



FOUNDATION PLAN
CEILING HEIGHT 9' OR 10'

GENERAL FOUNDATION NOTES:

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS FROM TO START OF CONSTRUCTION. NOTIFY CONTRACTOR AND/OR ARCHITECT OF ANY DIMENSIONS ON BENCH MARKS AND TOOLS.
- BOTTOM OF ALL FOOTINGS SHALL BEAR ON COMPACTED OR UNDISTURBED SOIL 3'-0" BELOW FROST LINE.
- ALL FOOTINGS SHALL BE REINFORCED WITH #3-18W BARS CONT. ALONG THEIR LENGTH.
- TO FOUNDATION WALL TO BE AT MIN. FROM TO FINISHED GRADE UNLESS A CONTRACTOR SHALL BE ADVISED OTHERWISE TO THE BUILDING.
- ALL BREAK IN FOOTINGS AND SLABS SHALL BE REINFORCED ABOVE FINISHED MATERIAL.
- WOODEN PLATES SHALL BE CONNECTED TO THE FOUNDATION WITH #4 HOOKED ANCHOR BOLTS @ 5'-0" OC MAX. WHERE THE BASEMENT SLAB IS BELOW GRADE.
- BE AS NEAR AS POSSIBLE TO THE CENTERLINE OF THE FOUNDATION.
- 4" TEST. SHALL THE CONCRETE COVERED UNDISTURBED (10" OR DEEP).
- WHERE THE WATER TABLE IS CONSIDERABLY CLOSE TO THE UNDERSIDE OF FOOTINGS, THE FOUNDATION SHALL BE SOFT AND REINFORCE ADDITIONAL REBAR.

STAIR DESIGN:

- 1'-0" RISE x 10" TREAD (MIN. W)
- 7'-0" MIN. CLEAR

REAR DECK DESIGN:

- 2'-0" @ 1'-0" OC
- 2'-0" @ 1'-0" OC
- 2'-0" @ 1'-0" OC

FRONT DECK DESIGN:

- 2'-0" @ 1'-0" OC
- 2'-0" @ 1'-0" OC

DIMENSION NOTE:

- ALL DOORS AND WINDOWS NOT DIMENSIONED ARE TO FACE ROUGH OPENINGS & FROM THE INSETTED WALL INTERSECTION OR BE CENTERED SLIDING DOORS WILL BE FIELD.
- NON-FROST RESIST. OPENING = 1'-2" x DOOR SIZE

STORAGE:

- SLAB ON GROUND
- SET REINFORCING BARS FOR DEMOLS

ALL WOOD FINISHED WALLS SUPPORTING SLABS:

- WOODEN PLATES
- 2" x 6" @ 1'-0" OC
- 1/2" FLY ON GROUND

CONC. STAIRS:

- #4 REBAR @ 1'-0" OC
- 1'-0" MIN. CLEAR

NOTES:

NO.	REVISION	DATE

LAWSON RESIDENCE

LOT 0
UPLANDS GATED COMMUNITY
SAVON ARB. DC
JOHN & CAROL ANN
LAWSON

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
DATE: 05-12-02
DRAWN BY: JAM/VP
CHECKED BY: A2



FEATURES OF THE HOME OF JOHN AND CAROL-ANN LAWSON
AT #33 - 2990 20TH STREET NE, SALMON ARM BC.

This executive, walk-in basement home is well built and lots of love and hard work went into its creation. It is located in a small gated community overlooking the magnificent Shuswap Lake, the city of Salmon Arm and the mountains. This home has great street appeal and is sitting on one of the best lots in the subdivision. The home has been outfitted with top of the line building material. The siding is Hardie Plank, the windows are Jeld Wen, low E glazed with a 20 year Warranty and the interior is a dream home for both husband and wife. A beautiful entrance way to the home. There is very little maintenance to be done on this home. The strata fees pay for lawn mowing and snow removal (the streets). The gardens involve very little work but are absolutely beautiful to look at. The heating system is very **cost efficient**: high efficient gas furnace, **heat pump**, and includes a humidifier.

The following are the numerous features of this home:

- Professionally landscaped with in ground sprinkler system
- Open floor plan throughout living area of Upper Level
- 10 foot ceilings throughout
- Top of the line plumbing fixtures (Grohe, Moen)
- Crown mouldings throughout the house
- Top of the line blinds covering most of the windows
- Wired for surround sound throughout the house
- Engineered hardwood flooring (Liptus) throughout most of the Upper Level
- Laminate flooring throughout most of the Lower Level

UPPER FLOOR

Entrance

- Enter through a beautifully stained wood and decorative glass door with matching sidelights.
 - Sitting area to remove foot wear
 - Beautiful scenic view from the moment you enter the house.
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- Mirrored, sliding door covering large coat cupboard
- Beautiful wood & decorative rod iron railing surrounding carpeted stairwell to the lower level with a child proof gate

Den

- high vaulted ceiling
- leaded-glass French door
- electric fireplace
- fan light
- lots of windows - arched window above three lower windows

Powder Room

- unique antique dresser transformed into the vanity topped with a glass bowl sink
- glass shelving (floor to ceiling) in corner for displaying your treasures

Great Room and Dining Room

- Wall to wall windows facing a spectacular view
- Large gas fireplace with granite surround, a beautiful crafted wood mantel, and a granite hearth
- Room for display cases on either side of fireplace
- Extended space for china cabinet
- Double French doors to outside back deck

Woman's Dream Kitchen

- Beautiful cabinetry throughout: lots of cupboard space and a set of floor to ceiling display cabinets
- top of the line appliances - gas stove
- Extra large island with granite counter top which includes bar seating for 5 and a single large stainless steel sink
- granite backsplash behind stove and
- Arched window over sink with view
- **Pantry** - walk in with well organized and plenty of shelving space

Linen Closet

- Mirrored sliding doors
- Plenty of shelves for storage - floor to ceiling

Master Bedroom

- very spacious
- vaulted ceiling with ceiling fan/light
- Decorative finish on the walls
- Mood lighting incorporated behind the crown moulding
- 2 mounted lights at the head of the bed for reading
- Wall to wall windows and Double French doors to the back deck

Ensuite

- 5 piece - large tiled shower, deep tub with ceramic tile surround, water saving toilet and two sinks
- floor to ceiling, top quality cabinetry (matching kitchen cabinets) with 2 oval mirrors and granite counter top
- ceramic tile flooring
- View window above tub

Walk in dressing room/closet

- very spacious
- lots of hanging space and shelving for storage
- small window for ventilation

Laundry Room

- Lots of cabinets/cupboards (match kitchen cabinets)
- Extra large stainless steel sink
- up and down front load washer & dryer -Maytag

Garage

- Extra wide & long - space for 2 large vehicles (room for large pick-up truck with a long box)
- Lots of room for outdoor toys (boat, ATV, seadoo, snowmobile etc.)
- 2 remote controlled garage doors with windows
- hot and cold water taps to wash vehicles
- drain in the floor for water drainage

Decks

Back:

- spacious covered large deck covering three quarters of the back of the house overlooking fantastic view of city, lake and mountains
- Plenty of room for large table, sitting area and barbeque
- natural gas hook up for barbeque
- 3 ceiling fans/lights
- Privacy, shade blinds covering outer area of deck
- tiny stone decking
- clear glass railings

Front

- 2 separate spacious connecting front porches
- room for deck table and chairs and a sitting area
- treated wood decking
- Black rod iron railings

LOWER LEVEL

- large storage area under stairwell
- wide hallways leading to the various rooms of the lower floor.
- spacious storage cupboard with bi-fold doors in one of the hallways
- **3 bedrooms**- all with good size windows

Bedroom # 1- very spacious with a separate small nursery area & vanity off the bedroom separated by pocket door - Could be transformed into an ensuite bathroom very easily - carpeted

Bedroom #2

- carpeted
- located off of bathroom-has own vanity in the bedroom
- pocket door separates bathroom and bedroom
- walk in closet

Bedroom #3

- unique ceiling finish
- laminate flooring

Bathroom

- 3 piece -large shower, sink and water saving toilet
- unique vanity
- access to bedroom #2 through pocket door

Cold room

- excellent for storing wine, canning or storage of worldly possessions
- cold air ventilation
- wired for fan
- feature wood door

Every Man's Dream Bar and Entertainment Room

- spacious with a unique ceiling finish
- top quality L - shaped cabinetry with double sink and unique crafted granite counter top
- mini bar fridge
- display shelving
- Beautifully finished, large wooden bar with granite/wood counter top and a decorative brass foot rail

- Sitting area next to bar
- decorative wall frames
- large seating area in entertainment room
- unique ceiling finish
- gas fireplace with ceramic tile surround and a beautiful dark stained oak mantel - granite hearth
- wired for surround sound
- double access from hallways
- room for **Big Screen TV** above fireplace
- wall to wall windows with double French doors leading to outside covered deck (great place for ping pong table and sitting area)
- top quality privacy/shade blinds on all windows

Exercise Area or Craft Area

- florescent lighting
- This space could be converted into a kitchen for an in-law suite.

Workshop

- Very large work space
- well lit with florescent lighting
- extra large **exit door** leading to outside and a large window
- toilet
- wash tub
- great room for storage
- Area for Furnace and electric hot water tank
- built in vacuum canister & rack for vacuum supplies