

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1). SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R328(KC)BRC. AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UTER GROUND).
CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R310. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED(2018 IRC SECTION N102.4.1 AND TABLE N102.4.1.1).
DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N103.2.2).

FLOOR PLANS:
LEDGERS/FLOOR AND CEILING SHALL BE IN ACCORDANCE WITH IRC 507.
ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12" SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12" AND OVER SHALL BE DOUGLAS FIR #2 (12) LUMBER 2X6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:
1" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH
1/2" THICK OSB FOR METHOD CS-PF.

SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.
LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 1" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 1" THICK OSB.

INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS. UNLESS OTHERWISE NOTED, STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

LVL'S SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB GLU-LAM SHALL BE: DF 24F-V4 - WESTERN
PROVIDE FULL BEARING FOR OPTION SELECTED

STEEL BEAM FLANGE WIDTH:
W10X15 - 4"

TOWNHOUSE WIND BRACING IS STRUCTURALLY INDEPENDENT PER UNIT PER 2018 IRC R302.2.6

BRACING METHODS

FOR CS-PF ABOVE WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9'-1/2" ATTACH SHEATHING WITH MINIMUM 8D COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.

INTERIOR BRACING GB PER IRC R602.10
MINIMUM GB LENGTH PER 2018 IRC TABLE R602.10.5:
65" - 12" TALL WALL HEIGHT

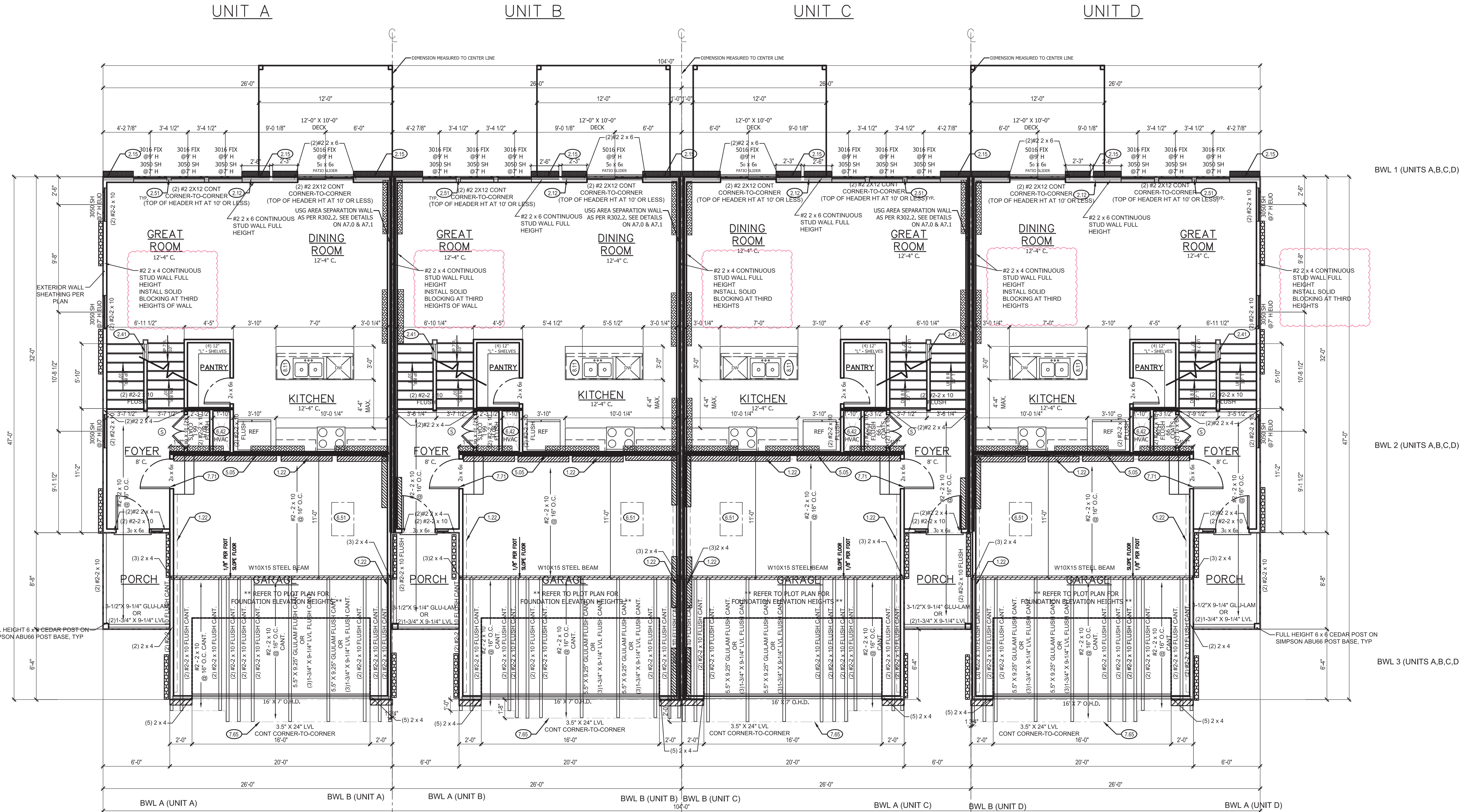
EXTERIOR BRACING CS-WSP PER IRC R602.10
EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
INTERIOR BRACING LUB PER IRC R602.10
MINIMUM LB LENGTH PER 2018 IRC TABLE R602.10.5:
55" - 8" TALL WALL HEIGHT
62" - 9" TALL WALL HEIGHT
68" - 10" TALL WALL HEIGHT

EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5

INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)

IRC TABLE N102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT U-FACTOR*	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB/R-VALUE & DEPTH
4 EXCEPT MARINE	.32	.55	.40	49	20 DR 13+5	8/13	19	10/13	10, 2 FT

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.



MAIN FLOOR PLAN NOTES

- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.12 2X6 STUD WALL.
- 2.15 ENTIRE REAR WALL TO BE DOUBLE WALL CONSTRUCTION. 8" ZIP PANELS AS 1ST LAYER OF STRUCTURAL SHEATHING.
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 3.42 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
- 5.05 HOSE BIBB
- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1"-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BAKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.65 LINE OF FLOOR ABOVE
- 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.

GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FH = 3'-0" X 6'-6" FIXED.

CPG DBA

clover
&
hive

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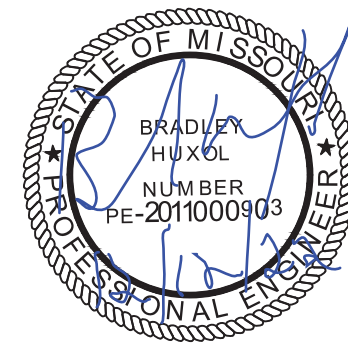
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ADDRESS:

A:
B:
C:
D:

EMERALD
MASTERPLAN

PROFESSIONAL SEAL:



EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.

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V1.2

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SHEET NUMBER:

A4.0

MAIN LEVEL

SCALE: 3/16" = 1'-0"