

DRAWN BY:  
 MARK J. BANDY, INC.

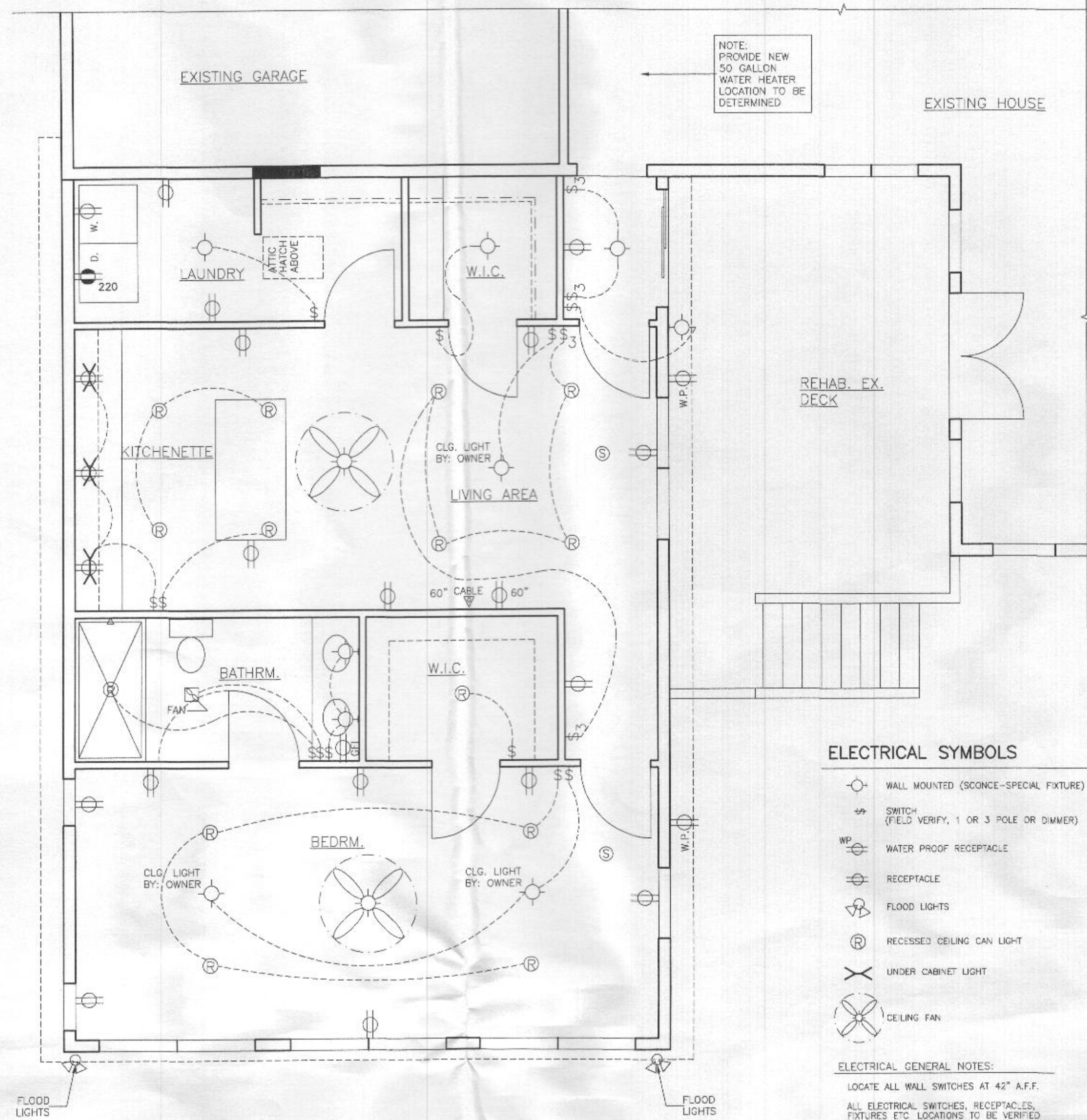
DESCRIPTION: DATE:  
 FOR REVIEW: 08-16-2022  
 FOR PERMIT: 08-25-2022

Starcom Design/Build, Corp.  
 8835-M COLUMBIA 100 PARKWAY  
 ANNAPOLIS, MD 21405  
 (410) 997-7700

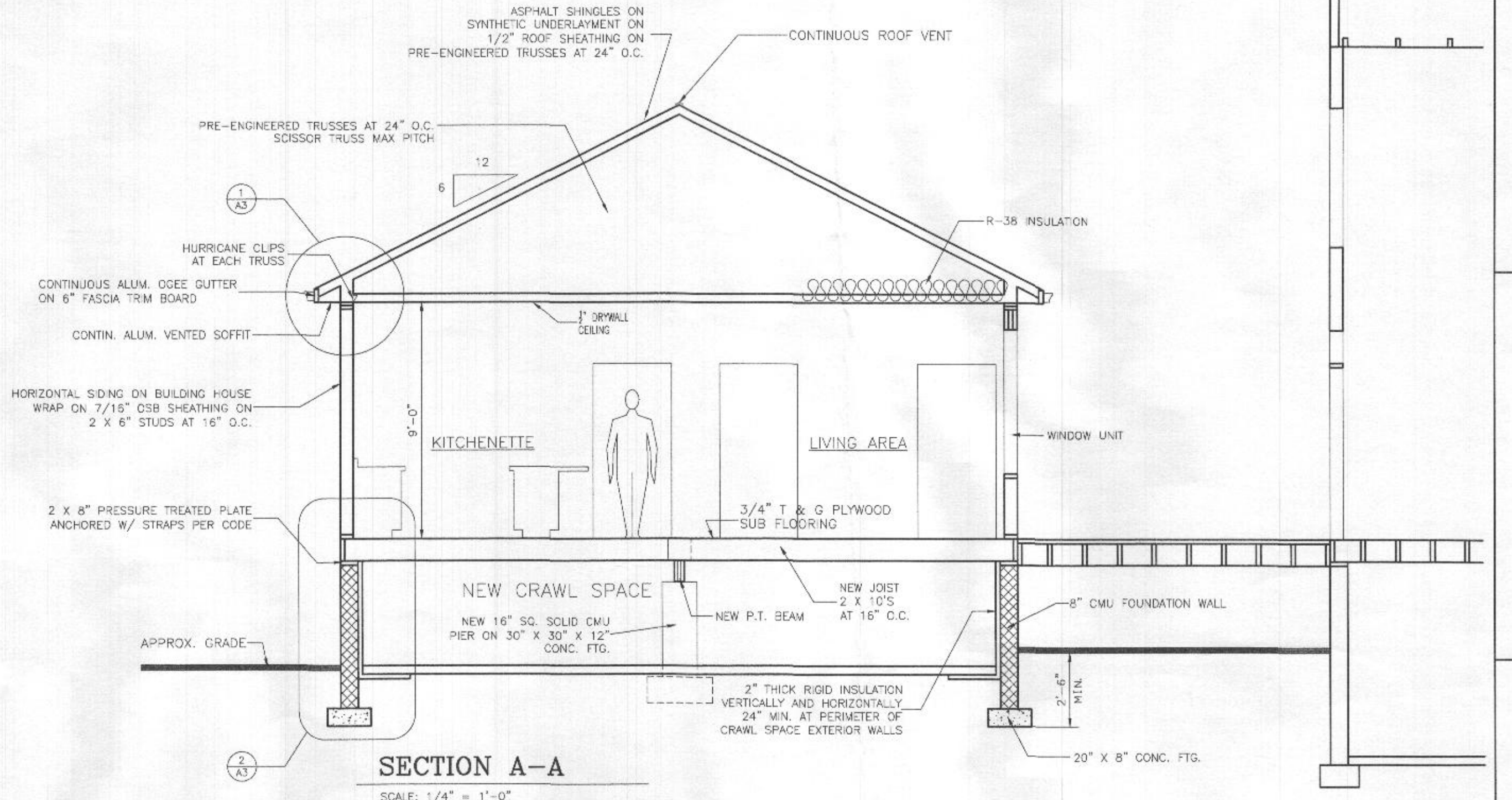
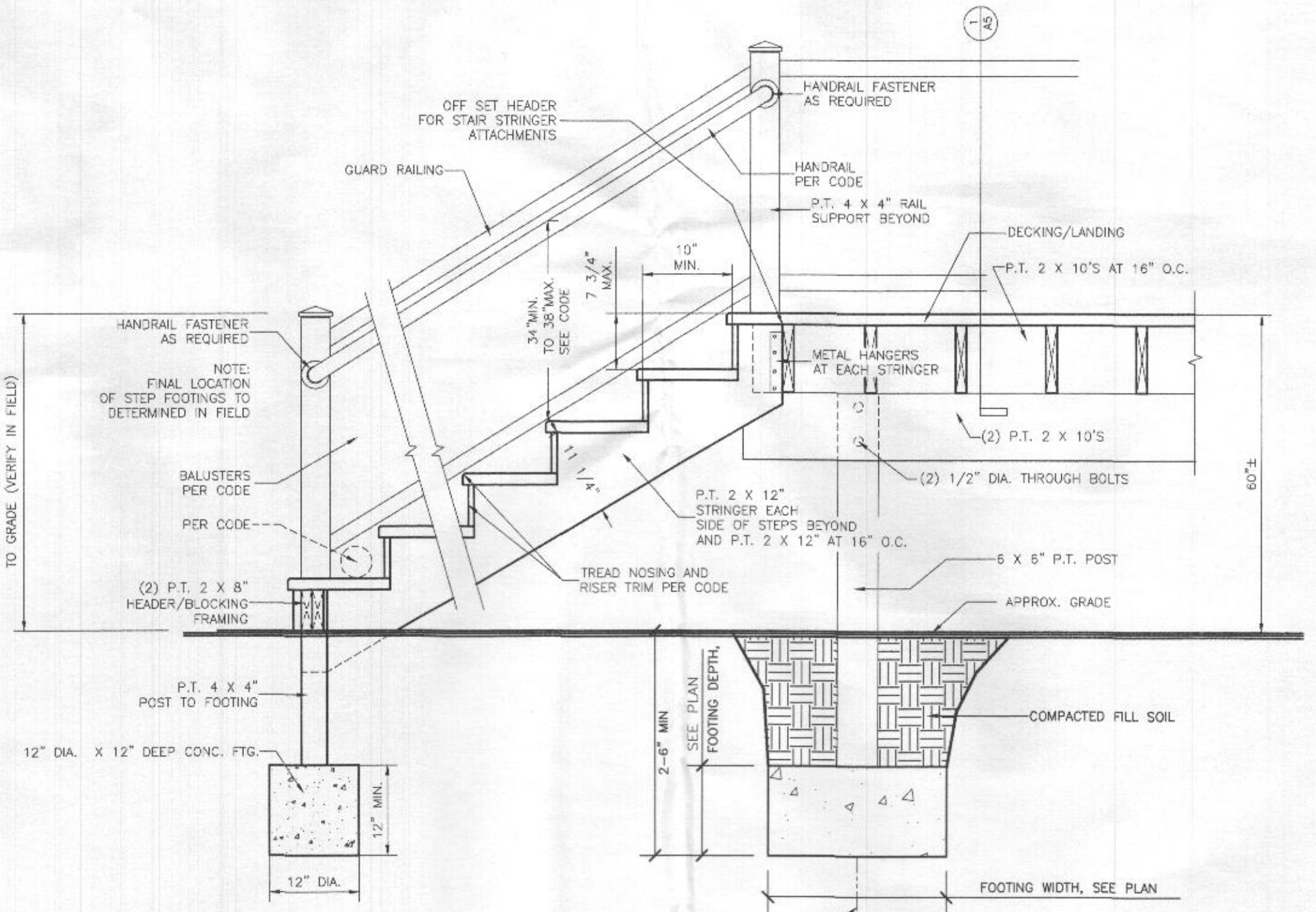
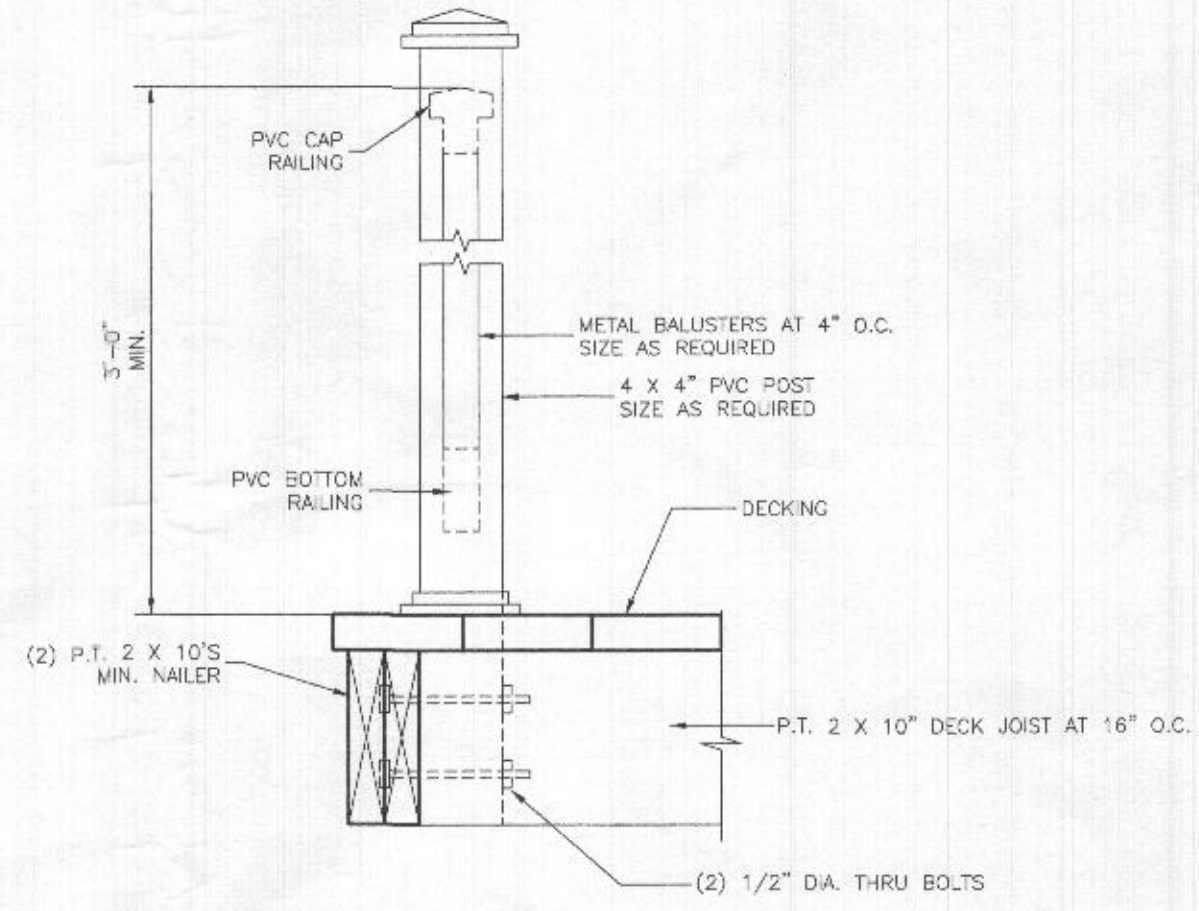
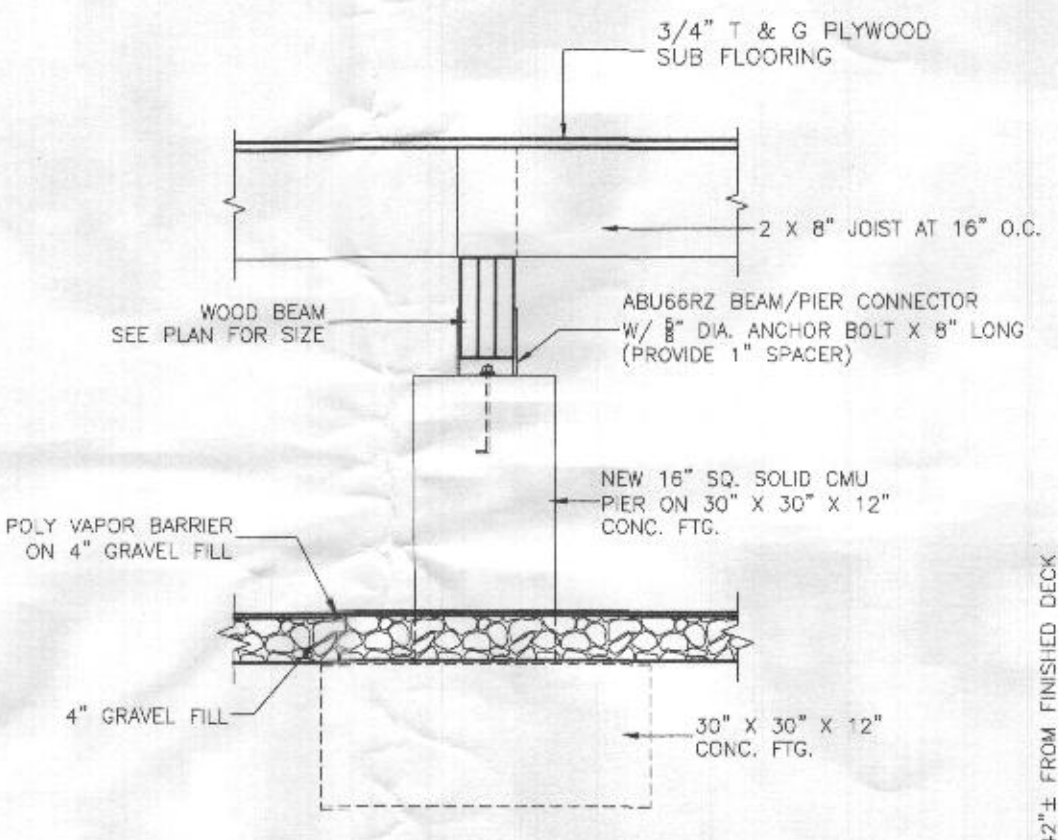
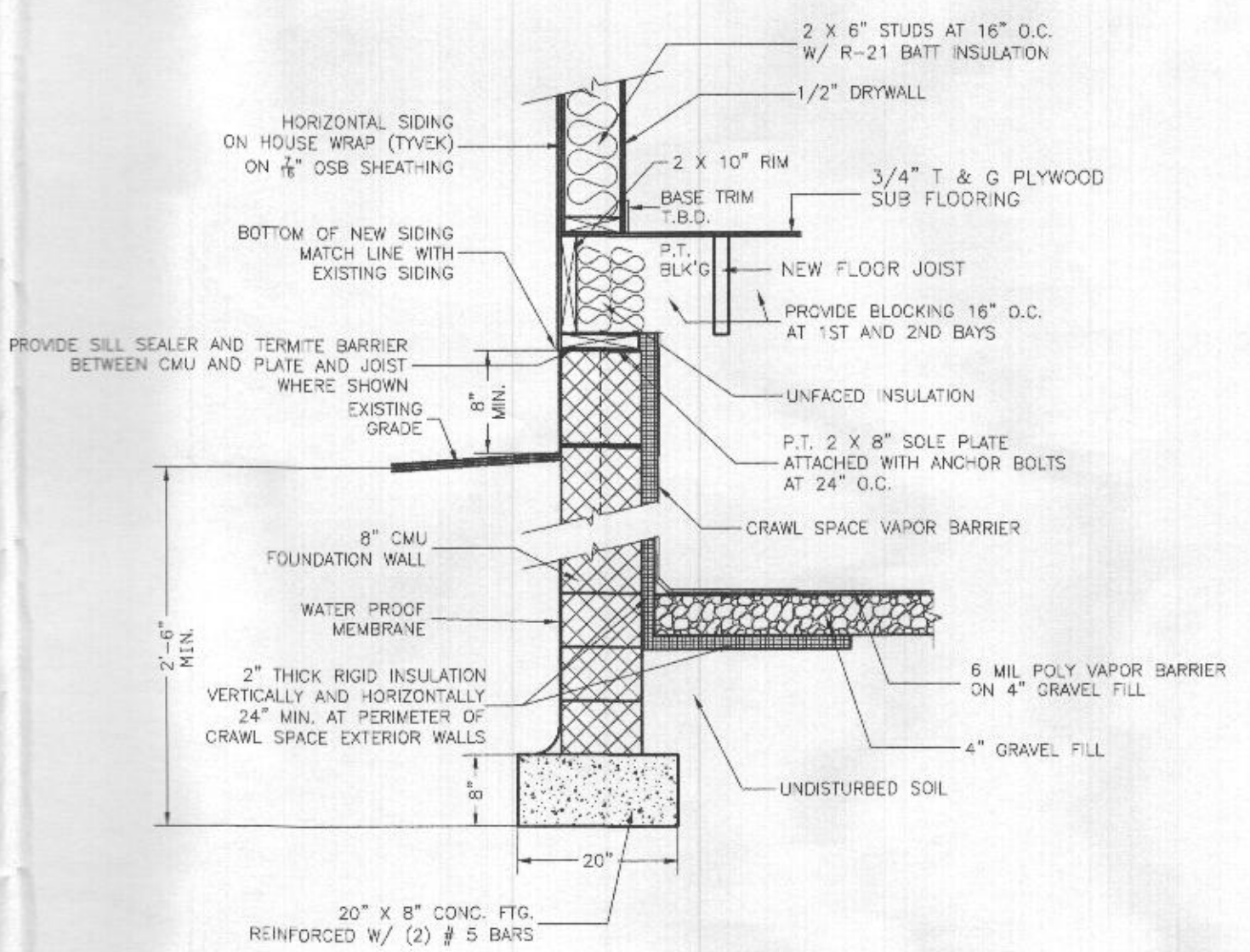
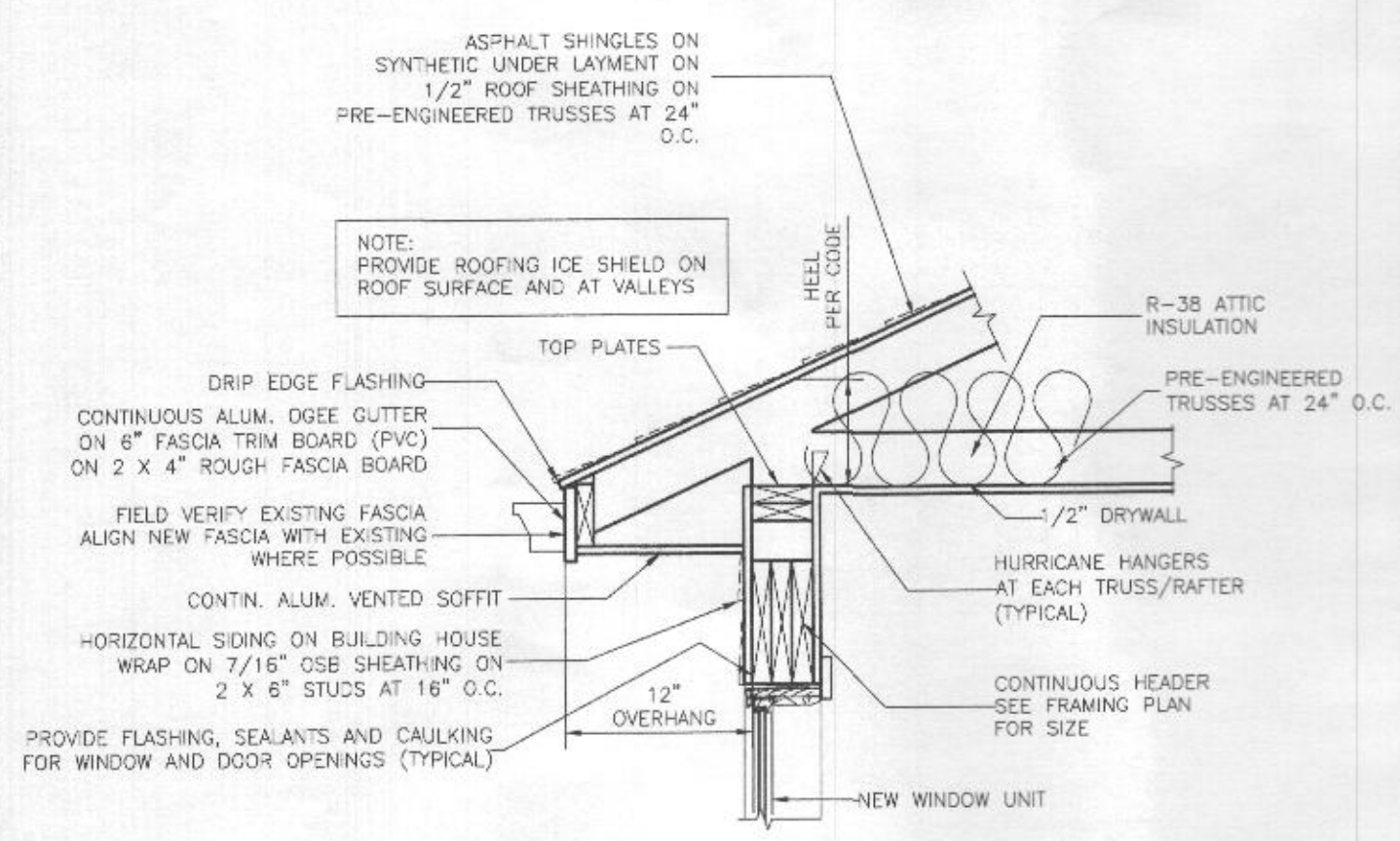
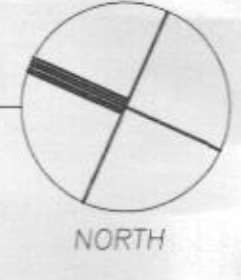
MEARNS RESIDENCE  
 4321 BUCKSKIN WOOD DR.  
 ELLICOTT CITY, MD 21042

PROPOSED:  
 ELEVATIONS  
 SECTION B-B  
 SCALE: AS NOTED

A2



**ELECTRICAL LAYOUT PLAN**  
SCALE: 1/4" = 1'-0"



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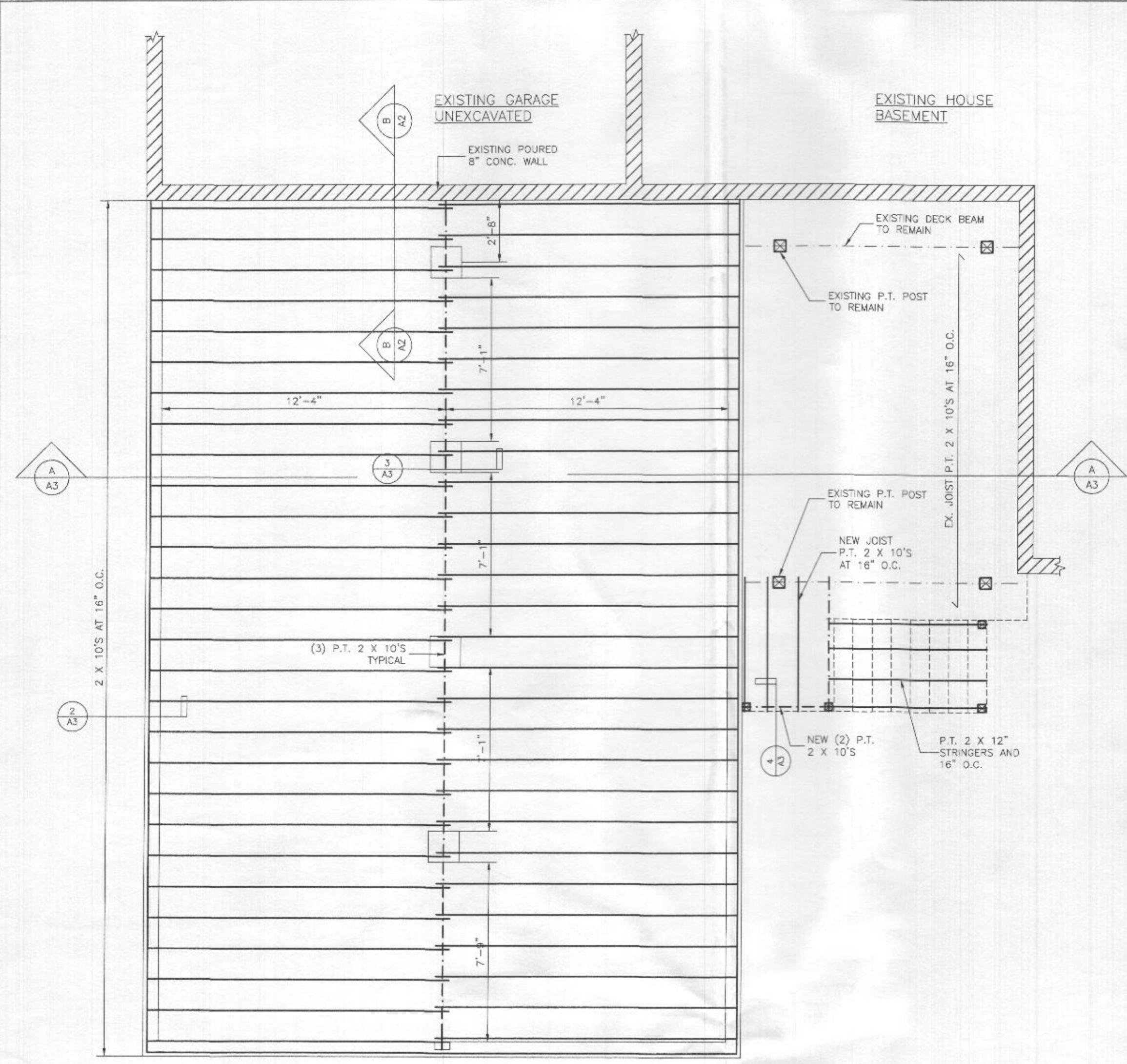
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Starcom Design/Build, Corp.  
8855 W. COLUMBIA AVE. PARKWAY  
COLUMBIA, MARYLAND 21045  
(410) 987-7700

MEARNS RESIDENCE  
4321 BUCKSKIN WOOD DR.  
ELLICOTT CITY, MD 21042

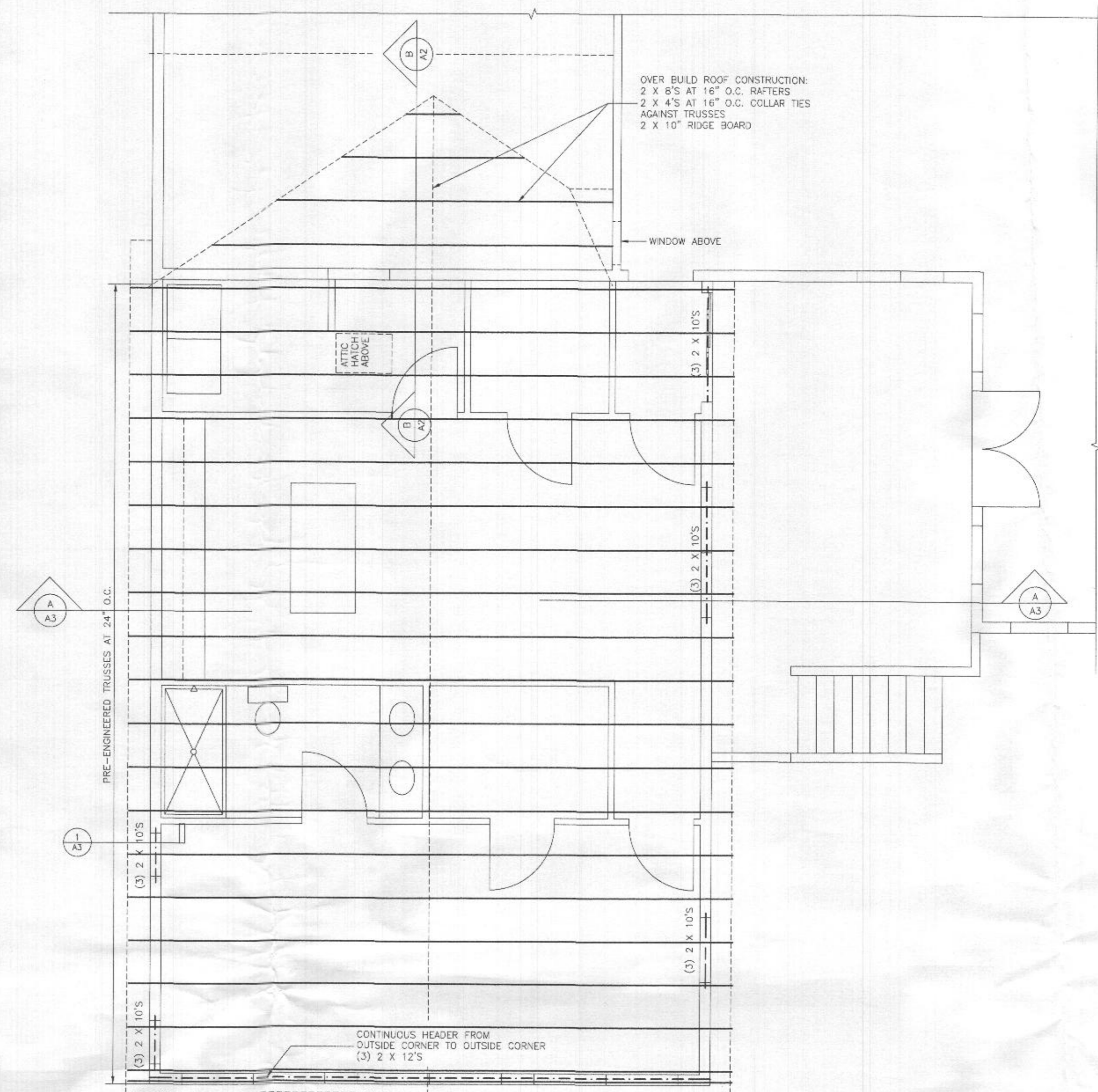
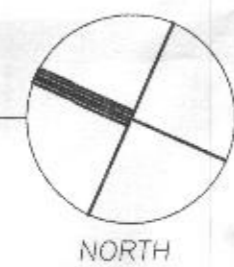
PROPOSED:  
SECTION A-A & DETAILS  
ELECT. LAYOUT PLAN  
SCALE: AS NOTED

**A3**



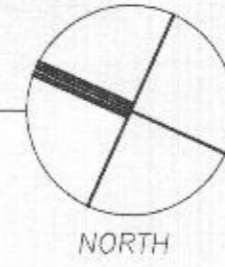
**FLOOR FRAMING PLAN**

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



**ROOF FRAMING PLAN**

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



**GENERAL NOTES:**

CONTRACTOR TO VERIFY ALL PROPOSED DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ANY DISCREPANCIES IN A TIMELY MANNER.

ALL WORK SHALL BE PERFORMED ACCORDING TO ALL APPLICABLE CODES AND STANDARDS.

PROVIDE METAL JOIST/BEAM HANGERS FOR ALL FLUSH BEAM CONDITIONS DESIGN FOR MAX. APPLIED LOADS FOR FASTENERS (NAILS AND SCREWS)

ALL HANGERS SPECIFIED ON PLANS ARE BY: SIMPSON STRONG TIE ALTERNATE: OR EQUAL MANUF'RS

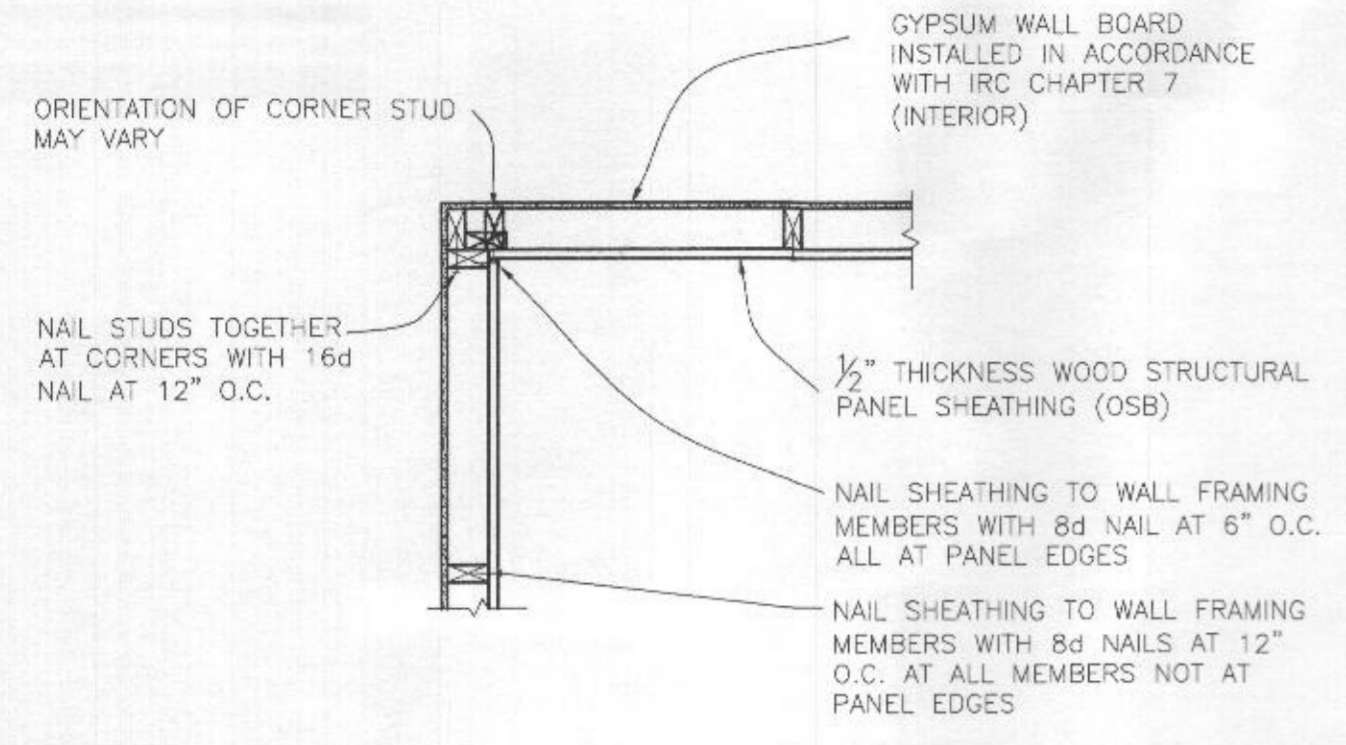
ALL POSTS, DOUBLE STUDS, ETC. ARE TO CONTINUE TO FOUNDATION OR TO BE SUPPORTED BY FLOOR BEAMS (GIRDERS) MEETING MANUFACTURERS SPECIFICATIONS AND LOCAL CODES.

ALL LUMBER SHALL BE PRESSURE TREATED NOTED: P.T. ON PLANS

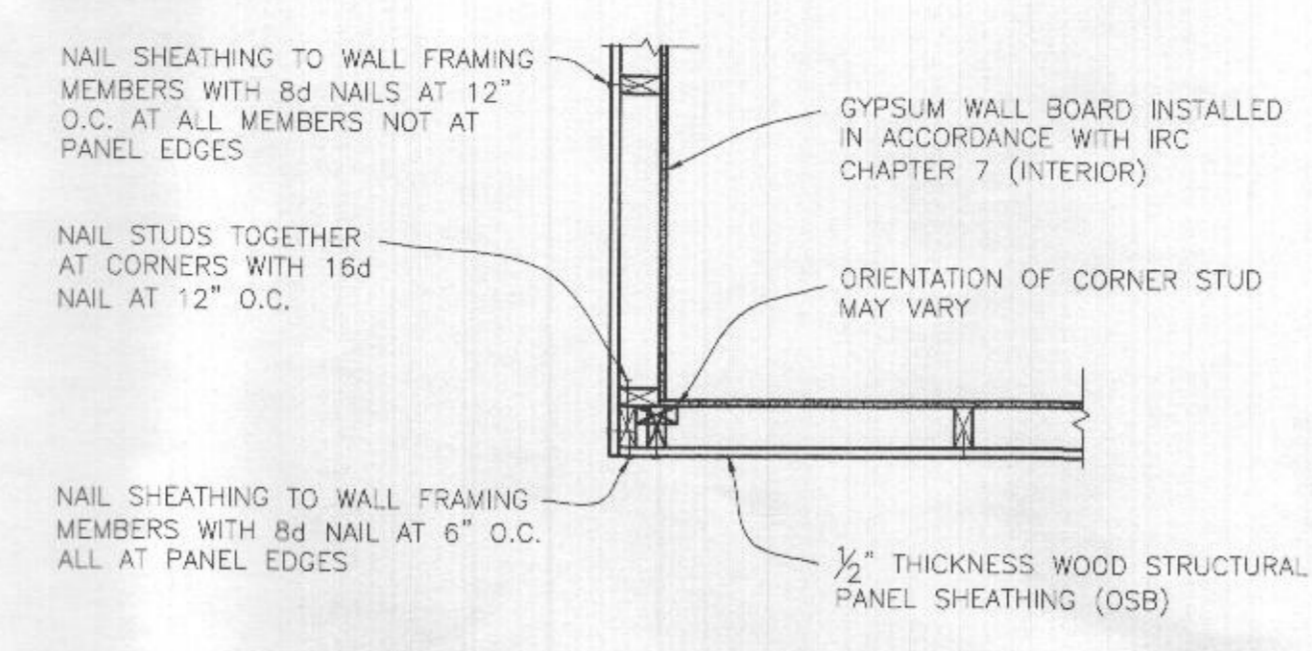
ALL CONNECTORS, ARCHORS AND FASTENERS SHALL BE EITHER ZMAX OR POST BATCH HOT-DIP GALVANIZED STEEL

DO NOT USE STANDARD CARBON-STEEL OR ALUMINUM PRODUCTS IN DIRECT CONTACT WITH PRESSURE TREATED WOOD.

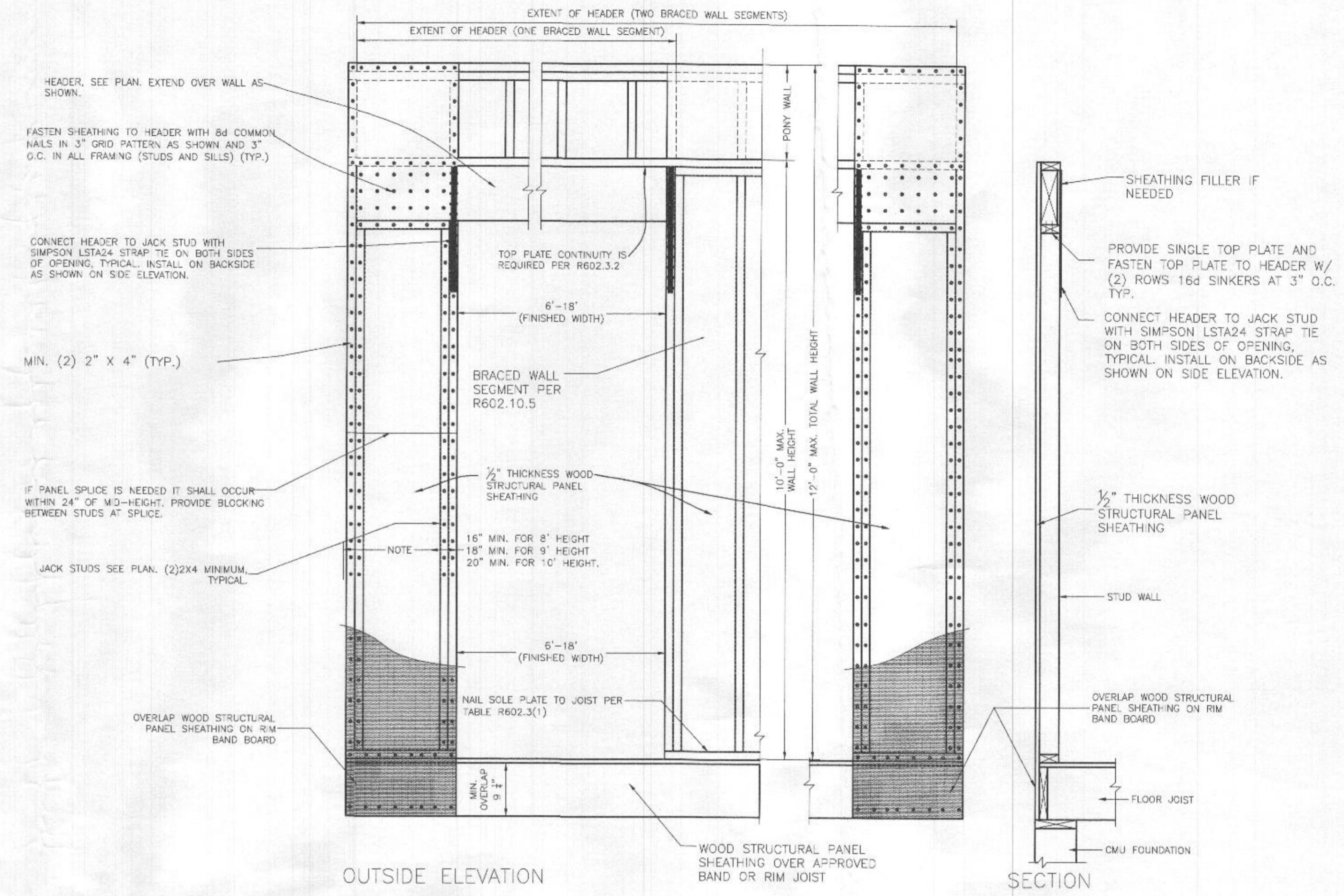
<p><b>PROPOSED:</b> FRAMING PLANS</p> <p>SCALE: AS NOTED</p>	<p>MEARNS RESIDENCE 4321 BUCKSKIN WOOD DR. ELLCOTT CITY, MD 21042</p>	<p>Starcom Design/Build, Corp. 8855 N. COLUMBIA 100 PARKWAY COLUMBIA, MARYLAND 21045 (410) 997-7700</p>	<p>DESCRIPTION: DATE: FOR REVIEW 08-16-2022 FOR PERMIT 08-25-2022</p>	<p>DRAWN BY: MARK J. BANDY, INC.</p>
	<p><b>A4</b></p>			



1 EXAMPLE OF INSIDE CORNER DETAIL PER IRC R602.10.5 N.T.S.

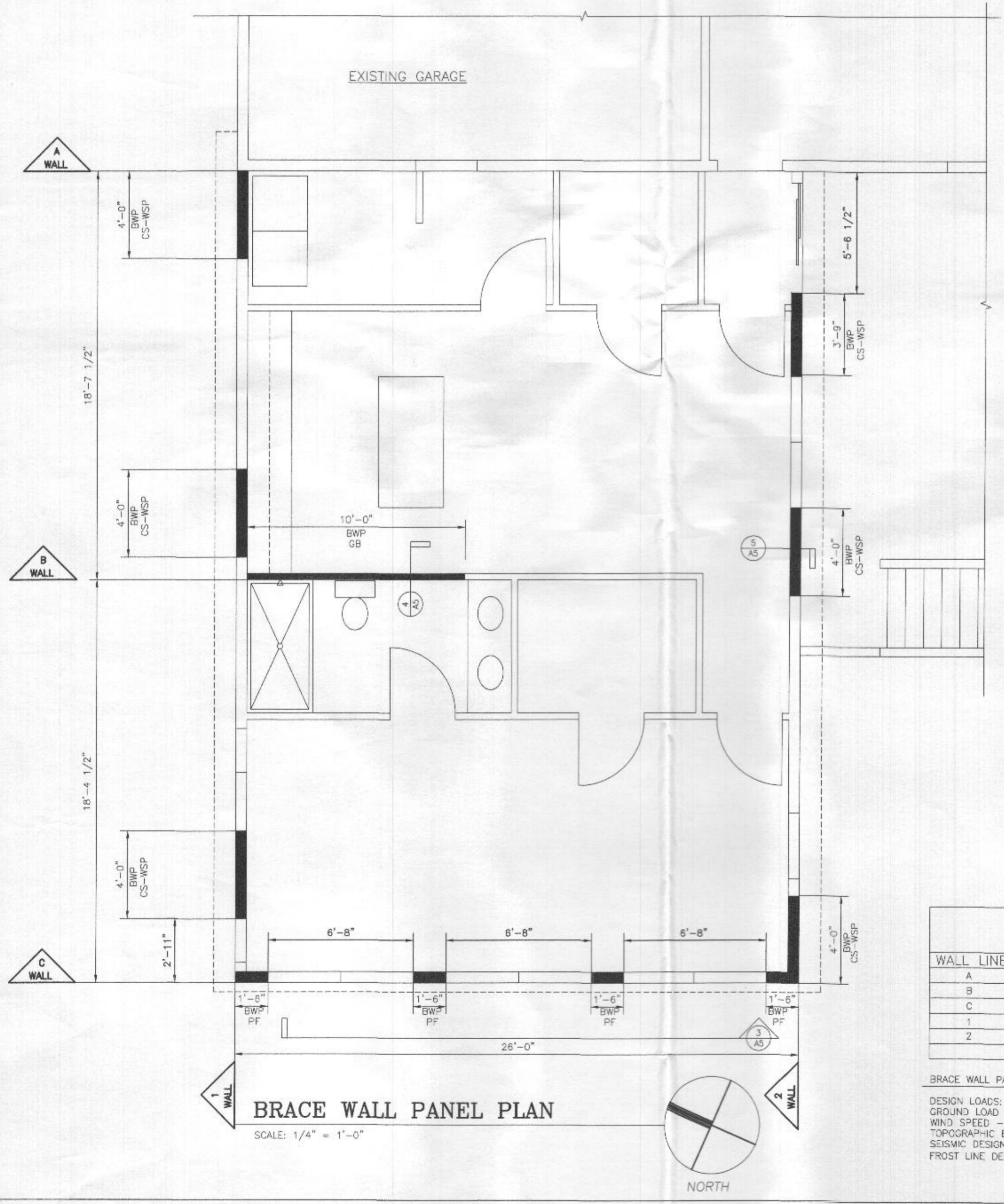


2 EXAMPLE OF OUTSIDE CORNER DETAIL PER IRC R602.10.5 N.T.S.

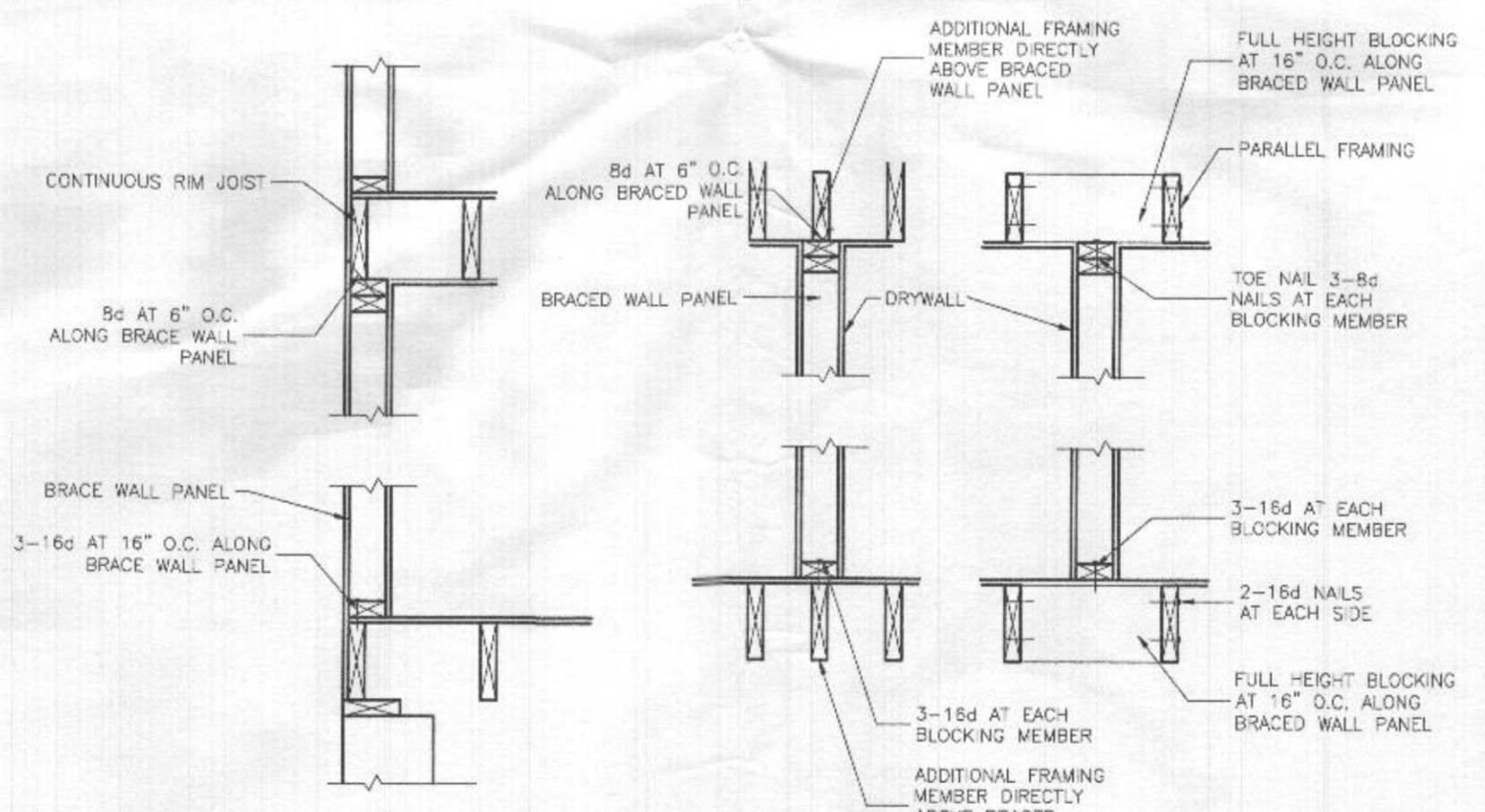


3 CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD

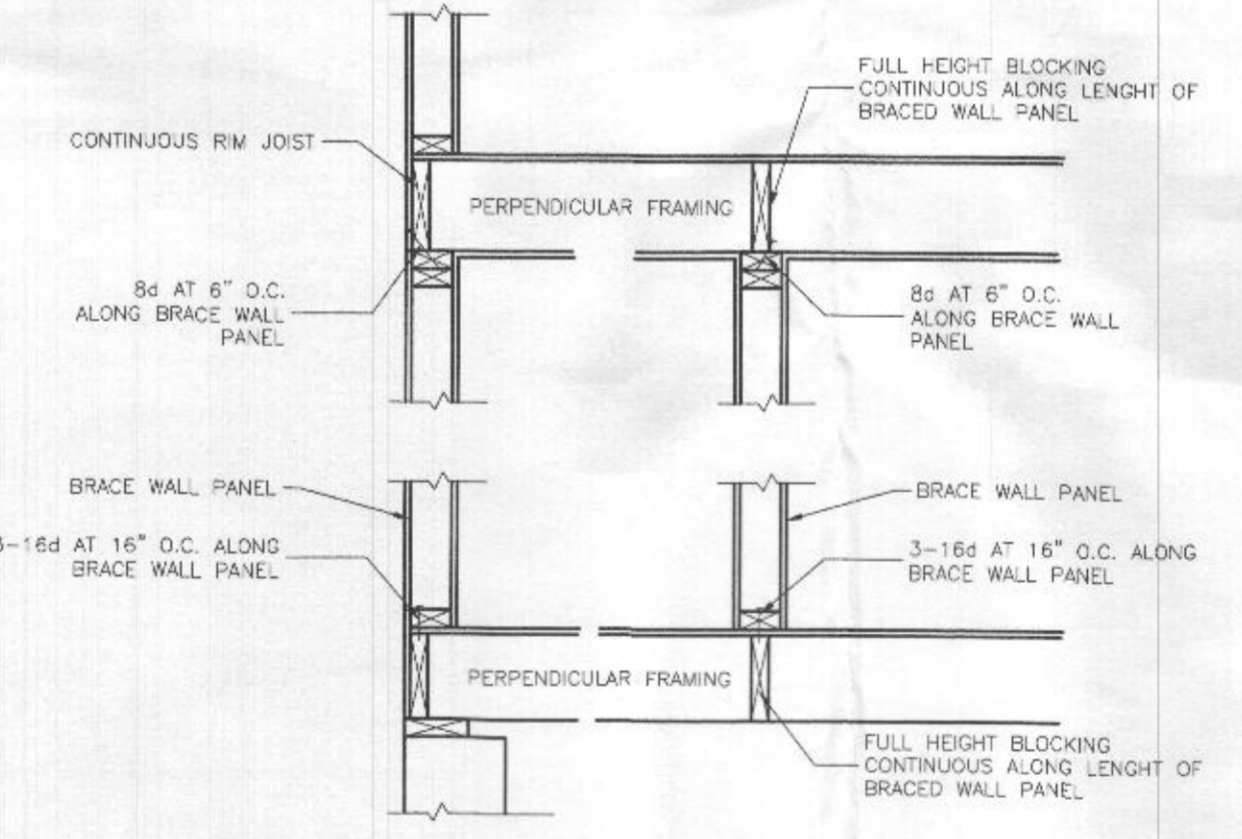
3/4" = 1'-0"



BRACE WALL PANEL PLAN



4 B.W.P. CONNECTION PARALLEL TO FRAMING MEMBERS DETAIL PER IRC FIG. R602.10.8(2) N.T.S.



5 B.W.P. CONNECTION PERPENDICULAR TO FRAMING MEMBERS DETAIL PER IRC FIG. R602.10.8(1) N.T.S.

WALL PANEL SCHEDULE								
WALL LINE	FLOOR LEVEL - HEIGHT	BWL SPACING (FT)	METHOD	LENGTH OF WALL	ROOF EAVE TO ROOF RIDGE	REQUIRED PANEL LENGTH	PROVIDED PANEL SIZE (LENGTH)	HOLD DOWN REQUIREMENTS
A	EXISTING HOUSE WALL	9'-0"		36'-2" EXISTING		EXISTING HOUSE WALL	EXISTING HOUSE WALL	
B	1ST FLOOR	9'-0"	CS-WSP	21'-0"	ROOF + FLOOR (factor) = 1.0	9'-6"	(1) 10'-0" CS-WSP = 10'-0"	
C	1ST FLOOR	9'-0"	PF-WSP	26'-0"	ROOF + FLOOR (factor) = 1.0	3'-6"	(4) 1'-6" PF-WSP = 6'-0"	
1	1ST FLOOR	9'-0"	CS-WSP	42'-3"	ROOF + FLOOR (factor) = 1.0	4'-6"	(3) 4'-0" CS-WSP = 12'-0"	
2	1ST FLOOR	9'-0"	CS-WSP	42'-0"	ROOF + FLOOR (factor) = 1.0	4'-6"	(2) 4'-0" + (1) 3'-9" CS-WSP = 11'-9"	

**BRACE WALL PANEL LOADS/NOTES:**  
 DESIGN LOADS: GROUND LOAD SNOW - 30 PSF, WIND SPEED - 115 MPH, TOPOGRAPHIC EFFECTS K - NO, SEISMIC DESIGN CATEGORY - B, FROST LINE DEPTH - 30" MIN.  
 WEATHERING - SEVERE, TERMITE - MODERATE/HEAVY, WINTER DESIGN TEMP - 13, ICE BARRIER UNDERLAYMENT REQUIREMENT - YES, FLOOD HAZARDS - SEE FLOOD MAPS, AIR FREEZING INDEX - 500, MEAN ANNUAL TEMP - 50.  
 WALL BRACING PANEL NAILING PATTERN: CS-WSP LOCATIONS SHALL HAVE 7/16" OSB WOOD SHEATHING NAILED TO STUDS W/ 8d NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.  
 BRACING REQUIREMENTS: TABLE R602.10.3(1) EXPOSURE CATEGORY B, 30 FT. MEAN ROOF HEIGHT, 10 FT. EAVE TO RIDGE HEIGHT, 10 FT. WALL HEIGHT (2) BRACED WALL LINES.  
 FOR WOOD SHEATHING PANEL BRACE WALL METHOD PROVIDE: 8d COMMON NAILS AT 6" O.C. AT EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS PER IRC 2018 TABLE R602.3(1).  
 FOR GYPSUM BRACE WALL SHEATHING METHOD PROVIDE: 1 1/2" GALV. ROOFING NAIL, STAPLE GALV. 1 1/2" LONG, 1 1/4" SCREWS TYPE W OR S, 7" O.C. AT EDGES AND 7" O.C. AT INTERMEDIATE SUPPORTS, 1/2" MIN. GYPSUM WALL BOARD PER IRC 2012 TABLE R602.3(1).

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MFARNS RESIDENCE 4321 BUCKSKIN WOOD DR. ELLICOTT CITY, MD 21042

BRACE WALL PLAN & B.W.P. SCHEDULE & DETAILS SCALE: AS NOTED

A5