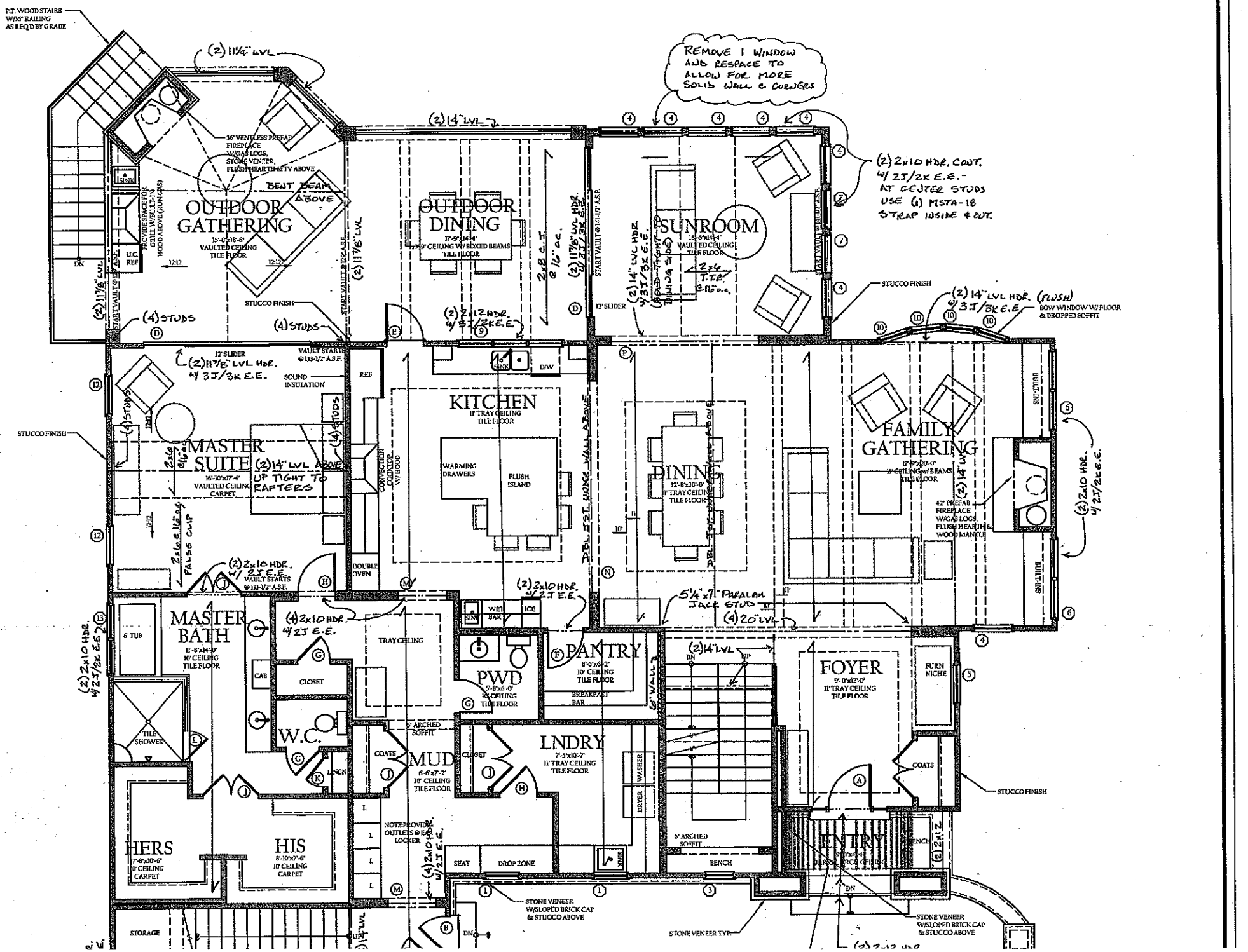

P.T. WOOD STAIRS W/36" RAILING AS REQ'D BY GRADE
(2) 11 7/8" LVL
(2) 14" LVL
REMOVE 1 WINDOW AND RESPACE TO ALLOW FOR MORE SOLID WALL @ CORNERS
(2) 2x10 HDR. CONT. W/ 2 J/2K E.E. - AT CENTER STUDS USE (1) MSTA-18 STRAP INSIDE @ OUT.
16" VENTLESS PREFAB FIREPLACE W/GAS LOGS, STONE VENEER, FLUSH HEARTH @ TV ABOVE
BENT BEAM ABOVE
OUTDOOR GATHERING
15'-8"x18'-6" VAULTED CEILING TILE FLOOR
OUTDOOR DINING
17'-9"x14'-4" 9'-0" CEILING W/ BOXED BEAMS TILE FLOOR
SUNROOM
16'-6"x14'-4" VAULTED CEILING TILE FLOOR
2x6 T.T.B. @ 16" o.c.
STUCCO FINISH
(2) 14" LVL HDR. (FLUSH) W/ 3 J/3K E.E.
BOW WINDOW W/ FLOOR & DROPPED SOFFIT
(4) STUDS
12' SLIDER
(2) 11 7/8" LVL HDR. W/ 3 J/3K E.E.
SOUND INSULATION
VAULT STARTS @ 133-1/2" A.S.F.
KITCHEN
11' TRAY CEILING TILE FLOOR
WARMING DRAWERS
FLUSH ISLAND
CONVECTION COOKTOP W/ HOOD
DOUBLE OVEN
DW
REF
MASTER SUITE
16'-10"x17'-4" VAULTED CEILING CARPET
(2) 14" LVL ABOVE UP TIGHT TO RAFTERS
2x10 @ 16" o.c. FALSE CLG
DINING
12'-8"x20'-0" 11' TRAY CEILING TILE FLOOR
FAMILY GATHERING
17'-8"x20'-0" 11' CEILING w/ BEAMS TILE FLOOR
42" PREFAB FIREPLACE W/GAS LOGS FLUSH HEARTH & WOOD MANTLE
(2) 2x10 HDR. W/ 2 J/2K E.E.
(2) 2x10 HDR. W/ 2 J E.E.
VAULT STARTS @ 133-1/2" A.S.F.
5 1/4"x7" PARALAM JACK STUD
(4) 20" LVL
MASTER BATH
11'-8"x14'-9" 10' CEILING TILE FLOOR
6' TUB
TILE SHOWER
CAB
CLOSET
(4) 2x10 HDR. W/ 2 J E.E.
TRAY CEILING
W.C.
LINEN
WET BAR
SINK
ICE
PWD
5'-8"x8'-6" 10' CEILING TILE FLOOR
PANTRY
8'-5"x6'-2" 10' CEILING TILE FLOOR
BREAKFAST BAR
(2) 14" LVL
FOYER
9'-0"x12'-0" 11' TRAY CEILING TILE FLOOR
FURN NICHE
COATS
5" ARCHED SOFFIT
MUD
6'-6"x7'-2" 10' CEILING TILE FLOOR
LNDRY
7'-3"x10'-7" 11' TRAY CEILING TILE FLOOR
WASHER
DRYER
6" ARCHED SOFFIT
BENCH
ENTRY
9'-0"x7'-4" 8' FORCED CEILING
HERS
7'-8"x10'-6" 9' CEILING CARPET
HIS
8'-10"x7'-6" 10' CEILING CARPET
NOTE: PROVIDE OUTLETS @ EA. LOCKER
SEAT
DROP ZONE
STONE VENEER W/ SLOPED BRICK CAP & STUCCO ABOVE
STONE VENEER TYP.
STORAGE
(2) 14" LVL
STUCCO FINISH