

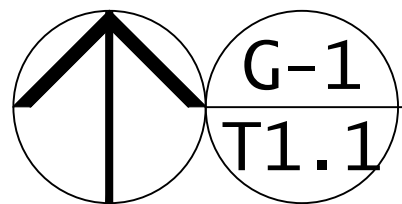
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317 INDIAN SPRINGS RESIDENCE

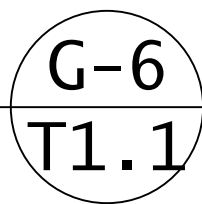
317 INDIAN SPRINGS RD .. WILLIAMSBURG, VA 23185

HOPKE | HARRISON, INC. PROJECT No. 45032



PROJECT LOCATION

SCALE: 1/128" = 1'-0"



SCHEMATIC PERSPECTIVE

FOR ILLUSTRATIVE PURPOSES ONLY

NO SCALE

STRUCTURAL DESIGN CRITERIA

- A. LIVE LOADS
ROOF LIVE LOAD: 20 PSF
- B. DEAD LOADS
ROOF DEAD LOAD: 10 PSF
- C. SNOW LOADS
GROUND SNOW LOAD: 20 PSF
- D. WIND LOADS
BASIC DESIGN WIND SPEED (V_{10}): 115 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (V_{ASD}): 89 MPH
EXPOSURE CATEGORY: B
INTERNAL PRESSURE COEFFICIENT: +/- 0.18
C&C WIND PRESSURES (20 SF, WORST CASE ROOF SLOPE):
ROOF: ZONE 1 = 9.2 (10), -24 PSF
ZONE 2r = 9.2 (10), -28.1 PSF
ZONE 2e, 3 = 9.2 (10), -30.3 PSF
- E. SEISMIC LOADS DO NOT GOVERN
SEISMIC DESIGN CATEGORY: B
- F. GEOTECHNICAL INFORMATION
FOUNDATION DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF, PER SOIL CLASSIFICATIONS OF SC AND AS DENOTED IN GEOTECHNICAL REPORT DATED 5 FEBRUARY 2025 BY ECS (#07:17362).
- G. ROOF RAIN LOAD DATA
RAIN INTENSITY: 3.25 INCHES/HOUR

SHEET INDEX

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T1.1	TITLE SHEET & GENERAL NOTES
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A1.2	SECOND FLOOR PLAN
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A3.1	SECTIONS
A3.2	SECTIONS, CONTINUED

CODE DATA

CODE: 2021 VIRGINIA CONSTRUCTION CODE
RESIDENTIAL EXCERPTS (2021 VIRGINIA RESIDENTIAL CODE)

USE GROUP: R-5 (SINGLE FAMILY DWELLING)

CONSTRUCTION TYPE: V-B

SITE PLAN NOTES

SITE INFORMATION SHOWN HERE FROM PARTIAL PHYSICAL SURVEY ENTITLED "BOUNDARY LINE ADJUSTMENT PLAT OF LOT 47 & LOT 48 INDIAN SPRINGS" BY LANDTECH RESOURCES, INC. DATED 05/05/2025; THESE DRAWINGS TO BE READ IN TANDEM WITH SITE PLAN, PREPARED BY OTHERS; CONFIRM EXISTING AND PROPOSED FINISHED GRADES AND CONSULT WITH ARCHITECT IF FOUND TO BE AT VARIANCE WITH ASSUMED CONDITIONS

ARCHITECTURAL REVIEW BOARD NOTE

DESIGN OF THIS PROJECT INCLUDES REQUIREMENTS BASED ON CITY OF WILLIAMSBURG CODE OF ORDINANCES, CHAPTER 21, ARTICLE IX FOR ARCHITECTURAL REVIEW BOARD APPROVAL. DESIGN DRAWINGS AND SPECIFICATIONS ARE BASED ON APPROVED SUBMISSION: ARB #25-119

ALL EXTERIOR ARCHITECTURAL FEATURES, MATERIALS, AND COLORS ARE TO COMPLY WITH THOSE APPROVED BY THE ARB. IF ALTERATIONS ARE PROPOSED, RESUBMISSION IS REQUIRED.

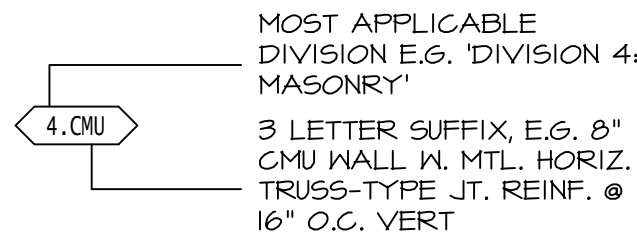
ABBREVIATIONS

ACC	ACCESSIBLE	FIN	FINISH	PLF	POUNDS PER LINEAL FOOT
ACC'D	ACCORDING TO	FGB	TYPE X FIRE RESISTANCE RATED GYPSUM BOARD	PLM	PLASTIC LAMINATE
ACP	ACOUSTICAL CEILING PANEL	FLR	FLOOR	PLYWD	PLYWOOD
ADA	AMERICANS WITH DISABILITIES ACT	FOS	FACE OF STUD	PME	PLUMBING / MECHANICAL / ELECTRICAL
ADJ	ADJUST, ADJUSTABLE	FRT	FIRE RETARDANT TREATED	PREFAB	PREFABRICATED
AFF	ABOVE FINISHED FLOOR	FS	FRAME SIZE	PSL	PARALLEL STRAND LUMBER
AGGR	AGGREGATE	FT	FEET, FOOT	PSI	POUNDS PER SQUARE INCH
ALT	ALTERNATE	FTG	FOOTING	PT	PAINT
ALUM	ALUMINUM	FV	FIELD VERIFY	PVC	POLYVINYL CHLORIDE
AMP	AMPERE	GA	GAUGE	QT	QUARRY TILE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GALV	GALVANIZED	QTY	QUANTITY
APPROX	APPROXIMATE	GC	GENERAL CONTRACTOR		
ARCH	ARCHITECT	GYP BD	GYPSUM BOARD	RA	REGISTERED ARCHITECT
AWI	ARCHITECTURAL WOODWORK INSTITUTE	GWB	GYPSUM BOARD	RB	RUBBER WALL BASE
AHJ	AUTHORITY HAVING JURISDICTION			REINF	REINFORCED, REINFORCEMENT
		HH	HOPKE / HARRISON, INC.	REQD	REQUIRED
BITUM	BITUMINOUS	HORIZ	HORIZONTAL	RO	ROUGH OPENING
BLDG	BUILDING	HP	HORSEPOWER	SF	SQUARE FEET
BM	BEAM	HT	HEIGHT	SHT	SHEET
BOT	BOTTOM	HM	HOLLOW METAL	SIM	SIMILAR
BTU	BRITISH THERMAL UNIT	HMF	HOLLOW METAL FRAME	SPEC	SPECIFICATION
BRG	BEARING	HVAC	HEATING, VENTILATING, & AIR CONDITIONING	SQ	SQUARE
		IAW	IN ACCORDANCE WITH	STC	SOUND TRANSMISSION CLASS
CL	CENTERLINE	IBC	INTERNATIONAL BUILDING CODE °	STD	STANDARD
CFM	CUBIC FEET PER MINUTE	ILO	IN LIEU OF	STL	STEEL
CFS	COLD FORMED STEEL	IN	INCH	STRUCT	STRUCTURAL
CEIL	CLG CEILING	INCL	INCLUDE		
CLR	CLEAR	INSUL	INSULATION	T&B	TOP & BOTTOM
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	T&G	TONGUE & GROOVE
COL	COLUMN	IRC	INTERNATIONAL RESIDENTIAL CODE °	TCNA	TILE COUNCIL OF NORTH AMERICA
CONC	CONCRETE	JAN	JANITOR'S CLOSET	THK	THICK
CONT	CONTINUOUS			TJI	TRUSJOIST® I-JOISTS
CPT	CARPET	LBS	POUNDS	TME	TO MATCH EXISTING
CT	CERAMIC TILE	LVL	LAMINATED VENEER LUMBER	T, TOIL	TOILET
				TPO	THERMOPLASTIC POLYOLEFIN
DEMO	DEMOLITION, DEMOLISH	MAX	MAXIMUM	TRS	TRUSS
DIAM, Ø	DIAMETER	MECH	MECHANICAL	TRTD	TREATED
DIM	DIMENSION	MGB	MOISTURE RESISTANT GYPSUM BOARD	TYP	TYPICAL
DIV	DIVISION	MANUF	MANUFACTURER		
DN	DOWN	MO	MASONRY OPENING	UL	UNDERWRITERS' LABORATORY
DTL	DETAIL	MTD	MOUNTED	UNO	UNLESS NOTED OTHERWISE
DWGS	DRAWINGS	MTL	METAL		
		N/A	NOT APPLICABLE	VCC	VIRGINIA CONSTRUCTION CODE
EA	EACH	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EERO	EMERGENCY EGRESS & RESCUE OPENING	#	NUMBER, POUND	VEBC	VIRGINIA EXISTING BUILDING CODE
ELEC	ELECTRICAL	NO	NUMBER	VECC	VIRGINIA ENERGY CONSERVATION CODE
ELEV	ELEVATION	NTS	NOT TO SCALE	VERT	VERTICAL
EPDM	ETHYLENE-PROPYLENE-DIENE MONOMER			VIF	VERIFY IN FIELD
EQ	EQUAL			VRC	VIRGINIA RESIDENTIAL CODE
EQUIP	EQUIPMENT			VUSBC	VIRGINIA UNIFORM STATEWIDE BUILDING CODE
E, EX	EXISTING				
EXIST	EXISTING	OC	ON CENTER		
EXP	EXPANSION, EXPOSURE	OH	OPPOSITE HAND	W/	WITH
EXT	EXTERIOR	OPER	OPERABLE	W/IN	WITHIN
EW	EACH WAY	OPNG	OPENING	W/O	WITHOUT
EWJ	ENGINEERED WOOD I-JOIST	OPP	OPPOSITE	WD	WOOD
EWJ	ENGINEERED WOOD PRODUCTS				
		PE	PROFESSIONAL ENGINEER	XGB	TYPE X FIRE RESISTANCE RATED GYPSUM BOARD
FDTN	FOUNDATION	PERF	PERFORATED		
FF	FINISHED FLOOR	PERIM	PERIMETER		

GENERAL NOTES

- WHERE NOT OTHERWISE SPECIFIED, ALL WORKMANSHIP AND MATERIAL QUALITY TO BE IN KEEPING WITH ACCEPTED STANDARDS OF RESPECTIVE INDUSTRIES AT A MINIMUM. MOST CURRENT VERSION OF R.S. MEANS "RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION STANDARDS" TO SERVE AS REFERENCE TO QUALITY STANDARDS.
- IF ERRORS, CONFLICTS, OR OMISSIONS ARE DISCOVERED IN THE DRAWINGS / PROJECT MANUAL, CONSULT THE ARCHITECT PRIOR TO OBTAINING BUILDING MATERIALS AND BEGINNING CONSTRUCTION.
- DIMENSIONS ARE DRAWN TO FACE OF STUD OR FACE OF MASONRY UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL NOTIFY "MISS UTILITY OF VIRGINIA" AT 811 OR 800-552-3120 PRIOR TO BEGINNING EXCAVATION FOR LOCATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL REQUEST PRIVATE UTILITY MARKING SERVICE FOR MARKING OF "PRIVATE UTILITY LINES".
- VERIFY / COORDINATE UTILITY REVISIONS WITH EXISTING TREE / SHRUBBERY LOCATIONS, THE OWNER, AND REQUIREMENTS FOR NEW WORK (INCLUDING GAS AND ELECTRIC METERS OR TRANSFORMERS).
- PROVIDE SURFACE DRAINAGE AWAY FROM FOUNDATION WALLS. GRADE TO PROVIDE SWALES TO PROVIDE DRAINAGE AWAY FROM THE STRUCTURE.
- PROVIDE SURFACE DRAINAGE AT ALL EXTERIOR DOOR LANDINGS SLOPING AWAY FROM DOOR(S) AT A RATIO OF EXACTLY ¼ : 12 FOR A DISTANCE OF FIVE FEET, MIN.
- VERIFY MECHANICAL EQUIPMENT AND DUCT RUN LAYOUT / SIZES / CONDENSATE LINE TERMINATIONS PRIOR TO CONSTRUCTION.
- VERIFY EXHAUST LINES / LOUVERS / ROOF VENTS PRIOR TO CONSTRUCTION.

A KEYNOTING SYSTEM IS USED ON THESE DRAWINGS FOR MATERIALS REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON EACH SHEET FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE SYMBOL ON THE RESPECTIVE DRAWING. A MASTER LEGEND OF ALL KEYNOTES IS PROVIDED IN THE PROJECT MANUAL. THE KEYNOTES ARE STRUCTURED AS INDICATED BELOW:



NOTE: THE ORGANIZATION OF THE KEYNOTING SYSTEM ON THE DRAWINGS, WITH THE KEYNOTE REFERENCE NUMBERS RELATED TO THE SPECIFICATIONS SECTIONS NUMBERING SYSTEM, SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

SCOPE SERVICES

THESE DRAWINGS AND SPECIFICATIONS REPRESENT "SCOPE SERVICES" AND ARE THEREFORE ABBREVIATED. THEY ARE PROVIDED WITH THE UNDERSTANDING THAT THE OWNER OR ARCHITECT MAY NEED TO BE CONSULTED FOR ADDITIONAL SCHEDULES, SPECIFICATIONS AND DETAILS FOR THE COMPLETION OF THE WORK. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE TO PERFORM A LEVEL OF QUALITY AND WORKMANSHIP THAT IS CONSISTENT WITH THE ACCEPTED STANDARDS OF THE INDUSTRY AND IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.

DRAWING KEYNOTE SYSTEM

SYMBOLS LEGEND

DETAIL/SECTION NUMBER OR ELEVATION GRID LOCATION

SHEET ON WHICH DRAWING IS SHOWN

REFERENCE BUBBLE

ELEVATION OR SECTION (FILLED) INDICATOR ARROW

DETAIL/SECTION NUMBER OR ELEVATION GRID LOCATION

SHEET ON WHICH DRAWING IS SHOWN

ELEVATION / SECTION BUBBLE

GRID LOCATION OF DETAIL KEY

DRAWING TITLE

A1.1, A1.2

SHEET ON WHICH DETAIL IS REFERENCED

SHEET NUMBER ON WHICH DETAIL IS DRAWN

DETAIL KEY

CLOSET
ROOM NAME & NUMBER

41 OCCUPANCY: ROOM OR AREA

3 DOOR TAG

8 WINDOW TAG

NORTH ARROW

ELEVATION TARGET

WALL TYPE TAG

ELECTRONIC SIGNATURE NOTE

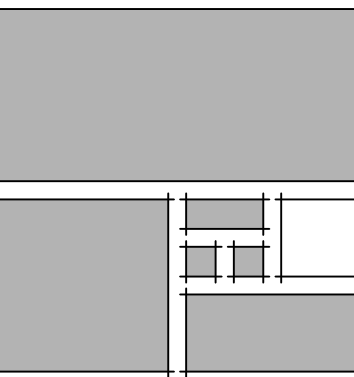
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ORIGINAL DOCUMENTS AS DESIGNED BY THE LICENSED PROFESSIONAL ("ARCHITECT") LISTED BELOW HAVE BEEN RETAINED BY HOPKE / HARRISON, INC. THE ARCHITECT CANNOT ASSUME RESPONSIBILITY FOR MODIFICATIONS TO THIS DOCUMENT NOT MADE BY THE ARCHITECT OR EMPLOYEES OF HOPKE / HARRISON, INC ON BEHALF OF THE ARCHITECT UNDER THEIR DIRECT CONTROL. ANY MODIFICATIONS NOT PERFORMED BY THE ARCHITECT OR EMPLOYEES UNDER THEIR DIRECT CONTROL INVALIDATE THE ELECTRONIC SIGNATURE.

0 PERMIT SUBMISSION SET 03/18/2026
No. Drawing Edition / Revision Date

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317 INDIAN SPRINGS RD
WILLIAMSBURG, VA 23185

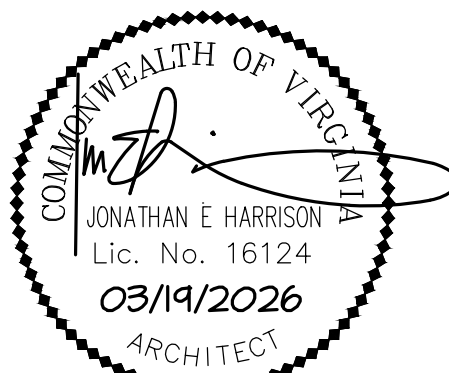
TITLE SHEET
(DRAWN) REVIEWED: (abh) JEH



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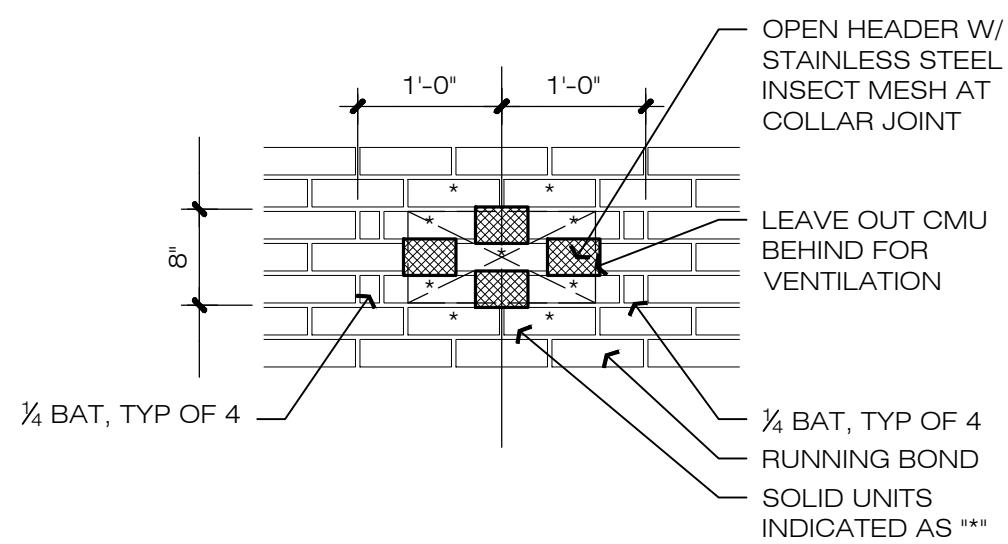


Project No. 45032

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T1.1
1 of 9

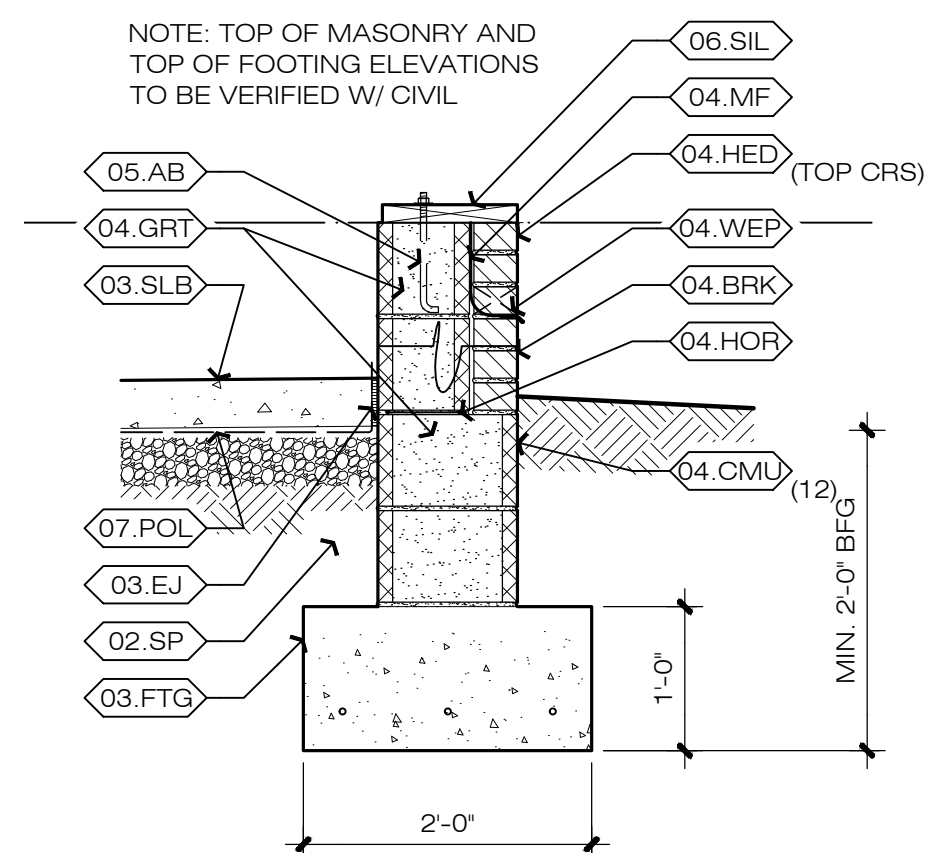
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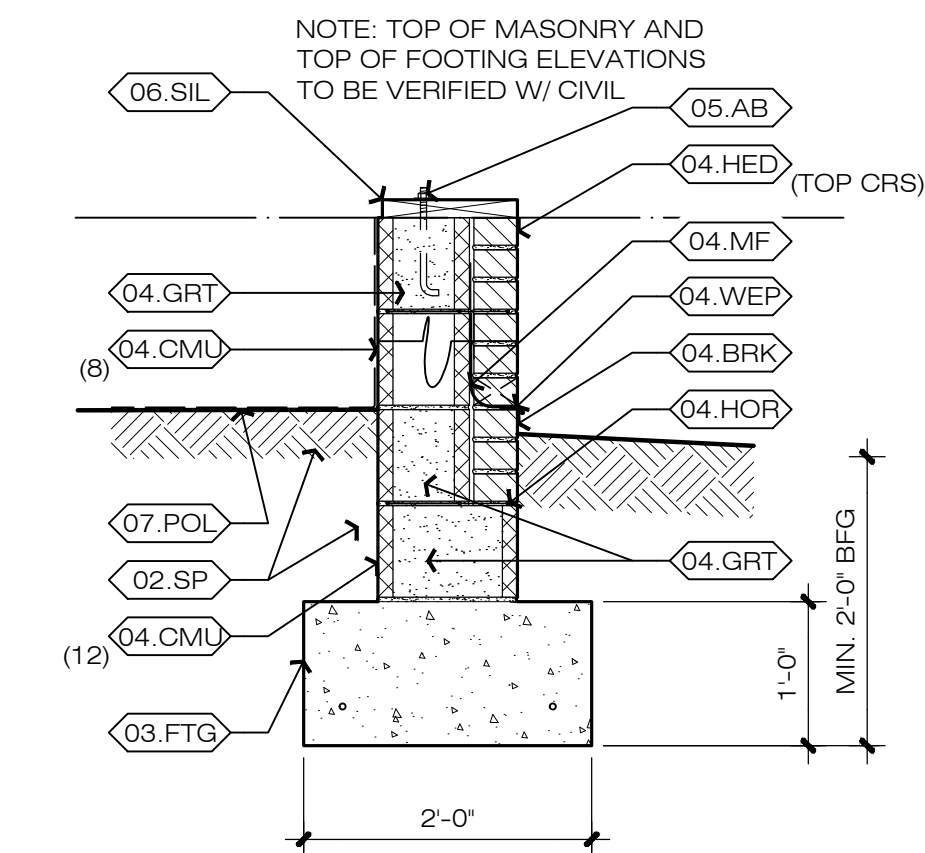
G-3 04.FV ELEVATION DTL

S1.1 S1.1, A2.1, A2.2 SCALE: 3/4" = 1'-0"



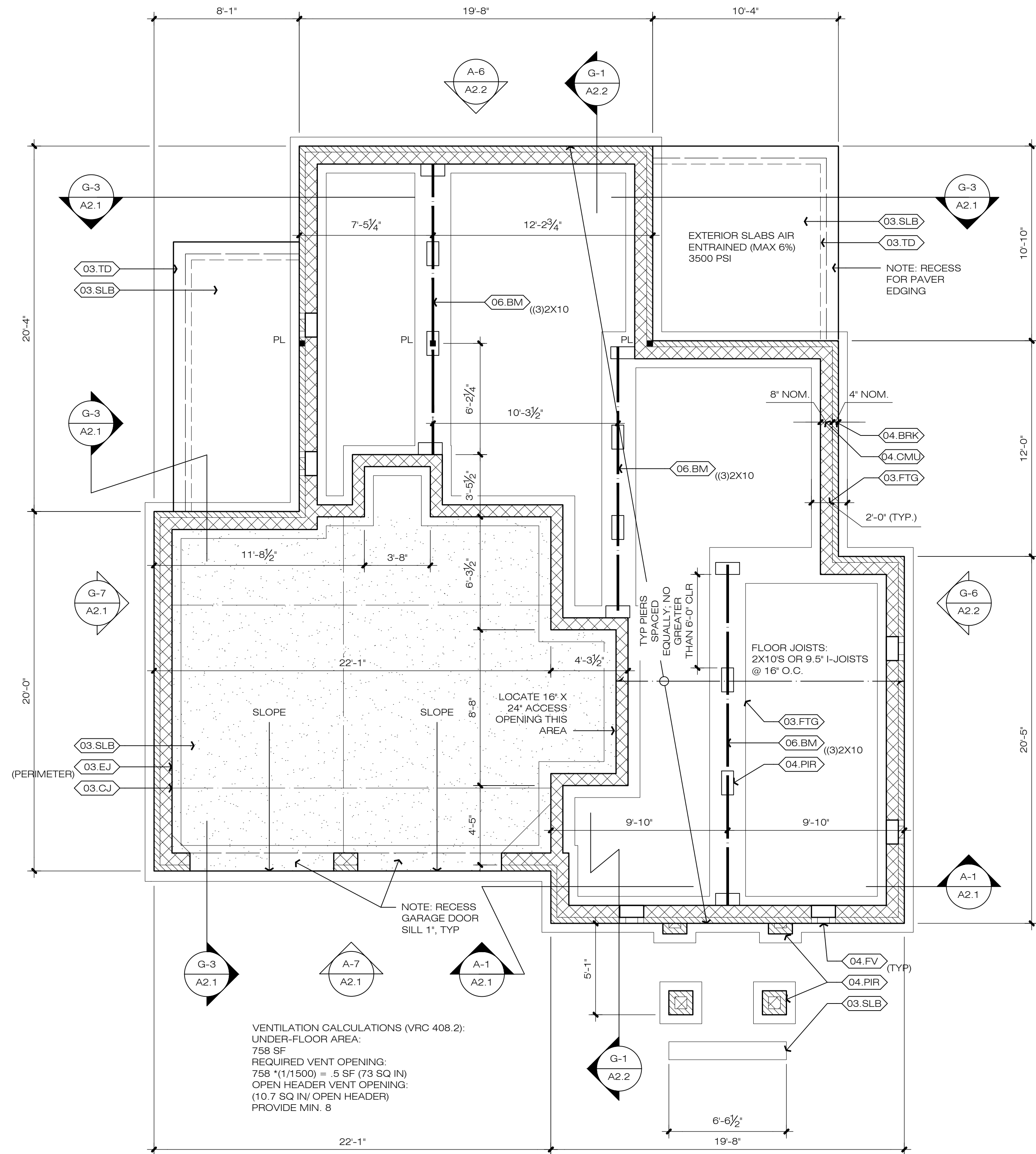
D-3 FOUNDATION DETAIL AT GARAGE

S1.1 SCALE: 3/4" = 1'-0"



A-3 TYPICAL FOUNDATION DETAIL

S1.1 SCALE: 3/4" = 1'-0"



A-7 FOUNDATION PLAN

S1.1

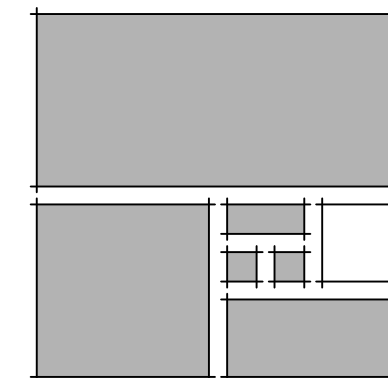
SCALE: 1/4" = 1'-0"

MATERIALS KEYING: S1.1 FOUNDATION PLAN - 317	
DIVISION 2: EXISTING CONDITIONS	
2.SP SOIL POISON	
DIVISION 3: CONCRETE	
3.CJ CONTROL JOINT	
3.EJ 1/2" CONCRETE EXPANSION JOINT WITH TEAR OFF STRIP; FILL W/ SEMI-RIGID JOINT FILLER WHERE FINISHED SURFACE EXPOSED TO VIEW	
3.FTG CONCRETE FOOTING W/ #4 BARS CON'T. LONGITUDINAL, AND #4'S TRANSVERSE AT 48" OC; SEE FOUNDATION PLAN	
3.SLB 4" CONC. SLAB W/6x6 W2.1 X W2.1 WELDED WIRE FABRIC OR SYNTHETIC FIBER REINFORCEMENT DOSED AT 1.5#/C.Y. OVER 10-MIL POLY ON COMPACT SAND/GRAVEL FILL	
3.TD TURN DOWN SLAB TO 18" BELOW FIN. GRADE W/(1) #4 REBAR CONT. AT TOP AND BOT.	
DIVISION 4: MASONRY	
4.BRK BRICK IN RUNNING BOND, UNO	
4.CMU 8 x 8 x 16 (NOMINAL) CMU, OR DIMENSIONS AS NOTED OTHERWISE	
4.FV (4) 4X4 (NOM) OPEN BRICK HEADER TYPE FOUNDATION VENT; PROVIDE SOLID MASONRY UNITS AT PERIMETER; INSECT SCREENING AT BRICK/CMU	
4.GRT GROUT SOLID	
4.HED BRICK HEADER COURSE	
4.HOR HORIZONTAL JOINT REINF.	
4.MF CORROSION RESISTANT MASONRY FLASHING	
4.PIR 8" x 16" CMU PIER, GROUTED SOLID	
4.WEP MASONRY FLASHING WITH WEEPHOLES @ 32" O.C. (MAX)	
DIVISION 5: METALS	
5.AB 1/2" x 9" ANCHOR BOLTS (7" MIN. EMBED) @ 6'-0" o.c., MIN. (2) ANCHORS PER SECTION OF PLATE AND (1) PLACED W/IN 12" OF EA. END OF EA. PLATE; GROUT CMU SOLID AT EA. LOC.	
DIVISION 6: WOOD, PLASTICS, AND COMPOSITES	
6.BM WOOD BEAM; SEE STRUCTURAL / FRAMING PLAN	
6.SIL 2x TREATED SILL PLATE ON SILL SEALER GASKET	
DIVISION 7: THERMAL AND MOISTURE PROTECTION	
7.POL 10-MIL POLY VAPOR BARRIER	

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No. Drawing Edition / Revision	Date

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FOUNDATION PLAN
(DRAWN) REVIEWED: (xxx) JEH

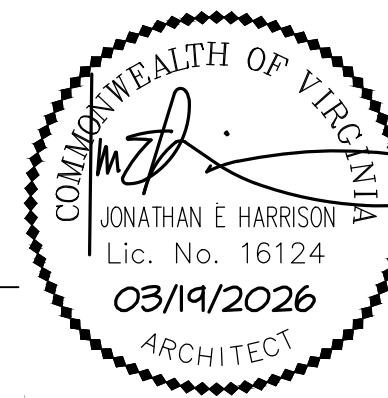


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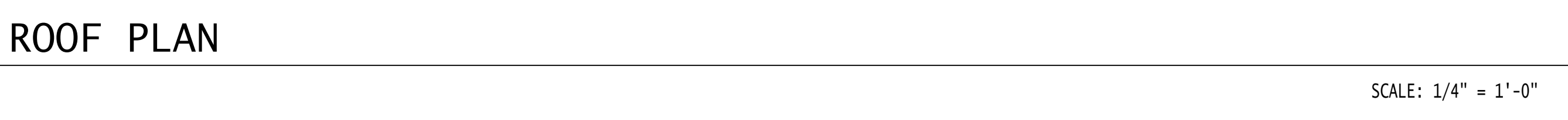
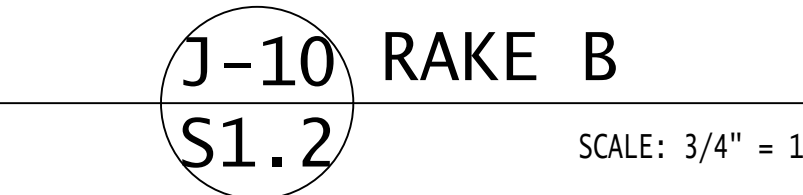
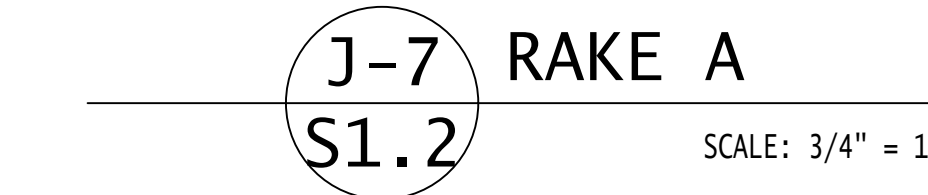
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Sheet
S1.1
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7.DS 3" ROUND METAL DOWNSPOUT TO CONNECT TO CAST IRON BOOT AND
SUBSURFACE DRAIN

7.GUT METAL GUTTER

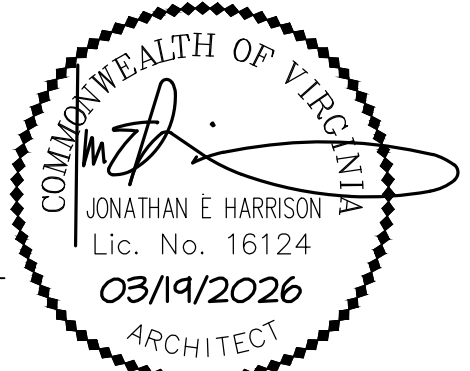
7.MEF METAL EDGE FLASHING

7.RV RIDGE VENT

7.SHG FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S
RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND
WATER BARRIER AS REQUIRED

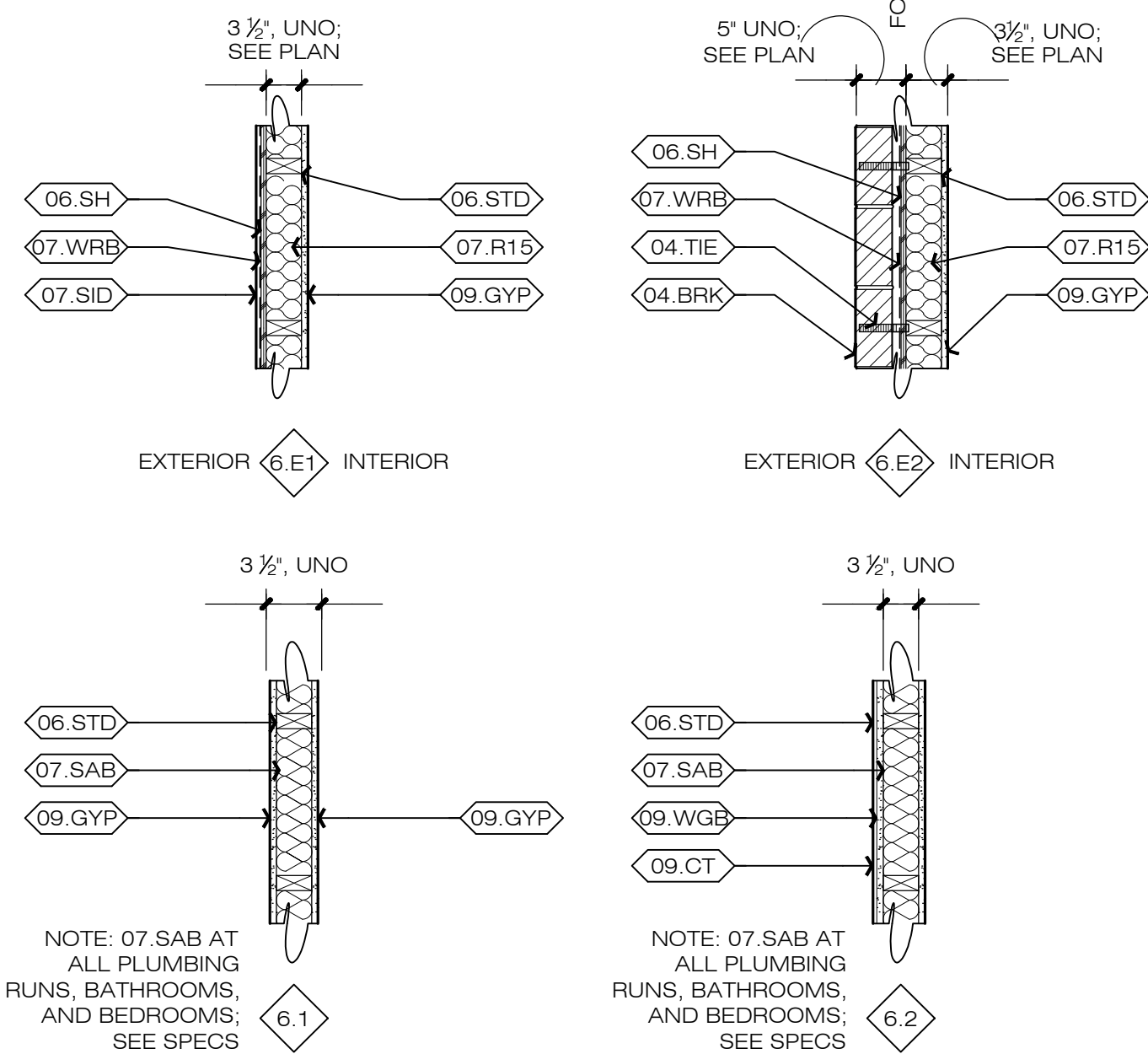
7.SOF VENTILATED CEMENTITIOUS SOFFIT

of 9



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H-3 WALL TYPES - DETAILS

A1.1

SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE			
CALL	TYPE	NOMINAL SIZE (W x H)	NOTES
A	DH	2'-8" x 5'-6"	
B	DH	(2) 2'-8" x 5'-6"	2" MULLION
C	CAS	(2) 2'-8" x 4'-0"	2" MULLION
D	CAS	2'-8" x 4'-0"	
E	DH	2'-8" x 4'-6"	EERO
F	DH	2'-8" x 5'-0"	EERO

GENERAL NOTES:

- SAFETY GLASS AT ALL LOCATIONS REQUIRED BY VCC R380.4
- DESIGN BASIS: PINNACLE SERIES, WINDSOR DOORS AND WINDOWS

DOOR SCHEDULE						
CALL	DOOR	FRAME	HARDWARE	NOTES		
	SIZE (W X H)	TYPE	TYPE	SET	FINISH	
FIRST FLOOR						
1	3'-0" X 8'-0"	FBG	1	2	2	EXTERIOR
2	3'-0" X 6'-8"	FBG	1	2	2	
3	(2) 2'-6" X 8'-0"	FBG	1	2	2	EXTERIOR
4	2'-8" X 6'-8"	SCWD	1	2	2	
5	(2) 2'-6" X 6'-8"	SCWD	1	2	2	
6	2'-10" X 6'-8"	SCWD	1	2	2	
7	2'-10" X 6'-8"	SCWD	1	2	2	
8	8'-0" X 8'-0"	OH	1	2	2	GARAGE DOOR
9	8'-0" X 8'-0"	OH	1	2	2	GARAGE DOOR
C1	4'-0" X 6'-8"	CO	1	-	-	
SECOND FLOOR						
10	2'-8" X 6'-8"	SCWD	1	2	2	
11	2'-8" X 6'-8"	SCWD	1	2	2	
12	2'-8" X 6'-8"	SCWD	1	2	2	
13	2'-8" X 6'-8"	SCWD	1	2	2	
14	2'-8" X 6'-8"	SCWD	1	2	2	
15	(2) 2'-6" X 6'-8"	SCWD	1	2	2	
16	2'-8" X 6'-8"	SCWD	1	2	2	
17	2'-8" X 6'-8"	SCWD	1	2	2	
18	2'-8" X 6'-8"	SCWD	1	2	2	
19	2'-8" X 6'-8"	SCWD	1	2	2	
20	2'-8" X 6'-8"	SCWD	1	2	2	
21	2'-8" X 6'-8"	SCWD	1	2	2	
22	2'-8" X 6'-8"	SCWD	1	2	2	
23	2'-6" X 6'-8"	SCWD	1	2	2	

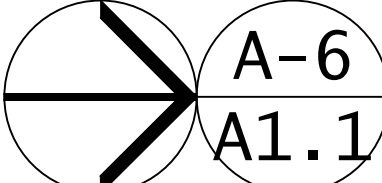
GENERAL NOTES:

- DOOR & FRAME FINISHES TO BE SELECTED BY OWNER
- HARDWARE SETS AND FINISHES PER ALLOWANCES, TO BE SELECTED BY OWNER
- ALL GLAZING @ DOORS & SIDELITES TO BE TEMPERED / SAFETY GLASS.
- CASED OPENINGS INDICATED ON PLANS

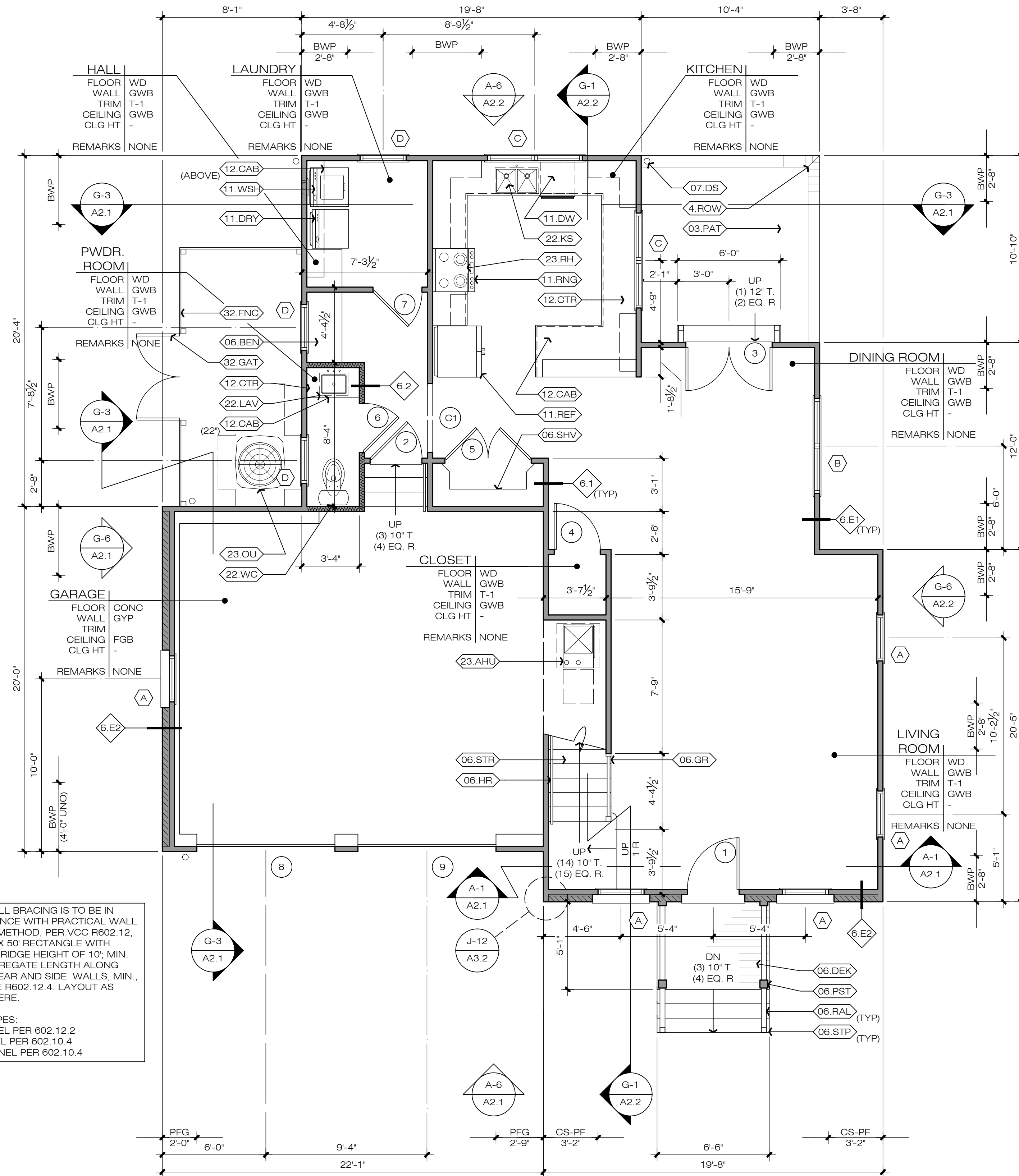
ABBREVIATIONS: CO = CASED OPENING; CM = CASEMENT; DH = DOUBLE-HUNG; FBG = FIBERGLASS; OH = OVERHEAD DOOR; SCWD = SOLID CORE WOOD DOOR

NOTE: WALL BRACING IS TO BE IN ACCORDANCE WITH PRACTICAL WALL BRACING METHOD, PER VCC R602.12, FOR A 50' X 50' RECTANGLE WITH EAVES TO RIDGE HEIGHT OF 10'; MIN. 14'-6" AGGREGATE LENGTH ALONG FRONT / REAR AND SIDE WALLS, MIN., PER TABLE R602.12.4. LAYOUT AS SHOWN HERE.

PANEL TYPES:
BWP: PANEL PER 602.12.2
PFG: PANEL PER 602.10.4
CS-PF: PANEL PER 602.10.4



FIRST FLOOR PLAN

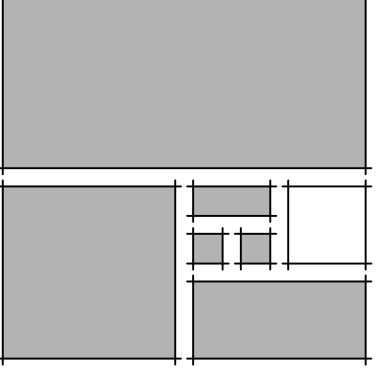


SCALE: 1/4" = 1'-0"

- MATERIALS KEYING: A1.1 FIRST FLOOR PLAN & SCHEDULES - 317
- DIVISION 3: CONCRETE
- 3.PAT CONCRETE PATIO; SEE PLAN FOR DIMENSIONS
- DIVISION 4: MASONRY
- 4.BRK BRICK IN RUNNING BOND, UNO
4.ROW BRICK ROWLOCK COURSE
4.TIE MASONRY VENEER TIE; 16" OC HORIZ, 24" OC VERT (MAX)
- DIVISION 6: WOOD, PLASTICS, AND COMPOSITES
- 6.BEN BUILT-IN WOOD BENCH; PAINTED UNO
6.DEK CPVC DECK BOARDS; SEE SPECIFICATIONS
6.GR WOOD GUARD RAIL SYSTEM; SEE SECTION G-1/A2.2; 36" (MIN) AFF TO TOP OF RAIL
6.HR WOOD HANDRAIL
6.PST 6 X 6 WOOD POST, UNO; PT AT EXTERIOR LOCATIONS; PROVIDE SIMPSON AC POST CAP PAIR AND ABU BASE, UNO
6.RAL CPVC RAILING W/ PICKETS EVENLY SPACED TO PREVENT 4" SPHERE FROM PASSING THROUGH OPENINGS; CODE COMPLIANT HANDRAIL WHERE AT STAIR
6.SH SHEATHING; WALL: 15/32" (MIN) DOC PS1 OR PS2 APA RATED SHEATHING, EXPOSURE 1; ROOF: 19/32" (MIN) DOC PS1 OR PS2 APA RATED SHEATHING, 40/20, EXTERIOR, WITH SPACING CLIPS AT 16" OC
6.SHV WOOD SHELVES; PROVIDE MIN. (3) ADJUSTABLE SHELVES, UNO
6.STD WOOD STUD WALLS: UNO, 2x4's @ 16" O.C.; 2x BLOCKING AT MID HEIGHT WHERE NOT SHEATHED/CLAD BOTH SIDES; DOUBLE TOP PLATES OVERLAPPING AT CORNERS; SEE WALL TYPE DETAIL
6.STP CPVC STEPS TO MATCH DECKING AT EXTERIOR LOCATIONS
6.STR WOOD STAIRCASE; SEE SECTION
- DIVISION 7: THERMAL AND MOISTURE PROTECTION
- 7.DS 3" ROUND METAL DOWNSPOUT TO CONNECT TO CAST IRON BOOT AND SUBSURFACE DRAIN
7.R15 R-15 FIBERGLASS BATT INSULATION W/KRAFT FACE
7.R21 R-21 FIBERGLASS BATT INSULATION W/KRAFT FACE
7.SAB SOUND ATTENUATION BATT INSULATION
7.SID CEMENTITIOUS SIDING
7.WRB AIR AND WATER RESISTIVE BARRIER; SHINGLE LAP SEAMS FOR DRAINAGE; TIE IN TO FLASHING ELEMENTS WITH FLASHING TAPE
- DIVISION 9: FINISHES
- 9.CT CERAMIC TILE SYSTEM, INCLUDING MFR'S RECOMMENDED UNDERLAYMENT
9.GYP GYPSUM BOARD (PAINTED): 1/2" THK. OVER 16" O.C. FRAMING, 5/8" OVER 24" O.C. FRAMING
9.WGB MOISTURE RESISTANT GYPSUM BOARD
- DIVISION 11: EQUIPMENT
- 11.DRY CLOTHES DRYER
11.DW DISHWASHER
11.REF REFRIGERATOR
11.RNG RANGE
11.WSH WASHING MACHINE
- DIVISION 12: FURNISHINGS
- 12.CAB CABINETS; SEE SPECIFICATIONS; BASE CABINETS TO INCLUDE COUNTERTOP, BACK, AND SIDE SPLASHES AT WALL SURFACES, UNO
12.CTR COUNTERTOP; SEE SPECIFICATIONS
- DIVISION 22: PLUMBING
- 22.KS KITCHEN SINK
22.LAV LAVATORY
22.WC WATER CLOSET
- DIVISION 23: HEATING VENTILATING AND AC
- 23.AHU AIR HANDLING UNIT
23.OU OUTDOOR MECHANICAL UNIT ON CONCRETE PAD; SEE MECH.
23.RH RANGE HOOD
- DIVISION 32: EXTERIOR IMPROVEMENTS
- 32.FNC WOOD FENCE
32.GAT GATE TO MATCH FENCE

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Project Info: 317 INDIAN SPRINGS RESIDENCE
317 INDIAN SPRINGS RD
WILLIAMSBURG, VA 23185
FIRST FLOOR PLAN & SCHEDULES
(DRAWN) REVIEWED: (abh) JEH



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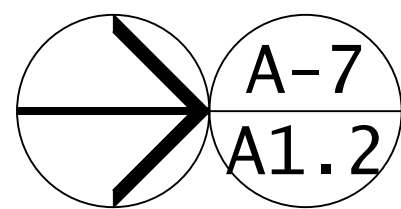
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A1.1
4 of 9

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SECOND FLOOR PLAN

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



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A1.2

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MATERIALS KEYING: A1.2 SECOND FLOOR PLAN - 317

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

- 6.R&S WOOD ROD & SHELF; PAINTED UNO
6.SHV WOOD SHELVES; PROVIDE MIN. (3) ADJUSTABLE SHELVES, UNO

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- 7.SHG FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S
RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND
WATER BARRIER AS REQUIRED

DIVISION 8: OPENINGS

- 8.PNL ATTIC ACCESS PANEL

DIVISION 12: FURNISHINGS

- 12.CAB CABINETS; SEE SPECIFICATIONS; BASE CABINETS TO INCLUDE
COUNTERTOP, BACK, AND SIDE SPLASHES AT WALL SURFACES, UNO
12.CTR COUNTERTOP; SEE SPECIFICATIONS

DIVISION 22: PLUMBING

- 22.LAV LAVATORY
22.SHW SHOWER INSERT INCLUDING MIXER AND TRIM; SEE PLUMBING
22.WC WATER CLOSET

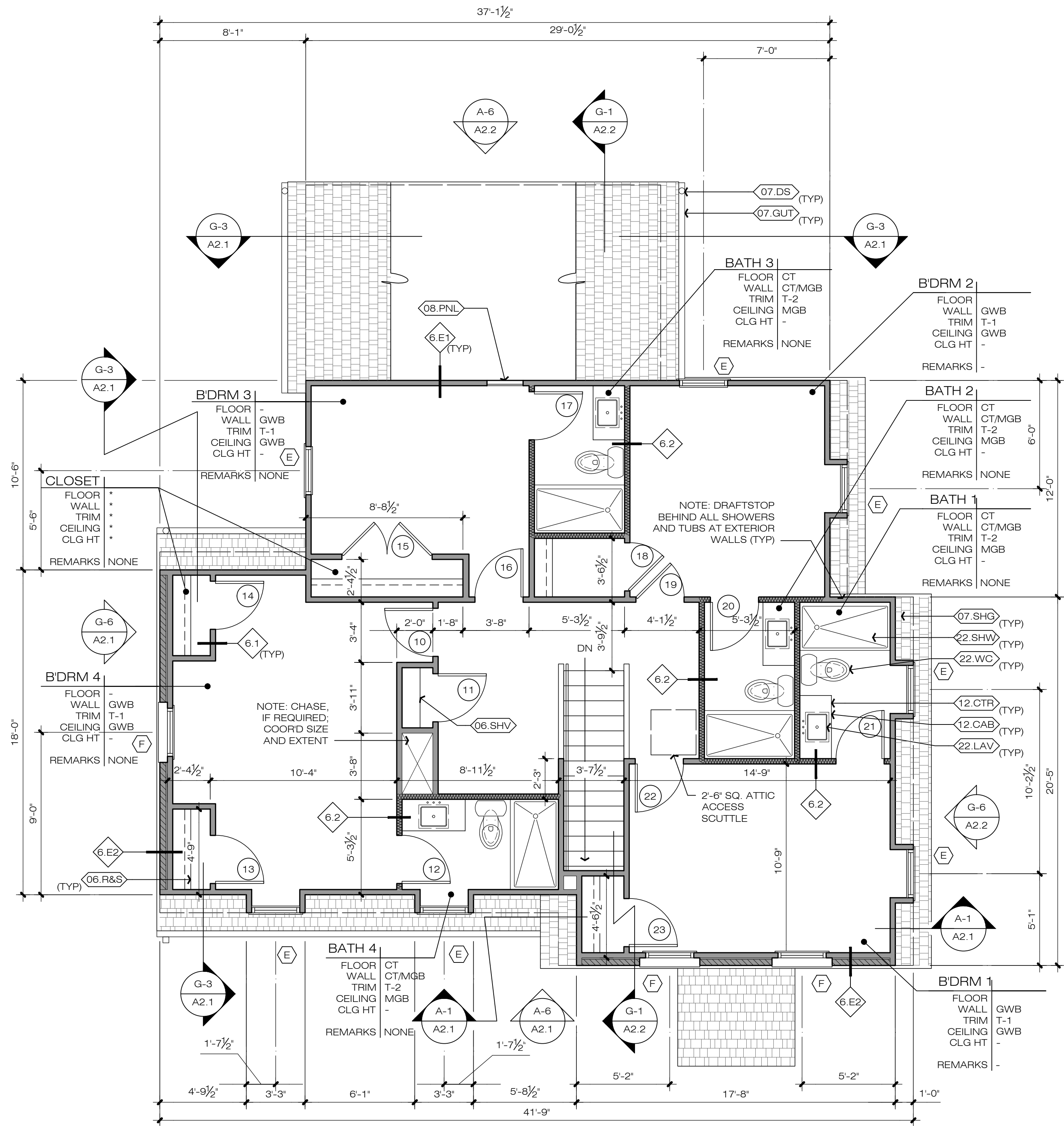
NOTE: SEE A1.1 FOR DOOR & WINDOW
SCHEDULES/TYPICAL WALL DETAILS

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No. Drawing Edition / Revision Date

Project Info: 317 INDIAN SPRINGS RESIDENCE
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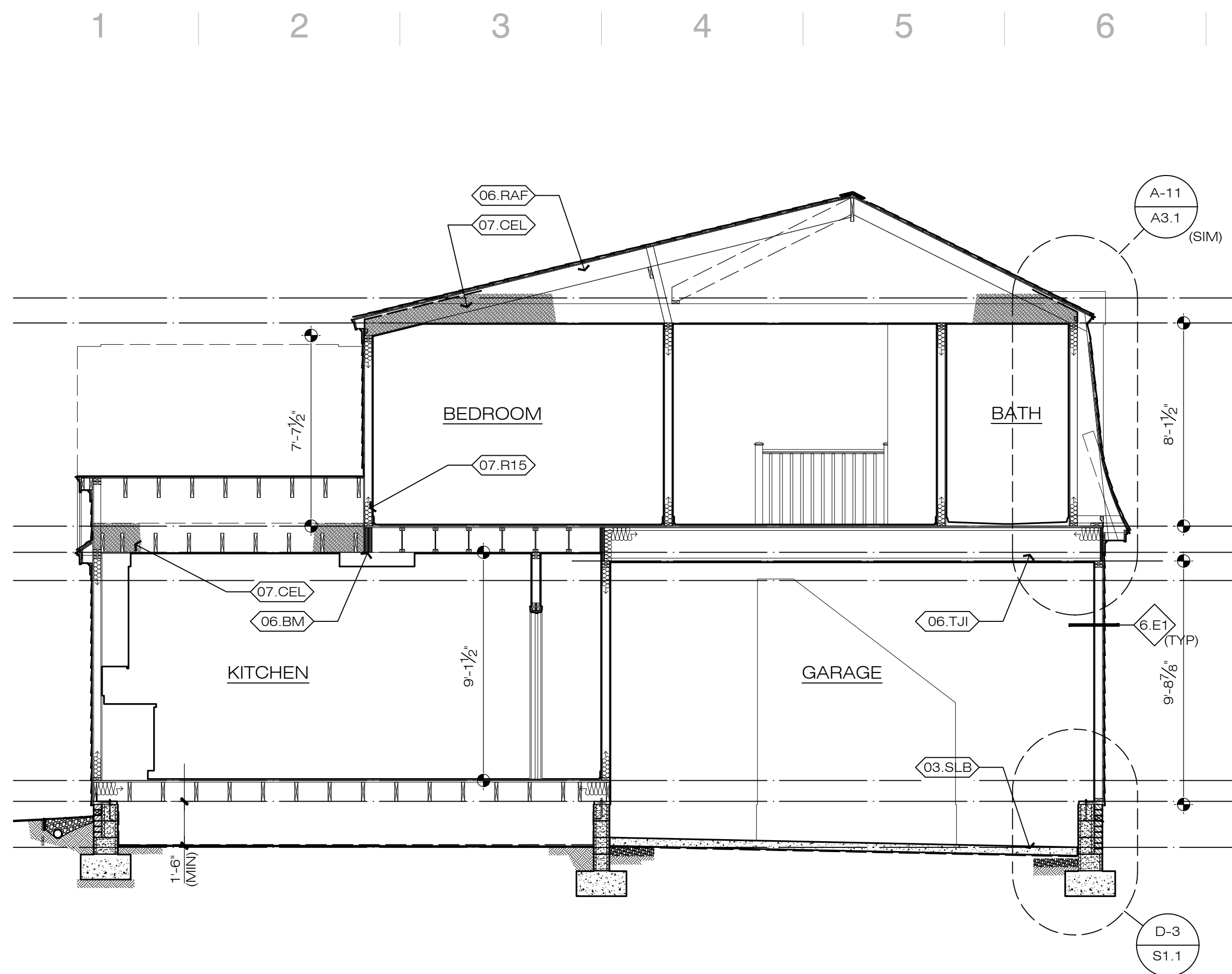
SECOND FLOOR PLAN

(DRAWN) REVIEWED: (abh) JEH



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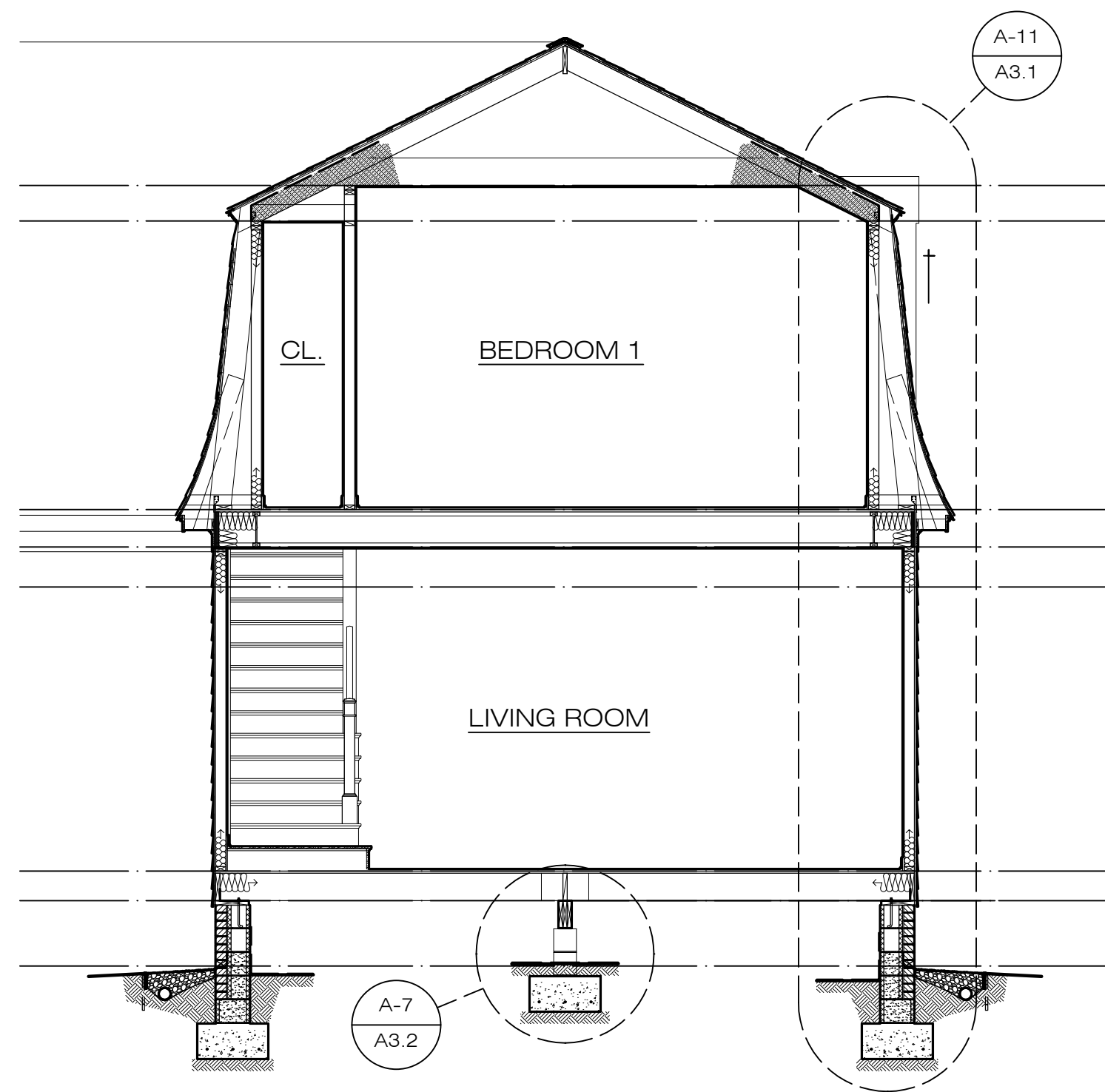
G-3
A2.1 GARAGE BUILDING SECTION

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



G-6
A2.1 LEFT ELEVATION

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



A-1
A2.1 FRONT BUILDING SECTION

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



A-6
A2.1 FRONT ELEVATION

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

MATERIALS KEYING: A2.1		ELEVATIONS - 317
DIVISION 3: CONCRETE		
3.SLB	4" CONC. SLAB W/6x6 W2.1 X W2.1 WELDED WIRE FABRIC OR SYNTHETIC FIBER REINFORCEMENT DOSED AT 1.5#/C.Y. OVER 10-MIL POLY ON COMPACT SAND/GRAVEL FILL	
DIVISION 4: MASONRY		
4.BRK	BRICK IN RUNNING BOND, UNO	
4.FV	(4) 4X4 (NOM) OPEN BRICK HEADER TYPE FOUNDATION VENT; PROVIDE SOLID MASONRY UNITS AT PERIMETER; INSECT SCREENING AT BRICK/CMU	
4.PIR	8" x 16" CMU PIER, GROUTED SOLID	
4.ROW	BRICK ROWLOCK COURSE	
4.SIL	BRICK ROWLOCK SILL	
DIVISION 6: WOOD, PLASTICS, AND COMPOSITES		
6.BM	WOOD BEAM; SEE STRUCTURAL / FRAMING PLAN	
6.CB	1x4 CORNER BOARD TRIM, CPVC; PAINTED UNO	
6.PST	6 X 6 WOOD POST, UNO; PT AT EXTERIOR LOCATIONS; PROVIDE SIMPSON AC POST, CAP PAIR AND ABU BASE, UNO	
6.RAF	2X WOOD RAFTERS; SEE STRUCTURAL / FRAMING PLAN	
6.RAL	CPVC RAILING W/ PICKETS EVENLY SPACED TO PREVENT 4" SPHERE FROM PASSING THROUGH OPENINGS; CODE COMPLIANT HANDRAIL WHERE AT STAIR	
6.STP	CPVC STEPS TO MATCH DECKING AT EXTERIOR LOCATIONS	
6.TJI	ENGINEERED WOOD I-JOISTS	
6.TRM	RUNNING TRIM: EXTERIOR: 1X CPVC, TYP, PAINTED UNO; INTERIOR: SEE FINISH SCHEDULE / SPECIFICATIONS	
DIVISION 7: THERMAL AND MOISTURE PROTECTION		
7.CEL	BLOW-IN CELLULOSE INSULATION, PROVIDE BAFFLES AND STOPS AS REQ'D; MAINTAIN 1 INCH AIR SPACE ABOVE MIN.	
7.DS	3" ROUND METAL DOWNSPOUT TO CONNECT TO CAST IRON BOOT AND SUBSURFACE DRAIN	
7.GUT	METAL GUTTER	
7.R15	R-15 FIBERGLASS BATT INSULATION W/KRAFT FACE	
7.RV	RIDGE VENT	
7.SHG	FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND WATER BARRIER AS REQUIRED	
7.SID	CEMENTITIOUS SIDING	
DIVISION 32: EXTERIOR IMPROVEMENTS		
32.FNC	WOOD FENCE	
32.CAT	GATE TO MATCH FENCE	

ARB APPROVED COLOR SCHEDULE

SIDING: CW-10 CAPITOL WHITE
SHINGLES: WEATHERED WOOD
DOORS: CW-85 RANDOLPH GREY
GARAGE DOORS: CW-85 RANDOLPH GREY
WINDOWS / TRIM: CW-10 CAPITOL WHITE
GUTTER / DOWNSPOUTS: CW-10 CAPITOL WHITE
FENCE: CW-10 CAPITOL WHITE
SHUTTERS: CW-85 RANDOLPH GREY

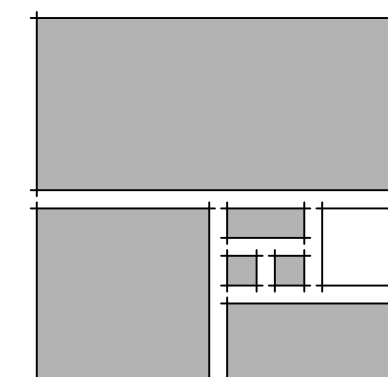
SEE SPECIFICATIONS

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Project Info: 317 INDIAN SPRINGS RESIDENCE
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ELEVATIONS & BUILDING SECTIONS

(DRAWN) REVIEWED: (mc) JEH



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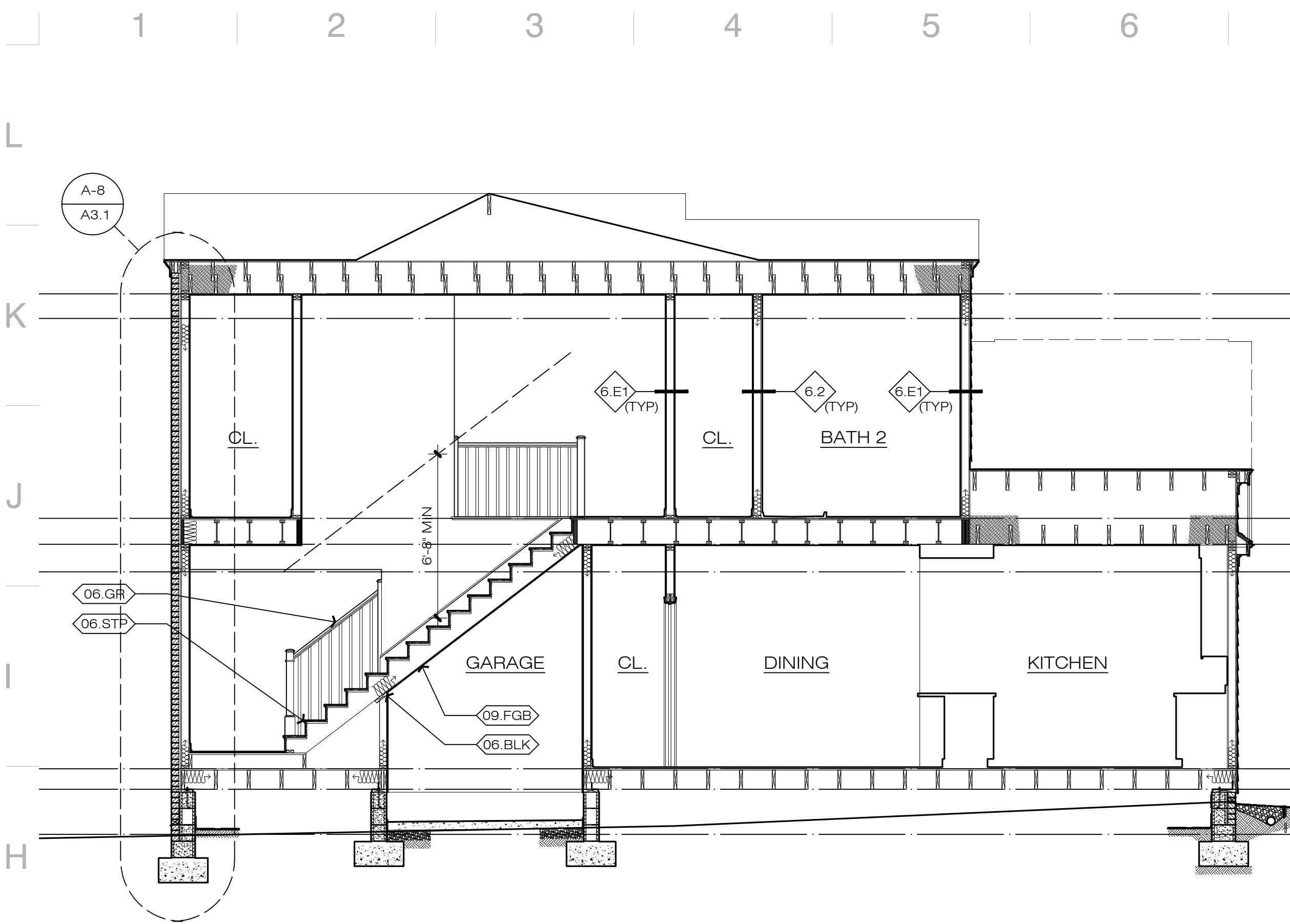
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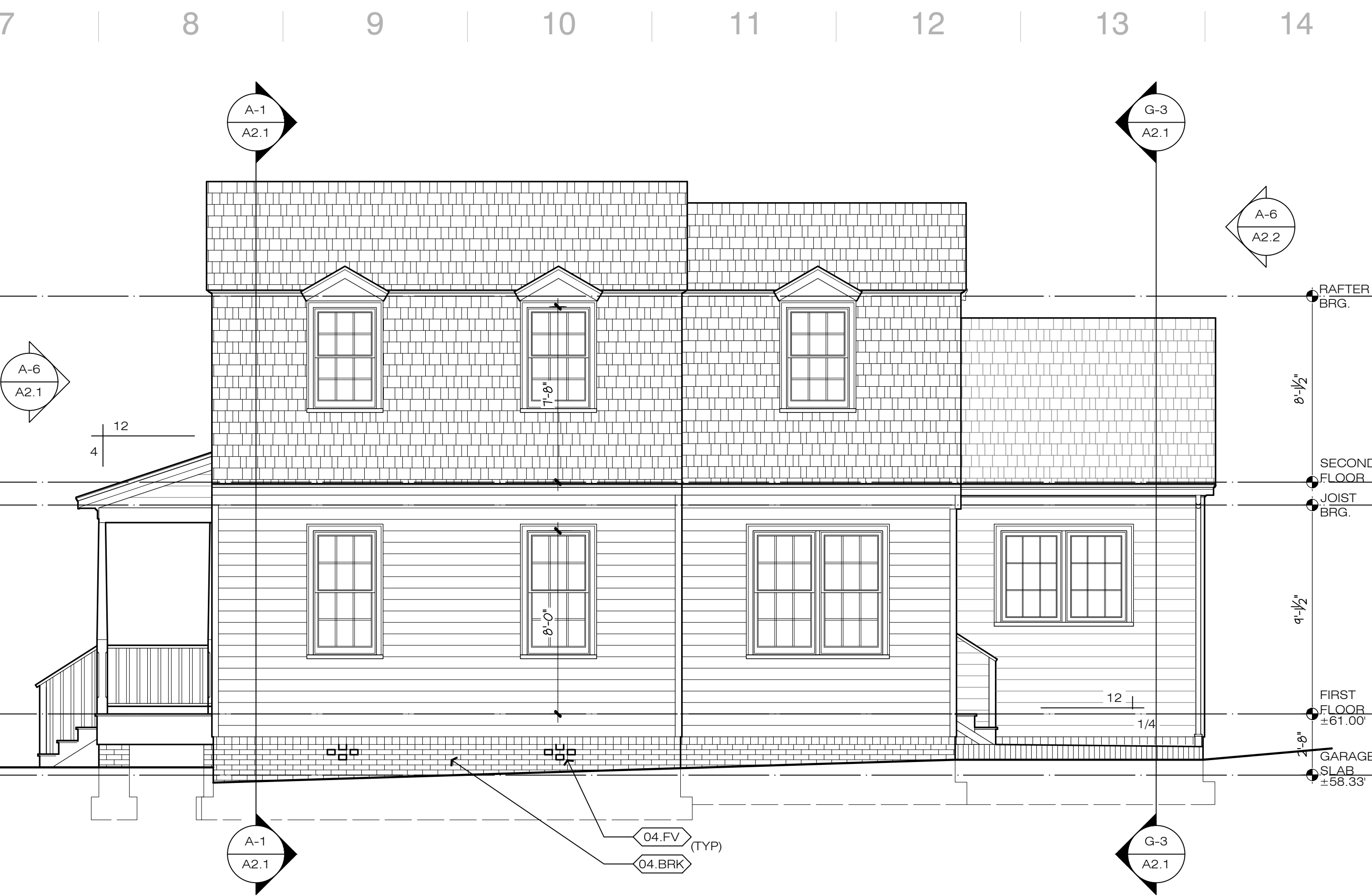
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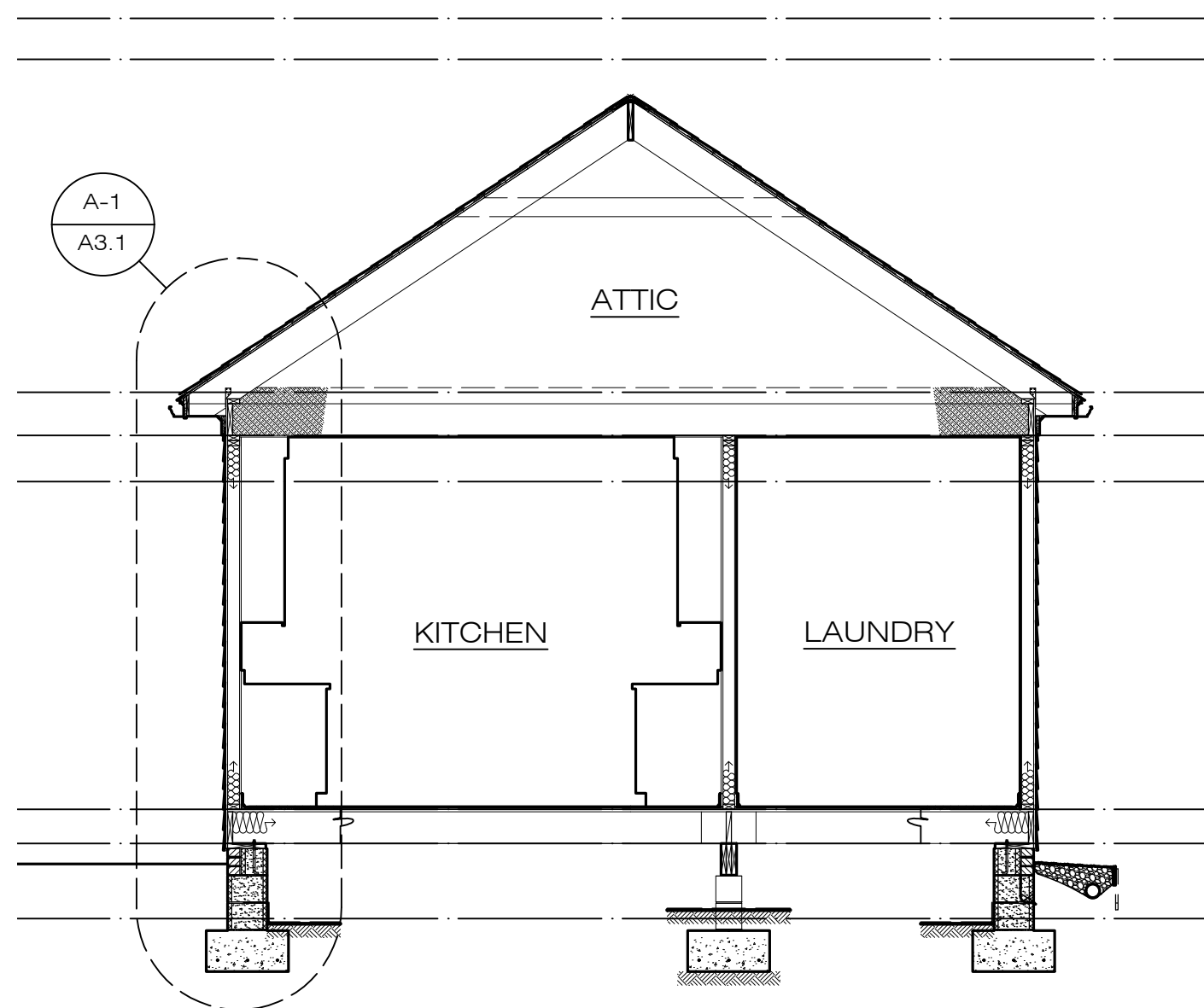
G-1 LONGITUDINAL SECTION
A2.2

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



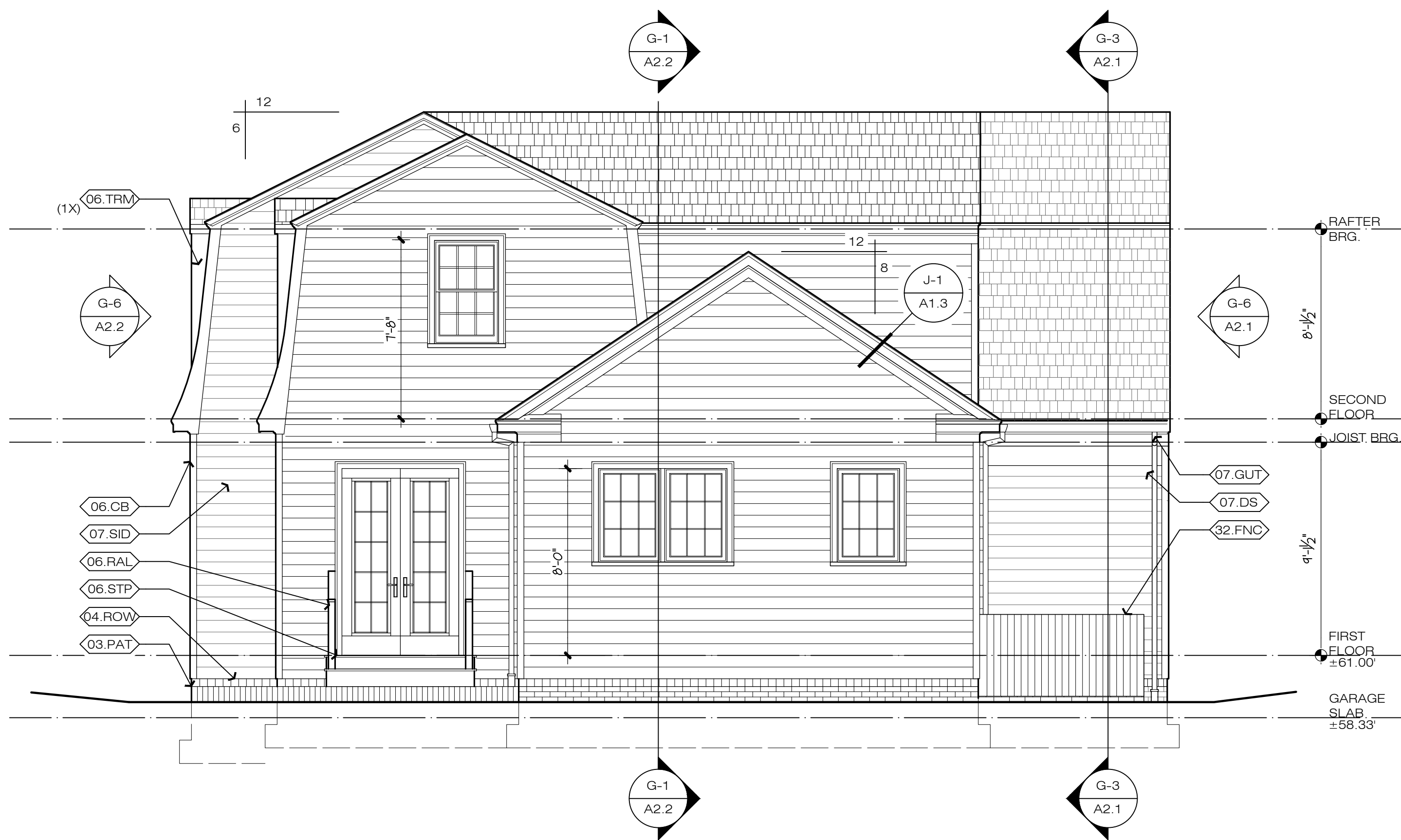
G-6 RIGHT ELEVATION
A2.2

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



A-3 KITCHEN BUILDING SECTION
A2.2

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



A-6 REAR ELEVATION
A2.2

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

- MATERIALS KEYING: A2.2 ELEVATIONS CONTINUED - 317
- DIVISION 3: CONCRETE
- 3.PAT CONCRETE PATIO; SEE PLAN FOR DIMENSIONS
- DIVISION 4: MASONRY
- 4.BRK BRICK IN RUNNING BOND, UNO
4.FV (4) 4X4 (NOM) OPEN BRICK HEADER TYPE FOUNDATION VENT;
PROVIDE SOLID MASONRY UNITS AT PERIMETER; INSECT SCREENING
AT BRICK/CMU
4.ROW BRICK ROWLOCK COURSE
- DIVISION 6: WOOD, PLASTICS, AND COMPOSITES
- 6.BLK 2 x WD. BLOCKING
6.CB 1X4 CORNER BOARD TRIM, CPVC; PAINTED UNO
6.GR WOOD GUARD RAIL SYSTEM; SEE SECTION G-1/A2.2:36" (MIN) AFF
TO TOP OF RAIL
6.RAL CPVC RAILING W/ PICKETS EVENLY SPACED TO PREVENT 4" SPHERE
FROM PASSING THROUGH OPENINGS; CODE COMPLIANT HANDRAIL
WHERE AT STAIR
6.STP CPVC STEPS TO MATCH DECKING AT EXTERIOR LOCATIONS
- DIVISION 7: THERMAL AND MOISTURE PROTECTION
- 7.DS 3" ROUND METAL DOWNSPOUT TO CONNECT TO CAST IRON BOOT AND
SUBSURFACE DRAIN
7.GUT METAL GUTTER
7.SID CEMENTITIOUS SIDING
- DIVISION 9: FINISHES
- 9.FGB 5/8" TYPE X GYPSUM BOARD
- DIVISION 32: EXTERIOR IMPROVEMENTS
- 32.FNC WOOD FENCE

ARB APPROVED COLOR SCHEDULE

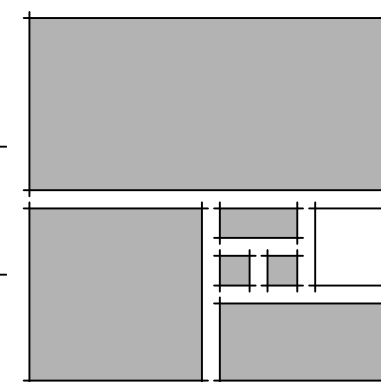
SIDING: CW-10 CAPITOL WHITE
SHINGLES: WEATHERED WOOD
DOORS: CW-85 RANDOLPH GREY
GARAGE DOORS: CW-85 RANDOLPH GREY
WINDOWS / TRIM: CW-10 CAPITOL WHITE
GUTTER / DOWNSPOUTS: CW-10 CAPITOL WHITE
FENCE: CW-10 CAPITOL WHITE
SHUTTERS: CW-85 RANDOLPH GREY

SEE SPECIFICATIONS

0 PERMIT SUBMISSION SET 03/18/2026
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ELEVATIONS & BUILDING SECTIONS CONTINUED
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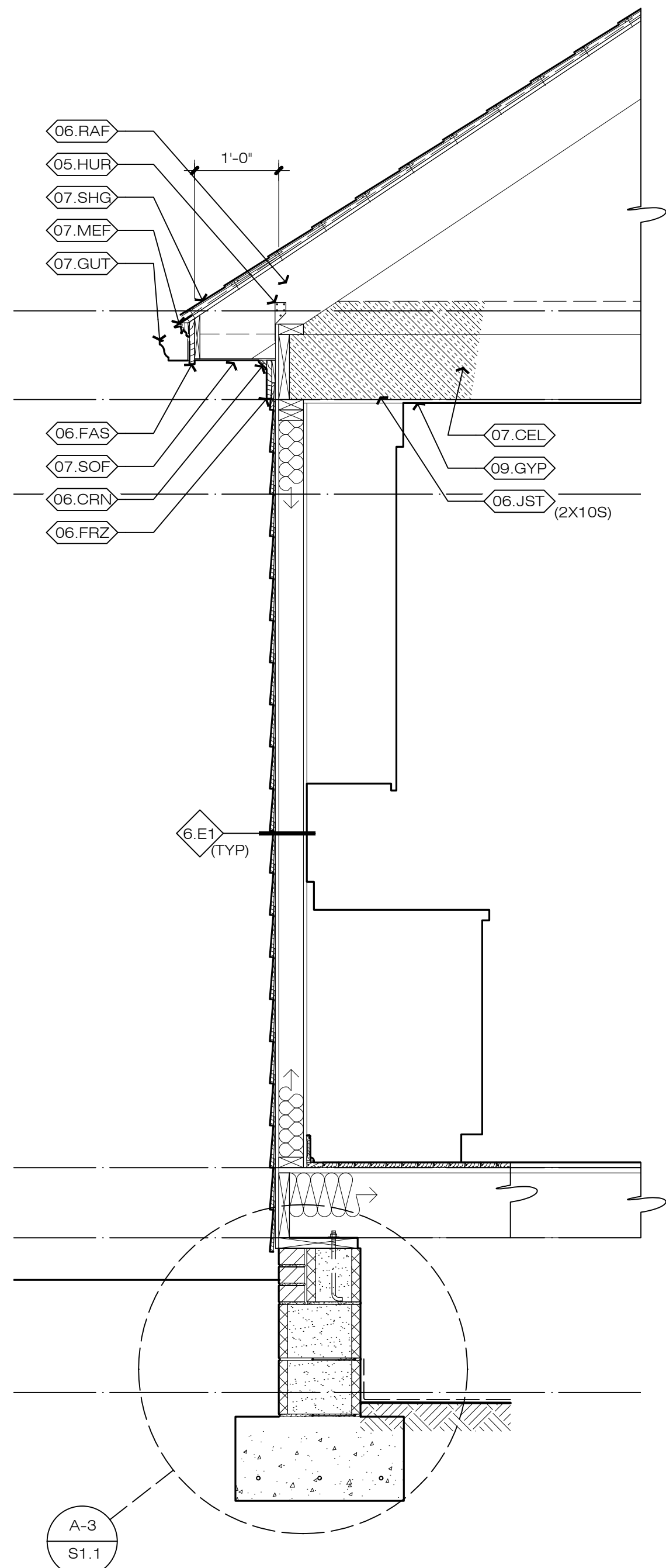
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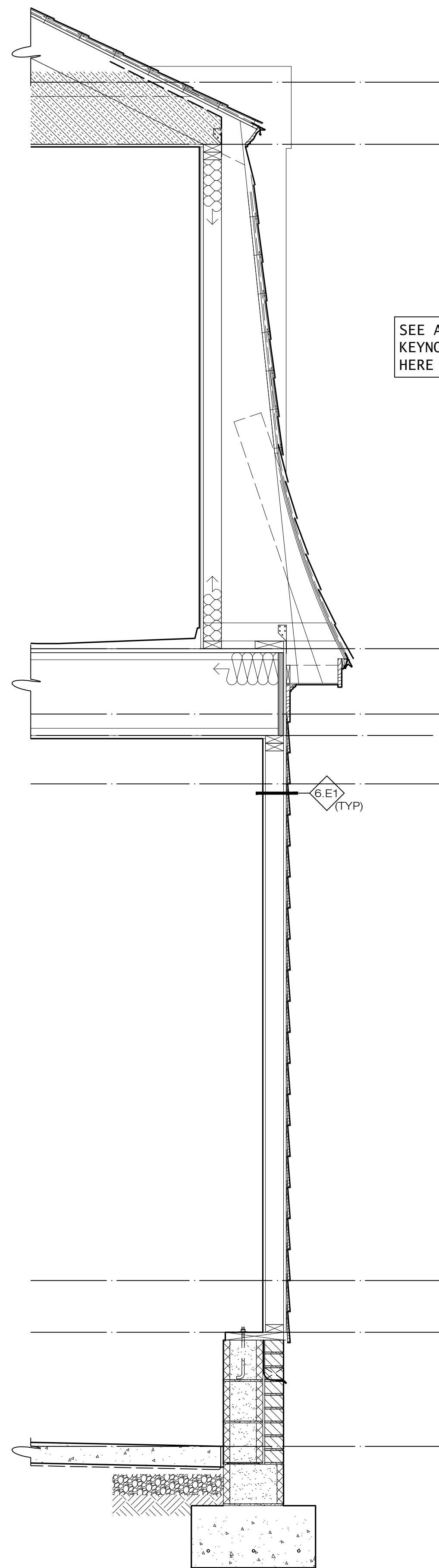
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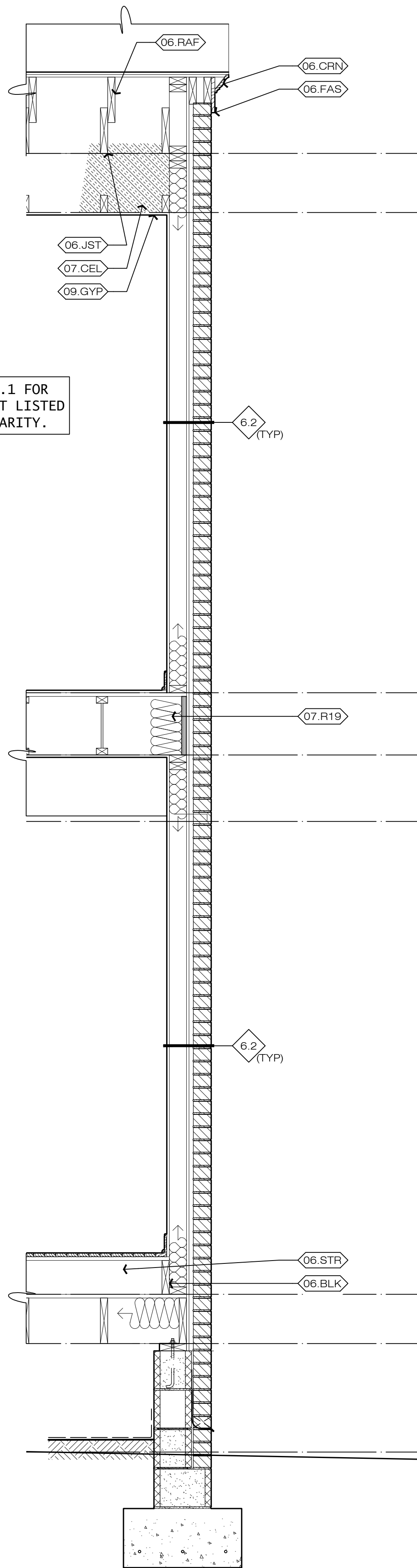
A-1 WALL SECTION AT KITCHEN
A3.1

SCALE: 3/4" = 1'-0"



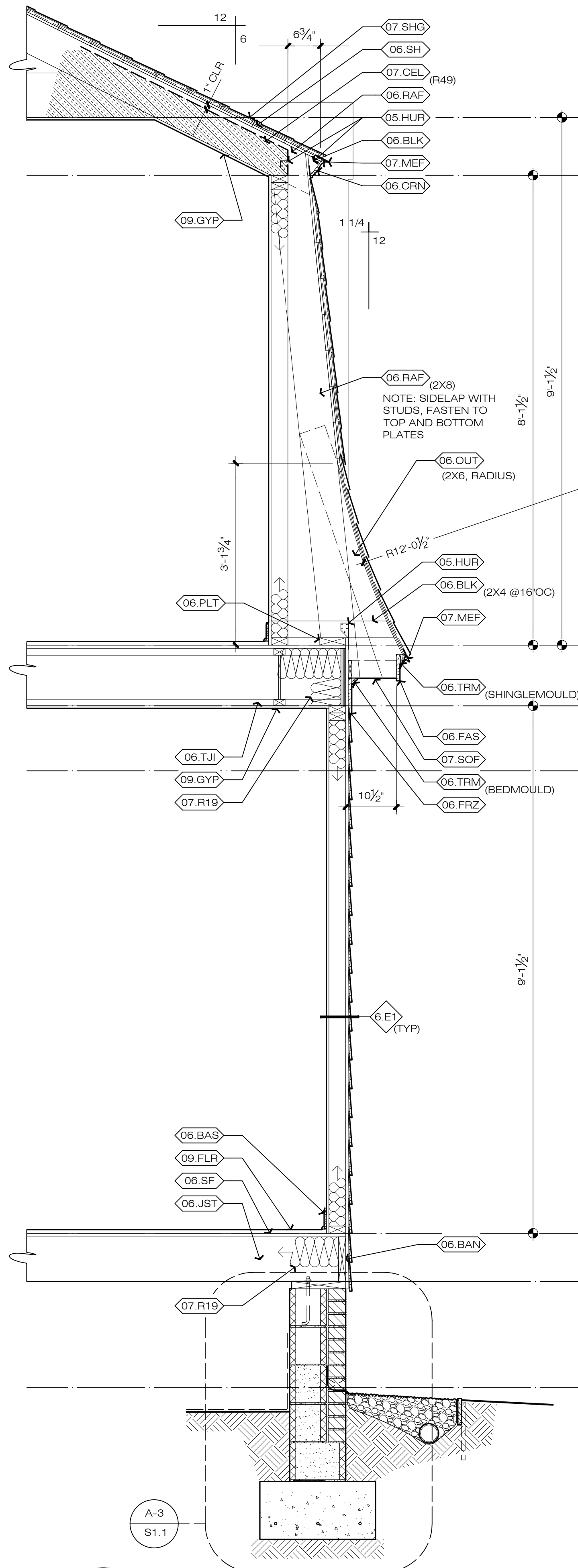
A-4 WALL SECTION AT GARAGE
A3.1

SCALE: 3/4" = 1'-0"



A-8 WALL SECTION AT BRICK VENEER
A3.1

SCALE: 3/4" = 1'-0"



A-11 TYPICAL GAMBREL WALL SECTION
A3.1

SCALE: 3/4" = 1'-0"

MATERIALS KEYING: A3.1

SECTIONS - 317

DIVISION 5: METALS

5.HUR HURRICANE CLIP

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

6.BAN 1x BAND BOARD; PAINTED UNO

6.BAS WOOD BASE TRIM; PAINTED UNO

6.BLK 2 x WD. BLOCKING

6.CRN CROWN MOLDING

6.FAS 5/4 X FASCIA; EXPOSURE AS NOTED; PAINTED UNO

6.FRZ FRIEZE BOARD

6.JST WOOD JOISTS; SEE STRUCTURAL / FRAMING PLAN

6.OUT 2x CANTILEVERED OUTLOOKERS @ 16" O.C.; FACENAIL OR CLIP WITH SIMPSON A34 INBOARD END TO ROOF FRAMING

6.PLT CONT. 2x WOOD PLATE

6.RAF 2X WOOD RAFTERS; SEE STRUCTURAL / FRAMING PLAN

6.SF 3/4" T&G PLYWOOD OR OSB COMBINATION SUBFLOOR-UNDERLAYMENT, OR 5/8" UNDERLAYMENT OVER 1/2" STRUCTURAL 1 SHEATHING SUBFLOOR; GLUE & NAIL

6.SH SHEATHING: WALL: 15/32" (MIN) DOC PS1 OR PS2 APA RATED SHEATHING, EXPOSURE 1; ROOF: 19/32" (MIN) DOC PS1 OR PS2 APA RATED SHEATHING, 40/20, EXTERIOR, WITH SPACING CLIPS AT 16" OC

6.STR WOOD STAIRCASE; SEE SECTION

6.TJI ENGINEERED WOOD I-JOISTS

6.TRM RUNNING TRIM: EXTERIOR: 1X CPVC, TYP, PAINTED UNO; INTERIOR: SEE FINISH SCHEDULE / SPECIFICATIONS

DIVISION 7: THERMAL AND MOISTURE PROTECTION

7.CEL BLOWN-IN CELLULOSE INSULATION, PROVIDE BAFFLES AND STOPS AS REQ'D; MAINTAIN 1 INCH AIR SPACE ABOVE MIN.

7.GUT METAL GUTTER

7.MEF METAL EDGE FLASHING

7.R19 R-19 FIBERGLASS BATT INSULATION W/KRAFT FACE

7.SHG FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND WATER BARRIER AS REQUIRED

7.SOF VENTILATED CEMENTITIOUS SOFFIT

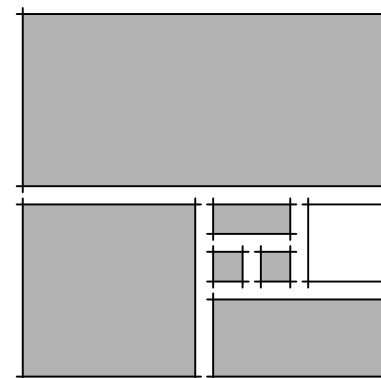
DIVISION 9: FINISHES

9.FLR FINISH FLOORING SYSTEM, INCLUDING MFR'S STD RECOMMENDED UNDERLAYMENT (VARIES -- SEE SCHED)

9.GYP GYPSUM BOARD (PAINTED): 1/2" THK. OVER 16" O.C. FRAMING, 5/8" OVER 24" O.C. FRAMING

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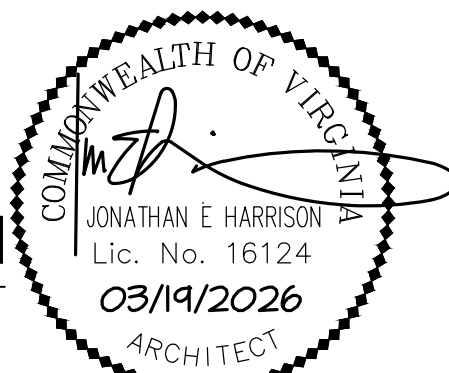
Project Info:	317 INDIAN SPRINGS RESIDENCE 317 INDIAN SPRINGS RD WILLIAMSBURG, VA 23185
SECTIONS	
(DRAWN) REVIEWED:	(xxx) JEJ



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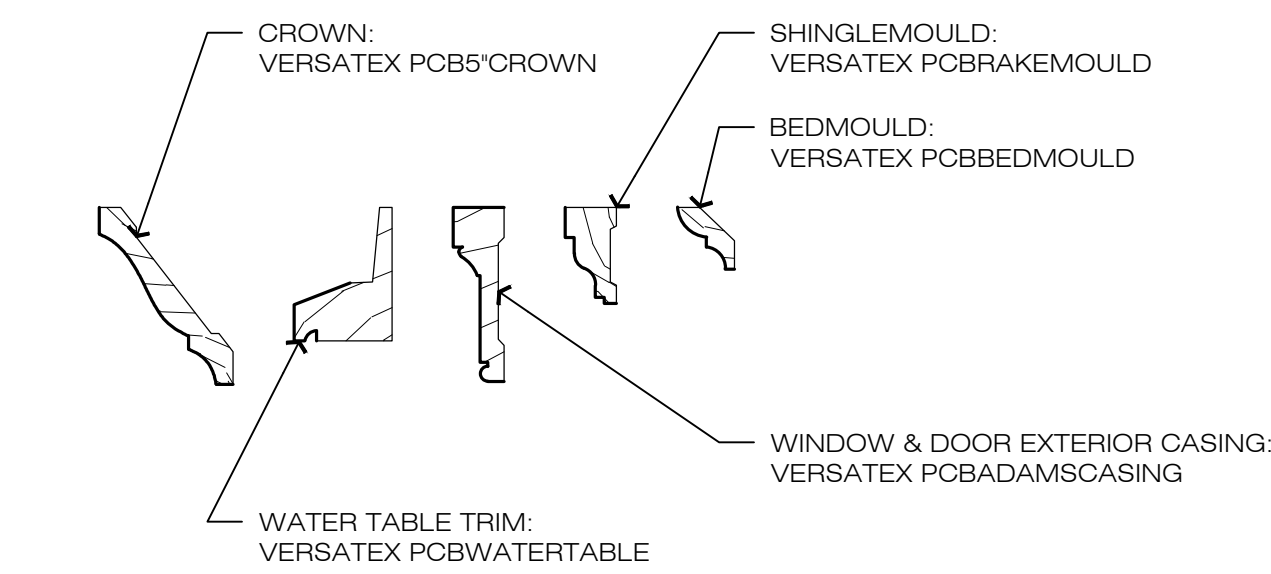
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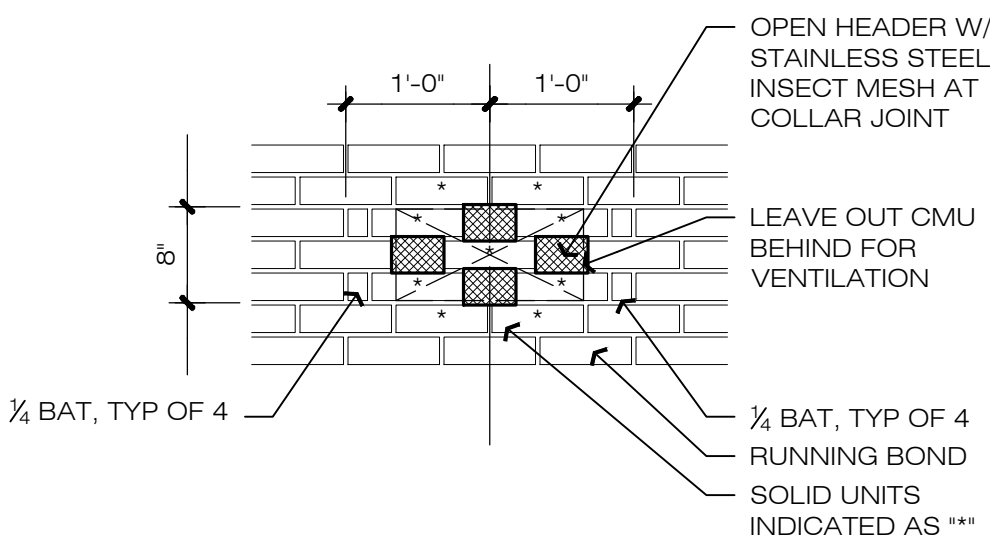
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G-7 TRIM PROFILES
A3.2

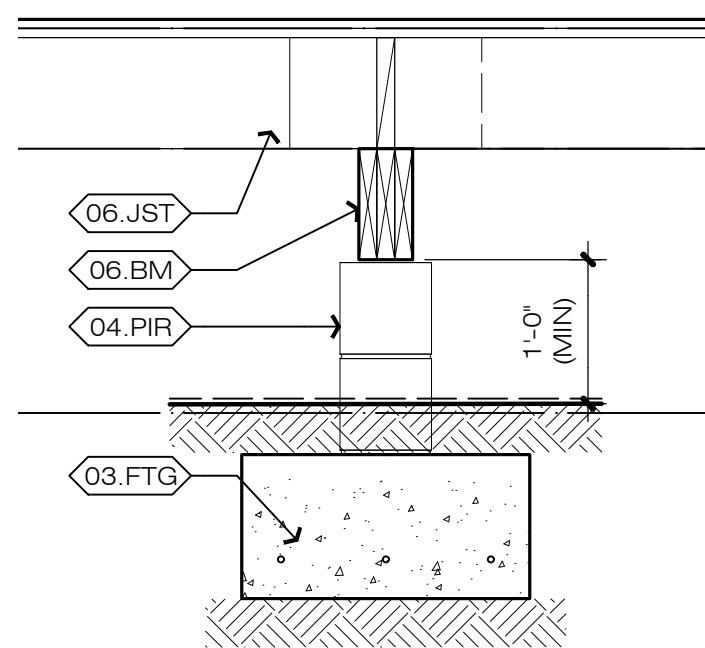
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D-7 07.FV ELEVATION DTL
A3.2

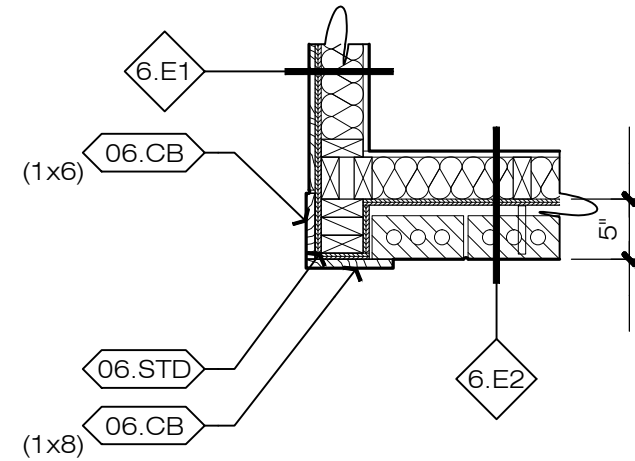
A2.1, A2.2

SCALE: 3/4" = 1'-0"



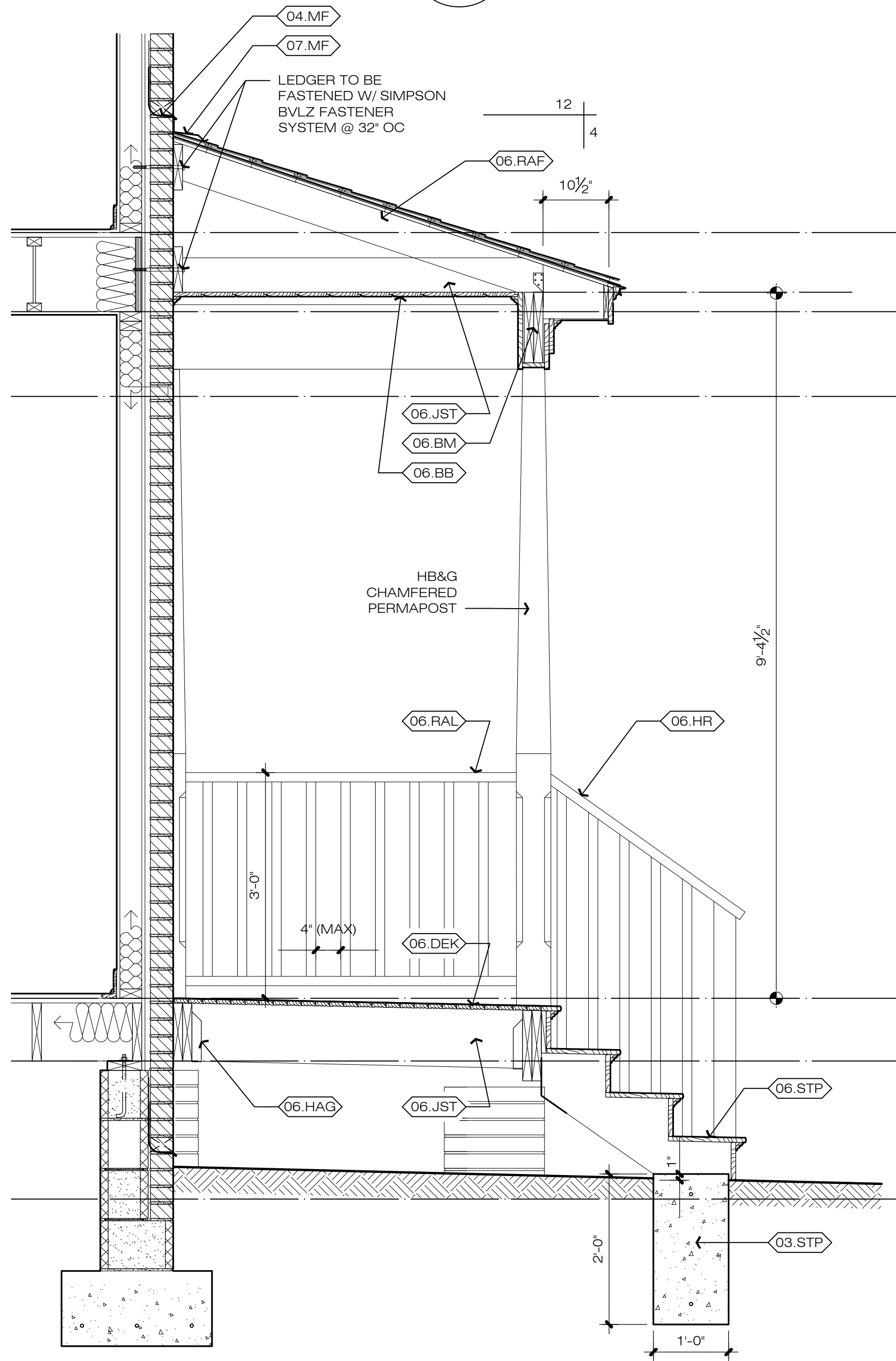
A-7 PIER DETAIL
A3.2

SCALE: 3/4" = 1'-0"



J-12 CORNER DETAIL
A3.2

SCALE: 3/4" = 1'-0"



A-10 PORCH SECTION
A3.2

SCALE: 3/4" = 1'-0"

MATERIALS KEYING: A3.2 SECTIONS CONTINUED - 317

DIVISION 3: CONCRETE

- 3.FTG CONCRETE FOOTING W/ #4 BARS CON'T. LONGITUDINAL, AND #4'S TRANSVERSE AT 48" OC; SEE FOUNDATION PLAN
- 3.STP REINFORCED CONCRETE STEPS; SEE DETAIL

DIVISION 4: MASONRY

- 4.MF CORROSION RESISTANT MASONRY FLASHING
- 4.PIR 8" x 16" CMU PIER, GROUTED SOLID

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

- 6.BB BEAM BOARD
- 6.BM WOOD BEAM; SEE STRUCTURAL / FRAMING PLAN
- 6.CB 1x4 CORNER BOARD TRIM, CPVC; PAINTED UNO
- 6.DEK CPVC DECK BOARDS; SEE SPECIFICATIONS
- 6.HAG GALV. MTL. JOIST HANGERS
- 6.HR INTERIOR WOOD HANDRAIL; EXTERIOR CPVC HANDRAIL
- 6.JST WOOD JOISTS; SEE STRUCTURAL / FRAMING PLAN
- 6.RAF 2X WOOD RAFTERS; SEE STRUCTURAL / FRAMING PLAN
- 6.RAL CPVC RAILING W/ PICKETS EVENLY SPACED TO PREVENT 4" SPHERE FROM PASSING THROUGH OPENINGS; CODE COMPLIANT HANDRAIL WHERE AT STAIR
- 6.STD WOOD STUD WALLS: UNO, 2x4's @ 16" O.C.; 2x BLOCKING AT MID HEIGHT WHERE NOT SHEATHED/CLAD BOTH SIDES; DOUBLE TOP PLATES OVERLAPPING AT CORNERS; SEE WALL TYPE DETAIL
- 6.STP CPVC STEPS TO MATCH DECKING AT EXTERIOR LOCATIONS

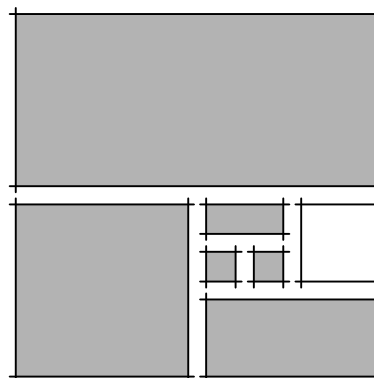
DIVISION 7: THERMAL AND MOISTURE PROTECTION

- 7.MF CONTINUOUS BRAKE FORMED METAL FLASHING

0	PERMIT SUBMISSION SET	03/18/2026
No.	Drawing Edition / Revision	Date

Project Info: 317 INDIAN SPRINGS RESIDENCE
317 INDIAN SPRINGS RD
WILLIAMSBURG, VA 23185

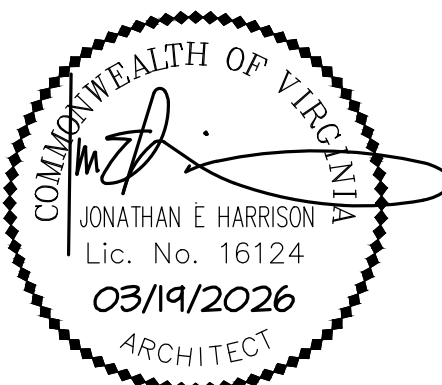
SECTIONS CONTINUED
(DRAWN) REVIEWED: (xxx) JEH



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Sheet

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