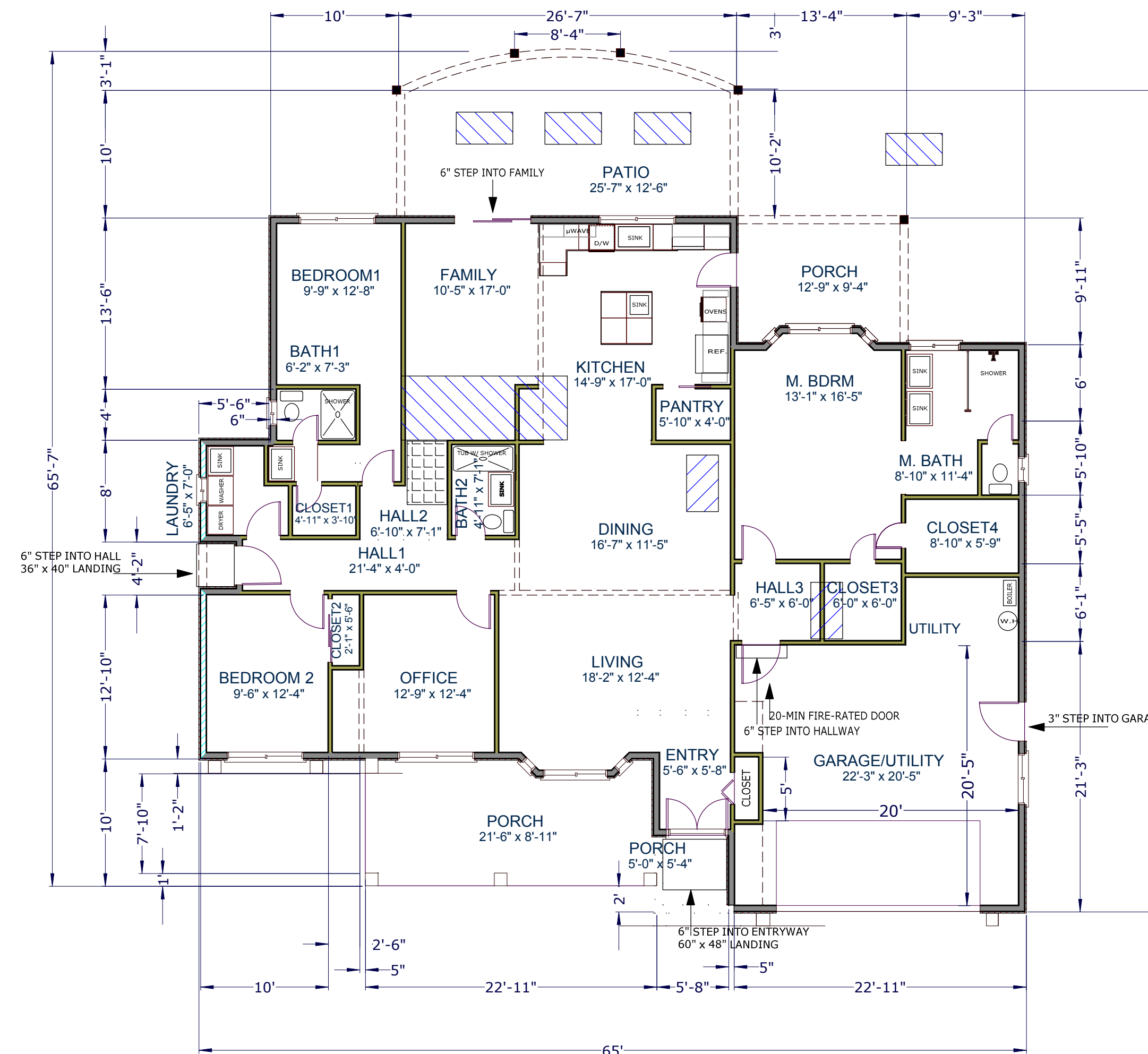
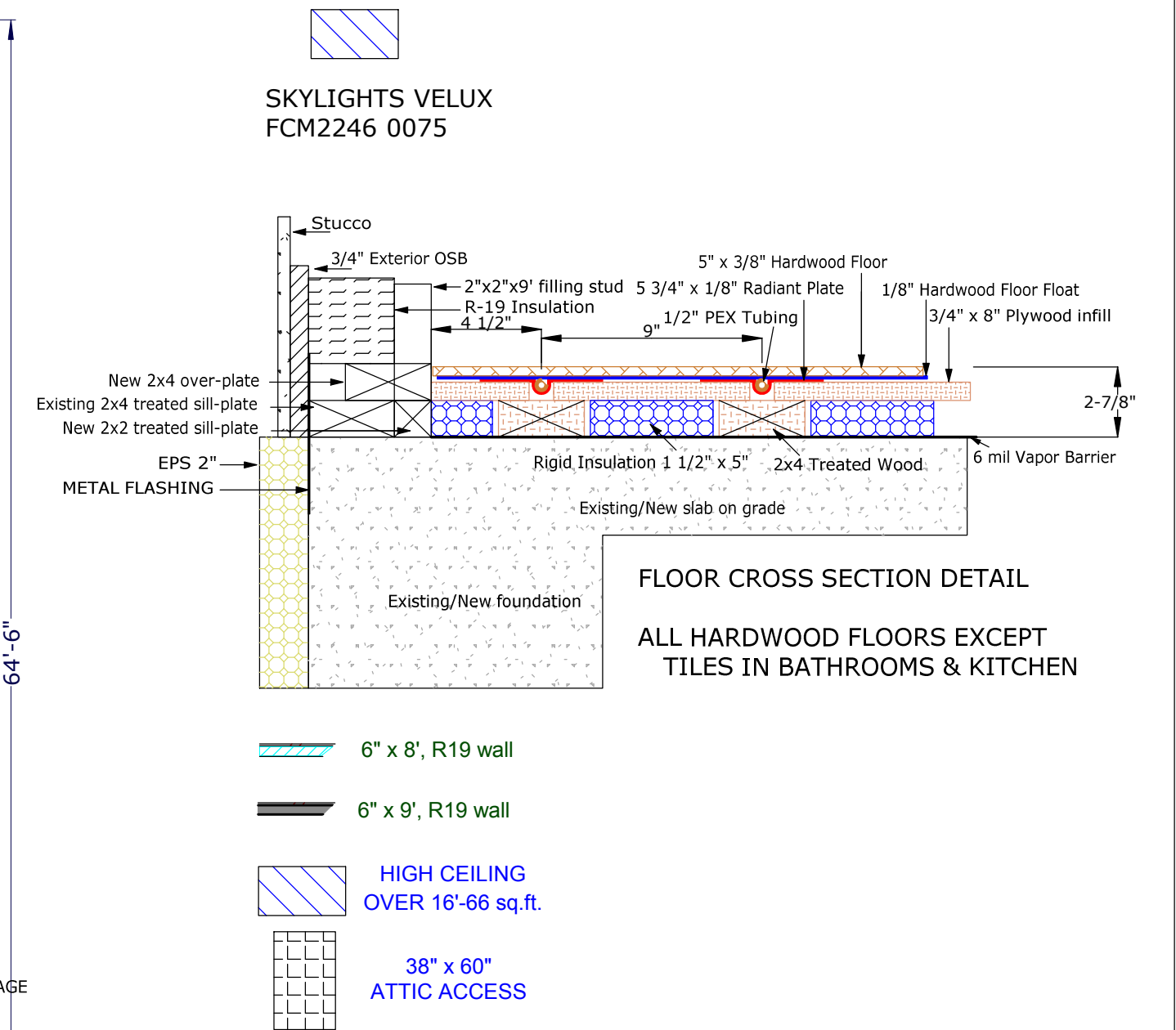


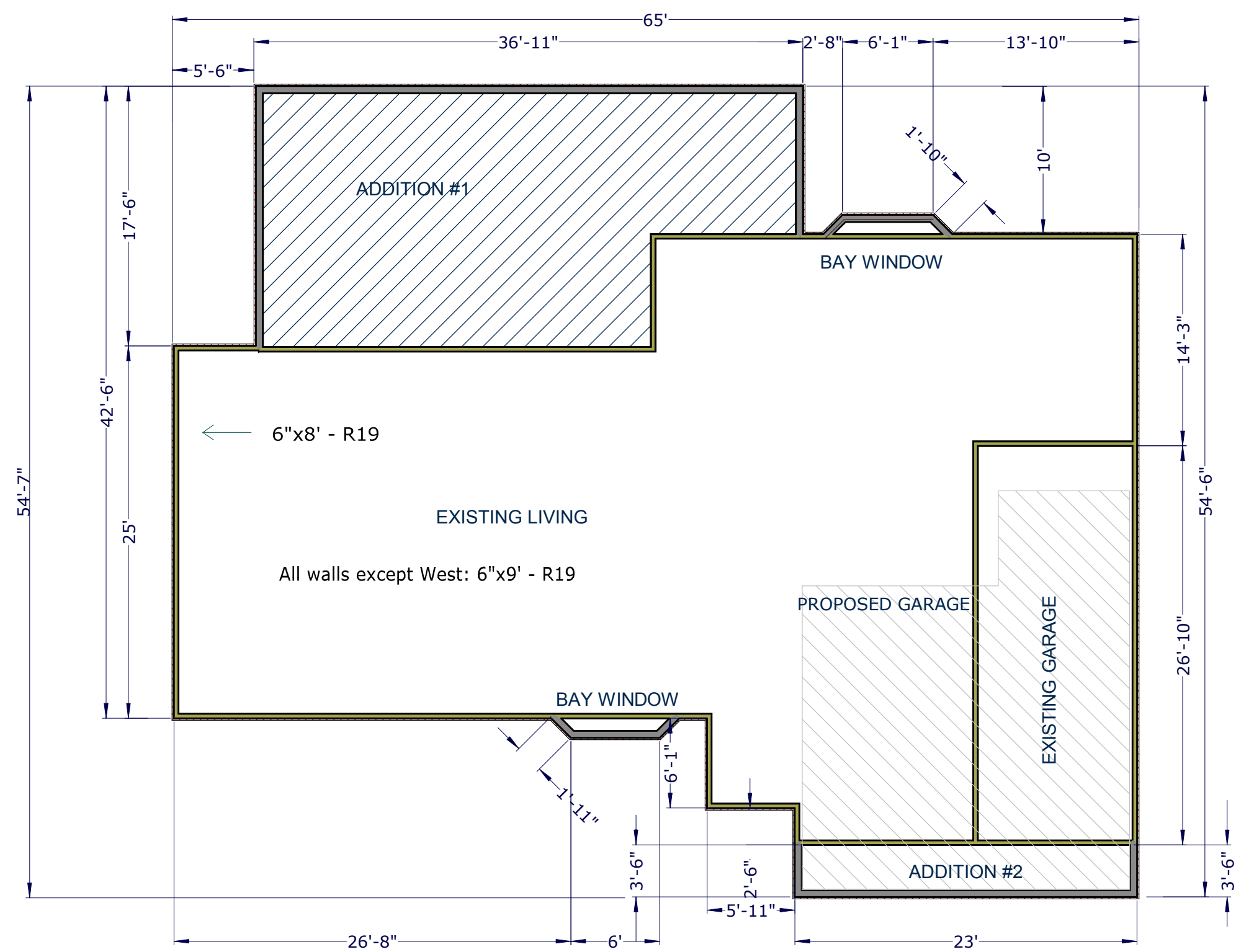
EXISTING FLOORPLAN Scale: 1/8" = 1'-0"



PROPOSED FLOORPLAN Scale: 1/8" = 1'-0"



FLOOR CROSS SECTION DETAIL ALL HARDWOOD FLOORS EXCEPT TILES IN BATHROOMS & KITCHEN



PROPOSED ADDITIONS Scale: 1/8" = 1'-0"

PERIMETER CALCULATIONS:

TOTAL PERIMETER:	65'-0" x 2	54'-8" x 2	239'-4"
NEW WALLS STARTING FROM NORTH-WEST CORNER:	17'-6"	36'-9"	10'-0"
	10'-0"	10'-0"	3'-6"
	23'-0"	3'-6"	10'-0"
	10'-0"		114'-3"
NEW / EXISTING WALL RATIO:	114'-3"/	239'-4"	47.7%

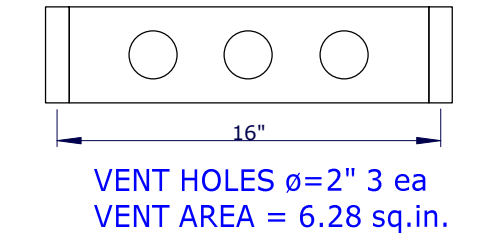
Windows	Size	Style	Type
1 Bedroom 1	6'-0" x 4'-0"	Tuscany	XO
2 Bath 1	2'-0" x 3'-0"	Tuscany	XO
3 Laundry	2'-0" x 3'-0"	Tuscany	XO
4 Bedroom 2	6'-0" x 4'-0"	Tuscany	XO
5 Office	6'-0" x 4'-0"	Tuscany	XO
6 Living Bay	1'-6" x 5'-0"	Tuscany	PW
7 Living Bay	5'-0" x 5'-0"	Tuscany	XO
8 Living Bay	1'-6" x 5'-0"	Tuscany	PW
9 Entry	4'-6" x 1'-6"	Tuscany	Arch
10 Garage	4'-0" x 4'-0"	Tuscany	XO
11 Master Bath	5'-0" x 4'-0"	Tuscany	XO
12 Master Bath	2'-0" x 3'-0"	Tuscany	XO
13 Master Bdrm Bay	1'-6" x 5'-0"	Tuscany	PW
14 Master Bdrm Bay	5'-0" x 5'-0"	Tuscany	XO
15 Master Bdrm Bay	1'-6" x 5'-0"	Tuscany	PW
16 Kitchen	6'-0" x 4'-0"	Tuscany	XO
17 Gable Kitchen	6'-0" x 3'-0"	Tuscany	XO
18 Dormer 1	4'-0" x 2'-6"	Tuscany	XO
19 Dormer 2	4'-0" x 2'-6"	Tuscany	XO

Exterior Doors	Size	Style	Type
1 Entry	5'-0" x 6'-8"	TBD	Hinge
2 Garage	16'-0" x 6'-8"	TBD	Roll
3 Side Garage	3'-0" x 6'-8"	TBD	Hinge
4 Kitchen	2'-8" x 6'-8"	GP	Hinge
5 Family	6'-0" x 6'-8"	Tuscany	SDOX
6 Side Entry	3'-0" x 6'-8"	TBD	Hinge

ROOF VENT REQUIREMENTS

ATTIC AREA: 2,626 sq.ft.
 VENT AREA REQUIRED: 17.5 sq.ft. (1 in 150)
 RAFTER SPACING: 16"
 # OF RAFTER BLOCKINGS: 176
 VENT AREA IN RAFTER BLOCKINGS: 7.68 sq.ft.

TYPICAL RAFTER BLOCKING



INSTALL ADDITIONAL INSULATION BAFFLES TOTALING 10 sq.ft.

NOTES:

- ALL WORK SHALL BE DONE ACCORDING TO THE CLIFORNIA BUILDING STANDARDS COMMISSION.
- ALL WINDOWS ARE MILGARD LOW-E DOUBLE GLAZED
- ALL WINDOWS OVER 4'x4' AT LESS THAN 44" OFF THE GROUND
- GLASS DOOR IN FAM. ROOM: LOW-E DOUBLE GLAZED TEMPERED
- PLACE MINIMUM HALF OF VENT. OPENINGS IN THE TOP HALF OF THE ATTIC
- PROVIDE MINIMUM 30" SIDE CLEARANCE FROM CENTER FOR TOILETS
- PROVIDE MINIMUM 24" FRONT (KNEE) CLEARANCE FOR TOILETS
- INSTALL 1/2" TYPE X DRYWALL IN THE GARAGE AND UTILITY ROOM
- ALL EXTERIOR DOORS TO HAVE 1/2" MAXIMUM THRESHOLDS, 7.75" MAXIMUM STEP-DOWNS, AND 36" MINIMUM LANDINGS

PROJECT:	BEFFA ADDITION/REMODELING
LOCATION:	20917 GREENLEAF DRIVE
TITLE:	FLOORPLANS
DATE:	JUN/30/2011
DRAWN BY:	MIHAI BEFFA
SHEET:	2 of 13 SCALE: 1/8" = 1'-0"