


FRONT ELEVATION




REAR ELEVATION

REVISIONS

DESIGN ELEMENTS
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# DAHNOYAN BUILDERS

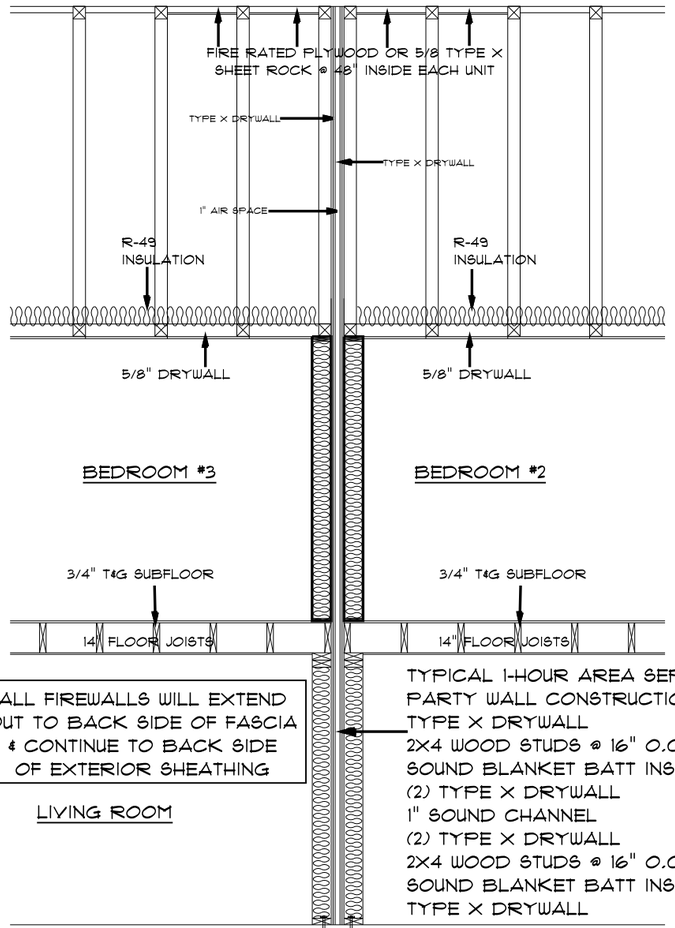
## 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 05/28/2024
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 17M1868

A1

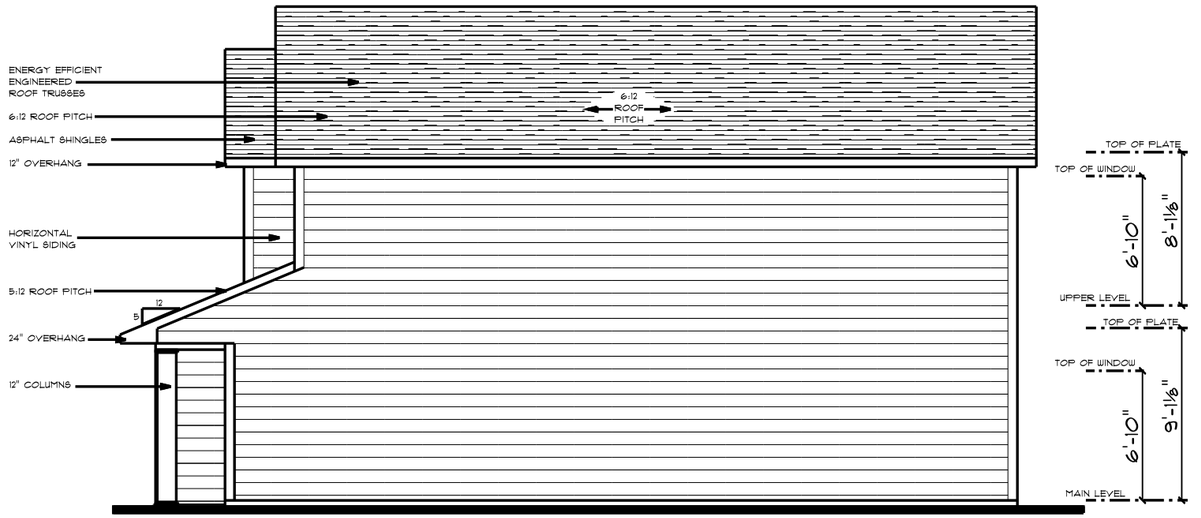
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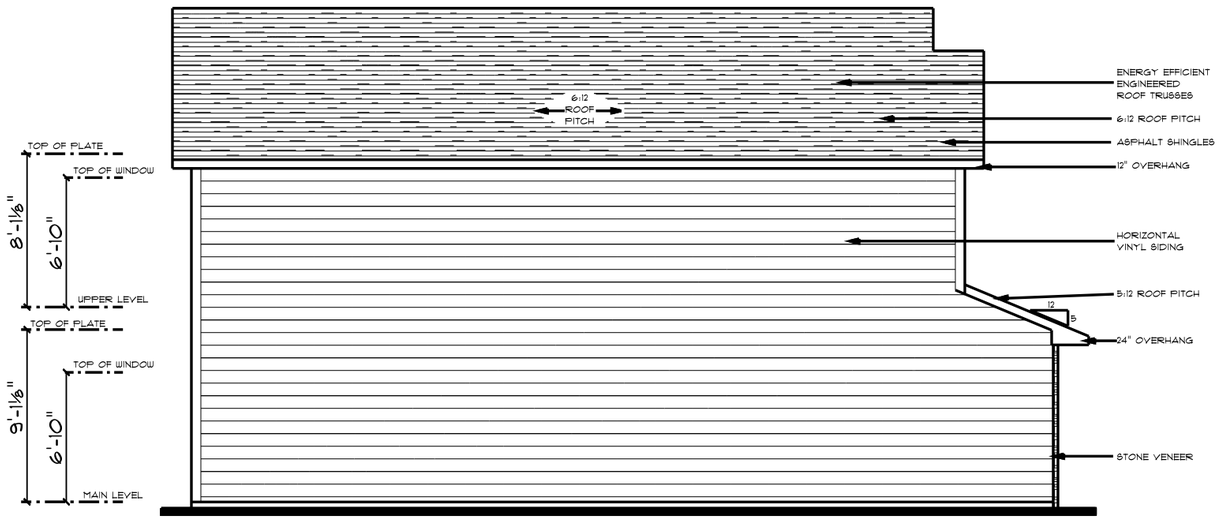



## CROSS SECTION THRU TYPICAL 1 HOUR SEPARATION PARTY WALL

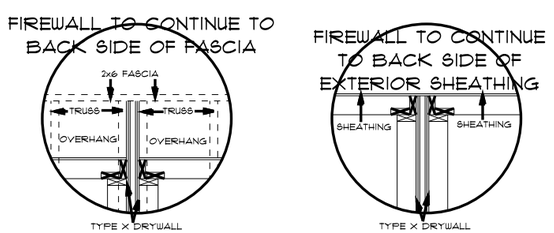
INSTALL AN APPROVED FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECK OR SHEATHING FOR A DISTANCE OF 4 FEET ON EACH SIDE OF WALL. WHERE ROOF SURFACES ADJACENT TO THE WALL ARE AT DIFFERENT 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 R321.2




## RIGHT ELEVATION




## LEFT ELEVATION




## FIRE WALL DETAILS

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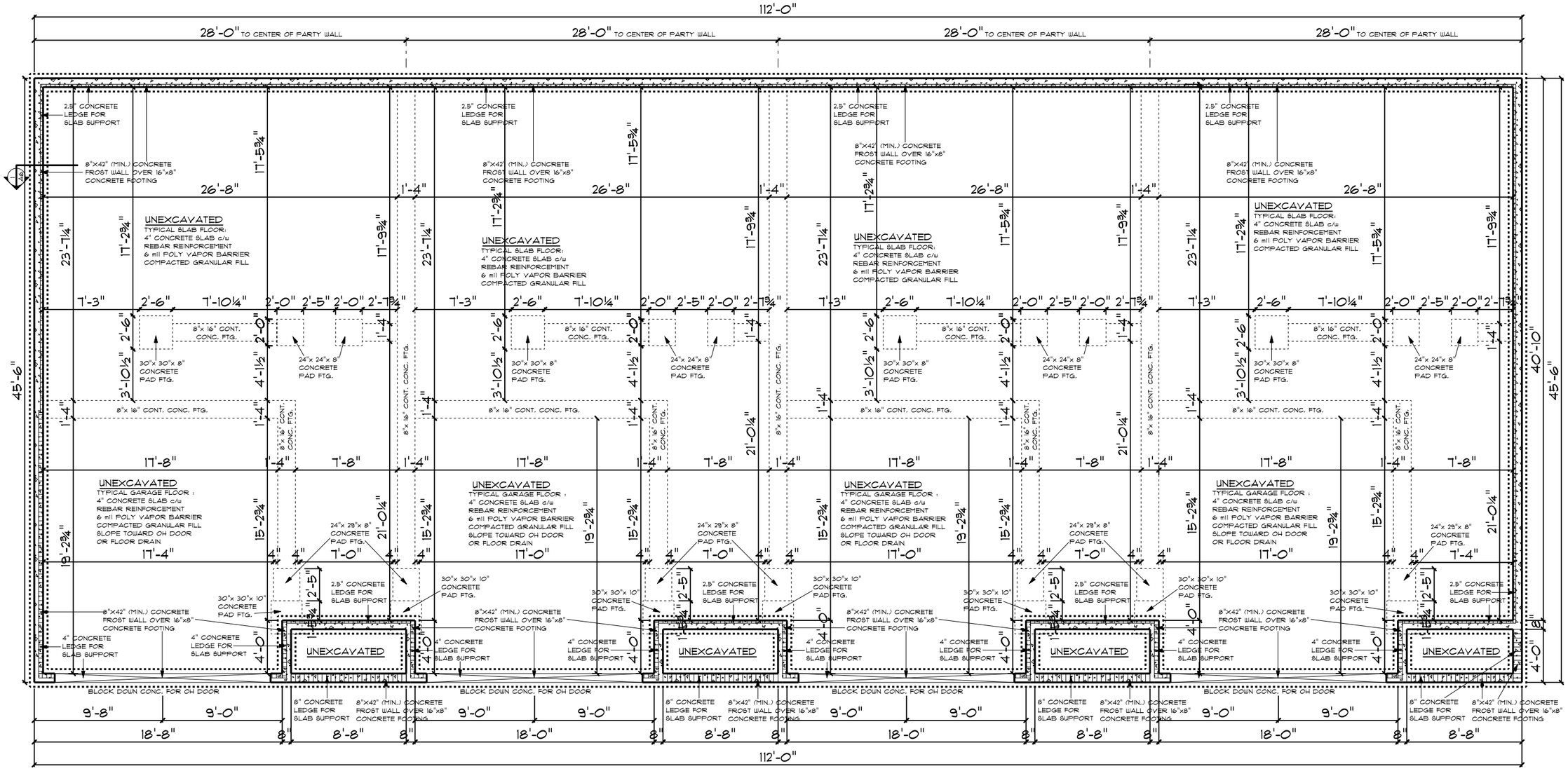
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## FOUNDATION PLAN

### 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 FROST FOOTING REQUIREMENTS

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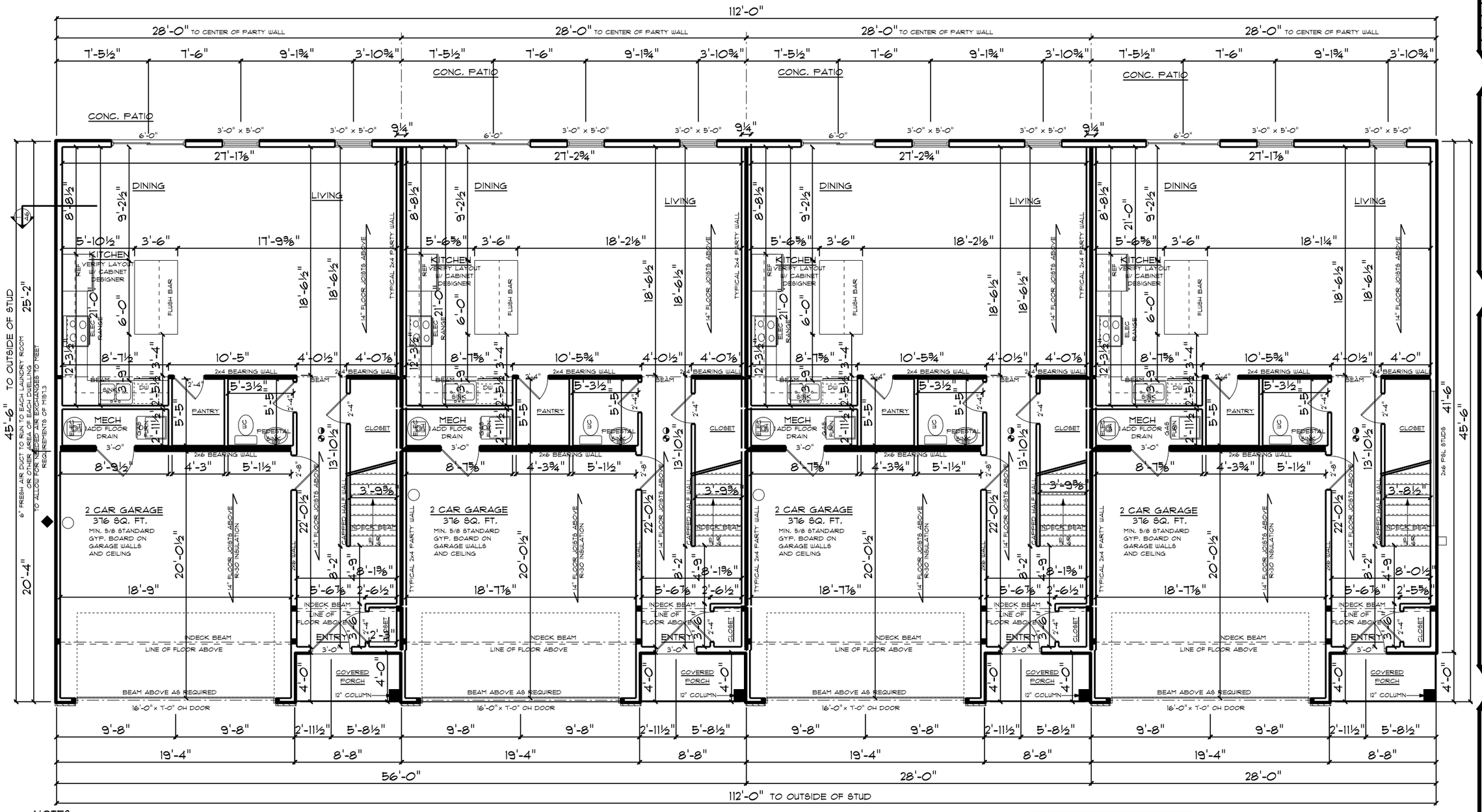
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• A3 •

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## NOTES

- 9'-1 1/8" WALL HEIGHT UNLESS NOTED
- SLIDER WINDOWS UNLESS NOTED
- USE TEMPERED GLASS WHERE NEEDED TO MEET CODE REQUIREMENTS
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF CONSTRUCTION
- ALL EXTERIOR WALLS ARE 2x6'S AT 16" OC
- ALL INTERIOR WALLS ARE 2x4'S AT 16"OC
- GARAGE WALLS ARE 2x4'S AT 16" OC
- 2x6 PLUMBING WALLS AS REQUIRED
- BEAM SIZES AND POST SPACING ARE TO BE DETERMINED BY OTHERS
- ACTUAL TJI FLOOR LAYOUT AND SPACING BY MFG.
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MAX. RISE: 7 3/4" - MIN. RUN: 10"
- LOCATION OF ATTIC ACCESS IS TO BE DETERMINED BY GENERAL CONTRACTOR
- SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOM, HALLWAYS AND AT ALL STAIRWELLS PER CODE
- ALL ANGLED INTERIOR WALLS ARE 45 DEGREES
- ALL EXTERIOR 4 BEARING WALL OPENINGS TO HAVE 2-PLY 2x12 HEADERS AS REQUIRED UNLESS SPECIFIED BY ENGINEER
- MIN. R-8 ON ANY DUCTS OVER UNCONDITIONED SPACES

## MAIN LEVEL FLOOR PLAN

| | |
|---|---|
| MAIN LEVEL: | 847 SQ. FT. |
| UPPER LEVEL: | 1071 SQ. FT. |
| TOTAL SQ. FT.: | 1918 SQ. FT. |

◐ - CARBON MONOXIDE DETECTOR
◓ - SMOKE DETECTOR

□ INDICATES GAS METER
◆ INDICATES ELECTRIC METER
◯ INDICATES ELECTRIC PANEL

GAS REGULATOR VENT SEPERATION 36" HORIZONTALLY OR 6' BELOW ELECTRIC METER, FRESH AIR INLET OR WINDOW

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

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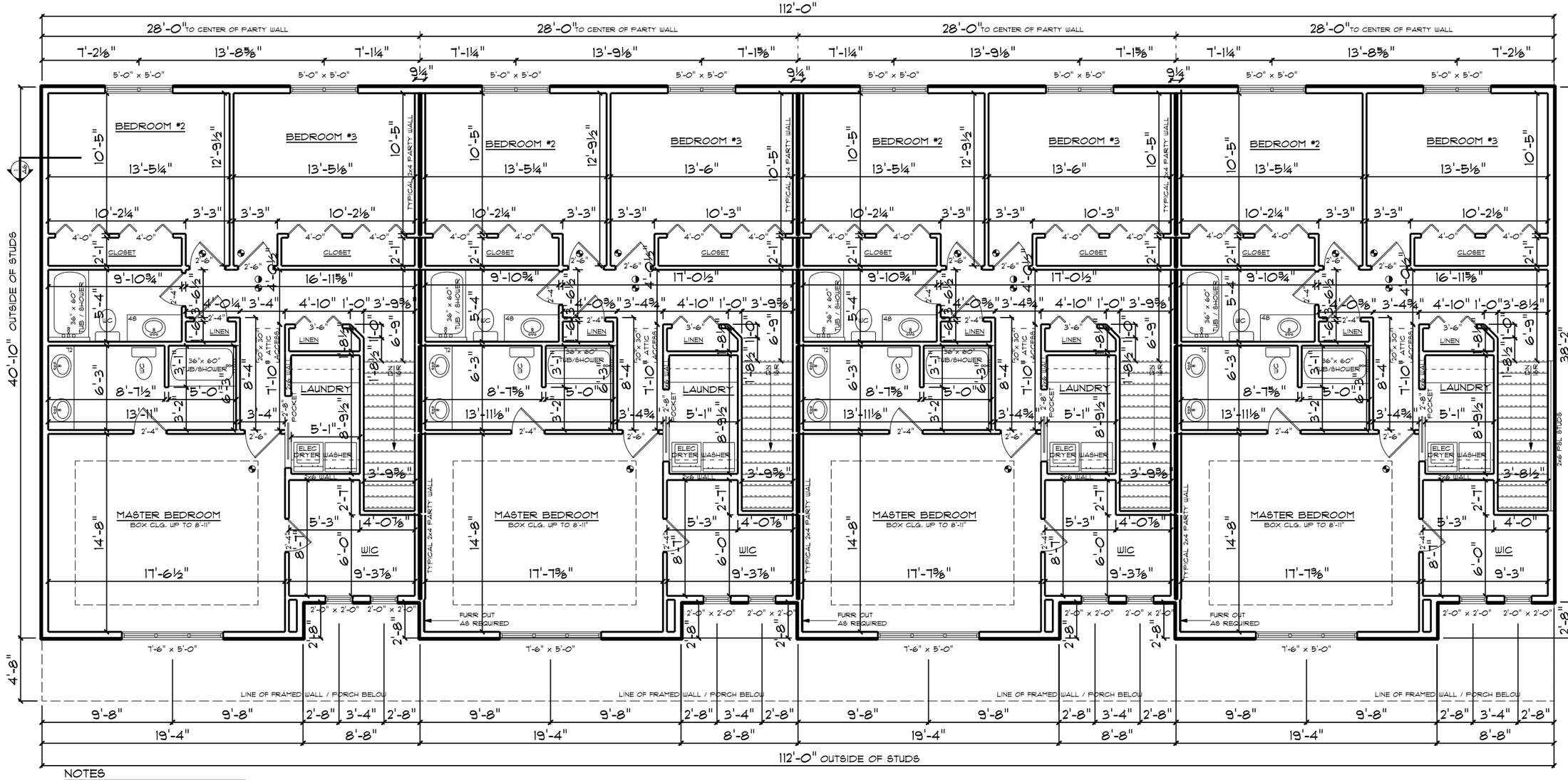
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## NOTES

- 8'-1 1/8" WALL HEIGHT UNLESS NOTED
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## UPPER LEVEL FLOOR PLAN

| | |
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| TOTAL SQ. FT.: | 1918 SQ. FT. |

◐ - CARBON MONOXIDE DETECTOR

◒ - SMOKE DETECTOR

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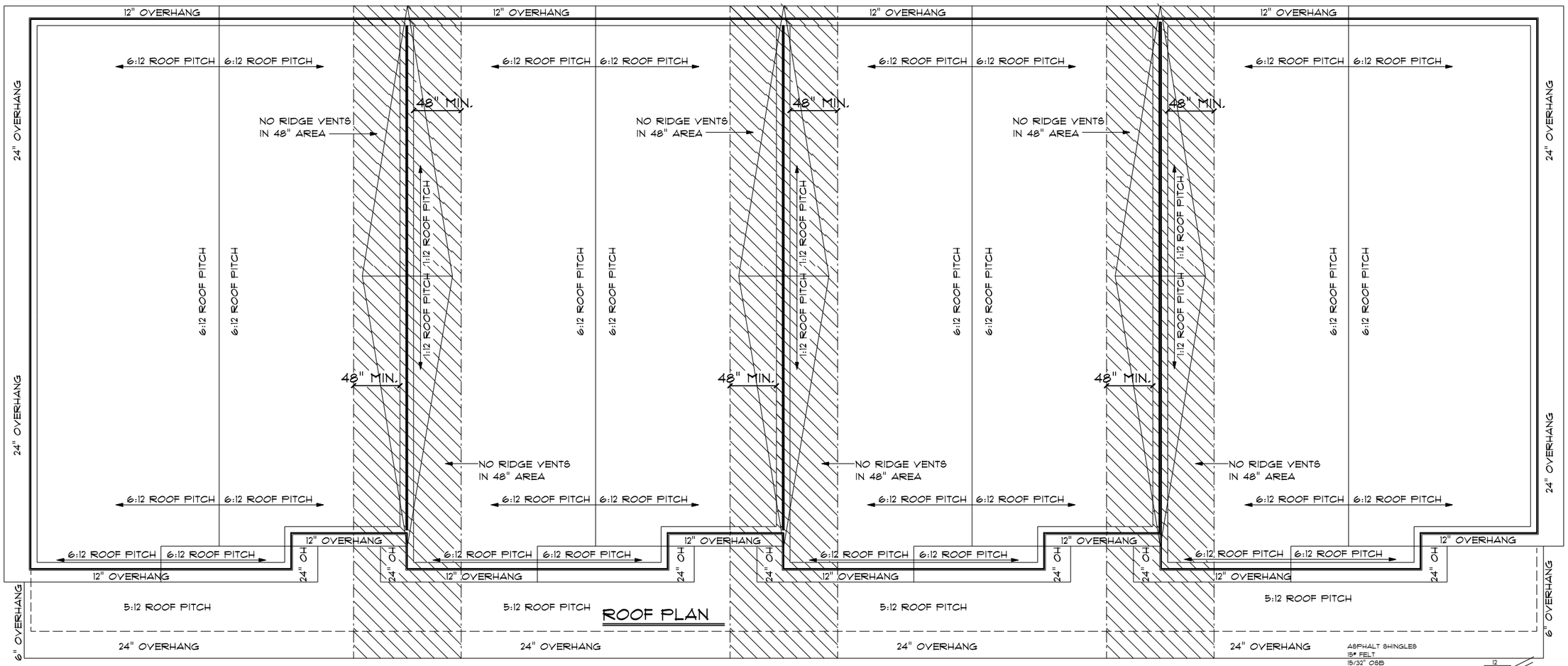
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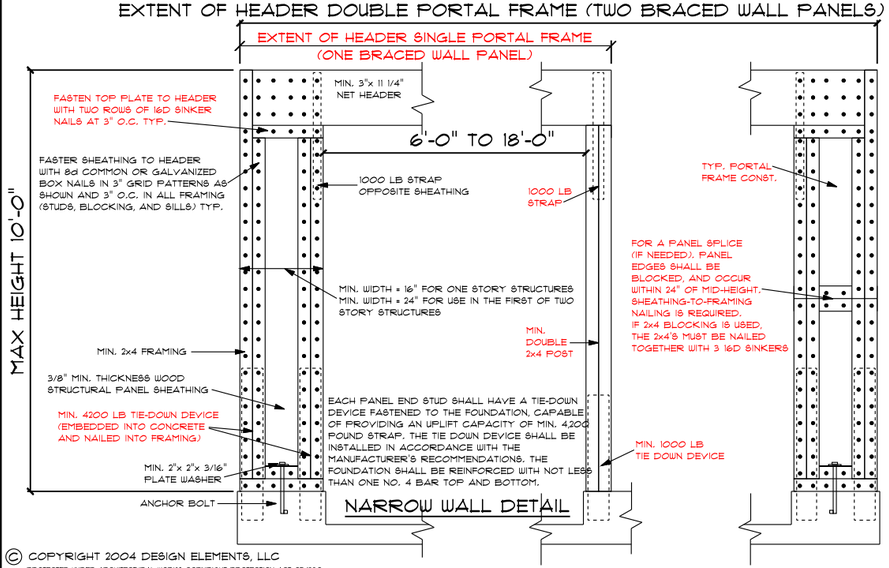
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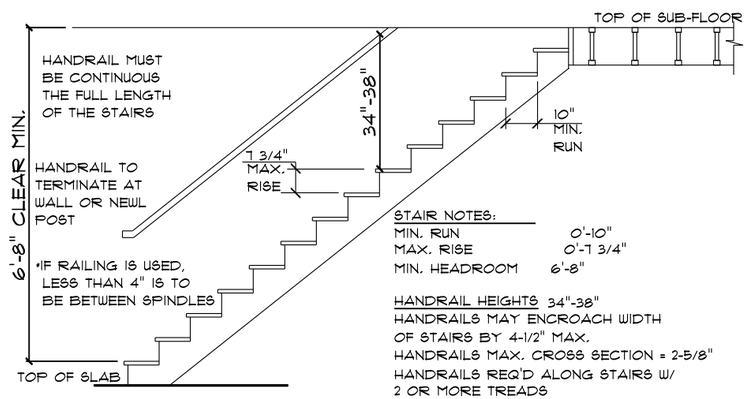



ROOF PLAN

## EXTENT OF HEADER DOUBLE PORTAL FRAME (TWO BRACED WALL PANELS)




NARROW WALL DETAIL



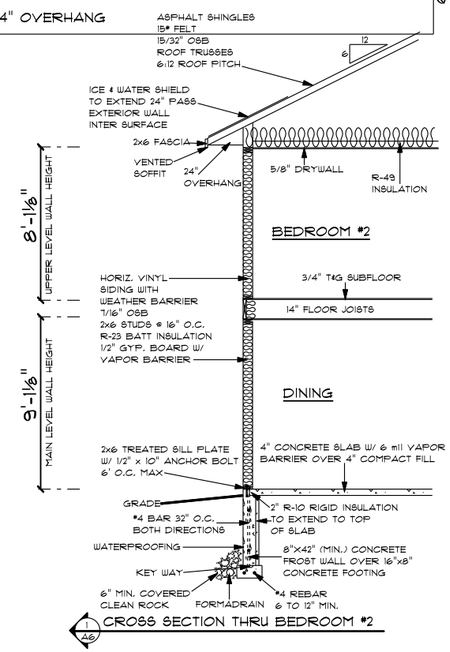

STAIR NOTES:

| | |
|---|---|
| MIN. RUN | 0'-10" |
| MAX. RISE | 0'-7 3/4" |
| MIN. HEADROOM | 6'-8" |

HANDRAIL HEIGHTS 34"-38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4-1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2-5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

GUARDRAIL HEIGHTS FOR PORCHES/DECKS MIN. 36"
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




CROSS SECTION THRU BEDROOM #2

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