

NOTES
• 9'-0" CONCRETE WALL HEIGHT ONLY
• CEMENT UNDOUBT TO BE USED
• UNLESS NOTED - VERIFY SIZES
• USE TEMPERED GLASS WHERE NEEDED
• TO MEET CODE REQUIREMENTS
• ALL DIMENSIONS ARE FRAME TO FRAME
• ROOF TRUSSES ARE TO BE DESIGNED AND
CERTIFIED BY AN ENGINEER LICENSED IN
THE STATE OF CONSTRUCTION
• EXTERIOR WALLS ARE 24x8 AT 16" O.C.
• INTERIOR WALLS ARE 24x8 AT 16" O.C.
• GARAGE WALLS ARE 24x8 AT 16" O.C.
• FLOOR JOISTS AND BEAMS SIZES ARE TO
BE DETERMINED BY SUPPLIER
• 24x PLUMBING WALLS AS REQUIRED
• 24" CLEARANCE IN FRONT OF OPENING
TO SHOULDER
• 2" CLEARANCE IN FRONT OF WATER CLOSET
STAIRS - TYP. RUN 10" - MAX. RISE 1 3/4"
• LOCATION OF ATTIC ACCESS TO BE DETERMINED
BY CONTRACTOR
• SMOKE DETECTORS ARE TO BE INSTALLED
IN ALL BEDROOMS, HALLWAYS AND AT ALL
STAIRWELL FIRE COSE
• ALL EXTERIOR 4 BEARING WALL OPENINGS TO
HAVE 2x12 D.O.D. HEADERS AS REQUIRED
UNLESS SPECIFIED BY ENGINEER

FOUNDATION NOTES
• 1500 PSF SOIL BEARING PRESSURE ASSUMED
FOR FOOTING DESIGN. MODIFY AS NEEDED
IF DIFFERENT CONDITIONS ARE ENCOUNTERED
• DO NOT BACKFILL BASEMENT WALLS UNTIL
FIRST FLOOR IS IN PLACE
• 3000 PSI CONCRETE (TYPICAL)
• DO NOT PLACE ANY FOOTINGS ON DISTURBED
SOIL - IF ENCOUNTERED, OVER EXCAVATE
AND EXTEND FOOTING DEPTH
• FOOTINGS ARE TO MEET LOCAL PROST
REQUIREMENTS

REBAR DETAIL
8" x 16" FOOTINGS - 2 #4 BARS HORIZONTAL
4" FOUNDATION WALL - NO REBAR REQUIRED
6" FOUNDATION WALL - 32" O.C. - #4 BAR HORIZONTAL
8" FOUNDATION WALL - 32" O.C. - #4 BAR VERTICAL
24" O.C. - #4 BAR HORIZONTAL
9" FOUNDATION WALL - 4" #4 BAR HORIZONTAL
22" O.C. - #6 BAR VERTICAL

U-FACTOR OF WINDOWS - .30
FURNACE AFUE- 92%
WATER HEATER EFFICIENCY- .95
AC SEER- 14

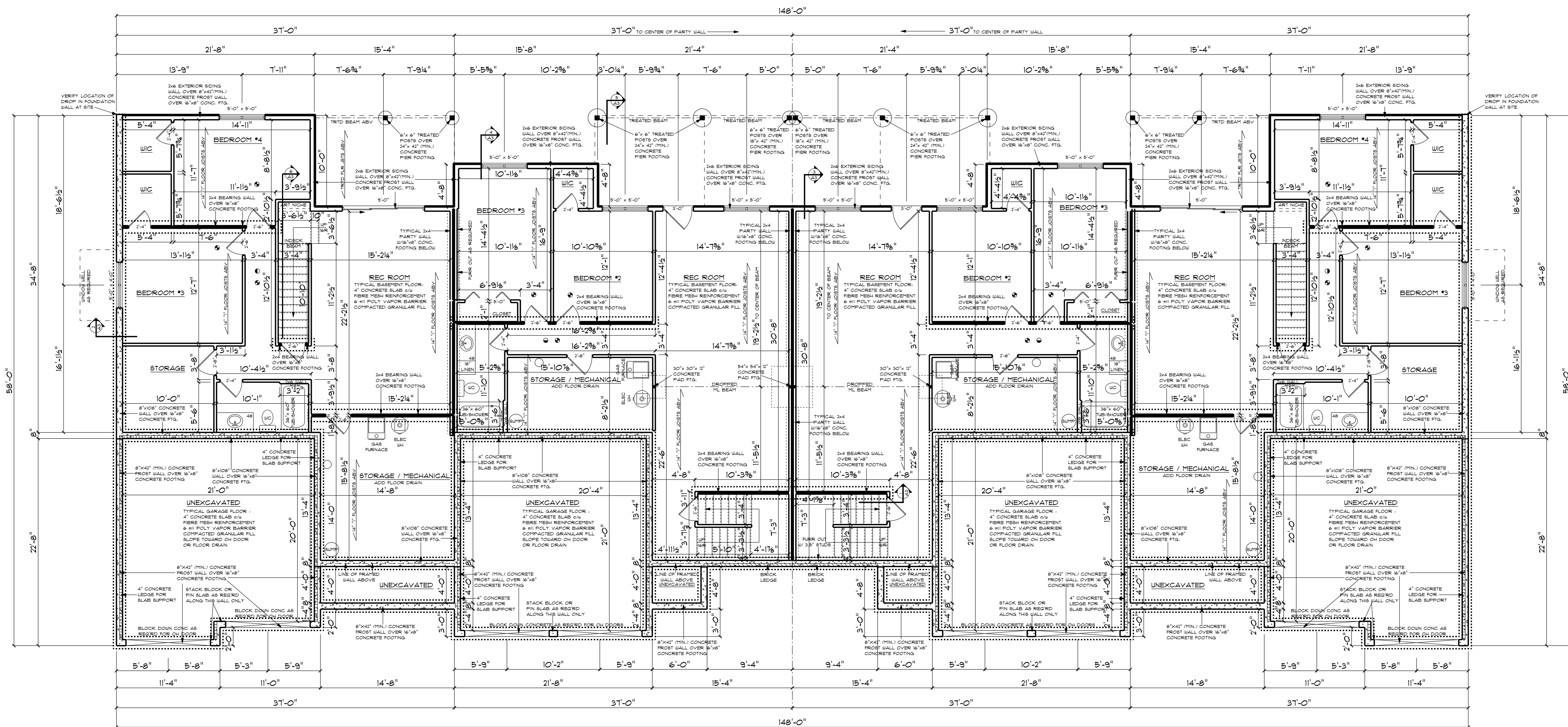
- CIRCLES INDICATE DETECTOR
● SMOKE DETECTOR
- INDICATES GAS METER
◆ INDICATES ELECTRIC METER
○ INDICATES ELECTRIC PANEL

LOWER LEVEL / FOUNDATION PLAN - END UNITS

MAIN LEVEL: 1344 SQ. FT.
LOWER LEVEL: 946 SQ. FT.
TOTAL SQ. FT.: 2290 SQ. FT.

LOWER LEVEL / FOUNDATION PLAN - MIDDLE UNITS

MAIN LEVEL: 1213 SQ. FT.
LOWER LEVEL: 991 SQ. FT.
TOTAL SQ. FT.: 2204 SQ. FT.



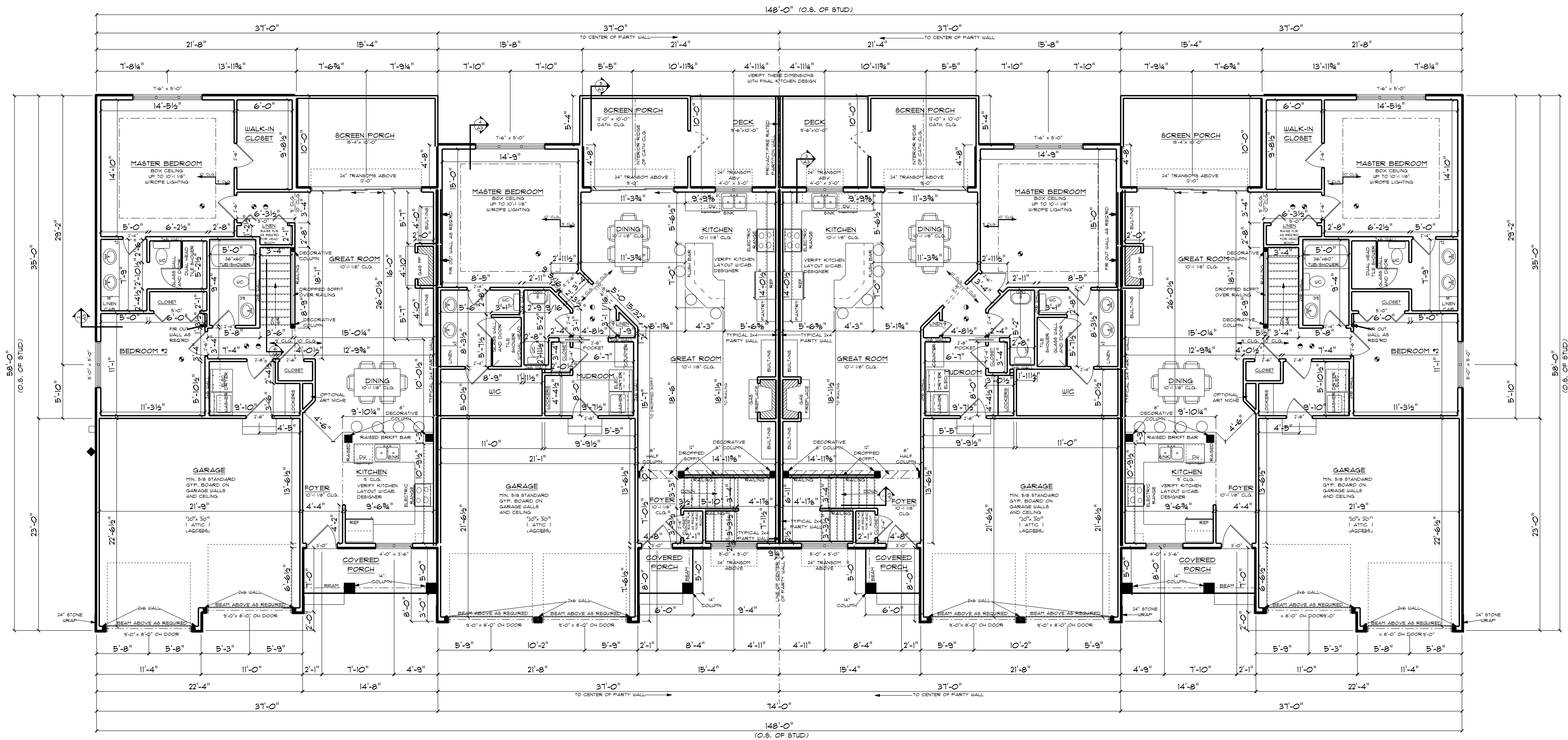
NOTES
• 9'-1 1/8" WALL HEIGHT UNLESS NOTED
• CEMENT UNDOUBT TO BE USED
• UNLESS NOTED - VERIFY SIZES
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MAIN LEVEL FLOOR PLAN - END UNITS

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TOTAL SQ. FT.: 2290 SQ. FT.

MAIN LEVEL FLOOR PLAN - MIDDLE UNITS

MAIN LEVEL: 1213 SQ. FT.
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TOTAL SQ. FT.: 2204 SQ. FT.



NOTE: ALL DIMENSIONS ARE FRAME TO FRAME
AND OUTLINE DIMENSIONS ARE TO
OUTSIDE OF STUD

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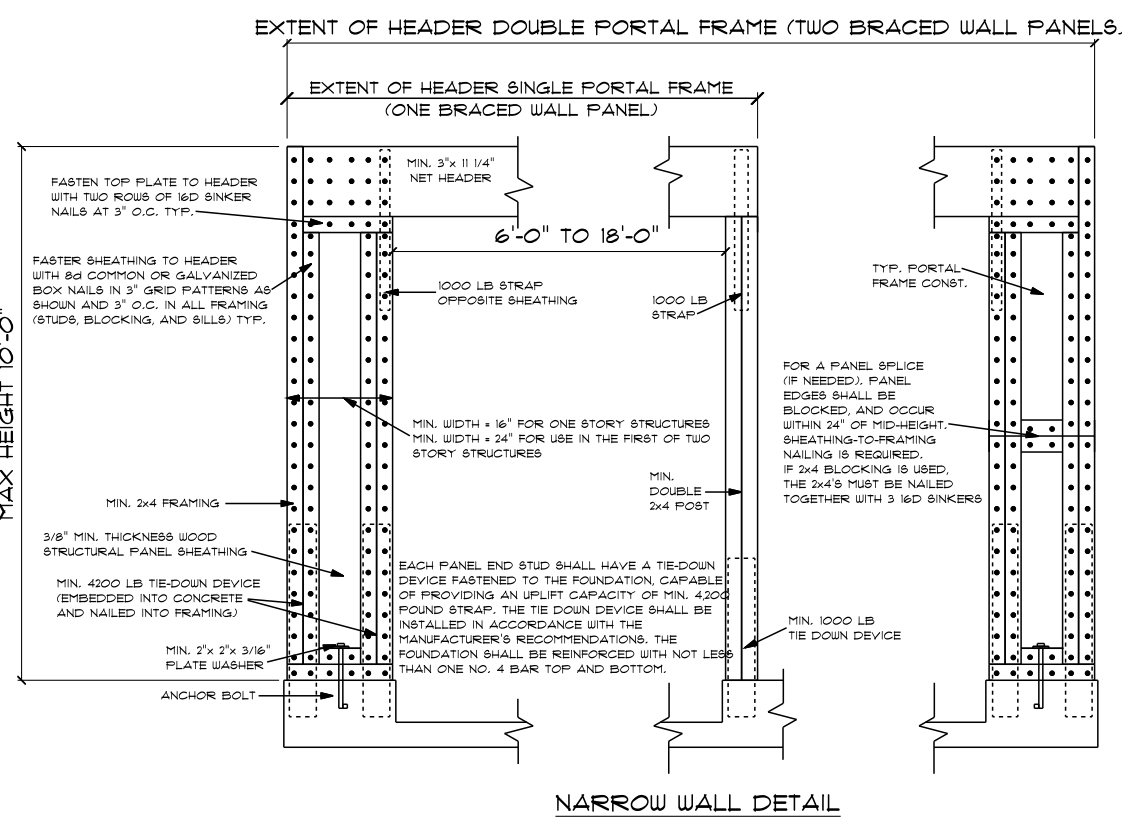
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SCALE: 1/8" = 1'-0"
DATE: 07/12/2020
DRAWN BY: JAC
CHECKED BY: CDM
PROJECT NUMBER: 12M39

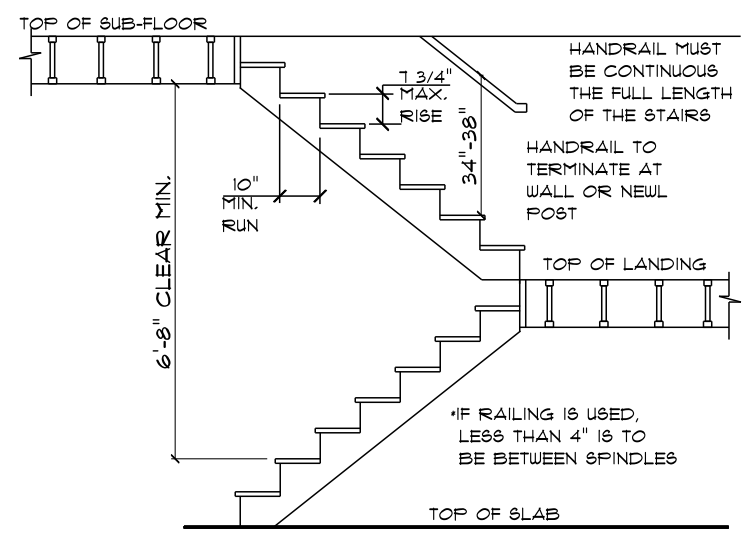
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OR ENGINEER AND CONSTRUCTION FROM
THESE PLANS SHOULD FIRST BE REVIEWED
BY A CONSTRUCTION PROFESSIONAL. THE
CLIENT AND BUILDER OF THIS PLAN
RELEASES DESIGN ELEMENTS FROM ANY
CLAIMS OR LAWSUITS THAT COULD ARISE
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PROFESSIONAL.

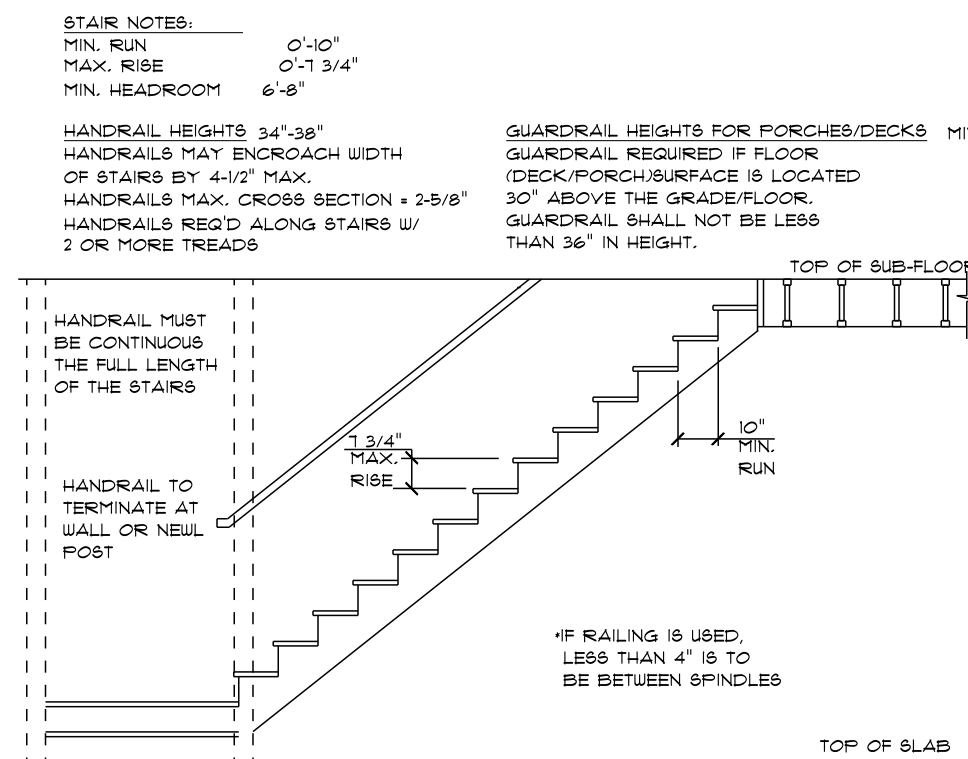
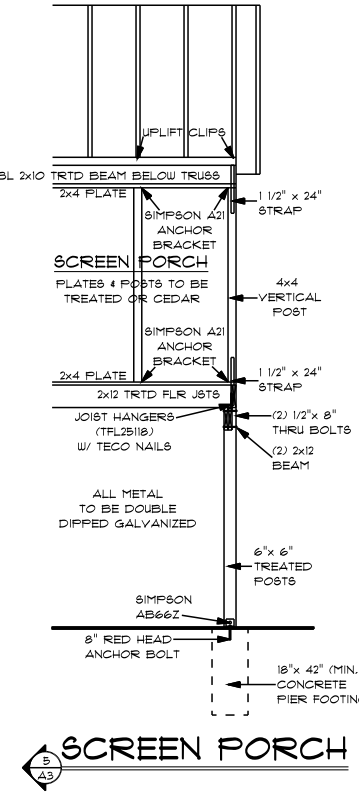
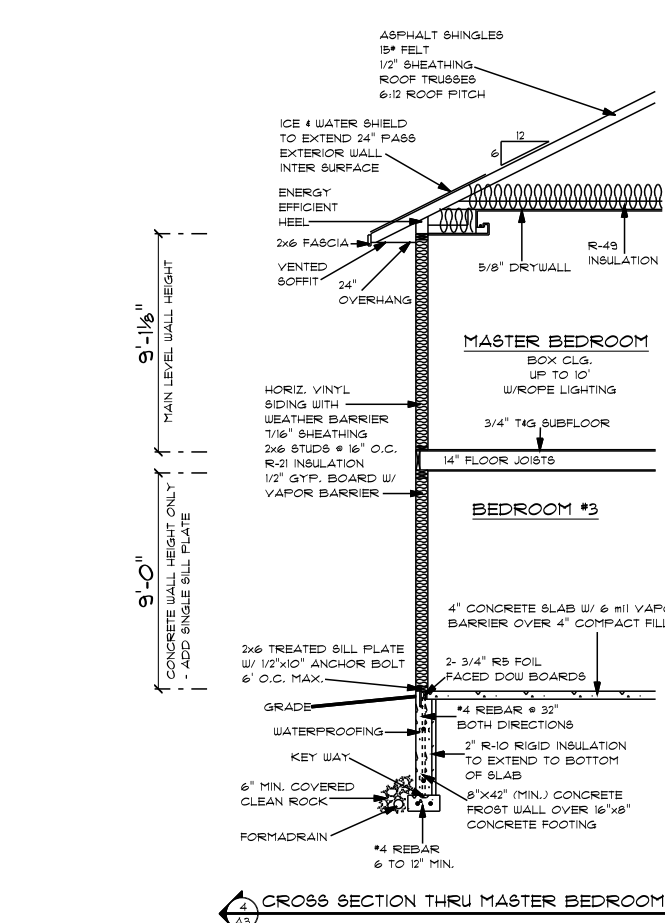
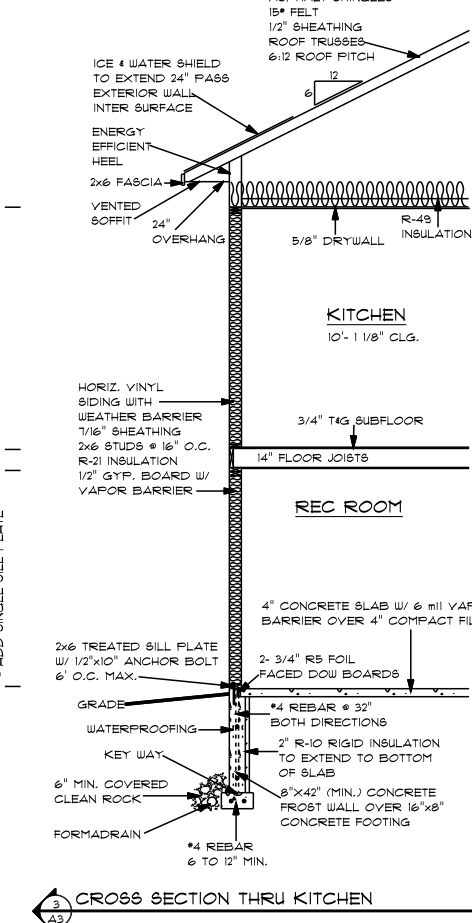
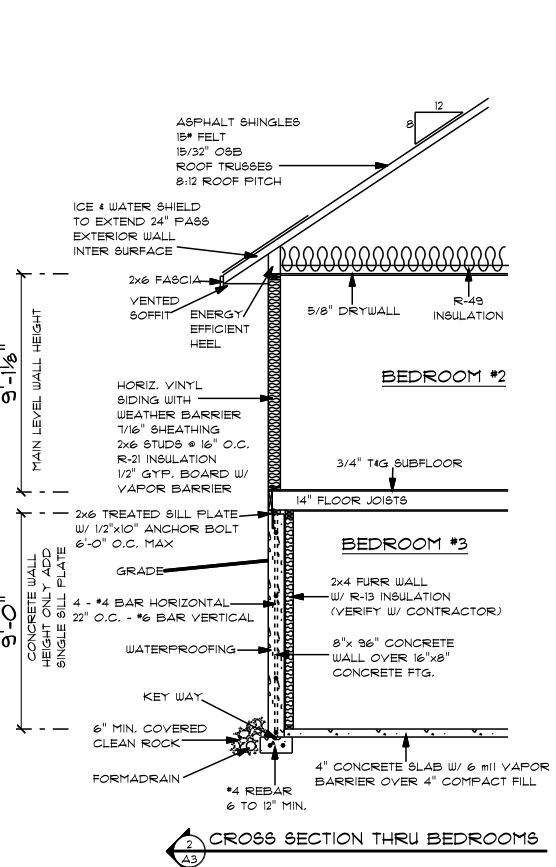


STAIR NOTES:
MIN. RUN 0'-10"
MAX. RISE 0'-1 3/4"
MIN. HEADROOM 6'-8"

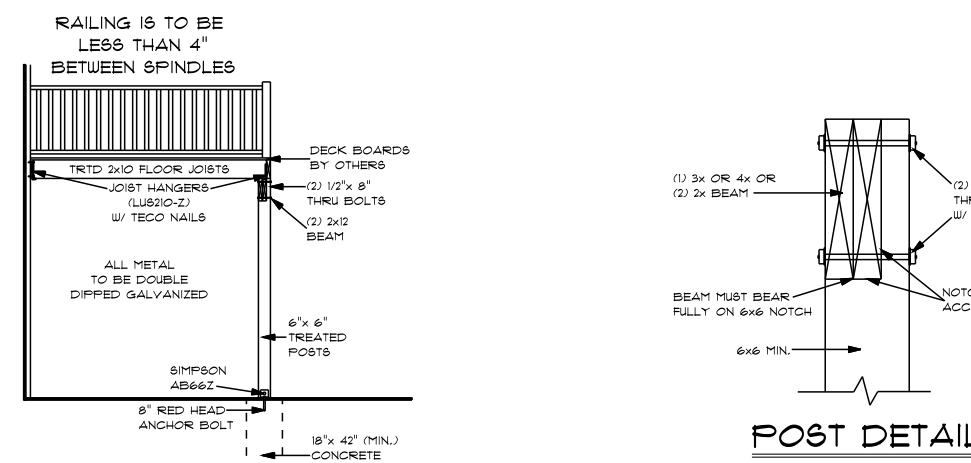
GUARDRAIL HEIGHTS FOR PORCHES/DECKS
36" MIN. GUARDRAIL REQUIRED IF FLOOR
(DECK/PORCH/SURFACE IS LOCATED
30" ABOVE THE GRADE/FLOOR.
GUARDRAIL SHALL NOT BE LESS
THAN 36" IN HEIGHT.



TYPICAL STAIR SECTION
NOT TO SCALE

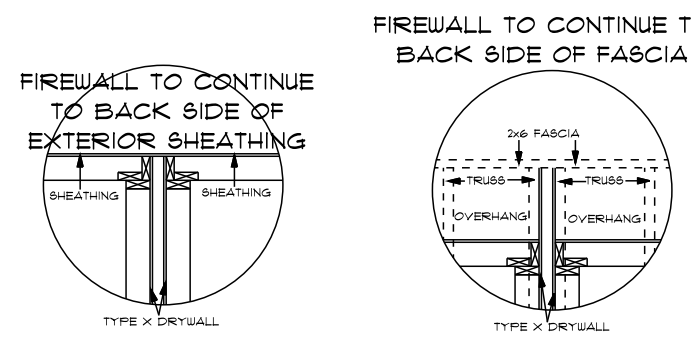


TYPICAL STAIR SECTION
NOT TO SCALE

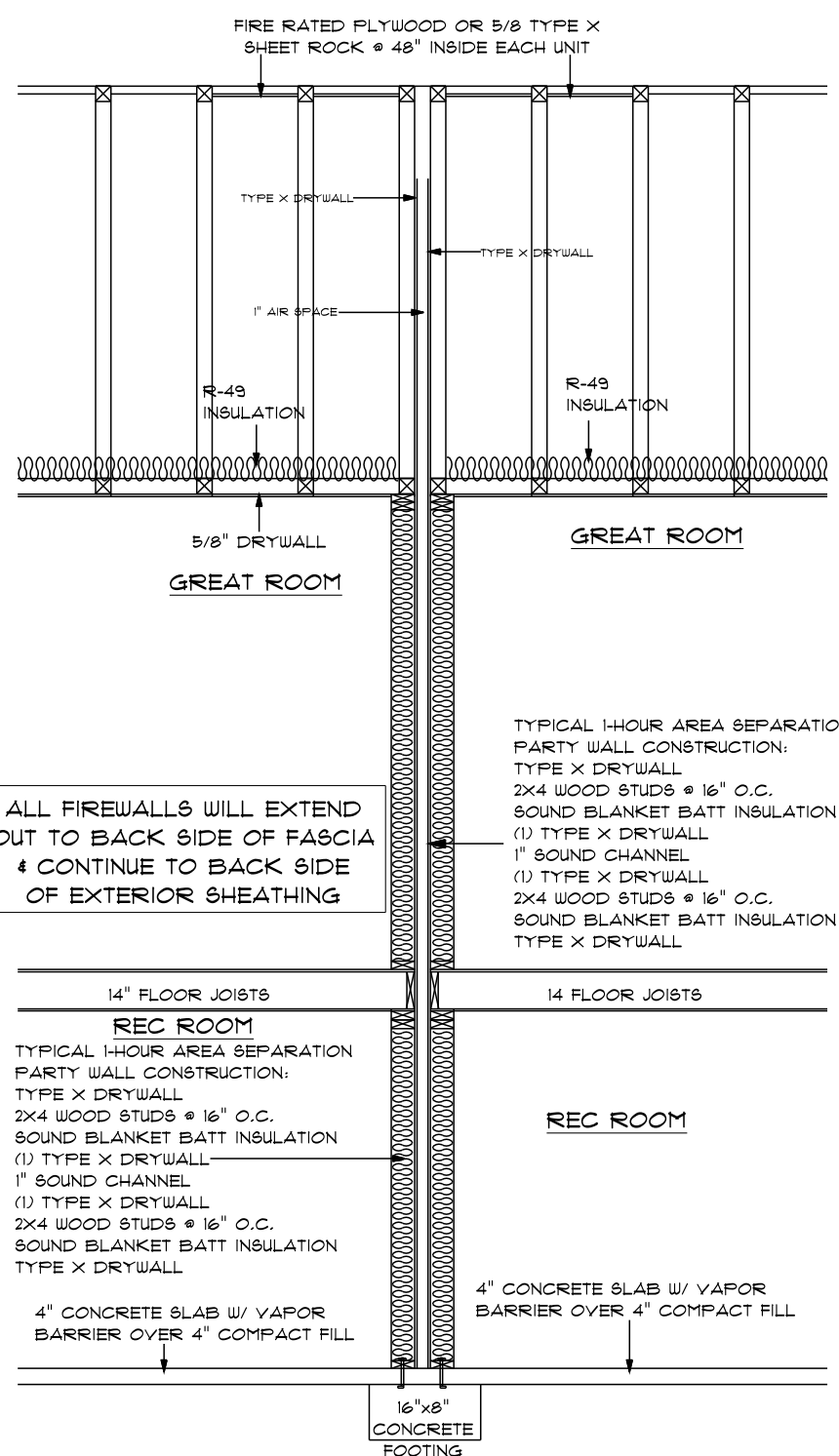


DECK SECTION CUT
36" MIN. GUARDRAIL REQUIRED
IF FLOOR (DECK/PORCH/SURFACE
IS LOCATED 30" ABOVE THE
GRADE/FLOOR, GUARDRAIL SHALL
NOT BE LESS THAN 36" IN HEIGHT.

Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir® Banded Joist or EWP Rim Board (Check Live Load = 40 psf; Dead Load = 10 psf)												
Joist Span	Rim Board		Deck Ledger Spacing of Joists									
	1" EWP	1 1/2" EWP	6" S	8" S	10" S	12" S	14" S	16" S	18" S	20" S	24" S	
4'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
6'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
8'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
10'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
12'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
14'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
16'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
18'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
20'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	
24'-0"	24"	24"	18"	14"	12"	10"	8"	8"	8"	8"	8"	



FIRE WALL DETAILS



CROSS SECTION THRU TYPICAL
1 HOUR SEPARATION PARTY WALL

INSTALL AN APPROVED FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECK OR SHEATHING FOR A DISTANCE OF 4 FEET ON EACH SIDE OF WALL, WHERE ROOF SURFACES ADJACENT TO THE WALL ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS MORE THAN 30 INCHES ABOVE THE LOWER ROOF. THE WALL CONSTRUCTION FROM THE LOWER ROOF TO THE UNDERSIDE OF THE HIGHER ROOF DECK SHALL NOT HAVE LESS THAN A ONE HOUR FIRE RESISTANCE RATING. THE FIRE RESISTANCE RATING SHALL BE RATED FOR THE EXPOSURE FROM BOTH SIDES - SEC R312.

CRIMSON LANE - RANCH 4-PLEX

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DATE: 07/25/2022
DRAWN BY: JAC
CHECKED BY: GDM
PROJECT NUMBER: 12M39

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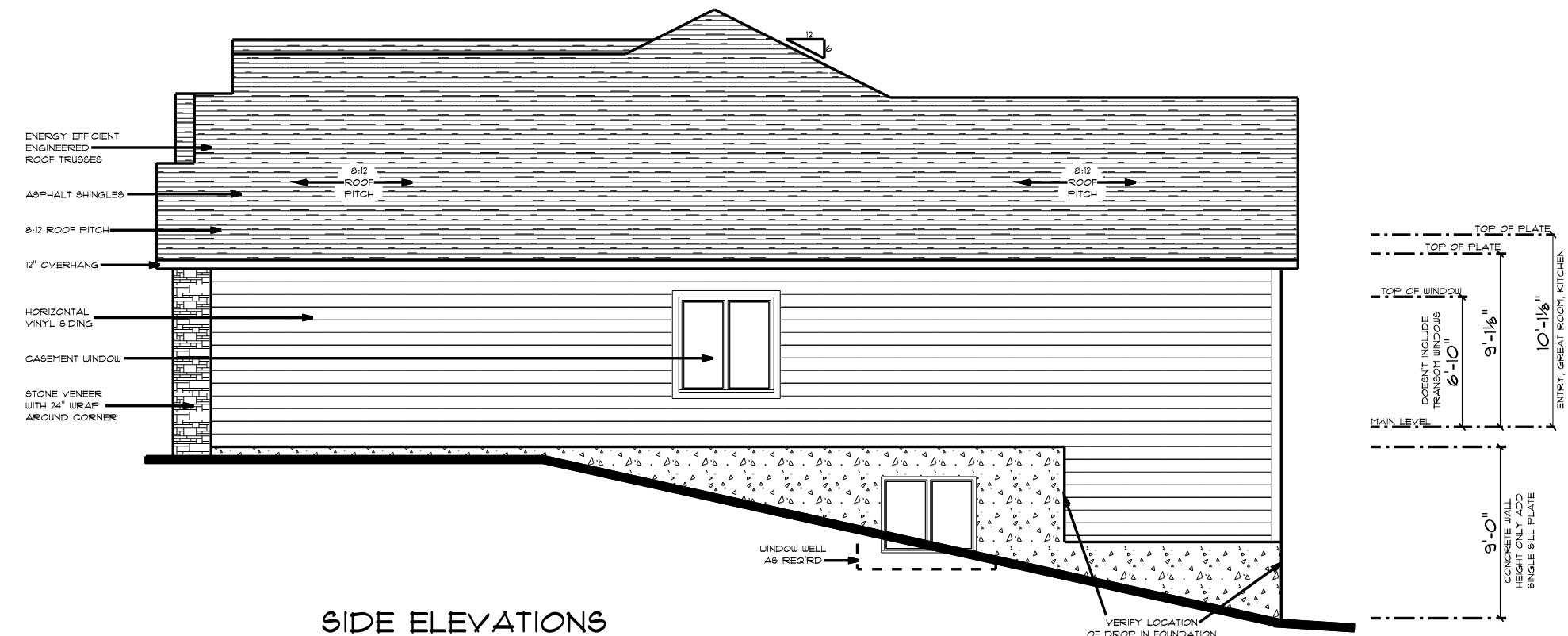


FRONT ELEVATION

68% MASONRY (856 SQ. FT. OF THE OVERALL 1249 SQ. FT.)

SHOW ALL DESIGN STANDARD REQUIREMENTS OF SECTION 1612 OF THE ZONING CODE

1. NO TWO SINGLE-FAMILY AND NO TWO TWO FAMILY FRONT ELEVATIONS MAY BE IDENTICAL WITHIN ANY GROUP OF FOUR CONTIGUOUS LOTS.
2. FRONT ELEVATIONS AND CORNER SIDE YARD ELEVATIONS OF PRINCIPAL STRUCTURES BELOW THE BOTTOM EDGE OF ROOF SHALL BE COMPOSED OF NOT LESS THAN 25% MASONRY PRODUCTS.
3. CORNER SIDE YARD TREATMENT MUST INCLUDE AT LEAST ONE OF THE FOLLOWING:
 - A. 25% MASONRY COVERING THE CORNER SIDE YARD EXTERIOR WALL.
 - B. 2 TREES, NOT LESS THAN 2" CALIPER, TO BE PLANTED IN THE CORNER SIDE YARD PRIOR TO ISSUANCE OF PERMANENT OCCUPANCY PERMIT.
 - C. ARCHITECTURAL RELIEF ON THE CORNER SIDE YARD EXTERIOR WALL ELEVATION SUCH THAT THE WALL CONTAIN MORE THAN 2 OFFSETS, WHICH MAY CONSIST OF WALL CORNERS, BAY OR BOW WINDOWS, OR OTHER MEANS APPROVED BY THE BUILDING OFFICIAL.



SIDE ELEVATIONS



REAR ELEVATION

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