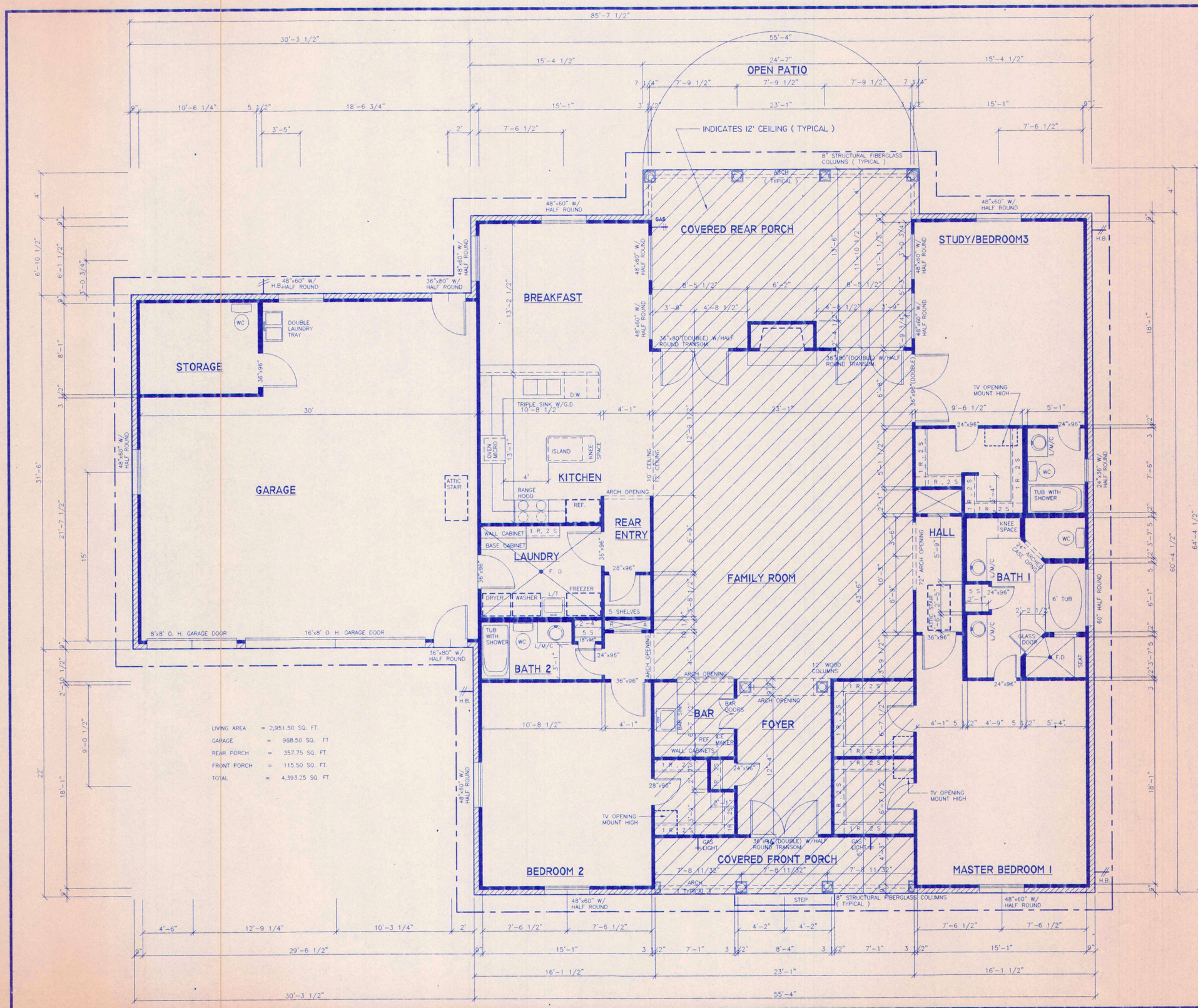

LIVING AREA = 2,951.50 SQ. FT.
GARAGE = 968.50 SQ. FT.
REAR PORCH = 357.75 SQ. FT.
FRONT PORCH = 115.50 SQ. FT.
TOTAL = 4,393.25 SQ. FT.

(DRAFTER – T.D.M.) DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLAN. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THESE DRAWINGS HAVE BEEN CHECKED TO INSURE A REASONABLE AND NORMALLY ACCEPTABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS, AND REQUIRMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO THE START OF WORK.

GENERAL NOTES.

1. ALL DIMENSIONS ARE TO FACE OF STUDS OR CENTER-LINE OF COLUMNS, OR FACE OF BRICK.
2. VERIFY ALL SITE CONDITIONS AND HOUSE LOCATION PRIOR TO CONSTRUCTION.
3. ALL MATERIAL SHALL BE NEW AND U.L. LISTED.
4. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE AND PARISH CODES.
6. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCOR-DANCE WITH THE NATIONAL ELECTRICAL CODE, OSHA, STATE AND LOCAL REGULATION AND ORDINANCES.
7. CONTRACTOR AND/OR OWNER SHALL FURNISH WATER AND POWER AT EXISTING SOURCES.
8. CAULKING ON EXTERIOR SHALL BE THIOKAL CAULK OR EQUAL.
9. PAINT GRADE TO BE BENJAMIN MOORE OR EQUIVALENT. ALL WORK TO RECEIVE THREE COATS.
10. PROVIDE CLEAN-UP ON A REGULAR BASIS. NO TRASH STORED IN BUILDING.
11. USE 6" STUDS AT ALL PLUMBING WALLS.
12. PROVIDE GALVANIZE METAL PAN WITH DRAIN AT WATER HEATER LOCATION IN ATTIC, UNLESS SHOWN OTHERWISE ON PLAN.
13. WIND BRACING – SEE FRAMING GENERAL NOTE 6.
14. ALL SLEEPING AREAS SHALL BE PROCTECTED WITH U.L. APPROVAED SMOKE DETECTORS. THESE SHALL BE WIRED TO THE 110 VOLT HOUSE CURRENT AND MEET DESIGN CRITERIA AS REQUIRED BY U.L. DESIGN 268. THEY SHALL BE INSTALLED NO FUTHER THAN 10'-0" FROM ANY SLEEPING ROOMS, NO CLOSER THAN 6" FROM WALL OR CEILING, DEPENDING ON WHERE MOUNTED.

FLOOR PLAN

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

ANDERSON ENGINEERS
JOB No. 97-206
FILE No. RBA-97

DATE: 9-5-97	REVISED:
FILE No.: RBA-97	DRAWN BY: T. D. M.
JOB No.: BY TDM	CHECKED BY: R. B. A.
SCALE: AS SHOWN	

STATE OF LOUISIANA
Robert B. Anderson
Reg. No. 11473
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

ROBERT B. ANDERSON
CONSULTING ENGINEERS, INC.
1-800-476-0963
432 N. ANTHONY STREET
NEW ORLEANS, LA. 70119
(504)-488-7797

PROJECT:
FLOOR PLAN
KASTNER RESIDENCE
ST. TAMMANY PARISH , LOUISIANA
FOR : MR. & MRS. RALPH KASTNER

SHEET No. A-2 OF

KASTNER1.DWG