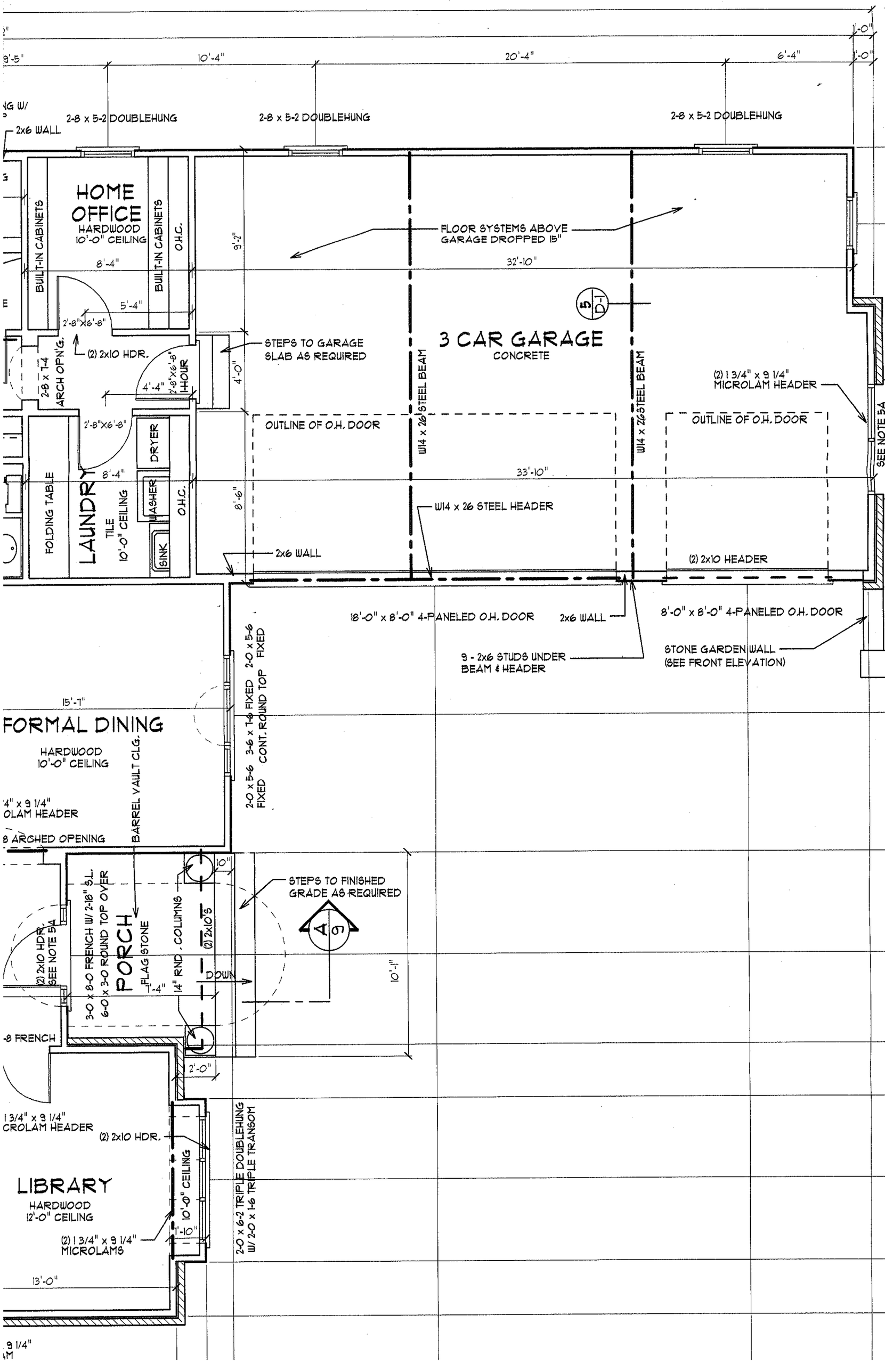
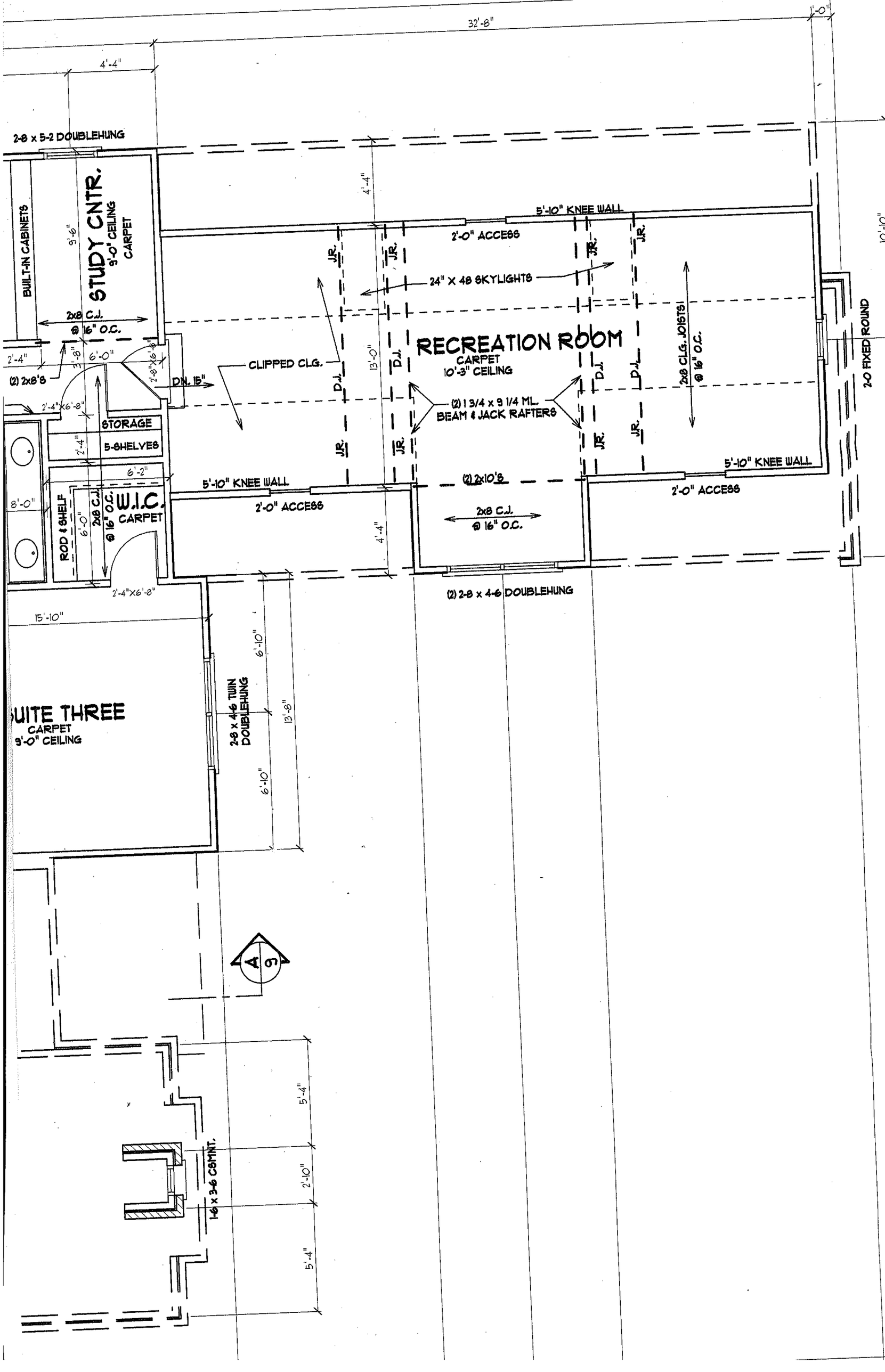
16'-10"
8'-5"
8'-5"
18'-4"
9'-2"
9'-2"
10'-6"
5'-7"
4'-11"
15'-8"
7'-10"
7'-10"
(4) 2-8 x 6-2 DOUBLEHUNG W/ (4) 2-8 x 1-6 TRANSOM
A 9
3-0 x 6-8 FRENCH W/ 3-0 x 1-6 TRANSOM
W8 x 10 STEEL HEADER
3-0 x 6-2 TRIPLE DOUBLEHUNG W/ 3-0 x 1-6 TRIPLE TRANSOM
MASTER SUITE
CARPET
10'-0" CEILING
W8 x 28 STEEL BEAM
3 1/2" PIPE COLUMN
TERRACE
FLAG STONE
STEPS TO FIN. GRADE AS REQ'D.
(2) 1 3/4" x 11 7/8" MICROLAM
HAND RAIL
14" RND. COLUMNS
3-0 x 6-8 FRENCH W/ 3-0 x 1-6 TRIPLE TRANSOM
(2) 1 3/4" x 9 1/2" MICROLAM HEADER
(2) 2X10 HEADER
BUILT-IN CABINETS
3-0 x 1-6 TRANSOM
MASONRY FIREPLACE
FAMILY ROOM
(2) 2x10's
W8 x 28 STEEL BEAM
HARDWOOD
10'-0" CEILING
RAISED HEARTH
42" OPN'G.
(2) 2x10's
COV. TERRACE
FLAG STONE
(2) 2x10's
(2) 3-0 x 6-2 DOUBLEHUNG W/ (2) 3-0 x 1-6 TRANSOM
(2) W10 x 33 STEEL BEAM WELDER TOGETHER @ TOP & BOTTOM FLANGES WITH FULL WELD
3 1/2" PIPE COLUMN
(4) 3-0 x 8-0 SLIDING FRENCH
OPERABLE OPERABLE
(2) 2x10 HEADER (SEE
FAMILY DINING
HARDWOOD
10'-0" CEILING
42" HIGH 12" OVERHANG
3-0 x 1-6 TRANSOM
8" WALL
BEAM END TO BEAR ON MASONRY 12" MIN. DISTANCE BETWEEN FLUE & BEAM)
8" LEDGE
W.I.C.
CARPET
10'-0" CEILING
W8 x 10 STL. HEADER
ROD & SHELF
HALL
HARDWOOD
10'-0" CEILING
ARCHED OPENING
MASTER BATH
CERAMIC TILE
10'-0" CLG.
42" x 72" WHIRLPOOL
TEMP. GLASS SHOWER ENCLOSURE & DOOR
45°
2-2'-0"x6'-8"
2'-4"X6'-8"
2'-8"X6'-8"
(2) 2X10 HEADER
42" ISOKERN FIRE PLACE
BUILT-IN CABINETS
RAISED HEARTH
OPEN TO 2ND FLOOR
GRAND ROOM
HARDWOOD
19'-10" CEILING
LOCATE HEADER ALONG STAIR WALL & BLOCK OUT TO EDGE OF RAILING
(2) 1 3/4" x 11 7/8" MICROLAM HEADER
2x6 WALL
8'-0" x 8'-0" ARCHED OPENING
10" ROUND COLUMNS
13'-0" x 8'-0" ARCHED OPENING
PANTRY
SHELVES
2'-0"x6'-8"
KITCHEN
HARDWOOD
10'-0" CEILING
W8 x 18 STEEL BEAM
WALL OVENS
D/W
5'-2" RADIUS
1'-4" RADIUS
COOKTOP
48" REF.
O.H.C.
BUILT-IN CABINETS
2-4 x 16-3


9'-5"
10'-4"
20'-4"
6'-4"
1'-0"
2-8 x 5-2 DOUBLEHUNG
2-8 x 5-2 DOUBLEHUNG
2-8 x 5-2 DOUBLEHUNG
2x6 WALL
HOME OFFICE
HARDWOOD
10'-0" CEILING
BUILT-IN CABINETS
BUILT-IN CABINETS
O.H.C.
8'-4"
5'-4"
9'-2"
FLOOR SYSTEMS ABOVE GARAGE DROPPED 15"
32'-10"
5
D-1
2'-8"X6'-8"
(2) 2x10 HDR.
2-8 x 1-4 ARCH OPN'G.
2'-8"X6'-8" 1-HOUR
4'-4"
STEPS TO GARAGE SLAB AS REQUIRED
4'-0"
3 CAR GARAGE
CONCRETE
W14 x 26 STEEL BEAM
W14 x 26 STEEL BEAM
(2) 1 3/4" x 9 1/4" MICROLAM HEADER
SEE NOTE 5A
OUTLINE OF O.H. DOOR
OUTLINE OF O.H. DOOR
2'-8"X6'-8"
DRYER
WASHER
O.H.C.
8'-4"
33'-10"
FOLDING TABLE
LAUNDRY
TILE
10'-0" CEILING
SINK
8'-6"
W14 x 26 STEEL HEADER
2x6 WALL
(2) 2x10 HEADER
18'-0" x 8'-0" 4-PANELED O.H. DOOR
2x6 WALL
8'-0" x 8'-0" 4-PANELED O.H. DOOR
9 - 2x6 STUDS UNDER BEAM & HEADER
STONE GARDEN WALL (SEE FRONT ELEVATION)
2-0 x 5-6 FIXED
2-0 x 5-6 3-6 x 7-6 FIXED CONT. ROUND TOP FIXED
15'-7"
FORMAL DINING
HARDWOOD
10'-0" CEILING
BARREL VAULT CLG.
4" x 9 1/4" OLAM HEADER
8 ARCHED OPENING
10"
STEPS TO FINISHED GRADE AS REQUIRED
A
6
(2) 2x10 HDR. SEE NOTE 5A
3-0 x 8-0 FRENCH W/ 2-18" S.L.
6-0 x 3-0 ROUND TOP OVER
PORCH
FLAG STONE
1'-4"
14" RND. COLUMNS
(2) 2x10'S
DOWN
10'-1"
-8 FRENCH
2'-0"
1 3/4" x 9 1/4" CROLAM HEADER
(2) 2x10 HDR.
LIBRARY
HARDWOOD
12'-0" CEILING
10'-0" CEILING
1'-10"
(2) 1 3/4" x 9 1/4" MICROLAMS
2-0 x 6-2 TRIPLE DOUBLEHUNG W/ 2-0 x 1-6 TRIPLE TRANSOM
13'-0"
9 1/4"


32'-8"
1'-0"
4'-4"
2-8 x 5-2 DOUBLEHUNG
BUILT-IN CABINETS
STUDY CNTR.
9'-0" CEILING
CARPET
9'-6"
2x8 C.J.
@ 16" O.C.
2'-4"
3'-8"
6'-0"
2'-8"x6'-8"
(2) 2x8'S
DN. 15"
CLIPPED CLG.
2'-4"x6'-8"
STORAGE
5-SHELVES
2'-4"
6'-2"
8'-0"
ROD & SHELF
6'-0"
2x8 C.J.
@ 16" O.C.
W.I.C.
CARPET
2'-4"x6'-8"
15'-10"
SUITE THREE
CARPET
9'-0" CEILING
5'-10" KNEE WALL
2'-0" ACCESS
4'-4"
J.R.
D.J.
24" X 48 SKYLIGHTS
RECREATION ROOM
CARPET
10'-3" CEILING
13'-0"
(2) 1 3/4 x 9 1/4 ML.
BEAM & JACK RAFTERS
2x8 CLG. JOISTS
@ 16" O.C.
2-0 FIXED ROUND
10'-10"
5'-10" KNEE WALL
2'-0" ACCESS
(2) 2x10'S
2x8 C.J.
@ 16" O.C.
4'-4"
(2) 2-8 x 4-6 DOUBLEHUNG
6'-10"
2-8 x 4-6 TWIN
DOUBLEHUNG
13'-8"
6'-10"
A 9
5'-4"
2'-10"
1-6 x 3-6 CEMNT.
5'-4"

10'-2" 6'-8"

2-8 x 5-2 TRIPLE DOUBLEHUNG

(2) 2x10 HEADER (SEE NOTE 5B)

(2) 2x10 HEADER

2 - 2'-6"X6'-8"

FRENCH

BALCONY

4'-7"

HAND RAIL

6'-4"

9" 1'-4"

COPPER ROOF BELOW

SUITE FOUR
CARPET
9'-0" CEILING

19'-10"

2x8 CLG. JOISTS @ 16" O.C.

13'-7"

A 9

ATTIC ACCESS DOOR

2'-6"X6'-8"

(4) 3-0 x 3-0 FXD. W/ 6-0 x 3-0 HALF ROUND

4'-0"

2-8 x 5-2 TWIN DOUBLEHUNG

(2) 2x10 HEADER

CHIMNEY FLUE

7'-11"

3'-6"

22'-8"

T'-0" 1'-8"

1'-8"

3'-0" 5-0 T/S

5'-4"

5 SHELVES

LINEN

2'-4"X6'-8"

3'-4"

5'-10"

BATH
TILE

2x8 C.J. @ 16" O.C.

2x10's

2'-4"X6'-8"

DRESSING
CARPET

2-8 x 6-8 C.O.

11'-0"

3'-6"

5'-4" 8'-8"

2'-4"X6'-8"

W.I.C.
CARPET

4'-8"

ROD & SHELF

2'-8"X6'-8"

CEDAR CLOSET

2x8 CLG. JOISTS @ 16" O.C.

5-SHELVES

5'-0"

8'-2"

2'-4"X6'-8"

(2) 2x8's

CHIMNEY FLUE

(2) 1 3/4" x 9 1/2" MICROLAM HEADER

GRAND ROOM BELOW

5'-8"

6'-2"

11'-5"

2'-4"

2x8 CLG. JOISTS @ 16" O.C.

16'-4"

(2) 1 3/4" x 16" MICROLAMS

HAND RAIL

5'-7"

2'-10" 13'-0" 2'-10"

10" WALL

10" WALL

2x8 CLG. JSTS. @ 16" O.C.

BALCONY
CARPET
9'-0" CEILING

5'-4"

2x8 C.J. @ 16" O.C.

2'-8"X6'-8"

SUITE TWO
CARPET
9'-0" CEILING

11'-4"

2x8 CLG. JOISTS @ 16" O.C.

12'-8"

2'-0" ACCESS

2-8 x 6-8 C.O.

8'-4"

5 SHELVES

4'-4"

LINEN

(2) 2-0 x 6-8

(2) 2x8 HEADER

4'-4"

2'-8"X6'-8"

2x8 C.J. @ 16" O.C.

(2) 2x8's

5'-4" 3'-0"

2'-10"

4'-10"

(3) 2x10's

6'-4"

21" x 22" LINEN CABINET

10'-10"

DRESSING
CARPET

2x8 C.J. @ 16" O.C.

2'-4"X6'-8"

6'-0"

W.I.C.
CARPET

4'-10"

2'-4"X6'-8"

T'-10"

ROD & SHELF

BATH
TILE

10'-10"

5'-6"

5'-6"

5-0 T/S

2-0 x 3-2 DOUBLEHUNG

(2) 2x10 HDR.

2x8 CLG. @ 16"

SEE 1ST FLOOR PLAN

11'-3"

10'-7"

29'-10"

OPEN TO BELOW