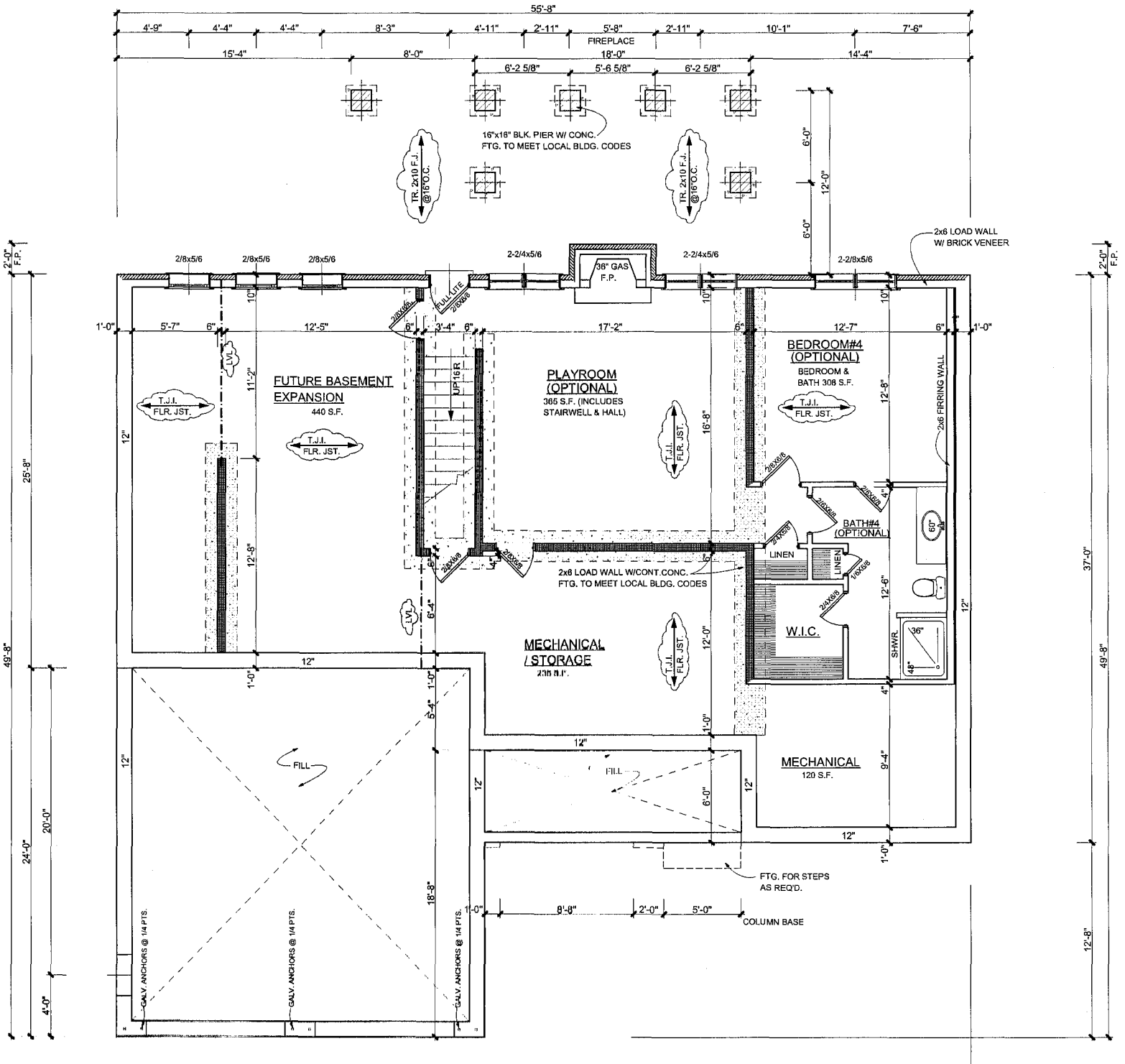
55'-8"
4'-9"
4'-4"
4'-4"
8'-3"
4'-11"
2'-11"
5'-8"
2'-11"
10'-1"
7'-6"
FIREPLACE
15'-4"
8'-0"
18'-0"
14'-4"
6'-2 5/8"
5'-6 5/8"
6'-2 5/8"
16"x16" BLK. PIER W/ CONC.
FTG. TO MEET LOCAL BLDG. CODES
TR. 2x10 F.J. @16"O.C.
TR. 2x10 F.J. @16"O.C.
6'-0"
12'-0"
6'-0"
2x6 LOAD WALL
W/ BRICK VENEER
2'-0" F.P.
2/8x5/6
2/8x5/6
2/8x5/6
2-2/4x5/6
36" GAS F.P.
2-2/4x5/6
2-2/8x5/6
FULLITE 2/8x6/6
2/8x6/6
1'-0"
5'-7"
6"
12'-5"
6"
3'-4"
6"
17'-2"
6"
12'-7"
6"
1'-0"
LVL
FUTURE BASEMENT EXPANSION
440 S.F.
T.J.I. FLR. JST.
T.J.I. FLR. JST.
UP16R
PLAYROOM (OPTIONAL)
365 S.F. (INCLUDES STAIRWELL & HALL)
T.J.I. FLR. JST.
16'-8"
BEDROOM#4 (OPTIONAL)
BEDROOM & BATH 308 S.F.
T.J.I. FLR. JST.
2x6 FIRRING WALL
11'-2"
12'-8"
12'-8"
2/8x6/6
2/8x6/6
2/8x6/6
4"
BATH#4 (OPTIONAL)
60" x 36"
LINEN
LINEN
1/6x6/6
2/8x6/6
2/8x6/6
2/8x6/6
2x6 LOAD WALL W/CONT.CONC.
FTG. TO MEET LOCAL BLDG. CODES
12'-6"
W.I.C.
SHWR.
36"
48"
12"
LVL
6'-4"
MECHANICAL / STORAGE
T.J.I. FLR. JST.
12'-0"
12"
1'-0"
1'-0"
5'-4"
4"
1'-0"
12"
FILL
12"
FILL
12"
6'-0"
12"
MECHANICAL
120 S.F.
9'-4"
12"
1'-0"
FTG. FOR STEPS AS REQ'D.
1'-0"
8'-0"
2'-0"
5'-0"
COLUMN BASE
18'-8"
GALV. ANCHORS @ 1/4 PTS.
GALV. ANCHORS @ 1/4 PTS.
GALV. ANCHORS @ 1/4 PTS.
2'-0" F.P.
25'-8"
49'-8"
24'-0"
20'-0"
4'-0"
37'-0"
49'-8"
12'-8"