

8

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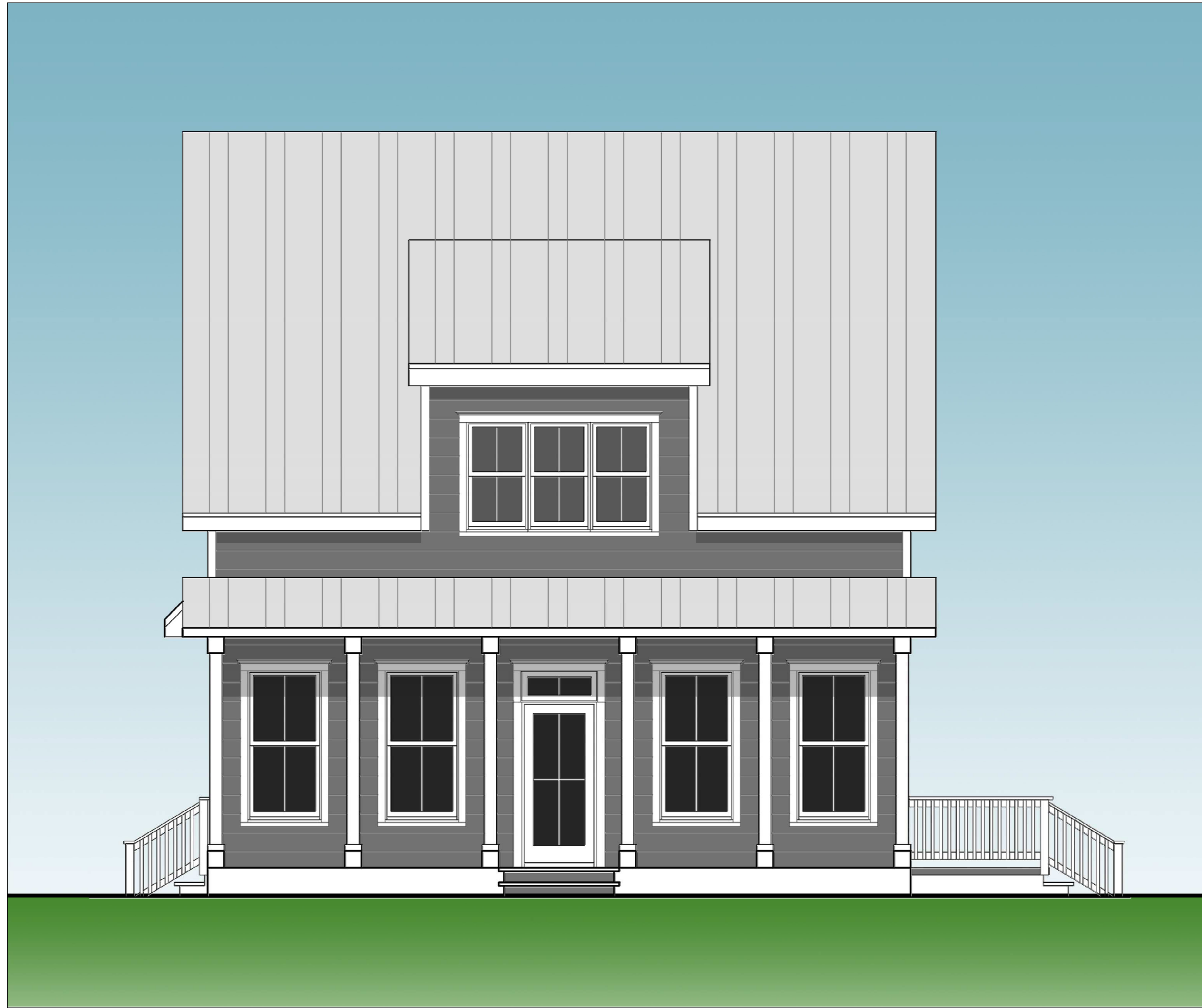
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1



1 Facade Rendering
 CS NTS

DRAWING INDEX

CS	COVER SHEET
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	ROOF PLAN & FOUNDATION
A4	FURNITURE LAYOUT PLANS
A5	FRONT & RIGHT SIDE ELEVATIONS
A6	REAR & LEFT SIDE ELEVATIONS

JOB # 00201602

DATE: 02/01/16

REVISIONS	DATE

SHEET NOTES

SQUARE FOOTAGES

REFERENCE ENGINEERED SITE PLAN FOR GROUND COVERAGE RATES

FINISHED FIRST FLOOR: 930 SQFT
 FINISHED SECOND FLOOR: 567 SQFT
 TOTAL INTERIOR FINISHED: 1497 SQFT

SCREENED PORCH: 144 SQFT
 FRONT COVERED PORCH: 224 SQFT
 DECK: 380 SQFT

ABBREVIATIONS:
 TYP - TYPICAL PRACTICE
 OC - ON CENTER
 UNO - UNLESS NOTED OTHERWISE
 TBD - TO BE DETERMINED

SCOPE OF WORK
 NEW CONSTRUCTION
 3 BEDROOM
 3 BATH
 SINGLE FAMILY HOME

FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER. UNO.

DUGGAN MARSHALL RESIDENCE
 COLONIAL BEACH, VA

RMS DESIGN LLC 804-761-5366

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GENERAL NOTES

CONTRACTOR TO SECURE ALL BUILDING PERMITS INCLUDING ELECTRICAL, MECHANICAL, PLUMBING IF REQUIRED AND PAY ALL FEES AND DEPOSITS NECESSARY, AND PROVIDE ALL PERTINENT INFORMATION REQUIRED BY THE CITY AS PART OF PERMITTING. PROVIDE DUMPSTER AND/OR REMOVAL FOR ALL DEMO/SCRAP MATERIAL. PROVIDE AND BE RESPONSIBLE FOR ALL SUBCONTRACTOR TRADES. CONTRACTOR SHOULD NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF AN OMISSION OF NECESSARY INFORMATION CONTRACTOR SHOULD NOTIFY ARCHITECTURAL DESIGNER. FIGURED DIMENSION TAKES PRECEDENCE OVER SCALED MEASUREMENTS. DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS OTHERWISE NOTED. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AND RELATED WORK. FOR CONSTRUCTION DETAILS NOT SHOWN USE MANUFACTURER'S STANDARD DETAILS. VERIFY ALL ELEVATIONS AND DIMENSIONS OF STRUCTURAL ELEMENTS. NOTIFY ARCHITECTURAL DESIGNER IN CASE OF CONFLICT. FLOORING TRANSITIONS SHOULD BE NO HIGHER THAN 1/4" CHANGES IN LEVEL UP TO A 1/2" SHOULD BE BEVELED. ALL WORK TO CONFORM TO LOCAL, STATE, AND NATIONAL BUILDING CODES.

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SHEET SIZE: D 24X36

SHEET:

CS

COVER SHEET

OF 7 SHEETS

8

7

6

5

4

3

2

1

SHEET NOTES

SQUARE FOOTAGES

FIRST FLOOR: 930 SQFT
 FRONT PORCH: 224 SQFT
 SCREENED PORCH: 144 SQFT
 DECK: 380 SQFT

SCOPE OF WORK
 FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.

ANDERSEN 400 WOODWRIGHT DOUBLE HUNG WINDOW MODELS REFERENCED.

VENTED GAS FIREPLACE

COMPLY WITH ALL LOCAL AND STATE CODE.
 2X6 EXTERIOR WALL CONSTRUCTION
 2X4 INTERIOR WALLS
 FRAMING SIZED BY LUMBER SUPPLIER.

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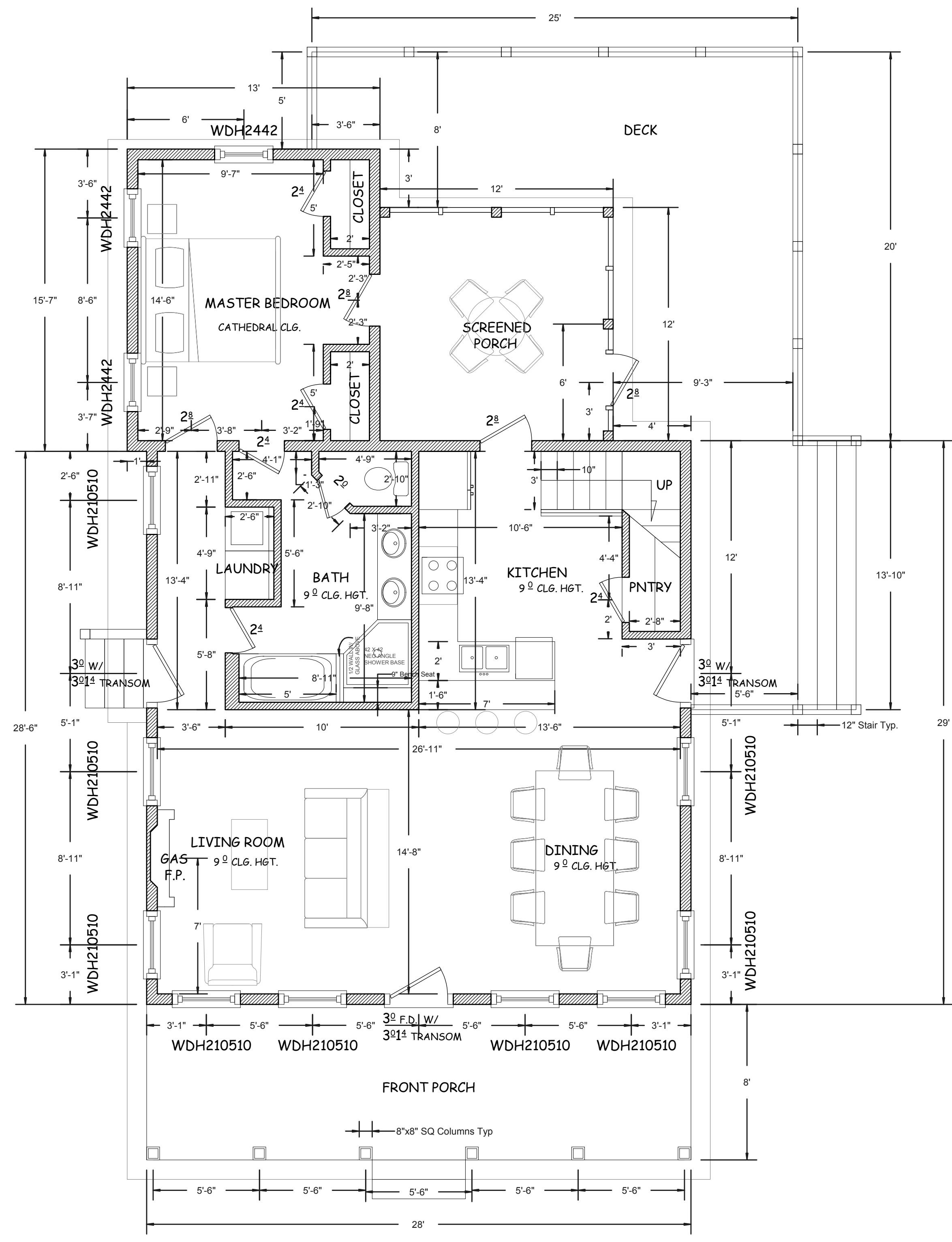
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SHEET SIZE: D 24X36

SHEET:

A1

1ST FLR PLAN



1 First Floor Plan
 A1 1/4" = 1' 0"

SHEET NOTES

SQUARE FOOTAGES

SECOND FLOOR: 567 SQFT
 STORAGE: 189 SQFT

SCOPE OF WORK
 FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.

ANDERSEN 400 SERIES WOODWRIGHT DOUBLE HUNG WINDOWS REFERENCED. BEDROOM WINDOWS TO MEET STANDARDS FOR EGRESS.

COMPLY WITH ALL LOCAL AND STATE CODE.
 2X6 EXTERIOR WALL CONSTRUCTION
 2X4 INTERIOR WALL CONSTRUCTION
 FRAMING SIZED BY LUMBER SUPPLIER.

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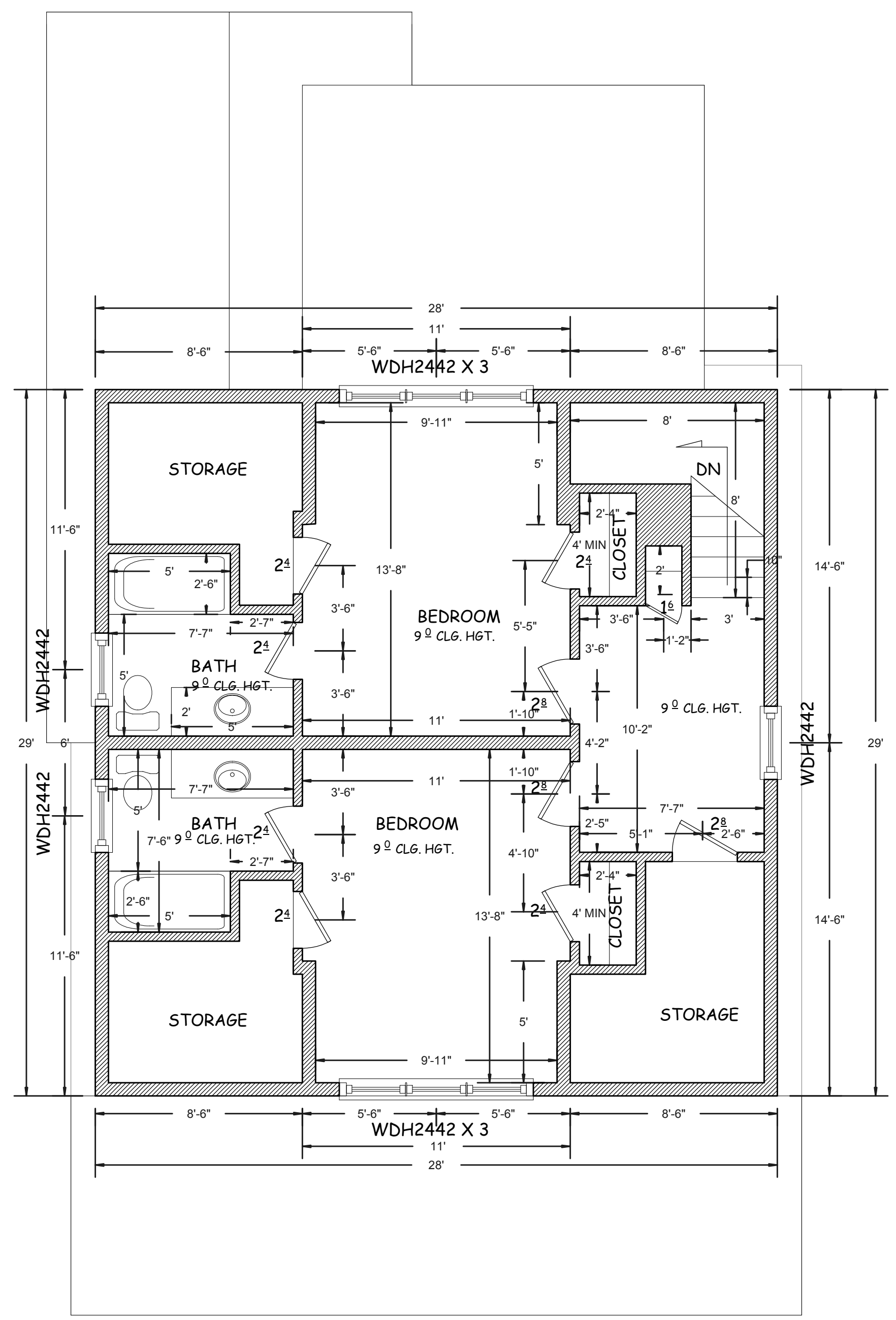
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SHEET SIZE: D 24X36

SHEET:

A2

2ND FLR PLAN



1 Second Floor Plan
 A2 1/4" = 1' 0"

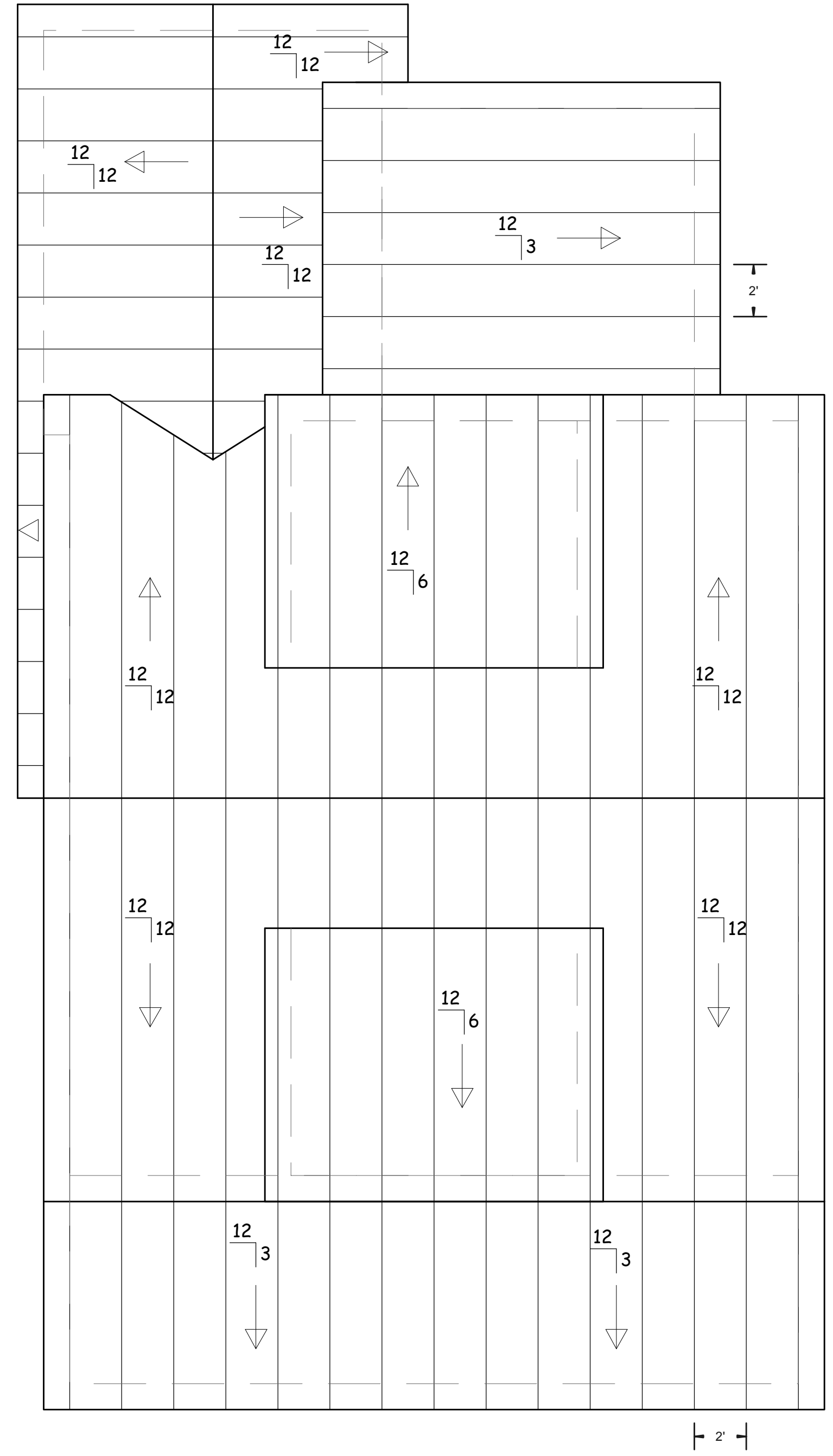
SHEET NOTES	

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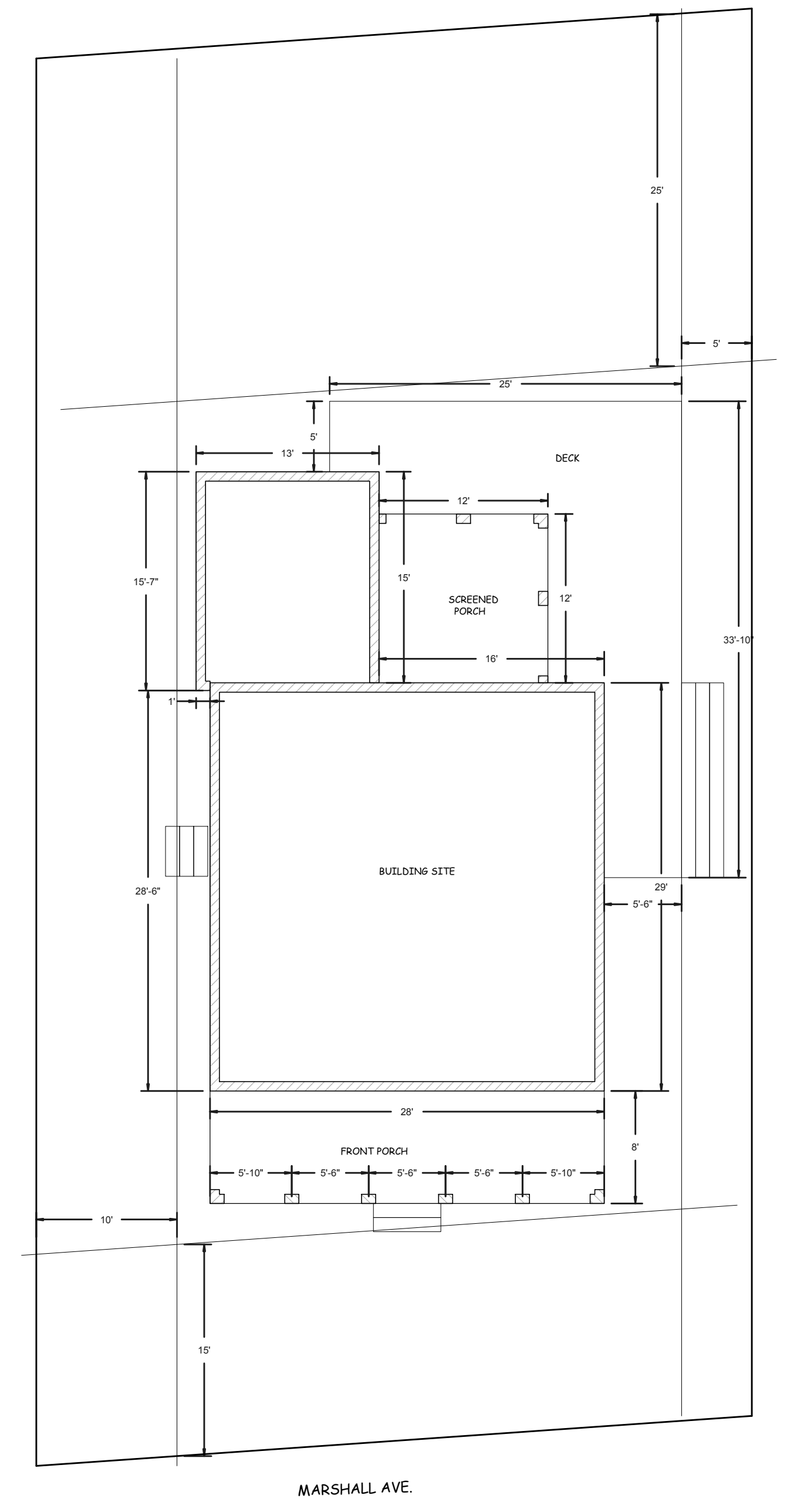
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SCALE: 1/4" = 1'-0"
SHEET SIZE: D 24X36
SHEET:
A3
ROOF/FNDTN



1 Roof Plan
A3 1/4" = 1' 0"



2 Foundation Plan
A3 1/8" = 1' 0"

8

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SHEET NOTES

FURNITURE SHOWN FOR REFERENCE ONLY.

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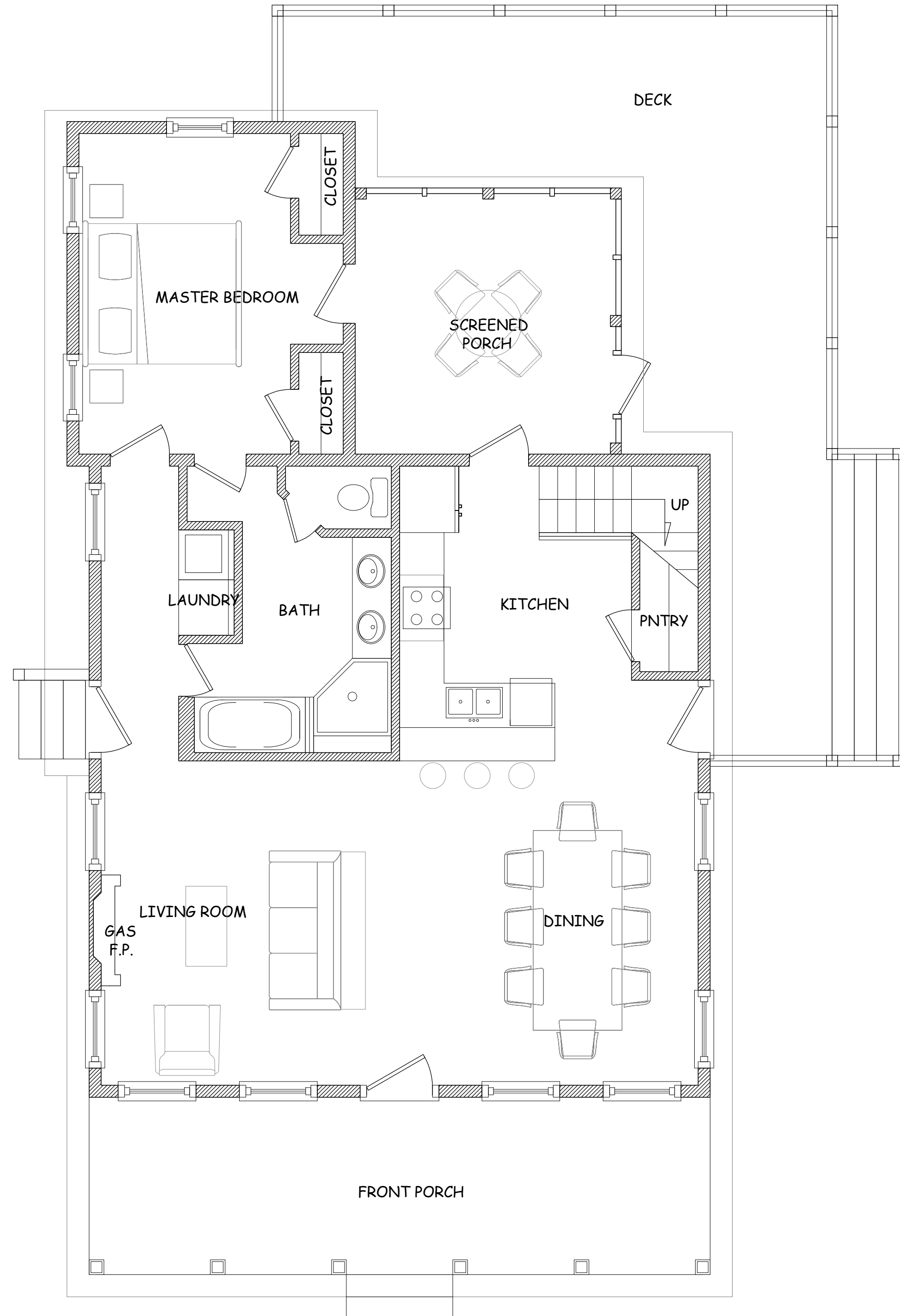
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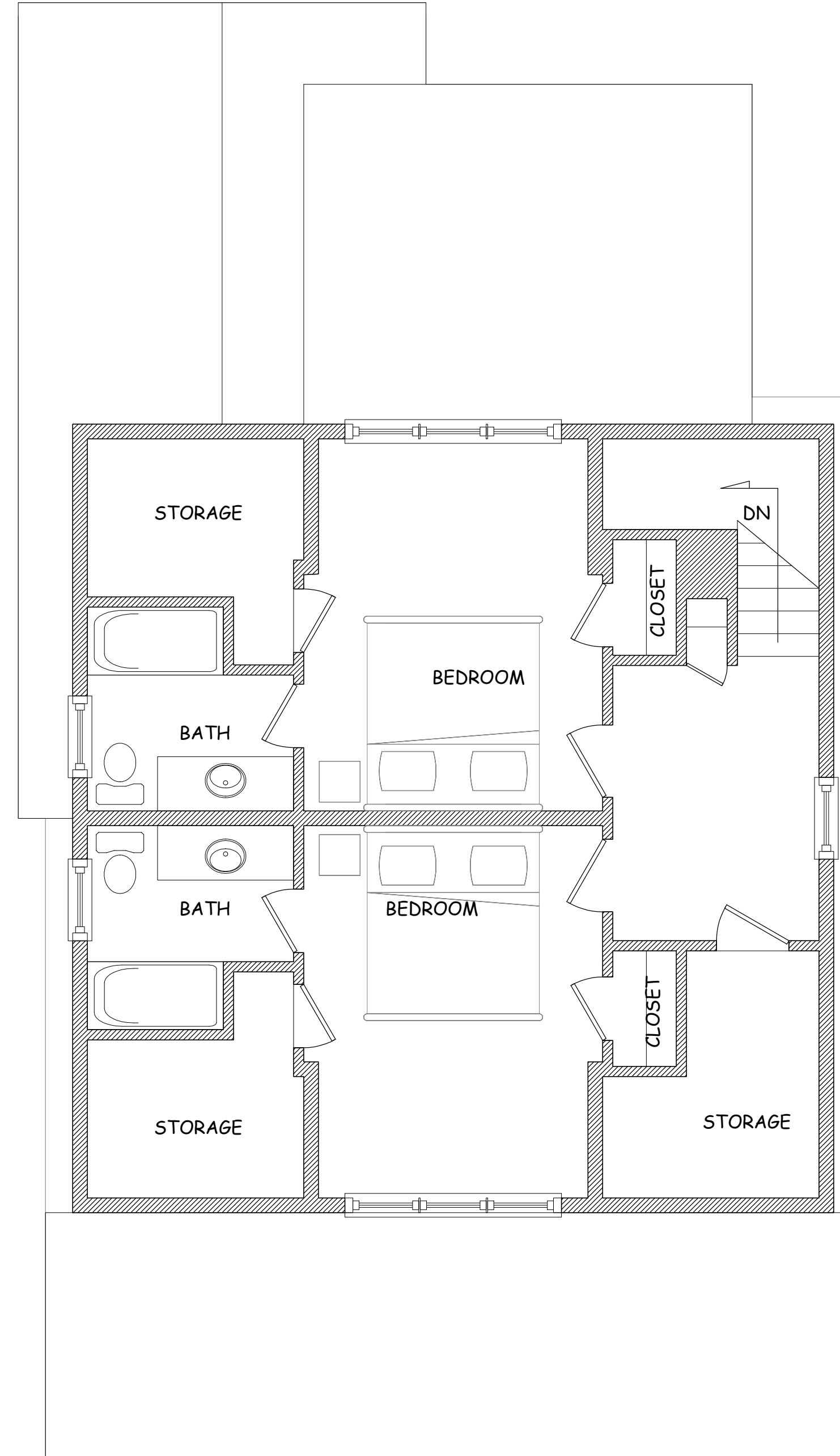
SHEET:

A4

LAYOUTS



1 First Floor Furniture Plan
A4 1/4" = 1' 0"



2 Second Floor Furniture Plan
A4 1/4" = 1' 0"

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SHEET NOTES

FINISHES SELECTED BY CONTRACTOR WITH OWNER APPROVAL.

REFERENCE SURVEY FOR GROUND SLOPE.

ANDERSEN 400 SERIES WOODWRIGHT DOUBLE HUNG WINDOWS SHOWN FOR REFERENCE WITH 2" CORNICE DECORATIVE HEAD AND 3-1/2" FLAT CASING TYP. CONSULT WITH OWNER FOR WINDOW APPROVAL.

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

SHEET SIZE: D 24X36

SHEET:

A5

ELEVATIONS



1 Front Elevation
 A5 1/4" = 1' 0"



2 Right Side Elevation
 A5 1/4" = 1' 0"

SHEET NOTES

FINISHES SELECTED BY CONTRACTOR WITH OWNER APPROVAL.

REFERENCE SURVEY FOR GROUND SLOPE.

ANDERSEN 400 SERIES WOODWRIGHT DOUBLE HUNG WINDOWS SHOWN FOR REFERENCE WITH 2" CORNICE DECORATIVE HEAD AND 3-1/2" FLAT CASING TYP. CONSULT WITH OWNER FOR WINDOW APPROVAL.

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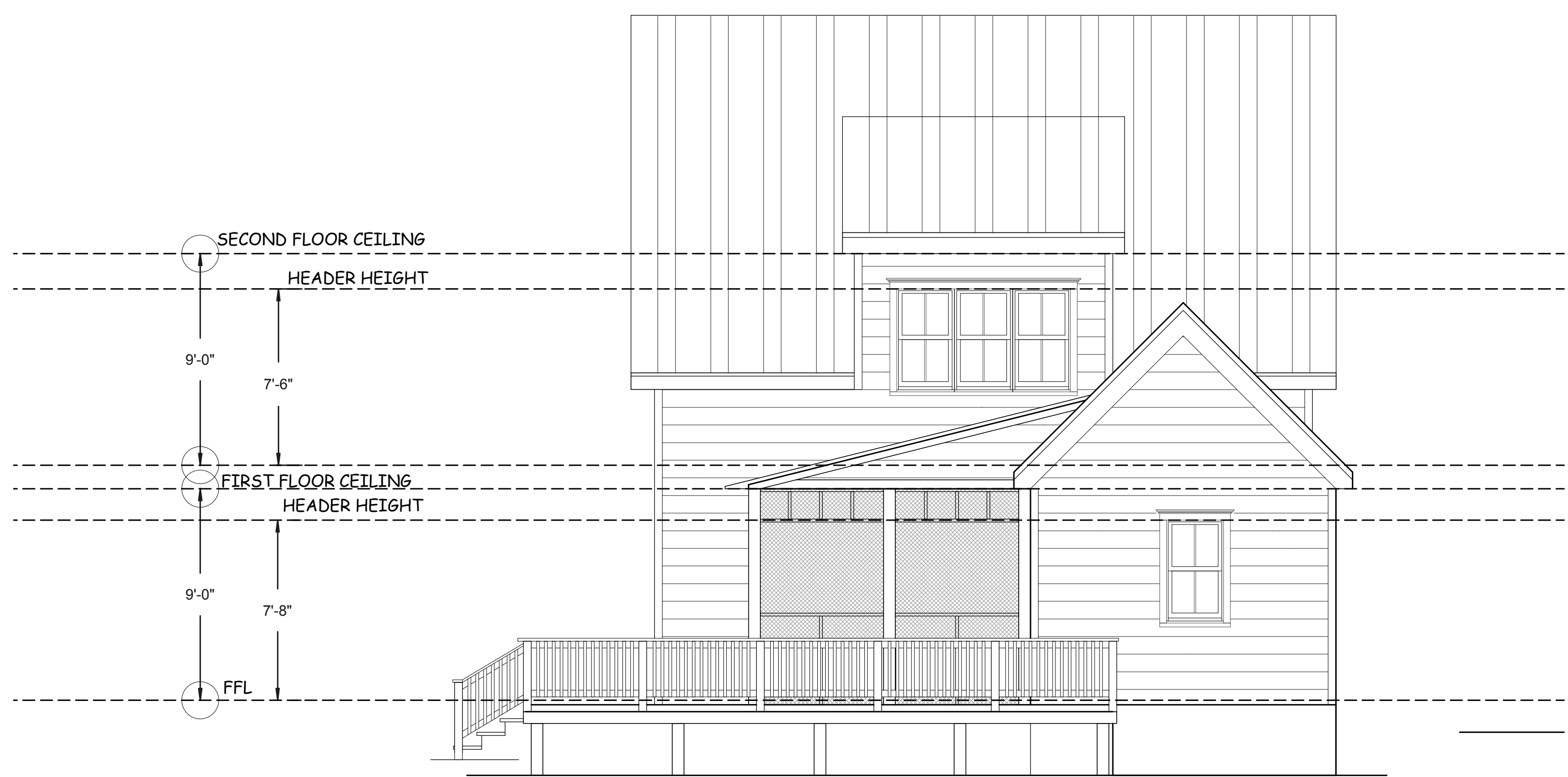
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SCALE: 1/4" = 1'-0"

SHEET SIZE: D 24X36

SHEET:
A6

ELEVATIONS



1 Rear Elevation
 A6 1/4" = 1' 0"



2 Left Side Elevation
 A6 1/4" = 1' 0"