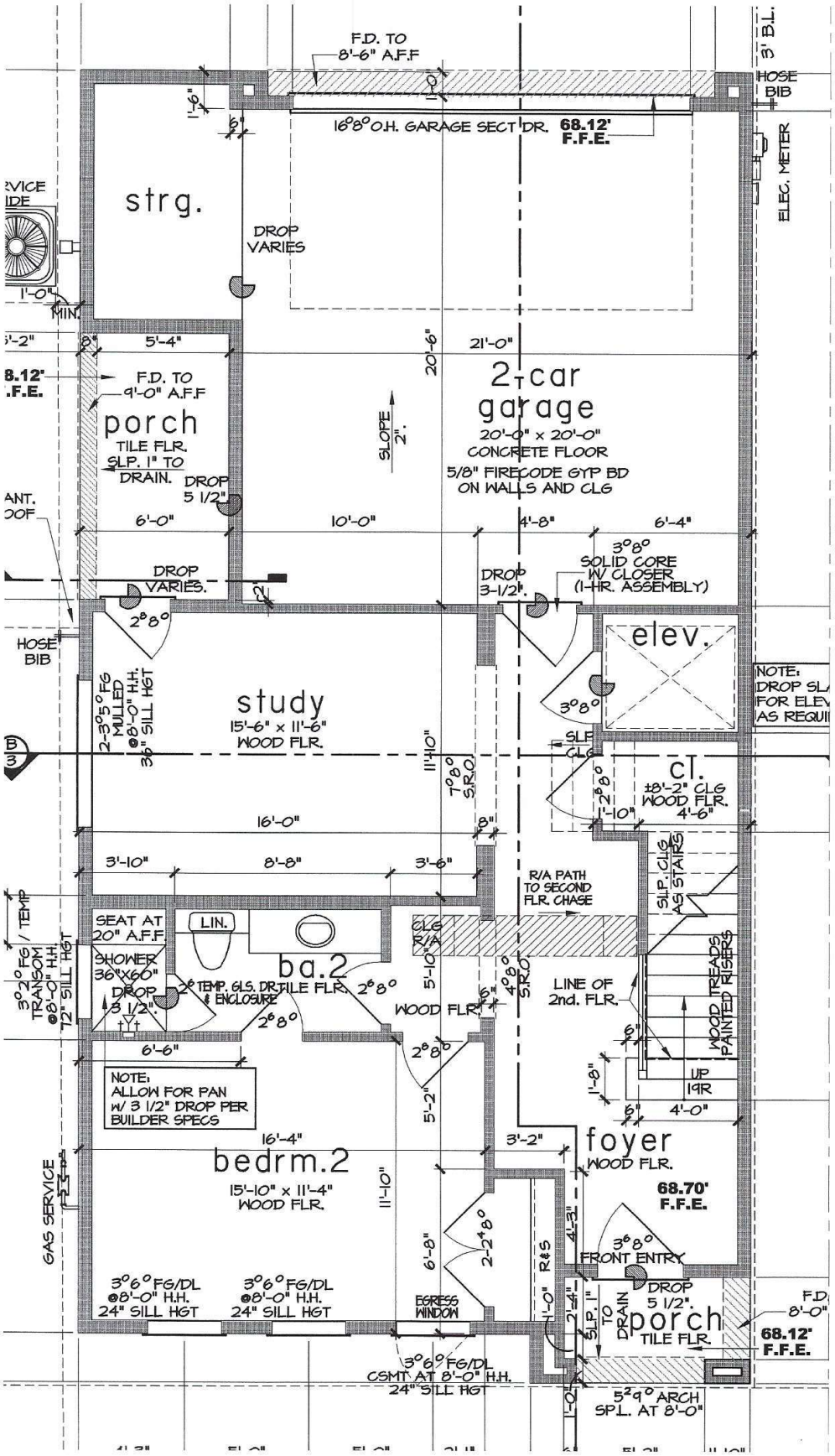
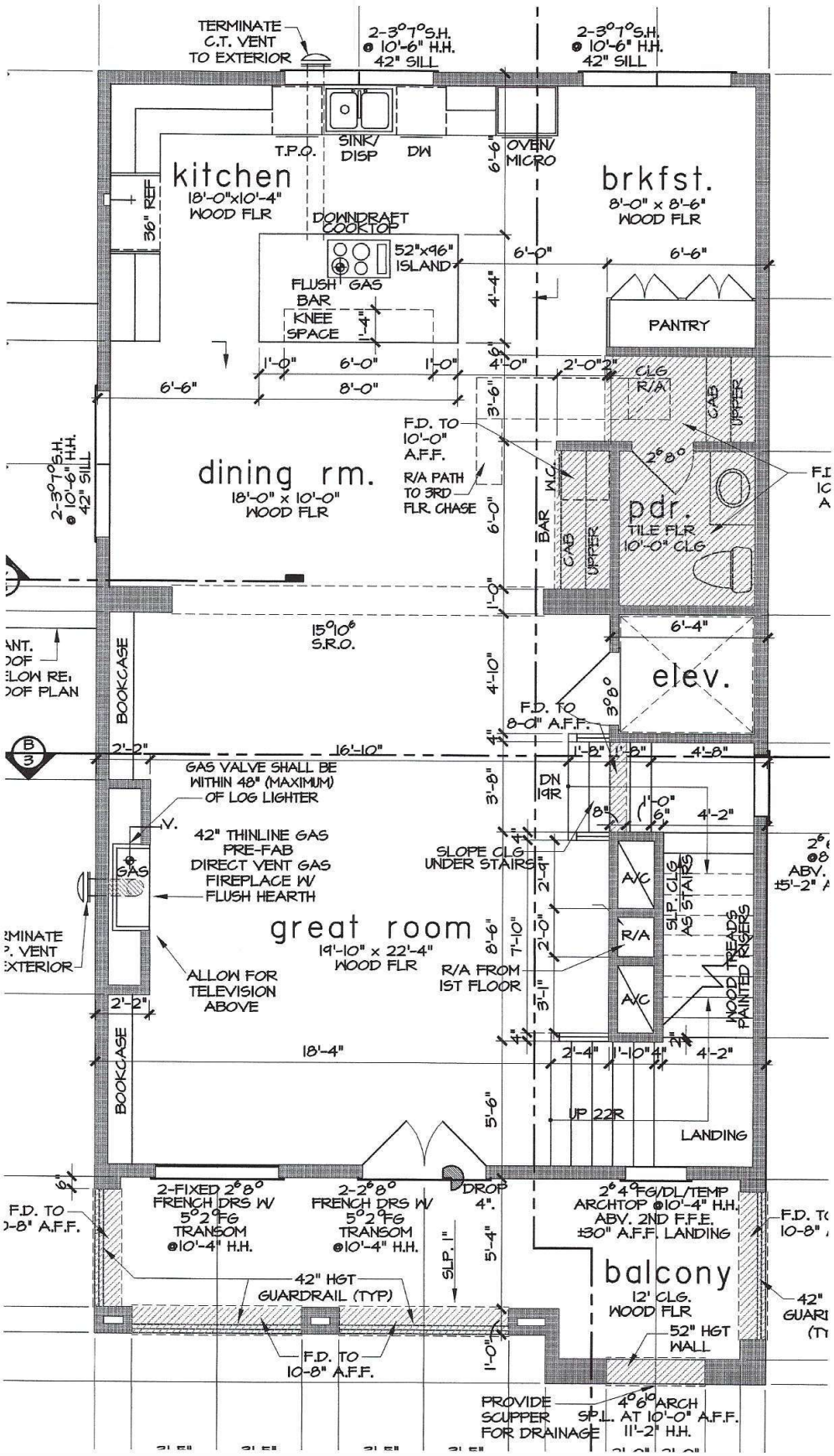
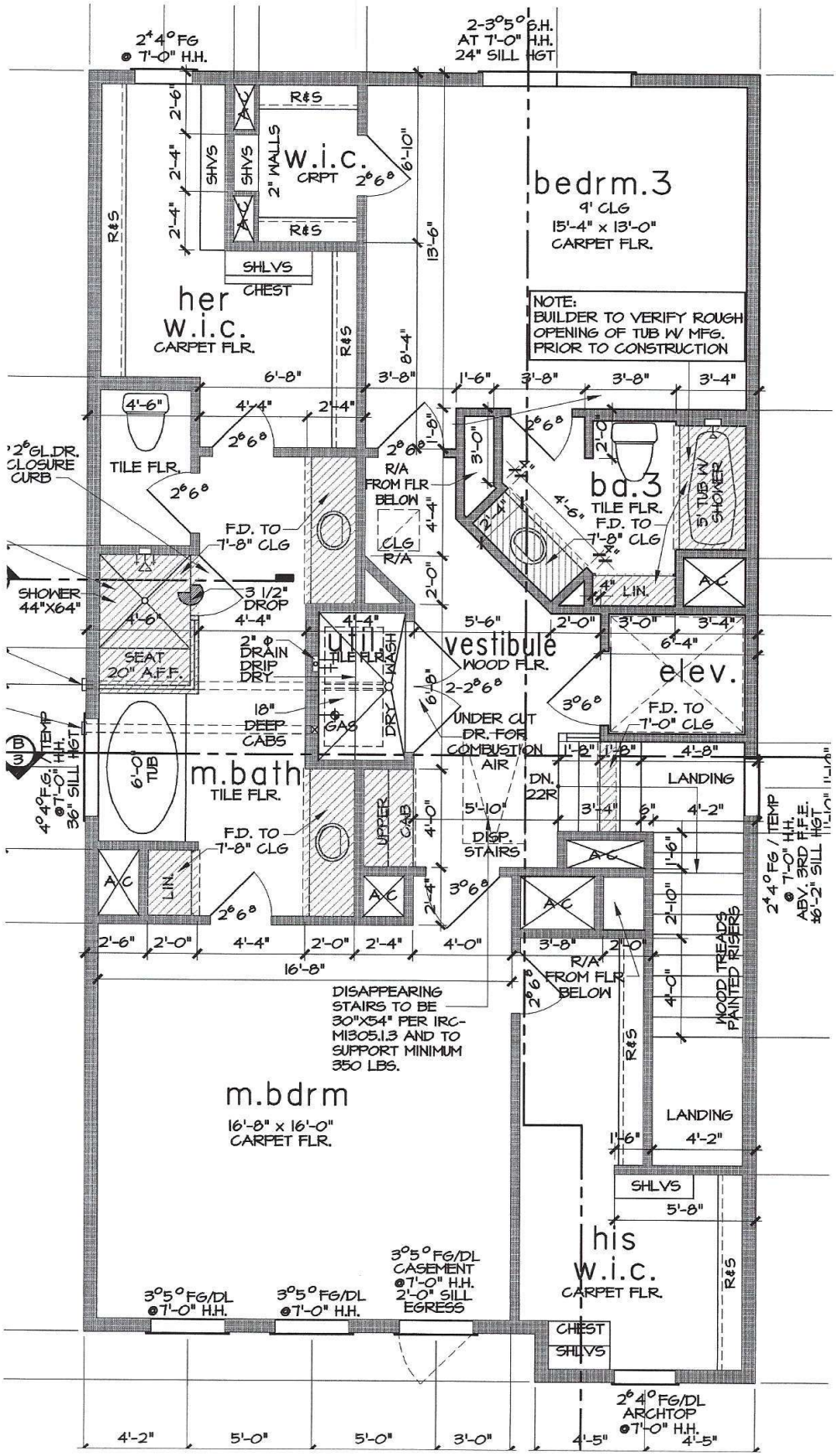

F.D. TO 8'-6" A.F.F
16'8° O.H. GARAGE SECT DR.
68.12' F.F.E.
HOSE BIB
ELEC. METER
strg.
DROP VARIES
5'-4"
21'-0"
20'-6"
F.D. TO 9'-0" A.F.F
porch
TILE FLR.
SLP. 1" TO DRAIN.
DROP 5 1/2"
SLOPE 2".
2-car garage
20'-0" x 20'-0"
CONCRETE FLOOR
5/8" FIRECODE GYP BD ON WALLS AND CLG
6'-0"
10'-0"
4'-8"
6'-4"
3°8° SOLID CORE W/ CLOSER (1-HR. ASSEMBLY)
DROP VARIES.
DROP 3-1/2".
2°8°
elev.
NOTE: DROP SLA FOR ELEV AS REQUI
HOSE BIB
2-3°5° FG MULLED @8'-0" H.H. 36" SILL HGT
study
15'-6" x 11'-6"
WOOD FLR.
11'-10"
7°8° S.R.O.
SLF CLG
cl.
±8'-2" CLG
WOOD FLR.
4'-6"
1'-10"
16'-0"
8"
3'-10"
8'-8"
3'-6"
R/A PATH TO SECOND FLR. CHASE
SLP. CLG AS STAIRS
SEAT AT 20" A.F.F.
LIN.
SHOWER 36"x60"
DROP 3 1/2".
2° TEMP. GLS. DR. & ENCLOSURE
TILE FLR.
ba.2
CLG R/A
5'-10"
4°8° S.R.O.
WOOD FLR.
LINE OF 2nd. FLR.
WOOD TREADS PAINTED RISERS
3°2° FG TRANSOM @8'-0" H.H. 72" SILL HGT
6'-6"
NOTE: ALLOW FOR PAN W/ 3 1/2" DROP PER BUILDER SPECS
5'-2"
1'-8"
UP 19R
4'-0"
16'-4"
3'-2"
foyer
WOOD FLR.
68.70' F.F.E.
bedrm.2
15'-10" x 11'-4"
WOOD FLR.
11'-10"
GAS SERVICE
6'-8"
2-2°4° R&S
4'-3"
3°6° FRONT ENTRY
DROP 5 1/2".
3°6° FG/DL @8'-0" H.H. 24" SILL HGT
3°6° FG/DL @8'-0" H.H. 24" SILL HGT
EGRESS WINDOW
1'-0"
2'-4"
SLP. 1" TO DRAIN
porch
TILE FLR.
68.12' F.F.E.
3°6° FG/DL CSMT. AT 8'-0" H.H. 24" SILL HGT
5°9° ARCH SPL. AT 8'-0"


TERMINATE C.T. VENT TO EXTERIOR
2-3°7° S.H. @ 10'-6" H.H. 42" SILL
2-3°7° S.H. @ 10'-6" H.H. 42" SILL
T.P.O.
SINK/ DISP
DW
OVEN/ MICRO
kitchen
18'-0"x10'-4"
WOOD FLR
36" REF
DOWNDRAFT COOKTOP
52"x96" ISLAND
FLUSH BAR
GAS
KNEE SPACE
brkfst.
8'-0" x 8'-6"
WOOD FLR
PANTRY
CLG R/A
CAB
UPPER
F.D. TO 10'-0" A.F.F.
R/A PATH TO 3RD FLR CHASE
dining rm.
18'-0" x 10'-0"
WOOD FLR
2-3°7° S.H. @ 10'-6" H.H. 42" SILL
W.C.
BAR
pdr.
TILE FLR
10'-0" CLG
15°10° S.R.O.
BOOKCASE
elev.
F.D. TO 8-0" A.F.F.
GAS VALVE SHALL BE WITHIN 48" (MAXIMUM) OF LOG LIGHTER
42" THINLINE GAS PRE-FAB DIRECT VENT GAS FIREPLACE W/ FLUSH HEARTH
GAS
SLOPE CLG UNDER STAIRS
DN 19R
great room
19'-10" x 22'-4"
WOOD FLR
ALLOW FOR TELEVISION ABOVE
R/A FROM 1ST FLOOR
A/C
R/A
SLP. CLG AS STAIRS
WOOD TREADS PAINTED RISERS
BOOKCASE
UP 22R
LANDING
2-FIXED 2°8° FRENCH DRS W/ 5°2°FG TRANSOM @10'-4" H.H.
2-2°8° FRENCH DRS W/ 5°2°FG TRANSOM @10'-4" H.H.
DROP 4".
2°4°FG/DL/TEMP ARCHTOP @10'-4" H.H. ABV. 2ND F.F.E. ±30" A.F.F. LANDING
F.D. TO 10-8" A.F.F.
42" HGT GUARDRAIL (TYP)
SLP. 1"
balcony
12' CLG.
WOOD FLR
52" HGT WALL
F.D. TO 10-8" A.F.F.
PROVIDE SCUPPER FOR DRAINAGE
4°6° ARCH SP.L. AT 10'-0" A.F.F. 11'-2" H.H.


2'4° FG @ 7'-0" H.H.
2-3°5° G.H. AT 7'-0" H.H. 24" SILL HGT
R&S
A/C
SHVS
2" WALLS
w.i.c.
CRPT
2'6"
6'-10"
bedrm.3
9' CLG
15'-4" x 13'-0"
CARPET FLR.
SHLVS
CHEST
her
w.i.c.
CARPET FLR.
13'-6"
8'-4"
NOTE:
BUILDER TO VERIFY ROUGH OPENING OF TUB W/ MFG. PRIOR TO CONSTRUCTION
6'-8"
3'-8"
1'-6"
3'-8"
3'-8"
3'-4"
4'-6"
4'-4"
2'-4"
TILE FLR.
2'6" GL.DR. CLOSURE CURB
R/A FROM FLR BELOW
CLG R/A
bd.3
TILE FLR.
F.D. TO 7'-8" CLG
5' TUB W/ SHOWER
LIN.
F.D. TO 7'-8" CLG
SHOWER 44"X64"
3 1/2" DROP
util.
TILE FLR.
2" ⌀ DRAIN DRIP DRY
WASH
DRY
vestibule
WOOD FLR.
5'-6"
2'-0"
3'-0"
6'-4"
elev.
F.D. TO 7'-0" CLG
SEAT 20" A.F.F.
18" DEEP CABS
GAS
UNDER CUT DR. FOR COMBUSTION AIR
4°4° F.G. / TEMP @ 7'-0" H.H. 36" SILL HGT
6'-0" TUB
m.bath
TILE FLR.
F.D. TO 7'-8" CLG
UPPER CAB
5'-10"
DISP. STAIRS
DN. 22R
LANDING
4'-2"
2'4° FG / TEMP @ 7'-0" H.H. ABV. 3RD F.F.E. 36'-2" SILL HGT
WOOD TREADS PAINTED RISERS
2'-6"
2'-0"
4'-4"
2'-4"
4'-0"
16'-8"
DISAPPEARING STAIRS TO BE 30"X54" PER IRC-M1305.1.3 AND TO SUPPORT MINIMUM 350 LBS.
m.bdrm
16'-8" x 16'-0"
CARPET FLR.
LANDING
4'-2"
SHLVS
5'-8"
his
w.i.c.
CARPET FLR.
3°5° FG/DL CASEMENT @7'-0" H.H. 2'-0" SILL EGRESS
3°5° FG/DL @7'-0" H.H.
3°5° FG/DL @7'-0" H.H.
CHEST
SHLVS
2'4° FG/DL ARCHTOP @7'-0" H.H.
4'-2"
5'-0"
5'-0"
3'-0"
4'-5"
4'-5"