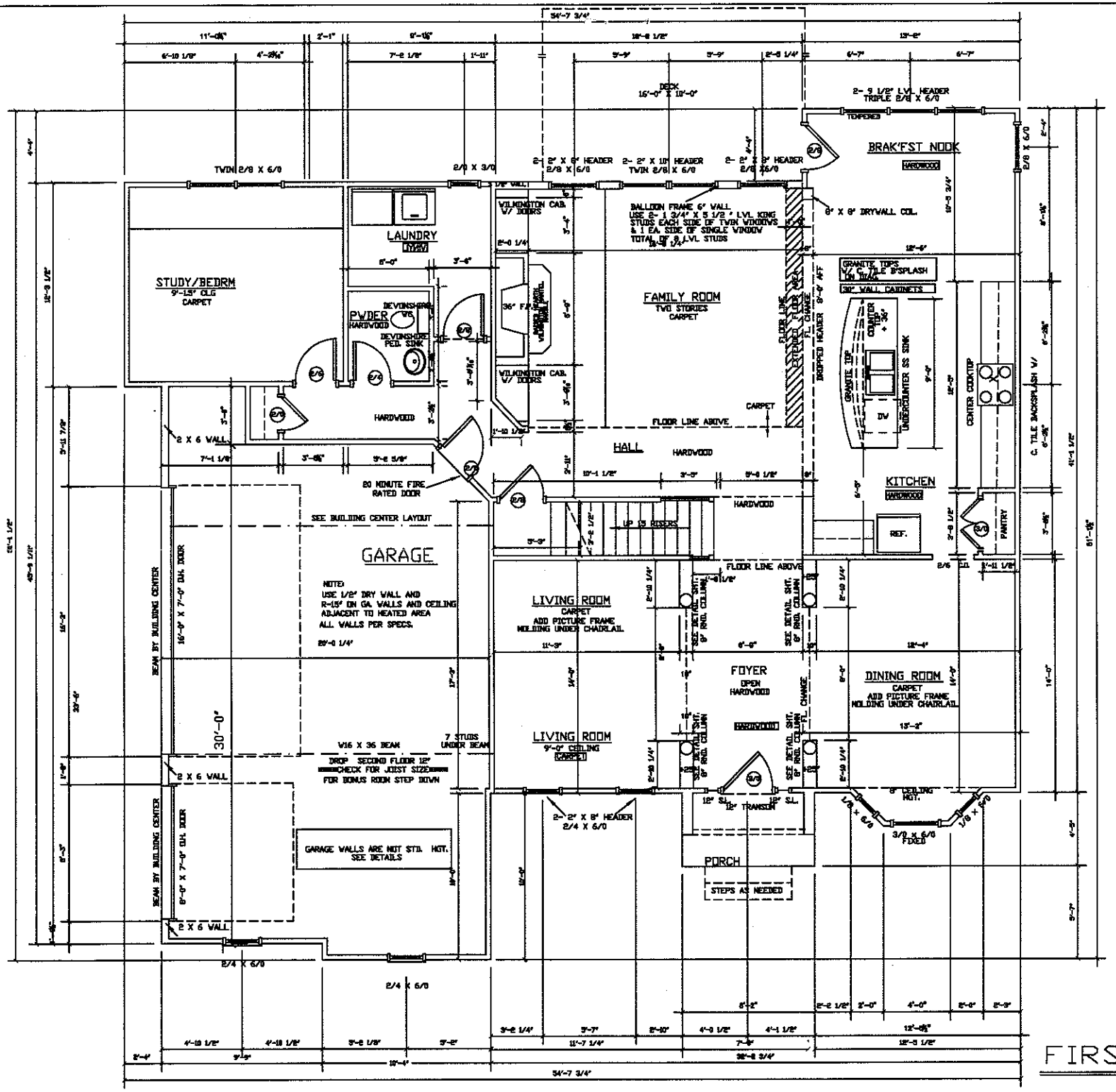

STUDY/BEDRM
9'-1.5" OLG
CARPET
LAUNDRY
UTILITY
PWDER
HARDWOOD
DEVONSHIRE PED. SINK
HARDWOOD
2 X 6 WALL
FAMILY ROOM
TWO STORIES
CARPET
WILMINGTON CAB. W/ DOORS
WILMINGTON CAB. W/ DOORS
BALLOON FRAME 6" WALL USE 2- 1 3/4" X 5 1/2" LVL KING STUDS EACH SIDE OF TWIN WINDOWS & 1 EA SIDE OF SINGLE WINDOW TOTAL OF 8 LVL STUDS
8" X 8" DRYWALL COL.
FLOOR LINE CHANGE
DROPPED HEADER
FLOOR LINE ABOVE
CARPET
HALL
HARDWOOD
UP 13 RISERS
80 MINUTE FIRE RATED DOOR
SEE BUILDING CENTER LAYOUT
GARAGE
NOTE: USE 1/2" DRY WALL AND R-15" DN GA. WALLS AND CEILING ADJACENT TO HEATED AREA ALL WALLS PER SPECS.
BEAM BY BUILDING CENTER
16'-0" X 7'-0" OH. DOOR
30'-0"
W16 X 36 BEAM
7 STUDS UNDER BEAM
DROP SECOND FLOOR 12" CHECK FOR JOIST SIZE FOR BONUS ROOM STEP DOWN
2 X 6 WALL
BEAM BY BUILDING CENTER
8'-0" X 7'-0" OH. DOOR
2 X 6 WALL
GARAGE WALLS ARE NOT STD. HGT. SEE DETAILS
2/4 X 6/0
2/4 X 6/0
LIVING ROOM
CARPET
ADD PICTURE FRAME MOLDING UNDER CHAIRRAIL
LIVING ROOM
9'-0" CEILING
CARPET
FOYER
OPEN
HARDWOOD
HARDWOOD
2- 2" X 8" HEADER 2/4 X 6/0
PORCH
STEPS AS NEEDED
DINING ROOM
CARPET
ADD PICTURE FRAME MOLDING UNDER CHAIRRAIL
KITCHEN
HARDWOOD
REF.
PANTRY
GRANITE TOPS W/ 4" TILE B'SPLASH
36" WALL CABINETS
GRANITE TOP
UNDERCOUNTER SS SINK
DW
CENTER COOKTOP
C. TILE BACKSPLASH W/
BRAK'FST NOOK
HARDWOOD
DECK
16'-0" X 10'-0"
2- 9 1/2" LVL HEADER TRIPLE 2/6 X 6/0
TEMPERED
TWIN 2/8 X 6/0
2/0 X 3/0
2- 2" X 6" HEADER 2/8 X 6/0
2- 2" X 10" HEADER TWIN 2/8 X 6/0
2- 2" X 8" HEADER 2/8 X 6/0
3/0 X 6/0 FIXED
DELETE ALL MIRRORS IN ALL BATHS
SEE FRONT AND RIGHT SIDE ELEVATION BEFORE FRAMING GARAGE WALLS !!!
FRAME CURVED WALL BEHIND ISLAND CAB. USE 1/2" SEATHING FOR TOP AND BOTTOM PLATE STUDS FRAMED AT 8" OC. HEIGHT OF WALL TO FLUSH WITH TOP OF CAB. BEFORE TOPS
AREA:
1ST. FLOOR HEATED 1601
2ND. FLOOR HEATED 1593
TOTAL HEATED 3194
GARAGE & STORAGE 624
TOTAL AREA 3818
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"