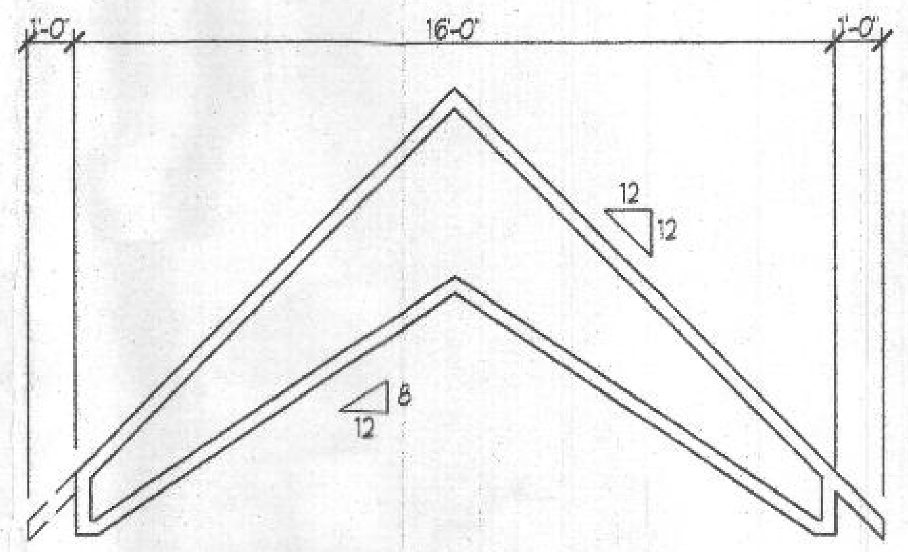
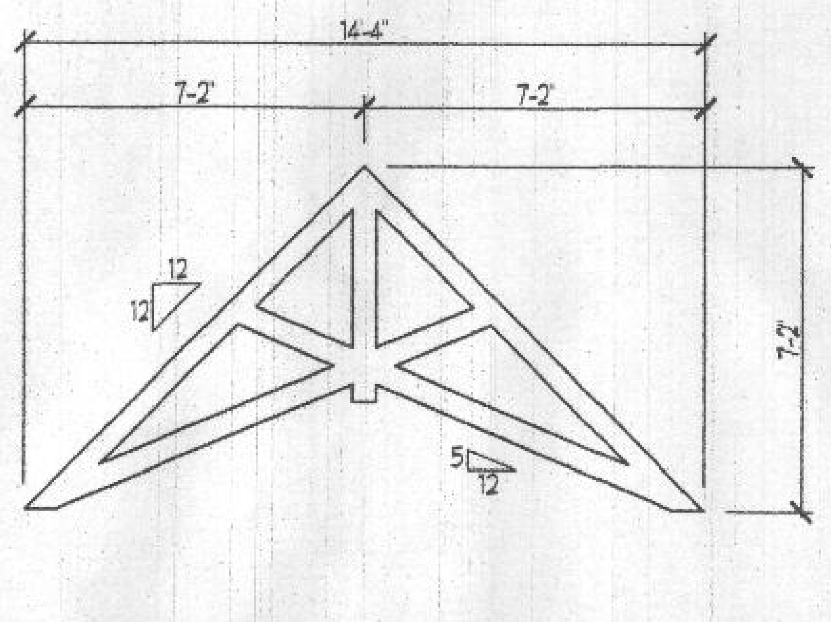
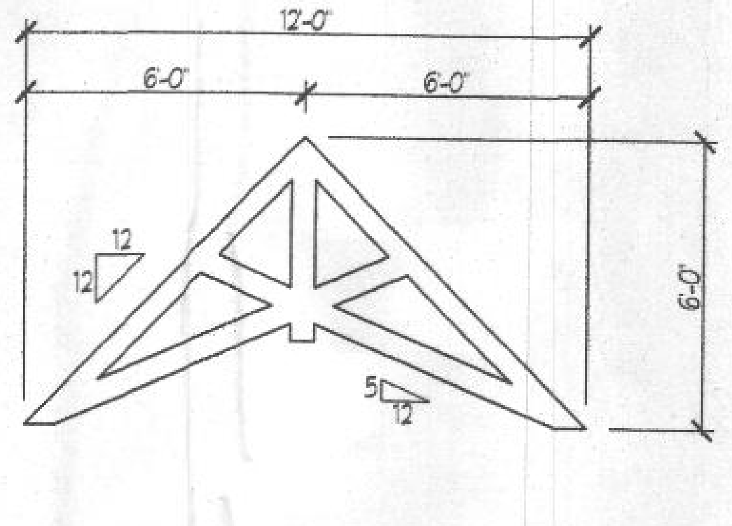


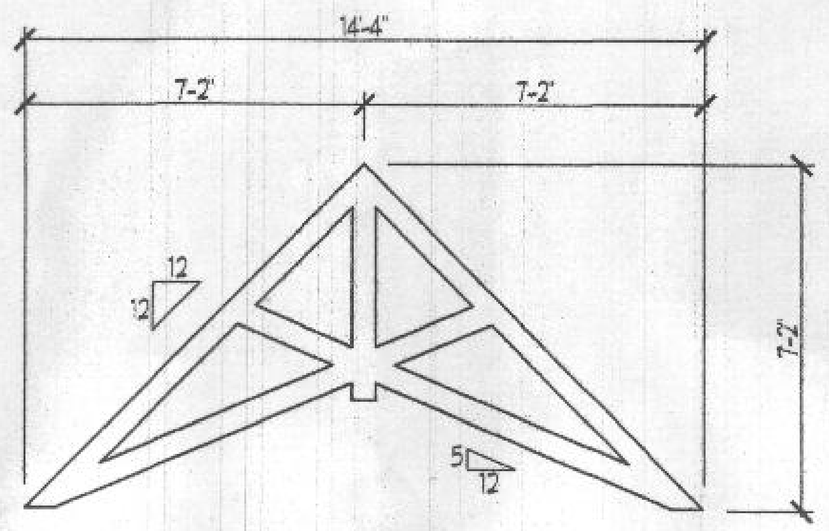
FAMILY RM TRUSS DIAGRAM



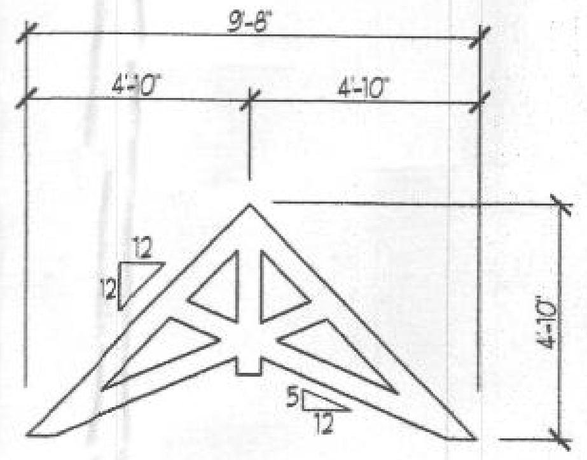
SIDE GARAGE TRUSS DIAGRAM



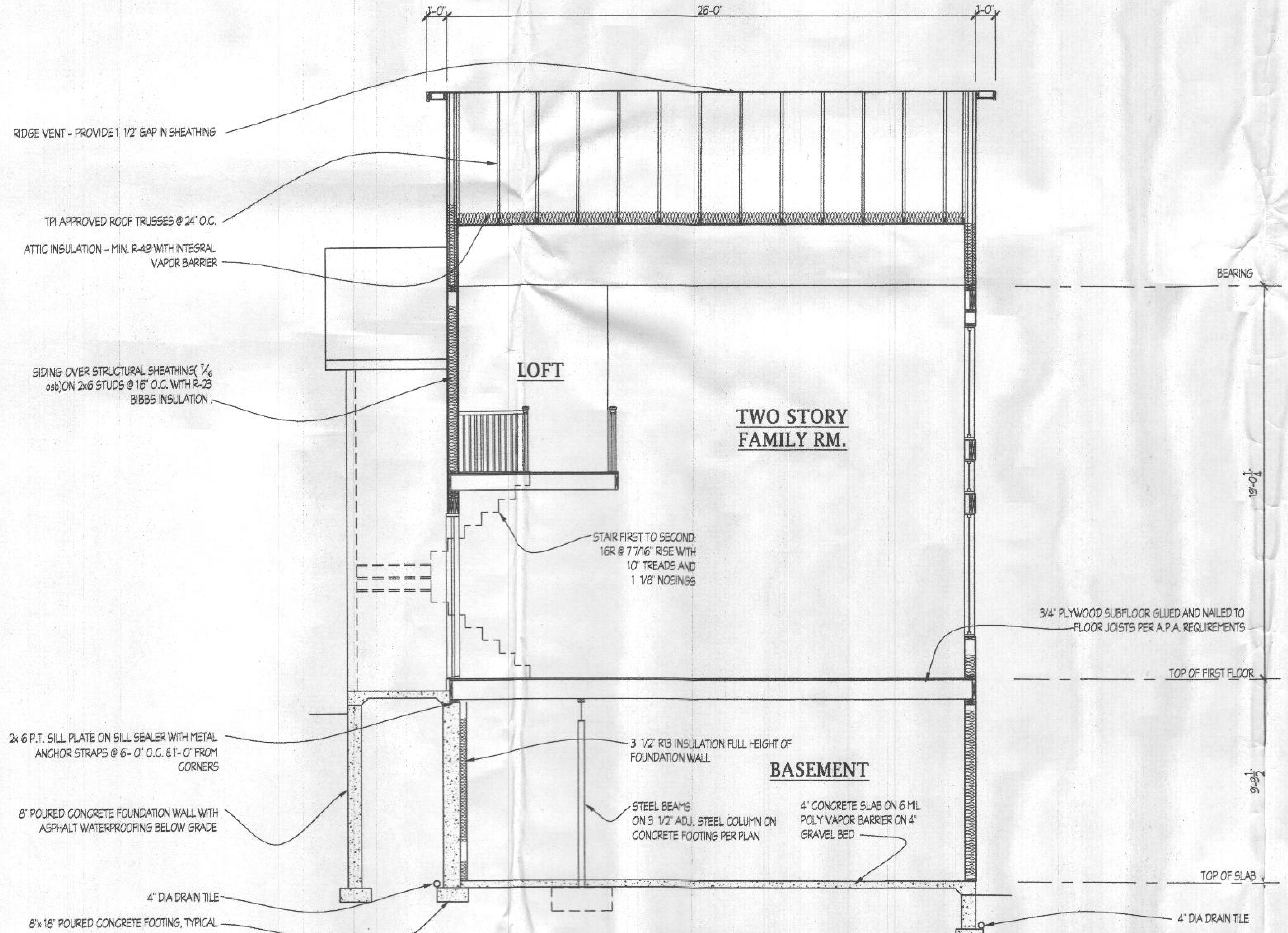
FRONT FAMILY RM.TRUSS DIAGRAM



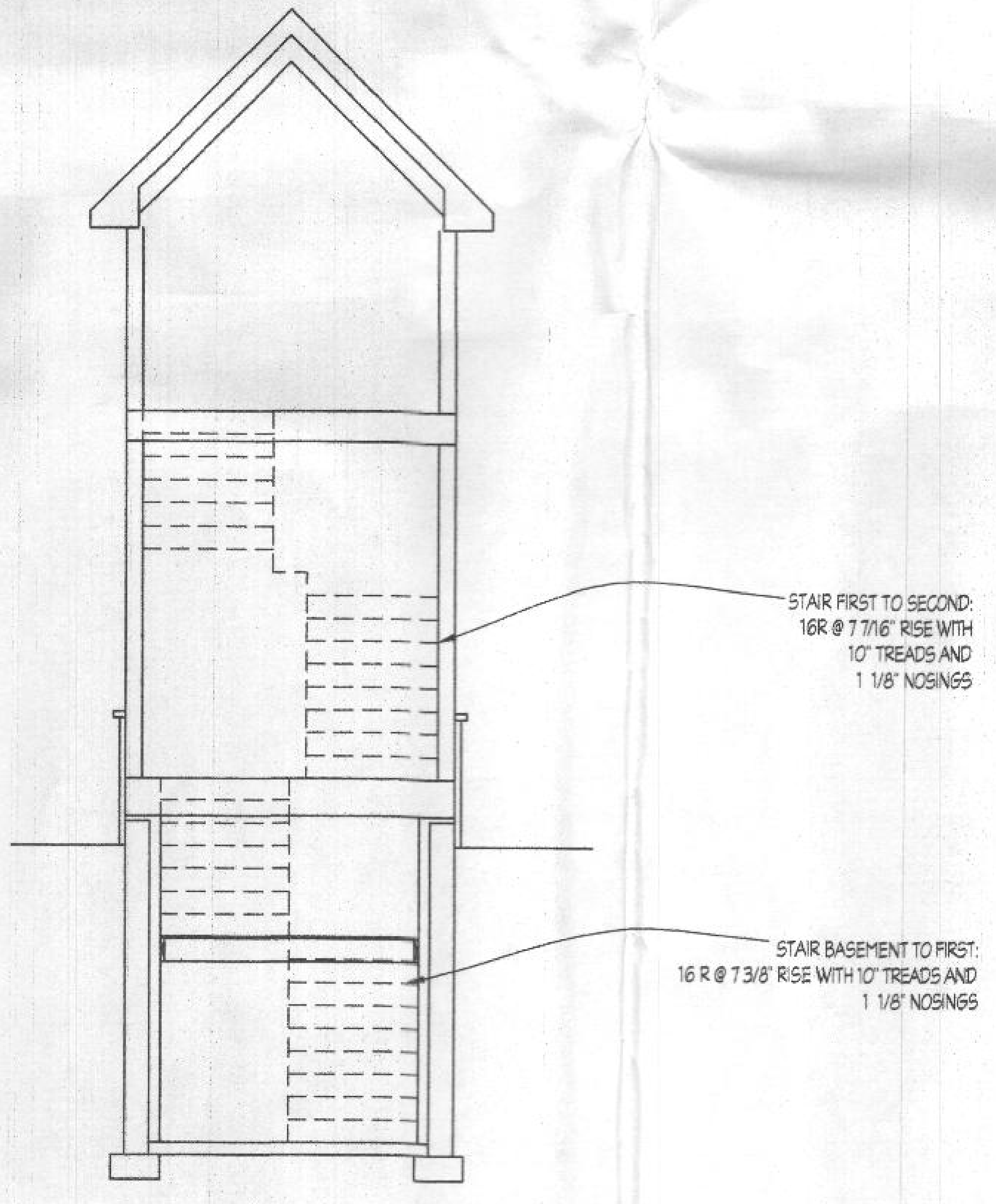
FRONT GARAGE TRUSS DIAGRAM



ENTRY TRUSS DIAGRAM


1'-0"
26'-0"
1'-0"
RIDGE VENT - PROVIDE 1 1/2" GAP IN SHEATHING
TPI APPROVED ROOF TRUSSES @ 24" O.C.
ATTIC INSULATION - MIN. R-49 WITH INTEGRAL VAPOR BARRIER
SIDING OVER STRUCTURAL SHEATHING(7/16 osb)ON 2x6 STUDS @ 16" O.C. WITH R-23 BIBBS INSULATION
LOFT
TWO STORY FAMILY RM.
STAIR FIRST TO SECOND: 16R @ 7 7/16" RISE WITH 10" TREADS AND 1 1/8" NOSINGS
BEARING
19'-0 1/4"
3/4" PLYWOOD SUBFLOOR GLUED AND NAILED TO FLOOR JOISTS PER A.P.A. REQUIREMENTS
TOP OF FIRST FLOOR
2x 6 P.T. SILL PLATE ON SILL SEALER WITH METAL ANCHOR STRAPS @ 6'- 0" O.C. & 1'- 0" FROM CORNERS
3 1/2" R13 INSULATION FULL HEIGHT OF FOUNDATION WALL
BASEMENT
9'-9 1/2"
8" POURED CONCRETE FOUNDATION WALL WITH ASPHALT WATERPROOFING BELOW GRADE
STEEL BEAMS ON 3 1/2" ADJ. STEEL COLUMN ON CONCRETE FOOTING PER PLAN
4" CONCRETE SLAB ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BED
TOP OF SLAB
4" DIA DRAIN TILE
8"x 18" POURED CONCRETE FOOTING, TYPICAL
4" DIA DRAIN TILE
8"x 16" POURED CONCRETE FOOTING, TYPICAL

SECTION B


STAIR FIRST TO SECOND: 16R @ 7 7/16" RISE WITH 10" TREADS AND 1 1/8" NOSINGS
STAIR BASEMENT TO FIRST: 16 R @ 7 3/8" RISE WITH 10" TREADS AND 1 1/8" NOSINGS

PARTIAL SECTION @ STAIR

LISA M. WENRICH
7236

BID AND PERMIT SET 1/20/20

tim graham 1/20/2020 9:06 AM Pinto-Dunbar CustomHome seccd.dwg

Plymouth Road Architects
640 Plymouth Road, Baltimore, MD 21229, 410-788-0281
PlymouthRoadArchitects.com

Notes:

Drawing: SECTION B

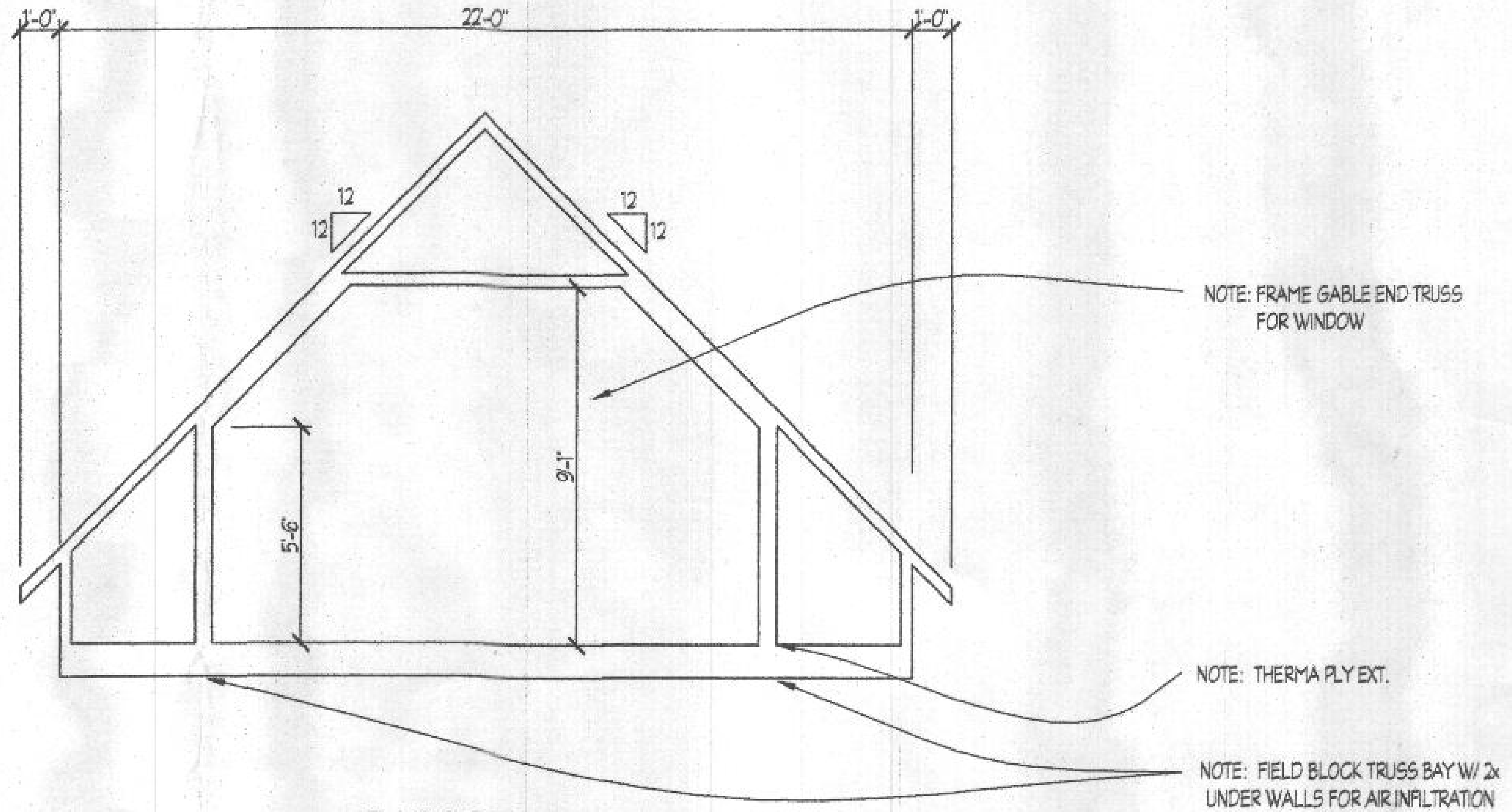
Project: PINTO.DUNBAR
CUSTOM HOME
HOWARD COUNTY, MD.

Project No.: 2019.02

Date: 4/19

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

5

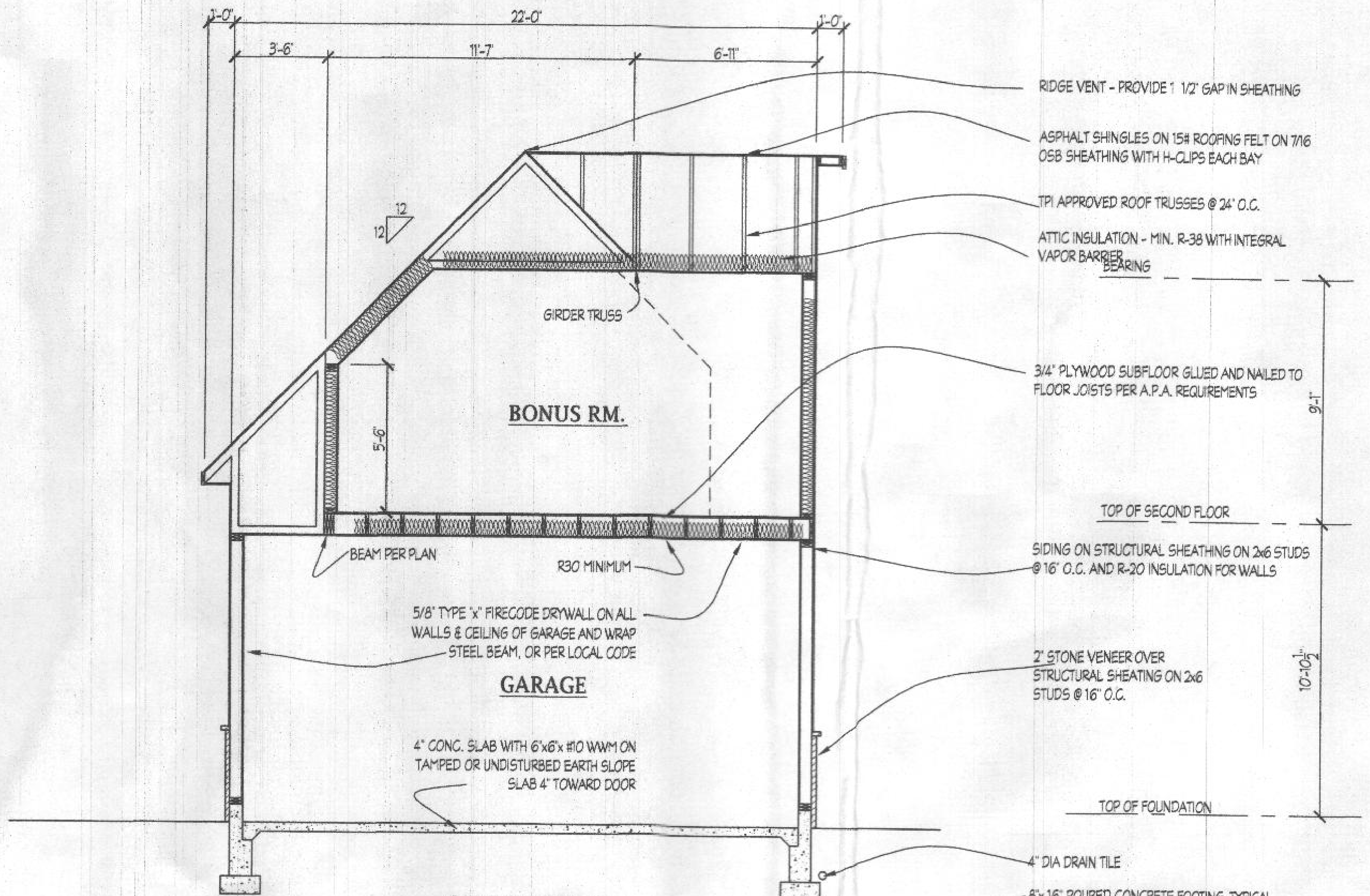


NOTE: FRAME GABLE END TRUSS
FOR WINDOW

NOTE: THERMA PLY EXT.

NOTE: FIELD BLOCK TRUSS BAY W/ 2x
UNDER WALLS FOR AIR INFILTRATION

GARAGE TRUSS DIAGRAM



RIDGE VENT - PROVIDE 1 1/2" GAP IN SHEATHING

ASPHALT SHINGLES ON 15# ROOFING FELT ON 7/16
OSB SHEATHING WITH H-CLIPS EACH BAY

TPI APPROVED ROOF TRUSSES @ 24" O.C.

ATTIC INSULATION - MIN. R-38 WITH INTEGRAL
VAPOR BARRIER

3/4" PLYWOOD SUBFLOOR GLUED AND NAILED TO
FLOOR JOISTS PER A.P.A. REQUIREMENTS

5/8" TYPE "x" FIRECODE DRYWALL ON ALL
WALLS & CEILING OF GARAGE AND WRAP
STEEL BEAM, OR PER LOCAL CODE

4" CONC. SLAB WITH 6"x6"x #10 WWM ON
TAMPED OR UNDISTURBED EARTH SLOPE
SLAB 4" TOWARD DOOR

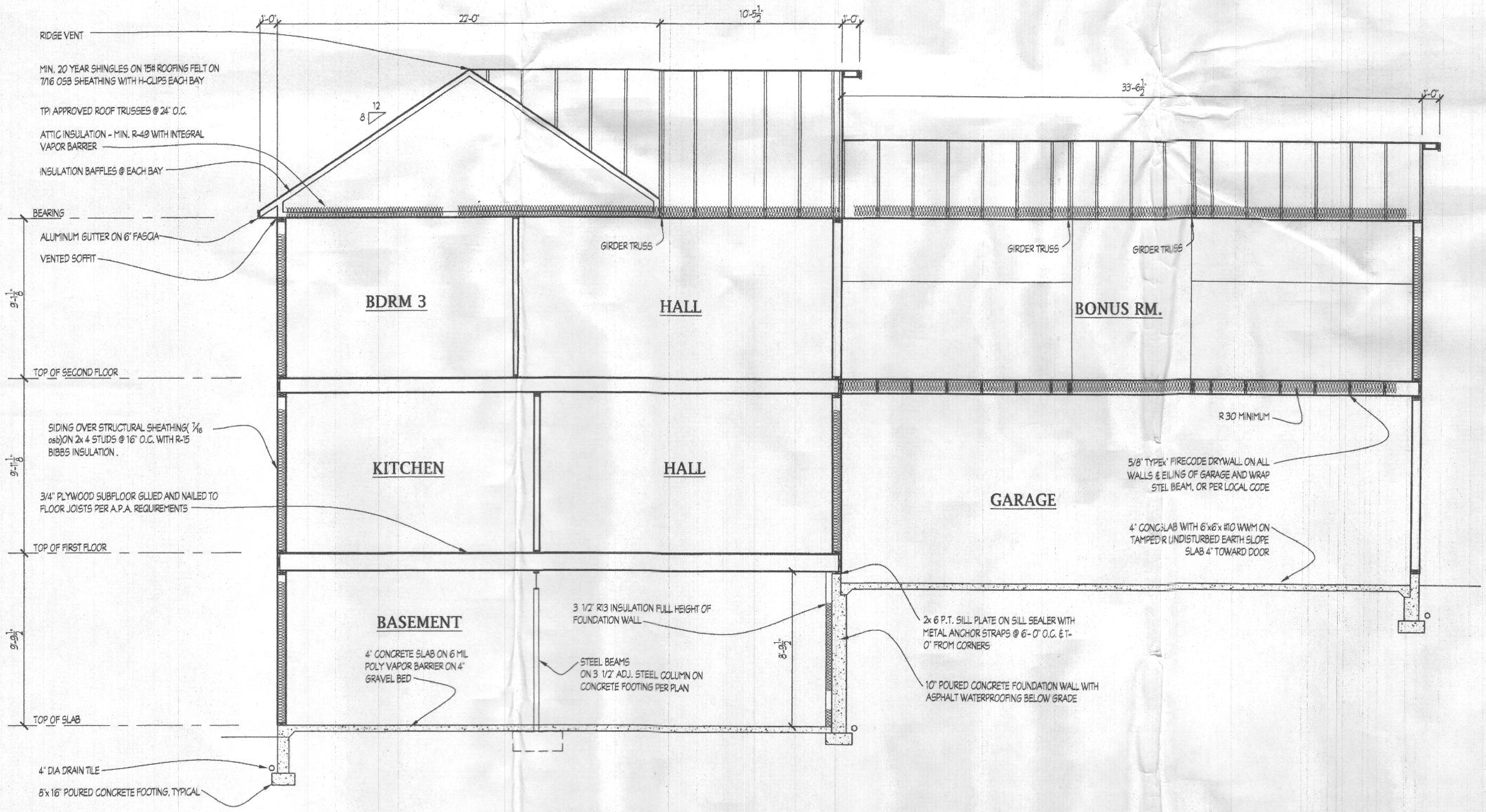
SIDING ON STRUCTURAL SHEATHING ON 2x6 STUDS
@ 16" O.C. AND R-20 INSULATION FOR WALLS

2" STONE VENEER OVER
STRUCTURAL SHEATING ON 2x6
STUDS @ 16" O.C.

4" DIA DRAIN TILE

8"x 16" POURED CONCRETE FOOTING, TYPICAL

SECTION C



RIDGE VENT

MIN. 20 YEAR SHINGLES ON 15# ROOFING FELT ON
7/16 OSB SHEATHING WITH H-CLIPS EACH BAY

TPI APPROVED ROOF TRUSSES @ 24" O.C.

ATTIC INSULATION - MIN. R-49 WITH INTEGRAL
VAPOR BARRIER

INSULATION BAFFLES @ EACH BAY

ALUMINUM GUTTER ON 6" FASCIA

VENTED SOFFIT

SIDING OVER STRUCTURAL SHEATHING(7/16
osb)ON 2x 4 STUDS @ 16" O.C. WITH R-15
BIBBS INSULATION .

3/4" PLYWOOD SUBFLOOR GLUED AND NAILED TO
FLOOR JOISTS PER A.P.A. REQUIREMENTS

4" CONCRETE SLAB ON 6 MIL
POLY VAPOR BARRIER ON 4"
GRAVEL BED

3 1/2" R13 INSULATION FULL HEIGHT OF
FOUNDATION WALL

STEEL BEAMS
ON 3 1/2" ADJ. STEEL COLUMN ON
CONCRETE FOOTING PER PLAN

2x 6 P.T. SILL PLATE ON SILL SEALER WITH
METAL ANCHOR STRAPS @ 6'- 0" O.C. & 1'-
0" FROM CORNERS

10" POURED CONCRETE FOUNDATION WALL WITH
ASPHALT WATERPROOFING BELOW GRADE

5/8" TYPE"x" FIRECODE DRYWALL ON ALL
WALLS & EILING OF GARAGE AND WRAP
STEL BEAM, OR PER LOCAL CODE

4" CONC.SLAB WITH 6"x6"x #10 WWM ON
TAMPED R UNDISTURBED EARTH SLOPE
SLAB 4" TOWARD DOOR

4" DIA DRAIN TILE

8"x 16" POURED CONCRETE FOOTING, TYPICAL

SECTION A

LISA M. WENRICH
7236

BID AND PERMIT SET 1/20/20

Plymouth Road Architects
640 Plymouth Road, Baltimore, MD 21229, 410-788-0281
PlymouthRoadArchitects.com

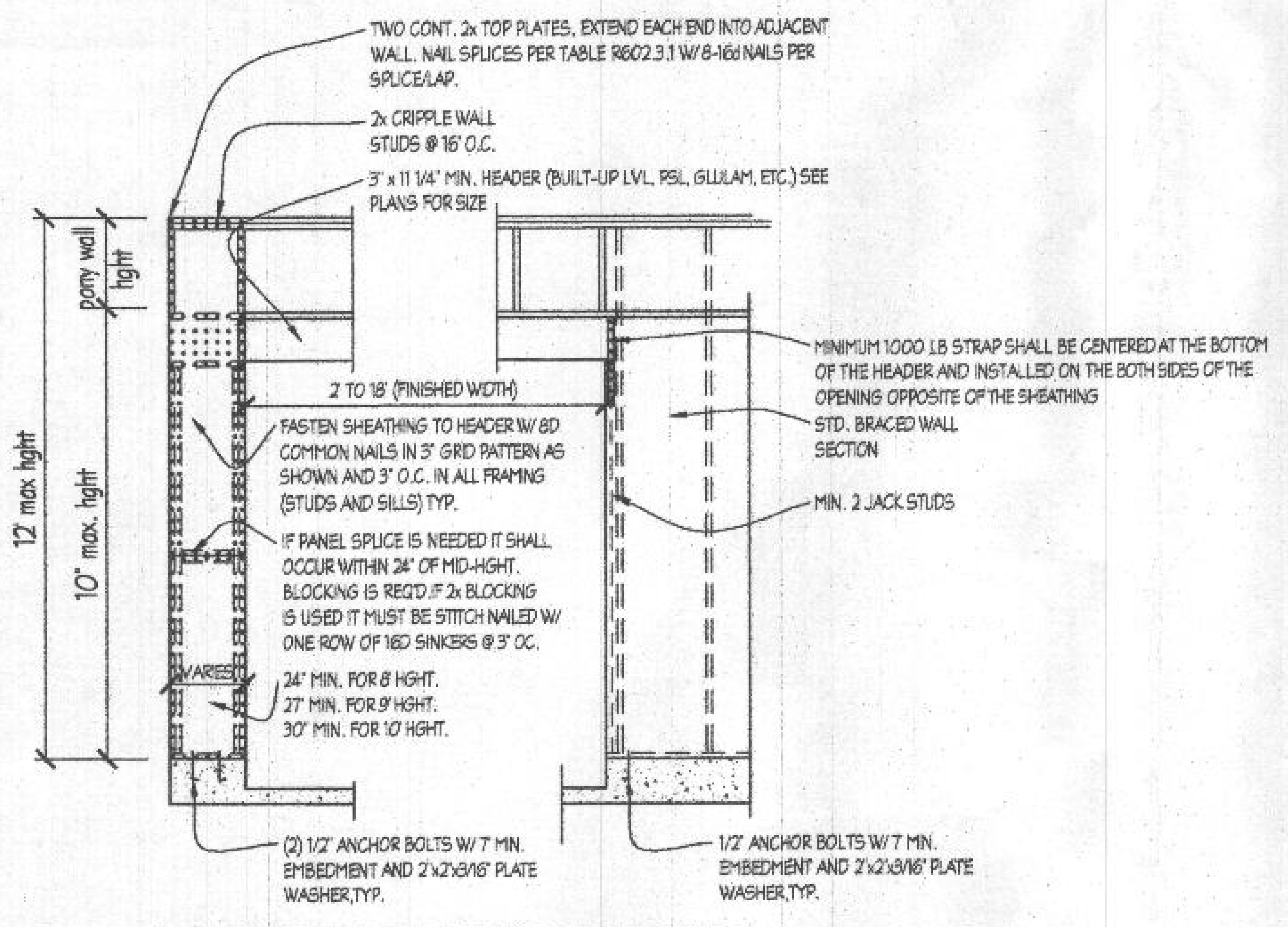
Notes:

Drawing: SECTION B & C

Project: PINTO.DUNBAR
CUSTOM HOME
HOWARD COUNTY, MD.

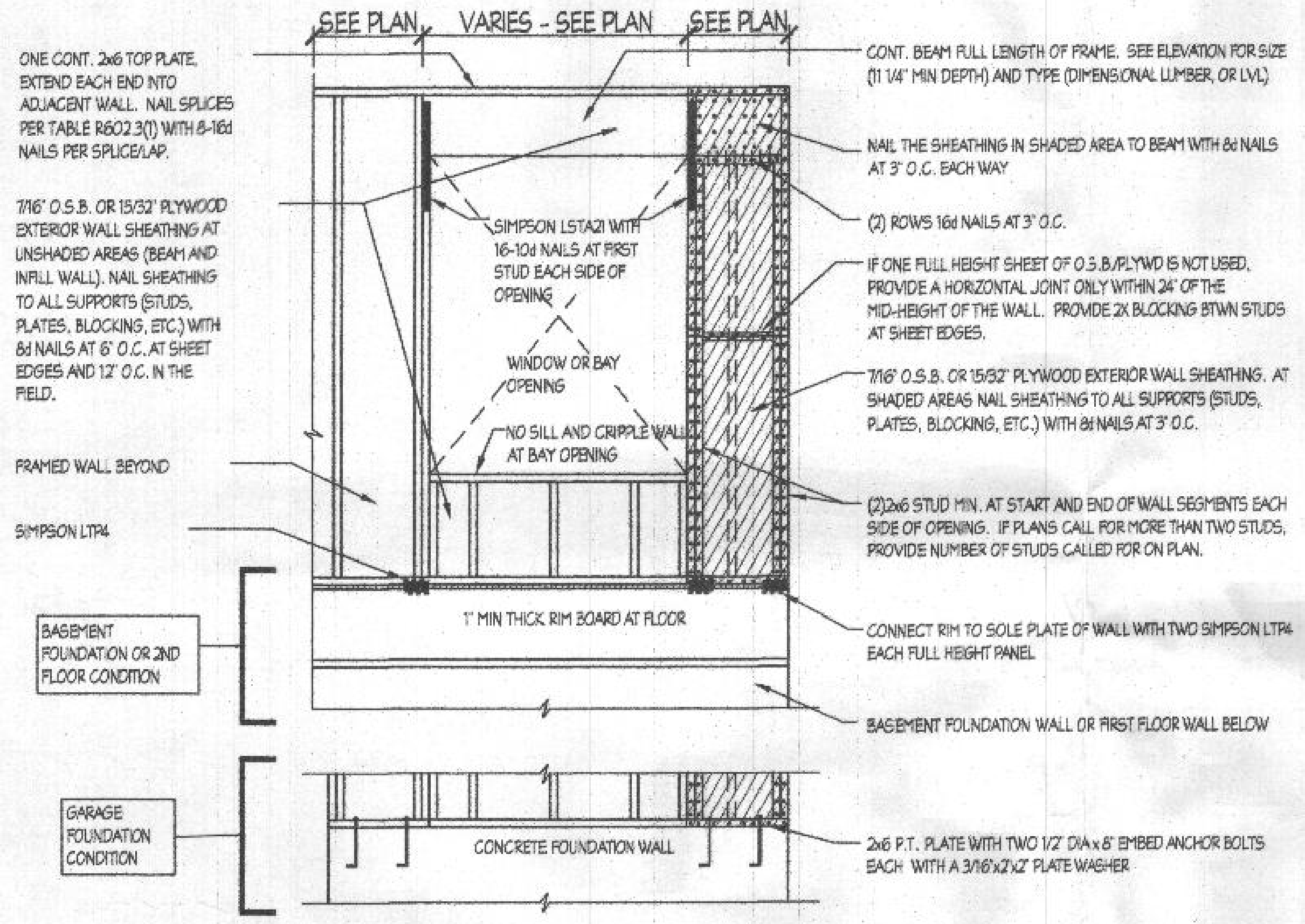
Project No.: 2019.02
Date: 5/19
Scale: 1/4"=1'-0"

6

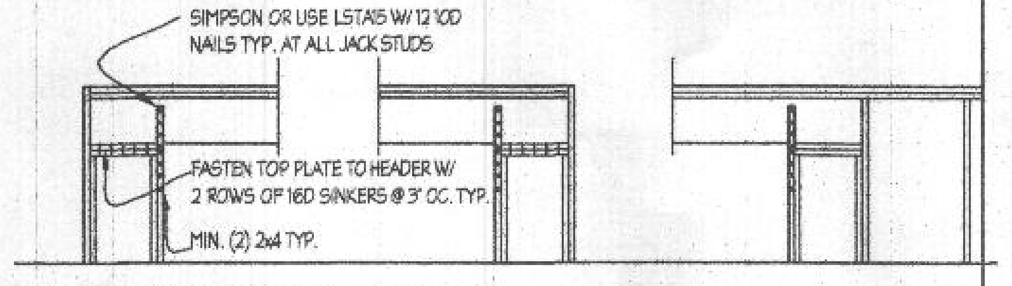

TWO CONT. 2x TOP PLATES, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES PER TABLE R602.3.1 W/ 8-16d NAILS PER SPLICE/LAP.
2x CRIPPLE WALL STUDS @ 16" O.C.
3" x 11 1/4" MIN. HEADER (BUILT-UP LVL, PSL, GLULAM, ETC.) SEE PLANS FOR SIZE
pony wall hght
12' max hght
10' max. hght
2' TO 18' (FINISHED WIDTH)
FASTEN SHEATHING TO HEADER W/ 8D COMMON NAILS IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS AND SILLS) TYP.
IF PANEL SPLICE IS NEEDED IT SHALL OCCUR WITHIN 24" OF MID-HGHT. BLOCKING IS REQ'D.IF 2x BLOCKING IS USED IT MUST BE STITCH NAILED W/ ONE ROW OF 16D SINKERS @ 3" OC.
VARIES
24" MIN. FOR 8' HGHT.
27" MIN. FOR 9' HGHT.
30" MIN. FOR 10' HGHT.
MINIMUM 1000 LB STRAP SHALL BE CENTERED AT THE BOTTOM OF THE HEADER AND INSTALLED ON THE BOTH SIDES OF THE OPENING OPPOSITE OF THE SHEATHING
STD. BRACED WALL SECTION
MIN. 2 JACK STUDS
(2) 1/2" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT AND 2"x2"x3/16" PLATE WASHER,TYP.
1/2" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT AND 2"x2"x3/16" PLATE WASHER,TYP.

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

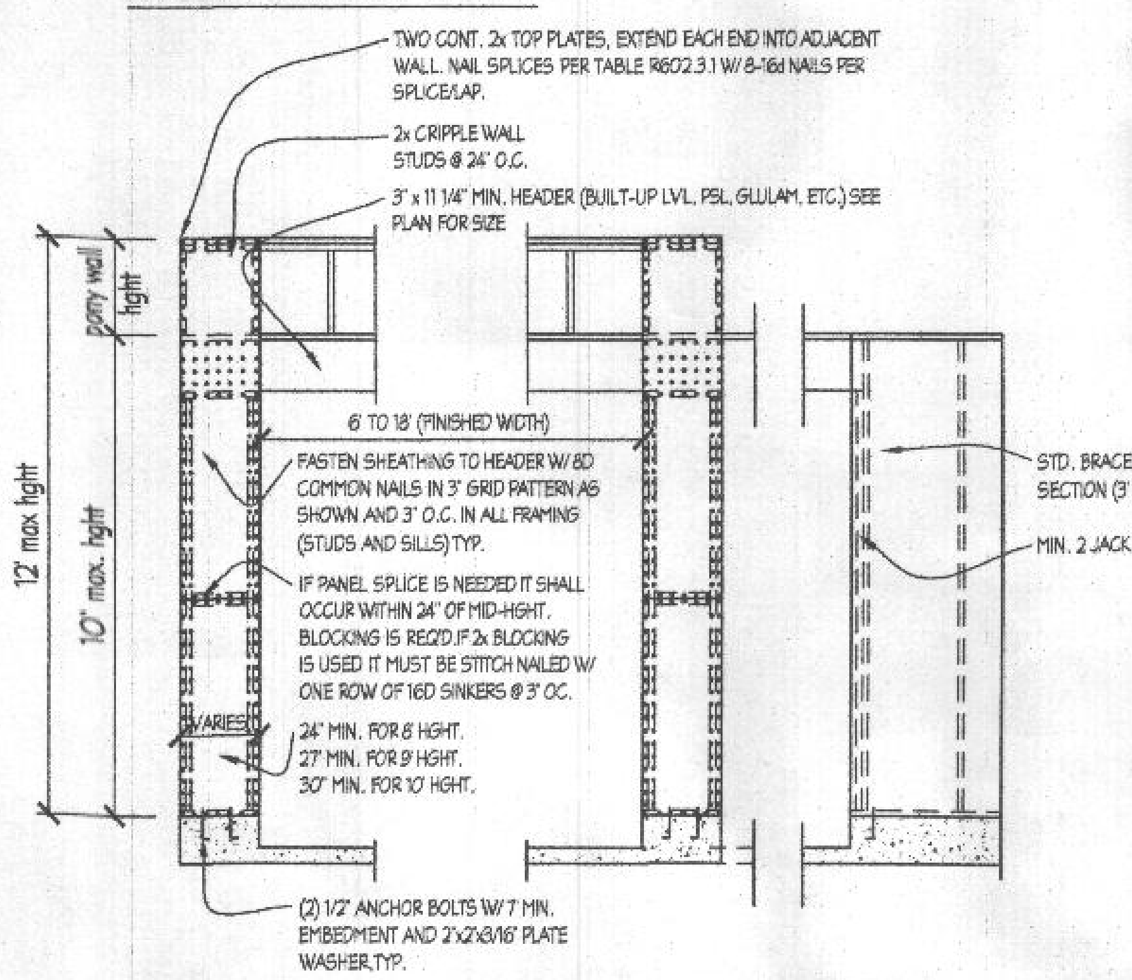
NARROW WALL PORTAL DETAILS - TYPE 2


SEE PLAN
VARIES - SEE PLAN
SEE PLAN
ONE CONT. 2x6 TOP PLATE, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES PER TABLE R602.3(1) WITH 8-16d NAILS PER SPLICE/LAP.
7/16" O.S.B. OR 15/32" PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM AND INFILL WALL). NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. IN THE FIELD.
FRAMED WALL BEYOND
SIMPSON LTP4
BASEMENT FOUNDATION OR 2ND FLOOR CONDITION
GARAGE FOUNDATION CONDITION
SIMPSON LSTA21 WITH 16-10d NAILS AT FIRST STUD EACH SIDE OF OPENING
WINDOW OR BAY OPENING
NO SILL AND CRIPPLE WALL AT BAY OPENING
1" MIN THICK RIM BOARD AT FLOOR
CONCRETE FOUNDATION WALL
CONT. BEAM FULL LENGTH OF FRAME. SEE ELEVATION FOR SIZE (11 1/4" MIN DEPTH) AND TYPE (DIMENSIONAL LUMBER, OR LVL)
NAIL THE SHEATHING IN SHADED AREA TO BEAM WITH 8d NAILS AT 3" O.C. EACH WAY
(2) ROWS 16d NAILS AT 3" O.C.
IF ONE FULL HEIGHT SHEET OF O.S.B./PLYWD IS NOT USED, PROVIDE A HORIZONTAL JOINT ONLY WITHIN 24" OF THE MID-HEIGHT OF THE WALL. PROVIDE 2X BLOCKING BTWN STUDS AT SHEET EDGES.
7/16" O.S.B. OR 15/32" PLYWOOD EXTERIOR WALL SHEATHING. AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 3" O.C.
(2)2x6 STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. IF PLANS CALL FOR MORE THAN TWO STUDS, PROVIDE NUMBER OF STUDS CALLED FOR ON PLAN.
CONNECT RIM TO SOLE PLATE OF WALL WITH TWO SIMPSON LTP4 EACH FULL HEIGHT PANEL
BASEMENT FOUNDATION WALL OR FIRST FLOOR WALL BELOW
2x6 P.T. PLATE WITH TWO 1/2" DIA x 8" EMBED ANCHOR BOLTS EACH WITH A 3/16"x2"x2" PLATE WASHER

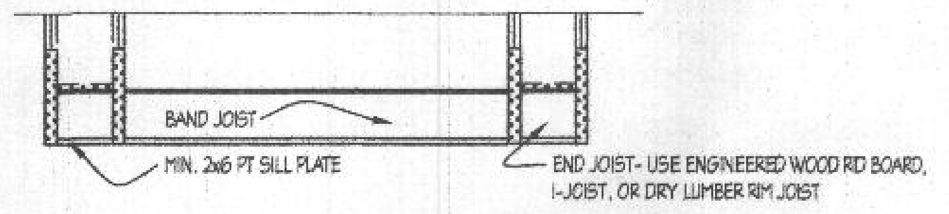
ONE SIDED PORTAL FRAME DETAIL AT WINDOW OR BAY OPENING


SIMPSON OR USE LSTA15 W/ 12 10D NAILS TYP. AT ALL JACK STUDS
FASTEN TOP PLATE TO HEADER W/ 2 ROWS OF 16D SINKERS @ 3" OC. TYP.
MIN. (2) 2x4 TYP.

INTERIOR ELEVATION


TWO CONT. 2x TOP PLATES, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES PER TABLE R602.3.1 W/ 8-16d NAILS PER SPLICE/LAP.
2x CRIPPLE WALL STUDS @ 24" O.C.
3" x 11 1/4" MIN. HEADER (BUILT-UP LVL, PSL, GLULAM, ETC.) SEE PLAN FOR SIZE
pony wall hght
12' max hght
10' max. hght
6' TO 18' (FINISHED WIDTH)
FASTEN SHEATHING TO HEADER W/ 8D COMMON NAILS IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS AND SILLS) TYP.
IF PANEL SPLICE IS NEEDED IT SHALL OCCUR WITHIN 24" OF MID-HGHT. BLOCKING IS REQ'D.IF 2x BLOCKING IS USED IT MUST BE STITCH NAILED W/ ONE ROW OF 16D SINKERS @ 3" OC.
VARIES
24" MIN. FOR 8' HGHT.
27" MIN. FOR 9' HGHT.
30" MIN. FOR 10' HGHT.
STD. BRACED WALL SECTION (3' OR WIDER)
MIN. 2 JACK STUDS
(2) 1/2" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT AND 2"x2"x3/16" PLATE WASHER,TYP.

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


BAND JOIST
MIN. 2x6 PT SILL PLATE
END JOIST- USE ENGINEERED WOOD RD BOARD, I-JOIST, OR DRY LUMBER RIM JOIST

EXTERIOR ELEV. OVER RAISED FLOOR

NARROW WALL PORTAL DETAILS - TYPE 1

NARROW WALL BRACING DETAILS

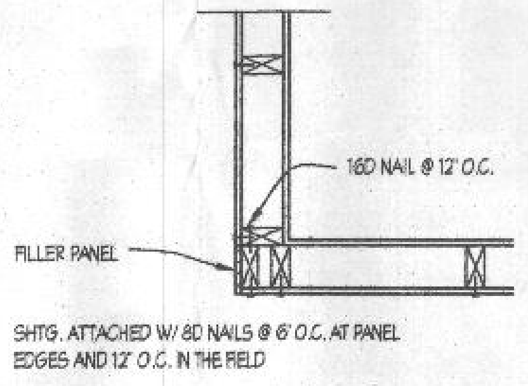
NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE REQ'D. BRACED WALL SEGMENT UP TO 40" LONG. FOR 9FT. WALL & 37 FOR 10FT. WALL ADJACENT TO 88% OPENING. LOCATIONS AND SPACING TO FOLLOW IRC REQUIREMENTS.

BRACED WALL PANEL SCHEDULE

PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
GB	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
PFH	PORTAL FRAME HOLD DOWN	7/16" OSB	NAILING PER DETAIL

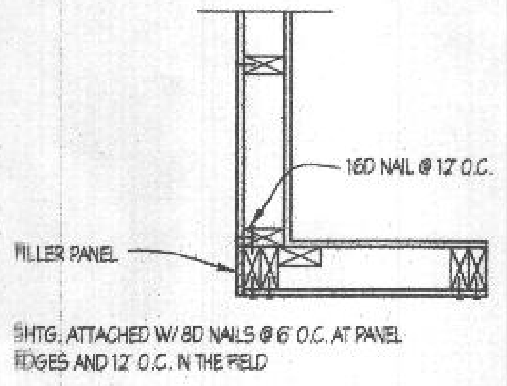
NOTES:

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 NAILING/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.



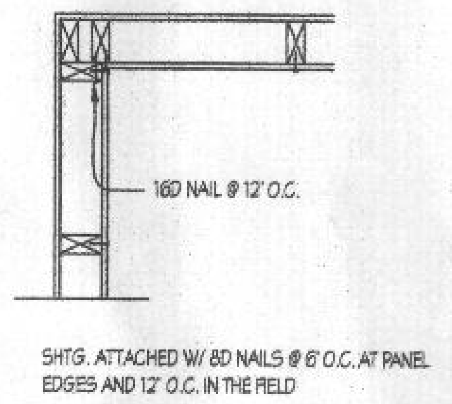
SHTG. ATTACHED W/ 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD

OUTSIDE CORNER DETAIL
not to scale



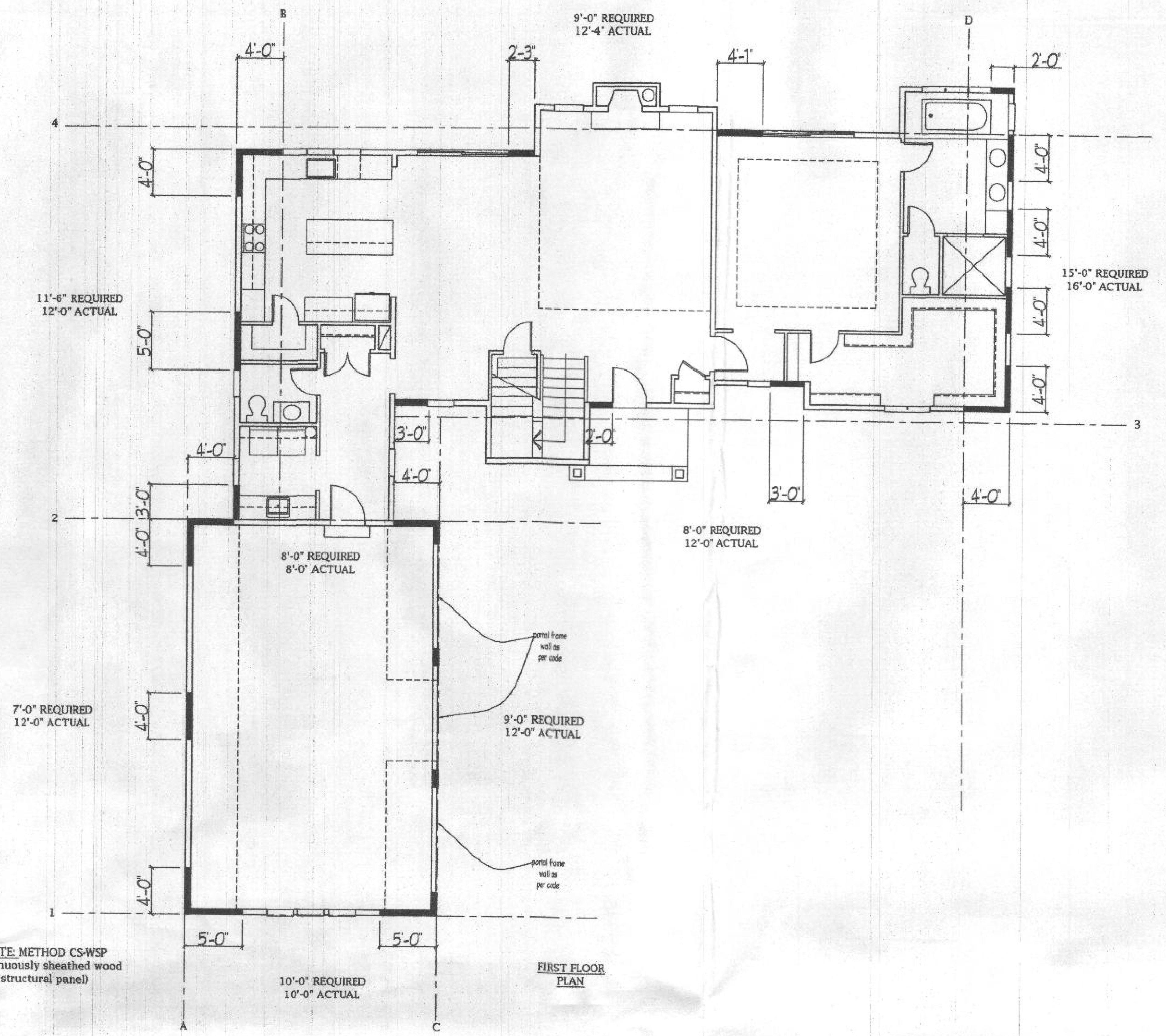
SHTG. ATTACHED W/ 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD

GARAGE CORNER DETAIL
not to scale



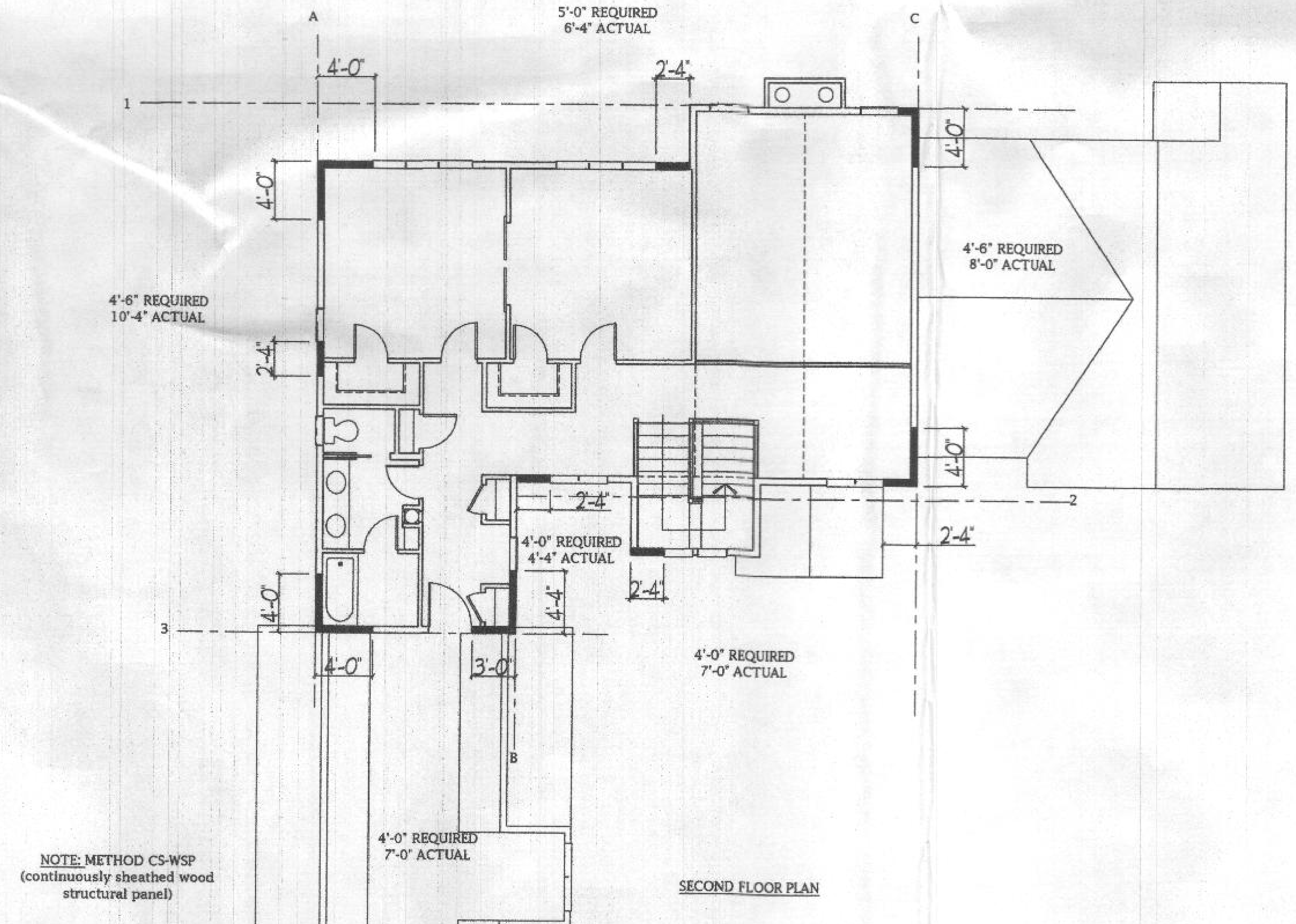
SHTG. ATTACHED W/ 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD

INSIDE CORNER DETAIL
not to scale



NOTE: METHOD CS-WSP
(continuously sheathed wood structural panel)

FIRST FLOOR PLAN



NOTE: METHOD CS-WSP
(continuously sheathed wood structural panel)

SECOND FLOOR PLAN

LISA M. WENRICH
7236

BID AND PERMIT SET 1/20/20

Drawing: SHEATHING DETAILS

Project: PINTO.DUNBAR
CUSTOM HOME
HOWARD COUNTY, MD.

Date: 4/19
Scale: 1/8"=1'-0"
Drawn: TIM

DATE:	REVISION:	DATE:	REVISION:

Plymouth Road Architects
640 Plymouth Road Baltimore, MD 21229
Phone: 410-788-0281 PlymouthRoadArchitects.com

C19.02
Project No.

D1

Pinto-Dunbar Custom Home braced wall.dwg
5/14/2019 12:27 PM
tim graham