

[illegible]

FOUNDATION PLAN 1/4"=1'-0"
941 SQ. FT. FINISHED AREA

- #1 - WATER HEATER
- #2 - WATER SOFTENER
- #3 - WELL PRESSURE TANK
- #4 - HEAT RECOVERY VENTILATOR
SUMP BASKET BELOW (VERIFY)
- #5 - RADON PIPE

- 8'-1 1/8' PLATE HEIGHT • ENTIRE LOWER LEVEL (UNLESS NOTED OTHERWISE)
- PROVIDE 1/2' GYP. BD. • BASEMENT CEILING & ALLOW 80 SQFT. (MAX) OPEN CLG. AREA FOR MECHANICAL, FIRE BLOCK TRUSS SPACE • PERIMETER OF OPEN AREA
- PROVIDE DOUBLE HINGED DOORS • BEDROOM CLOSETS, VERIFY w/ SELECTION SHEET THAT HOME HAS DOORS, NOT SHEET ROCK OPENINGS
- PROVIDE PREFABRICATED FLOOR TRUSSES w/ (2) 24" WIDE DUCT CHASES, VERIFY LOCATION w/ TRUSS MANUFACTURER

- TOP COURSE OF BLK. to be CONC. BOND BEAM with (2) #4 BARS (TYP.)
- PROVIDE 2" R10 FOAM BOARD INSULATION
 - EXTERIOR FOUNDATION WALLS & 1" R5 FOAM BOARD INSULATION AT INTERIOR SIDE OF FOUNDATION WALLS (TYP.)
- PROVIDE 2" R10 FOAM BOARD BELOW SLAB (TYP.)
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)
- POUR HOUSE CONC. SLAB ON TOP OF SECOND COURSE OF FOUNDATION WALL, SEE SHT. # 4 FOR SECTIONS
- PROVIDE (2) #4 RE-BAR CONTINUOUS THROUGH CONC. FOUNDATION FOOTINGS

- THERMO-TECH WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- ALL WINDOW & DOOR OPENINGS TO HAVE (2x2x10 #2 GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

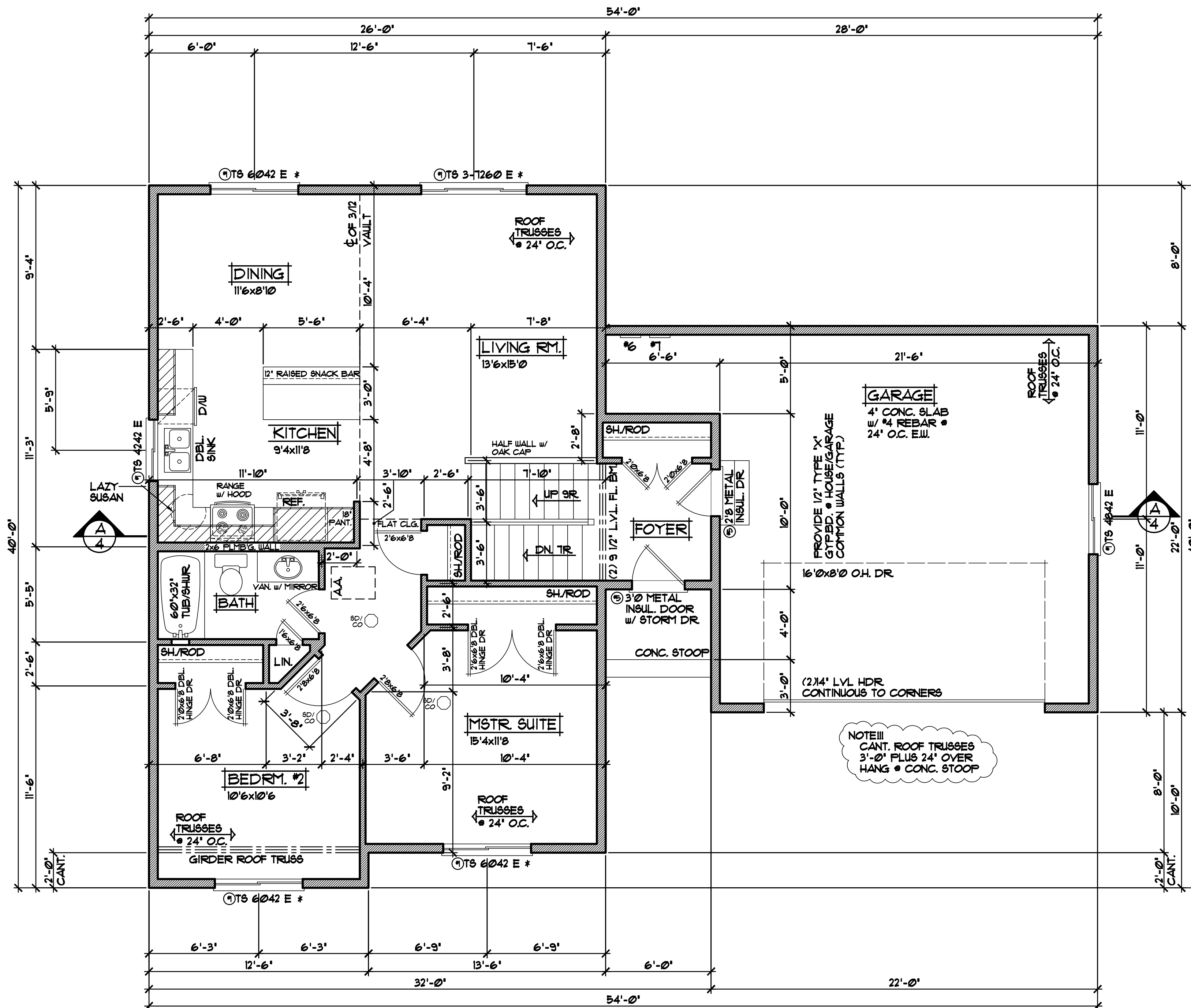
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MAIN LEVEL PLAN 1/4" = 1'-0"
1073 SQFT. MAIN LEVEL

MECH. NOTES!!!

- #6 - ELECTRIC PANEL
- #7 - LOW VOLTAGE PANEL

FRAMING & CONSTRUCTION NOTES

- 8'-1 1/8" PLATE HEIGHT @ ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- 8'-1 1/8" PLATE HEIGHT @ GARAGE FROM ENTRY LEVEL SUB FLOOR
- FRAME ALL GARAGE WALLS w/ 2x6 STUDS @ 16" O.C. (TYP.)
- PROVIDE DOUBLE HINGED DOORS @ BEDROOM CLOSETS, VERIFY w/ SELECTION SHEET THAT HOME HAS DOORS, NOT SHEET ROCK OPENINGS

DOOR & WINDOW NOTES

- THERMO-TECH WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with "*" REQUIRE A SASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2x2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF RO. FOR ALL WINDOWS ON MAIN LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

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ROOF CONSTRUCTION:

- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
- R49 BLOWN FIBERGLASS INSULATION
- 1/150 ROOF VENT AT SOFFITS, 1/150 VENT AT RIDGE
- AIR CHUTE AT EACH TRUSS SPACE
- 1/2" ROOF SHEATHING
- 15# ROOFING FELT
- ICE & WATER MEMBRANE APPLIED 24' PAST EXTERIOR WALL
- ASPHALT SHINGLES,

SOFFIT / FASCIA:

- 2x6 SUB-FASCIA
- MAINTENANCE FREE FASCIA COVER
- MAINTENANCE FREE VENTED SOFFIT

WALL CONSTRUCTION:

- HOUSE WRAP
- 1/2" A.P.A. RATED PANEL SHEATHING
- 2x6 STUDS @ 16" O.C.
- WINDOWS PER SPEC'S
- R-21 FG. BATT INSULATION
- 6 MIL POLY VAPOR BARRIER
- 1/2" GYPSUM BOARD

RIM AREA CONSTRUCTION:

- CLOSED CELL SPRAYED FOAM INSUL. R21 (MINIMUM) @ RIM AREA AND R30 (MINIMUM) @ CANTS.

WALL CONSTRUCTION:

- SIMILAR TO ABOVE

SILL CONSTRUCTION:

- 2x6 SILL PLATE & SEALER
- 1/2" ANCHOR BOLTS @ 48" O.C.

FOUNDATION INSULATION:

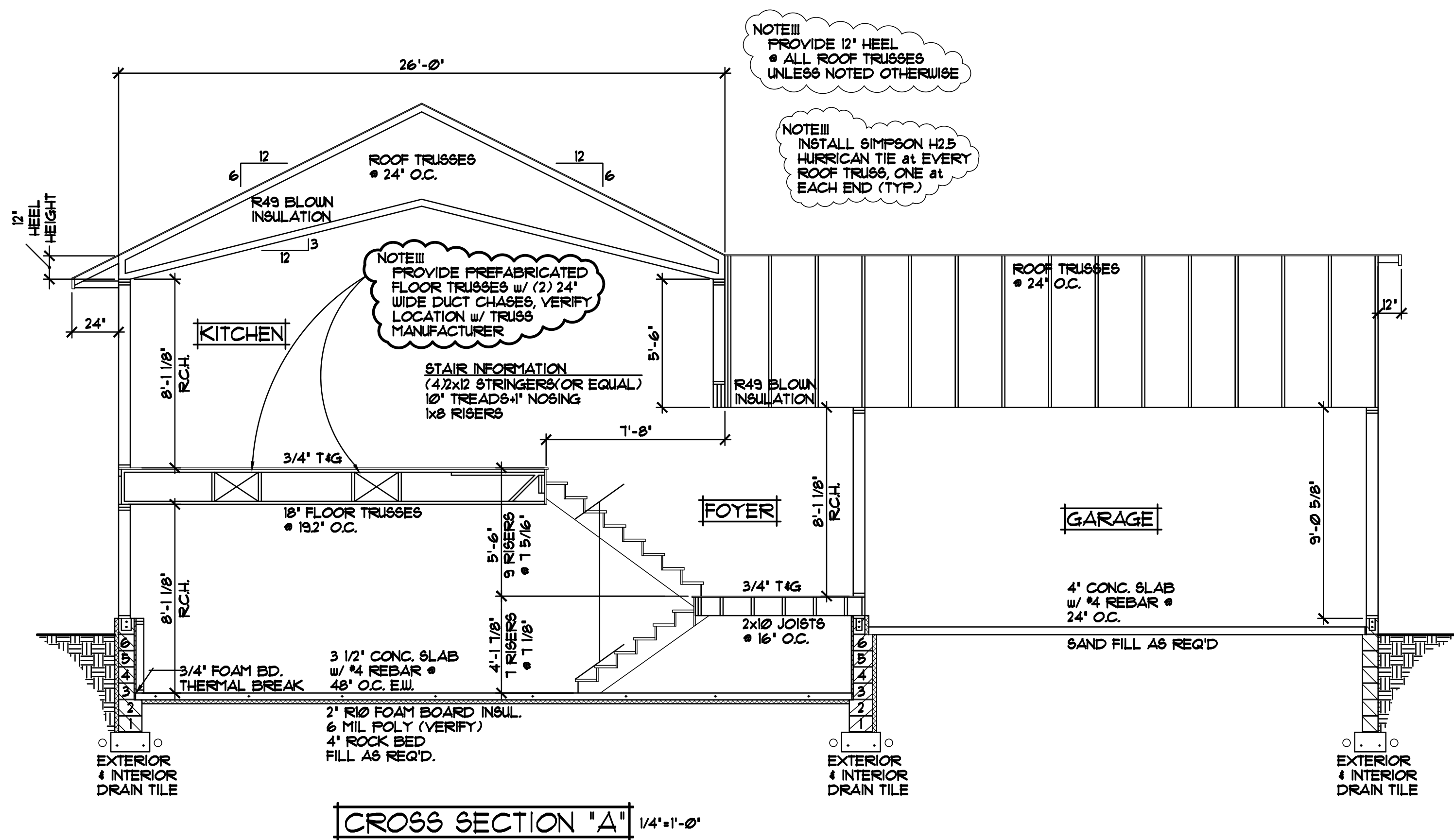
- FOUNDATION EXTERIOR- 2" R-10 RIGID FOAM BOARD INSULATION
- FOUNDATION INTERIOR- 1" R-5 RIGID FOAM BOARD INSULATION

FOUNDATION CONSTRUCTION

- (1) COURSE 6" HALF HIGH BLK.
- (1) COURSE 12" BOND BEAM BLK. with (2) #4 RE-BAR
- (7) COURSES OF 12" CONC. BLK. with (4) VERT. RE-BAR @ 12" O.C. with DOWELS INTO CONC. FTG.
- 20"x10" CONC. FTG. w/(2) #4 BARS

- 3 1/2" POURED CONCRETE FLOOR with #4 REBAR @ 48" O.C. EACH WAY
- 2" R-10 RIGID FOAM BOARD INSULATION UNDER SLAB
- 6 MIL POLY VAPOR BARRIER UNDER SLAB
- UNIFORM LAYER OF 3/4" CLEAN AGGREGATE 4" THICK (MINIMUM)
- SAND FILL AS REQUIRED

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK w/ 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.



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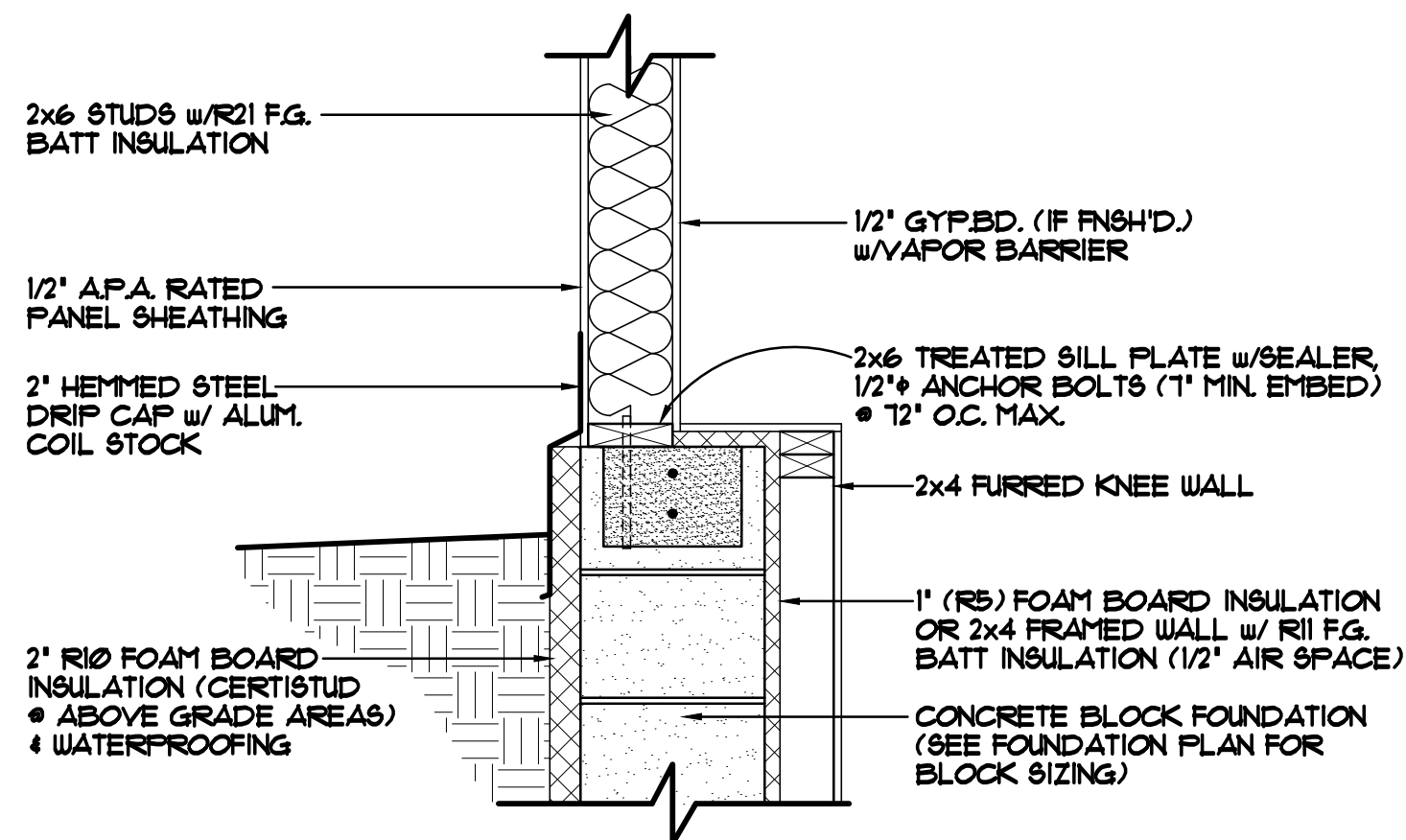
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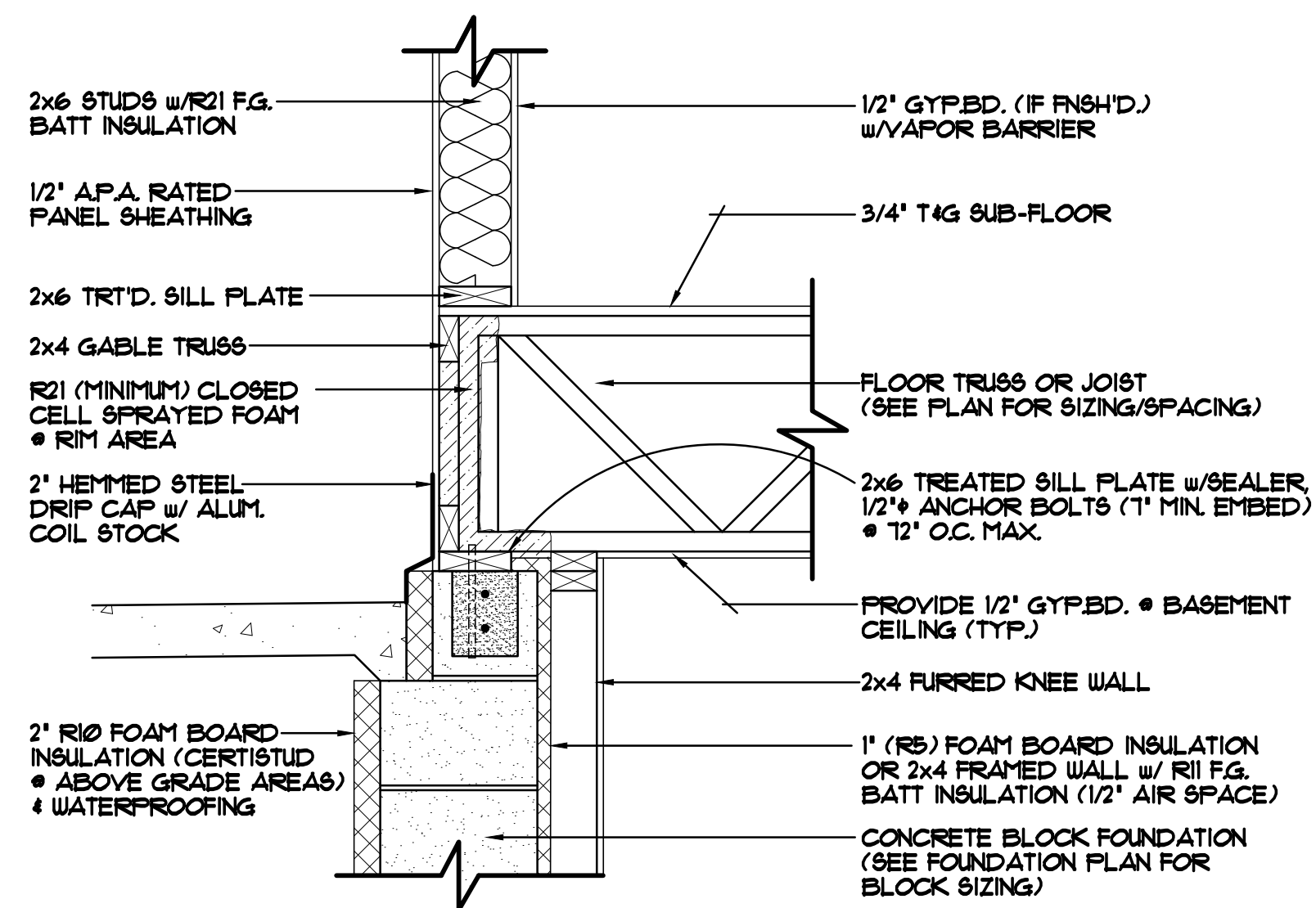
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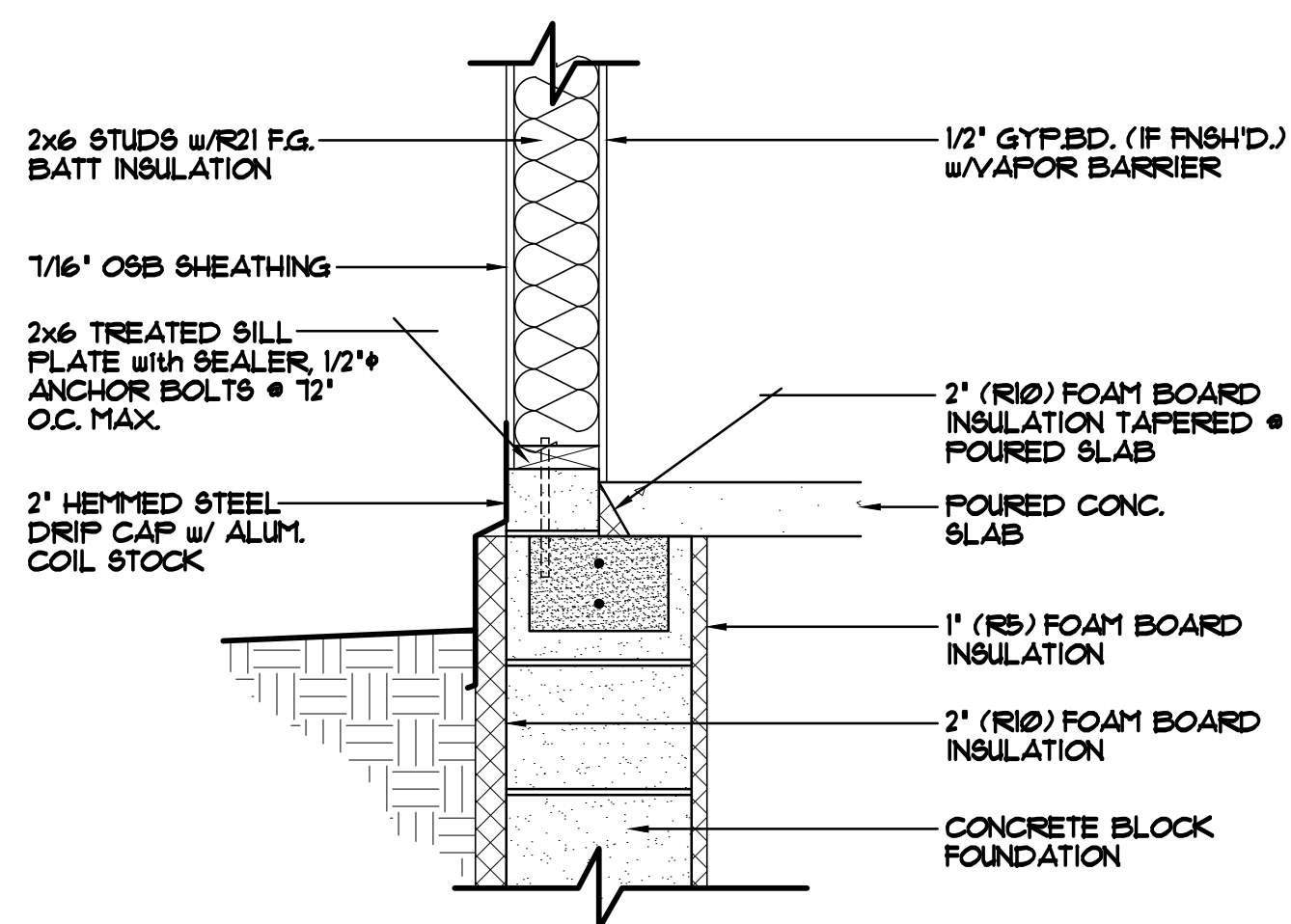
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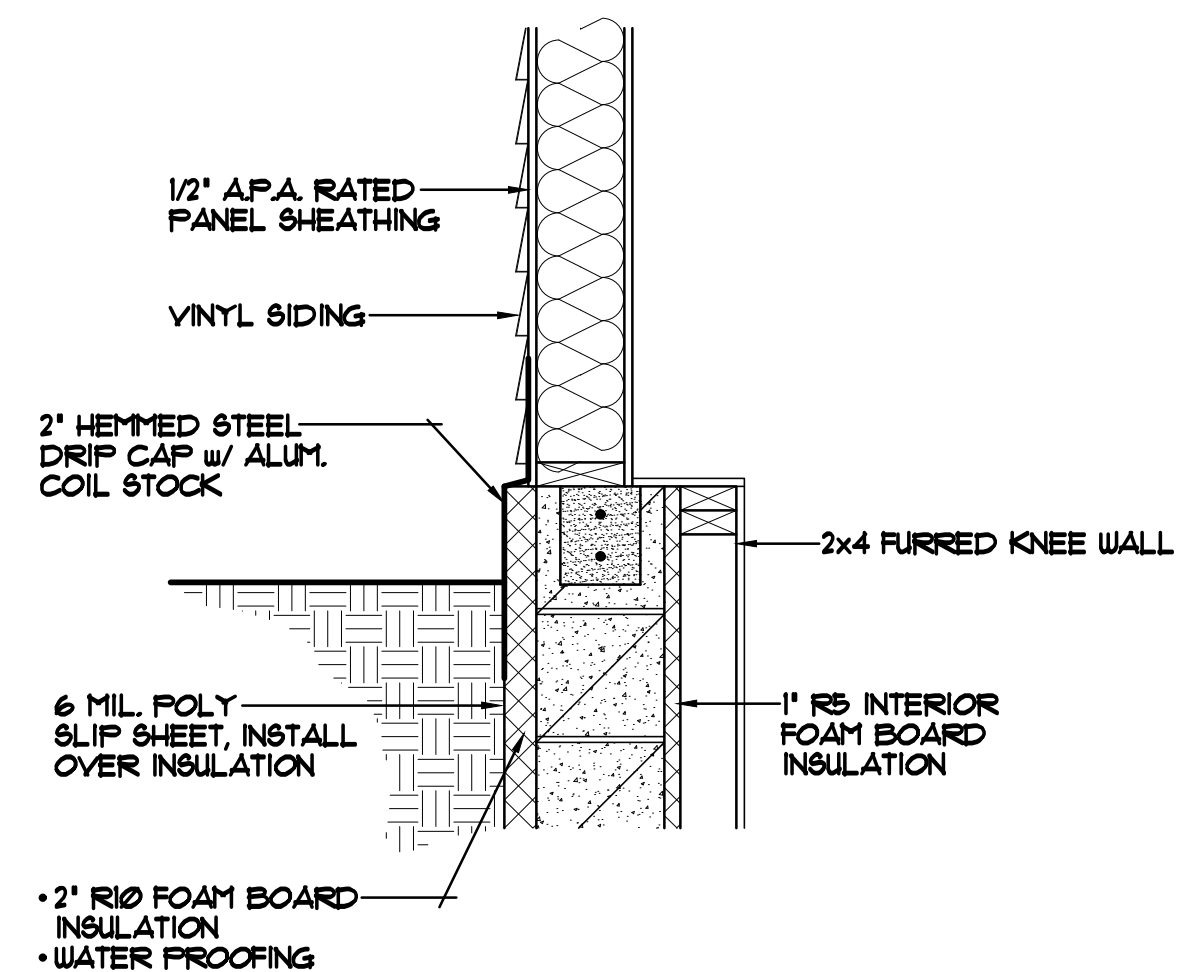
FOUNDATION/RIM AREA DETAIL "A-1" 1"=1'-0"
STANDARD DAYLIGHT SILL/FOUNDATION AREA



FOUNDATION/RIM AREA DETAIL "A-2" 1"=1'-0"
BRICK LEDGED RIM AREA, TRUSSES/JOISTS PERPENDICULAR TO FOUNDATION WALL



FOUNDATION/RIM AREA DETAIL "A-3" 1"=1'-0"
STANDARD WALKOUT SILL/FOUNDATION AREA



FOUNDATION FLASHING DETAIL
SCALE: 1"=1'-0"

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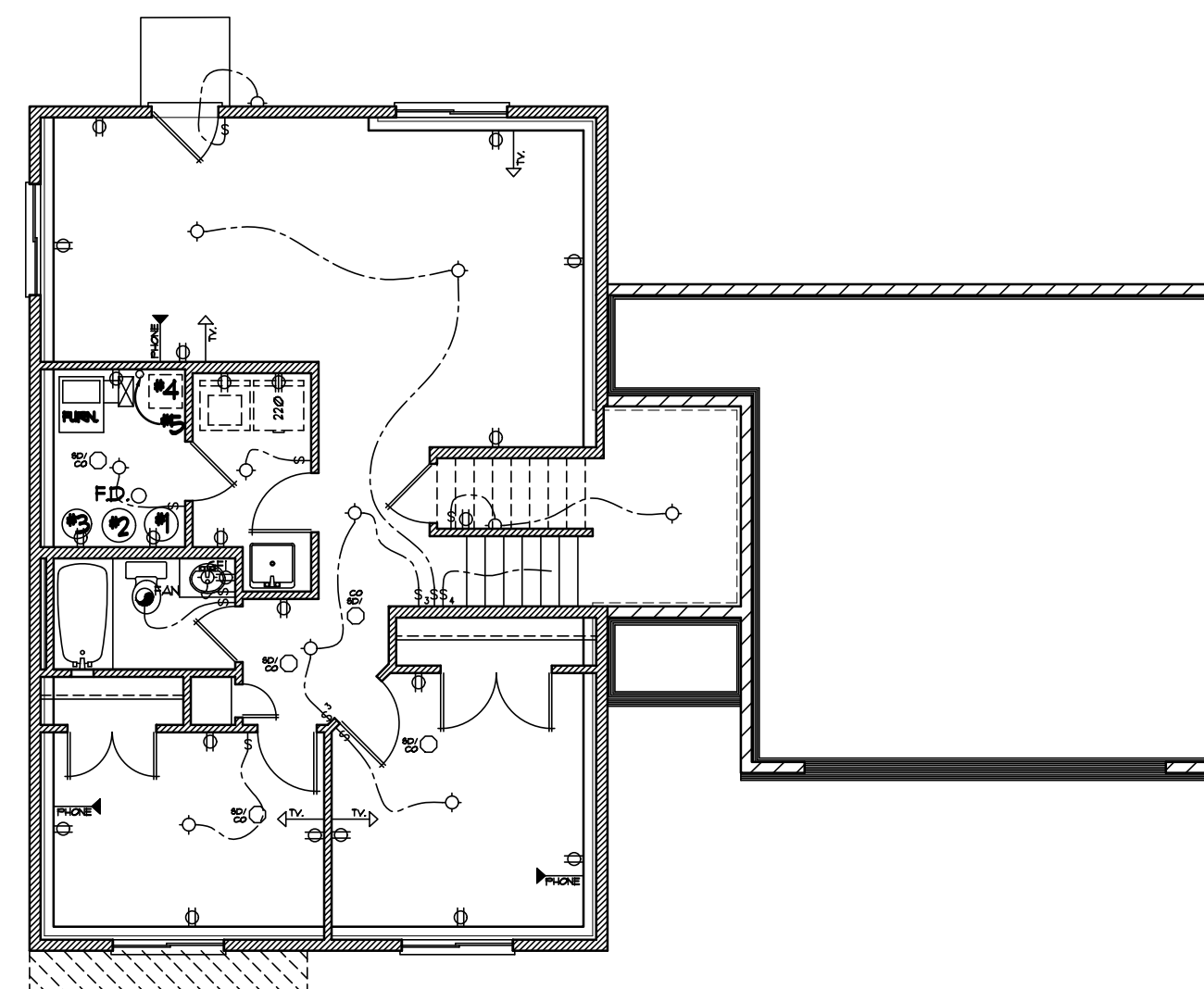
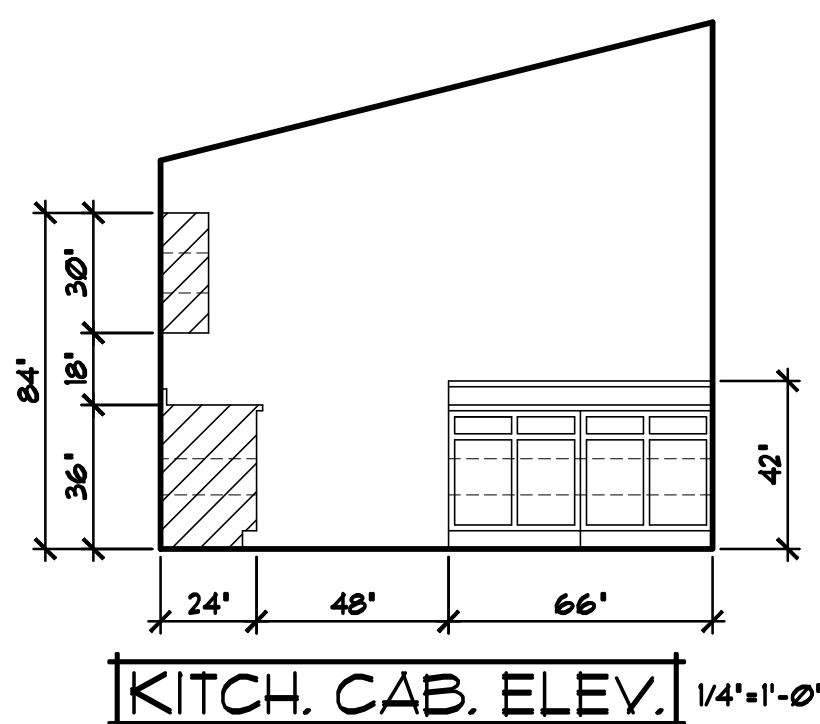
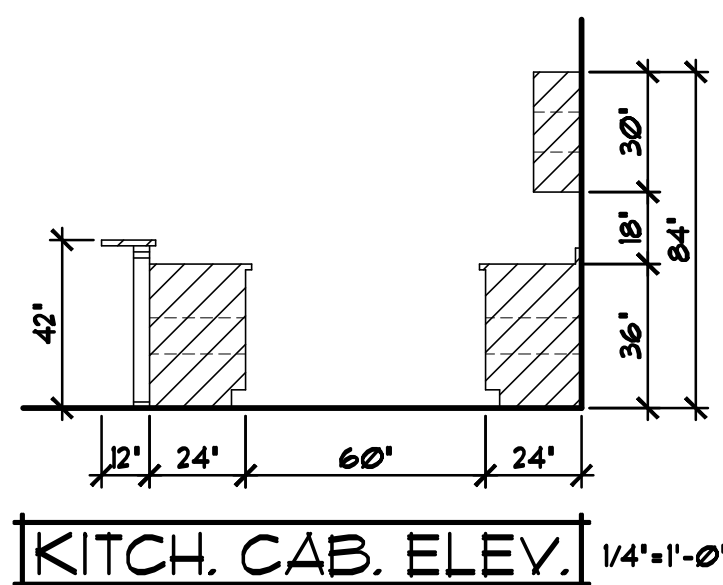
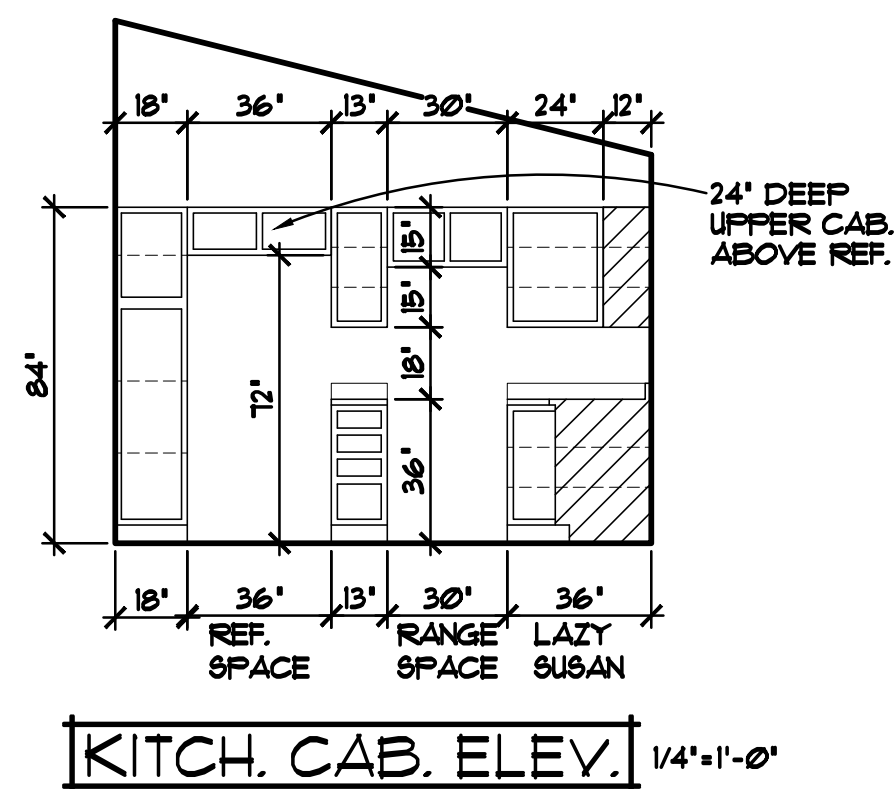
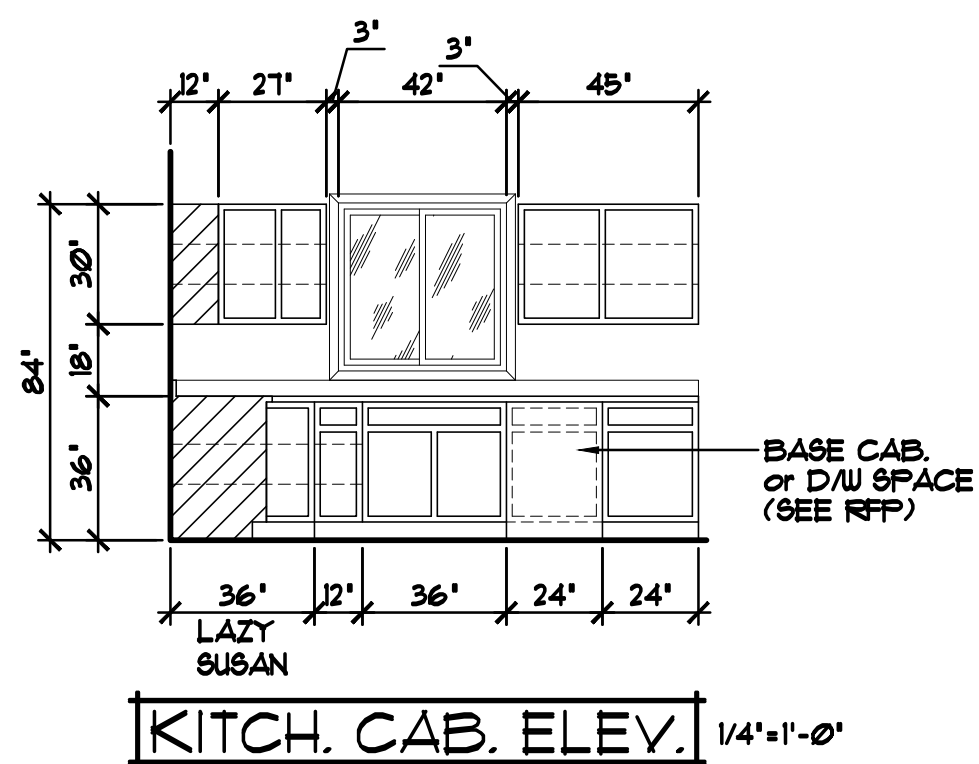
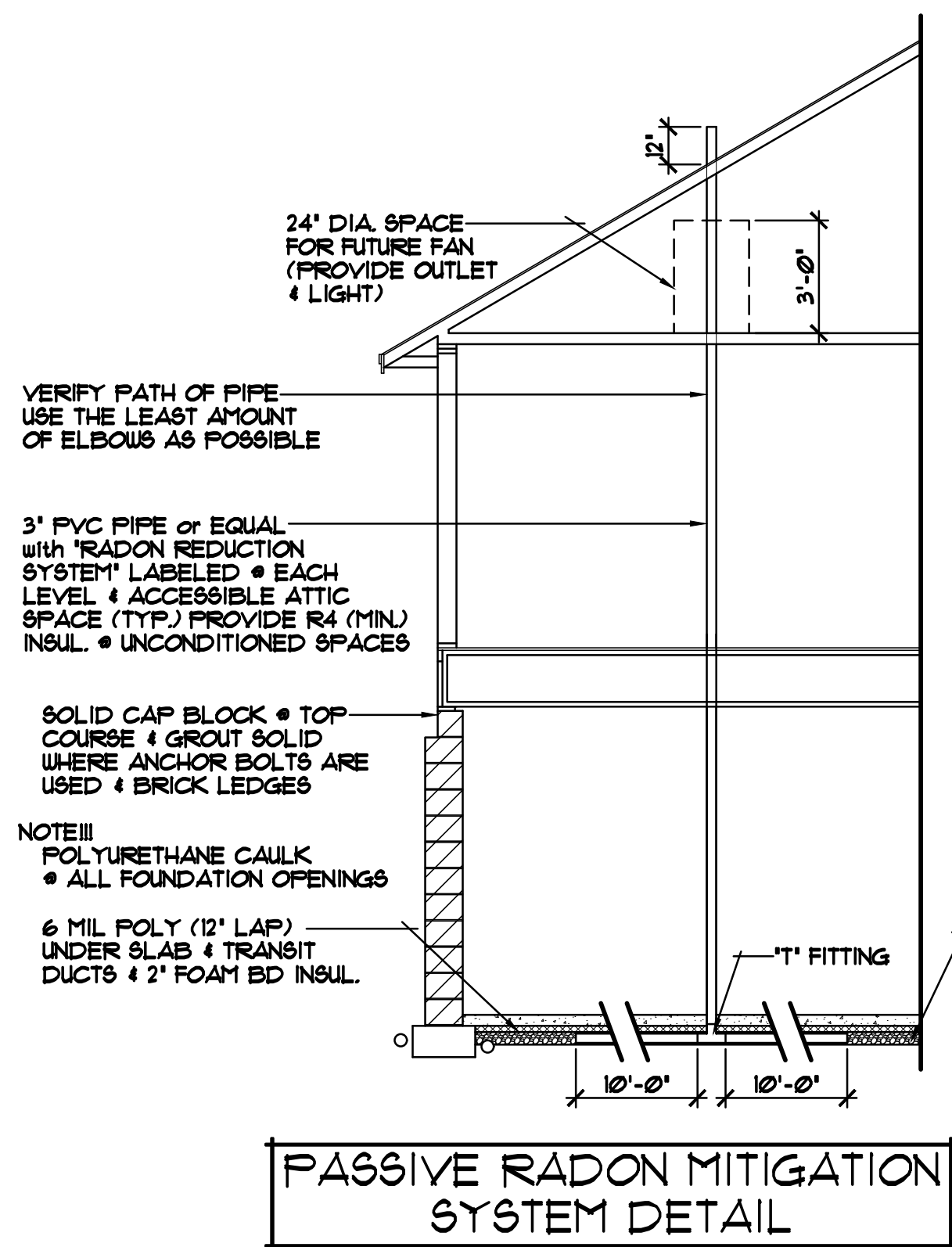
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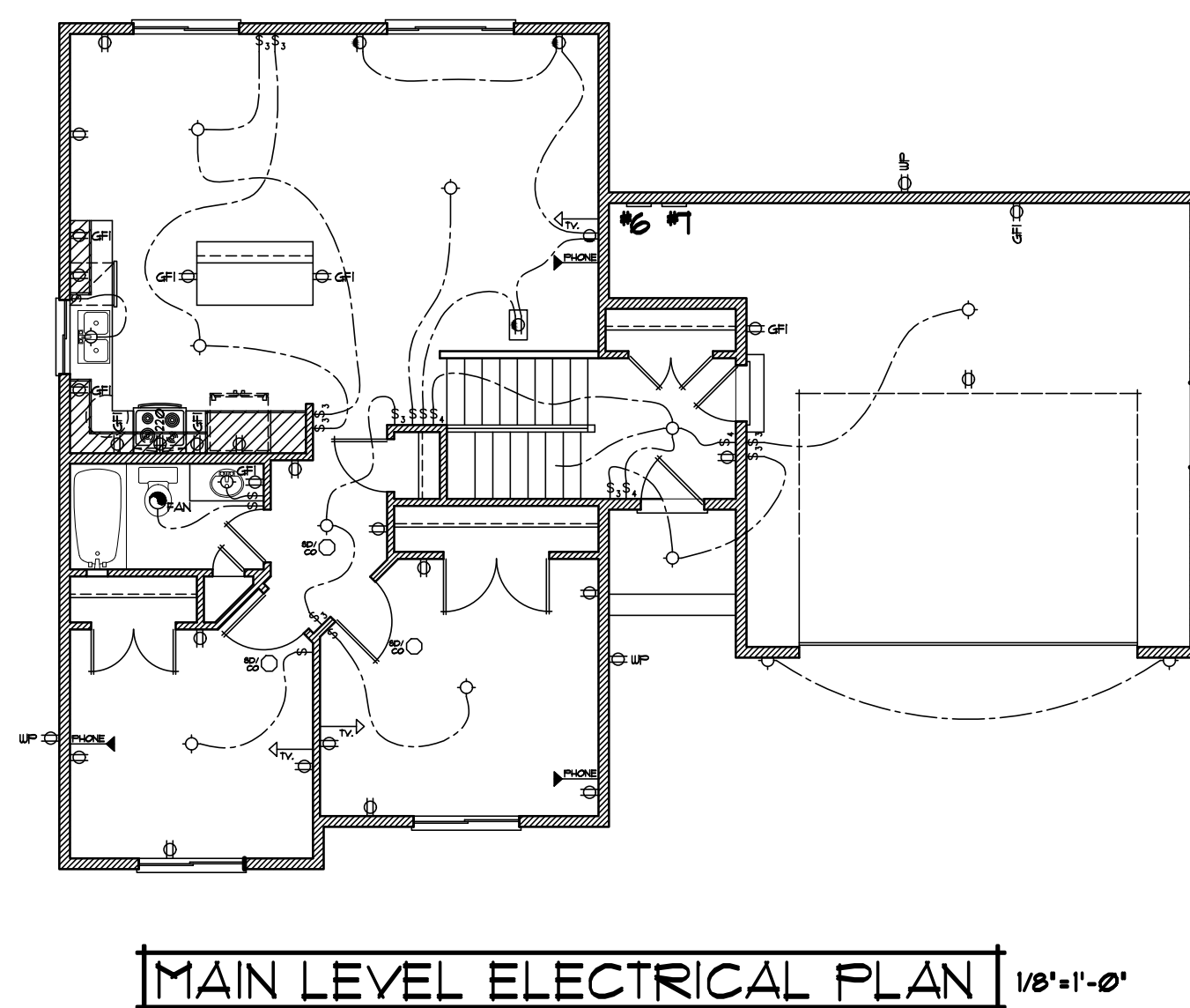
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MECH. NOTES!!!

- #1 - WATER HEATER
- #2 - WATER SOFTENER
- #3 - WELL PRESSURE TANK
- #4 - HEAT RECOVERY VENTILATOR SUMP BASKET BELOW (VERIFY)
- #5 - RADON PIPE
- #6 - ELECTRIC PANEL
- #7 - LOW VOLTAGE PANEL



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MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (20"x0.113")	1.5	24/10	3/8	16	6	12	110	90	85
8d COMMON (25"x0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

a. Panel strength axis parallel or perpendicular to supports, three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports

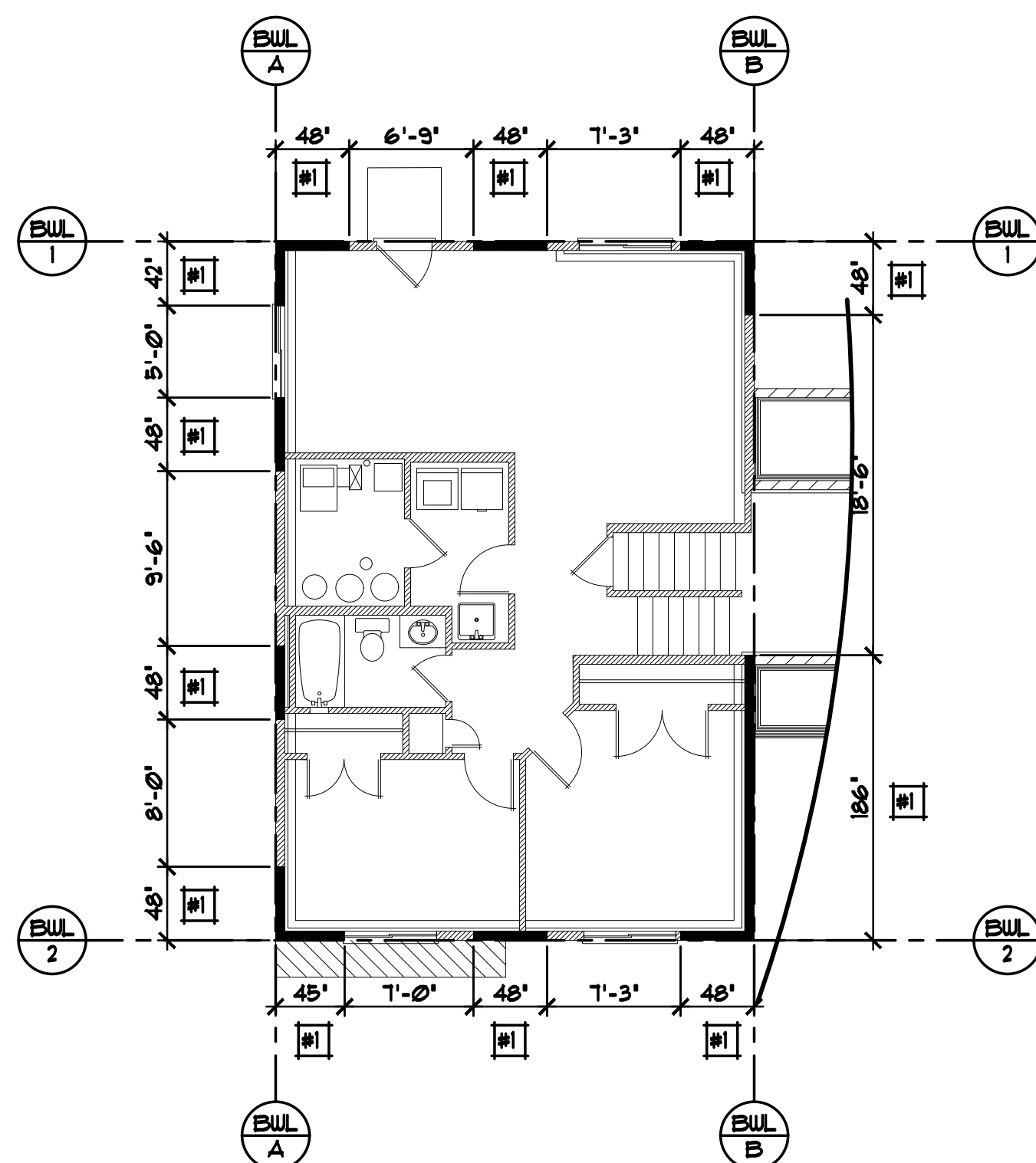
b. Table is based on wind pressures acting toward and away from building surfaces per Section R302. Lateral bracing requirements shall be in accordance with Section R602.10

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16'o.c. or 24'o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16'o.c. shall be used with studs spaced a maximum of 16 inches on center.

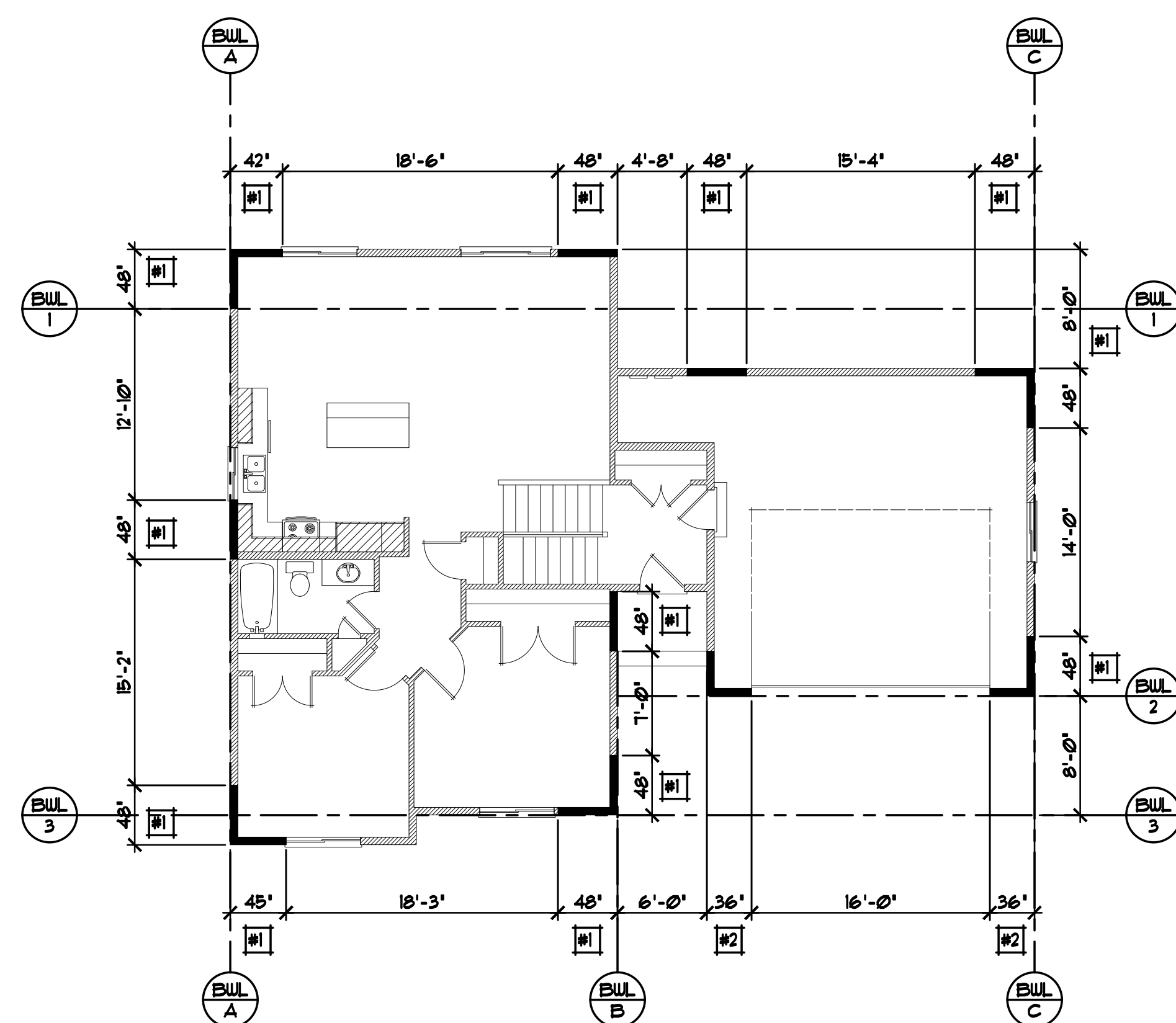
NOTE!!!
APPROVED UPLIFT FRAMING
CONNECTORS TO BE SPECIFIED
BY TRUSS MANUFACTURER/
SUPPLIER TO PROVIDE A CONTINUOUS
LOAD PATH TO A POINT WHERE UPLIFT
FORCES ARE 100plf OR LESS (PER
R602.3.5 AND PER SECTION R602.11)

	WALL BRACING METHOD	DESCRIPTION
#1	CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) PER TABLE 602.3 (3)
#2	FFG	(PORTAL FRAME AT GARAGE) SEE THE FFG DETAIL (SHEET #1)

WIND SPEED RESISTANCE TO BE MEASURED LESS THAN OR
EQUAL TO 90 MPH.



LOWER LEVEL WALL BRACING PLAN 1/8"=1'-0"



MAIN LEVEL WALL BRACING PLAN 1/8"=1'-0"

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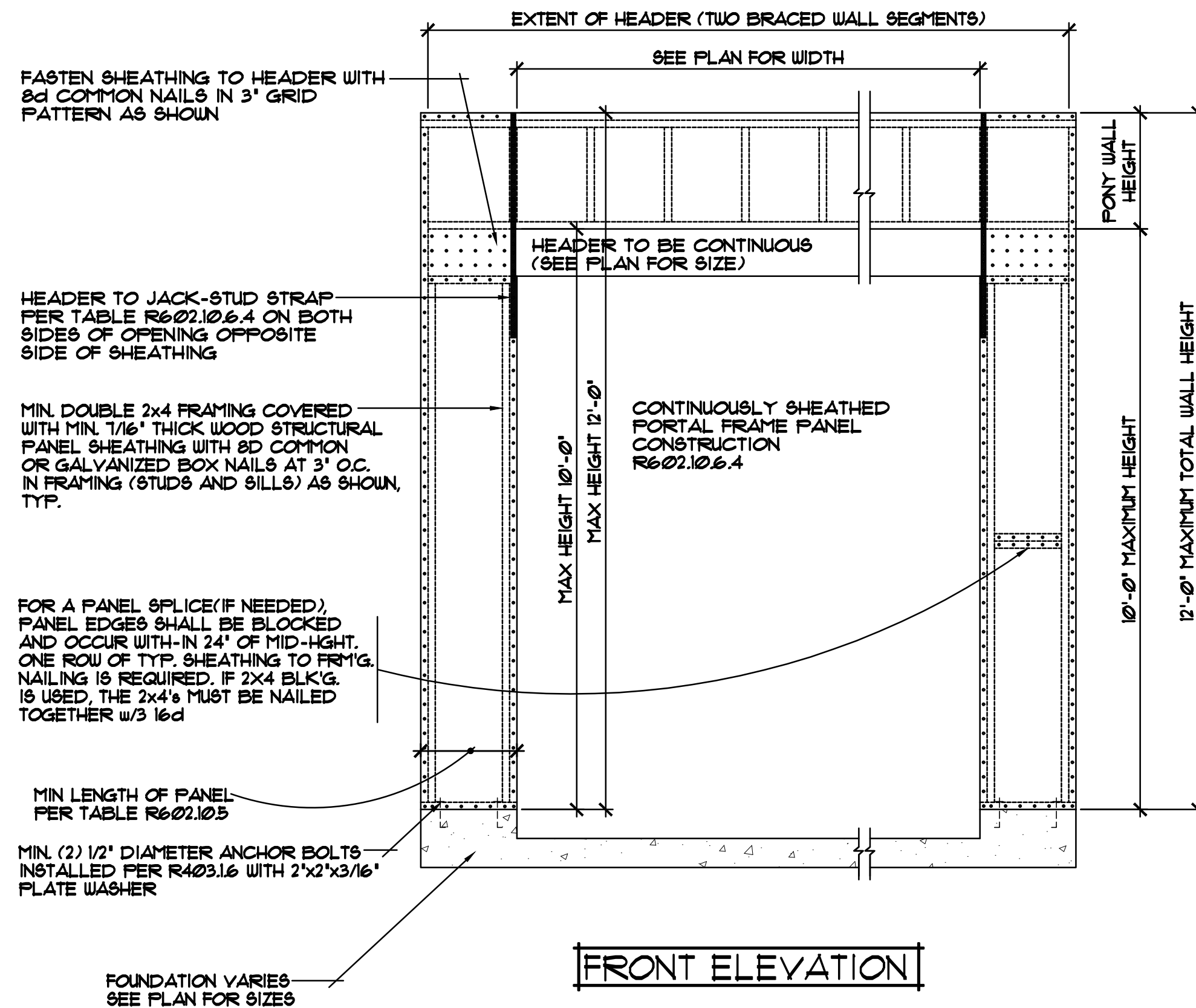
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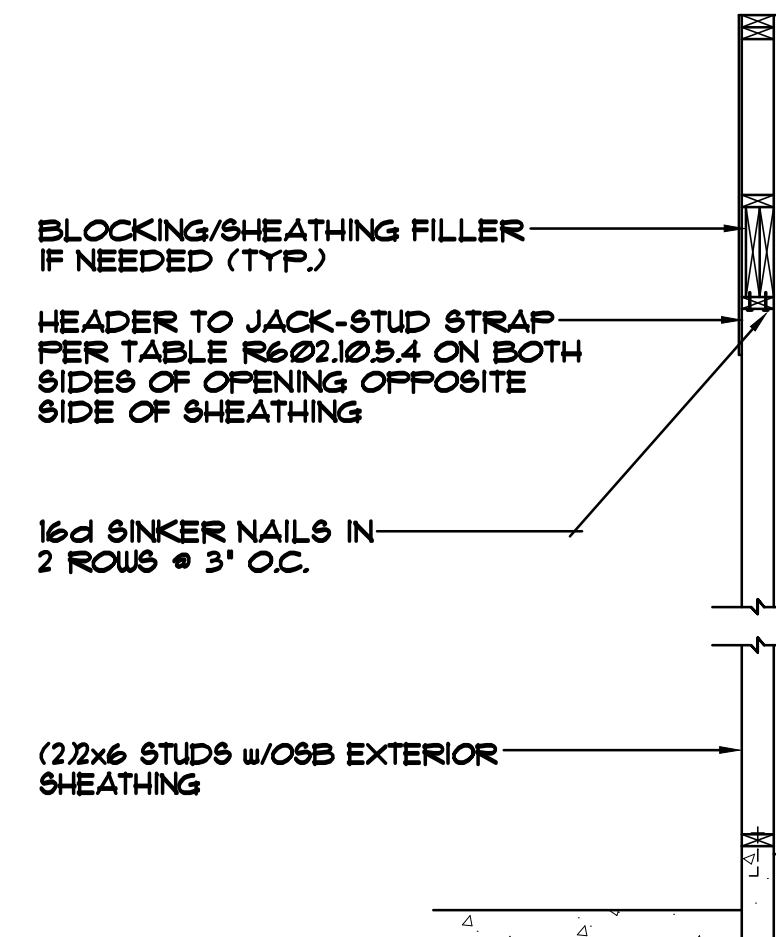


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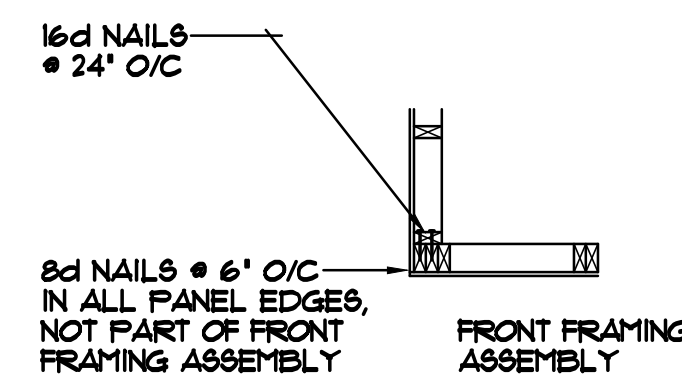
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FRONT ELEVATION



SIDE ELEVATION



CORNER FRAMING DETAIL

PORTAL FRAMING AT GARAGE (SEISMIC CATEGORIES A, B, & C) 1/2"=1'-0"

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