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.

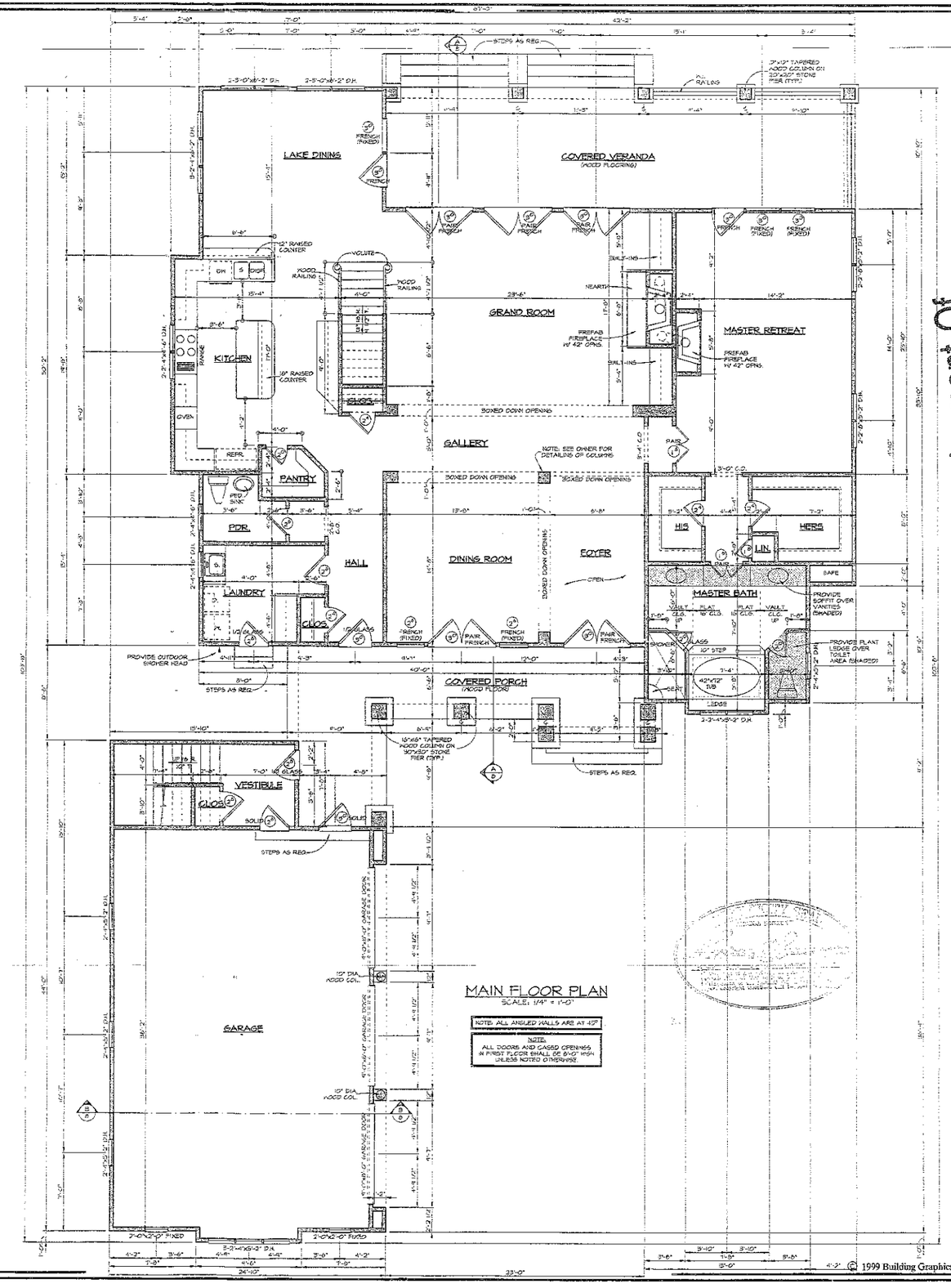
THIS PLAN IS THE PROPERTY OF LIVING CONCEPTS HOME PLANNING AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

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 EXCEPT BEDROOMS: 30 PSF
   - D. CEILING JOISTS UNDER ATTICS WITH ROOF SLOPES < 3/12: 10 PSF
   - E. CEILING JOISTS UNDER ATTICS WITHOUT PERMANENT STAIRS AND WITH ROOF SLOPES > 3/12: 20 PSF
   - F. CEILING JOISTS UNDER ATTICS WITH PERMANENT STAIRS AND WITH ROOF SLOPES > 3/12: 30 PSF
   - G. ROOF LIVE LOAD: 20 PSF
   - H. SNOW LOAD WHERE APPLICABLE:
   - I. WIND LOAD IS 80 MPH EQUIVALENT TO: 175 PSF
   - J. EARTHQUAKE IS PER NORTH CAROLINA CODE
2. THESE PLANS SHOULD BE STUDIED AND USED IN THEIR ENTIRETY AS INFORMATION VITAL TO EACH STAGE OF CONSTRUCTION WILL APPEAR ON MORE THAN ONE SHEET.
3. IF CONTRACTOR DISCOVERS A CONSTRUCTION DEVIATION FROM THE PLANS, IT IS CONTRACTORS RESPONSIBILITY TO BRING INTO COMPLIANCE WITH THE PLANS OR CONTACT THE ARCHITECT BEFORE PROCEEDING. GENERAL CONTRACTOR ASSUMES ALL LIABILITY FOR ANY DEVIATION FROM THE PLAN NOT APPROVED BY THE ARCHITECT.
4. GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR COMPLETION OF ALL WORK SHOWN OR REASONABLY IMPLIED BY THESE DRAWINGS AND/OR SPECIFICATIONS. HE SHALL CONFIRM ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
5. ARCHITECT NOT RESPONSIBLE FOR EQUIPMENT OR MATERIALS NOT SPECIFIED ON THESE PLANS.
6. DIMENSIONS ON FLOOR PLANS ARE FROM FACE OF STUD ON EXTERIOR WALLS AND TO CENTERLINE OF STUD ON INTERIOR WALLS, EXCEPT WHERE NOTED WITH THE FOLLOWING SYMBOLS:

   WHICH DENOTES FACE OF STUDS. BEAMS & GIRDERS ARE DIMENSIONED TO CENTERLINE UNLESS NOTED OTHERWISE.
7. DIMENSIONS ON FOUNDATION PLANS ARE FROM FACE OF MASONRY U.N.O.
8. DIMENSIONS FROM 1ST. 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 LABLED DIMENSIONS ONLY. ± DIMENSIONS SHOULD BE WITHIN 1".
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 CRAWL SPACE OR BASEMENT SLAB AND INSTALL 4" PERFORATED PLASTIC FOUNDATION DRAINS AND SLOPE TO ON-SITE DRY WELL OR NATURAL DRAINAGE COURSES.
    - (B) ALL BUILDING EXTERIOR SURFACE PENETRATIONS WITH POTENTIAL EXPOSURE TO WEATHER SHALL BE FLASHED AND/OR CAULKED AS PER CODE AND/OR INDUSTRY-RECOGNIZED PROPER CONSTRUCTION TECHNIQUES.
    - (C) ALL FLASHING SHALL BE TURNED OUT AT LOWER EDGE TO DIRECT WATER OUT OF STRUCTURE.
    - (D) WRAP ALL WINDOW, DOOR, VENT, ETC. OPENINGS WITH 6 MIL POLY PRIOR TO INSTALLATION UNLESS DIRECTED OTHERWISE BY BUILDING INSPECTOR OR CLADDING MANUFACTURERS INSTRUCTIONS.
    - (E) IF SIDING OR CEDAR SHINGLES ARE USED, WRAP ALL CORNERS WITH 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 SHOWN 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) HEADER HEIGHTS ARE APPROXIMATE AND MAY VARY ACCORDING TO MANUFACTURER. CONTRACTOR SHALL SET WINDOWS, DOORS, AND CASED OPENINGS AT SAME NOMINAL HEIGHT SO THAT TRIM SHALL ALIGN.
13. THE DESIGNER MAKES EVERY EFFORT TO USE ONLY PRODUCTS AND TECHNIQUES RECOGNIZED AT THE TIME AS APPROPRIATE FOR THE APPLICATIONS SHOWN. HOWEVER, MANY ITEMS SHOWN ON THESE PLANS ARE IN GENERIC TERMS AND ARE LEFT TO THE OWNER'S AND/OR CONTRACTOR'S DISCRETION OR ARE SHOWN SPECIFICALLY AS REQUESTED BY THE OWNER AND/OR THE CONTRACTOR. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF ANY MATERIAL OR PRODUCTS SHOWN OR ANY TECHNIQUES NOT SPECIFICALLY SHOWN ON THE PLANS.



MAIN FLOOR PLAN

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

NOTE: ALL ANGLED WALLS ARE AT 45°

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

AREA	(STUDY) (STAIRS IN)
MAIN FLOOR HEATED	3020 S.F.
UPPER FLOOR HEATED	2061 S.F.
STUDIO HEATED	684 S.F.
APARTMENT	673 S.F.
TOTAL HEATED	9778 S.F.
GARAGE & VESTIBULE	1008 S.F.
FRONT PORCH	319 S.F.
MAIN VERANDA	491 S.F.
UPPER VERANDA	282 S.F.
SUN BATHING DECK	194 S.F.
TOTAL UNDER ROOF	8174 S.F.

Acknowledgement Of Plans Submittal ONLY!
Date 1-26-05
Date 1/26/05

G-421

Living Concepts HOME PLANNING
3113 CHARLES BOULEVARD, SUITE 204, GREENVILLE, NC 27858 PHONE 252.830.0005 FAX 252.830.0006
www.livingconcepts.com

DRAWN BY: DJD.
JOB NO.
DRAWING NO.
REVISIONS:
DATE:
SHEET NO. 2 OF

© 1999 Building Graphics Inc., Used by permission by Living Concepts