



FOUNDATION NOTES

Step footings & foundation walls as required by finished grade.
 20" x 10" strip footings or size to suit found conditions.
 Provide drain tile around entire perimeter of building; drain down-slope to daylight.
 Provide openings through foundation for all services, including buried electrical service, water supply, sewage, vent pipes, sump drain, etc.
 Provide footings for exterior deck stairs as required.
 Provide recess & outlet for future sump pump.
 ICF system to be installed according to Manufacturer's instructions.
 If Nudura ICF system is used, adjust overall dims. 3/4" to accommodate standard corner modules.

MECHANICAL NOTES

Heating system: space heat to be provided by a ground source heat pump and distributed by in-floor hydronic heat and according to heating contractor's design.
 Heat for the main floor of the Garage is to be provided by fan-radiator unit on separate thermostat.
 Heat for the storage space over the Garage is to be provided by electric baseboard convectors units.
 THE ENTIRE HEATING SYSTEM IS TO BE DESIGNED BY A QUALIFIED HEATING CONTRACTOR & IS TO INCLUDE A FULL ROOM-BY-ROOM HEAT LOSS CALCULATION.
 Install central vacuum system.
 Confirm with owner location of all hvv louvers, vacuum outlets, & all other visible mechanical items prior to installation.
 Provide on-demand hot water re-circulation pump.

PLAN NOTES

Wall & ceiling finish in basement to be drywall, mudded & primed; no finish paint or trim.
 Wine cellar/root cellar location t.b.c. Insulate this room's walls to R12 & ceiling to R20, vent to outside w/ air-tight seal when closed.

LEGEND

- wood frame wall
- ICF wall
- poured conc. wall
- ceiling lower than 6'
- door reference
- window reference
- hose bib
- central vacuum outlet
- stair direction UP

GENERAL NOTES

All work is to conform at a minimum to the National Building Code of Canada, latest edition, and all other applicable codes, bylaws, and other legal requirements.
 Structural lumber is to be No. 2 SPF or better, or equivalent manufactured lumber product.

<p>PRECIPICE design</p> <p>Zane Murdoch First South Lunenburg Co., NS (902) 634-4064 precipice@eastlink.ca</p>	No.	Revision:	Y/M/D	Project:	Hippern Residence Oakland, Nova Scotia	
				<p>BASEMENT FLOOR PLAN</p>		
		Date:	July 26, 2007	Scale:	1/4" = 1'-0"	Proj. No. 06.26
						Drawing No. A2

