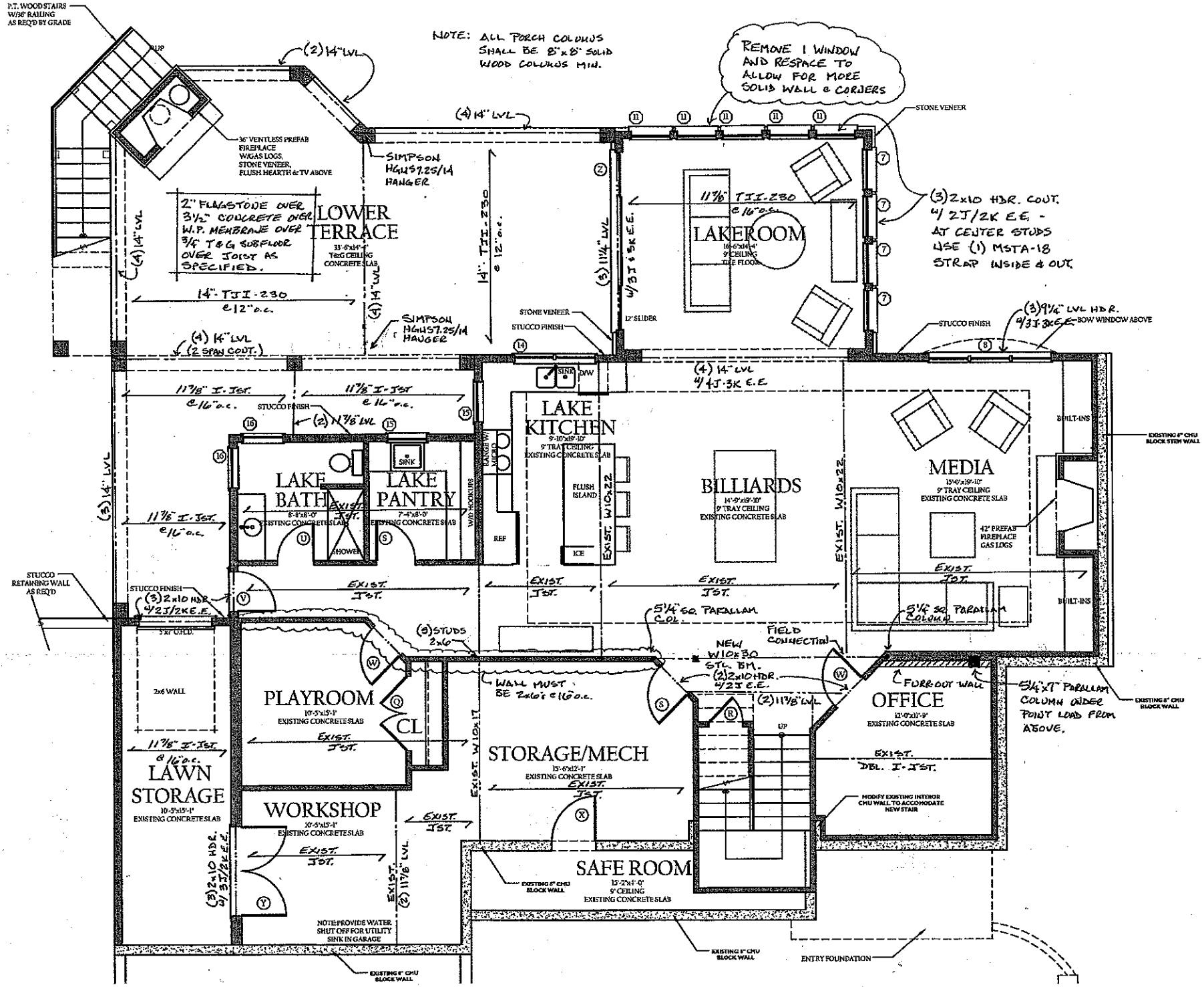

P.T. WOOD STAIRS W/36" RAILING AS REQ'D BY GRADE
UP
(2) 14" LVL
NOTE: ALL PORCH COLUMNS SHALL BE 8"x8" SOLID WOOD COLUMNS MIN.
REMOVE 1 WINDOW AND RESPACE TO ALLOW FOR MORE SOLID WALL @ CORNERS
(4) 14" LVL
STONE VENEER
36" VENTLESS PREFAB FIREPLACE W/GAS LOGS, STONE VENEER, FLUSH HEARTH & TV ABOVE
SIMPSON HGUS7.25/14 HANGER
2" FLAGSTONE OVER 3½" CONCRETE OVER W.P. MEMBRANE OVER ¾" T&G SUBFLOOR OVER JOIST AS SPECIFIED.
LOWER TERRACE
33'-6"x14'-4"
T&G CEILING
CONCRETE SLAB
(4) 14" LVL
14" TJI-230 @ 12" o.c.
14" TJI-230 @ 12" o.c.
(3) 11¼" LVL W/3 ¾" S.K.E.E.
11⅞" TJI-230 @ 16" o.c.
LAKEROOM
16'-6"x14'-4"
9' CEILING
TILE FLOOR
(3) 2x10 HDR. CONT. W/ 2J/2K E.E. - AT CENTER STUDS USE (1) MSTA-18 STRAP INSIDE & OUT.
12' SLIDER
STONE VENEER
STUCCO FINISH
(3) 9¼" LVL HDR. W/3J 3K E.E. BOW WINDOW ABOVE
STUCCO FINISH
SIMPSON HGUS7.25/14 HANGER
(4) 14" LVL (2 SPAN CONT.)
(4) 14" LVL W/4J-3K E.E.
SINK
D/W
11⅞" I-JST @ 16" o.c.
11⅞" I-JST @ 16" o.c.
STUCCO FINISH
(2) 11⅞ LVL
LAKE KITCHEN
9'-10"x18'-10"
9' TRAY CEILING
EXISTING CONCRETE SLAB
BUILT-INS
EXISTING 8" CMU BLOCK STEM WALL
(3) 14" LVL
LAKE BATH
8'-8"x8'-0"
EXISTING CONCRETE SLAB
LAKE PANTRY
7'-4"x8'-0"
EXISTING CONCRETE SLAB
SINK
RANGE W/ MICRO
W/D HOOKUPS
REF
FLUSH ISLAND
ICE
EXIST. W10x22
BILLIARDS
14'-9"x19'-10"
9' TRAY CEILING
EXISTING CONCRETE SLAB
MEDIA
15'-0"x19'-10"
9' TRAY CEILING
EXISTING CONCRETE SLAB
42" PREFAB FIREPLACE GAS LOGS
BUILT-INS
11⅞" I-JST @ 16" o.c.
SHOWER
EXIST. JST.
EXIST. JST.
EXIST. JST.
EXIST. JST.
STUCCO RETAINING WALL AS REQ'D
STUCCO FINISH
(3) 2x10 HDR. W/ 2J/2K E.E.
5'x6' O.H.D.
(3) STUDS 2x6
5¼" SQ. PARALLAM COL.
5¼" SQ. PARALLAM COLUMN
FIELD CONNECTION
NEW W10x30 STL. BM.
(2) 2x10 HDR. W/ 2J E.E.
WALL MUST BE 2x6's @ 16" o.c.
FURR-OUT WALL
5¼"x7" PARALLAM COLUMN UNDER POINT LOAD FROM ABOVE.
EXISTING 8" CMU BLOCK WALL
2x6 WALL
PLAYROOM
10'-5"x15'-1"
EXISTING CONCRETE SLAB
CL
EXIST. JST.
11⅞" I-JST @ 16" o.c.
LAWN STORAGE
10'-5"x15'-1"
EXISTING CONCRETE SLAB
STORAGE/MECH
15'-6"x12'-1"
EXISTING CONCRETE SLAB
EXIST. W10x17
EXIST. JST.
UP
OFFICE
12'-0"x11'-9"
EXISTING CONCRETE SLAB
EXIST. DBL. I-JST.
MODIFY EXISTING INTERIOR CMU WALL TO ACCOMODATE NEW STAIR
WORKSHOP
10'-5"x15'-1"
EXISTING CONCRETE SLAB
EXIST. JST.
EXIST. JST.
(3) 2x10 HDR. W/ 3J/2K E.E.
EXIST. (2) 11⅞" LVL
NOTE: PROVIDE WATER SHUT OFF FOR UTILITY SINK IN GARAGE
SAFE ROOM
15'-2"x4'-0"
9' CEILING
EXISTING CONCRETE SLAB
EXISTING 8" CMU BLOCK WALL
EXISTING 8" CMU BLOCK WALL
ENTRY FOUNDATION
EXISTING 8" CMU BLOCK WALL