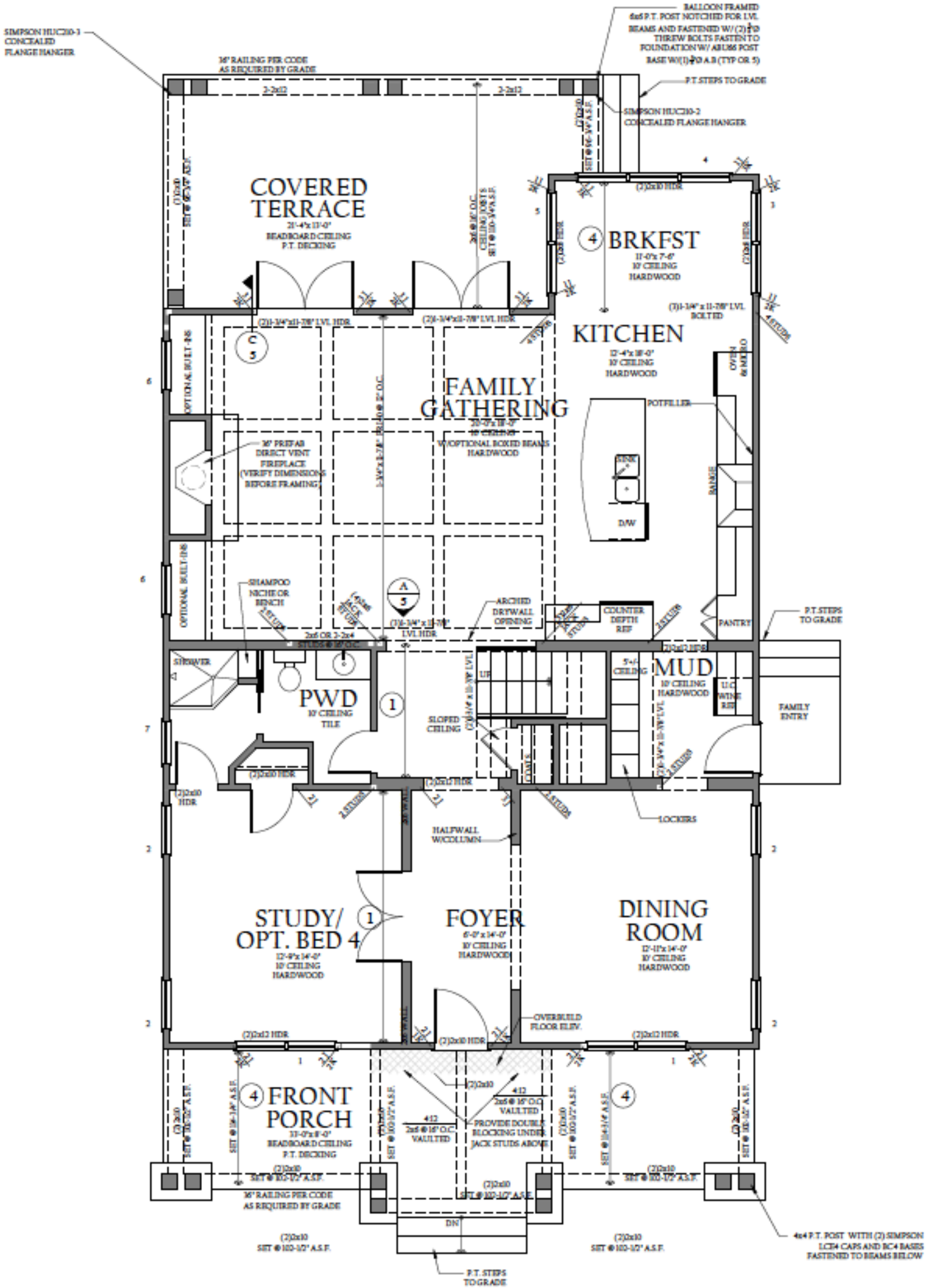
SIMPSON HUC210-3 CONCEALED FLANGE HANGER
36" RAILING PER CODE AS REQUIRED BY GRADE
BALLOON FRAMED 6x6 P.T. POST NOTCHED FOR LVL BEAMS AND FASTENED W/ (2) 5/8" THREW BOLTS FASTEN TO FOUNDATION W/ ABU66 POST BASE W/(1)-5/8" A.B (TYP OR 5)
P.T.STEPS TO GRADE
SIMPSON HUC210-2 CONCEALED FLANGE HANGER
2-2x12
COVERED TERRACE
21'-4"x 13'-0"
BEADBOARD CEILING
P.T. DECKING
BRKFST
11'-0"x 7'-6"
10' CEILING
HARDWOOD
(2)2x10 HDR
(3)1-3/4" x 11-7/8" LVL BOLTED
KITCHEN
12'-4"x 18'-0"
10' CEILING
HARDWOOD
OVEN & MICRO
POTFILLER
SINK
D/W
RANGE
FAMILY GATHERING
20'-0"x 18'-0"
10' CEILING
W/OPTIONAL BOXED BEAMS
HARDWOOD
36" PREFAB DIRECT VENT FIREPLACE (VERIFY DIMENSIONS BEFORE FRAMING)
OPTIONAL BUILT-INS
SHAMPOO NICHE OR BENCH
ARCHED DRYWALL OPENING
COUNTER DEPTH REF
PANTRY
P.T.STEPS TO GRADE
2x6 OR 2-2x4
SHOWER
PWD
10' CEILING
TILE
MUD
10' CEILING
HARDWOOD
U.C. WINE REF
FAMILY ENTRY
SLOPED CEILING
LOCKERS
HALFWALL W/COLUMN
STUDY/ OPT. BED 4
12'-9"x 14'-0"
10' CEILING
HARDWOOD
FOYER
6'-0" x 14'-0"
10' CEILING
HARDWOOD
DINING ROOM
12'-11"x 14'-0"
10' CEILING
HARDWOOD
OVERBUILD FLOOR ELEV.
FRONT PORCH
11'-0"x 8'-0"
BEADBOARD CEILING
P.T. DECKING
4:12
2x6 @ 16" O.C. VAULTED
PROVIDE DOUBLE BLOCKING UNDER JACK STUDS ABOVE
36" RAILING PER CODE AS REQUIRED BY GRADE
DN
P.T. STEPS TO GRADE
4x4 P.T. POST WITH (2) SIMPSON LCE4 CAPS AND BC4 BASES FASTENED TO BEAMS BELOW