

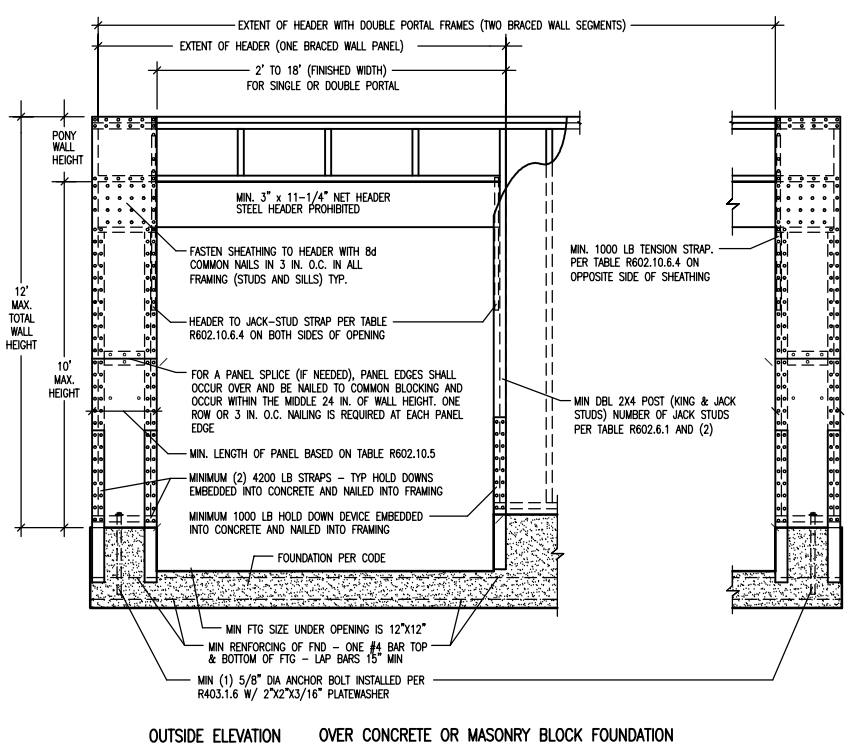
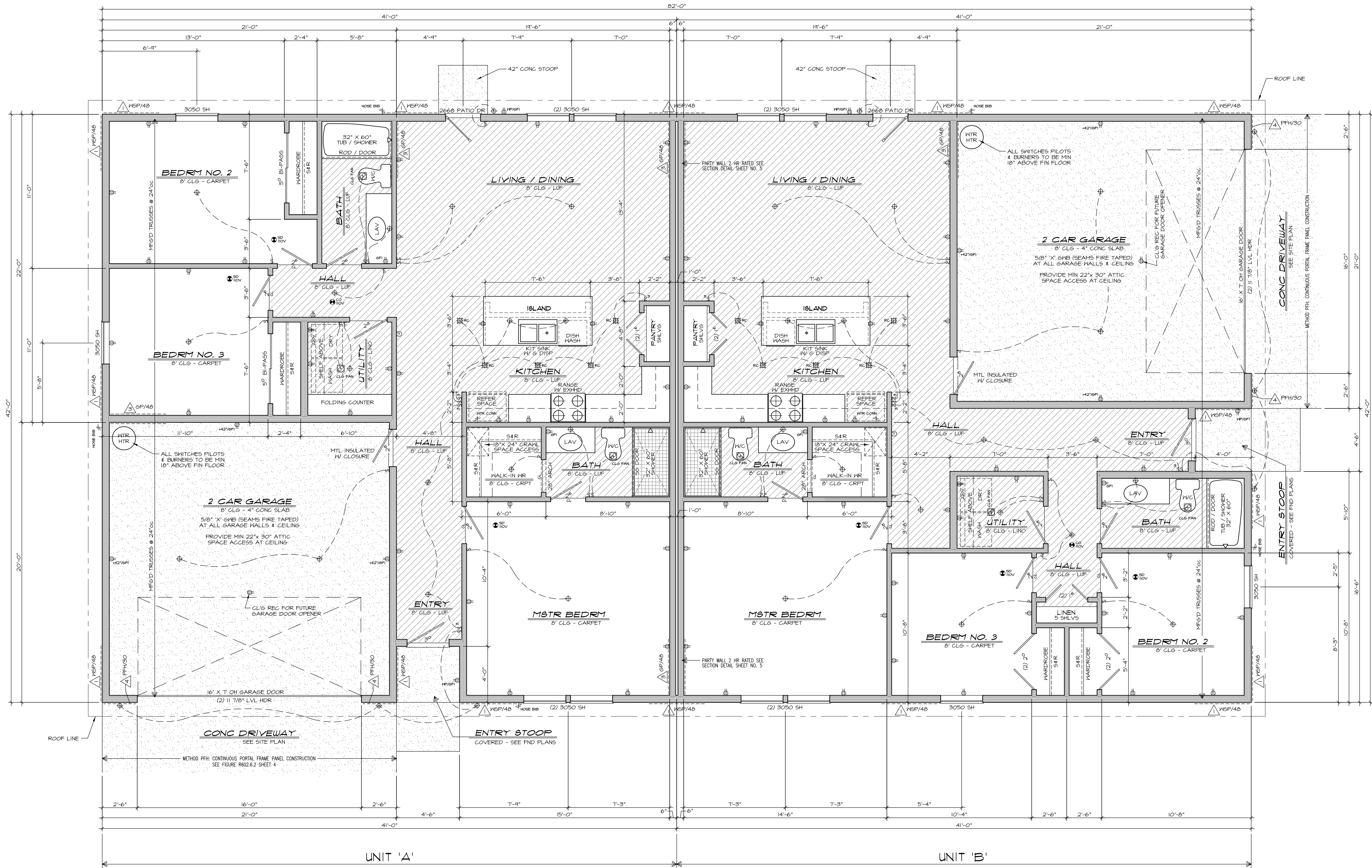


FIGURE R002.6.2

METHOD PER: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

GENERAL NOTES:

- All construction shall comply with the latest editions of the (IRC) International Residential Code, (IRC) International Mechanical Code, (NEC) National Electrical Code, (UPC) Uniform Plumbing Code and all other applicable federal, state and local ordinances and regulations. Nothing in the contract documents are to be construed as to permit work in conflict with the rules and requirements of these regulations.
- Details shall take precedence over general notes and any noted dimensions shall take precedence over scale of plans.
- The Contractor shall provide, procure and pay for all building permits, impact and hookup fees.
- The Contractor shall provide and install house numbers min. 4" tall as required by site.
- All patio and tub/shower glazing and all glazing within 24" horizontal distance of any door or within 18" above any walking surface to be of an approved safety glass or plastic.
- All skylights shall be of approved plastic or glass (min. 1/32" thick) and be installed as required by the manufacturer.
- The wtr., htr., dryer, range exhaust hood and all ceiling exhaust fans shall be vented to the exterior of the house.
- Utility services, panels, meters, etc. shall be provided, installed and located as required by code, site and utility companies. The Contractor is to verify prior to construction.
- All door and window headers at all bearing walls to be minimum (2) 2x6 #2's unless noted on the floor plans.
- Attic spaces shall be provided with a minimum 22"x30" access with 30" minimum clear headroom above the opening.
- All ceiling electrical light boxes to be ceiling fan ready.

WALL BRACING NOTES:

All exterior and main interior cross walls shall be braced per the req's of the current International Residential Code (IRC) as shown on the plans. The type and amount of bracing shall comply with the IRC and shall be in line or offset from each other not more than 48 inches. Braced wall panels shall start not less than 8 feet from each end of the braced wall line and be not more than 24 feet on center. Braced wall panel methods as indicated on plans shall be as listed below or on attached sheets.

- Wood Structural Panel Sheathing, continuous in length as shown, minimum 7/16" sheathing on studs at 16"oc. Nail with 8d common nails at 6"oc on edges, 12"oc in field, 4"oc x 12"oc at two stories. All stapling with legs x 15" staples at 3"oc on edges, 12"oc in field.
- Wood Structural Panel Sheathing, continuous in length as shown, minimum 7/16" sheathing one side, all edges blocked, nail with 8d common nails at 6"oc on edges, 12"oc in field, 1/4" bottom plate nails at 3"oc, 1/2" dia X 1" embedded A.B. at 48"oc minimum (2) A.B. per wall (5x8) All stapling with legs x 15" staples at 3"oc on edges, 12"oc in field.
- 1/2" Gypsum board sheathing both side of wall, continuous as shown, all edges blocked, nail or screw at 12"oc with 1/2" galvanized nail or 1 1/4" type N or 5" screws. Gypsum board may be applied to only one side of wall if required bracing is detailed.
- C5-PF or PFH (see details) Continuous Portal Framing at garage - Wood Structural Sheathing, Braced panel length per detail and maximum height per detail with minimum 7/16" sheathing, nail with 8d common nails at 3"oc into all framing members. (See Figure R002.6.2 or R002.10.6.4 for Additional Notes and Details as Required) All stapling with legs x 15" staples at 3"oc into all framing members.

VENTILATION NOTES:

CRANK SPACE: Per 408.1 2018 IRC
Provide under floor ventilation of not less than 1 sq. ft. for each 1500 sq. ft. of under floor area with the ground surface covered by a Class I vapor retarder material - Or: Alt. Mechanical Power Ventilation System per detail sheet no. 3 as required.

ATTIC SPACE:

- Provide attic ventilation of not less than 1 sq. ft. for each 300 sq. ft. of attic area with roof, gable and/or ridge vents at 3 ft minimum above eave vents. Note eave vents must equal less than 50% of the total venting.
- Provide 16"x8" screened soffit vents at eaves @ 12"oc or if preferred, a continuous 2" screened soffit vent.

FLOOR PLAN

1/4" = 1'-0"

UNIT 'A' - LIVING = 1242 SF, W/ 412 SF GARAGE
UNIT 'B' - LIVING = 1272 SF, W/ 432 SF GARAGE

WINDOW NOTE:

ALL BEDROOM WINDOWS SHALL BE EGRESS WINDOWS WITH MIN 24" CLEAR HEIGHT - MIN 20" CLEAR WIDTH - MIN 5.7 SF AREA - MAX 44" ABOVE FIN FLOOR

MINIMUM DESIGN CRITERIA

CODES: IRC 2018, IECC 2018, UPC 2018, NEC 2018
IFC 2018 AND IRC 2018 (MISC)
FROST DEPTH: 24" MINIMUM
SEISMIC ZONE: C CLIMATE ZONE: 5
BASIC WIND SPEED: 115 MPH
WIND EXPOSURE CATEGORY: C
RAIN FALL = 1 INCH PER HOUR MIN.
SOIL BEARING CAPACITY: 1500 PSF
ROOF LOADS: 25 PSF LIVE (SNOW) - 17 PSF DEAD
FLOOR LOADS: 40 PSF LIVE - 17 PSF DEAD

IECC 2018 PRESCRIPTIVE CODE COMPLIANCE

COMPONENT	INSULATION VALUES
CEILING	R - 38 BLOW-IN FIBERGLASS
WOOD FRMD WALLS	R - 21 FIBERGLASS BATT
CRANK SPACE	R - 19 AS CONC FND WALL
CONC SLAB	R - 10 RIGID - EXTEND MIN 24"

SHEET 1

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