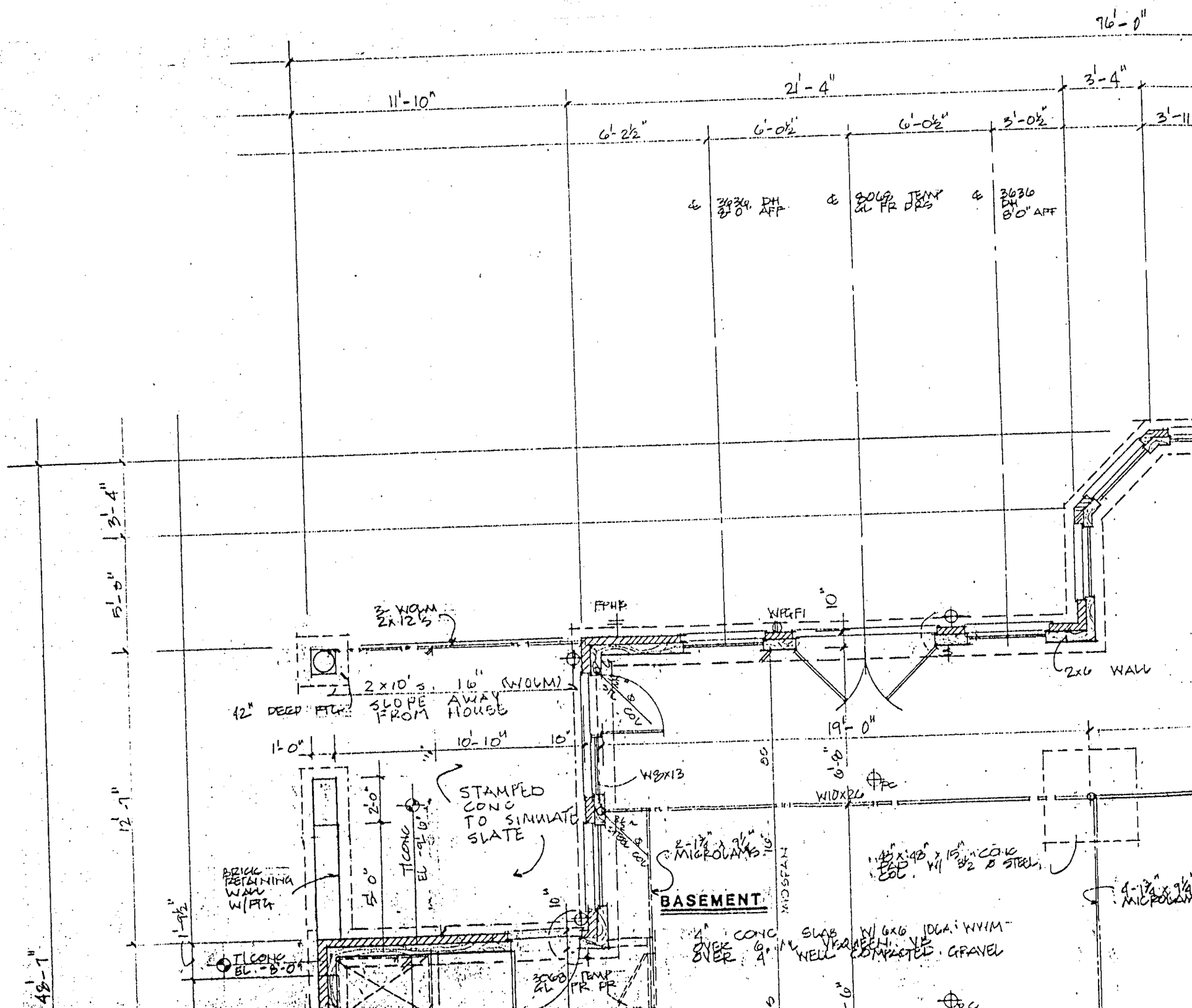

76'-0"
11'-10"
21'-4"
3'-4"
6'-2½"
6'-0½"
6'-0½"
5'-0½"
3'-4"
3'-11
3636 DH 8'0" AFF
3068 SGL FR DRS
3636 DH 8'0" AFF
3 WWM 2x12's
2x10's, 16" (WWM)
12" DEEP FTG.
SLOPE AWAY FROM HOUSE
FPHP
WPGFI
10"
2x6 WALL
19'-0"
10'-10"
1'-0"
W8x13
W10x26
STAMPED CONC TO SIMULATE SLATE
BRICK RETAINING WALL W/FTG
T1 CONC EL. -9'10"
T1 CONC EL. -8'0"
2'-0"
5'-0"
2-1¾" MICROLAMS
BASEMENT
4" CONC SLAB W/ 6x6 10GA. WWM OVER 6 MIL POLY OVER COMPACTED GRAVEL
48'-7"
51'-5"
12'-7"
1'-7½"
3068 SGL TEMP PR DR
42"x48"x15" CONC PAD W/ 3½ Ø STEEL
2-1¾" MICROLAMS

-11"
3'-4"
28'-4"
3'11"
1'-8"
6' 6"
1'-8"
12'-0"
1'-8"
6'-6"
1'-8"
4'-0"
1'8"
2-
32x6 DH
3-WHOM
2x12's
3-WHOM
2x12's
1'-8"x1'-8" BRICK-
PIER W/ MTG TYPICAL
BLOCS
3-WHOM
2x12's
1'-8"
1'-8"
1'-8"
1'-8"
16" OC
2x10's
WHOM
1x3 SHEATHING & MUSLIN
T/BRICK LEDGE
EL -9'-6"
T/BRICK LEDGE
EL -8'-6"
13'-2"
T/BRICK LEDGE
EL -7'-6"
T/BRICK LEDGE
EL -6'-6"
9'-0"
4'-0"
1'-8"
3'-4"
3'-4"
1'-6"
DM
FTG
2'-0"
1'-0"
T/CONC
EL 10'-0"
DROP CONC
BEAM
SERVICE
RETAINING WALL #4
BARS
EA WAY 2'-0" OC
IN FTG
1'-3"
3'-0"
2'-8"
7'-4"
1'-6"
35'-10"
2002
16'
18'-6"
2W10x26
JOISTS
MIDSPAN
4-1/2" 7/16"
MICROLAM'S UNDER
PT LD ABV
BEAM
PEDEST
PROVIDE GRANULAR
FILL UNDER AS
REQUIRED
DROP TOP OF
CONC SLAB
DOOR
LOCS
EDGE THICKEN
TYPICAL TYP
STORM SUMP
CONNECT TO PERIMETER
DRAIN TILE
DISCHARGE @ GRADE
FIELD VERIFY
LOCATION
34'-1"

T1 CONC EL -6'-0"

T1 CONC EL -4'-0"

T1 CONC EL -2'-0"

T1 CONC EL 10'-0"

W10X22

12'-5¾"

ROUGH IN PLUMBING FOR FUTURE 3 PIECE BATH VERIFY LOC W/OWNER

PC

2 X 10 FLOOR JOISTS @ MIDSPAN

14'-0¾"

72" x 36" x 10" BONDED STEEL PAD W/ 2 ½" COVER

ROUGH IN PLUMBING FOR FUTURE BAR SINK VERIFY LOC W/OWNER

FLOOR

15'-0¾"

DOUBLE JOIST TYPICAL ALL PARALLEL PARTITIONS

2 x 10

110 VOLT S.D.

BEAM POCKET

W18X18

8'-2"

2x6 V

16'-11"

W10X26

20'-9½"

4'-6"

2'-6"

2'-6"

5'-0"

4'-0"

8"

5'-10"

10"

5'-0"

58'-8"

13'-8½"

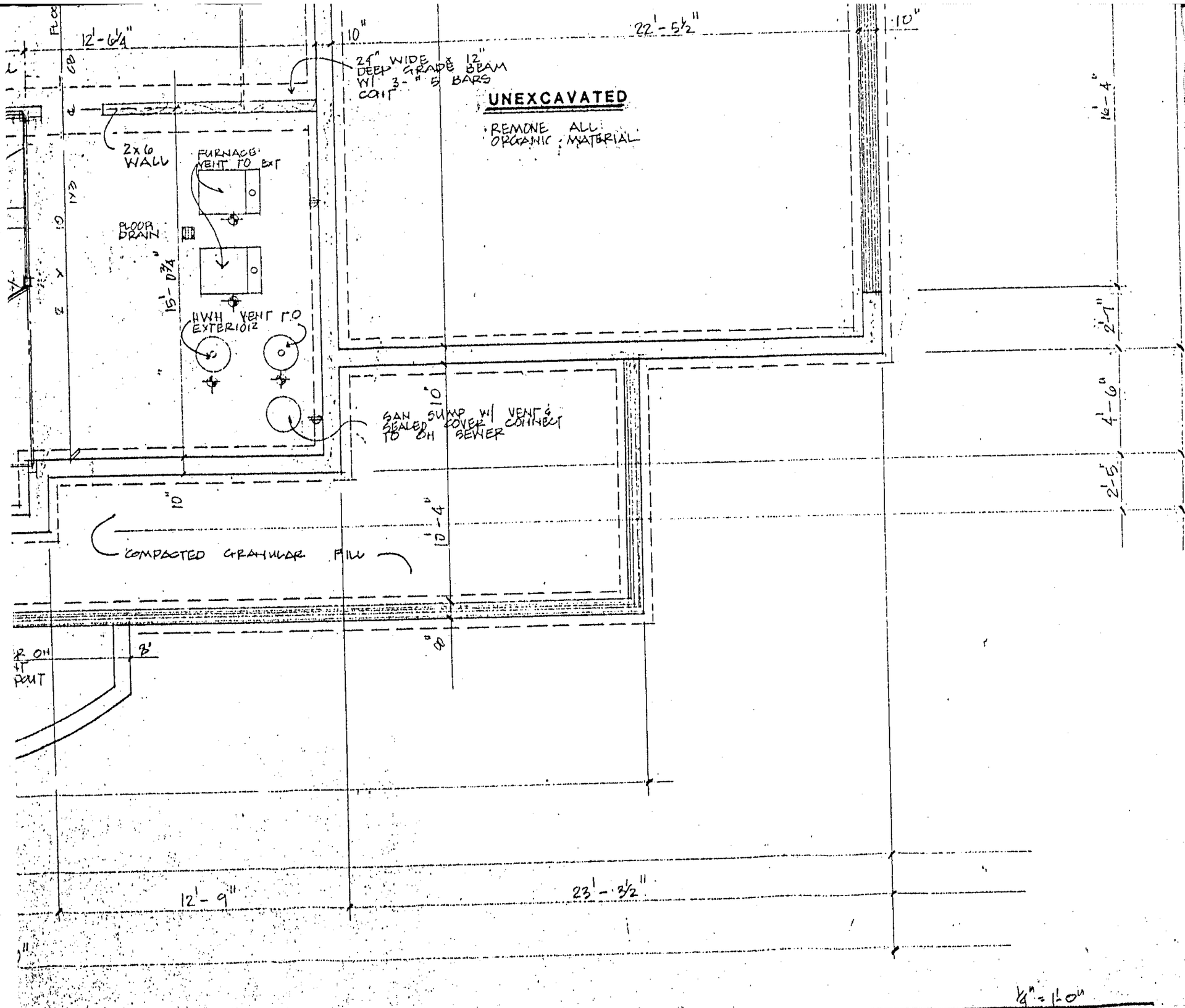
12'-9"

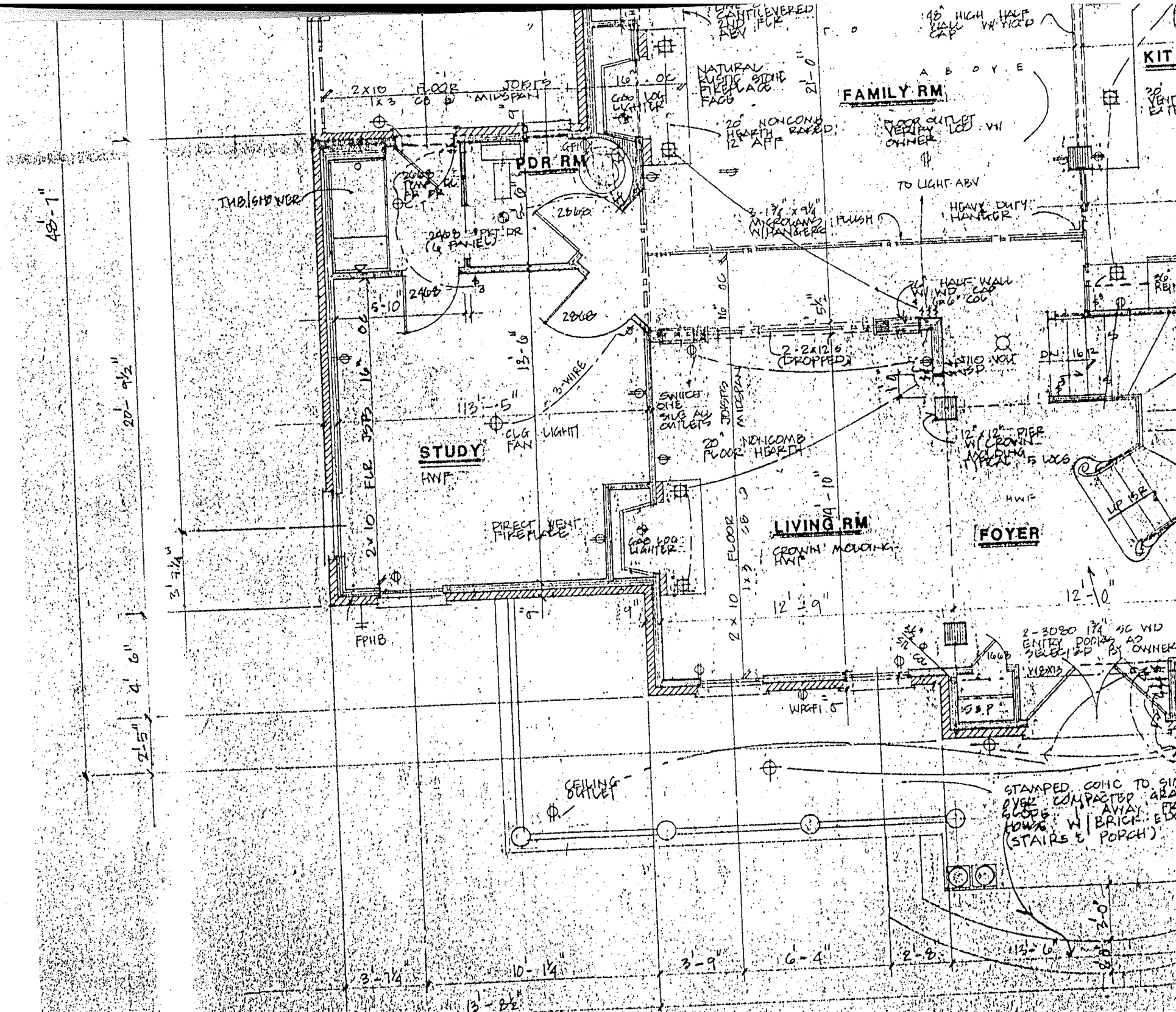
13'-6"

19'-8"
NTS

6'-10"
NTS

18' R


12'-6¼"
10"
24" WIDE 12" DEEP GRADE BEAM W/ 3-#5 BARS CONT
22'-5½"
10"
UNEXCAVATED
REMOVE ALL ORGANIC MATERIAL
2x6 WALL
FURNACE VENT TO EXT
FLOOR DRAIN
15'-0¾"
HWH VENT TO EXTERIOR
SAN SUMP W/ VENT & SEALED COVER CONNECT TO SAN SEWER
10"
10'-4"
COMPACTED GRANULAR FILL
12'-9"
23'-3½"
16'-4"
2'-7"
4'-6"
2'-5"
1/4" = 1'-0"


FAMILY RM
PDR RM
STUDY
LIVING RM
FOYER
KIT
2X10 FLOOR JOISTS 16" OC
1X3 CD @ MIDSPAN
GAS LOG LIGHTER
NATURAL GAS/PROPANE FIREPLACE FACE
20" NONCOMB HEARTH 12" AFF
FLOOR OUTLET VERIFY LOC W/ OWNER
TO LIGHT ABV
HEAVY DUTY HANGER
3-1¾" x 9½" MICRO=LAM W/ HANGERS
FLUSH
HALF WALL W/ IND CAP @ 6' OC
2-2X12'S (DROPPED)
110 VOLT DP.
12"x12" PIER W/ CROWN MOULDING TYPICAL 5 LOCS
THERMOSTAT
2068
2468 PAIR FR DR
2468 (4 PANEL) PAIR DR
2468
3-WIRE
SWITCH ONE SWG ALL OUTLETS
20" NONCOMB HEARTH
CLG FAN LIGHT
DIRECT VENT FIREPLACE
GAS LOG LIGHTER
FPHB
CEILING OUTLET
WPGFI'S
2-3080 1¾" SC WD ENTRY DOORS AS SELECTED BY OWNER
STAMPED CONC TO SLOPE AWAY W/ BRICK EDGE (STAIRS & PORCH)
20" REINF
HWF
20' - 1 ½"
13' - 9"
11' - 5"
2 x 10 FLOOR JOISTS 16" OC
3' - 7¼"
10' - 1¼"
3' - 9"
6' - 4"
2' - 8"
13' - 8½"
11' - 6"
12' - 10"
12' - 9"
5' - 7½"
4' - 6"
6' - 10"
5' - 10"
1 - 8½"
1 - 7½"

CLOSET W/ ANGLED

EXTERIOR

14'-9"

CHEN

LIVING SPACE ABOVE

23'-0"

35'-4

W14 X30.

ROUTED CONNECTION PER ARCH. SPECS

PROVIDE 5/8" FC SHEETROCK ALL WALLS & CEILING IN GARAGE

3'-2"

3'-2" STEEL Φ COL

30" x 60" ISLAND

18'-2½"

JOISTS @ 16" OC

3068 C.O.

5 SHELVES

2x10 FLOOR JSTS @ 12" OC W/ LATERAL BRIDGING PER MANUF SPECS

GARAGE

4" CONC SLAB W/ 6x6 10GA WWM OVER 6 MIL VIBRAMED VB OVER 4" WELL COMPACTED GRAVEL SLOPE 1/2" TOWARD CH FOOTG

16'-8" O.H. DOOR 2-1/4" x 14" MICRO-LAM ARCHWAY MSNRY OPENING W/ CURVED 6"x4"x5/16 LINTEL

3068 C.O.

4'-9"

5'-10"

NOTE: STAIR TO HAVE OAK TREADS & RISERS, STRINGER TRIM & MOPBOARD

DINING RM

CHAIR RAIL CROWN MOULDING HWP

2 LAYERS ½" SHEETROCK

2x10

12'-9"

3068 TEMP GL FR DR

NOTE: PORCH CLG TO BE 10" ABV WINDOW HEAD HEIGHT

CLG LIGHT FAN

CEILING OUTLET

ATE SLATE AR-HW

2'-8"

6'-4"

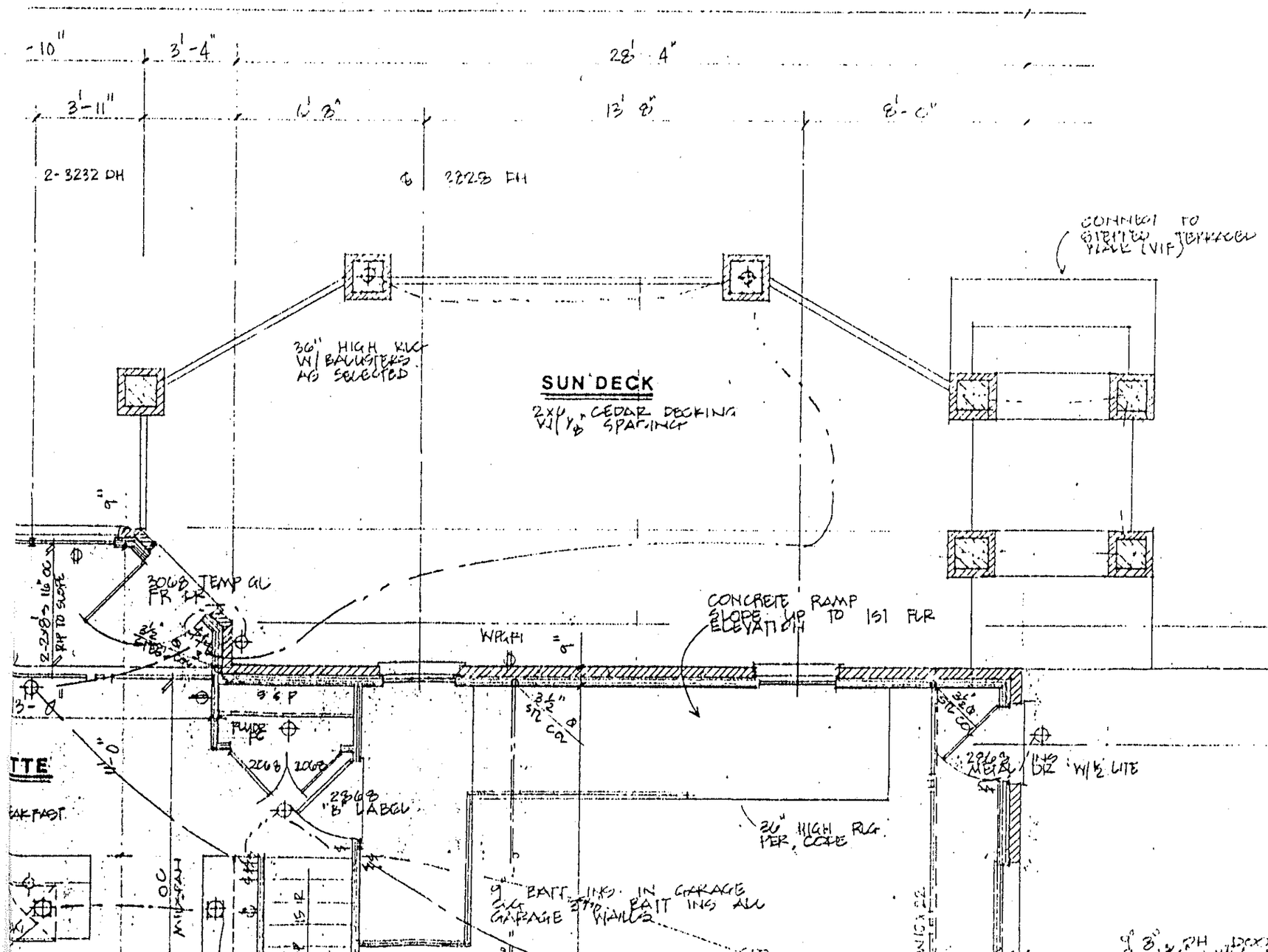
3'-9"

39'-0"

23'-3½"

NOTE:

ALL DOORS INTERIOR TO BE MASONITE SIX PANEL SMOOTH SOLID CORE DOORS


3'-10"
3'-4"
28' 4"
3'-11"
12' 8"
13' 8"
8'-0"
2-3232 DH
3232 DH
CONNECT TO EXISTING WALL (VIF)
36" HIGH RLG W/ BALUSTERS AS SELECTED
SUN DECK
2x6 @ 16" CEDAR DECKING W/ 1/8" SPACING
2-2x8's @ 16" OC PIP TO SLOPE
3068 TEMP GL FR LR
CONCRETE RAMP SLOPE UP TO 1ST FLR ELEVATION
WPGH
PLATE
2068
2068
2868 "B" LABEL
20" HIGH RLG PER CODE
9" BATT INS. IN GARAGE 2x6 GARAGE STUD WALLS
BATT INS ALL
2868 MTL DR W/ SIDE LITE
TTE
AKFAST
MAIN FLR
OC

76'-0"

11'-10" | 21'-4" | 3'-4"

5'-0" | 5'-5" | 6'-2½" | 6'-0½" | 6'-0½" | 3'-0½" | 3'-11"

℄ 3632 DH ℄ 6'0 WIDE x DH DEPTH FIXED GL TEMPERED GL ℄ 3632 DH

NOTE:
HOLD DECK 1" LOWER THAN HOUSE FLOOR DECK

2-WALM 2x12's

3x6 GL FR DR TEMP

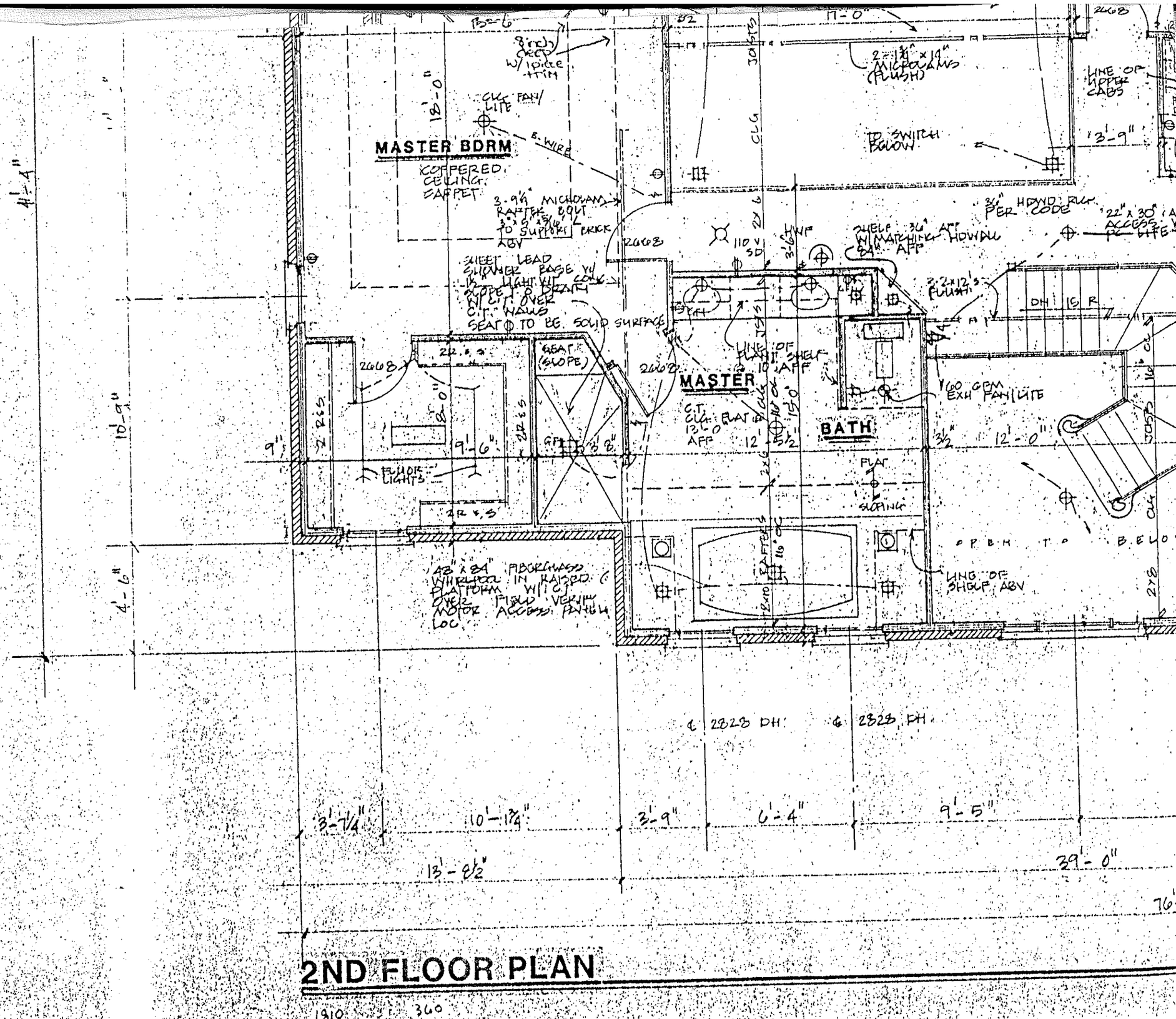
2x6 WALL

19'-0"

5'-0" | 3'-4"

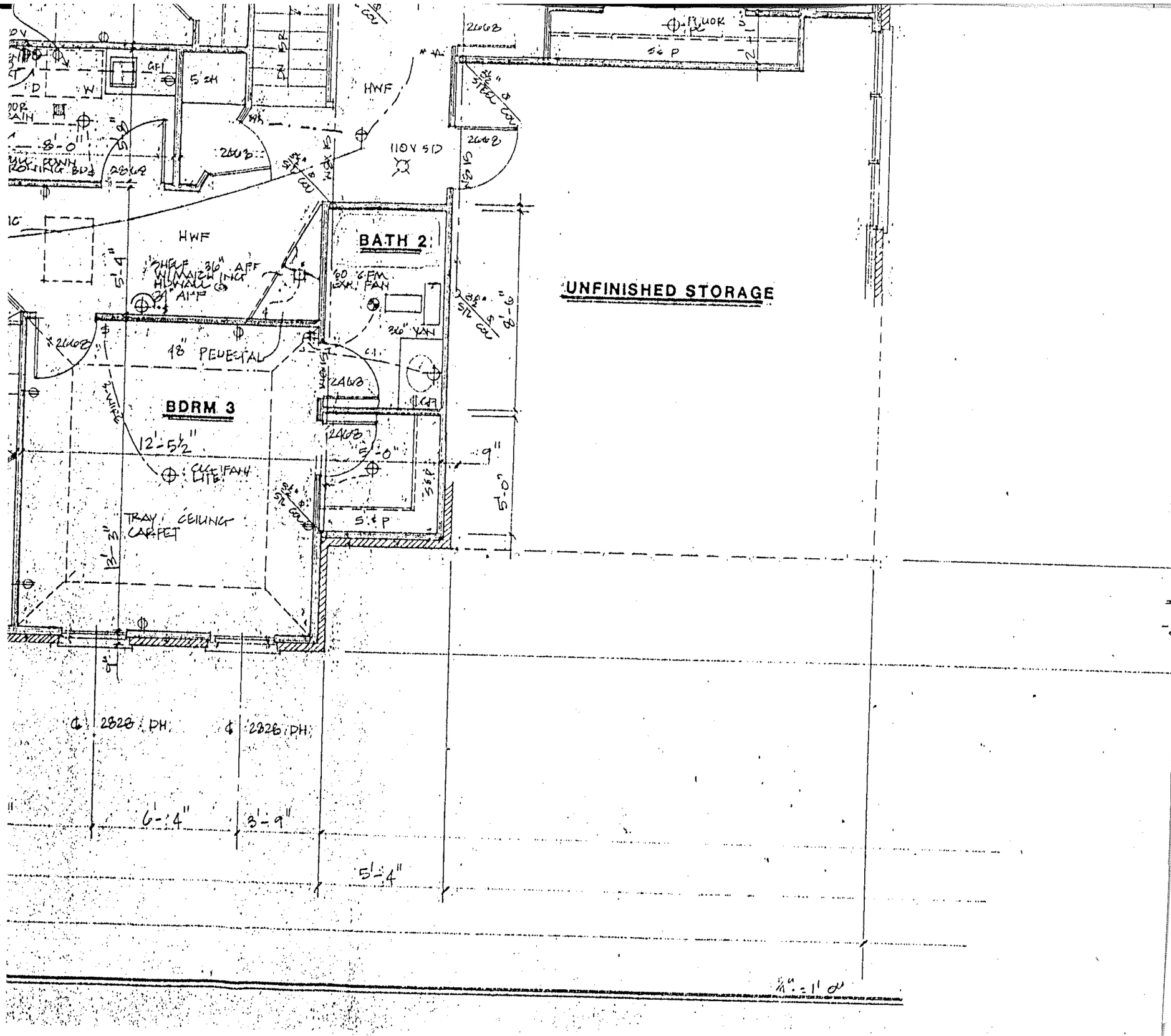
9"

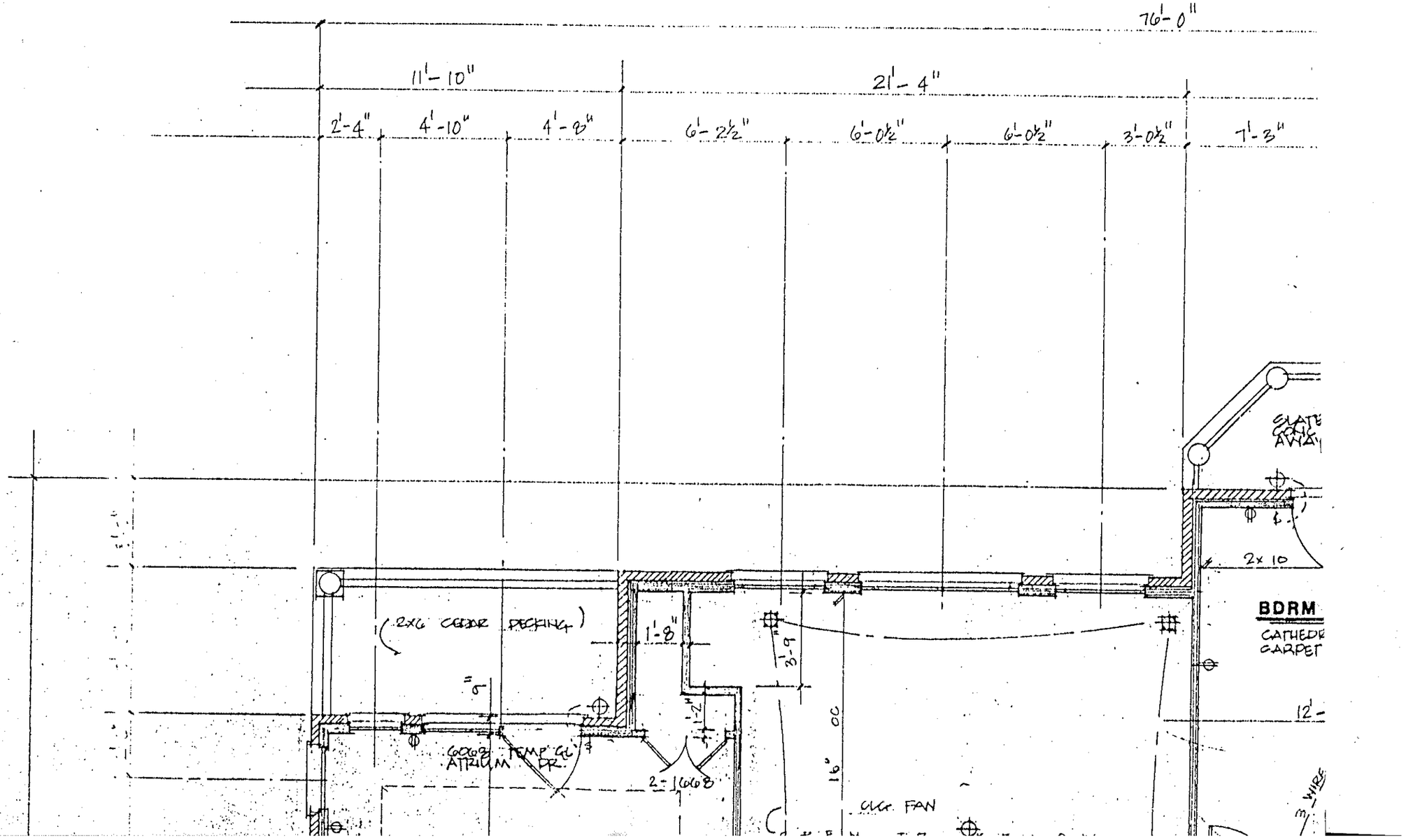
DIN



2ND FLOOR PLAN

1810 360


BATH 2
BDRM 3
UNFINISHED STORAGE
HWF
18" PEDESTAL
TRAY CEILING
CARPET
12'-5½"
5'-4"
6'-4"
3'-9"
5'-4"
2828 PH
2826 PH
2468
2668
110V SD
5' P
1/4" = 1'-0"


76'-0"
11'-10"
21'-4"
2'-4"
4'-10"
4'-8"
6'-2½"
6'-0½"
6'-0½"
3'-0½"
7'-3"
2x10
BDRM
CATHEDR
CARPET
12'-
(2x6 CEDAR DECKING)
1'-8"
3'-9"
1'-2"
16" OC
6068 ATRIUM TEMP GL DR.
2-1/6068
CLG. FAN
3 WIRE

39'-10"

24'-6"

8'-1"

3'-0"

10" Ø FIBERGLASS CAN OVER 1½" LIGHTWT CONC FROM HOUSE.

5'-0"

CONC W/ TEXTURE CLG

RAFTERS 16" OC

4 CLG

GFI

BATH 3

2468 C.O.

2468

2468

C.T.

60 CFM LITE FAN

3-2x10s FLUSH

2468 C.O.

GFI

2'-1"

14'-9"

4½" CLG LIGHT/ FAN

CLG JOISTS 16" OC

3 WIRE

CLG FAN/LITE

BDRM 2

CARPET

12'-6"

3-1½" MICROLAMS