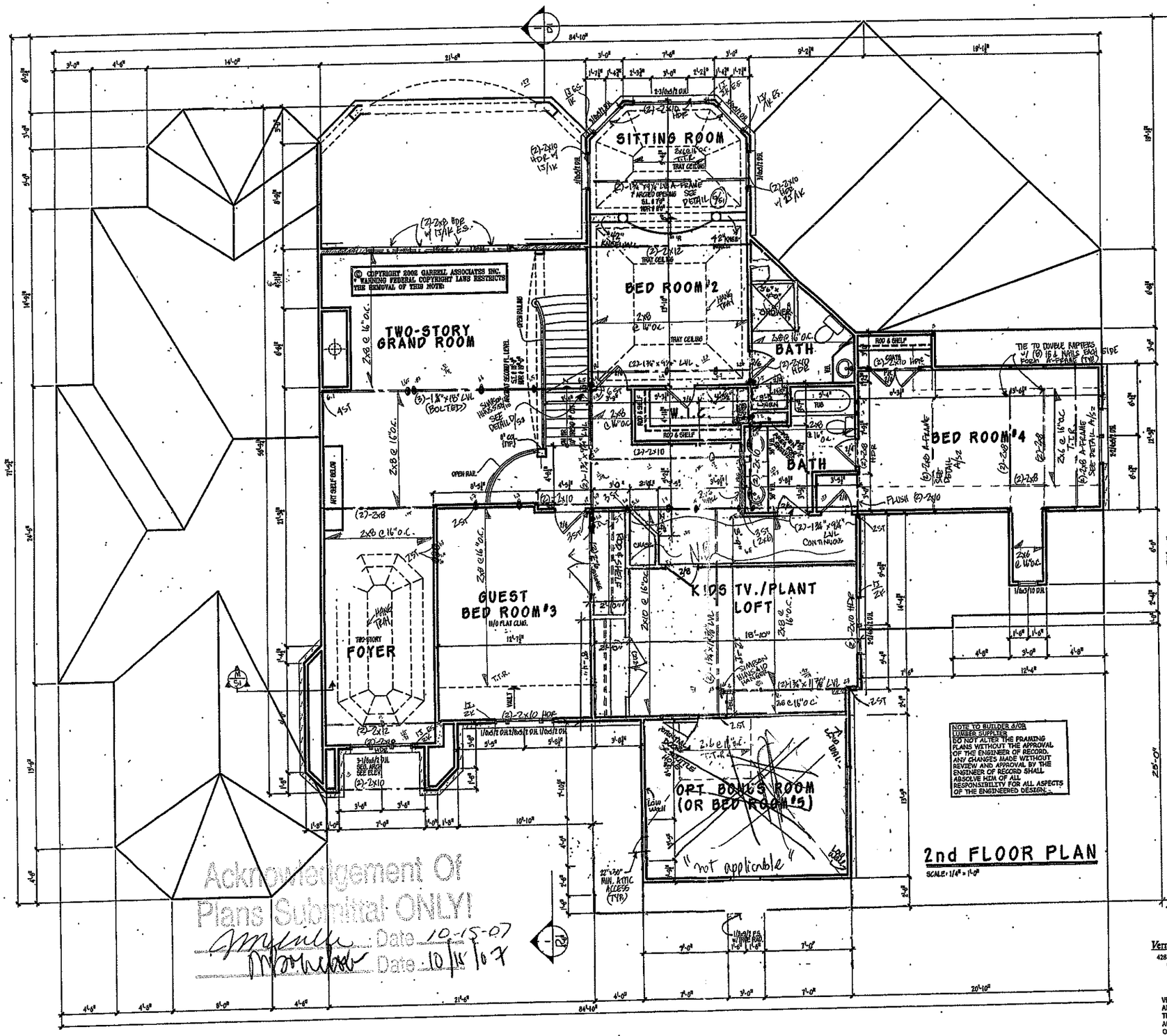


2nd FLOOR PLAN

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

CHANGES TO FLOOR #2:

1. DELETED CHIMNEY IN MASTER BR ROOF
2. DELETED CHIMNEY IN LIBRARY ROOF
3. DELETED CHIMNEY IN KEEPING ROOM ROOF
4. DELERED DORMER ON LEFT OF GARAGE
5. CHANGED FRONT OF GARAGE & DORMER
6. DELETED BATH OFF OF GUEST BR.
7. ENLARGED CLOSET OF GUEST BR.
8. CREATED HALLWAY TO BEDROOM #4
9. CHANGED KIDS' TV. ROOM BY ADDING SPACE FROM DELETED BATH AND BY DELETING CLOSETS
10. CHANGED BATH DOOR OFF NEW HALLWAY TO SWING IN INSTEAD OF OUT-MADE DOOR SIZE TO 2-6 FROM 2-4
11. BATHROOM OFF OF BR#2: ENLARGED DOOR TO 2-6 FROM 2-4; MADE SHOWER INTO LINEN AREA; REMOVED GARDEN TUB & ADDED SHOWER
12. ENLARGED CLOSET IN BR#2
13. MADE NOTATION FOR MAKING WALLS BETWEEN COLUMNS IN BR#2 & WALLS INTO KNEE WALLS
14. CHANGED #9 ABOVE TO MAKE 2' DEEP CLOSETS FOR BR#3 AND BONUS BOTH (ALSO SEE FOLLOW UP REQUEST)

○ COVER ALL EXT. WALLS w/ 7/16" OSB, FASTENED w/ 8d NAILS @ 6" O.C. + @ 12" O.C. @ EDGES + @ INTERMEDIATE SUPPORTS; RESPECTIVELY (BLOCKED), TO LAP ALL SUB-FLOORS

✕ NOTE: BUILDER TO FRAME ATTIC ACCESS IN LOCATION OF CHOICE w/ DOUBLE CEILING JOISTS ON ALL FOUR SIDES OF ACCESS. (22"x30" MIN. SIZE)

NOTES:

1. All beams and ceiling joists to be SPF #2 u.n.o.
2. ST—Studs
3. J—Jack K—King
4. E.S.—Each Side
5. N.B.—Non-Bearing
6. T.T.R.—Tied to Rafters w/ 3-10d Nails

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES INC. FOR CLARIFICATION 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 FOOTINGS OF FOUNDATIONS TO BE SOLID LOCAL FROST LINES AND BEAR 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 COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. RESPONSE FOUNDATION WALLS FOR LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ASSEMBLY AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO ENSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.
8. ALL WORK CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES.
9. ALL COLUMNS OR SOLID PIERS 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 THESE PLANS.
11. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) SOLELY CONSTRUCTED UNIT AND IS NOT TRANSFERABLE TO ANOTHER RESIDENCE.
12. GARRELL ASSOCIATES INC. IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE/MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.

NOTE TO BUILDER &/OR LUMBER SUPPLIER
DO NOT ALTER THE FRAMING PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES MADE WITHOUT REVIEW AND APPROVAL BY THE ENGINEER OF RECORD SHALL ABSOLVE HIM OF ALL RESPONSIBILITY FOR ALL ASPECTS OF THE ENGINEERED DESIGN.

Verna Engineering P.C.
428 E. 4th Street, Suite 300
Charlotte, NC 28202
704-331-9219

NORTH CAROLINA PROFESSIONAL SEAL 021185 ENGINEER 10-11-07 DARRON S. HOWARD

VERNA ENGINEERING'S STANDARD NOTES ARE TO BE USED WITH THESE PLANS. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR ANY PART OF THE PLAN NOT RELEVANT TO THE STRUCTURAL INFORMATION.

MISC. USE AGREEMENT AND COPYRIGHT NOTICE: ALL DRAWINGS AND PLANS AND COPYRIGHTS THEREIN, CONTRACT LAW AND ARE AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE USE OF THESE DRAWINGS AND PLANS FOR ANY PROJECT OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN CONSENT OF GARRELL ASSOCIATES, INC. IS PROHIBITED. ANY REPRODUCTION OF THESE DRAWINGS AND PLANS OR PORTIONS THEREOF WITHOUT THE WRITTEN CONSENT OF GARRELL ASSOCIATES, INC. IS PROHIBITED. © 2005 GARRELL ASSOCIATES INC. THESE DRAWINGS AND ITS INSTRUCTIONS ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC. — 2005 GARRELL ASSOCIATES INC. THESE DRAWINGS AND ITS INSTRUCTIONS ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC. — 2005 GARRELL ASSOCIATES INC. THESE DRAWINGS AND ITS INSTRUCTIONS ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC. — 2005 GARRELL ASSOCIATES INC. THESE DRAWINGS AND ITS INSTRUCTIONS ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC. — 2005 GARRELL ASSOCIATES INC. THESE DRAWINGS AND ITS INSTRUCTIONS ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC. — 2005 GARRELL ASSOCIATES INC. THESE DRAWINGS AND ITS INSTRUCTIONS ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC. — 2005 GARRELL ASSOCIATES INC. THESE DRAWINGS AND ITS INSTRUCTIONS ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC. — 2005 GARRELL ASSOCIATES INC. THESE DRAWINGS AND ITS INSTRUCTIONS ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF GARRELL ASSOCIATES, INC.

PLANBOOK EDITION
Licensed To:
Duane & Malou Nicklow
8/22/2007

GARRELL ASSOCIATES INC.
780 PEACHTREE IND. BLVD.
SUITE 200, SUWANEE, GA. 30024
770-904-0226 FAX 770-904-0228
WWW.GARRELLASSOCIATES.COM

BROCKTON HALL

2nd FLOOR PLAN

5/21/2002

REV. NO.	REV. DATE/INIT.
	(PRIOR 07203)

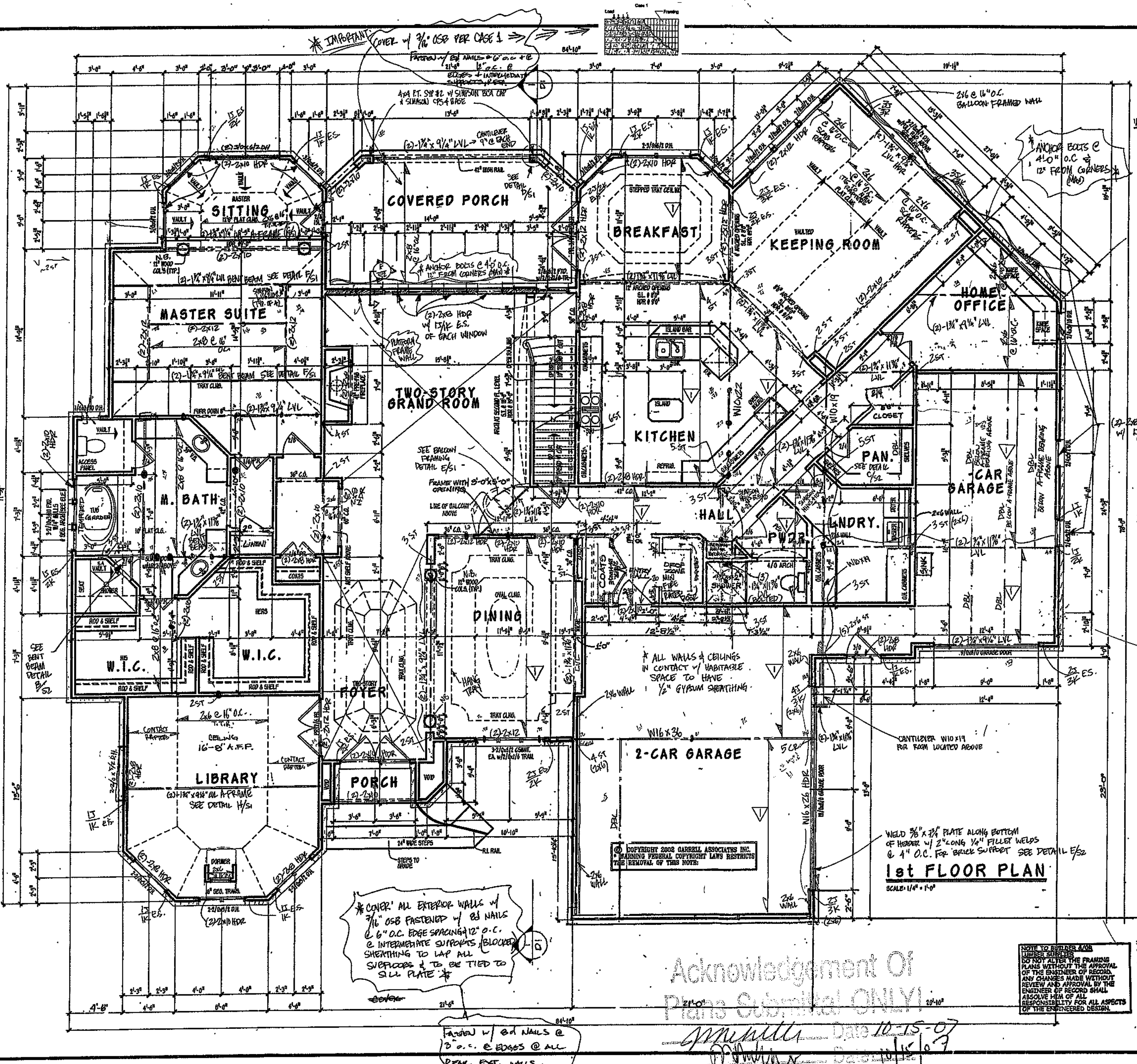
THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF GARRELL ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF GARRELL ASSOCIATES, INC.

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

FILE LOCATION:

07141

DRAWN BY:	SHEET NO.:
SG	A2



CHANGES MADE TO ORIGINAL PLAN (ALL CHANGES TO BE INCLUDED IN ENGINEERING PROCESS):

MAIN FLOOR:

1. DELETED SIDE EXTERIOR DOOR (2'8") IN SINGLE STALL OF GARAGE
2. DELETED GARAGE ENTRY DOOR (2'8") FROM SINGLE STALL OF GARAGE INTO HOUSE
3. DELETED CLOSET IN HOME OFFICE
4. DELETED SINK IN LAUNDRY ROOM
5. ADDED SINK IN SINGLE STALL OF GARAGE
6. DELETED ART GLASS IN WALL OVER WASHER
7. DELETED FIREPLACE & EXHAUST AND BUILT-INS ON BOTH SIDES OF FP IN KEEPING ROOM.
8. DELETED FRAMED WALLS ON EACH SIDE OF STOVE
9. DELETED SPECIALTY CEILING BETWEEN LR & MASTER BR IN MBR ENTRY HALL
10. CHANGED "MORNING KITCHEN" IN MBR INTO LINEN CLOSET WITH DOOR
11. DELETED FP & CHIMNEY IN MBR
12. DELETED FP IN LIBRARY
13. DELETED BAY IN 2-CAR GARAGE, SQUARED OFF GARAGE AND EXTENDED LENGTH BY 1'6" AND MOVED GARAGE DOOR TOWARD FRONT OF HOUSE BY 1'-4"
14. MADE "KEY AREA" BY HOME OFFICE INTO CLOSET (AUG 30th FOLLOWUP REQUEST)

TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER
(2) 2X8	HU628-2
(2) 2X10	HU210-2 (MAX.)
(2) 2X12	HU212-2 (MAX.)
(2) 1 3/4" X 9 1/4" LVL	HU410 (MAX.)
(2) 1 3/4" X 11 7/8" LVL	HU412 (MAX.)
(2) 1 3/4" X 14" LVL	HU416 (MAX.)
ALL TRIPLE LVL MEMBERS	HHUS5.50/10

NOTE:
ALL HANGERS BY SIMPSON STRONG TIE CO., INC. (BRAND - NAME EQUIVALENTS ACCEPTABLE)

NOTES:

1. All beams to be SPF #2 u.n.o.
2. All beams to extend and bear on # of studs indicated
3. Install double joists under all parallel walls
4. DBL—Double Joist
5. ST—Studs
6. J—Jack K—King
7. E.S.—Each Side
8. N.B.—Non-Bearing
9. All interior headers to be (2)-2x8 u.n.o.
10. "Bolted"—Members to be bolted together w/ (2) rows of ½" Ø through bolts @ 24" O.C. Staggered

1 – 11 7/8" PRI 40 @ 16" O.C.

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, REGULATIONS, AND FHA/VA/MPS.
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 BUILDING 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 ENSURE 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.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 32126 DAMON S. HOWARD 10-11-07

Verna Engineering P.C.
428 E. 4th Street, Suite 300
Charlotte, NC 28202
704-331-9219

VERNA ENGINEERING'S STANDARD NOTES ARE TO BE USED WITH THESE PLANS. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR ANY PART OF THE PLAN NOT RELEVANT TO THE STRUCTURAL INFORMATION.

NOTE TO BUILDER &/OR LUMBER SUPPLIER
DO NOT ALTER THE FRAMING PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES MADE WITHOUT REVIEW AND APPROVAL BY THE ENGINEER OF RECORD SHALL ABSOLVE HIM OF ALL RESPONSIBILITY FOR ALL ASPECTS OF THE ENGINEERED DESIGN.

SQUARE FOOTAGES	
FIRST FLOOR	3472 S.F.
SECOND FLOOR	1504 S.F.
SUBTOTAL	4976 S.F.
BONUS RM.	280 S.F.
GARAGE - 2 CAR	657 S.F.
GARAGE - 1 CAR	296 S.F.
TOTAL	6109 S.F.

PLANBOOK EDITION
Licensed To:
Duane & Malou Nicklow
8/22/2007

GARRELL ASSOCIATES INC.
790 PEACHTREE IND. BLVD.
SUITE 200, SUWANEE, GA 30024
PHONE (770) 814-3239
WWW.GARRELLASSOCIATES.COM

BROCKTON HALL

1st FLOOR PLAN

5/21/2002

REV. NO.	REV. DATE/INIT.
	(FROM 02202)

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF GARRELL ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF GARRELL ASSOCIATES, INC.

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

FILE LOCATION:

07141

DRAWN BY:	SHEET NO.:
SG	A1