

Additional Construction Details

- Foundation walls and structural floors in basement and garage, front deck and patio supported by 68 concrete friction piles.
- 5" structural floor in basement and garage c/w in floor heat on poly 6" void form and R10 insulated reflective tarp.
- 5/8 " rebar at 16" centers running each way tied into concrete piles foundation walls.
- Exterior walls have 2" EIFS stucco system to give walls R28 value.
- Triple pane windows with argon fill in both spaces and brown renolit wrap on PVC windows.
- 2" build out around windows, doors and under eave.
- The EIFS runs below grade on foundation walls.
- 1" foil back rigid insulation is behind all stone on front walls of house and garage.
- Floor system is 18" o.w.w. joist c/w 3/4" subfloor glued and screwed. 3/8" plywood glued and stapled to subfloor for floor tile throughout the main level.
- R60 attic insulation instead of R50 as shown on plan.
- 1 1/2" Styrofoam insulation inside of garage grade beam.
- Two stage sump pit in garage hooked up to city sewer.
- Topless glass railing on rear deck.
- Recirculating pump on in-floor heat and domestic water systems