

REVISIONS	DATE	BY

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**Parsetich  
Custom Homes**

**First Floor Plan**  
**THE DUNCAN**

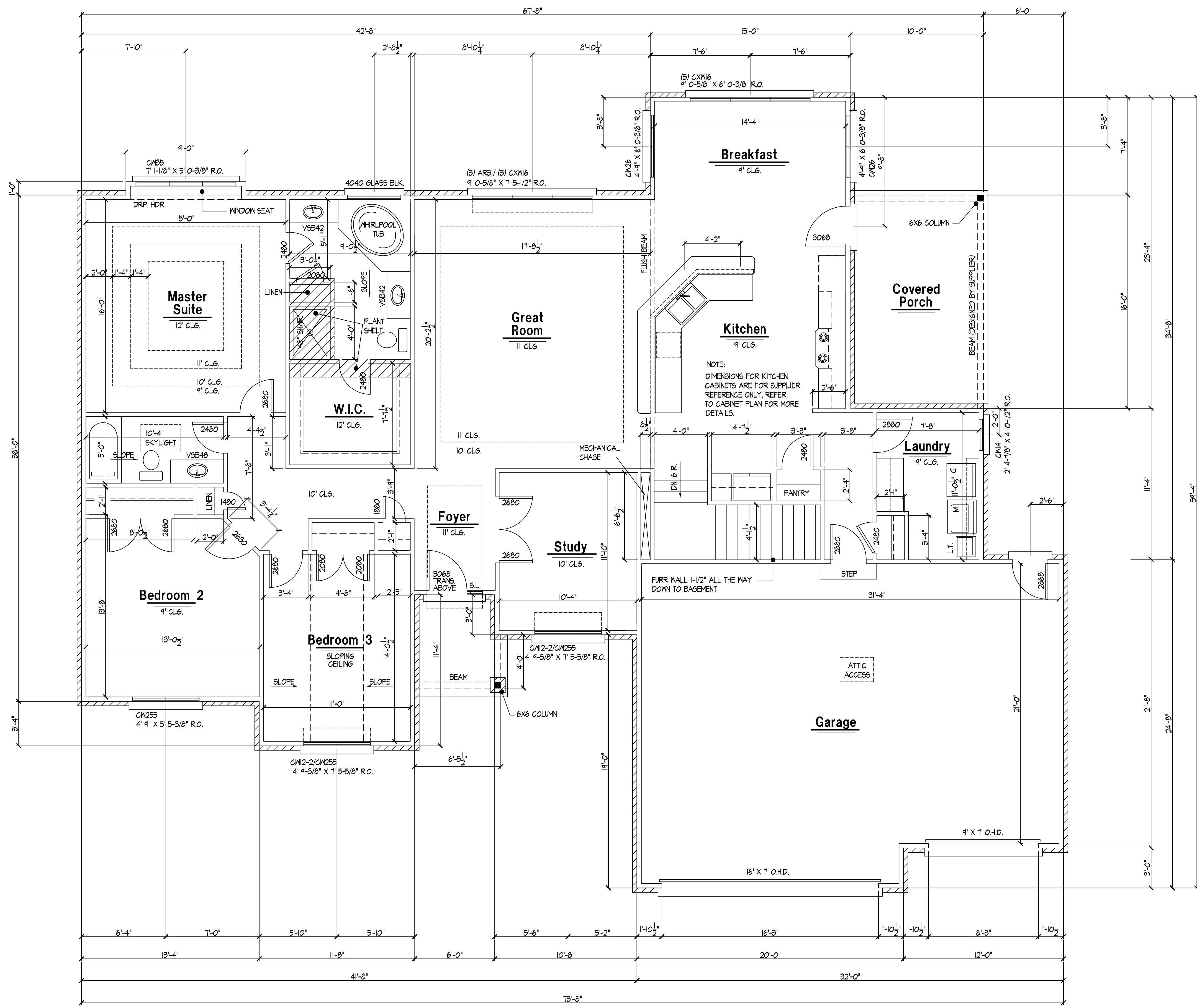
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BY: BHM CK:

DATE: 6/8/2001

SHEET:

**FP.1**



Square Footage	
FIRST FLOOR	2185 S.F.
GARAGE	600 S.F.
FINISHED BASEMENT	1310 S.F.
UNFINISHED BASEMENT	825 S.F.

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND I.L.D. M.P.S.
  - CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO BRIAN MORIARTY FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
  - ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
  - ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
  - CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
  - CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
  - IF BACKSILLS EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
  - ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
  - ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
  - ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOADS.

**First Floor Plan**

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