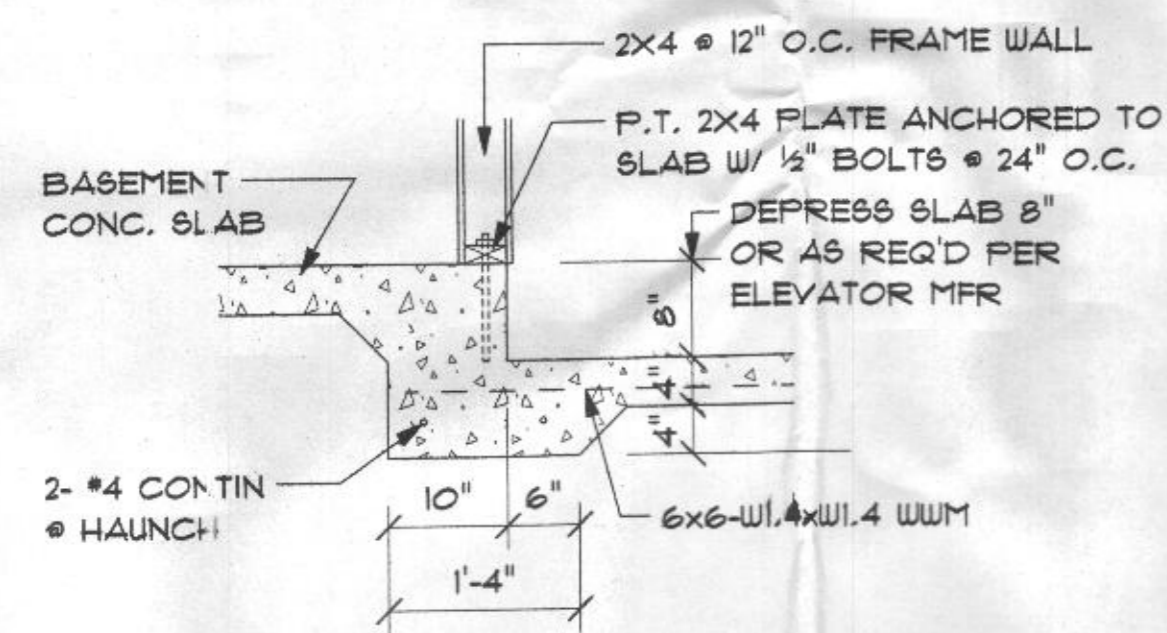
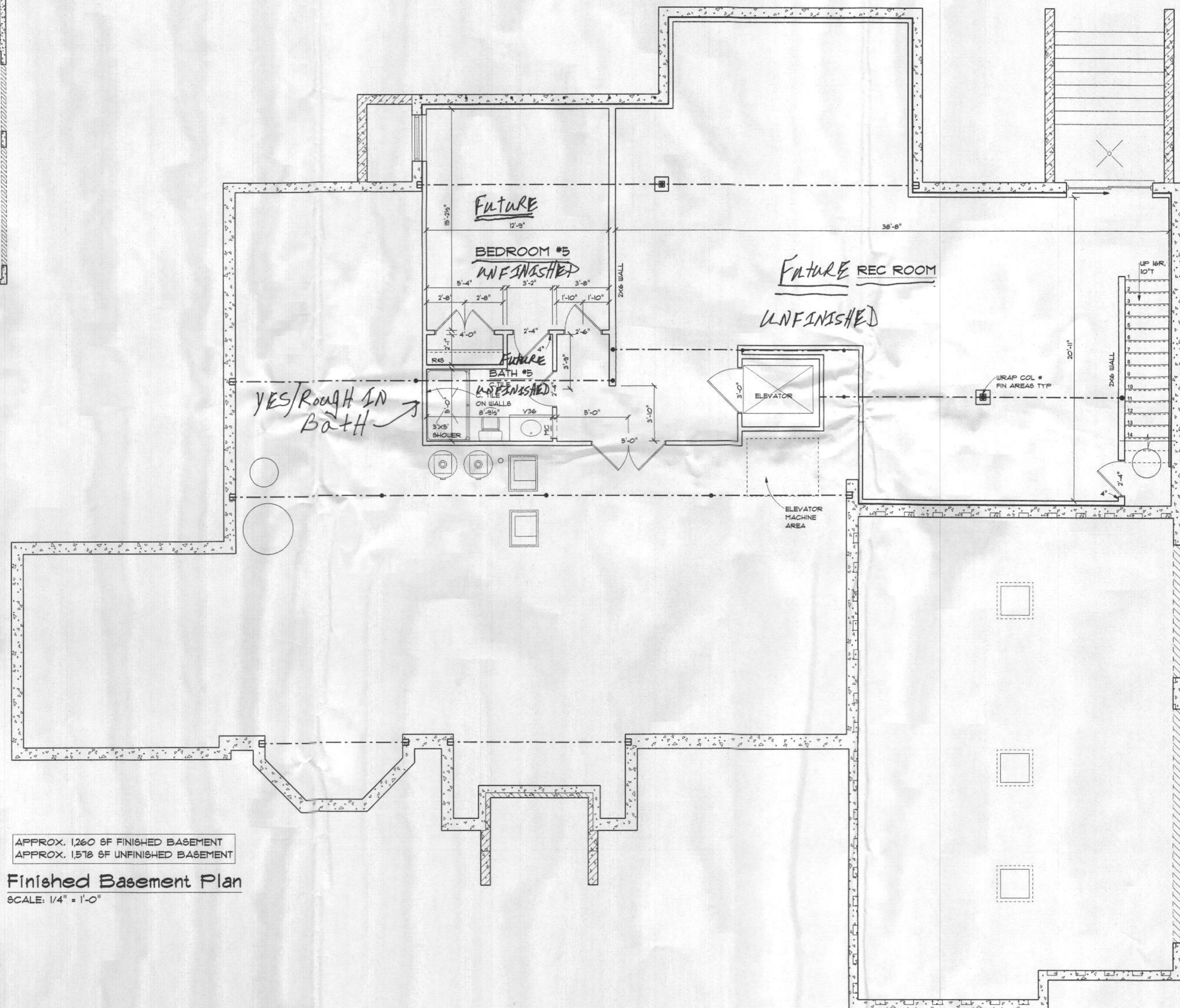


**Elevator Pit Dimension Plan**  
 SCALE: 1/8" = 1'-0"



**Elevator Pit Detail**  
 SCALE: 3/4" = 1'-0"



APPROX. 1,260 SF FINISHED BASEMENT  
 APPROX. 1,518 SF UNFINISHED BASEMENT

**Finished Basement Plan**  
 SCALE: 1/4" = 1'-0"

**2018 CODE**

**NOTE: ELECTRICIAN:**  
HARDWARE BOX INSIDE FIREPLACE

**THE ESTATES AT RIVER HILL INTERIOR TRIM PACKAGE**  
**DOORS:** 1ST, 2ND, 4 BASEMENT FLOORS - PREHUNG MASONITE, RAISED CAMDEN  
**DOOR HARDWARE:** SATIN NICKEL STOPS, KNOBS, HINGES, AND HANDLES  
**DOOR TRIM:** 1ST, 2ND, 4 BASEMENT FLOORS - 3/4" BEADED EDGE CASING, FINGER JOINT  
**BASE:** 1ST, 2ND, 4 BASEMENT FLOORS - 5/4" UM-163E  
**CHAIR RAIL:** TWO PIECES UM-302 W/ 4/4" BEADED BOTTOM BACKER IN DINING ROOM  
**CROWN MOULDING:** THREE PIECE 4 5/8" CROWN W/ BEADED BOTTOM BACKER W/ #103 TRIM IN LIVING ROOM, DINING ROOM, FOYER, SECOND FLOOR HALL, AND LIBRARY.  
 COFFERED CEILING: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

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

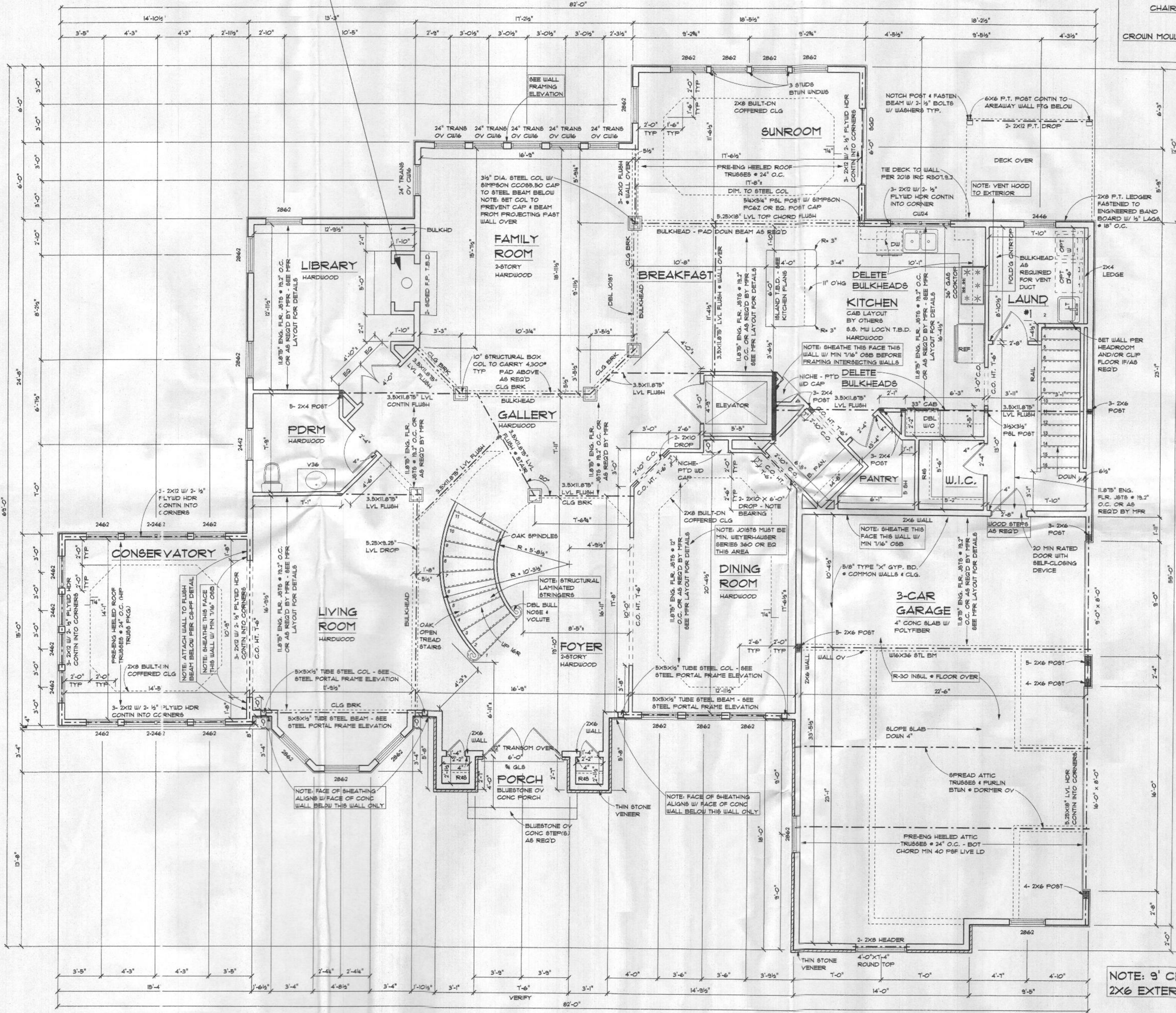
**FAMILY ROOM FIREPLACE:** HEATILATOR FIREPLACES PROPANE GAS PRE ENGINEERED DIRECT VENT FIREPLACE  
 F.P. ROUGH OPENING, HEATILATOR FIREPLACE  
 \_\_\_\_\_ x \_\_\_\_\_ H x \_\_\_\_\_ D  
**CONTACT INFO:**  
 FIRESIDE HEARTH & HOME  
 BONNIE GEYER (703) 367-9218  
 CALL TO:  
 1) SET/INSTALL F.P.  
 2) SET MANTEL & SURROUND & START UP F.P.

2 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  
 NOSING .75" MIN 1.25" MAX  
 (NOTE: NOSING MAY BE OMITTED \* TREAD DEPTH OF 11" OR GREATER)  
**WINDER & CURVED:**  
 RISER HEIGHT 7.75" MAX  
 TREAD DEPTH 6" MIN \* EDGE: 10" MIN \* 12" IN FROM EDGE  
 NOSING .75" MIN 1.25" MAX

**NOTE: 9' CEILINGS 2X6 EXTERIOR WALLS**



NOTE: 9'-0" WALL HGT 45 DEG ANGLE WALLS U.O.N.  
 APPROX. 2,931 SF FIRST FLOOR

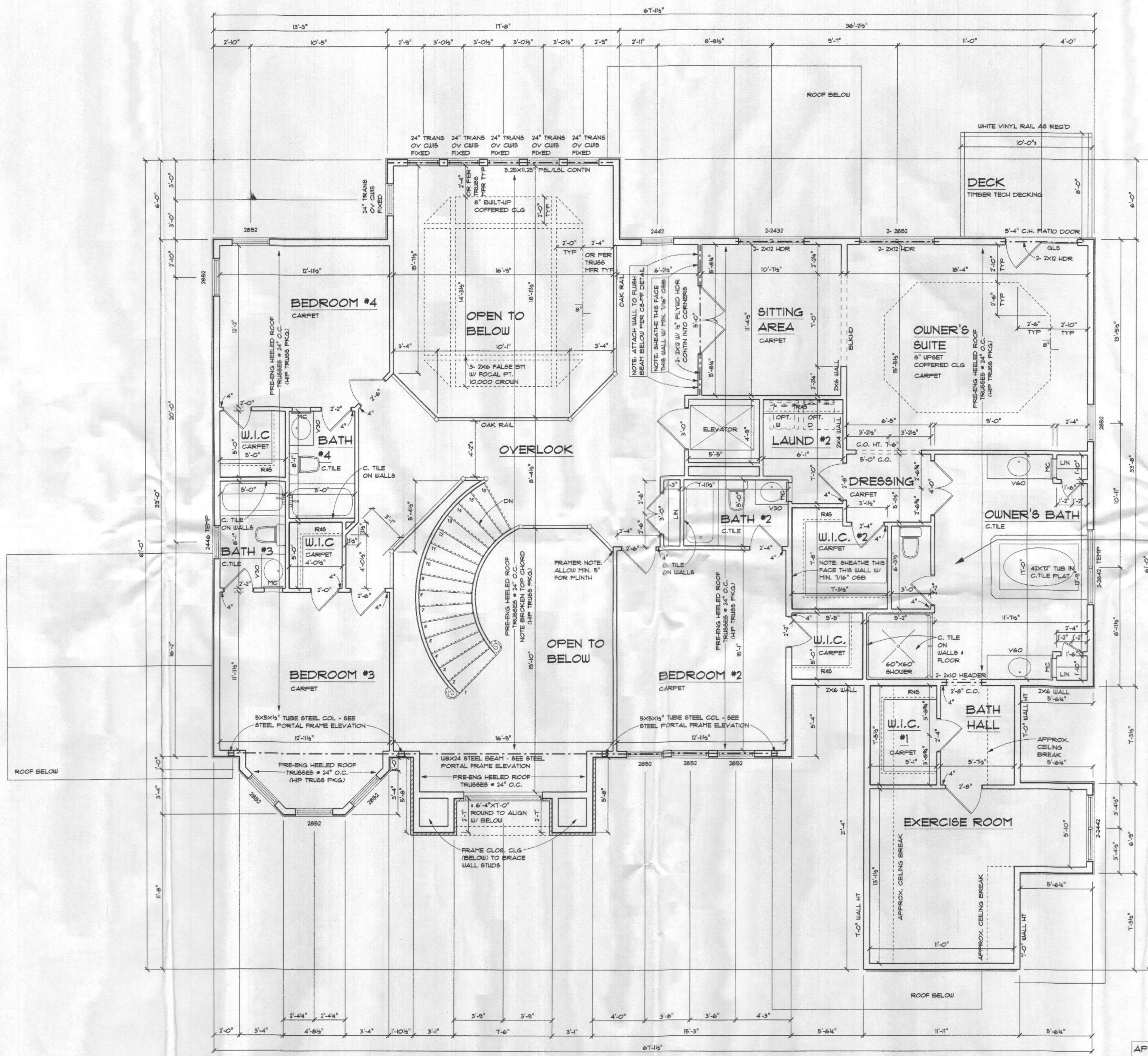
**First Floor Plan**  
SCALE: 1/4" = 1'-0"



**The Berkshire**

REVISIONS	
DATE	08-13-2020
SHEET NO.	A-5
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**2018 CODE**



NOTE: 5'-11 1/2" WALL HGT  
 45 DEG ANGLE WALLS U.O.N.

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

NOTE: TBD  
 PROVIDE ELECTRIC  
 RADIANT HEAT MAT AT  
 OWNER'S BATH FLOOR

ADULT HEIGHT OWNER'S  
 BATH VANITIES  
 NOTE: CARPENTER:  
 RAISE MCs 4"

NOTE: 9' CEILINGS  
 2X6 EXTERIOR WALLS

APPROX. 2,369 SF SECOND FLOOR  
 APPROX. 323 SF OPEN FAMILY ROOM  
 APPROX. 285 SF OPEN FOYER

The Berkshire

REVISIONS	
DATE	08-13-2020
SHEET NO.	A-6
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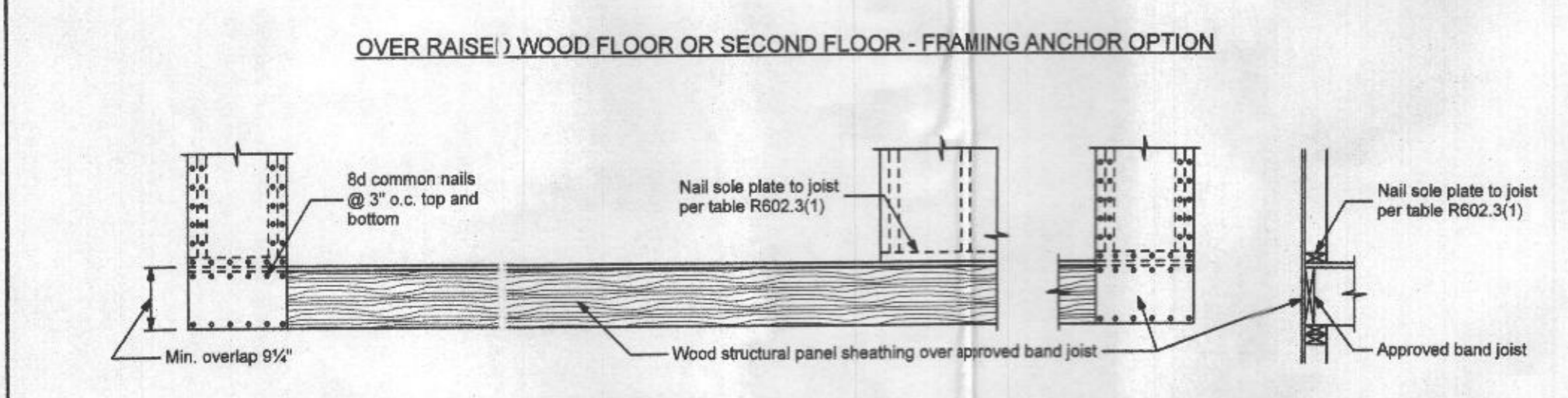
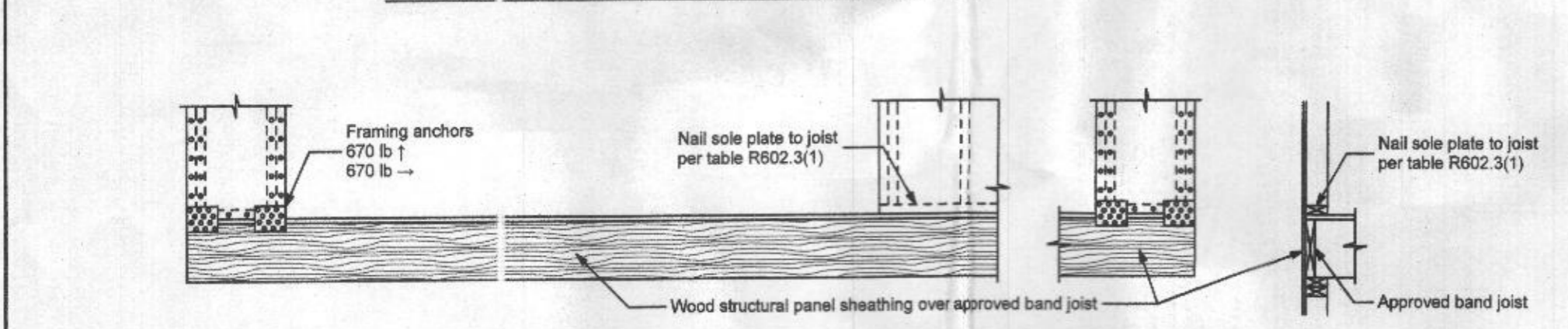
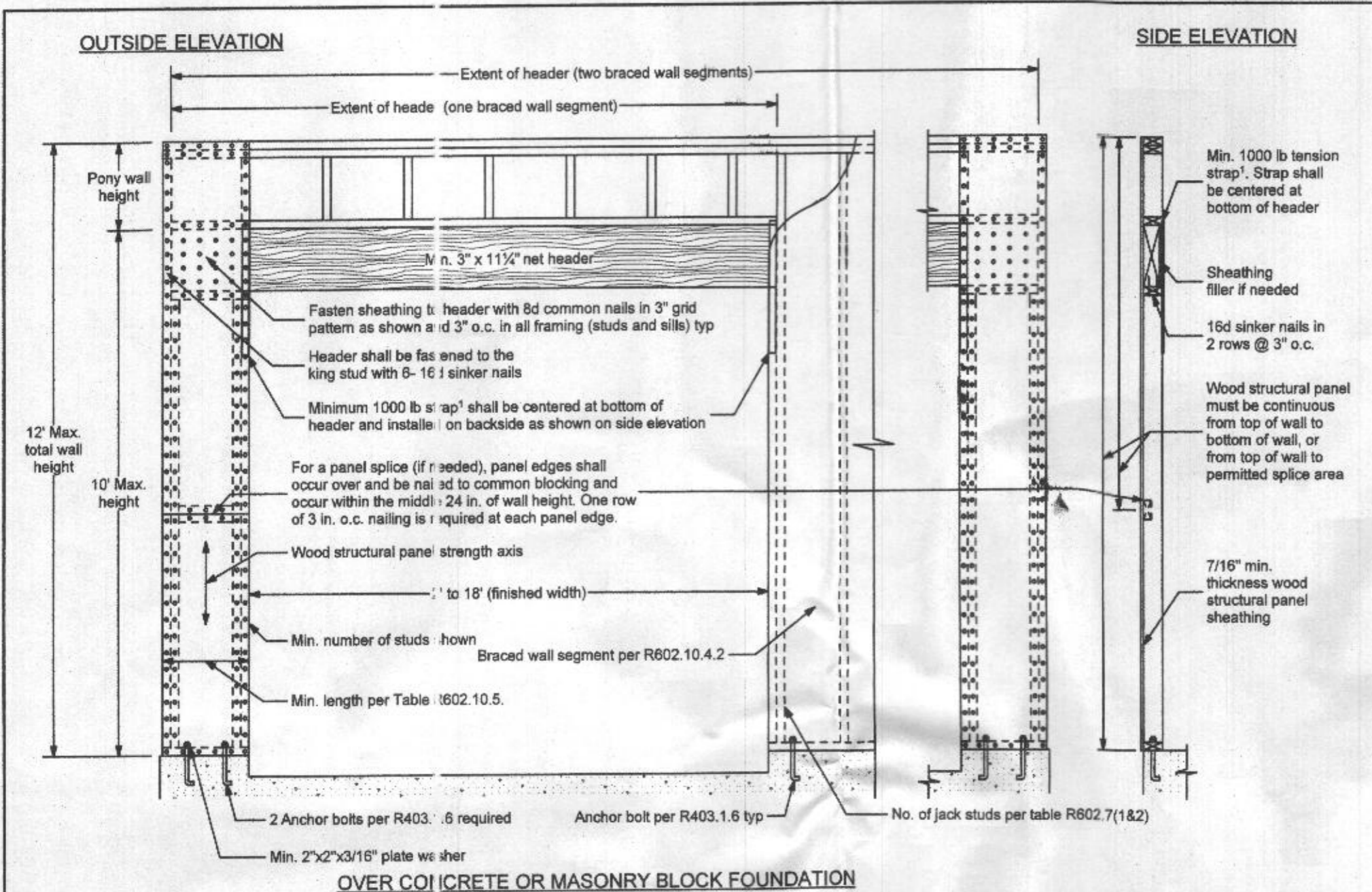
**2018 CODE**

**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 2013 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).

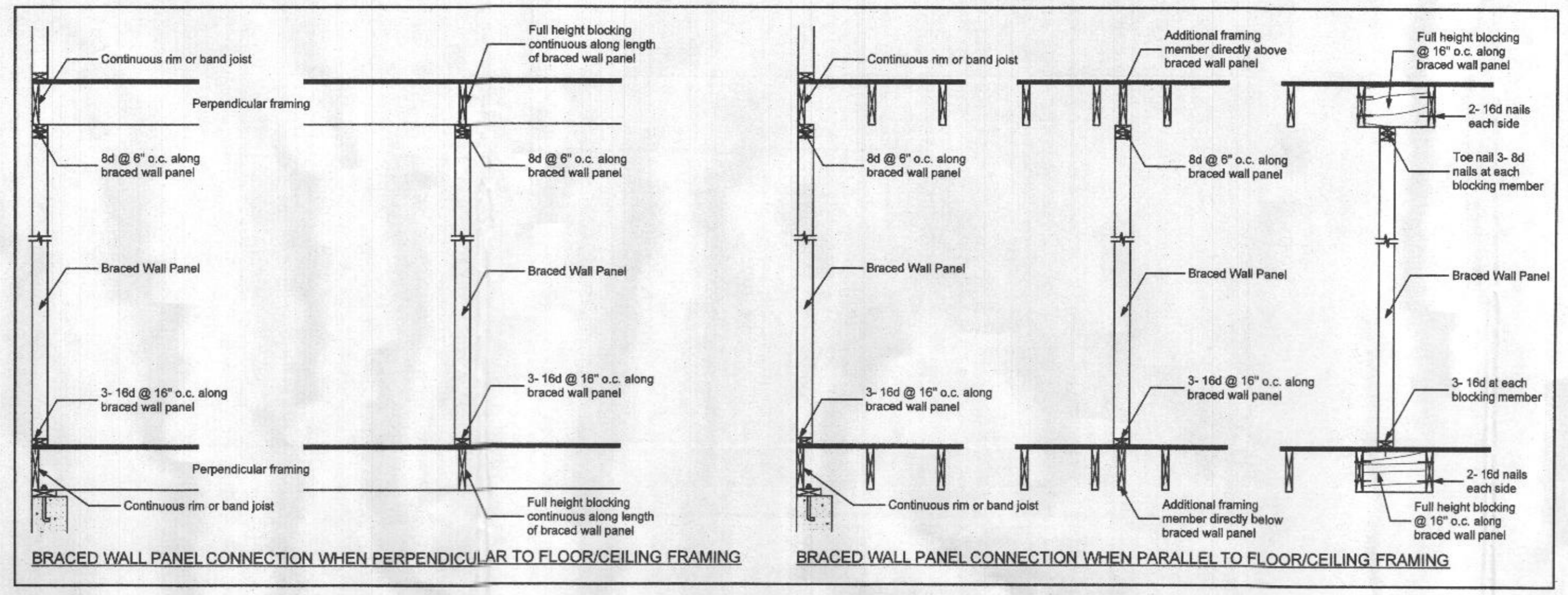


**1 Tension Strap Capacity Required for Method CS-PF**

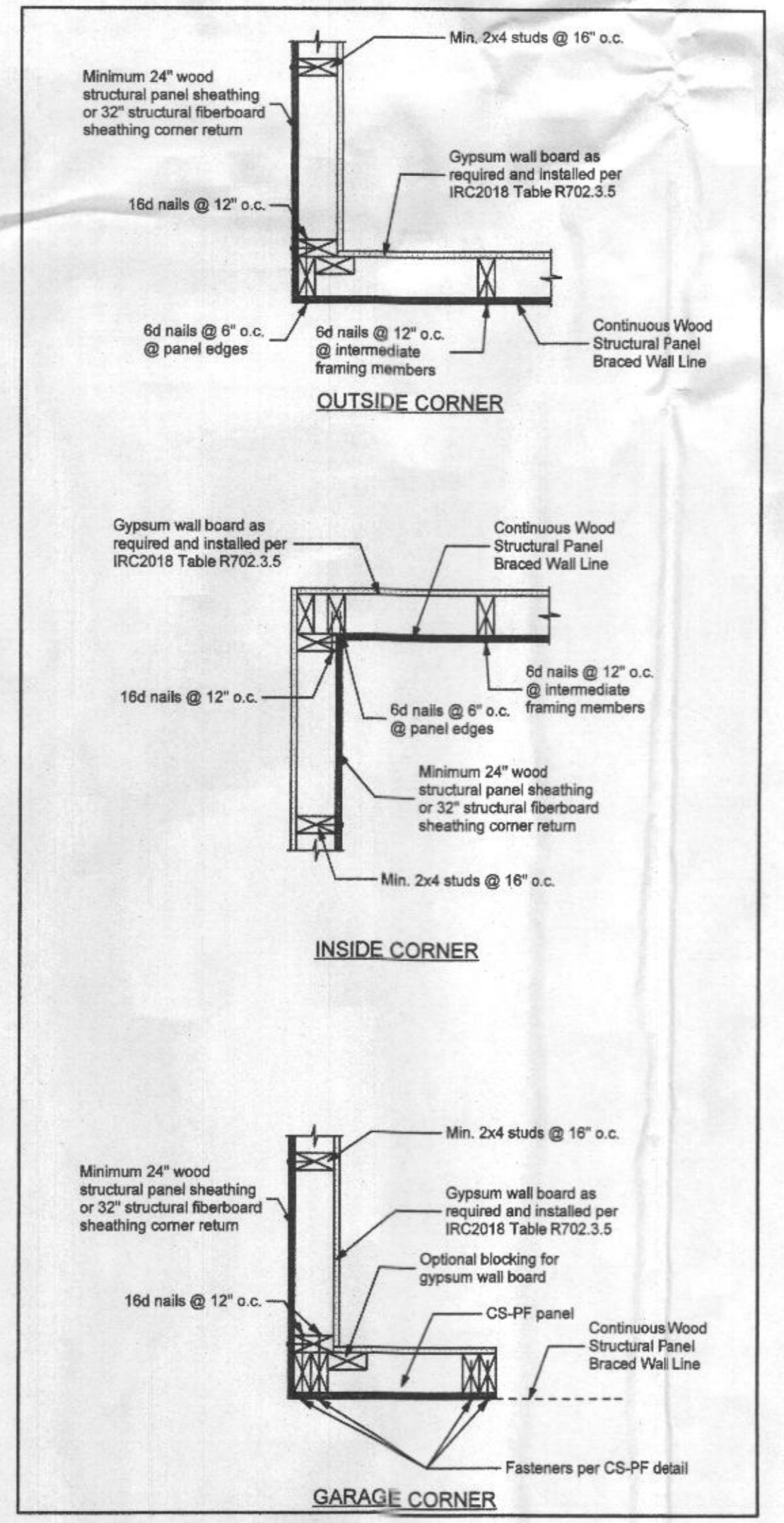
Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Minimum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure	
				Exposure B	Exposure C
2x4 No. 2 Grade	0	10	18	1000	1000
			9	1000	1000
			16	1025	2500
			18	1275	2850
			9	1000	1875
			16	2175	4125
	2	10	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 R602.10.4.4. 2. DR = Design Required.

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

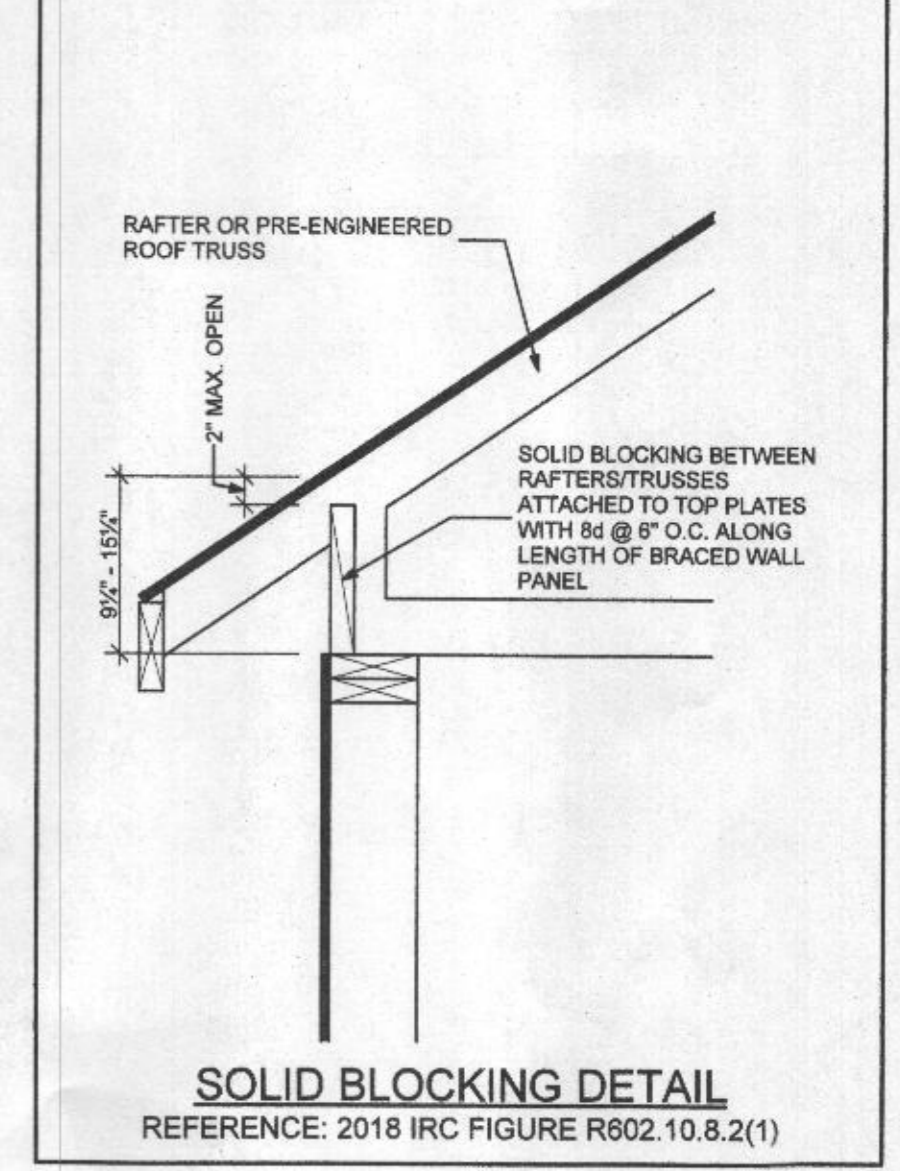
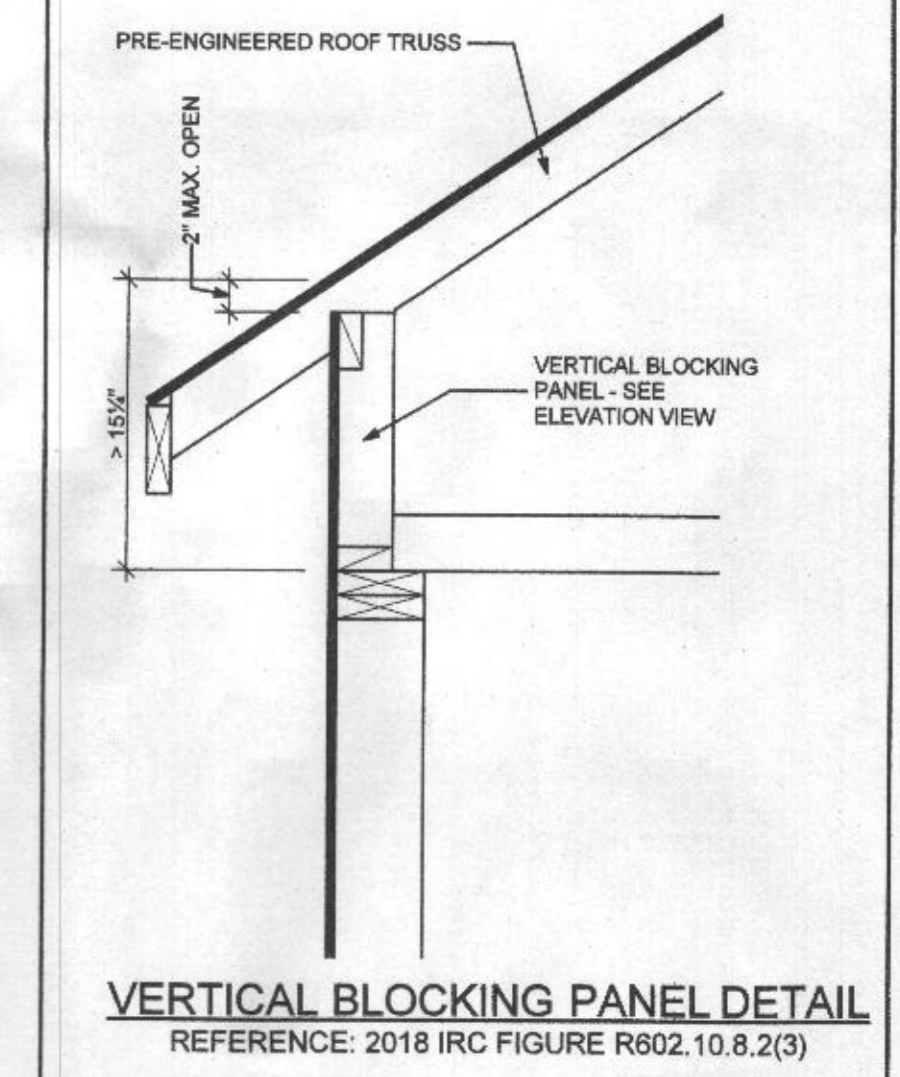
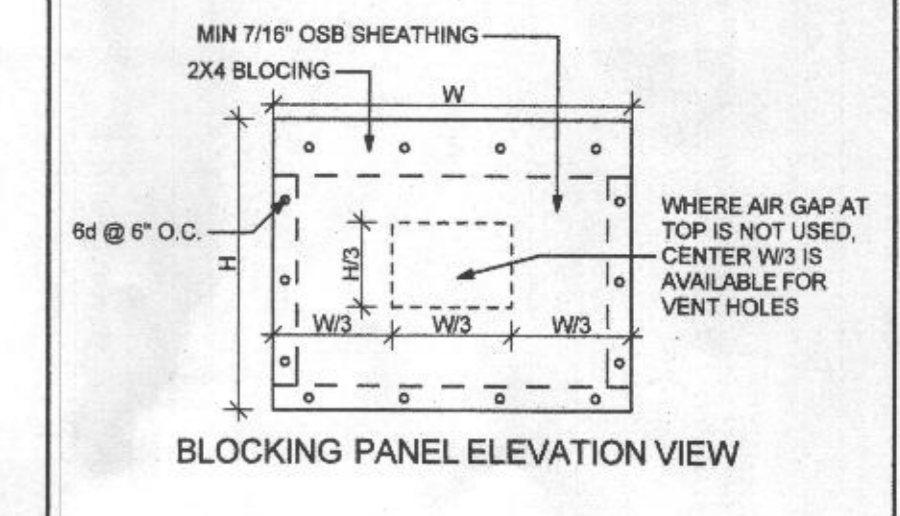


**Braced Wall Panel Connections to Floor and Ceiling Framing**  
NOT TO SCALE

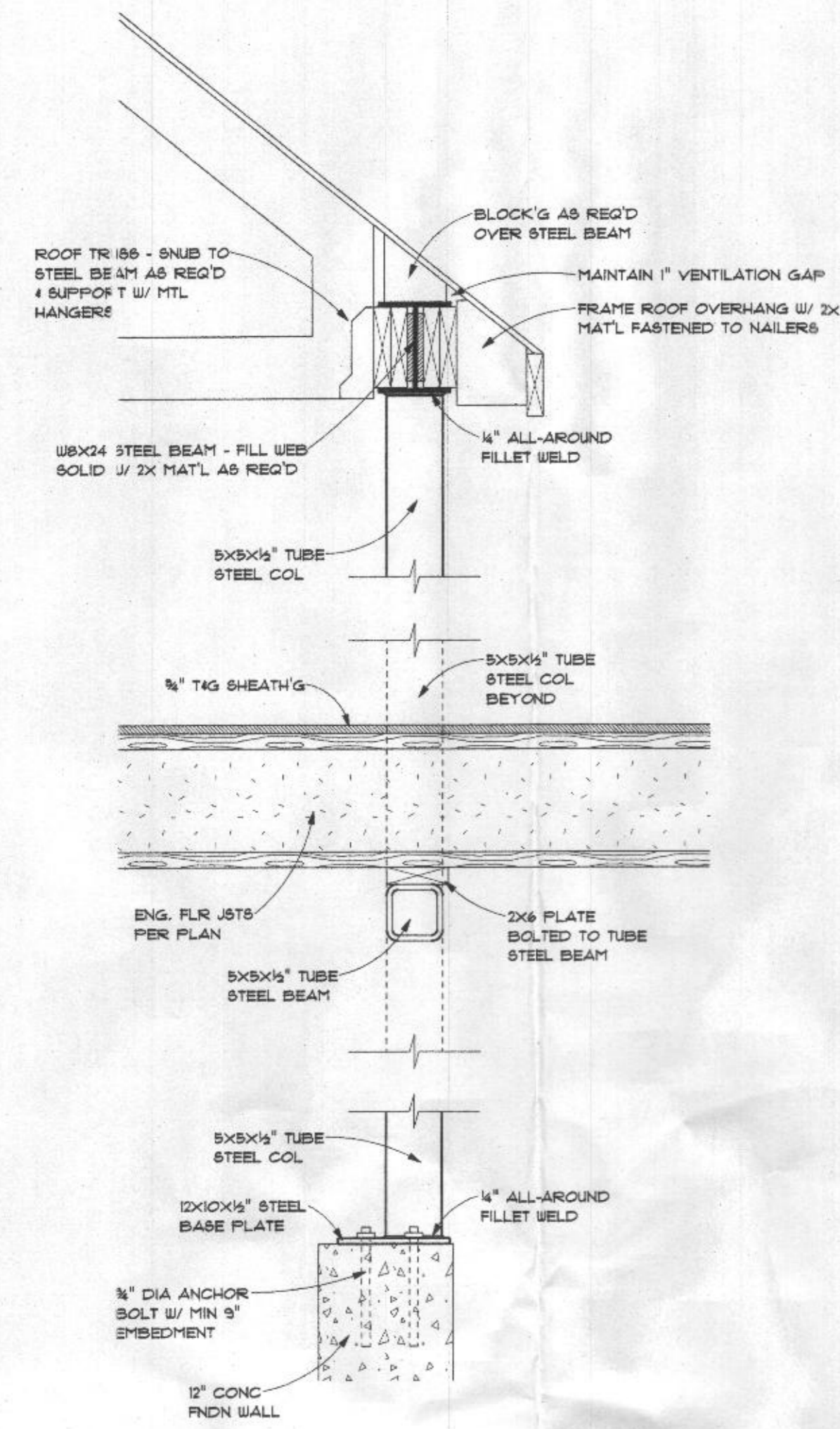


**Corner Framing Details**  
NOT TO SCALE

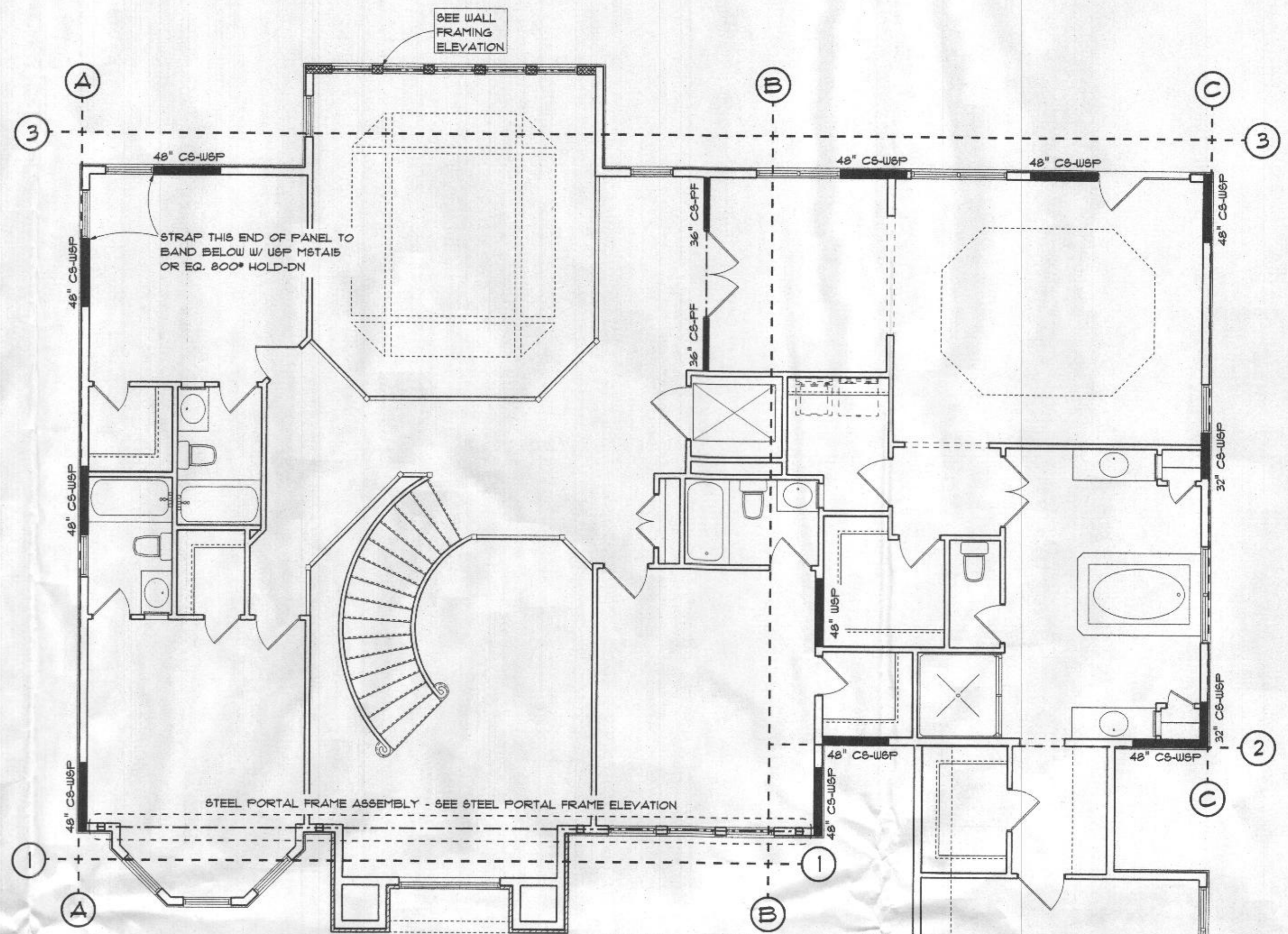
**NOTES:**  
 1. WHERE RAFTER OR TRUSS HEEL HEIGHT IS  $\leq 9\frac{1}{2}$ ", NO BLOCKING IS REQUIRED.  
 2. WHERE RAFTER OR TRUSS HEEL IS  $> 9\frac{1}{2}$ " AND  $\leq 15\frac{1}{2}$ ", BLOCKING PER SOLID BLOCKING DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.  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



**Roof Blocking Details**  
NOT TO SCALE

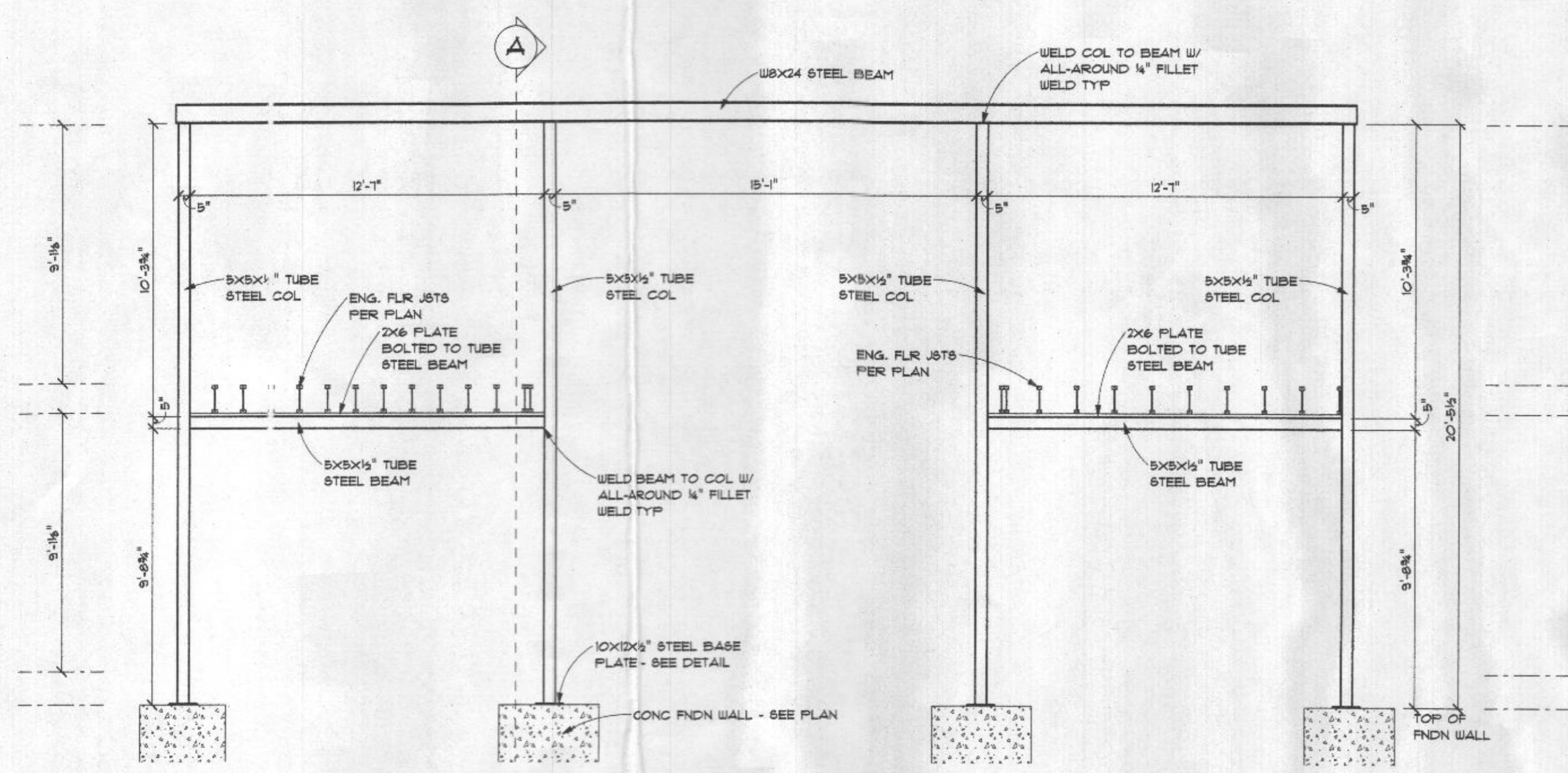


**Steel Portal Frame Section A**  
 SCALE: 1" = 1'-0"

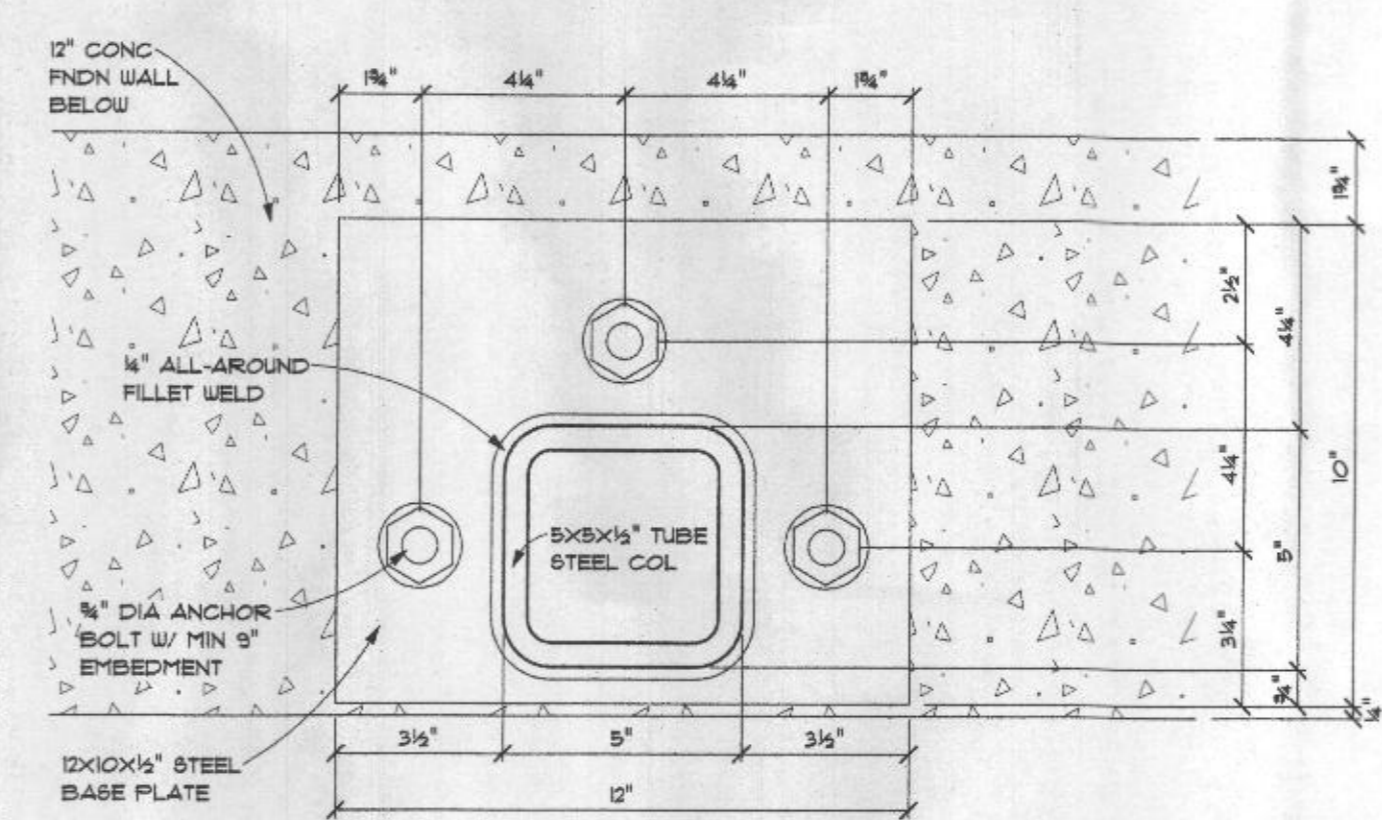


**Second Floor Bracing Plan**  
 SCALE: 3/16" = 1'-0"

BRACED WALL LINE	BRACING REQUIRED	BRACING PROVIDED
A	10'-6" C8	12'-0"
B	10'-3" W8F	11'-0"
C	11'-0" C8	9'-4"
1	6'-10" C8	1 STEEL PORTAL FRAME ASSEMBLY
2	6'-3" C8	6'-0"
3	10'-0" C8	12'-0" + 1 FULLY-BRACED 2-STORY WALL



**Steel Portal Frame Elevation**  
 SCALE: 1/4" = 1'-0"



**Baseplate Detail**  
 SCALE: 3" = 1'-0"

