

Stair hall has 1 hour rated walls and doors, typical

SD6 2

Sprinkler and Mechanical systems, see basis of design

Mechanical

Storage

Laundry

Up

Vinyl plank flooring at stair hall. Balance of basement sealed concrete

SD6 1

Storage

Elevator

2 hour rated, 8" CMU elevator shaft with 6' deep pit with sump pit, pump and steel ladder

SD5

1

SD7

1



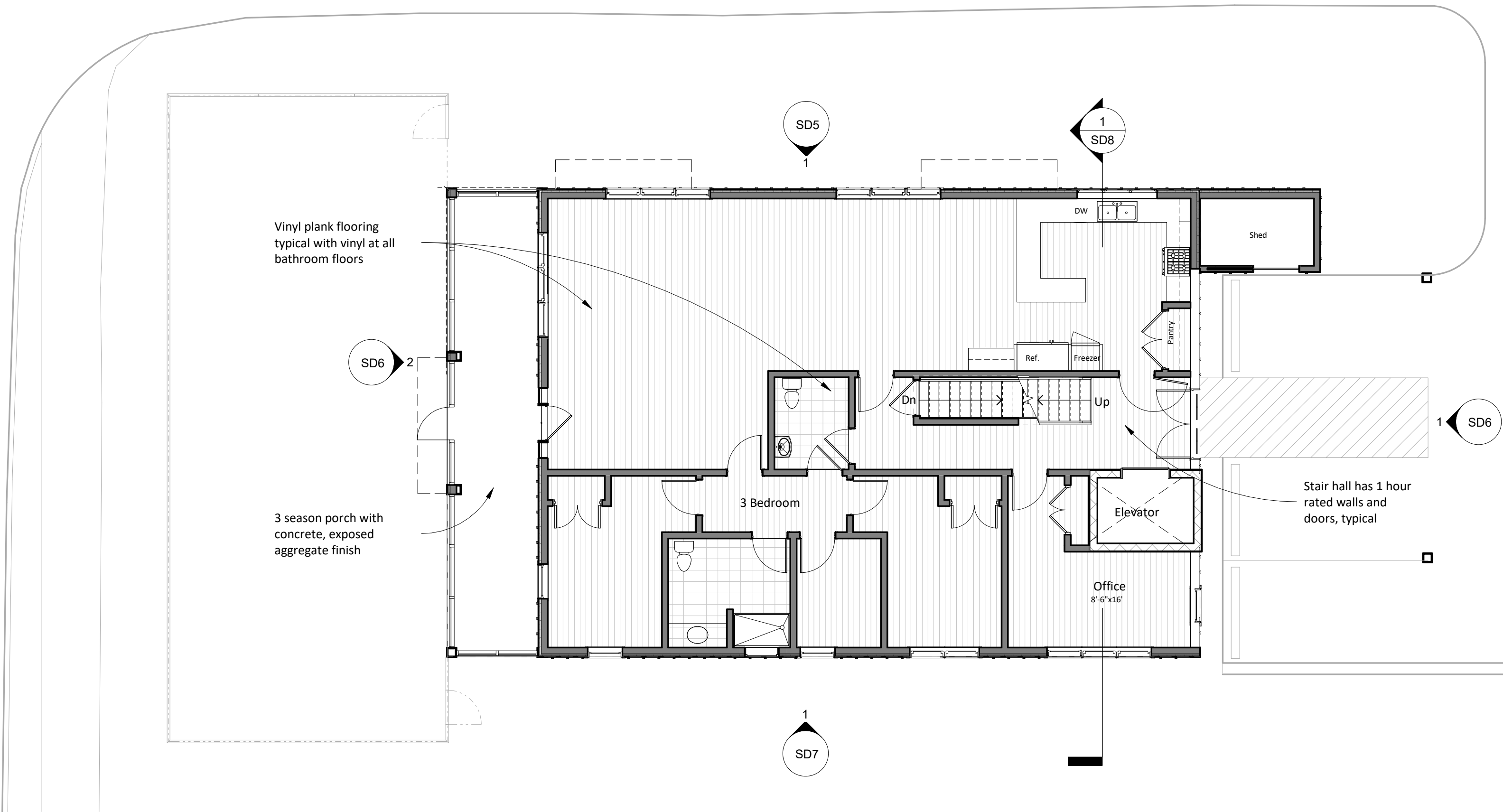
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Schematic Design,
Preliminary not for construction



Basement
SD2
July 2, 2021
1/8" = 1'-0"



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Fully Accessible Kitchen:

- 10' long
- 34" counter height
- 18" under counter dishwasher
- 33" removable sink cabinet with 30" stainless steel sink
- 12" (2) burner range top with ada front controls
- 33" work space, removable cabinet
- 24" under counter fridge
- Matching 36" tall wall cabinets, 24" tall cabinet above sink

Fully Accessible bathrooms:

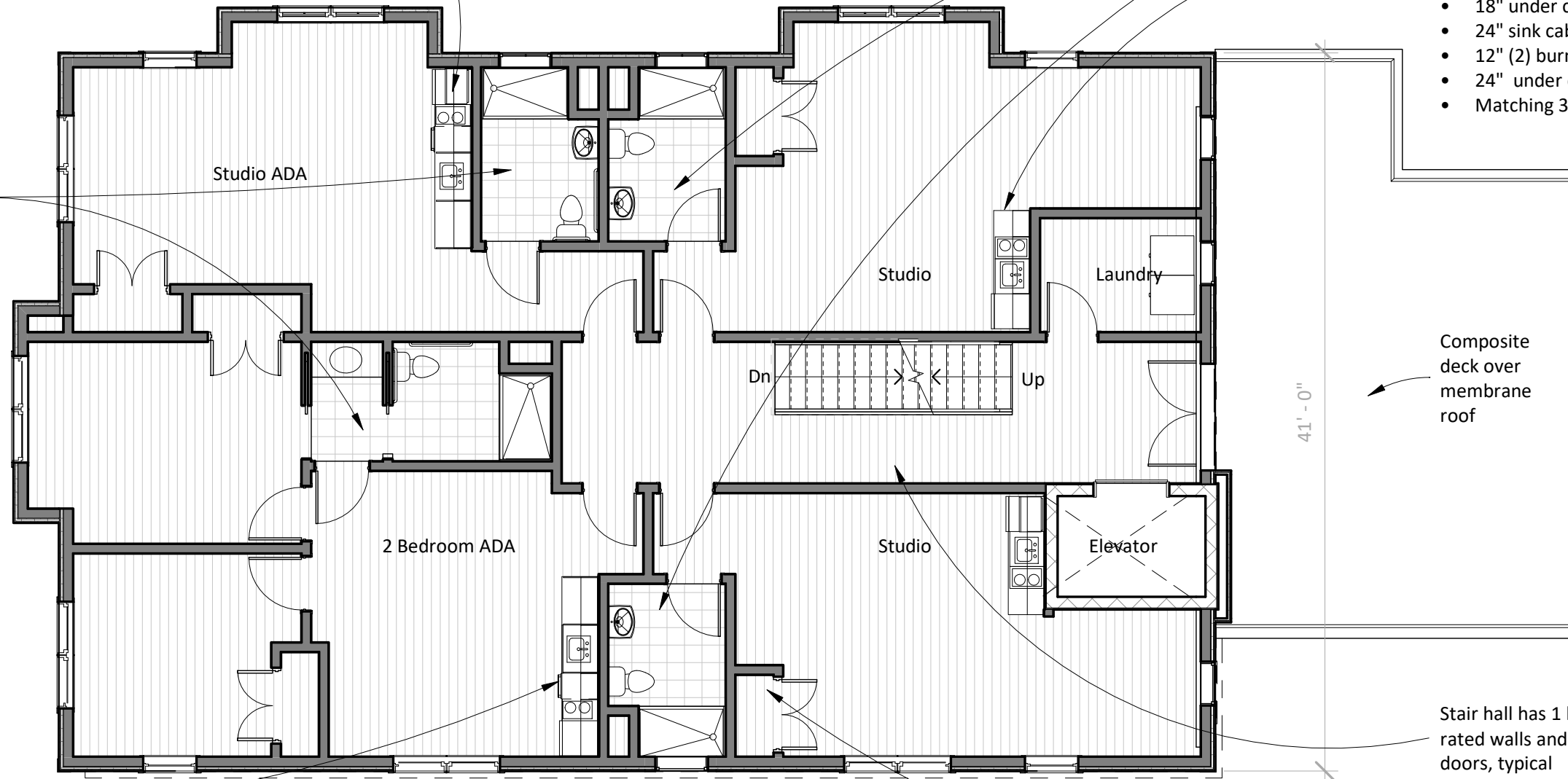
- roll in shower and seat
- grab bars at shower and toilet.
- Provide (2) towel holders in each bathroom

TYPE 'B' bathrooms:

- Blocking provided for future grab bars at shower, shower seat and toilet.
- Provide (2) towel holders in each bathroom

Type 'B' Kitchen:

- 6'-6" long
- 36" counter height
- 18" under counter dishwasher
- 24" sink cabinet with 21" stainless steel sink
- 12" (2) burner range top with ada front controls
- 24" under counter fridge
- Matching 36" tall wall cabinets, 24" tall cabinet above sink



Fully Accessible Kitchen:

see note above

Type 'B' Kitchen:

see note above







① East elevation
1/8" = 1'-0"

THIRD FLOOR
PLAN
19' - 0"

SECOND FLOOR
PLAN
10' - 0"

FIRST FLOOR
PLAN
0' - 0"



② West elevation
1/8" = 1'-0"



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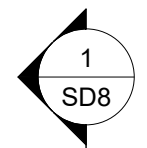
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East and West Elevations

SD6

July 2, 2021
1/8" = 1'-0"



Solar Panels



THIRD FLOOR PLAN
19' - 0"

SECOND FLOOR PLAN
10' - 0"

FIRST FLOOR PLAN
0' - 0"



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South Elevation
SD7
July 2, 2021
1/8" = 1'-0"

IECC Roof Assembly:

- 50 year asphalt composite architectural shingles
- Underlayment, roofing felt and ice and water sheild membrane
- 5/8" Tongue and groove sheathing
- Roof trusses at 24" o.c.
- R-49 insulation: closed cell spray foam to air seal around MEP penetrations and to fill the sloped eave area over top plates, remainder of attic to be filled with cellulose
- Vented attic, ridge gable and soffit vents

13' +/- elevator overrun

Nail flange windows U=.32 Maxium

IECC Wall Assembly:

- 5/8" gypsum board
- R-20 insulation, closed cell spray foam
- 2x6 @ 24" o.c. wood stud wall
- 1/2" plywood sheathing
- 1" exterior rigid insulation
- 1/2" plywood sheathing
- Weather barrier
- Clapboard or board and batten siding, 6" exposure - Hardie or equivilant

IECC Basement Wall Assembly:

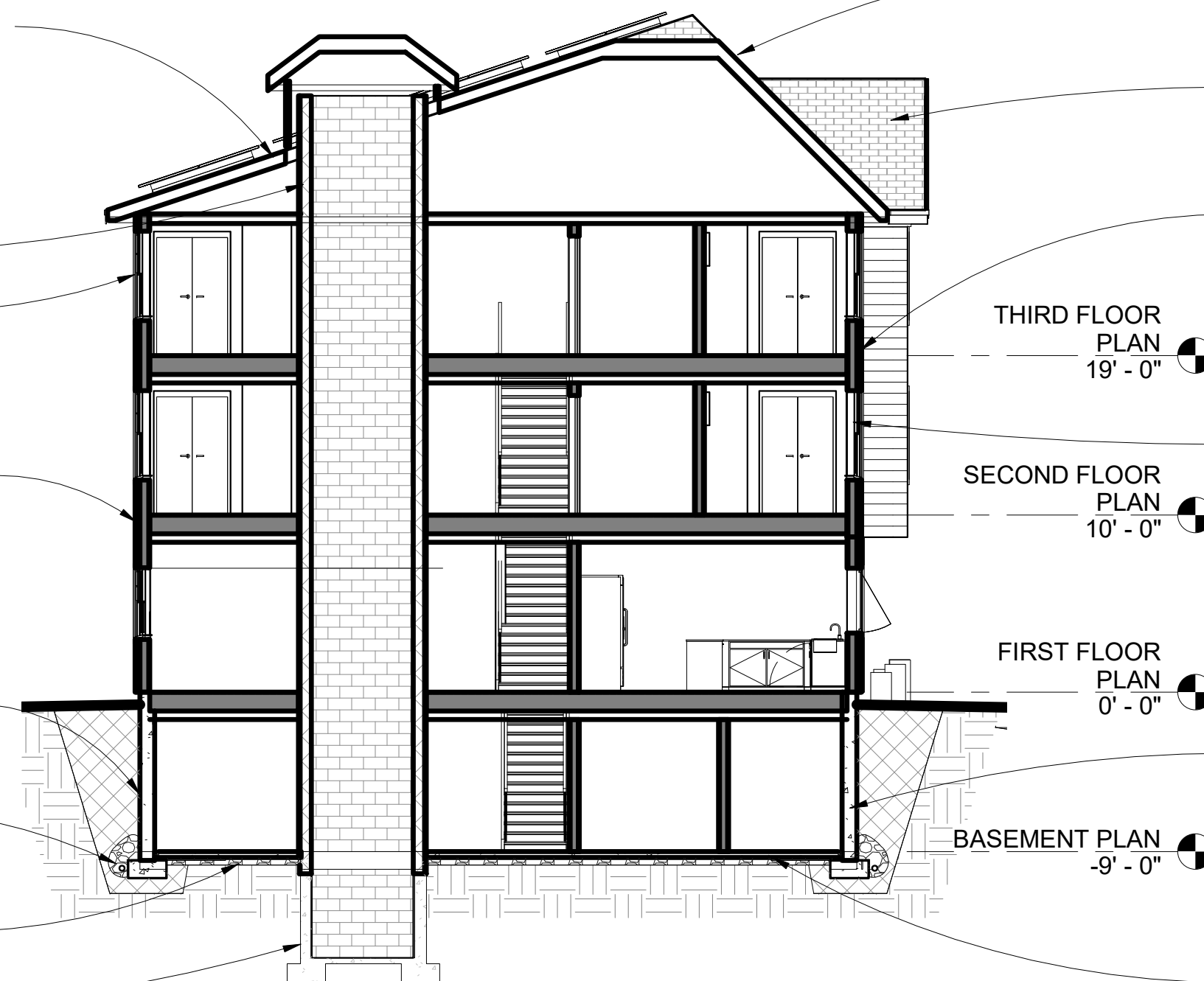
- Top of wall to be 6" above grade
- R-15 exterior rigid insulation
- Protection board waterreistant barrier

Perimeter foundation drain

IECC Basement Slab Assembly:

- 4" Concrete slab
- R-10 rigid insulation below slab for 4' at entire interior perimeter

6' deep elevator pit



ALTERNATE PRICING FOR PASSIVE HOUSE

Passive House Roof Assembly:

- Same as IECC assembly except.
- R-70 insulation: closed cell spray foam to air seal around MEP penetrations and to fill the sloped eave area over top plates, remainder of attic to be filled with cellulose

Overbuilt trussed gable

Passive House Wall Assembly:

- Same as IECC assembly except.
- R-35 cavity insulation: closed cell spray foam
- 2" exterior rigid insulation

Passive House Windows:

- Same as IECC assembly except.
- Energy star certified and/or tripple glazed with thermally broken frames/spacers

Passive House Wall Assembly:

- Same as IECC assembly

Passive House Slab Assembly:

- Same as IECC assembly except.
- R-30 rigid insulation below entire slab



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Front Perspective
SD9
July 2, 2021



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Back Perspective
SD10
July 2, 2021