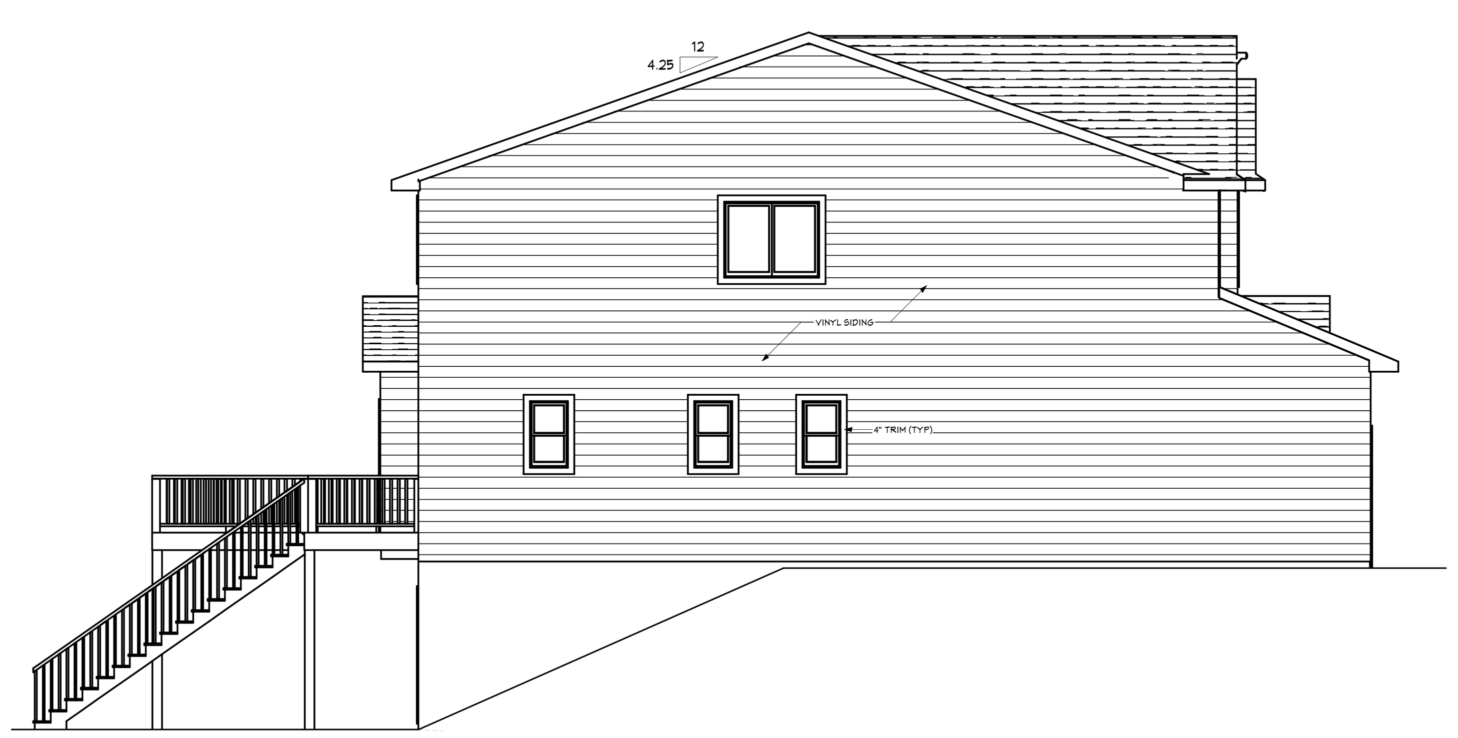
ZENITH 2

FRONT ELEVATION

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

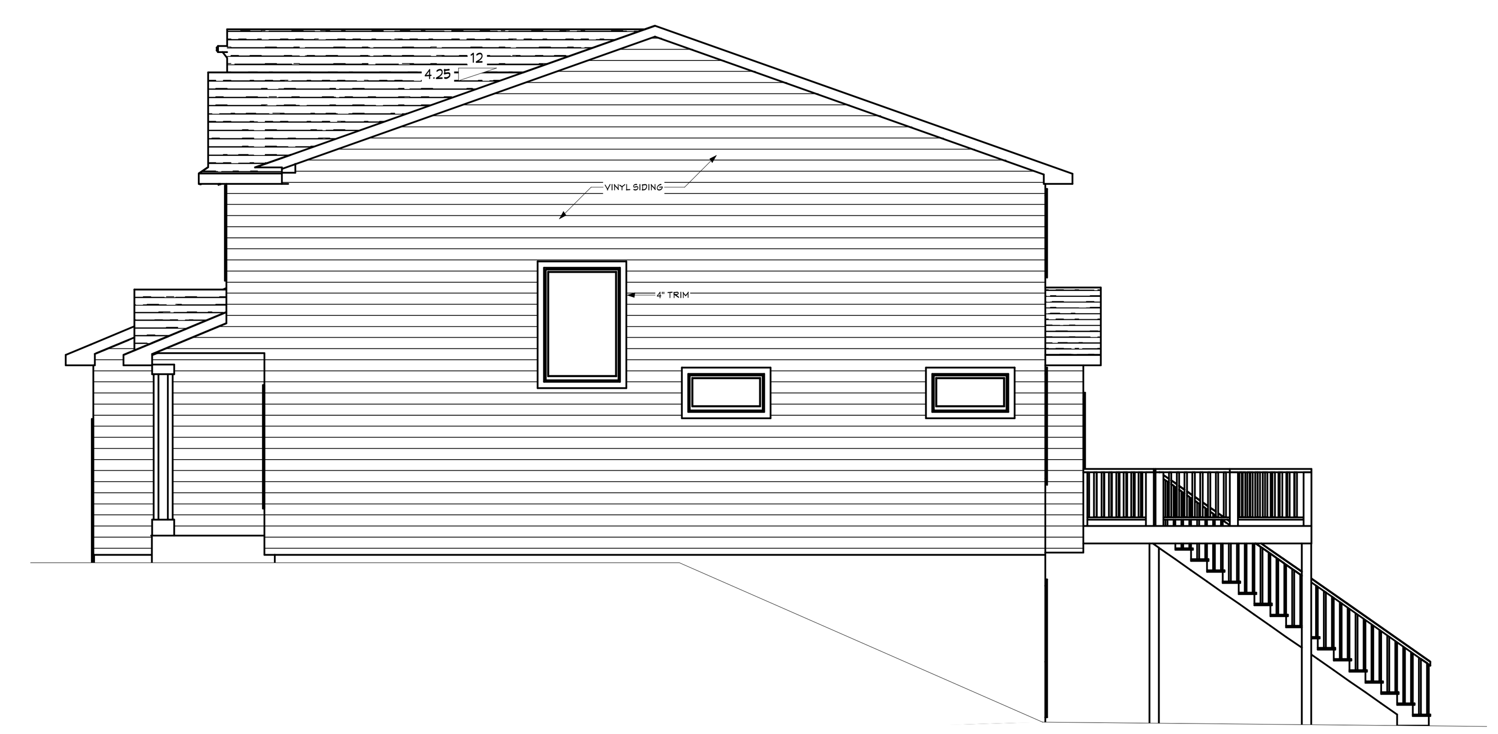


LEFT ELEVATION

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

REAR ELEVATION

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



RIGHT ELEVATION

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

PROJECT LOCATION

ADDRESS:

ZENITH 2

CRAFT HOMES

PLAN DATE: 10/23/2018
REVISIONS:
1. 12/10/2018: FINAL PLAN
2.
3.
4.
5.

City of Edina

Plans Reviewed for Code Compliance

Building Code: 2015 MN State Building Code

Date of Approval: 12/18/18

Permit Number: ED167659

Plan Reviewer: Peter Akmenkalns

Signature:

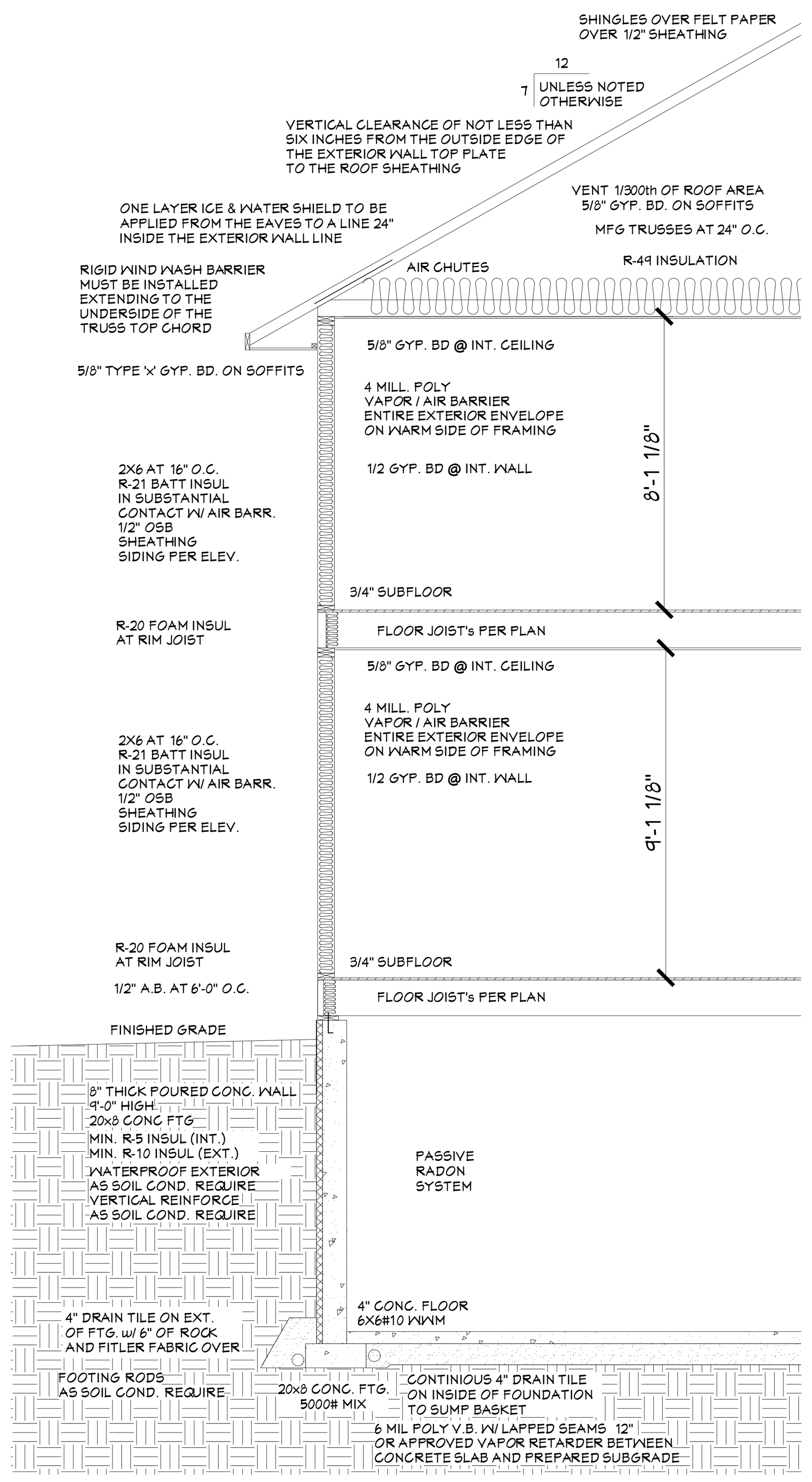
David Fisher CBO: MN BO 001520

SCOPE OF WORK AND MIN. REQUIREMENTS:

Min. wood to earth separation 6"
DECKS, STAIRS & PORCHES ON EXTERIOR.
All structural members must be approved wood or natural resistance to decay or treated wood.
During construction approved addresses shall be displayed plainly visible and legible fromthe street fronting the property.
Prior to occupancy permit city approve location of house numbers minimum 4".
Caulking and flashing at all exterior openings.
Clean street daily of any material tracked onto it from this site.

BEDROOM WINDOWS.
Fire exit required.
20" min. clear width.
24" min. clear height.
5.7 sq.ft. min. opening.
44" max sill height.

Secure sump cover.
All water fromfoundation drains or sumps must be pumped or drained directly to the exterior through rigid plastic or steel piping.
Vent dryer directly outside.
Provide outside combustion air duct to 12" off floor
Smoke detector connected to a sounding device or other detector audible in sleeping areas. Must be wired.
Exhaust fanvented directly outside.
Provide fullwidth, solid bearing down to the foundation, @ All bearing locations (i.e. beams, girders)
Fire separation in garage. Minimum 5/8" Type X wall board.
Garage fire door, solid core - self closing.
Full length, continuous handrails required, with ends returned.
Plumbing access required on all tubs.
Minimum attic access 22" x 30.
The underside of stairs & landings shall be completely sheetrocked when enclosed.
Residential stairs - 4 or more risers requires a handrail on one side, 34" - 38" above tread nosing, minimum width 36" & Guardrail open sides. Steps: 7 3/4" maximum riser, 10" minimum tread. Minimum headroom 6 feet 8 inches.
Guardrails: Minimum height 36". Spacings less than 4".
Submit truss designs to city before framing inspection.
Air chutes every space.
Treated plates are required when bearing on concrete
1/2" anchor bolts required minimum 7" embedded in masonry. Minimum 6' O/C.
Oxboard sheathing when used on roofs, clips must be used or spacing required.
One layer ice & water shield shall be applied fromthe eaves to a line 24 inches inside the exterior wall line.
Use only manufacturer approved hangers and hardware with all laminated beams and trusses. Install as per factory specifications.
All unmarked headers to be 2-2x10'S.
Builder & Sub-Contractors to verify all dimensions, structural details, and all building codes prior to construciton.



SECTION

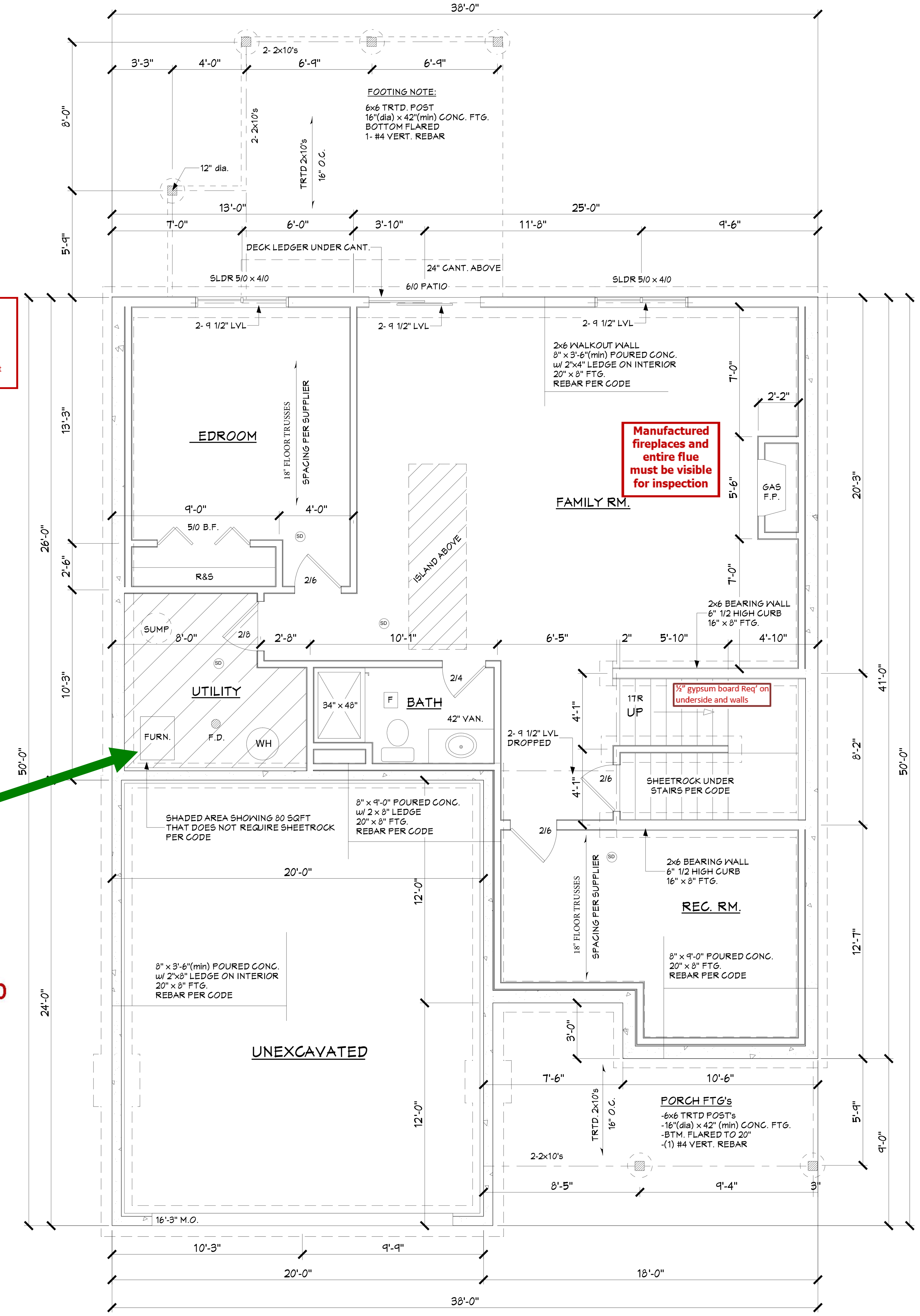
SCALE: 1/4" = 1'-0"

Every sleeping room shall have at least one exterior opening with:
- A sill height not more than 44" above the floor
- Not less than 5.7 square feet of openable area
- Not less than 24" opening height
- Not less than 20" opening width

PLUMBING, HVAC AND ELECTRICAL PERMITS AND INSPECTIONS REQUIRED BEFORE FRAMING INSPECTION

The aggregate area of the unprotected portion of a floor assembly shall not exceed 80 square feet per story

SOLID BLOCKING REQ'D AT POINT LOADS



FOUNDATION

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

Exterior nondraining foundation insulation shall be covered with a 6-min polyethylene slip sheet over the entire exterior surface. (R402.1.1.3)

-STAIR TREADS AND RISERS-
7 ¾" Maximum Rise
10" Minimum Tread
6'-8" Minimum Headroom
4" Maximum Open Riser

GRIPPABLE HANDRAIL REQUIRED:
- 34" - 38" above tread nosing
- Continuous
- 1 1/4" - 2 5/8" wide

PROJECT LOCATION

ADDRESS:

ZENITH 2

CRAFT HOMES

PLAN DATE: 10/23/2018
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DRAWN BY:

612-708-2990

PAGE:

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City of Edina
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PASSIVE RADON SYSTEM

3" MIN. ABS OR PVC GASTIGHT PIPE FROM SUBSLAB TO MIN. 12" ABOVE ROOF, MUST BE RUN THROUGH CONDITIONED SPACE

PIPE CAN BE CONNECTED TO SUMP SYSTEM OR HAVE "T" FITTING (MIN. 10'-0" EA. WAY) IN GRAVEL UNDER SLAB

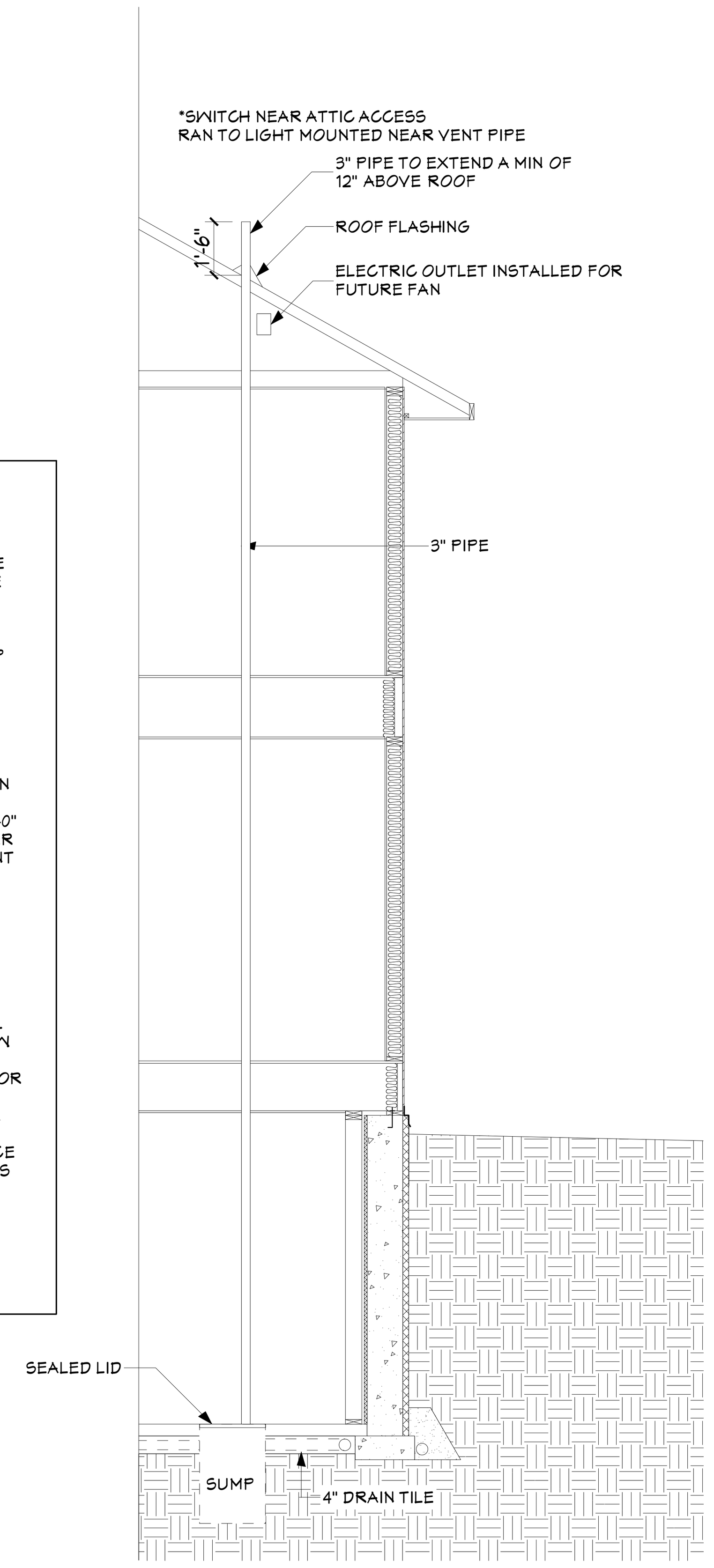
END OF PIPE MUST BE MIN. 10'-0" AWAY FROM ANY WINDOW OR OTHER OPENING THAT IS LESS THAN 2'-0" BELOW END OF PIPE. END OF PIPE MUST ALSO BE MIN. 10'-0" AWAY FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.

SUFFICIENT SPACE MUST BE LEFT AROUND PIPE IN ATTIC SPACE TO ADD FAN. SPACE MUST BE MIN. 24" CENTERED ON AXIS OF PIPE w/ MIN. 3'-0" VERTICAL SPACE.

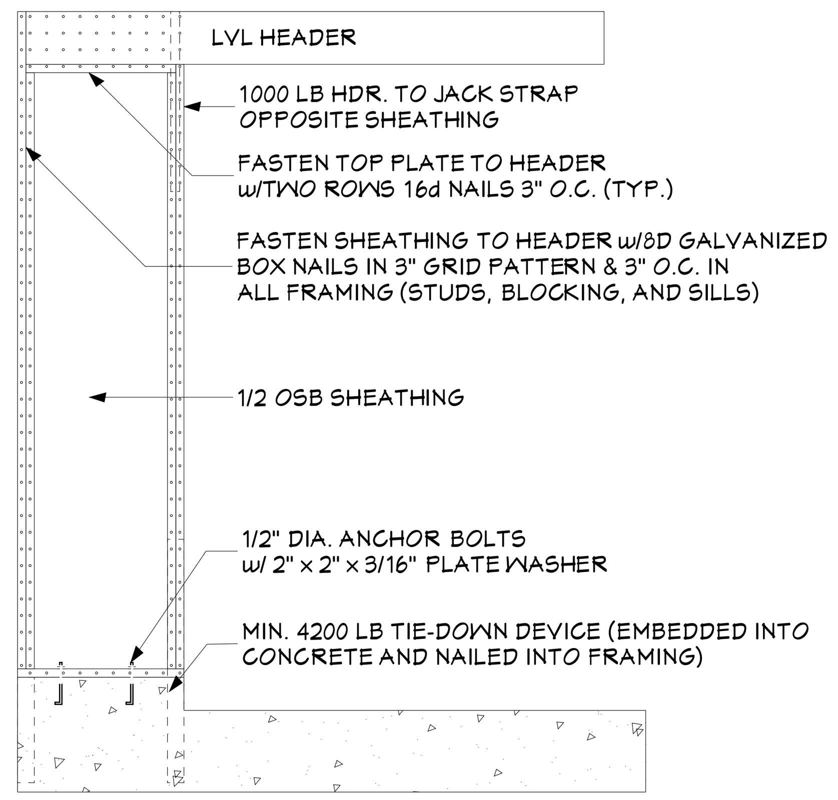
A SINGLE PIPE CAN BE USED IF ALL SOIL GASES IN DEWLLING CAN FLOW FREELY BETWEEN ALL LEVELS OF FOUNDATION. THIS INCLUDES INTERIOR FOOTINGS & OTHER BARRIERS IF AIRFLOW HAS BEEN ESTABLISHED.

LABEL THE VENT PIPE AT LEAST ONCE PER FLOOR AND ACCESSIBLE ATTICS WITH "RADON SYSTEM"

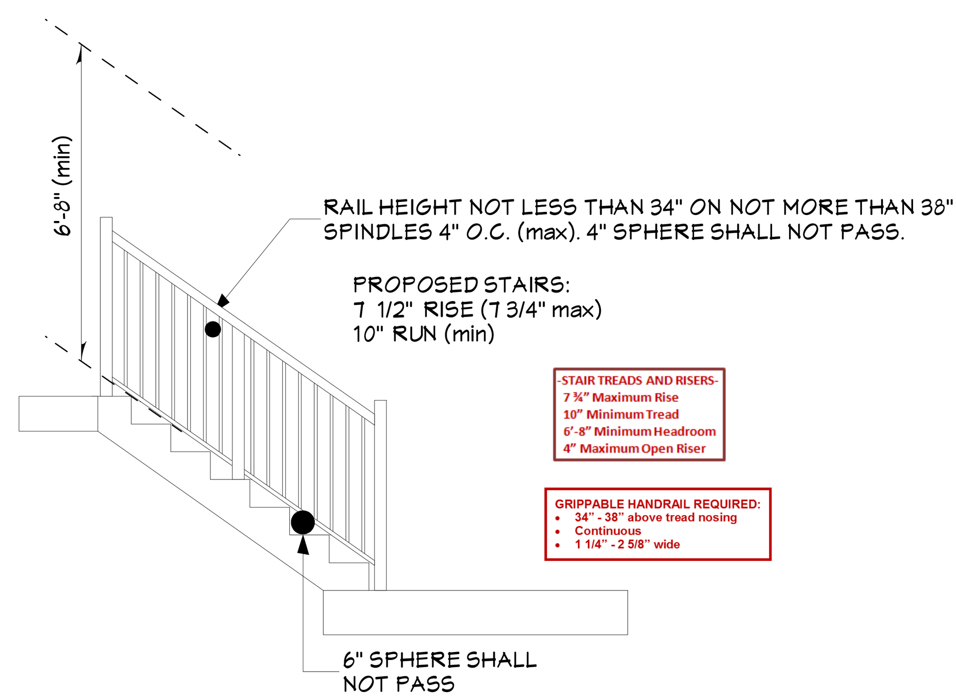
ONE ELECTRICAL RECEPTACLE IS REQUIRED IN THE ATTIC NEAR THE VENT PIPE FOR OPT. FAN.



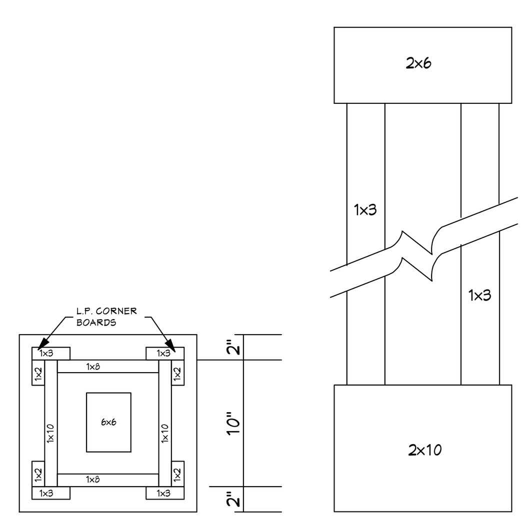
PASSIVE RADON SYSTEM
SCALE: 1/4" = 1'-0"



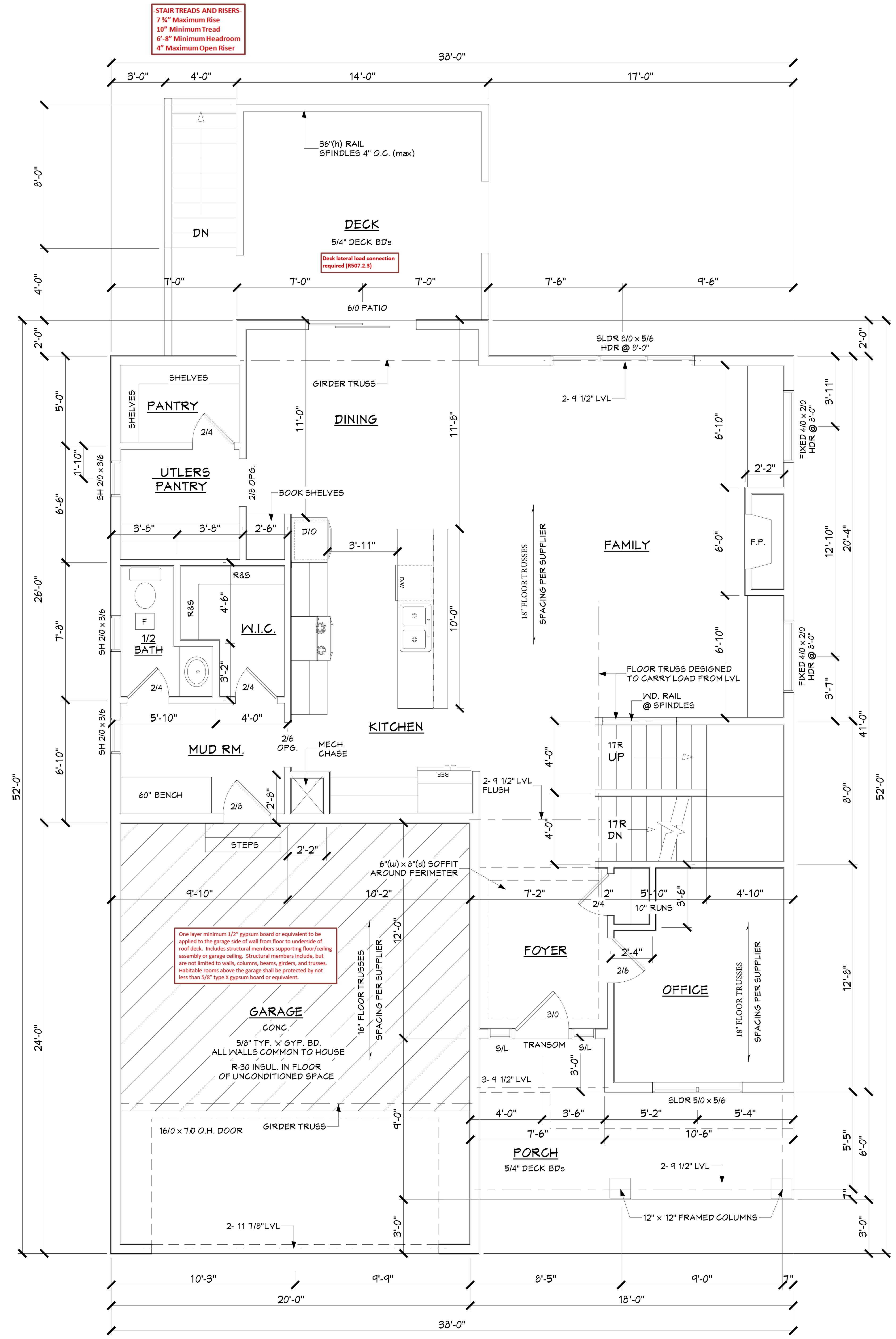
GARAGE WALL TIE DOWN
SCALE: N.T.S.



STAIR REQUIREMENTS
SCALE: N.T.S.



L.P. COLUMN DETAIL
SCALE: N.T.S.



MAIN FLOOR
SCALE: 1/4" = 1'-0"
SQFT: 1263

PROJECT LOCATION
ADDRESS:

ZENITH 2

CRAFT HOMES

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612-708-2990

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City of Edina

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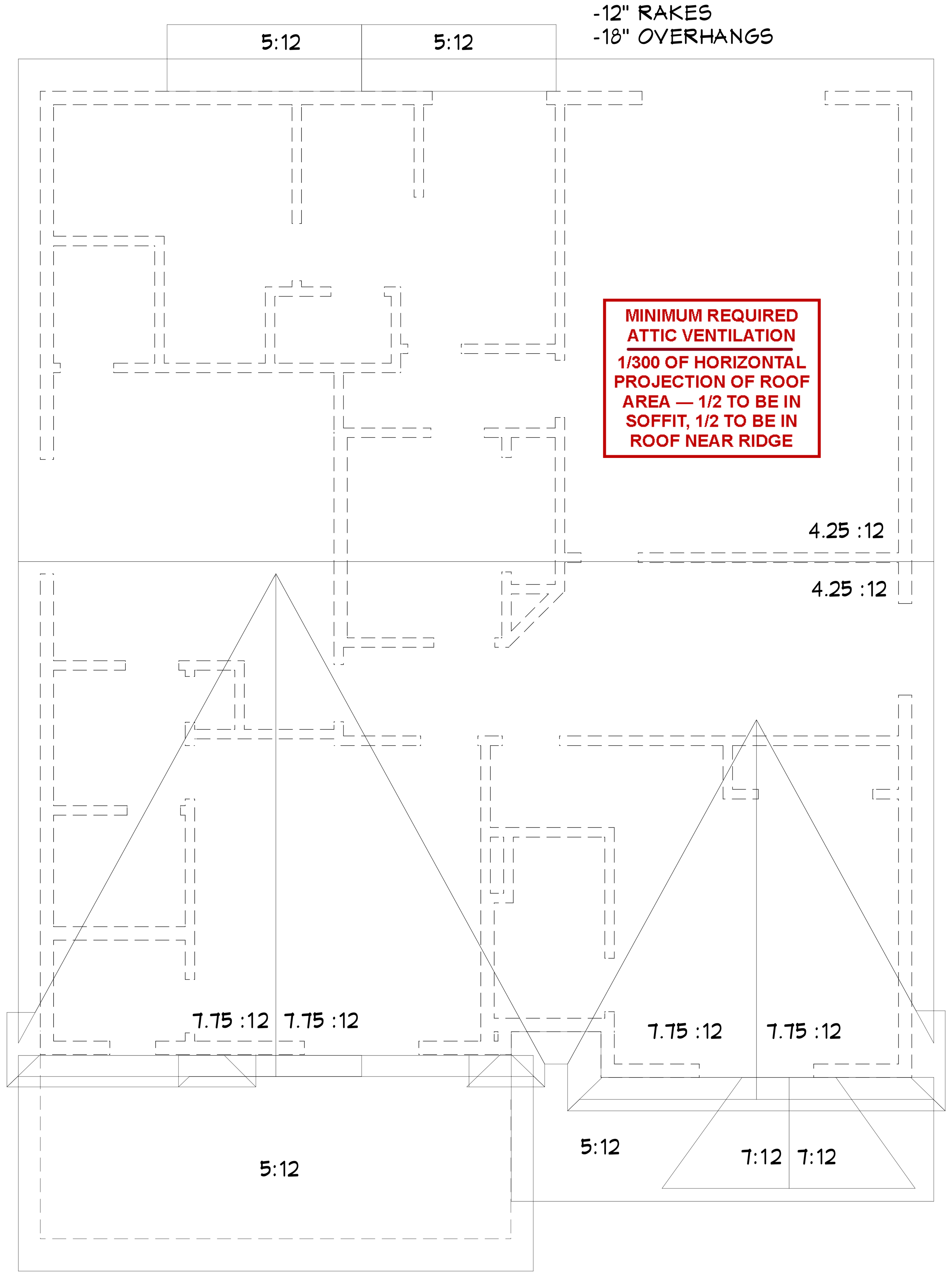
David Fisher CBO: MN BO 001520

NOTES:

-ENERGY HEEL TRUSSES
-12" RAKES
-18" OVERHANGS



MINIMUM REQUIRED ATTIC VENTILATION

1/300 OF HORIZONTAL PROJECTION OF ROOF AREA — 1/2 TO BE IN SOFFIT, 1/2 TO BE IN ROOF NEAR RIDGE

ROOF PLAN

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

Every sleeping room shall have at least one exterior opening with:

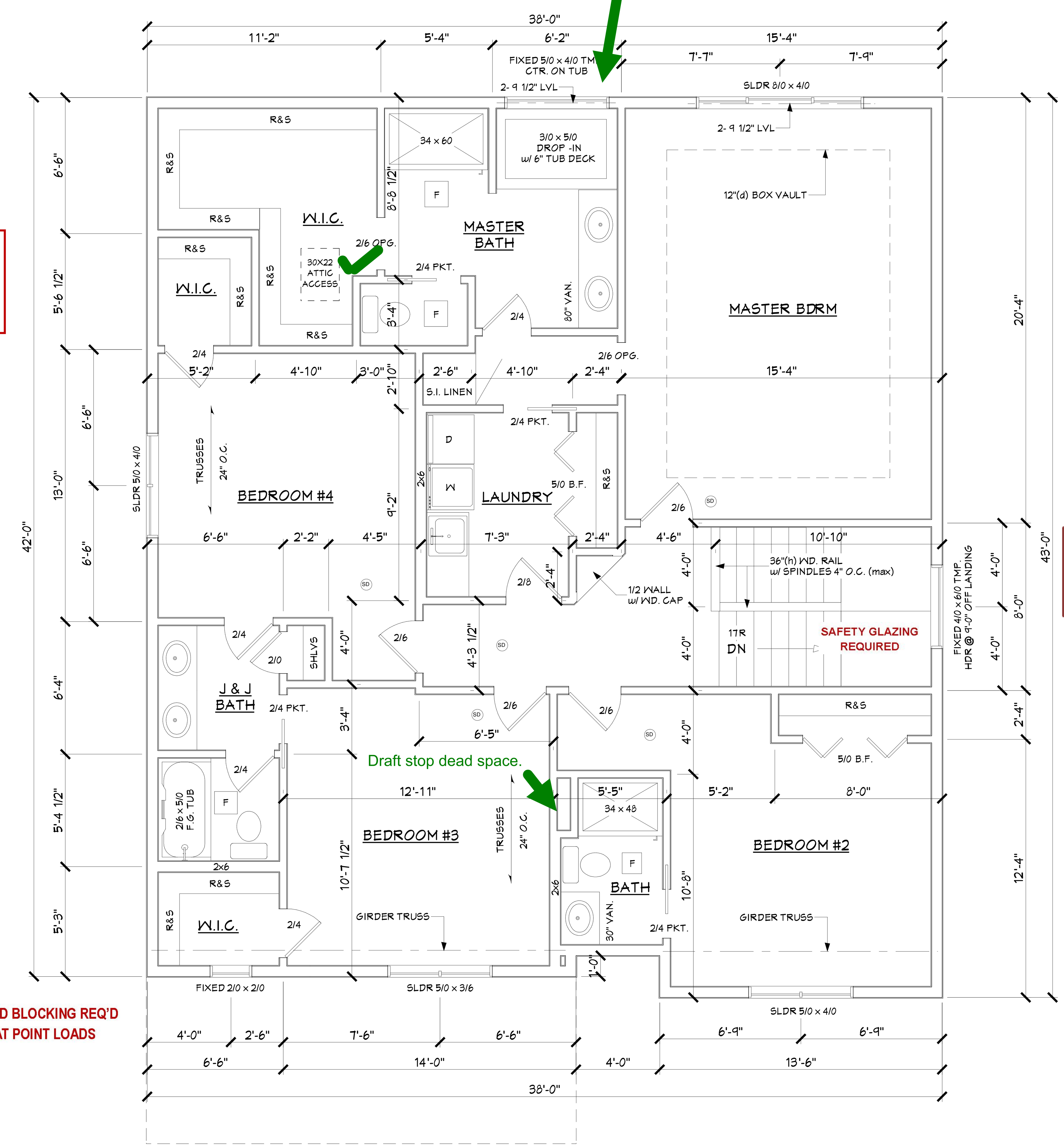
- **A sill height not more than 44" above the floor**
- **Not less than 5.7 square feet of openable area**
- **Not less than 24" opening height**
- **Not less than 20" opening width**

Window fall protection shall be provided where the lowest part of the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the window opening shall be a minimum of 36" above the finished floor. Operable sections of windows shall not permit openings that allow passage of a 4-inch diameter sphere. Window opening control devices shall comply with ASTM F 2090.

MN State Building Code requires installation of listed CARBON MONOXIDE ALARMS within 10 feet of all sleeping rooms

A smoke detector, audible in all sleeping areas, is required on all levels, hallways leading to sleeping areas and in each sleeping area, including existing sleeping areas.

SAFETY GLAZING REQUIRED



SOLID BLOCKING REQ'D AT POINT LOADS

-STAIR TREADS AND RISERS-
7 ¾" Maximum Rise
10" Minimum Tread
6'-8" Minimum Headroom
4" Maximum Open Riser

GRIPPABLE HANDRAIL REQUIRED:

- 34" - 38" above tread nosing
- Continuous
- 1 1/4" - 2 5/8" wide

UPPER FLOOR

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

SQFT: 1605

PROJECT LOCATION

ADDRESS:

ZENITH 2

CRAFT HOMES

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