Acknowledgement Of
Plans Submittal ONLY!
_____ Date 2-2-13
_____ Date 7-3-13

45° ℄

NOTE: ALL DOOR & WINDOW OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE SPECIFIED.

OPEN DECK
CLASS RAIL OR IRON RAIL WITH WOOD CAP
COVERED SHED ROOF
BRKFST.
Roof
Wall
COVERED SHED ROOF
Bedroom
Red Room
1 CAR GARAGE
KEEPING ROOM
KITCHEN
LODGE ROOM
MASTER SUITE
W.I.C.
MUD ROOM
PNTRY.
LAUNDRY
P.R.
DINING
FOYER
M.BATH
2 CAR GARAGE
COVERED PORCH
STONE PAVERS
9'0x9'0 CARRIAGE GARAGE DOOR
SLOPED CEILING
OPEN RAIL
LIGHT COVE
VAULTED SHOWER
BARN-TYPE SHOWER HEAD W/CEILING SHOWER BAR W/HAND HELD
DBL BRICK
STONE STEPS PER GRADE

GENERAL NOTES
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND CODE-THAT-PROVIDING BUILDING 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 CLARIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DIMENSIONS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE TAKEN 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 COMPATIBILITY OF THE BUILDING WITH ALL SITE IMPROVEMENTS.
6. REINFORCE FOUNDATION WALLS PER LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL DESIGNS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL DIMENSIONS, DETAILS AND DIMENSIONS 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 BUILDINGS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY, AND DISTRIBUTE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT CONFORM THE LOADS TO FULL CAPACITY SOILS.
10. GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
11. THIS HOUSE LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER PURCHASE.
OR OWNERSHIP.
12. GARRELL ASSOCIATES INC. IS THE SOLE OWNER OF ANY AND ALL COPYRIGHT INFORMATION OF THIS COPYRIGHT PROTECTED PLAN.

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NOTE: FIXTURE TO CABINET MANUFACTURER FOR SPECIFICS PERTAINING TO CABINET LAYOUT AND DIMENSIONS.

NOTE: ALL CEILING HEIGHTS FOR FIRST FLOOR ARE FLAT @ 9'-0" UNLESS OTHERWISE NOTED.

NOTE: SUPPLY WATER STUB AND ELEC. JUNCTION BOX FOR OPTIONAL WATER FEATURE & BRIDGE/STREAM.

NOTE: 8/0 DOORS ON MAIN FLOOR

*SQUARE FOOTAGES

FIRST FLOOR (HEATED)	2,859 S.F.
SECOND FLOOR (HEATED)	2,001 S.F.
SUBTOTAL (HEATED)	4,860 S.F.
OPT. 2nd FLOOR	465 S.F.
1-CAR GARAGE	228 S.F.
2-CAR GARAGE	506 S.F.
GROSS TOTAL	6,059 S.F.

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

1st FLOOR PLAN
SCALE: 1/4" = 1'-0" 10'-1" CEILING HEIGHT

PLANBOOK EDITION
LOT/ NO.:
LICENSED TO: DANIEL SMITH
DATE: REP:

GARRELL ASSOCIATES INC.
780 PEACHTREE IND. BLVD.
SUITE 2500, SUWANEE, GA 30024
(770) 904-0662 FAX (770) 904-0663
WWW.GARRELLASSOCIATES.COM

COLOMBUS COTTAGE
1st FLOOR PLAN

7/18/08

REV. NO.	REV. DATE/INIT.
05241	7-16-08 (RDV)

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

FILE LOCATION: planbook

08129

DRAWN BY: JG | SHEET NO.: A1