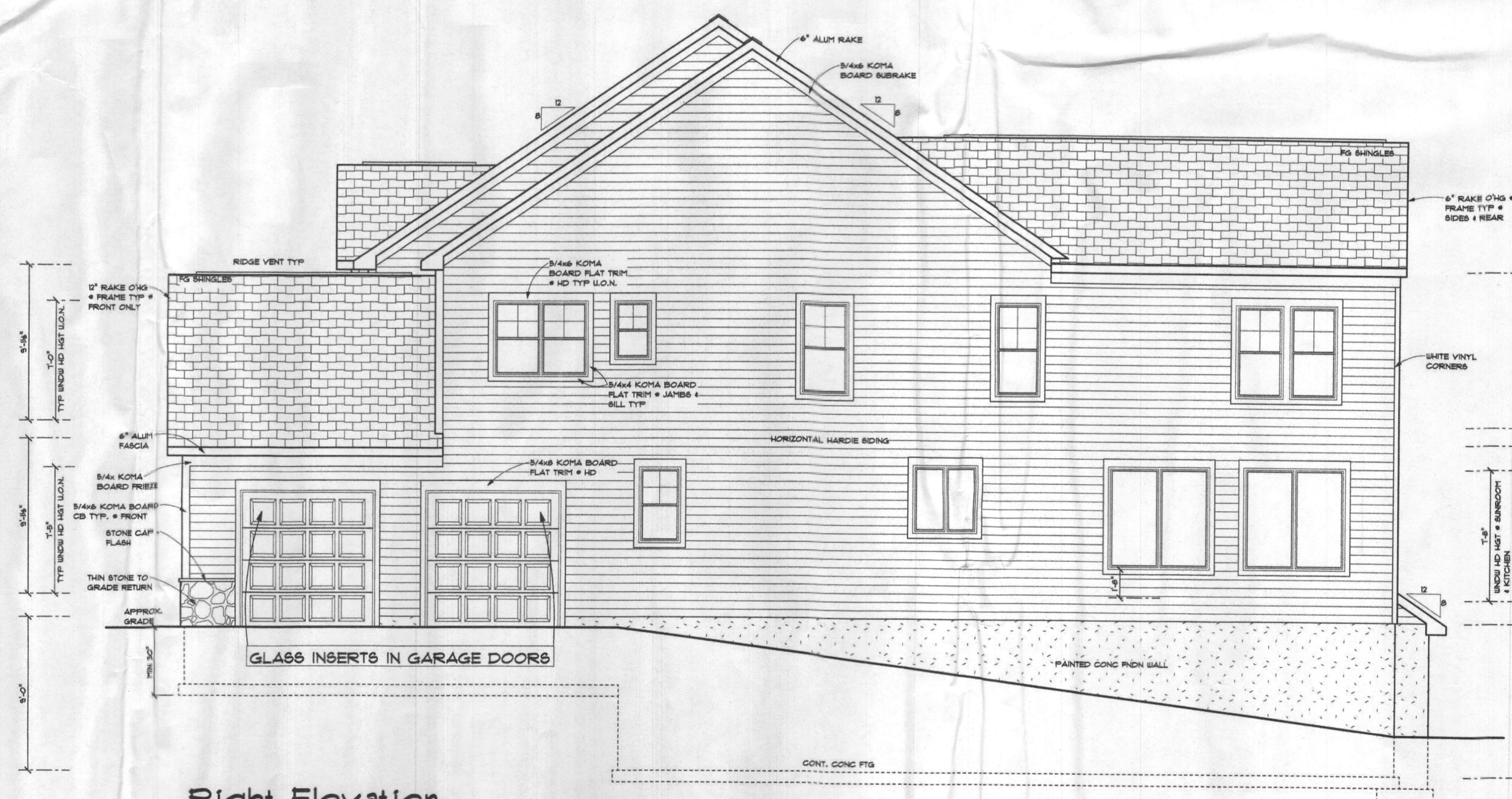




**Left Elevation**  
 SCALE: 3/16" = 1'-0"



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

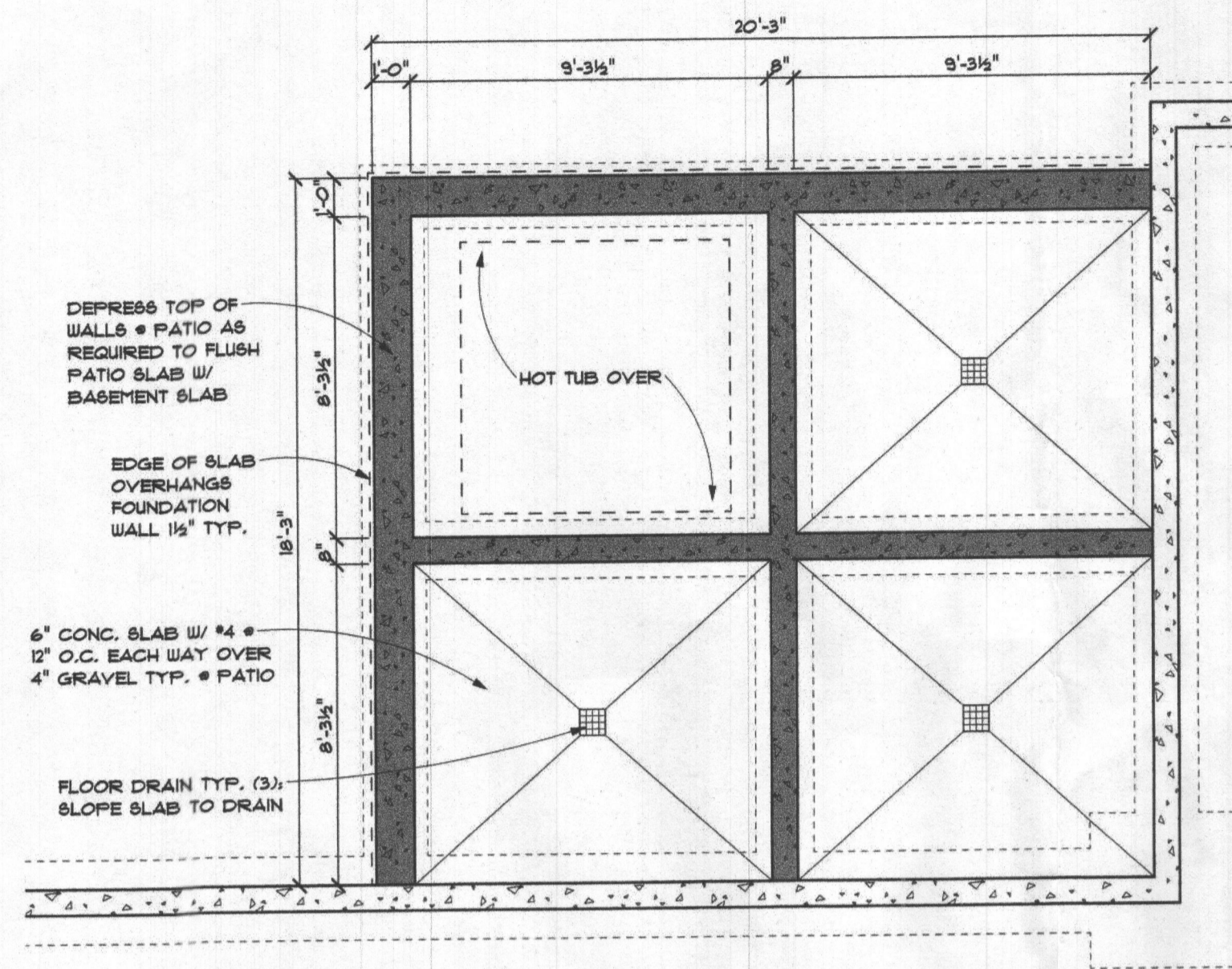


**Right Elevation**  
 SCALE: 3/16" = 1'-0"

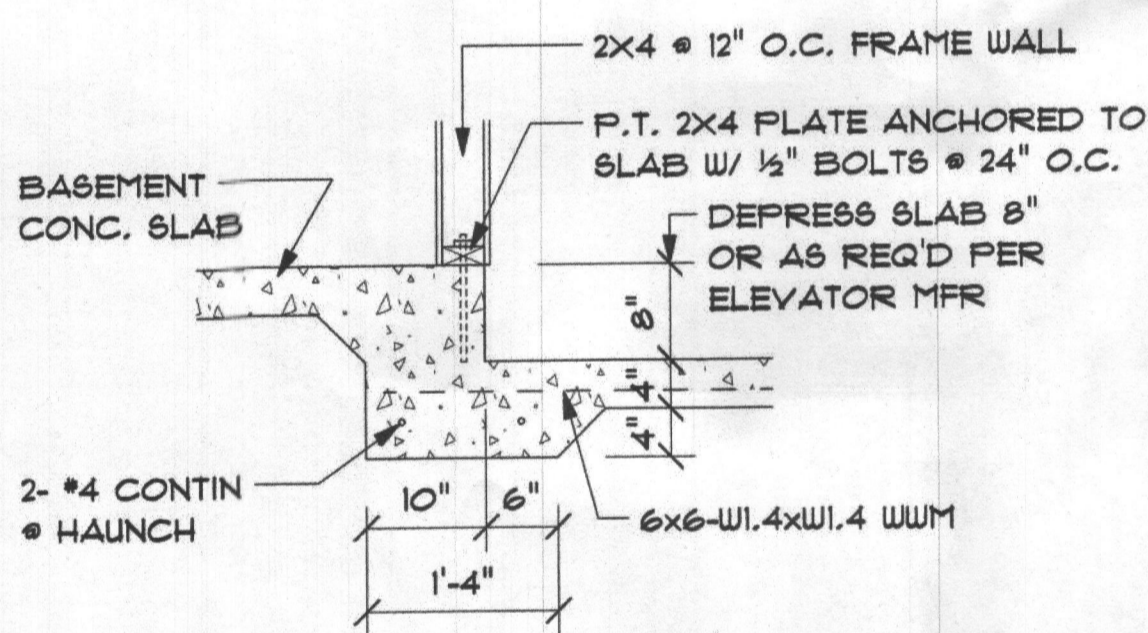
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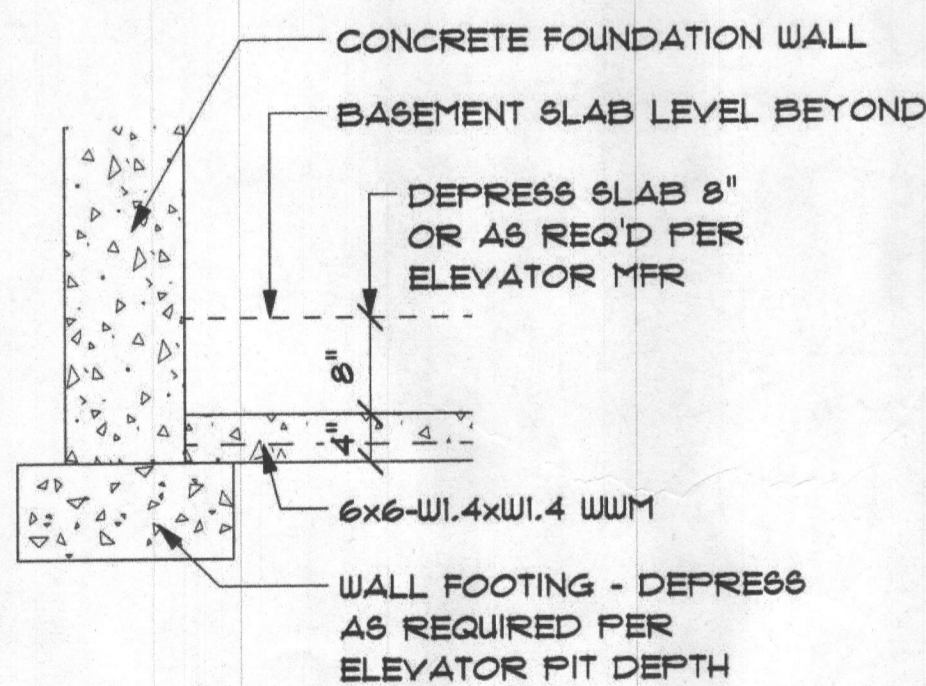
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**Foundation & Covered Patio**  
SCALE: 1/4" = 1'-0"

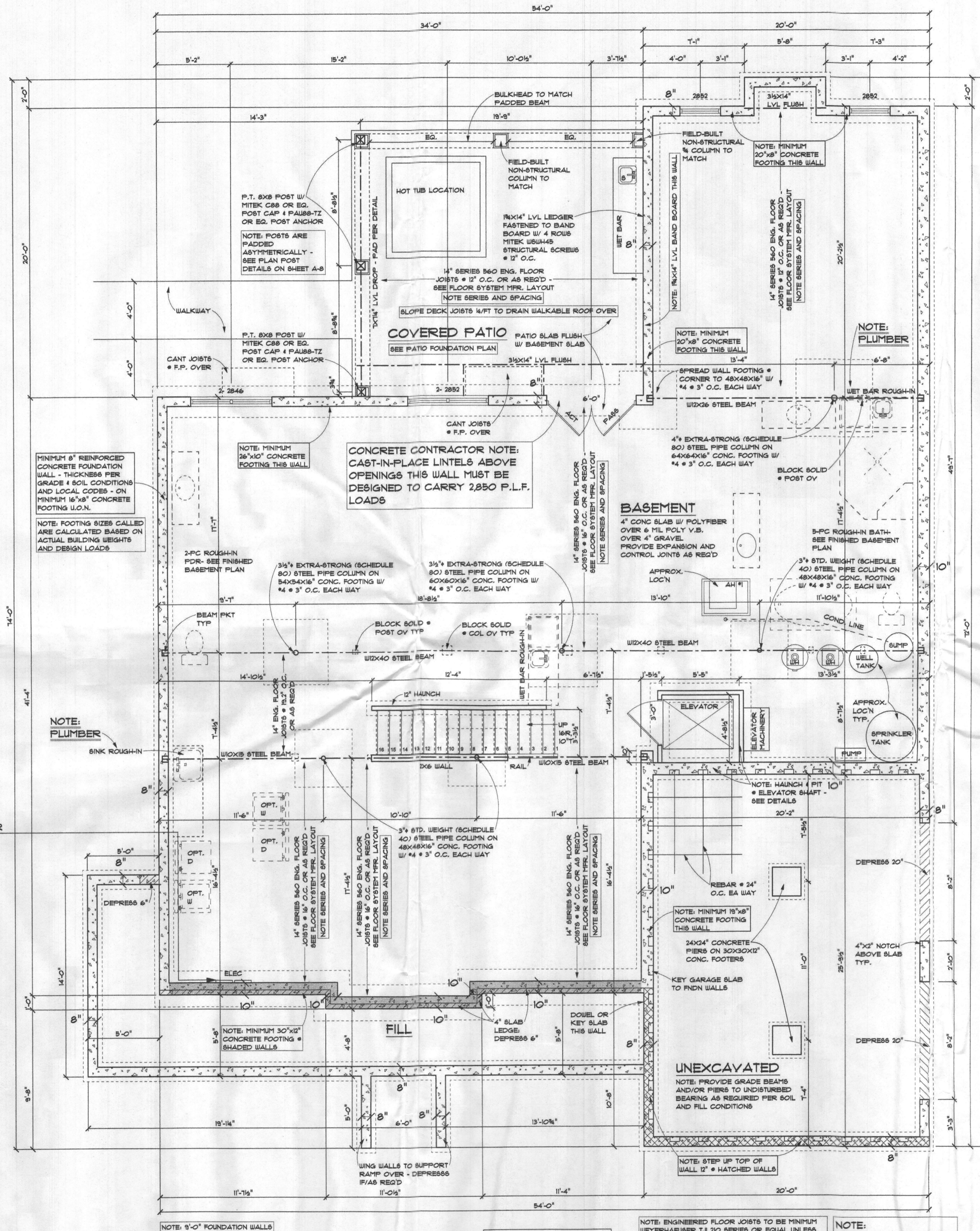


**PIT EDGE @ FRAME WALLS**



**PIT EDGE @ CONCRETE WALL**

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



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

**HYAC**  
C.F.A. = 6,713

NOTE: ENGINEERED FLOOR JOISTS TO BE MINIMUM WETBRESLER T-120 SERIES OR EQUAL UNLESS OTHERWISE NOTED. FLOOR JOISTS TO BE DESIGNED FOR 1/480 MAX DEFLECTION (L/540) • TILE/BRITTLE FINISHES) TYPICAL THROUGHOUT. INSTALLATION DETAILS, INCLUDING AT CANTILEVERED JOISTS, ARE TO BE PER JOIST MANUFACTURER'S STANDARD DETAILS. SQUASH BLOCKING AT BEARING WALLS AND POSTS OVER SHALL BE PER MANUFACTURER'S JOIST LAYOUT DRAWINGS & DETAILS.

NOTE:  
100 P.S.F. LIVE LOADS  
• COMMON AREAS  
40 P.S.F. LIVE LOADS  
WITHIN SLEEPING  
UNITS/SUITES ONLY

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

NOTE: 9'-0" FOUNDATION WALLS

NOTE: ELECTRICIAN:  
 HARDWARE BOX INSIDE FIREPLACE

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

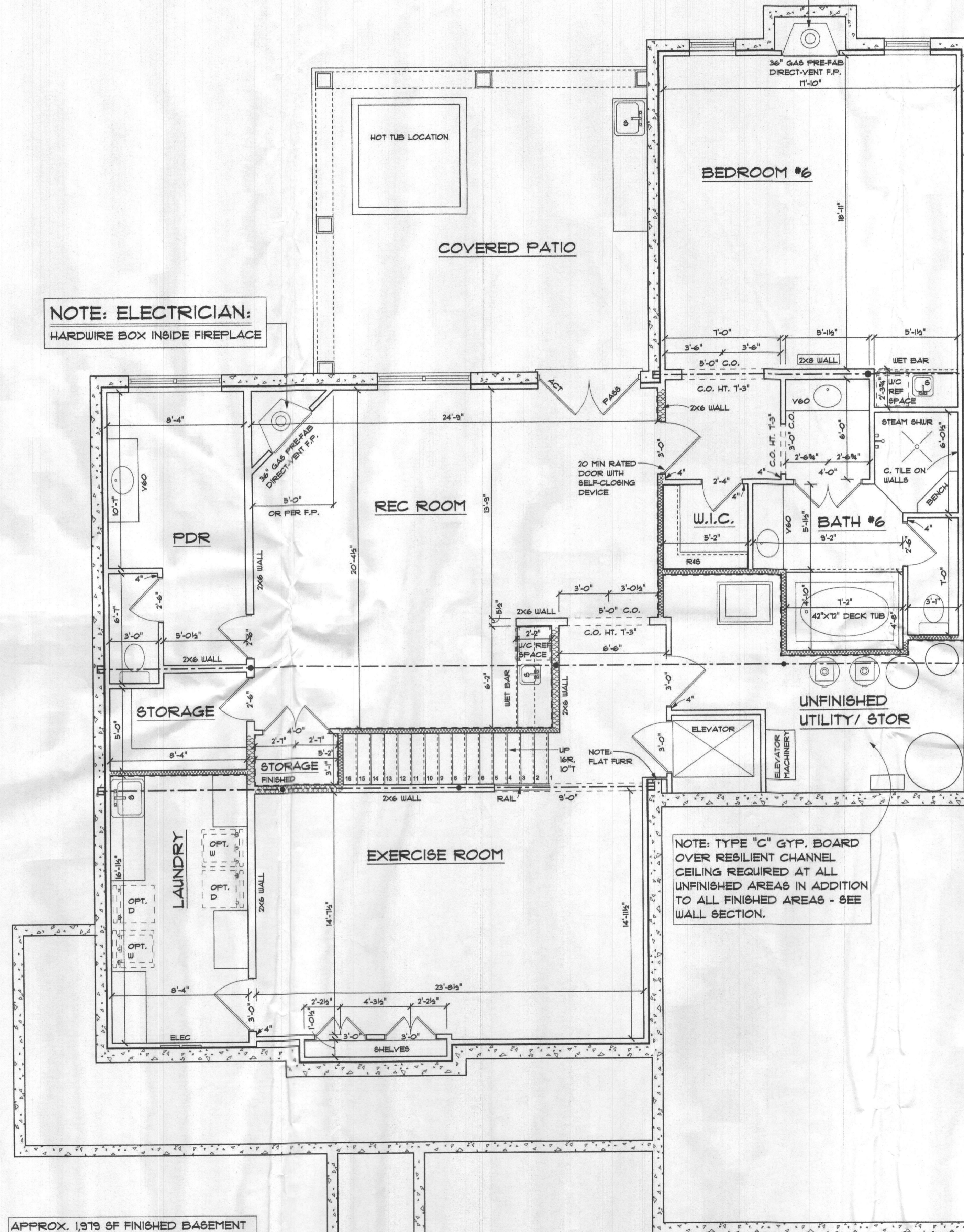
\_\_\_\_\_ :  
 \_\_\_\_\_ :  
 W x H x D

BEDROOM #6 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.

NOTE: ELECTRICIAN:  
 HARDWARE BOX INSIDE FIREPLACE



APPROX. 1379 SF FINISHED BASEMENT  
 APPROX. 186 SF UNFINISHED BASEMENT

UL 1305 1-HOUR RATED PARTITION, 2X4 OR 2X6 STUDS @ 16" O.C. W/ MIN 3/8" FIBERGLASS BATH. 1/2" TYPE "C" GYP. BOARD FASTENED DIRECTLY TO STUDS ONE SIDE. 1/2" HOMASOTE 440 SOUNDBARRIER FASTENED TO STUDS ON OPPOSITE SIDE AND 1/2" TYPE "C" GYP. BOARD FASTENED TO HOMASOTE W/ LAMINATING SCREWS AT CENTER OF STUD BAYS ONLY. 52 STC RATING.

FIRE SEPARATION NOTES  
 1. AT 1-HOUR RATED PARTITIONS, GYP. BOARD MUST RUN CONTINUOUS FROM CEILING TO FLOOR SHEATHING.  
 2. AT BATHROOM FIXTURES ADJACENT TO 1-HOUR RATED WALLS, GYP. BOARD MUST BE INSTALLED FULL-HEIGHT BEFORE ANY TUBS OR SHOWER TRAYS ARE INSTALLED, WITH GYP. BOARD EXTENDING BEHIND FIXTURES.  
 3. ALL THROUGH AND MEMBRANE PENETRATIONS, INCLUDING AT PLUMBING AND ELECTRICAL FIXTURES, OF 1-HOUR RATED WALLS SHALL BE PROTECTED PER 2021 IBC 714.4  
 4. ALL THROUGH AND MEMBRANE PENETRATIONS OF 1-HOUR RATED FLOOR/CEILING ASSEMBLIES SHALL BE PROTECTED PER 2021 IBC 714.5. RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

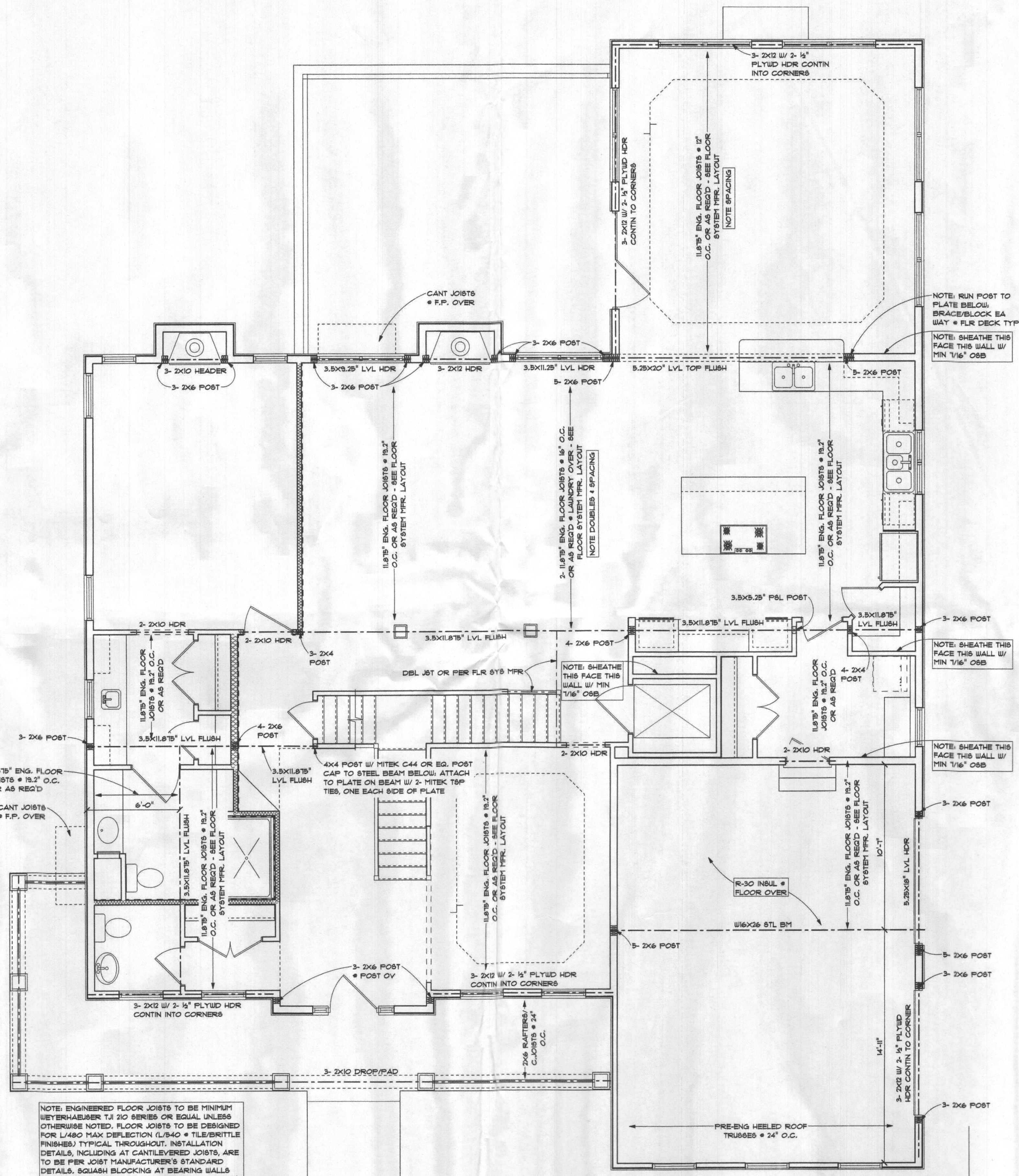
NOTE: ALL DIMENSIONS ARE TO FACE OF STUD.

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

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# The Yorkshire Manor III



NOTE: ENGINEERED FLOOR JOISTS TO BE MINIMUM WEYERHAEUSER TJ 210 SERIES OR EQUAL UNLESS OTHERWISE NOTED. FLOOR JOISTS TO BE DESIGNED FOR 1/480 MAX DEFLECTION (L/480 = TILE/SWITCHE FINISHES) TYPICAL THROUGHOUT. INSTALLATION DETAILS, INCLUDING AT CANTILEVERED JOISTS, ARE TO BE PER JOIST MANUFACTURER'S STANDARD DETAILS. SQUASH BLOCKING AT BEARING WALLS AND POSTS OVER SHALL BE PER MANUFACTURER'S JOIST LAYOUT DRAWINGS & DETAILS.

NOTE:  
 100 P.S.F. LIVE LOADS • COMMON AREAS  
 40 P.S.F. LIVE LOADS WITHIN SLEEPING UNITS/SUITES ONLY

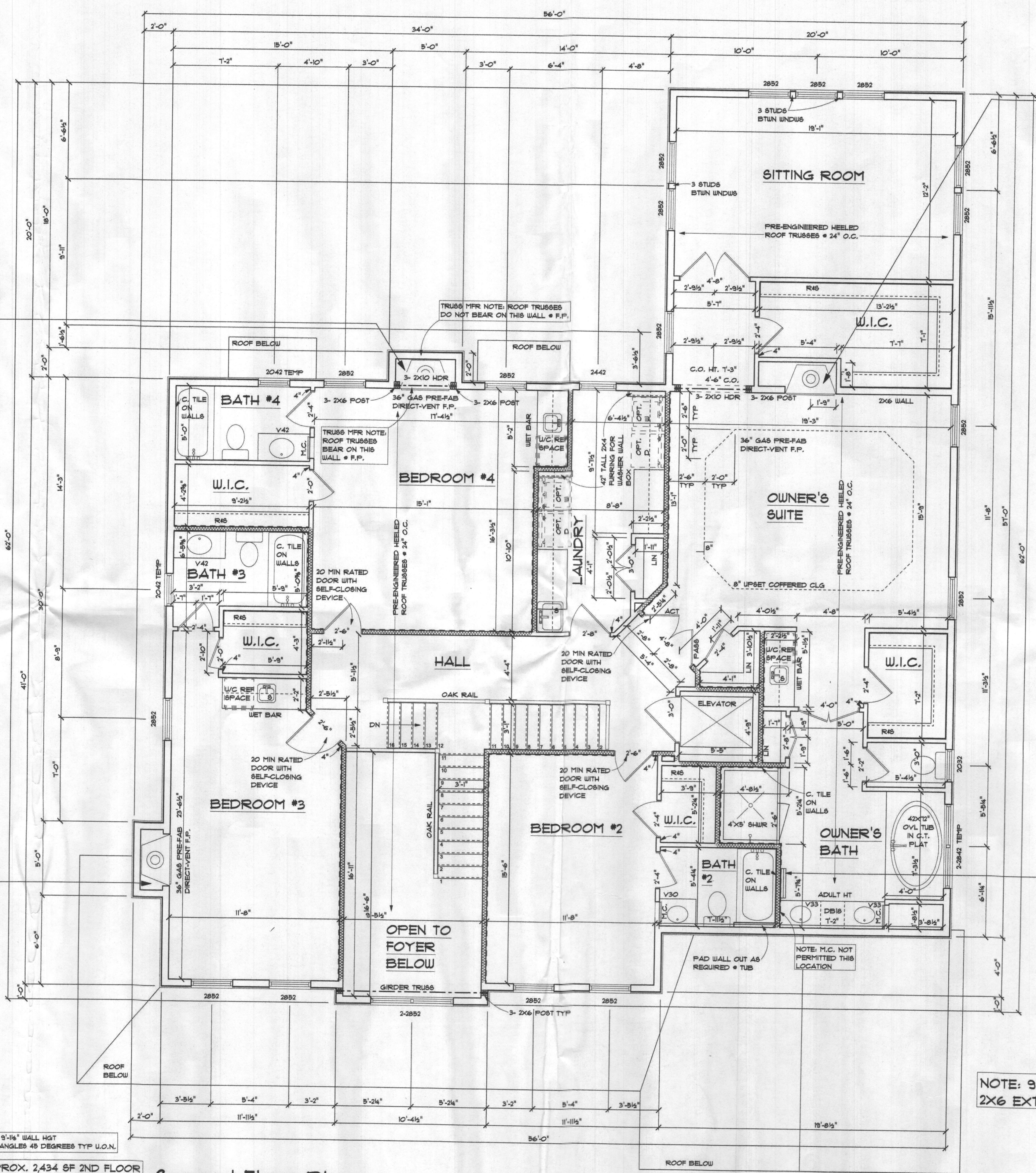
**First Floor Structural Plan**  
 SCALE: 1/4" = 1'-0"

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

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

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

OWNER'S SUITE FIREPLACE: HEATILATOR  
 FIREPLACES PROPANE GAS PRE  
 ENGINEERED DIRECT VENT FIREPLACE  
 F.P. ROUGH OPENING, HEATILATOR FIREPLACE

BEDROOM #3 FIREPLACE: HEATILATOR  
 FIREPLACES PROPANE GAS PRE  
 ENGINEERED DIRECT VENT FIREPLACE  
 F.P. ROUGH OPENING, HEATILATOR FIREPLACE

BEDROOM #4 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.

**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  
 MC 4"

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

NOTE: 9'-1/8" WALL HGT  
 ANGLES 45 DEGREES TYP U.O.N.

APPROX. 2,434 SF 2ND FLOOR  
 APPROX. 135 SF OPEN FOYER  
**Second Floor Plan**  
 SCALE: 1/4" = 1'-0"

UL 1305 1-HOUR RATED PARTITION, 2X4 OR  
 2X6 STUDS @ 16" O.C. W/ 1/2" MIN 3/4" FIBERGLASS  
 BATS, 5/8" TYPE 'C' GYP. BOARD FASTENED  
 DIRECTLY TO STUDS ONE SIDE, 1/2" HOMASOTE  
 440 SOUND BARRIER FASTENED TO STUDS ON  
 OPPOSITE SIDE AND 1/4" TYPE 'C' GYP.  
 BOARD FASTENED TO HOMASOTE W/  
 LAMINATING SCREWS AT CENTER OF STUD  
 BAYS ONLY, 52 STC RATING.

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD.

**FIRE SEPARATION NOTES**  
 1. AT 1-HOUR RATED PARTITIONS, GYP. BOARD MUST RUN CONTINUOUS FROM CEILING TO FLOOR SHEATHING.  
 2. AT BATHROOM FIXTURES ADJACENT TO 1-HOUR RATED WALLS, GYP. BOARD MUST BE INSTALLED  
 FULL-HEIGHT BEFORE ANY TUBS OR SHOWER TRAYS ARE INSTALLED, WITH GYP. BOARD EXTENDING BEHIND  
 FIXTURES.  
 3. ALL THROUGH AND MEMBRANE PENETRATIONS, INCLUDING AT PLUMBING AND ELECTRICAL FIXTURES, OF  
 1-HOUR RATED WALLS SHALL BE PROTECTED PER 2021 IBC 714.4  
 4. ALL THROUGH AND MEMBRANE PENETRATIONS OF 1-HOUR RATED FLOOR/CEILING ASSEMBLIES SHALL BE  
 PROTECTED PER 2021 IBC 714.5. RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE  
 RESISTANCE WILL NOT BE REDUCED.

**2021 CODE**