



FRONT ELEVATION



REAR ELEVATION

1 HOUR
SEPARATION
POST

1 HOUR
SEPARATION
POST

REVISIONS

• DESIGN ELEMENTS •
RESIDENTIAL • LIGHT COMMERCIAL DRAFTING

• LANE TREE • WVA • 52755
99-631 4370
CLUSTANAMAC212@GMAIL.COM

DAHNOVAN BUILDERS

3-PLEX

SCALE: 1/8" = 1'-0"

DATE: 02/18/2025

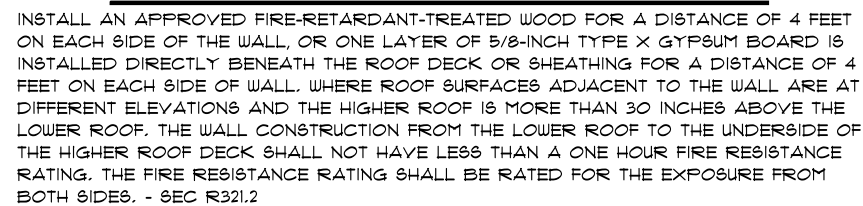
DRAWN BY: CDM

CHECKED BY: CDM

PROJECT NUMBER: 16M1786

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[illegible]

NOTES

- 8'-0" CONCRETE WALL HEIGHT UNLESS NOTED
- SLIDER WINDOW 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

- - CARBON MONOXIDE DETECTOR
- - SMOKE DETECTOR

- INDICATES GAS METER
- ◆ INDICATES ELECTRIC METER
- INDICATES ELECTRIC PANEL

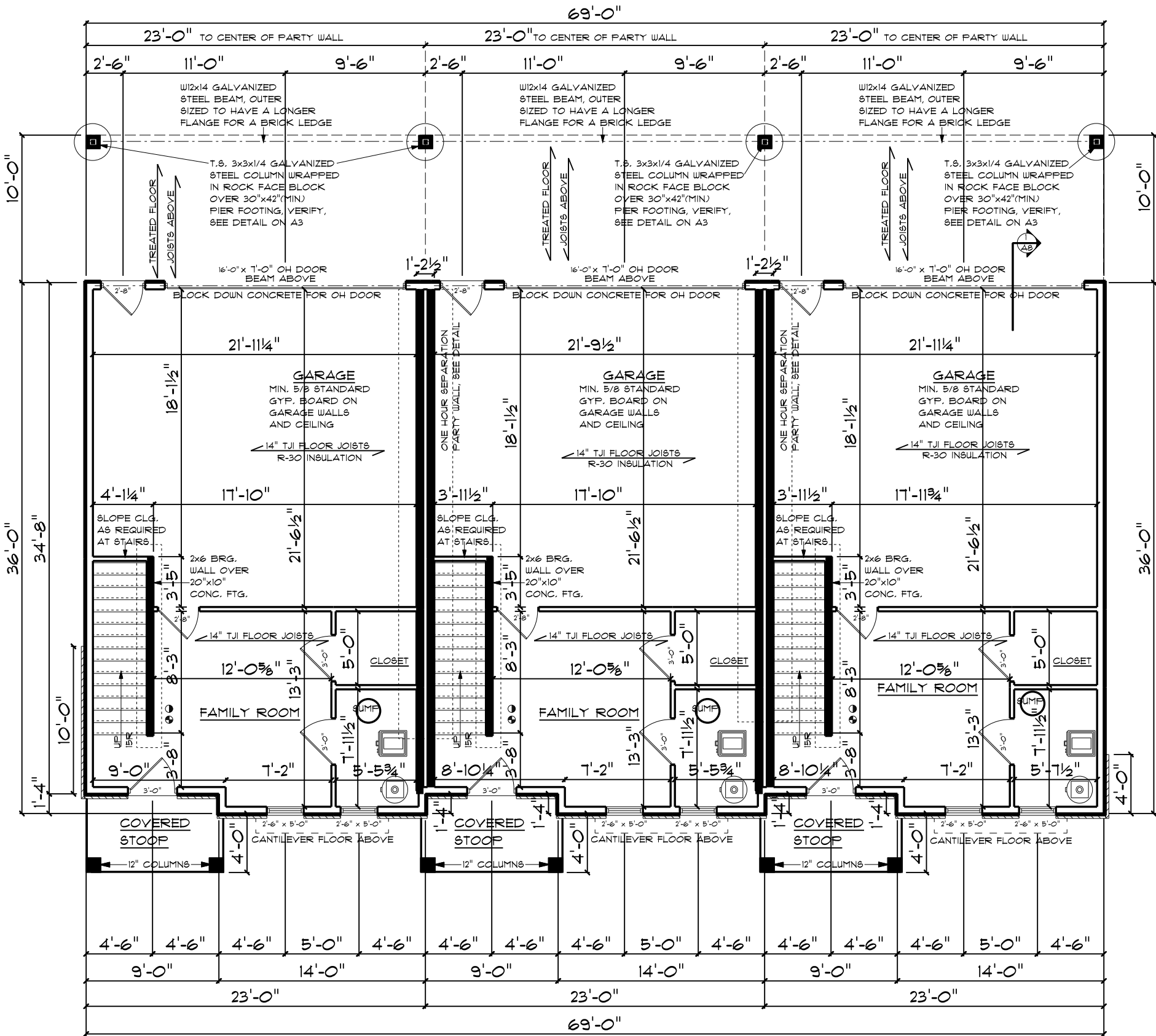
U-FACTOR OF WINDOWS- .30
FURNACE AFUE- 95%
WATER HEATER EFFICIENCY- .92
AC SEER- 14

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

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



LOWER LEVEL FLOOR PLAN

LOWER LEVEL SQ. FT.: 238 SQ. FT.
MAIN LEVEL SQ. FT.: 818 SQ. FT.
UPPER LEVEL SQ. FT.: 768 SQ. FT.
TOTAL SQ. FT.: 1824 SQ. FT.

REVISIONS

DESIGN ELEMENTS

REVISIONAL LIGHT COMMERCIAL DRAFTING

ONE TREE • 0VA • 52755
39-463 • 4370

CHRISTINA WAGNER@MVA.COM

DAHNOVAN BUILDERS

3-PLEX

SCALE: 1/8" = 1'-0"

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



LOWER LEVEL SQ. FT.:	238 SQ. FT.
MAIN LEVEL SQ. FT.:	818 SQ. FT.
UPPER LEVEL SQ. FT.:	768 SQ. FT.
TOTAL SQ. FT.:	1824 SQ. FT.

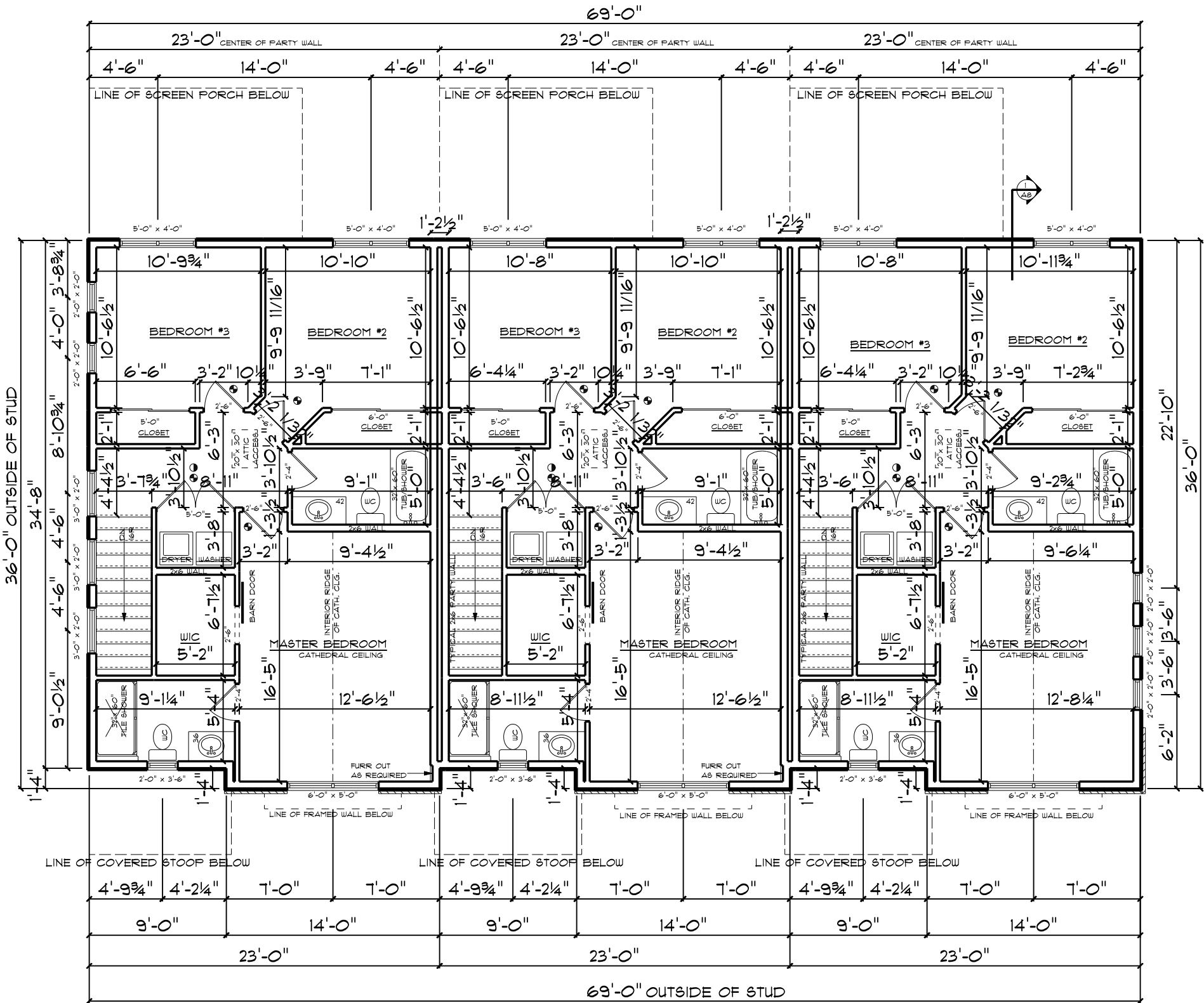
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- NOTES
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 - SLIDER WINDOWS UNLESS NOTED
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- - CARBON MONOXIDE DETECTOR
● - SMOKE DETECTOR

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



UPPER LEVEL FLOOR PLAN

LOWER LEVEL SQ. FT.: 238 SQ. FT.
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UPPER LEVEL SQ. FT.: 768 SQ. FT.
TOTAL SQ. FT.: 1824 SQ. FT.

REVISIONS

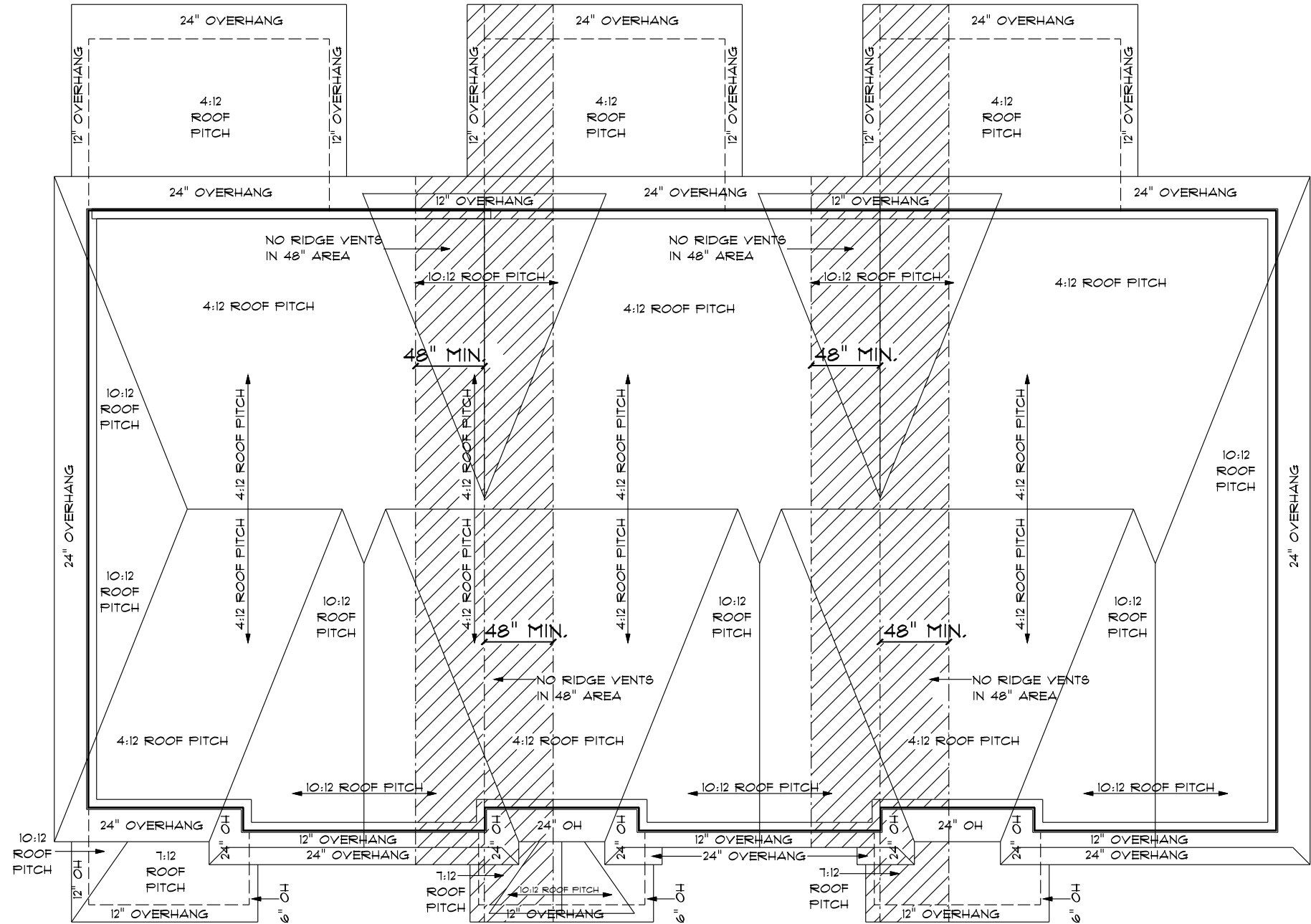
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LONE TREE • IVA • 527/55
39 • 631 • 570
CHRISTINA@DESIGNELEMENTS.COM

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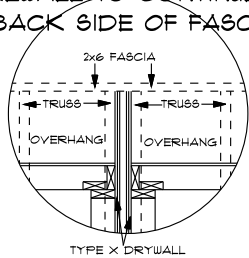
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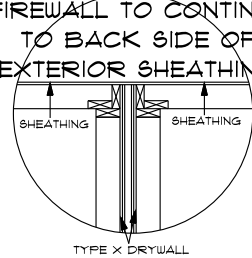
ROOF PLAN

FIREWALL TO CONTINUE TO
BACK SIDE OF FASCIA



TYPE X DRYWALL

FIREWALL TO CONTINUE
TO BACK SIDE OF
EXTERIOR SHEATHING



TYPE X DRYWALL

FIRE WALL DETAILS

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394631 41370

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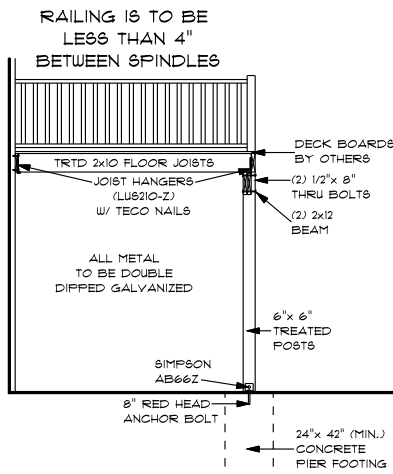
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DECK SECTION CUT

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.

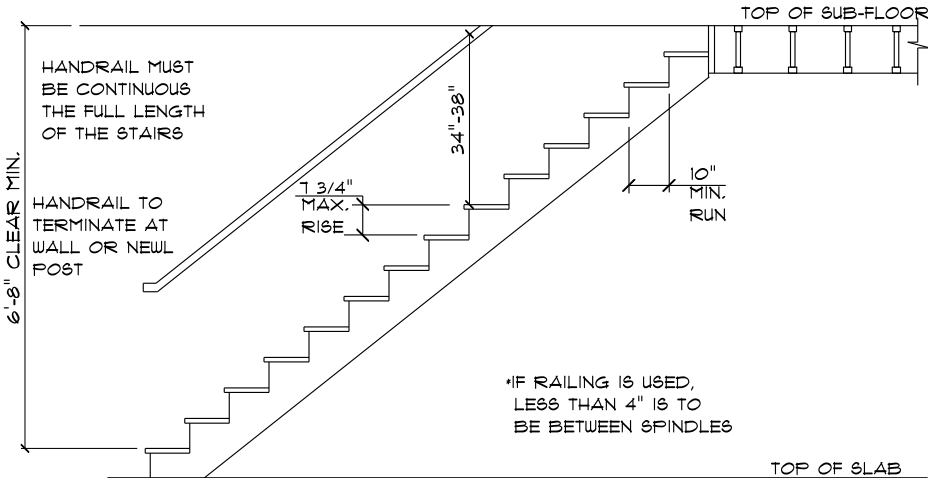
Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger and a 2-Inch Nominal Solid-Sawn Spruce-Pine-Fir^{1,2} Band Joist or EWP Rim Board³
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)^{3,8}

Joist Span	Rim Board or Band Joist	6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details								
On-Center Spacing of Fasteners^{4,5}								
1/2" diameter lag screw with 15/32" maximum sheathing ¹	1" EWP ⁶	24"	18"	14"	12"	10"	9"	8"
	1-1/8" EWP ⁶	28"	21"	16"	14"	12"	10"	9"
1/2" diameter bolt with 15/32" maximum sheathing ¹	1-1/8" EWP ⁶	30"	23"	18"	15"	13"	11"	10"
	1-1/2" Lumber ^{7,8}	30"	23"	18"	15"	13"	11"	10"
1/2" diameter bolt with 15/32" maximum sheathing and 1/2" stacked washers ^{2,8}	1" EWP ⁶	24"	18"	14"	12"	10"	9"	8"
	1-1/8" EWP ⁶	28"	21"	16"	14"	12"	10"	9"
1/2" diameter bolt with 15/32" maximum sheathing and 1/2" stacked washers ^{2,8}	1-1/8" EWP ⁶	30"	23"	18"	15"	13"	11"	10"
	1-1/2" Lumber ^{7,8}	30"	23"	18"	15"	13"	11"	10"

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

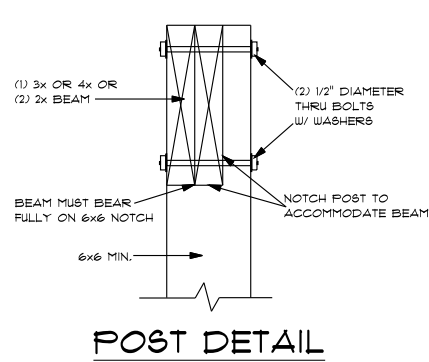
HANDRAIL HEIGHTS 34"-38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4-1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2-5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

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.

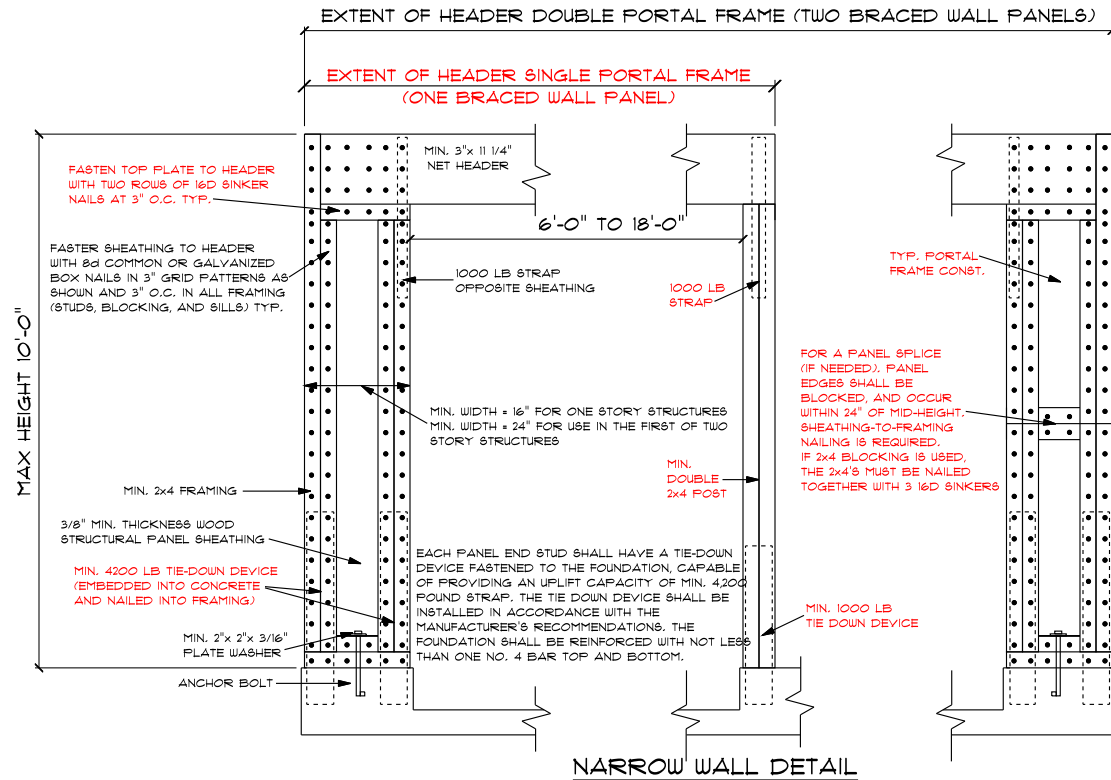


TYPICAL STAIR SECTION

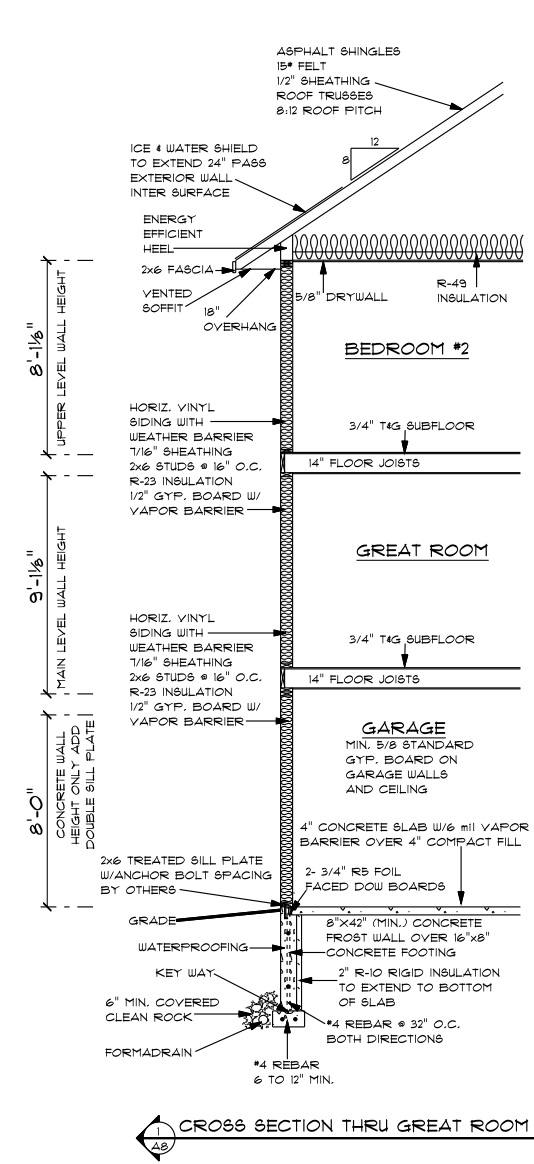
NOT TO SCALE



POST DETAIL

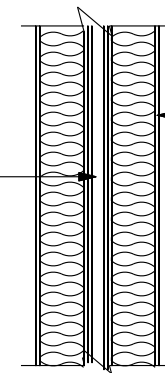


NARROW WALL DETAIL



CROSS SECTION THRU GREAT ROOM

1-HOUR SEPARATION TO CARRY ON THROUGH TRUSSES



TYPICAL 1-HOUR AREA SEPARATION PARTY WALL CONSTRUCTION:
TYPE X DRYWALL
2X6 WOOD STUDS @ 16" O.C.
SOUND BLANKET BATT INSULATION
(2) TYPE X DRYWALL
1" SOUND CHANNEL
(2) TYPE X DRYWALL
2X6 WOOD STUDS @ 16" O.C.
SOUND BLANKET BATT INSULATION
TYPE X DRYWALL

1-HOUR AREA SEPARATION WALL

REVISIONS

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LAKE TREE • MOVA • 527/55

391-629-4443

CHRISTINA@DESIGNELEMENTS.COM

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