

**COLOR PACKAGE**

BRICK :
SHINGLES :
TRIM :
SHUTTERS :
METAL ROOFINGS :
SHINGLE ROOF :

**NOTE :**  
 (1) 1x4 w/BB AT ALL DOORS/WINDOWS UNLESS OTHERWISE SPECIFIED.  
 (2) ALL SHUTTERS ARE PLANK SHUTTERS w/ SHUTTER DOGS & IRON HINGES (TYP.)

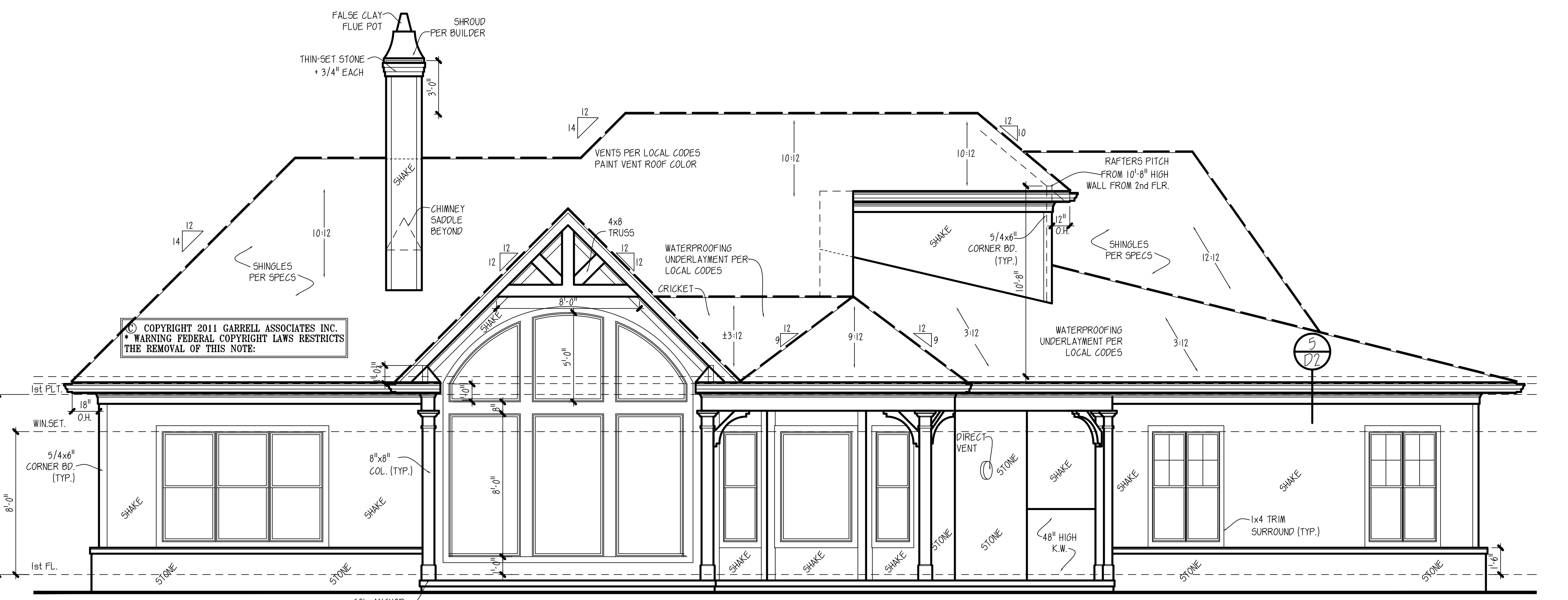
**FRONT ELEVATION**

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

**BUILDER PLEASE NOTE - REUSE FEE**

UNLESS RENEWED IN WRITING, THE LICENSE TO BUILD FROM THIS GARRELL ASSOCIATES, INC. COPYRIGHT PROTECTED PLAN EXPIRES ONE (1) YEAR FROM THE DATE BELOW. IT IS UNLAWFUL TO PRINT OR BUILD FROM THIS PLAN AFTER EXPIRATION DATE. RENEWAL OR REUSE FEE MAY APPLY.  
 PLAN ISSUED TO: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 PHONE # : \_\_\_\_\_ LOT : \_\_\_\_\_  
 SIGNED : \_\_\_\_\_ (GARRELL ASSOCIATES, INC. REP.)  
 ISSUE DATE : \_\_\_\_\_ (NO BLACK INK.)

**NOTE:** PIPE ALL RAINWATER FROM DOWNSPOUTS INTO UNDERGROUND IRRIGATION STORAGE TANK PER BUILDER/OWNER



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**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS AND LATEST INTERNATIONAL RESIDENTIAL BUILDING CODE WITH CURRENT AMENDMENTS.
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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.
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8. ALL ROOF, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES.
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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' HEIGHT. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND VERIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14' IN DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
14. THE DRAWINGS PREPARED BY GARRELL ASSOCIATES INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.
15. WINDOWS PER THE 2015 INTERNATIONAL BUILDING CODE: ALL OPERABLE WINDOWS MUST BE MOUNTED GREATER THAN OR EQUAL TO 24" FROM BOTTOM OF WINDOW TO FINISHED FLOOR. WHEN WINDOW IS GREATER THAN OR EQUAL TO 72" FROM THE GRADE, ALL KINDS OF DECORATING SYSTEMS, STOPS ETC. WITH RAILINGS. ALTERNATE WINDOW FALL DEVICES conforming to ASTM 2090 MAY BE USED IF OPERABLE WINDOW IS MOUNTED CLOSER THAN 24" AFF.

**REAR ELEVATION**

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

**NOTE:** SLAB CONDITION SHOWN. SEE BASEMENT PLAN FOR DOOR AND WINDOW SIZES AND LOCATION.

NOTE: THE DECISIONS DEPICTED IN THESE DRAWINGS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE DRAWINGS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF GARRELL ASSOCIATES, INC. AND ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF GARRELL ASSOCIATES, INC.

LICENSED TO:  
**SETH MABUS**

**GARRELL ASSOCIATES INC.**  
 790 PEACHTREE IND. BLVD.  
 SUITE 200, SUWANEE, GA 30024  
 WWW.GARRELLASSOCIATES.COM

WESTBROOKS COTTAGE  
 FRONT & REAR ELEVATIONS

01/20/12

REV. NO.	REV. DATE/INIT.
01	02/21/12 (BM)
02	02/28/12 (BM)
	03/03/10 (JTS30)

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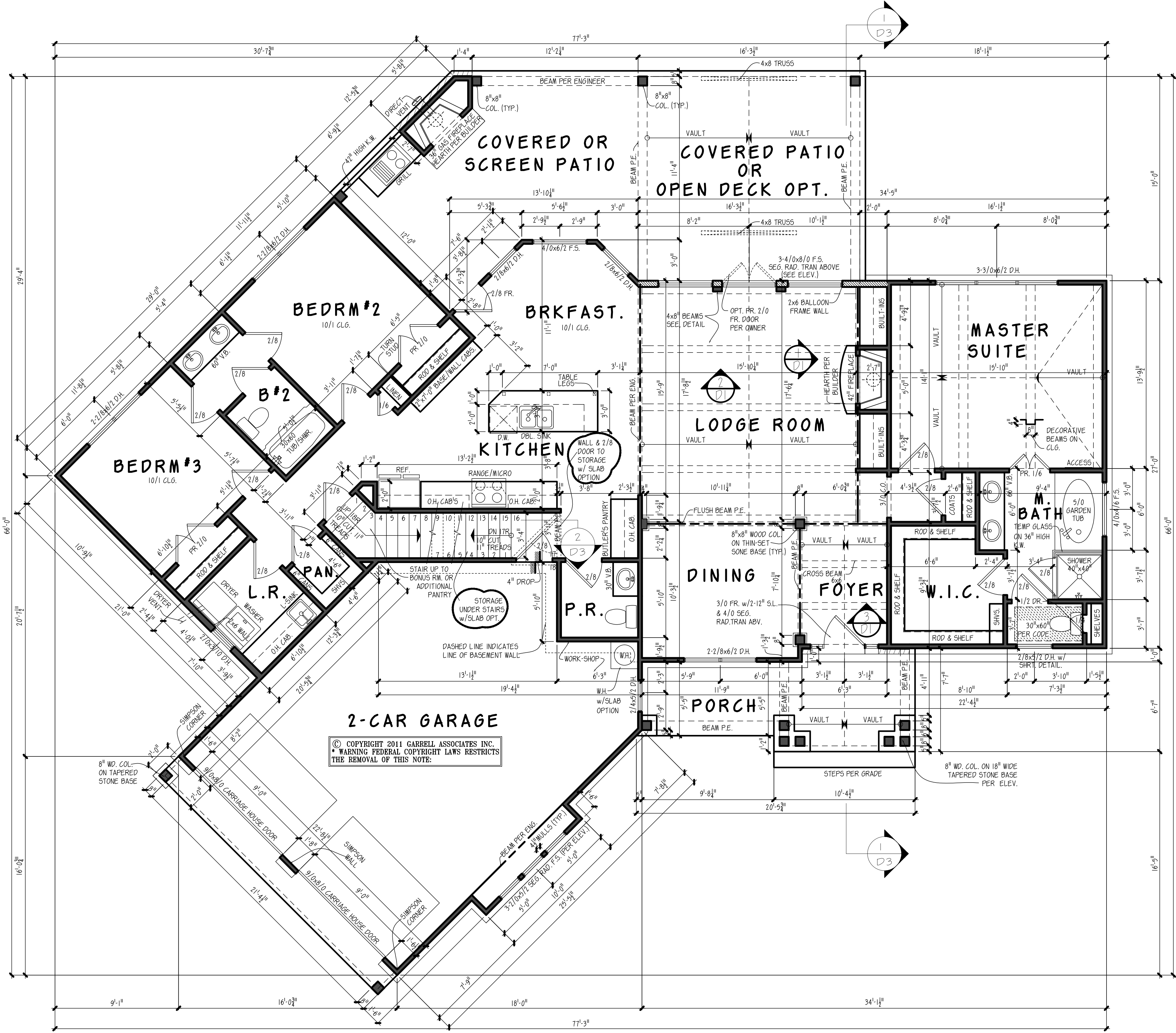
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FILE LOCATION:  
 "planbook"

11116

DRAWN BY: SHEET NO.:

BM E1a



* SQUARE FOOTAGES	
1st FLOOR (HEATED)	1,873 SF
SUBTOTAL (HEATED)	1,873 SF
BOUNDS ROOM & 2nd FLR	478 SF
2-CAR GARAGE	614 SF
<b>GROSS TOTAL</b>	<b>2,913 SF</b>

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

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**1st FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" 10'-0" CEILING HGT.

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**WESTBROOKS COTTAGE**  
**1st FLOOR PLAN**

01/20/12

REV. NO.	REV. DATE/INIT.
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02	02/28/12 (BM)

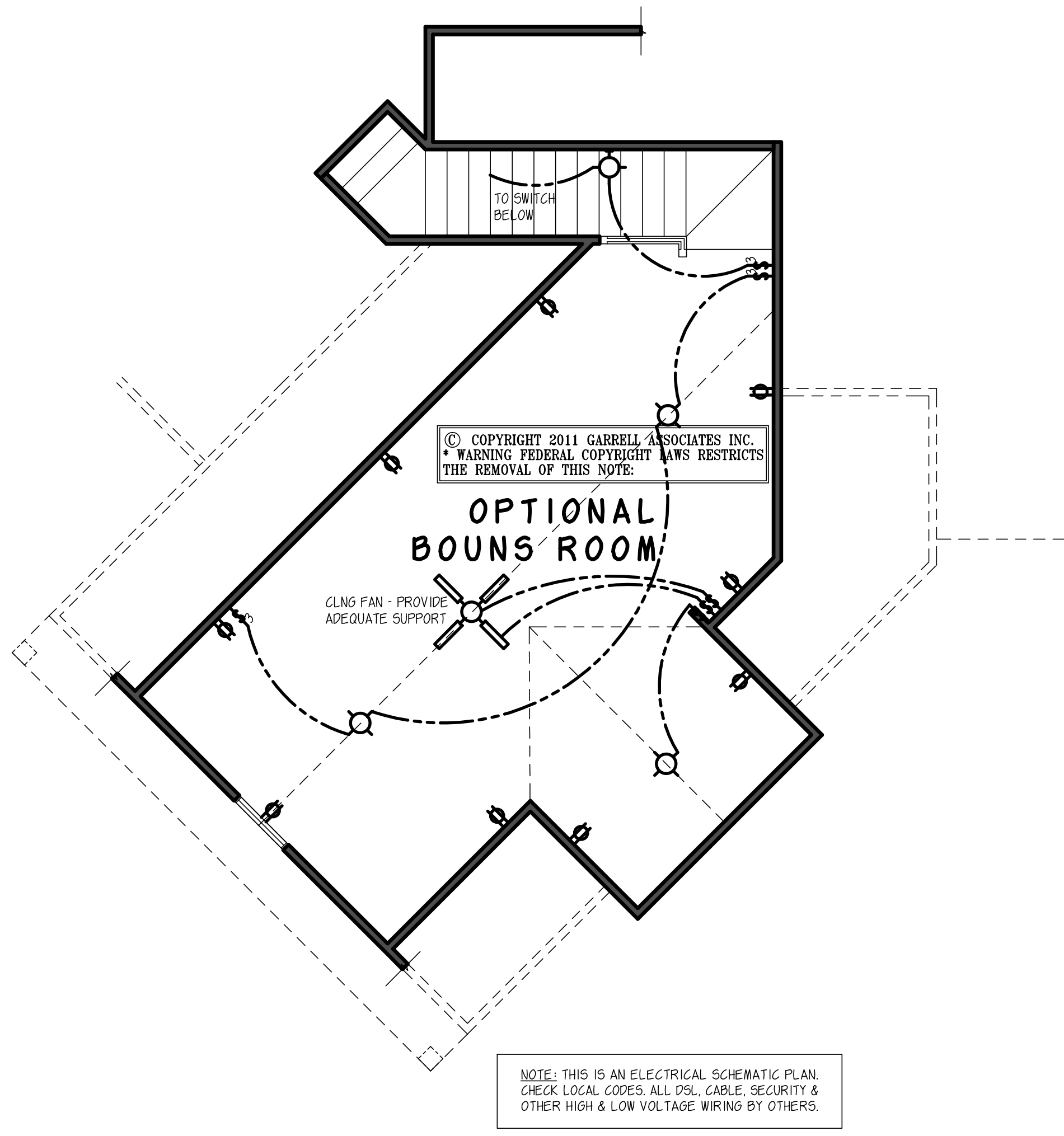
03/03/10 (07330)

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FILE LOCATION:  
 "planbook"

11116  
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 BM A1



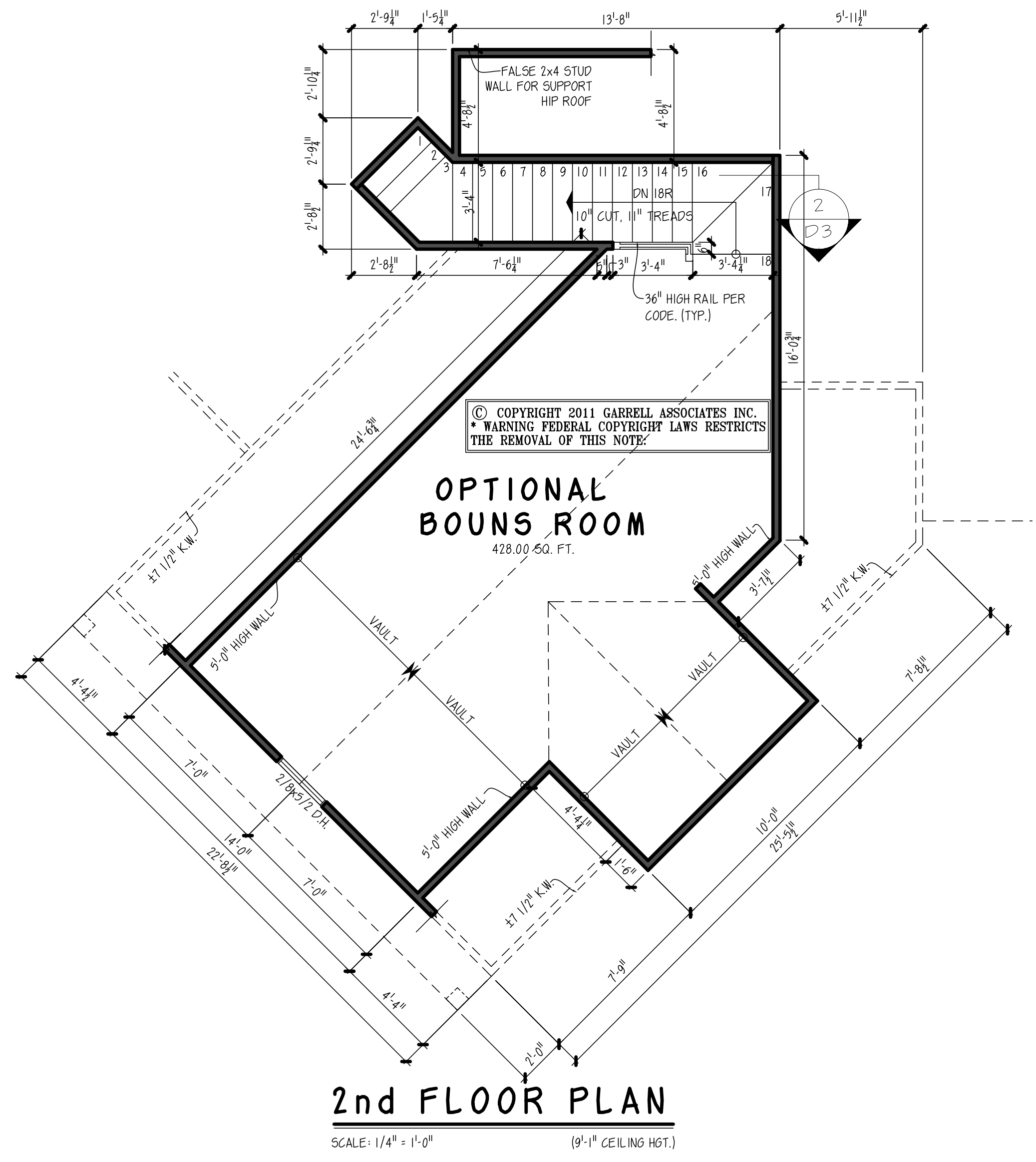
**2nd FLOOR ELECTRICAL PLAN**

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

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	DUPLEX OUTLET (GROUND FAULT CIRCUIT INTERRUPT)
	DUPLEX OUTLET (WEATHER PROOF/GROUND FAULT CIRCUIT INTERRUPT)
	220 VOLT OUTLET
	TELEVISION ANTENNA/CABLE OUTLET
	TELEPHONE OUTLET LOCATION
	DOOR CHIME
	SINGLE POLE WALL SWITCH
	3-WAY WALL SWITCH
	4-WAY WALL SWITCH
	CEILING MOUNTED & SUSPENDED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	DOUBLE FLOOD LIGHTS
	SMOKE DETECTOR
	THERMOSTAT
	GAS OUTLET
	DOOR BELL
	CEILING MOUNTED EXHAUST FAN
	FAN/LIGHT COMBO
	CEILING MOUNTED FAN

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**WESTBROOKS COTTAGE**

**2nd FLOOR & ELEC. PLANS**

**01/20/12**

REV. NO.	REV. DATE/INIT.
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02	02/28/12 (BM)
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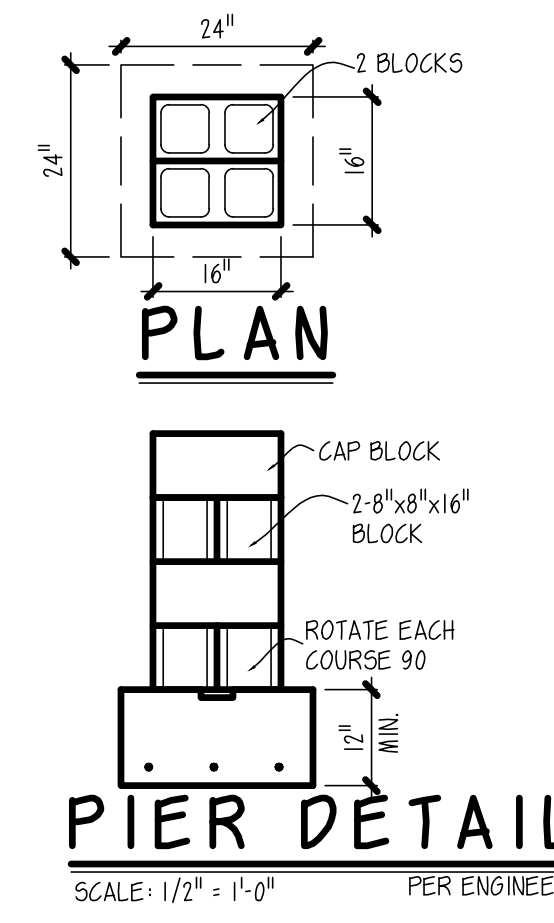
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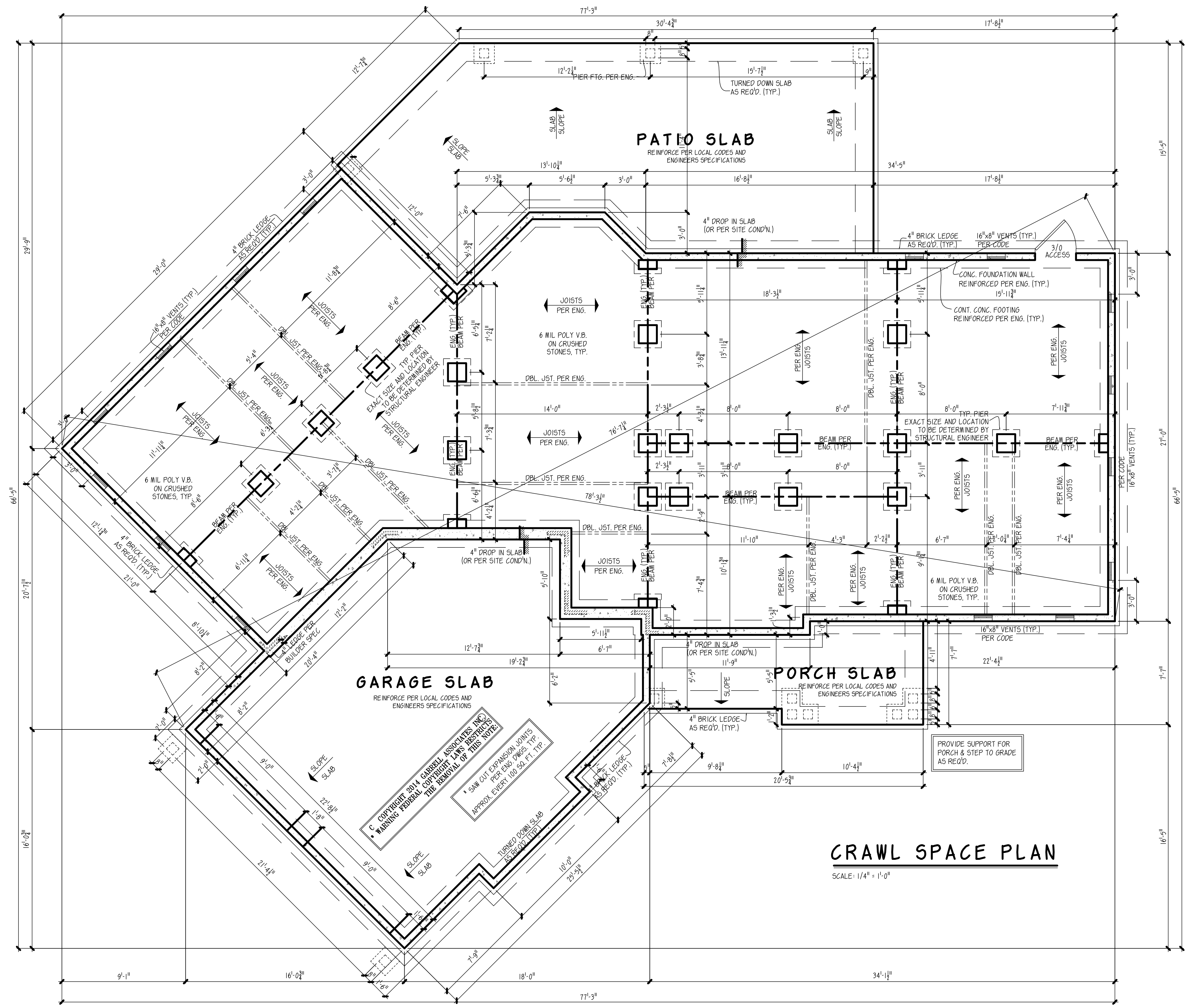
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**CRAWL SPACE PLAN**  
SCALE: 1/4" = 1'-0"

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**WESTBROOKS COTTAGE**  
**CRAWL SPACE PLAN**

1/18/14

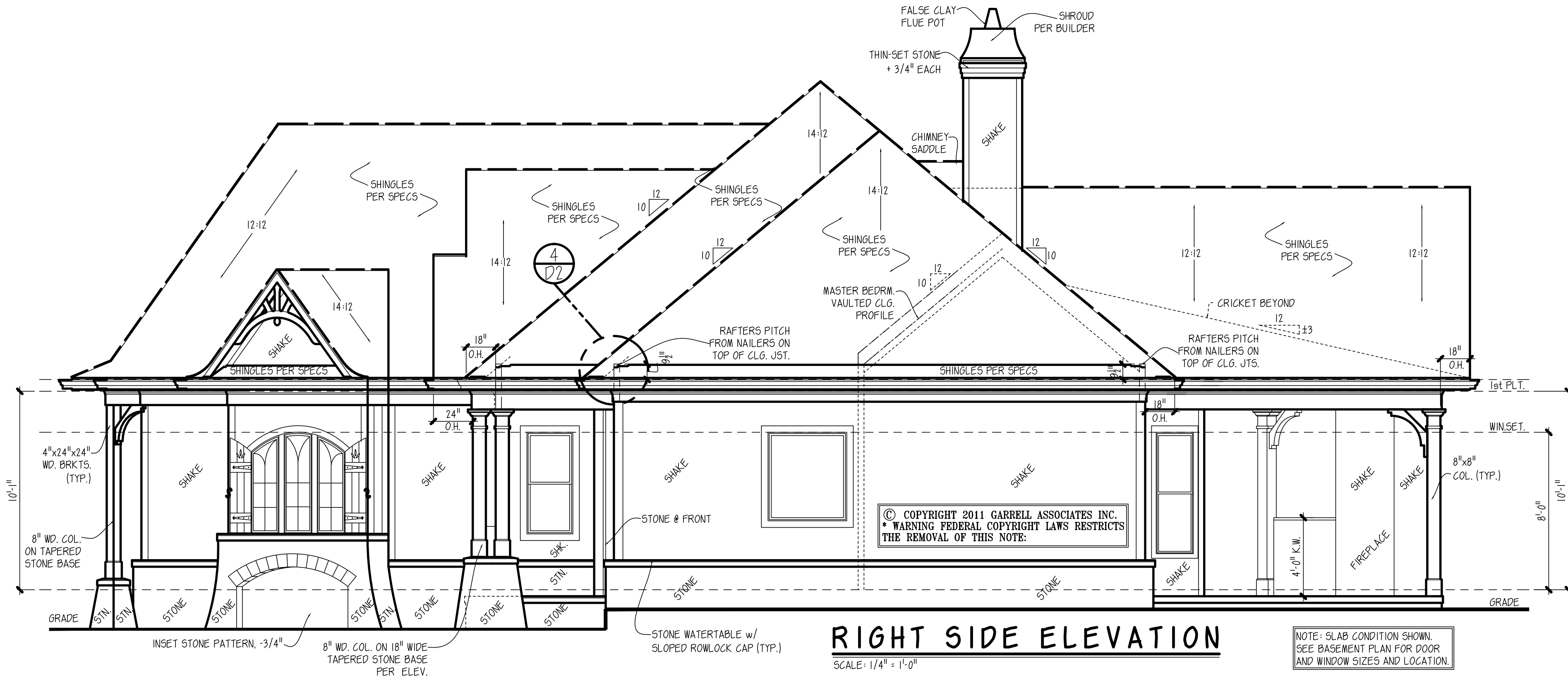
REV. NO.	REV. DATE/INIT.
01	02/21/12 (BM)
02	02/26/12 (BM)
03/03/10 (07330)	

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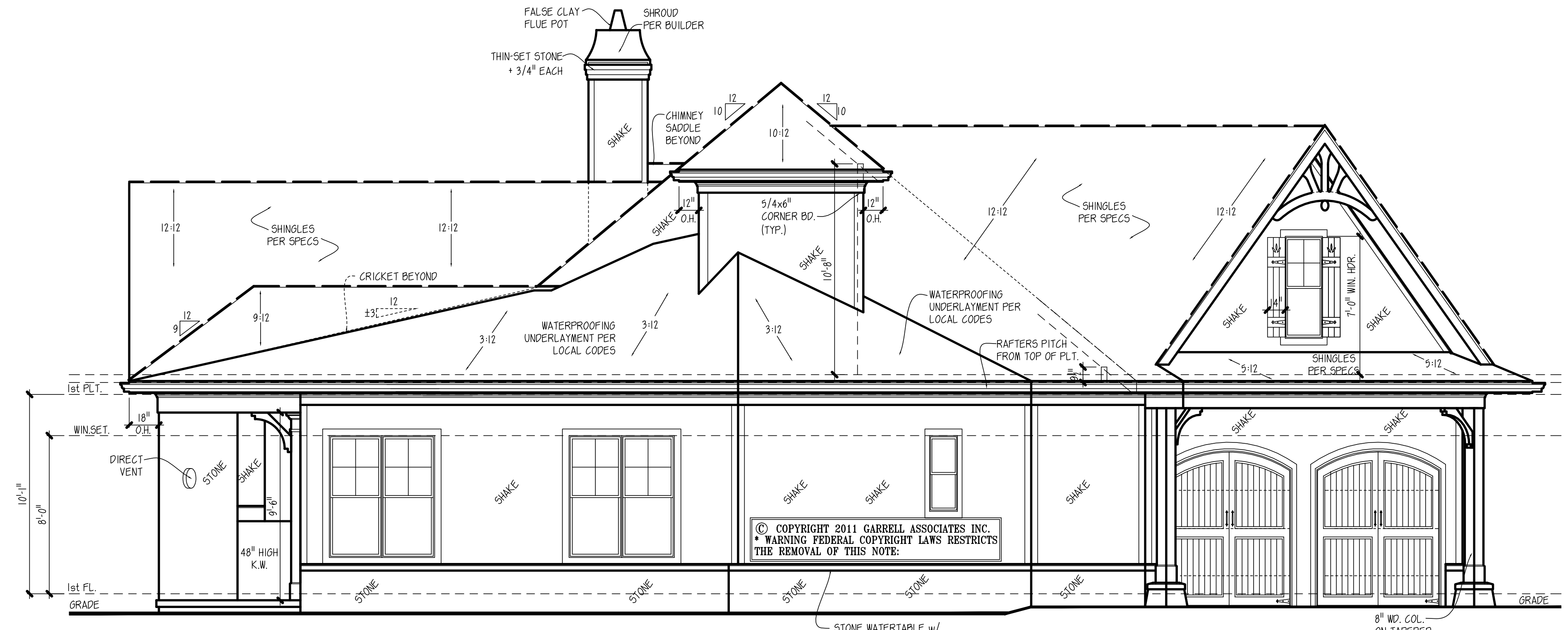
FILE LOCATION:  
"planbook"

11116  
DRAWN BY: SHEET NO.:  
JG S1



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE: SLAB CONDITION SHOWN. SEE BASEMENT PLAN FOR DOOR AND WINDOW SIZES AND LOCATION.

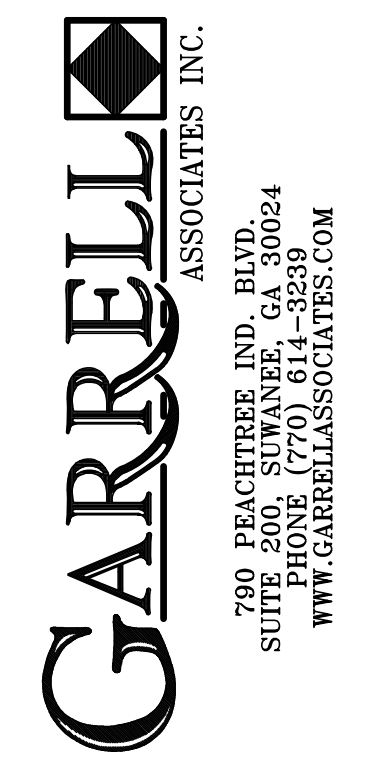


**LEFT SIDE ELEVATION**  
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WESTBROOKS COTTAGE  
SIDE ELEVATIONS

01/20/12

REV. NO.	REV. DATE/INIT.
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03/03/10 (07330)

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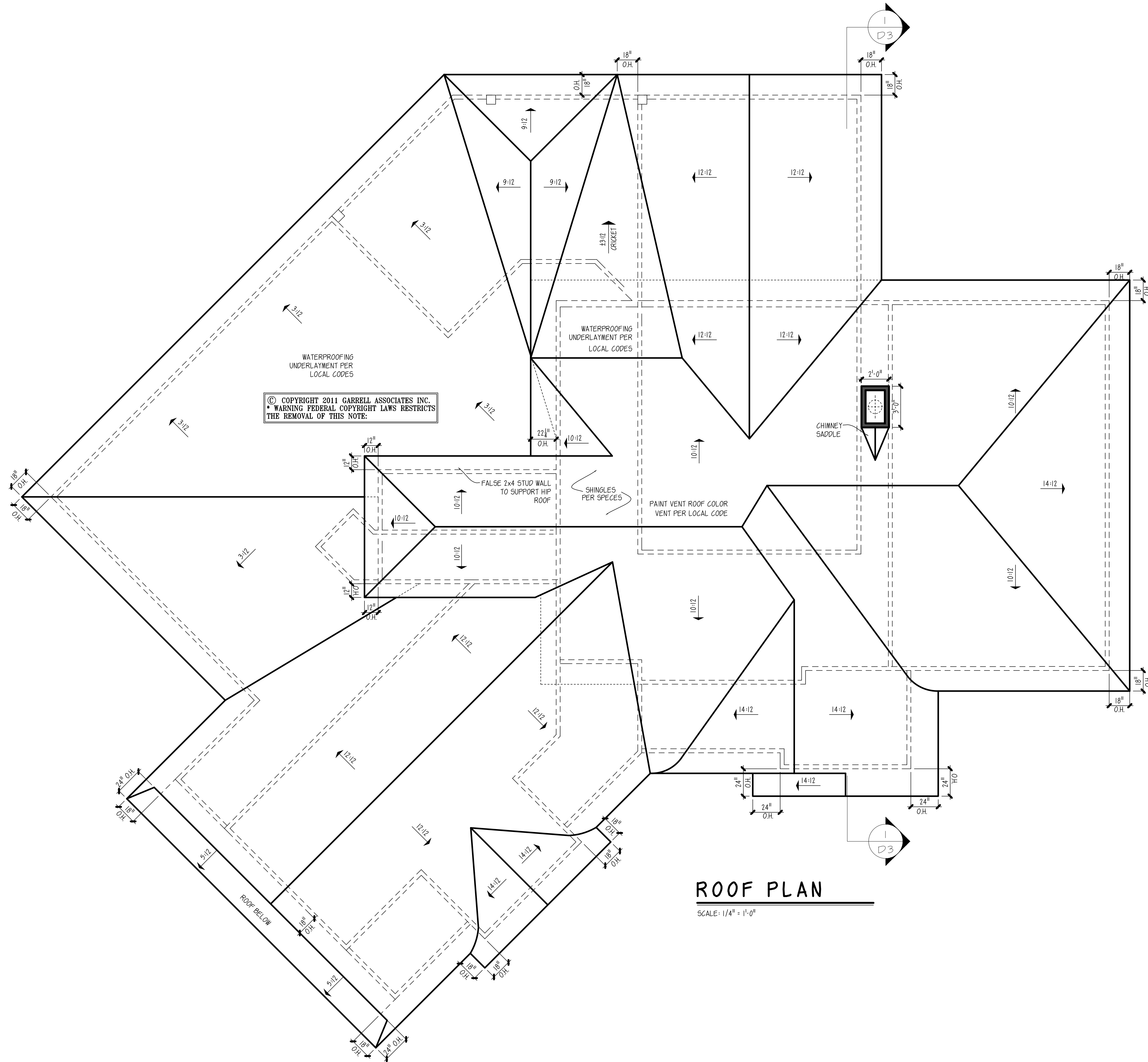
FILE LOCATION:  
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11116

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BM SEa

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 \* WARNING FEDERAL COPYRIGHT LAWS RESTRICTS  
 THE REMOVAL OF THIS NOTE:

**GENERAL NOTES**

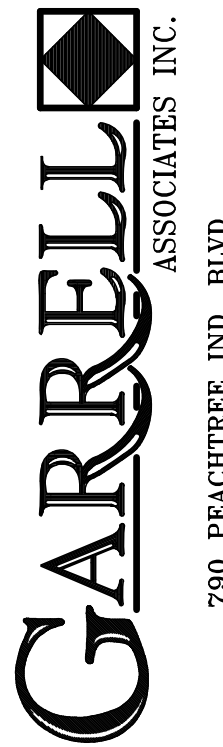
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8. ALL WOOD CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES.
9. ALL COLLARS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY AND TERMINATE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOLES.
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16. WINDOW NOTES: PER THE 2012 INTERNATIONAL BUILDING CODE, ALL OPERABLE WINDOWS MUST BE MOUNTED GREATER THAN OR EQUAL TO 24" FROM BOTTOM OF WINDOW AND 10" FROM TOP OF WINDOW. OPERABLE WINDOWS MUST BE MOUNTED GREATER THAN OR EQUAL TO 7" FROM THE GRADE IN LIEU OF DECKING SYSTEMS, STAIRS, ETC. WITH RAILINGS.
17. ALTERNATE WINDOW FALL DEVICES CONFORMING TO ASTM D3951 MAY BE USED IF OPERABLE WINDOW IS MOUNTED CLOSER THAN 24" AFF.

**ROOF PLAN**

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

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WESTBROOKS COTTAGE  
 ROOF PLAN

01/20/12

REV. NO.	REV. DATE/INIT.
01	02/21/12 (BM)
02	02/28/12 (BM)

03/03/10 (JTS30)

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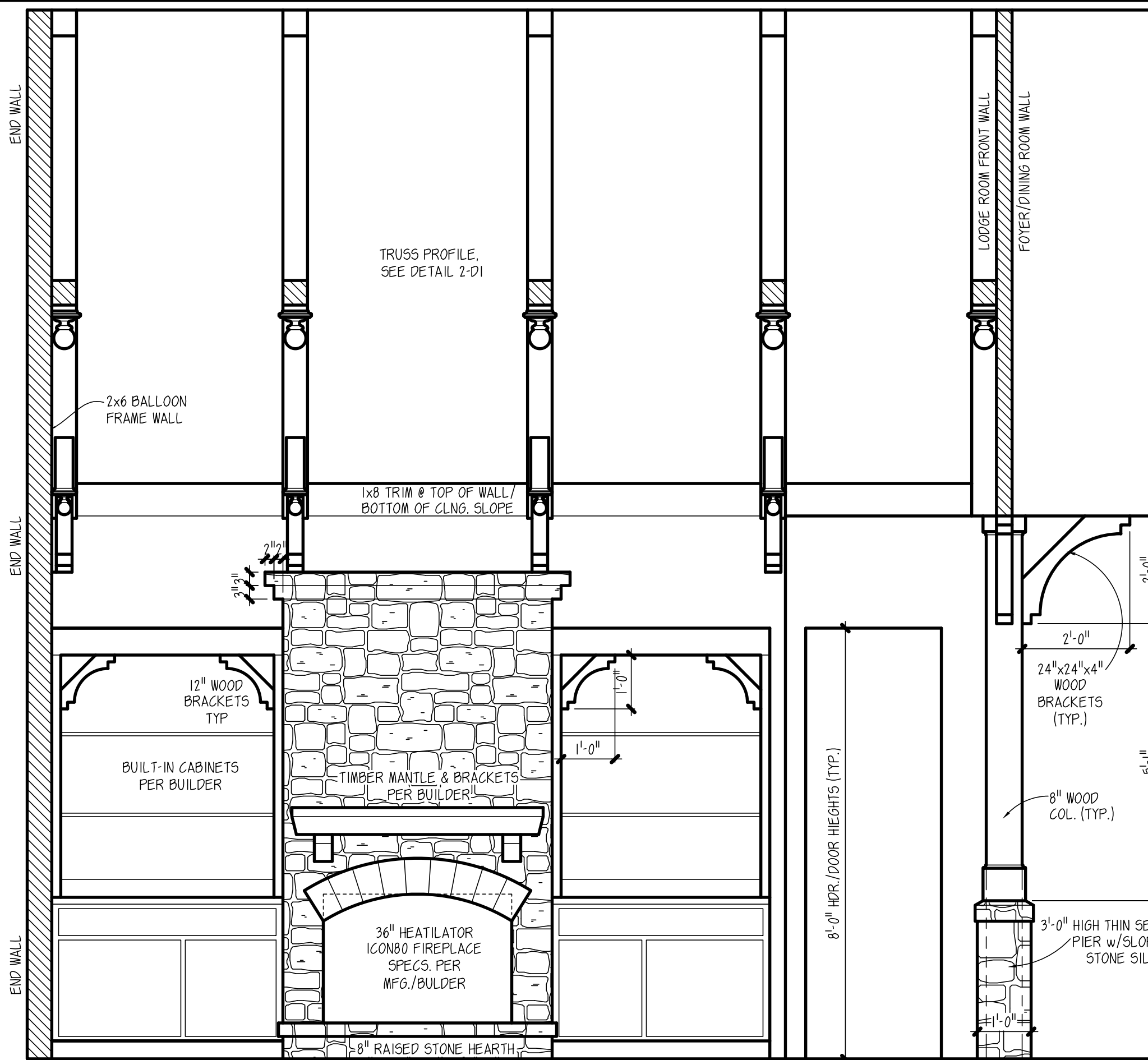
FILE LOCATION:  
 \*planbook\*

11116

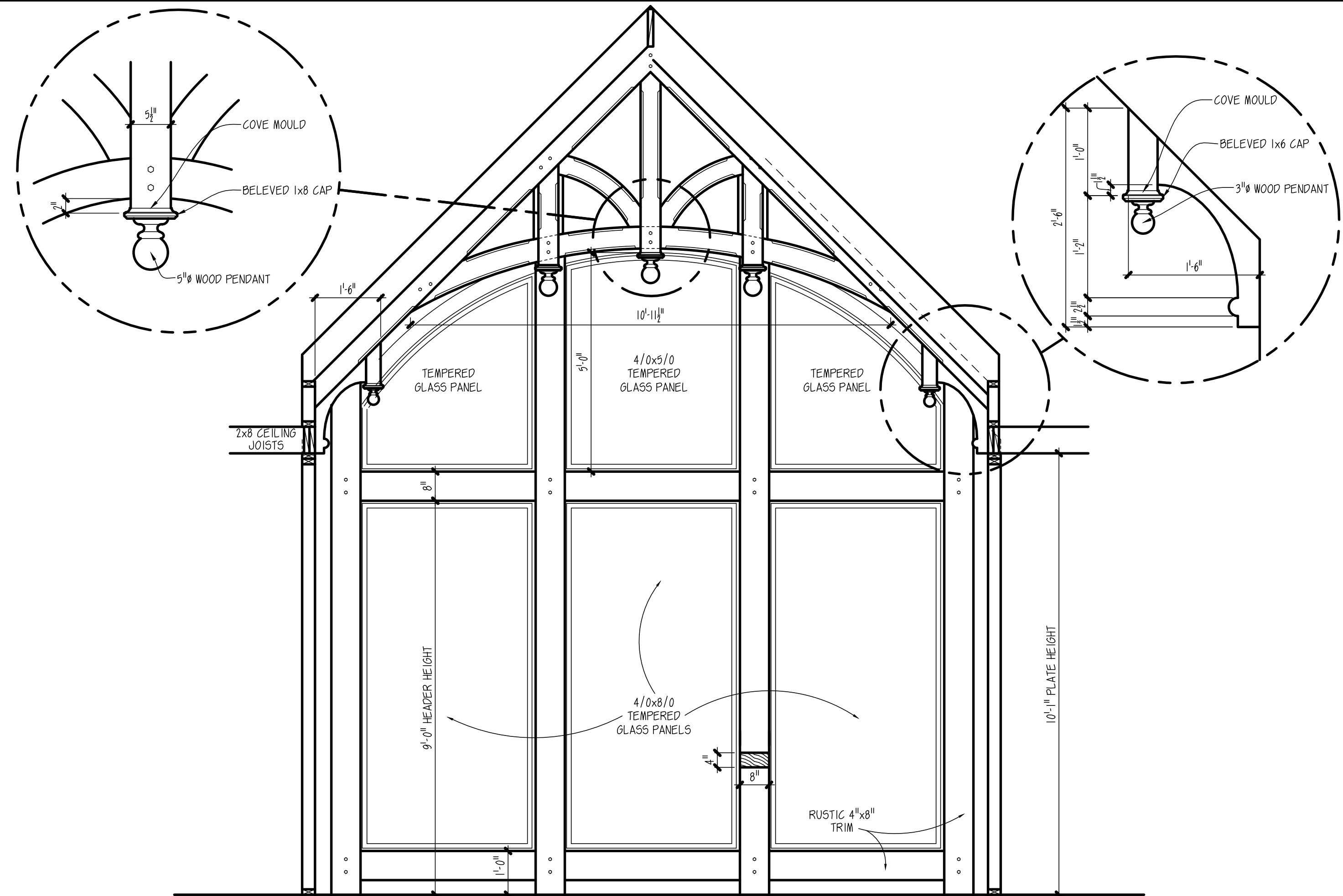
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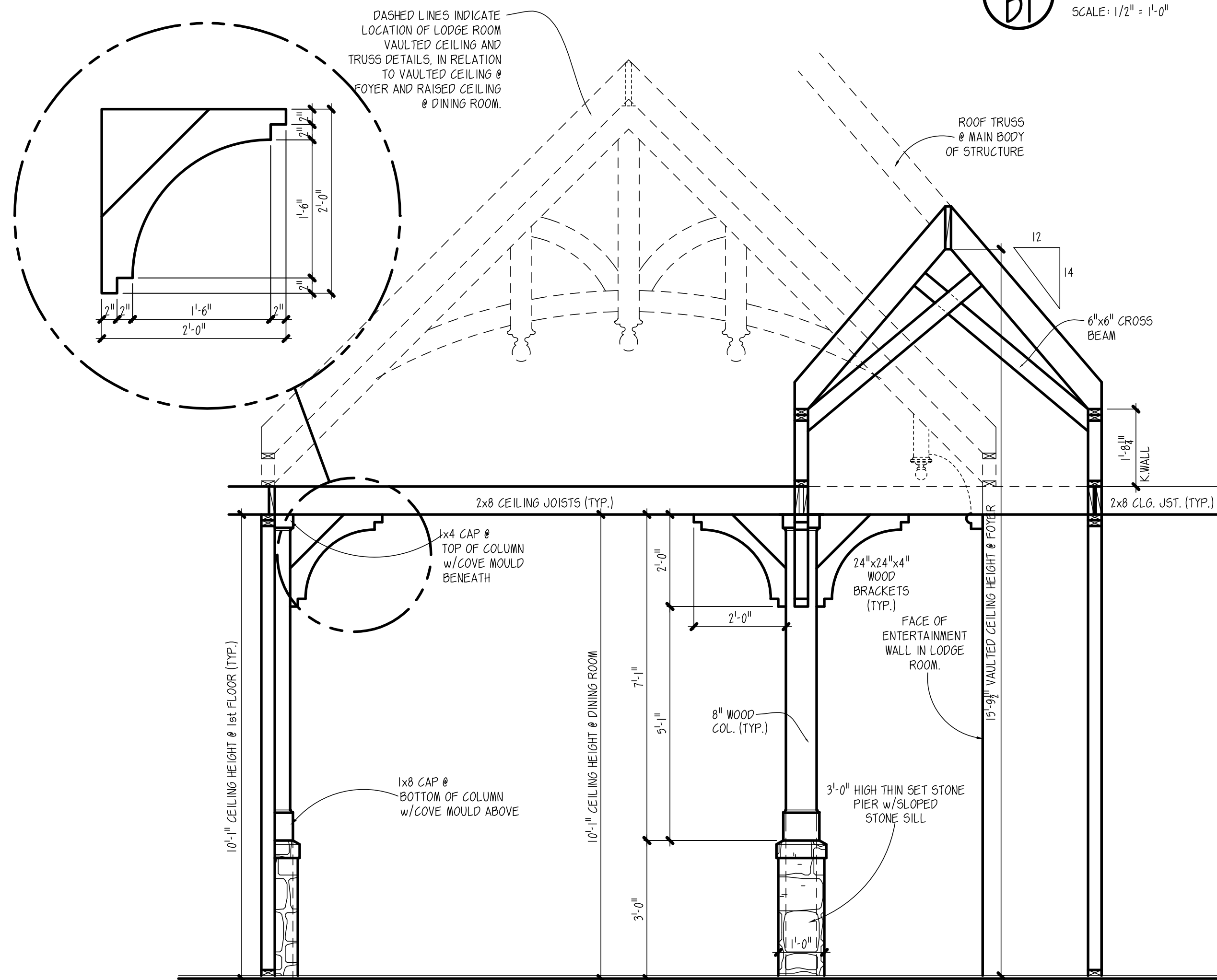




**1**  
D1 LODGE ROOM RIGHT SIDE DETAIL  
SCALE: 1/2" = 1'-0"



**2**  
D1 LODGE ROOM TRUSS/END WALL DETAIL  
SCALE: 1/2" = 1'-0"



**3**  
D1 FOYER/DINING ROOM DETAIL  
SCALE: 1/2" = 1'-0"

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WESTBROOKS COTTAGE  
DETAIL SHEET #1

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02	02/28/12 (BM)
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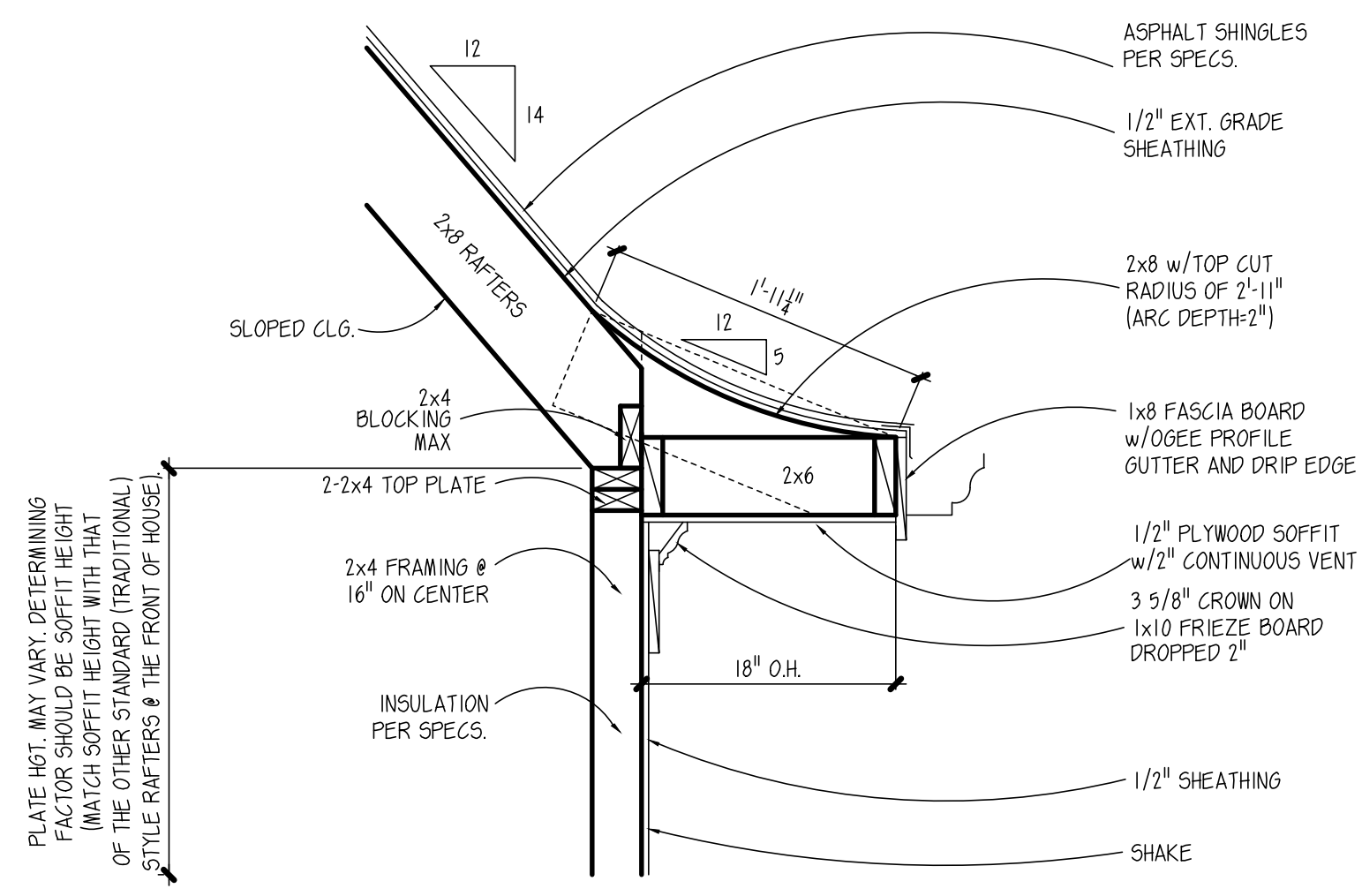
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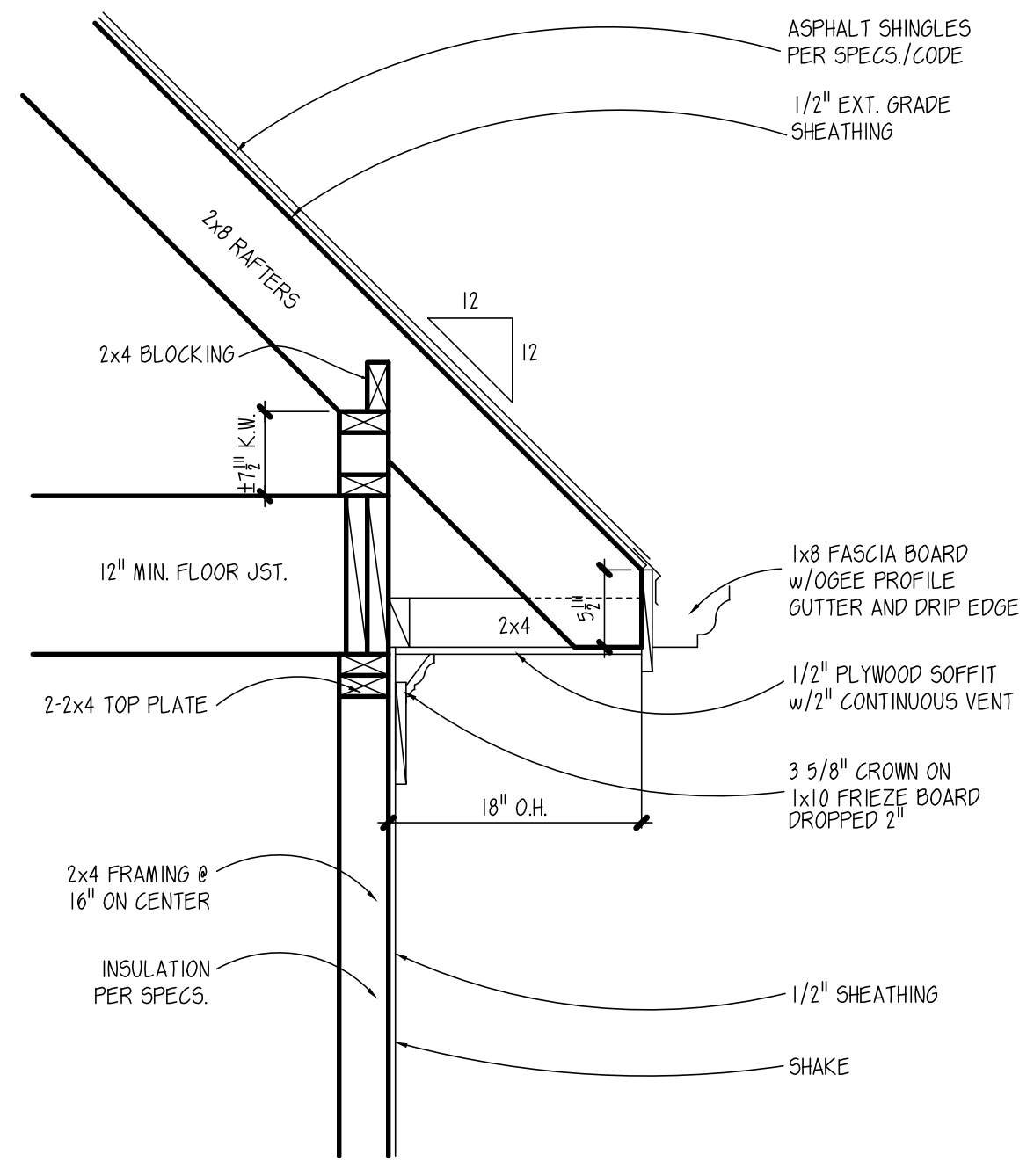
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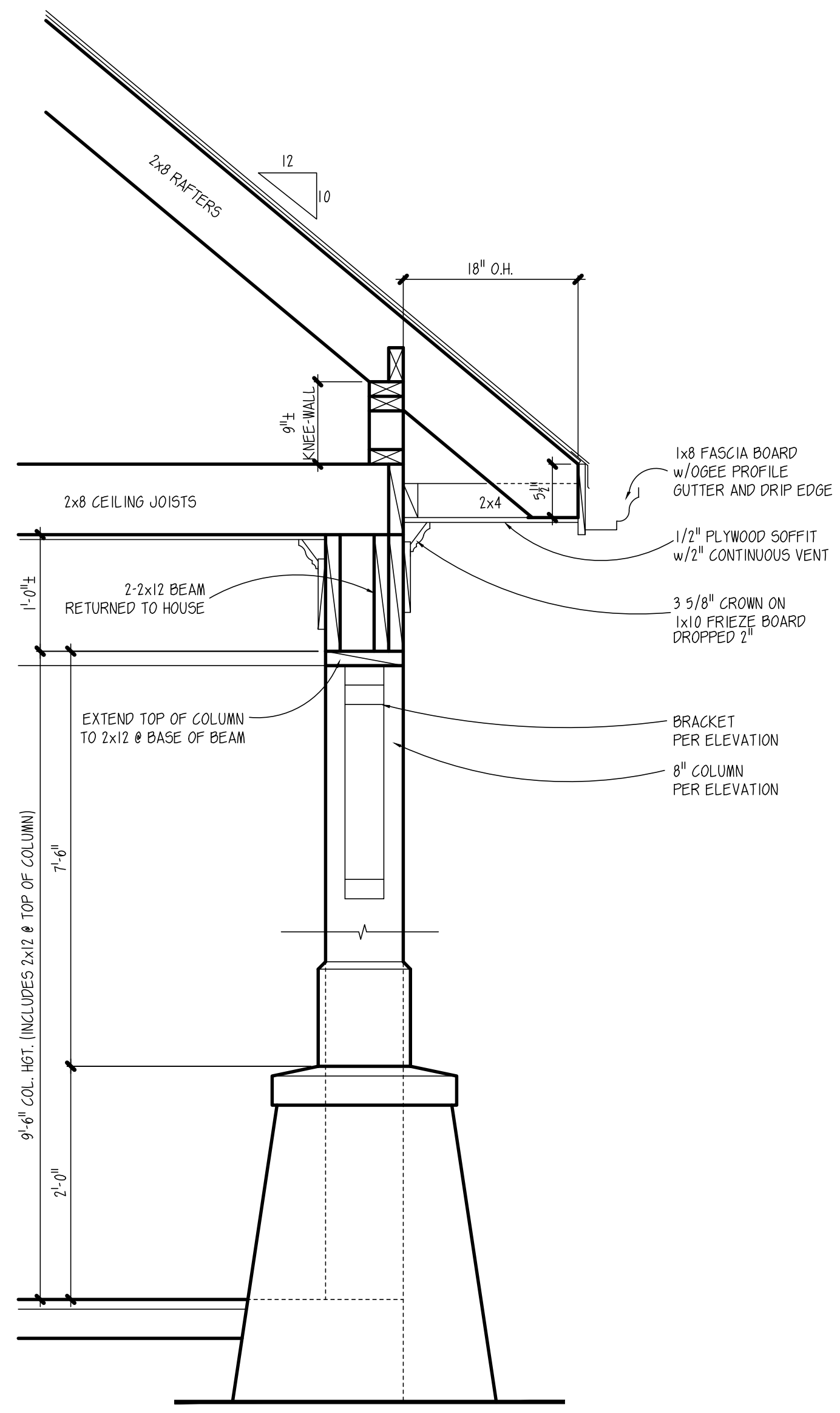
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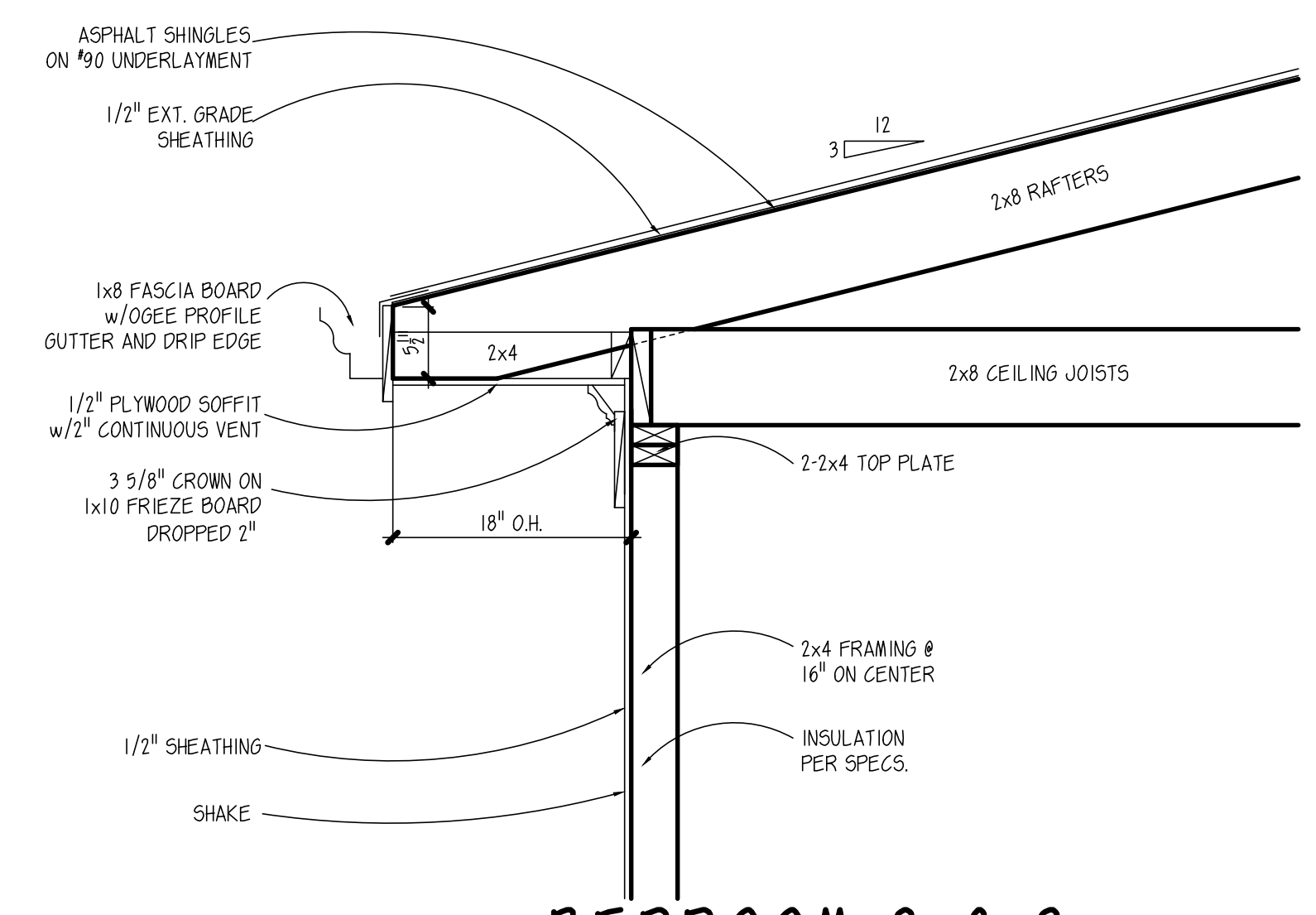
**3 D2**  
**SWOOPED RAFTER DETAIL**  
 SCALE: 1" = 1'-0"



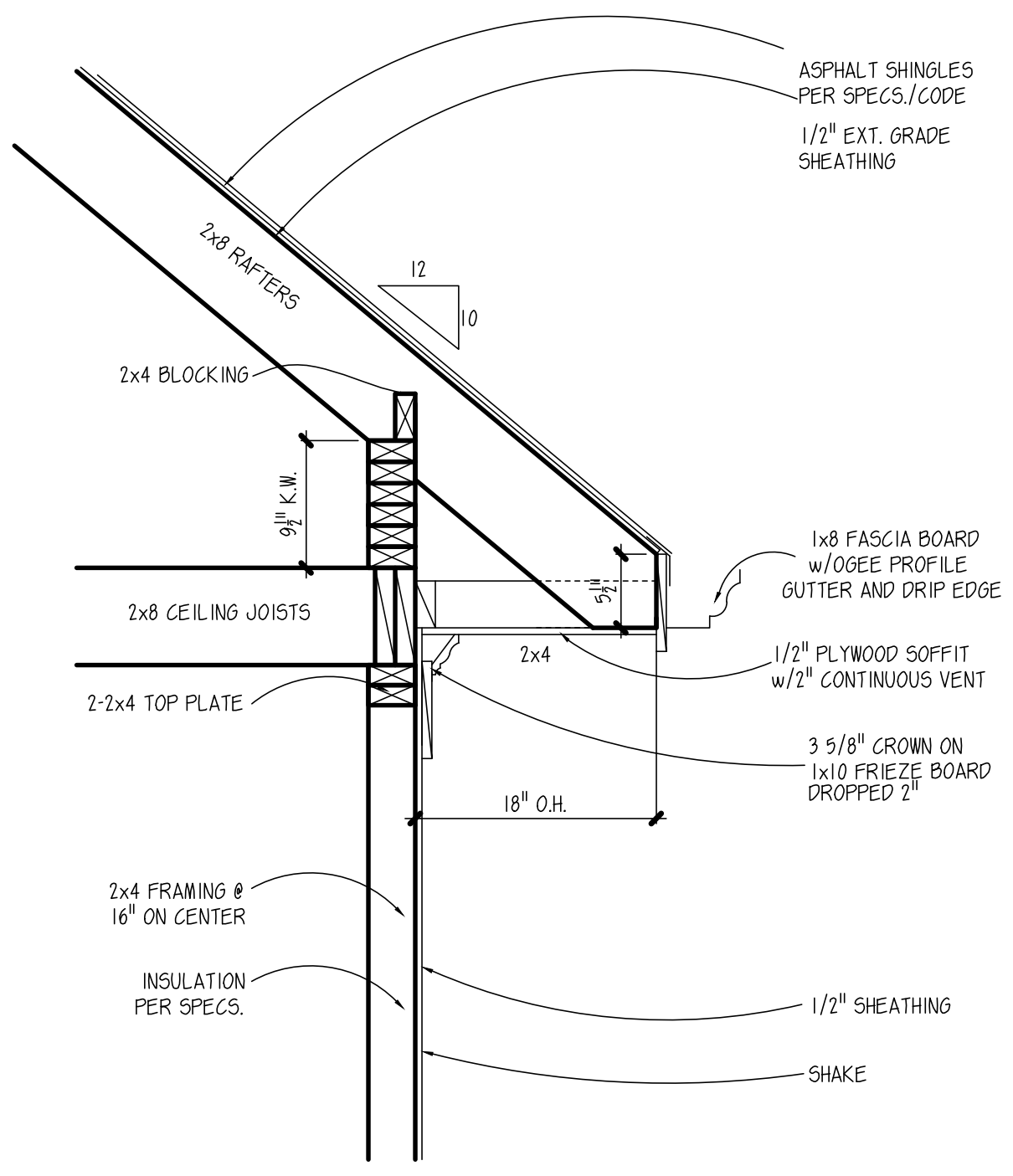
**2 D2**  
**CORNICE DETAIL**  
 SCALE: 1" = 1'-0"



**1 D2**  
**PORCH DETAIL**  
 SCALE: 1" = 1'-0"



**5 D2**  
**BEDROOM 2 & 3 CORNICE DETAIL**  
 SCALE: 1" = 1'-0"



**4 D2**  
**CORNICE DETAIL**  
 SCALE: 1" = 1'-0"

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17. ALTERNATE WINDOW FALL DEVICES (CONFINING TO ASTM 1200) MAY BE USED IF OPERABLE WINDOW IS MOUNTED CLOSER THAN 24" AFF.

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WESTBROOKS COTTAGE  
 DETAIL SHEET #2

01/20/12

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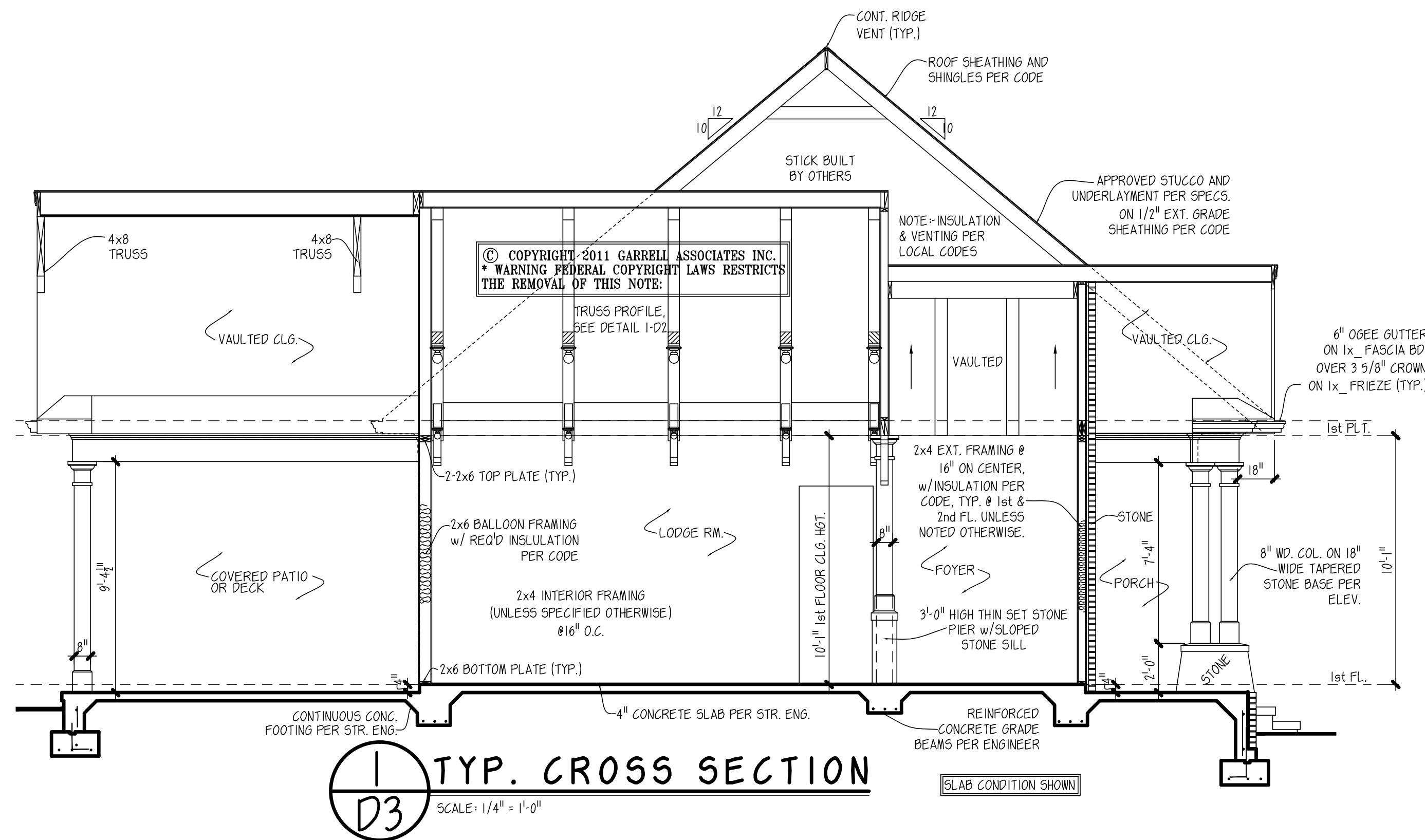
FILE LOCATION:  
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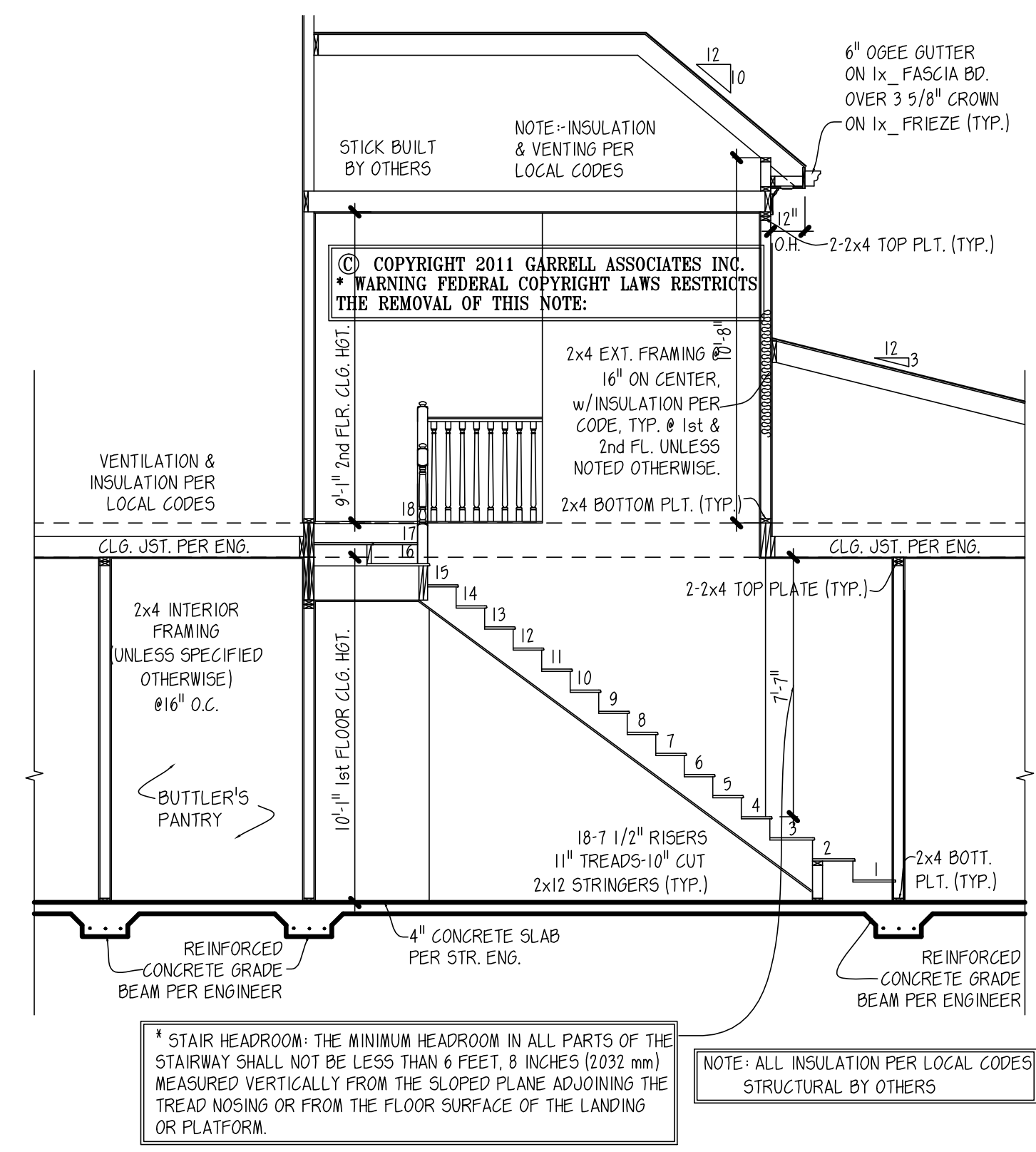
BM D2





**1 TYP. CROSS SECTION**  
 SCALE: 1/4" = 1'-0"  
 D3

SLAB CONDITION SHOWN



**2 STAIR SECTION**  
 SCALE: 1/4" = 1'-0"  
 D3

SLAB CONDITION SHOWN

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WESTBROOKS COTTAGE  
 TYP. CROSS SECTION SLAB

01/20/12

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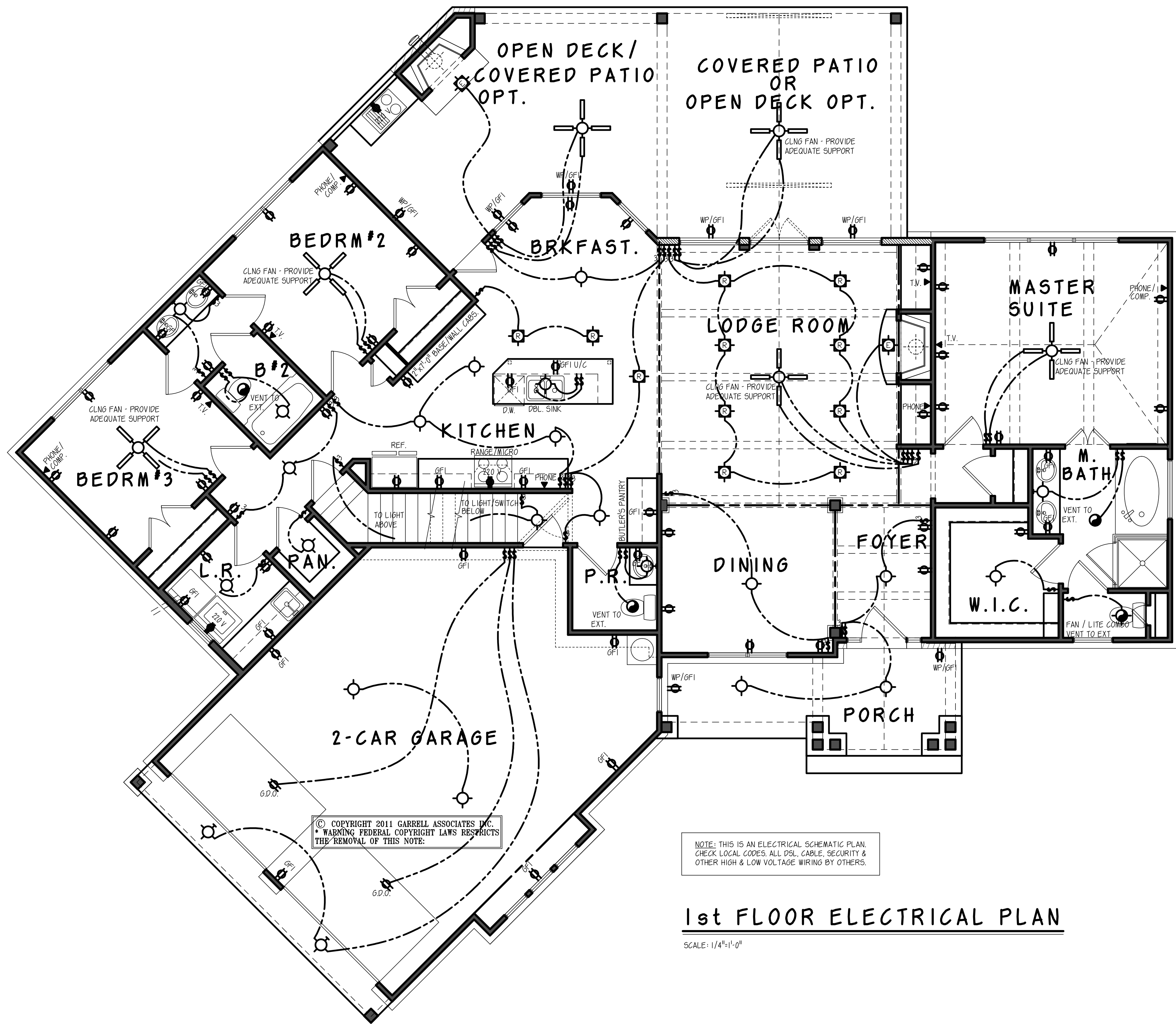
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FILE LOCATION:  
 "planbook"

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BM D3



SYMBOL	DESCRIPTION
[Symbol]	DUPLEX OUTLET (GROUNDED TYPE)
[Symbol]	DUPLEX OUTLET (GROUND FAULT CIRCUIT INTERRUPT)
[Symbol]	DUPLEX OUTLET (WEATHER PROOF/GROUND FAULT CIRCUIT INTERRUPT)
[Symbol]	220 VOLT OUTLET
[Symbol]	TELEVISION ANTENNA/CABLE OUTLET
[Symbol]	TELEPHONE OUTLET LOCATION
[Symbol]	DOOR CHIME
[Symbol]	SINGLE POLE WALL SWITCH
[Symbol]	3-WAY WALL SWITCH
[Symbol]	4-WAY WALL SWITCH
[Symbol]	CEILING MOUNTED & SUSPENDED LIGHT FIXTURE
[Symbol]	WALL BRACKET MOUNTED LIGHT FIXTURE
[Symbol]	RECESSED CEILING LIGHT FIXTURE
[Symbol]	DOUBLE FLOOD LIGHTS
[Symbol]	SMOKE DETECTOR
[Symbol]	THERM. DET.
[Symbol]	THERM.
[Symbol]	GAS OUTLET
[Symbol]	DOOR BELL
[Symbol]	CEILING MOUNTED EXHAUST FAN
[Symbol]	FAN/LIGHT COMBO
[Symbol]	CEILING MOUNTED FAN

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15. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.
16. WINDOWS MUST BE PER THE 2012 INTERNATIONAL BUILDING CODE. ALL OPERABLE WINDOWS MUST BE MOUNTED GREATER THAN OR EQUAL TO 24" FROM BOTTOM OF WINDOW FINISHED FLOOR. WHEN WINDOW IS GREATER THAN OR EQUAL TO 12" FROM THE GRADE, IN USE OF CEILING SYSTEMS, STOODS, ETC. WITH RAILINGS.
17. ALTERNATE WINDOW FALL DEVICES CONFORMING TO ASTM 1090 MAY BE USED IF OPERABLE WINDOW IS MOUNTED CLOSER THAN 24" A.F.F.

NOTE: THIS IS AN ELECTRICAL SCHEMATIC PLAN. CHECK LOCAL CODES, ALL DSL, CABLE, SECURITY & OTHER HIGH & LOW VOLTAGE WIRING BY OTHERS.

**1st FLOOR ELECTRICAL PLAN**

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

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**GARRELL ASSOCIATES, INC.**  
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WESTBROOKS COTTAGE  
 1st FLR. ELECTRICAL PLAN

01/20/12

REV. NO.	REV. DATE/INIT.
01	02/21/12 (BM)
02	02/28/12 (BM)
	03/03/10 (07330)

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