

**FRONT ELEVATION**

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

**COLOR PACKAGE**

BRICK:
SIDINGS:
TRIM:
SHUTTERS:
METAL ROOFING:
SHINGLE ROOF:

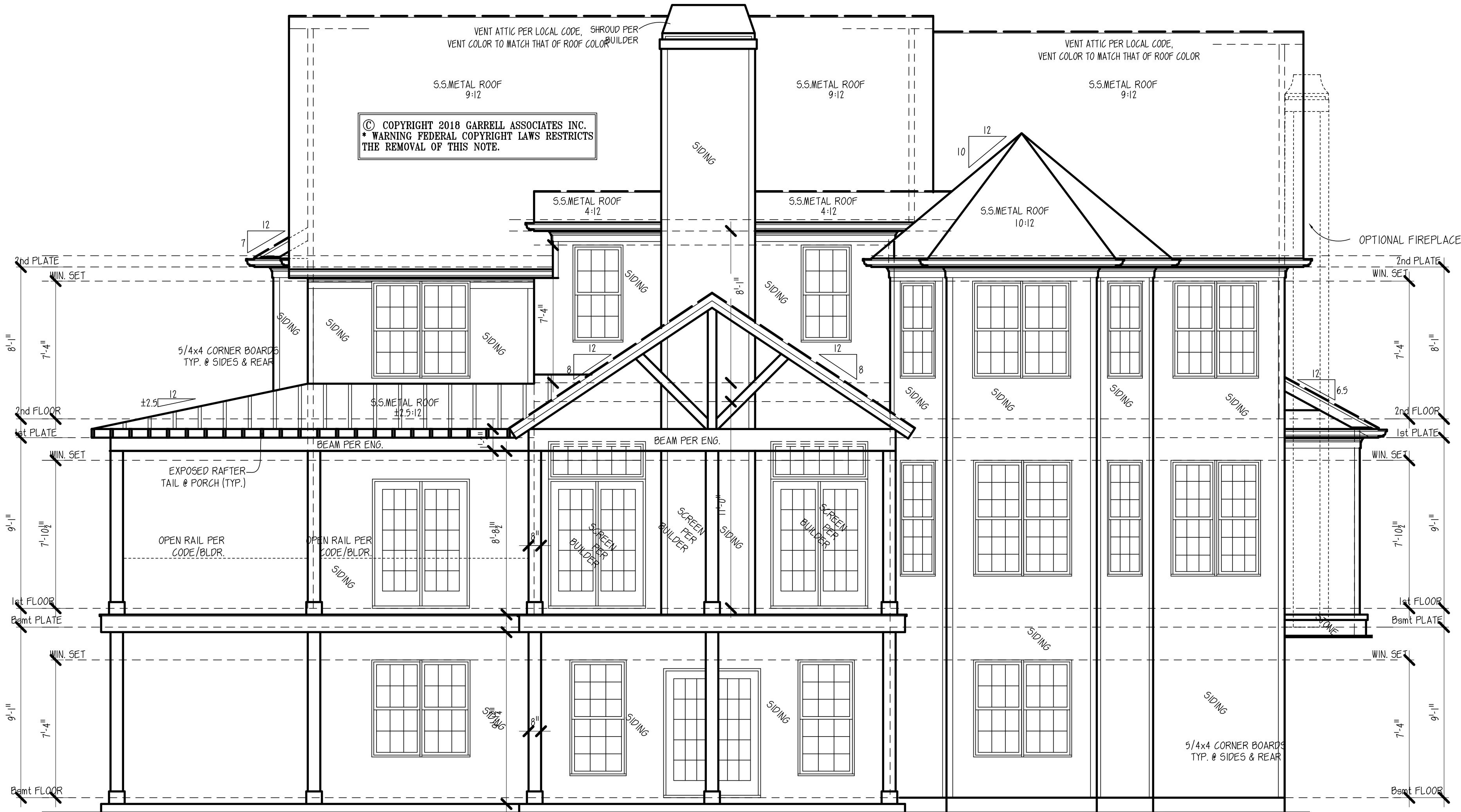
**BUILDER PLEASE NOTE: REUSE FEE**

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PLAN ISSUED TO: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_ LOT: \_\_\_\_\_  
 (GARRELL ASSOCIATES, INC. REP.)

**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 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 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 COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
  6. REINFORCE FOUNDATION WALLS PER LOCAL CODES.
  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 REUSE 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) BUILD 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.
  13. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND ROOFIT 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.
- WINDOW NOTES:** PER THE 2012 INTERNATIONAL BUILDING CODE, ALL OPERABLE WINDOWS MUST BE MOUNTED GREATER THAN OR EQUAL TO 24" FROM BOTTOM OF WINDOW TO FINISHED FLOOR. WHEN THE WINDOW IS GREATER THAN OR EQUAL TO 27" FROM THE GRADE IN LEU OF GLAZING SYSTEMS, STOPS, ETC. WITH RAILINGS. ALTERNATE WINDOW FALL DEVICES CONFORMING TO ASTM D2906 MAY BE USED IF OPERABLE WINDOW IS MOUNTED CLOSER THAN 24" AFF.



**REAR ELEVATION**

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

NOTE: PROVIDE RAILING & STEPS AS REQ'D BY GRADE.

NOTE: THE DESIGNER HAS REVIEWED THESE DRAWINGS AND IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER HAS REVIEWED THESE DRAWINGS AND IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER HAS REVIEWED THESE DRAWINGS AND IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.

LICENSED TO:  
 EUNICE BUCUR

**GARRELL ASSOCIATES INC.**  
 700 PEACHTREE, IND. BLVD., SUITE 200  
 ATLANTA, GA 30324  
 WWW.GARRELLASSOCIATES.COM

ASTORIA - B  
 FRONT & REAR ELEVATIONS

07/09/18

REV. NO.	REV. DATE/INIT.
01	07/24/18
98016	04/30/09 (BS)

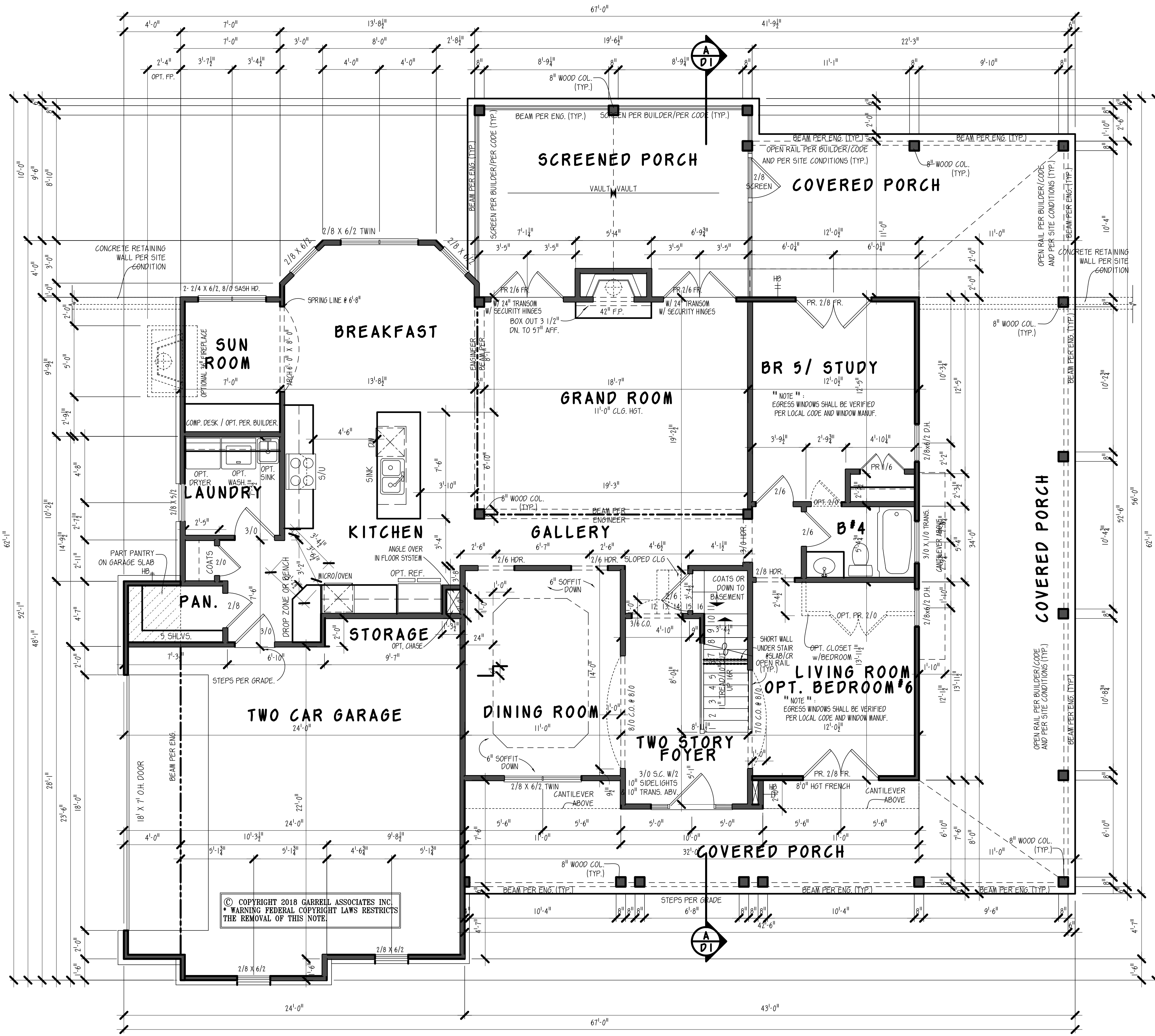
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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR, OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

FILE LOCATION:

18063  
 DRAWN BY: SHEET NO.:

VD | E1



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**\* SQUARE FOOTAGES**

FIRST FLOOR (HEATED)	1,647 S.F.
2ND FLOOR (HEATED) (CHILDREN RETREAT INCL.)	1,898 S.F.
<b>SUBTOTAL (HEATED)</b>	<b>3,545 S.F.</b>
2-CAR GARAGE	539 S.F.
<b>GROSS TOTAL</b>	<b>4,084 S.F.</b>

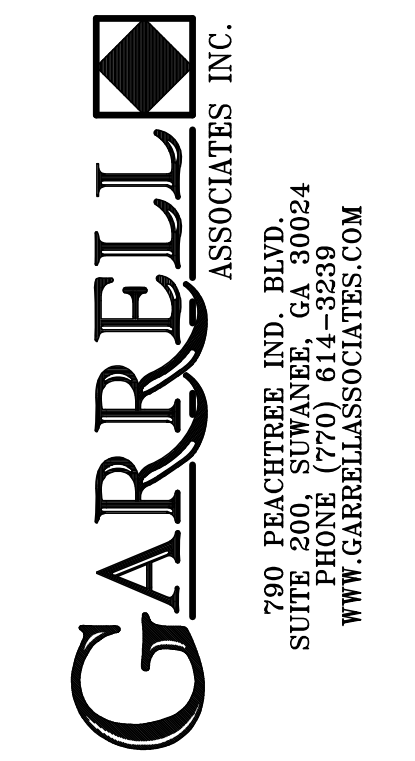
\*CALCULATED PER I.R.C. INDUSTRY STD. TO OUTSIDE FACE OF STUD. STAIRS & 2-STORY COUNTED ONCE.

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THE REMOVAL OF THIS NOTE.

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

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LICENSED TO:  
**EUNICE BUCUR**



**ASTORIA - B**  
**1st FLOOR PLAN**

07/09/18

REV. NO.	REV. DATE/INIT.
01	07/24/18

98016 04/30/08 (B5)

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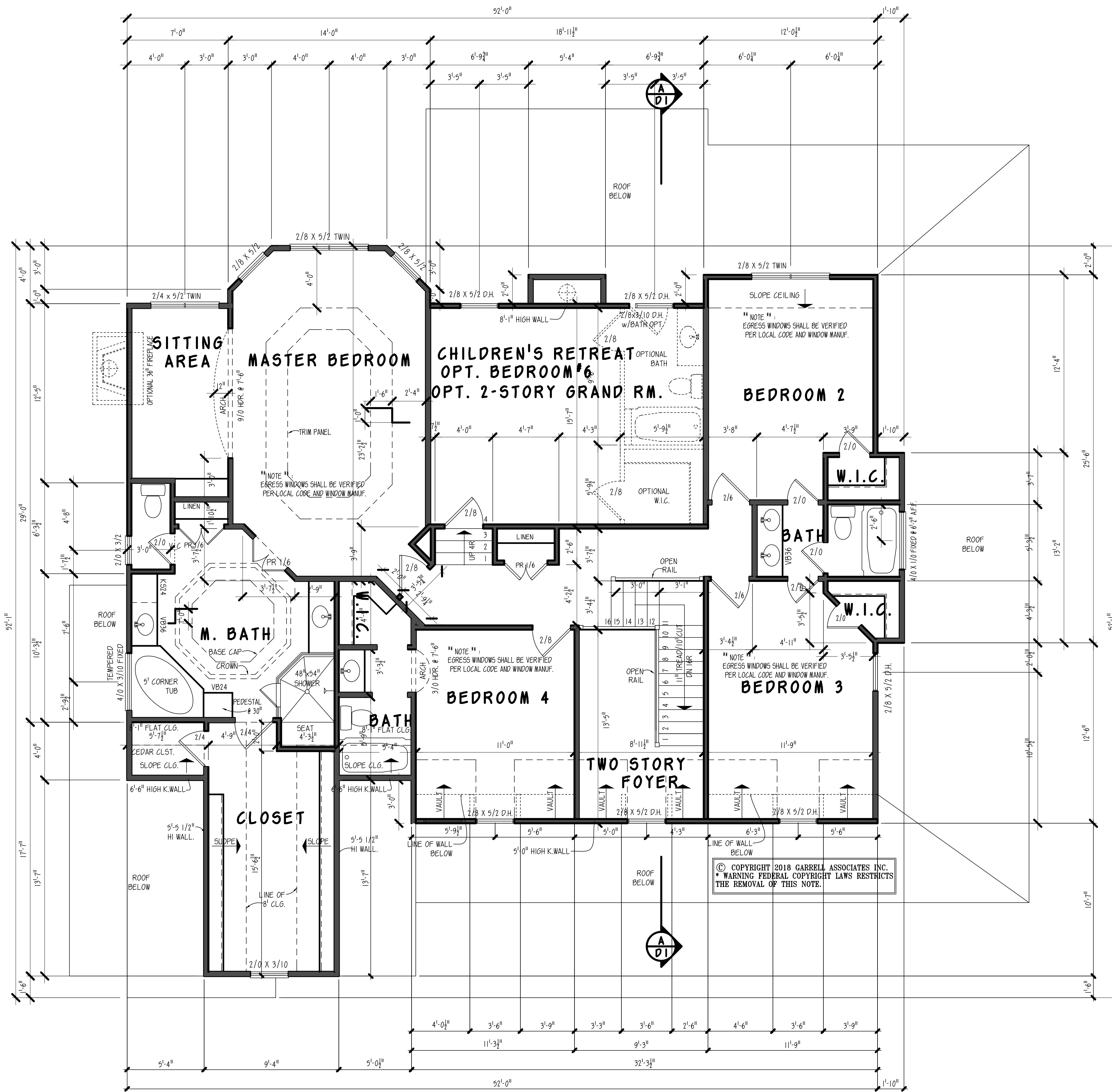
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FILE LOCATION:

18063

DRAWN BY: SHEET NO.:

VD | A1



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

**GENERAL NOTES**

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LICENSED TO:  
**EUNICE BUCUR**

**GARRELL ASSOCIATES, INC.**  
780 PEACHTREE, IND. BLVD., SUITE 200  
ATLANTA, GA 30309  
WWW.GARRELLASSOCIATES.COM

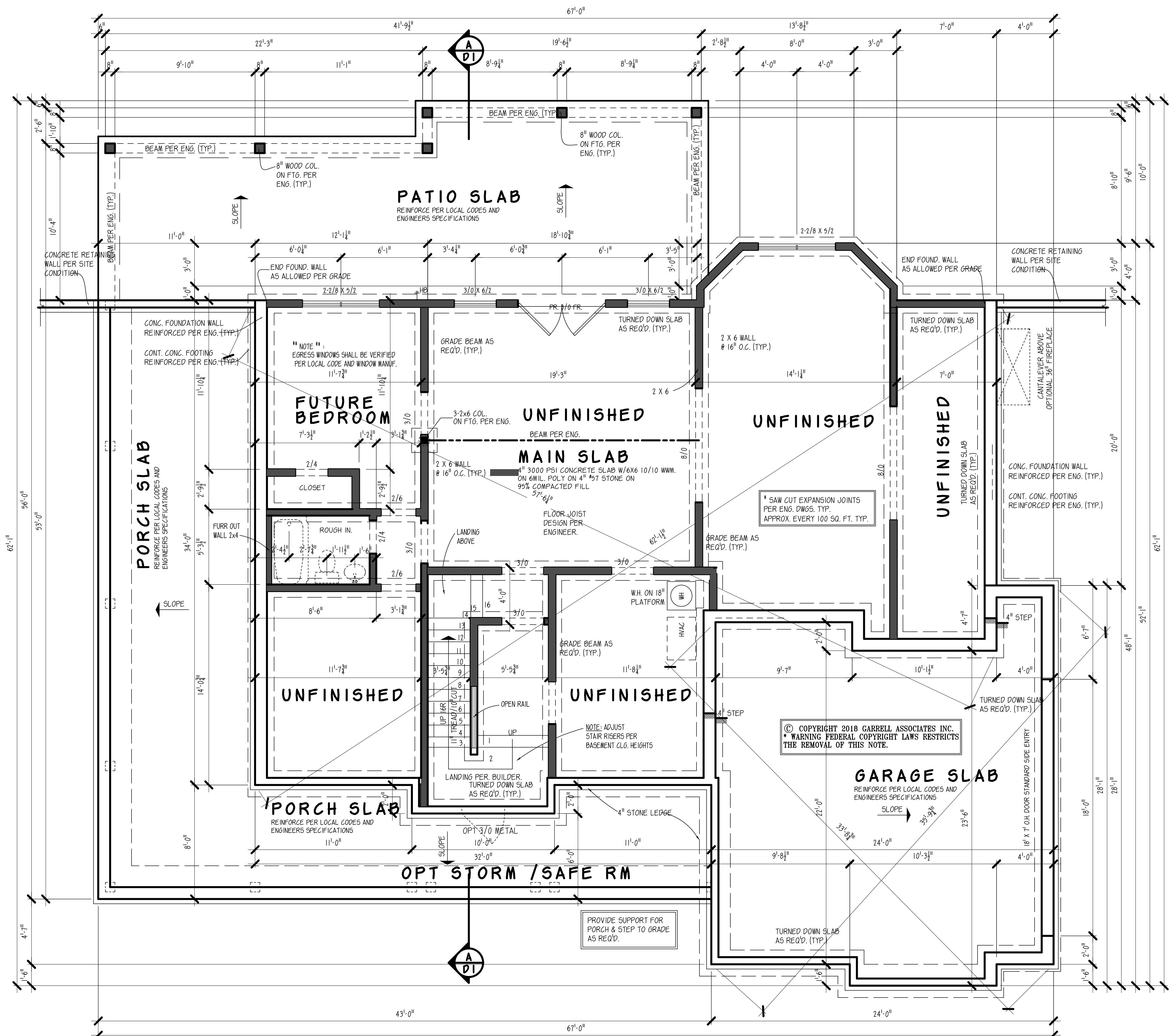
ASTORIA - B  
**2nd FLOOR PLAN**

REV. NO.	REV. DATE/INIT.
01	07/24/18
98016	04/30/98 (BS)

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FILE LOCATION:  
**18063**  
DRAWN BY: SHEET NO.:  
**VD A2**



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

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EUNICE BUCUR

**GARRELL ASSOCIATES INC.**  
700 PEACHTREE IND. BLVD., SUITE 200  
ATLANTA, GA 30339  
PHONE: 770.444.3739  
WWW.GARRELLASSOCIATES.COM

ASTORIA - B  
BASEMENT PLAN

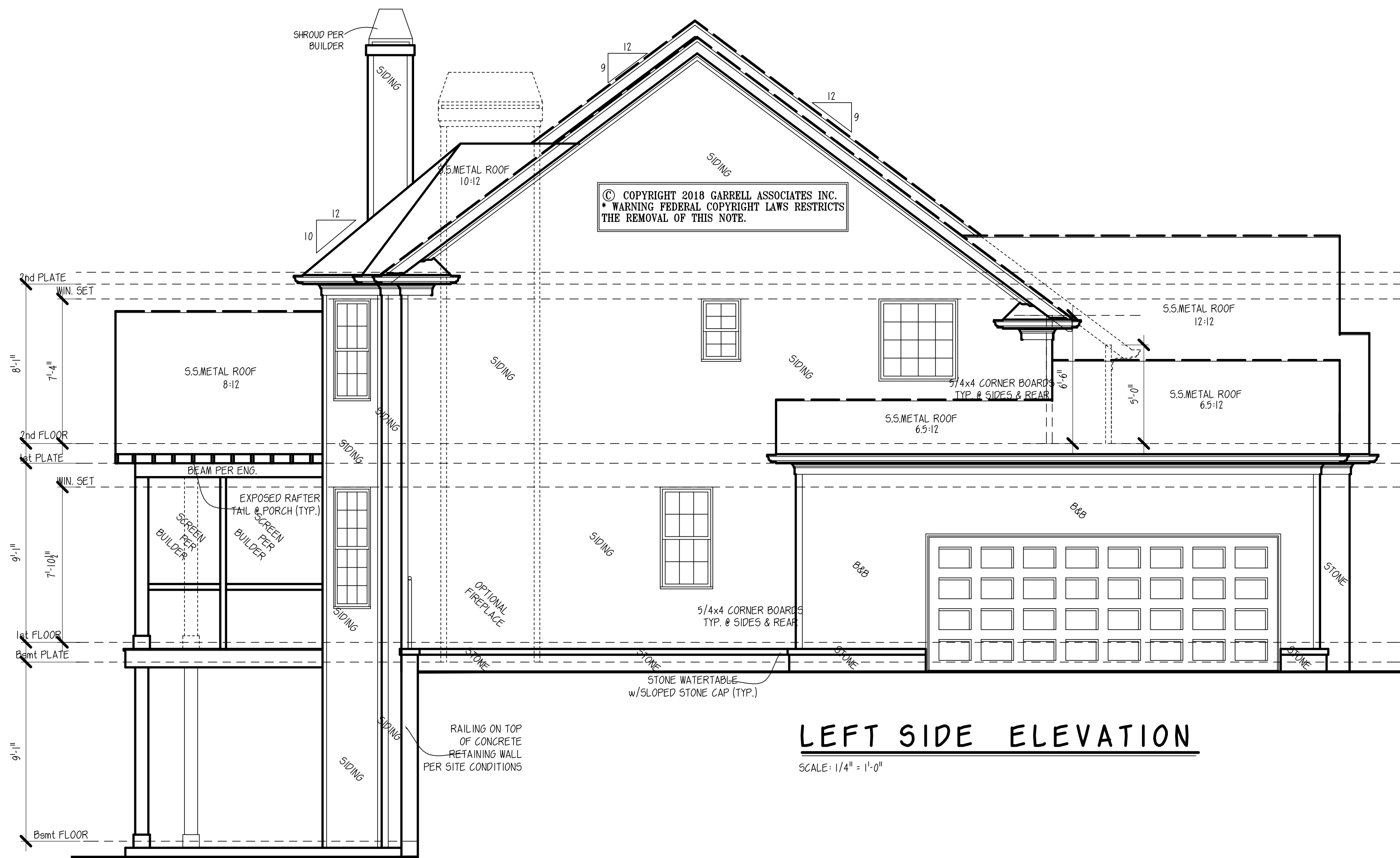
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98016	04/30/98 (BS)

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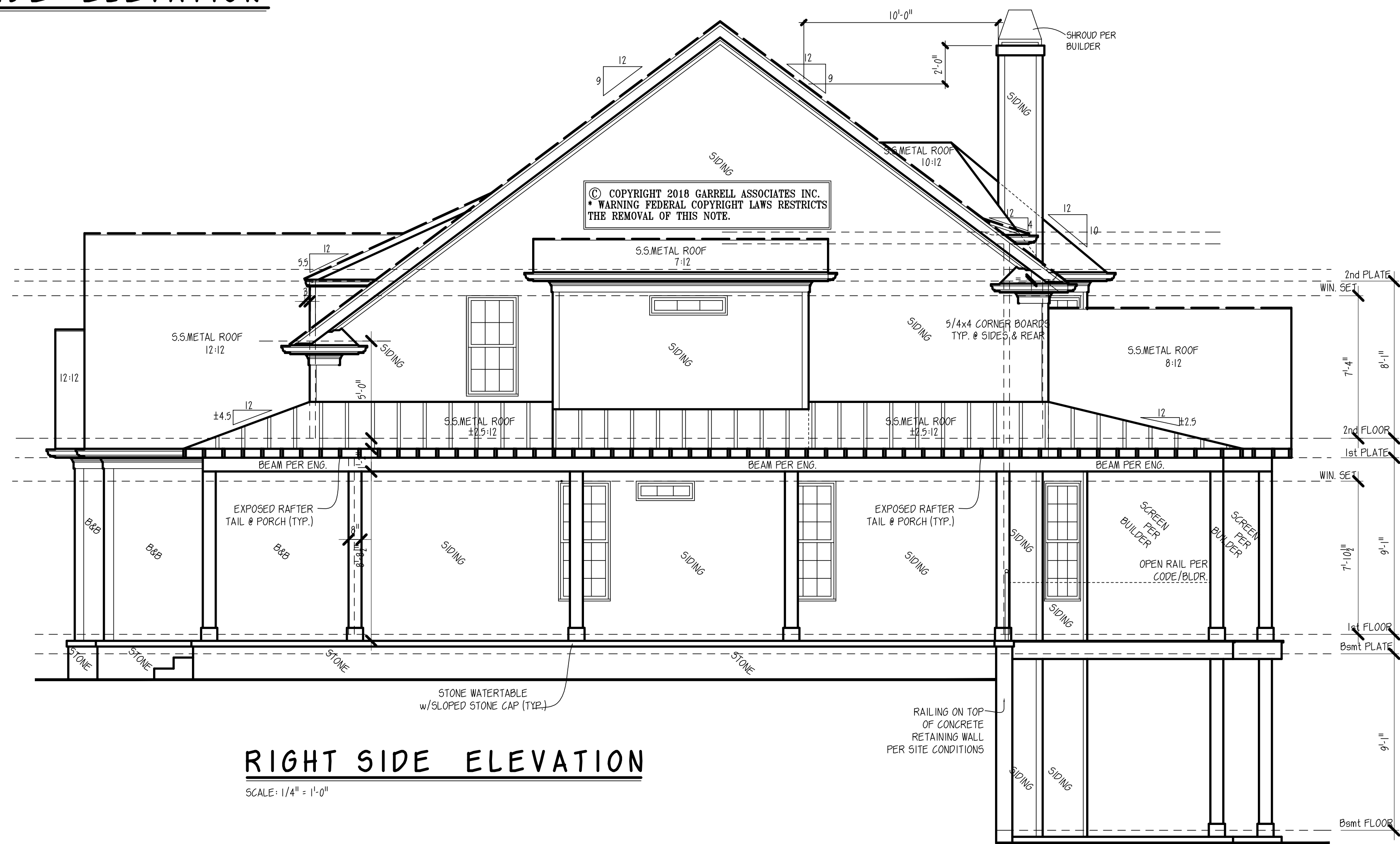
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FILE LOCATION:  
18063  
DRAWN BY: SHEET NO.:  
VD B1



**LEFT SIDE ELEVATION**

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



**RIGHT SIDE ELEVATION**

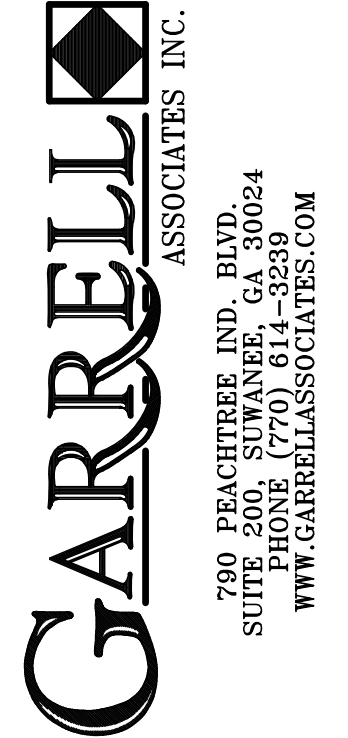
SCALE: 1/4" = 1'-0"

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**LICENSED TO:**  
**EUNICE BUCUR**



**GARRELL ASSOCIATES INC.**  
 700 PEACHTREE IND. BLVD.  
 SUITE 1000  
 FARMINGDALE, NY 11737  
 WWW.GARRELLASSOCIATES.COM

**ASTORIA - B**  
**SIDE ELEVATIONS**

07/09/18

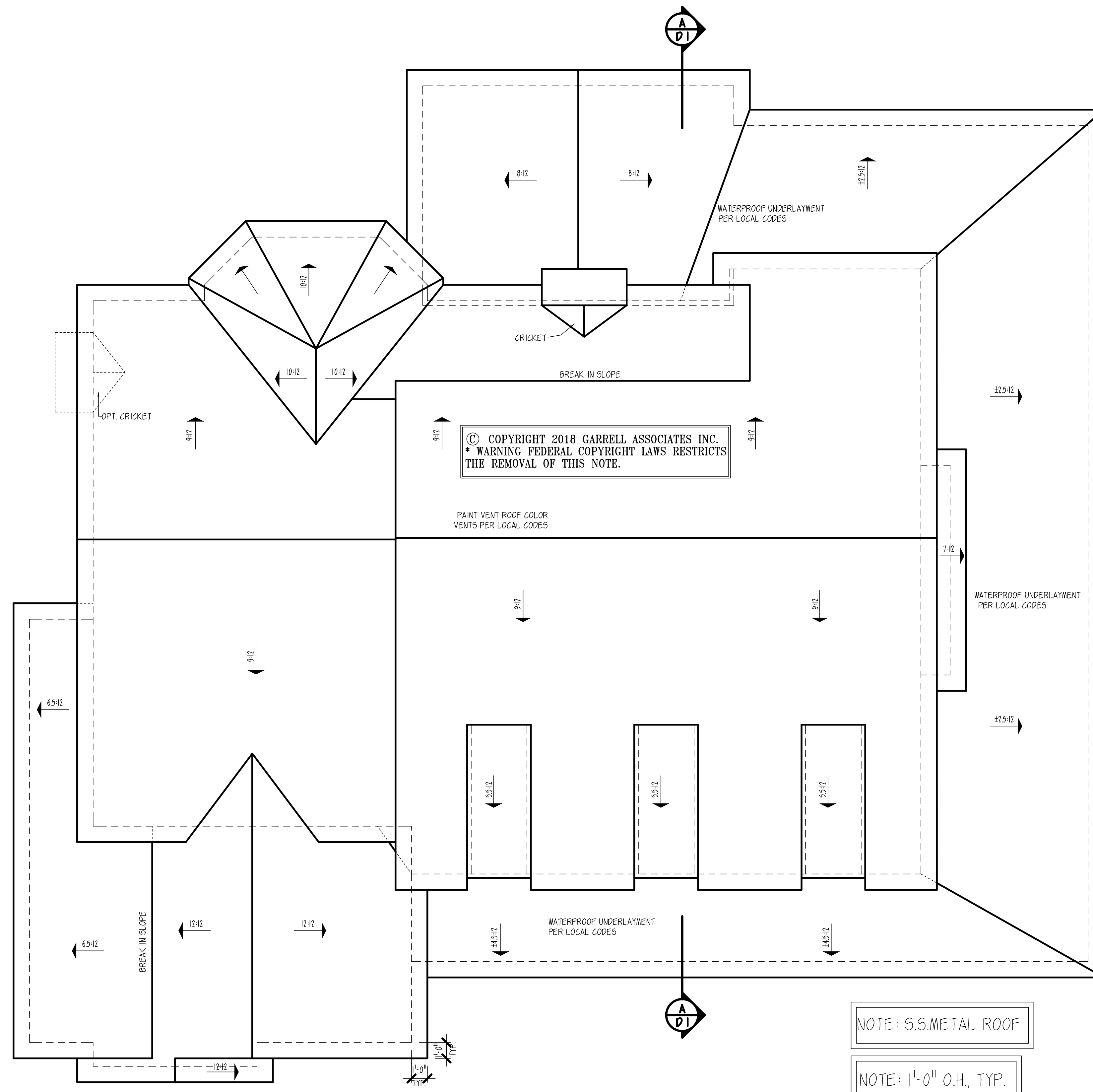
REV. NO.	REV. DATE/INIT.
01	07/24/18
98016	04/30/08 (BS)

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FILE LOCATION:

18063  
 DRAWN BY: SHEET NO.:  
 VD SE



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

NOTE: S.S.METAL ROOF

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

**GENERAL NOTES**

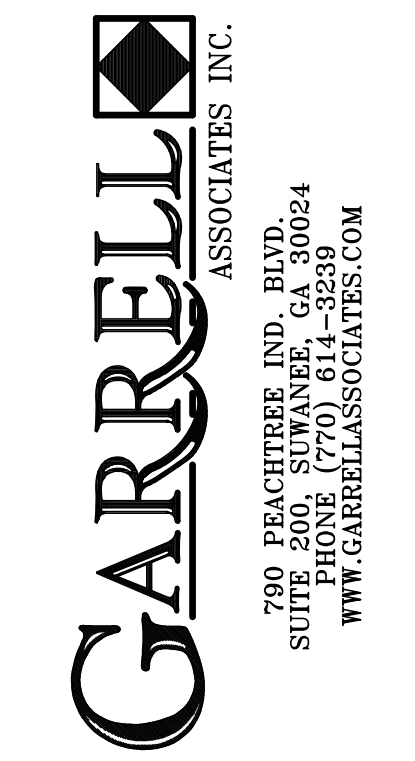
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**ROOF PLAN**

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

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ASTORIA - B  
 ROOF PLAN

07/09/18

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98016	04/30/08 (B5)

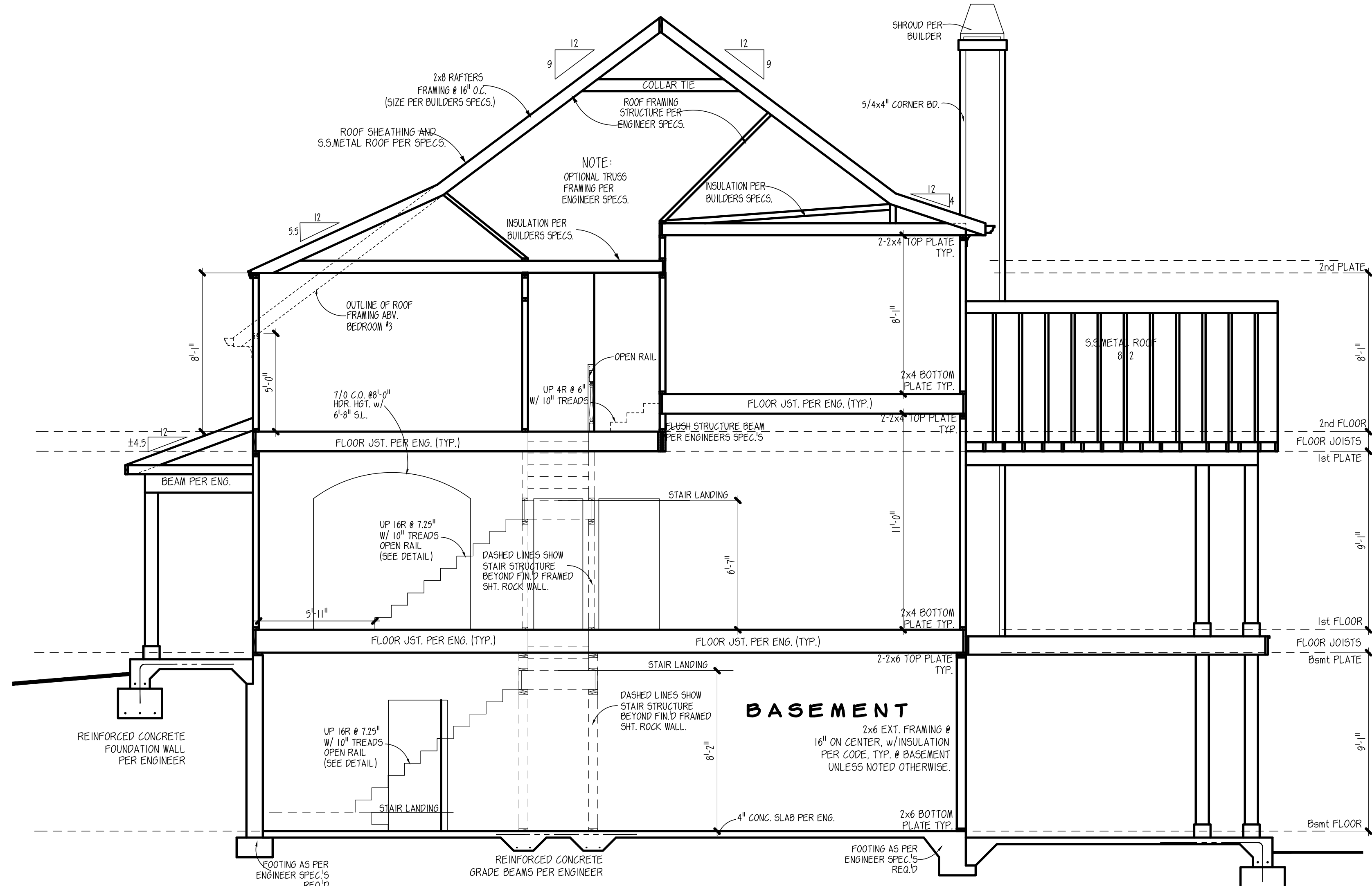
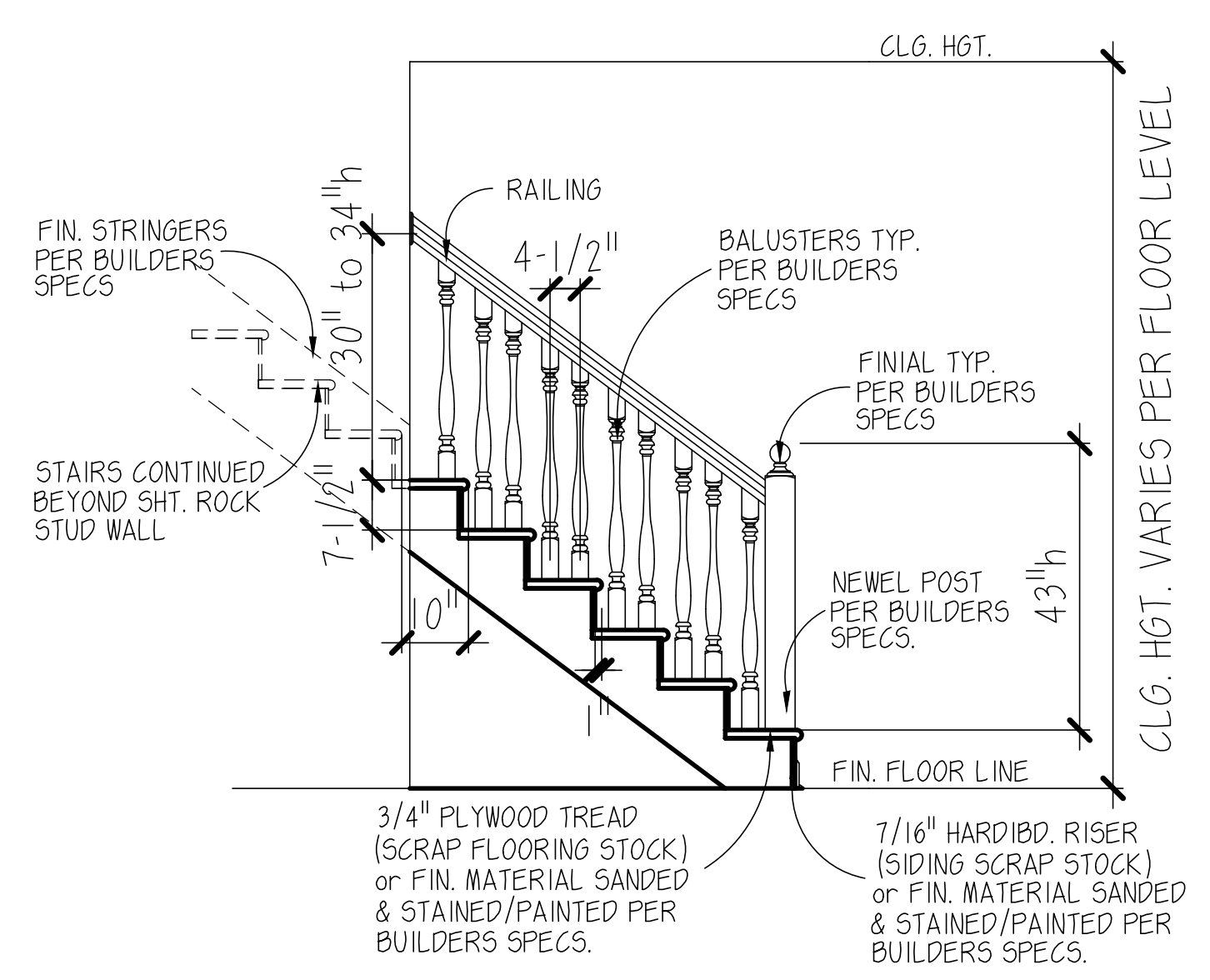
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18063  
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VD | RF



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

**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.
  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 COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
  6. REINFORCE FOUNDATION WALLS PER LOCAL CODES.
  7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE DESIGNED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ACQUISITION AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE 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.
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  14. THE DRAWINGS PREPARED BY GARRELL ASSOCIATES, INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.
- WINDOW NOTES:** PER THE 2012 INTERNATIONAL BUILDING CODE, ALL OPERABLE WINDOW MUST BE MOUNTED GREATER THAN OR EQUAL TO 24" FROM BOTTOM OF WINDOW TO FINISHED FLOOR. WHEN THE WINDOW IS GREATER THAN OR EQUAL TO 27" FROM THE GRADE, IN LIEU OF ESCROW SYSTEMS, STAIRS, ETC. WITH RAILINGS, ALTERNATE WINDOW FALL DEVICES CONFORMING TO ASTM 1292 MAY BE USED IF OPERABLE WINDOW IS MOUNTED CLOSER THAN 24" AFF.

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**EUNICE BUCUR**

**GARRELL ASSOCIATES, INC.**  
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ASTORIA - B  
**SECTION & DETAIL**

07/09/18

REV. NO.	REV. DATE/INIT.
01	07/24/18
98016	04/30/98 (BS)

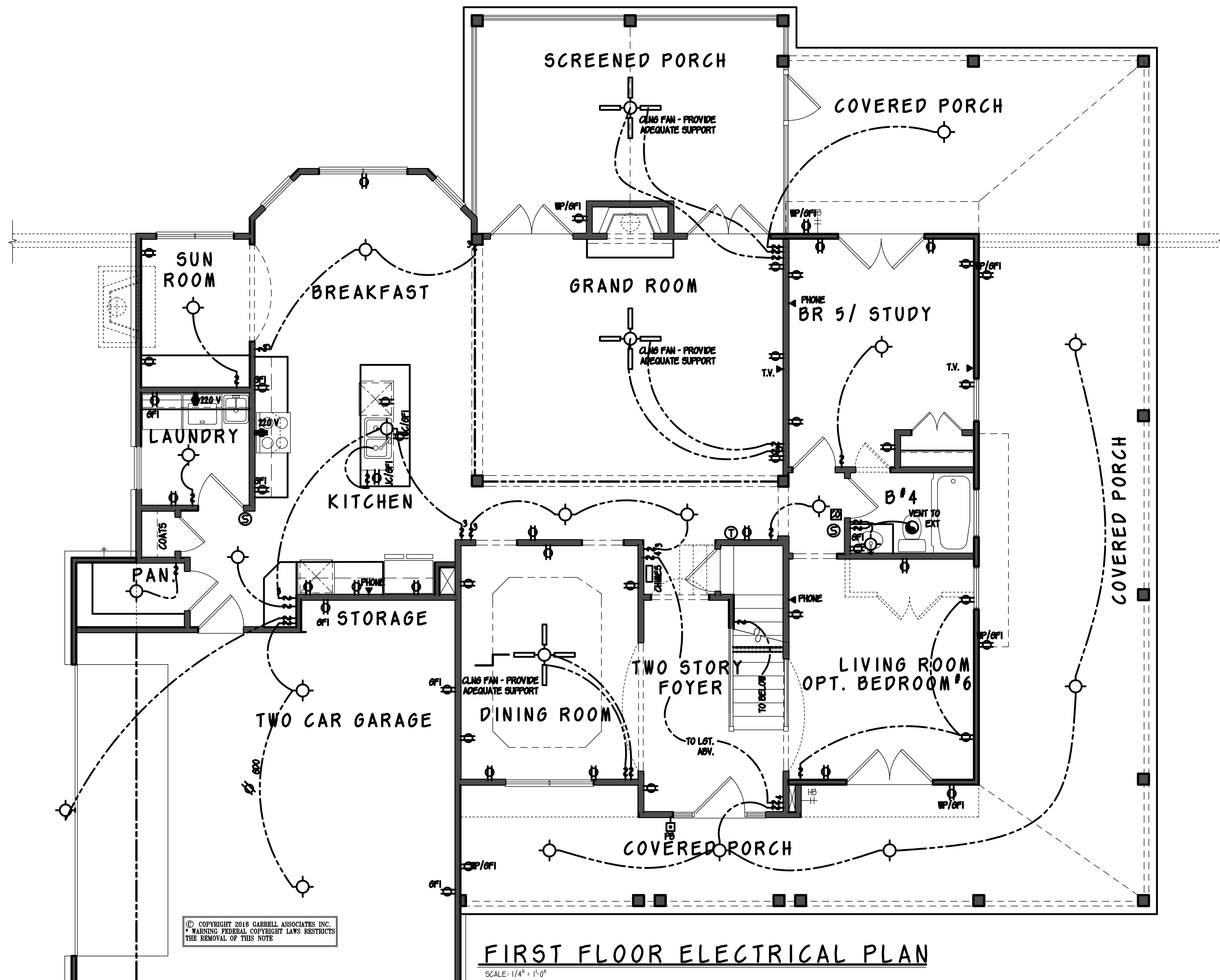
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SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDING TYPE)
	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET
	FLUSH FLOOR WALL SWITCH CONTROLLED DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	TELEVISION ANTENNA/CABLE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



- GENERAL NOTES**
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  - ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
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  - CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
  - REINFORCE FOUNDATION WALLS PER LOCAL CODES.
  - 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.
  - ALL WOOD CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES.
  - 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.
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**GARRELL ASSOCIATES, INC.**  
700 PEACHTREE, IND. BLVD., SUITE 1000, COLUMBIANA, OH 43084  
WWW.GARRELLASSOCIATES.COM

ASTORIA - B  
1st FLOOR ELECTRICALS

07/09/18

REV. NO. 01    REV. DATE/INIT. 07/24/18

98016    04/30/98 (85)

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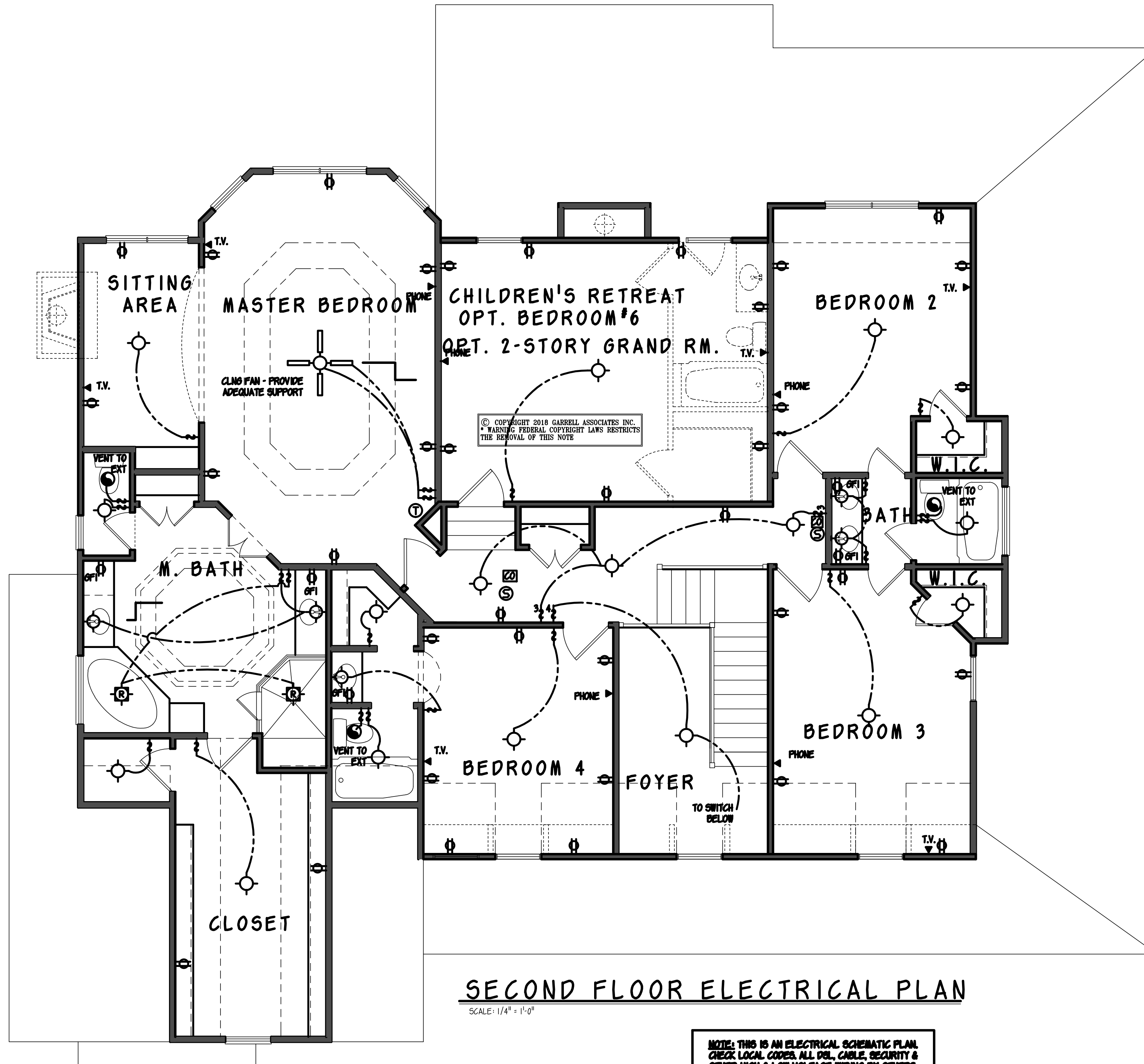
DRAWN BY: SHEET NO.:

VD    W1



**ELECTRICAL LEGEND**

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



**SECOND FLOOR ELECTRICAL PLAN**

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

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

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ATLANTA, GA 30324  
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WWW.GARRELLASSOCIATES.COM

ASTORIA - B  
**2nd FLOOR ELECTRICALS**

07/09/18

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98016	04/30/09 (BS)

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