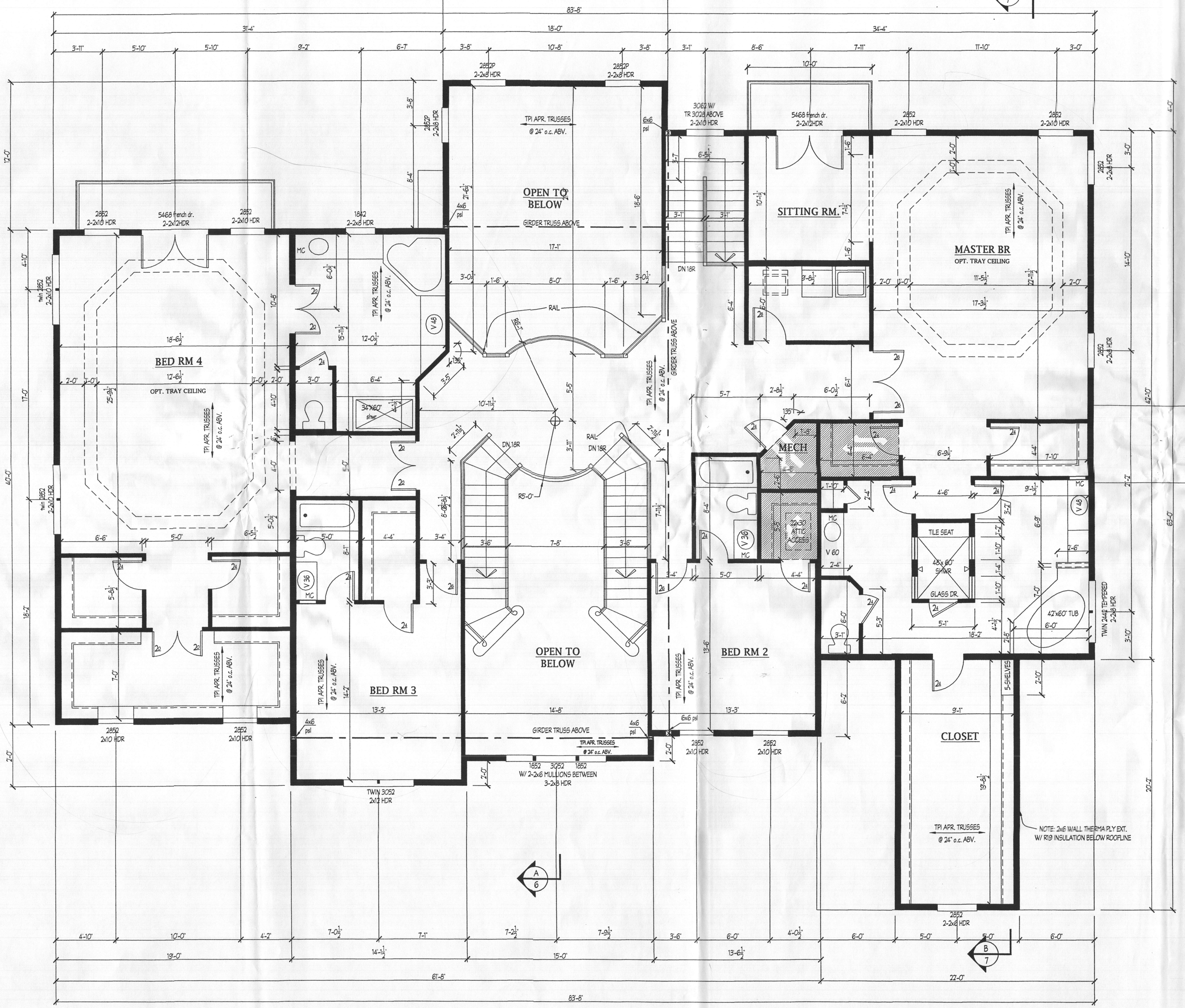


NOTES:

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED UNLESS NOTED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16" oc. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.

4BR

STATE OF MARYLAND WENRICH 7236 ARCHITECT

BID AND PERMIT SET 11/27/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

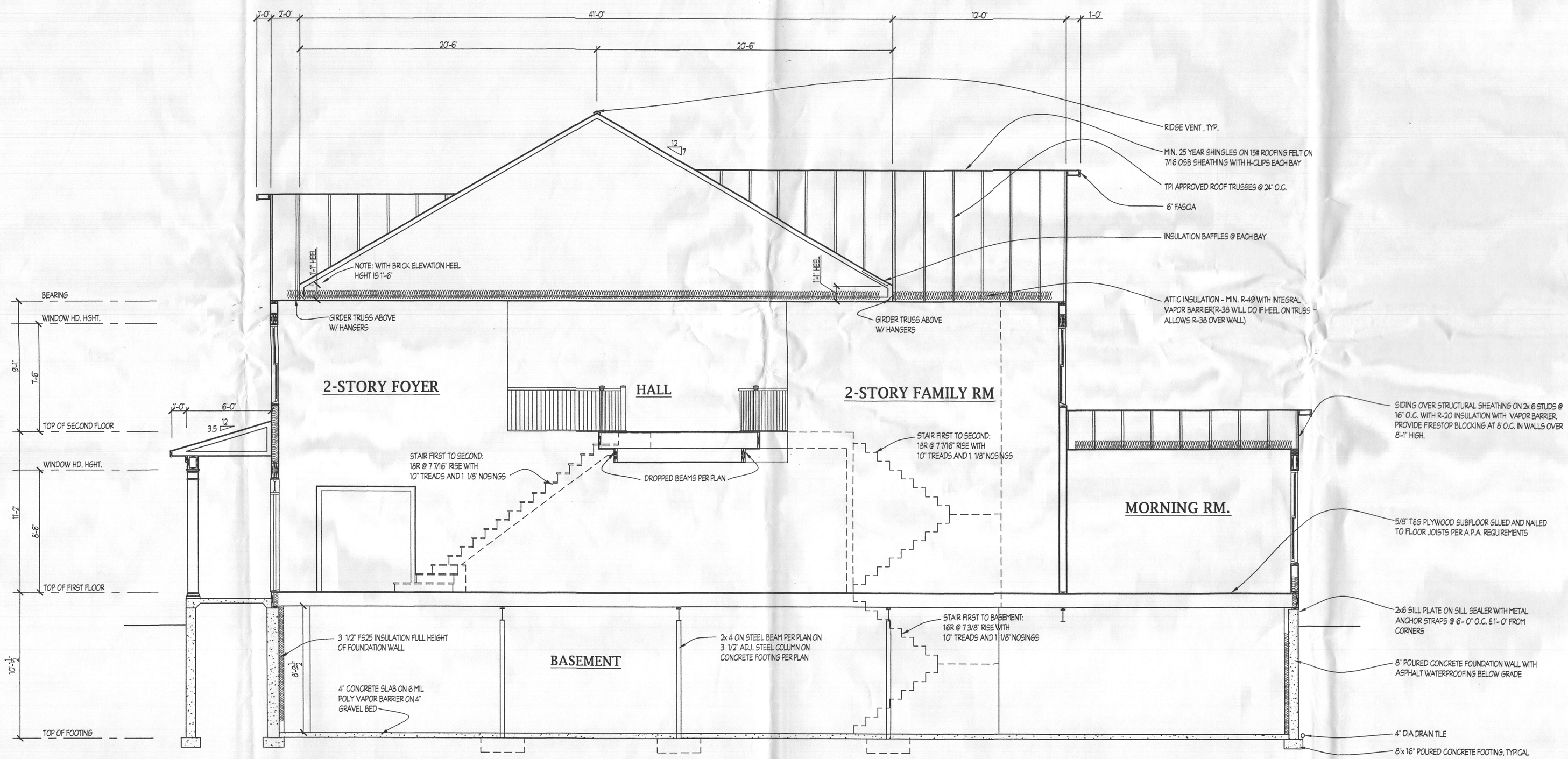
DATE:	REVISION:

Date: 10/19
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: SECOND FLOOR PLAN
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

W19.06
Project No.

4



SECTION-A

BID AND PERMIT SET 11/27/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:

Date: 10/19

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

Drawn: TIM

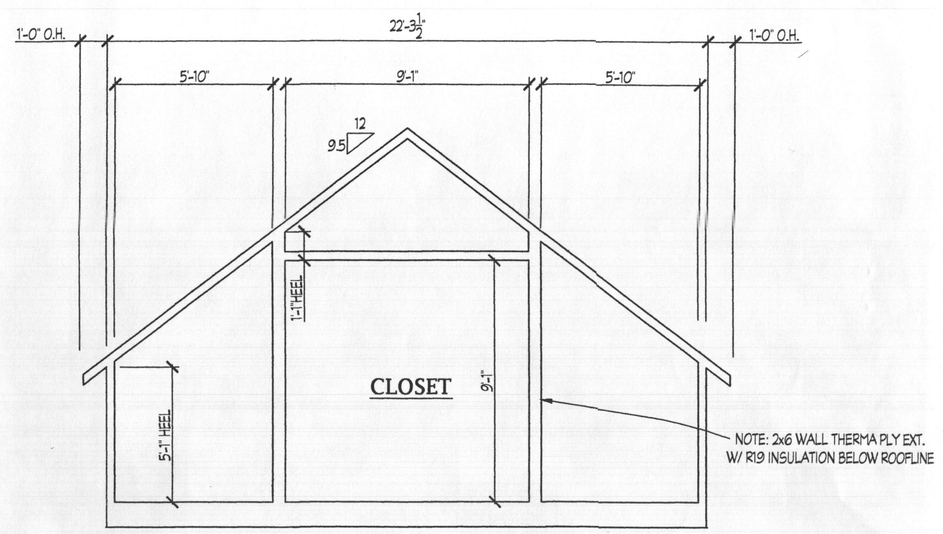
Drawing: SECTION A

Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

W19.06
Project No.

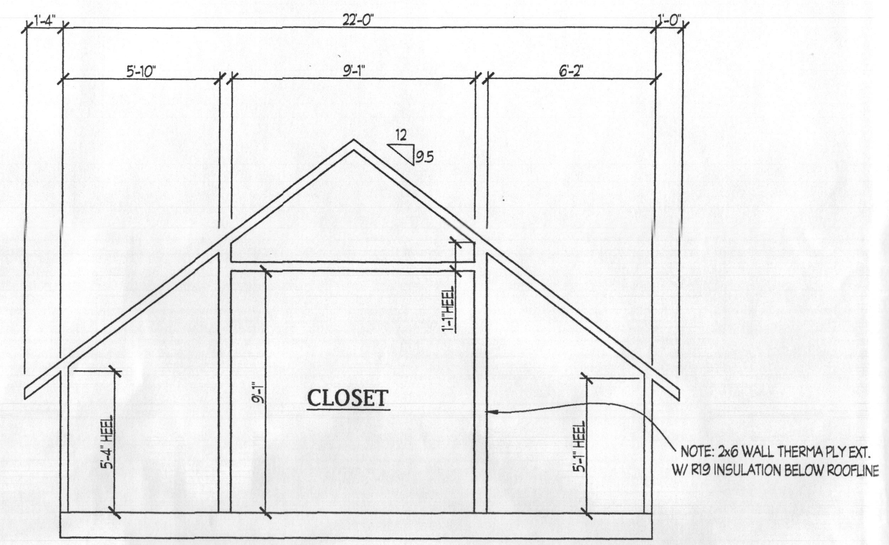
5

2019 Bldgs-working



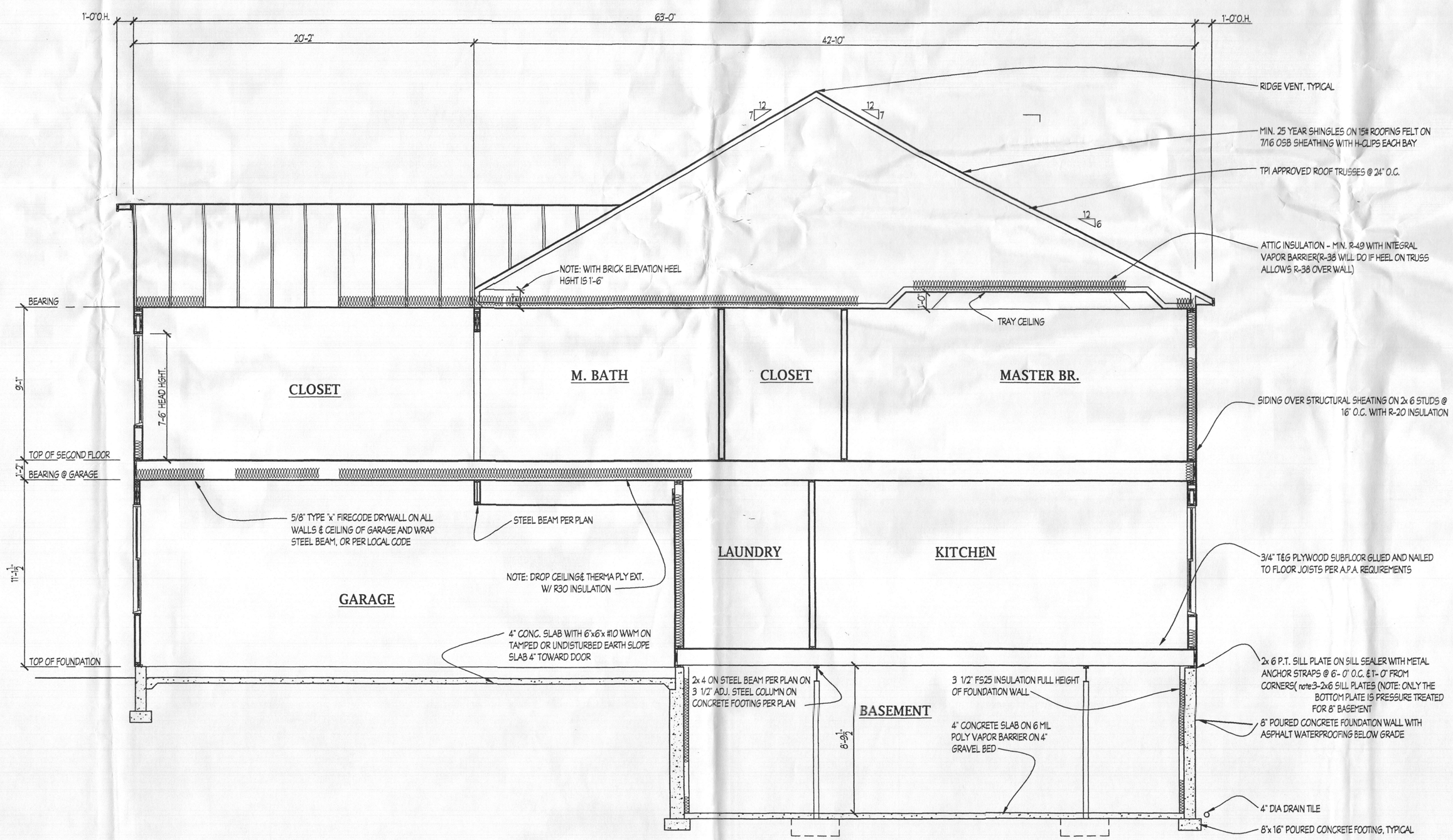
GARAGE TRUSS DIAGRAM

FOR STANDARD ELEVATION.ADJUST ACCORDINGLY FOR OTHER ELEVATIONS

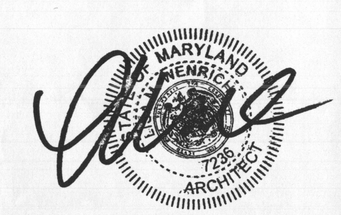


GARAGE TRUSS DIAGRAM

(IN FRONT OF OFFSET FOR BRICK FRONT)



SECTION-B



BID AND PERMIT SET 11/27/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:

Date: 10/19

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

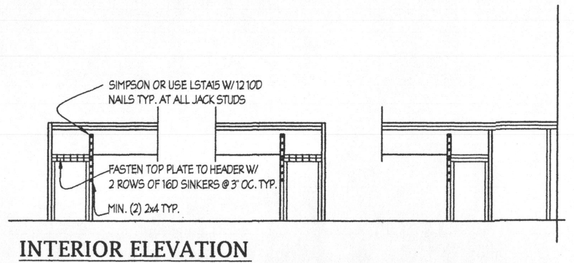
Drawn: TIM

Drawing: SECTION B

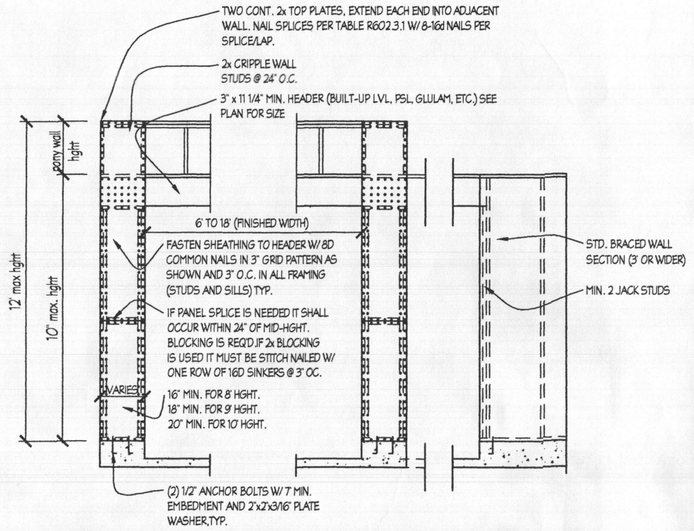
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

W19.06
Project No.

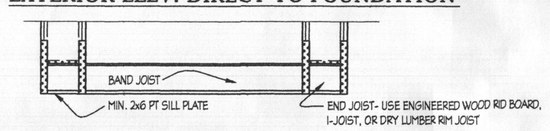
6



INTERIOR ELEVATION

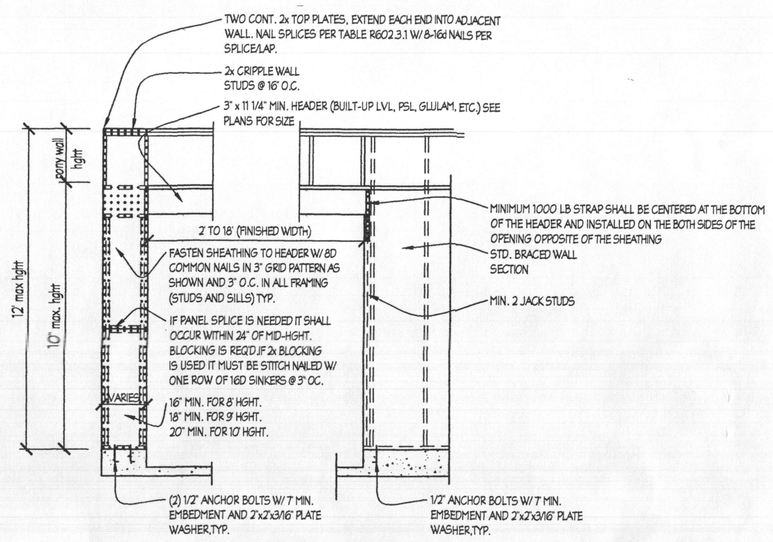


TWO SIDED NARROW WALL PORTAL FRAME
EXTERIOR ELEV. DIRECT TO FOUNDATION



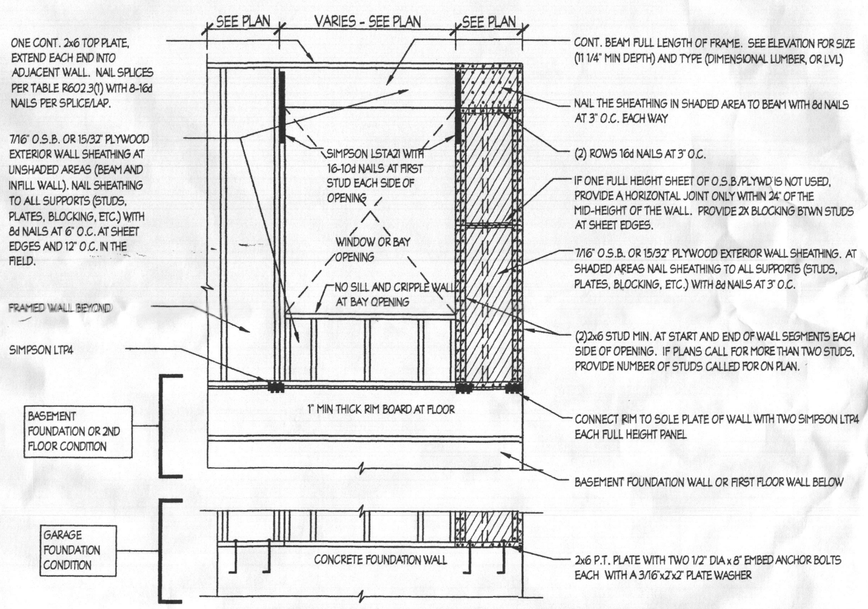
EXTERIOR ELEV. OVER RAISED FLOOR

NARROW WALL PORTAL DETAILS - TYPE 1



ONE SIDE PORTAL FRAME FOR
SEISMIC DESIGN A,B AND C AT GARAGE

NARROW WALL PORTAL DETAILS - TYPE 2



ONE SIDED PORTAL FRAME DETAIL
AT WINDOW OR BAY OPENING

NARROW WALL BRACING DETAILS

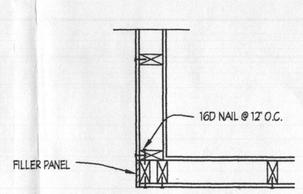
NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE REQ'D. BRACED WALL SEGMENT UP TO 40' LONG. FOR 9FT. WALL & 37' FOR 10FT. WALL ADJACENT TO 88% OPENINGS. LOCATIONS AND SPACING TO FOLLOW IRC REQUIREMENTS.

BRACED WALL PANEL SCHEDULE

PANEL TYPES	PANEL TYPE	PANEL MATERIAL	PANEL FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	8D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GAUGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG DALV. ROOFING NAILS, 8d COMMON NAILS, OR 1.25" LONG TYPE W GYPWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)-4	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG DALV. ROOFING NAILS, 8d COMMON NAILS, OR 1.25" LONG TYPE W GYPWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG DALV. ROOFING NAILS, 8d COMMON NAILS, OR 1.25" LONG TYPE W GYPWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)-4	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG DALV. ROOFING NAILS, 8d COMMON NAILS, OR 1.25" LONG TYPE W GYPWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	8D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GAUGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
CS-PF	CONTINUOUS PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PHD	PORTAL FRAME HOLD DOWN	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR/WINDOW OPENINGS

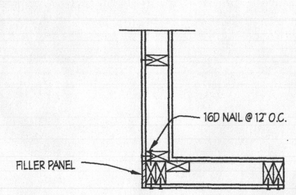
NOTES:

1. ALL BRACED WALL PANEL TYPES (AND ENGINEERED SHEAR WALLS), EXCEPT GB(1) AND GB(2) WITH SHEATHING INSTALLED HORIZONTALLY, SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
2. PROVIDE NAILINS/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS.
3. ALL EXTERIOR WALLS ARE SHEATHED WITH 7/16" O.S.B., OR 15/32" PLYWOOD, FASTENED PER TABLE R602.3(1). AT EXTERIOR CORNERS SHEATHING SHALL BE FASTENED AS SHOWN.
4. BRACED WALL PANELS ARE PROVIDED PER SECTIONS R602.10. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.
5. WHERE ENGINEERED SHEAR WALLS (I.E., TYPES CS-ESW(1), OR CS-ESW(2)) THE SHEAR WALLS HAVE BEEN DESIGNED TO RESIST THE CODE REQUIRED WIND LOAD.



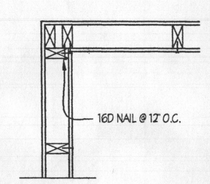
SHTG. ATTACHED W/ 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD

OUTSIDE CORNER DETAIL
not to scale



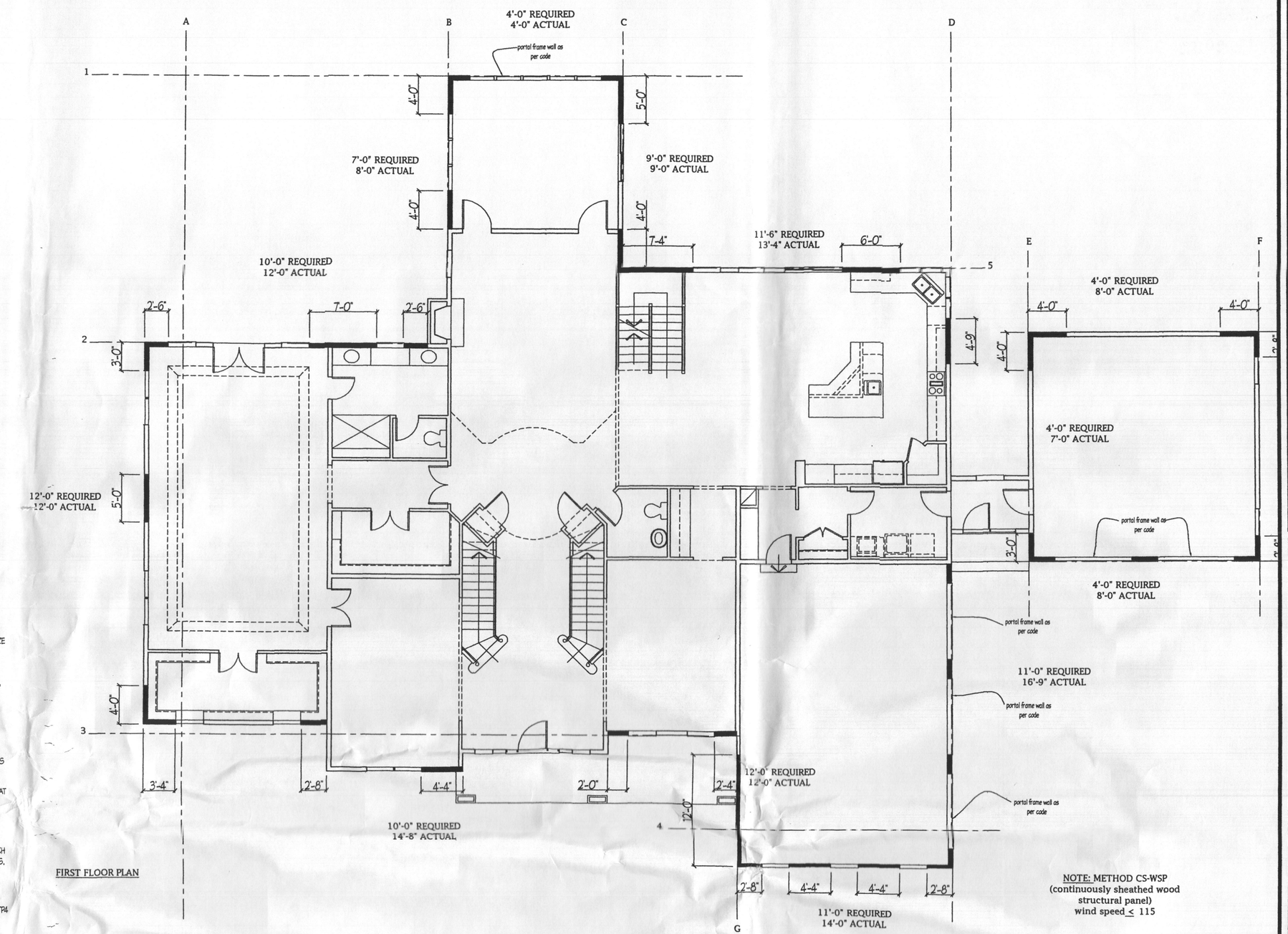
SHTG. ATTACHED W/ 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD

GARAGE CORNER DETAIL
not to scale



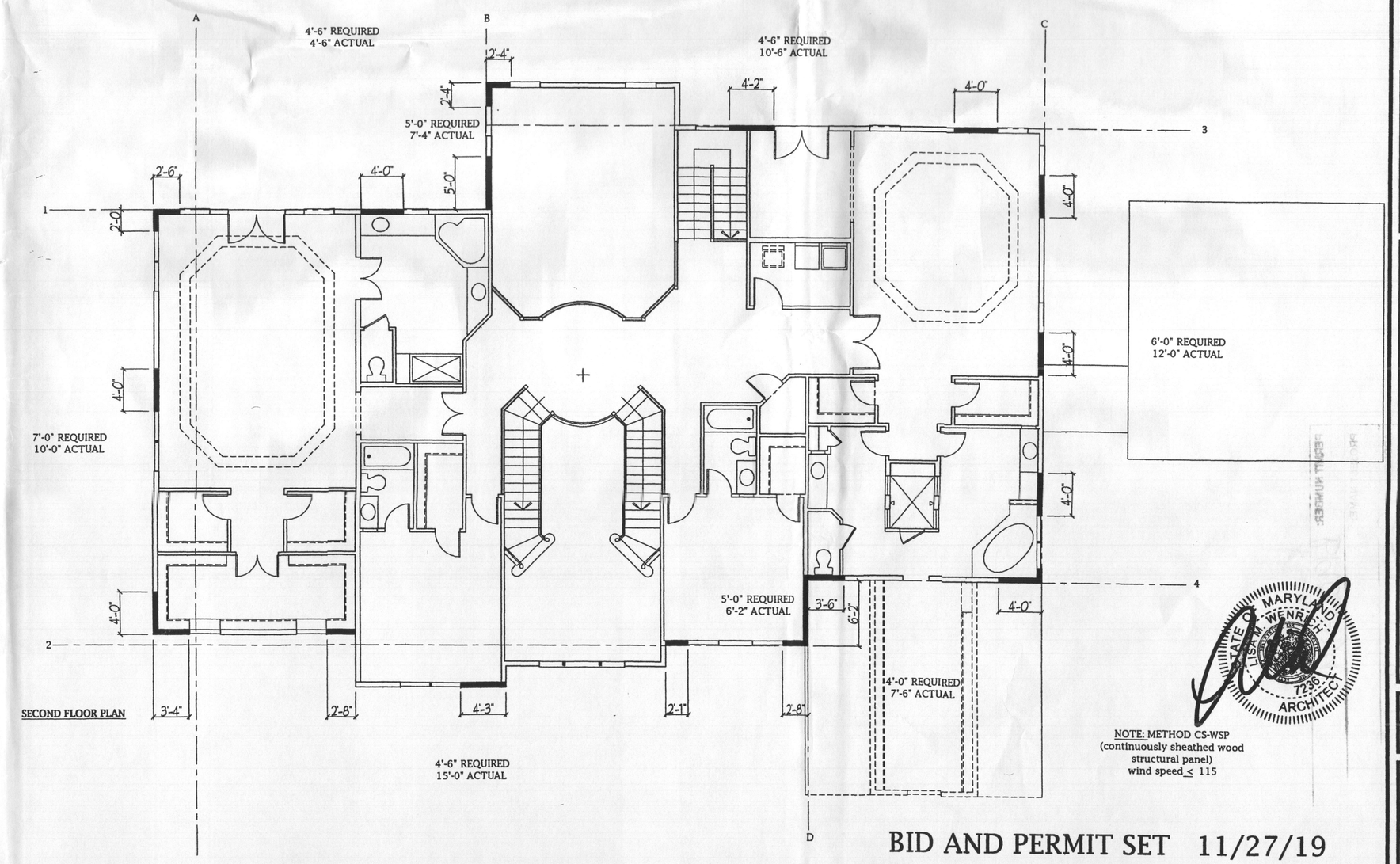
SHTG. ATTACHED W/ 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD

INSIDE CORNER DETAIL
not to scale



FIRST FLOOR PLAN

NOTE: METHOD CS-WSP
(continuously sheathed wood structural panel)
wind speed ≤ 115



SECOND FLOOR PLAN

NOTE: METHOD CS-WSP
(continuously sheathed wood structural panel)
wind speed ≤ 115

BID AND PERMIT SET 11/27/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:

DATE:	REVISION:

Date: 10/19
Scale: N.A.
Drawn: TIM

Drawing: SHEAR WALL DETAILS
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

W19.06
Project No.

D4