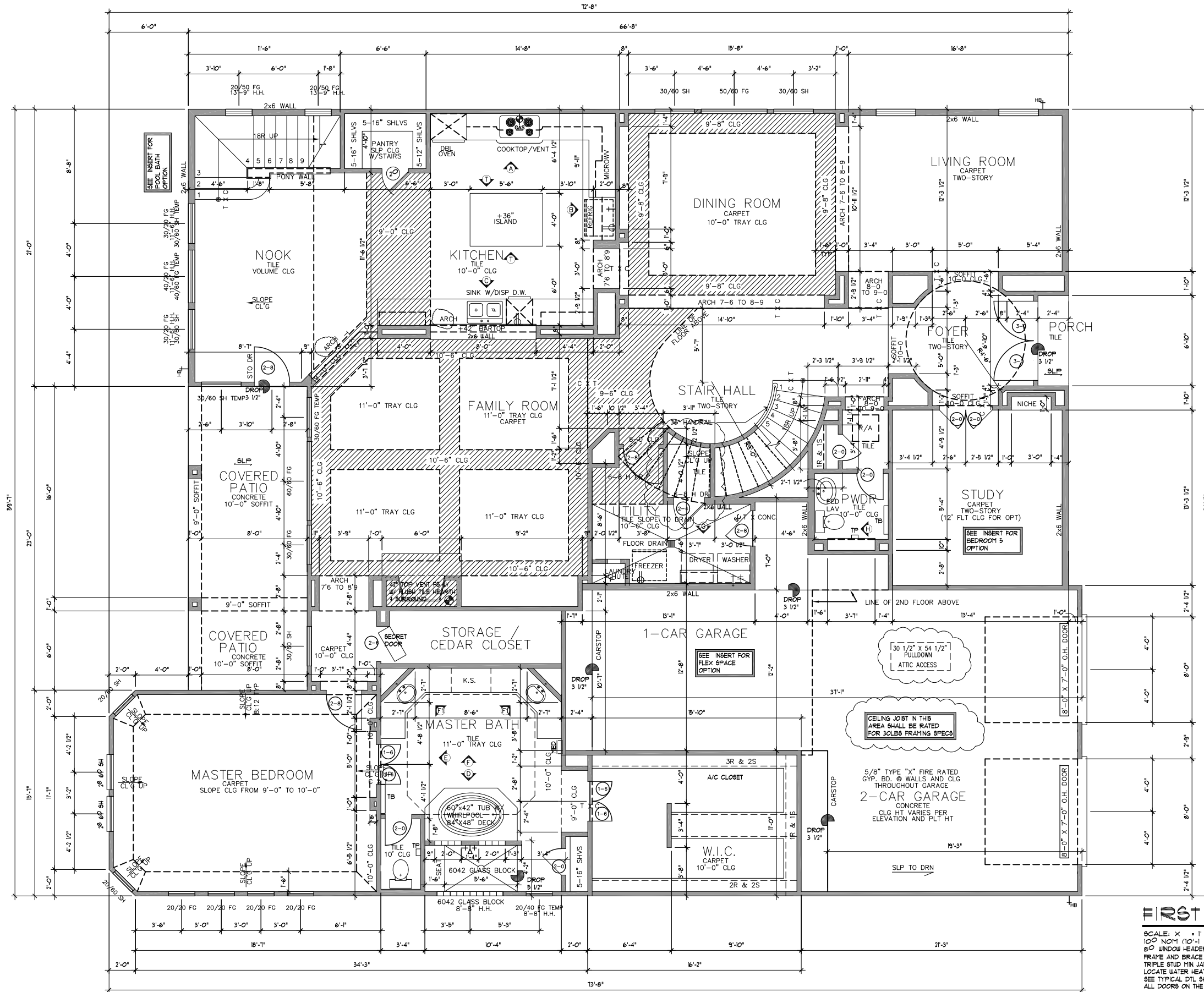


DATE: 14 JUNE 200

PARTIAL DRAIN LOCATION DRAWN BY: AMY THIO-THOMPSON



FIRST FLOOR PLAN

SCALE: X = 1" = 0'
 100 NOM (10'-1 1/8" ACTUAL) FLT HT TYP UNO
 60" WINDOW HEADER HEIGHT TYP UNO
 FRAME AND BRACE MEET 2009 IRC & LOCAL CODES
 TRIPLE STUD MIN JAMBS ALL EXTERIOR DOORS
 LOCATE WATER HEATER IN ATTIC OVER LOAD BEARING PARTITION W/ PAN & DRAIN TO OUTSIDE
 SEE TYPICAL DTL SHEET FOR ADDITIONAL NOTES
 ALL DOORS ON THE FIRST FLOOR WILL BE A HEIGHT OF 8'-0" UNLESS SPECIFIED

NOTE:
 REFER TO FRONT ELEVATION SHEET
 FOR FRONT WALL VARIATIONS SUCH
 AS WINDOWS, DOORS, PORCHES, ETC.

NOTE:
 ADD 93 TO L/A AND SLAB SF AT OPT POOL BATH (101 SF AT BRICK VERSION)
 ADD 21 L/A & DELETE 21 GARAGE SF AT OPT FLEX SPACE
 ADD 16 L/A & DELETE 16 GARAGE SF AT OPT BDRM 5 / BATH 5
 ADD 382 L/A SF AT OPT 2ND FLR MEDIA (390 SF AT BRICK VERSION)
 ... 4 ADD 51 SF OF EXTENDED BALCONY (60 AT BRICK VERSION)
 ADD 692 L/A SF AT OPT 2ND FLR MASTER SUITE (729 SF AT BRICK VERSION)
 ... 4 ADD 94 SF OF EXTENDED BALCONY (46 AT BRICK VERSION)
 ADD 692 L/A SF AT OPT 2ND FLR MEDIA/BR6 (729 SF AT BRICK VERSION)
 ... 4 ADD 94 SF OF EXTENDED BALCONY (46 AT BRICK VERSION)

TABULATIONS (GENERIC SLAB 4070 STUCCO & 4194 BRICK #)			
	"A"	"B"	"C"
1ST FLOOR L/A	313 #	329 #	3251 #
2ND FLOOR L/A	1411 #	1492 #	1492 #
TOTAL LIVING	4990 #	4711 #	4149 #
FRONT PORCH	53 #	173 #	19 #
REAR COVERED PATIO	201 #	199 #	199 #
REAR COVERED BALCONY	56 #	168 #	168 #
GARAGE	751 #	772 #	771 #
PORTE-COCHERE	32 #	20 #	61 #
TOTAL SLAB	456 #	4382 #	4301 #

REVISIONS	
NO.	DATE / DESCRIPT.
1	WINDSTORM CHANGES
2	FIX FRAMING @ MASTER BEDROOM
3	FURR. DN. UTILITY ACCESS AREA
4	
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8	

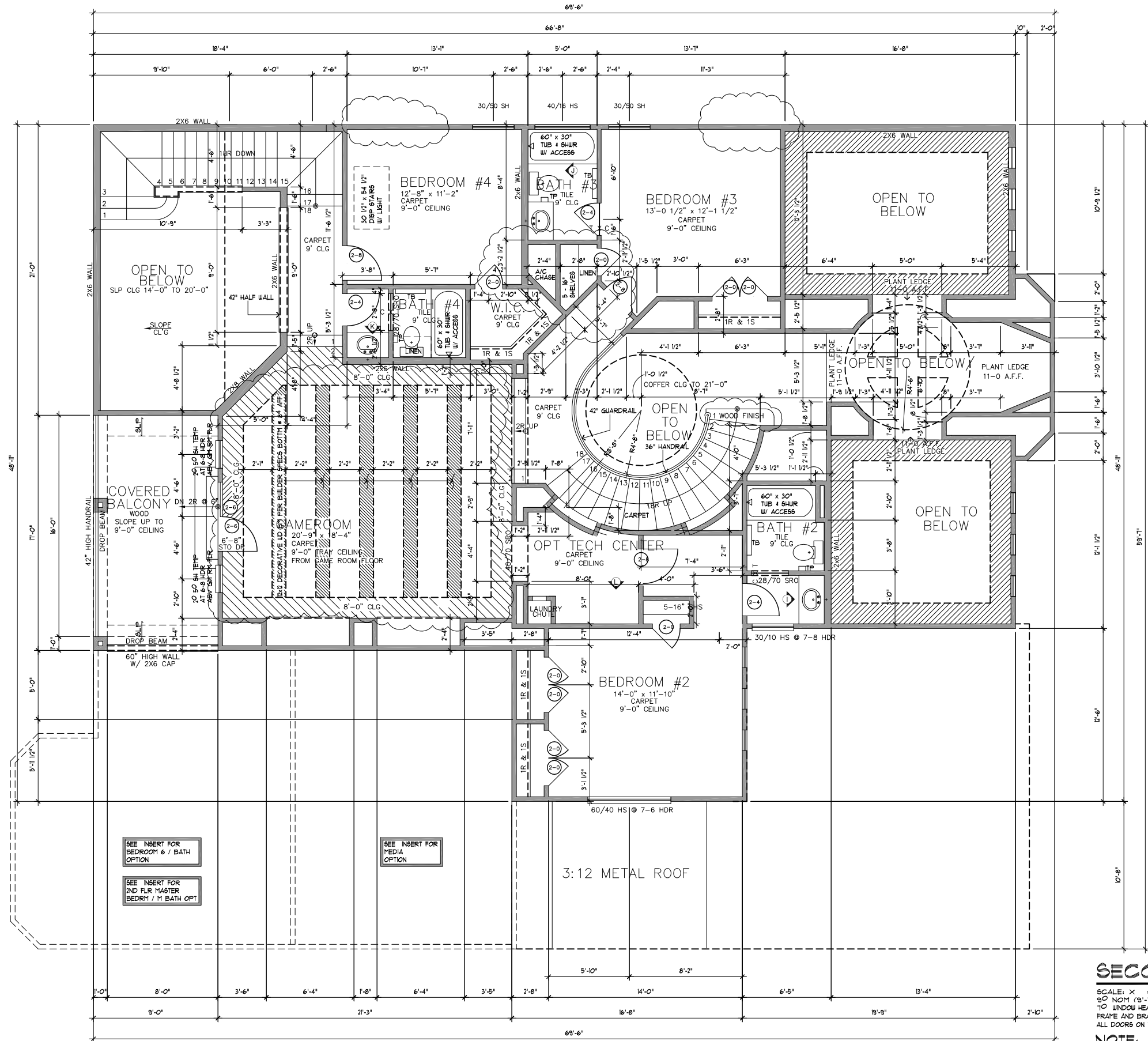
JOB NO. 12246
 DATE 10 JUN 11

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SHEET NO.
 1
 OF
 10
 DRAWING NO.
 FIRST FLOOR PLAN



SEE INSERT FOR
BEDROOM 6 / BATH
OPTION

SEE INSERT FOR
2ND FLR MASTER
BEDRM / M BATH OPT

SEE INSERT FOR
MEDIA
OPTION

SECOND FLOOR PLAN

SCALE: X = 1' - 0"
 90 NOM (9'-1 1/8" ACTUAL) FLT HT TYP UNO
 10 WINDOW HEADER HEIGHT TYP UNO
 FRAME AND BRACE MEET 2009 IRC & LOCAL CODES
 ALL DOORS ON THE SECOND FLOOR WILL BE A HEIGHT OF 6'-8" UNLESS SPECIFIED

NOTE:
 REFER TO FRONT ELEVATION SHEET
 FOR FRONT WALL VARIATIONS SUCH
 AS WINDOWS, DOORS, PORCHES, ETC.

REVISIONS	
NO.	DATE / DESCRIPT.
1	WINDSTORM CHANGES
2	18 JAN 11 REVISION
3	
4	
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8	

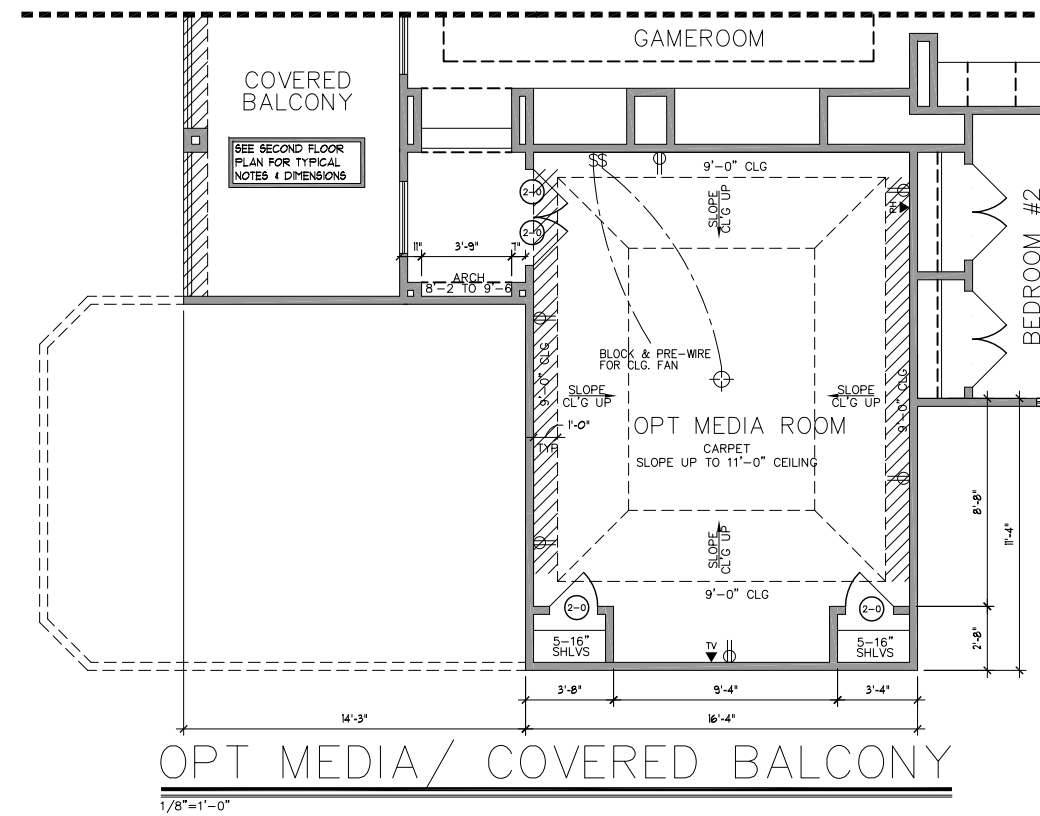
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SHEET NO.
 2
 OF
 10
 DRAWING NO.
 SECOND FLOOR PLAN



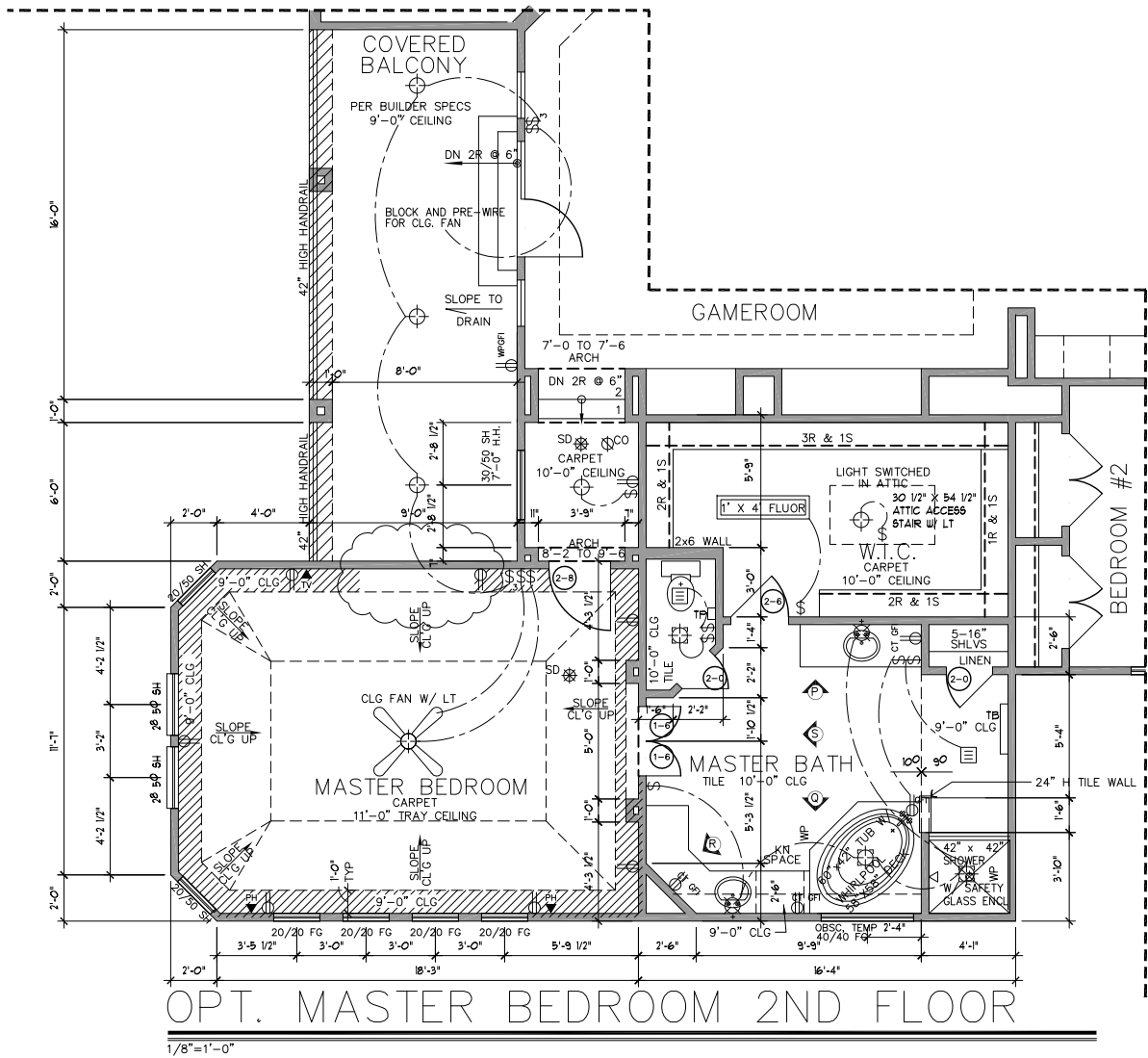
OPT MEDIA/ COVERED BALCONY
1/8"=1'-0"

ELECTRICAL LEGEND	
[Symbol]	SWITCH
[Symbol]	THREE-WAY SWITCH
[Symbol]	FOUR-WAY SWITCH
[Symbol]	RHEOSTAT
[Symbol]	DUPLEX
[Symbol]	COUNTERTOP DUPLEX
[Symbol]	SPLIT WIRED DUPLEX
[Symbol]	QUADRUPLX
[Symbol]	FLOOR DUPLEX
[Symbol]	CEILING DUPLEX
[Symbol]	PHONE OUTLET
[Symbol]	TV OUTLET
[Symbol]	THERMOSTAT
[Symbol]	SMOKE DETECTOR
[Symbol]	CARBON MONOXIDE DETECTOR
[Symbol]	JUNCTION
[Symbol]	220 VOLT OUTLET
[Symbol]	CEILING LIGHT
[Symbol]	FLUORESCENT LIGHT
[Symbol]	UNDER/OVER CABINET FLUOR.
[Symbol]	RECESSED CEILING LIGHT
[Symbol]	WALL HUNG LIGHT
[Symbol]	EYEBALL LIGHT
[Symbol]	RECESSED EYEBALL LIGHT
[Symbol]	VENT
[Symbol]	VENT AND LIGHT
[Symbol]	HEAT AND LIGHT
[Symbol]	HEAT AND VENT
[Symbol]	HEAT, VENT AND LIGHT
[Symbol]	LANDSCAPING LIGHT
[Symbol]	FLOODLIGHT

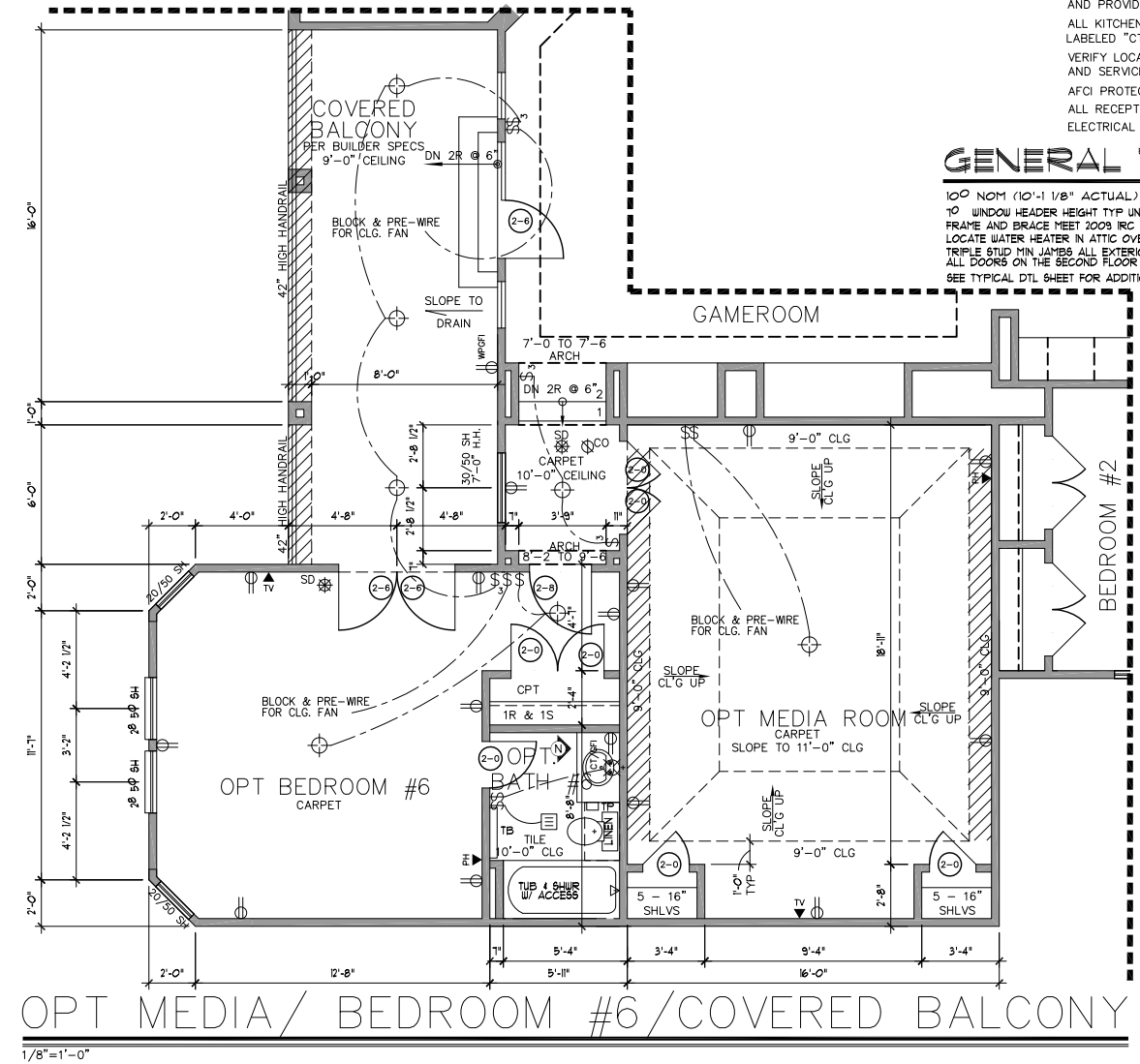
REVISIONS	
NO.	DATE / DESCRIPT.
1	WINDSTORM CHANGES
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OPT. MASTER BEDROOM 2ND FLOOR
1/8"=1'-0"



OPT MEDIA/ BEDROOM #6/COVERED BALCONY
1/8"=1'-0"

NOTES:
SMOKE DETECTORS TO BE LOCATED IN ALL SLEEPING ROOMS AND OUTSIDE EACH SLEEPING ROOM IN CLOSE PROXIMITY
SMOKE DETECTORS MUST BE INTERCONNECTED AND PROVIDED W/ BATTERY BACKUP
ALL KITCHEN & BATH RECEPTACLES AT COUNTER TOPS LABELED "OT" TO HAVE GROUND FAULT CIRCUIT PROTECTION
VERIFY LOCATION OF ELECTRICAL PANEL AND SERVICE ENTRANCE W/ ELEC. CONTRACTOR
AFGI PROTECTION FOR ALL OUTLETS NOT GFCI
ALL RECEPTACLES TO BE TAMPER-RESISTANT
ELECTRICAL PLAN MEETS 2009 I.R.C.

GENERAL NOTES:
100 NOM (10'-1 1/8" ACTUAL) FLT HT TYP UNO
10 WINDOW HEADER HEIGHT TYP UNO
FRAME AND BRACE MEET 2009 IRC & LOCAL CODES
LOCATE WATER HEATER IN ATTIC OVER LOAD BEARING PARTITION W/ PAN & DRAIN TO OUTSIDE
TRIPLE STUD MIN JAMBS ALL EXTERIOR DOORS
ALL DOORS ON THE SECOND FLOOR WILL BE A HEIGHT OF 6'-8" UNLESS SPECIFIED
SEE TYPICAL DTL SHEET FOR ADDITIONAL NOTES

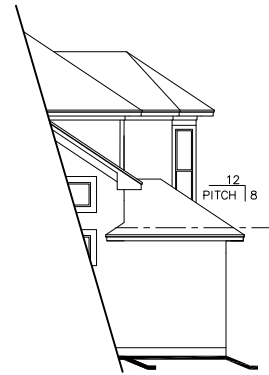
TREVISSO
SECOND FLOOR OPTION

SHEET NO. 2.1 OF 10
DRAWING NO. SECOND FLOOR OPT

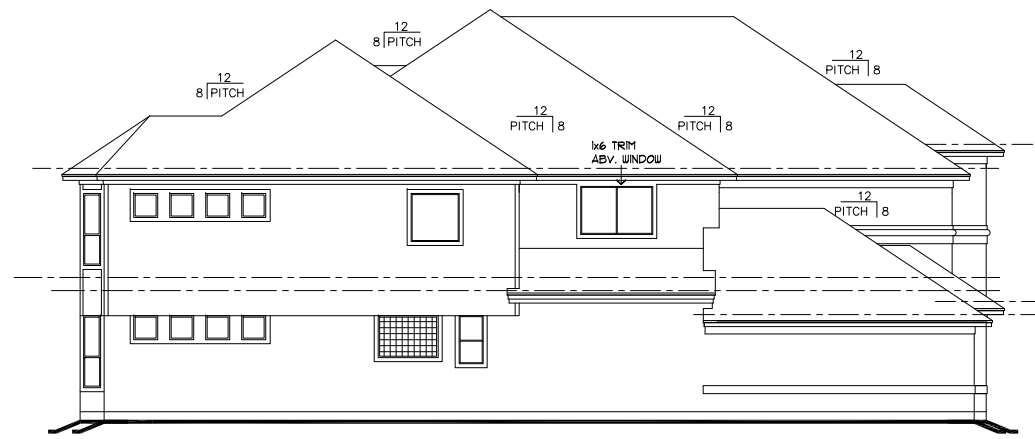
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OPT. RIGHT ELEV
1/16"=1'-0"



RIGHT ELEV
OPT. POOL BATH
1/16"=1'-0"

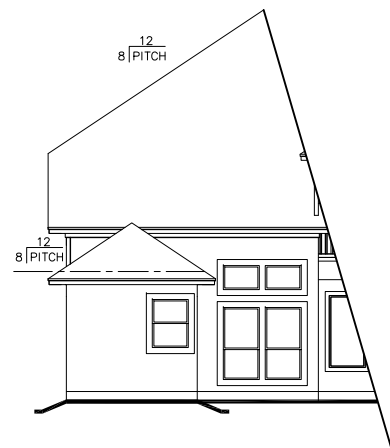


OPT. LEFT ELEV
w/ MSTR BED/BATH
1/16"=1'-0"



OPT. REAR ELEV
1/16"=1'-0"

ROOF VENT NOTE:
BUILDER TO VENTILATE ATTICS PER LOCAL CODES
PROVIDE 8-4FT. RIDGE VENTS, CONTINUOUS SOFFIT VENTS,
PROVIDE 4 AIR HAWKS.



REAR ELEV
OPT. POOL BATH
1/16"=1'-0"




OPT. FRONT ELEV "A" (MASTER BDRM UP)
1/8"=1'-0"

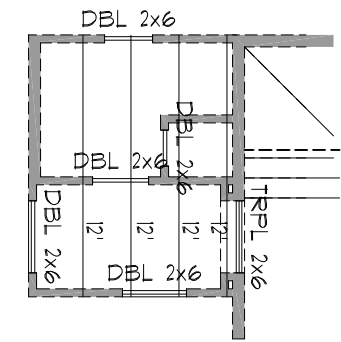
REVISIONS	
NO.	DATE / DESCRIPT.
1	WINDSTORM CHANGES
2	18 JAN 2011 REVISION
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DATE
10 JUN 11

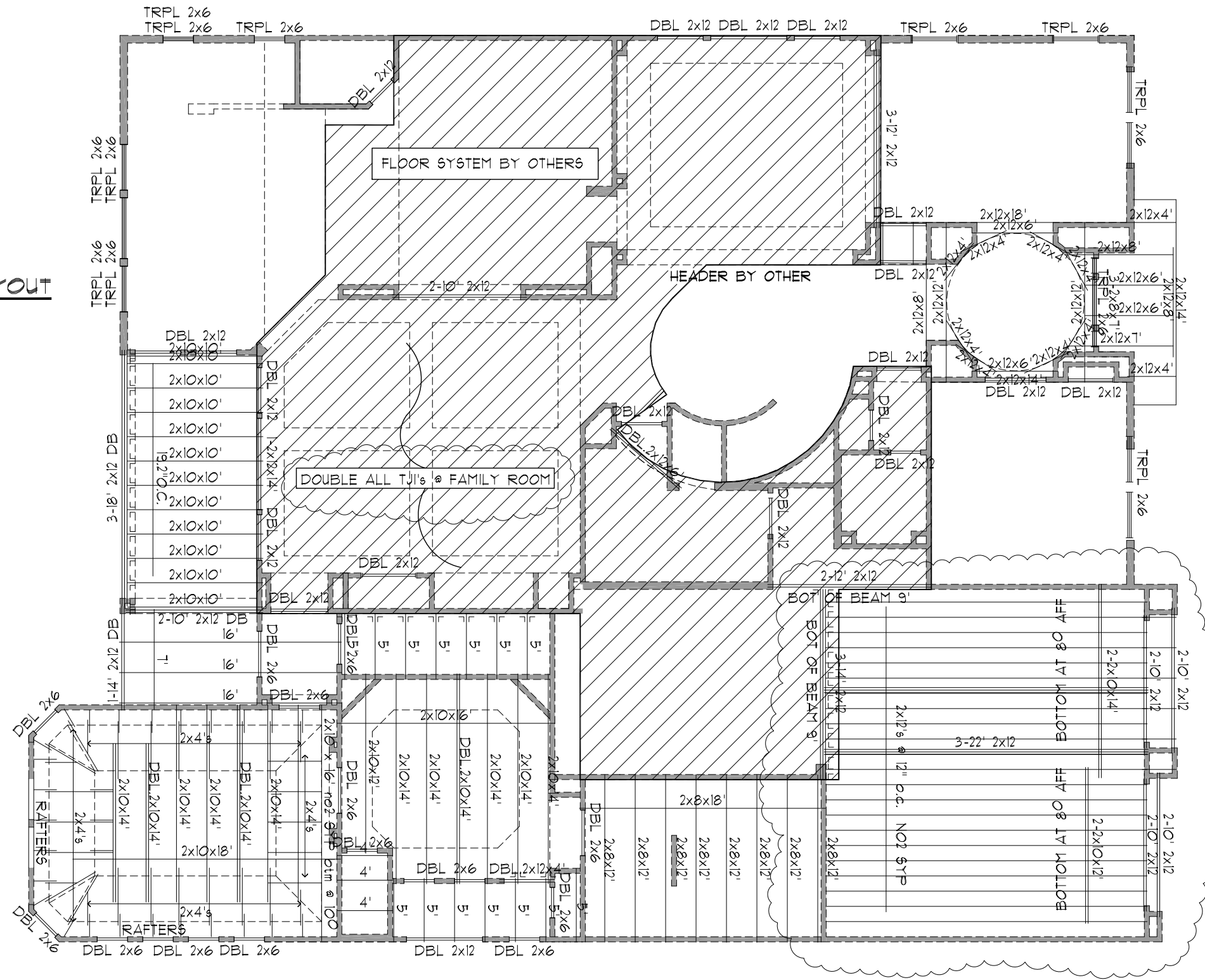
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AUX OPTIONS

SHEET NO.
7-A.
OF
10
DRAWING NO.
OPT ELE MSTR UP



**POOL BATH OPT.
1ST FLR. JOIST LAYOUT**
SCALE: 1/8" = 1'-0"

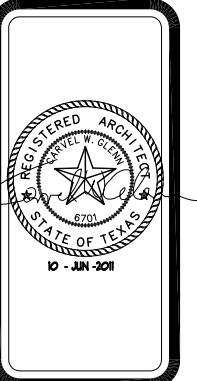


FIRST FLOOR JOIST LAYOUT

SCALE: 1/8" = 1'-0"
2x6's @ 24"oc no. 3 BYP TYP UNO
FRAME AND BRACE MEET 2009 IRC & LOCAL CODES
ALL BEAMS TO BE no. 2 BYP TYP UNO

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