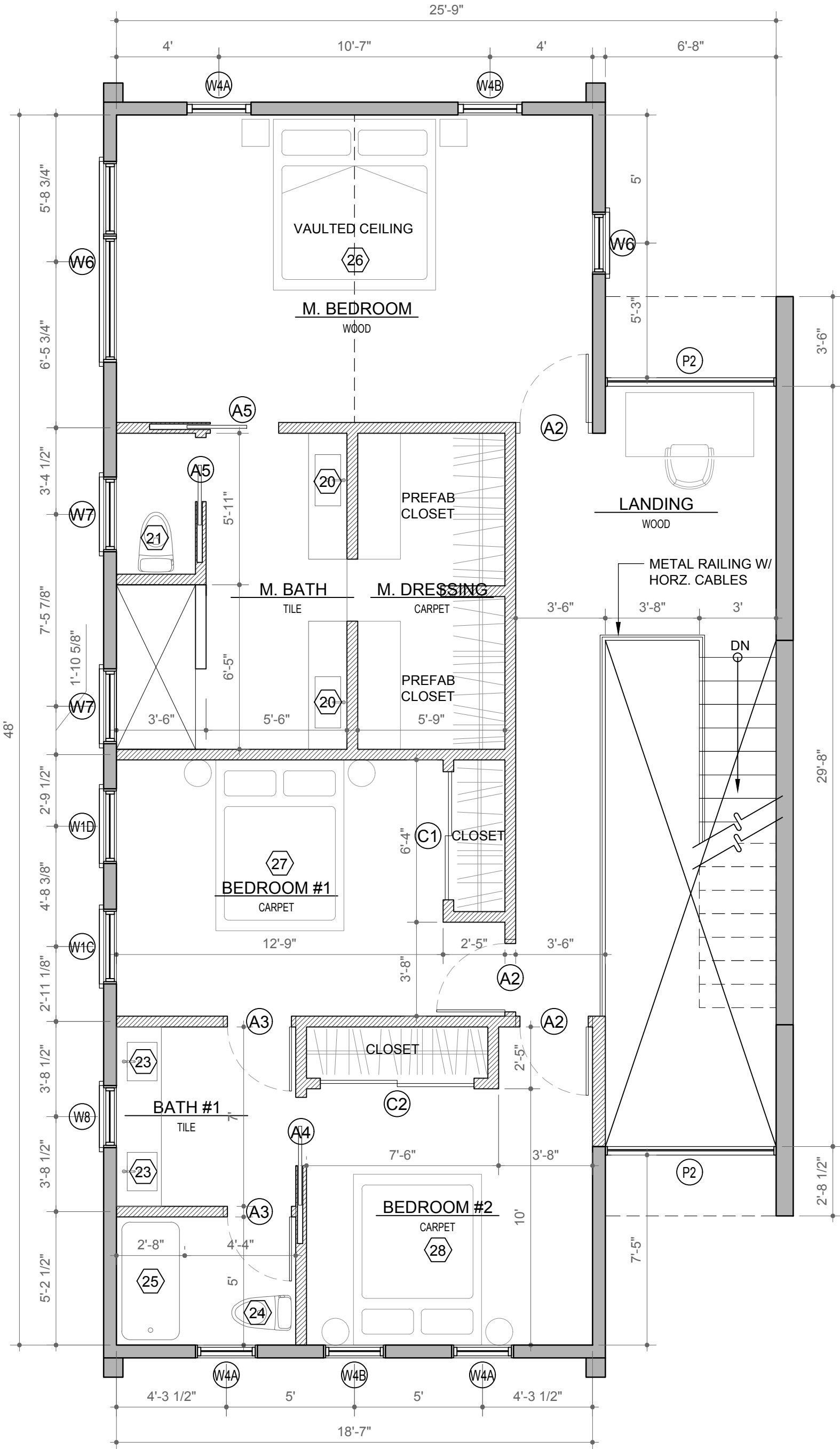


ROOM AREA (GROSS)

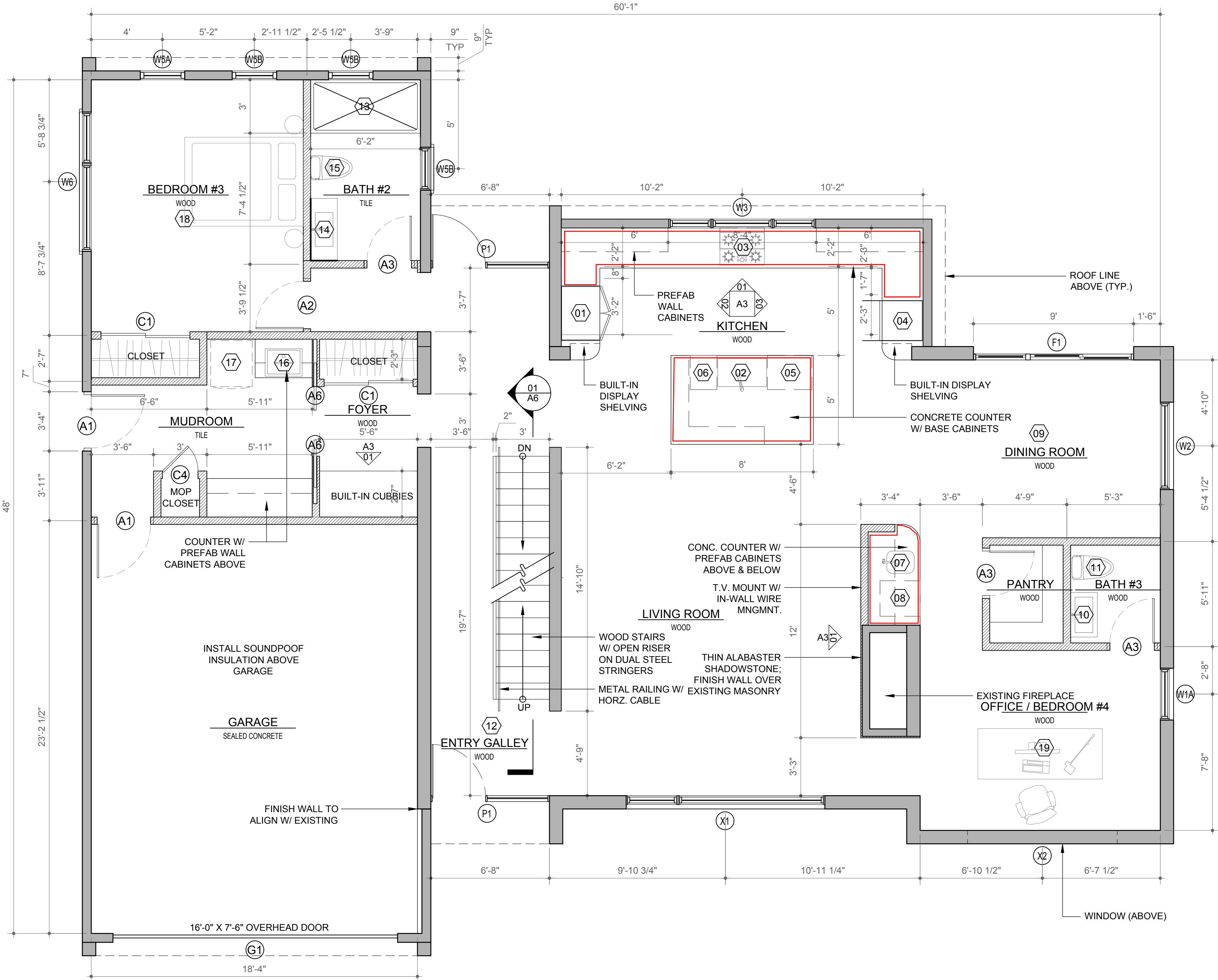
| FIRST FLOOR    | (SF) | SECOND FLOOR    | (SF) | BASEMENT          | (SF) |
|----------------|------|-----------------|------|-------------------|------|
| KITCHEN        | 247  | MASTER BEDROOM  | 228  | LANDING           | 112  |
| DINING ROOM    | 135  | MASTER BATHROOM | 120  | REC ROOM          | 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; DIMENSIONS SHOWN REPRESENT TARGETED INTERIOR ROOM DIMENSIONS.
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.



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

REVISIONS

NO. DATE DESCRIPTION

bB Design

JESS ACHENBACH RESIDENCE

1729 CONCORD DRIVE  
CHARLOTTEVILLE, VA

ALL METHODS FOR  
CONSTRUCTION TO  
BE DETERMINED BY  
THE BUILDER

DATE: 09/19/2018

DRAWING TITLE:

FLOOR PLANS:  
GROUND &  
SECOND LEVEL

DRAWING NO:

A2

SHEET 02 OF 06