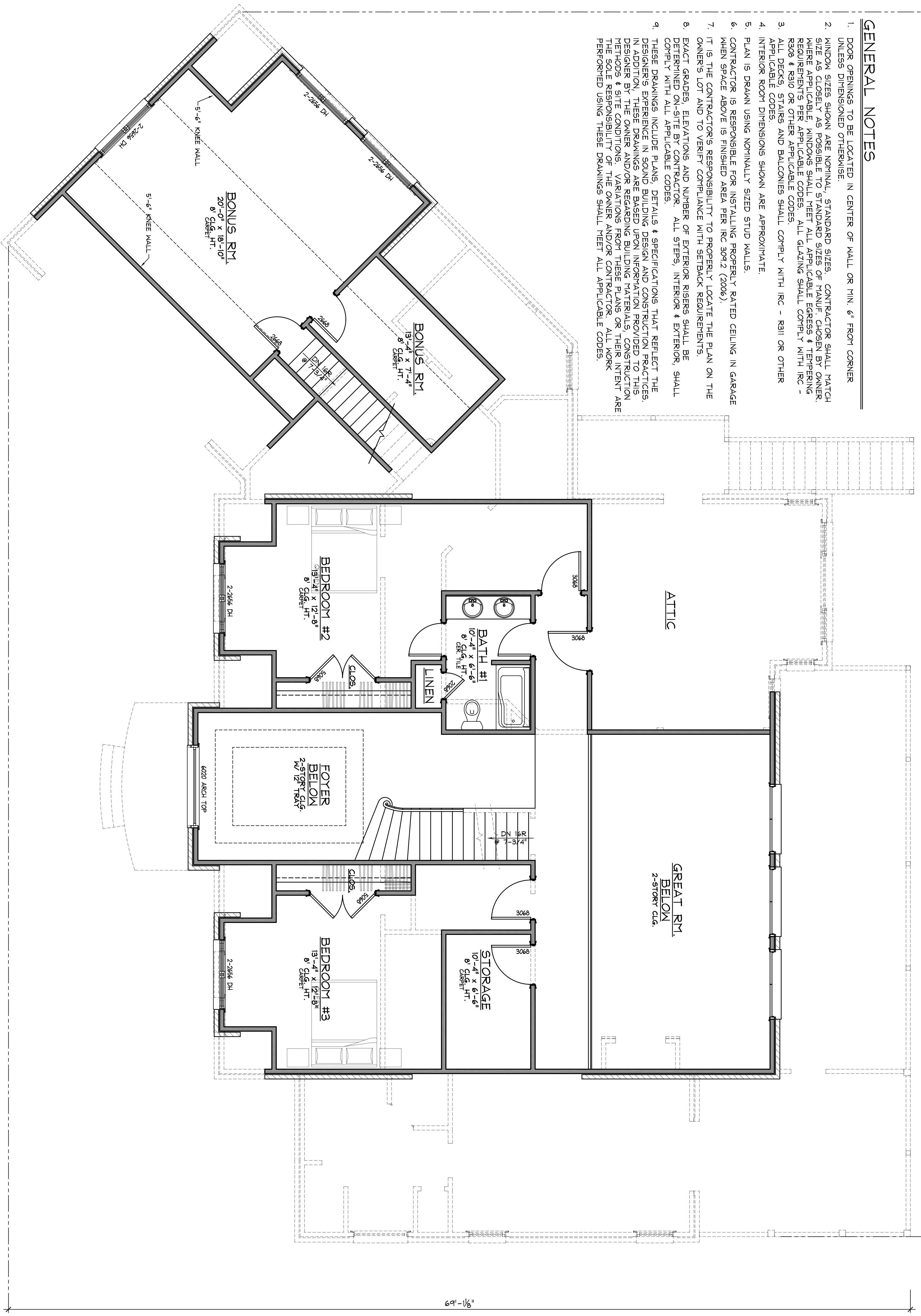


GENERAL NOTES

1. DOOR OPENINGS TO BE LOCATED IN CENTER OF WALL OR MIN. 6" FROM CORNER UNLESS DIMENSIONED OTHERWISE.
2. WINDOW SIZES SHOWN ARE NOMINAL. STANDARD SIZES. CONTRACTOR SHALL MATCH SIZE AS CLOSELY AS POSSIBLE TO STANDARD SIZES OF MANUF. CHOSEN BY OWNER. WHERE APPLICABLE, WINDOWS SHALL MEET ALL APPLICABLE EGRESS & TYPING REQUIREMENTS PER APPLICABLE CODES. ALL GLAZING SHALL COMPLY WITH IRC - R308 & R310 OR OTHER APPLICABLE CODES.
3. ALL DECKS, STAIRS AND BALCONIES SHALL COMPLY WITH IRC - R311 OR OTHER APPLICABLE CODES.
4. INTERIOR ROOM DIMENSIONS SHOWN ARE APPROXIMATE.
5. PLAN IS DRAWN USING NOMINALLY SIZED STUD WALLS.
6. CONTRACTOR IS RESPONSIBLE FOR INSTALLING PROPERLY RATED CEILING IN GARAGE WHEN SPACE ABOVE IS FINISHED AREA PER IRC 309.2 (2006).
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY LOCATE THE PLAN ON THE OWNER'S LOT AND TO VERIFY COMPLIANCE WITH SETBACK REQUIREMENTS.
8. EXACT GRADES, ELEVATIONS AND NUMBER OF EXTERIOR RISERS SHALL BE DETERMINED ON-SITE BY CONTRACTOR. ALL STEPS, INTERIOR & EXTERIOR, SHALL COMPLY WITH ALL APPLICABLE CODES.
9. THESE DRAWINGS INCLUDE PLANS, DETAILS & SPECIFICATIONS THAT REFLECT THE DESIGNER'S EXPERIENCE IN SOUND BUILDING DESIGN AND CONSTRUCTION PRACTICES. IN ADDITION, THESE DRAWINGS ARE BASED UPON INFORMATION PROVIDED TO THIS DESIGNER BY THE OWNER AND/OR REGARDING BUILDING MATERIALS, CONSTRUCTION METHODS & SITE CONDITIONS. VARIATIONS FROM THESE PLANS OR THEIR INTENT ARE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. ALL WORK PERFORMED USING THESE DRAWINGS SHALL MEET ALL APPLICABLE CODES.



1 SECOND FLOOR PLAN

SECOND FLOOR	
GROSS HEATED AREA - LIVING	490 SF
GROSS HEATED AREA - BONUS	486 SF
GROSS HEATED AREA - TOTAL	1,416 SF
BUILDING TOTAL	
GROSS HEATED AREA - TOTAL	5,625 SF

SCALE : 1/4" = 1'-0"

JCADS
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OWNER

PROJECT
 FEDERAL STYLE "A"

ARCHITECTURAL
 SECOND FLOOR PLAN

DATE	1-1-2000
JOB NO.	2001
DRAWN BY	JSC
FILE NAME	

A3.1
 NOTES & TAGS
 FLOOR PLAN