE FOR THE APPLICATIONS SHOWN. HOWEVER, MANY ITEMS SHOWN ON THESE PLANS ARE IN GENERIC TERMS AND ARE LEFT TO THE OWNERS AND/OR CONTRACTORS DISCRETION OR ARE SHOWN SPECIFICALLY AS REQUESTED BY THE OWNER AND/OR THE CONTRACTOR. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF ANY MATERIAL OR PRODUCTS SHOWN OR ANY TECHNIQUES NOT SPECIFICALLY SHOWN ON THE PLANS.

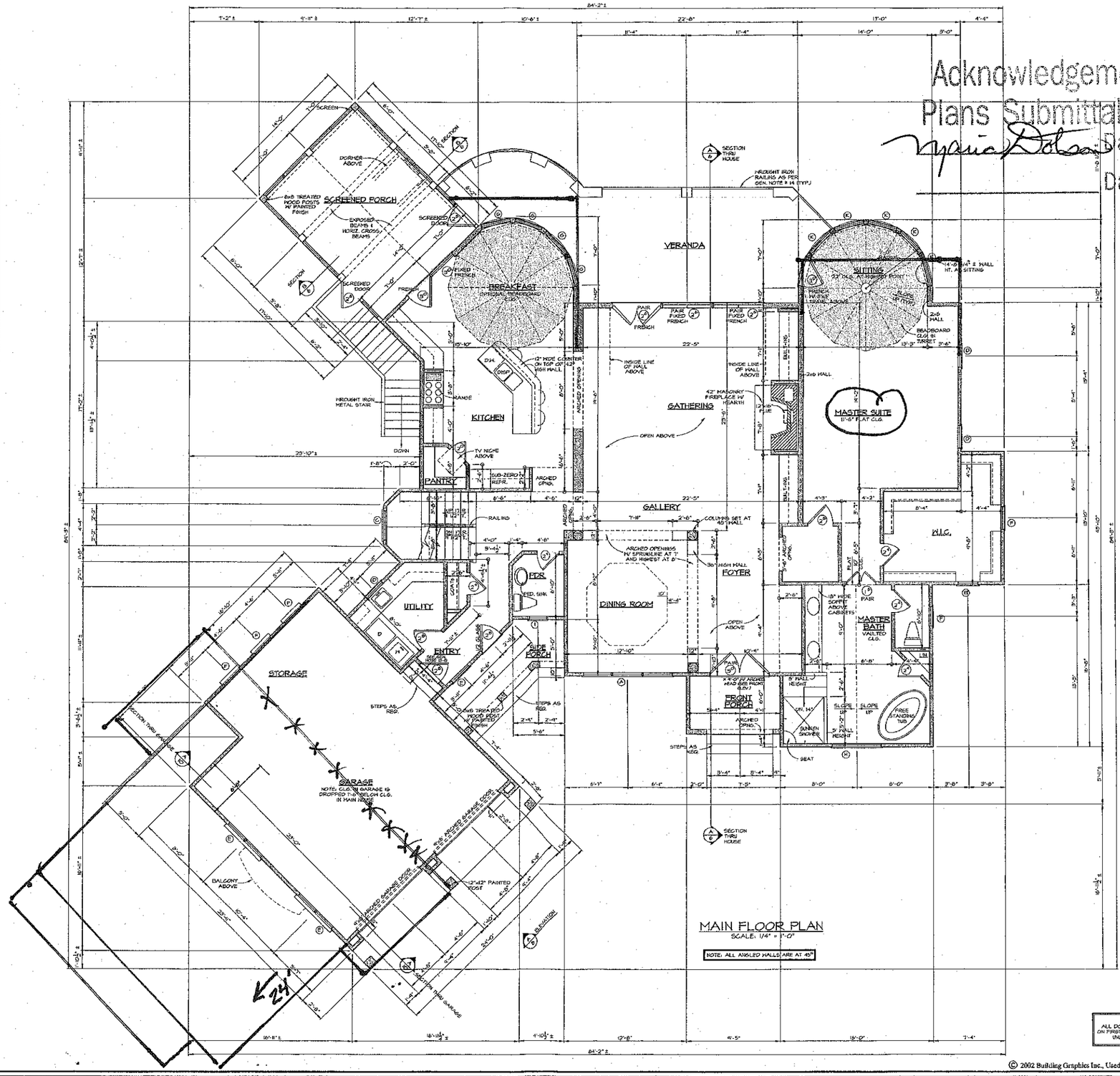
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AREA (STUD)

LOWER LEVEL HEATED	1870	S.F.
MAIN FLOOR HEATED	2363	S.F.
UPPER FLOOR HEATED	248	S.F.
TOTAL HEATED	4781	S.F.
MAIN GARAGE	721	S.F.
SCREENED PORCH	256	S.F.
SIDE PORCH	57	S.F.
FRONT PORCH	40	S.F.
LOWER GARAGE	368	S.F.
LOWER COVERED VERANDAS	541	S.F.
LOWER UNFIN. STOR.	285	S.F.
UPPER BONUS	552	S.F.
TOTAL UNDER ROOF	7581	S.F.
MAIN VERANDA	378	S.F.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: ALL ANGLED WALLS ARE AT 45°

NOTE: ALL DOORS AND CASED OPENINGS ON FIRST FLOOR SHALL BE 8'-0" HIGH UNLESS NOTED OTHERWISE.

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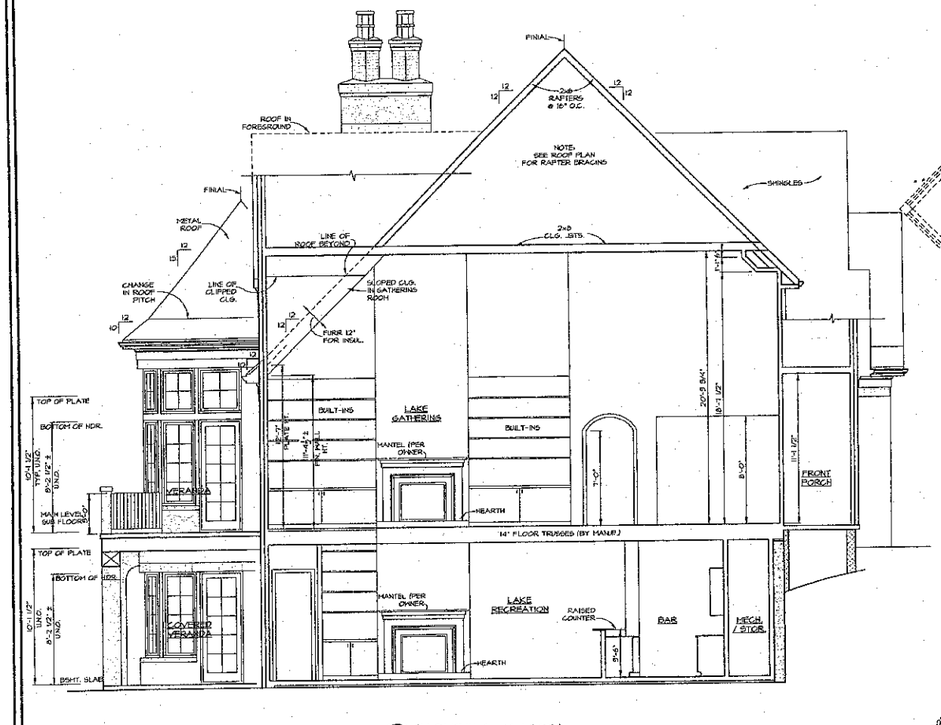
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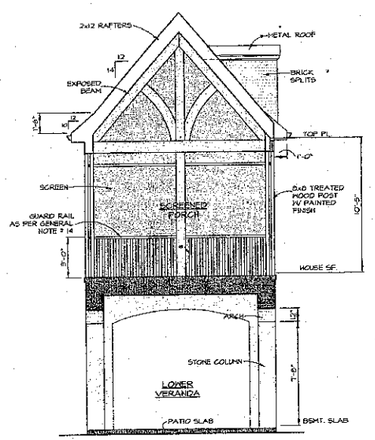
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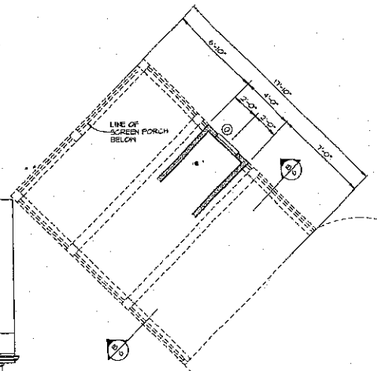
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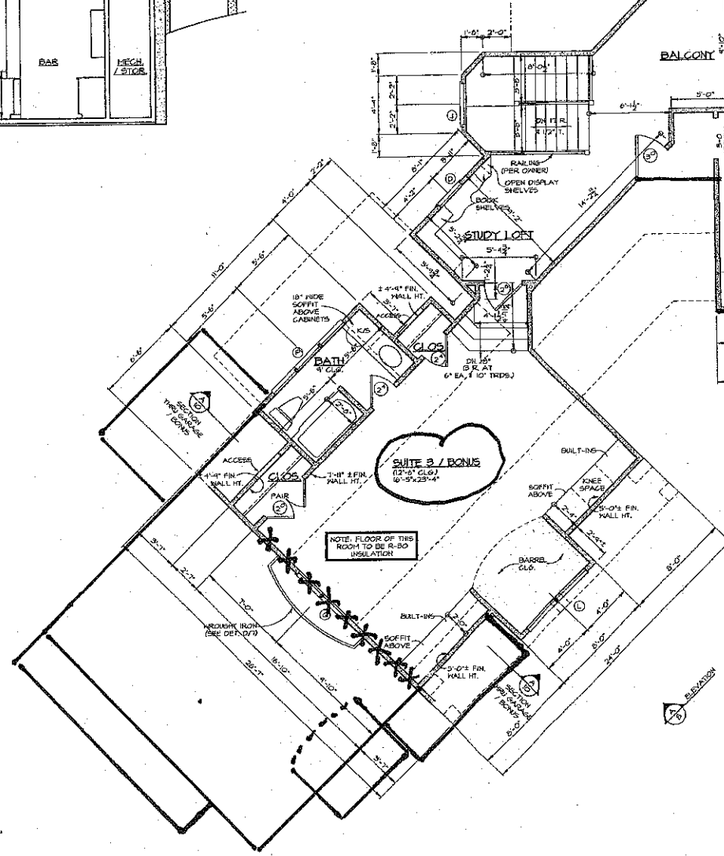


A/6 HOUSE SECTION
SCALE: 1/4" = 1'-0"

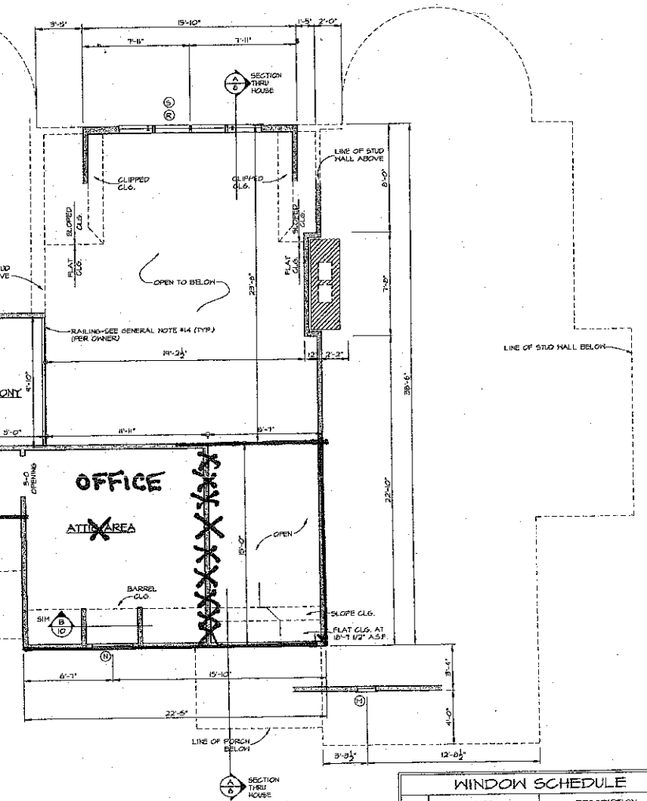


B/6 SCREENED PORCH SECTION
SCALE: 1/4" = 1'-0"





UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTE: ALL ANGLED WALLS ARE AT 45°

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
A	(3)3'-0"x6'-0"	CASEMENT W/ 1'-8" ARCHED TRANSOM (SEE ELEV.)
B	2'-0"x4'-0"	CASEMENT
C	3'-0"x5'-8"	ARCHED CASEMENT (TEMPERED)
D	2'-4"x4'-6"	CASEMENT
E	(2)2'-4"x6'-0"	CASEMENT
F	2'-4"x2'-4"	CASEMENT
G	3'-0"x6'-0"	CASEMENT
H	5'-0"x8'-0"	ARCHED FIXED CASEMENT (TEMPERED)
I	(2)2'-4"x4'-6"	CASEMENT
J	3'-0"x8'-0"	ARCHED FIXED CASEMENT (TEMPERED)
K	3'-0"x5'-0"	CASEMENT (FIXED)
L	(2) 3'-0"x4'-6"	CASEMENT W/ 16" ARCHED TRANSOM
M	1'-4"x2'-6"	ARCHED FIXED CASEMENT
N	3'-0"x5'-8"	CASEMENT W/ 16" ARCHED TRANSOM
O	2'-0"x4'-0"	ARCHED FIXED CASEMENT
P	(3)2'-4"x3'-6"	CASEMENT W/ 18" ARCHED TRANSOM
Q	(2)2'-4"x 3'-0"	CASEMENT W/ 16" ARCHED TRANSOM
R	(4)2'-8"x 2'-6"	CASEMENT (FIXED)
S	(2)2'-8"x 5'-0"	CASEMENT W/ ARCHED TOP (SEE ELEV.)

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