



REVISIONS
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**SPECIAL NOTES:**  
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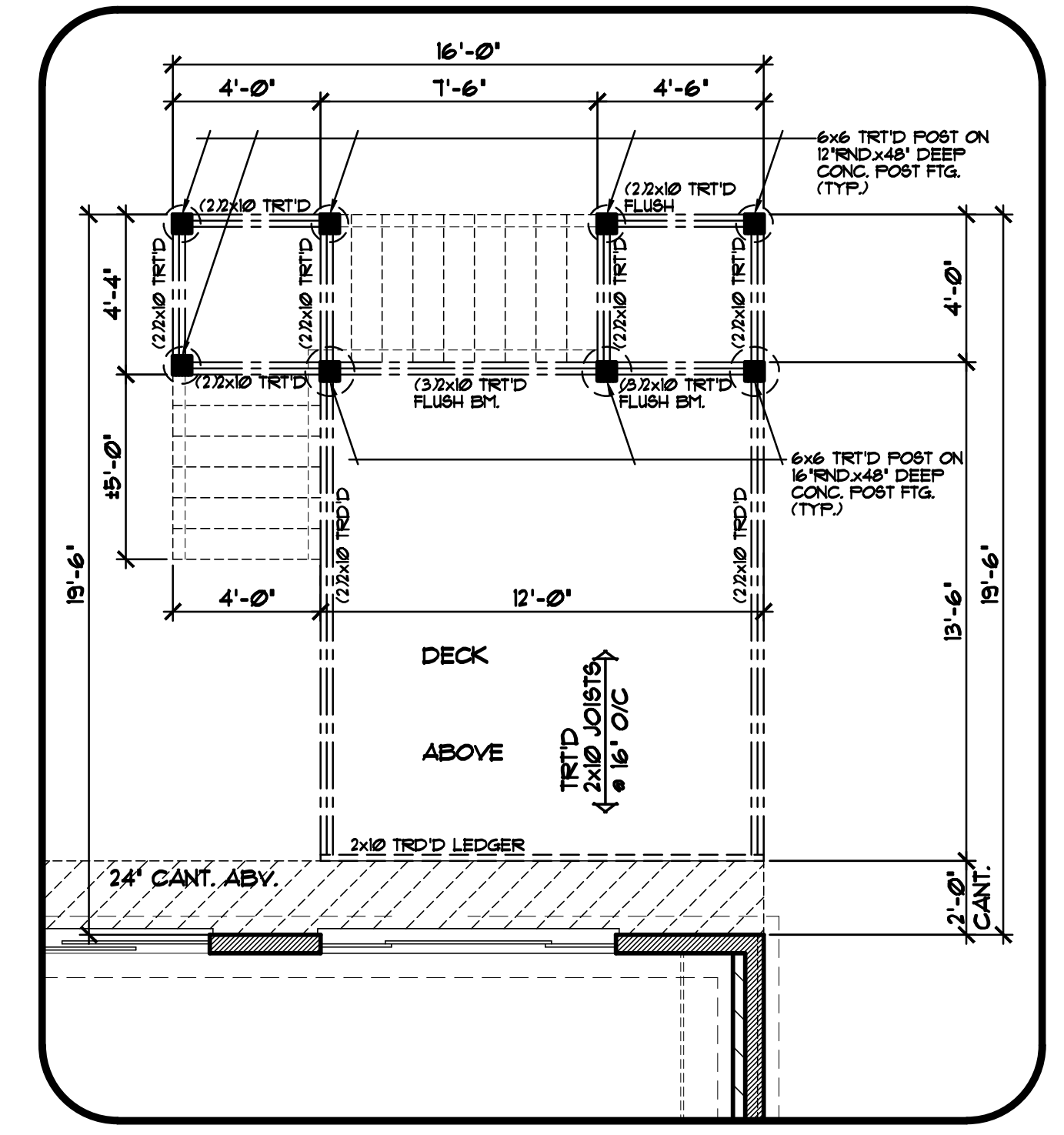
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**ELEVATE BUILDERS, LLC**

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**2**  
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NOTE III  
 BEAMS/POSTS TO BE VERIFIED BY AND MAY BE CHANGED BY LUMBERYARD/SUPPLIER.



**DECK FOUNDATION PLAN** 1/4"=1'-0"  
 180 SQFT. MAIN LEVEL

NOTE III  
 VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS ON PLAN ARE REPRESENTATION ONLY

**FRAMING & CONSTRUCTION NOTES**

- 8'-0" 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

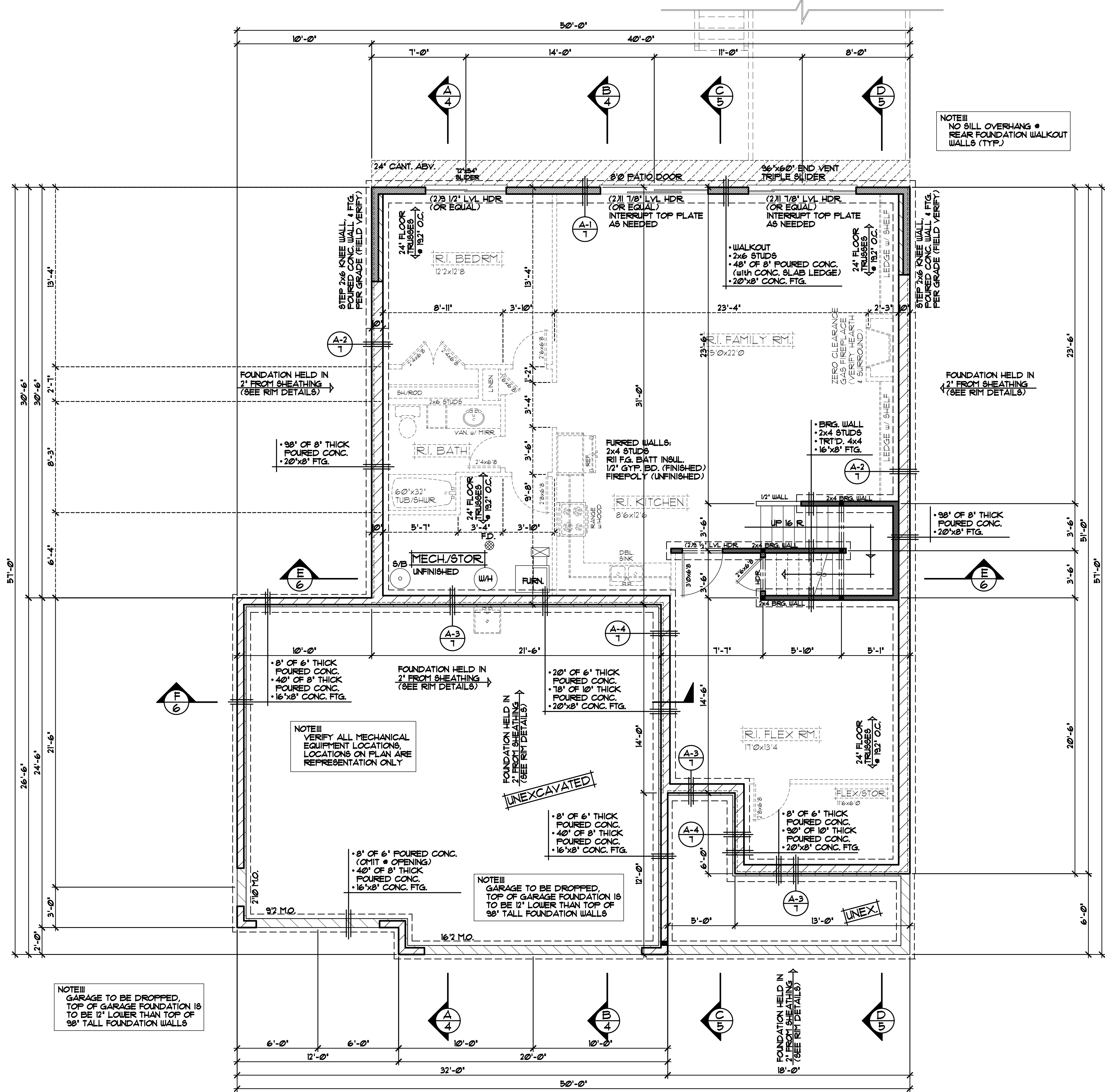
**FOUNDATION CONST. NOTES**

- POURED CONCRETE FOUNDATION, VERIFY ALL WALL DIMENSIONS w/ FOUNDATION CONTRACTOR
- ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO OUTSIDE OF EXTERIOR FOAM BOARD INSUL. OR SHEATHING, FOUNDATION TO BE HELD IN WHERE NOTED/SHOWN
- PROVIDE 2" RIGID FOAM BOARD INSULATION • EXTERIOR FOUNDATION WALLS & 1" RIGID FOAM BOARD INSULATION AT INTERIOR SIDE OF FOUNDATION WALLS (TYP.)
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)

**DOOR & WINDOW NOTES**

- ANDERSEN 100 WINDOW SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS WITH "S" REQUIRE A SASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)X12 @ GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10 1/2" FROM FLOOR (UNLESS NOTED OTHERWISE)

NOTE III  
 NO SILL OVERHANG • REAR FOUNDATION WALKOUT WALLS (TYP.)

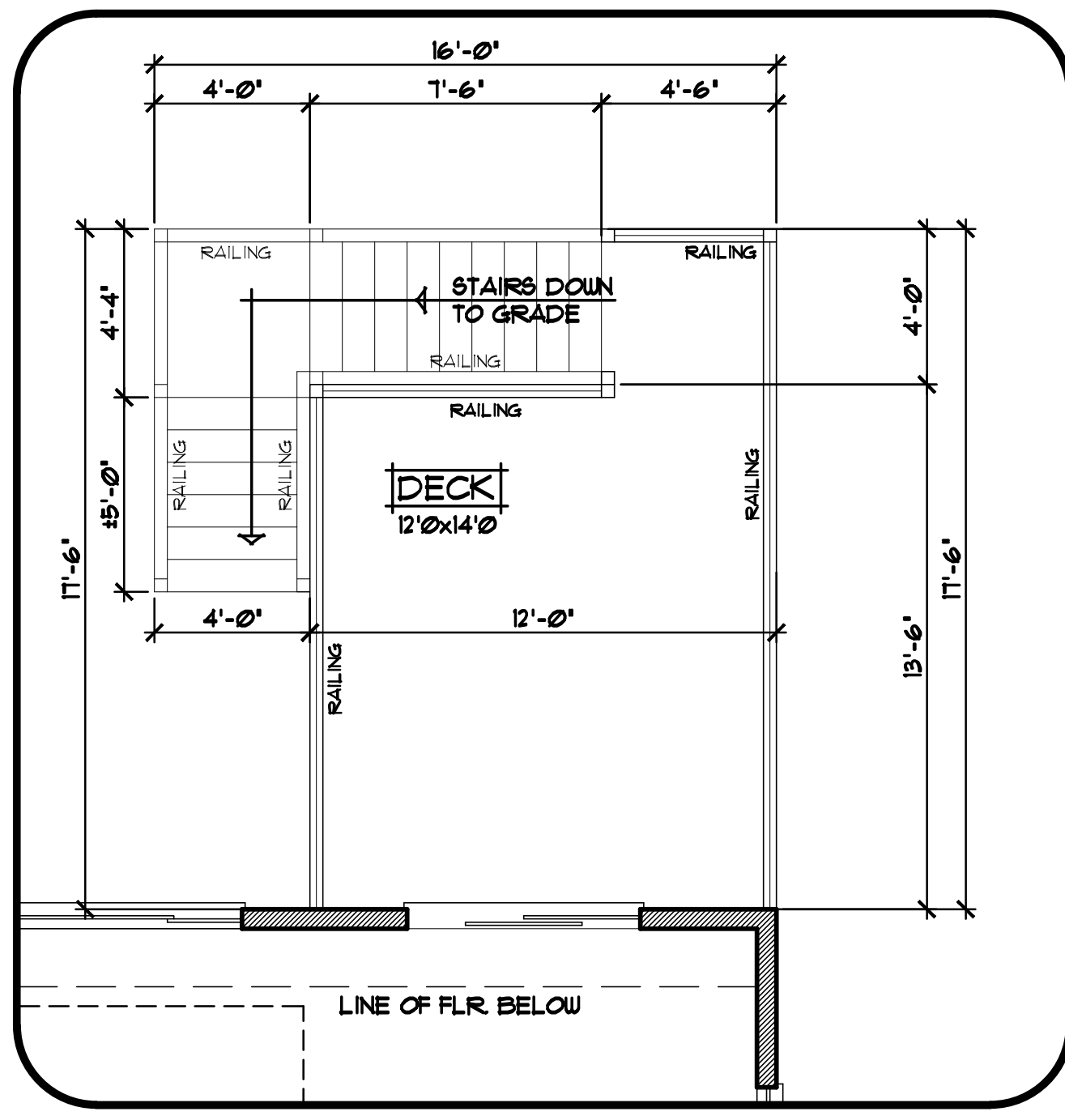
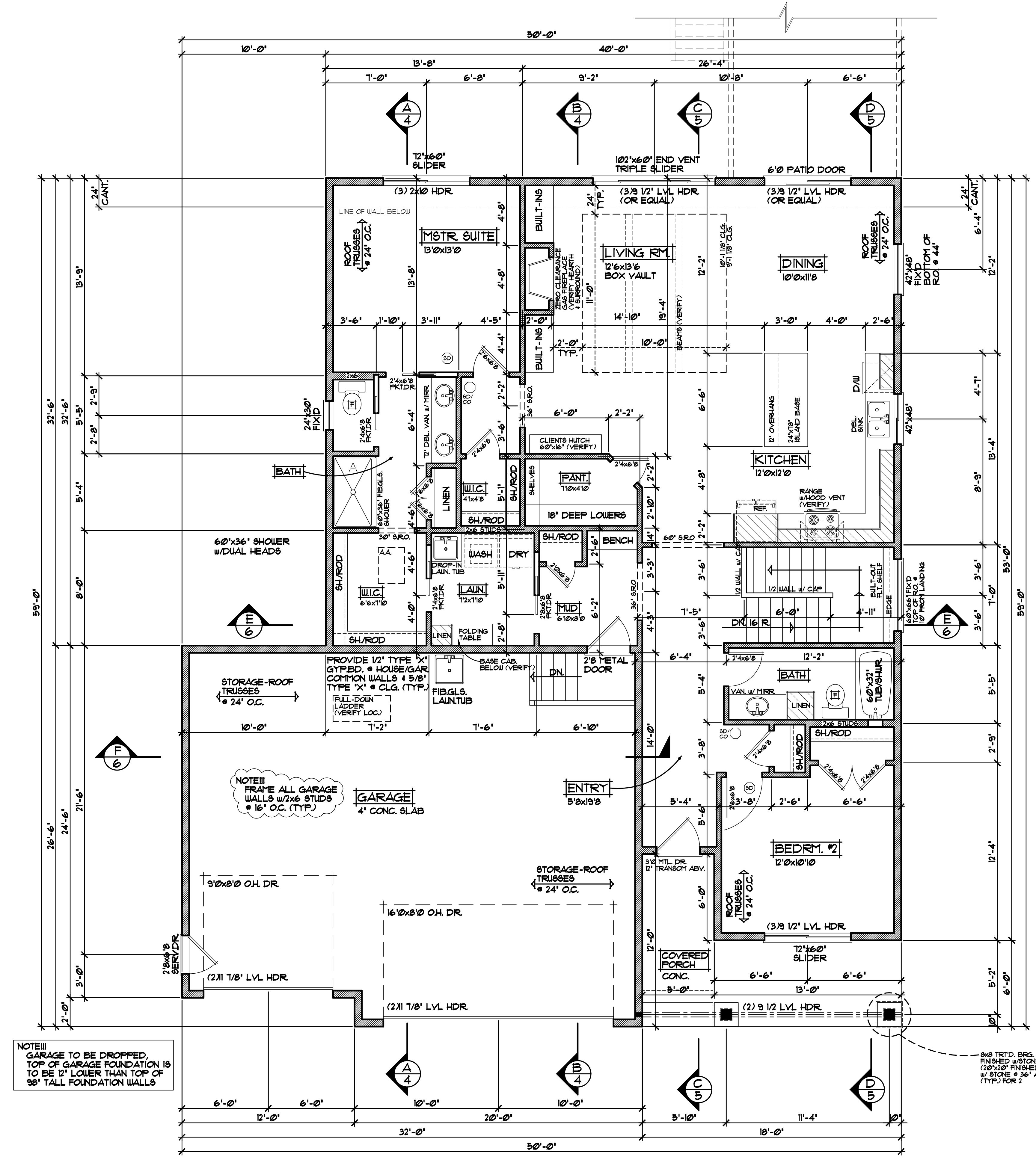


**BASEMENT FINISH PLAN** 1/4"=1'-0"  
 UNFINISHED

NOTE III  
 GARAGE TO BE DROPPED, TOP OF GARAGE FOUNDATION IS TO BE 12" LOWER THAN TOP OF 98" TALL FOUNDATION WALLS

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DECK PLAN 1/4"=1'-0"  
180 SQ.FT. DECK

NOTE III  
GARAGE TO BE DROPPED  
TOP OF GARAGE FOUNDATION IS  
TO BE 12" LOWER THAN TOP OF  
98" TALL FOUNDATION WALLS

NOTE III  
FRAME ALL GARAGE  
WALLS w/ 2x6 STUDS  
@ 16" O.C. (TYP)

**FRAMING NOTES**

- 9'-1 1/8" PLATE HEIGHT • ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- FRAME ALL GARAGE STUDS w/ 2x6 STUDS @ 16" O.C. (TYP)

**DOOR & WINDOW NOTES**

- ANDERSEN 100 SERIES SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with 1/2" REQUIRE A SASH STOPPER (TYP)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2.2x10 @ 2 GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO BE 1'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

MAIN LEVEL FLOOR PLAN 1/4"=1'-0"

1651 SQ.FT. MAIN LEVEL  
806 SQ.FT. GARAGE

SPECIAL NOTE:  
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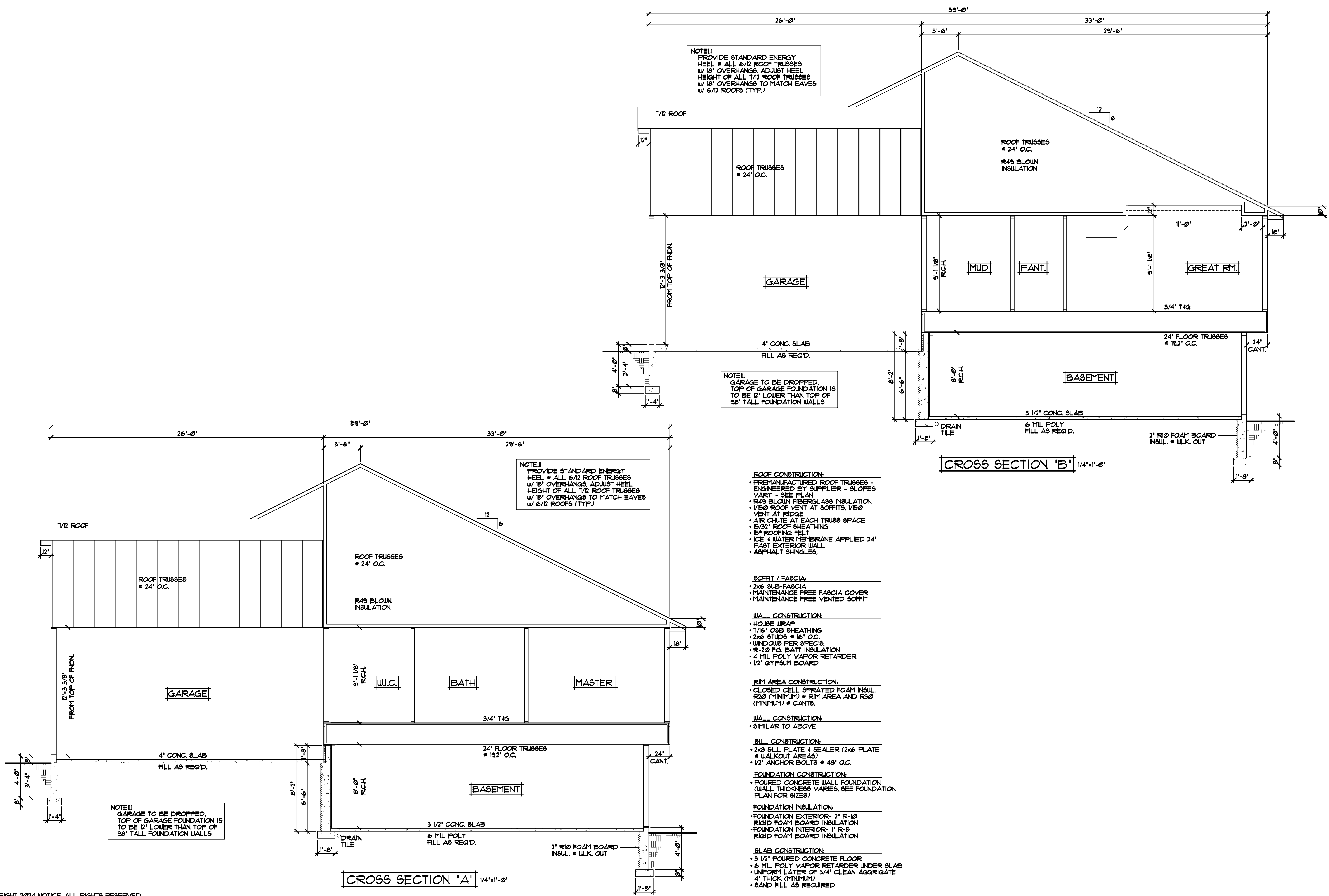
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**NOTE III**  
 PROVIDE STANDARD ENERGY HEEL • ALL 6/12 ROOF TRUSSES w/ 18" OVERHANGS. ADJUST HEEL HEIGHT OF ALL 1/2 ROOF TRUSSES w/ 18" OVERHANGS TO MATCH EAVES w/ 6/12 ROOFS (TYP.)

**NOTE III**  
 GARAGE TO BE DROPPED, TOP OF GARAGE FOUNDATION IS TO BE 12" LOWER THAN TOP OF 98" TALL FOUNDATION WALLS

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**NOTE III**  
 GARAGE TO BE DROPPED, TOP OF GARAGE FOUNDATION IS TO BE 12" LOWER THAN TOP OF 98" TALL FOUNDATION WALLS

- ROOF CONSTRUCTION:**
- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
  - R49 BLOWN FIBERGLASS INSULATION
  - 1/8" ROOF VENT AT SOFFITS, 1/8" VENT AT RIDGE
  - AIR CHUTE AT EACH TRUSS SPACE
  - 15/32" ROOF SHEATHING
  - 1" 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
  - 7/16" OSB SHEATHING
  - 2x6 STUDS @ 16" O.C.
  - WINDOWS PER SPEC'S
  - R-20 F.G. BATT INSULATION
  - 4 MIL POLY VAPOR RETARDER
  - 1/2" GYPSUM BOARD

- RIM AREA CONSTRUCTION:**
- CLOSED CELL SPRAYED FOAM INSUL. R20 (MINIMUM) @ RIM AREA AND R30 (MINIMUM) @ CANTS.

- WALL CONSTRUCTION:**
- SIMILAR TO ABOVE

- SILL CONSTRUCTION:**
- 2x8 SILL PLATE & SEALER (2x6 PLATE @ WALKOUT AREAS)
  - 1/2" ANCHOR BOLTS @ 48" O.C.

- FOUNDATION CONSTRUCTION:**
- FOUNDED CONCRETE WALL FOUNDATION (WALL THICKNESS VARIES, SEE FOUNDATION PLAN FOR SIZES)

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

- SLAB CONSTRUCTION:**
- 3 1/2" POURED CONCRETE FLOOR
  - 6 MIL POLY VAPOR RETARDER UNDER SLAB
  - UNIFORM LAYER OF 3/4" CLEAN AGGREGATE 4" THICK (MINIMUM)
  - SAND FILL AS REQUIRED

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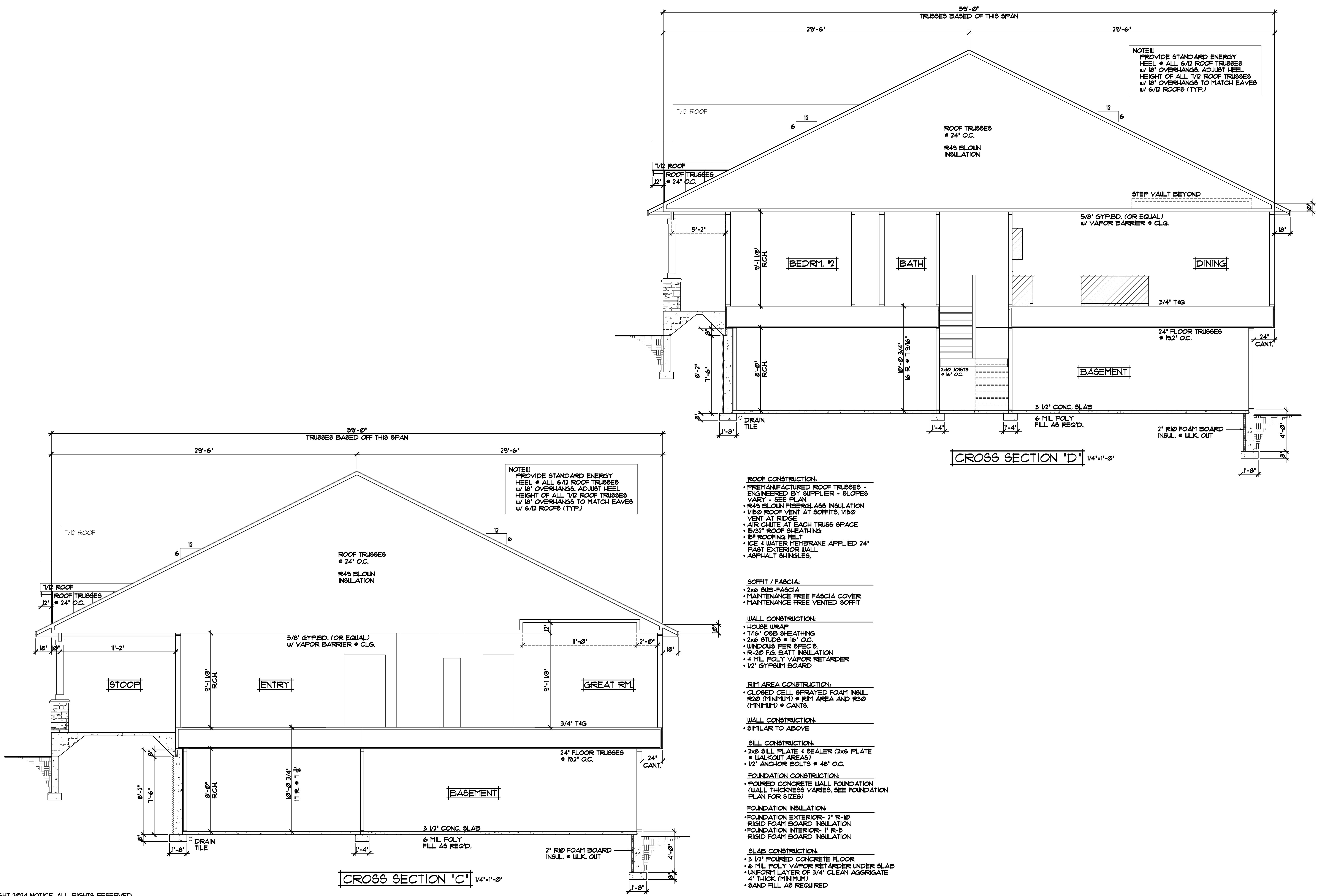
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**NOTE III**  
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**ROOF CONSTRUCTION:**

- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
- R49 BLOWN FIBERGLASS INSULATION
- 1/16" ROOF VENT AT SOFFITS, 1/16" VENT AT RIDGE
- AIR CHUTE AT EACH TRUSS SPACE
- 5/32" 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
- 1/16" OSB SHEATHING
- 2x6 STUDS • 16" O.C.
- WINDOW PER SPEC'S
- R-20 FG. BATT INSULATION
- 4 MIL POLY VAPOR RETARDER
- 1/2" GYPSUM BOARD

**RIM AREA CONSTRUCTION:**

- CLOSED CELL SPRAYED FOAM INSUL. R20 (MINIMUM) • RIM AREA AND R30 (MINIMUM) • CANTS.

**WALL CONSTRUCTION:**

- SIMILAR TO ABOVE

**SILL CONSTRUCTION:**

- 2x8 SILL PLATE & SEALER (2x6 PLATE • WALKOUT AREAS)
- 1/2" ANCHOR BOLTS • 48" O.C.

**FOUNDATION CONSTRUCTION:**

- POURED CONCRETE WALL FOUNDATION (WALL THICKNESS VARIES, SEE FOUNDATION PLAN FOR SIZES)

**FOUNDATION INSULATION:**

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

**SLAB CONSTRUCTION:**

- 3 1/2" POURED CONCRETE FLOOR
- 6 MIL POLY VAPOR RETARDER UNDER SLAB
- UNIFORM LAYER OF 3/4" CLEAN AGGREGATE 4" THICK (MINIMUM)
- SAND FILL AS REQUIRED

NOTE III  
 PROVIDE STANDARD ENERGY  
 HEEL @ ALL 6/12 ROOF TRUSSES  
 W/ 18" OVERHANGS, ADJUST HEEL  
 HEIGHT OF ALL 1/12 ROOF TRUSSES  
 W/ 18" OVERHANGS TO MATCH EAVES  
 W/ 6/12 ROOFS (TYP.)

**ROOF CONSTRUCTION:**

- PREMANUFACTURED ROOF TRUSSES ENGINEERED BY SUPPLIER
- 1/16" ROOF VENTS AT SOFFITS, 1/16" VENT AT RIDGE
- AIR CHUTE AT EACH TRUSS SPACE
- 1/16" OSB ROOF SHEATHING
- 1/2" ROOFING FELT
- ICE & WATER MEMBRANE APPLIED 24" BEYOND EXTERIOR WALL
- 30 YEAR ARCHITECTURAL SHINGLES

**SOFFIT / FASCIA:**

- 2x6 SUB FASCIA
- ALUMINUM FASCIA COVER
- ALUMINUM VENTED SOFFIT

**WALL CONSTRUCTION:**

- HOUSE WRAP
- 1/16" OSB SHEATHING
- 2x6 STUDS @ 16" O.C.
- R21 F&S BATT INSULATION
- 4 MIL POLY VAPOR BARRIER
- 1/2" GYPSUM BOARD AT INTERIOR

**RIM AREA CONSTRUCTION:**

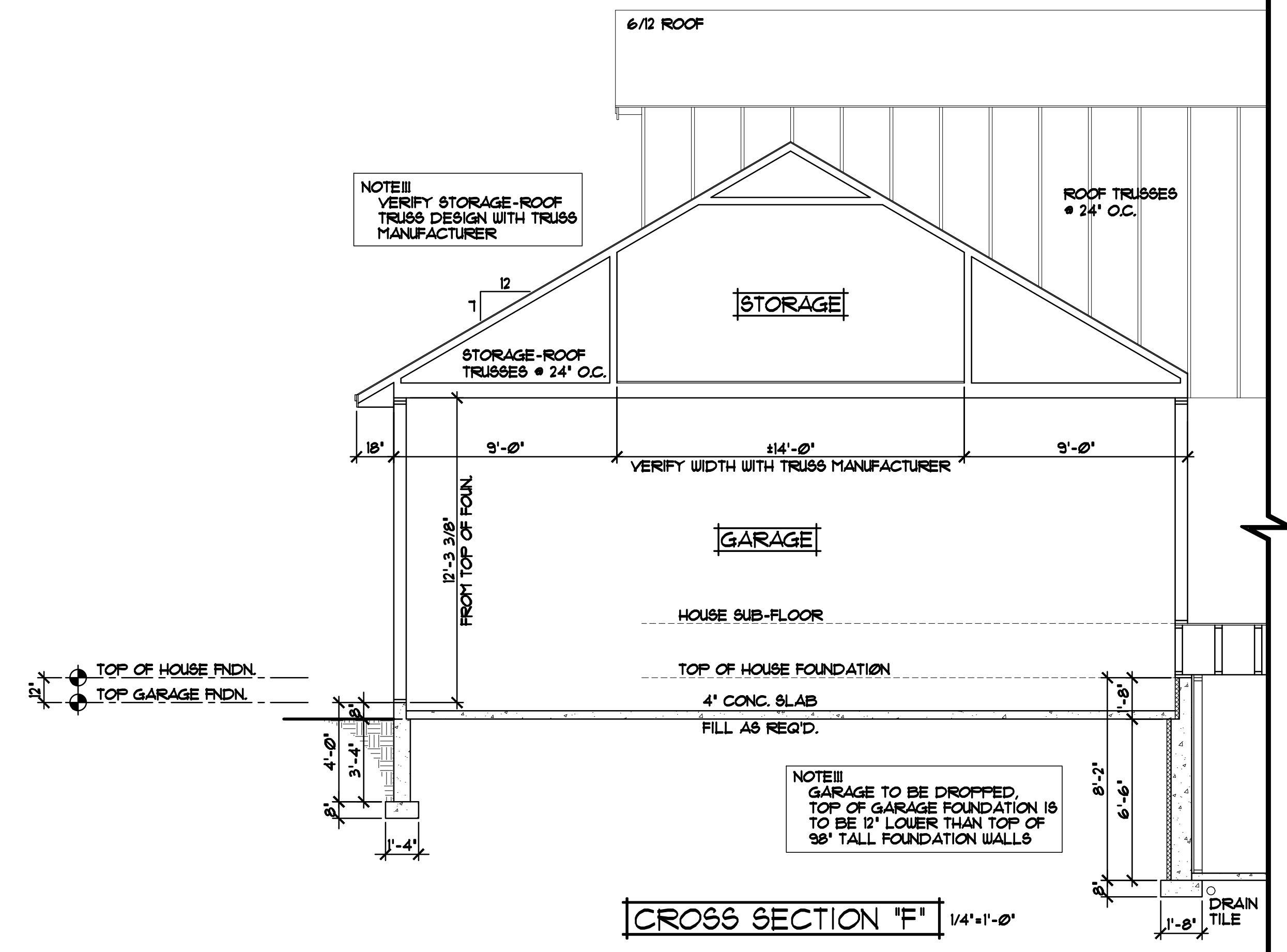
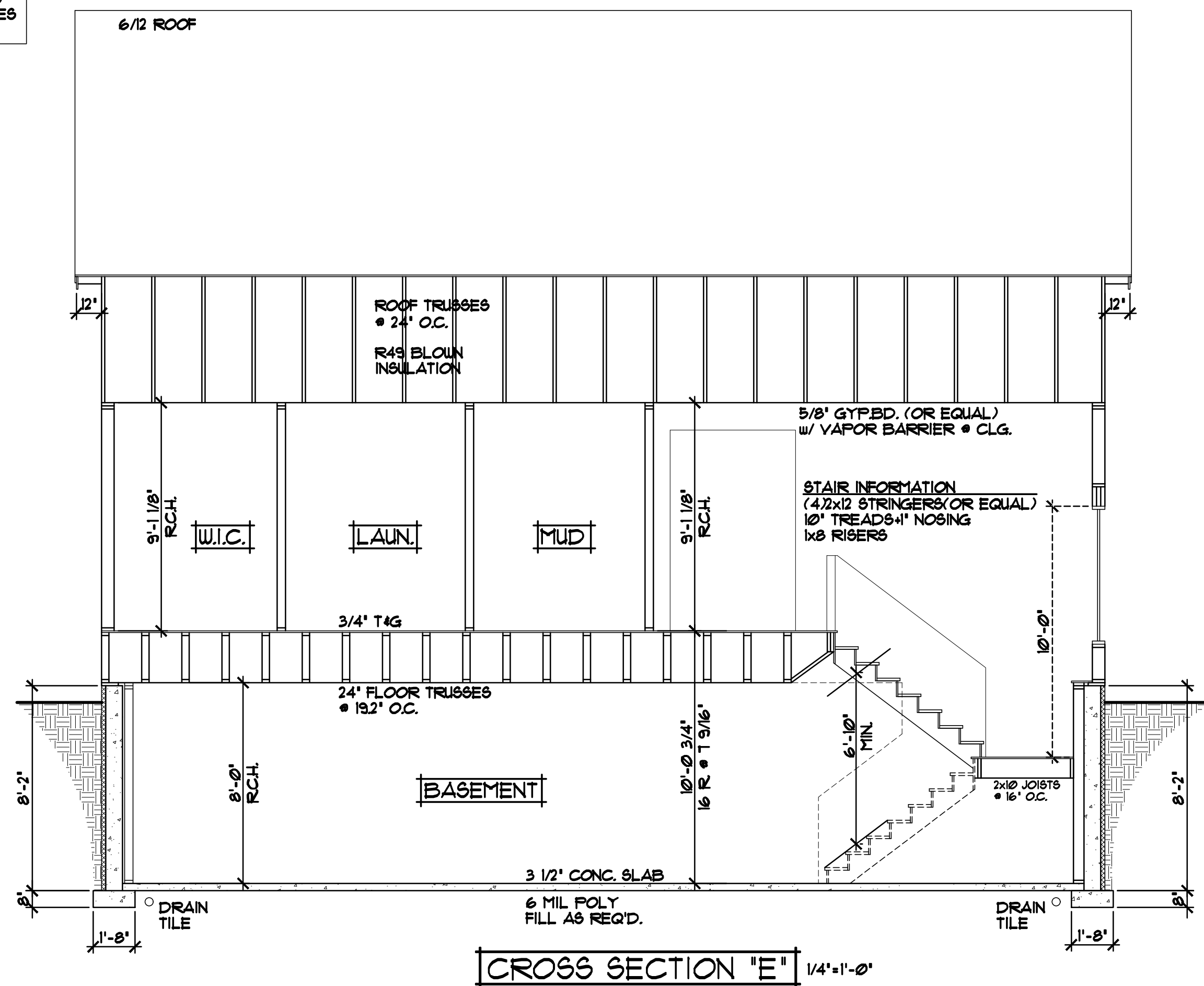
- CLOSED CELL SPRAYED FOAM INSUL. R20 (MINIMUM) @ RIM AREA AND R30 (MINIMUM) @ CANTS.

**SILL CONSTRUCTION:**

- 2x8 TREATED SILL PLATE W/SEALER
- 1/2" ANCHOR BOLTS @ 48" O.C.

**FOUNDATION CONSTRUCTION:**

- POURED CONCRETE WALL FOUNDATION
- INSTALL R8 RIGID FOAM BOARD INSUL. TO INTERIOR OF FOUNDATION WALLS
- INSTALL R10 RIGID FOAM BOARD INSUL. TO EXTERIOR OF FOUNDATION WALLS
- WATERPROOFING



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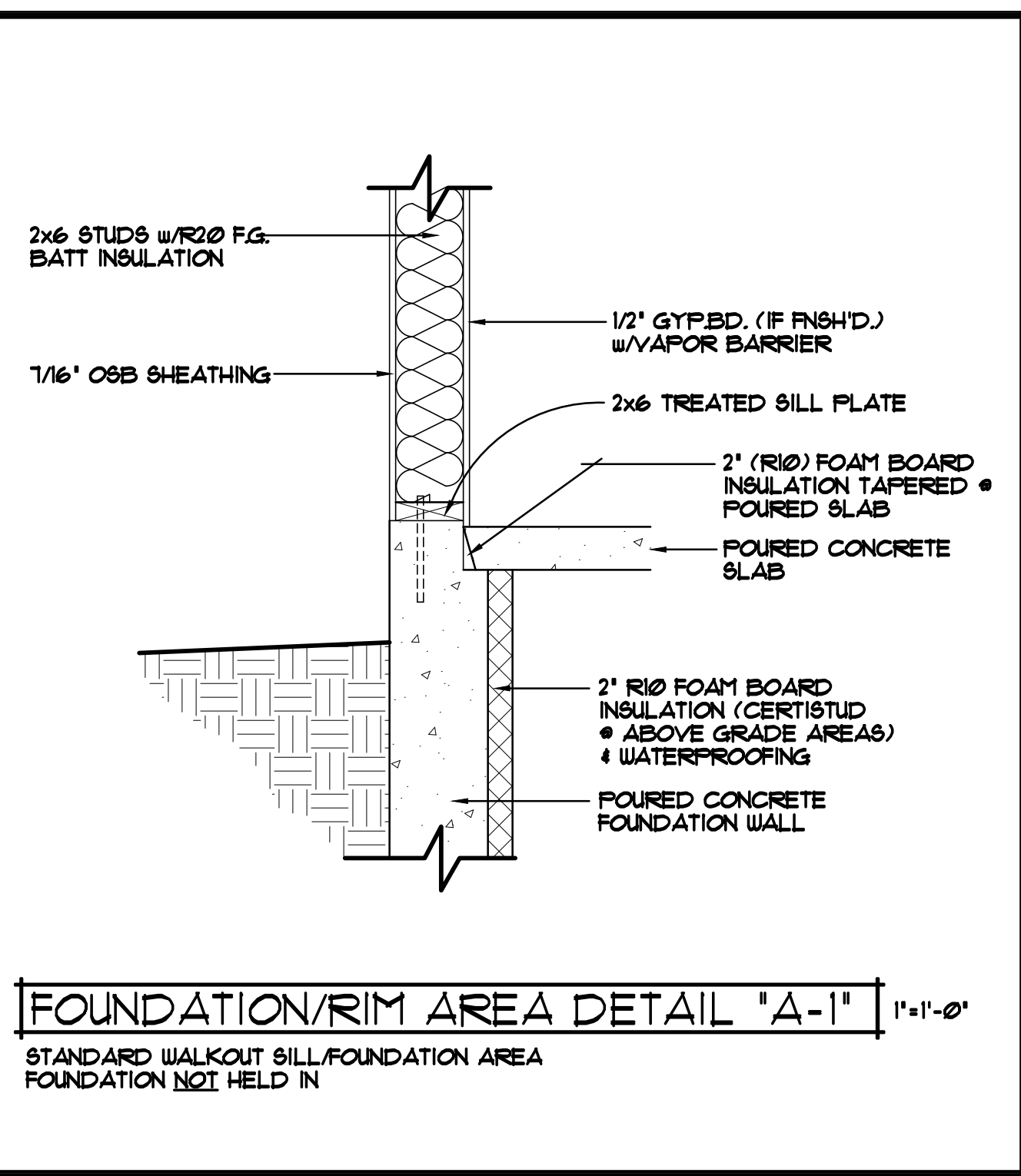
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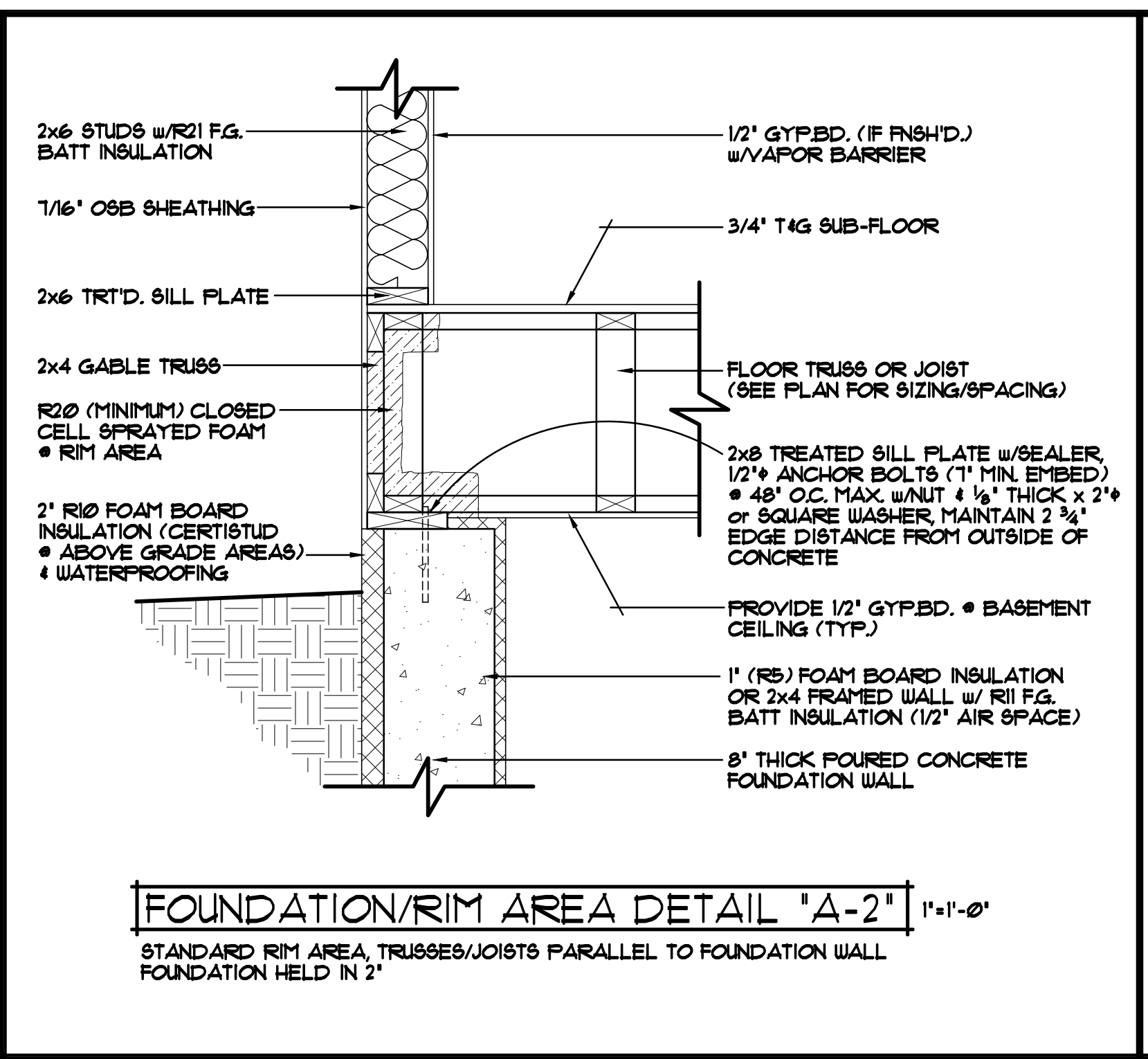
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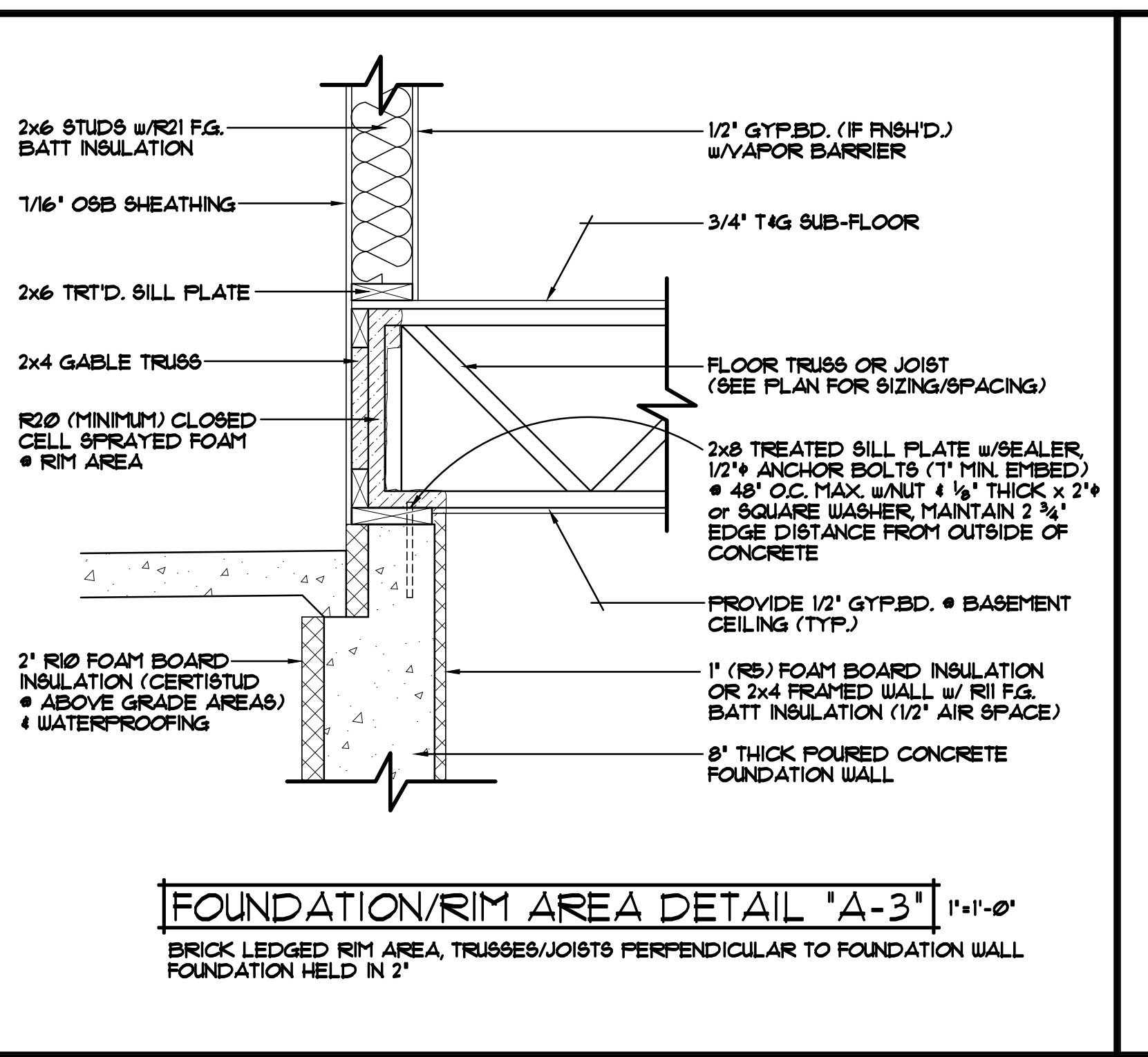
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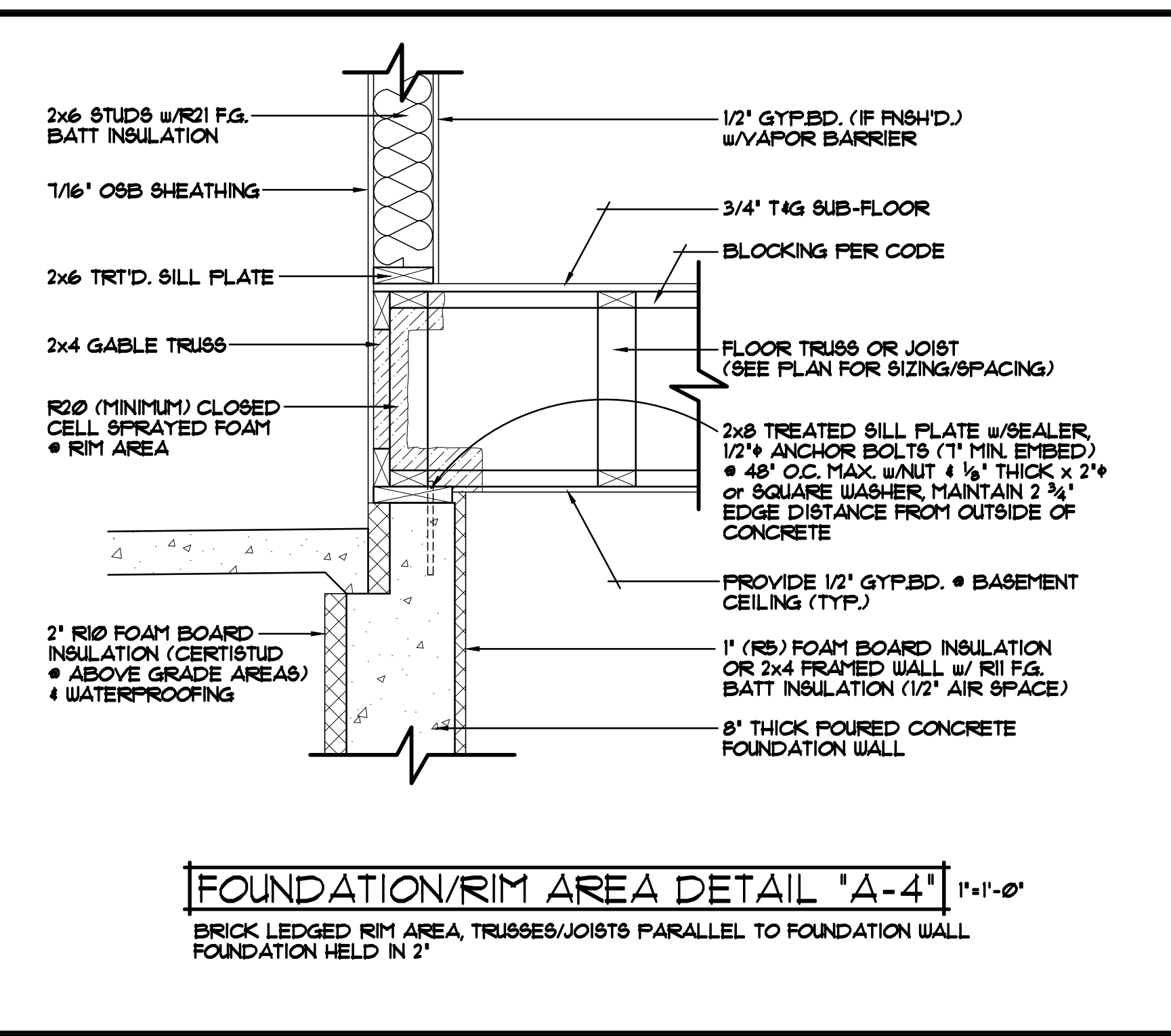
**FOUNDATION/RIM AREA DETAIL "A-1"** 1'-1'-0"  
 STANDARD WALKOUT SILL/FOUNDATION AREA  
 FOUNDATION NOT HELD IN



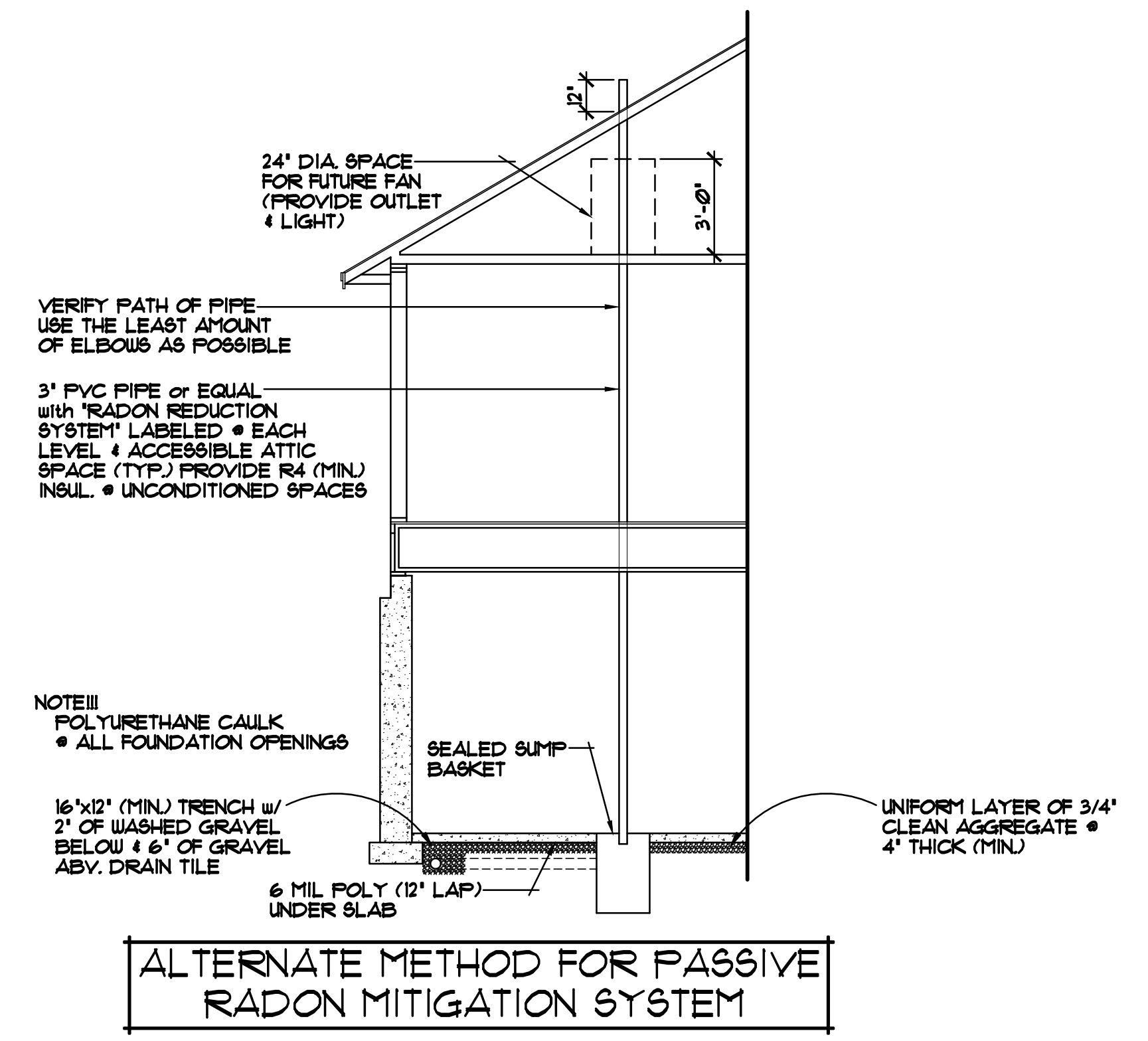
**FOUNDATION/RIM AREA DETAIL "A-2"** 1'-1'-0"  
 STANDARD RIM AREA, TRUSSES/JOISTS PARALLEL TO FOUNDATION WALL  
 FOUNDATION HELD IN 2"



**FOUNDATION/RIM AREA DETAIL "A-3"** 1'-1'-0"  
 BRICK LEDGED RIM AREA, TRUSSES/JOISTS PERPENDICULAR TO FOUNDATION WALL  
 FOUNDATION HELD IN 2"



**FOUNDATION/RIM AREA DETAIL "A-4"** 1'-1'-0"  
 BRICK LEDGED RIM AREA, TRUSSES/JOISTS PARALLEL TO FOUNDATION WALL  
 FOUNDATION HELD IN 2"



**ALTERNATE METHOD FOR PASSIVE RADON MITIGATION SYSTEM**

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