

SCOPE OF WORK

1042 sqft DETACHED GARAGE AND ADD IN-LAW SUITE IN EX GARAGE
 ADD/ALTERNATE: 28' GARAGE
 ADD/ALTERNATE: CLOSET SYSTEM

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES
 1. THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CONSTRUCTION DRAWINGS) FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE STRUCTURAL NOTES NOR THE DRAWINGS ALONE ARE SUFFICIENT IN DESCRIBING A COMPLETE DESIGN.
 2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER/ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES, STEEL, STAIRS, ROOF AND/OR FLOOR TRUSSES.
 3. WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
 4. PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
 5. ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
 6. PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
 7. PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 36" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MINIMUM 42" HIGH AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE.
 8. PROVIDE NOMINAL 2X FIVE BLOCKING AT EVERY FLOOR INTERVAL. BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GB DRAFTSTOPPING, NOT TO EXCEED 1,000 SF.
 9. PROVIDE A MINIMUM 6'-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7-1/2" AND TREADS SHALL BE AT LEAST 10-1/2".
 10. PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/3200 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD Baffles IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.
 11. MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
 12. ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS.
 13. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
 14. SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLAN.
 15. PROVIDE TERMITE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS
 1. ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODES, 2012.
 2. DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. CONTRACTOR AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, EQUIPMENT, ETC. AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, EASEMENTS AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
 4. DESIGN STANDARDS
 USE GROUP: RESIDENTIAL
 CONST. TYPE: TWO STORY WOOD FRAME W/ SIDING AND CLAPBOARD.
 5. DESIGN LOADS (IRC TABLE 301.5)
 WIND LOAD: 30 PSF WIND SPEED: 100 MPH
 GROUND SNOW LOAD: 10 PSF IMPORT FACTOR: 1
 FLOOR LIVE LOAD (F.F.): 40 PSF EXP. FACTOR: "C"
 FLOOR LIVE LOAD (S.F.): 30 PSF SEISMIC DESIGN CAT: 8
 ATTIC LIVE LOAD (ATTIC): 20 PSF WEATHERING: SEVERE
 GARAGE LIVE LOAD: 50 PSF
 GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION
 SOIL BEARING: ASSURED 2,000 PSF FROST LINE DEPTH - 12"
 TERMITE: VERY HEAVY DECAAY: VERY HEAVY
 RADON RESISTANT CONSTRUCTION REQD: YES

CONCRETE
 1. CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF)
 2. CONCRETE SHALL HAVE MINIMUM 28 DAY STRENGTH OF 3000 PSI
 3. ALL REINFORCING BAR SHALL BE GRADE 60 (FY 40,000 PSI)
 4. ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1 615-60).
 WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.
 5. REINFORCEMENT FOR THE ANCHORAGE OF CONNECTING WORK, IF NOT CONTINUOUS, AND REINFORCEMENT FOR TEMPERATURE AND ALL OTHER PURPOSES NOT SPECIFICALLY PROVIDED, SHALL LAP 30 BAR DIAMETERS OR 18" MINIMUM AT ALL SPICES, OR SHALL HAVE DOVELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPICED OR WORK TO BE CONNECTED.
 6. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT;
 CONCRETE DEPOSITED AGAINST GROUND 3"
 FORMED CONCRETE IN CONTACT WITH GROUND 2"
 FORMED CONCRETE NOT IN CONTACT WITH GROUND 1 1/2"

PREPARATION FOR SLAB
 1. REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
 2. IF FILL IS REQUIRED TO RAISE SLAB, SCARIFY THE SUB GRADE TO A DEPTH OF 6" AND RECOMPACT TO A MINIMUM DENSITY OF 92% AND A MAXIMUM OF 98% OF STANDARD PROCTOR DENSITY (ASTM-D-698) WITH A MOISTURE CONTENT AT OR SLIGHTLY ABOVE OPTIMUM.
 3. INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTE ABOVE.
 4. FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (P.I.) IF BETWEEN 2 AND 15.

SHEET INDEX

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E-100	ELECTRICAL FLOOR PLANS

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FOUNDATION PERIMETER INSULATION
 1. INSTALL EXPANDED RIGID CLOSED CELL POLYSTYRENE FOAM BORDER FED SPEC HH-1542B. DENSITY 2 LBS PER CU. FT. "R" VALUE PER 1" THICKNESS - 5.41

STRUCTURAL STEEL NOTES
 1. MATERIALS
 STRUCTURAL STEEL AND PLATE ASTM A36
 UNFINISHED BOLTS ASTM A307
 HIGH-STRENGTH BOLTS ASTM A325
 WELDING ELECTRODES ASTM 1233, CLASS E70
 2. BEAM TO BEAM AND COLUMN CONNECTIONS SHALL BE AISC STANDARD (FULL DEPTH) WHERE REACTIONS EXCEED MINIMUM CONDITIONS, THE APPROPRIATE CONNECTIONS SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR)
 3. ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.
 4. STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.
 5. SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.

HEADERS
 1. ALL HEADERS ARE TO BE DOUBLE 2X12 UNLESS SPECIFICALLY NOTED OTHERWISE.

WOOD FRAMING
 1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADER/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 5/8" CDX PLYWOOD OR OSB.
 2. ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.
 3. ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12".
 4. ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES.
 5. DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.
 6. ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS.
 7. CONTINUOUS LOAD PATH: STEEL HARDWARE CONNECTORS TO GUARD AGAINST UPLIFT FORCES SHALL BE INSTALLED FROM THE FOUNDATIONS TO THE ROOF RAFTERS AT ALL STUDS. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO FOUNDATION CONNECTORS, FLOOR TO FLOOR CONNECTORS, AND ROOF RAFTER HURRICANE CONNECTORS/ANCHORS.
 8. MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3" ON WOOD AND 4" ON MASONRY.
 9. INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:
 JOIST HANGER MIN. CAPACITY - 800#
 BEAM HANGER MIN. CAPACITY - 3500#
 10. INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS OR AS SHOWN ON PLAN.
 11. ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.

FINISHES
 1. ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 0-450.

AIR LEAKAGE
 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.
 1. ALL JOINTS, SEAMS AND PENETRATIONS.
 2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
 3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
 4. UTILITY PENETRATIONS
 5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
 6. KNEE WALLS.
 7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
 8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
 9. COMMON WALLS BETWEEN DWELLING UNITS.
 10. ATTIC ACCESS OPENINGS.
 11. RIM JOIST JUNCTION.
 12. OTHER SOURCES OF INFILTRATION.

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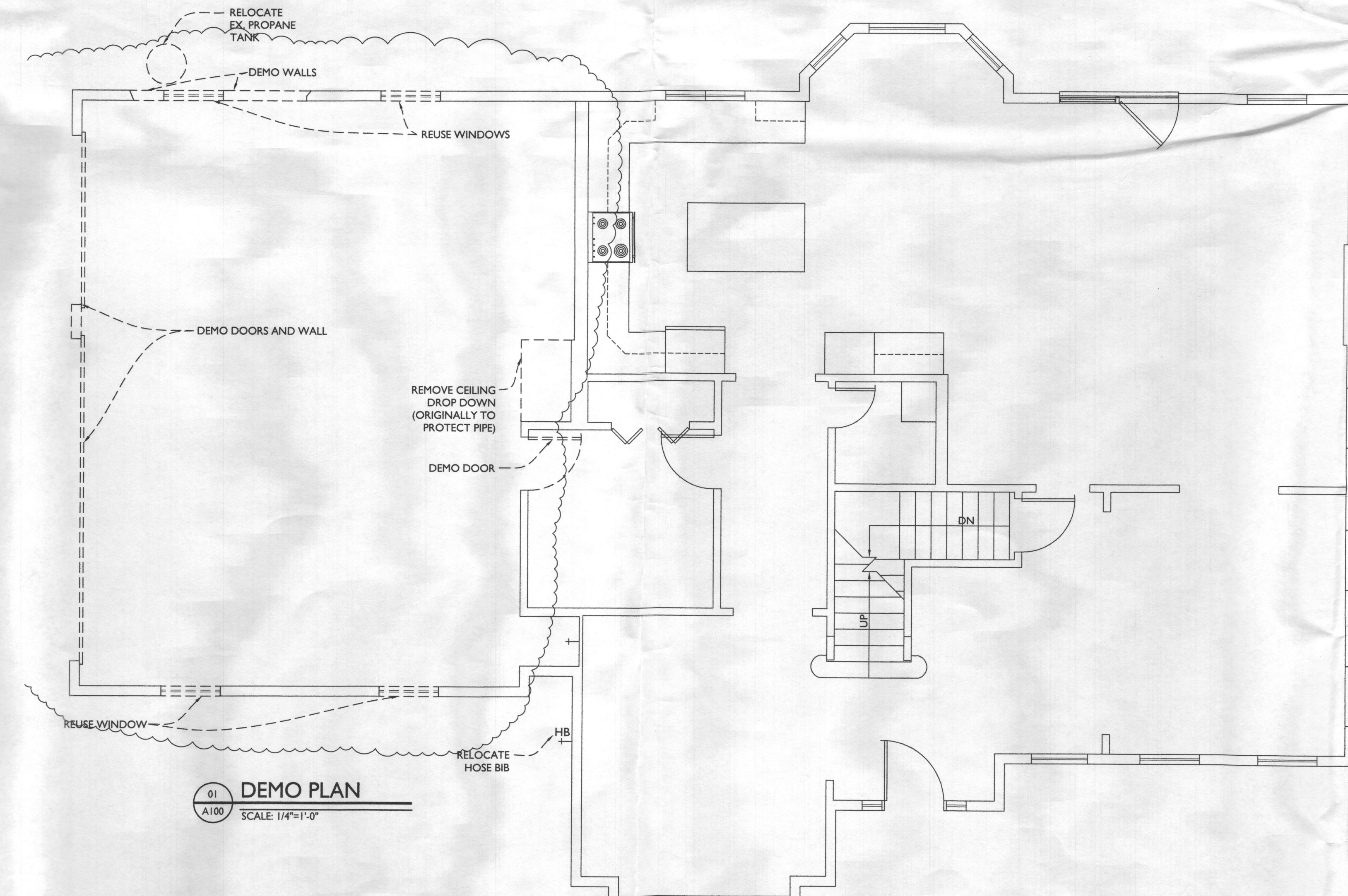
ROOM FINISH SCHEDULE

ROOM NAME	FLOOR			WALLS			CEILING			REMARKS
	HARDWOOD FLOOR	CERAMIC TILE	COMPOSITE DECKING UNFINISHED	PAINTED GYP. BD. UNFINISHED	UNFINISHED	PAINTED GYP. BD. UNFINISHED	UNFINISHED	UNFINISHED		
FIRST FLOOR										
FAMILY ROOM	X					X			X	
PANTRY	X					X			X	
BEDROOM	X					X			X	
BATHROOM	X					X			X	
W.I.C	X					X			X	
GARAGE		X				X			X	
SECOND FLOOR										
ATTIC		X			X			X		

CABINET SCHEDULE

NO.	DESIGNATION	W-D-H	TYPE	REMARKS
01	SB42	42-24-34.5	BASE	SINK BASE
02	W42	42-12-42	WALL	WALL DOUBLE DOOR
03	W21	21-12-42	WALL	WALL SINGLE DOOR
04	B42-FH	42-12-34.5	BASE	BASE DOUBLE DOOR 12" DEEP
05	VSB_3D60	60-21-33.5	BASE	VANITY SINK BASE THREE DRAWER
06	DDR1824	18-24-29	BASE	LOCKING FILE CABINET
07	DKD3024	30-24-4.5	BASE	DESK KNEE DRAWER CABINET
08	DDR1824	18-24-29	BASE	LOCKING FILE CABINET
09	W3642	36-12-42	WALL	WALL DOUBLE DOOR
10	W3642	36-12-42	WALL	WALL DOUBLE DOOR

WALL TYPE A: 2"x4" WOOD STUDS 16" O.C. WITH SINGLE LAYER 1/2" 440 SOUND BARRIER BD APPLIED VERTICALLY ON GARAGE SIDE, JOINTS STAGGERED.
 SINGLE LAYER 1/2" REGULAR GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY EACH SIDE. JOINTS STAGGERED. NAIL BASE LAYER WITH SD COOLER OR WALLBOARD NAILS AT 8" O.C. FACE LAYER WITH 8D COOLER OR WALLBOARD NAILS AT 8" O.C.



01 DEMO PLAN
 A100 SCALE: 1/4"=1'-0"

HEADER SCHEDULE (U.N.O.)

OPENING SIZE	HEADER SIZE
OPENINGS UP TO 3'	(2) 2x10
OPENINGS GREATER THAN 3' UP TO 6'	(2) 1.75 x 9.50 1.9E MICROLAM
OPENINGS GREATER THAN 6' UP TO 8'	(2) 1.75 x 11.875 1.9E MICROLAM

REINFORCED CONCRETE AND MASONRY FOUNDATION WALLS

MAX. WALL HT. (FT.)	MAX. UNBALANCED BACKFILL HT.	MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 10" NOMINAL WALL THICKNESS		
		GW, GC, SW & SP SOILS	GM, GC, SM, SM-SC & ML SOILS	SC, MH, ML-CL & INORG. CL SOILS
9	5	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 48" O.C.
	6	#4 @ 56" O.C.	#4 @ 40" O.C.	#4 @ 32" O.C.
	7	#4 @ 56" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	8	#4 @ 32" O.C.	#6 @ 48" O.C.	#4 @ 16" O.C.
9	5	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8	#5 @ 40" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
9	5	#6 @ 40" O.C.	#6 @ 40" O.C.	#7 @ 40" O.C.
	6	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.

WINDOW SCHEDULE

TYPE	MAT.	SIZE	OPERATION	REMARKS
A	VINYL	±3'0x5'4	DOUBLE HUNG	
B	VINYL	1'8x5'4	DOUBLE HUNG	
C	VINYL	2'0x2'0	FIXED	
D	VINYL			REUSE EXISTING WINDOWS

MIN. DUAL PANE LOW-E & ARGON GAS FILLED. MAX. U = .31
 PELLA OR ANDERSEN REPLACEMENT WINDOWS; TRIM TO BE WHITE



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STAMP

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13662, EXPIRATION 10-22-2017.

NOTE: THESE DRAWINGS ARE THE PROPERTY OF TRANSFORMING ARCHITECTURE AND, AS SUCH, MAY NOT BE RE-USED OR REPRODUCED, EITHER WHOLLY OR IN PART, WITHOUT PRIOR WRITTEN CONSENT OF TRANSFORMING ARCHITECTURE.

PROJECT PHASE

CD

PROJECT TITLE

THE BAKER RESIDENCE

17105 Spring Hollow Ct.
 Mt. Airy, MD 21771

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 11-069
 DATE 01/15/2016
 SCALE AS NOTED

DRAWING TITLE
PROJECT NOTES, SCHED & DEMO

SHEET NUMBER

A-100

STAMP
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PROJECT PHASE
CD

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THE BAKER RESIDENCE
 17105 Spring Hollow Ct.
 Mt. Airy, MD 21771

REVISIONS

SYMBOL	DATE	ISSUED FOR
△	2-3-16	PERMIT REV.

PROJECT NUMBER	11-069
DATE	01/15/2016
SCALE	AS NOTED

DRAWING TITLE
FOUND, FLR & ROOF FRMNG, FLR & ROOF PLAN

SHEET NUMBER
A-101

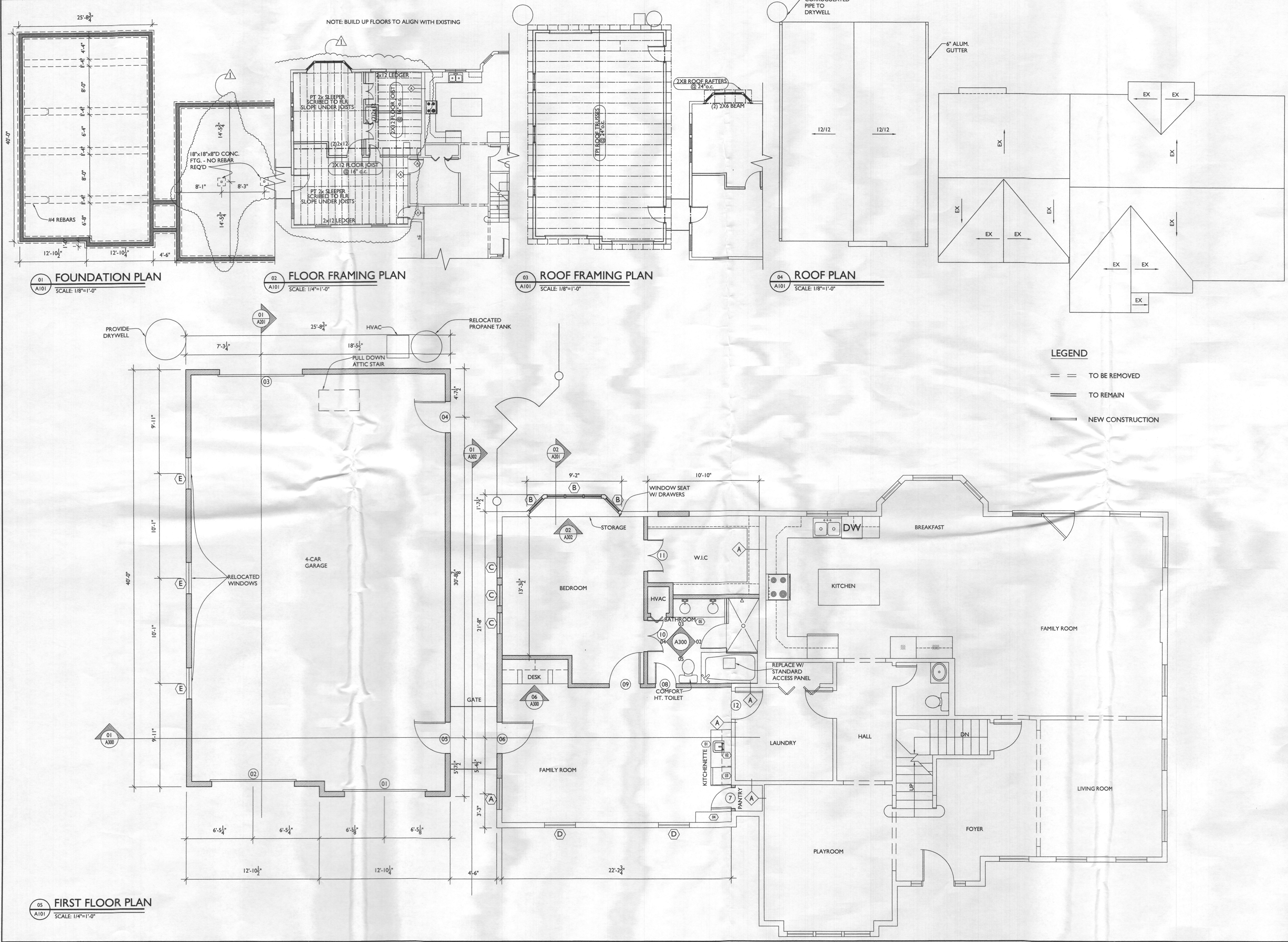


TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (*a,*b,*c)	SPACING OF FASTENERS
ROOF			
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 1/2" x 0.113")	----
2	CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2 1/2" x 0.113")	----
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAP OVER PARTITIONS, FACE NAIL	3-10d	----
4	COLLAR TIE RAFTER, FACE NAIL OR 1/2" x 20 GAGE RIDGE STRAP	3-10d (3" x 0.128")	----
5	RAFTER TO PLATE, TOE NAIL	2-16d (3/8" x 0.135")	----
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL, FACE NAIL	4-16d (3/8" x 0.135") 3-16d (3/8" x 0.135")	----
WALL			
7	BUILT-UP CORNER STUDS	10d (3" x 0.128")	24" o.c.
8	BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3/8" x 0.135")	16" o.c. ALONG EACH EDGE
9	CONTINUED HEADER, TWO PIECES	16d (3/8" x 0.135")	16" o.c. ALONG EACH EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2" x 0.113")	----
11	DOUBLE STUDS, FACE NAIL	10d (3" x 0.128")	24" o.c.
12	DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24" o.c.
13	DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d (3/8" x 0.135")	----
14	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3/8" x 0.135")	16" o.c.
15	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3/8" x 0.135")	16" o.c.
16	STUD TO SOLE PLATE, TOE NAIL	3-8d (2 1/2" x 0.113") OR 2-16d (3/8" x 0.135")	----
17	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3/8" x 0.135")	----
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	3-10d (3" x 0.128")	----
19	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2 1/2" x 0.113") 2 STAPLES 1 1/2"	----
20	1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" x 0.113") 2 STAPLES 1 1/2"	----
21	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" x 0.113") 2 STAPLES 1 1/2"	----
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2 1/2" x 0.113") 3 STAPLES 1 1/2"	----
FLOOR			
23	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2 1/2" x 0.113")	----
24	1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2 1/2" x 0.113") 2 STAPLES 1 1/2"	----
25	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3/8" x 0.135")	----
26	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 1/2" x 0.113")	6" o.c.
27	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d (3/8" x 0.135")	AT EACH BEARING
28	BUILT-UP GIRDERS AND BEAMS, 2 INCH LUMBER LAYERS	10d (3" x 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3/8" x 0.135")	AT EACH JOIST OR RAFTER

TABLE R602.3(1) - CONTINUED
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (*b,*c,*e)	SPACING OF FASTENERS
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
30	3/8"-1/2"	6d common (2" x 0.113") nail (subfloor wall) ^a 8d common (2 1/2" x 0.131") nail (roof)	6 12" g
31	3/8"-1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof) ^h	6 12" g
32	1/2"-1"	8d common (2 1/2" x 0.131")	6 12" g
33	1/2"-1"	10d common (3" x 0.148") nail or 8d common (2 1/2" x 0.131") deformed nail	6 12
OTHER WALL SHEATHING^h			
34	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" galvanized roofing nail, 1/4" crown or 1" crown staple 16ga. 1 1/4" long	3 6
35	3/8" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" galvanized roofing nail, 1/4" crown or 1" crown staple 16ga. 1 1/2" long	3 6
36	1/2" GYPSUM SHEATHING ^d	1/2" galvanized roofing nail, staple galvanized, 1/2" long 1 1/4" screws, Type W or S	7 7
37	3/8" GYPSUM SHEATHING ^d	1 3/4" galvanized roofing nail; staple galvanized, 1 3/8" long; 1 1/2" screws, Type W or S	7 7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
38	3/4" AND LESS	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6 12
39	7/8"-1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6 12
40	1 1/2"-1 3/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6 12

*a - All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inches or less.
*b - Staples are 16 ga. wire and have a minimum 7/8 inch on diameter crown width.
*c - Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
*d - Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
*e - Spacing of fasteners not included in this table shall be based on Table R602.3(2).
*f - For regions having a basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
*g - For regions having a basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4-inches on center to gable end wall framing.
*h - Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
*i - Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

TABLE R602.10.4.1
BRACING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d common (2" x 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16ga. x 1 1/2" staples at 3" spacing (panel edges) and 6" spacing (intermediate supports)
CS-G	WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS AND SUPPORTING ROOF LOAD ONLY ^{a,b}	3/8"	See Method CS-WSP
CS-PF	CONTINUOUS PORTAL FRAME	See Section R602.10.4.1.1	See section R602.10.4.1.1

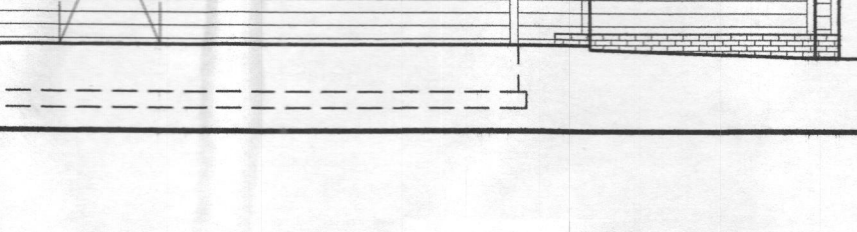
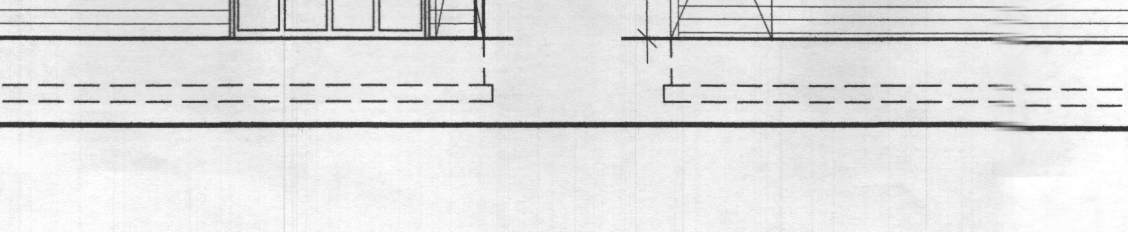
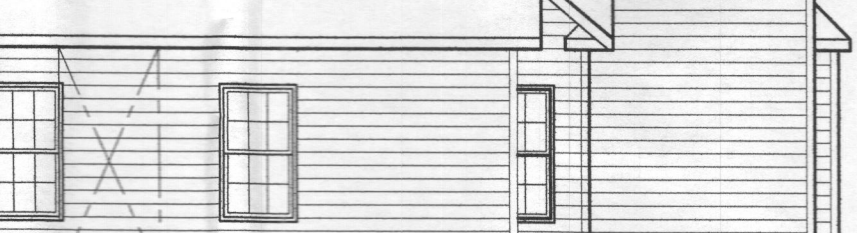
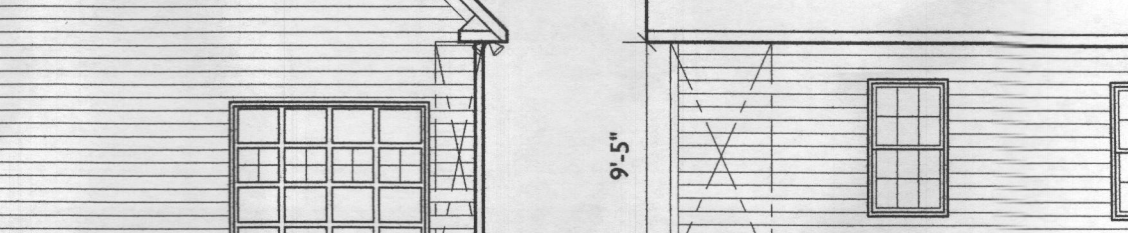
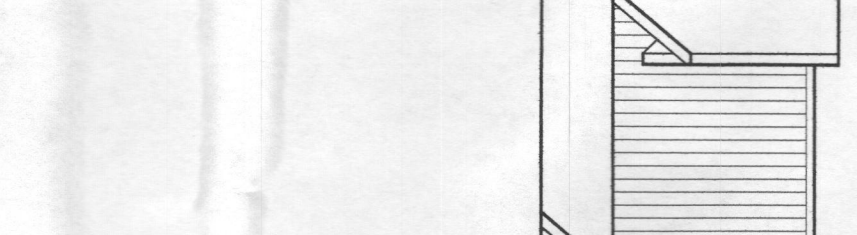
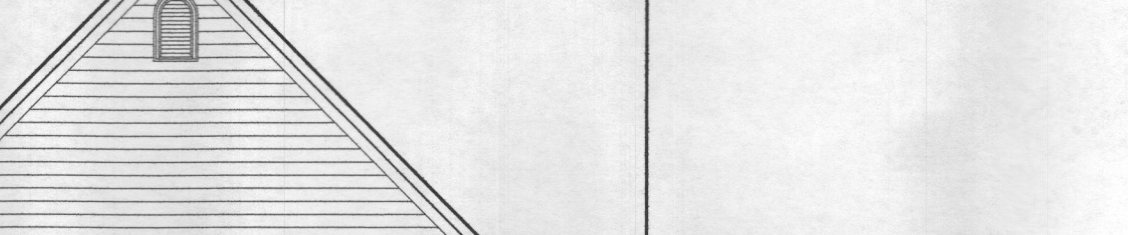
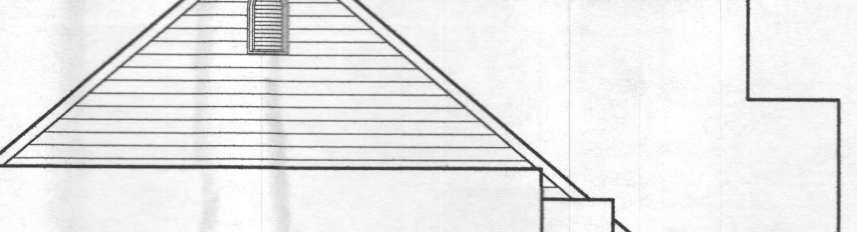
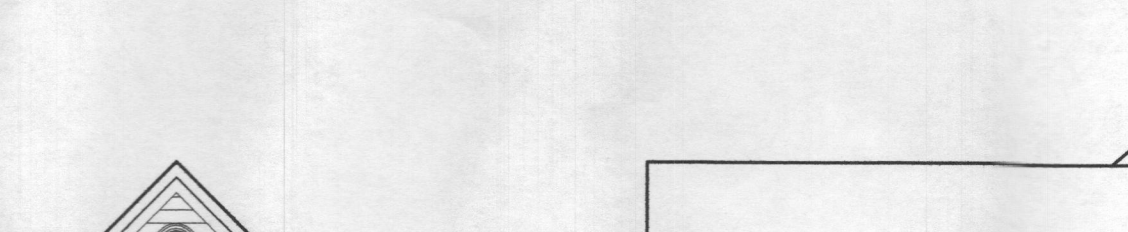
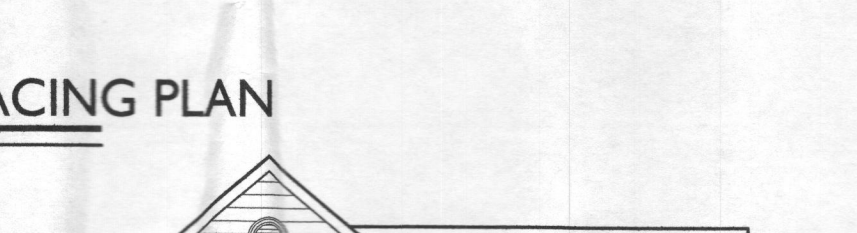
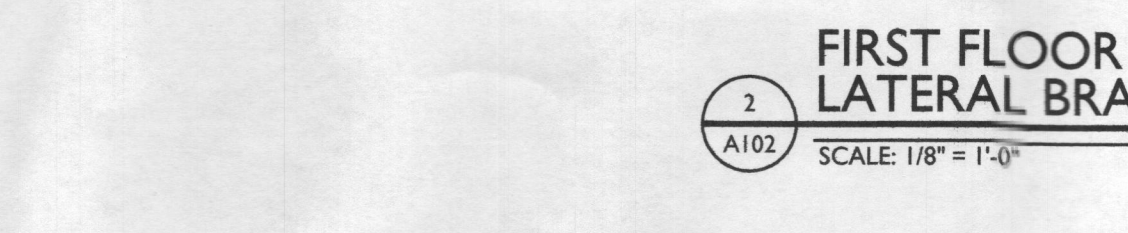
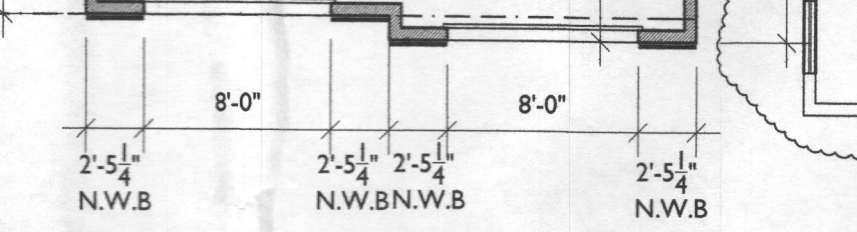
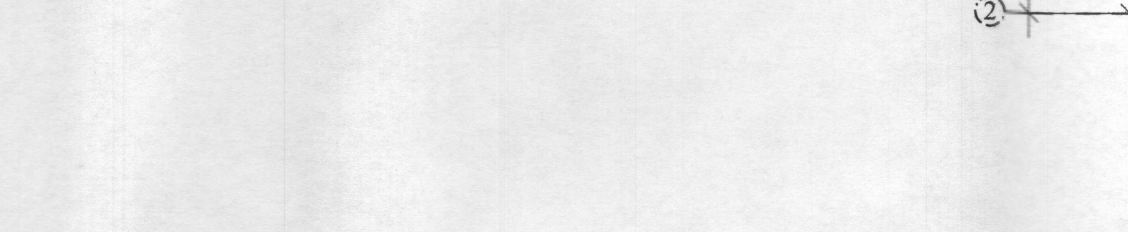
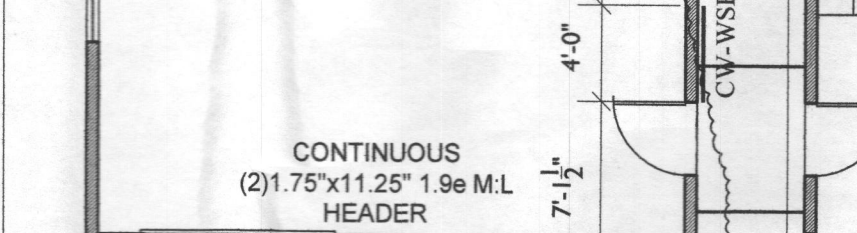
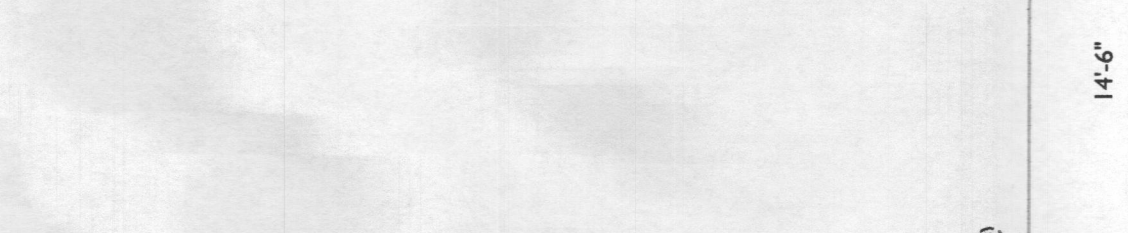
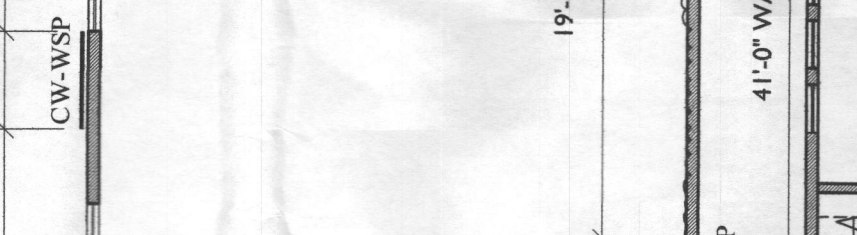
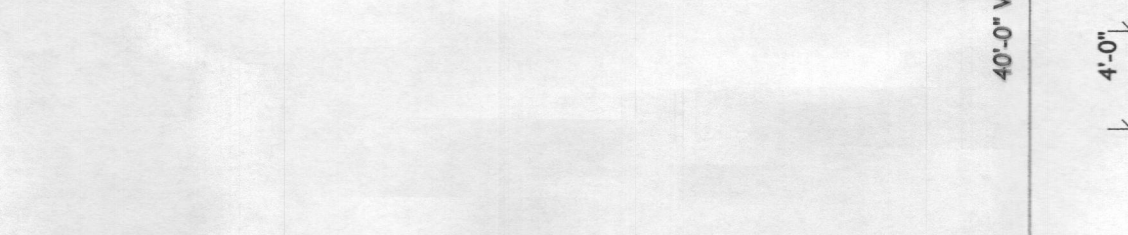
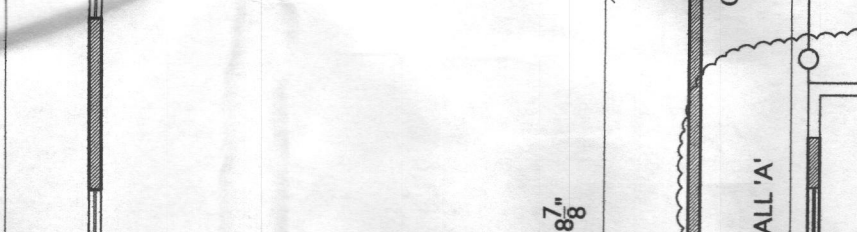
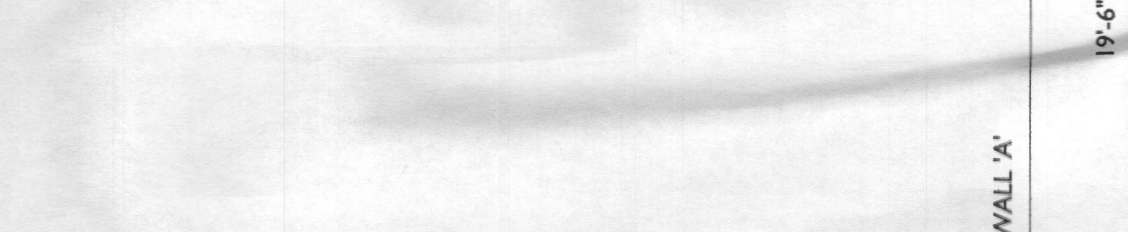
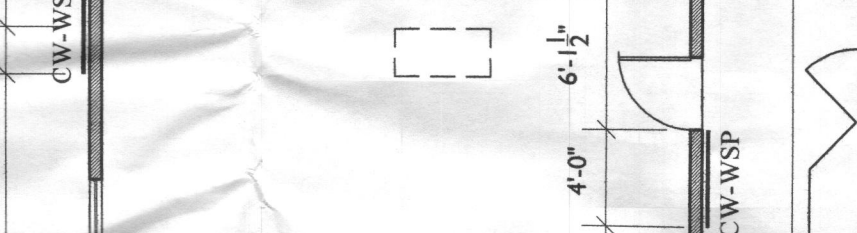
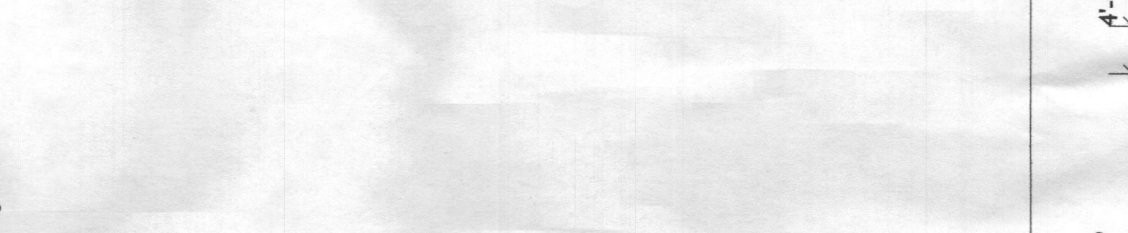
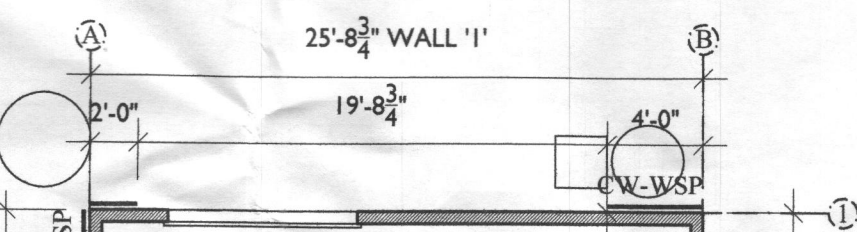
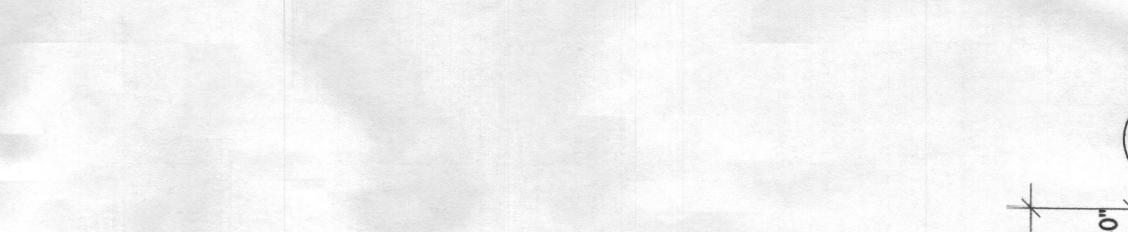
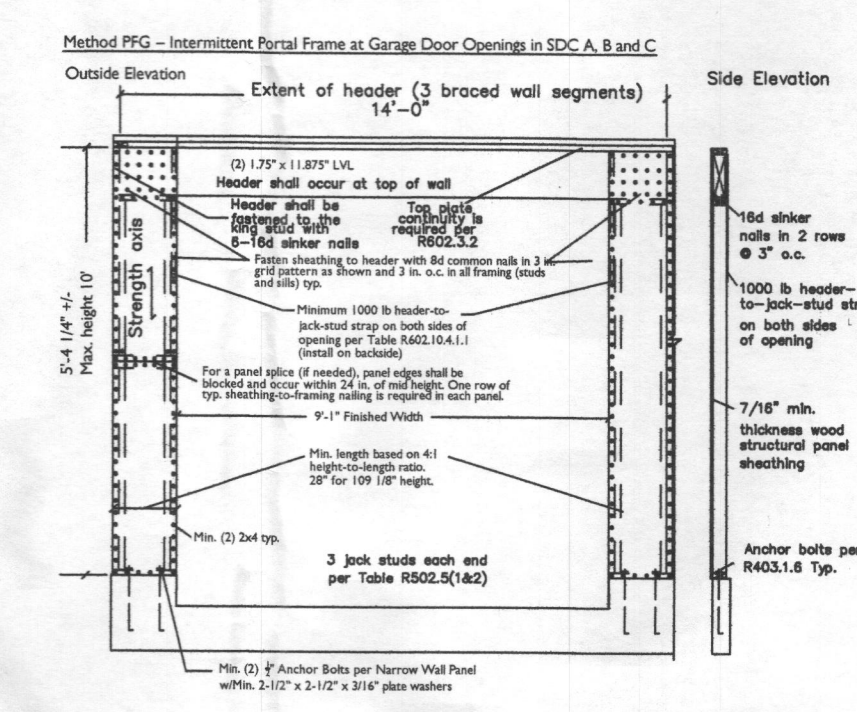
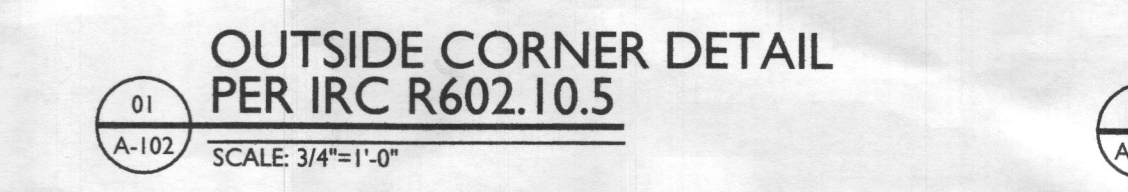
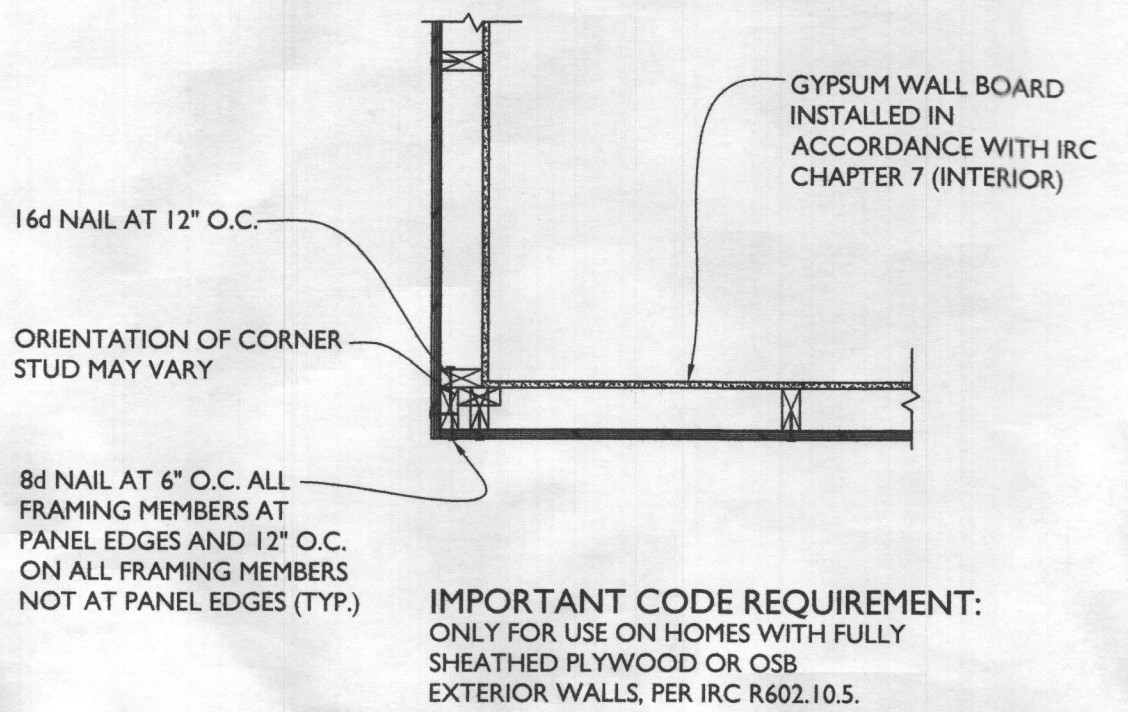
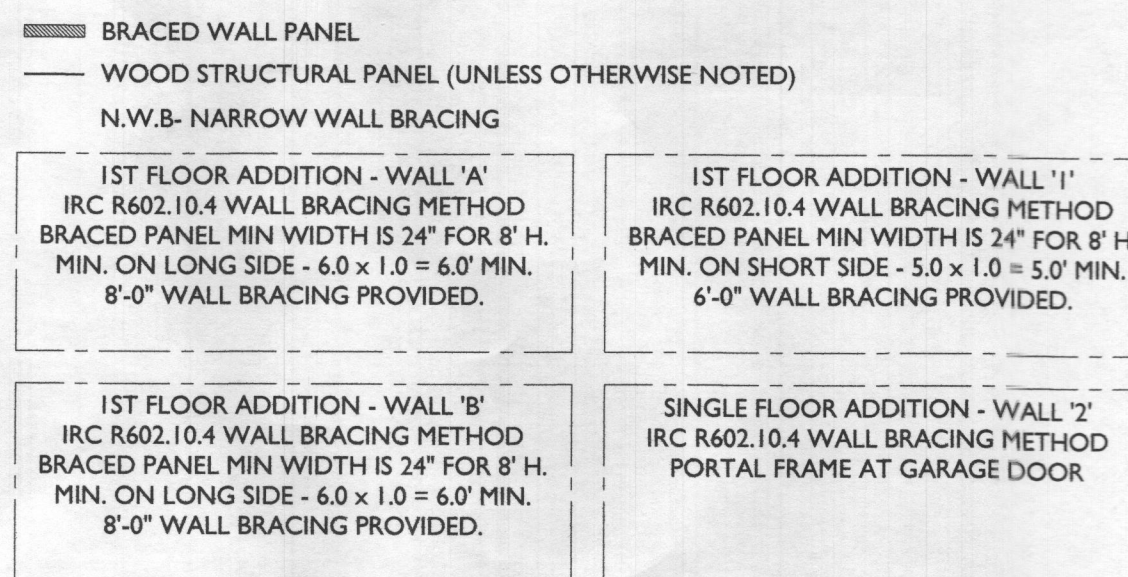
*a - Applies to one wall of a garage only.
*b - Roof covering dead loads shall be 3 psf or less.

TABLE N1102.4.1.1
AIR BARRIER AND INSULATION INSPECTION

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED. AIR-PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL.
CEILING/ ATTIC	AIR BARRIER IN ANY DROPPED CEILING/ SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED. ATTIC ACCESS (EXCEPT UNVENTED ARRIC), KNEE WALL DOOR, OR DROP DOWN STAIR IS SEALED.
WALLS	CORNERS AND HEADERS ARE INSULATED. JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED.
WINDOWS AND DOORS	SPACE BETWEEN WINDOW/ DOOR JAMBS AND FRAMING IS SEALED.
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.
FLOORS (including above garage and cantilevered floors)	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF FLOOR.
CRAWLSPACE WALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS. EXPOSED EARTH IN UNVENTED CRAWLSPACES IS COVERED WITH CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT, OR NARROW CAVITIES ARE FILLED BY SPRAYED/ BLOWN INSULATION.
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIRTIGHT, IC RATED AND SEALED TO DRYWALL. EXCEPTION --- FIXTURES IN CONDITIONED SPACE.
PLUMBING AND WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPED. BATT INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING, OR SPRAYED/BLOWN INSULATION EXTENDS BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.
ELECTRICAL/PHONE BOX ON EXTERIOR WALL	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED TYPE BOXES ARE INSTALLED.
COMMON WALL	AIR BARRIER IS INSTALLED IN COMMON WALL BETWEEN DWELLING UNITS.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL.
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER.

PRESCRIPTIVE COMPONENT REQUIREMENTS - METHOD 1

- BASED ON R-VALUES OR U-FACTORS
1. THE EXACT LOCATION OF ALL OF THE BUILDING THERMAL ENVELOPE SHALL BE MARKED OUT ON THE PLANS, DETAILS, AND CROSS-SECTIONS.
2. PROVIDE ALL INSULATION R-VALUES OR U-FACTORS, MATERIAL, AND LOCATIONS TO BE INSTALLED (WALLS, CEILINGS, CANTILEVER FLOORS, FLOORS OVER GARAGE, CRAWL SPACE, BASEMENT WALLS, ETC.) PER TABLES 402.1.1 OR 402.1.3 OR 402.2.3 FOR STEEL-FRAMED CONSTRUCTION.
3. PROVIDE ALL FENESTRATION U-FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR PER TABLE 402.1.1 (SCHEDULE SUPPLIED BY DESIGNER)
4. INDICATE HOW ALL AREAS LISTED IN SECTION 402.4.2 (TABLE) WILL BE PROTECTED AGAINST AIR LEAKAGE.
5. INDICATE DUCT SEALING R-VALUES, MINIMUM R-6, R-8 IN ATTICS.
6. INDICATE DUCT SEALING METHODS PER IRC M1601.4.1
7. INDICATE LOCATION OF HVAC EQUIPMENT ON PLANS (INSIDE OR OUTSIDE THE ENVELOPE)
8. INDICATE LOCATION OF HVAC EQUIPMENT ON PLANS (INSIDE OR OUTSIDE THE ENVELOPE)



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PROJECT PHASE
CD

PROJECT TITLE

THE
BAKER
RESIDENCE

17105 Spring Hollow Ct.
Mt. Airy, MD 21771

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 11-069

DATE 01/15/2016

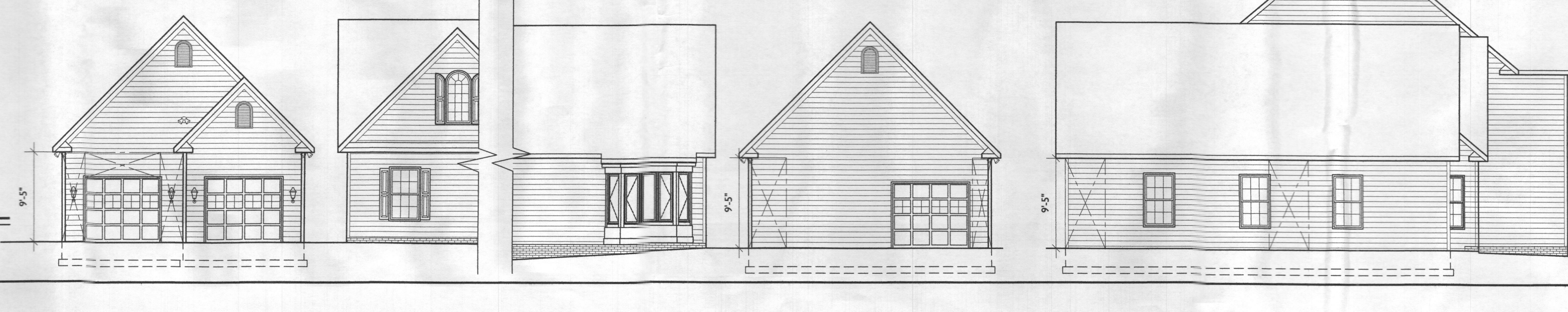
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DRAWING TITLE

LATERAL BRACING PLAN, ELEVS & DETAIL

SHEET NUMBER

A-102



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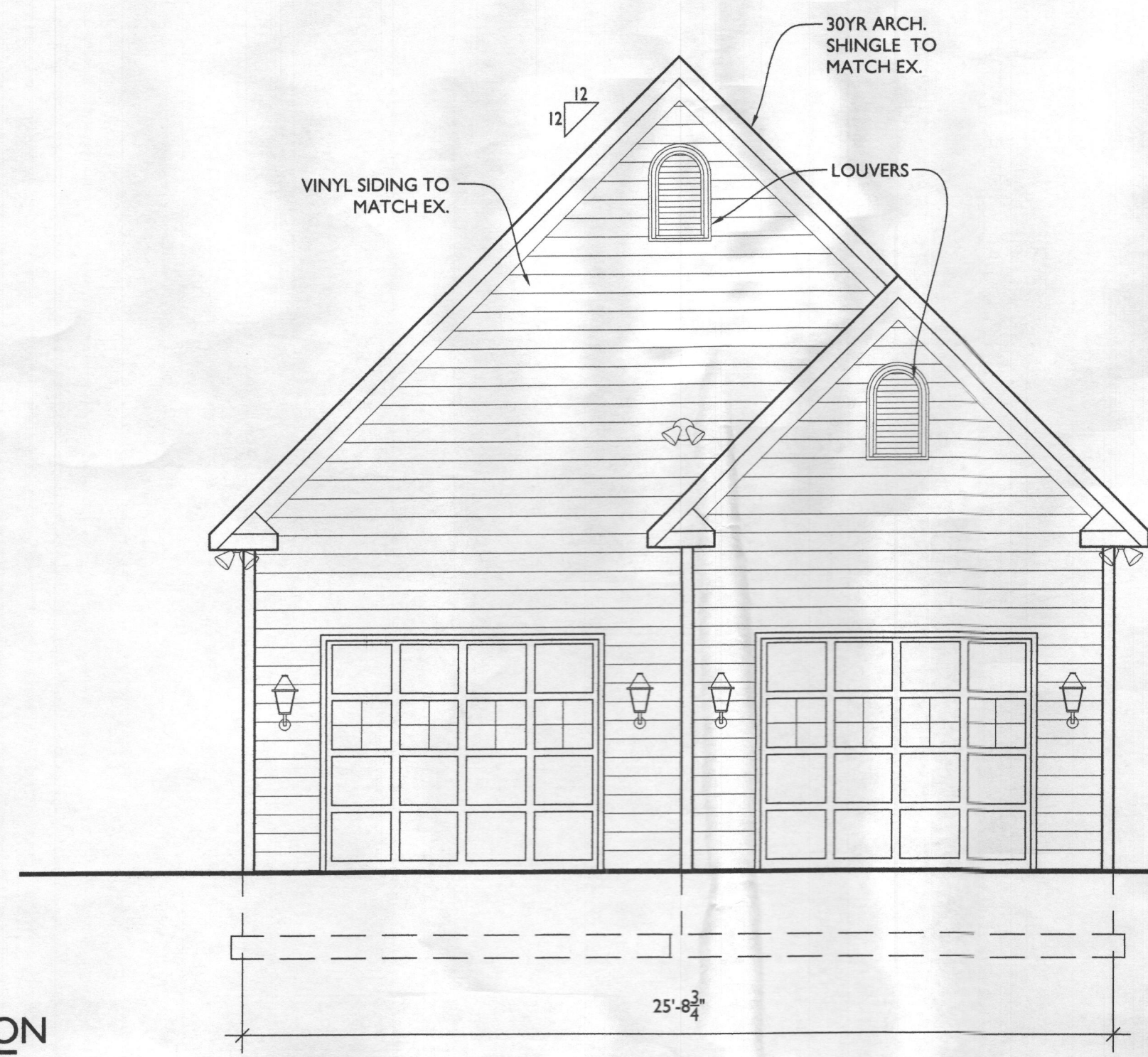
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EXTERIOR ELEV

SHEET NUMBER

A-200



01 **FRONT ELEVATION**
A200 SCALE: 1/4"=1'-0"



02 **REAR ELEVATION**
A200 SCALE: 1/4"=1'-0"