NOTE: BEAM INTERIOR EDGE IS STRAIGHT. EXTERIOR EDGE TO BE CURVED.

45° (TYP.)

8'-1 3/4"

IPE 3/4" DECKING

2'-4"

ED

12'-0" CEILING

14'-0"

4'-8"

4'-8"

Q

M

3

2

8'-4 1/2"

10'-0 1/4"

135°

3

BREAKFAST

12'-0" CEILING

8x12 SOLID TIMBER BEAM (TYP.)

3

3'-1"

135°

12'-3 1/4"

8x8 SOLID TIMBER POST (TYP.)

3'-4"

2'-8" OV.

KITCHEN

10'-0" CEILING

7'-0"

1'-8" RAD.

RAISED COUNTERTOP

7'-4"

L

D

E

DW.

2'-2"

4'-4"

3'-8"

4'-8"

4'-10"

F

REF.

2'-8"

2'-8" x 8'-0" C.O.

PANTRY

2'-0"

11

17

12

UP

13'-6"

P

CENTER WINDOW IN GABLE

1'-11 1/4"

10'-4"

10'-4"

2'-0"

6'-6"

NATURAL STONE CAP

HANDRAIL

2'-0"

BUILT-UP BEAM ABOVE (TYP. FOR 4)

5'-7 1/4"

8'-2 1/2"

PORCH

10x10 SOLID TIMBER POST (TYP. FOR 3)

13'-4"

10'-2"

3'-11 1/4"

1'-8"

6'-8"

6'-8"

1'-8"

5'-9"

2'-9"

IPE 3/4" DECKING

N

1'-0"

8'-1 7/8"

Q

GREAT ROOM

CATHEDRAL CEILING

HANDRAIL

FLUE FROM BELOW

5'-1 1/2"

11'-0" RAD.

42" PRE-FAB FIREPLACE

8"

A

5'-1 1/2" RAD.

8x12 SOLID TIMBER BEAM @ RIDGE

SEE FIREPLACE PLAN ON SHEET 12 FOR ADDITIONAL FIREPLACE DIMENSIONS

10'-5"

10" RAISED HEARTH W/ 6'-6" RAD.

DN. 17 TR @ 10" 18 R @ 7.68"±

DOWN

1'-6"

1'-6"

3'-6"

1'-10"

4'-4"

3'-8"

8"

3'-4"

1'-0"

1'-4"

7'-4"

7'-4"

4'-7 1/2"

13'-0"

21.8

1'-4"

4'-8"

3'-8" x 8'-0" C.O.

3'-8" x 8'-0" C.O.

4'-8"

NICHE

P

13

12

10

9

FOYER

12'-0" CEILING

RETURN AIR LOCATION

STUDY

R (TYP. FOR 6)

2/9 @ ROOF

6'-6"

X

1/4

SITTING

12'-0" CEILING

2'-9"

3'-3"

T

HARDWOOD SHELF, TOP TO MATCH FLOOR IN GRT. RM.

3/9

MASTER BEDROOM

10'-11" @ VERTICAL TRAY

15'-10"

9

10'-0" CEILING

2'-8" x 8'-0" C.O.

14

1'-0"

3'-4"

1'-4"

7'-4"

BUILT-IN DRESSER

LIN.

15

K

2'-0" W. FRAMED DOOR

M

BATH #2

9'-4"

1'-0"

SEAT

9'-0" CEILING

MASTER BA

DINING ROOM

13'-0 3/4" CEILING @ VERTICAL TRAY SEE

PANTRY

SECONDARY RETURN AIR LOCATION

REF.

DINING ROOM
13'-0 3/4" CEILING @ VERTICAL TRAY SEE SECTION A/8 FOR MORE INFO

12'-0" CEILING

FOYER
12'-0" CEILING

RETURN AIR LOCATION

STUDY
13'-0 3/4" CEILING @ VERTICAL TRAY

13'-10"

2x6 STUD WALL (TYP. @ EXT.)

42" COUNTER TOP

BATH #2

UP

UP 14 TR @ 10"
DR @ 7.342"±

HOSE BIBB

D.W.

LAUNDRY SINK

STEPS AS REQUIRED

8x12 SOLID TIMBER BEAM

PORCH

12'-0" CEILING

@ ROOF

NATURAL STONE VENEER

STONE ARCH ABOVE STONE STEPS TO GRADE

GARAGE

NOTE: SEE SHEET 5 FOR GARAGE AND BONUS ROOM INFORMATION.

GARAGE

OUTSIDE FACE OF STUD WALL BELOW

CENTER WINDOW IN GABLE ABOVE

MAIN LEVEL PLAN

1/4" =

MAIN LEVEL	2537 sq. ft.	FRONT PORCH	
LOWER LEVEL	1820 sq. ft.	REAR PORCH	
TOTAL LIVING	4357 sq. ft.	LOWER LEVEL PATIO	
GARAGE & STORAGE	1006 sq. ft.	BONUS ROOM	
SCREENED PORCH	207 sq. ft.	UNFINISHED LOWER LEVEL	

2300
1300
1332

NOTICE TO AL

REG. #

It's a violation of the
these plans unless
California
from

If you suspect it's
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17'-11 1/4" | 7'-1" | 29'-1 1/4" | 13'-0" | 6'-0"

11'-11 1/4" | 10'-4" | 10'-4" | 6'-6"

START OF CURVED WALL

1'-10 3/4" | 2'-0" | 2'-0" W. 1/2"

45° | 20° | R

TRTD. 2x10 FL. JST'S. @ 16" O.C.

8'-5 3/4"

(2) 2x10'S

UNFINISHED

14'-8"

4'-2 1/4"

4'-1"

FLOOR TRUSSES

(3) 2x10'S

(2) 1 3/4" X 11 7/4" G.L. CEILING BEAM

OFFICE U/I/L DATA

2x4 FURRING

5'-11" | 5'-4"

ROD AND SHELF (TYP.)

BATH #4

SEAT

4'-0"

6'-8"

3'-6" x 6'-0" CO.

1'-2"

BUILT-UP BEAM W/ ARCHED BOTTOM ABOVE (TYP. FOR 4)

SEE SHEET 10 FOR ADDITIONAL INFORMATION

TRTD. 2x10 FL. JST'S. @ 16" O.C. W/ TRTD. BRIDGING

2'-0"

(2) 2x12'S, TREATED (TYP.)

COVERED PATIO

29'-1 1/4"

3'-11 1/4" | 8'-4" | 8'-4" | 8'-6"

OUTLINE OF WALL ABOVE

STONE WATER TABLE (TYP.)

(3) 1 3/4" X 11 1/4" GL.

2x12 PRESSURE TREATED LEDGER

VERIFY DIMENSIONS OF FIREPLACE PRIOR TO CONSTRUCTION (TYP. 3 PLACES)

SEE FIREPLACE PLAN ON SHEET #2 FOR ADDITIONAL FIREPLACE DIMENSIONS

21'-6"

42" PRE-FAB FIREPLACE

10" RAISED HEARTH

4 1/2"

10'-11"

REC. ROOM

9'-0" CEILING HT. (TYP. @ LOWER LEVEL)

5'-2"

3'-6" x 6'-0" CO.

R= 2'-3 1/2" (TYP. EACH SIDE)

2'-0" | 4'-10"

12'-8"

NO DOOR

(2) 2x10'S HEADER, TYP. EXTERIOR DOOR AND WINDOW LINTELS, PROVIDE STEEL LINTEL ANGLES AS REQ'D. AT EXT. MASONRY OPENINGS

SINGLE WINDOW JACKS ONLY @ THIS TURRET IN-FILL VOIDS WITH SOLID BLOCKING

(2) 1 3/4" X 11 7/4" G.L. CEILING BEAM

Pool TABLE

2'-9" | 3'-3" | 4'-9 1/

BATH #3

SEAT

HOSE BIBB

6'-2"

5'-4"

6"

5'-0"

(2) 1 3/4" X 11 1/4" G.L. BEAM

RETURN AIR LOCATION

UNFINISHED

OPT. WINE STOR

7'-1" | 5'-8"

FLOOR TRUSSES

HANDRAIL

TONE HT. AS ED BY (TYP.)

STEP STONE LEDGE HT. AS REQUIRED BY GRADE (TYP.)

SECONDARY RETURN AIR LOCATION

RETURN AIR LOCATION

7'-1" | 3'-8" | 4'-8" | 15'-6" | 7'-6" | 13'-1" | 7'-1"

FLOOR TRUSSES @ 13'-0"

UNFINISHED

UNFINISHED

OPT. WINE STOR.

MAINTAIN ONE INCH AIRSPACE BETWEEN POURED WALL AND STUD WALL (TYP.)

OUTSIDE FACE OF STUD WALL ABOVE (TYP.) PROVIDE STONE LEDGE AS REQUIRED. (SEE SECTIONS FOR ADDITIONAL INFORMATION)

4" REINFORCED CONCRETE SLAB ON CORRUGATED METAL DECK

A/8

A/10

4'

5'-0"

7'-2"

1'-6 1/2"

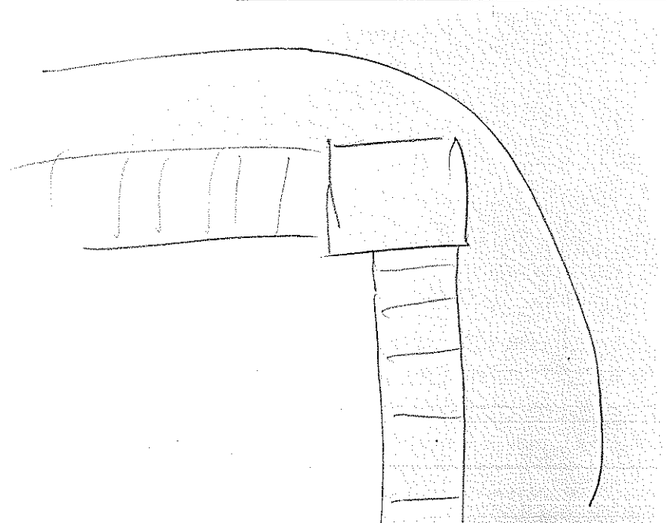
CONCRETE PIERS TO BE 2'-0" MIN ABOVE PORCH. PROVIDE SLOPING TOP (TYP.)

STONE STEPS TO GRADE AS REQ'D.

10'-10" | 4'-4" | 12'-10 1/2"

OUTLINE OF GARAGE FOUNDATION ABOVE

LOWER LEVEL AND FIRST FLOOR FRAMING



NOTI

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these plans unle
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