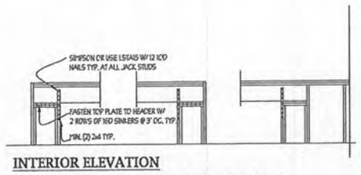
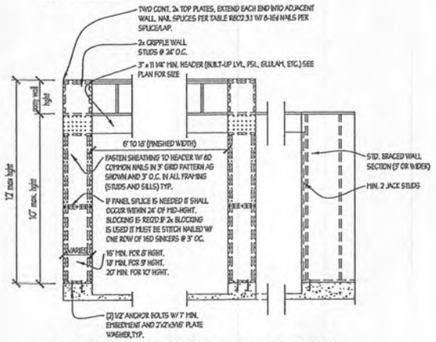
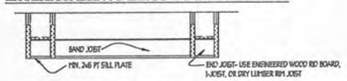



INTERIOR ELEVATION

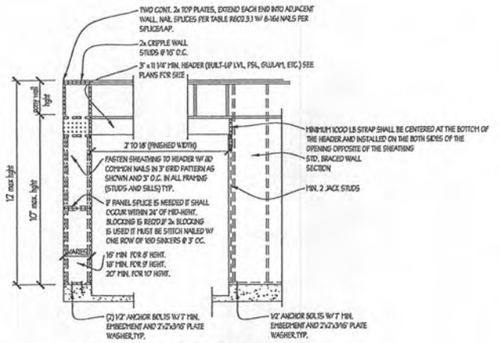



TWO SIDED NARROW WALL PORTAL FRAME
EXTERIOR ELEV. DIRECT TO FOUNDATION



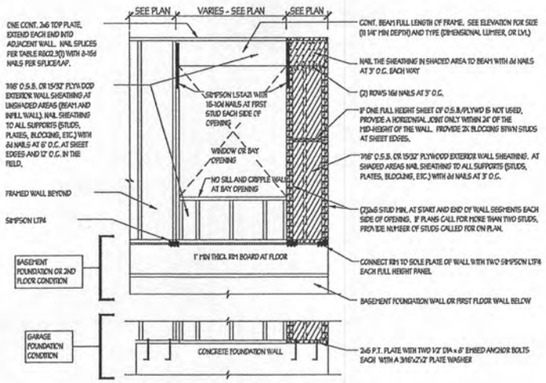

EXTERIOR ELEV. OVER RAISED FLOOR

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

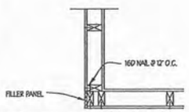
## NARROW WALL BRACING DETAILS

NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE RIGID BRACED WALL SEGMENT UP TO 40' LONG. FOR SFT, WALL IS 32' FOR 10FT, WALL ADJACENT TO 8X8 OPENING. LOCATIONS AND SPACING TO FOLLOW IRC REQUIREMENTS.

| BRACED WALL PANEL SCHEDULE | | | |
|---|---|---|---|
| PANEL TYPES | PANEL TYPE | MATERIAL | METHODS |
| WSP | WOOD STRUCTURAL PANEL | 7/16" OSB | 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR PANEL IN 1/2" GWB SHEATHING AT 7" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |
| GB | GYPSUM BOARD SHEATHING (MEANS NOT PERMITTED IN SEISMIC DESIGN CATEGORY D) | 1/2" GYPSUM | 1/2" GWB AT 4' O.C. BOTTOM EDGE, NO BOTTOM WALL, NO STUDS @ 16" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |
| GB-I | GYPSUM BOARD SHEATHING (MEANS NOT PERMITTED IN SEISMIC DESIGN CATEGORY D) | 1/2" GYPSUM | 1/2" GWB AT 4' O.C. BOTTOM EDGE, NO BOTTOM WALL, NO STUDS @ 16" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |
| GB-E | GYPSUM BOARD SHEATHING (MEANS NOT PERMITTED IN SEISMIC DESIGN CATEGORY D) | 1/2" GYPSUM | 1/2" GWB AT 4' O.C. BOTTOM EDGE, NO BOTTOM WALL, NO STUDS @ 16" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |
| GB-I-E | GYPSUM BOARD SHEATHING (MEANS NOT PERMITTED IN SEISMIC DESIGN CATEGORY D) | 1/2" GYPSUM | 1/2" GWB AT 4' O.C. BOTTOM EDGE, NO BOTTOM WALL, NO STUDS @ 16" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |
| GS-WSP | GYPSUM BOARD SHEATHING (MEANS NOT PERMITTED IN SEISMIC DESIGN CATEGORY D) | 7/8" GYP | 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR PANEL IN 1/2" GWB SHEATHING AT 7" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |
| GS-WF | GYPSUM BOARD SHEATHING | 7/8" GYP | 6" NAILS PER FOOT |
| PBS | PARTICLE BOARD SHEATHING | 7/8" GYP | 6" NAILS PER FOOT |
| CS-ESW(1) | ENGINEERED SHEAR WALL TYPE 1 | 7/8" GYP | 8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR PANEL IN 1/2" GWB SHEATHING AT 4" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |
| CS-ESW(2) | ENGINEERED SHEAR WALL TYPE 2 | 7/8" GYP | 8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR PANEL IN 1/2" GWB SHEATHING AT 3" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |
| CS-ESW(3) | ENGINEERED SHEAR WALL TYPE 3 | 7/8" GYP | 8D COMMON NAILS AT 2" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR PANEL IN 1/2" GWB SHEATHING AT 2" O.C. AT SHEET EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS |

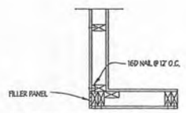
NOTES:

1. ALL BRACED WALL PANEL TYPES (AND ENGINEERED SHEAR WALLS), EXCEPT GB(I) AND GB(E) 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.



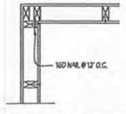

SHTG. ATTACHED W/ 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD

OUTSIDE CORNER DETAIL
not to scale



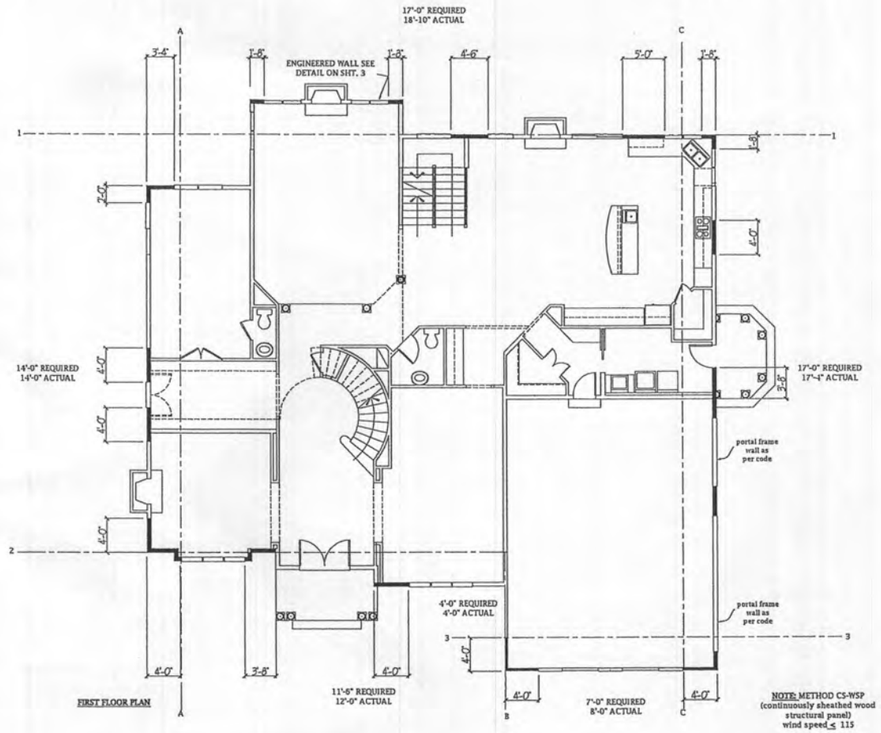

SHTG. ATTACHED W/ 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD

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

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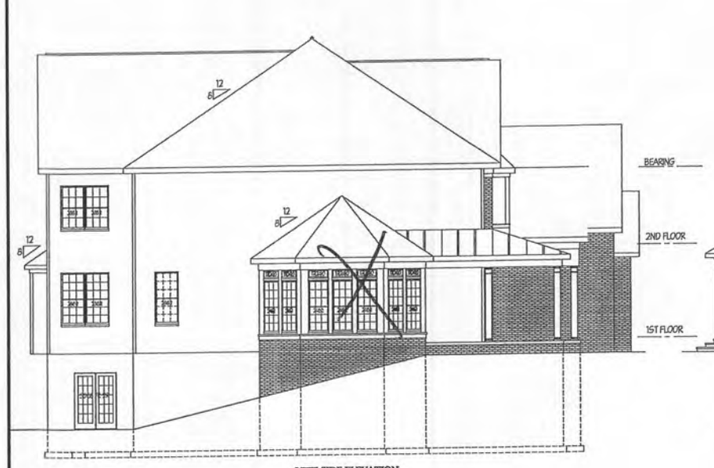
Date: 10/15
Scale: N.A.
Drawn: TIM

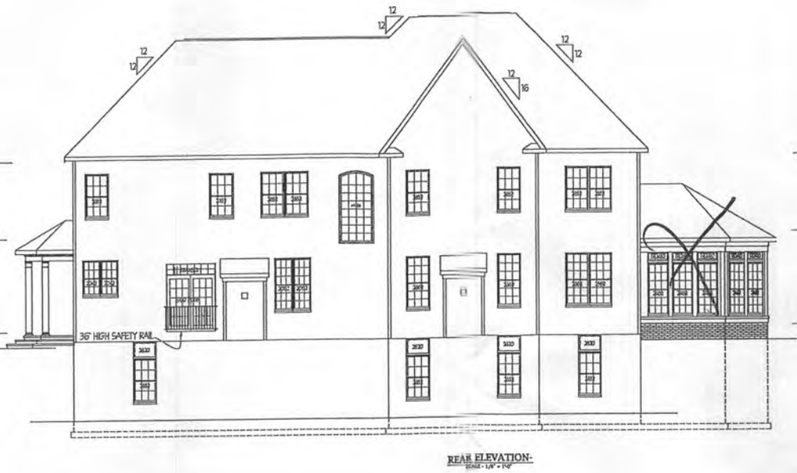
Drawing: SHEAR WALL DETAILS
Project: WILLIAMSBURG GROUP
THE WELLINGTON
ESTATE HOME

1067 WEH
Project No.

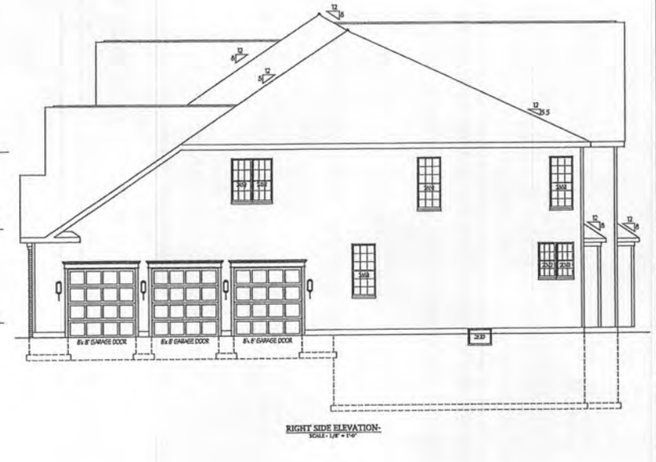
D4



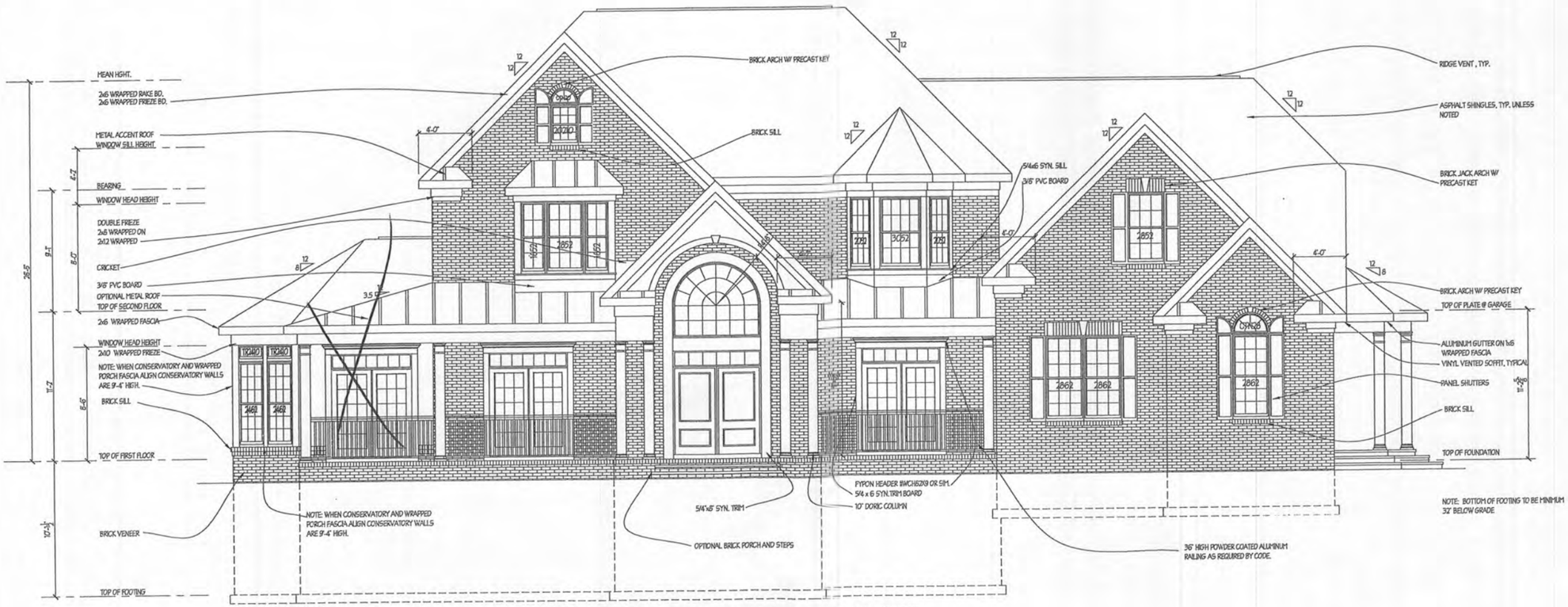

LEFT SIDE ELEVATION-
SCALE - 1/8" = 1'-0"




REAR ELEVATION-
SCALE - 1/8" = 1'-0"




RIGHT SIDE ELEVATION-
SCALE - 1/8" = 1'-0"




FRONT ELEVATION - SHOWN W/ OPT. CONSERVATORY,BRICK FRONT, AND SIDE PORCH
SCALE - 1/4" = 1'-0"

REVISED 6/21

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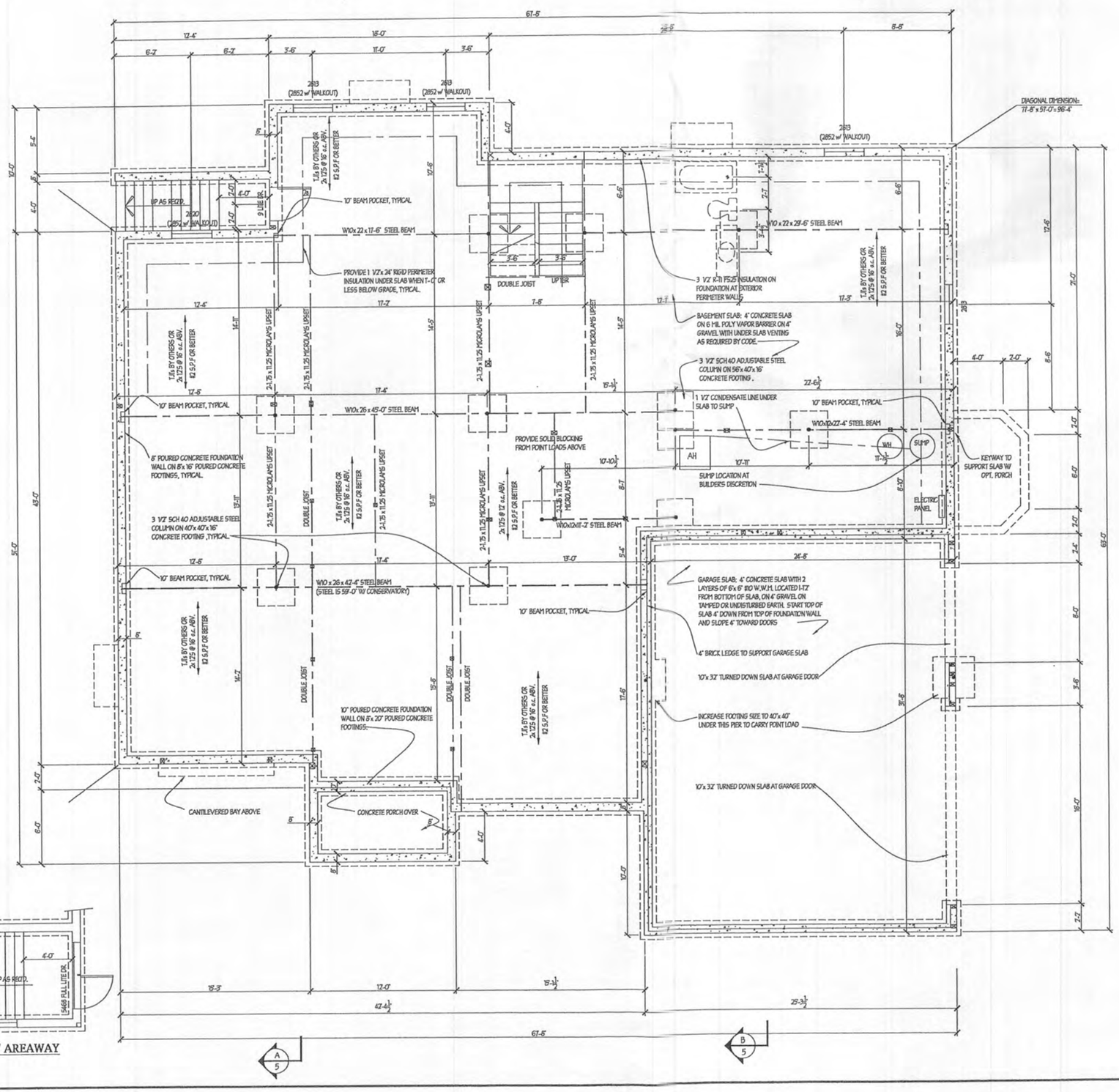
DATE: REVISION:

Date: 10/15
Scale: NOTED
Drawn: TIM

Drawing: ELEVATION 3- BRICK
Project: WILLIAMSBURG GROUP
THE WELLINGTON
ESTATE HOME

1067W EH
Project No.

1i




(3) 8'-0" GARAGE DR. FOUNDATION

OPT. 7' AREAWAY

REVISED 2/21

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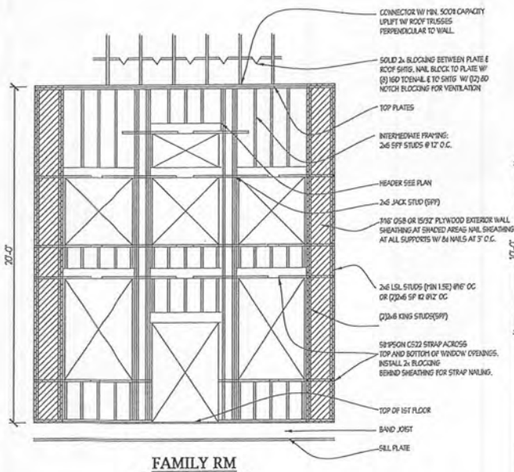
Date: 10/15
Scale: 1/4"=1'-0"
Drawn: TIM

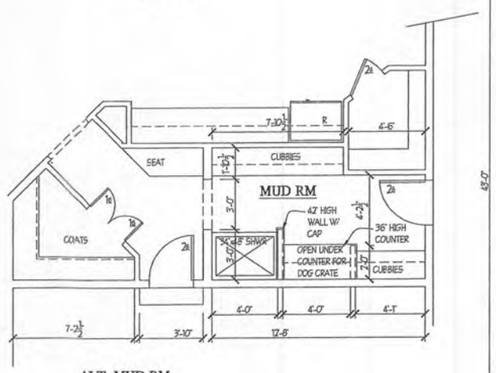
Drawing: STD. BSMT/FOUNDATION PLAN
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

1067 WEH
Project No.

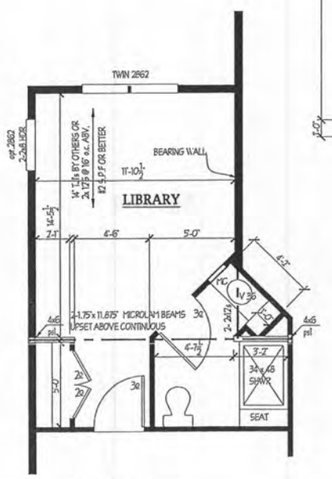
2a



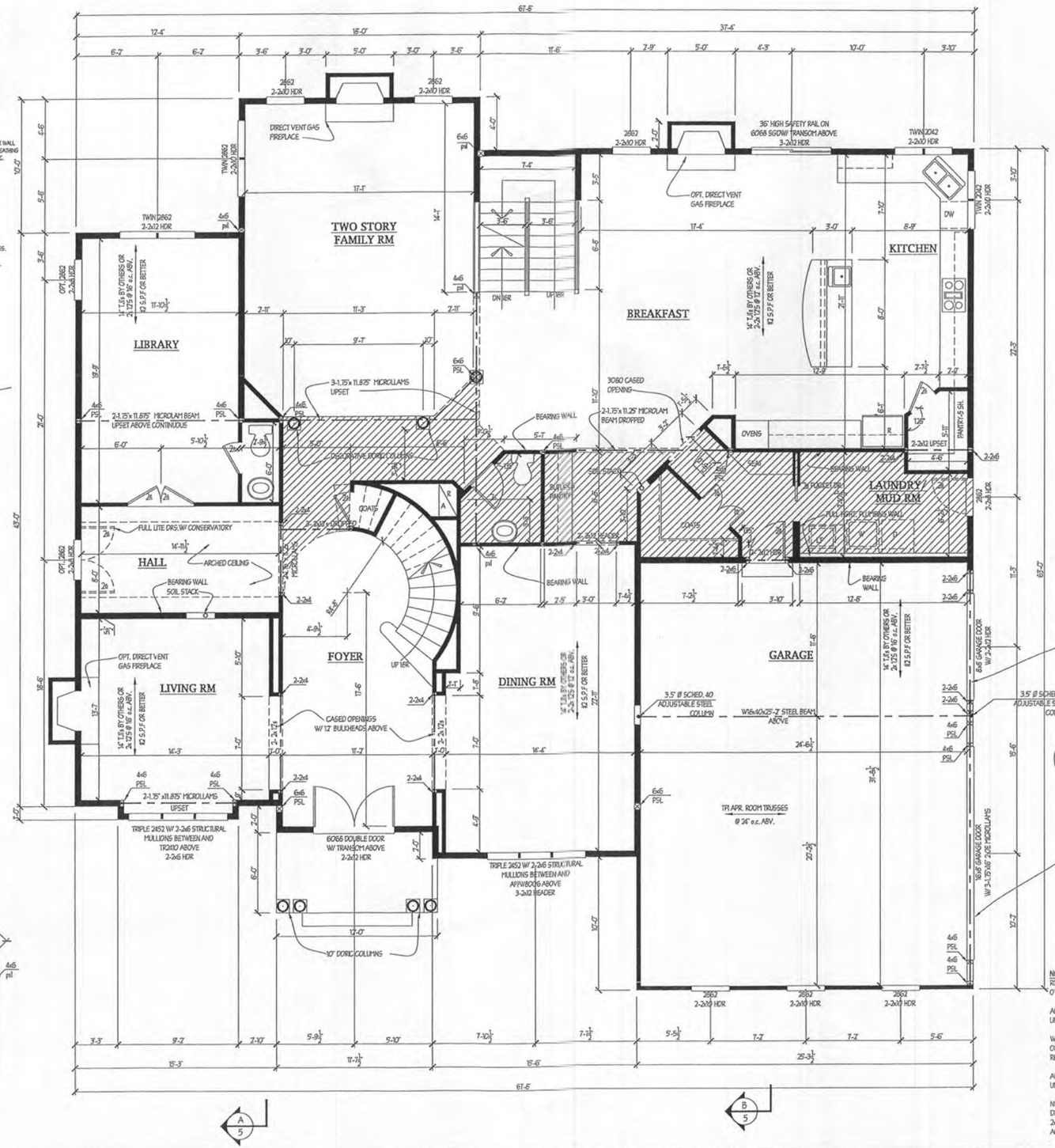

FAMILY RM WALL BRACING DETAIL

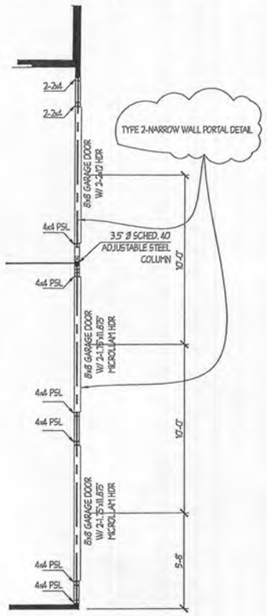



ALT. MUD RM.




LIBRARY- shown w/ full bath



OPT. KITCHEN ISLAND- SEE DWGS. BY KITCHEN SUPPLIER FOR DETAILS

NOTES:
ROUGH HD HGHTS ARE AT 8'-6" UNLESS NOTED OTHERWISE.

ALL HEADERS IN BEARING WALLS ARE 2-2x12s UNLESS NOTED OTHERWISE

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

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.

REVISED 2/21

Tim Graham 3/22/2021 9:53 AM 2015 Wellington standard plan REVISED 2.21.dwg

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| REVISION: | DATE: |
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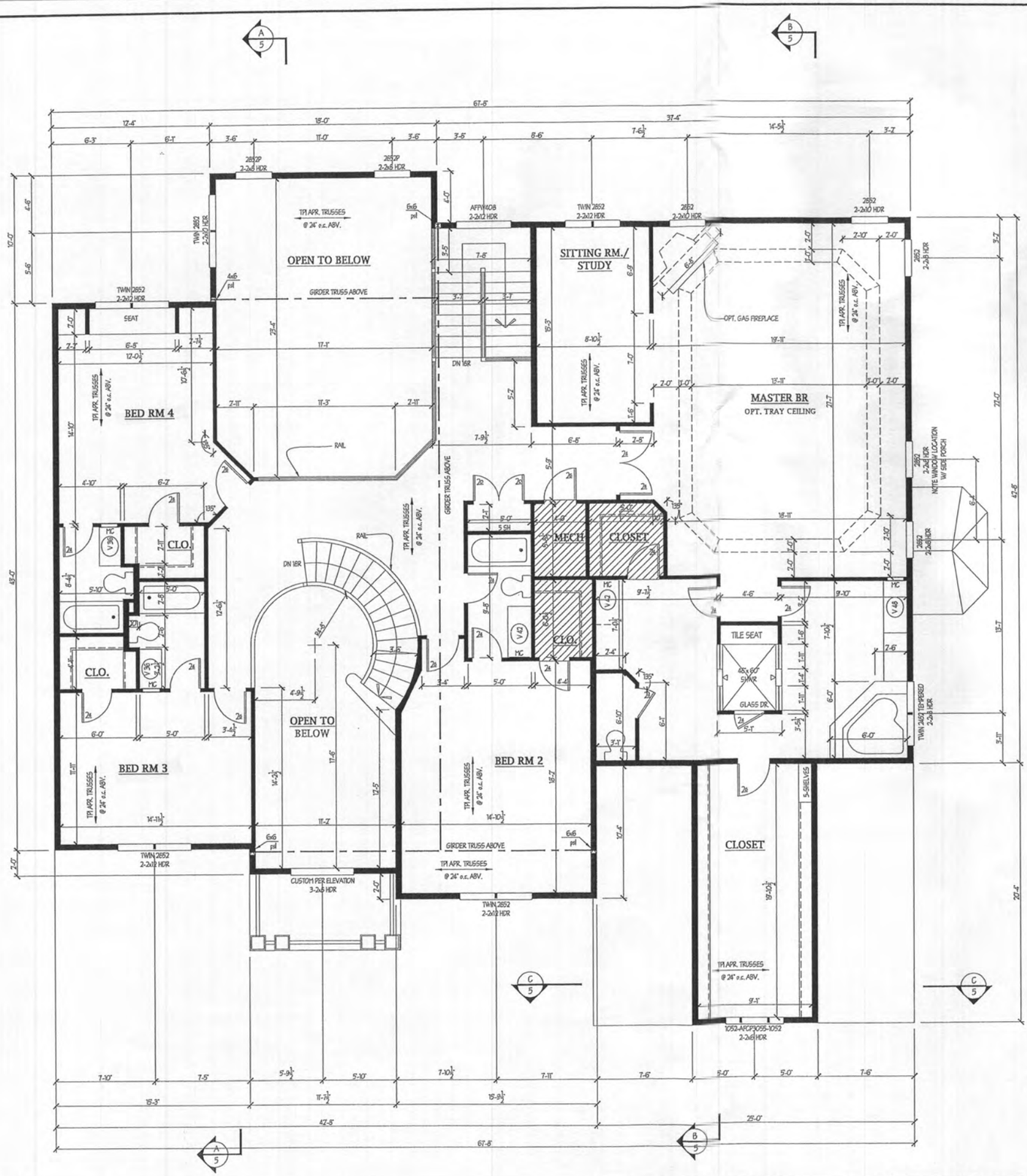
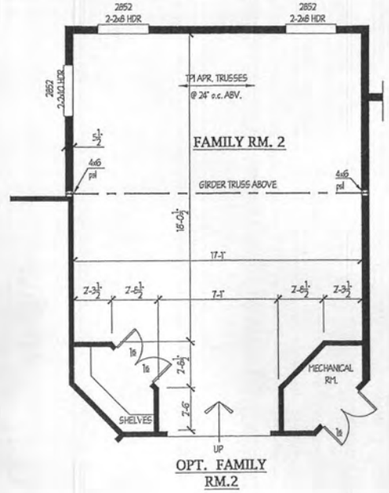
Date: 10/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: STANDARD FIRST FL. PLAN
Project: WILLIAMSBURG GROUP WELLINGTON ESTATE HOME

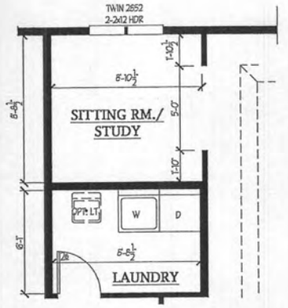
1067 WEH
Project No.

3

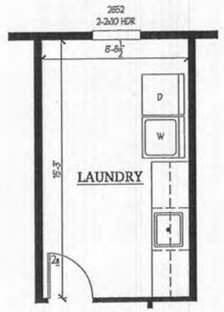



OPT. FAMILY RM.2




OPT. SECOND FL. LAUNDRY RM.




OPT. LARGE SECOND FL. LAUNDRY RM.

NOTES:

ROUGH HD HGHTS ARE AT 7'-6" UNLESS NOTED OTHERWISE.

ALL HEADERS IN BEARING WALLS ARE 2-2X12's UNLESS NOTED OTHERWISE

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

REVISED 9/20

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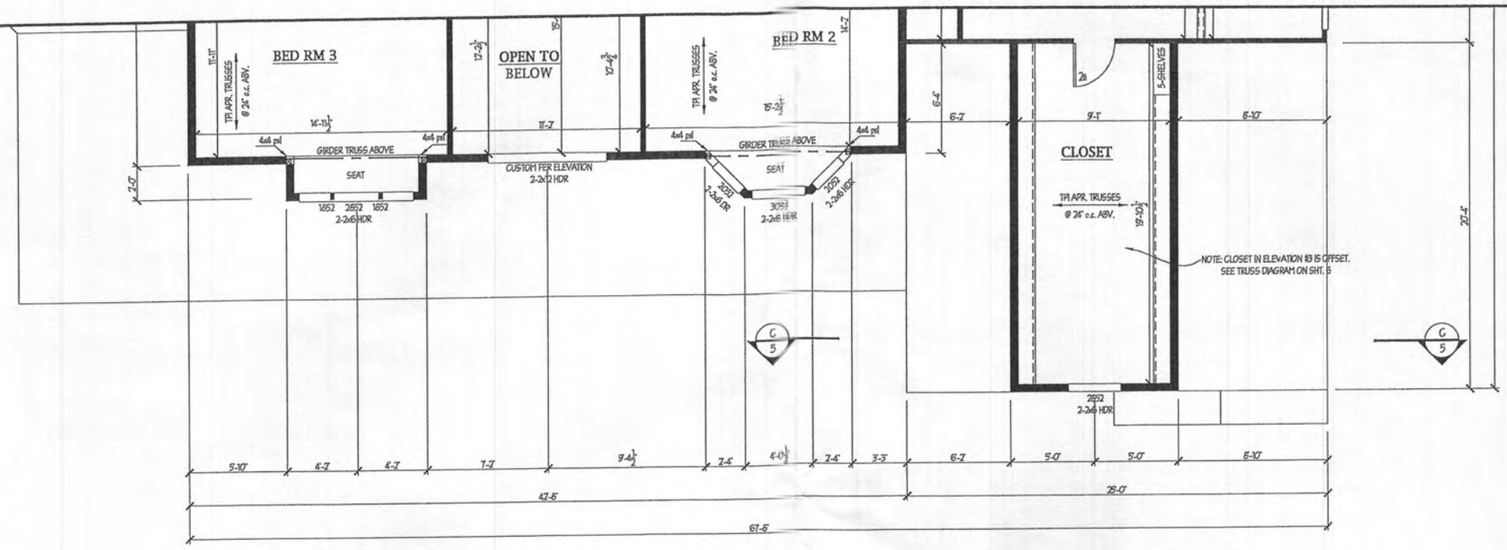
Date: 10/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: STD. SECOND FLOOR PLAN
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

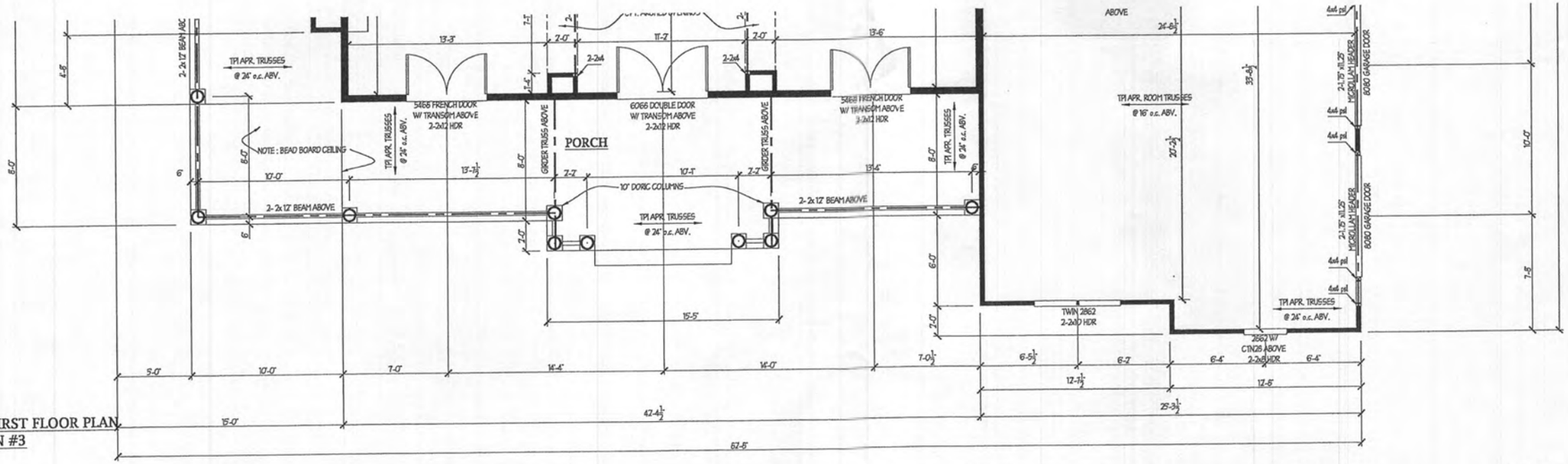
1067 WEH
Project No.

4

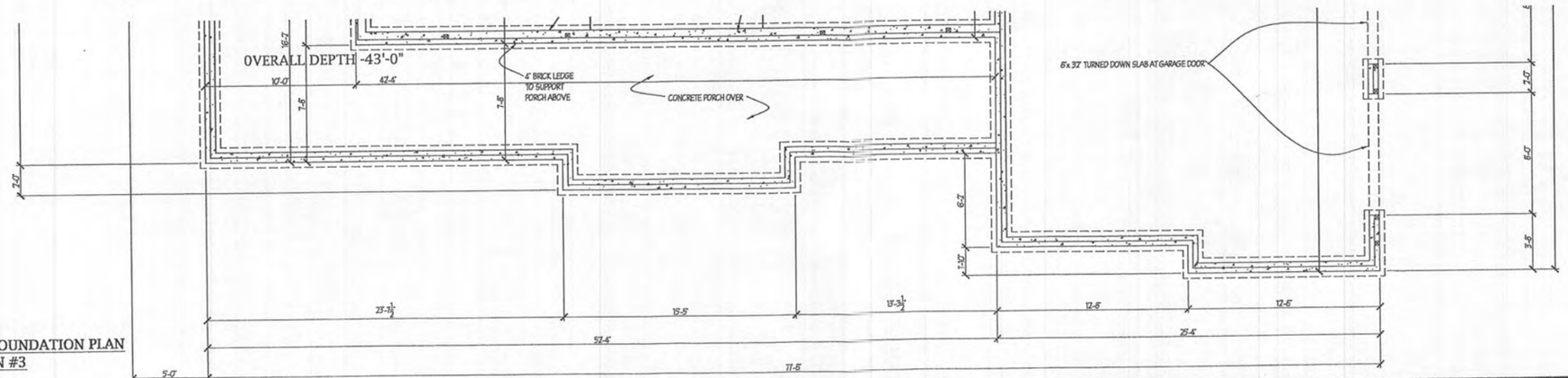
PARTIAL SECOND FLOOR PLAN
ELEVATION #3




PARTIAL FIRST FLOOR PLAN
ELEVATION #3




PARTIAL FOUNDATION PLAN
ELEVATION #3




NOTES:
ROUGH HD HGHTS ARE AT 8'-6" UNLESS NOTED OTHERWISE.

ALL HEADERS IN BEARING WALLS ARE 2-2x12's UNLESS NOTED OTHERWISE

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

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Date: 10/15
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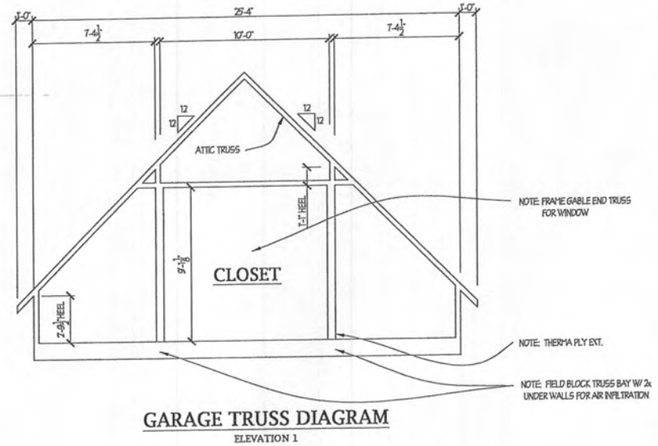
Drawn: TIM

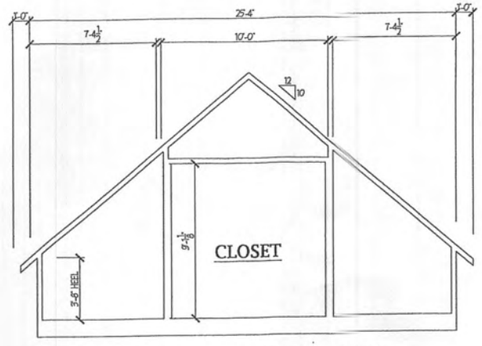
Drawing: PARTIAL PLANS ELEV. 3
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

1067 WEH
Project No.

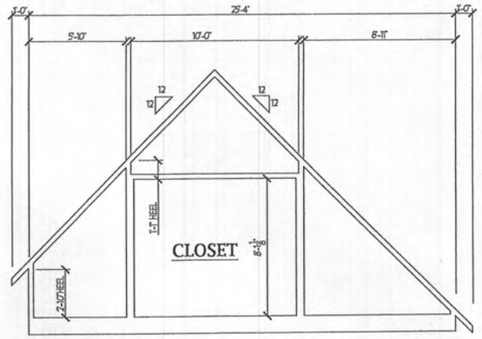
5d



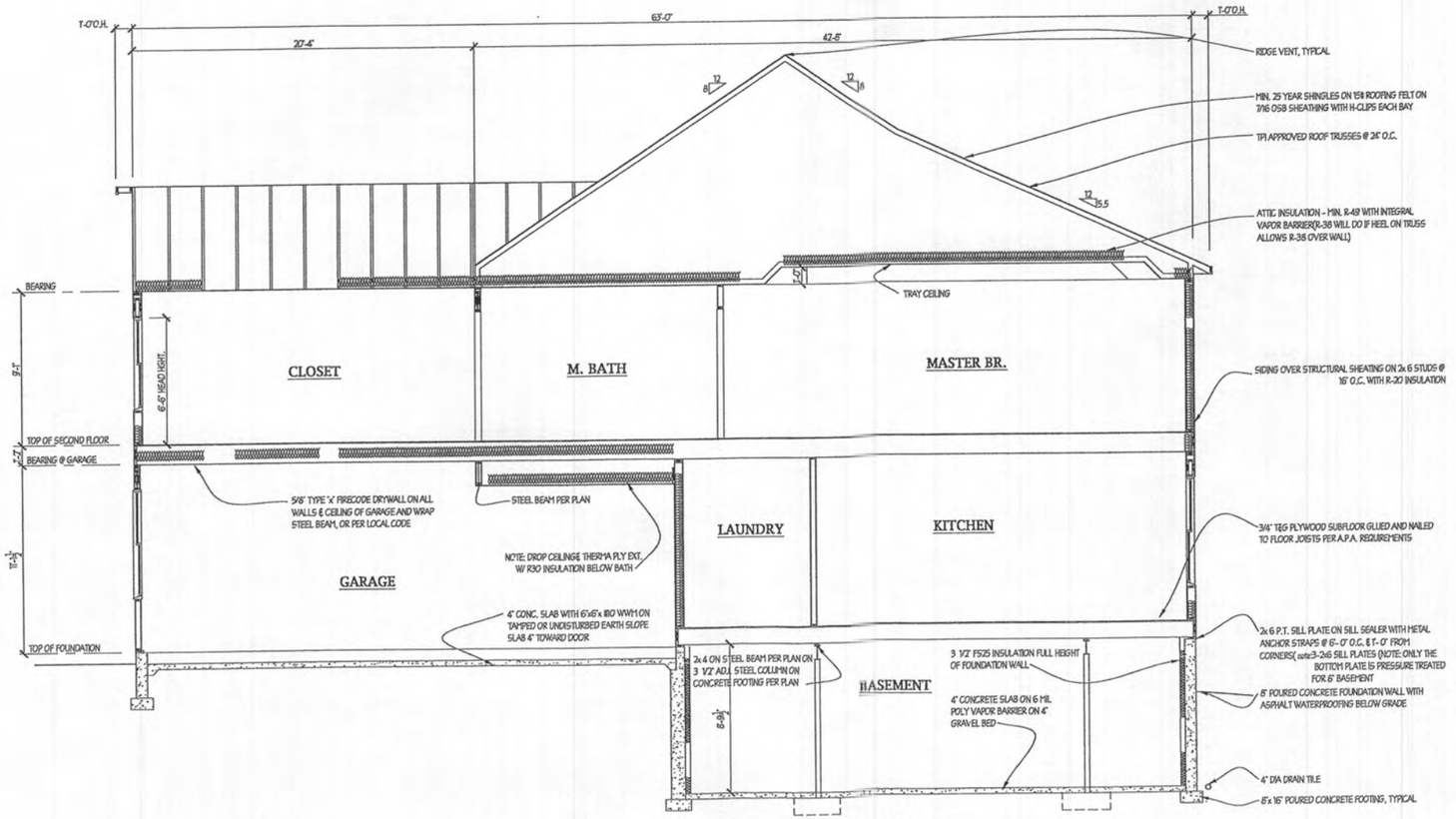

GARAGE TRUSS DIAGRAM
ELEVATION 1




GARAGE TRUSS DIAGRAM
ELEVATION 2




GARAGE TRUSS DIAGRAM
ELEVATION 3




SECTION-B

REVISED 9/20

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

DATE: REVISION:

Date: 10/15
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Drawn: TIM

Drawing: SECTION B
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

1067 WEH
Project No.

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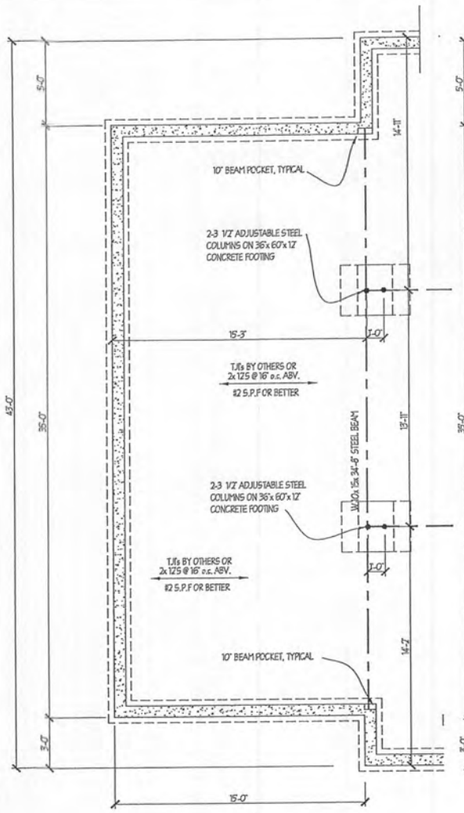
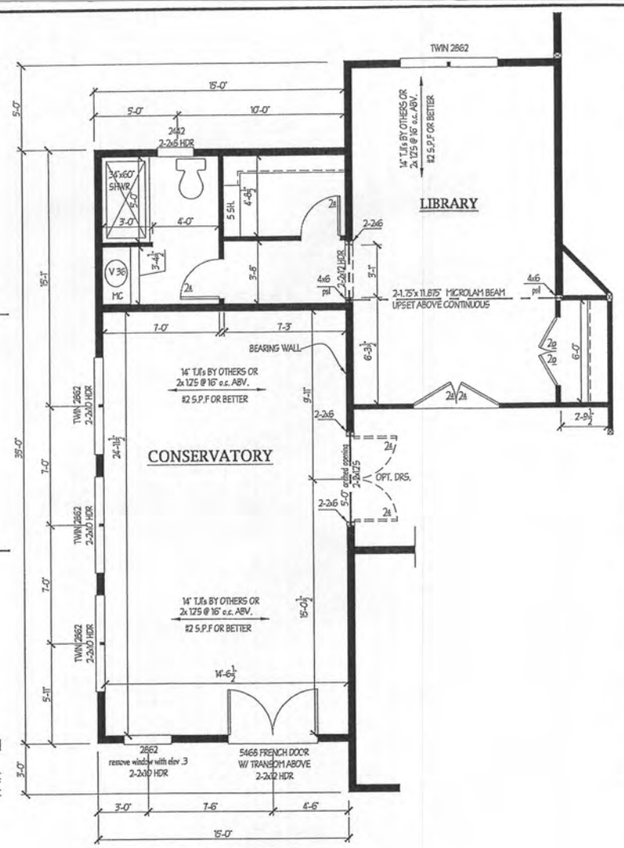
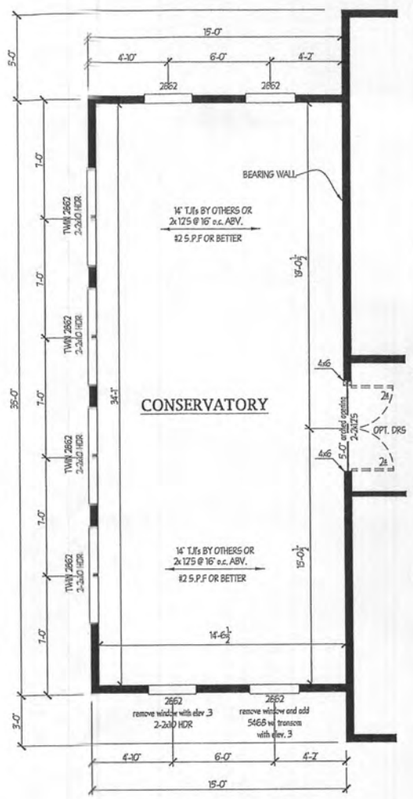


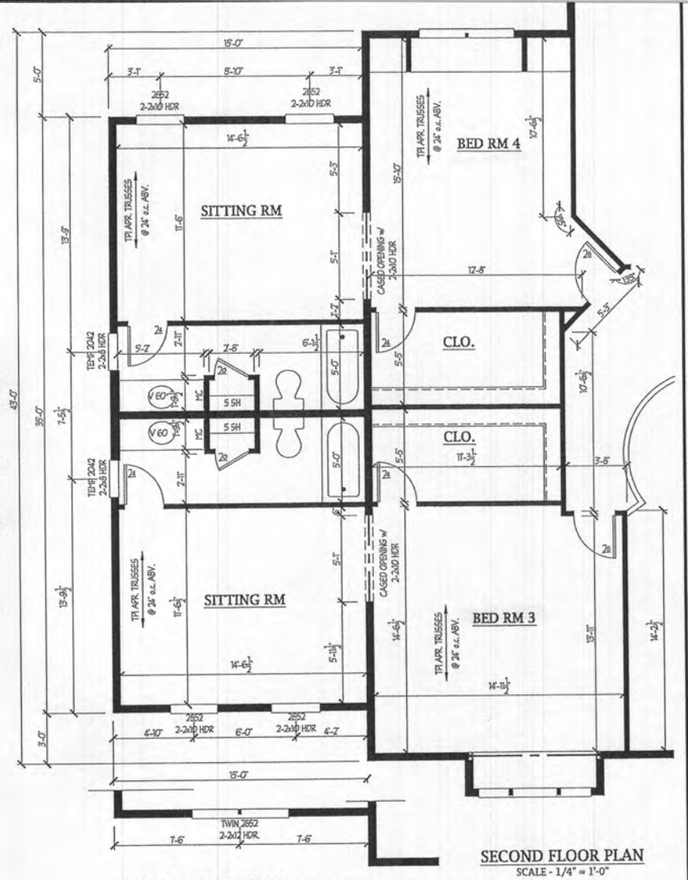

BASEMENT PLAN
SCALE - 1/4" = 1'-0"




FIRST FLOOR PLAN B
SCALE - 1/4" = 1'-0"

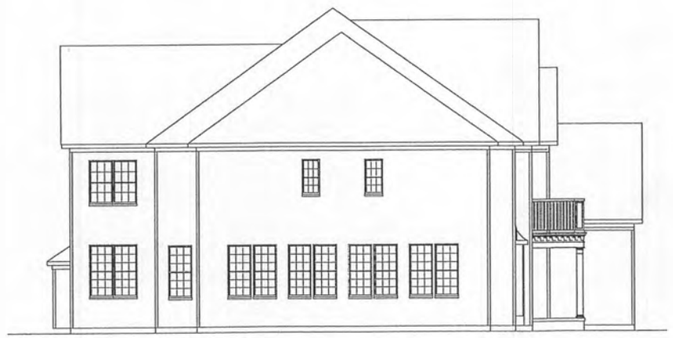



FIRST FLOOR PLAN A
SCALE - 1/4" = 1'-0"




SECOND FLOOR PLAN- FOR ELVATIONS 1A,1B,1C
SCALE - 1/4" = 1'-0"

SECOND FLOOR PLAN
SCALE - 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE - 1/8" = 1'-0"

FRONT ELEVATION
SCALE - 1/8" = 1'-0"

REVISED 3/21

Tim Graham 6/3/2021 10:56 AM 2015 Wellington options1 (1).dwg

Plymouth Road Architects
640 Plymouth Road Baltimore, MD 21229
Phone: 410-788-0281 arch@plymouth-road.com

Notes:

Drawing: TWO STORY OPTION

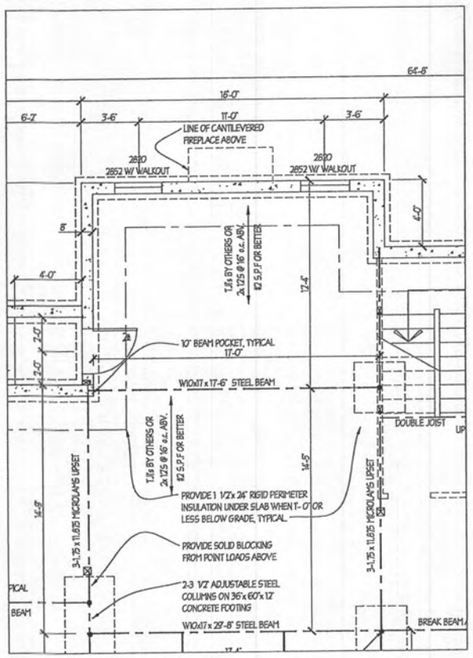
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

Project No.:1067 WE

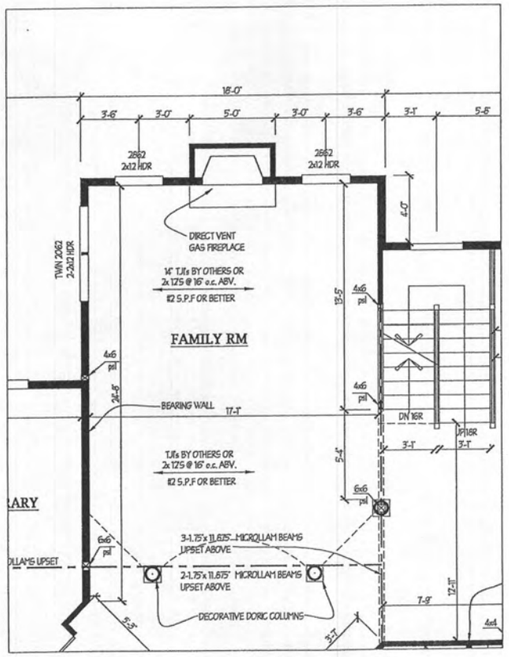
Date: 5/15

Scale:NOTED

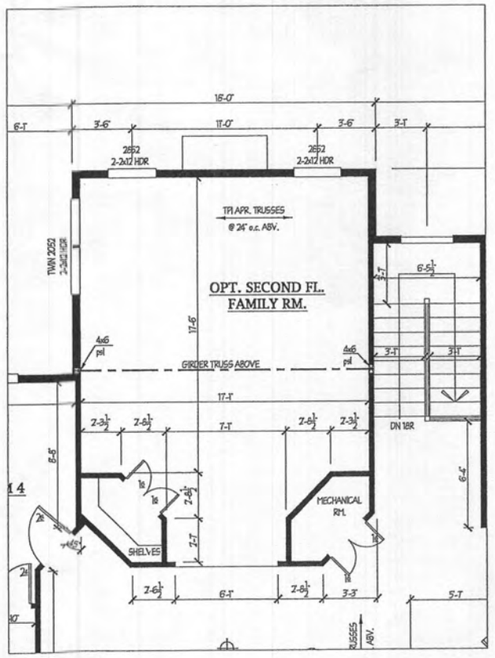
8a



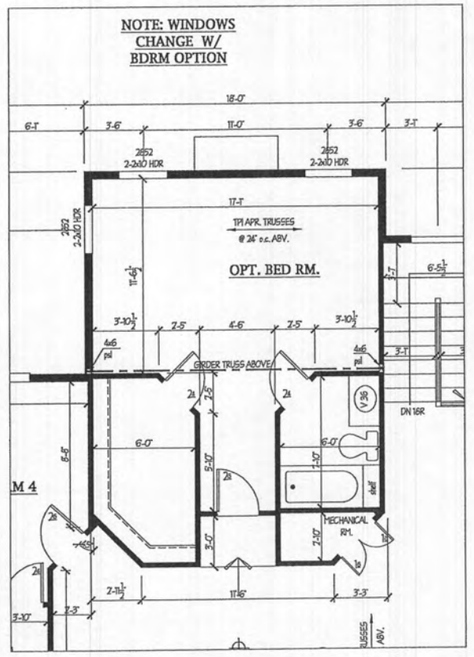

PARTIAL BASEMENT PLAN




PARTIAL FIRST FLOOR PLAN




PARTIAL SECOND FLOOR PLAN




PARTIAL SECOND FLOOR PLAN

NOTE: SHOWN WITH STANDARD PLAN. ADJUST AS REQUIRED FOR OTHER OPTIONS

REVISED 7/19

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

| DATE: | REVISION: |
|---|---|
| | ADDED SHEET TO SET |

Date: 10/15
Scale: 1/4"=1'-0"
Drawn: LISA
Checked:

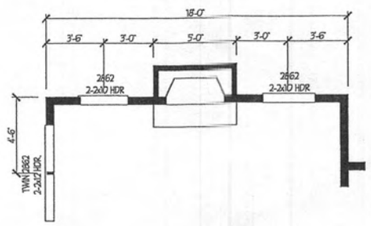
Drawing: OPT. SECOND FL. FAMILY RM.
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

1067 WEH
Project No.

8d

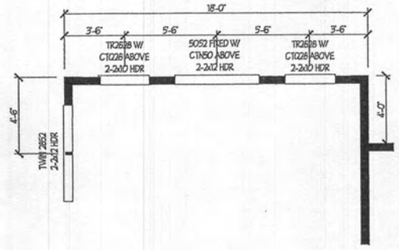
LEFT ELEVATION
SCALE - 1/4"= 1'-0"

PARTIAL REAR LEVATION




FIRST FLOOR PLAN
SCALE - 1/4"= 1'-0"

PARTIAL FIRST FLOOR PLAN




SECOND FLOOR PLAN
SCALE - 1/4"= 1'-0"

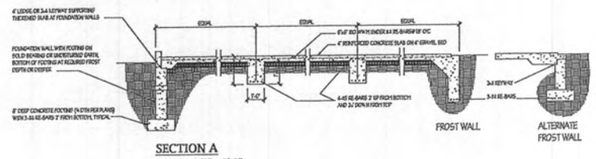
PARTIAL SECOND FLOOR PLAN

NOTE: STANDARD WALL OF WINDOWS FOR WELLINGTON MODEL

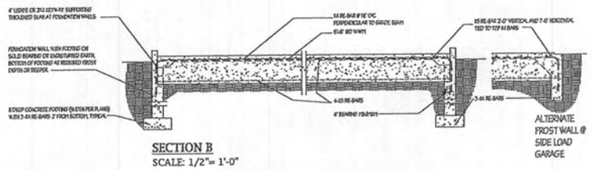
REVISED 9/20

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

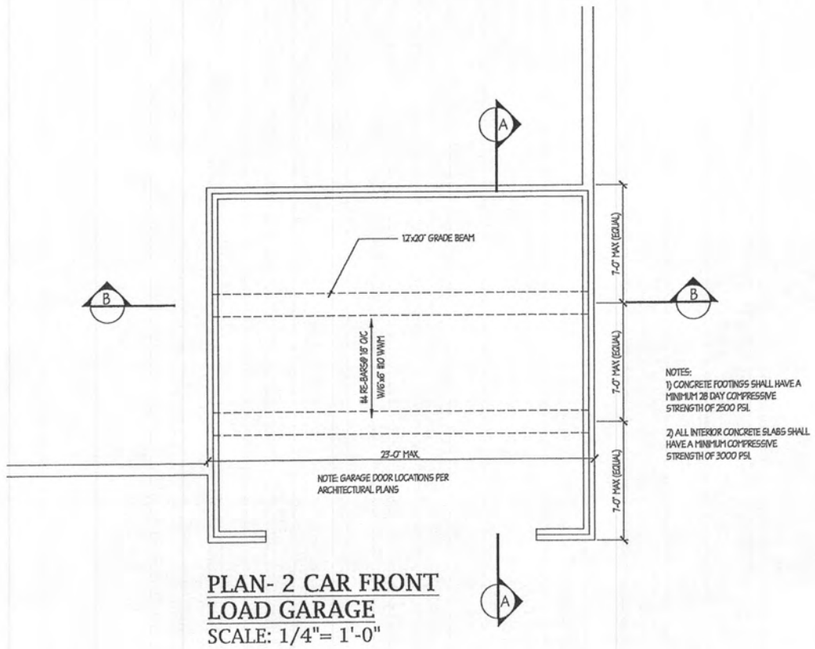
DATE: REVISION:
DATE: REVISION:
Date: 10/15
Scale:1/4"=1'-0"
Drawn: TIM
Checked:
Drawing: OPTIONAL WALL OF WINDOWS
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME
1067 WEH
Project No.
8f




SECTION A
SCALE: 1/2"= 1'-0"



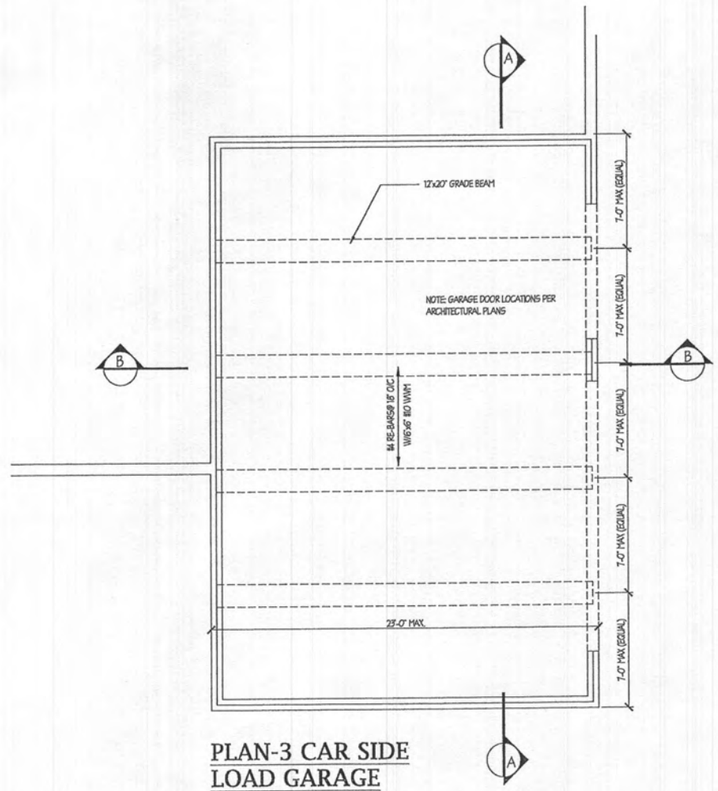

SECTION B
SCALE: 1/2"= 1'-0"




NOTES:
1) CONCRETE FOOTINGS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.

2) ALL INTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.

PLAN- 2 CAR FRONT LOAD GARAGE
SCALE: 1/4"= 1'-0"




PLAN-3 CAR SIDE LOAD GARAGE
SCALE: 1/4"= 1'-0"

REVISED 9/20

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

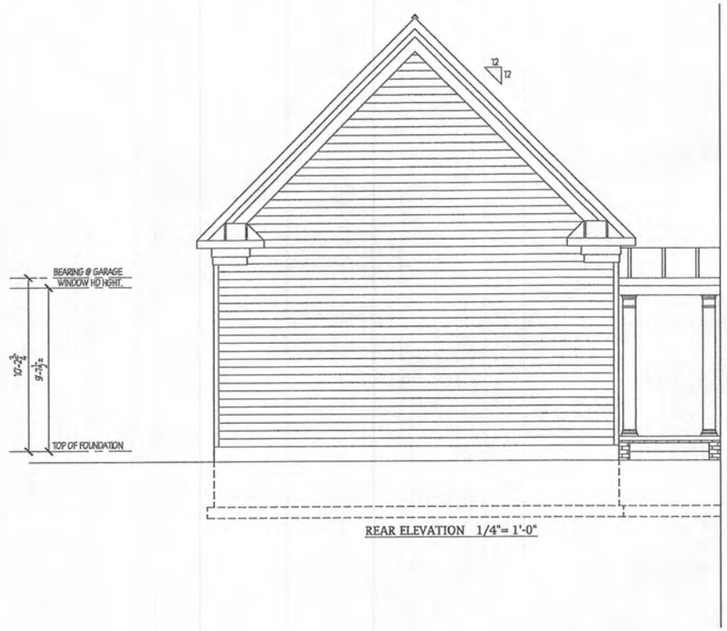
DATE: REVISION:

Date: 10/15
Scale: 1/4"=1'-0"
Drawn: TIM

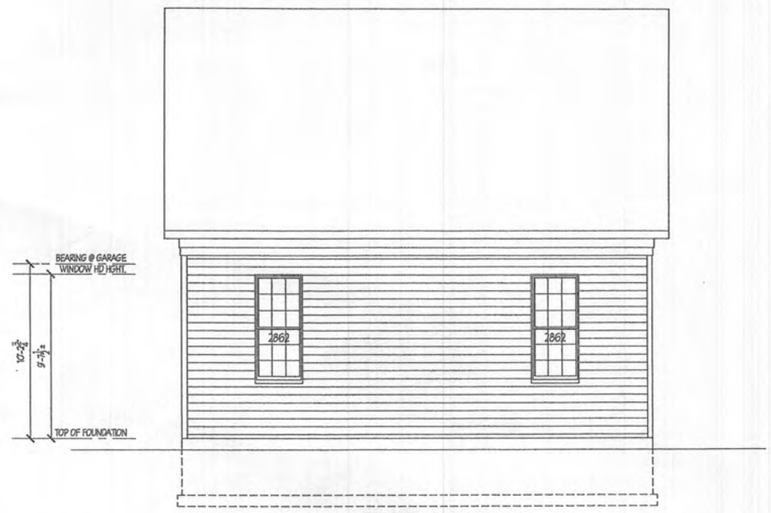
Drawing: GRADE BEAM DETAILS
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

1067 WEH
Project No.

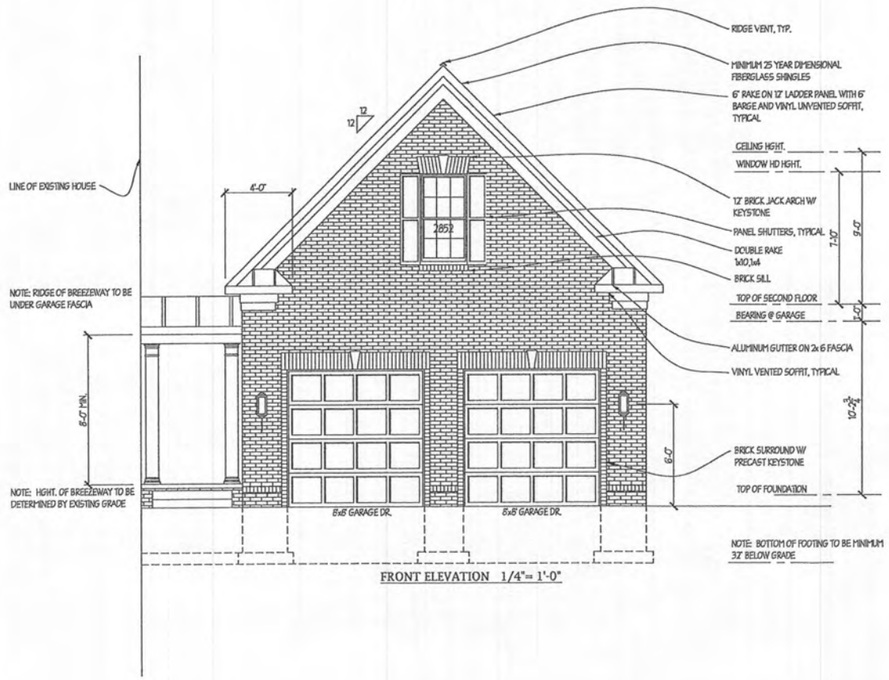
8g



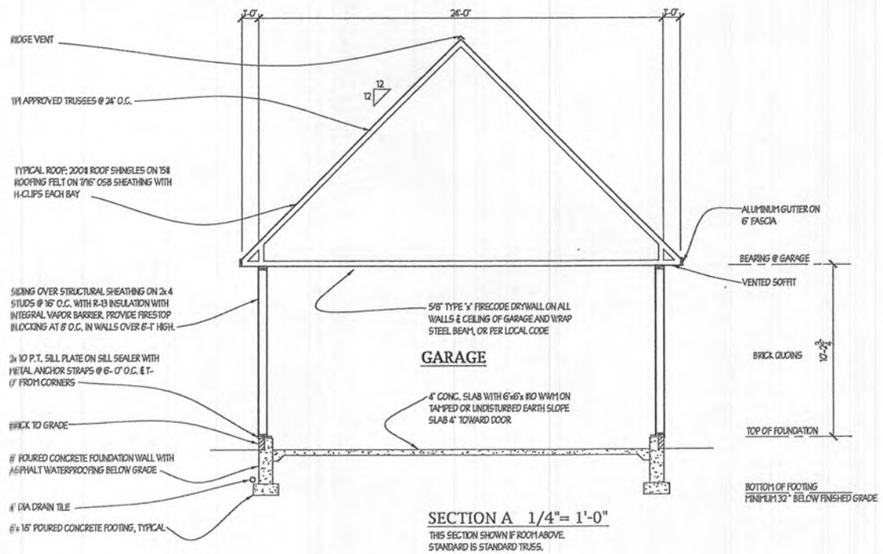

REAR ELEVATION 1/4"= 1'-0"




SIDE ELEVATION 1/4"= 1'-0"




FRONT ELEVATION 1/4"= 1'-0"




SECTION A 1/4"= 1'-0"

THIS SECTION SHOWN IF ROOM ABOVE.
STANDARD IS STANDARD TRUSS.

REVISED 5/17

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

DATE: REVISION:

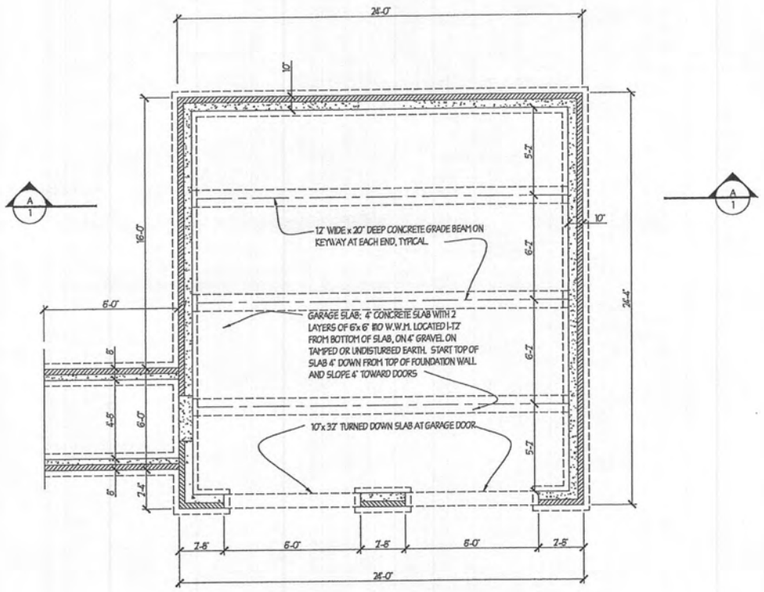
Date: 10/15
Scale: 1/4"=1'-0"
Drawn: TIM

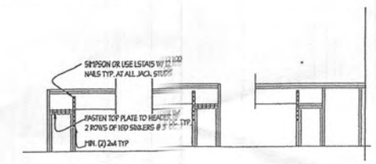
Drawing: DETACHED GARAGE ELEV. & SECTION

Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

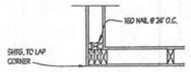
1067 WEH
Project No.

8h

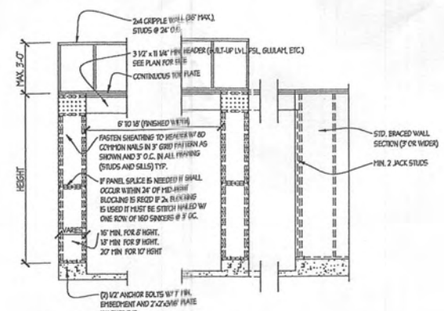


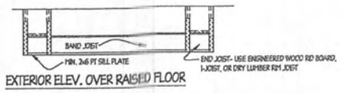

INTERIOR ELEVATION




TYP. CORNER FRAMING DETAIL
not to scale

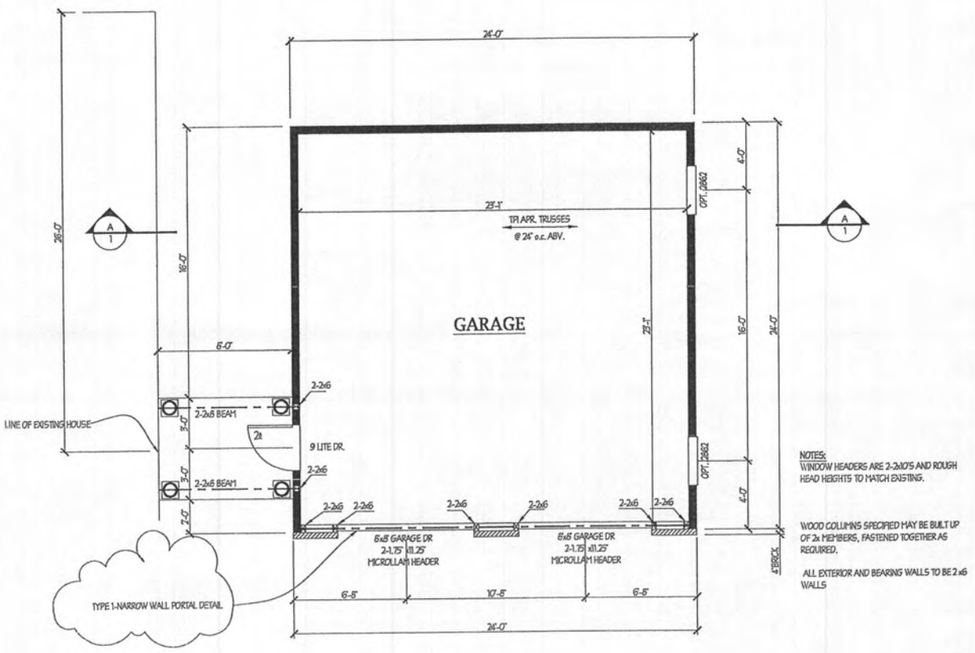



EXTERIOR ELEV. DIRECT TO FOUNDATION




EXTERIOR ELEV. OVER RAISED FLOOR

## NARROW WALL PORTAL DETAILS - TYPE 1




NOTES:
WINDOW HEADERS ARE 2-2x10'S AND ROUGH HEAD HEIGHTS TO MATCH EXISTING.

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

ALL EXTERIOR AND BEARING WALLS TO BE 2 x6 WALLS

REVISED 5/17

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

DATE: REVISION:

Date: 10/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: DETACHED GARAGE PLAN
Project: WILLIAMSBURG GROUP
WELLINGTON
ESTATE HOME

1067 WEH
Project No.

8i