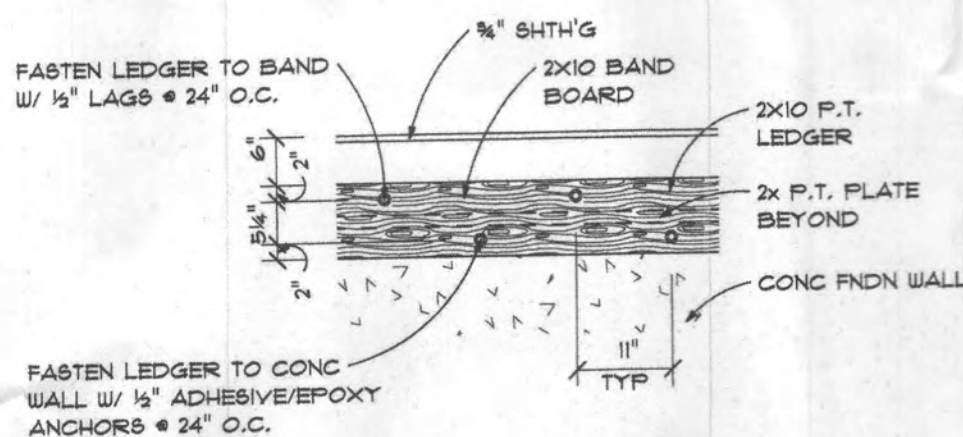
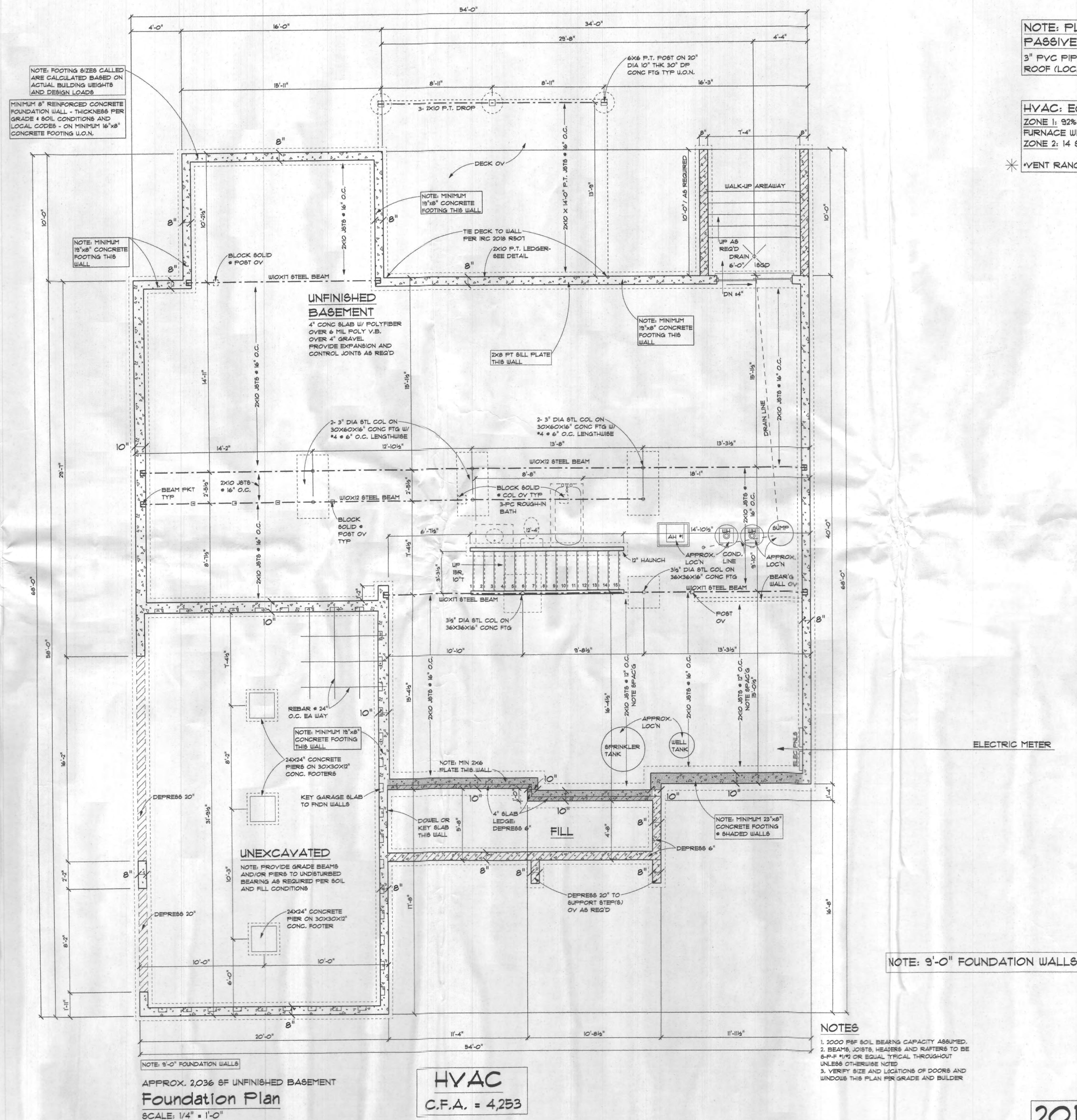


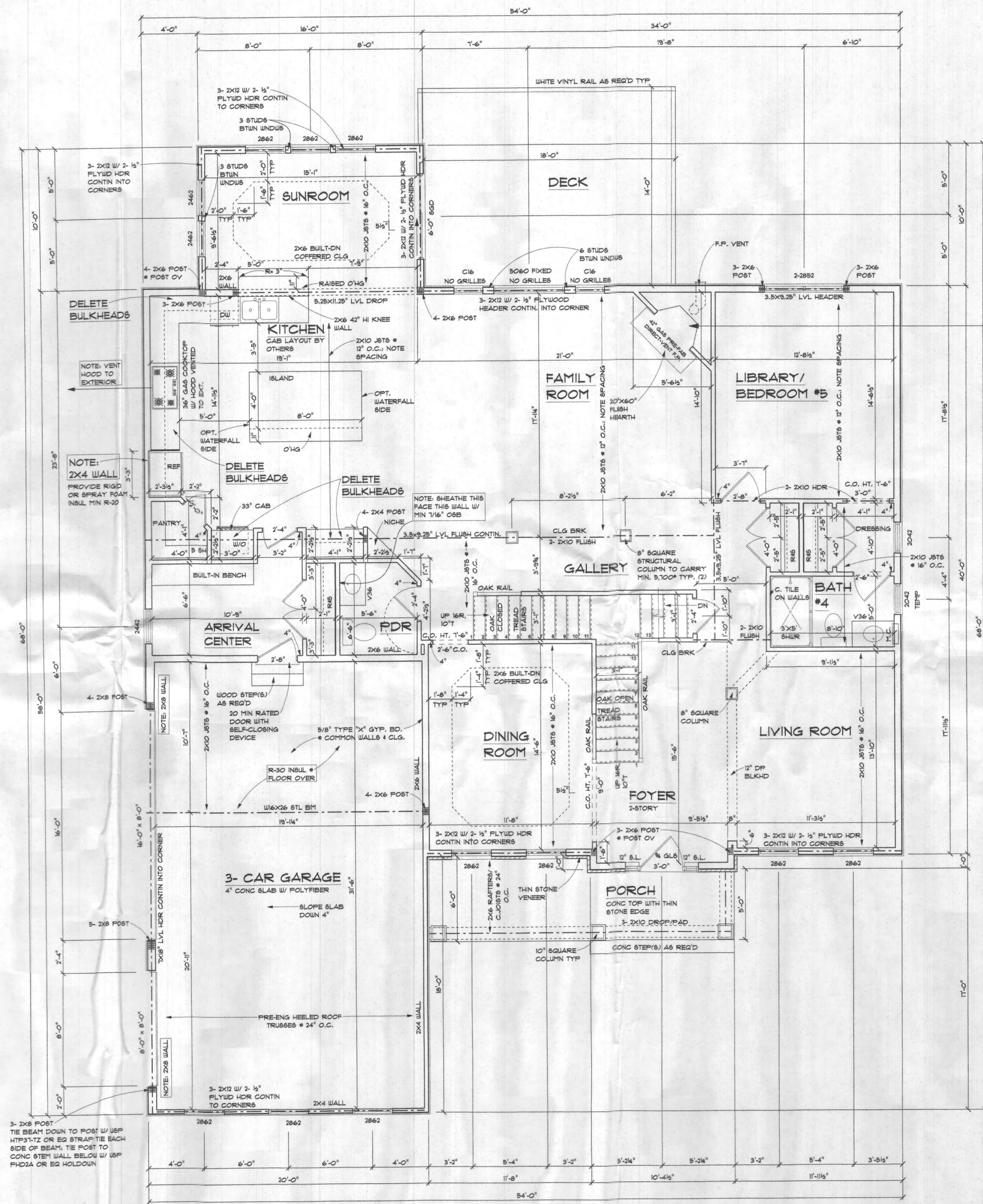


Ledger Fastening Detail
SCALE: 1/2" = 1'-0"



NOTE: PLUMBER
PASSIVE RADON SYSTEM
3" PVC PIPE VENTED THROUGH
ROOF (LOCATION PER PLUMBER)

HVAC: 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



- THE ESTATES AT RIVER HILL INTERIOR TRIM PACKAGE**
- DOORS:** 1ST & 2ND FLOORS - PREHUNG MASONITE, RAISED CAMDEN
- DOOR HARDWARE:** SATIN NICKEL STOPS, KNOBS, HINGES, AND HANDLES
- DOOR TRIM:** 1ST & 2ND FLOORS - 3/4" BEADED EDGE CASING, FINGER JOINT
- BASE:** 1ST & 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 LIBRARY/ BEDROOM #5
- COFFERED CEILING:** TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

NOTE: CARPENTER
ALLOW 4" FOR 3/4" CASING
ON 1ST & 2ND FLOORS

NOTE: ELECTRICIAN:
HARDWARE BOX INSIDE FIREPLACE

FAMILY ROOM FIREPLACE: HEATILATOR
FIREPLACES PROPANE GAS PRE
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:
RISE 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)

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

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

The Yorkshire Manor III - 3 Car

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The Yorkshire Manor III - 3 Car

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

ADULT HEIGHT VANITIES AT
OWNER'S BATH

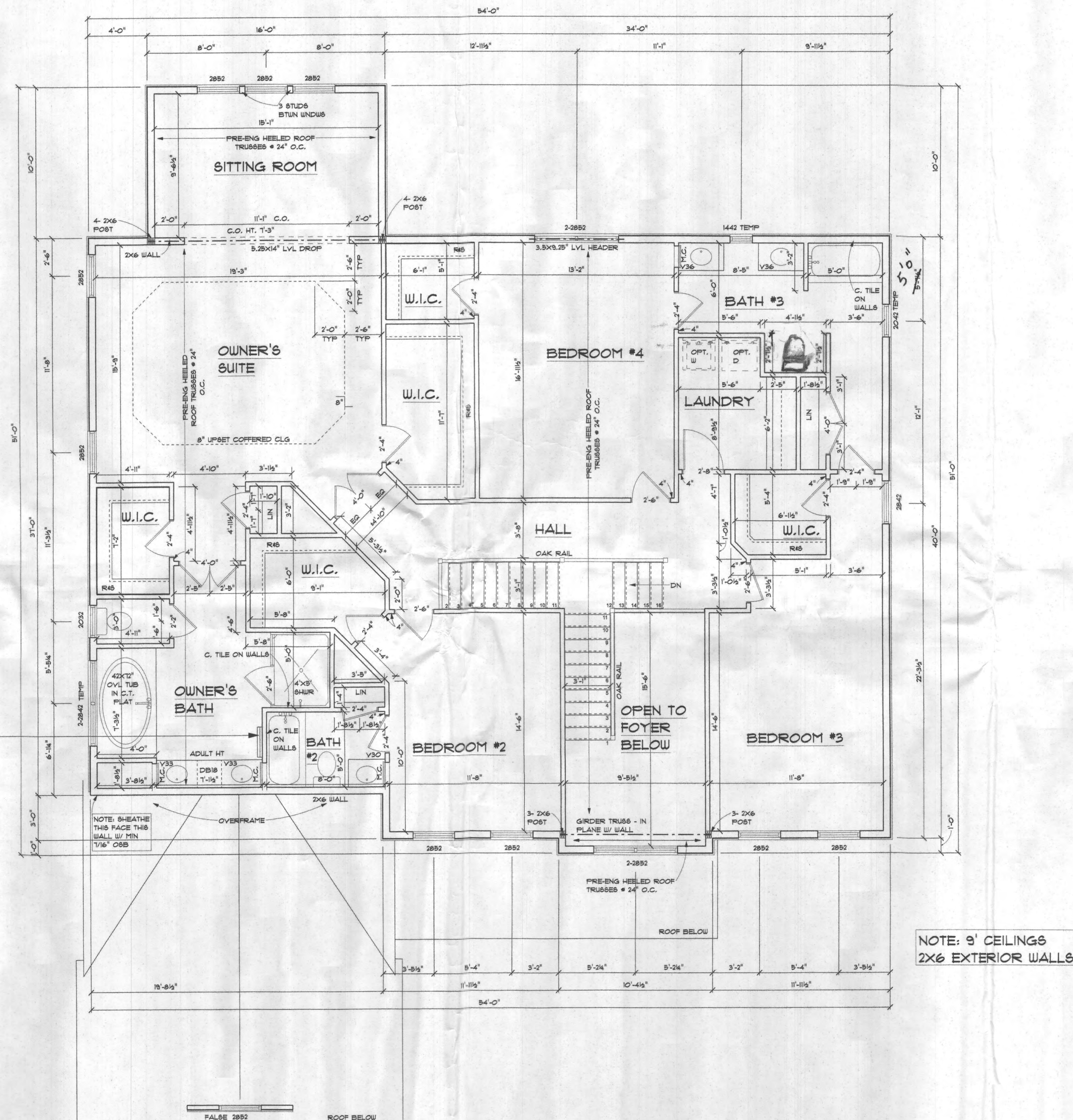
NOTE: CARPENTER: RAISE
MCs 4"

NOTE: 9'-11/8" WALL HGT
ANGLES 45 DEGREES TYP U.O.N.

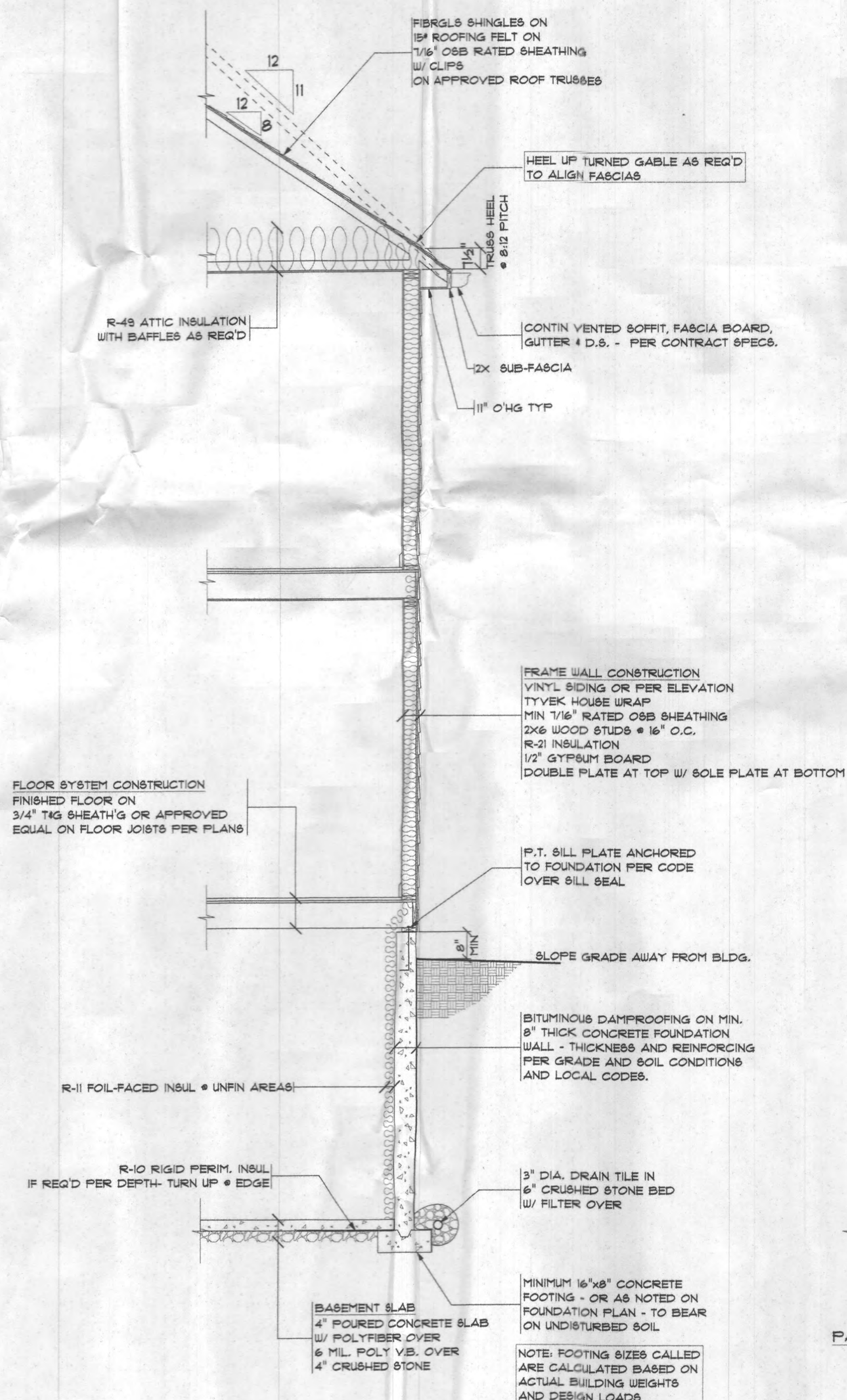
APPROX. 2,170 SF 2ND FLOOR
APPROX. 125 SF OPEN FOYER

Second Floor Plan

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

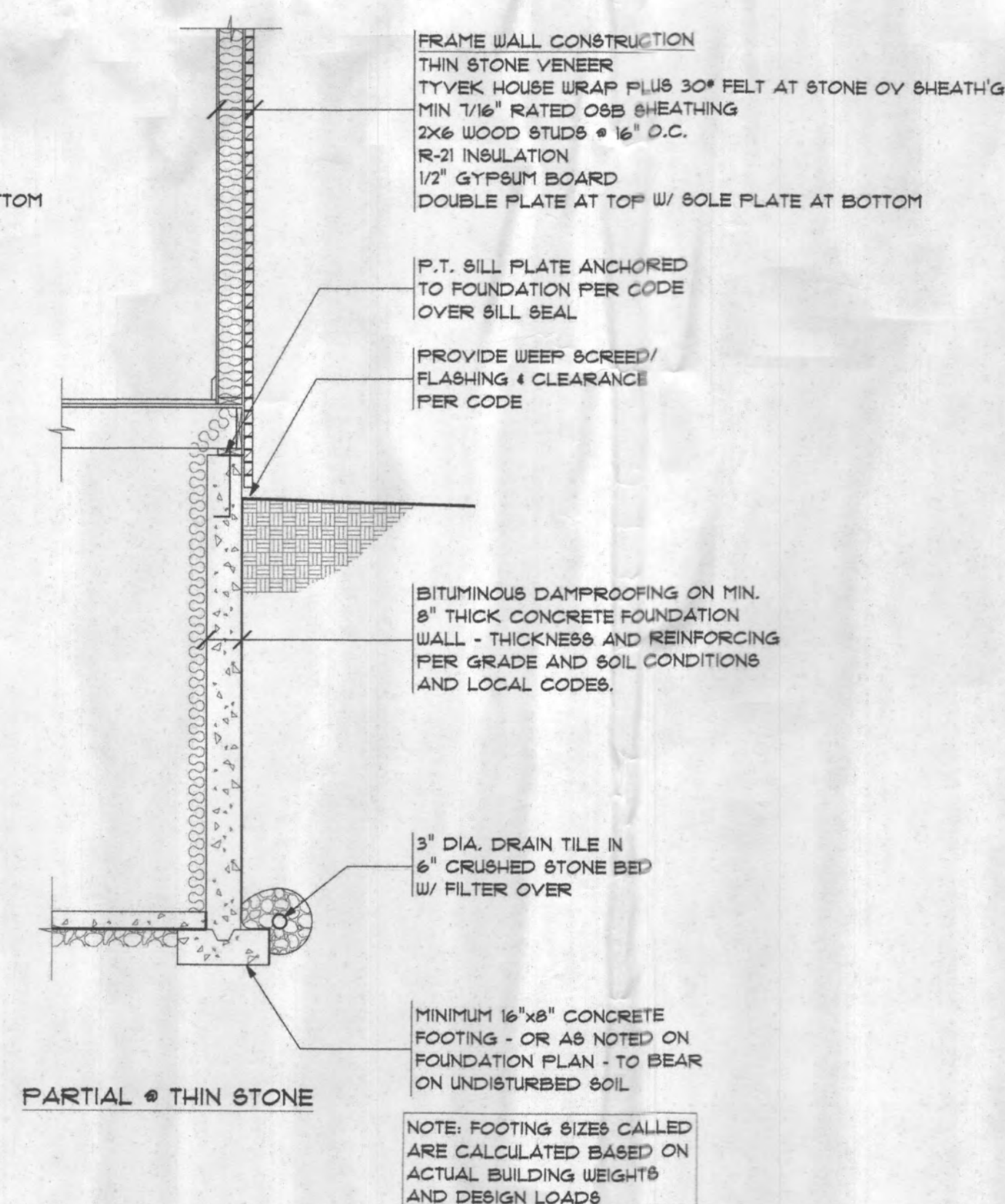


NOTE: 9' CEILINGS
2X6 EXTERIOR WALLS



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

PROVIDE APPROVED CORROSION-RESISTIVE FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION; OVER PROJECTING TRIM; WHERE DECKS, PORCHES, AND THE LIKE ARE ATTACHED TO WOOD FRAME CONSTRUCTION; AT ROOF TO WALL AND ROOF TO CHIMNEY INTERSECTIONS; IN ROOF VALLEYS; AT ALL ROOF PENETRATIONS; AT ALL WALL OPENINGS; AT ALL CAVITY INTERRUPTIONS AT MASONRY VENEER; AND ALL OTHER LOCATIONS REQUIRED TO PREVENT WATER PENETRATION OF THE STRUCTURE.



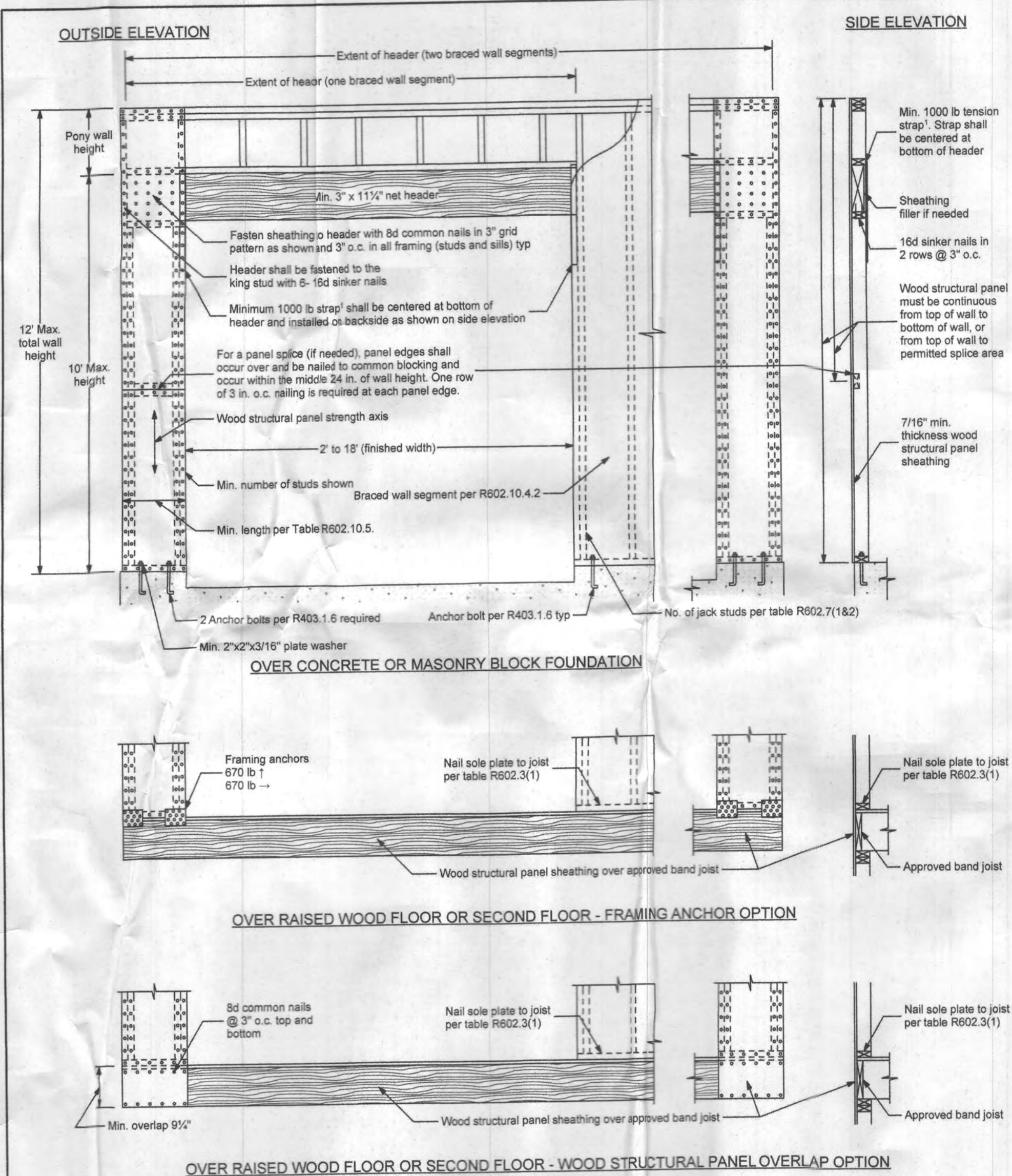
NOTES

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).

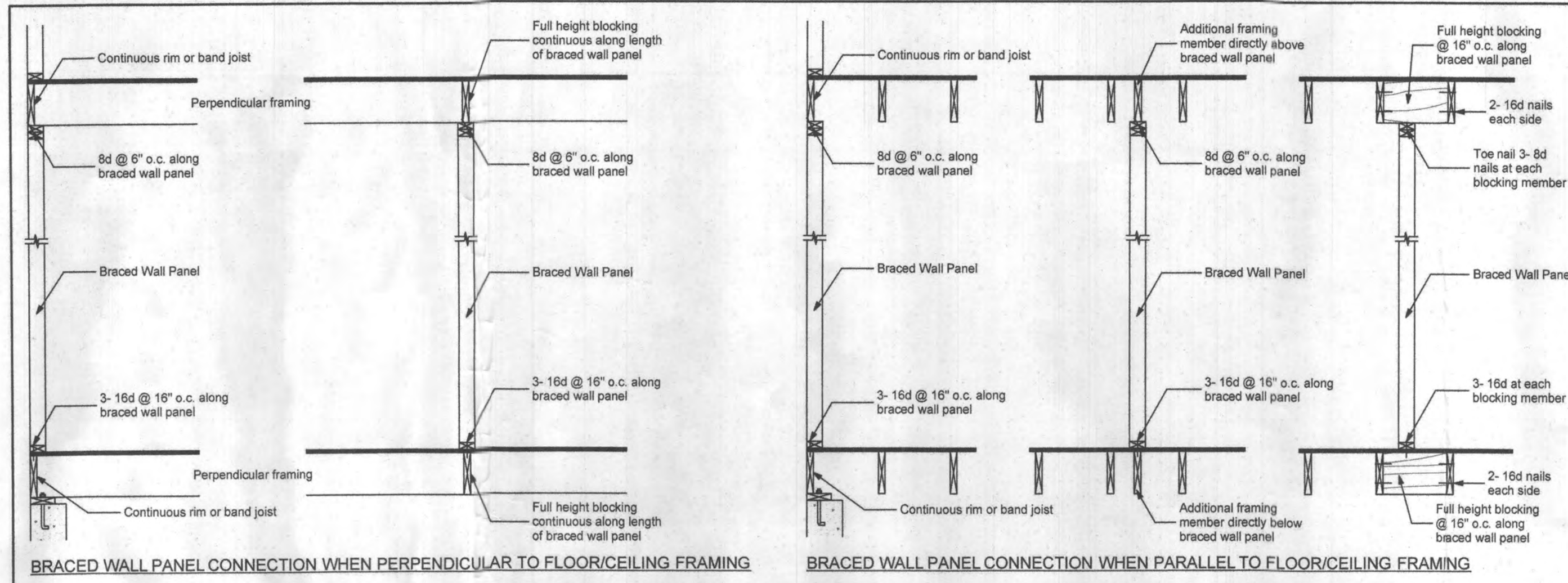


1 Tension Strap Capacity Required for Method CS-PF

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure B Tension strap capacity required (lb)	Wind Exposure C Tension strap capacity required (lb)
2x4 No. 2 Grade	1	10	0	1000	1000
			9	1000	1000
			16	1025	2500
			18	1275	2850
			9	1000	1675
			16	2175	4125
	2	12	0	2500	DR
			9	1500	3175
			16	3375	DR
			18	3875	DR
			9	2750	DR
			12	3775	DR
2x6 Stud Grade	2	12	0	1000	2025
			16	2150	3675
			18	2550	DR
			9	1750	3125
			16	2400	DR
			18	3800	DR

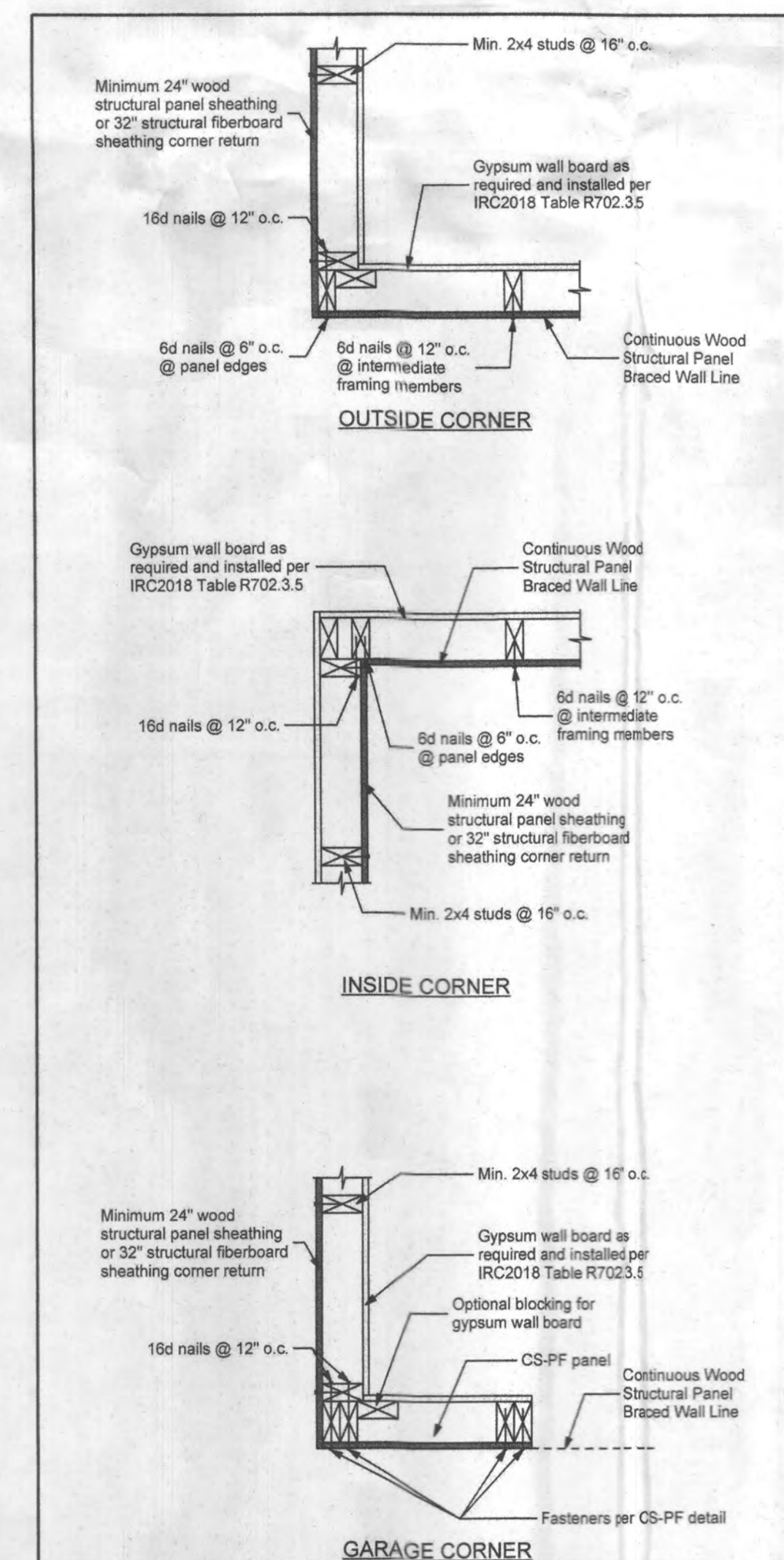
Notes: 1. Ultimate Design Wind Speed of 115mph. For other Basic Wind Speeds, see IRC 2018 Table R602.10.6.4
2. DR = Design Required

CS-PF Continuous Portal Frame
NOT TO SCALE



Braced Wall Panel Connections to Floor and Ceiling Framing

NOT TO SCALE

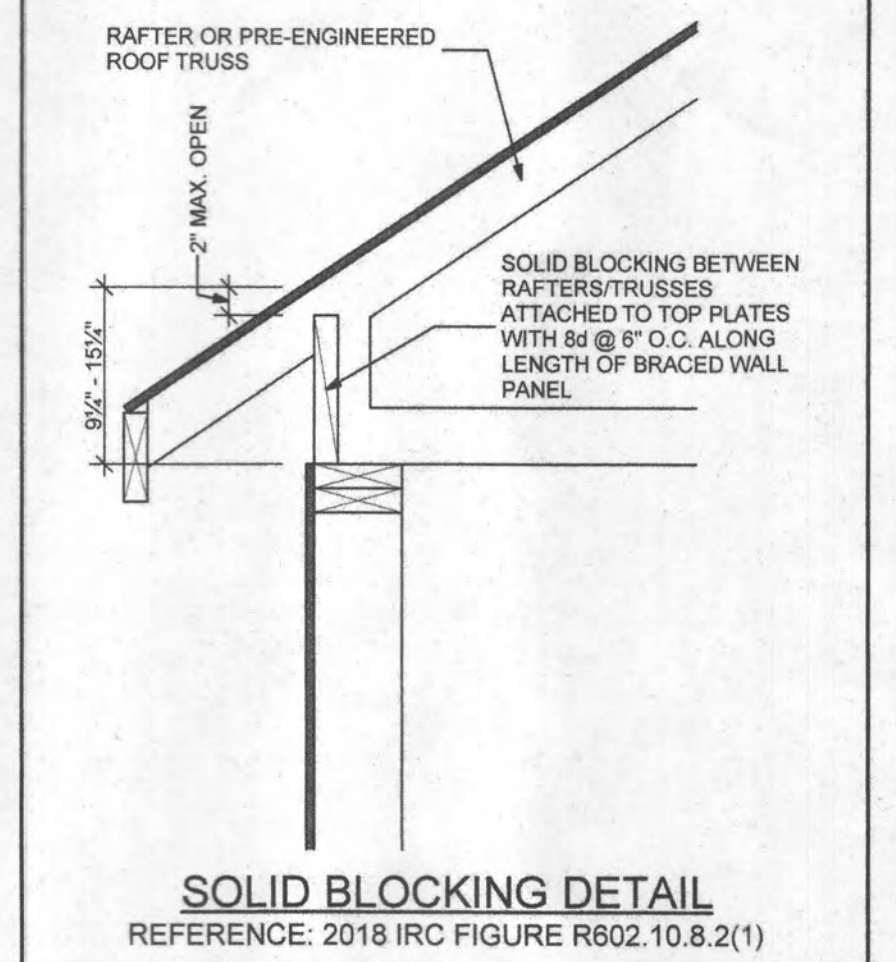
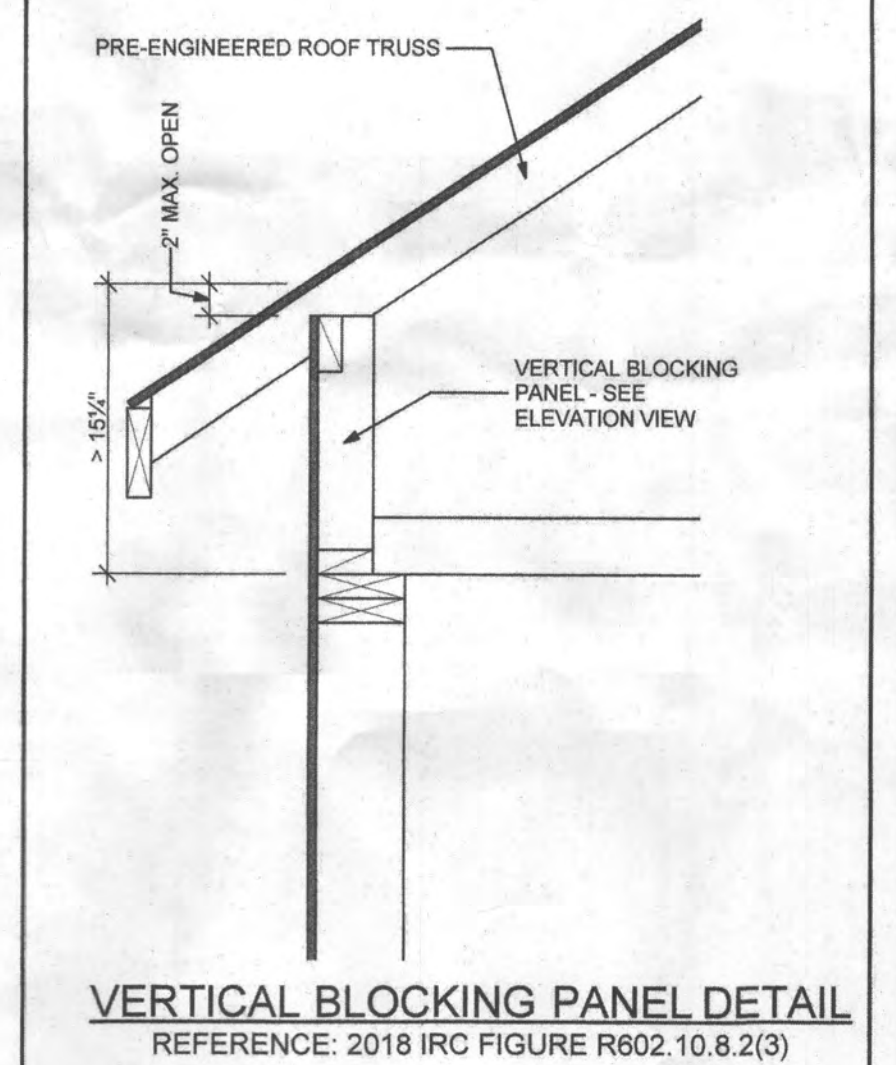
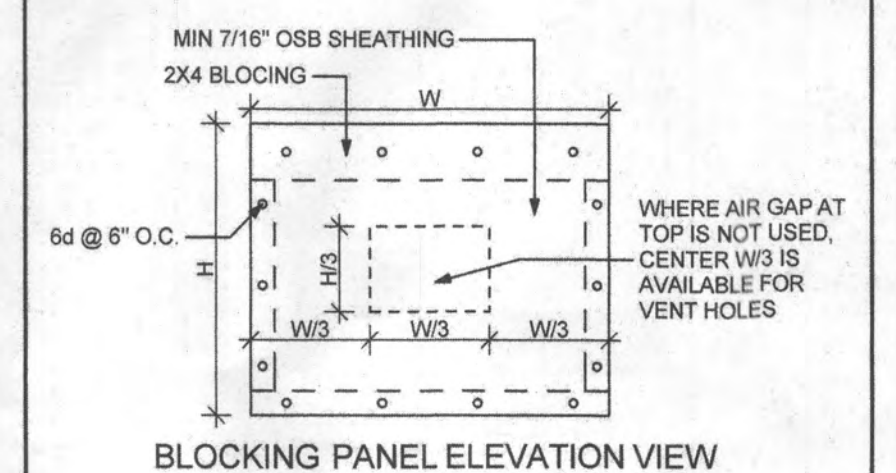


Corner Framing Details

NOT TO SCALE

NOTES:

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

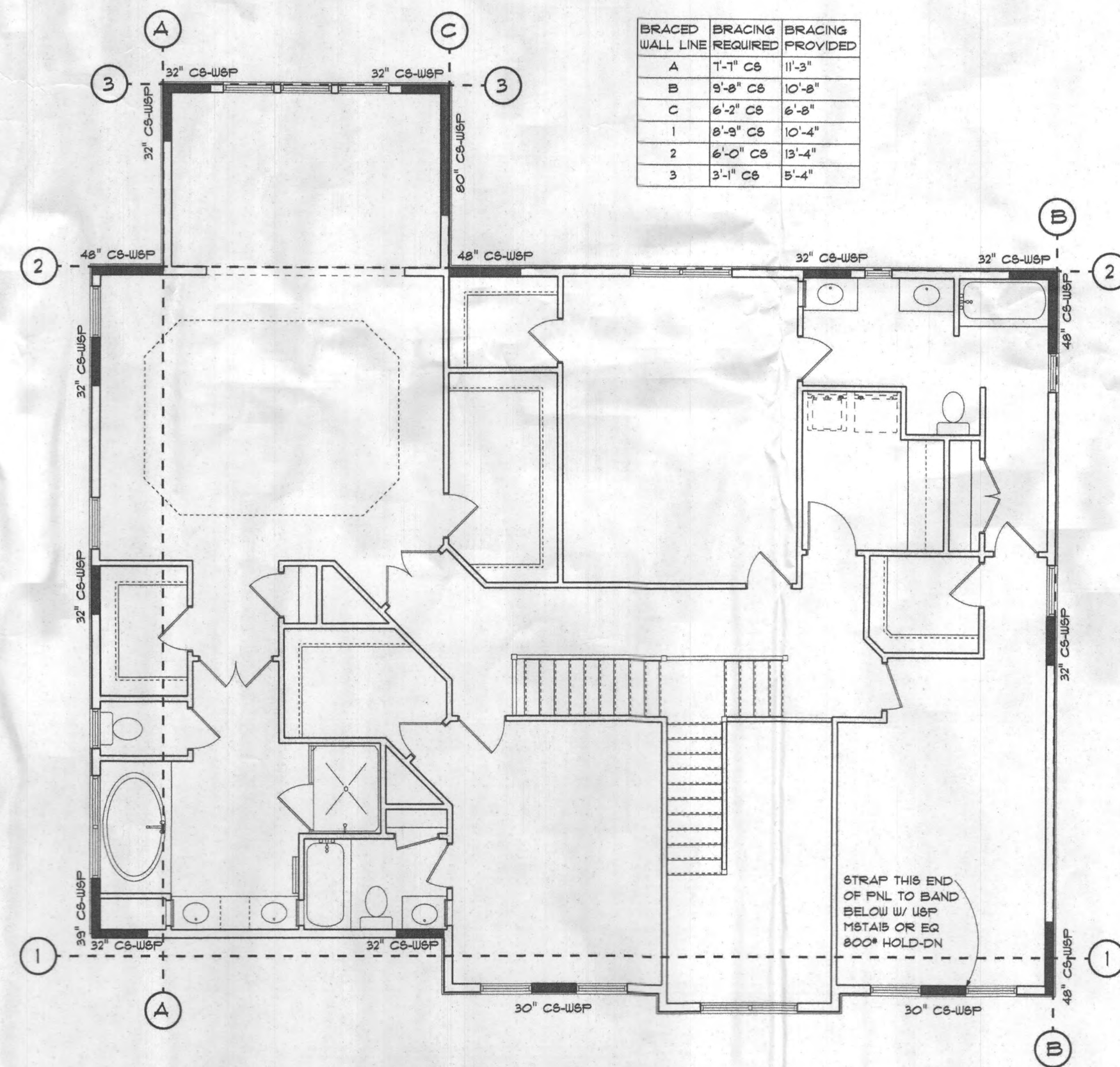
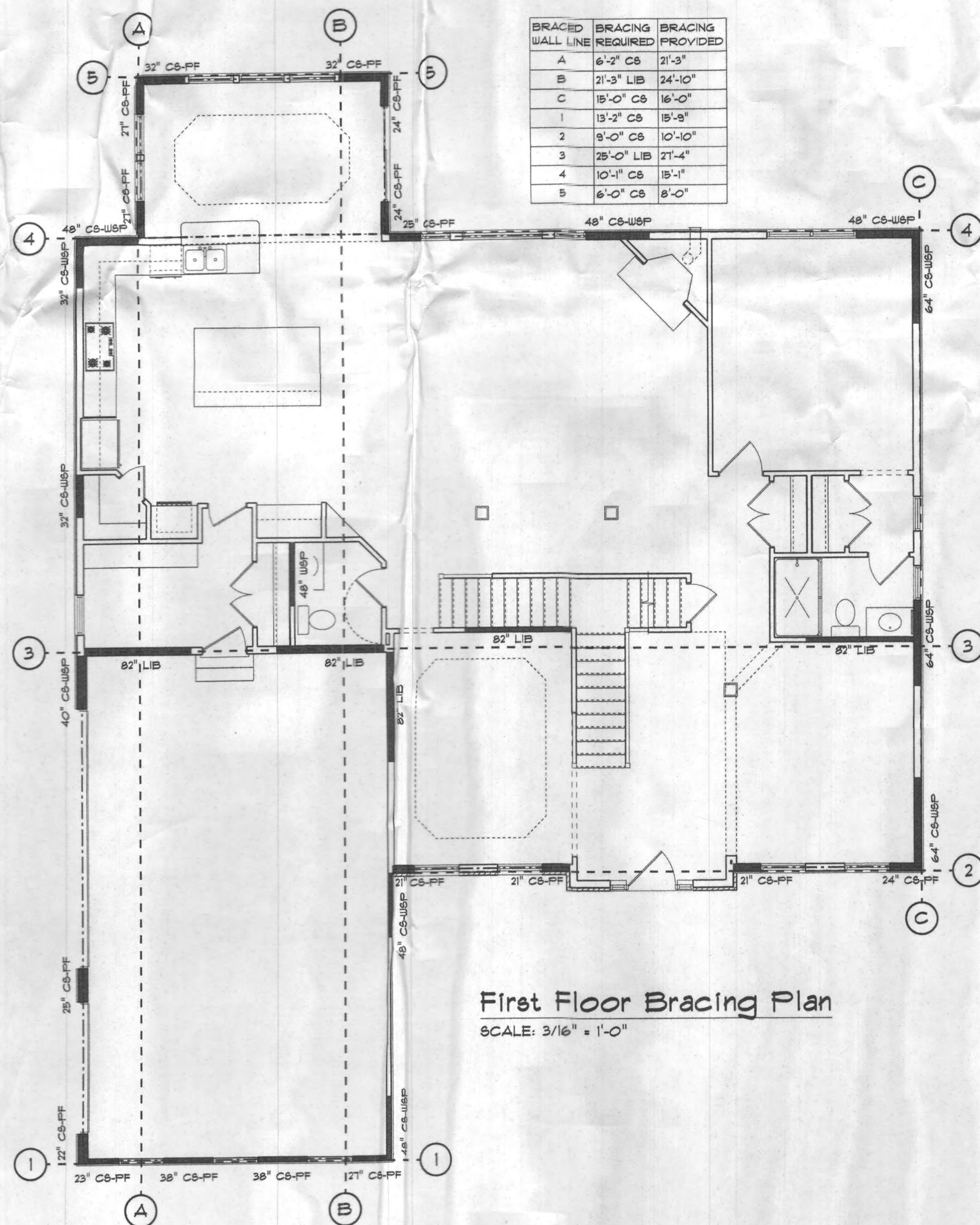
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STANDARD WIND BRACING DETAILS

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S-1

A-7



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

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