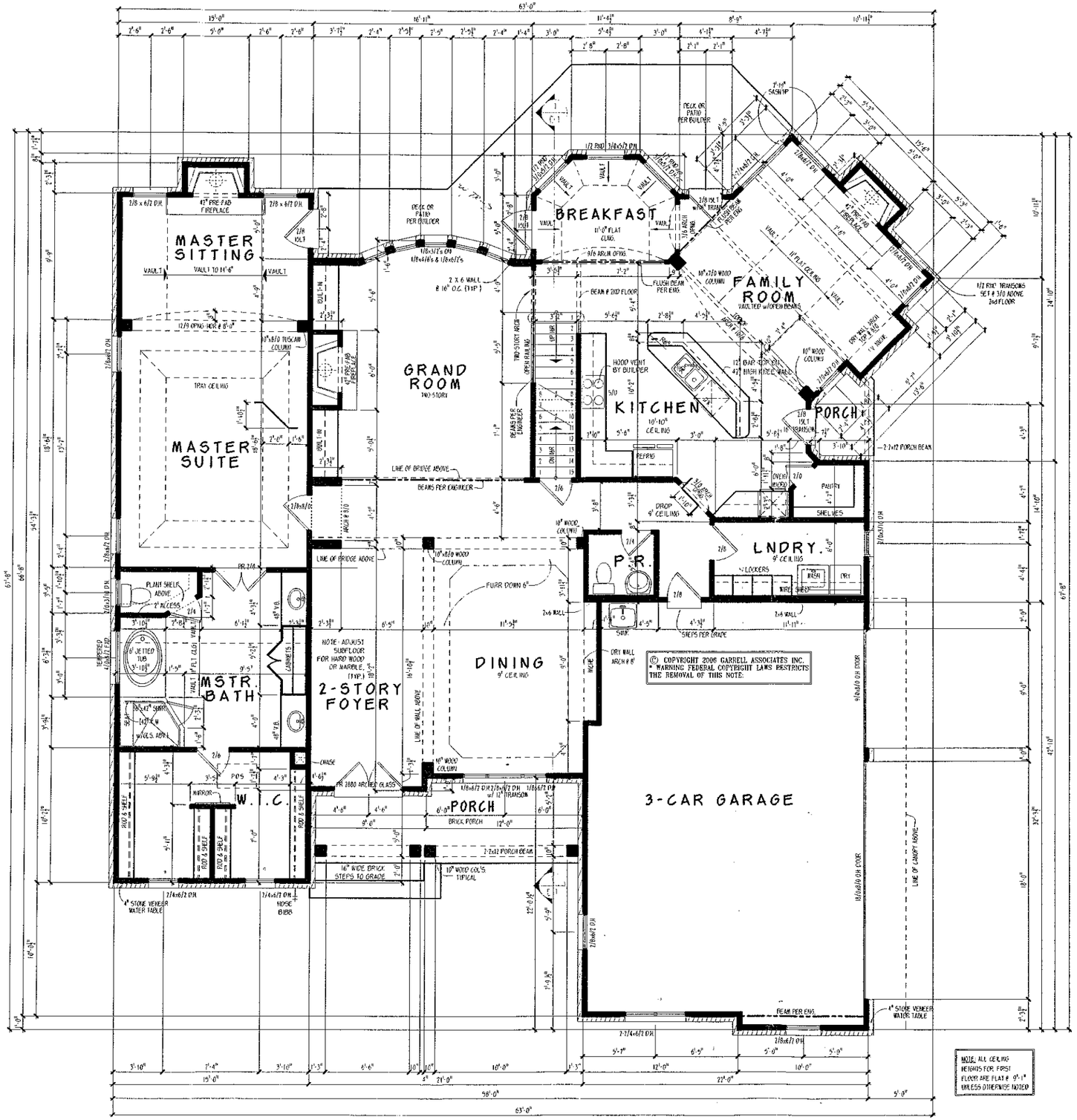


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* WARNING FEDERAL COPYRIGHT LAWS RESTRICTS THE REMOVAL OF THIS NOTE.

NOTE: ALL CEILING HEIGHTS FOR FIRST FLOOR ARE FLAT @ 9'-1" UNLESS OTHERWISE NOTED

1st FLOOR PLAN

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

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES REGULATIONS AND LAWS 2000 INTERNATIONAL RESIDENTIAL CODE.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION, AND 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 CONTACTED FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS
6. ALL RETAINING FOUNDATION WALLS PER LOCAL CODES
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY A LICENSED ENGINEER
8. 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 STRUCTURES.
9. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES
10. ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY AND DISTRIBUTE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS
11. GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN
12. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) ONLY STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
13. GARRELL ASSOCIATES INC. IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN

SQUARE FOOTAGES*	
FIRST FLOOR (HEATED)	2,380 S.F.
SECOND FLOOR (HEATED)	1,590 S.F.
SUBTOTAL (HEATED)	3,970 S.F.
BASEMENT PLAN (HEATED)	1,861 S.F.
GARAGE	684 S.F.
GROSS TOTAL	6,515 S.F.

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

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CUSTOM

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WWW.GARRELLASSOCIATES.COM

HOLBROOK RESIDENCE

1st. FLOOR PLAN

1/27/00

REV. NO.	REV DATE/INIT.
01	07/21/00 SL
02	08/01/00 SL
03	02/17/06 FGV
04	03/10/06 FGV

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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR, OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

FILE LOCATION
f:/custom

06030

DRAWN BY: | SHEET NO.: A1