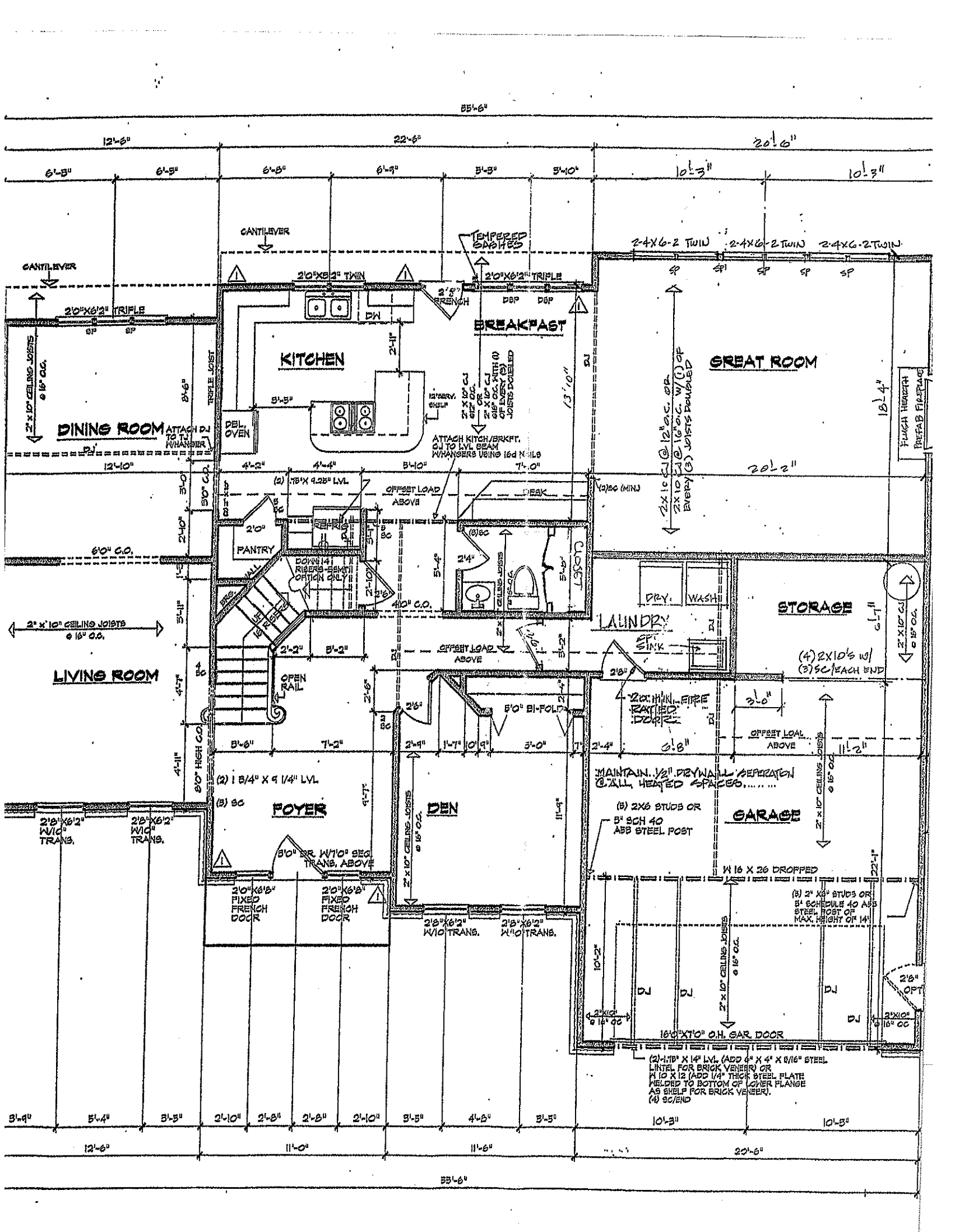
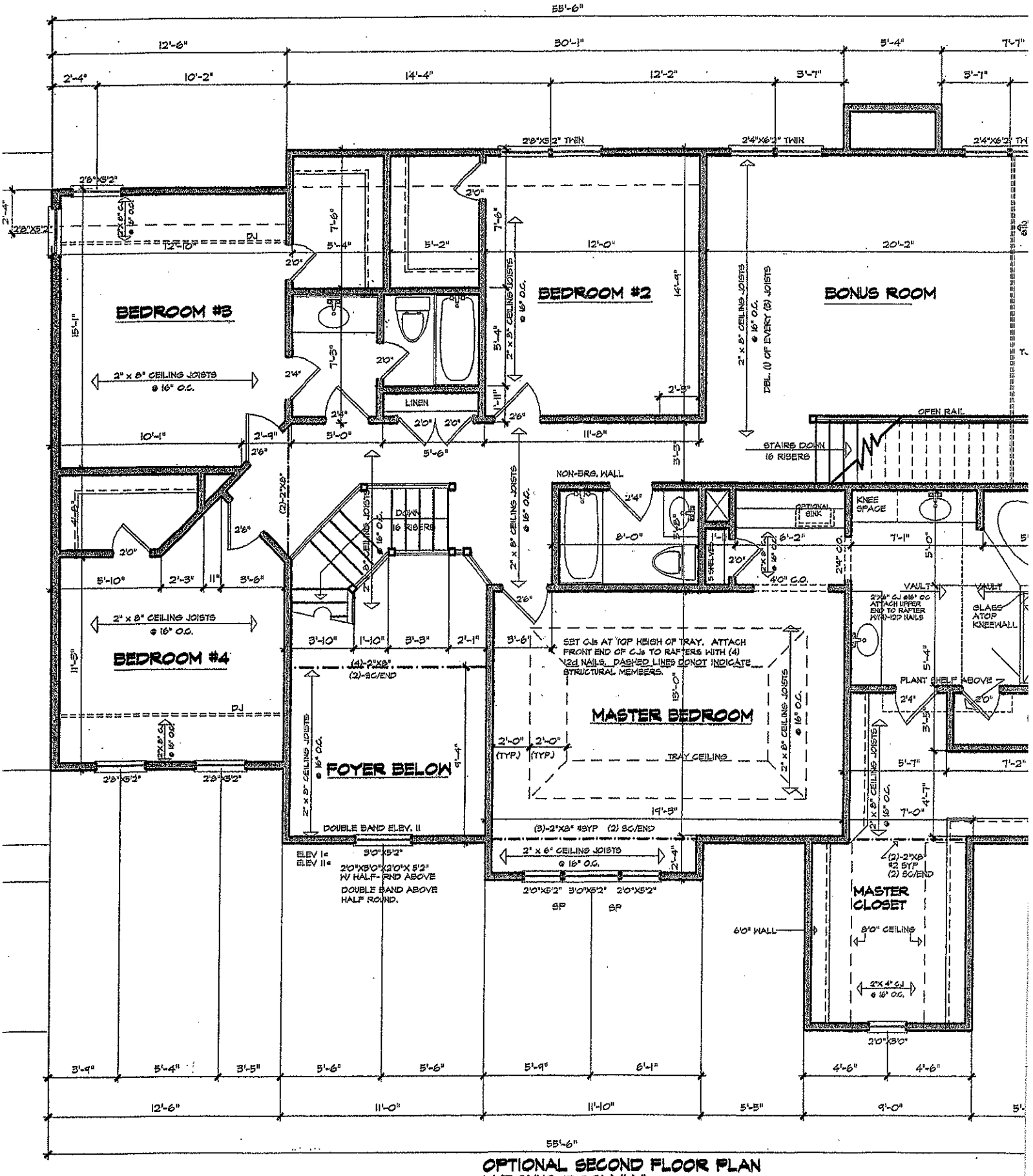
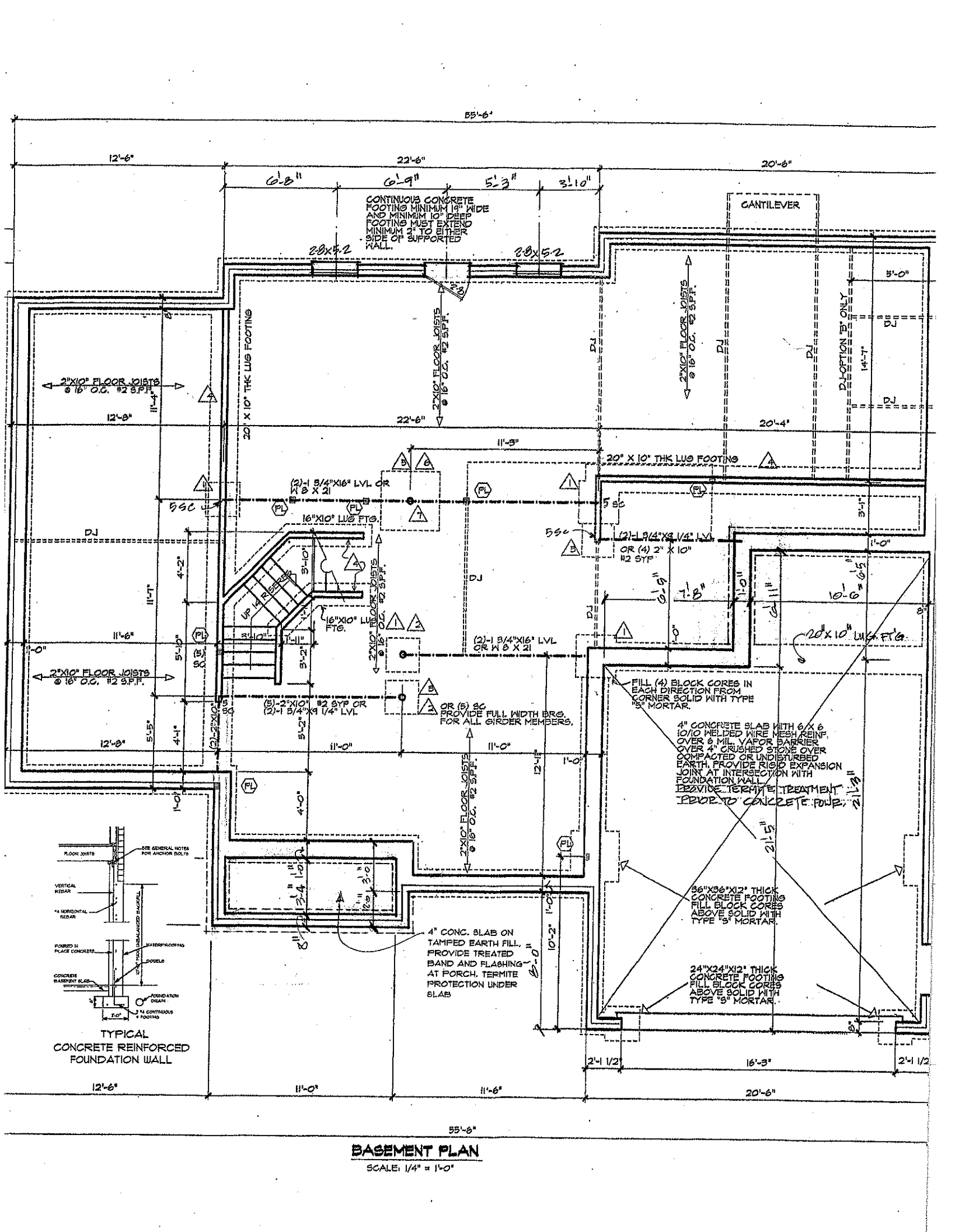

55'-6"
12'-6"
22'-6"
20'-6"
6'-3"
6'-3"
6'-8"
6'-8"
6'-8"
5'-8"
5'-10"
10'-3"
10'-3"
CANTILEVER
CANTILEVER
TEMPERED GLASS HEAD
2-4X6-2 TWIN
2-4X6-2 TWIN
2-4X6-2 TWIN
2'0"X6'3" TWIN
2'0"X6'2" TRIPLE
2'0"X6'2" TRIPLE
2'-8" FRENCH
DSP
DSP
SP
SP
SP
SP
SP
DW
BREAKFAST
KITCHEN
GREAT ROOM
2'-11"
13'-10"
DJ
2" X 10" CEILING JOISTS @ 16" OC.
TRIPLE JOIST
8'-6"
5'-5"
REFRIG.
DBL. OVEN
2" X 10" CJ @12" O.C. OR 2" X 10" CJ @ 16" O.C. W/ (1) OF EVERY (3) JOISTS DOUBLED
2" X 10" CJ @12" O.C. OR 2" X 10" CJ @ 16" O.C. WITH (1) OF EVERY (3) JOISTS DOUBLED
FLUSH HEARTH PREFAB FIREPLACE
18'-4"
DINING ROOM
ATTACH DJ TO TJ W/HANGER
ATTACH KITCH/BRKFT. DJ TO LVL BEAM W/HANGERS USING 16d NAILS
12'-10"
4'-2"
4'-4"
5'-10"
7'-0"
20'-2"
3'-0"
5'0" C.O.
(2) 1 7/8" X 9.25" LVL
OFFSET LOAD ABOVE
DESK
(4)SC (MIN)
2'-10"
2'-0"
PANTRY
6'0" C.O.
DOWN TO RISERS-BSMT. OPTION ONLY
(6)SC
2'4"
5'-4"
CLOSET
5'-2"
DRY.
WASH
STORAGE
2" X 10" CEILING JOISTS @ 16" O.C.
UP TO FIRST
4'0" C.O.
LAUNDRY
SF. SINK
(4) 2X10's W/ (3)SC/EACH END
2'-2"
5'-2"
OFFSET LOAD ABOVE
LIVING ROOM
OPEN RAIL
2'6"
5'0" BI-FOLD
2'8"
2'-4"
6'-8"
2" x 10" MIN. FIRE RATED DOOR
3'-0"
OFFSET LOAD ABOVE
11'-2"
8'-6"
7'-2"
2'-9"
1'-7"
10'-9"
5'-0"
7"
MAINTAIN 1/2" DRYWALL SEPERATION @ ALL HEATED SPACES.
(2) 1 3/4" X 9 1/4" LVL
(5) SC
FOYER
DEN
(5) 2X6 STUDS OR 5" SCH 40 ABB STEEL POST
GARAGE
2'8"X6'2" W/C TRANS.
2'8"X6'2" W/C TRANS.
5'0" BR. W/10" SEC. TRANS. ABOVE
W 16 X 26 DROPPED
2'0"X6'8" FIXED FRENCH DOOR
2'0"X6'8" FIXED FRENCH DOOR
2'8"X6'2" W/10 TRANS.
2'8"X6'2" W/10 TRANS.
(3) 2" X8" STUDS OR 5" SCHEDULE 40 ABB STEEL POST OF MAX. HEIGHT OF 14'
10'-2"
DJ
DJ
DJ
DJ
2" X 10" CEILING JOISTS @ 16" OC.
2'8" OPT
2"X10" @ 16" OC
2"X10" @ 16" OC
16'0"X7'0" O.H. GAR. DOOR
(2)-1 7/8" X 14" LVL (ADD 6" X 4" X 5/16" STEEL LINTEL FOR BRICK VENEER) OR W 10 X 12 (ADD 1/4" THICK STEEL PLATE WELDED TO BOTTOM OF LOWER FLANGE AS SHELF FOR BRICK VENEER). (4) SC/END
3'-9"
5'-4"
3'-5"
2'-10"
2'-8"
2'-8"
2'-10"
3'-5"
4'-8"
5'-5"
10'-3"
10'-3"
12'-6"
11'-0"
11'-6"
20'-6"
55'-6"



OPTIONAL SECOND FLOOR PLAN W/BONUS ROOM "A"

SCALE 1/4" = 1'-0"

*WITH OPTION ADD 310 SQUARE



BASEMENT PLAN

SCALE: 1/4" = 1'-0"