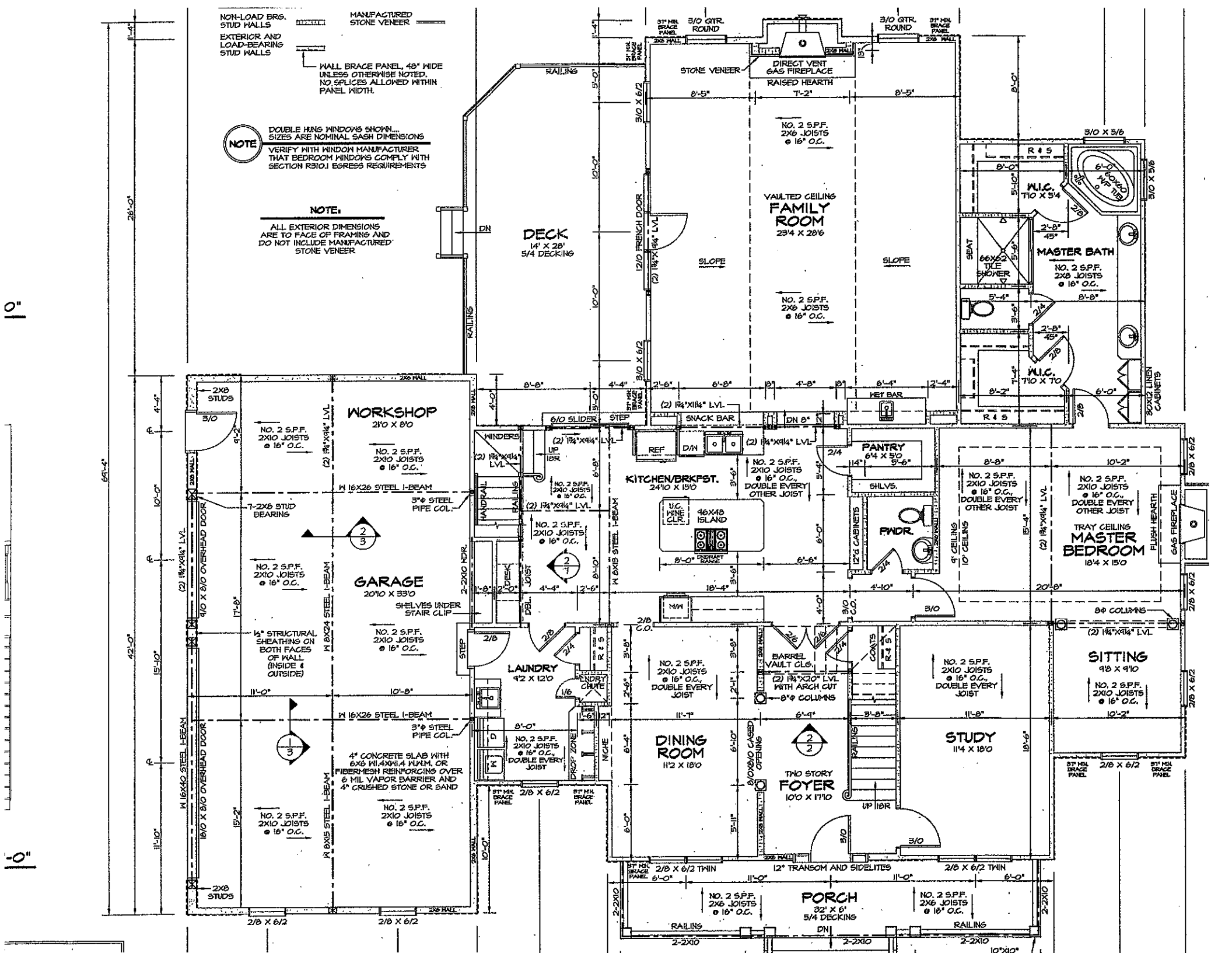
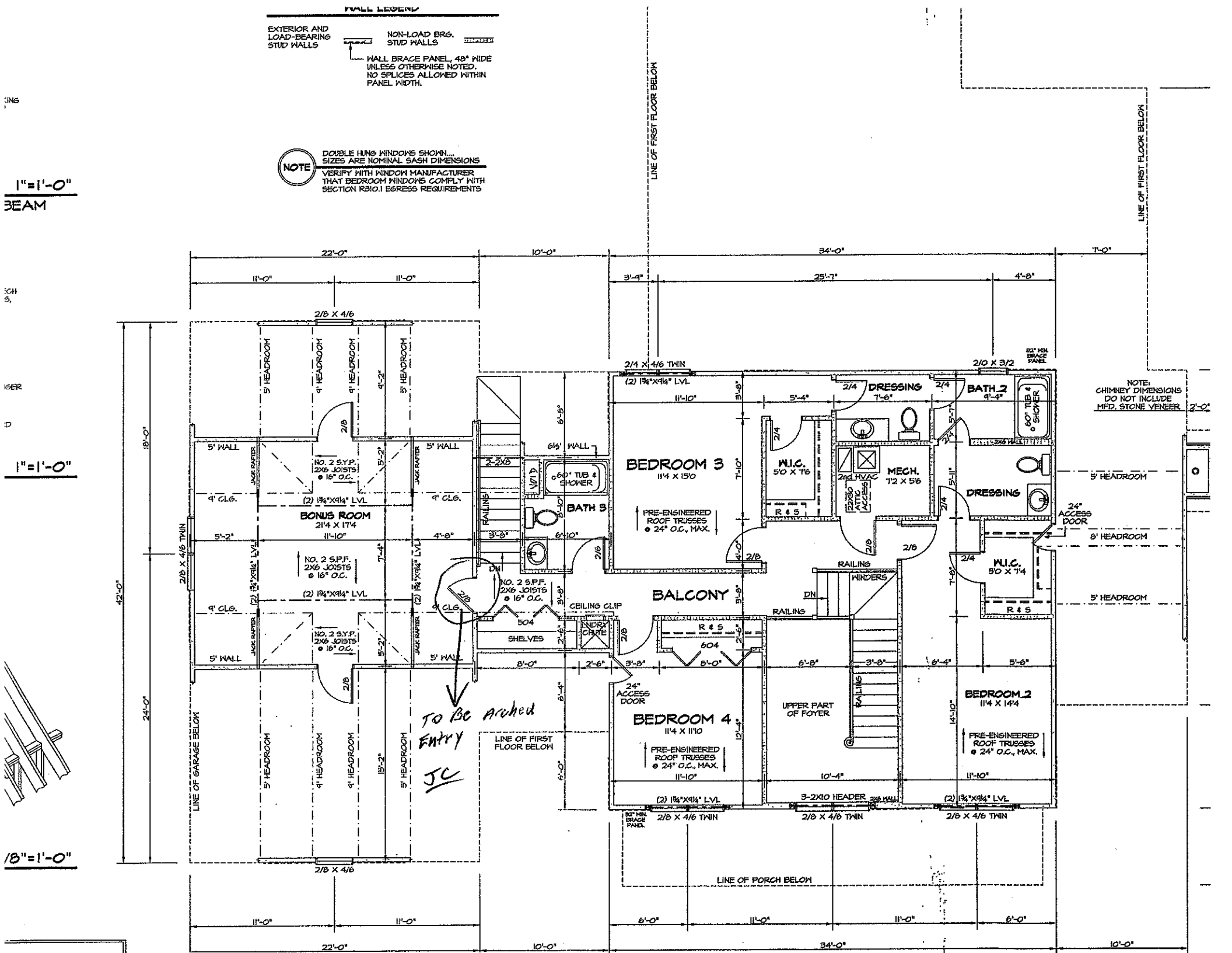

NON-LOAD BRG. STUD WALLS
EXTERIOR AND LOAD-BEARING STUD WALLS
MANUFACTURED STONE VENEER
WALL BRACE PANEL, 48" WIDE UNLESS OTHERWISE NOTED. NO SPLICES ALLOWED WITHIN PANEL WIDTH.
NOTE
DOUBLE HUNG WINDOWS SHOWN... SIZES ARE NOMINAL SASH DIMENSIONS
VERIFY WITH WINDOW MANUFACTURER THAT BEDROOM WINDOWS COMPLY WITH SECTION R310.1 EGRESS REQUIREMENTS
NOTE:
ALL EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND DO NOT INCLUDE MANUFACTURED STONE VENEER
DECK
14' X 28'
5/4 DECKING
RAILING
DN
3/0 X 6/2
12/0 FRENCH DOOR
(2) 1¾"X9¼" LVL
SLOPE
VAULTED CEILING
FAMILY ROOM
23'4 X 28'6
NO. 2 S.P.F. 2X6 JOISTS @ 16" O.C.
STONE VENEER
DIRECT VENT GAS FIREPLACE
RAISED HEARTH
3/0 QTR. ROUND
3/0 X 5/6
R & S
W.I.C. 7'10 X 5'4
6'-0" OVAL SOAKING TUB
SEAT
66X62 TILE SHOWER
MASTER BATH
NO. 2 S.P.F. 2X8 JOISTS @ 16" O.C.
W.I.C. 7'10 X 7'0
30X12 LINEN CABINETS
WET BAR
SNACK BAR
(2) 1¾"X11¼" LVL
6/0 SLIDER
STEP
WINDERS
UP 18R
REF
D/W
(2) 1¾"X9¼" LVL
KITCHEN/BRKFST.
24'10 X 15'0
NO. 2 S.P.F. 2X10 JOISTS @ 16" O.C., DOUBLE EVERY OTHER JOIST
U.C. WINE CLR.
46X48 ISLAND
DOWNDRAFT RANGE
PANTRY
6'4 X 5'0
SHLVS.
PWDR.
12"d CABINETS
4' CEILING
10' CEILING
NO. 2 S.P.F. 2X10 JOISTS @ 16" O.C., DOUBLE EVERY OTHER JOIST
TRAY CEILING
MASTER BEDROOM
18'4 X 15'0
FLUSH HEARTH
GAS FIREPLACE
8Φ COLUMNS
(2) 1¾"X9¼" LVL
SITTING
9'8 X 9'10
NO. 2 S.P.F. 2X10 JOISTS @ 16" O.C.
STUDY
11'4 X 18'0
NO. 2 S.P.F. 2X10 JOISTS @ 16" O.C., DOUBLE EVERY JOIST
BARREL VAULT CLG.
(2) 1¾"X20" LVL WITH ARCH CUT
8"Φ COLUMNS
CONTS R & S
DINING ROOM
11'2 X 18'0
8'0X8'0 CASED OPENING
TWO STORY FOYER
10'0 X 17'10
UP 18R
LAUNDRY
9'2 X 12'0
LNDRY CHUTE
R & S
NICHE
DROP ZONE
W
D
NO. 2 S.P.F. 2X10 JOISTS @ 16" O.C., DOUBLE EVERY JOIST
SHELVES UNDER STAIR CLIP
½" STRUCTURAL SHEATHING ON BOTH FACES OF WALL (INSIDE & OUTSIDE)
4" CONCRETE SLAB WITH 6X6 W1.4XW1.4 W.W.M. OR FIBERMESH REINFORCING OVER 6 MIL VAPOR BARRIER AND 4" CRUSHED STONE OR SAND
GARAGE
20'10 X 33'0
NO. 2 S.P.F. 2X10 JOISTS @ 16" O.C.
W 16X26 STEEL I-BEAM
3"Φ STEEL PIPE COL.
7-2X8 STUD BEARING
W 8X24 STEEL I-BEAM
W 8X18 STEEL I-BEAM
W 16X40 STEEL I-BEAM
16/0 X 8/0 OVERHEAD DOOR
(2) 1¾"X9¼" LVL
WORKSHOP
21'0 X 8'0
2X8 STUDS
5/0
2X8 WALL
2/8 X 6/2
PORCH
32' X 6'
5/4 DECKING
NO. 2 S.P.F. 2X6 JOISTS @ 16" O.C.
2-2X10
12" TRANSOM AND SIDELITES
2/8 X 6/2 TWIN
8'1" MIN. BRACE PANEL
RAILING
10'10"X10'0"


WALL LEGEND
EXTERIOR AND LOAD-BEARING STUD WALLS
NON-LOAD BRG. STUD WALLS
WALL BRACE PANEL, 48" WIDE UNLESS OTHERWISE NOTED. NO SPLICES ALLOWED WITHIN PANEL WIDTH.
NOTE
DOUBLE HUNG WINDOWS SHOWN... SIZES ARE NOMINAL SASH DIMENSIONS
VERIFY WITH WINDOW MANUFACTURER THAT BEDROOM WINDOWS COMPLY WITH SECTION R310.1 EGRESS REQUIREMENTS
LINE OF FIRST FLOOR BELOW
LINE OF FIRST FLOOR BELOW
1"=1'-0"
BEAM
1"=1'-0"
1/8"=1'-0"
22'-0"
10'-0"
34'-0"
7'-0"
11'-0"
11'-0"
3'-4"
25'-7"
4'-8"
2/8 X 4/6
2/4 X 4/6 TWIN
2/10 X 3/2
52" MIN. BRACE PANEL
(2) 1¾"X9¼" LVL
NOTE: CHIMNEY DIMENSIONS DO NOT INCLUDE MFD. STONE VENEER
2'-0"
BEDROOM 3
11'4 X 15'0
PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX.
W.I.C.
5'0 X 7'6
MECH.
7'2 X 5'6
2nd HVAC
R230 ATTIC ACCESS
DRESSING
BATH 2
9'-4"
60" TUB & SHOWER
DRESSING
24" ACCESS DOOR
W.I.C.
5'0 X 7'4
BONUS ROOM
21'4 X 17'4
NO. 2 S.P.F. 2X6 JOISTS @ 16" O.C.
(2) 1¾"X9¼" LVL
BATH 3
60" TUB & SHOWER
BALCONY
RAILING
WINDERS
RAILING
DN
CEILING CLIP
LINDRY CHUTE
SHELVES
504
604
R & S
BEDROOM 4
11'4 X 11'10
PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX.
UPPER PART OF FOYER
BEDROOM 2
11'4 X 14'4
PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX.
24" ACCESS DOOR
3-2X10 HEADER
2X6 WALL
5' HEADROOM
8' HEADROOM
5' HEADROOM
5' WALL
9' CLG.
JACK RAFTER
RAILING
2-2X8
VENT
42'-0"
18'-0"
24'-0"
LINE OF GARAGE BELOW
LINE OF FIRST FLOOR BELOW
LINE OF PORCH BELOW
To Be Arched
Entry
JC