

**Right Elevation**  
 SCALE: 3/16" = 1'-0"



**Rear Elevation**  
 SCALE: 3/16" = 1'-0"

**2018 IECC ENERGY CODE COMPLIANCE REQUIREMENTS**

THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE:

COMPLIANCE CERTIFICATE	A PERMANENT CERTIFICATE APPROVED BY THE LOCAL JURISDICTION DESCRIBING THE R-VALUES, U-FACTORS, AND SHGC OF THE BUILDING COMPONENTS AND BUILDING AIR LEAKAGE TEST RESULTS SHALL BE AFFIXED TO THE ELECTRICAL DISTRIBUTION PANEL OR ANOTHER LOCATION APPROVED BY THE LOCAL JURISDICTION, PER IECC R401.1 (IRC N1101.14).
AIR LEAKAGE	ALL NEW CONSTRUCTION BUILDINGS SHALL BE CONSTRUCTED TO LIMIT THE THERMAL ENVELOPE AIR LEAKAGE TO 3 AIR CHANGES PER HOUR AT 50 PASCALS OF PRESSURE AND TESTED VIA A BLOWER DOOR TEST PER IECC R402.4 (IRC N1102.4).
MAXIMUM FENESTRATION U-FACTOR AND SHGC	THE MAXIMUM U-FACTOR ALLOWED USING EITHER THE TOTAL UA ALTERNATIVE METHOD PER IECC R402.1.5 (IRC N1102.1.5) OR THE SIMULATED PERFORMANCE ALTERNATIVE PER IECC R405 (IRC N1105) SHALL BE 0.48 FOR VERTICAL FENESTRATION AND 0.75 FOR SKYLIGHTS PER IECC R402.5 (IRC N1102.5).
HVAC CONTROLS	EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE THERMOSTAT PER IECC R403.1 (IRC N1103.1). THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE A PROGRAMMABLE THERMOSTAT PER IECC R403.1.1 (IRC N1103.1.1).
HEAT PUMP SUPPLEMENTARY HEAT	HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT FROM OPERATING WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD PER IECC R403.1.2 (IRC N1103.1.2).
DUCT SEALING	WHEN NEW FORCED AIR SYSTEMS ARE PROVIDED, ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED PER IECC R1601.4.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A ROUGH-IN OR POSTCONSTRUCTION TEST PER IECC R403.3.3 (IRC N1103.3.3) UNLESS DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
BUILDING CAVITIES AS DUCTS OR PLENUMS	BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER IECC R403.3.5 (IRC N1103.3.5).
MECHANICAL SYSTEM PIPING INSULATION	MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO R-3 MINIMUM PER IECC R403.4 (IRC N1103.4). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECAY PER IECC R403.4.1 (IRC N1103.4.1).
CIRCULATING HOT WATER SYSTEMS	CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH TO TURN OFF THE CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER IECC R403.5.1 (IRC N1103.5.1).
MECHANICAL VENTILATION	THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IECC R1505 OR OTHER APPROVED MEANS OF VENTILATION PER IECC R403.6 (IRC N1103.6). WHOLE-HOUSE VENTILATION FANS SHALL MEET EFFICIENCY STANDARDS PER IECC TABLE R403.6.1 (IRC TABLE N1103.6.1).
EQUIPMENT SIZING	HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES PER IECC R403.7 (IRC N1103.7).
SYSTEMS SERVING MULTIPLE DWELLING UNITS	SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL CONFORM TO IECC SECTIONS C403 AND C404.
SNOW MELT SYSTEMS CONTROLS	SNOW AND ICE MELT SYSTEMS SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50°F AND NO PRECIPITATION IS FALLING, AND AUTOMATIC OR MANUAL CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F PER IECC R403.9 (IRC N1103.9).
POOLS AND INGROUND PERMANENTLY INSTALLED SPAS	POOLS AND INGROUND SPA HEATERS SHALL HAVE AN ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUT-OFF WITHOUT AFFECTING THE THERMOSTAT SETTING PER IECC R403.10.1 (IRC N1103.10.1); GAS-FIRED HEATERS SHALL NOT HAVE CONSTANT BURNING PILOT LIGHTS. HEATERS SHALL HAVE TIME SWITCHES OR OTHER CONTROL METHODS TO AUTOMATICALLY TURN ON AND OFF PER A PRESET SCHEDULE PER IECC R403.10.2 (IRC N1103.10.2). HEATED POOLS AND INGROUND SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER PER IECC R403.10.3 (IRC N1103.10.3).
LIGHTING EQUIPMENT	A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER IECC R404.1 (IRC N1104.1).
FUEL GAS LIGHTING EQUIPMENT	FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PLOT LIGHT SYSTEMS PER IECC R404.1.1 (IRC N1104.1.1).

THE BUILDING SHALL ALSO CONFORM TO THE FOLLOWING PRESCRIPTIVE REQUIREMENTS:

THE BUILDING CONFORMS TO THE PRESCRIPTIVE REQUIREMENTS DETAILED IN THE CHART BELOW PER IECC R402.1.2 & R402.1.3 (IRC N1102.1.2 & N1102.1.3). EQUIVALENT U-FACTORS MAY BE SUBSTITUTED FOR REQUIRED R-VALUES PER IECC R402.1.4 (IRC N1102.1.4). THE BUILDING SHALL ALSO CONFORM TO THE DETAILED REQUIREMENTS OF IECC R402.2 (IRC N1102.2).

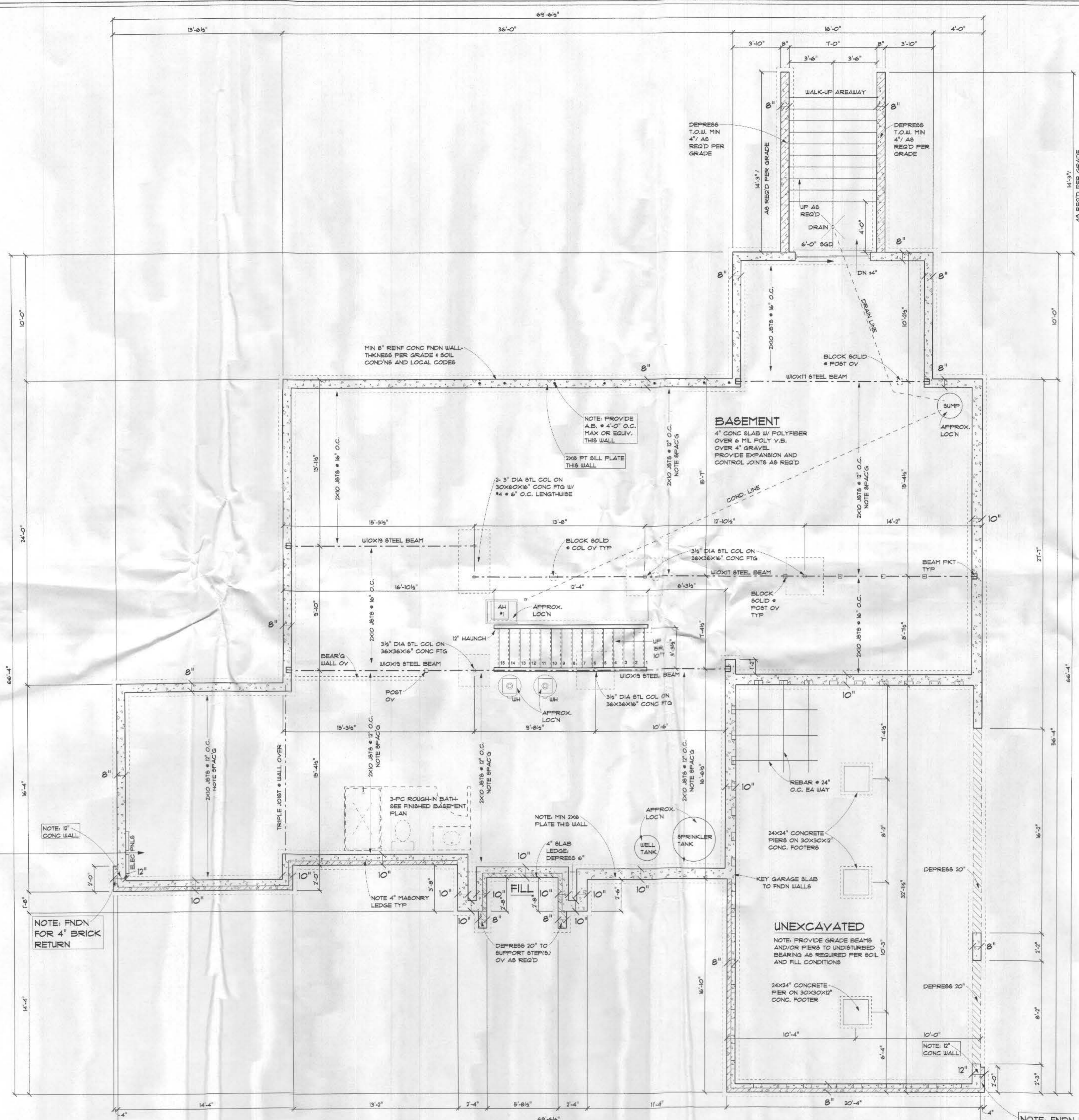
COMPONENT	REQUIRED VALUE
CEILING/ROOF	R-49 (COMPRESSED OVER WALL TOP PLATE AT EAVES) OR R-38 (UNCOMPRESSED OVER WALL TOP PLATE AT EAVES)
WALLS	R-20 CAVITY OR R-13 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-10 CONTINUOUS OR R-13 CAVITY
SLAB	R-10, 2" DEPTH
CRAWL SPACE WALLS	R-10 CONTINUOUS OR R-13 CAVITY
FLOORS OVER UNCONDITIONED SPACE	R-19
DUCTS OUTSIDE CONDITIONED SPACE	R-8 FOR SUPPLY DUCTS IN ATTICS R-6 FOR ALL OTHER DUCTS
HOT WATER PIPES	R-3 UNLESS OTHERWISE ALLOWED BY IECC R403.5.3 (IRC N1103.5.3)
FENESTRATION	U-FACTOR = 0.32 MAX; SHGC = 0.40 MAX
SKYLIGHTS	U-FACTOR = 0.55 MAX; SHGC = 0.40 MAX

**PRESCRIPTIVE R-VALUE COMPLIANCE PATH**

**2018 CODE**

# The Yorkshire Manor II - 3 Car

REVISIONS	
DATE	10-08-2020
SHEET NO.	A-3
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**NOTE: PLUMBER**  
**PASSIVE RADON SYSTEM**  
 3" PVC PIPE VENTED THROUGH ROOF (LOCATION PER PLUMBER)

**HYAC: EQUIPMENT - GOODMAN**  
 ZONE 1: 92% EFFICIENCY PROPANE GAS FURNACE WITH 14 BEER A/C UNIT 3 1/2 TON  
 ZONE 2: 14 BEER HEAT PUMP 3 1/2 TON  
 \* VENT RANGE HOOD TO EXTERIOR

**NOTE: 9'-0" FOUNDATION WALLS**

**HYAC**  
 C.F.A. = 5,988

- NOTES**
- 2000PSF SOIL BEARING CAPACITY ASSUMED.
  - BEAR, JOISTS, HEADERS AND PARTERS TO BE 6-P-F #12 OR EQUAL TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED
  - VERIFY SIZE AND LOCATIONS OF DOORS AND WINDOWS THIS PLAN PER GRADE AND BUILDER

**Foundation Plan**  
 SCALE: 1/4" = 1'-0"  
 NOTE: 9'-0" FOUNDATION WALLS

**NOTE: FNDN FOR 4" BRICK RETURN**

**2018 CODE**

ELECTRIC METER

NOTE: 12" CONG WALL

NOTE: FNDN FOR 4" BRICK RETURN

NOTE: MIN 2X6 PLATE THIS WALL

NOTE: FNDN FOR 4" BRICK RETURN



1 Bedroom  
1st Floor

NOTE: ELECTRICIAN:  
HARDWARE BOX INSIDE FIREPLACE

**THE ESTATES AT RIVER HILL INTERIOR TRIM PACKAGE**  
**DOORS:** 1ST, 2ND, & BASEMENT FLOORS - PREHUNG MASONITE, RAISED CAMDEN  
**DOOR HARDWARE:** SATIN NICKEL STOPS, KNOBS, HINGES, AND HANDLES  
**DOOR TRIM:** 1ST, 2ND, & BASEMENT FLOORS - 3/4" BEADED EDGE CASING, FINGER JOINT  
**BASE:** 1ST, 2ND, & BASEMENT FLOORS - 5/4" WM-163E  
**CHAIR RAIL:** TWO PIECES WM-302 W/ 4/4" BEADED BOTTOM BACKER IN DINING ROOM  
**CROWN MOULDING:** THREE PIECE 4 5/8" CROWN W/ BEADED BOTTOM BACKER W/ #183 TRIM IN LIVING ROOM, DINING ROOM, FOYER, SECOND FLOOR HALL, AND LIBRARY/BEDROOM #5  
**COFFERED CEILINGS:** TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

NOTE: CARPENTER  
ALLOW 4" FOR 3/4" CASING ON 1ST FLOOR, 2ND FLOOR, & FINISHED BASEMENT

FAMILY ROOM FIREPLACE: HEATILATOR  
FIREPLACES PROPANE GAS FIRE  
ENGINEERED DIRECT VENT FIREPLACE  
F.P. ROUGH OPENING, HEATILATOR FIREPLACE

CONTACT INFO:  
FIRESIDE HEARTH & HOME  
BONNIE GEYER (703) 367-9218  
CALL TO:  
1) SET/INSTALL F.P.  
2) SET MANTEL & SURROUND & START UP F.P.

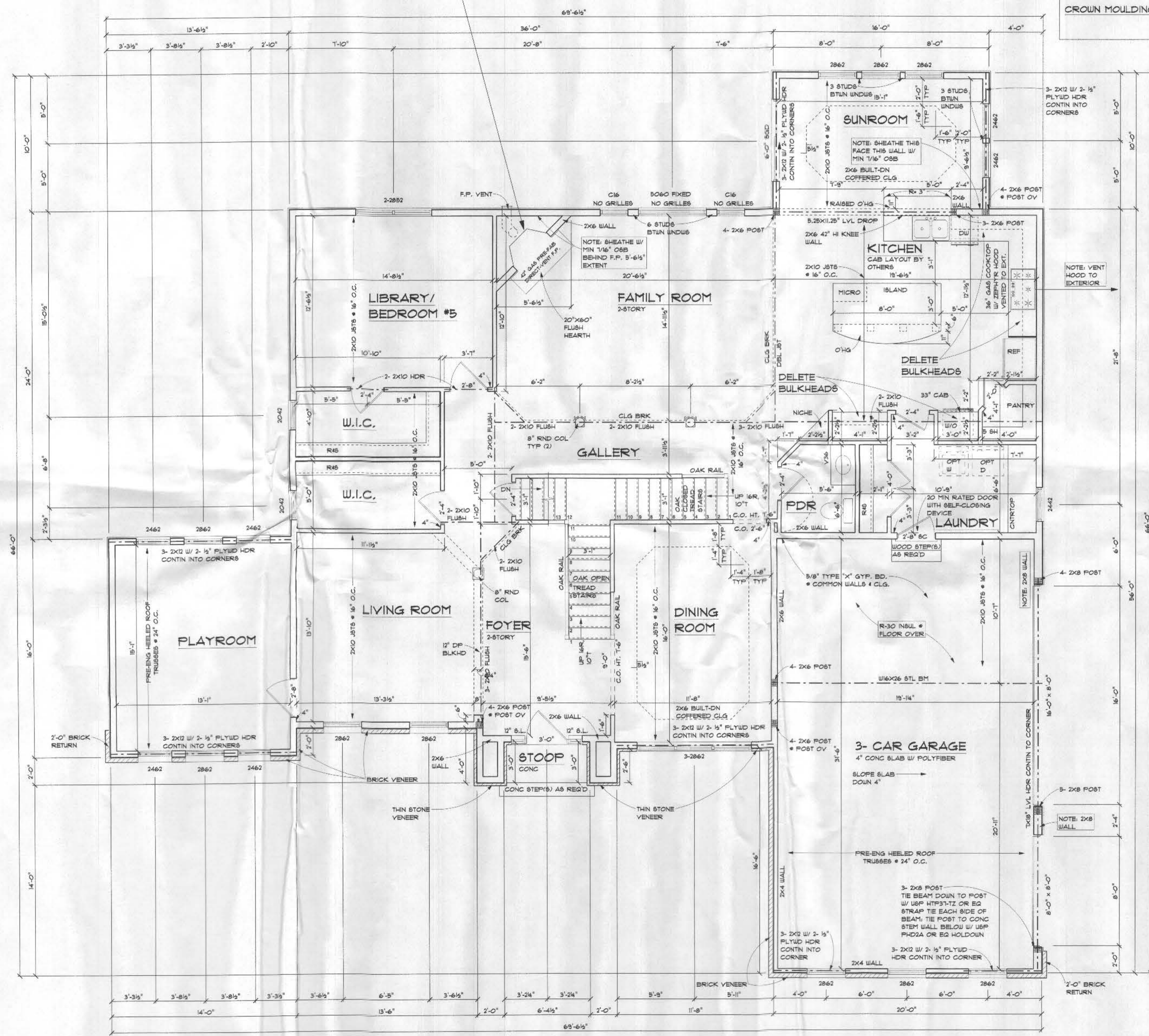
GARAGE DOOR OPENERS

ADULT HEIGHT POWDER ROOM VANITY

NOTE: INTERIOR STAIRS SHALL CONFORM TO THE FOLLOWING GEOMETRY:

STRAIGHT:  
RISER HEIGHT 7.75" MAX  
TREAD DEPTH 10" MIN  
NOBING .75" MIN 1.25" MAX  
(NOTE: NOBING MAY BE OMITTED @ TREAD DEPTH OF 11" OR GREATER)

NOTE: 9' CEILINGS U.O.N.  
2X6 EXTERIOR WALLS U.O.N.



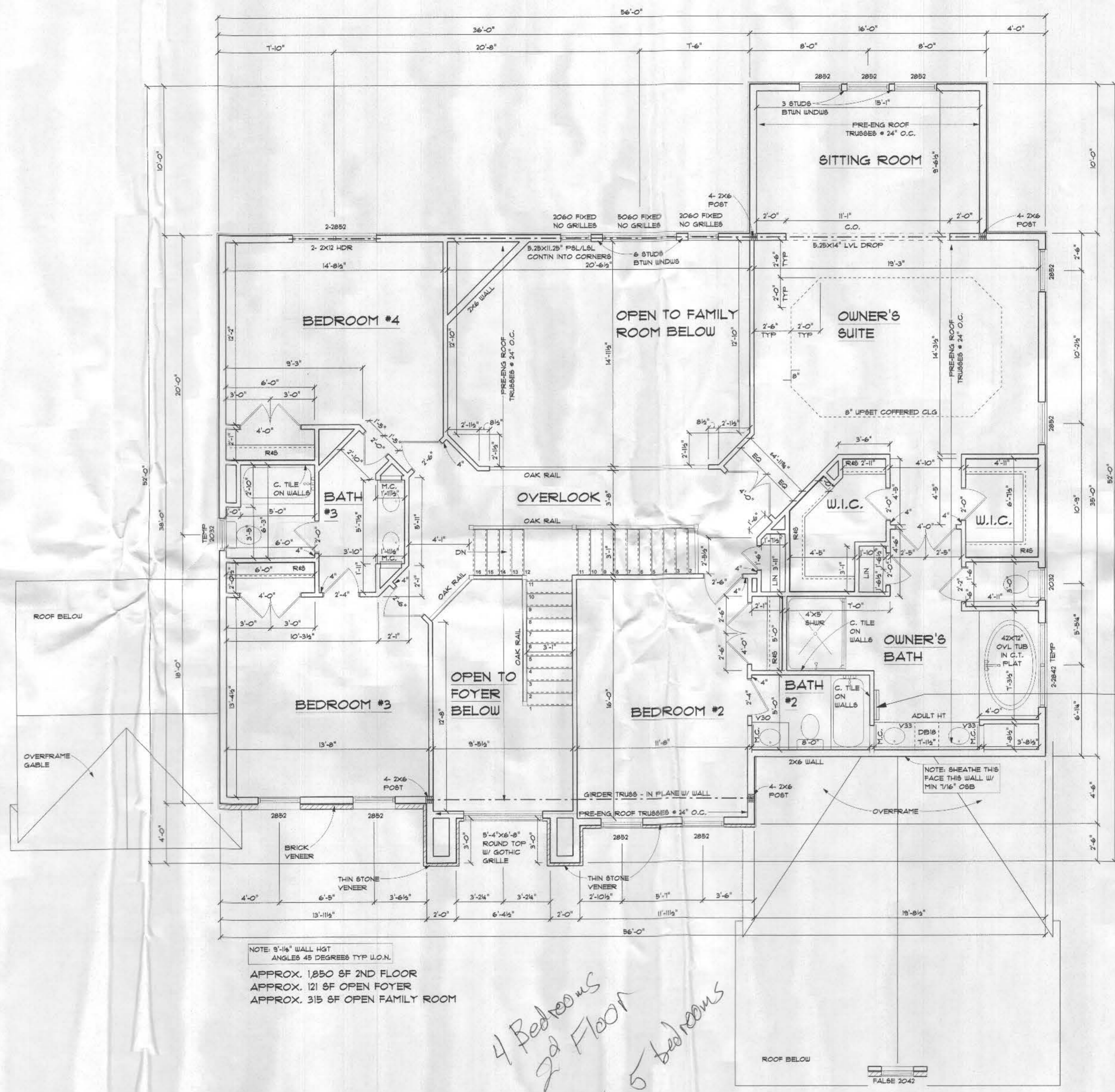
First Floor Plan  
SCALE: 1/4" = 1'-0"

NOTE: 9'-1/4" WALL HGT  
ANGLES 45 DEGREES TYP U.O.N.  
APPROX. 2,312 SF 1ST FLOOR

The Yorkshire Manor II - 3 Car

2018 CODE

# The Yorkshire Manor II - 3 Car



**Second Floor Plan**  
 SCALE: 1/4" = 1'-0"

NOTE: 9'-1/4" WALL HGT  
 ANGLES 45 DEGREES TYP U.O.N.  
 APPROX. 1,850 SF 2ND FLOOR  
 APPROX. 121 SF OPEN FOYER  
 APPROX. 315 SF OPEN FAMILY ROOM

*4 Bedrooms  
 2nd Floor  
 Total 5 bedrooms*

NOTE: ELECTRIC  
 ADD 220V BASE HEAT, 2' LONG  
 W/ WALL THERMOSTAT IN  
 OWNER'S BATH OVER GARAGE

ADULT HEIGHT OWNER'S  
 BATH VANITIES

NOTE: CARPENTER:  
 RAISE MCs 4"

NOTE: 9' CEILINGS  
 2X6 EXTERIOR WALLS

**2018 CODE**

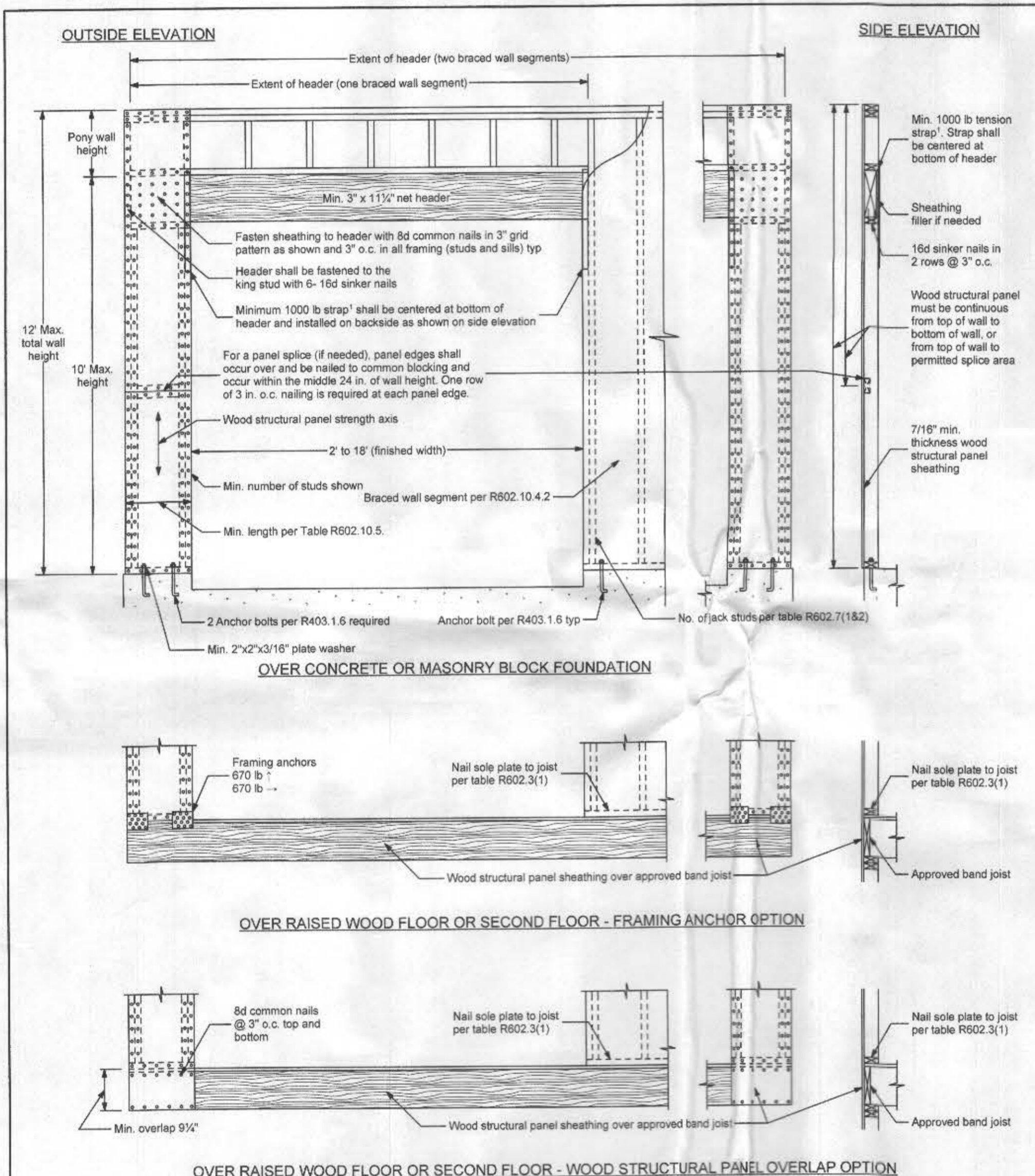
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**NOTES**

**Methods WSP & CS-WSP:** Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 8d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.  
**Note:** At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2018 Tables R602.3(1), R602.3(2), and R602.3(3).

**Method GB:** Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws or nails per IRC 2018 Table R702.3.5 @ 7" o.c. at panel edges and all intermediate framing members.

**Method LIB:** Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal (8'-1" linear wall length); 9' tall walls to use WB126/WB126C installed at 53° from horizontal (6'-10" linear wall length); 10' tall walls to use WB143C installed at 45° from horizontal (10'-1" linear wall length).

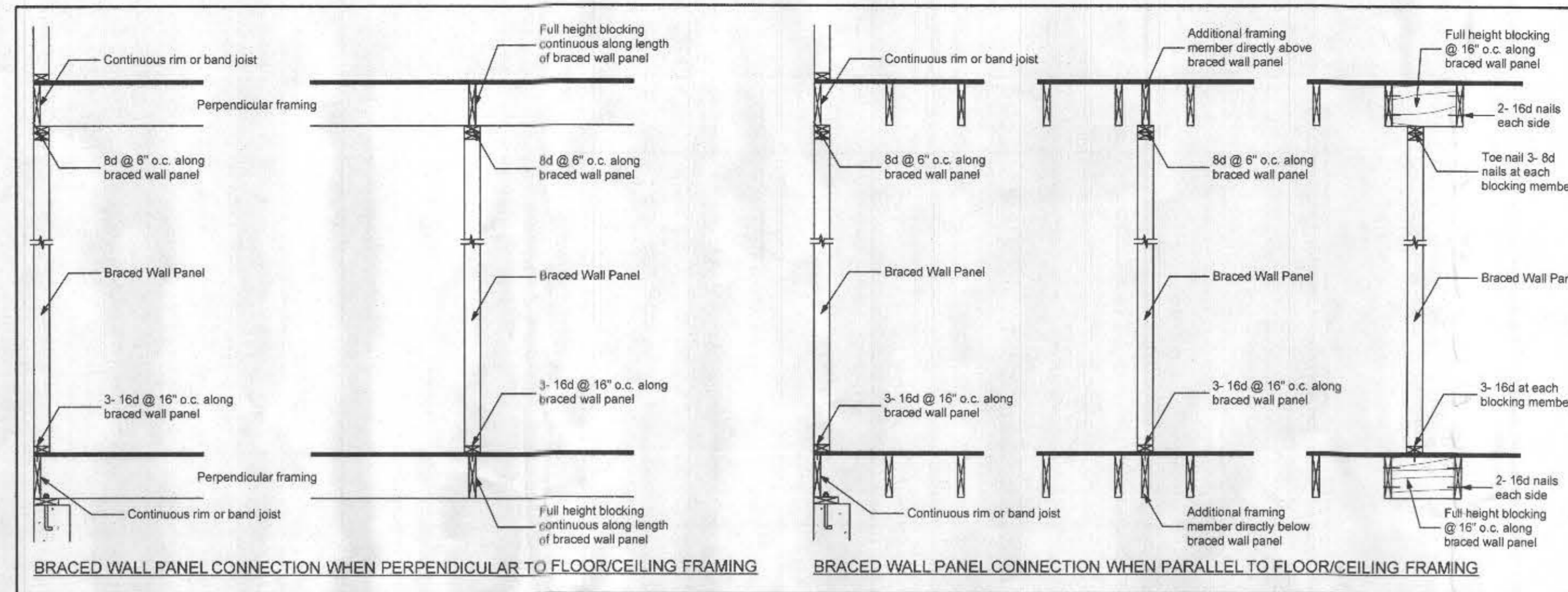


**1 Tension Strap Capacity Required for Method CS-PF**

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure B		Wind Exposure C	
				Tension strap capacity required (lbf)	DR	Tension strap capacity required (lbf)	DR
2x4 No. 2 Grade	0	10	18	1000	1000		
			9	1000	1000		
			16	1025	2500		
			18	1275	2850		
			9	1000	1875		
			16	2175	4125		
	2	10	18	2500	DR		
			9	1500	3175		
			16	3375	DR		
			18	3975	DR		
			9	2750	DR		
			12	3775	DR		
2x6 Stud Grade	2	12	9	1000	2025		
			16	2150	3675		
			18	2500	DR		
			9	1750	3125		
			16	2400	DR		
			18	3800	DR		

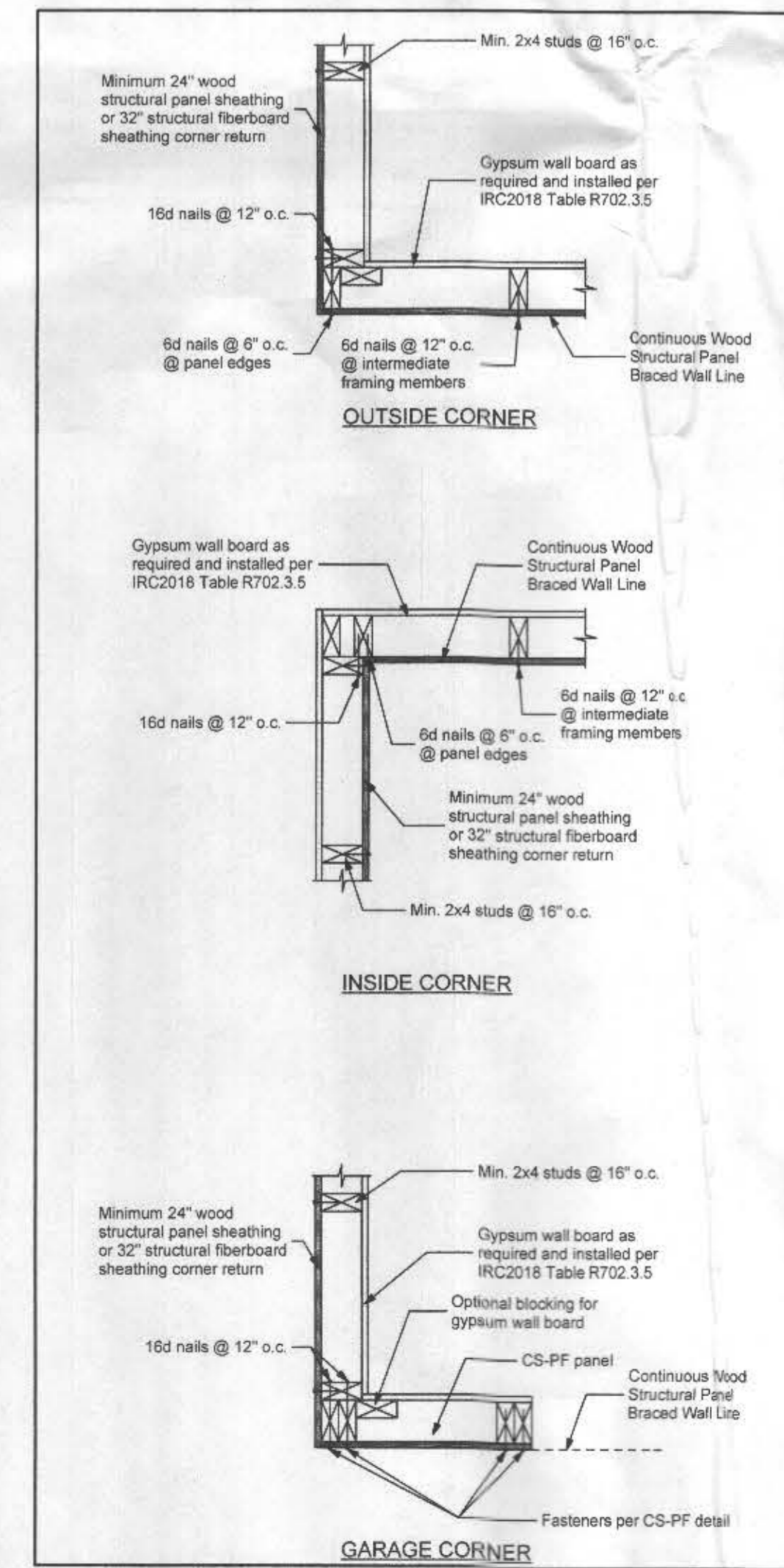
Notes: 1. Ultimate Design Wind Speed of 115mph. For other Basic Wind Speeds, see IRC 2018 Table R602.10.6.4  
 2. DR = Design Required

**CS-PF Continuous Portal Frame**  
 NOT TO SCALE



**Braced Wall Panel Connections to Floor and Ceiling Framing**

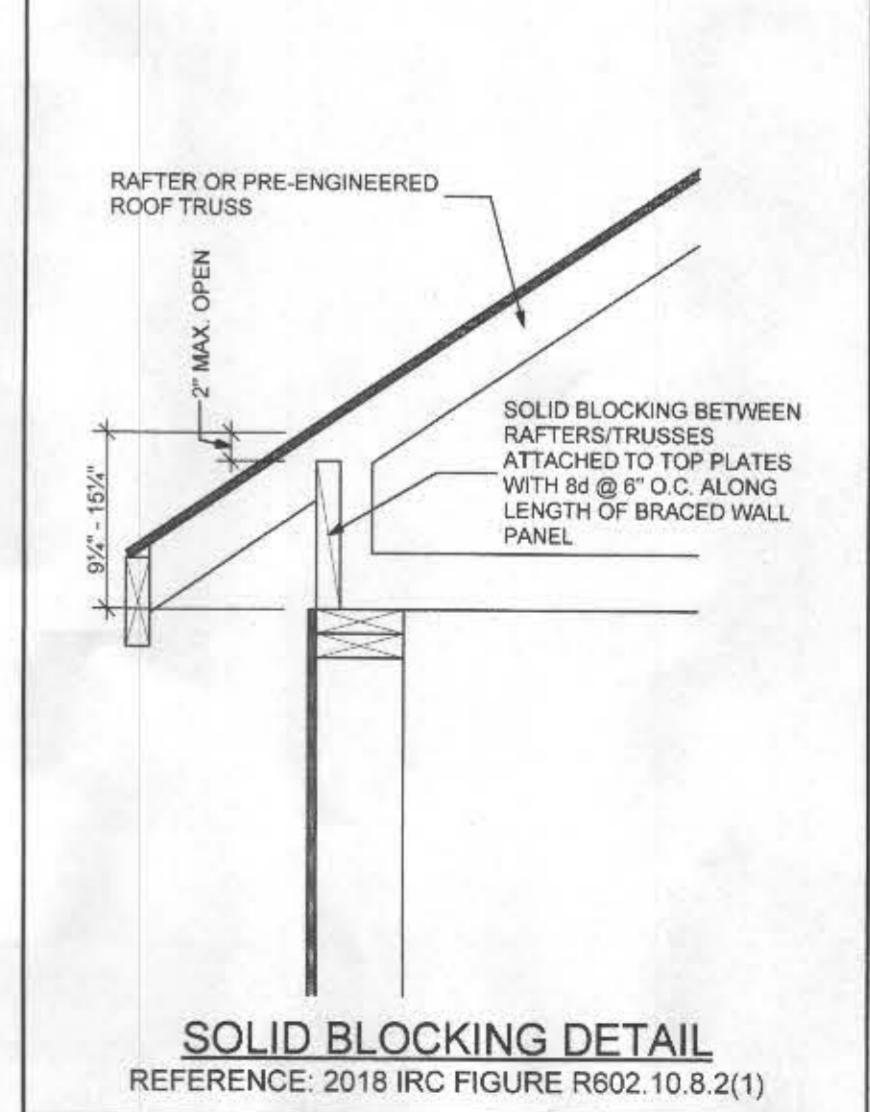
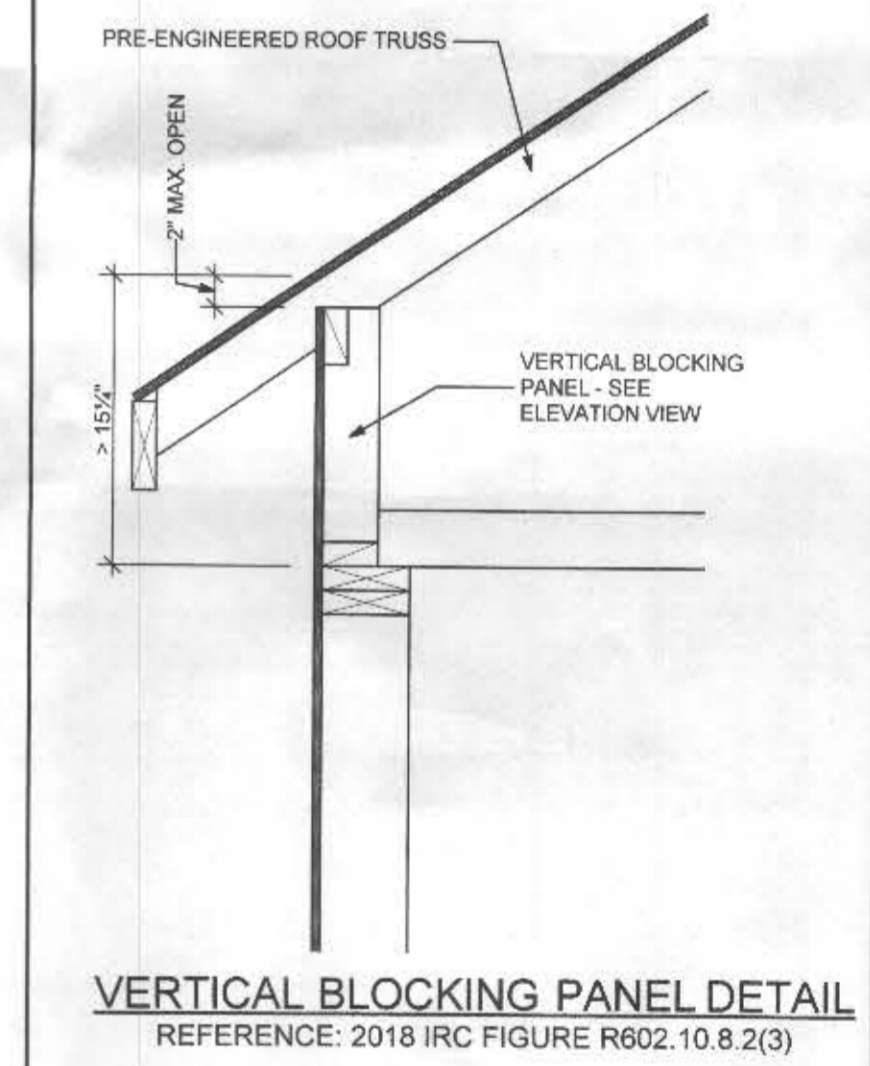
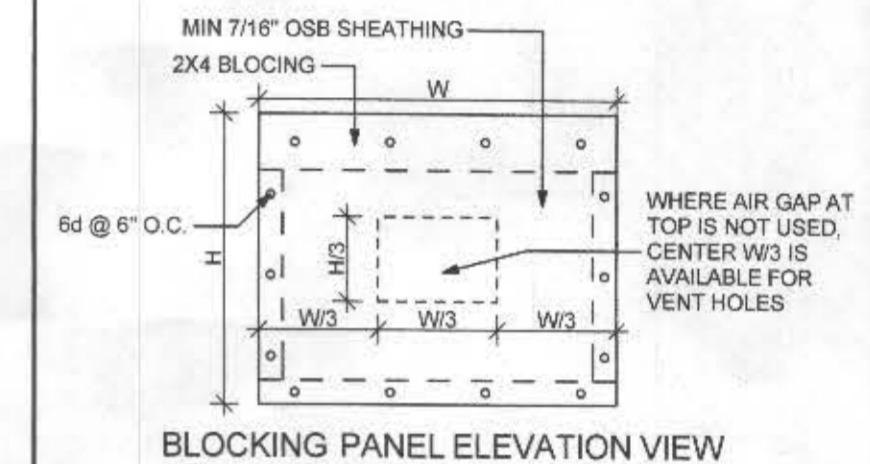
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**Corner Framing Details**

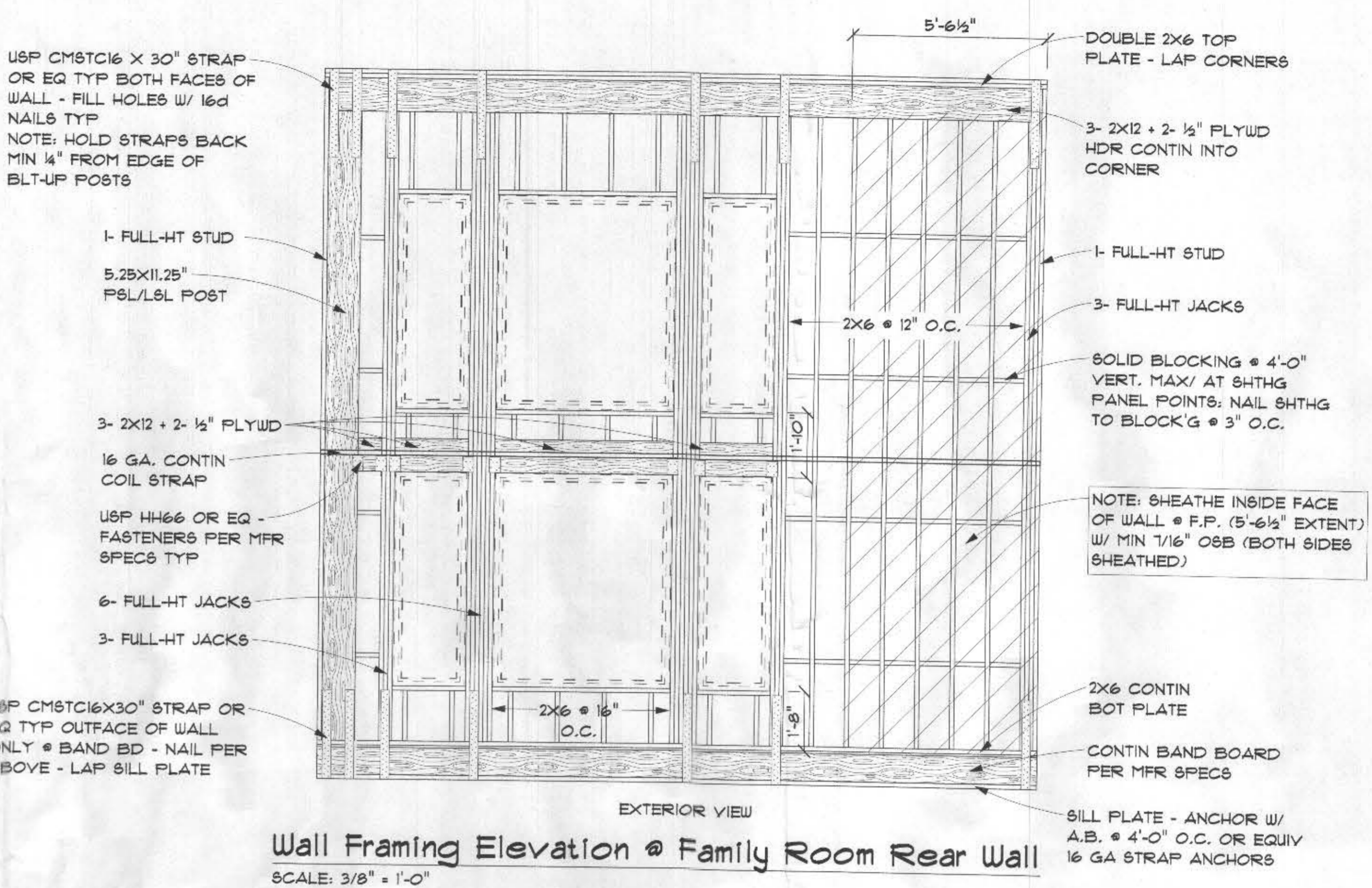
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**NOTES:**  
 1. WHERE RAFTER OR TRUSS HEEL HEIGHT IS  $\leq 9\frac{1}{2}$ ", NO BLOCKING IS REQUIRED.  
 2. WHERE RAFTER OR TRUSS HEEL IS  $> 9\frac{1}{2}$ " AND  $\leq 15\frac{1}{4}$ ", BLOCKING PER SOLID BLOCKING DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.  
 3. WHERE TRUSS HEEL IS  $> 15\frac{1}{4}$ ", BLOCKING PER VERTICAL BLOCKING PANEL DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.



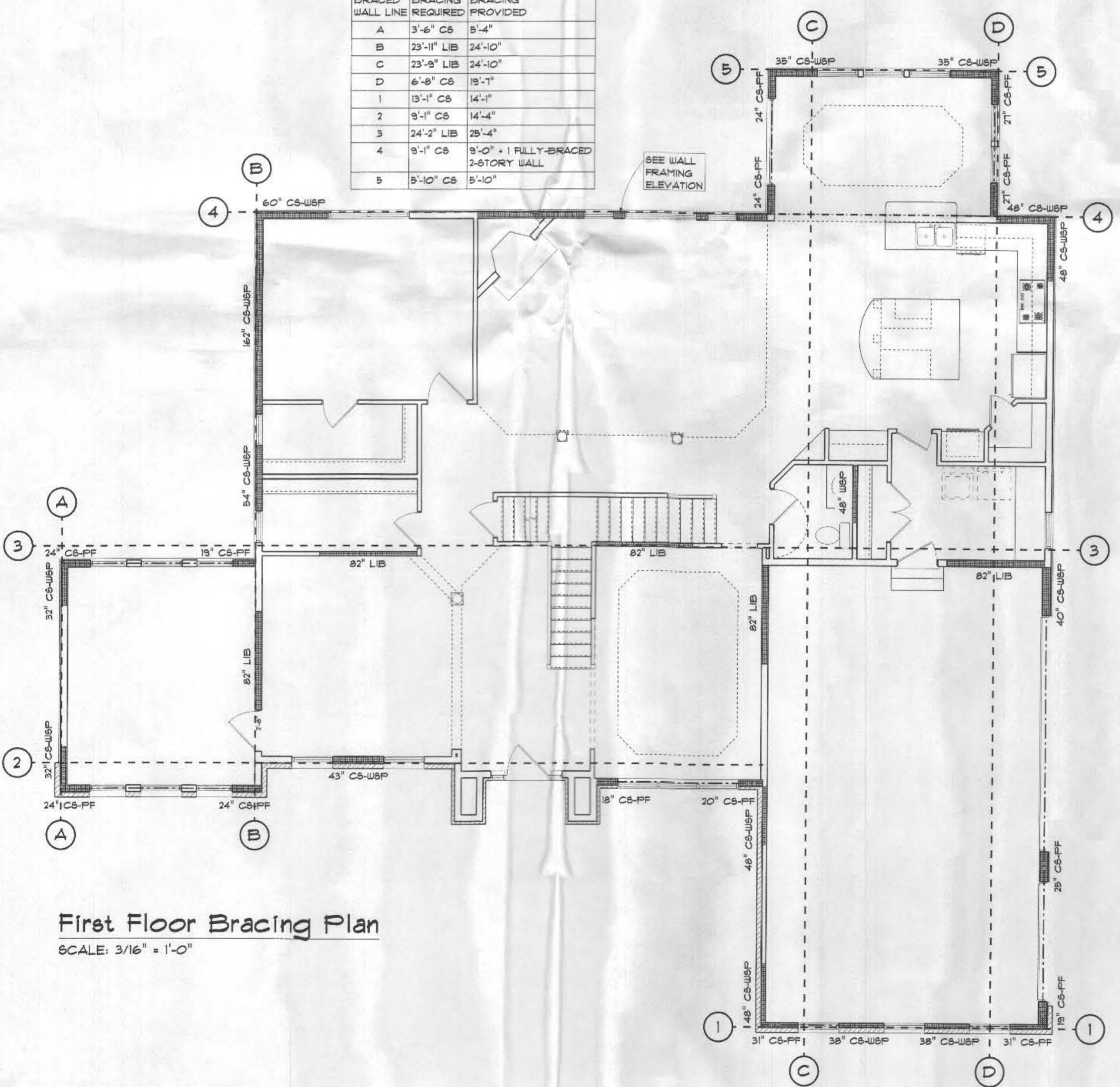
**Roof Blocking Details**

NOT TO SCALE



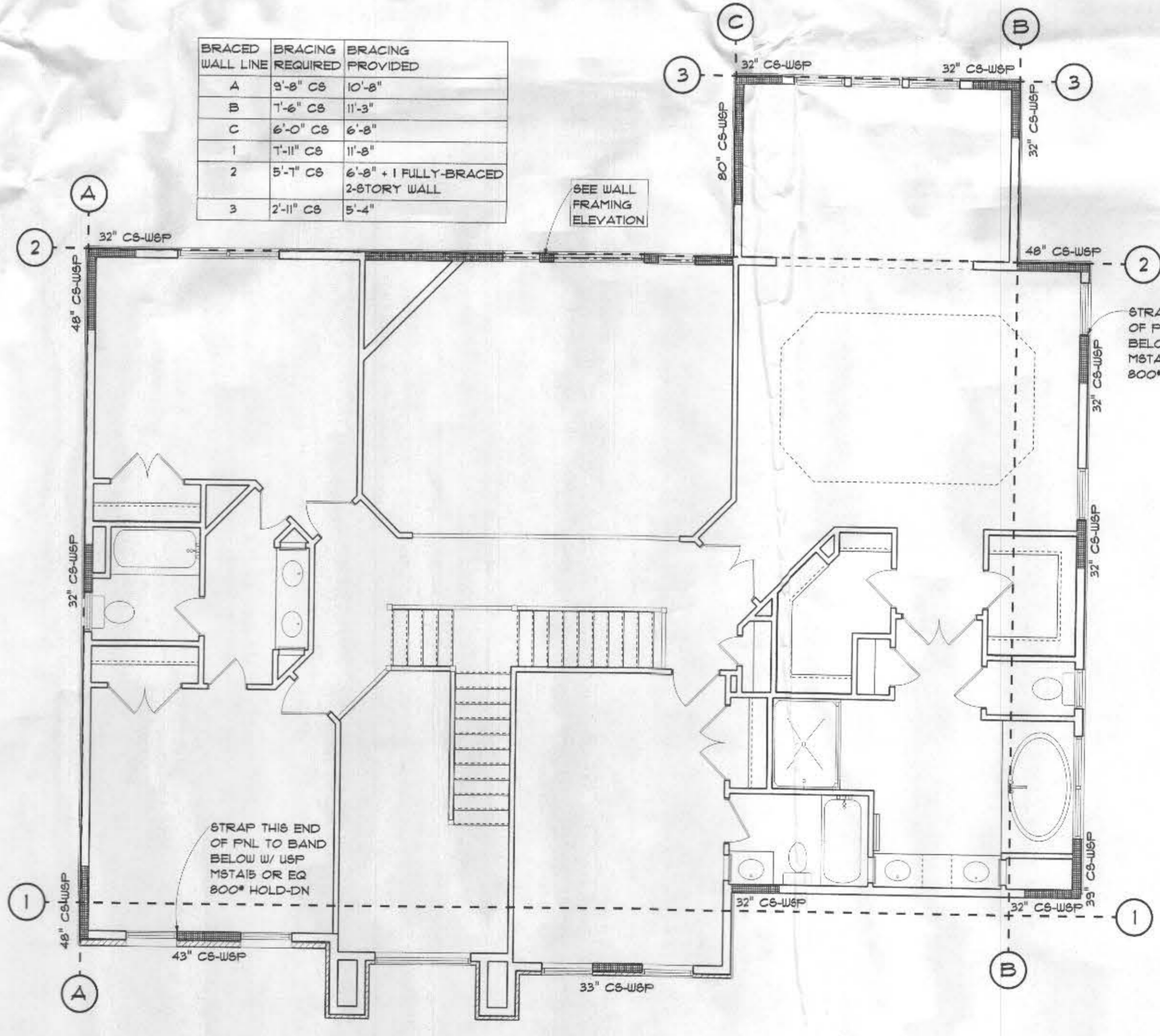
Wall Framing Elevation @ Family Room Rear Wall  
 SCALE: 3/8" = 1'-0"

BRACED WALL LINE	BRACING REQUIRED	BRACING PROVIDED
A	3'-6" C8	5'-4"
B	23'-11" LIB	24'-10"
C	23'-9" LIB	24'-10"
D	6'-8" C8	10'-8"
1	13'-1" C8	14'-1"
2	9'-1" C8	14'-4"
3	24'-2" LIB	25'-4"
4	9'-1" C8	9'-0" + 1 FULLY-BRACED 2-STORY WALL
5	5'-10" C8	5'-10"



First Floor Bracing Plan  
 SCALE: 3/16" = 1'-0"

BRACED WALL LINE	BRACING REQUIRED	BRACING PROVIDED
A	9'-8" C8	10'-8"
B	7'-6" C8	11'-3"
C	6'-0" C8	6'-8"
1	1'-11" C8	1'-8"
2	5'-1" C8	6'-8" + 1 FULLY-BRACED 2-STORY WALL
3	2'-11" C8	5'-4"



Second Floor Bracing Plan  
 SCALE: 3/16" = 1'-0"

2018 CODE