

PRELIMINARY #1
06-22-15
NOT FOR
CONSTRUCTION

The FRANCISCUS
Design Group, Inc.

RECEIVED
JUN 24 2015
PLANNING DEPT.



ACTUAL BUILDING MAY DIFFER FROM ARTIST RENDERING

PRESENTS:

The Tides At
Newmarket Creek

STRUCTURE DESIGN LOADS-

DESIGN LOADS FOR ROOF:
20 PSF LIVE LOAD
10 PSF DEAD LOAD
30 PSF TOTAL LOAD

DESIGN LOAD FOR ATTIC FLOOR (ATTIC TRUSS)

20 PSF LIVE LOAD
10 PSF DEAD LOAD
30 PSF TOTAL LOAD

DESIGN LOAD FOR FLOOR:

40 PSF LIVE LOAD
15 PSF DEAD LOAD
55 PSF TOTAL LOAD

GROUND SNOW LOAD:

10PSF

Guards & Hand Rails: 200 LL
Stairs: 40 LL
Decks: 40 LL
Exterior Balconies: 60 LL

NOTE: SOUTHERN YELLOW PINE NO. 2
SHALL BE USED FOR CONVENTIONAL
HEADERS AND BEAMS. ENGINEERED
LUMBER AS PER MANUFACTURER AND/OR
P.E. INSTRUCTIONS.

BASIC ABBREVIATIONS:
A.F.F. ABOVE FINISHED FLOOR
A.H.U. AIR HANDLING UNIT
A.O. ARCHED OPENING
C.O. CASED OPENING
CATH. CATHEDRAL
C.C. CEILING
CONT. CONTINUOUS
DIA. DIAMETER
DBL. DOUBLE
DBL'D. DOUBLED
D.O. DOUBLE OVEN
D.S. DISAPPEARING PULL-DOWN STAIRS
D.W. DISHWASHER
ELEV. ELEVATOR
FR. FRENCH
G.W.B. GYPSUM WALL BOARD
HT. HEIGHT
JST. JOIST
M.O. MASONRY OPENING
O.A.S. OR AS SELECTED
O/C ON CENTER
PT. PRESSURE TREATED
QTR. QUARTER
R. RISER
REFG. REFRIGERATOR
R.O. ROUGH OPENING
SQ. SQUARE
SHWR. SHOWER
TRT'D. WD. TREATED WOOD
TRD. TREAD
T & G TONGUE AND GROOVE
T.O.P. TOP OF WINDOW
U.N.O. UNLESS NOTED OTHERWISE
W/ WITH
W.W.F. WELDED WIRE FABRIC

CODE COMPLIANCE: 2012 VIRGINIA RESIDENTIAL CODE

USE GROUP: R-2 RESIDENTIAL

TYPE CONSTRUCTION: V-B (UNPROTECTED)

WIND LOAD: ≤100 MPH. EXPOSURE B. - JAMES CITY COUNTY

WINDOWS SHALL HAVE A MIN. DP30 RATING.
FENESTRATION U FACTOR: 0.35 MIN.

EXTERIOR DOORS SHALL HAVE A DP45 MAX. RATING.

PLAN DRAFTED BY: MONTY J. ANDERSON A.I.B.D.
CHESAPEAKE, VA 23322

PLAN DATE: MONTH DAY, 2015
REVISED:

INDEX:

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A-1 FIRST FLOOR PLAN & DETAILS
A-2 SECOND FLOOR PLAN & DETAILS
A-3 ELEVATIONS - FRONT & LEFT
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A-5 ANGLED ELEVATIONS

The Tides At
Newmarket Creek

CODE & INDEX

THE FRANCISCUS HOMES, INC.
CLASS A CONTRACTORS LICENSE #2701019361A
616 VILLAGE DRIVE, SUITE G
VIRGINIA BEACH, VA 23454-4276
PHONE (757)425-8391 FAX (757)509-4140

FRANCISCUS
Design Group, Inc.

REVISIONS

PROJECT

15-029

DATE

06/22/15

SCALE

NOTED

SHEET

A-0

of 6

TOTAL

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USABLE LIVING AREA FOOTAGE

SQUARE FOOTAGE UNIT I

1ST FLOOR	872.88
2ND FLOOR	485.41
Subtotal	1,358.29
GARAGE	242.00
Total	1,600.29
Grand Total	1,600.29
Garden Patio	110.33
All dimensions approximate	

SQUARE FOOTAGE UNIT II

Unit II 1st Floor	585.42
Unit II 2nd Floor	885.44
Subtotal	1,470.86
GARAGE	233.00
Total	1,703.86
Grand Total	1,703.86
Garden Patio	91.86
All dimensions approximate	

SQUARE FOOTAGE UNIT III

Unit #3 1st Floor	794.47
Unit #3 2nd Floor	870.78
Subtotal	1,665.25
GARAGE	291.30
Total	1,956.55
Grand Total	1,956.55
Garden Patio	111.96
All dimensions approximate	

SQUARE FOOTAGE UNIT IV

Unit #4 1st Floor	606.95
Unit #4 2nd Floor	858.85
Subtotal	1,465.80
GARAGE	215.00
Total	1,680.80
Grand Total	1,680.80
Garden Patio	90.83
All dimensions approximate	

SQUARE FOOTAGE UNIT V

Unit V 1st Floor Covered Entry	99.58
Unit V 2nd Floor	1,163.60
Subtotal	1,263.18
Total	1,263.18
GARAGE	259.67
Grand Total	1,522.85
Garden Patio	58.45
All dimensions approximate	

The Tides At
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1st. FLOOR PLAN
UNITS 1-5

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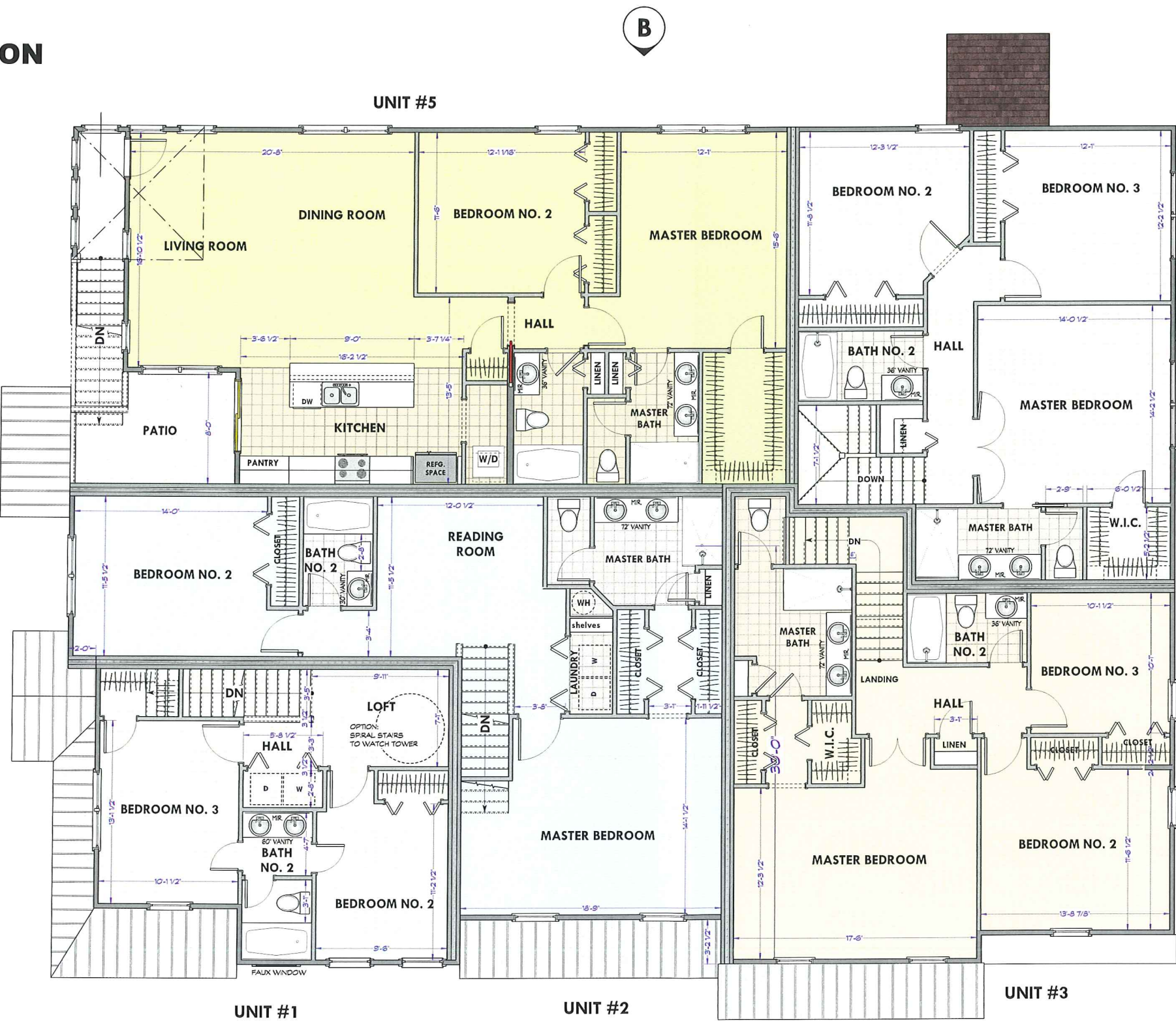
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Garden Patio	58.45
All dimensions approximate	

B

C

D

2nd. FLOOR PLAN - UNIT 1-5
Scale: 1/4" = 1'-0"

The Tides At
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2nd. FLOOR PLAN
UNITS 1-5

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D FRONT ELEVATION
Scale: 1/4" = 1'-0"

- TYPICAL FINISH SCHEDULE:
- 1 SHAKE STYLE VINYL SIDING
 - 2 BOARD & BATTEN STYLE VINYL SIDING
 - 3 HORIZONTAL VINYL LAP SIDING
 - 4 CRAFTSMAN STYLE COLUMNS
 - 5 PLANTATION STYLE SQUARE COLUMN
 - 6 STANDING SEAM METAL ROOFING
 - 7 SMOOTH PANEL SIDING
 - 8 30 YEAR ARCHITECTURAL ROOF SHINGLE
 - 9 BOARD & BATTEN SHUTTER



A LEFT ELEVATION
Scale: 1/4" = 1'-0"

The Tides At
Newmarket Creek

FRONT & LEFT
ELEVATIONS

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B

REAR ELEVATION
Scale: 1/4" = 1'-0"



C

RIGHT ELEVATION
Scale: 1/4" = 1'-0"

- TYPICAL FINISH SCHEDULE:
- ① SHAKE STYLE VINYL SIDING
 - ② BOARD & BATTEN STYLE VINYL SIDING
 - ③ HORIZONTAL VINYL LAP SIDING
 - ④ CRAFTSMAN STYLE COLUMNS
 - ⑤ PLANTATION STYLE SQUARE COLUMN
 - ⑥ STANDING SEAM METAL ROOFING
 - ⑦ SMOOTH PANEL SIDING
 - ⑧ 30 YEAR ARCHITECTURAL ROOF SHINGLE
 - ⑨ BOARD & BATTEN SHUTTER

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REAR & RIGHT
ELEVATIONS

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E



F



G



H

**The Tides At
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**4 CORNER
ELEVATIONS**

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