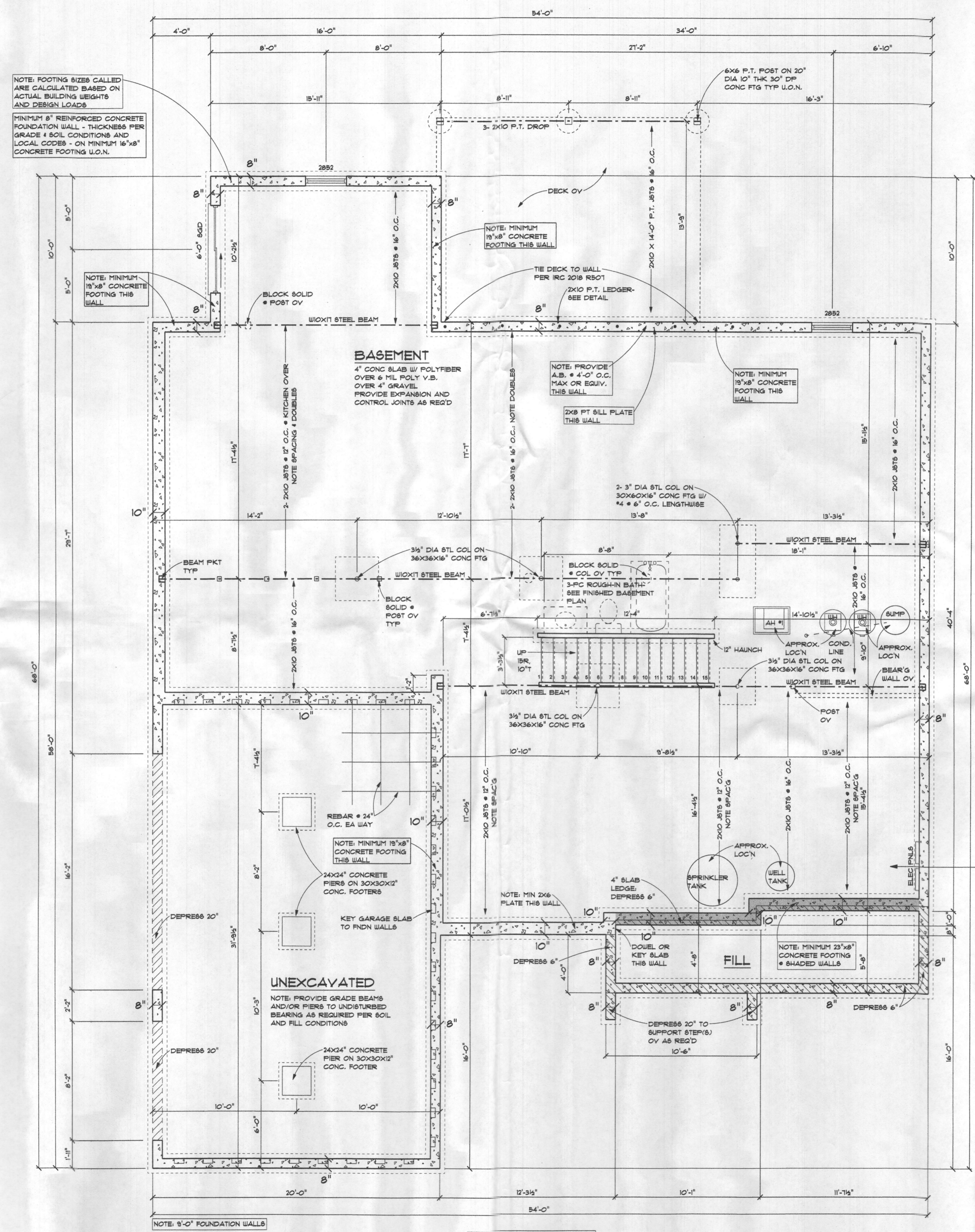
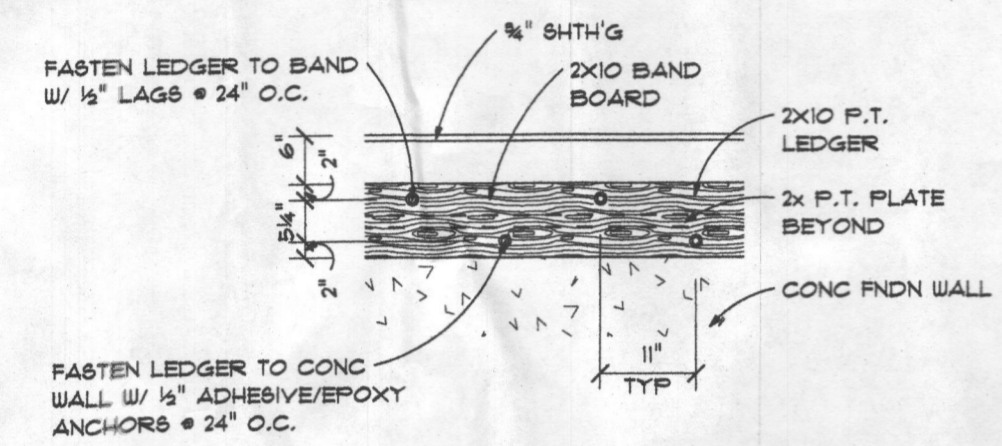


The Yorkshire Manor II - 3 Car

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 SEER A/C UNIT 3 1/2 TON
 ZONE 2: 14 SEER HEAT PUMP 3 1/2 TON
 * VENT RANGE HOOD TO EXTERIOR



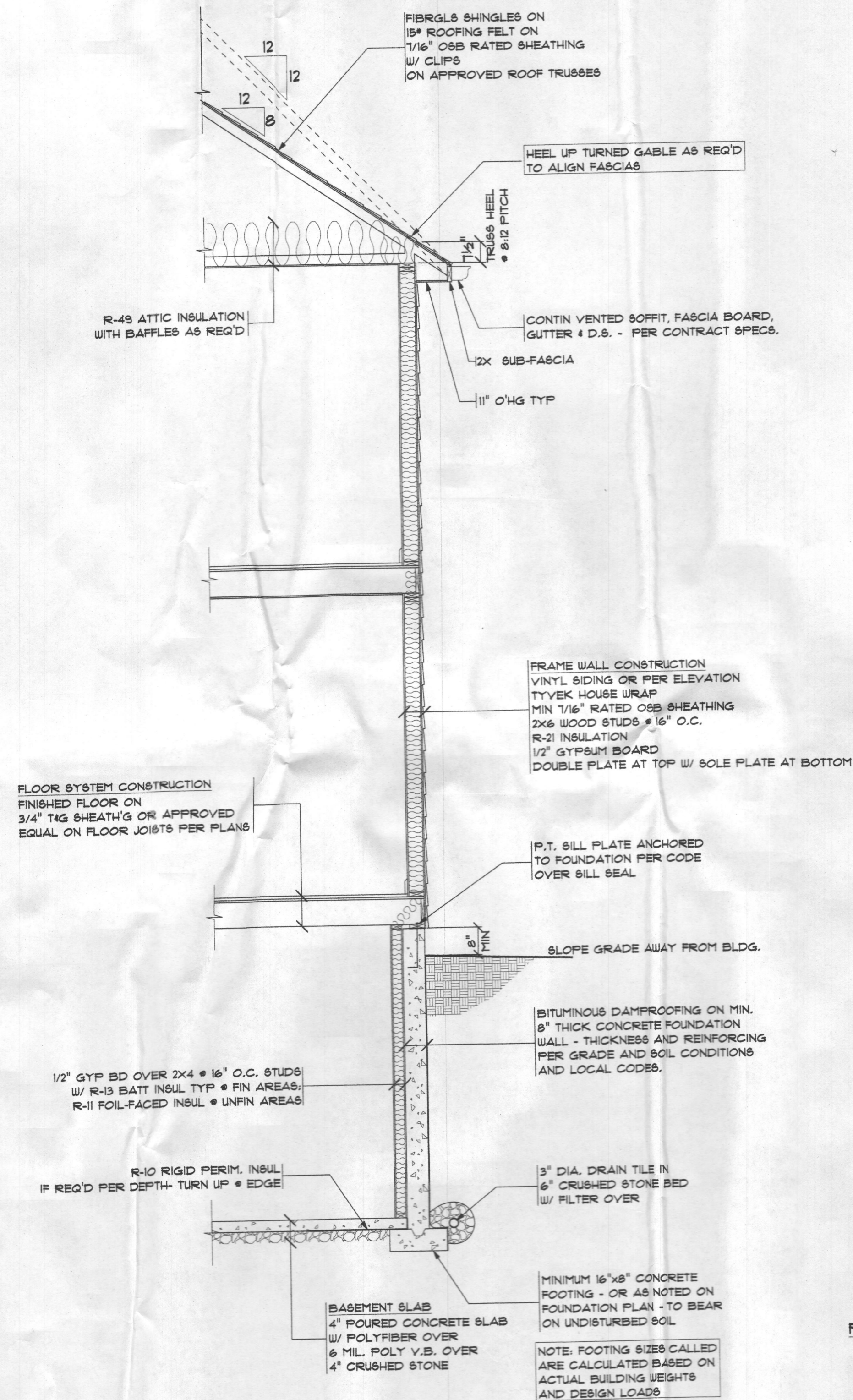
Foundation Plan
 SCALE: 1/4" = 1'-0"

HYAC
 C.F.A. = 4,934

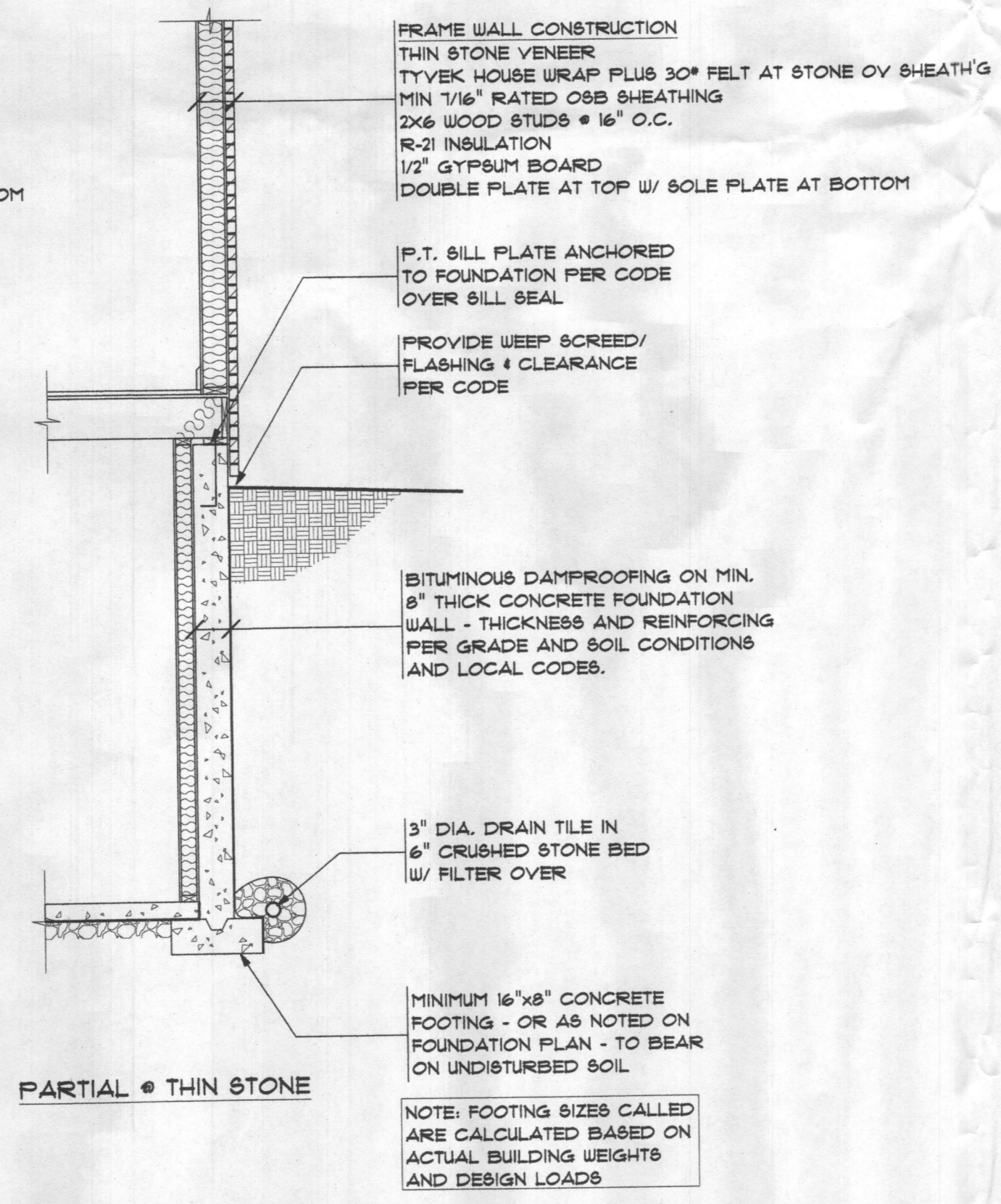
NOTE: 9'-0" FOUNDATION WALLS

- NOTES**
- 2000 PBF SOIL BEARING CAPACITY ASSUMED.
 - BEAMS, JOISTS, HEADERS AND RAFTERS TO BE S-P-F #1/2 OR EQUAL TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED.
 - VERIFY SIZE AND LOCATIONS OF DOORS AND WINDOWS THIS PLAN PER GRADE AND BUILDER

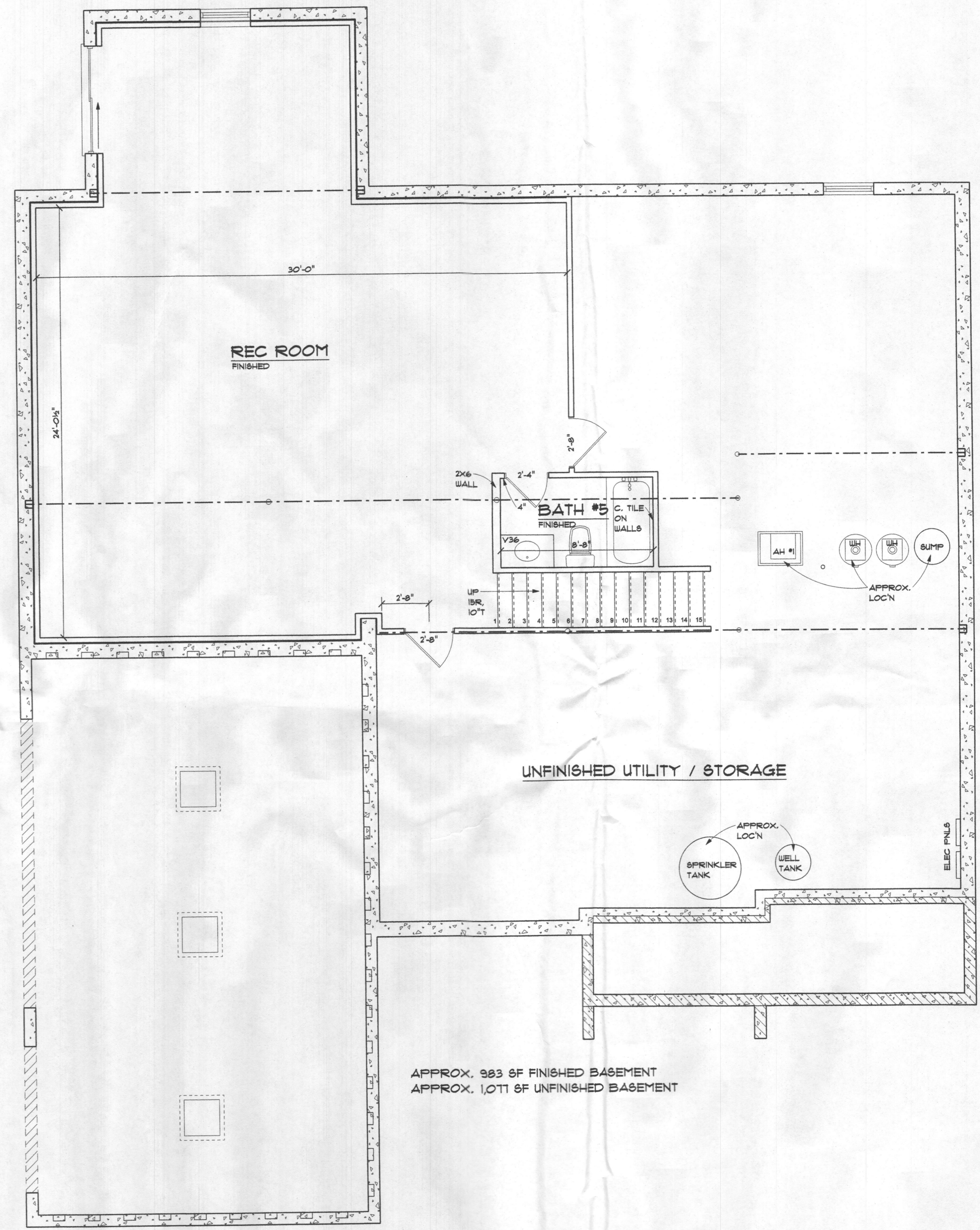
2018 CODE



Frame Wall Section
 SCALE: 3/8" = 1'-0"



PARTIAL - THIN STONE
 NOTE: FOOTING SIZES CALLED ARE CALCULATED BASED ON ACTUAL BUILDING WEIGHTS AND DESIGN LOADS.

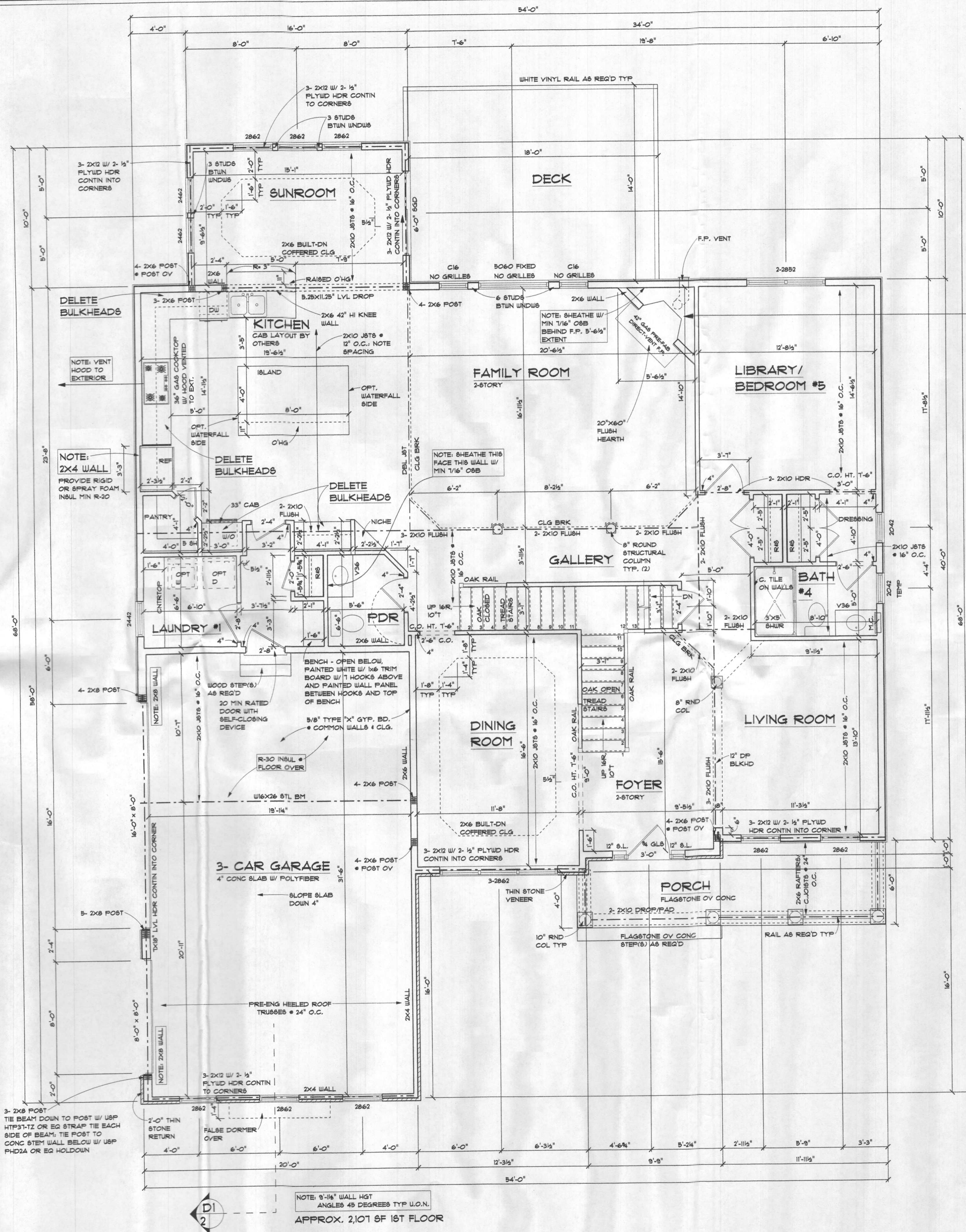


Finished Basement Plan
 SCALE: 1/4" = 1'-0"

APPROX. 983 SF FINISHED BASEMENT
 APPROX. 1,011 SF UNFINISHED BASEMENT

2018 CODE

REVISIONS	
DATE	09-01-2021
SHEET NO.	A-4
	© 2021



THE PRESERVE AT WAYERLY GLEN 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 - 5/4" WM-163E

CHAIR RAIL: TWO PIECES WM-302 W/ 4 1/4" 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 CEILING: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

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

NOTE: ELECTRICIAN:
HARDWARE BOX INSIDE FIREPLACE WALL

FAMILY ROOM FIREPLACE: HEATILATOR FIREPLACE
FIREPLACES PROFANE 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: INTERIOR STAIRS SHALL CONFORM TO THE FOLLOWING GEOMETRY:

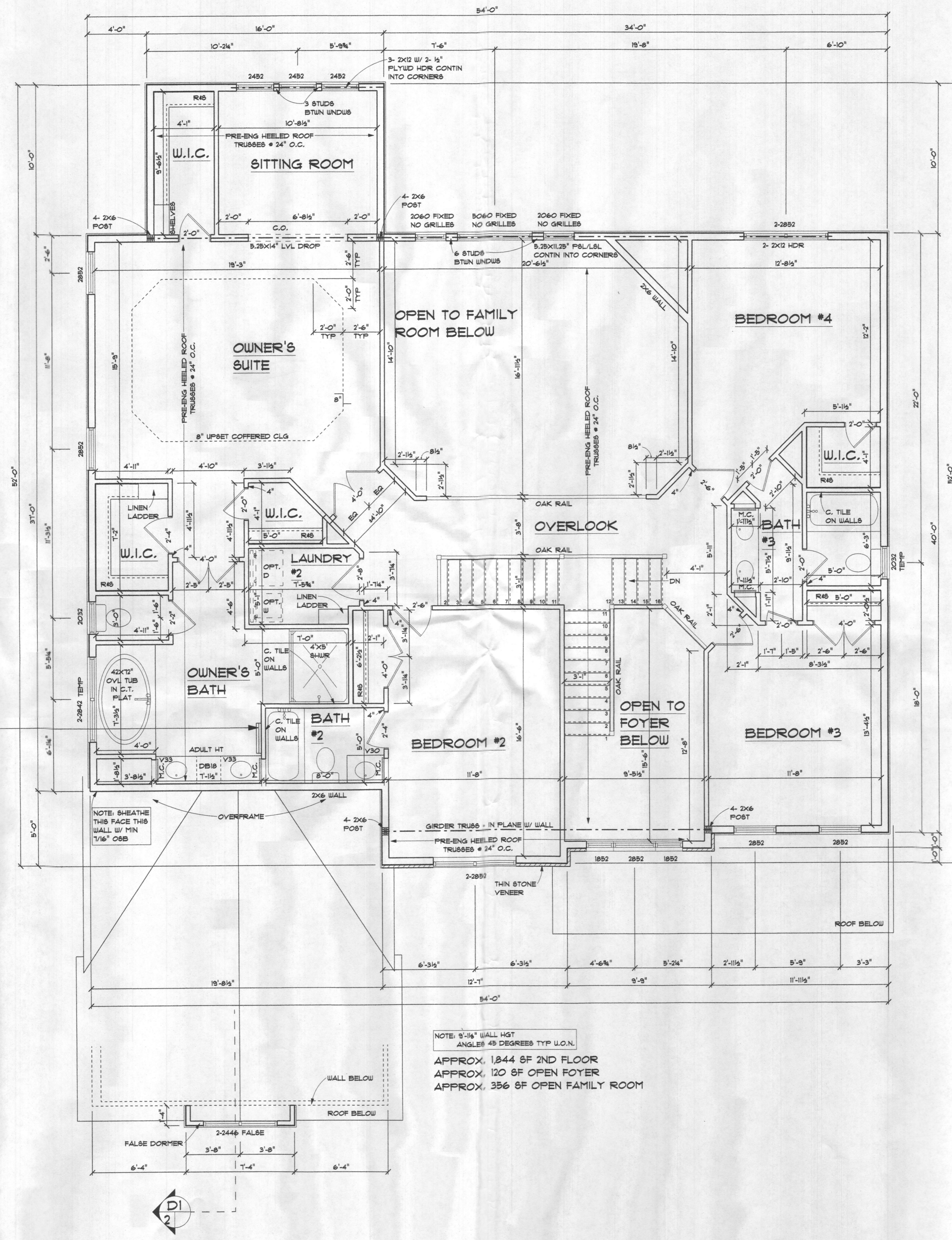
STRAIGHT:
RISER HEIGHT 1.75" MAX
TREAD DEPTH 10" MIN
NOSING .75" MIN 1.25" MAX
(NOTE: NOSING MAY BE OMITTED @ TREAD DEPTH OF 11" OR GREATER)

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

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

NOTE: 9'-10" WALL HGT ANGLES 45 DEGREES TYP U.O.N. APPROX. 2,101 SF 1ST FLOOR

The Yorkshire Manor II - 3 Car



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

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

NOTE: 9' CEILINGS
 2X6 EXTERIOR WALLS

NOTE: 9'-11/2" WALL HGT
 ANGLE# 45 DEGREES TYP U.O.N.
 APPROX. 1,844 SF 2ND FLOOR
 APPROX. 120 SF OPEN FOYER
 APPROX. 356 SF OPEN FAMILY ROOM

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

2018 CODE

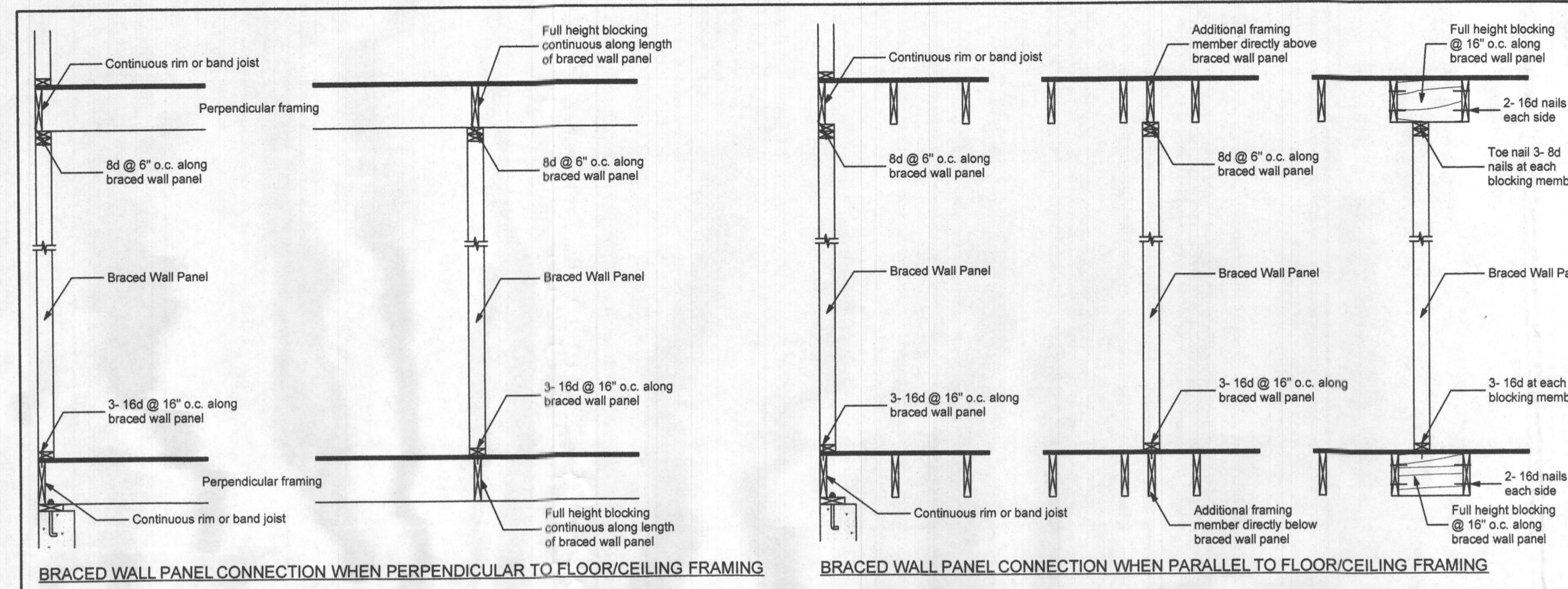
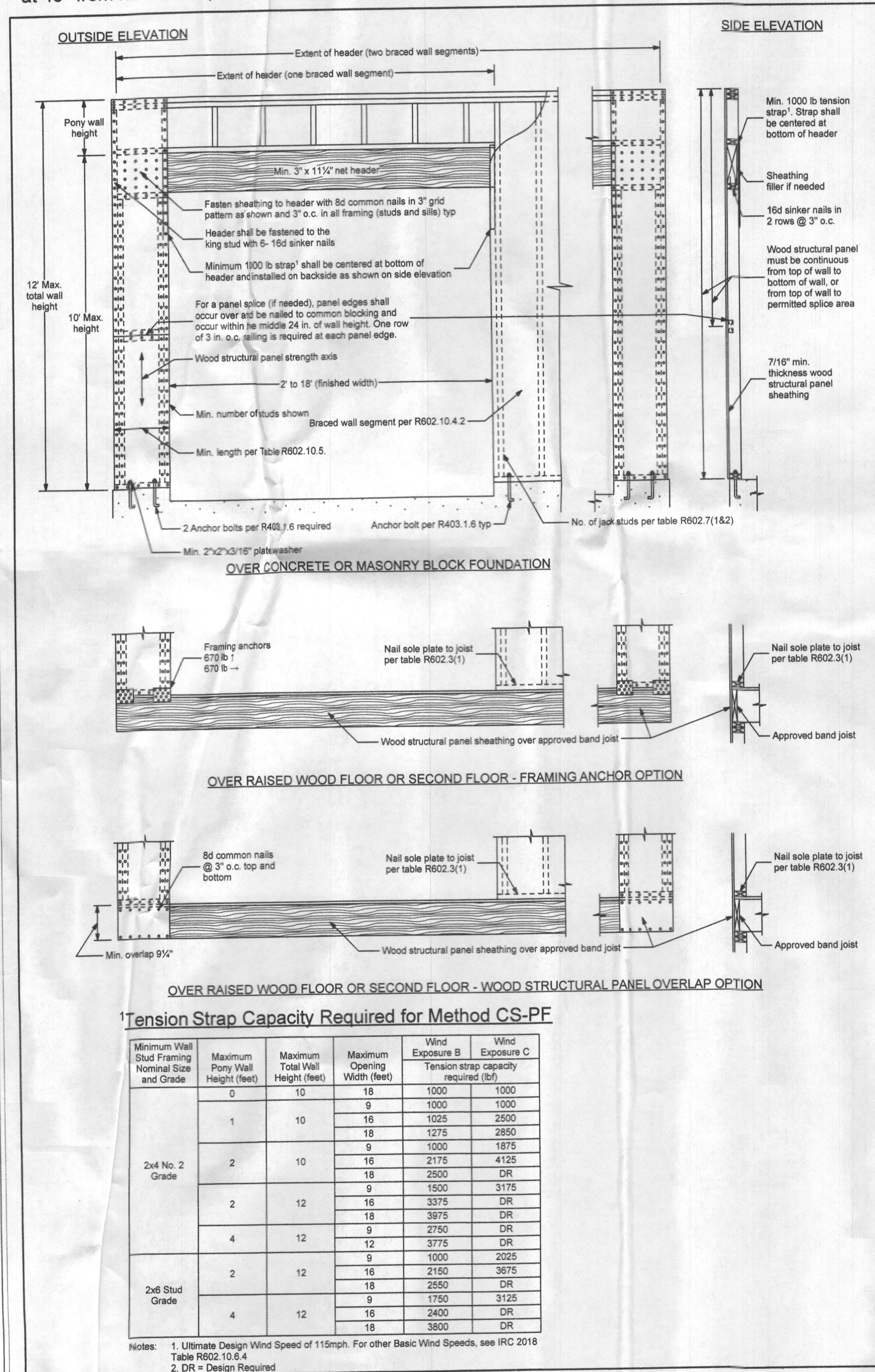
REVISIONS	
DATE	09-01-2021
SHEET NO.	A-6
	© 2021

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.

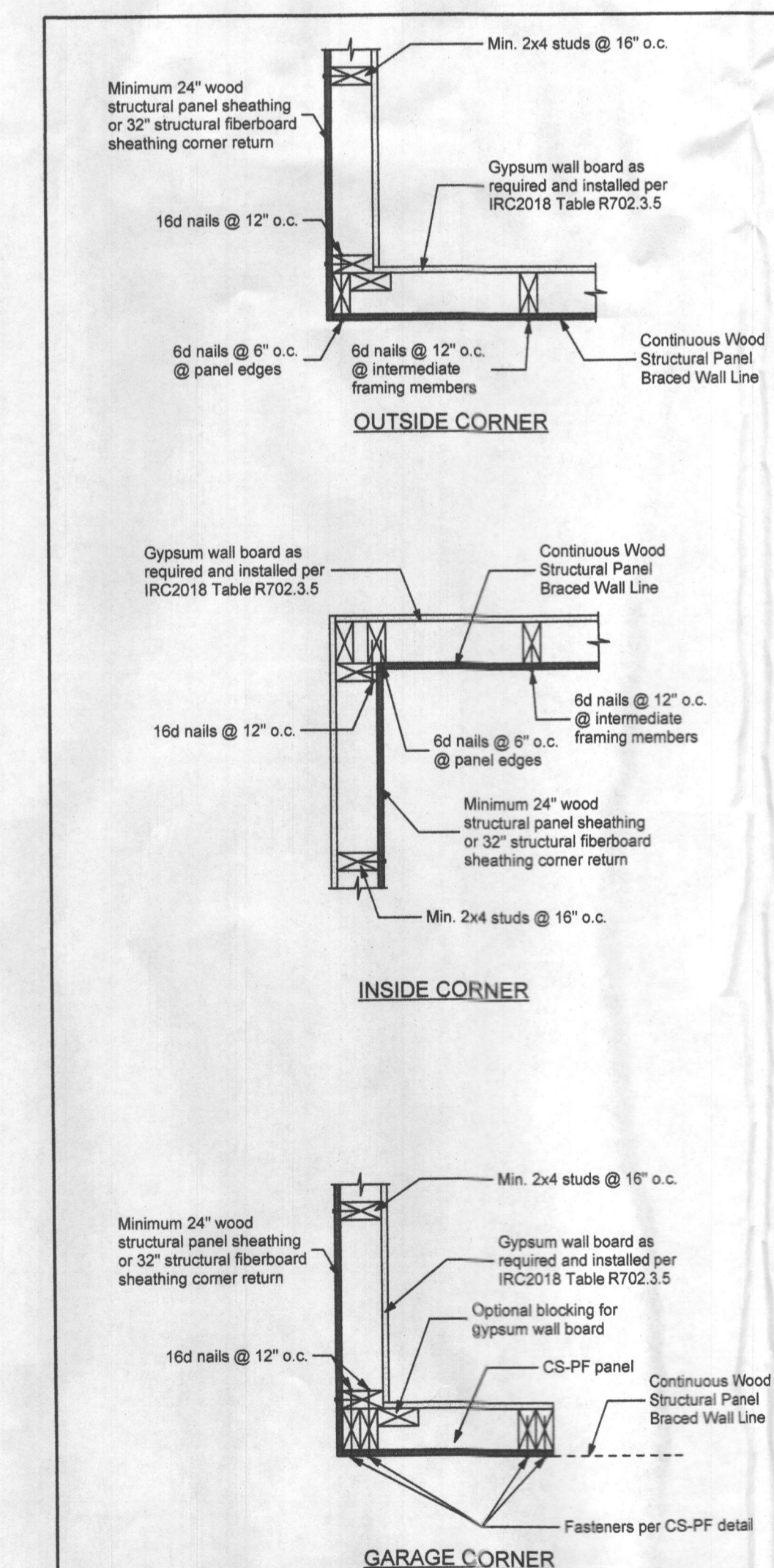
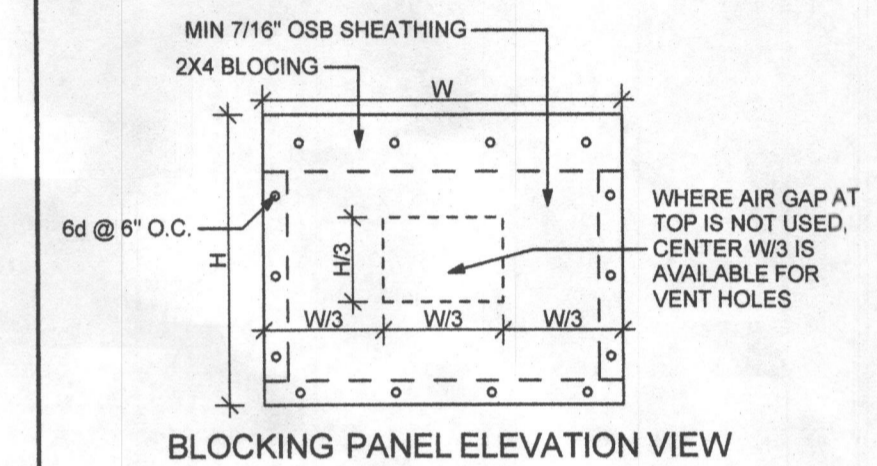
Method LIB: Simpson WB/WB[®] straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal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



Braced Wall Panel Connections to Floor and Ceiling Framing

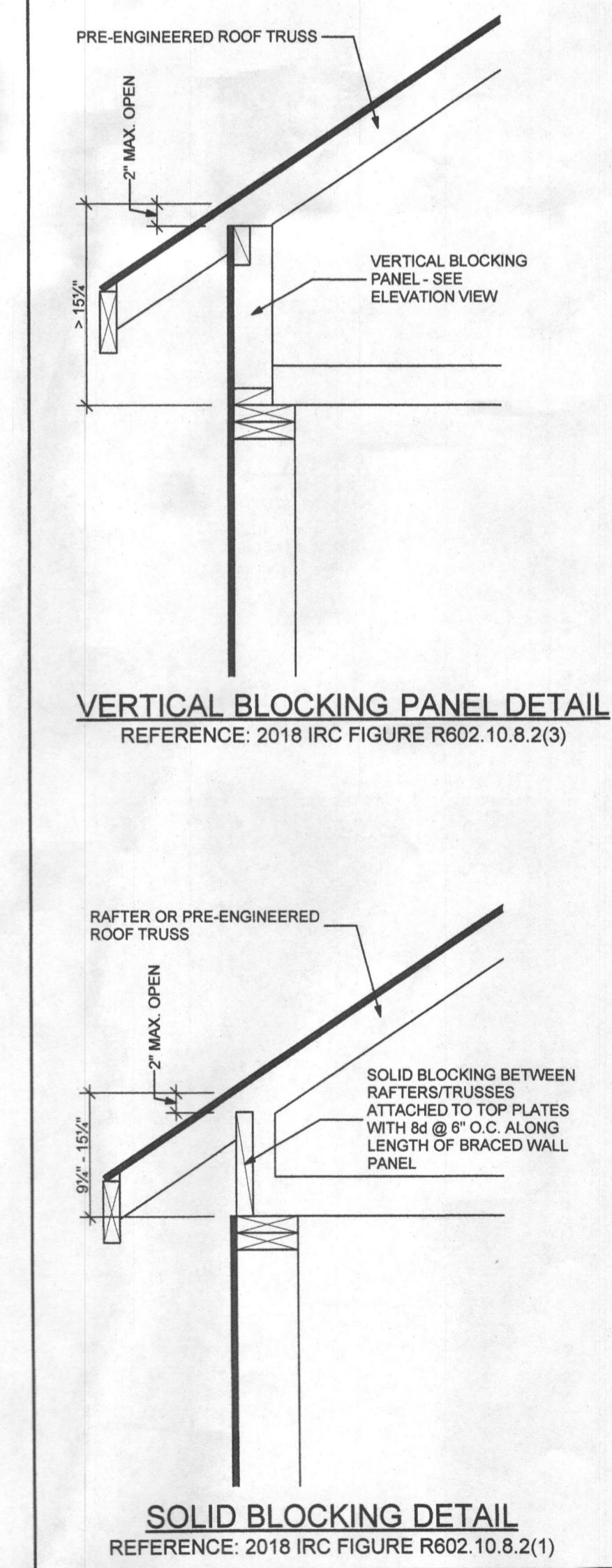
NOT TO SCALE

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



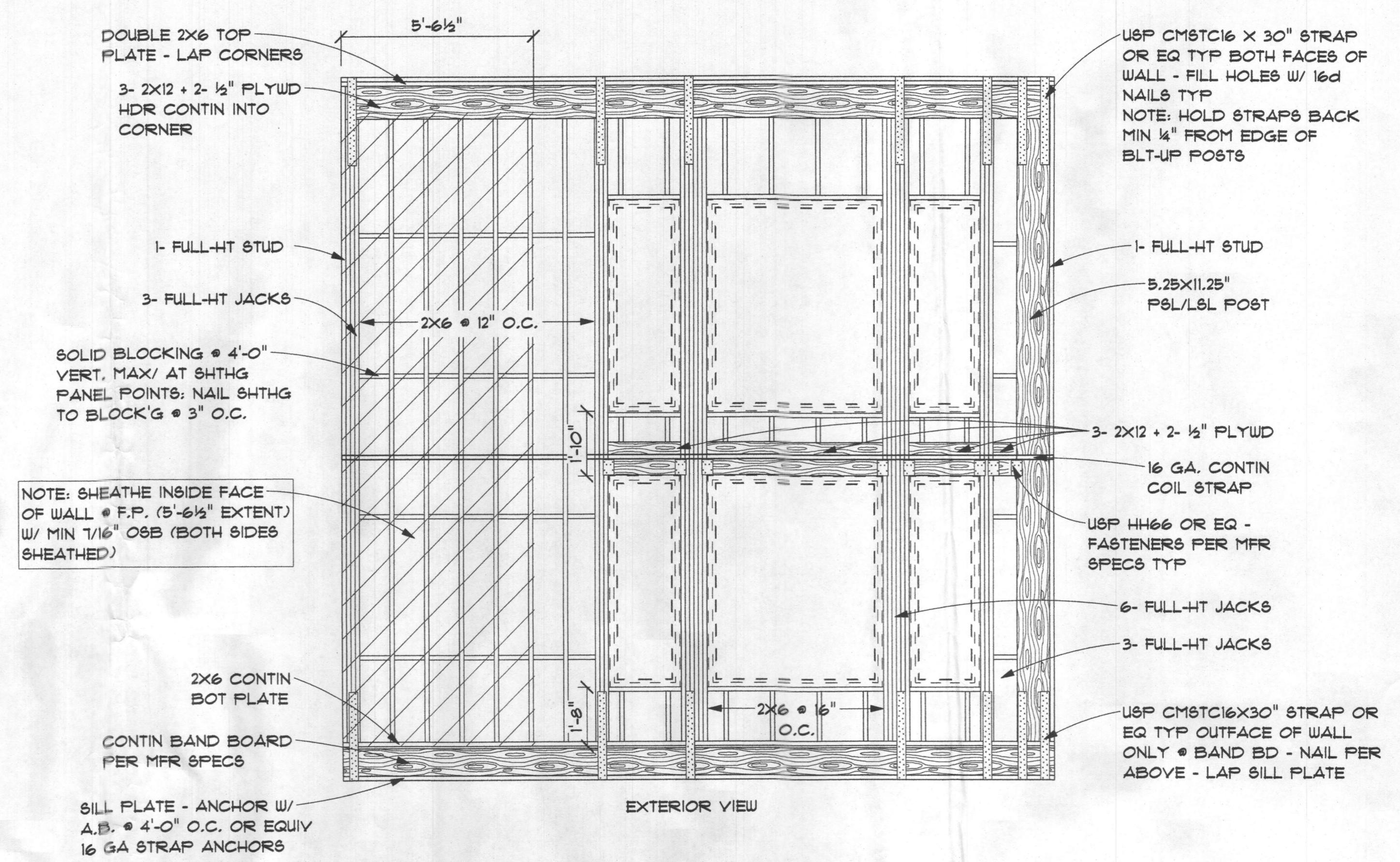
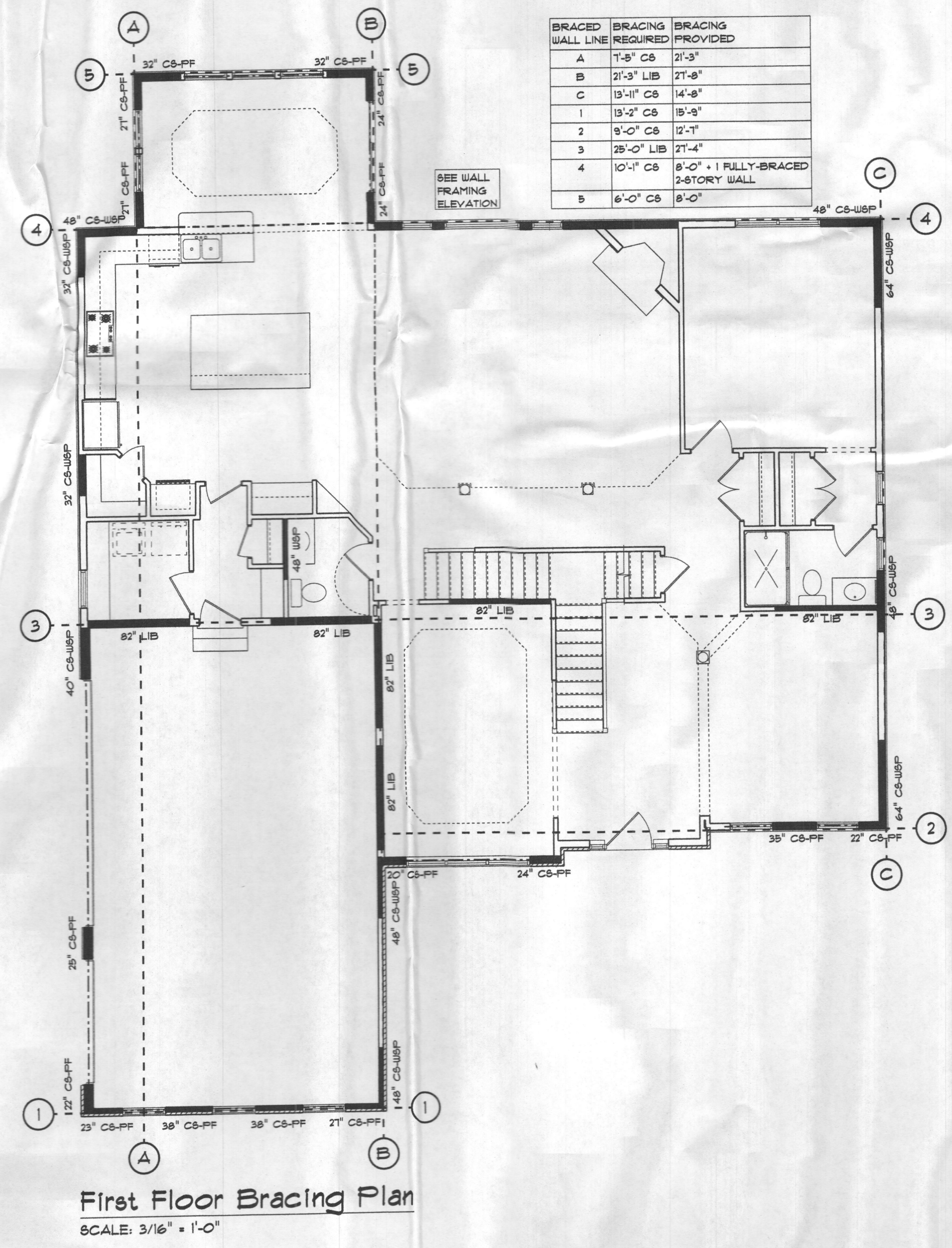
Corner Framing Details

NOT TO SCALE

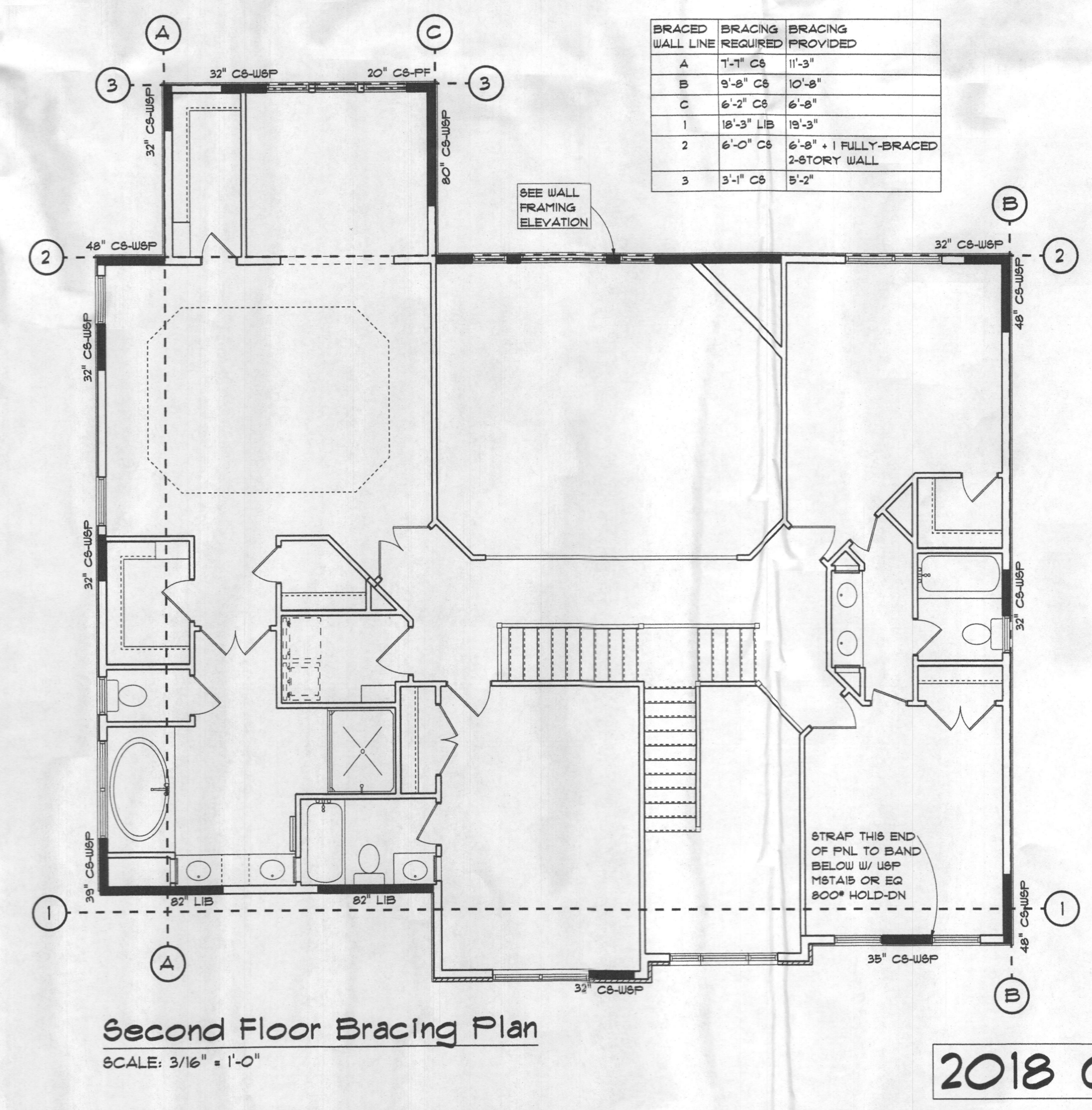


Roof Blocking Details

NOT TO SCALE



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



2018 CODE