

THE ESTATES AT RIVER HILL INTERIOR TRIM PACKAGE

DOORS: 1ST AND 2ND FLOORS - PREHUNG MASONITE, RAISED CAMDEN

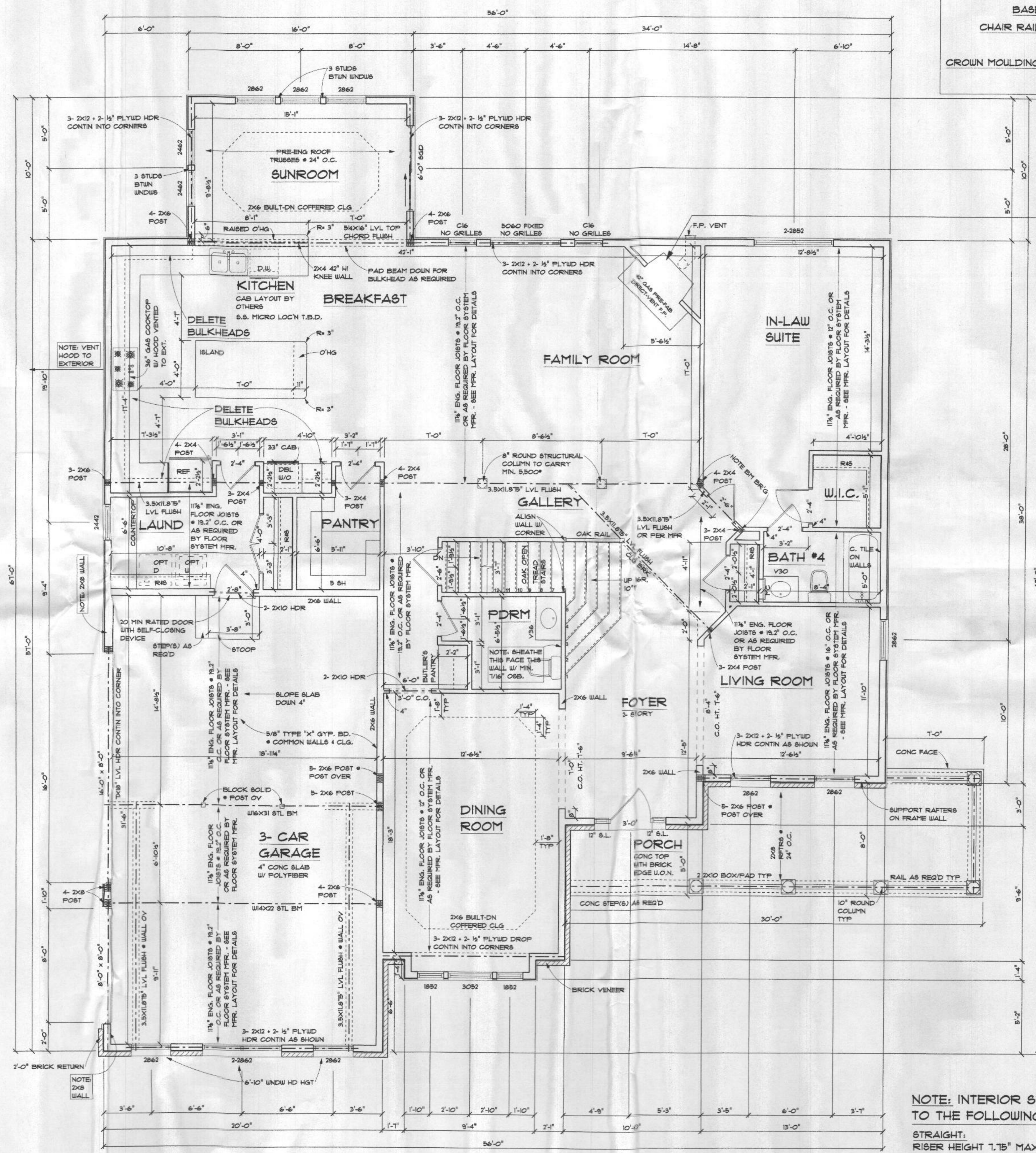
DOOR HARDWARE: SATIN NICKEL STOPS, KNOBS, HINGES, AND HANDLES

DOOR TRIM: 1ST AND 2ND FLOORS - 3/4" BEADED EDGE CASING, FINGER JOINT

BASE: 1ST AND 2ND FLOORS - 5/8" 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 IN-LAW SUITE
COFFERED CEILING: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER



NOTE: CARPENTER
ALLOW 4" FOR 3/4" CASING ON 1ST FLOOR AND 2ND FLOOR

NOTE: ELECTRICIAN:
HARDWARE BOX INSIDE FIREPLACE

FAMILY ROOM FIREPLACE: HEATILATOR
FIREPLACES PROPANE GAS PRE
ENGINEERED DIRECT VENT FIREPLACE

F.P. ROUGH OPENING, HEATILATOR FIREPLACE

W x H x D

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: 9' CEILINGS
2X6 EXTERIOR WALLS

NOTE: ENGINEERED FLOOR JOISTS TO BE
MINIMUM WEYERHAEUSER TJI 110 SERIES OR
EQUAL UNLESS OTHERWISE NOTED. FLOOR
JOISTS TO BE DESIGNED FOR L/480 MAX
DEFLECTION (L/540 @ TILE/BRITTLE FINISHES)
TYPICAL THROUGHOUT.

NOTE: INTERIOR STAIRS SHALL CONFORM TO THE FOLLOWING GEOMETRY:

STRAIGHT:
RISER HEIGHT 1.75" MAX
TREAD DEPTH 10" MIN
NOSING .75" MIN 1.25" MAX
(NOTE: NOSING MAY BE OMITTED @
TREAD DEPTH OF 11" OR GREATER)

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

APPROX. 2279 SF FIRST FLOOR



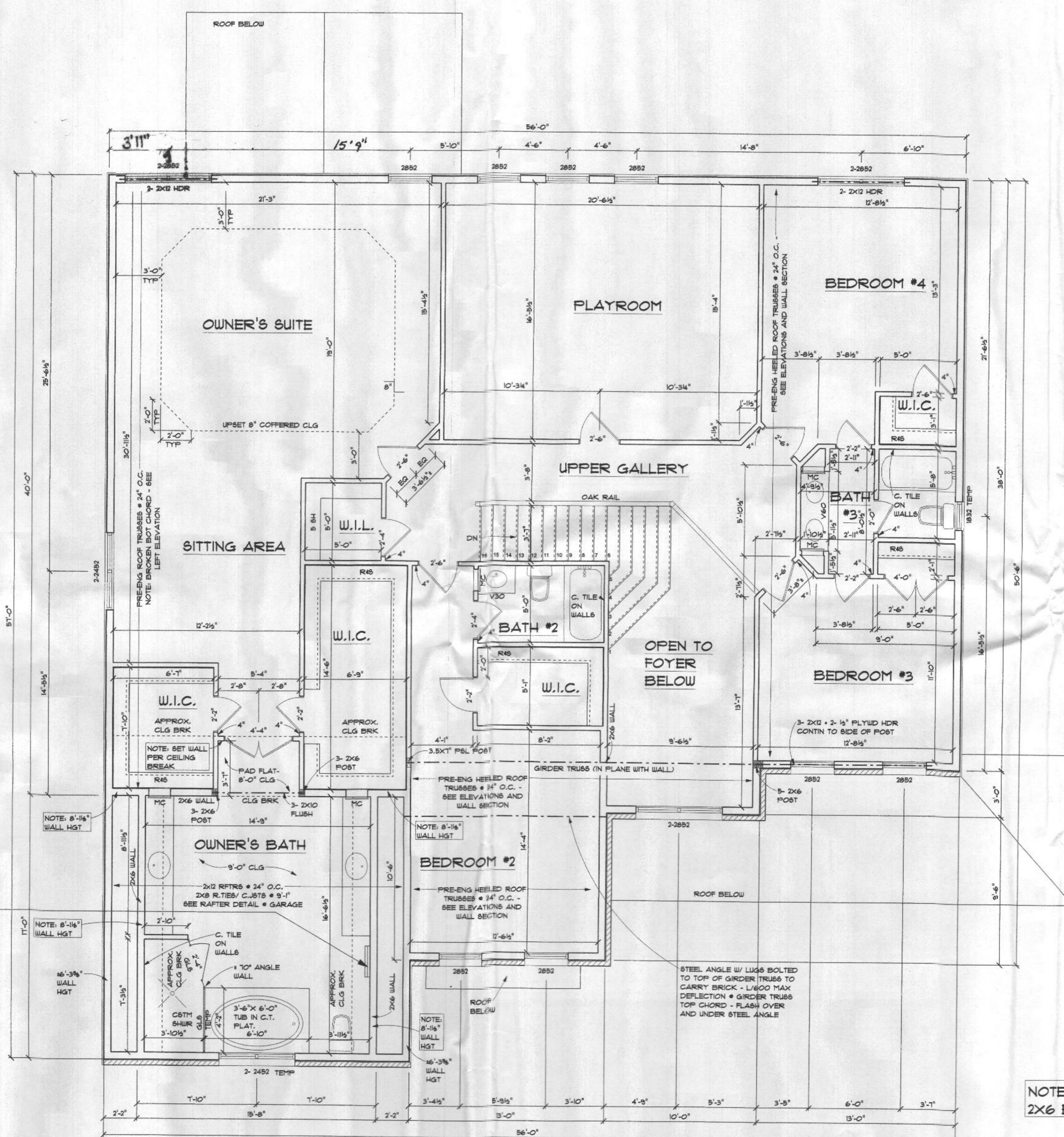
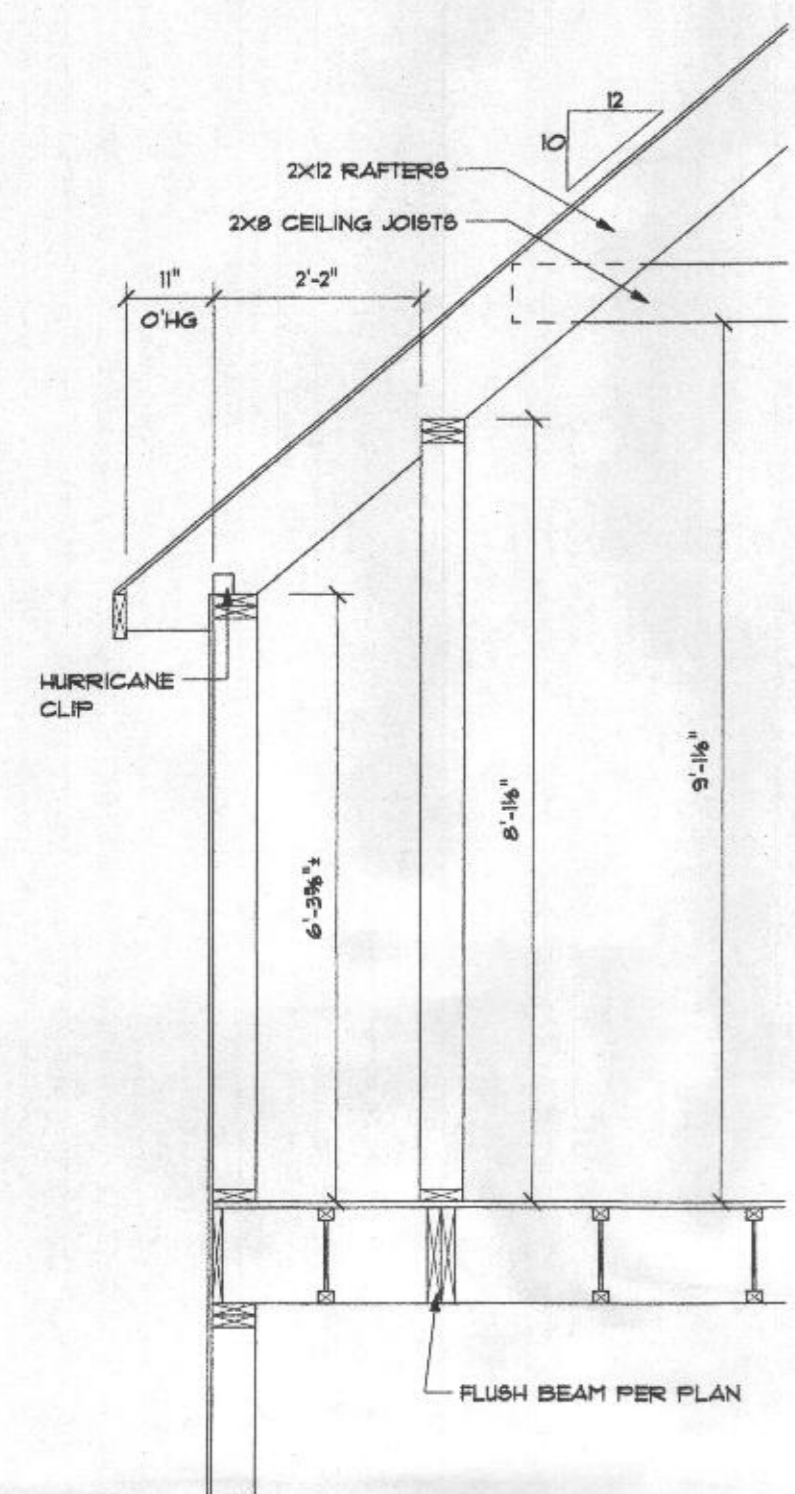
TRINITY HOMES MARYLAND LLC/T/A

The Hearthstone

REVISIONS	DATE	DESCRIPTION
	01-22-2021	

SHEET NO. **A-4**
© 2021

2018 CODE



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 MC @ 4"

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

NOTE: 9'-1/4" WALL HGT U.O.N.
 ANGLES 45 DEGREES TYP U.O.N.

APPROX. 2,524 SF SECOND FLOOR
 APPROX. 151 SF OPEN FOYER

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

The Hearthstone

REVISIONS	
DATE	01-22-2021
SHEET NO.	A-5
	© 2021

2018 CODE

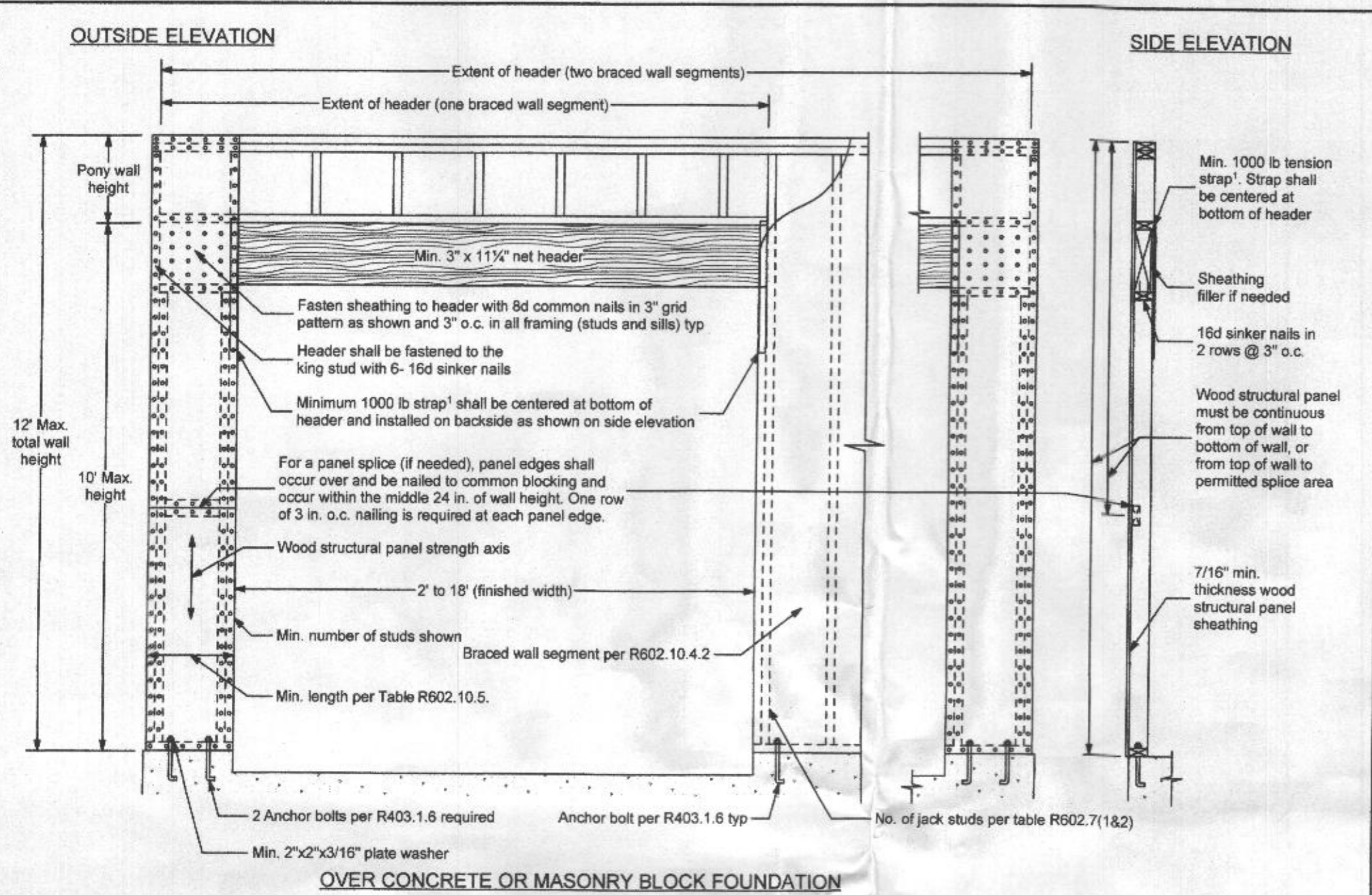
NOTES

Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d 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.

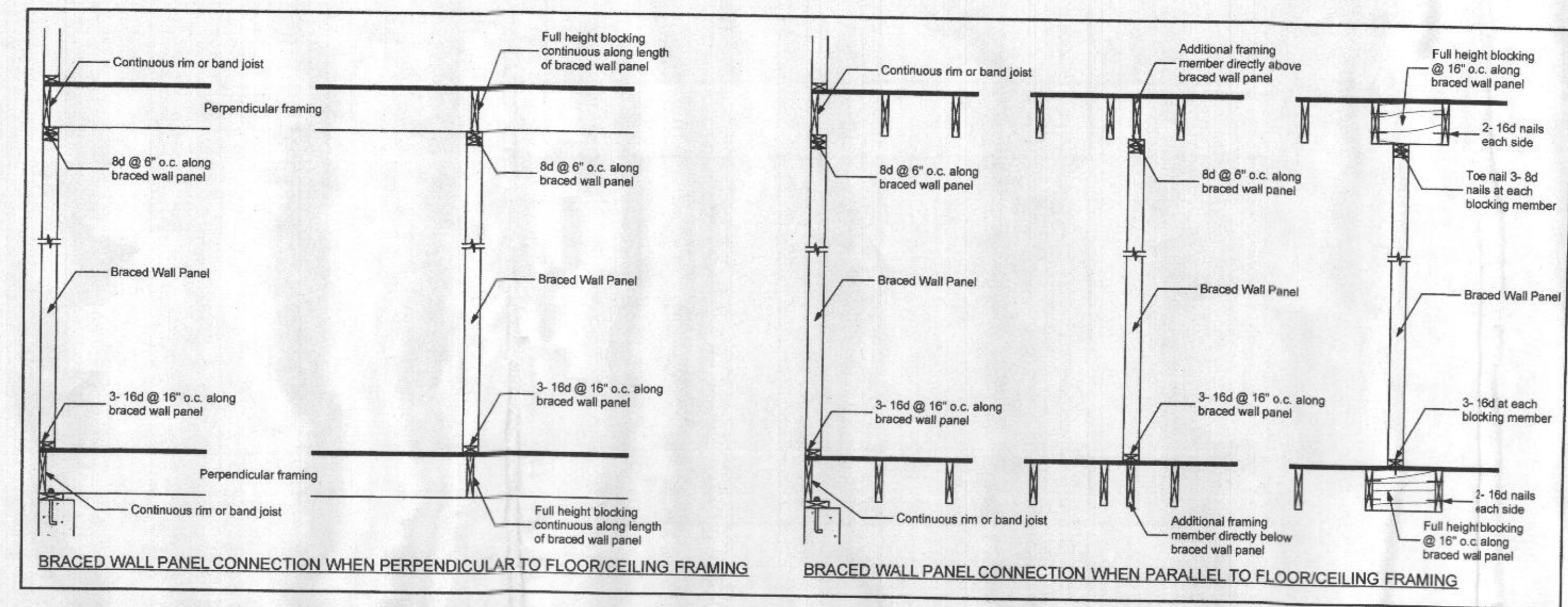
Method LIB: Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal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

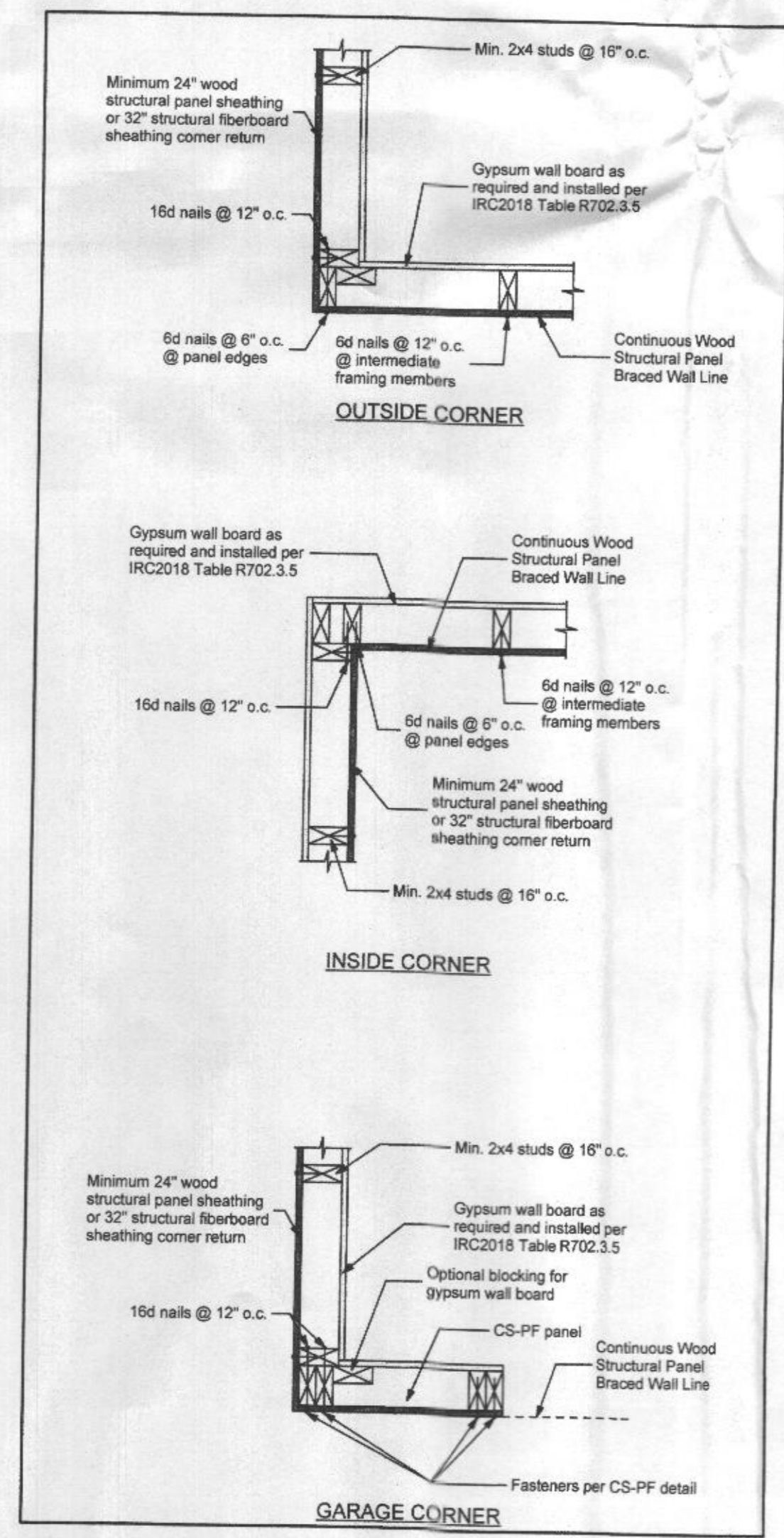
Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure	
				Exposure B	Exposure C
2x4 No. 2 Grade	0	10	18	1000	1000
				9	1000
				16	2500
				18	2850
				9	1875
				16	4125
	2	12	18	1500	3175
				16	3375
				18	3975
				9	2750
				12	3775
				16	2025
2x6 Stud Grade	2	12	18	1000	3675
				16	2150
				18	2550
				9	1750
				16	2400
				18	3800

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



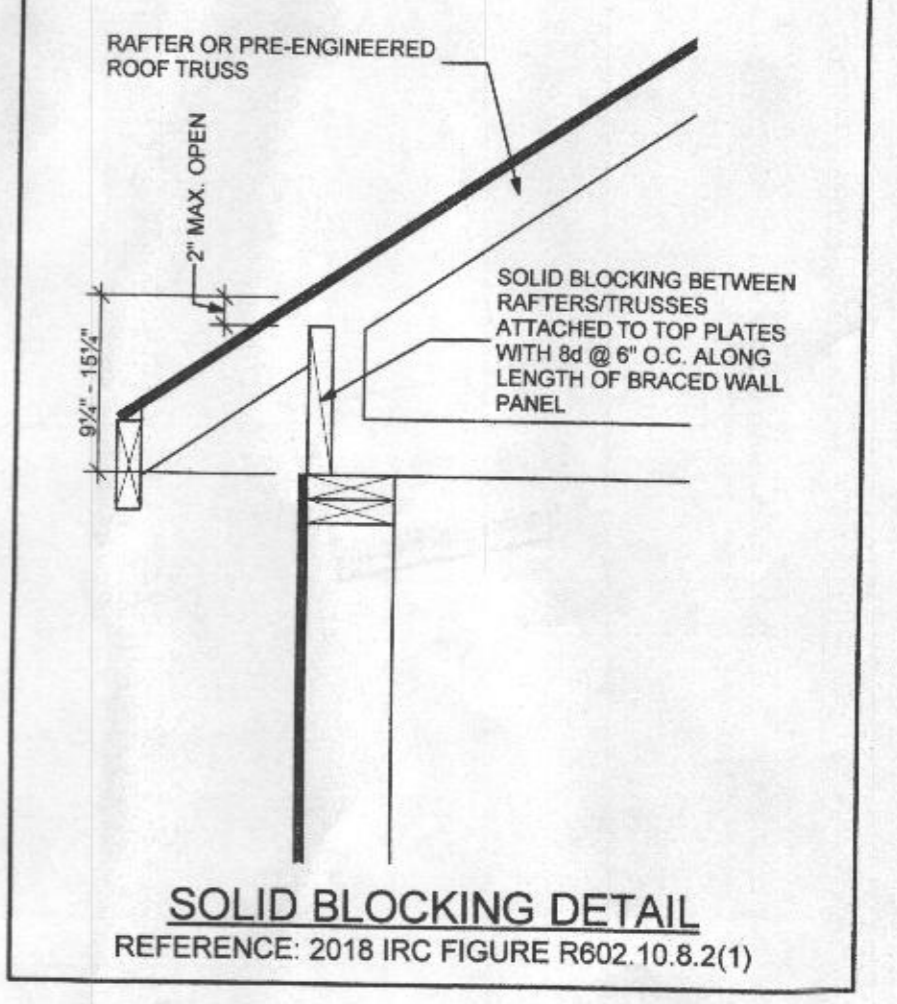
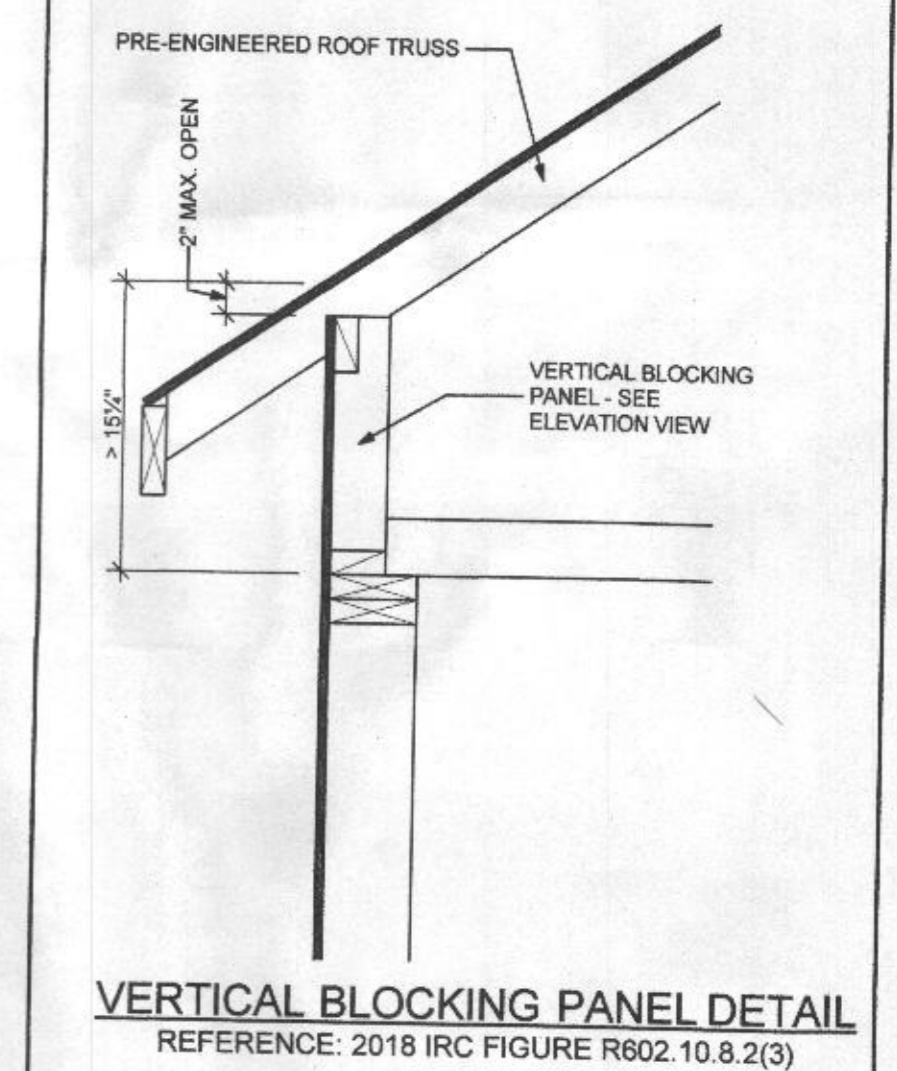
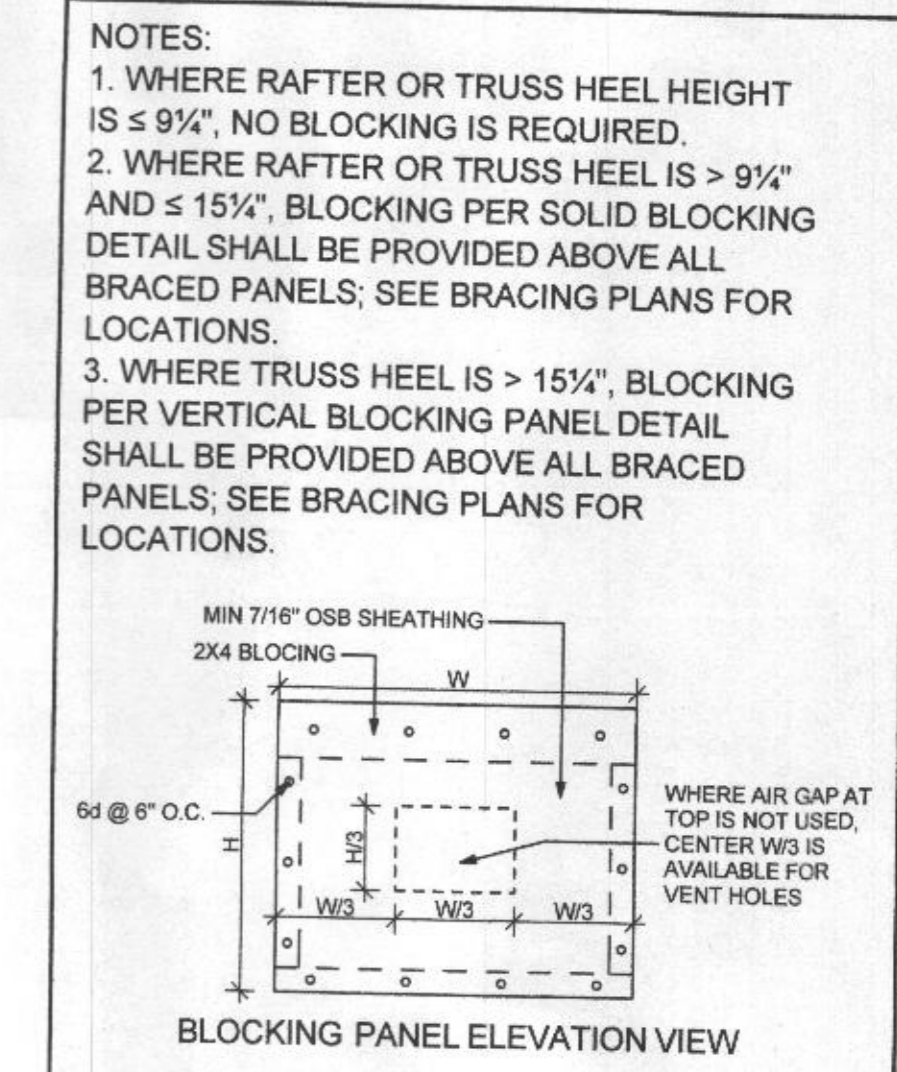
Braced Wall Panel Connections to Floor and Ceiling Framing

NOT TO SCALE



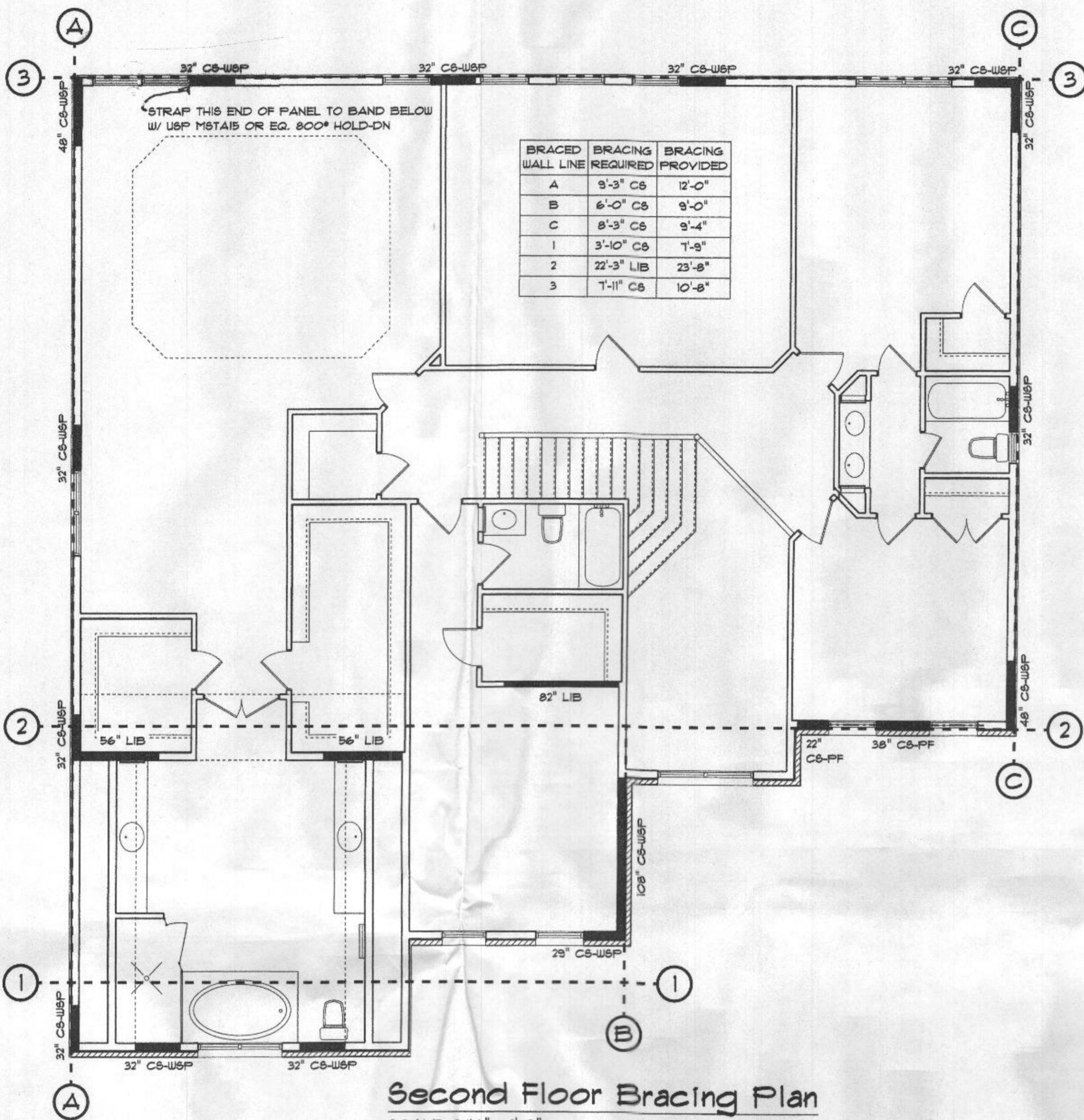
Corner Framing Details

NOT TO SCALE



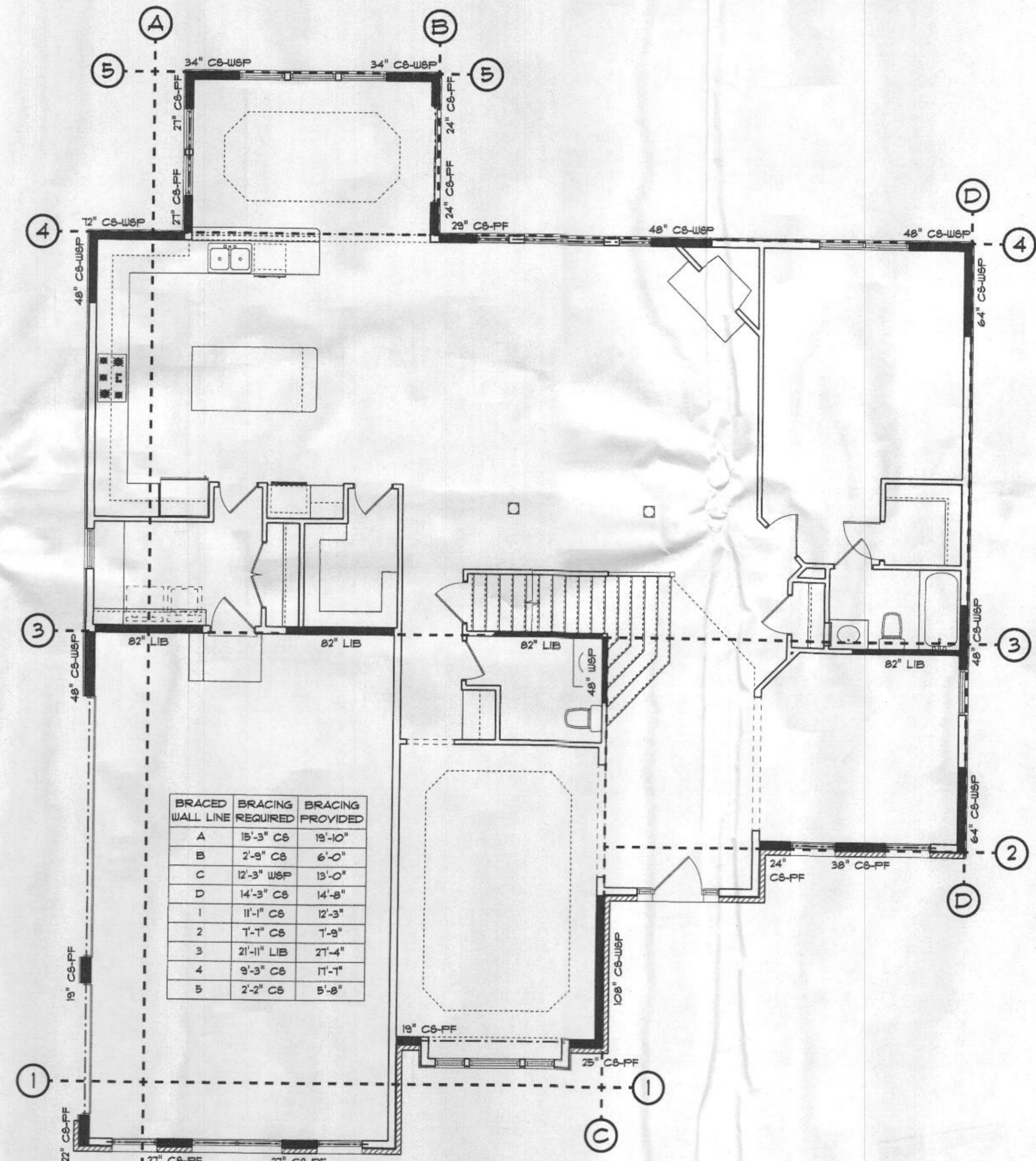
Roof Blocking Details

NOT TO SCALE



Second Floor Bracing Plan

SCALE: 3/16" = 1'-0"



First Floor Bracing Plan

SCALE: 3/16" = 1'-0"

REVISIONS	DATE
	01-22-2021

SHEET NO. S-2
 © 2021

2018 CODE