



ReDesign HP

GARRELL ASSOCIATES INC.
790 PEACHTREE IND. BLVD. SUITE 200,
SUWANEE, GA 30024

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The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

Michael Burling
1153 Rusteling Oaks
Yorktown, VA 22691

PROJECT : Michael Burling

SHEET

A1.0



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

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND LATEST INTERNATIONAL RESIDENTIAL BUILDING CODES 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 ANY WORK 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 FLOOR LINES AND MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT ANY STRUCTURE.
5. CONTRACTOR SHALL BE CONSULTED FOR PROPER FOOTING AND REINFORCEMENT SIZES.

CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

7. ALL FOUNDATION AND LOCAL CODES SHALL BE DESIGNED AND STAMPED BY AN ENGINEER. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.

8. ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.

9. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL CODES.

10. ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY AND TERMINATE LOADS THROUGH TO THE FOUNDATION.

11. DESIGN TO BE SUCH THAT THERE IS NO WAY TO DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS.

12. GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN SINCE THIS DESIGN IS NOT INTENDED TO BE USED IN ONE (1) BUILT 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.

14. THE MINIMUM DEPTH OF THE ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED "14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR RISE AND RUN AND MOISTURE RESISTANT FLOOR SYSTEMS DEEPER THAN "14" IN DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.

15. ALL WORKMANSHIP SHALL BE BY GARRELL ASSOCIATES INC. ARE ARCHITECTURAL IN NATURE.

16. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.

17. PER THE 2012 INTERNATIONAL BUILDING CODE, ALL OPERABLE WINDOWS MUST BE OPENED GREATER THAN 4" FROM BOTTOM OF WINDOW TO FINISHED FLOOR WHEN THRESHOLD IS GREATER THAN OR EQUAL TO 20" FROM THE GROUND SURFACE.

18. STAIRWAYS, STUOPS ETC. WITH RAILINGS.

19. ALTERNATE WINDOW FALL DEVICES CONFIRMING WITH 2009 IBC 2012 IRC 103.10. IF WINDOW IS MOUNTED CLOSER THAN 24" A.F.F.

NOTE!: BEAM AND PIER PLACEMENT & DESIGN ARE TO BE CONFIRMED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

NOTE!:-DBL. JST. UNDER ALL
BEARING WALLS PER ENG

NOTE!:-FOOTING PER LOCAL
SOIL CONDITIONS AND
PER ENG.

PROVIDE SUPPORT FOR
PORCH & STEP TO GRADE
AS REQ'D.

CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

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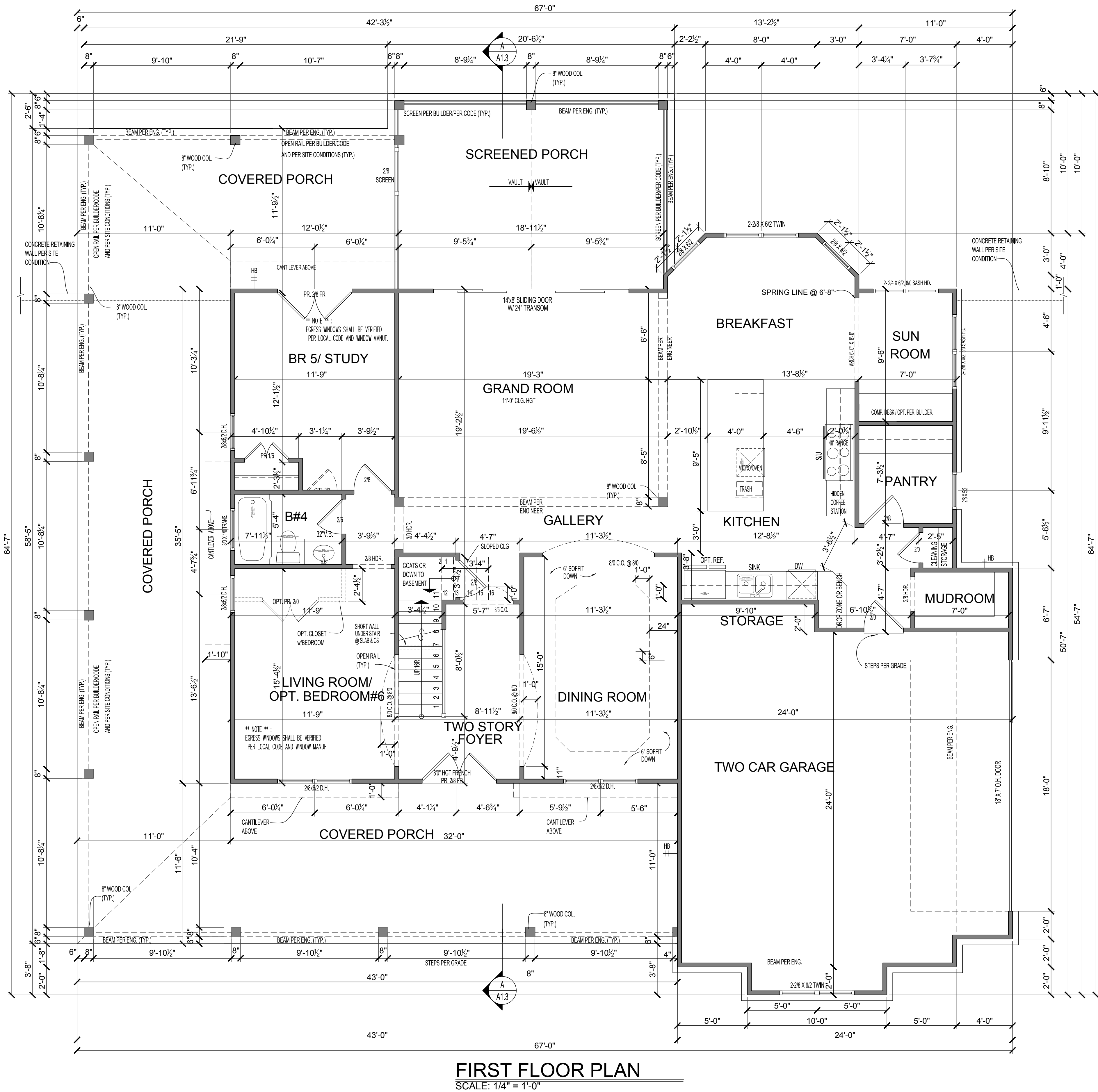
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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5. CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
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7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE DESIGNED 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.
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*SQUARE FOOTAGES

FIRST FLOOR (HEATED)	1,672 S.F.
2ND FLOOR (INCLUDES THE CHILDREN'S RETREAT (HEATED))	1,926 S.F.
SUBTOTAL (HEATED)	3,598 S.F.
2-CAR GARAGE	603 S.F.
GROSS TOTAL	4,201 S.F.

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

Michael Burling
153 Rusteling Oak ridge
Yorktown, VA 23692

DATE : NOV/08/2022

SCALE : AS NOTED

DRAWN BY: -----

PROJECT : Michael Burling

SHEET

A1.1

CUSTOM CHANGES

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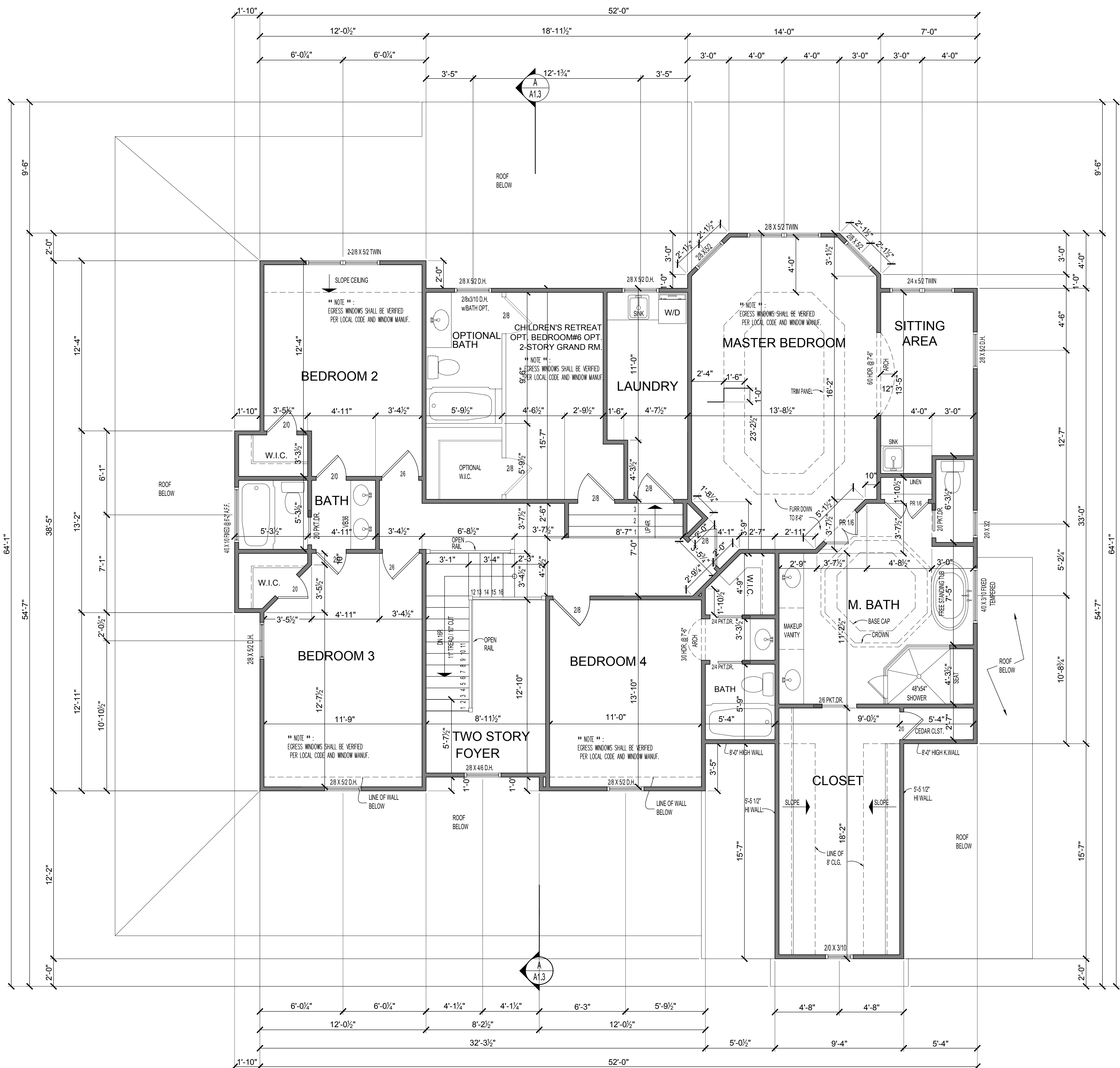
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DATE	: NOV/08/2022
SCALE	: AS NOTED
DRAWN BY:	-----
PROJECT	: Michael Burling
SHEET	

A1.2



SECOND FLOOR PLAN

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

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Michael Burling
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Yorktown, VA 23692

DATE	:	NOV/08/2022
SCALE	:	AS NOTED
DRAWN BY:	-----	
PROJECT	:	Michael Burling

SHEET

A1.3



NOTE: S.S.METAL ROOF

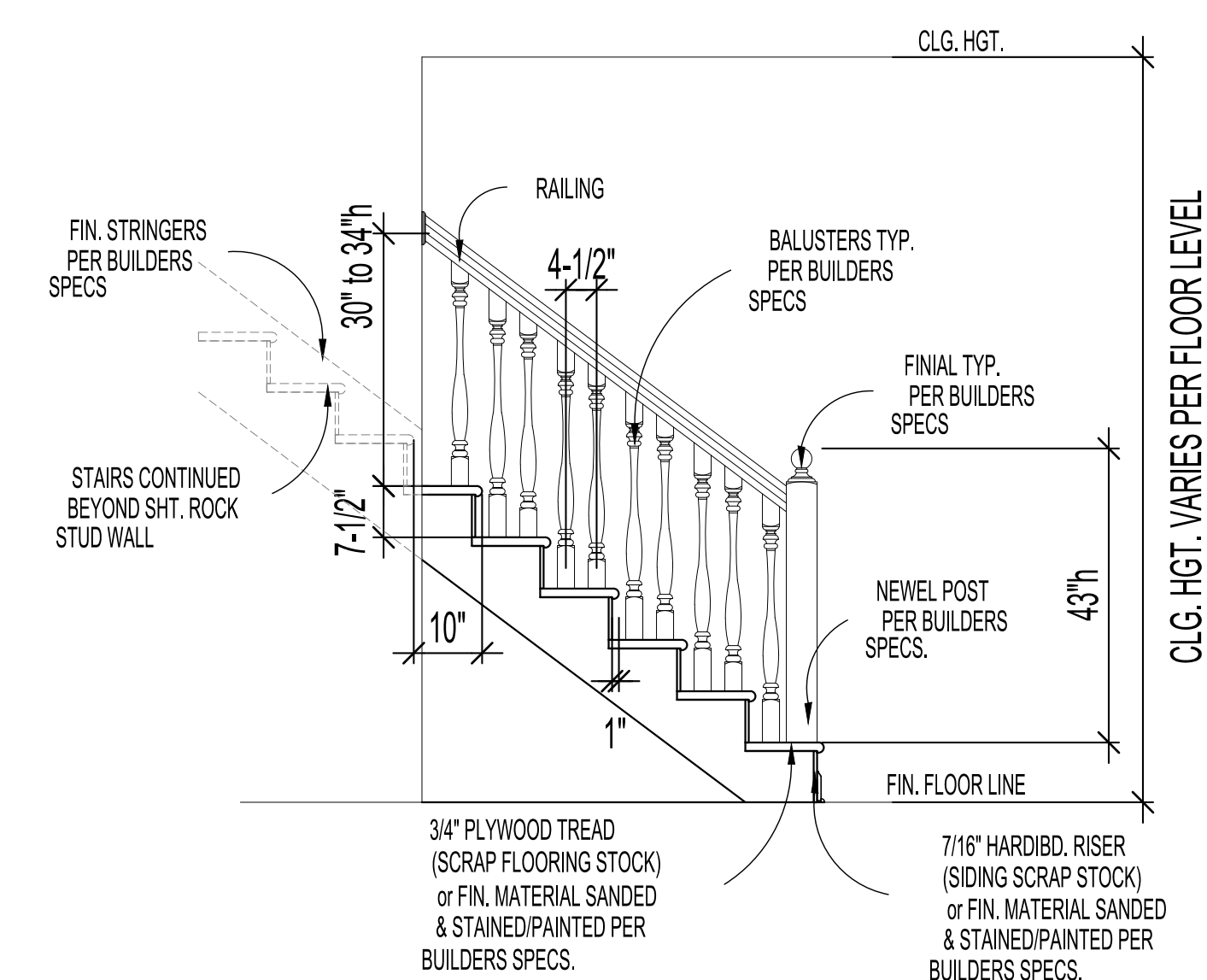
NOTE: 1'-0" O.H., TYP.

ROOF PLAN

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



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





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A2.0






































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



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

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)		RECESSED LIGHT FOR WET AREA
	WEATHER PROOF DUPLEX OUTLET (GFI)		ONE TUBE UNDER COUNTER FLUORESCENT LIGHT
	WALL SWITCH CONTROLLED DUPLEX OUTLET		EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	ABOVE COUNTER LOCATION		
	FLUSH FLOOR WALL SWITCH CONTROLLED DUPLEX OUTLET. OWNER VERIFY LOCATION		CEILING MOUNTED FAN - PADDLE
	220 VOLT OUTLET OR CONNECTION		CEILING MOUNTED FAN - EXHAUST
	TELEVISION ANTENNA/CABLE OUTLET		CEILING MOUNTED FAN AND HEATER
	TELEPHONE OUTLET LOCATION		CEILING MOUNTED GAN, LIGHT, AND HEATER
	DOOR CHIME LOCATION		PORCELAIN LAMPHOLDER
	120 VOLT JUNCTION BOX		DOOR BELL BUTTON
	SINGLE POLE WALL SWITCH		DETECTOR REQUIRE
	SINGLE POLE WALL SWITCH WITH DIMMER		SMOKE DETECTOR
	3-WAY WALL SWITCH		THERMOSTAT
	3-WAY WALL SWITCH WITH DIMMER		AUTOMATIC GARAGE DOOR OPENER OUTLET
	CEILING MOUNTED LIGHT FIXTURE		UNDERCABINET LIGHT
	WALL BRACKET MOUNTED LIGHT FIXTURE		
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE		CARBON MONOXIDE DETECTOR
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE		
	RECESSED CEILING LIGHT FIXTURE		
	RECESSED LIGHT FOR WET AREA		

CUSTOM CHANGES

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The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

Michael Burling
153 Rusteling Oak ridge
Yorktown, VA 23692

DATE	: NOV/08/2022
SCALE	: AS NOTED
DRAWN BY:
PROJECT	: Michael Burling
SHEET	

A3.0

