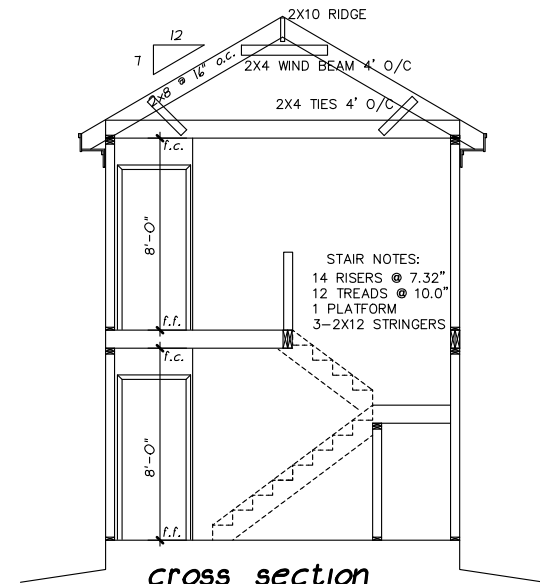
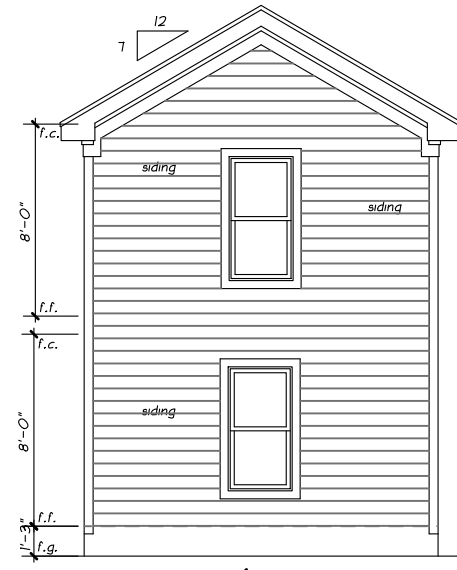


- *All walls are 2x4's at 16" o/c unless otherwise specified
- *Garage doors will be equipped with self and/or automatic closing devices.
- *Walls between the garage and residence shall be separated by a min. of 1/2" gip board applied to the garage side per 2021 IRC R302.4.
- *Provide mechanical ventilation in all bathrooms
- *All sleeping rooms and one per floor of home to have a hard wired smoke detector
- *Carbon monoxide alarms are required if the residence has garage and/or gas appliances.
- *Water heated to be installed with seismic strapping per code requirements
- * All windows in bathrooms will have tempered glass.



cross section and stair detail

scale: 1/4" = 1'-0"



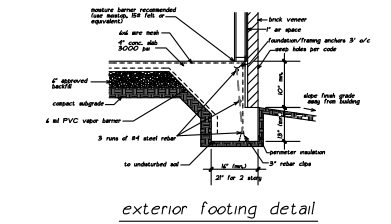
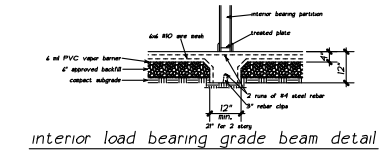
rear elevation

scale: 1/4" = 1'-0"

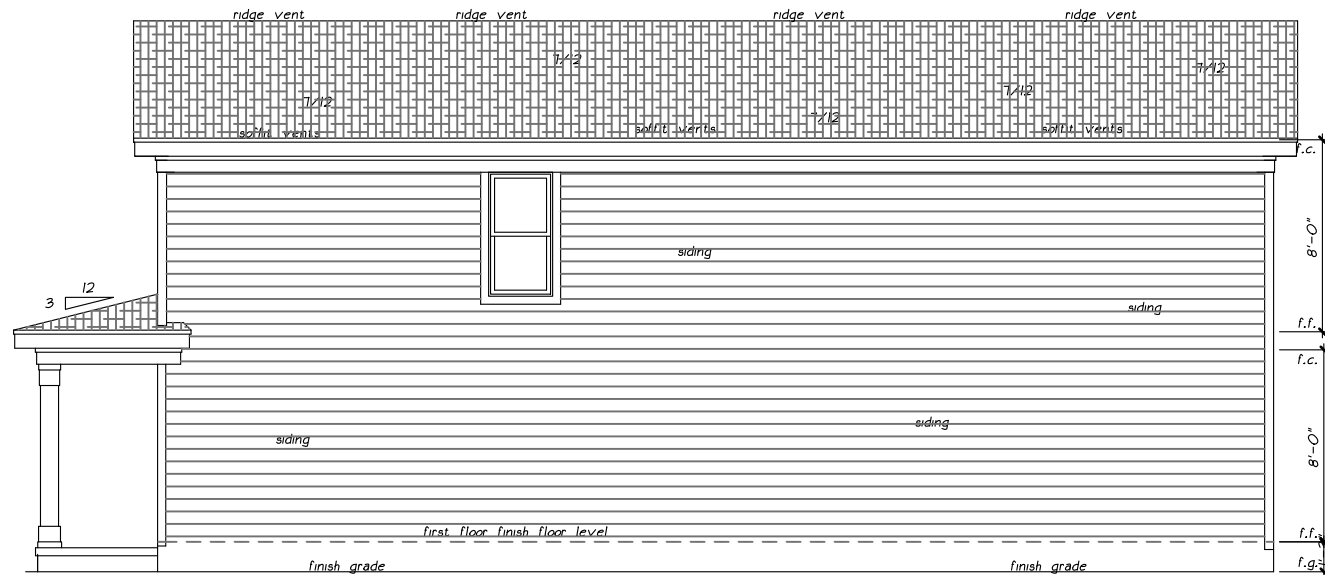


front elevation

scale: 1/4" = 1'-0"

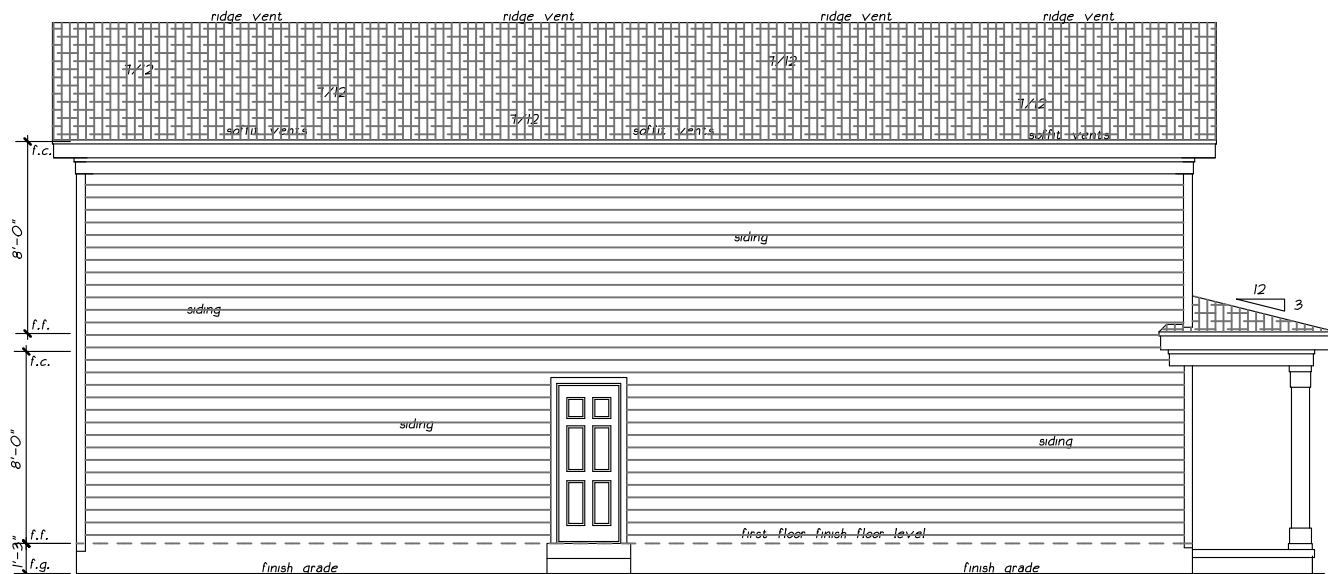


2021 IRC
Wind Category: C
Seismic Category: D



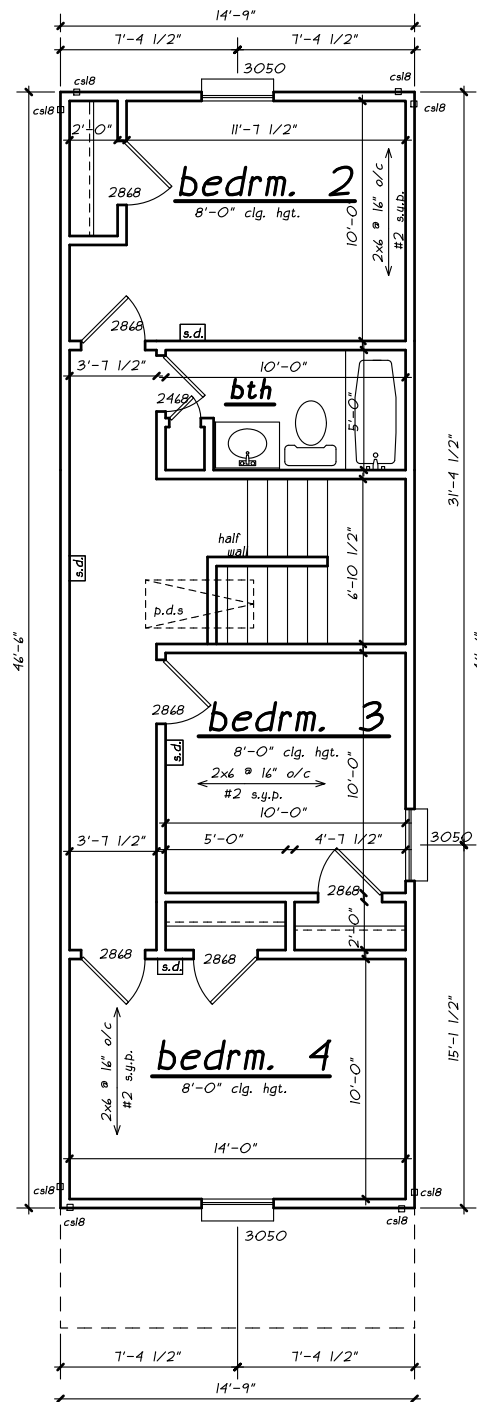
right elevation

scale: 1/4" = 1'-0"



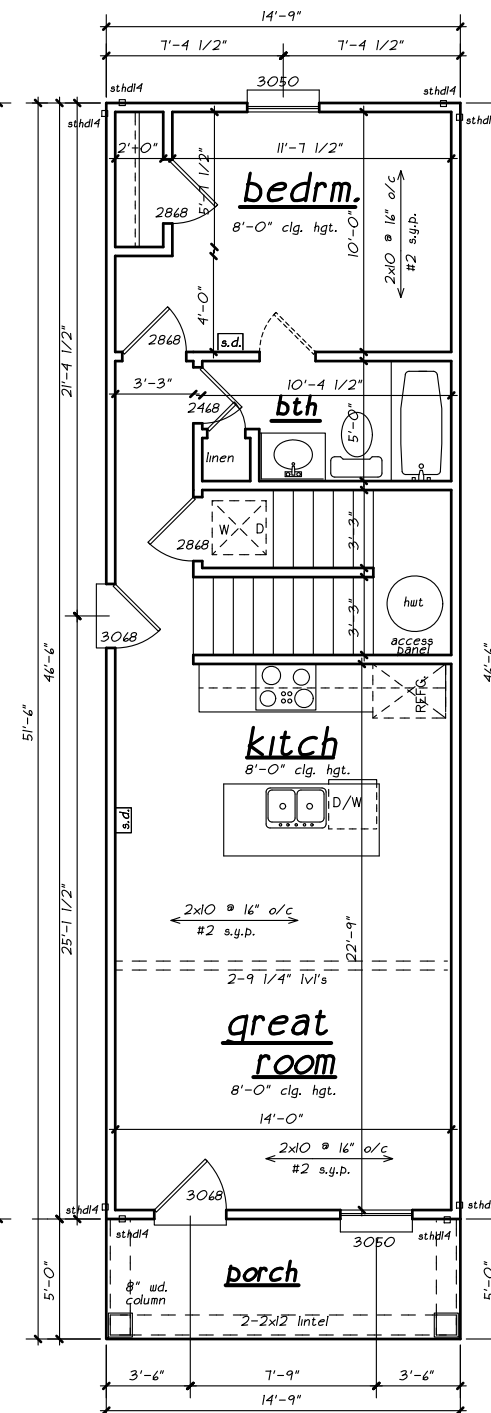
left elevation

scale: 1/4" = 1'-0"



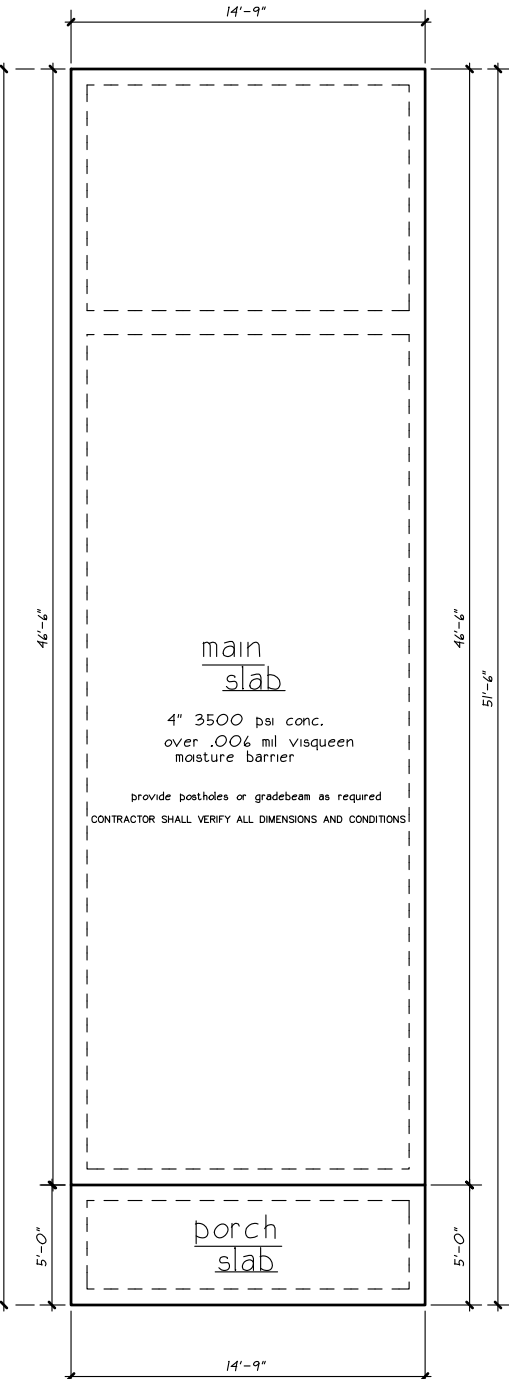
second floor plan

scale: 1/4" = 1'-0"



first floor plan

scale: 1/4" = 1'-0"



foundation plan

scale: 1/4" = 1'-0"

WIDTH: 14'-9"
DEPTH: 51'-6"

HTD. DN. 685 SQ. FT.
HTD. UP. 685 SQ. FT.
TOTAL HD. 1370 SQ. FT.
GAR. & STOR. xxxx SQ. FT.
PORCHES 74 SQ. FT.
TOTAL UNDER ROOF 1444 SQ. FT.

TREXLER GROUP
114 VICKERY LANE, SUITE 101190
PHONE: 501-115-1190
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Plan 1702
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date: 11/21/2024

"where dreams and ideas become plans"