

2x12s IN THIS AREA. SEE SECTION B FOR DETAILS.

NOTE: SEE DWGS. BY CABINET SUPPLIER FOR DETAILS OF UPGRADED KITCHEN

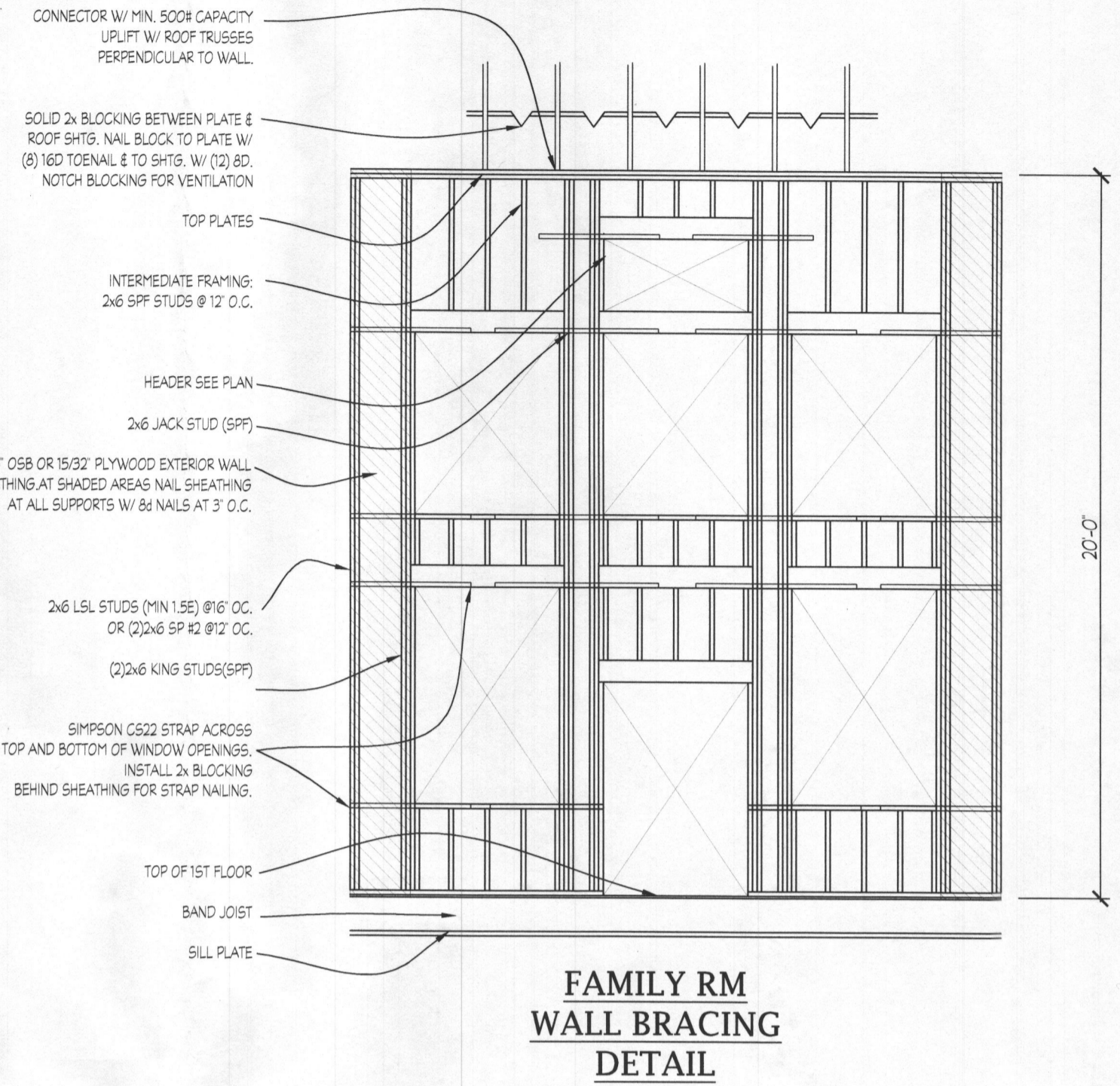
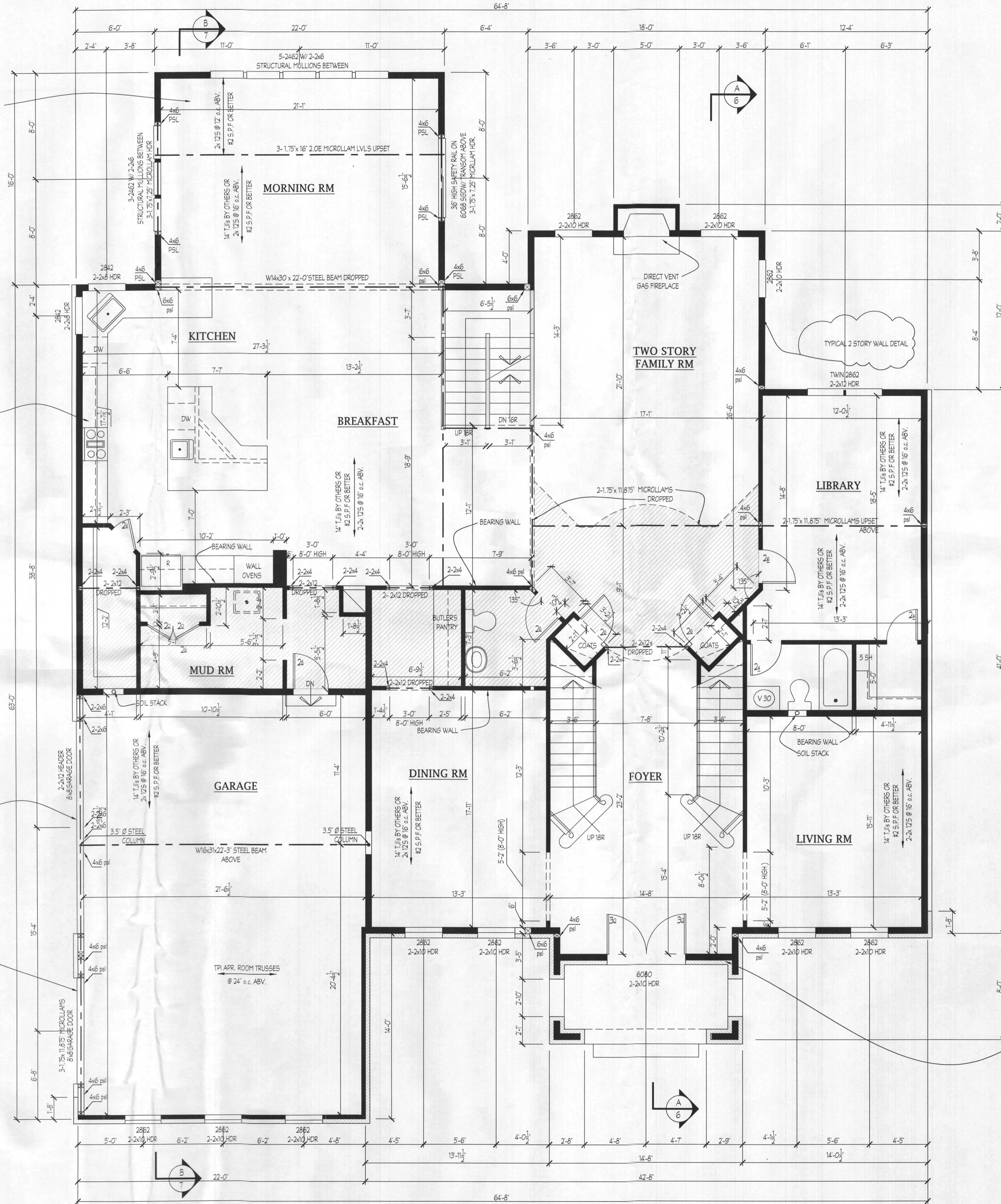
TYPE 1-NARROW WALL PORTAL DETAIL

NOTES:

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

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

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



CONNECTOR W/ MIN. SOCR CAPACITY UPLIFT W/ ROOF TRUSSES PERPENDICULAR TO WALL

SOLID 2x BLOCKING BETWEEN PLATE & ROOF SHES. NAIL BLOCK TO PLATE W/ (8) 16D TORX NAIL & TO SHES. W/ (2) 16D NOTCH BLOCKING FOR VENTILATION

TOP PLATES

INTERMEDIATE FRAMING 2x6 SPP STUDS @ 12" O.C.

HEADER SEE PLAN

2x6 JACK STUD (SPP)

2x6 LSL STUDS (MIN 1.5E) @ 16" OC OR (2) 2x6 SPP @ 12" OC

(2) 2x6 KING STUDS (SPP)

SIMPSON C522 STRAP ACROSS TOP AND BOTTOM OF WINDOW OPENINGS. INSTALL 2x BLOCKING BEHIND SHEATHING FOR STRAP NAILING

TOP OF 1ST FLOOR BAND JOIST

SILL PLATE

FAMILY RM WALL BRACING DETAIL

TYPICAL 2 STORY WALL DETAIL

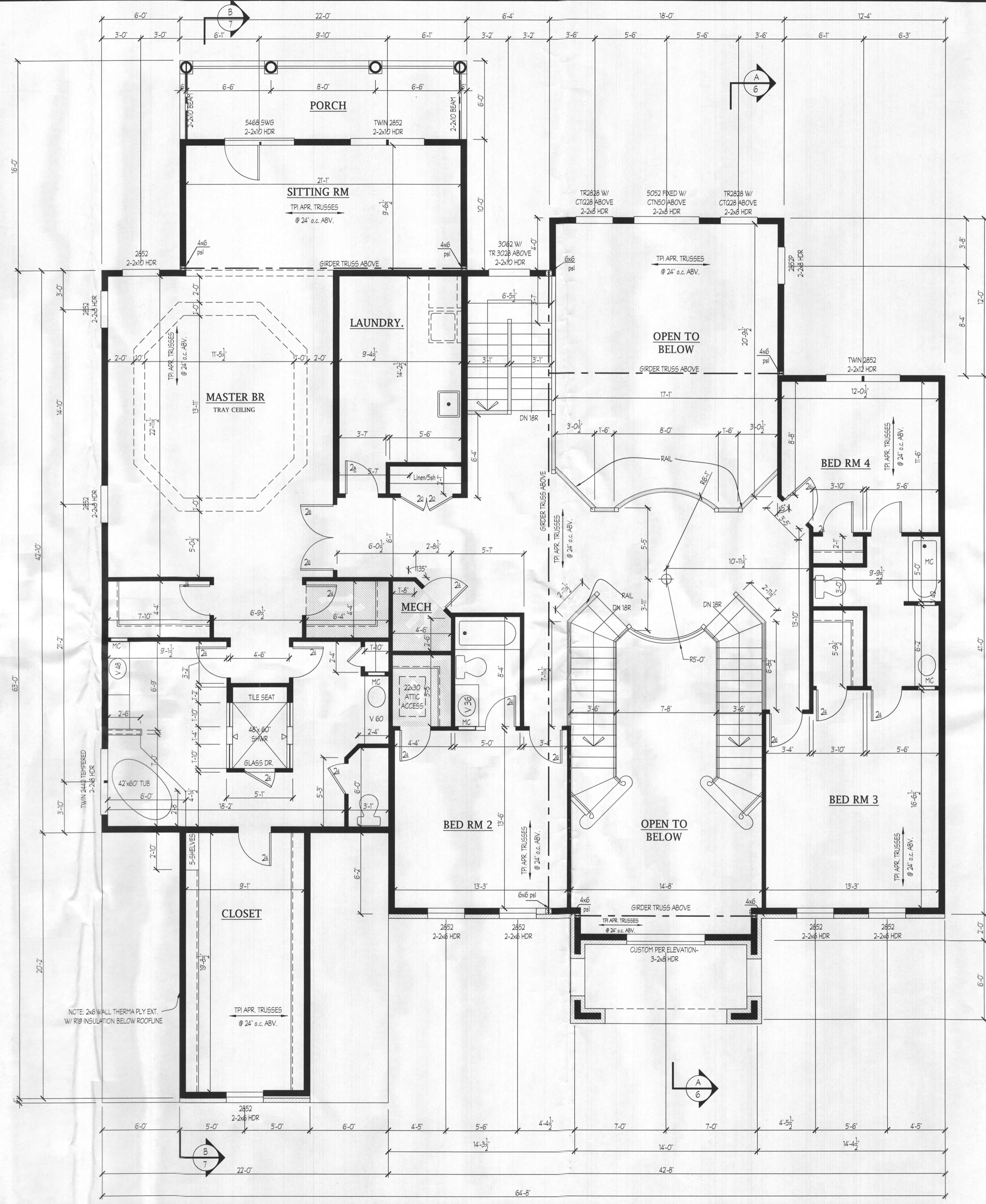
DATE	REVISION

Date: 9/19
Scale: 1/4"=1'-0"
Drawn: TIM

Project: **WILLIAMSBURG GROUP**
THE RUTLEDGE
WC101158

Project No. **W19.07**

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NOTES:

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

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

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

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

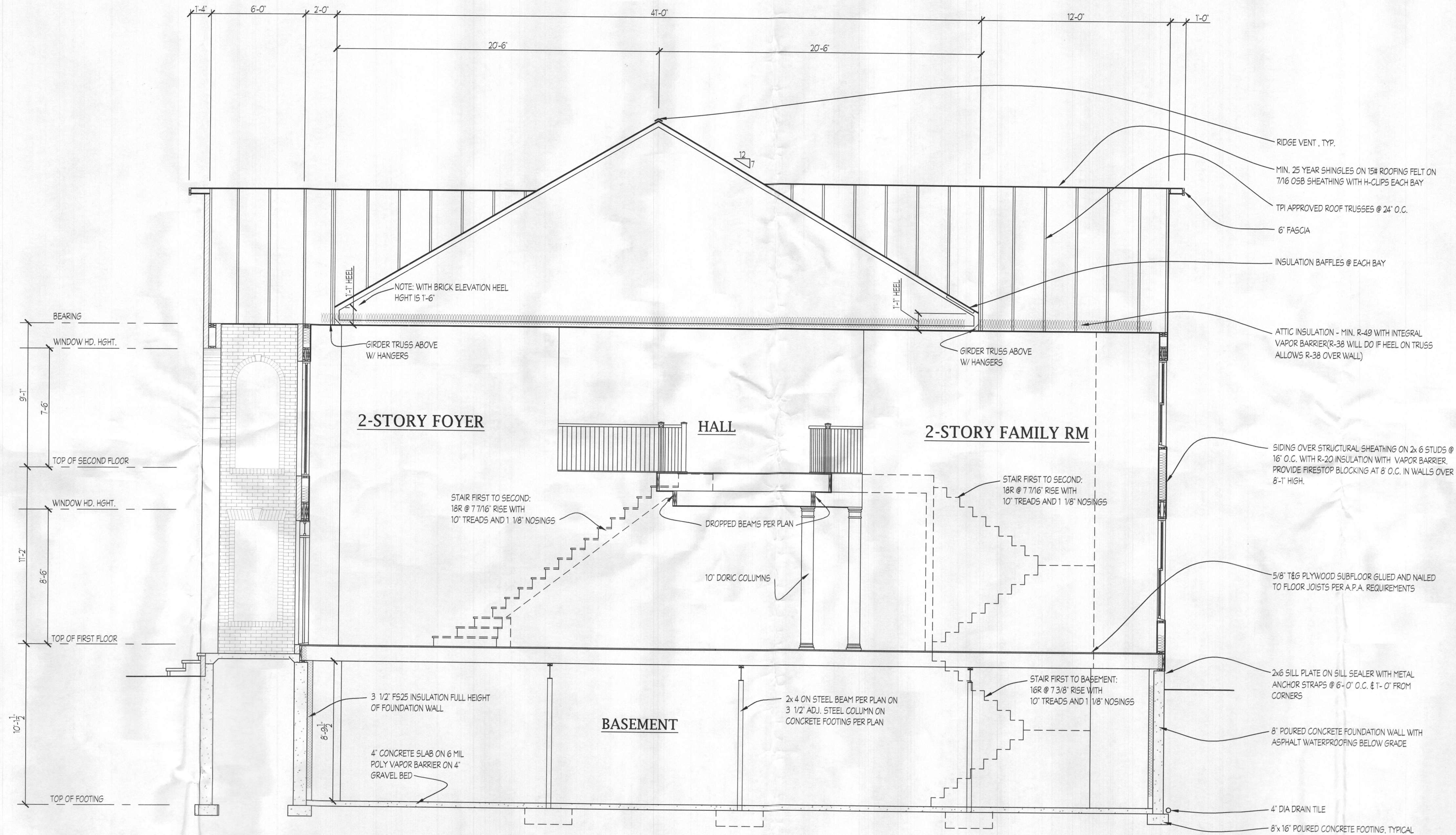
DATE:	REVISION:	DATE:	REVISION:
8/15	added 18" stair		

Date: 9/19
 Scale: 1/4" = 1'-0"
 Drawn: TIM

Drawing: SECOND FLOOR PLAN
 Project: WILLIAMSBURG GROUP
 THE RUTLEDGE
 WC LOT 158

W19.07
 Project No.

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SECTION-A

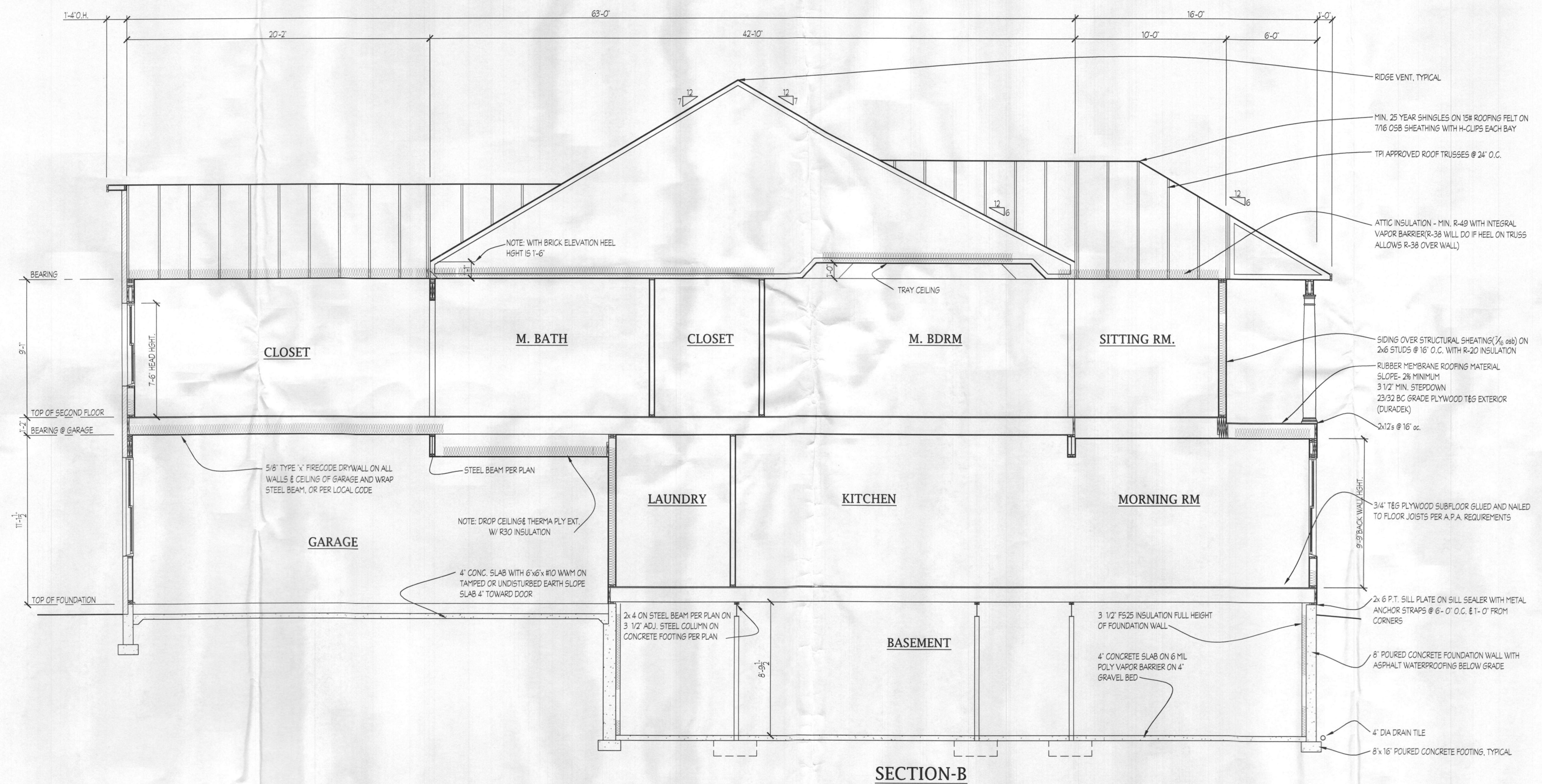
DATE	REVISION

Date: 9/19
 Scale: 1/4" = 1'-0"
 Drawn: TIM

Drawing: SECTION A
 Project: WILLIAMSBURG GROUP
 THE RUTLEDGE
 WC LOT 158

W19.07
 Project No.

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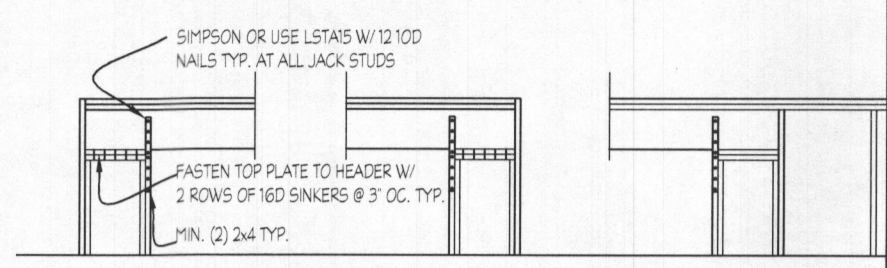
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Date: 9/19
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 Drawn: TIM

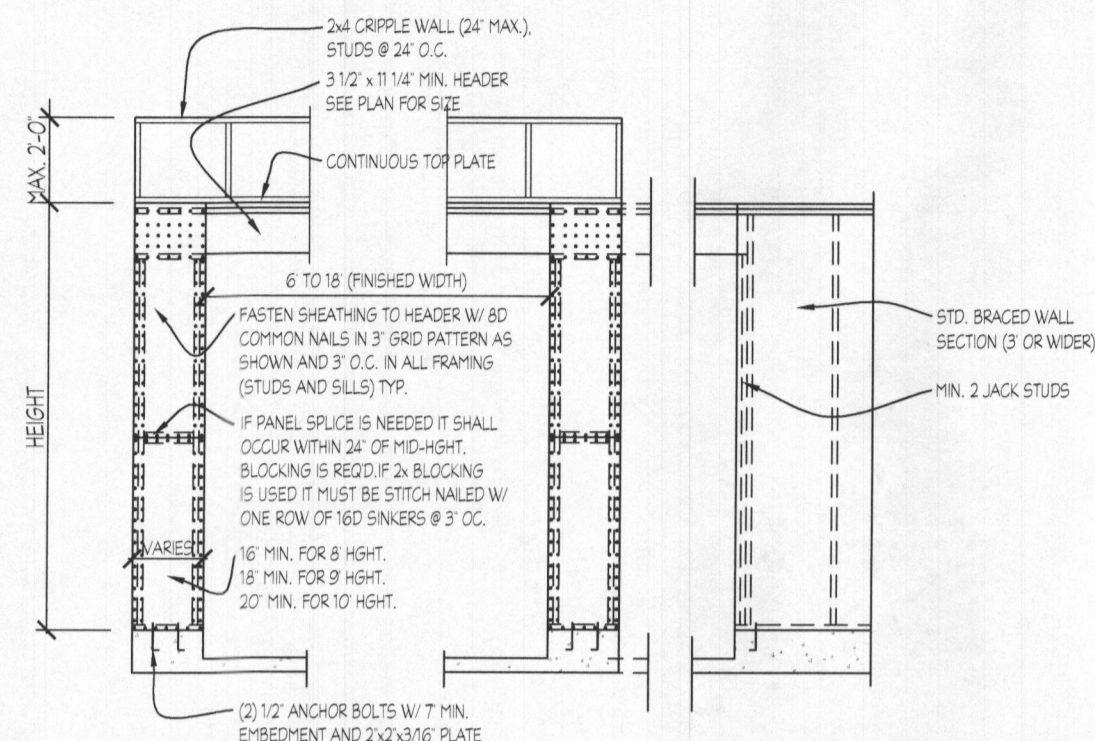
Drawing: SECTION B
 Project: WILLIAMSBURG GROUP
 THE RUTLEDGE
 WC LOT 158

W19.07
 Project No.

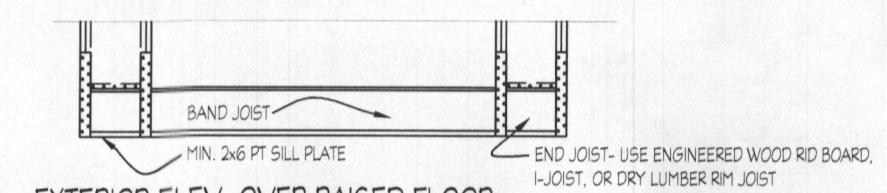
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INTERIOR ELEVATION

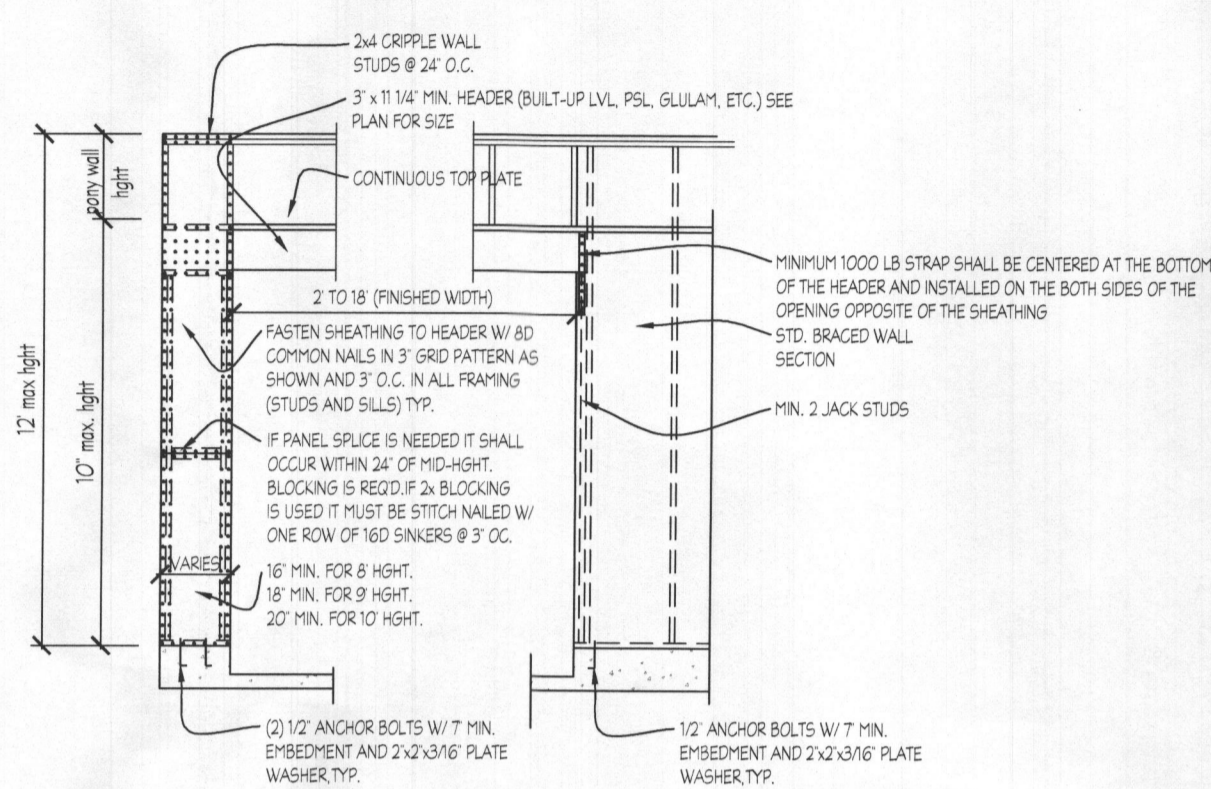


EXTERIOR ELEV. DIRECT TO FOUNDATION



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 BRACING DETAILS, SCALE: 1/4"=1'-0"

NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE RECD. BRACED WALL SEGMENT UP TO 4' LONG. FOR OPT. WALL E.B. FOR OPT. WALL ADJACENT TO BR. OPENING. LOCATIONS AND SPACING TO FOLLOW IRC REQUIREMENTS.

LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL.

A. LINEAR INTERPOLATIONS SHALL BE PERMITTED.
B. FULL-HEIGHT SHEATHED WALL SEGMENTS TO EITHER SIDE OF GARAGE OPENINGS THAT SUPPORT LIGHT FRAME ROOFS ONLY, WITH ROOF COVERING DEAD LOADS OF 30PSF OR LESS SHALL BE PERMITTED TO HAVE A 4:1 ASPECT RATIO.

MINIMUM LENGTH OF BRACED WALL PANEL (INCHES)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% OF WALL HEIGHT)
48	54	60	
32	36	40	65%
24	27	30	65%

NOTE:

WALL BRACING: ALL EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION. IN ADDITION, INTERIOR BRACED WALL LINES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R602.10.1.1. FOR BUILDINGS IN SEISMIC DESIGN CATEGORIES, D1 AND D2, WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADDITIONAL REQUIREMENTS OF R602.10.9, R602.10.11, AND R602.11.

R602.10.1 BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANEL CONSTRUCTION METHODS IN ACCORDANCE WITH SECTION R602.10.3. THE AMOUNT AND LOCATION OF BRACING SHALL BE IN ACCORDANCE WITH TABLE R602.10.1 AND THE AMOUNT OF BRACING SHALL BE THE GREATER OF THAT REQUIRED BY THE SEISMIC DESIGN CATEGORY OR THE DESIGN WIND SPEED. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12.5' (3810 MM) FROM EACH END OF A BRACED WALL LINE. BRACED WALL PANELS THAT ARE COUNTED AS PART OF A BRACED WALL LINE, EXCEPT THAT OFFSETS OUT-OF-PLANE OF UP TO 4 FEET (1219 MM) SHALL BE PERMITTED PROVIDED THAT THE TOTAL OUT TO OUT OFFSET DIMENSION IN ANY BRACED WALL LINE IS NOT MORE THAN 6' (2438 MM). A DESIGNED COLLECTOR SHALL BE PROVIDED IF THE BRACING BEGINS MORE THAN 12' (3658 MM) FROM EACH END OF A BRACED WALL LINE.

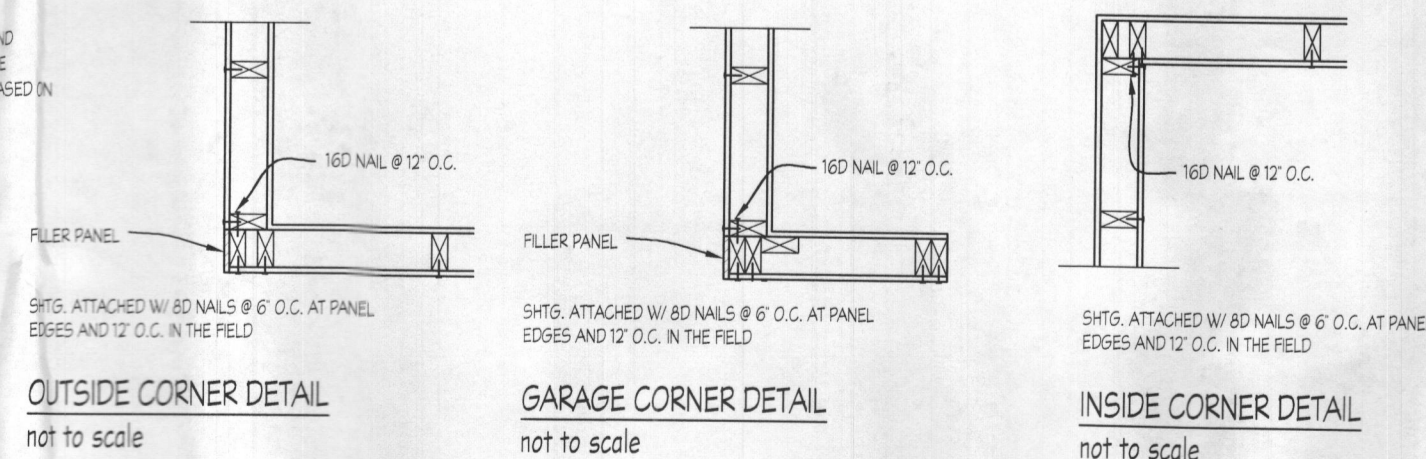
R602.10.1.1 SPACING: SPACING OF BRACED WALL LINES SHALL NOT EXCEED 35' (10,668 MM) ON CENTER IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS IN EACH STORY. EXCEPTION: SPACING OF BRACED WALL LINES NOT EXCEEDING 50' SHALL BE PERMITTED WHERE:

1. THE WALL BRACING PROVIDED EQUALS OR EXCEEDS THE AMOUNT OF BRACING REQUIRED BY TABLE R602.10.1 MULTIPLIED BY A FACTOR EQUAL TO THE BRACED WALL LINE SPACING DIVIDED BY 35; AND
2. THE LENGTH-TO-WIDTH RATIO FOR THE FLOOR/WALL DIAPHRAGM DOES NOT EXCEED 3:1.

NOTE: WIND BRACING DESIGN AS REQUIRED BY SECTION 602.10 OF THE IRC HAVE BEEN SATISFIED BY THE ALTERNATIVE CONTINUOUS STRUCTURAL PANEL SHEATHING METHOD (602.10.5) AND NARROW WALL PORTAL FRAME BRACING. REFER TO MIN. CONSTRUCTION DETAILS THIS SHEET. ADDITIONALLY, ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) OF THE INTERNATIONAL RESIDENTIAL CODE, AND THE MANUFACTURER'S RECOMMENDATIONS IN THE CASE OF ENGINEERED COMPONENTS. MINIMUM BRACED WALL LENGTHS ARE BASED ON THE TABLE BELOW:

MIN. ADJACENT OPENING HEIGHT EQUIVALENT TO	MINIMUM LENGTH OF BRACED WALL PANELS								
	50 WIND WINDOW	55 WIND WINDOW	58 WIND WINDOW	60 WIND WINDOW	62 WIND WINDOW	64 WIND WINDOW	66 WIND WINDOW	68 WIND WINDOW	FULL HEIGHT
8 WALL	24	26	28	30	32	34	36	38	48"
9 WALL	27	29	31	33	35	37	39	41	54"
10 WALL	30	32	34	36	38	40	42	44	60"

*PORTAL DESIGN MAY NOT BE SUBSTITUTED

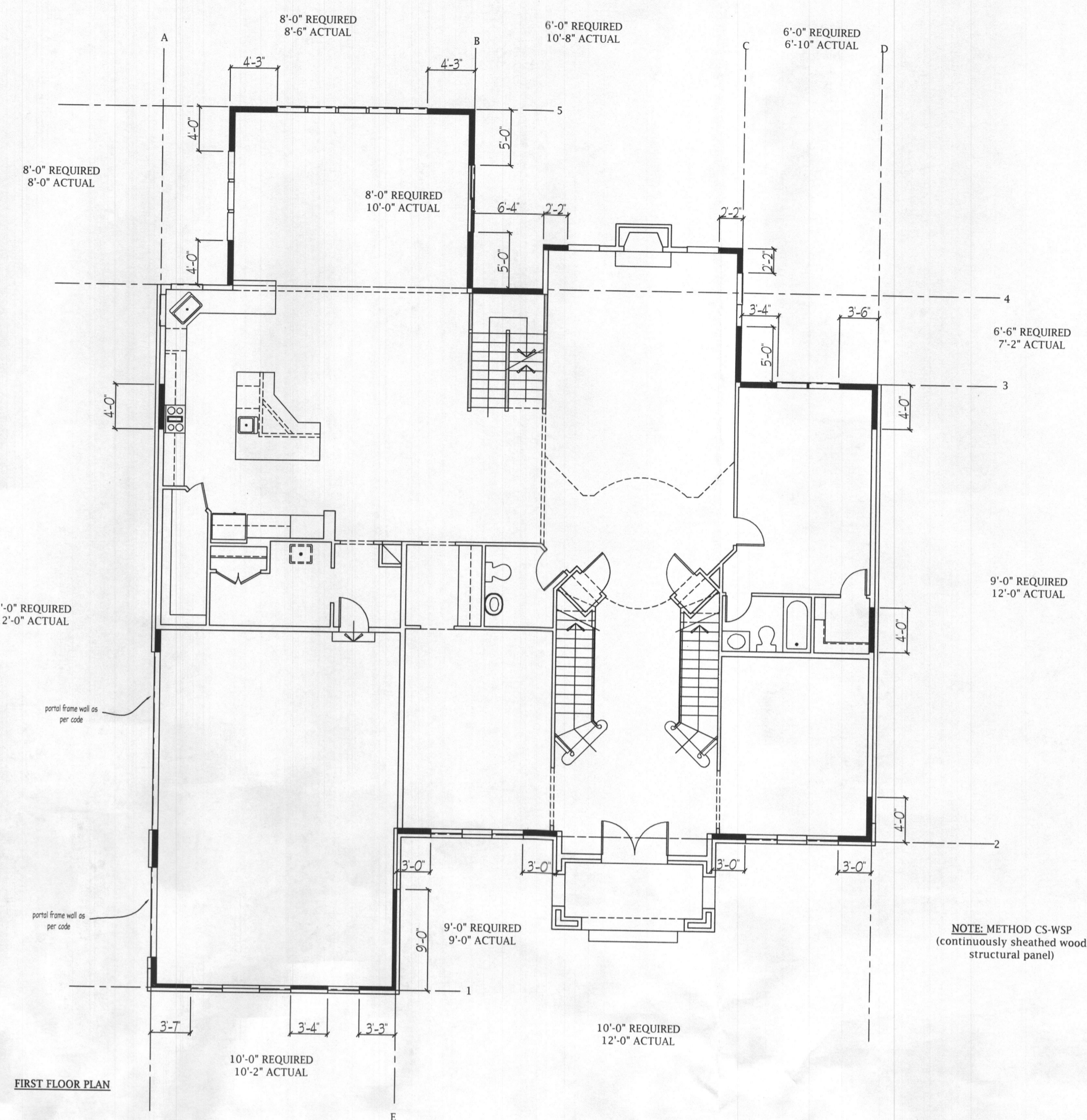


OUTSIDE CORNER DETAIL not to scale

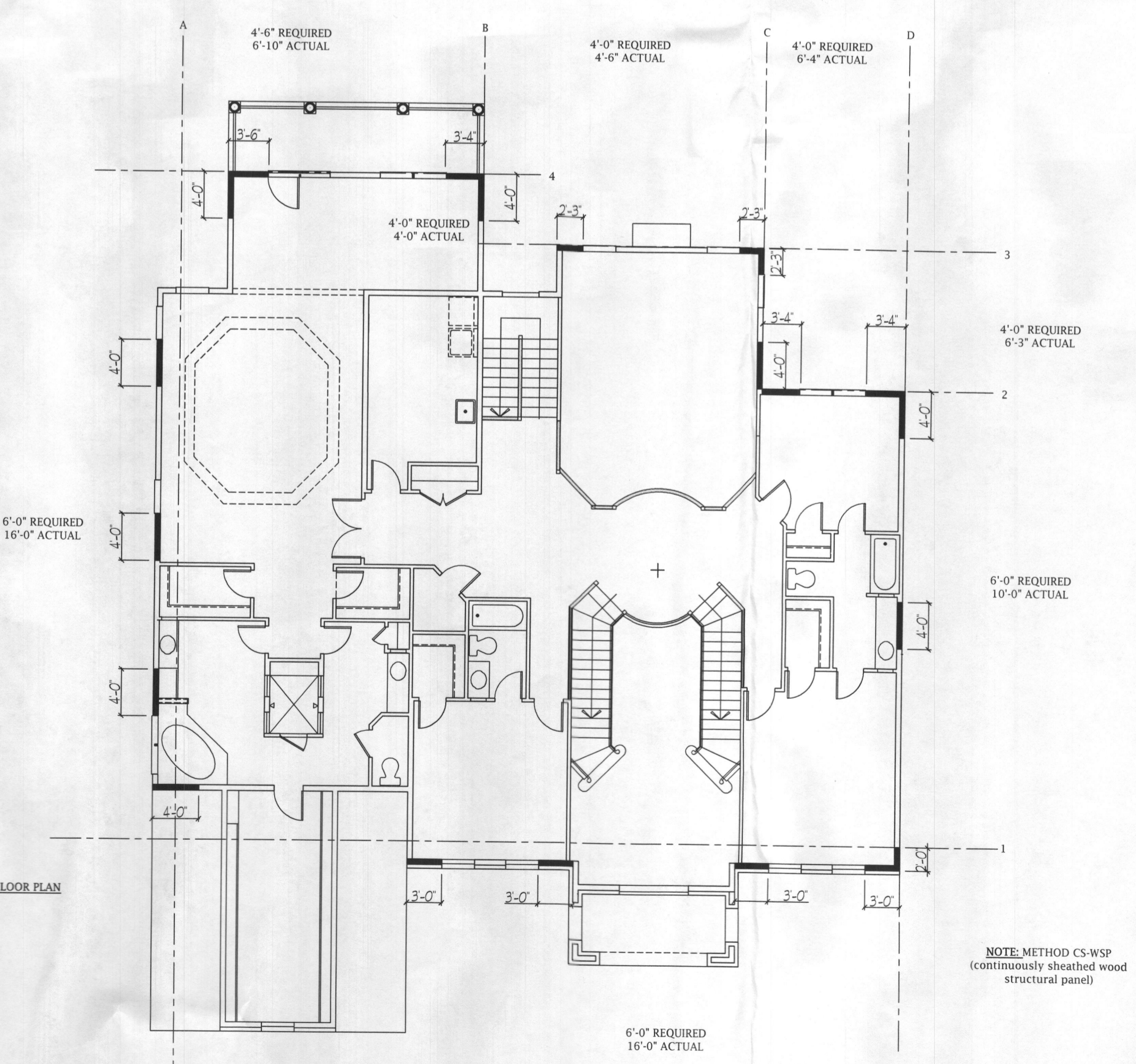
GARAGE CORNER DETAIL not to scale

INSIDE CORNER DETAIL not to scale

ALL BRACED EXTERIOR WALLS SHALL BE MIN. 1/2" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS 2 @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING WITH 3/16" NAILS @ 16" O.C., 8d JOIST TO PLATE OR SILL W/ 8d @ 6" O.C. TYPICAL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED FOR DETAIL. INTERIOR BRACED WALLS SHALL BE MIN. 1/2" OSB, APPLIED TO EACH SIDE OF FRAMING W/ ADHESIVE AND 5 OR 6 SCREWS @ 24" O.C.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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

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DATE:	REVISION:

Date: 9/19
Scale: N.A.
Drawn: TTM

Drawing: SHEAR WALL DETAILS
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WC LOT 158

W19.07
Project No.

