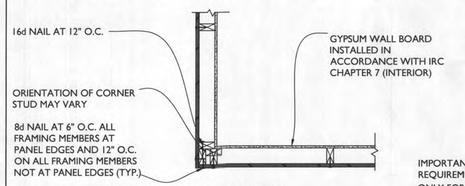
TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

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 (2½" x 0.113")	-----
2	CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2½" 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 1¼" x 20 GAGE RIDGE STRAP	3-10d (3" x 0.128")	-----
5	RAFTER TO PLATE, TOE NAIL	2-16d (3½" x 0.135")	-----
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	 4-16d (3½" x 0.135") 3-16d (3½" x 0.135")	 ----- -----
	WALL		
7	BUILT-UP CORNER STUDS	10d (3" x 0.128")	24" o.c.
8	BUILT-UP HEADER, TWO PIECES WITH½" SPACER	16d (3½" x 0.135")	16" o.c. ALONG EACH EDGE
9	CONTINUED HEADER, TWO PIECES	16d (3½" x 0.135")	16" o.c. ALONG EACH EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2½" 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 (3½" x 0.135")	-----
14	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3½" x 0.135")	16" o.c.
15	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3½" x 0.135")	16" o.c.
16	STUD TO SOLE PLATE, TOE NAIL	3-8d (2½" x 0.113") OR 2-16d (3½" x 0.135")	-----
17	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3½" 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 (2½" x 0.113") 2 STAPLES 1¾"	-----
20	1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1¾"	-----
21	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1¾"	-----
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2½" x 0.113") 3 STAPLES 1¾"	-----
	FLOOR		
23	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2½" x 0.113")	-----
24	1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1¾"	-----
25	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3½" x 0.135")	-----
26	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2½" x 0.113")"	6" o.c.
27	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d (3½" 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 (3½" 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	
			EDGES (INCHES)*i	INTERMEDIATE SUPPORTS*c,*e (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
30	⅜"-½"	6d common (2" x 0.113") nail (subfloor wall)*f] 8d common (2½" x 0.131") nail (roof)	6	12*g
31	5/8"-¾"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2½" x 0.131") nail (roof)*f	6	12*g
32	15/32"- 1"	8d common (2½" x 0.131")	6	12*g
33	1⅛"- 1¼"	10d common (3" x 0.148") nail or 8d common (2½" x 0.131") deformed nail	6	12
	OTHER WALL SHEATHING*h			
34	½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	½" galvanized roofing nail, 7/16" crown or 1" crown staple 16ga., 1¼" long	3	6
35	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1¾" galvanized roofing nail, 7/16" crown or 1" crown staple 16ga. 1½" long	3	6
36	½" GYPSUM SHEATHING*d	1½" galvanized roofing nail, staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
37	⅝" GYPSUM SHEATHING *d	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
38	¾" AND LESS	6d deformed (2" x 0.120") nail or 8d common (2½" x 0.131") nail	6	12
39	7/8"-1"	8d common (2½" x 0.131") nail or 8d deformed (2½" x 0.120") nail	6	12
40	1⅛"- 1¼"	10d common (3" x 0.148") nail or 8d deformed (2½" 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 7/16 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 110mph or greater, 8d deformed (2½" 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 100mph 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 100mph, 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.



5 A103 OUTSIDE CORNER DETAIL PER IRC R602.10.5
SCALE: 3/4"=1'-0"

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

TABLE R602.10.4.1
BRACING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIAL
CS-WSP	WOOD STRUCTURAL PANEL	⅜"	6d common (2" x 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16ga. x 1¾ 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	⅜"	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 REISTER 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 402.2.5 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 IF CRAWLSPACE(S) ARE CONDITIONED OR VENTED, MUST HAVE VAPOR BARRIER IF CONDITIONED.
6. INDICATE DUCT INSULATION R-VALUES, MINIMUM R-6, R-8 IN ATTICS.
7. INDICATE DUCT SEALING METHODS PER IRC M1601.4.1
8. INDICATE LOCATION OF HVAC EQUIPMENT ON PLANS (INSIDE OR OUTSIDE THE ENVELOPE)

BRACED WALL PANEL
WOOD STRUCTURAL PANEL (UNLESS OTHERWISE NOTED)

1ST FLOOR ADDITION - WALL 'A'
IRC R602.10.4 WALL BRACING METHOD
BRACED PANEL MIN WIDTH IS 16" FOR 8' H. MIN. ON SHORT SIDE - 4.5 x .90 = 4.05' MIN.
2'-8" x 1.5 = 4'-6" WALL BRACING PROVIDED.

1ST FLOOR ADDITION - WALL 'B'
IRC R602.10.4 WALL BRACING METHOD
BRACED PANEL MIN WIDTH IS 24" FOR 8' H. MIN. ON SHORT SIDE - 2.0 x .90 = 1.8' MIN.
2'-0" WALL BRACING PROVIDED.

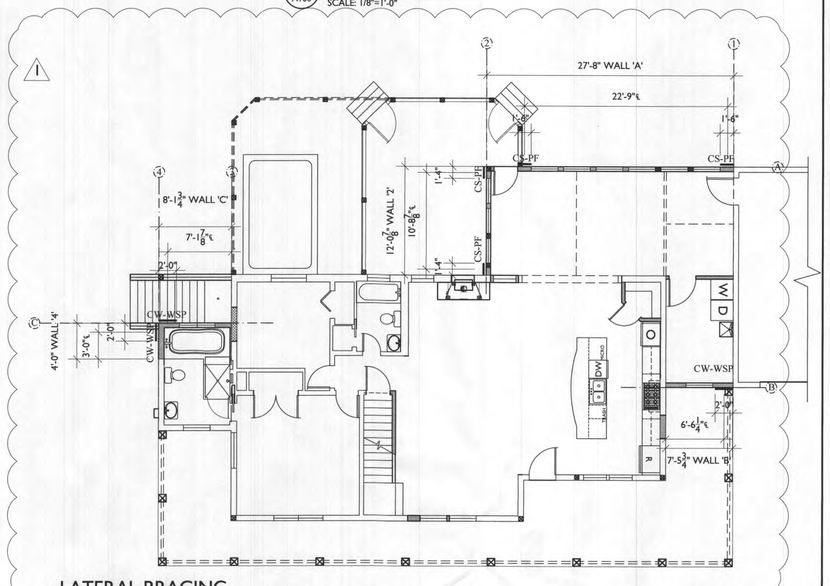
1ST FLOOR ADDITION - WALL 'C'
IRC R602.10.4 WALL BRACING METHOD
BRACED PANEL MIN WIDTH IS 24" FOR 8' H. MIN. ON LONG SIDE - 2.0 x .90 = 1.8' MIN.
2'-0" WALL BRACING PROVIDED.

1ST FLOOR ADDITION - WALL '2'
IRC R602.10.4 WALL BRACING METHOD
BRACED PANEL MIN WIDTH IS 16" FOR 8' H. MIN. ON LONG SIDE - 2.0 x .90 = 1.8' MIN.
3'-0 x 1.5 = 4'-0" WALL BRACING PROVIDED.

1ST FLOOR ADDITION - WALL '4'
IRC R602.10.4 WALL BRACING METHOD
BRACED PANEL SEGMENT MIN WIDTH IS 24". MIN. ON SHORT SIDE - 2.0x .90 = 1.8' MIN.
2'-0" WALL BRACING PROVIDED.

LINE TYPE KEY:
NEW WALL
EXIST. WALL
ABOVE LINE
FDN. WALL

1 A103 LATERAL BRACING LEFT ELEVATION
SCALE: 1/8"=1'-0"



2 A103 LATERAL BRACING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

3 A103 LATERAL BRACING BACK ELEVATION
SCALE: 1/8"=1'-0"

4 A103 LATERAL BRACING FRONT ELEVATION
SCALE: 1/8"=1'-0"

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PROJECT PHASE
100% CD

PROJECT TITLE
THE WOLFE RESIDENCE
12704 Scaggsville Road
Highland, MD 20777

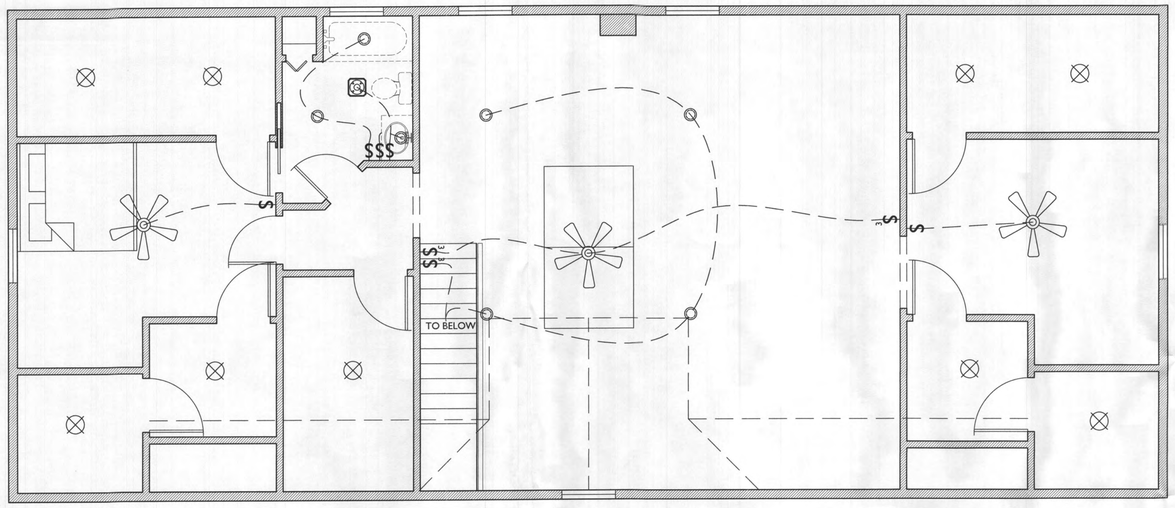
REVISIONS

SYMBOL	DATE	ISSUED FOR
1	8/3/2020	STRUCTURAL UPDATES
2	8/10/2020	HEALTH DEPT. UPDATES
3	4/1/2021	PLAN UPDATES
4	7/12/2022	STRUCTURAL UPDATES

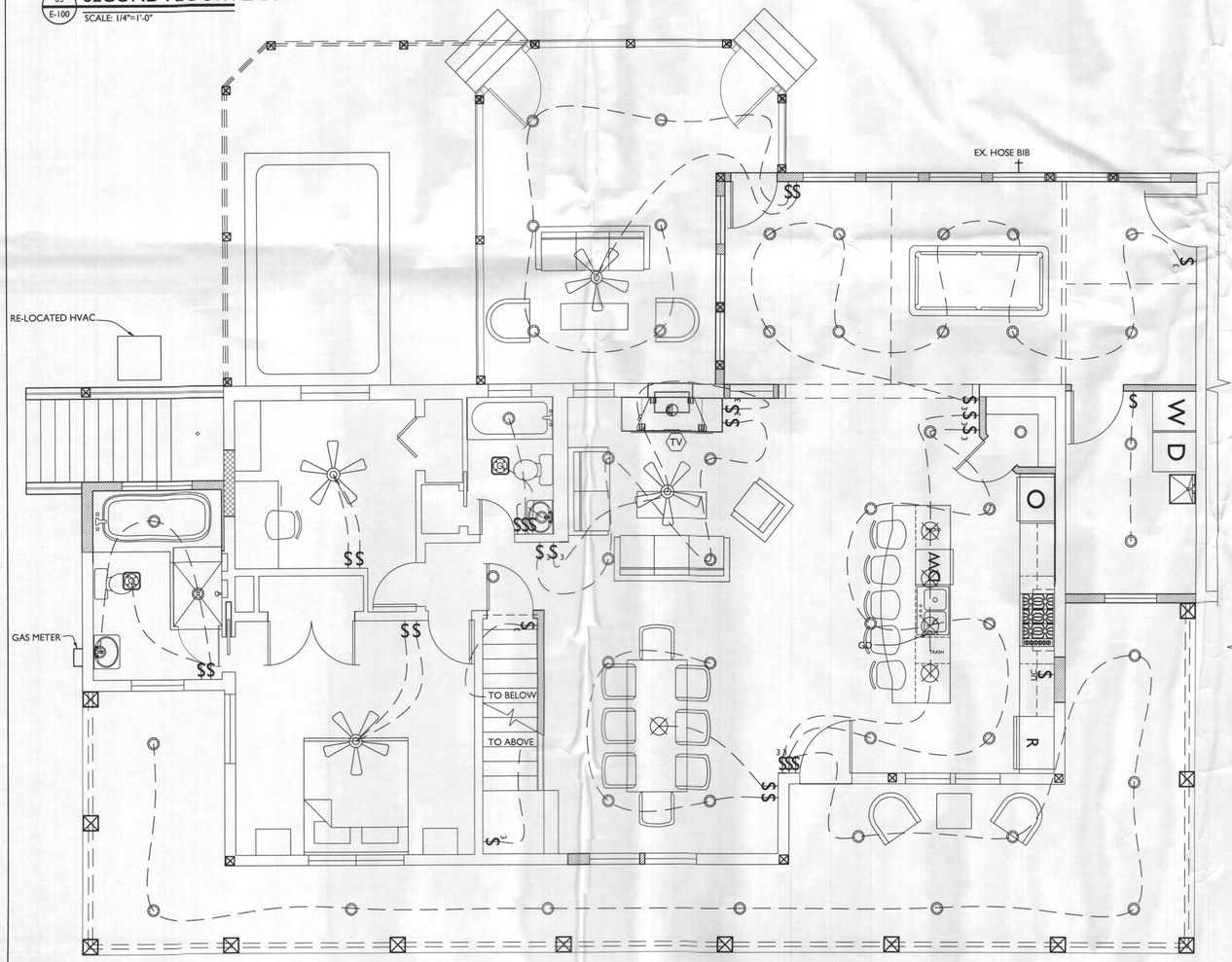
PROJECT NUMBER	19-423
DATE	02/08/2021
SCALE	AS NOTED

DRAWING TITLE
LATERAL BRAC. PLANS + ELEVATIONS

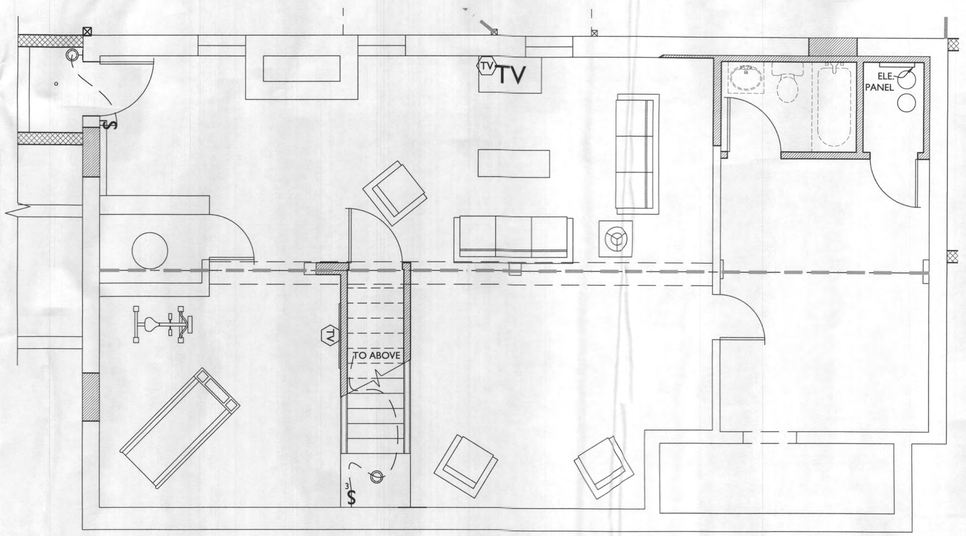
SHEET NUMBER
A-103



03 E-100 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



02 E-100 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



01 E-100 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

- $ SWITCH
- OUTLET
- GFI OUTLET
- RECESSED LED CLG. LIGHT
- LED WALL MOUNT FIXTURE
- LED CLG. FIXTURE
- EXHAUST FAN WITH HUMIDISTAT
- CLG. FAN W/ LIGHT
- TV CABLE TV
- SD HARDWIRED SMOKE DETECTOR W/INTERNAL BATTERY & CARBON MONOXIDE DETECTOR (COMBINED UNIT)
- S SPEAKER
- HR HOME RUN ALL SPEAKER WIRES TO THIS LOCATION
- 2-HEAD FLOOD
- † HOSE BIB

LINE TYPE KEY:

- NEW WALL
- EXIST. WALL
- ABOVE LINE
- FDN. WALL
- DEMO WALL

ELECTRICAL NOTES:
1. OUTLETS PER CODE UNLESS OTHERWISE NOTED @ 18"H, 42" H ABOVE COUNTERTOPS.
2. MOUNT LIGHT SWITCHES @ 42" H. MAX. ROCKER-TYPE
3. PROVIDE HARD-WIRED SMOKE DETECTORS PER CODE
4. QUIET FANS W/ LIGHT FIXTURES
5. PROVIDE UNDER-CABINET LIGHTING
6. HINGE SWITCHES IN ALL CLOSETS U.N.O
7. ALL FIXTURES ON DIMMERS
8. EXHAUST HOOD TO EXTERIOR
9. REWORK ALL EX. ELECTRICAL IN BASEMENT FOR NEW STAIR PLACEMENT

PLUMBING NOTES:
1. SEPTIC TO REMAIN- 3BR. → 3BR.
2. ENTIRE HOME TO BE SPRINKLERED
3. EJECTOR PUMP AS NECESSARY

HVAC NOTES:
1.

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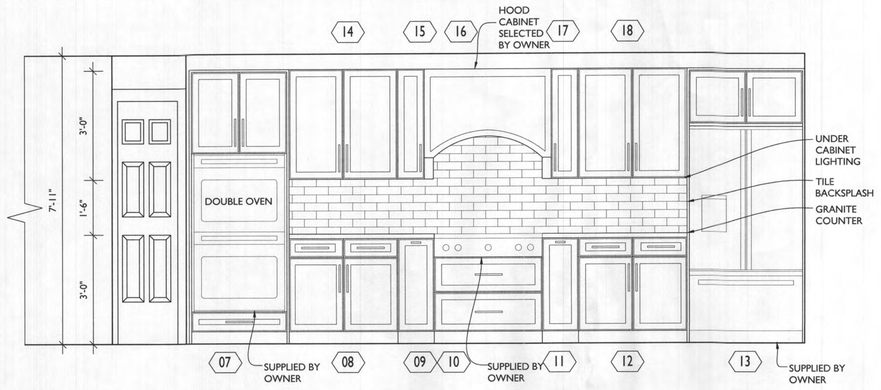
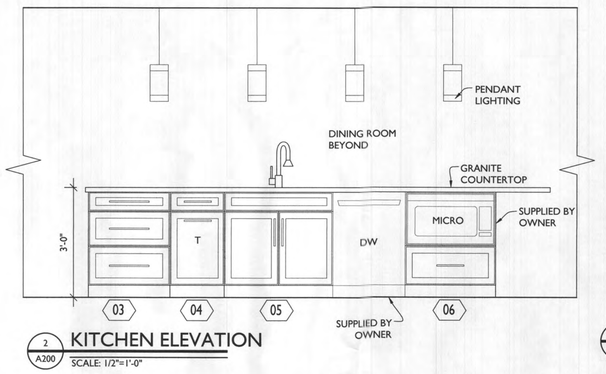
PROJECT NUMBER	19-423
DATE	02/08/2021
SCALE	AS NOTED

DRAWING TITLE
ELECTRICAL LAYOUTS

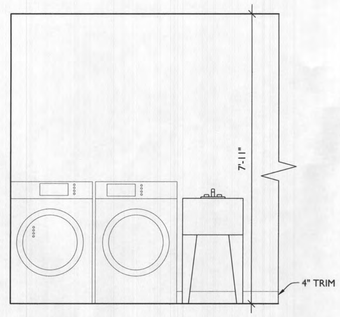
SHEET NUMBER
E-100



1 A200 **KITCHEN ELEVATION**
SCALE: 1/2"=1'-0"



2 A200 **KITCHEN ELEVATION**
SCALE: 1/2"=1'-0"



3 A200 **LAUNDRY ELEVATION**
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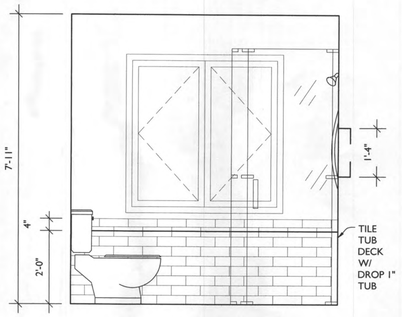
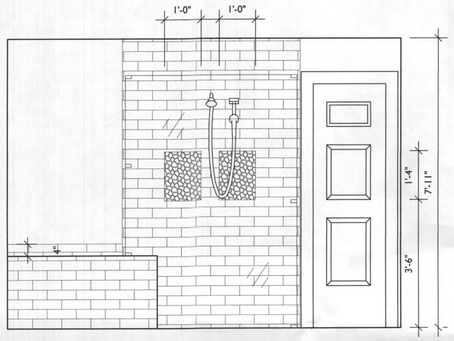
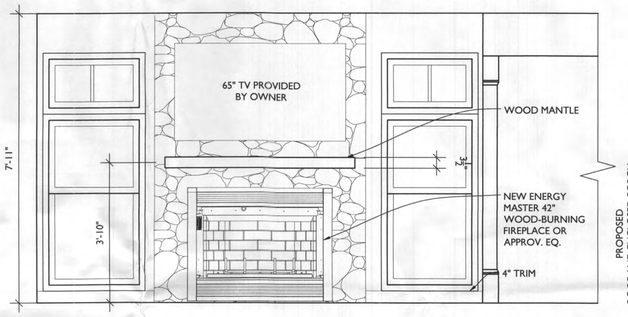


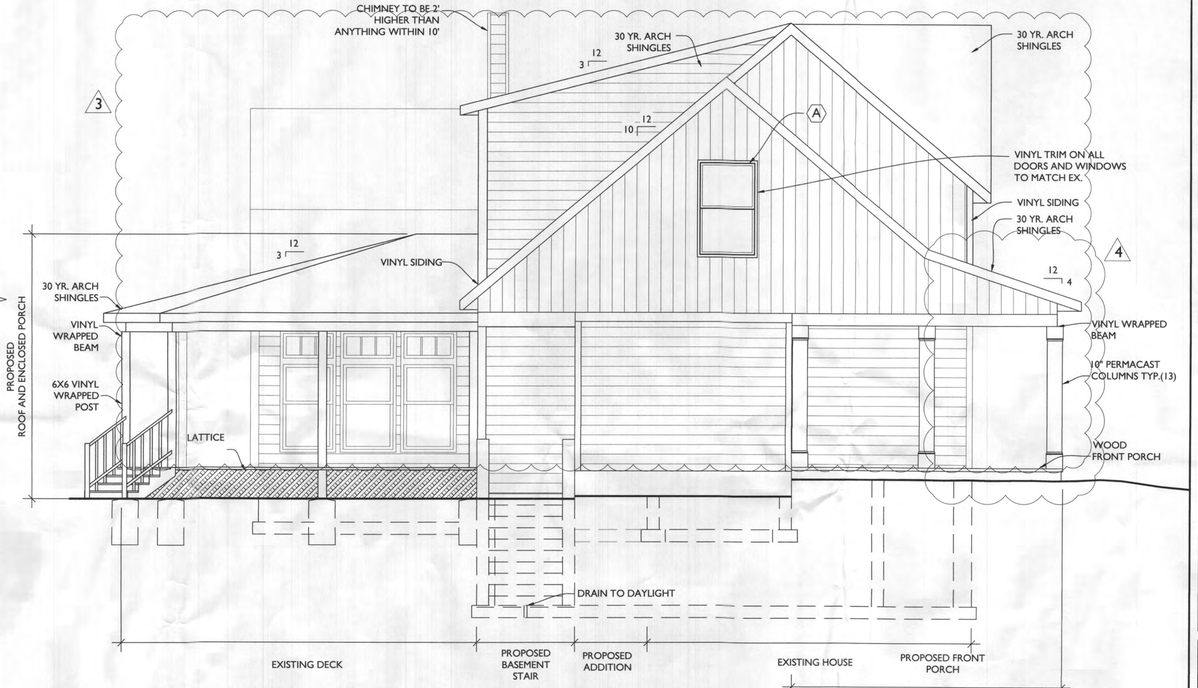
4 A200 **BATHROOM ELEVATION**
SCALE: 1/2"=1'-0"



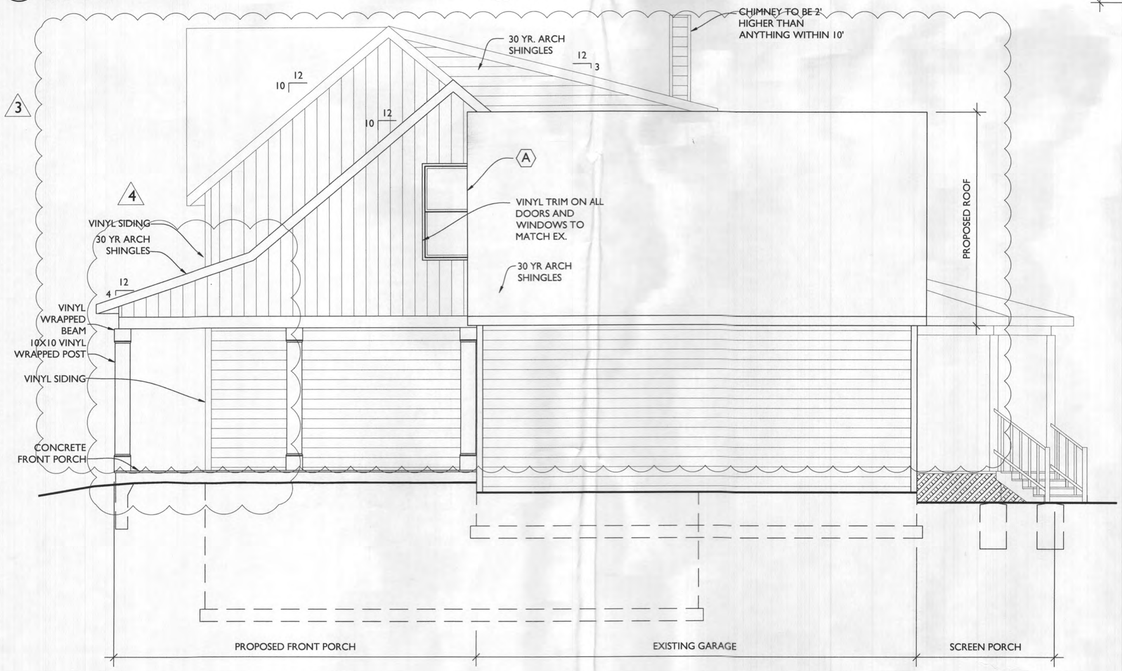
5 A200 **BATHROOM ELEVATION**
SCALE: 1/2"=1'-0"



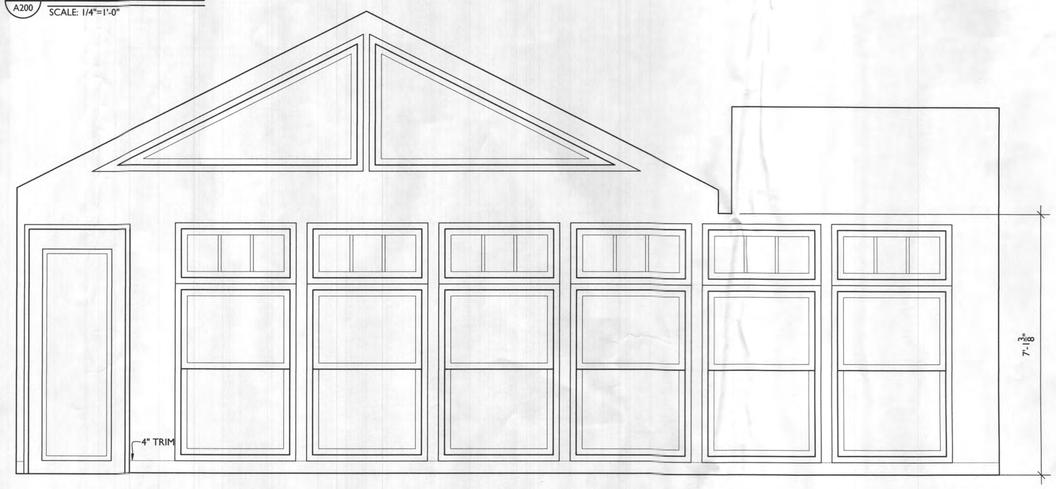
6 A200 **FIREPLACE ELEVATION**
SCALE: 1/2"=1'-0"



7 A200 **LEFT EXTERIOR ELEVATION**
SCALE: 1/4"=1'-0"



8 A200 **RIGHT EXTERIOR ELEVATION**
SCALE: 1/4"=1'-0"



9 A200 **ENTERTAINMENT SPACE**
SCALE: 1/2"=1'-0"

TRANSFORMING ARCHITECTURE
CUSTOM DESIGNS. FLAT FEES.

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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 10-22-2025

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PROJECT PHASE
100% CD

PROJECT TITLE
THE WOLFE RESIDENCE
12704 Scaggsville Road
Highland, MD 20777

REVISIONS

SYMBOL	DATE	ISSUED FOR
1	8/3/2020	STRUCTURAL UPDATES
2	8/10/2020	HEALTH DEPT. UPDATES
3	4/1/2021	PLAN UPDATES
4	7/12/2022	STRUCTURAL UPDATES

PROJECT NUMBER	19-423
DATE	02/08/2021
SCALE	AS NOTED

DRAWING TITLE
INT. + EXT. ELEVATIONS

SHEET NUMBER
A-200