

1. Keep existing interior/exterior walls and foundation
2. Keep existing exterior windows and exterior doors
3. Keep existing electrical panel of Primary Residence and Interior Accessory Apartment on basement level
4. Keep existing Type-X drywall and rated insulation between Primary Residence Apartment and main residence
5. Install new kitchen appliance in Interior Accessory Apartment
6. Ensure new fire extinguisher is installed and easily accessible in kitchen per R330.1
7. Replace existing tub with roll-in shower in Interior Accessory Apartment bathroom
8. Extend main residence basement stair headroom per structural engineer
9. Install Type-X drywall under interior staircase of Primary Residence
10. Replace existing water heater with new electric tankless water heater in basement of Primary Residence
11. Replace existing washer/dryer with new washer/dryer in Primary Residence
12. Stack existing exterior heat pump units
13. Enclose and insulate area under existing rear deck
14. Install waterproofing between existing deck and new enclosed room ceiling
15. Raise exterior slab under steps to be flush with rest of slab under deck
16. Install new 2 hour fire rating fire dividing space under existing deck between Primary Residence and Accessory Apartment
17. Install 2 hour fire rating to ceiling of enclosed area under deck of both Primary Residence and Accessory Apartment

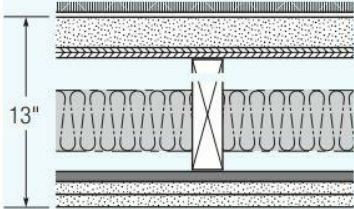
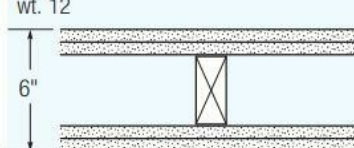
1	EXISTING EXTERIOR WALL
2	NEW 2x6 WD EXT STUD WALL @ 16" O.C/W/ R21 INS. 1/2" GYP. BD. INSIDE, 3/4" SHEATHING & HARDY PLANK SIDING
3	EXISTING EXTERIOR CMU WALLS WITH NEW 2X4 STUDS, R15 INS. AND 1/2" GYP. BD. INSIDE
4	NEW 2X4 LOAD BEARING STUDWALL W/ (2) 5/8" TYPE "X" EA. SIDE

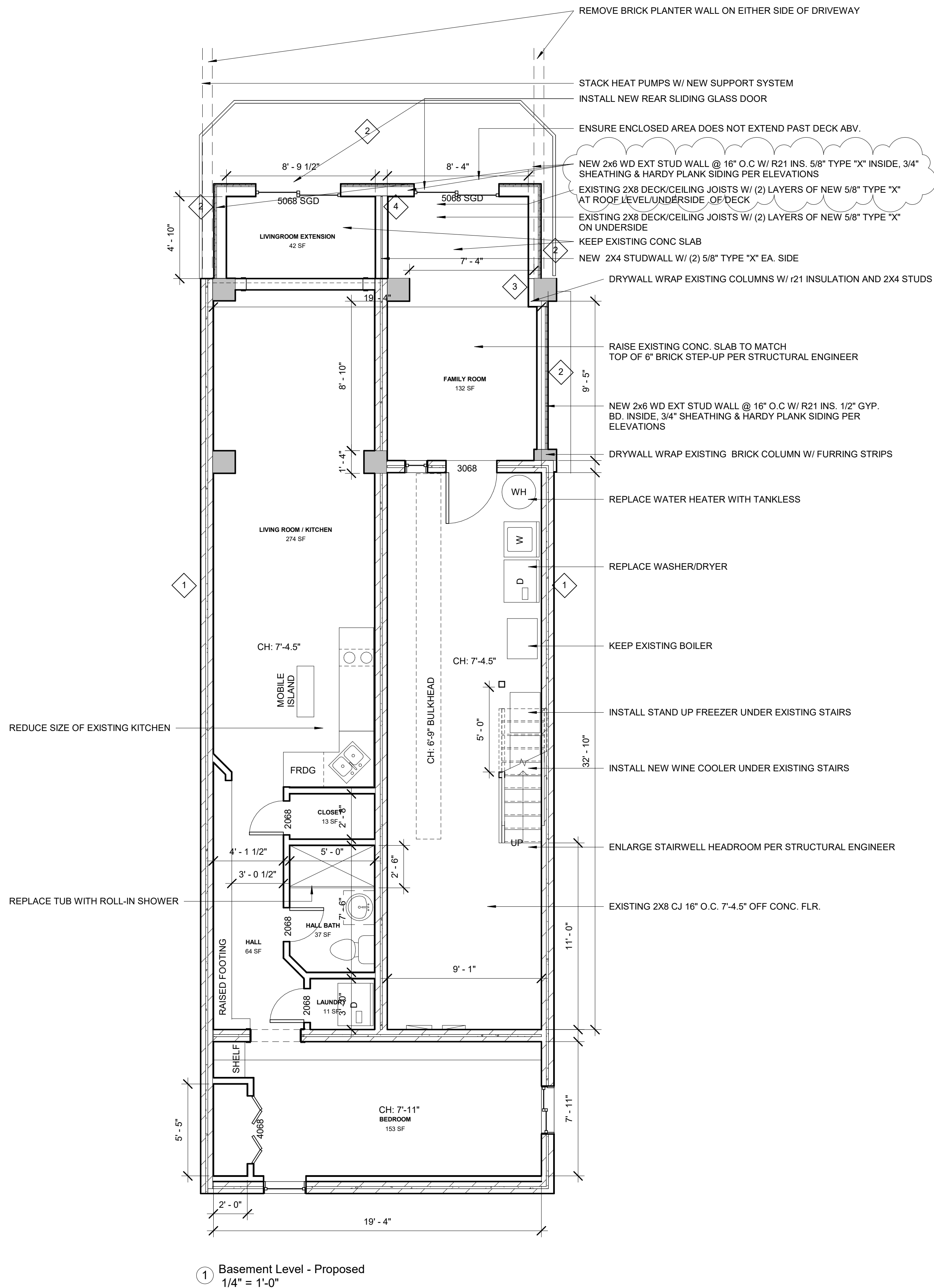
ALL INTERIOR AND EXTERIOR DOORS TO REMAIN  
UNLESS OTHERWISE INDICATED

1. Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
2. All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.
3. Each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's design label specifying the installation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation.
4. Glazing in all fixed and operable panes of swinging, sliding and lufed doors shall be considered a hazardous location. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch radius of the adjacent edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface shall be considered a hazardous location.
5. The bottom edge of the glazing is less than 18 inches above the floor
6. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread shall be considered a hazardous location
7. Glazing in showers, steam rooms, saunas, hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.
8. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform at that portion of the stairway.
9. Glazing in exterior walls, wood sole plates of braced wall panels at building interiors, masonry walls, masonry or monolithic slabs and all wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. Bolts shall be at least 1/2 inch in diameter and shall extend a minimum of 7 inches into concrete or grout cells of concrete masonry units.
10. There shall be a minimum of two bolts per plate section with one bolt located no more than 12 inches or less than seven bolt diameters from each end of the plate section.
11. The fasteners shall be placed at least 12 inches below the undisturbed ground surface. Carry all footings to solid, undisturbed original earth.
12. Exposed glued-laminated timbers. The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not properly protected by a roof, eave or similar covering shall be preservative treated with preservative, or be manufactured from naturally durable or preservative treated wood.
13. Fasteners, including nuts and washers, for preservative treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
14. Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.

1. Draftstops shall comply with IRC R502.12 and local amendments
2. Draft stops shall be installed if there is usable space both above and below the concealed space of a floor/ceiling assembly so that the concealed space does not exceed 1,000 sqft
3. Where the assembly is enclosed by a ceiling membrane above and a ceiling membrane below draftstopping shall be provided floor/ceiling assemblies under the following circumstances
  1. Ceiling is suspended under the floor framing
  2. Floor framing is constructed of truss-type open web or perforated members
4. Draftstopping shall be min. 1/2" gyp board or approved materials under the building code can be used as alternates
5. Fireblocks shall comply with IRC R602.8 and local amendments
6. Fireblocking material shall consist of 2 inch nominal lumber. Fire rated batt or blankets or glass fiber materials are permitted as long as materials are securely fastened in place
7. Fireblocking shall be provided for all self-closed draft openings and to form an effective fire barrier between stories and between a top story and the roof space. Fire blocking shall be provided at the following min. locations:
  1. In concealed spaces of stud walls and partitions, including furred out spaces, at the ceiling and floor level and at 10 ft intervals both horizontal and vertical.
  2. At intersections of concealed vertical and horizontal spaces such as soffits and drop ceilings
  3. At openings around vents, pipes and ducts at ceiling and floor levels, with an approved material to resist free passage of flame and products of combustion.

1. Range vent to be a 170/300 CFM Two Speed Ventilation Over-The-Range microwave that doubles as a convertible hood.
2. Seal all HVAC duct joints and seams with metal tape
3. HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
4. Interior and exterior HVAC line-set piping to be insulated with R3 self-seal split foam insulation
5. A continuous air barrier shall be installed over the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
6. Cavities within corners and headers shall be insulated by completely filling the cavity with a material having a minimum thermal resistance of R-3 per inch. The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
7. The space between door jambs and framing and skylights and framing shall be sealed.
8. Rim joists shall be insulated and include the air barrier.
9. Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
10. Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed areas in unvented crawl spaces shall be covered with Class 1 vapor retarder with overlapping joints taped.
11. Duct shafts, utility penetrations, and flue shafts opening to the exterior or unconditioned space shall be sealed.
12. Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
13. Exterior walls adjacent to showers and tubs shall be insulated, and an air barrier shall be installed on the interior side of the exterior wall, adjacent to the shower or tub.
14. All exterior walls and roof penetrations of the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
15. Building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than 3 ACH when tested with a blower door at a pressure of 50 pascals. Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation, and combustion appliances. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be conducted in accordance w/ ASTM E 779 or ASTM E 1827.
16. **Post Construction Test: total leakage shall be less than or equal to 4 cm per 100 sq ft of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cm per 100 sq ft of conditioned floor area.**
17. **Post Construction Test: total leakage shall be less than or equal to 4 cm per 100 sq ft of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. across the entire system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test.**
18. **404.2.3 For attics, ventilation vents and attic baffles shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material**

2 Hour Fire-Rated Construction		Dimensional Lumber	Ceiling	Acoustical Performance			Reference
Construction Detail	Description	Test Number	STC	IRC	Test Number	Index	
	<ul style="list-style-type: none"><li>Two layers 5/8" Sherrock Firecode C Core gypsum panels</li><li>2 x 10 wood joists 16" o.c.</li><li>3" mineral wool batt</li><li>RC-1 channel or equivalent</li></ul>	UL Des L541	51C		RAI-TL-90-40	B-74	
			69		RAI-IN-90-5		
			59		RAI-TL-90-40 Based on vinyl tile in place of carpet/pad		
			37		RAI-IN-90-6		
2 Hour Fire-Rated Construction		Loadbearing	Dividing Wall	Acoustical Performance			Reference
Construction Detail	Description	Test Number	STC	Test Number	Index		
	<ul style="list-style-type: none"><li>5/8" Sherrock Firecode C Core gypsum panels or Sherrock water-resistant Firecode Core gypsum panels or Ferroox panels</li><li>2 x 4 wood studs 16" o.c.</li><li>joints finished</li><li>optional veneer plaster</li></ul>	UL Des U301	52	USG-810218 Based on same assembly with RC-1 channel and without mineral wool batt	A-68		
			58	USG-810219 Based on same assembly with RC-1 channel and 2" mineral wool batt			



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Date	7/13/24
Drawn by	Author
<h1>A200</h1>	
Scale	As indicated