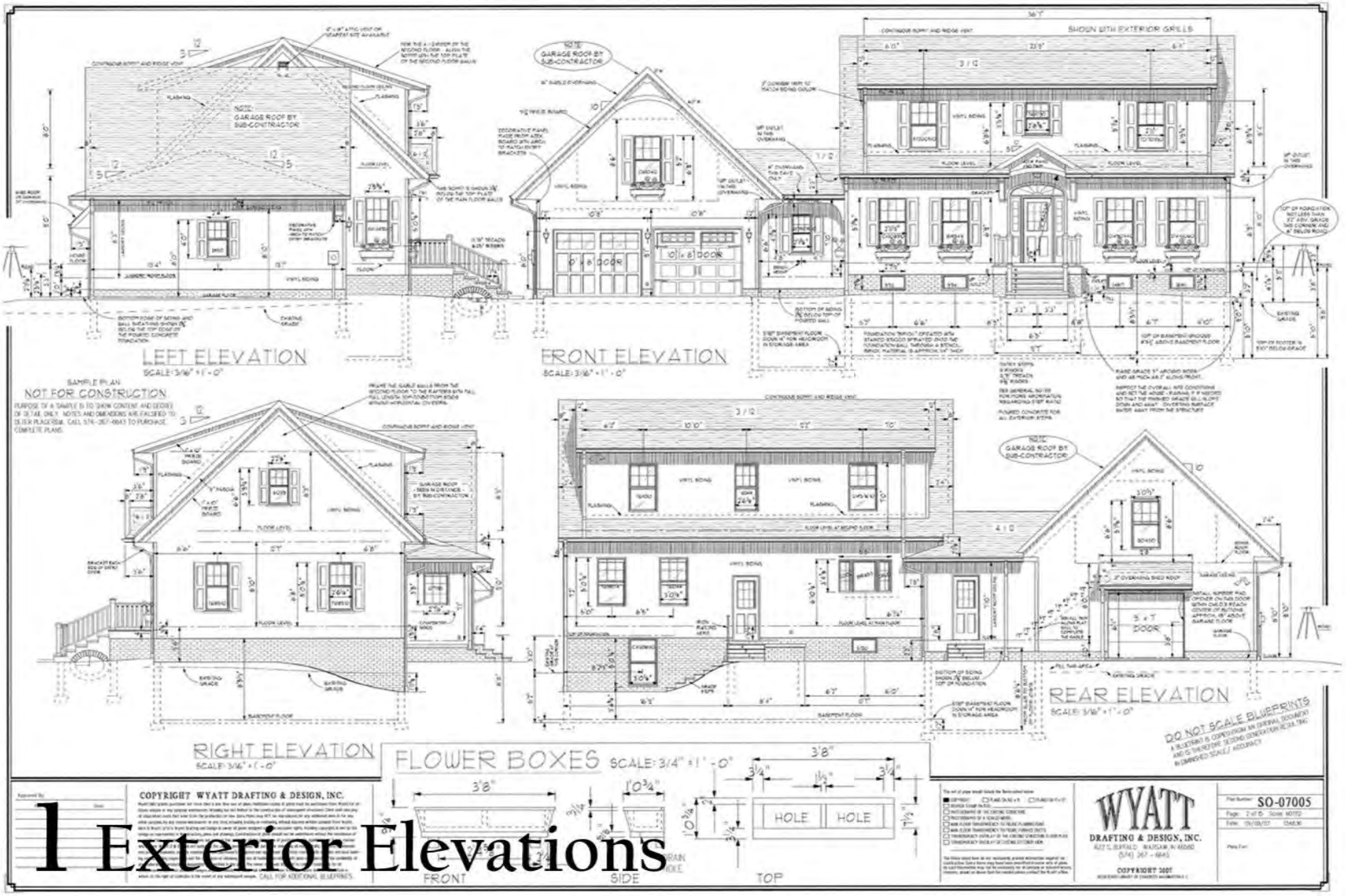
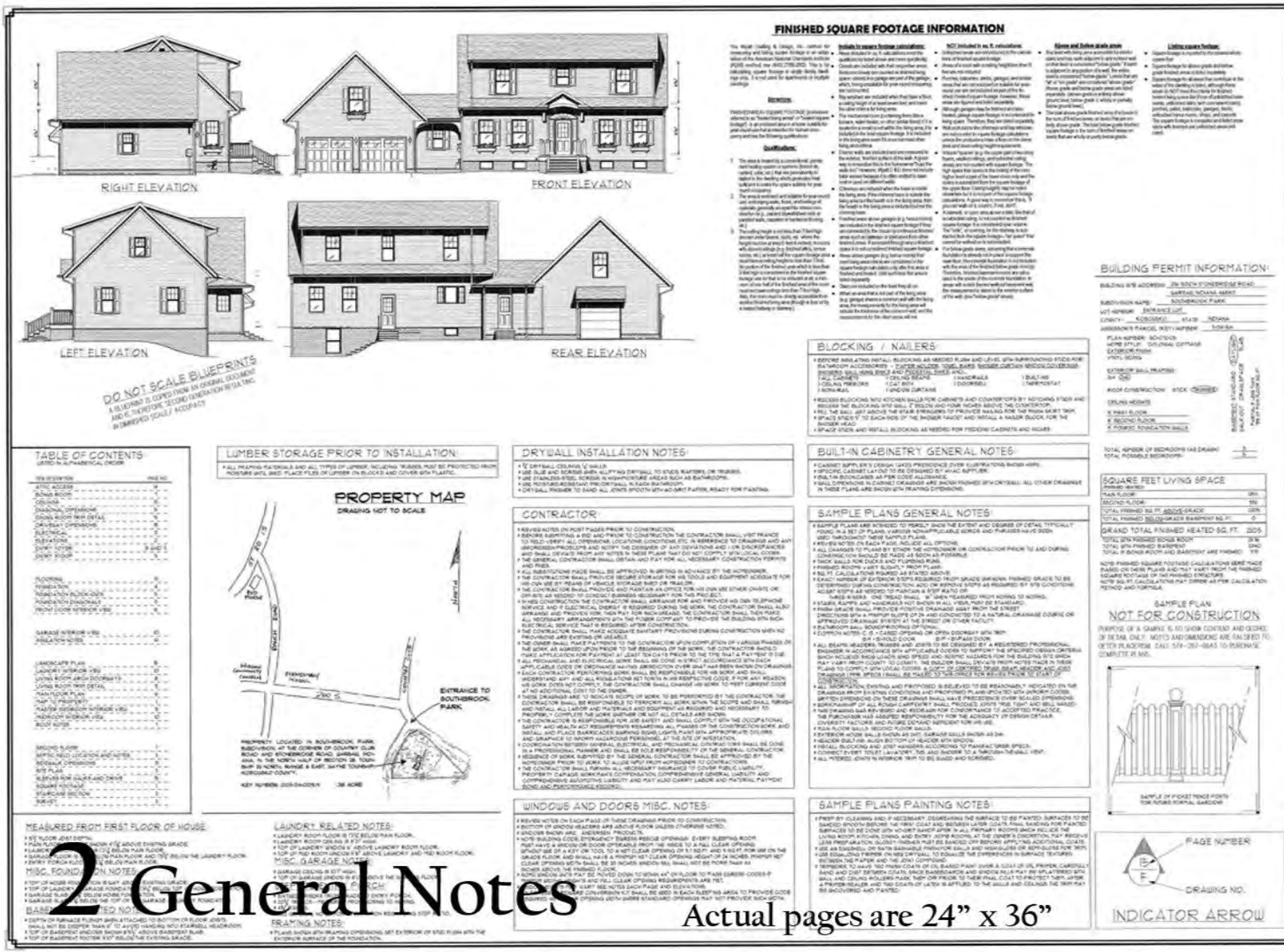
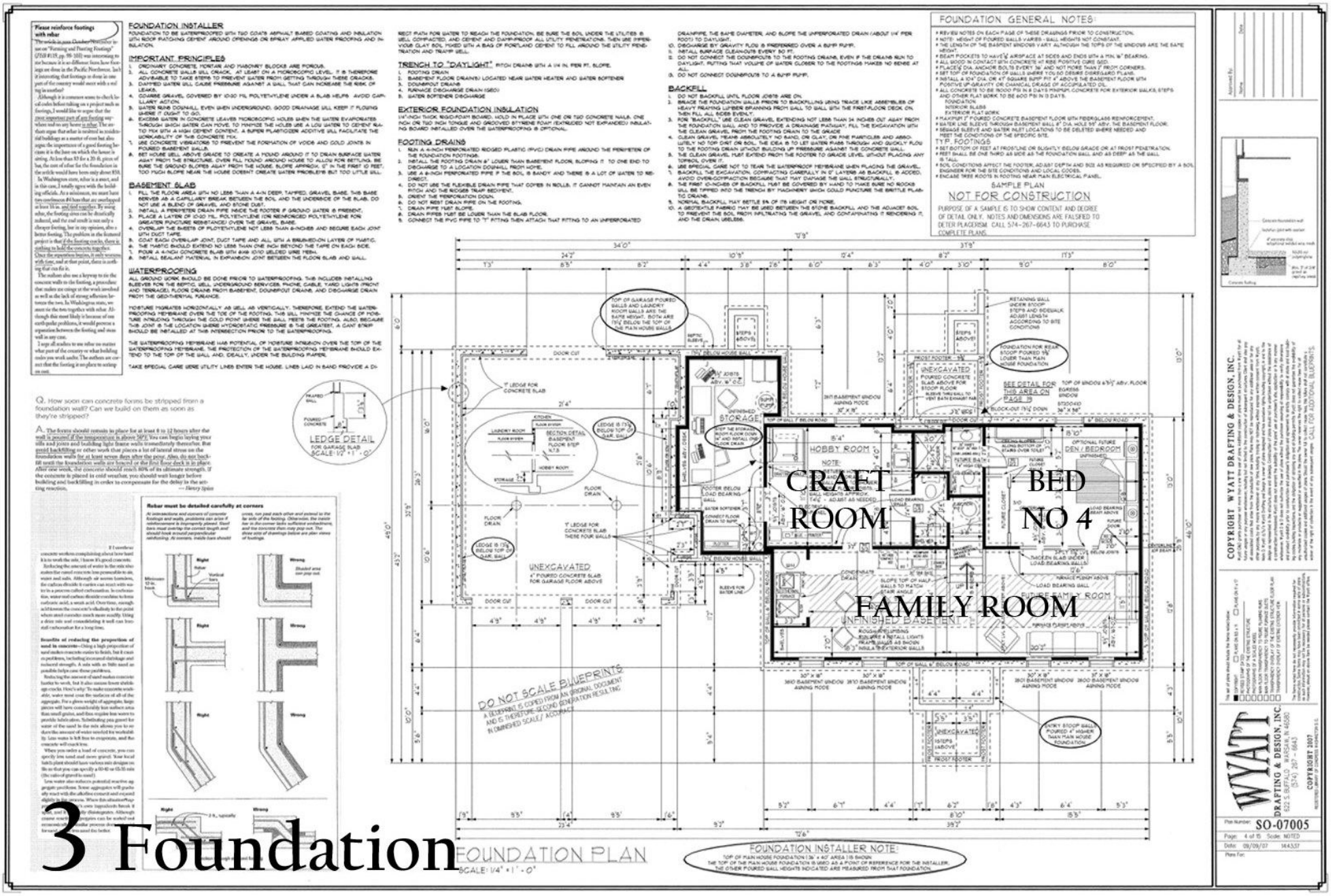


1 Exterior Elevations

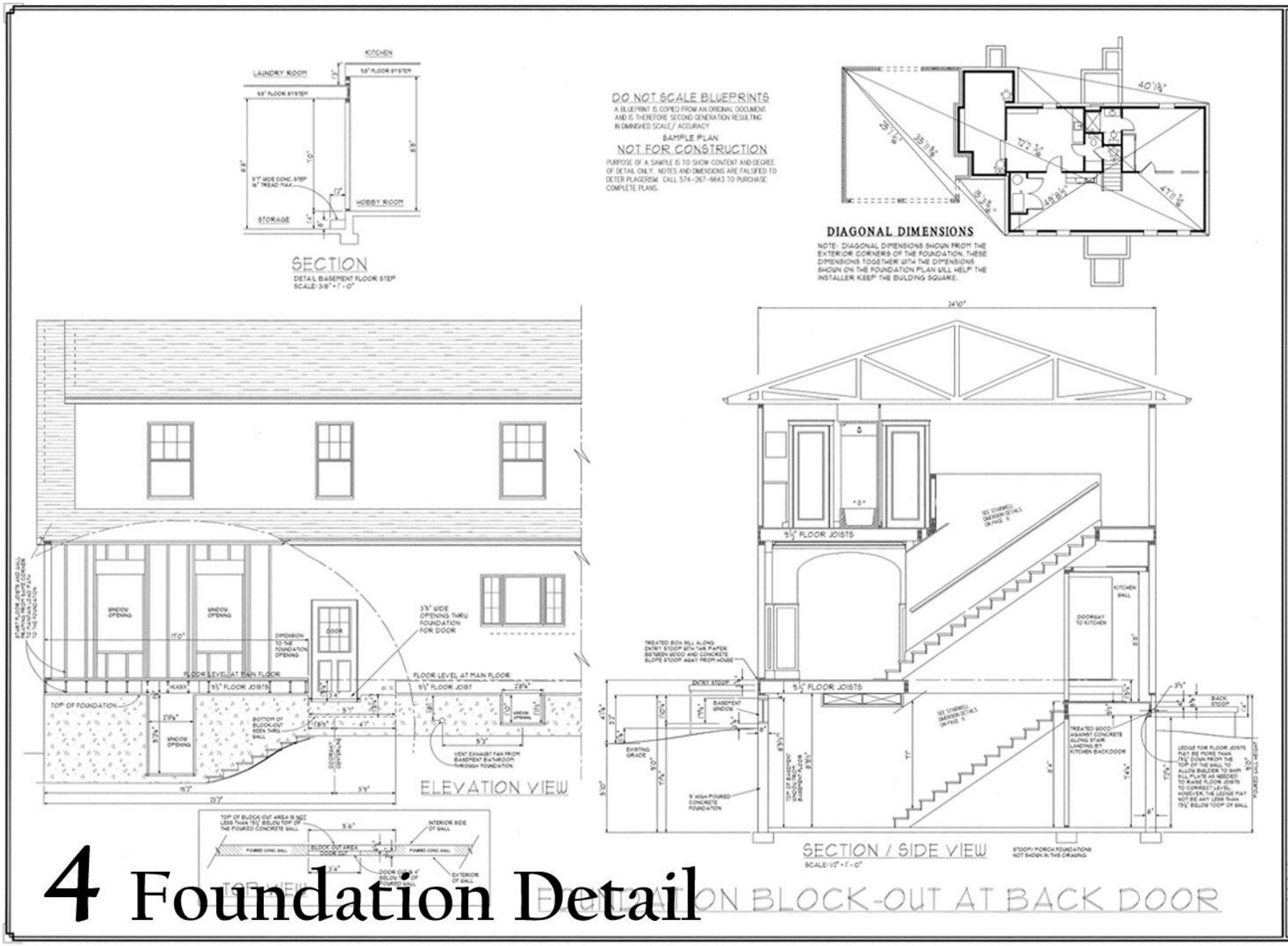
2 General Notes

Actual pages are 24" x 36"

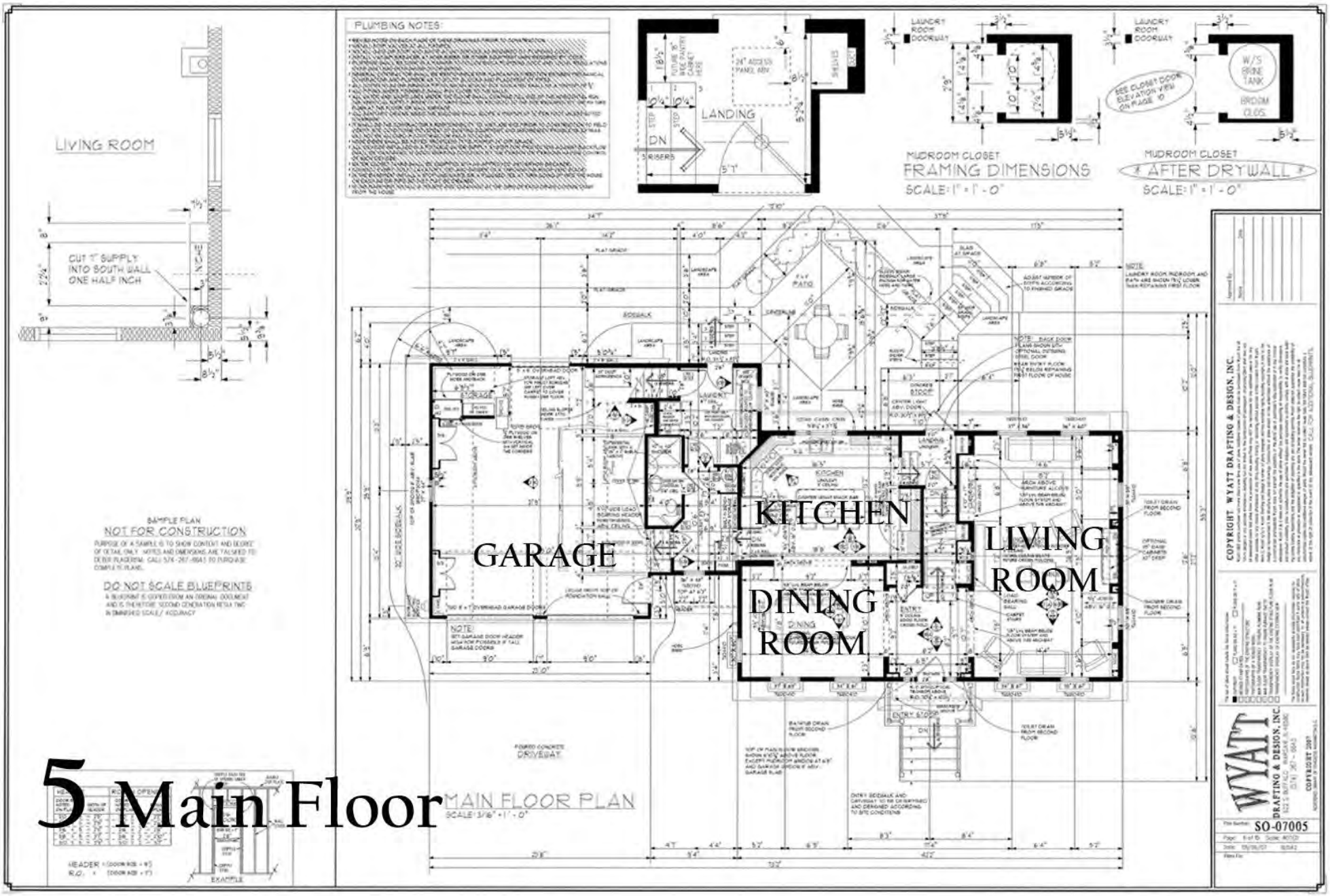




3 Foundation



4 Foundation Detail


LIVING ROOM
CUT 1" SUPPLY INTO SOUTH WALL ONE HALF INCH
PLUMBING NOTES:
LANDING
DN
MUDROOM CLOSET
FRAMING DIMENSIONS
SCALE: 1" = 1' - 0"
MUDROOM CLOSET
AFTER DRYWALL
SCALE: 1" = 1' - 0"
W/S BRINE TANK
BRDM CLOS
SAMPLE PLAN
NOT FOR CONSTRUCTION
DO NOT SCALE BLUEPRINTS
GARAGE
KITCHEN
LIVING ROOM
DINING ROOM
PATIO
DRIVEWAY
MAIN FLOOR PLAN
SCALE: 3/16" = 1' - 0"
EXAMPLE
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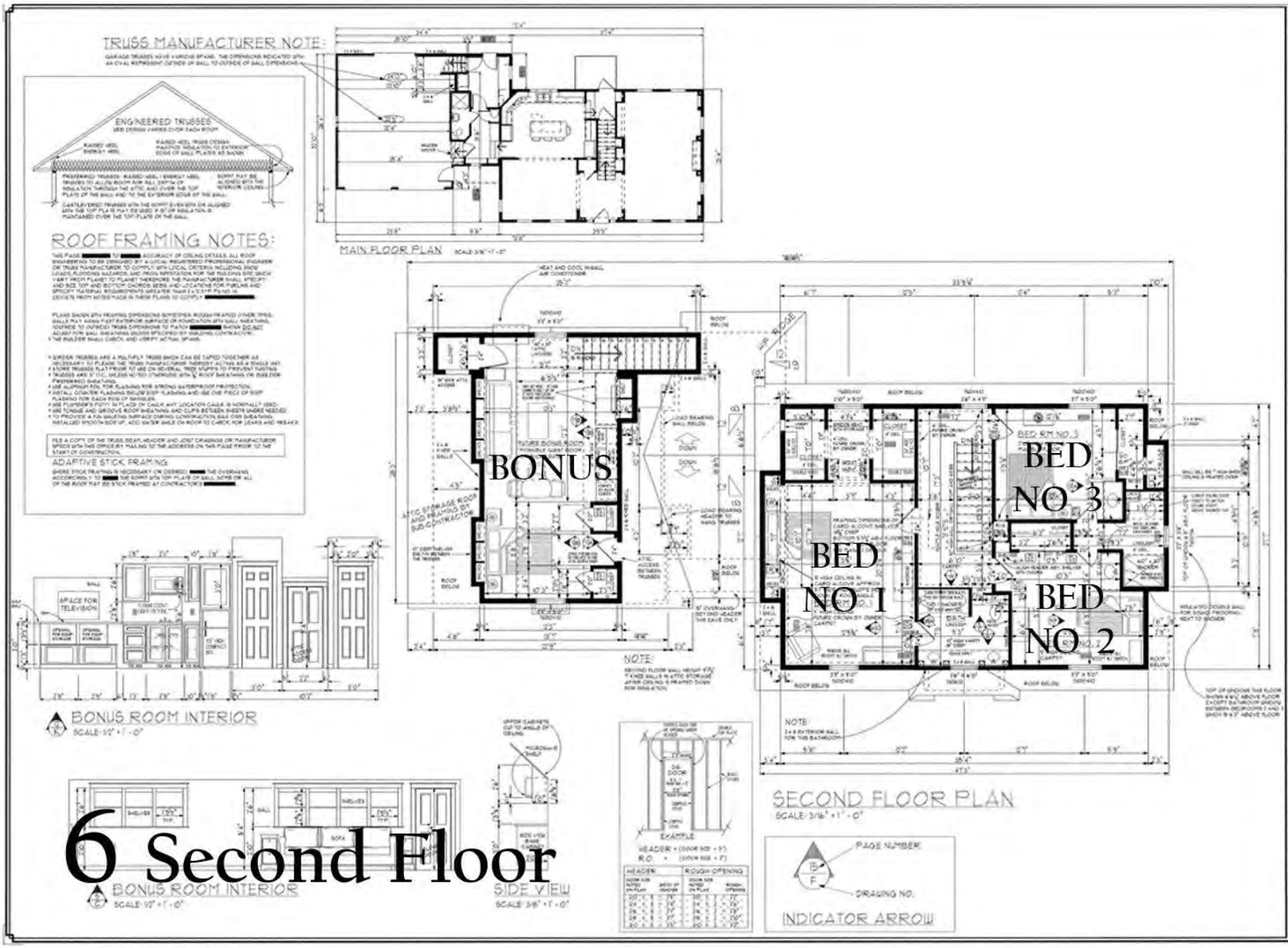
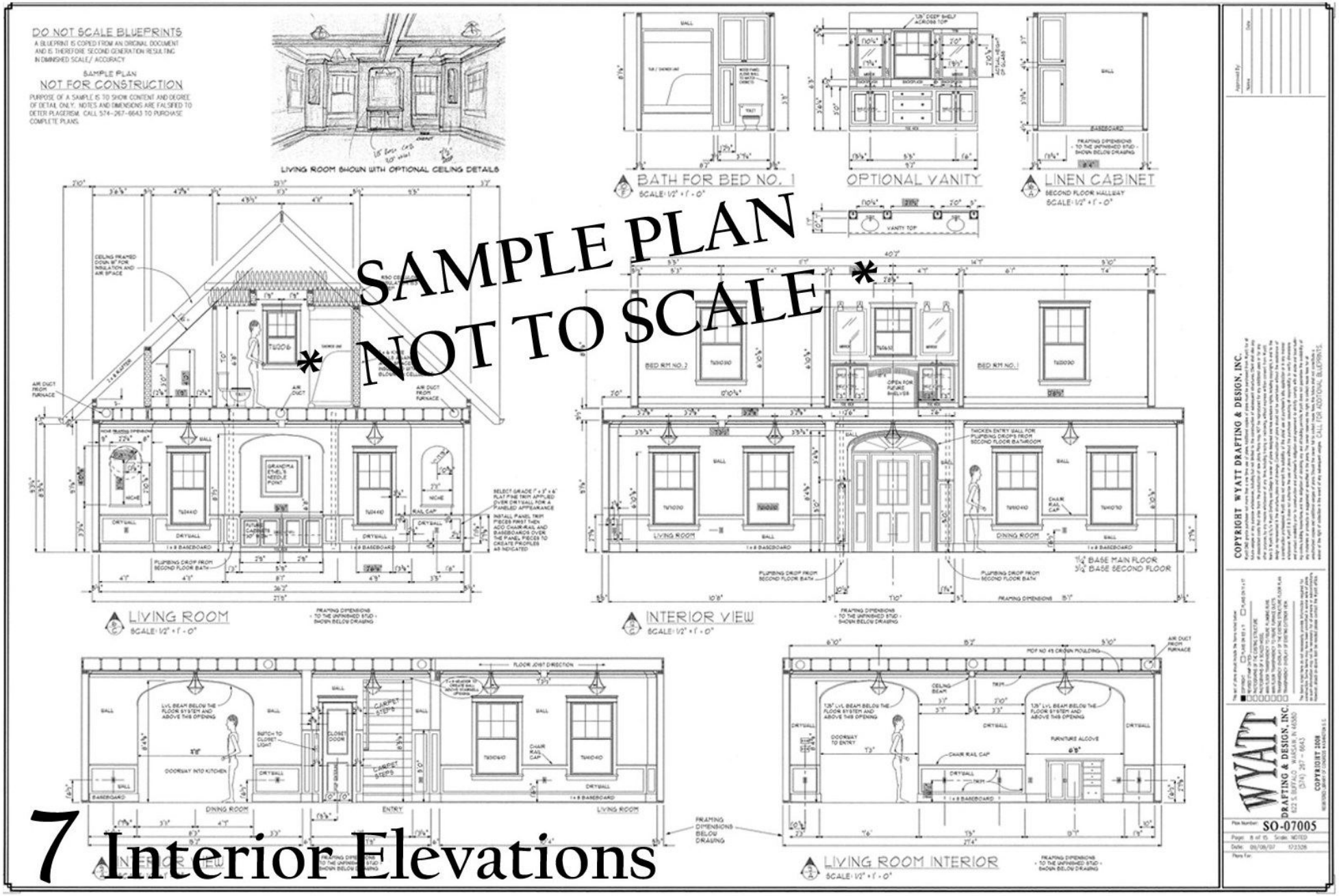
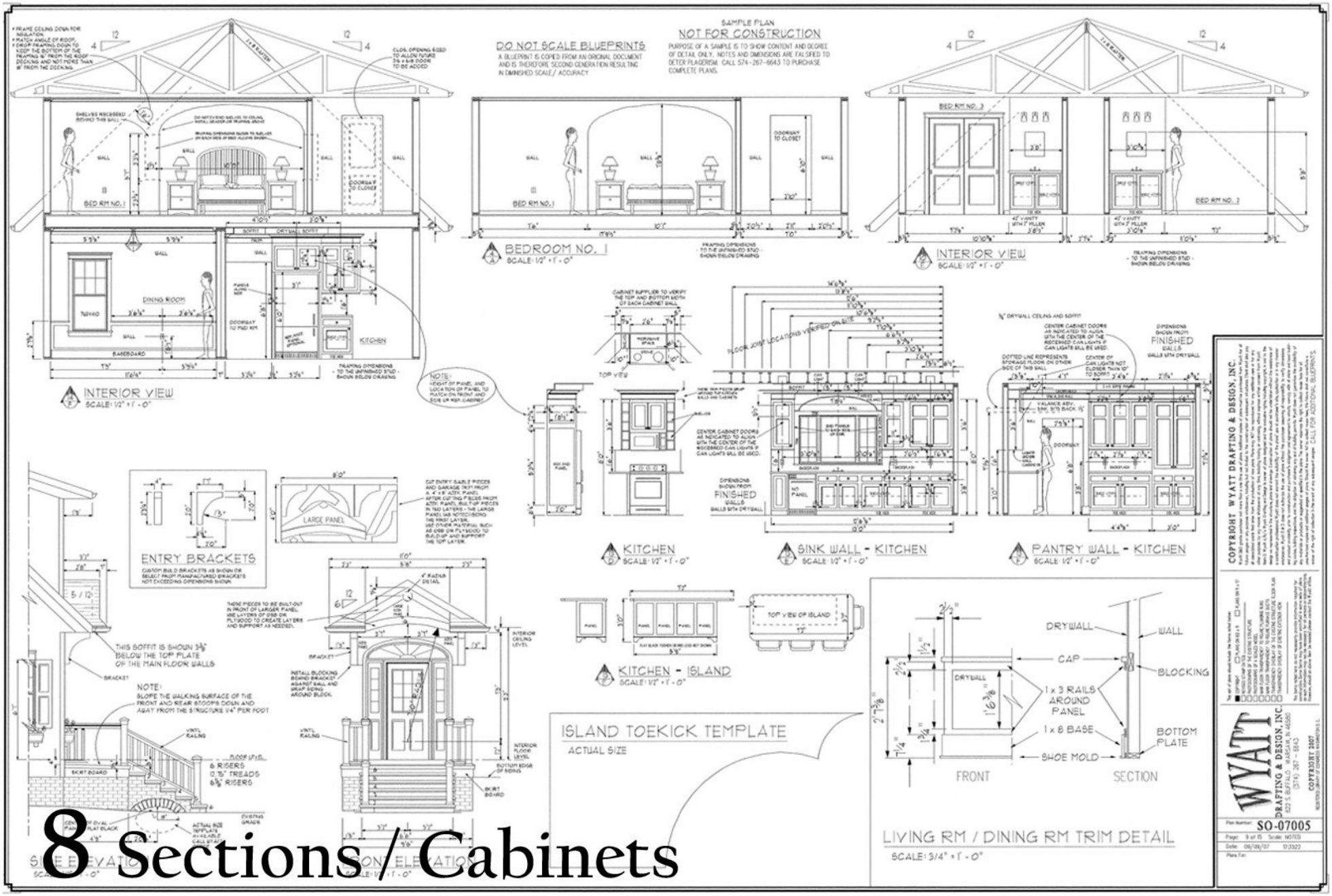
5 Main Floor



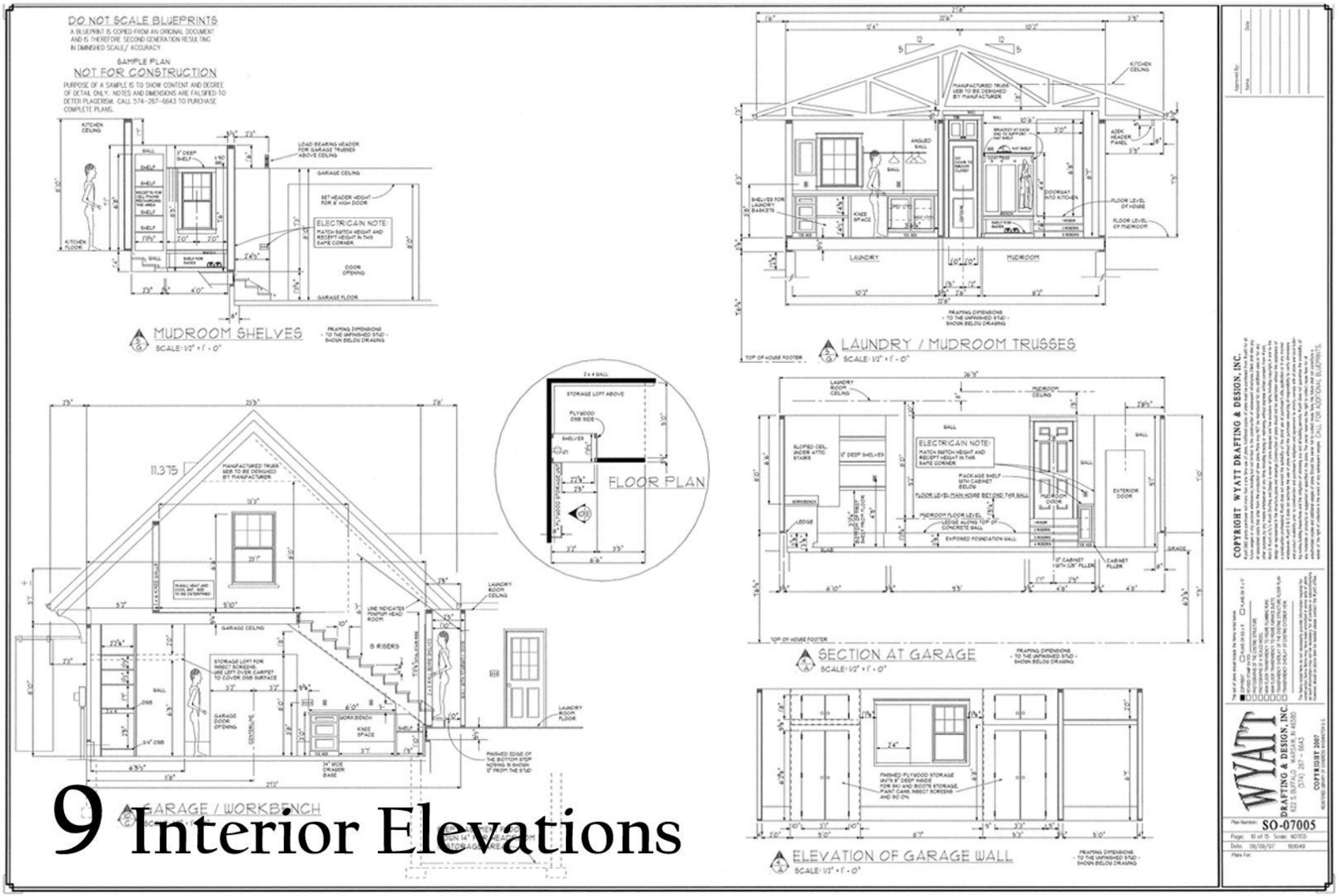
6 Second Floor



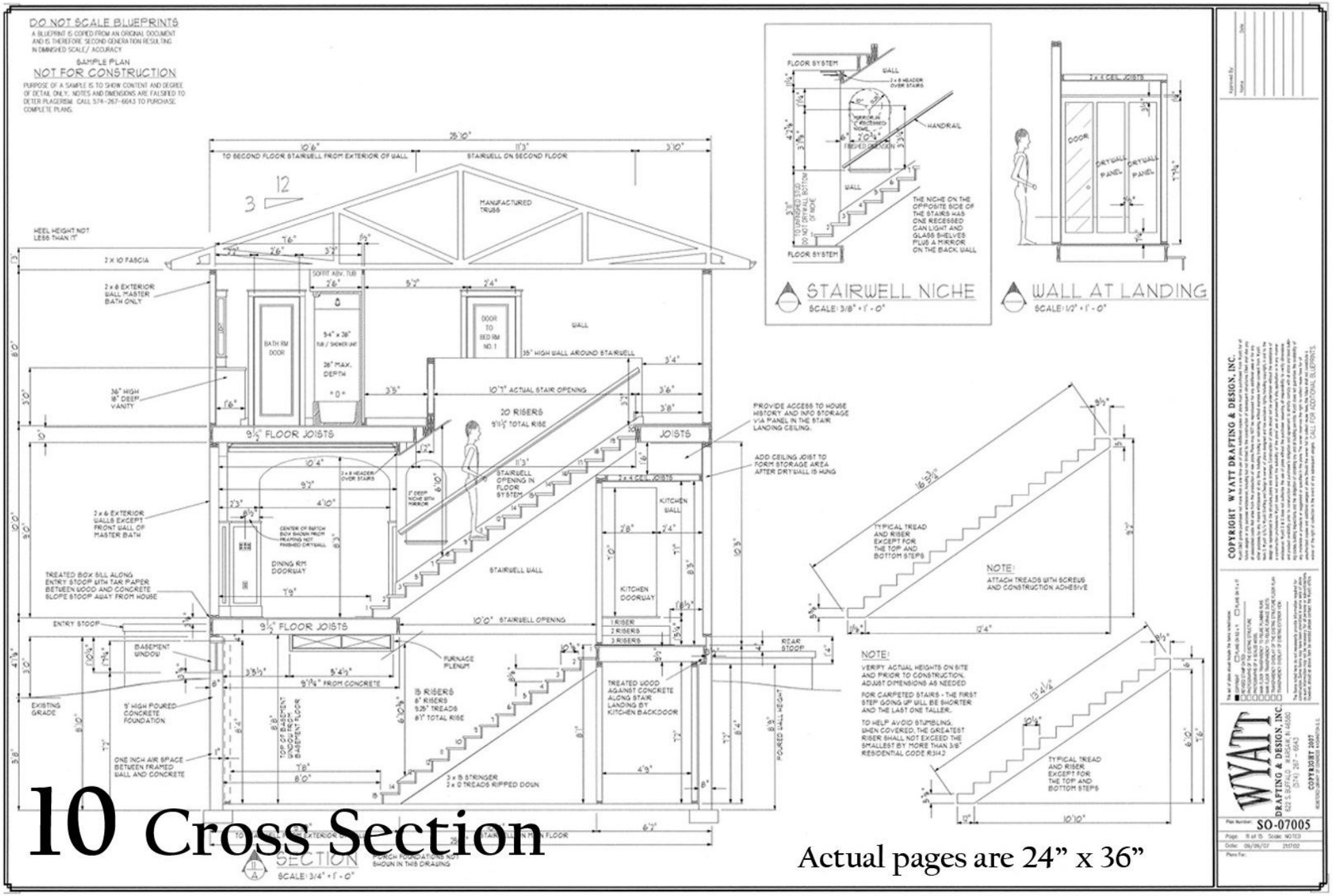
7 Interior Elevations



8 Sections / Cabinets

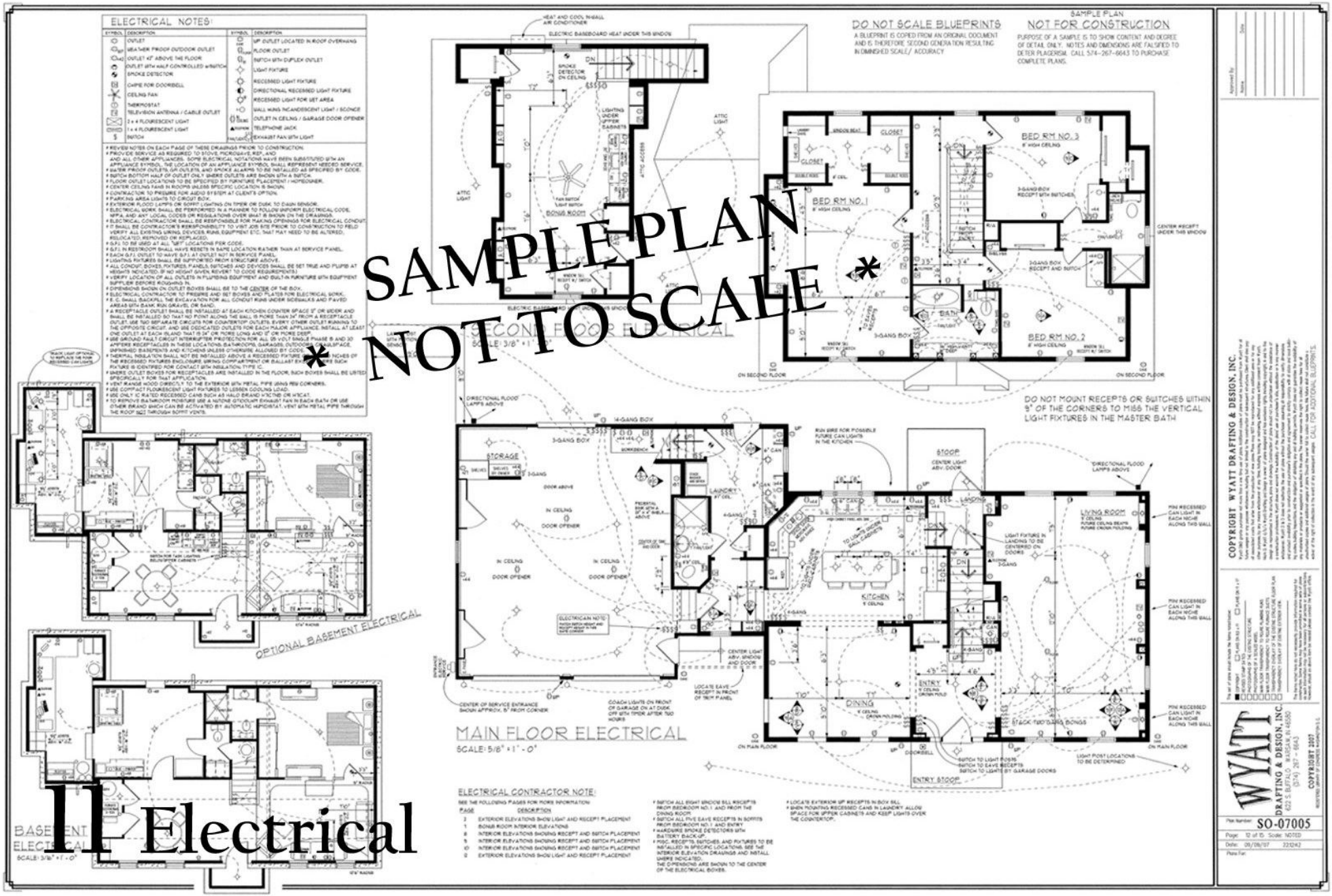


9 Interior Elevations



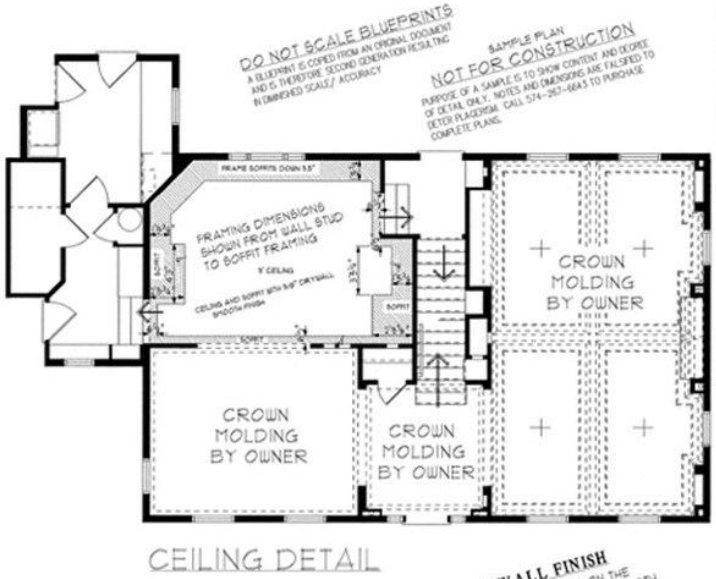
10 Cross Section

Actual pages are 24" x 36"



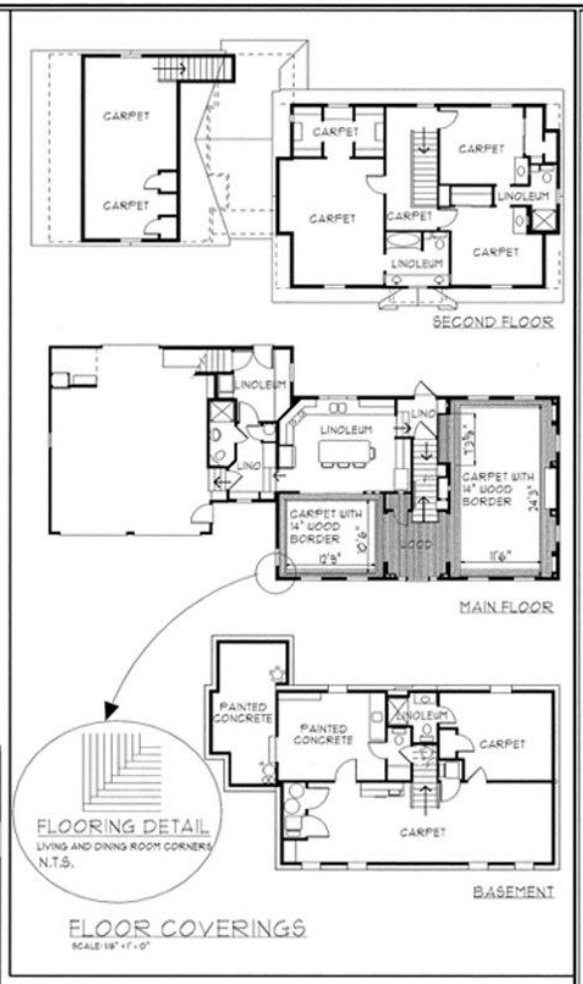
II Electrical

Details, page layout, and number of pages vary from house to house.



CEILING DETAIL

DRYWALL FINISH
FINISH ALL CEILINGS ON THE FIRST FLOOR FLAT AND SMOOTH EXCEPT THE GARAGE. THE LAUNDRY ROOM AND BATHROOM A TEXTURED CEILING MAY BE USED IN THE OTHER AREAS.



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Plan Number: SO-07005
Page: 13 of 15 Scale: NOTED
Date: 09/09/07 222708
Plans For:

12 Flooring and Ceiling Detail

13 Insulation / Misc. Information

MISC. INSULATING METHODES

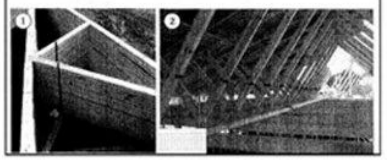
Getting a Fair Shake With Blown-in Cellulose

Once an attic is stuffed with blown-in cellulose, it can be difficult to tell if you've got adequate depth — and thus adequate R-value — after the material has settled.

In the past, we always had to use some kind of measuring device, like a framing square or a site-made measuring jig, to make sure we were getting the proper amount of insulation.

Now, before we set our roof trusses, we simply mark them with spray paint 16 inches up from the bottom chord (1). Since the trusses arrive bundled together, we can do this quickly before we break the ties apart.

When we set the trusses, the paint becomes a bench mark for the settled depth of the blown-in insulation (2). This method makes it a lot easier to ensure that the customer's get what they paid for.



Thermal Resistance R-Value	Actual Design Thickness Inches	Blown-Applied Thickness Inches	Weight lbs/ft²	Coverage ft²/bag	Quick Calculator bags/1000 ft²
R10	2.78	3.11	5.52	19.65	12.68
R12	3.33	3.73	6.28	16.71	15.22
R20	5.56	6.22	8.63	10.43	25.38
R28	7.78	8.71	8.89	10.16	35.51
R30	8.34	9.34	9.95	9.29	38.04
R32	8.89	9.96	1.01	24.64	40.58
R34	9.45	10.58	1.08	23.19	43.12
R38	10.56	11.83	1.20	20.71	48.19
R40	11.11	12.45	1.27	19.71	50.73
R44	12.23	13.69	1.39	17.92	55.80
R50	13.88	15.56	1.58	15.77	63.41
R60	16.67	18.67	1.90	13.14	76.09

INSULATING AND ENERGY EFFICIENCY METHODS

- ALL WINDOWS IN HEATED AREAS TO HAVE [redacted] GLASS OR BETTER.
- USE [redacted] LIGHT FIXTURES TO LESSEN COOLING LOAD.
- USE ONLY [redacted] RECESSED CANS SUCH AS [redacted] BRAND [redacted]
- TO REMOVE BATHROOM MOISTURE USE A [redacted] EXHAUST FAN IN EACH BATH OR USE OTHER BRAND WHICH CAN BE ACTIVATED BY AUTOMATIC HUMIDISTAT. VENT WITH METAL PIPE THROUGH THE ROOF NOT THROUGH SOFFIT VENTS.
- PREFERRED TRUSS DESIGN USES [redacted] STYLE TRUSS TO ALLOW ROOM FOR FULL DEPTH OF INSULATION THROUGH THE ATTIC AND OVER THE TOP PLATE OF THE WALL AND TO THE EXTERIOR EDGE OF THE WALL.
  CAN [redacted] TRUSSES WITH THE SOFFIT EVEN WITH OR ALIGNED WITH THE TOP PLATE MAY BE USED IF [redacted] OF INSULATION IS MAINTAINED OVER THE TOP PLATE OF THE WALL.

INSULATION:

- BLOWN-IN CELLULOSE INSULATION WALLS AND CEILINGS. FOR THE NEAREST CELLULOSE DEALER CALL:
  SHEEP-WOOL COMPANY 1-800-123-0798
  SENTINE INDUSTRIES 1-800-456-2960
  WESTERN TIGERS 1-406-389-7123
  INSTALLER LOCATED IN NORTHERN INDIANA: MD-CITY INSULATING
  BON MOMMY
  219-148-9401

ATTIC

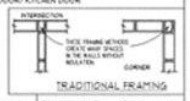
- BLOWN LOOSE-FILL CELLULOSE INSULATION IN ATTICS OVER HEATED AREAS TO A DEPTH OF 9" OR R-VALUE NOT LESS THAN R250.

WALLS

- FILL EACH WALL CAVITY WITH [redacted] INSULATION.
- FRAME WALL INTERSECTIONS AS SHOWN BELOW TO ALLOW INSULATION TO FILL THE ENTIRE WALL CAVITY FOR MAXIMUM INSULATION.
- NO INTERIOR [redacted] BARRIER NECESSARY.
- SEAL OPENING ABOVE [redacted] DOORS TO STOP [redacted] LOSS.
- AT FRAMING STAGE - PRIOR TO INSULATING AND DRYWALL [redacted] INSIDE THE HOUSE ALL SEAMS AND CRACKS BETWEEN DOUBLE STUDS, DOUBLE TOP PLATES, WHERE THE BASE PLATE MEETS THE FLOOR, AND AROUND ALL DOOR AND WINDOW OPENINGS. CAULK ALL GAPS.

FOAM

- FOAM AREAS NOTED ABOVE AND THESE SPECIFIC AREAS WHERE IT MAY BE DIFFICULT TO ADEQUATELY INSULATE WITH [redacted]
  - THE BOTTOM OF GARAGE SIDE OF THE
  - THE CEILING OVER THE MBR CAR WHERE THE INSULATION DEPTH IS MORE SHALLOW
  - THE EXTERIOR WALL OF THE MASTER BATHROOM
  - THE FOUNDATION WALL TO EACH SIDE OF THE SIDE DOOR/ KITCHEN DOOR
  - AROUND THE HAIR DRYER VENT
  - SHOE BOX WALLS



SAMPLE PLAN
NOT FOR CONSTRUCTION

PURPOSE OF A SAMPLE IS TO SHOW CONTENT AND DEGREE OF DETAIL ONLY. NOTES AND DIMENSIONS ARE FALSIFIED TO DETER PLAGERISM. CALL 574-267-6643 TO PURCHASE COMPLETE PLANS.

MISC. STAIRCASE INFORMATION

Using a Story Pole to Lay Out Stairs

A simple full-scale pattern takes the confusion out of figuring consistent and safe stair-tread heights

BY LON SCHLEINING

Imagine walking down a staircase with your arms full of Christmas packages. You seem to find each step without looking. At the landing, however, you first reach out to find a surface that isn't there. The floor is not the height you think it should be and down you go, packages and all. Ask any personal-injury attorney if this story is familiar.

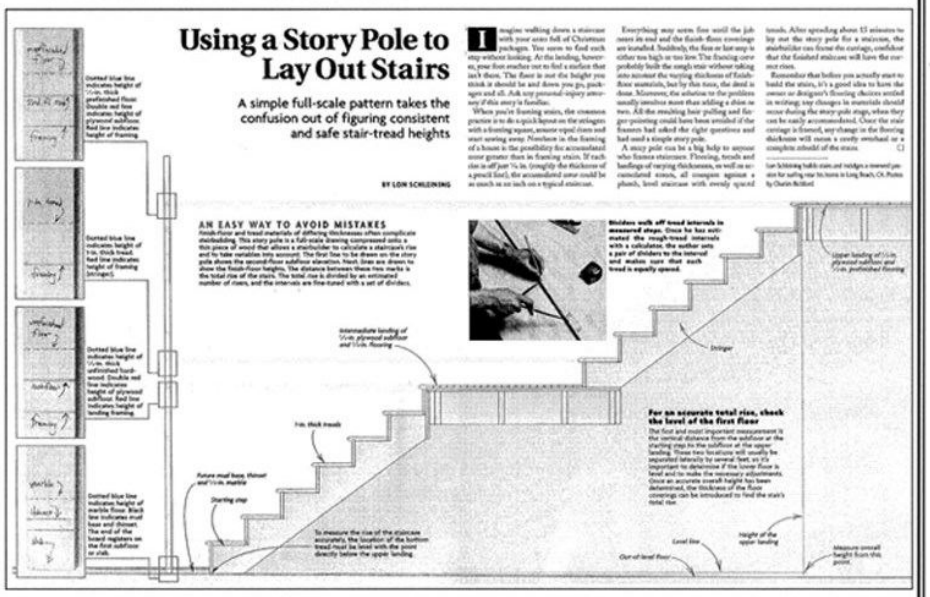
When you're framing stairs, the common practice is to do a quick layout on the stringer with a framing square, assume equal risers and start sawing away. Nowhere in the framing of a house is the possibility for accumulated error greater than in framing stairs. If each rise is off just ⅛ in. (roughly the thickness of a pencil line), the accumulated error could be as much as an inch on a typical staircase.

Everything may seem fine until the job nears its end and the finish-floor coverings are installed. Suddenly, the first or last step is either too high or too low. The framing crew probably built the rough stair without taking into account the varying thickness of finish-floor materials, but by this time, the damd is done. Moreover, the solution to the problem usually involves more than adding a shim or two. All the resulting hair-pulling and finger-pointing could have been avoided if the framers had asked the right questions and had used a simple story pole.

A story pole can be a big help to anyone who frames staircases. Flooring, treads and landings of varying thicknesses, as well as accumulated errors, all conspire against a plumb, level staircase with evenly spaced treads. After spending about 15 minutes to lay out the story pole for a staircase, the stairbuilder can focus the carriage, confident that the finished staircase will have the correct rises.

Remember that before you actually start to build the stairs, it's a good idea to have the owner or designer's flooring choices settled in writing; any changes in materials should occur during the story-pole stage, when they can be easily accommodated. Once the stair carriage is formed, any change in the flooring thickness will mean a costly overhaul or a complete rebuild of the stairs. ☐

Lon Schleining builds stairs and indulges a renewed passion for sailing one in some is Long Beach, Ca. Photos by Charles Bickford



Airtight Attic Access

Hot air rises. And where does it go? It could be going right out the attic access in your house.

BY MIKE GUERTIN

I have been building straight, energy-efficient homes for more than [illegible] years. Before that, I built homes [illegible] I didn't [illegible] homes, I didn't [illegible] homes weren't [illegible] half of the reputation [illegible] building a home [illegible] reconsidering the [illegible] conditions, such as [illegible] and unwanted [illegible] of spaces, [illegible] I attack [illegible] first and work [illegible] and I [illegible] the point of diminishing [illegible]

The sl[illegible] biggest, leaki[illegible]

Often, attic scenarios are no more than a piece of painted plywood on a couple of clips. Most homeowners and builders don't recognize how much conditioned air escapes through an attic access. The access is in the ceiling, probably in a closet, and no one notices the draft. Or they rarely measure the cold drafts on the first floor of the house with the attic access [illegible]. However, this lack in the high-[illegible] ceiling can allow a tremendous amount [illegible] unwanted [illegible] like the [illegible] straight [illegible] floor.

It's less than an hour, using just a few materials, some of which or [illegible] would end up in the scrap pile, I can build an energy-efficient, somewhat attractive attic access (photo above). It also doubles as a door to prevent insulation from falling back down into the house whenever the hatch is opened.

Build a sh[illegible] sheathing scraps

I start by analyzing the shaft box that sets in the shaft to fit the existing opening to the attic. If possible, I enlarge small openings to provide easier attic access.

There's no need to make the shaft out of anything fancy, just as long as it's useful. I usually use first several pieces of ½-in. oriented strand board (OSB) or plywood sheathing in the scrap pile that need only to have the edges dressed up and to be cut to size (photo left, facing page). Even though the shaft fits between framing members, I like to screw the corners together. A little panel adhesive in the joints keeps them tight for a better air seal.

I set the shaft into the rough opening and slide it up until the bottom is flush with the lower edge of the ceiling framing. It then can be screwed or nailed in place (corner plates, facing page).

[illegible] the ceil[illegible] shaft into [illegible] and even the [illegible] ceilings. [illegible] vapor [illegible] opening [illegible] drywall [illegible] the sides at least 16 in. tall to hold back the attic insulation. For remodeling projects, I size the shaft box to fit the existing opening to the attic. If possible, I enlarge small openings to provide easier attic access.

There's no need to make the shaft out of anything fancy, just as long as it's useful. I usually use first several pieces of ½-in. oriented strand board (OSB) or plywood sheathing in the scrap pile that need only to have the edges dressed up and to be cut to size (photo left, facing page). Even though the shaft fits between framing members, I like to screw the corners together. A little panel adhesive in the joints keeps them tight for a better air seal.

Build a shaft from sheathing scraps

I start by analyzing the shaft box that sets in the shaft to fit the existing opening to the attic. If possible, I enlarge small openings to provide easier attic access.

Deep shaft makes space for two hatches

Making the shaft 16 in. deep gives me the space to install two insulated hatches and provides maneuvering room to remove or replace the bottom hatch. The top panel is larger than the shaft opening and sits on top of the shaft. I make it out of scrap OSB or plywood. On two sides of this panel, I glue and screw a 2-in. thick piece of rigid-foam insulation (photo top right, facing page). The foam fans down when the panel is in place, trimmed to fit without the shaft so that the panel is [illegible] the shaft opening [illegible] the lower edge of the ceiling framing. It then can be screwed or nailed in place (corner plates, facing page).

[illegible] of the bottom panel [illegible] and even the [illegible] ceilings. [illegible] vapor [illegible] opening [illegible] drywall [illegible] the sides at least 16 in. tall to hold back the attic insulation. For remodeling projects, I size the shaft box to fit the existing opening to the attic. If possible, I enlarge small openings to provide easier attic access.

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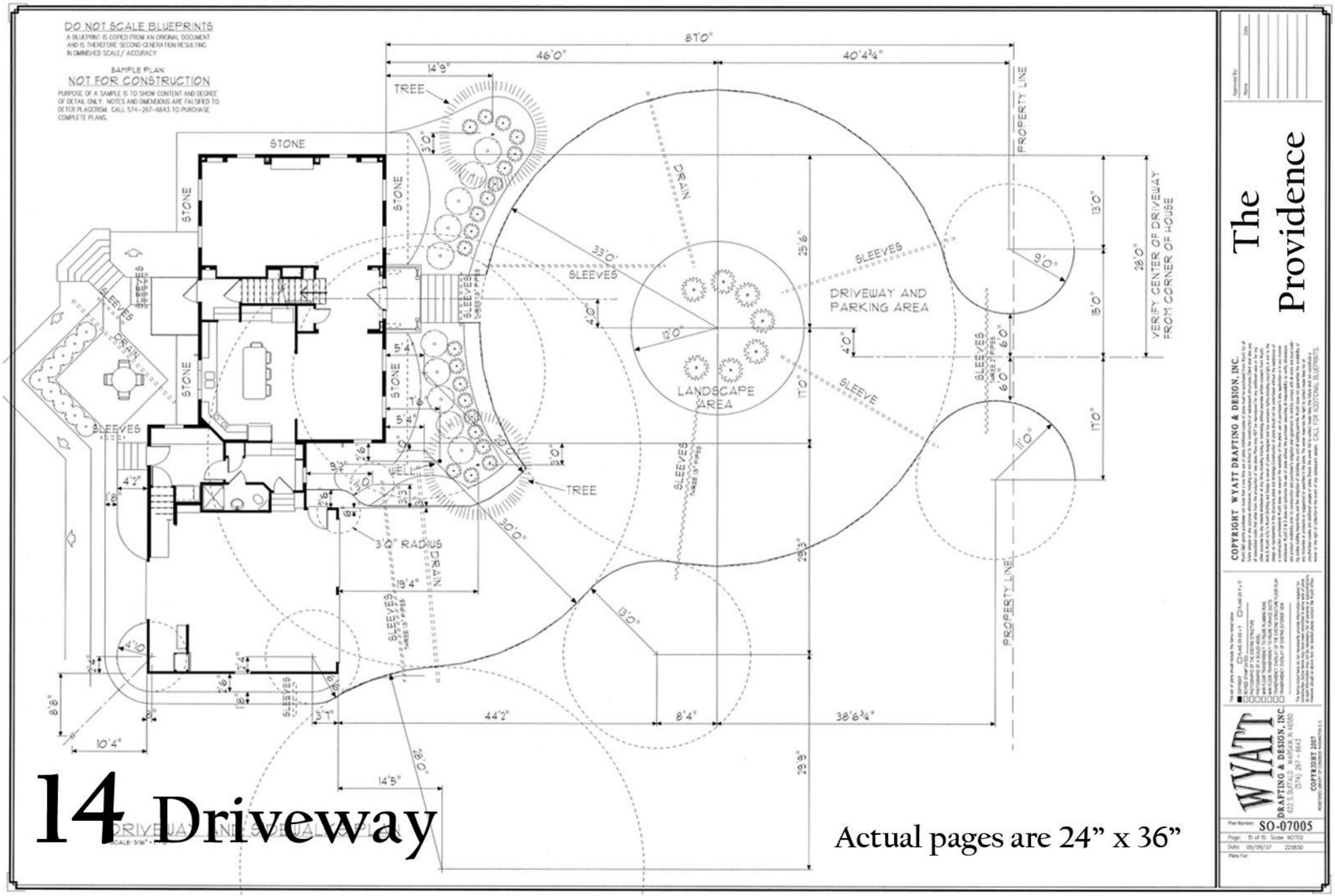

14 Driveway

Actual pages are 24" x 36"