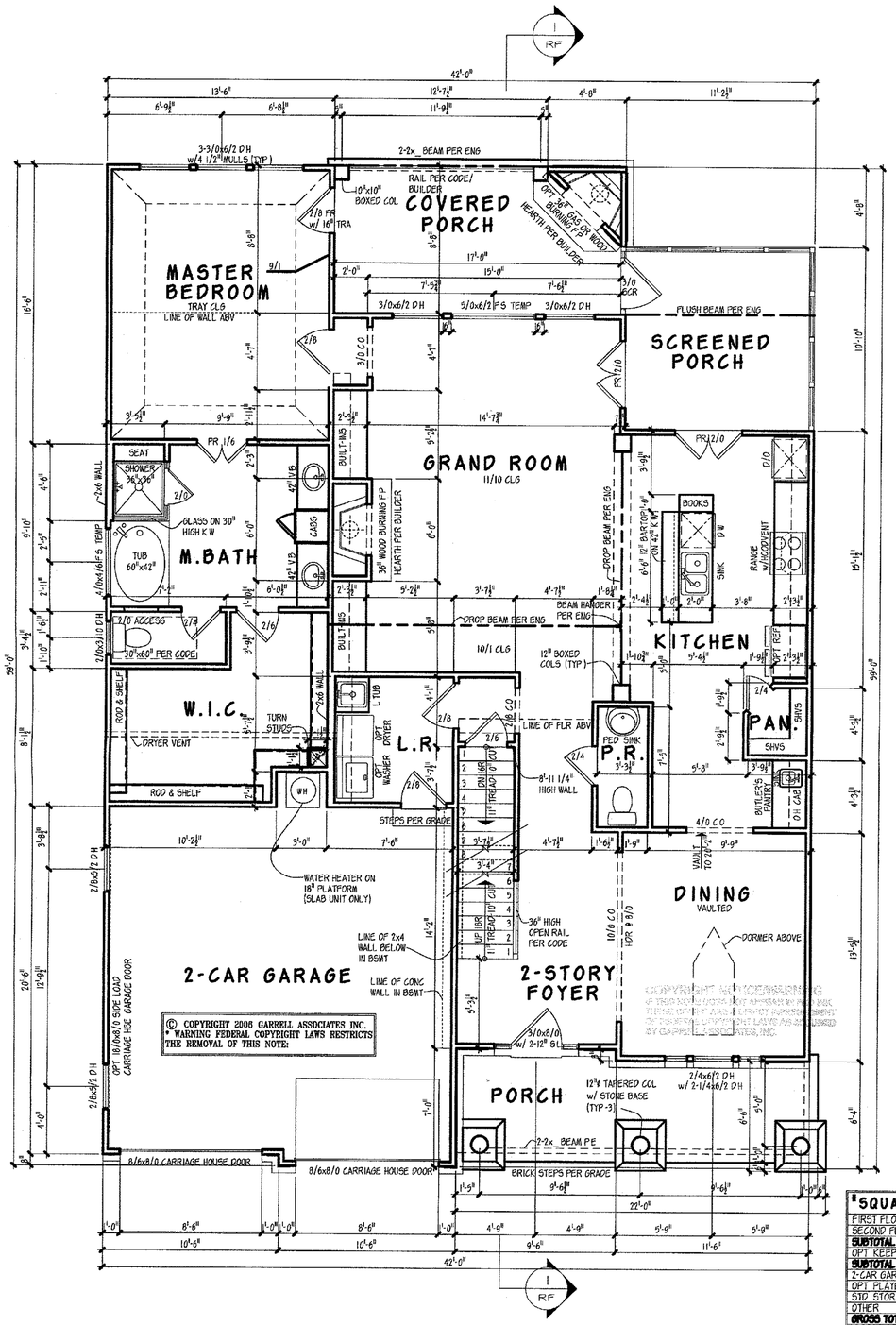
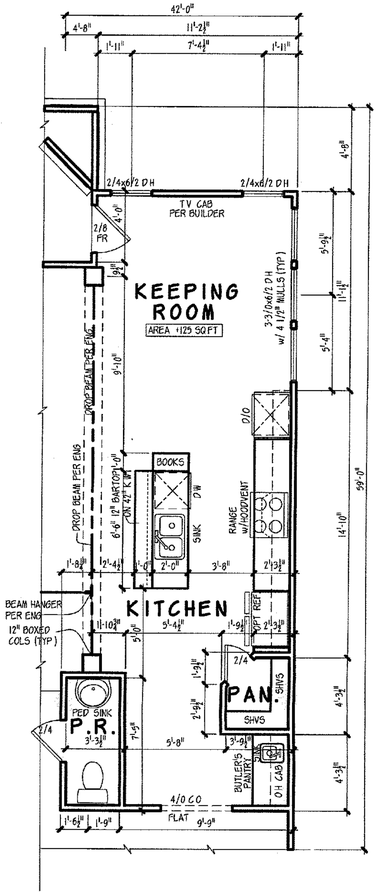


1st FLOOR PLAN

SCALE 1/4" = 1'-0"



OPT. KEEPING ROOM

SCALE 1/4" = 1'-0"

SQUARE FOOTAGES*

FIRST FLOOR (HEATED)	1,568 SF
SECOND FLOOR (HEATED)	829 SF
SUBTOTAL (HEATED)	**2,397 SF**
OPT KEEPING RM (HEATED)	125 SF
SUBTOTAL w/ KEEPING RM(HEATED)	**2,522 SF**
2-CAR GARAGE	440 SF
OPT PLAYRM /MEDIA RM	268 SF
STD STORAGE/OPT BEDRM #4	203 SF
OTHER	XXXX SF
GROSS TOTAL	**3,308 SF**
GROSS TOTAL w/ KEEPING ROOM	**3,433 SF**

*CALCULATED PER I.R.C. INDUSTRY STD. TO OUTSIDE FACE OF STUD. STAIRS & 2-STORY COUNTED ONCE.

GENERAL NOTES

1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES REGULATIONS AND 2003 INTERNATIONAL BUILDING CODE WITH CURRENT ADDENDUM
2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES, INC FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED
3 ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED
4 ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING AND REINFORCEMENT SIZES
5 CONTRACTOR TO ENSURE COMPATABILITY OF THE DWELLING WITH ALL SITE REQUIREMENTS
6 REINFORCE FOUNDATION WALLS PER LOCAL CODES
7 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE
8 ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES
9 ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY AND TERMINATE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS
10 GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN
11 THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY
12 GARRELL ASSOCIATES INC IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN
13 ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH ENGINEER SHALL RELASE FLOOR DEPTH TO STAIR DESIGN AND MODIFY ACCORDINGLY NOTE FLOOR SYSTEMS DEEPER THAN 14" IN DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN

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ENGLEMOORE COTTAGE

1st FLOOR PLAN

08/31/06

REV NO	REV DATE
	09367

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DRAWN	SHEET NO
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