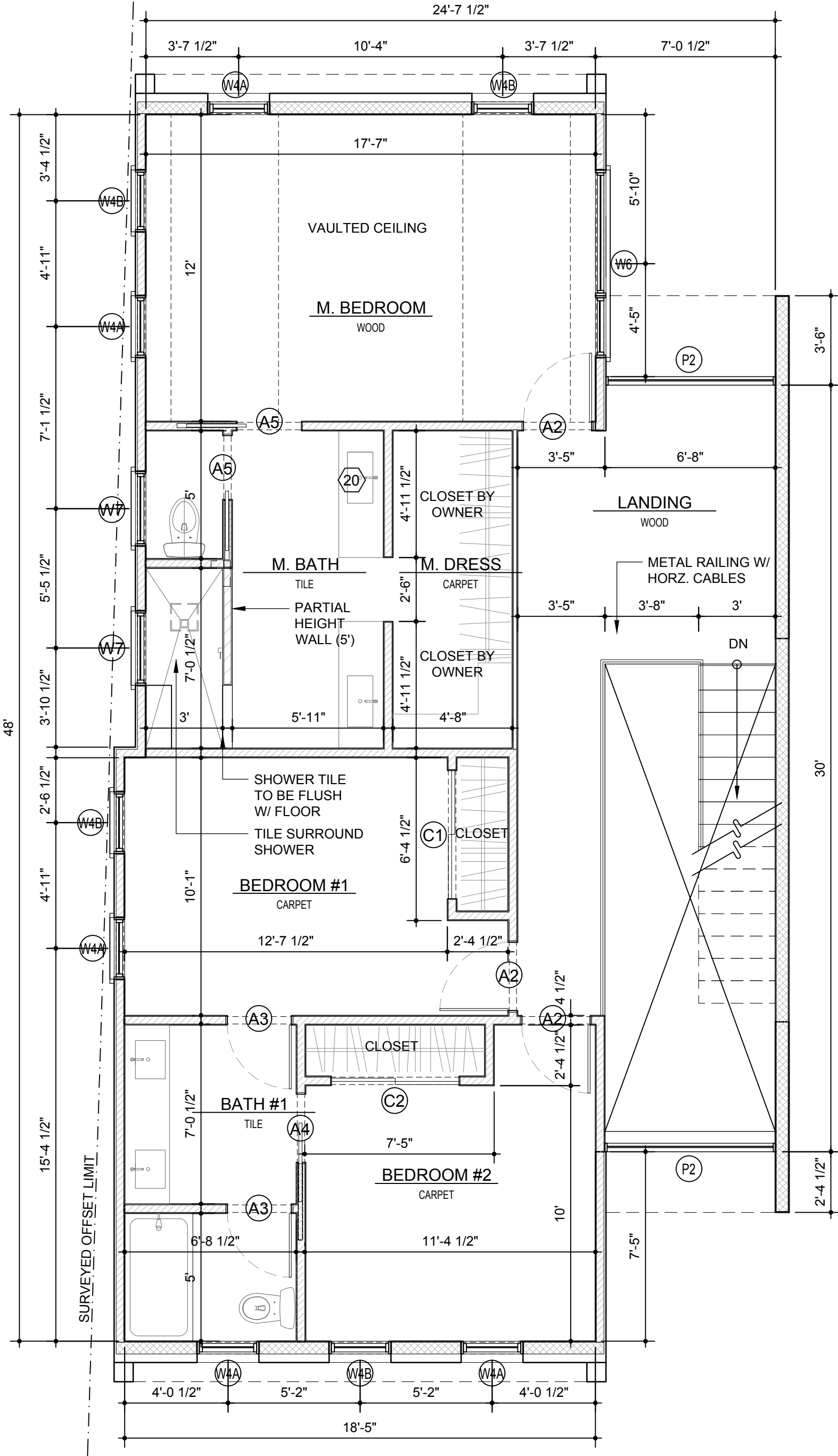


ROOM AREA (GROSS)

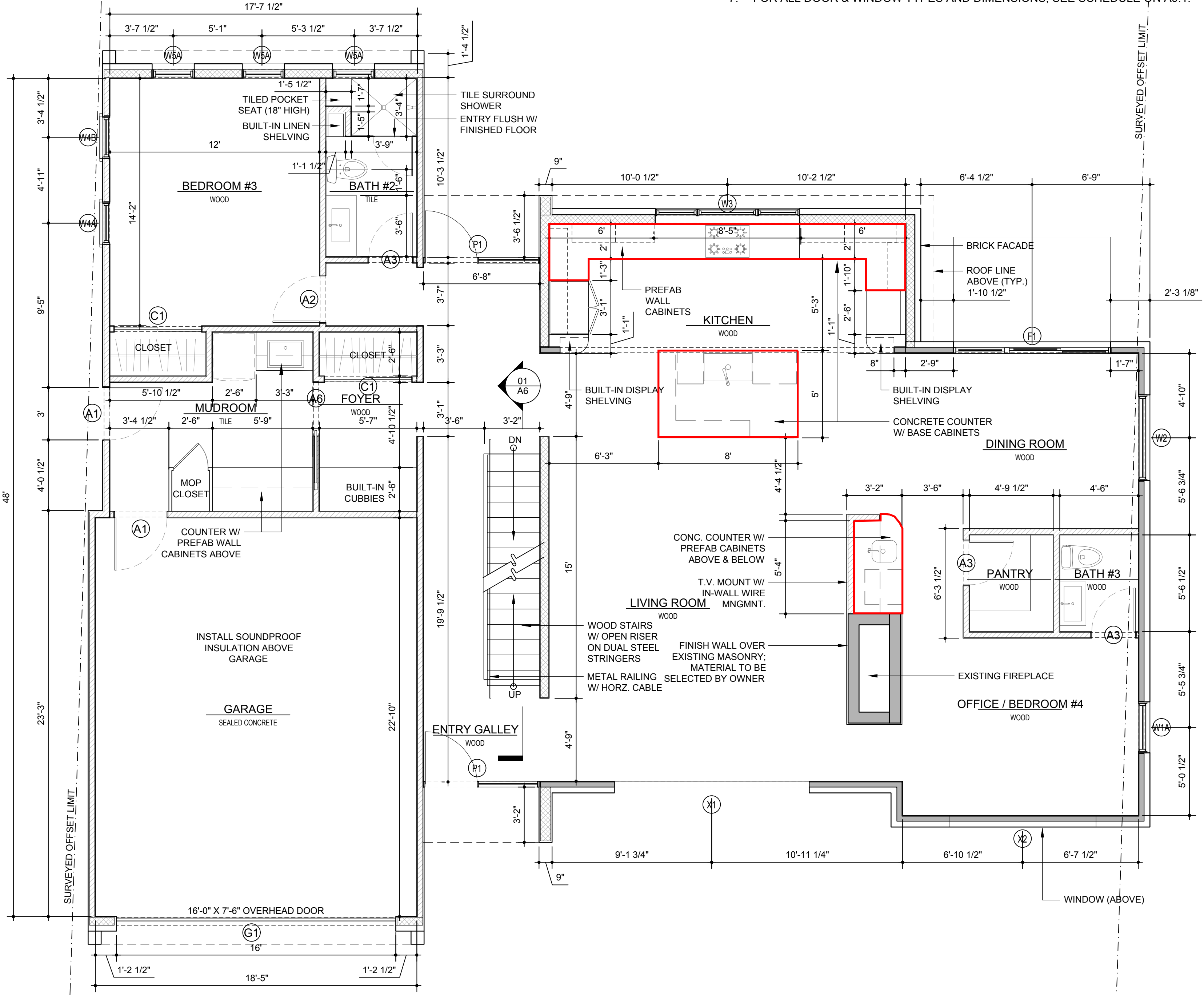
FIRST FLOOR	(SF)	SECOND FLOOR	(SF)	BASEMENT	(SF)
KITCHEN	247	MASTER BEDROOM	228	LANDING	112
DINING ROOM	135	MASTER BATHROOM	120	REC ROOM	440
LIVING ROOM	367	MASTER DRESSING	80	CLOSET	52
DRY BAR	37			UTILITIES	65
		BEDROOM #1	160	STORAGE	360
BEDROOM #3	174	BEDROOM #2	144		
BATHROOM #2	63	BATHROOM #1	91	BASEMENT TOTAL	1029
OFFICE	140				
BATHROOM #3	64	LANDING	155		
		SUBTOTAL (2ND)	978	TOTAL CONDITIONED	3674
ENTRY FOYER	245			TOTAL UNFINISHED	425
MUD ROOM	195				
				TOTAL FINISHED	3249
SUBTOTAL (1ST)	1667	TOTAL	2645	GARAGE	440



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL MEASUREMENTS OF EXISTING HOUSE TO BE CONFIRMED IN THE FIELD BY THE BUILDER; ANY DISCREPANCIES $\pm 3"$ MUST BE APPROVED BY OWNER.
2. FLOOR PLANS ARE FOR DESIGN INTENT, LAYOUT, AND AREA COST ESTIMATIONS ONLY; ALL DIMENSIONS SHOWN REPRESENT TARGETED INTERIOR ROOM DIMENSIONS. BUILDER SHALL VERIFY DIMENSIONS AND FIELD CONDITIONS; NOTIFY OWNER OF ANY DISCREPANCIES IN DRAWINGS AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH WORK AFFECTED BY THE DISCREPANCIES.
3. BUILDER IS RESPONSIBLE TO ENSURE THE STRUCTURE IS BUILT IN COMPLIANCE WITH ALL LOCAL ORDINANCES & BUILDING CODES.
4. BUILDER MUST VERIFY ALL STRUCTURAL ELEMENTS AND SIZE WITH A LOCAL ENGINEER OR BUILDING OFFICIALS.
5. ALL INTERIOR WALLS SHOWN AS 5-INCH THICK TO ACCOUNT FOR FINISHES. ACTUAL WALL THICKNESS & CONSTRUCTION TO BE DETERMINED BY BUILDER.
6. 1-INCH CONDUIT SHALL BE INSTALLED FROM ATTIC TO MAIN ELECTRICAL PANEL FOR FUTURE SOLAR POWER.
7. FOR ALL DOOR & WINDOW TYPES AND DIMENSIONS, SEE SCHEDULE ON A9.1.



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

bB Design

JESS ACHENBACH RESIDENCE
1729 CONCORD DRIVE
CHARLOTTESVILLE, VA

REVISED
DRAWINGS
01/07/19

ALL METHODS FOR
CONSTRUCTION TO
BE DETERMINED BY
THE BUILDER

DATE: 01/07/2019

DRAWING TITLE:

FLOOR PLANS:
GROUND &
SECOND LEVEL

DRAWING NO:

A1.1

SHEET 02 OF 08