



Marnie Custom Homes Architectural Plan Phase Specs

Review: Contracted Architect to provide a weekly status update submitted electronically to MCH to include the current phase of design, projected structural integration, and projected Permit Ready Plans.

- Floor plans to include
 - Directional dimensions for all rooms, halls, closets, storage areas, etc.
 - Room SF (chart?)
 - Floor conditioned AND unconditioned SF decking SF
 - LAR and FAR calculations chart
 - Showers and vanities Dimensions
 - Elevation drawings to show Base Flood, Design Flood, Max Ridge Height, and road relevant elevation (if necessary)
 - Cross sections with Floor to floor dimension labeled
 - Lot Survey
 - Largest possible bed graphically represented in each bedroom on the appropriate wall
 - Foundation dimensions (including offsets)
 - Flood vents labeled as "SMART VENT (PRODUCT / MANUFACTURER SERIAL #)"
 - X-Ray view of top level & kitchen
 - All beams dropped below ceiling elevation are to be highlighted in RED and dimensioned
 - Cross section of all interior and exterior stair systems with rise and run noted
 - Structure notes if applicable
 - Assume 42" Astria Georgian wood burning fireplace with code compliant venting OR 48" Mendota linear for gas fireplace per client preference
 - Unless noted otherwise, top of windows to align with top of doors:
 - 8'-0" ceiling = 7'-0" door
 - 8'-6" ceiling = 7'-6" door
 - 9'-0"+ ceiling = 8'-0" door
 - Top Floor and / or feature windows and doors to be maximized to the degree possible with MCH direction
 - 1.25" Gypcrete included on all levels above ground level per client direction
 - "Ground Level", "First level", "second level", "third level"

- Consistent labels for rooms “Bedroom #1”, “Bathroom #1”, “Primary Bedroom”, “Primary Bathroom”
- Curves and sweeps to include radius and dimensions
- Include labeled mechanical room and/or storage room on each level
- Incorporate wish list
- Final distribution to MCH to include the following: Permit ready plans that include electronic sealed architectural & structural drawings + 3 sealed hard sets, REScheck, county plan review waivers signed and sealed, REVIT (If Applicable), and DWG files.
- Wish list questions:
 - Soffit and fascia detail
 - Hurricane Shutters?
 - Recessed showers?
 - Recessed screens / Recessed window treatments?
 - Mechanical equipment: HVAC / Generator / pool equipment / solar
 - Exterior rails
 - Gypcrete
 - Flooring
 - Siding
 - Pool / hot tub
- Due diligence to include
 - confirmation of jurisdictional requirements including HOA if applicable
 - Civil – lot boundaries, applicable building restriction lines, flood zone(s), DNREC 4 step process,
 - Small Lot
 - Wetlands
 - Corner lot conditions
 - Topography
 - Dune Elevation
 - Collaboration with the structural engineer
 - Collaboration with the MCH design team