



RADON REMEDIATION
RADON LOOP:

- (4") PERFORATED HDPE "LOOP"

- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE

- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS

- TO BE CORRUGATED HDPE PIPE

- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
STACK REQUIREMENTS:

- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)

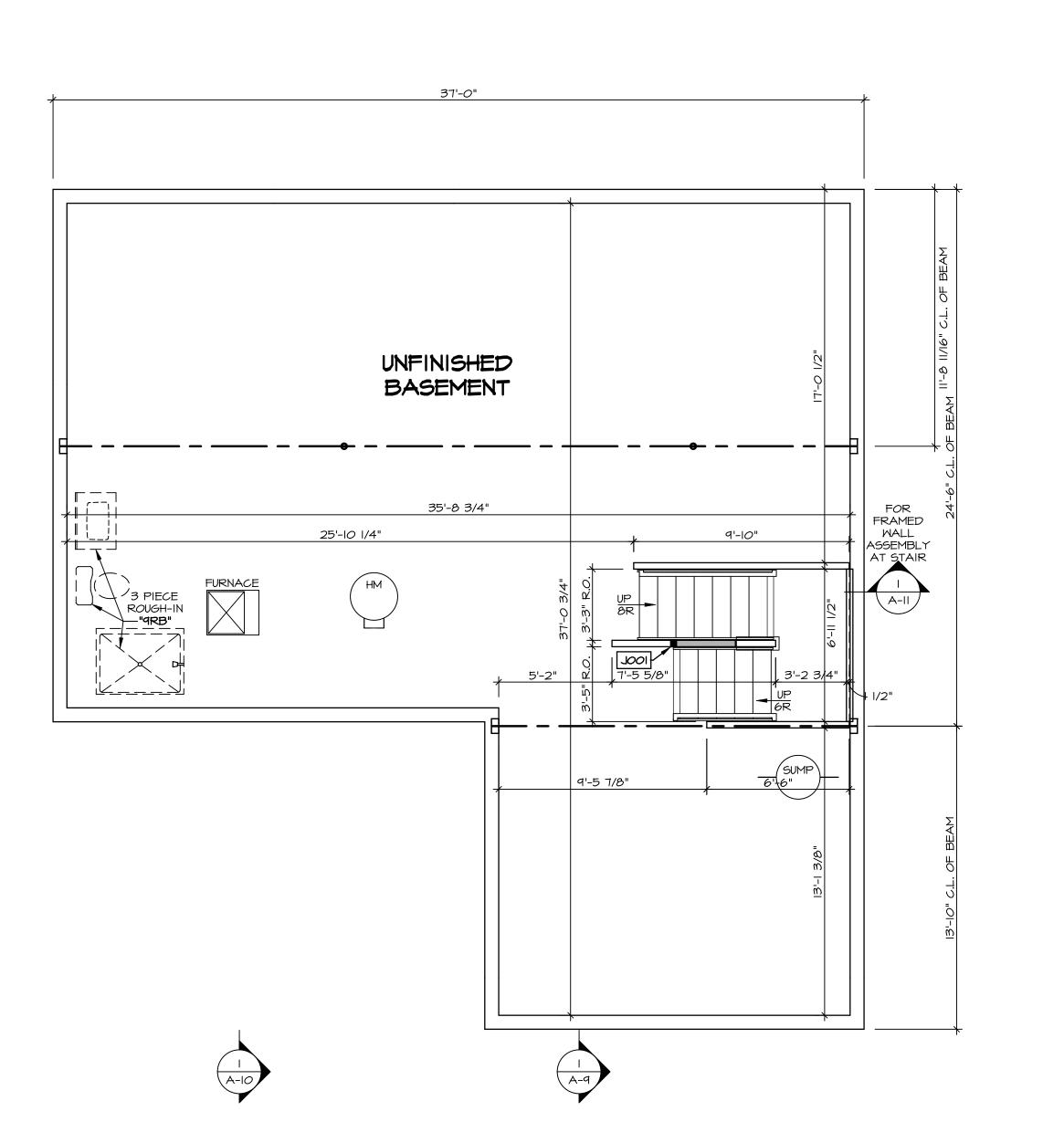
- NO PART OF STACK IS TO BE HORIZONTAL

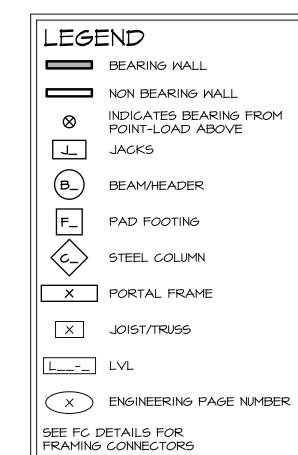
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER

- IURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)

JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF

SCREEN INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION





FLOOR PLAN NOTES

I. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.

2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING

STUD EACH END, UNLESS OTHERWISE NOTED.

3. ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2"
W/ T-PLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS

w/ T-PLY, ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED.

4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE I2" UNLESS OTHERWISE NOTED.

5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.

6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.

SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 ALL WINDOWS HAVE 7'-0 I/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES

ABOVE, UNLESS OTHERWISE NOTED.

10. TANKED WATER HEATER SHOWN AS BASE CONDITION,
OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN
LIEU OF TANKED WATER HEATER.

GYPSUM NOTES

AT GARAGE:

GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-I(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

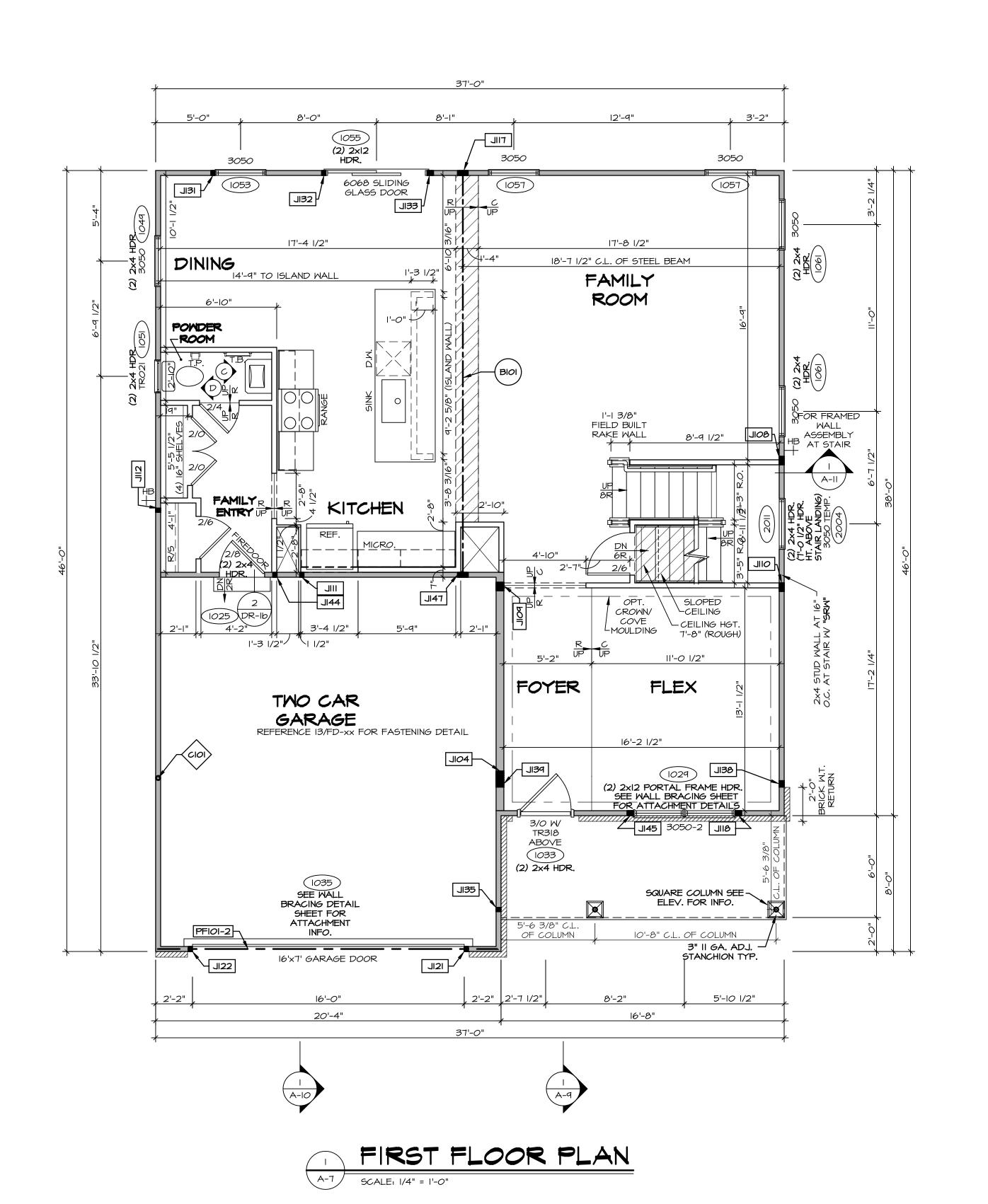
AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

BASEMENT JACK SCHEDULE						
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS		
1001	JACK - (2) 2X4 SPF STUD GRADE	FBA	B003I			

BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"





BEARING WALL NON BEARING WALL

INDICATES BEARING FROM POINT-LOAD ABOVE J_ JACKS

(B_)

BEAM/HEADER PAD FOOTING

STEEL COLUMN X PORTAL FRAME

X JOIST/TRUSS L__-_ LVL

X ENGINEERING PAGE NUMBER SEE FC DETAILS FOR FRAMING CONNECTORS

EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

FLOOR PLAN NOTES

ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING

STUD EACH END, UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" w/ T-PLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.

HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.

SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.

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FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

I.A - (2) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT I I/2" WIDE LVL FASTEN PLIES W/ (3) ROWS I2D NAILS AT I2"O.C. 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR

ALT I I/2" WIDE LVL FASTEN PLIES W/ (4) ROWS I2D NAILS AT I2"O.C. 3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT I 1/2" WIDE

LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. 4.A - (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM

5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM

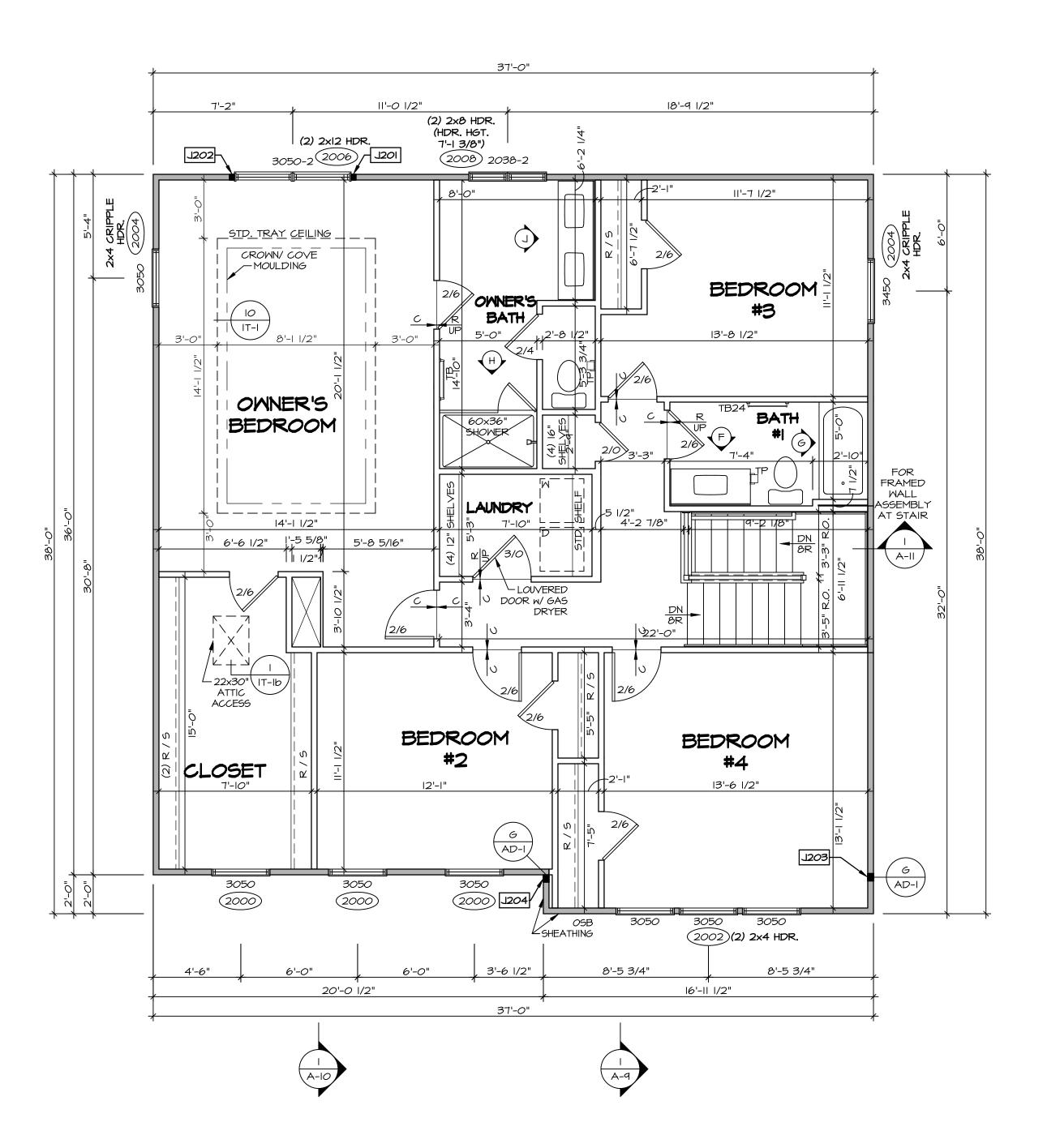
EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE. 6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROMS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I I/2" WIDE LVL FASTEN PLIES W/ (5) ROWS I2D NAILS AT I2"O.C. FROM EACH SIDE.

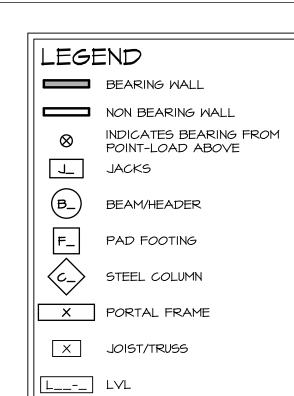
7.A - (4) PLY (ALL SIZES): FASTEN PLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BIOI	BEAM STEEL - WI2X30	23'-10 3/4"		1023	
PFIOI-2	LVL 1.75 - 11-04	20'-1"	GCB/ GCF	1035	

	STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS	
CIOI	STANCHION - 3 IN SCHED 40	9'-6"	GCB/ GCF, ELA/ ELB/ ELK/ ELL, SXC, FBA/ FCA	1006		

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JI04	JACK - (5) 2X6 SPF STUD GRADE	SXC, ELB/ ELL	1006	
BOIL	JACK - (4) 2X4 SPF STUD GRADE		1014	
POIL	JACK - (4) 2X6 SPF STUD GRADE		1016	
OIL	JACK - (4) 2X4 SPF STUD GRADE		1016	
<u></u>	JACK - (2) 2X4 SPF STUD GRADE		1018	
JII2	JACK - (2) 2X4 SPF STUD GRADE		1020	
TIIL	JACK - (5) 2X4 SP#I		1023	
BIIL	JACK - (3) 2X4 SPF STUD GRADE		1027	
J 2	JACK - (2) 2X4 SPF STUD GRADE	GCB/ GCF	1035	
J122	JACK - (2) 2X4 SPF STUD GRADE	GCB/ GCF	1035	
ISIL	JACK - (2) 2X4 SPF STUD GRADE		1053	
JI32	JACK - (2) 2X4 SPF STUD GRADE		1055	
JI33	JACK - (3) 2X4 SPF STUD GRADE		1055	
J135	JACK - (2) 2X4 SPF STUD GRADE		1063	·
8EIL	JACK - (3) 2X4 SP#I	ELB/ ELL	2010	
1139 PEIL	JACK - (3) 2X6 SPF STUD GRADE	ELB/ ELL	2010	
J 44	JACK - (2) 2X4 SPF STUD GRADE		1018	
JI45	JACK - (3) 2X4 SPF STUD GRADE		1027	
J147	JACK - (5) 2X4 SP#I		1023	





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X ENGINEERING PAGE NUMBER

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STUD EACH END, UNLESS OTHERWISE NOTED.

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AT STAIRS:

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SECOND FLOOR JACK SCHEDULE						
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS		
J201	JACK - (2) 2X4 SPF STUD GRADE		2006			
J202	JACK - (2) 2X4 SPF STUD GRADE		2006			
J203	JACK - (3) 2X4 SP#I	ELB/ ELL	2010	I/8"x3 I/2"x4 I/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATE		
J204	JACK - (3) 2X4 SP#I	ELB/ ELL	2010	I/8"x3 I/2"x4 I/2" STEEL BEARING PLATE, EXTEND		

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DATE:
OPTION
5285 V

VERSI VERSI DRAW DATE:

MING TITLE
COND FLOOR PLAN
ON DESCRIPTION

P-W SEC





