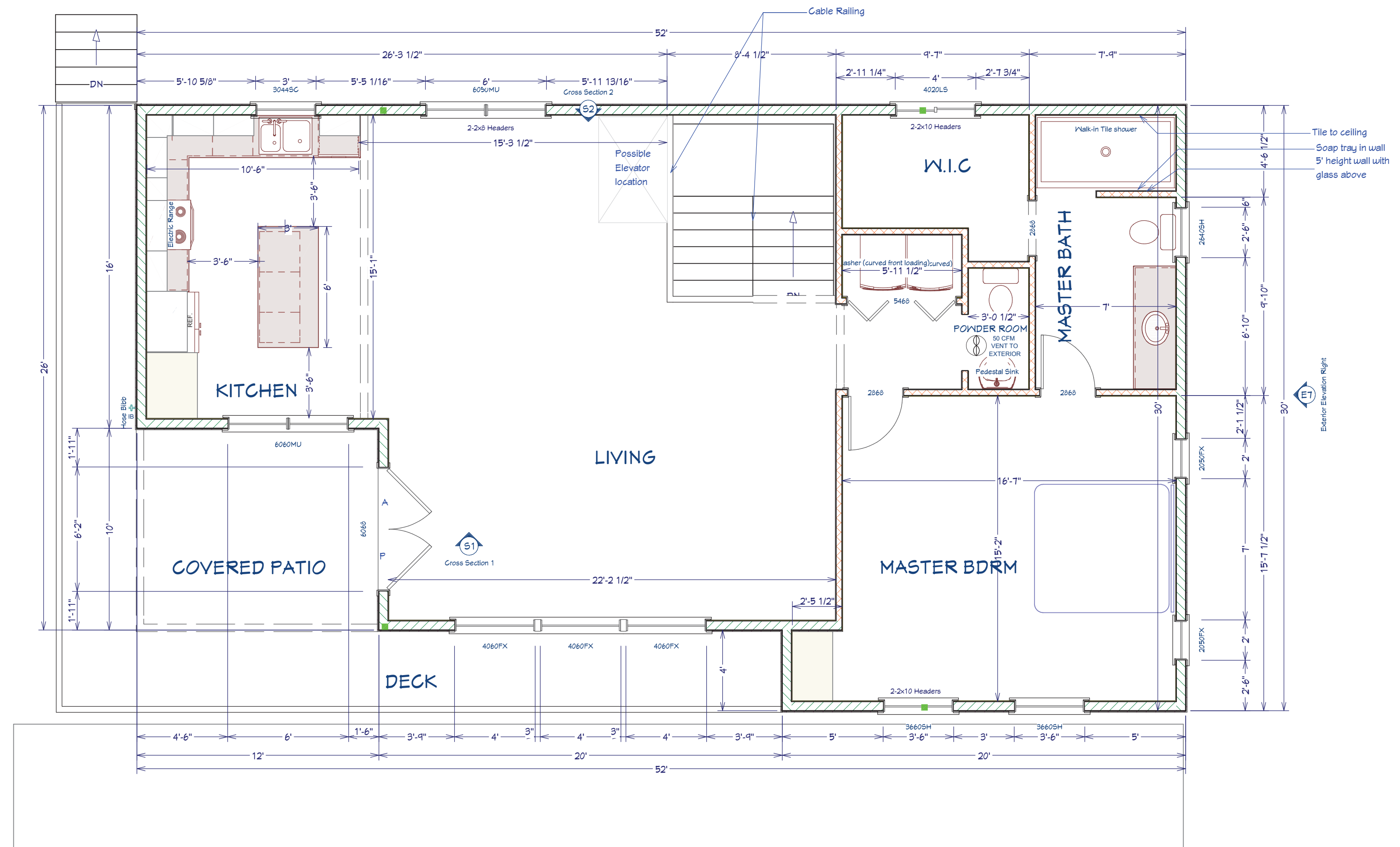


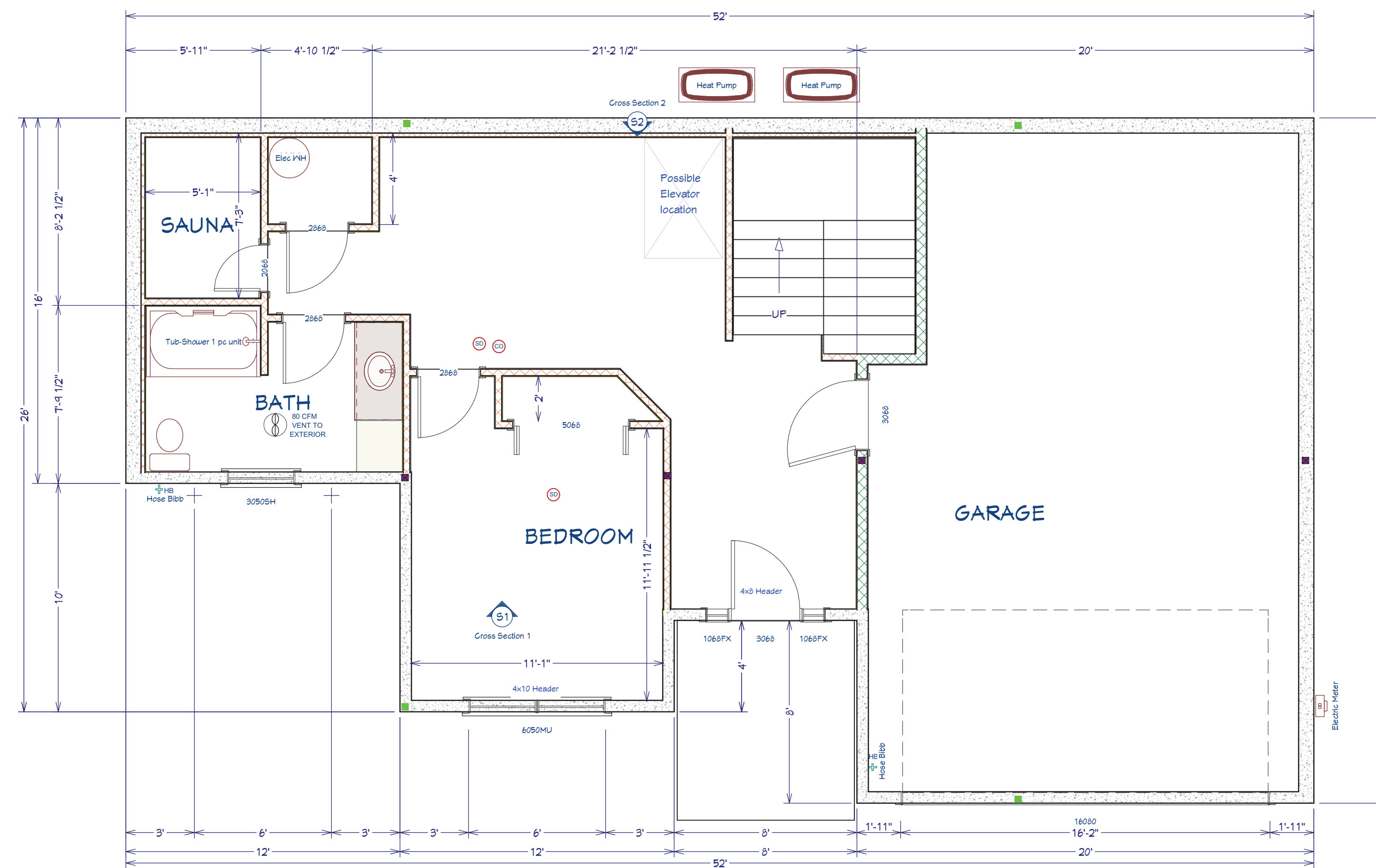
1ST FLOOR SQ. FT.	112
2ND FLOOR SQ. FT.	1236
TOTAL LS SQ. FT.	1954
GARAGE SQ. FT.	562

Note: All structural details may or may not conform with local building code. These details may need to be stamped by local building engineer for structural loads and bearings.

SCALE:  
 1/4"=1'



2nd Floor



1st Floor

**Notes:**

- Foundation resting on undisturbed soil
- 6 mil black visquine ground cover for underfloor
- 1/2" x10" anchor bolts at 6' O.C. or compatible ties to manufactures specs.
- Do not notch mud sill or counter sink mud sill bolts.
- 3"x3" plate washers on foundation anchor bolts.
- General contractor shall notify the building official in writing that the moisture content of the framing is 19% or less
- All field cut ends, notches and drilled holes of pressure treated wood, is to be treated per code.
- All siding installation must meet water penetration into building envelop codes
- Exhaust fans to vent to the outside and have backdraft dampers
- See manufactures insulation specs on all I-Joists.
- Bedroom Egress - Every sleeping room shall have an exterior door of window operable from the inside without use of special tools. Provide minimum net clear opening of 5.7 square ft. with minimum height 24" and minimum width 20". Max. sill height of 44". All net clear dimensions.
- BP on all corners the first four feet or a four foot panel must start within 8' from corner. Nail 6" OC on exterior edge and 12" in the field.
- Address to be visible and legible from the street. Numbers to contrast with the background. Provide both temporary address during construction and permanent address at final.
- Min. 1/2" GWB on garage side of garaged/welling separation.
- Door between garage and house to be min. 20 minute fire-rated and insulated with U value of .20 or better.
- Garage slab to be min. 3500psi. at 28 days.
- Smoke detectors to be wired to building power, be interconnected and have battery backup. Installed a min. of 3' from return air ducts, one in each bedroom and floor level.
- Provide a min. 3" steel post as vehicle stop for appliance(s) in garage if appliance is in line of traffic
- Gas and electric appliances that generate a glow, spark, or flame and located in a garage shall be installed with burner ignition devices or heating elements and switches at least 18" AFF.
- Water heater pressure relief valve to terminate to approve location.
- Max. 8" from threshold to landing or step at exterior doors.
- Water conservation fixtures to be installed
- Dryer duct shall be max. 25' for 4" duct. Deduct 2.5' for each 45 deg. bend and 5' for each 90 deg. bend.
- Surface water drainage - slope 6" in the first 10' away from foundation. If less than 10' from foundation to property line, slope 6" in distance to property line.
- Stairs: Max Rise - 8" Min. Run - 9" Max 3/8" variation between smallest and largest rise or run. Headroom 6'8" Handrail 34-38"
- Verticals spaced so that a 4" sphere cannot pass

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