

FRAMING & INSULATION NOTES

- SLAB & FOUNDATION:**
 - BASEMENT SLAB:**
 - 4" CONCRETE SLAB OVER
 - 6 MIL. POLYETHYLENE VAPOR DIFFUSION/RADON BARRIER OVER
 - 2" XPS RIGID FOAM INSULATION (UNDER SLAB & AT SLAB/ WALL CONNECTION) OVER
 - 4" CLEAN CRUSHED STONE
 - FOUNDATION WALLS (INCLUDING SHORT WALL ON EAST 1/2 OF SOUTH BASEMENT WALL):**
 - 8" POURED CONCRETE WALL
 - TWO LAYERS OF STAGGERED 1" FOIL-FACED POLYISOCYANURATE RIGID FOAM INSULATION (TOTAL 12")
 - 2 x 4 STUDS @ 24" O.C. w/ R-13 CELLULOSE
 - 1/2" GNB
 - ADDITIONAL NOTES:**
 - 9" BASEMENT CEILINGS
 - 3" DIAMETER VENT PIPE FROM SOIL UP THROUGH SUMP PIT FOR RADON MITIGATION (CAPPED @ 9'-12" ABOVE SLAB SURFACE)
 - EXTERIOR FOUNDATION WALL WATERPROOFING
 - DRAIN TILE INSIDE & OUTSIDE OF FOOTINGS & FOUNDATION WALLS
- FLOOR:**
 - FLOOR (MAIN LEVEL):**
 - 1 1/8" T & G SUBFLOOR (TO REDUCE BOUNCINESS)
 - 18" FLOOR TRUSSES @ 24" O.C.
 - 1/2" GNB
 - FLOOR (LOFT):**
 - 2 x 8 JOISTS @ 16" O.C. (LOFT & ABOVE PANTRY)
 - 2 x 6 JOISTS @ 16" O.C. (ABOVE MASTER, POWDER & MUD)
 - 1/2" GNB
- FRAME WALLS:**
 - EXTERIOR WALLS:**
 - 1/2" GNB
 - 2 x 6 STUDS WALLS @ 24" O.C.
 - R-19 CAVITY INSULATION (DENSE PACK CELLULOSE)
 - TWO LAYERS OF STAGGERED 1 1/2" FOIL-FACED POLYISOCYANURATE RIGID FOAM INSULATION (TOTAL OF 3")
 - * WHERE STRUCTURAL BRACING IS NEEDED, USE 2 1/2" OF POLYISO & 1/2" OSB OR PLYWOOD.
 - HOUSEWRAP
 - 1 x 4 WOOD FURRING STRIPS @ 24" O.C.; FASTENED THROUGH FOAM TO STUDS USING 5" HOT-DIPPED GALVANIZED OR STAINLESS STEEL HEAVY DUTY FLATHEAD FASTENERS
 - SIDING ATTACHED TO FURRING STRIPS
 - INTERIOR WALLS:**
 - 1/2" GNB
 - 2 x 4 STUDS @ 24" O.C.
 - ADDITIONAL NOTES:**
 - 4 x 6 STRUCTURAL SUPPORT BEAMS IN MAIN LEVEL SOUTH WALL FRAMING
 - DOUBLE 5/8" SHEETS OF GNB ON SOUTH-FACING INTERIOR WALLS OF OFFICE & CRAFT ROOM
- ROOF:**
 - ROOF STRUCTURE:**
 - 6 3/4" x 12" GLULAM BEAMS @ 6'-0" O.C.
 - T & G WOOD PLANKING (AS FINISHED SURFACE BETWEEN BEAMS)
 - 8" SIP ROOF PANELS w/ POLYURETHANE CLOSED CELL FOAM
 - WATERPROOF MEMBRANE
 - ROOF UNDERLAYMENT
 - STANDING SEAM STEEL ROOF PANELS
- INSULATION:**
 - SPRAY-FOAM (CLOSED CELL) RIM JOISTS, SILLS, GLULAM-TO-WALL CONNECTION CAVITY & ROOF PENETRATIONS
- ALL PRESSURE-TREATED LUMBER SHALL NOT CONTAIN, OR BE TREATED WITH CHROMIUM COPPER ARSENATE.
- ALL FRAMING LUMBER TO BE DOUGLAS-FIR LARCH #2.
- ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR ELECTRICAL RUNS TO BE SEALED.
- INSULATE WATER HEATER TO R-11.
- INSULATE ALL HOT WATER LINES TO R-4 MIN. PROVIDE AN ALTERNATIVE BID TO INSULATE ALL PIPES FOR NOISE CONTROL.
- INSULATE ALL HEATING DUCTS IN UNHEATED AREAS TO R-11. ALL HVAC DUCTS TO BE SEALED AT JOINTS & CORNERS.

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ABBREVIATIONS

ADJ.	ADJUSTABLE
BLDG.	BUILDING
BSMT.	BASEMENT
CANT.	CANTILEVER
C.	CARPET
C.J.'s	CEILING JOISTS
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
CONG.	CONCRETE
DBL.	DOUBLE
DIA.	DIAMETER
DISH.	DISHWASHER
DN.	DOWN
DRY.	DRYER
EXT.	EXTERIOR
FIN.	FINISHED
FIXT.	FIXTURE
F.J.	FLOOR JOIST
FLUOR.	FLUORESCENT
FTG.	FOOTING
GALV.	GALVANIZED
GARB. DISP.	GARBAGE DISPOSAL
G. & N.	GLUED & NAILED
HDR.	HEADER
INSUL.	INSULATION
INT.	INTERIOR
L.V.L.	LAMINATED VENEER LUMBER
MICRO.	MICROWAVE OVEN
O.	OAK
O.C.	ON CENTER
POLY.	POLYETHYLENE
P.L.	POINT LOADS
RAFT'S	RAFTERS
STRUCT.	STRUCTURAL
T.	TILE
T. & G.	TONGUE & GROOVE
UNEX.	UNEXCAVATED
W.	WOOD
WASH.	WASHER
W.F.	WIDE FLANGE
W.H.	WATER HEATER
W.W.M.	WIRE WELDED MESH

FOOTING NOTES

- ASSUMED SOIL BEARING PRESSURE OF 1,500 P.S.F.
- ALL CONG. TO BEAR ON FIRM, NATURAL, UNDISTURBED SOIL.
- EXTEND FOOTING BELOW FROST LINE, (42" MIN. INTO NATURAL SOIL FOR 1 STORY AND 2 STORY CONSTRUCTION.) ALL FOUNDATION WALLS TO BE 8" WIDE.
- THE GRADE AWAY FROM THE FOUNDATION WALLS TO FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET.
- FOOTING WIDTHS MUST BE AT LEAST TWICE FOUNDATION WALL THICKNESS.
- ANCHOR BOLT SPACING: 6'-0" MAX. OR THE SAME AS REBAR SPACING WHICHEVER IS LESS.
- MIN. THICKNESS OF ANY SLAB ON GRADE SHALL BE 3 1/2".
- FOUNDATIONS SHALL EXTEND NO LESS THAN 12" BELOW FLOOR SLAB.
- FOOTING SIZES ARE BASED ON SOIL w/ AN ALLOWABLE SOIL PRESSURE OF 1,500 POUNDS PER SQUARE FOOT. FOOTINGS ON SOIL w/ A LOWER ALLOWANCE SOIL PRESSURE SHALL BE DESIGNED w/ GOOD ENGINEERING PRACTICE.

DOOR NOTES

INTERIOR DOORS:

- HOLLOW CORE (15)**
 - ALL HALLWAYS
 - ALL POCKET DOORS
 - ALL TOILET RM. DOORS
 - RAFT RM. TO OFFICE DOOR
 - BASEMENT STORAGE ROOMS
 - BASEMENT BATHROOM
- SOLID CORE (6)**
 - ALL BEDROOMS
 - MAIN FLOOR POWDER ROOM
 - MEDIA ROOM
- GLASS (1)**
 - RAFT ROOM (FULL PANELED GLASS)
- LOUVERED SOLID CORE (3)**
 - PANTRY
 - MECHANICAL ROOM
- RAISED PANEL**
 - ALL UPSTAIRS DOORS
- FLAT PANEL**
 - ALL DOWNSTAIRS DOORS

EXTERIOR DOORS:

- FRONT DOOR**
 - WOOD OR FIBERGLASS
 - UPPER 1/4 LEADED GLASS
 - \$1,200 ALLOWANCE
- MUD ROOM & KITCHEN**
 - WOOD OR FIBERGLASS
 - UPPER 1/3 LEADED GLASS
- WALKOUT**
 - WOOD OR FIBERGLASS
 - UPPER 1/4 PRIVACY GLASS
- GARAGE-TO-PORCH**
 - FIBERGLASS (USE EXISTING DOOR)
- GARAGE EXTERIOR PEDESTRIAN**
 - STEEL DOOR

SYMBOLS

ROOF PITCH RATIO		WOOD FRAME WALL	
RETURN AIR		CONCRETE	
SUPPLY AIR (FLOOR)		BRICK or STONE	
SUPPLY AIR (CEILING)		EARTH	
FLUE		GRANULAR or GRAVEL FILL	
BLOWN INSULATION		BATT INSULATION	
SILL COCK			

FINISHING NOTES

INTERIOR DECKING (CATWALKS):

- CEDAR or BORATE TREATED LUMBER OR COMPOSITE

EXTERIOR DECKING:

- CEDAR LUMBER
- WROUGHT IRON BALASTERS
- BOX NEWELS

RAILINGS:

- KNOTTY ALDER
- BOX NEWELS
- SQUARE BALUSTERS

COUNTERTOPS:

- KITCHEN - CORIAN OR STONE
- ALL OTHERS - LAMINATE
- KITCHEN LOWER ISLAND BUTCHER BLOCK

CABINET NOTES

KITCHEN CABINETS:

- STANDARD BOX CABINETS USING STANDARD DIMENSIONS (3" INCREMENTS)
- BASIC HARDWARE
- RUSTIC HICKORY, STANDARD OVERLAY, RAISED PANEL
- TALL, SLIDE-OUT TRASH & RECYCLING BINS
- POP-UP COUNTER GARAGE
- SIMPLE RAISED PANEL DOOR STYLE DETAILS w/ WIDE RAILS

OTHER CABINETS:

- STANDARD BOX CABINETS USING STANDARD DIMENSIONS (3" INCREMENTS)
- BASIC HARDWARE
- KNOTTY ALDER or SIMILAR
- MUD ROOM LOCKERS
 - HINGED SEATS
 - OPEN CABINET ABOVE (NO DOOR)
- BATHROOMS
 - STANDARD BOX VANITY CABINETS w/ DRAWERS
 - CABINET ABOVE MAKE-UP COUNTER IN MSTR. BATH
- WINDOW SEATS
 - HINGED SEATS or DRAWERS (WHICHEVER COSTS LESS)
 - UPPER BOOKSHELVES FLANKING WINDOW (BEDROOMS)
 - CABINETS/DRAWERS BELOW BOOKSHELVES (BEDROOMS)

ROD & BOLT SCHEDULE

TABLE NO. R-304.3

VERTICAL REINFORCING IS REQUIRED FOR BASEMENT WALLS SUBJECTED TO NO MORE SOIL PRESSURE THAN WOULD BE EXERTED BY AN EQUIVALENT FLUID HAVING A WEIGHT OF 35 POUNDS PER CUBIC FOOT.⁽⁶⁾

WALL TYPE	DISTANCE OF WALL TO GROUND SURFACE ⁽²⁾	MINIMUM WALL THICKNESS ⁽³⁾	VERTICAL WALL SPAN ⁽⁴⁾	REQUIRED VERTICAL REINFORCING ⁽⁵⁾
CONCRETE ⁽¹⁾ OR SOLID MASONRY	6" OR MORE	8"	8' - 8" OR LESS	NO. 5 @ 40"
			8' - 0" OR LESS	NO. 5 @ 48"
		10"	8' - 8" OR LESS	NO. 5 @ 48"
	16" OR MORE	12"	8' - 0" OR LESS	NO. 5 @ 56"
			8' - 8" OR LESS	NO. 5 @ 56"
		8"	8' - 8" OR LESS	NO. 5 @ 48"
	24" OR MORE	10"	8' - 0" OR LESS	NO. 5 @ 56"
			8' - 8" OR LESS	NO. 5 @ 64"
		12"	8' - 8" OR LESS	NO. 5 @ 64"
	48" OR MORE	8" OR MORE	8' - 8" OR LESS	NONE REQ'D.

- APPLIES TO HOLLOW UNIT MASONRY OR TO SOLID CONCRETE WALLS.
- THE TABLE APPLIES TO TYPICAL BASEMENT WALLS IN THOSE CASES WHERE THE GROUND LINE AT THE OUTSIDE FACE OF THE WALL IS ABOVE THE BASEMENT FLOOR SLAB. THE DISTANCE GIVEN IS TO BE MEASURED FROM THE WALL TOP DOWNWARD TO THE GROUND SURFACE ELEVATION AFTER FINAL GRADING.
- THE THICKNESS GIVEN ARE NOMINAL. THE ACTUAL WALL THICKNESS MAY VARY 3/8" LESS THAN NORMAL.
- THE TABLE APPLIES ONLY TO WALLS WHICH SPAN VERTICALLY BETWEEN LEVELS AT WHICH RESISTANCE TO INWARD MOVEMENT IS PROVIDED. IN THE CASE OF A TYPICAL BASEMENT WALL, THE RESISTANCE SHALL BE PROVIDED BY A FLOOR SLAB AT THE WALL & BY ADEQUATELY ANCHORED FLOOR FRAMING AT THE TOP.
- THE SIZE & SPACING GIVEN IS BASED ON THE USE OF GRADE 60 REINFORCING BARS PLACED NO MORE THAN 1 1/2 INCHES NOR LESS THAN ONE INCH FROM THE INSIDE FACE OF THE WALL (THE SIDE OPPOSITE THE EARTH). COMPLY w/ THE REQUIREMENTS OF SECTION R-410 IN CONSTRUCTION OF MASONRY WALLS.
- WALLS WHICH DO NOT FALL WITHIN THE LIMITATIONS GIVEN SHALL BE DESIGNED IN ACCORDANCE w/ R-304.4.

GENERAL NOTES

- PROVIDE 1/2" WATERPROOF GYPSUM BOARD AROUND ALL TUBS, & SHOWERS w/ 5/8" TYPE "X" GYPSUM BOARD.
- VENT DRYER & ALL FANS TO OUTSIDE AIR THROUGH VENT w/ DAMPER.
- PROVIDE SCREENED VENTS @ EA. 3RD JOIST SPACE @ ALL ATTIC VENTS IN GARAGE.
- PROVIDE SCREENED ROOF VENTS @ 10' - 0" O.C.
- USE 1/2" CCX PLY @ ALL EXPOSED EAVES.

SHEET LEGEND

SHEET - DRAWINGS

- | | | |
|----|---|---|
| 1 | - | LEGENDS & NOTES |
| 2 | - | LEGENDS & NOTES |
| 3 | - | FRONT & REAR ELEVATIONS |
| 4 | - | SIDE ELEVATIONS |
| 5 | - | FOUNDATION PLAN |
| 6 | - | FIRST FLOOR PLAN |
| 7 | - | FINISHED BASEMENT FLOOR PLAN |
| 8 | - | LOFT FLOOR PLAN |
| 9 | - | FIRST FLOOR PLAN - ELECTRICAL |
| 10 | - | FINISHED BASEMENT FLOOR PLAN - ELECTRICAL |
| 11 | - | LOFT FLOOR PLAN - ELECTRICAL |
| 12 | - | FLOOR JOIST PLAN & GARAGE WALL SECTION |
| 13 | - | LOFT & PLATFORM FRAMING PLAN & ROOF PLAN |
| 14 | - | SITE PLAN & STAIR SECTION |
| 15 | - | WINDOW SCHEDULE & MISC. DETAILS |
| 16 | - | MISC. SECTIONS & DETAILS |
| 17 | - | TYPICAL WALL SECTION |
| 18 | - | MISC. SECTIONS & DETAILS |
| 19 | - | WINDOW SECTIONS & DETAILS |