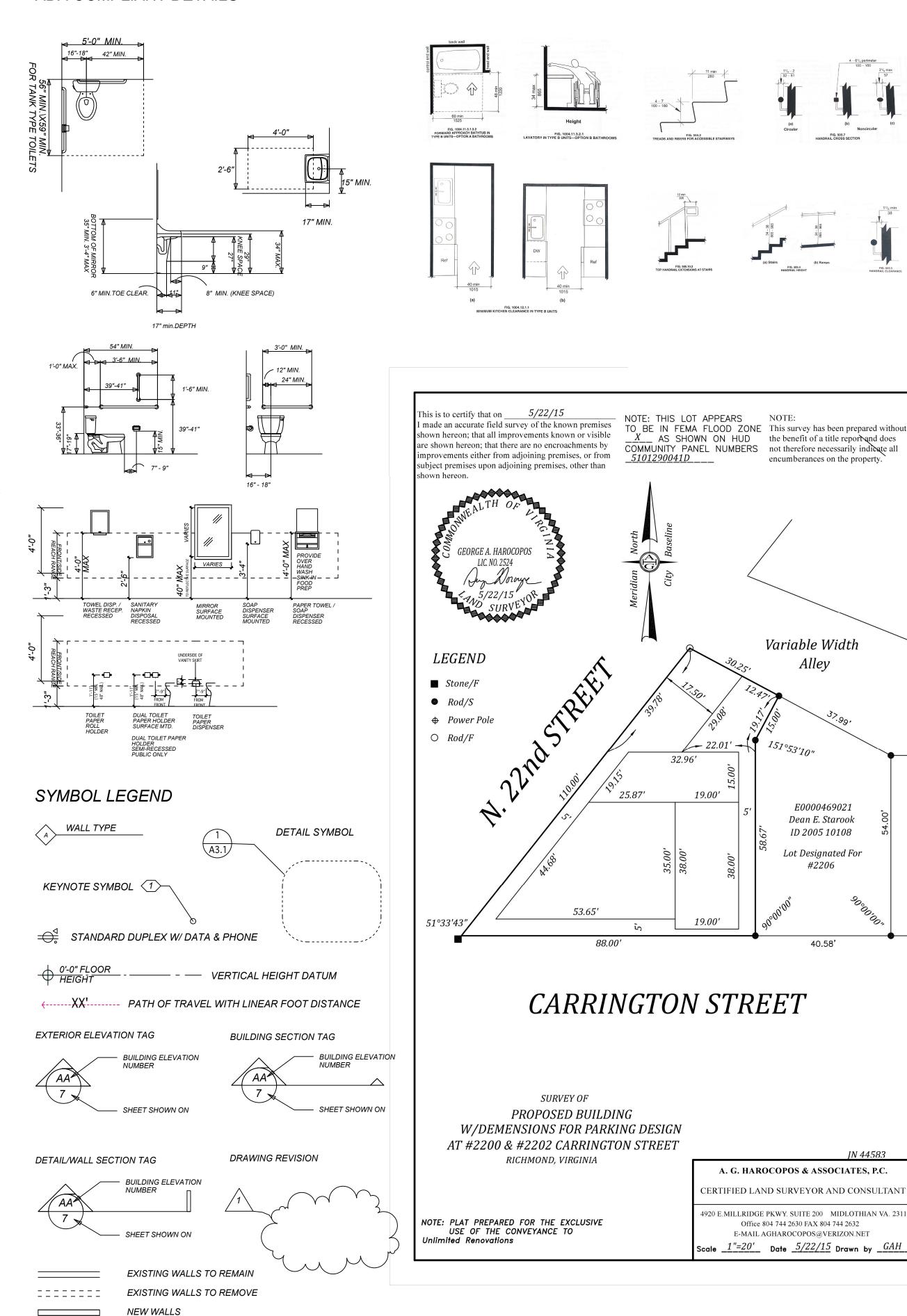
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CODES OUTLINED IN THE "BUILDING CODE DATA" SECTION ON THE COVER SHEET AND INCLUDING THE AIA **A201 GENERAL CONDITIONS (LATEST EDITION).** - ALL DIMENSIONS SHALL BE FIELD VERIFIED ÁGAINST THE EXISTING CONDITIONS.

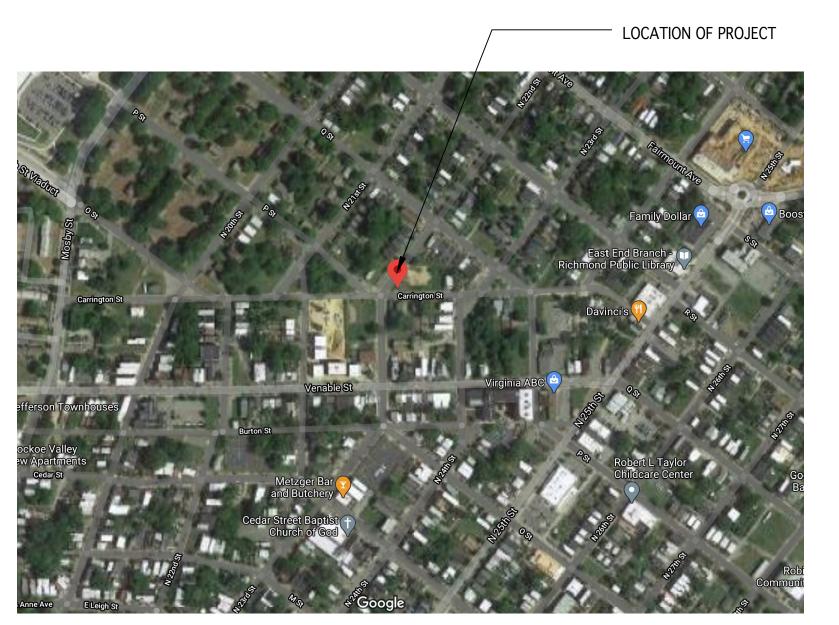
PROCEEDING WITHOUT CONSULTATION FROM OWNER AND ARCHITECT MAY RESULT IN A COMPLETE RE-DO AT GC'S OR SUB'S EXPENSE. - ANY WORK THAT DEVIATES FROM THESE PLANS WITHOUT CONSULTATION FROM OWNER AND ARCHITECT MAY RESULT IN A COMPLETE RE-DO AT GC'S OR SUB'S

- OWNERSHIP OF COPYRIGHT IN ALL WORK REMAINS THE PROPERTY OF THE ARCHITECT MICHAEL PELLIS ARCHITECTURE PLC. USE OF THESE DOCUMENTS WITHOUT WRITTEN CONSENT FROM THE ARCHITECT WILL RESULT IN A COPYRIGHT

ADA COMPLIANT DETAILS

NEW CONSTRUCTION 2200 - 2202 CARRINGTON STREET RICHMOND, VIRGINIA







WHEEL STOP.

CITY SIDEWALK

PLANTERS, TYP.

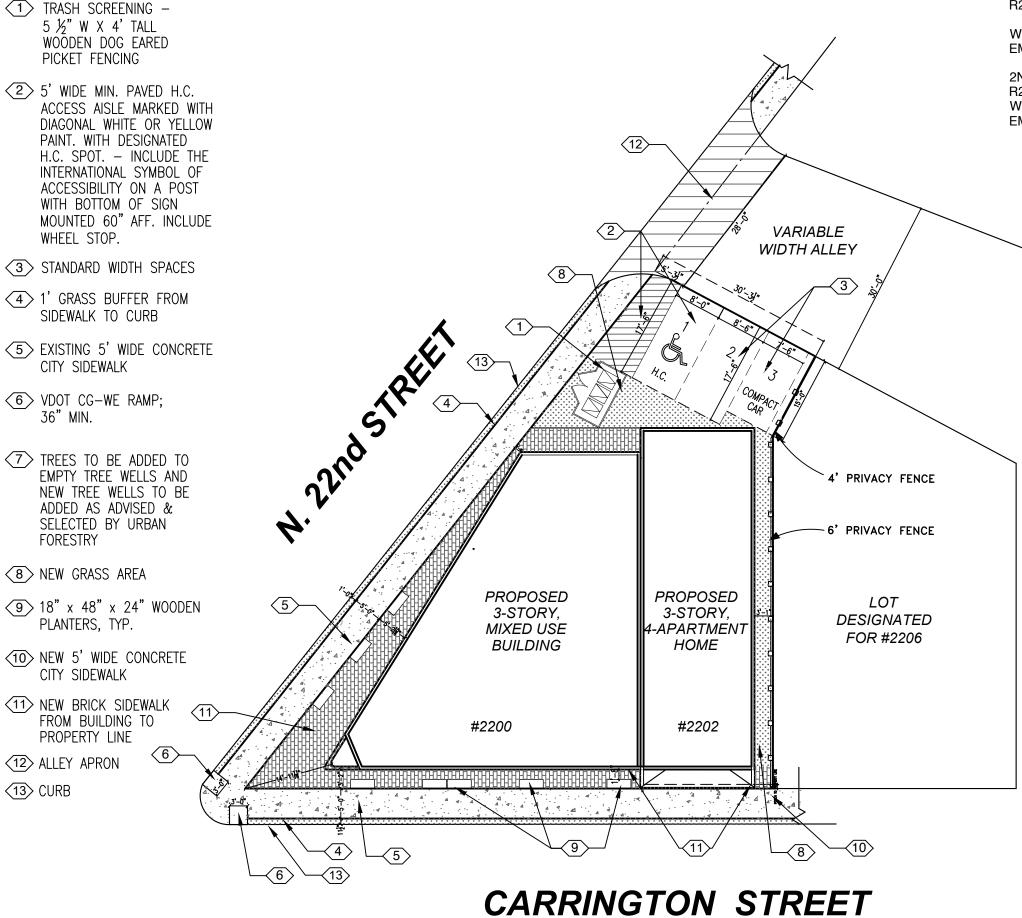
CITY SIDEWALK

PROPERTY LINE

(12) ALLEY APRON

<13> CURB

36" MIN.



AMENITIES PLAN

1/16 = 1'- 0"

SCOPE OF PROJECT

THE SCOPE OF WORK UNDER THIS PERMIT IS TO BUILD TWO BUILDINGS

THE BUILDING WITH ADDRESS 2200 CARRIGNTON STREET IS TO BE A 3-STORY MIXED-USE OF COMMERCIAL & MULTI-FAMILY. THE COMMERCIAL SPACE IS TO BE BUILT VANILLA SHELL, TO BE BUILT TO SUIT. THE SECOND AND ADJACENT BUILDING WILL BE A 3-STORY MULTI-FAMILY BUILDING. BOTH BUILDINGS WILL HAVE TYPE 'B' UNITS ON THE 1ST FLOOR.

A 2HR. SEPARATION WALL WILL BE CONSTRUCTED AS A DOUBLE PARTY WALL BETWEEN BOTH BUILDINGS.

ALL UPPER UNITS WILL EGRESS INTO A 1HR. RATED CORRIDOR/STARIWELL ENCLOSURE, PER U333, STC 54

ALL BEDROOM WINDOWS WILL MEET MIN. EGRESS REQUIREMENTS

MIN. 1HR SEPARATION IN CEILINGS ABOVE THE COMMERCIAL SPACE PER

1HR. STAIRWELL WALLS PER UL311

BUILDING CODE DATA

JURISDICTION: RICHMOND, VIRGINIA

APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE (IBC) 2015 VIRGINIA CONSTRUCTION CODE (VCC) 2009 ANSI A117.1 ACCESSIBLE AND USEABLE BLDGS & FACILITIES 2015 INTERNATIONAL MECHANICAL CODE (IMC)

2015 INTERNATIONAL PLUMBING CODE (IPC)

2014 NATIONAL ELECTRICAL CODE (NEC)

2015 INTERNATIONAL FIRE CODE (IFC)

2200 CARRINGTON: USE GROUP: PROPOSED: MIXED-USE (M & R2) CONSTRUCTION TYPE: PROPOSED: VB

FIRE PROTECTION: SPRINKLER THROUGHOUT

SQUARE FOOTAGE: ALLOWABLE: 1ST FLOOR: M - 27,000 SF, R2 - 21,000 2ND FLOOR: R2 - 21,000 SF 3RD FLOOR: R2 - 21,000 SF 1ST FLOOR: M - 1,150 SF, R2 - 510 SF

2ND FLOOR: R2 - 1,678 SF 3RD FLOOR: R2 - 1,678 SF ALLOWABLE:

M - 1 STORY (2 STORY W/ SPRINKLER), R2 - 3 STORIES M - 1 STORY, R2 - 3 STORIES

OCCUPANCY: 1ST FLOOR: M - 1,150 /60 = 19 OCCUPANTS R2 - 1 UNIT X 2 = 2 OCCUPANTS 2ND FLOOR: R2 - 2 UNITS X 2 = 4 OCCUPANTS

R2 - 2 UNITS X 2 = 4 OCCUPANTS EGRESS TRAVEL LENGTH: PER TABLE 1006.2.1 COMMON PATH OF TRAVEL

M = 75' (OCCUPANCY UNDER 50) R2 = 125' (OCCUPANCY UNDER 10) EGRESS WIDTH: (TABLE 1020.2) REQUIRED: 36" MIN. (OCCUPANCIES UNDER 50) PROVIDED: 36" MIN.

MIN. NUMBER OF EXITS: (VCC SECTION 1006) M -1 (REQUIRED) 3 (PROVIDED)

WINDOWS TO MEET MIN. DIMENSIONS PER SECTION 1030 EMERGENCY ESCAPE AND RESCUE

2ND & 3RD FLOORS: R2 - OCCUPANCY UNDER 10 - 1 (REQUIRED) 1 (PROVIDED) WINDOWS TO MEET MIN. DIMENSIONS PER SECTION 1030 EMERGENCY ESCAPE AND RESCUE

PROPOSED: R2 - MULTI-FAMILY CONSTRUCTION TYPE: PROPOSED: VB

FIRE PROTECTION: SPRINKLER THROUGHOUT

2202 CARRINGTON:

USE GROUP:

SQUARE FOOTAGE: ALLOWABLE: 1ST FLOOR: R2 - 21,000 SF 2ND FLOOR: R2 - 21,000 SF 3RD FLOOR: R2 - 21,000 SF 1ST FLOOR: R2 - 932 SF 2ND FLOOR: R2 - 855 SF

3RD FLOOR: R2 - 900 SF ALLOWABLE: R2 - 3 STORIES PROPOSED:

R2 - 3 STORIES

OCCUPANCY: 1ST FLOOR: R2 - 2 UNIT X 2 = 4 OCCUPANTS 2ND FLOOR: R2 - 1 UNITS X 2 = 2 OCCUPANTS 3RD FLOOR: R2 - 1 UNITS X 2 = 2 OCCUPANTS

EGRESS TRAVEL LENGTH: PER TABLE 1006.2.1 COMMON PATH OF TRAVEL: R2 = 125' (OCCUPANCY UNDER 10)

EGRESS WIDTH: (TABLE 1020.2) REQUIRED: 36" MIN. (OCCUPANCIES UNDER 50) PROVIDED: 36" MIN. MIO. NUMBER OF EXITS: (VCC SECTION 1006)

R2 - OCCUPANCY UNDER 10 -1 (REQUIRED) 1 (PROVIDED) 1ST, 2ND & 3RD FLOORS: R2 - OCCUPANCY UNDER 10 - 1 (REQUIRED) 1 (PROVIDED)

> WINDOWS TO MEET MIN. DIMENSIONS PER SECTION 1030 **EMERGENCY ESCAPE AND RESCUE**

USABLE OPEN SPACE CALCULATIONS: TOTAL LOT SQUARE FOOTAGE = 4,599 SF TOTAL BUILDING FOOTPRINT - 2.692 SF

BUILDING FENESTRATION CALCULATIONS

CARRINGTON STREET FRONTAGE; SEE A2.0

BUILDING	LEVEL	TOTAL SF	FENEST. SF	% OF FENESTRATION
2200	1ST FLOOR 2ND FLOOR 3RD FLOOR	270.6 273 273	181.32 85 85	67% 31.1% 31.1%
2202	1ST FLOOR 2ND FLOOR 3RD FLOOR	113.5 113.5 113.5	40.71 40.71 50.64	44.68% 35.8% 35.8%

BUILDING UNIT SCHEDULE

LEVEL	UNIT NAME	DESCRIPTION	SQUARE FOOTAGE
1ST FLOOR	2200 - 100	COMMERCIAL SPACE	1,295 SF
	2200 - 101	1 BEDROOM / 1 BATH	500 SF
	2202 - 100	1 BEDROOM / 1 BATH	490 SF
	2202 - 101	1 BEDROOM / 1 BATH	490 SF
2ND FLOOR	2200 - 200	2 BEDROOM / 2 BATH	780 SF
	2200 - 201	2 BEDROOM / 2 BATH	830 SF
	2202 - 200	2 BEDROOM / 2 BATH	930 SF
3RD FLOOR	2200 - 300	2 BEDROOM / 2 BATH	880 SF
	2200 - 301	2 BEDROOM / 2 BATH	890 SF
	2202 - 300	2 BEDROOM / 2 BATH	975 SF

INDEX OF DRAWINGS

SHEET DESCRIPTION CS COVER SHEET A1.0 PROPOSED FIRST FLOOR PLAN A1.1 PROPOSED SECOND FLOOR PLAN A1.2 PROPOSED THIRD FLOOR PLAN A2.0 SOUTH AND WEST ELEVATIONS A2.1 NORTH AND EAST ELEVATIONS

A2.2 STREET VIEWS & RENDERINGS

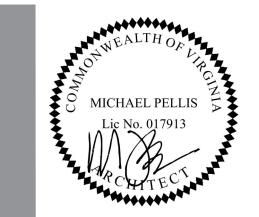
A3.0 DETAILS & WALL SECTIONS

CONTACT INFORMATION

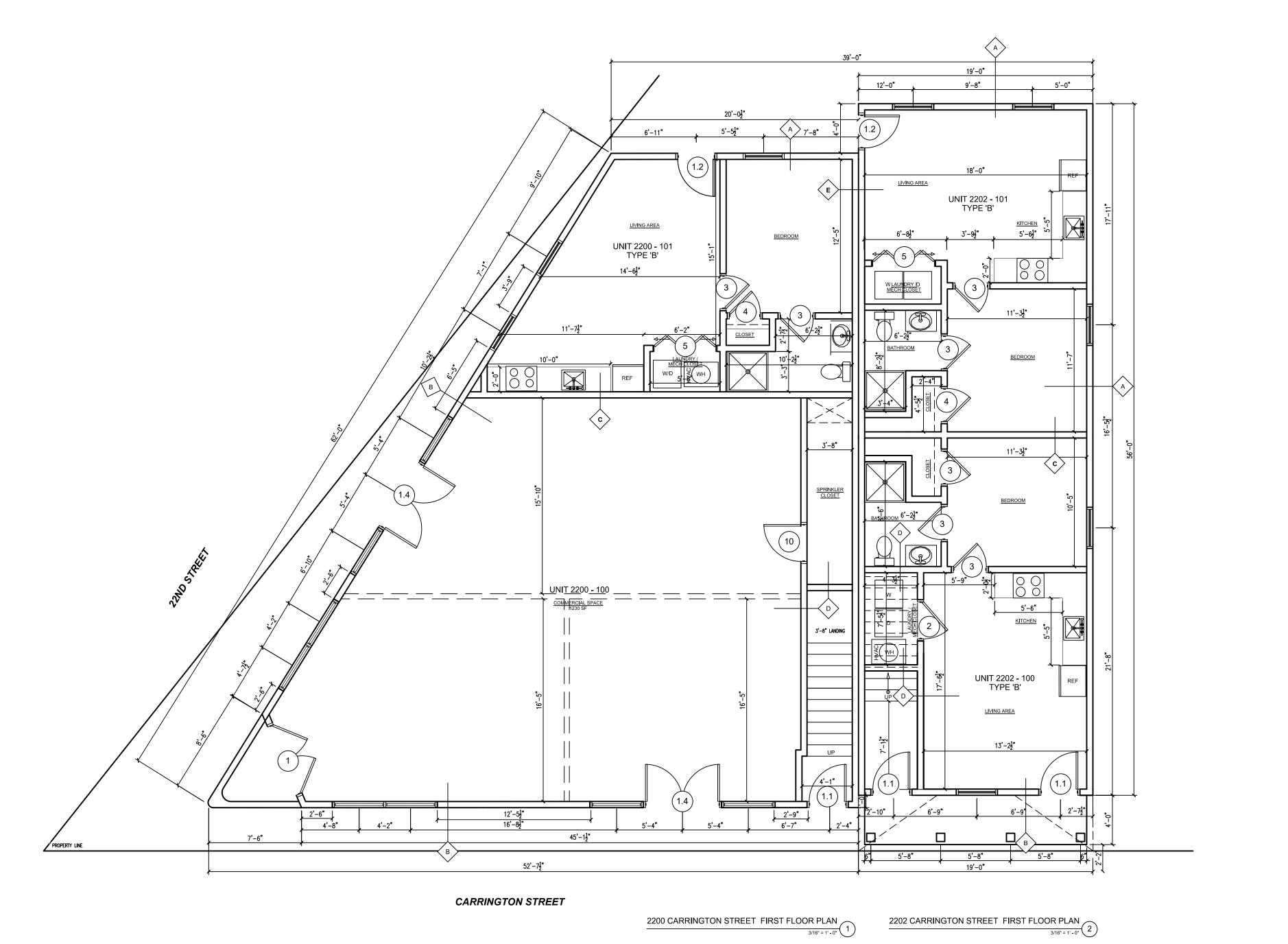
JONES CORNER LLC 615 ALBEMARLE STREET RICHMOND, VIRGINIA 23220 CONTACT: BRYAN TRAYLOR BRYANTRAYLOR@GMAIL.COM 804.399.7495

CONTRACTOR: UNLIMITED RENOVATIONS

MICHAEL PELLIS ARCHITECTURE, PLC 1816 RED QUEEN COURT N. CHESTERFIELD, VA 23235 **CONTACT: MICHAEL PELLIS** michael@michaelpellis.com 804.212.9024



OWNER JONES MICHAEL PELLIS ARCH MECTURE REVISIONS NOVEMBER 29, 2021



WALL TYPES

- TYPICAL EXTERIOR WALL WITH SIDING HARDIE SIDING OVER
 WEATHER BARRIER OVER SHEATHING (SEE STRUCTURAL) WEATHER BARRIER OVER SHEATHING (SEE STRUCTURAL) OVER 2 X 6 STUDS @ 16" O.C. W/ R-19 BATTS & 1/2" GYP. INTERIOR FINISH.
- TYPICAL EXTERIOR WALL WITH BRICK BRICK VENEER WITH (B) TIES PER 2015 VCC OVER 1" AIR SPACE OVER WEATHER BARRIER OVER 2 X 6 STUDS @ 16" O.C. W/ R-19 BATTS & 1/2" GYP. INTERIOR FINISH.
- 1 HR SEPARATION WALLS PER U333, STC 54 W/ 2X4 STUDS @ $\langle c
 angle$ 16" O.C. W/ SOUND BATTS. 5/8" TYPE 'X' GYP. BOTH SIDES WITH RESILIENT CHANNEL ONE SIDE ONLY.
- 1 HR. STAIRWELL SUPPORT WALLS PER UL311. 2 X 4STUDS @ 16" O.C. W/ SOUND BATTS AND 5/8" TYPE 'X' GYP. BOTH SIDES. (1) LAYER OF 5/8" TYPE 'X' GYP. UNDERSIDE OF STAIRS.
- 2HR. SEPARATION WALLS 5/8" TYPE 'X' GYP. FINISH SIDE ONLY OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS. W/ AN ADDITIONAL STUD WALL WITH (2) LAYERS OF 5/8" TYPE 'X' GYP. OVER 2 X4 STUDS @ 16" O.C. & (1) LAYER OF 5/8" TYPE 'X' GYP. INTERIOR FINISH.
- TYPICAL INTERIOR WALLS 1/2" GYP. BOTH SIDES OVER 2 X 4 F STUDS @ 16" O.C. WITH SOUND BATTS FOR BEDROOM AND BATHROOM WALLS.

NOTES:

- 1. BEDROOM WINDOWS TO MEET EMERGENCY AND RESCUE PER SECTION 1030
- 2. ALL OTHER WALLS NOT NOTED TO BE TYP., TYPE F

DOOR KEY NOTES

- 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- 3/0 x 6/8EXTERIOR DOOR & FRAME, CLOSER, ENTRY
- 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH TRANSOM, CLOSER, ENTRY LOCKSET
- 3/0 INTERIOR DOOR AND FRAME, CLOSER AND SMOKE SEALS 60 MIN., ENTRY LOCKSET
- 2/8 X 6/8 INTERIOR DOOR AND FRAME WITH
- PRIVACY LOCK
- 2/6 x 6/8 INTERIOR DOOR AND FRAME
- PAIR OF 2/6 x 6/8 BIFOLD DOOR AND FRAME PAIR OF 2/0 x 6/8 BIFOLD DOOR AND FRAME
- 2/6 x 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 2/4 x 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 2/0 x 6/8 INTERIOR DOOR AND FRAME
- $3/0 \times 6/8$ 45 MIN. METAL DOOR AND FRAME WITH STORAGE LOCKET, CLOSER AND SMOKE SEALS

ALL ENTRY DOORS TO BE FIRE RATED

ALL INTERIOR DOORS TO BE MASONITE SOLID CORE 2-PANEL, PRE-HUNG

ALL HARDWARE - BRUSHED NICKEL FINISH. GRADE 2

PASSAGE HARDWARE TYPICAL EXCEPT PRIVACY LOCKSETS FOR ALL BEDROOMS AND BATHROOMS

LEVER HARDWARE NOT REQUIRED ON 2ND & 3RD FLOORS

00 OWNER:

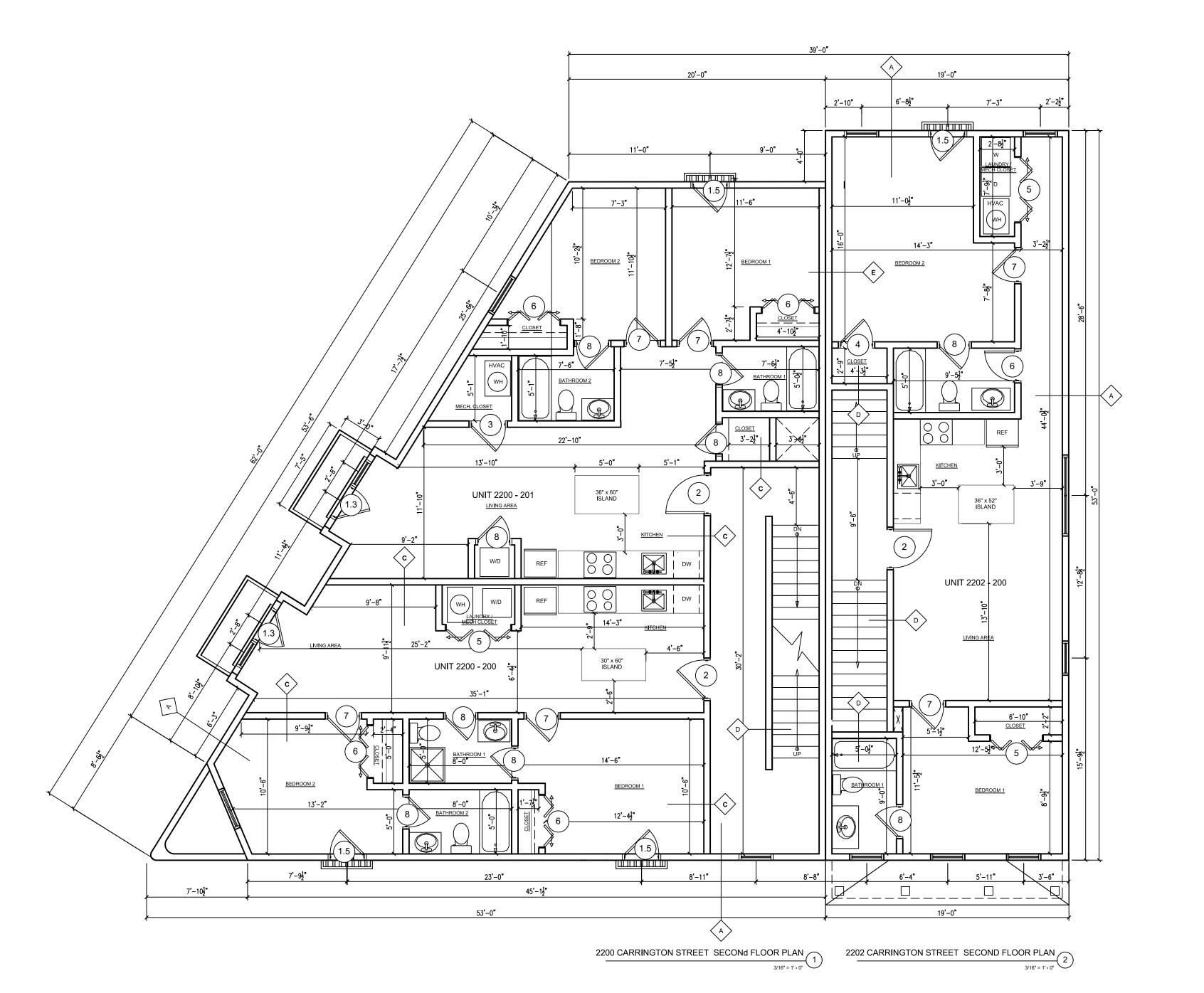
MICHAEL PELLIS ARCHMECTURE

REVISIONS

N/A

N / A

N / A



WALL TYPES

- TYPICAL EXTERIOR WALL WITH SIDING HARDIE SIDING OVER WEATHER BARRIER OVER SHEATHING (SEE STRUCTURAL) OVER 2 X 6 STUDS @ 16" O.C. W/ R-19 BATTS & 1/2" GYP. INTERIOR FINISH.
- TYPICAL EXTERIOR WALL WITH BRICK BRICK VENEER WITH TIES PER 2015 VCC OVER 1" AIR SPACE OVER WEATHER BARRIER OVER 2 X 6 STUDS @ 16" O.C. W/ R-19 BATTS & 1/2" GYP. INTERIOR FINISH.
- 1 HR SEPARATION WALLS PER U333, STC 54 W/ 2X4 STUDS @ 16" O.C. W/ SOUND BATTS. 5/8" TYPE 'X' GYP. BOTH SIDES WITH RESILIENT CHANNEL ONE SIDE ONLY.
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- 2HR. SEPARATION WALLS 5/8" TYPE 'X' GYP. FINISH SIDE
 ONLY OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS. W/ AN
 ADDITIONAL STUD WALL WITH (2) LAYERS OF 5/8" TYPE 'X'
 GYP. OVER 2 X4 STUDS @ 16" O.C. & (1) LAYER OF 5/8" TYPE 'X'
 GYP. INTERIOR FINISH.
- TYPICAL INTERIOR WALLS 1/2" GYP. BOTH SIDES OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS FOR BEDROOM AND BATHROOM WALLS.

NOTES:

- 1. BEDROOM WINDOWS TO MEET EMERGENCY AND RESCUE PER SECTION 1030
- 2. ALL OTHER WALLS NOT NOTED TO BE TYP, TYPE F

DOOR KEY NOTES

- 1 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- 3/0 x 6/8EXTERIOR DOOR & FRAME, CLOSER, ENTRY
- 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- SIDELIGHT FRAME, CLOSER, ENTRY LOCK
- 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH TRANSOM, CLOSER, ENTRY LOCKSET
- 2 3/0 INTERIOR DOOR AND FRAME, CLOSER AND SMOKE SEALS 60 MIN., ENTRY LOCKSET
- 2/8 X 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 4 2/6 x 6/8 INTERIOR DOOR AND FRAME
- 2/6 x 6/8 INTERIOR DOOR AND FRAI
- 5 PAIR OF 2/6 x 6/8 BIFOLD DOOR AND FRAME
 6 PAIR OF 2/0 x 6/8 BIFOLD DOOR AND FRAME
- 7 2/6 x 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 8 2/4 x 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 9 2/0 x 6/8 INTERIOR DOOR AND FRAME
- 3/0 x 6/8 45 MIN. METAL DOOR AND FRAME WITH STORAGE LOCKET, CLOSER AND SMOKE SEALS

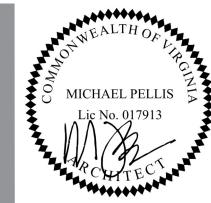
ALL ENTRY DOORS TO BE FIRE RATED

ALL INTERIOR DOORS TO BE MASONITE SOLID CORE 2-PANEL, PRE-HUNG

ALL HARDWARE - BRUSHED NICKEL FINISH. GRADE 2

PASSAGE HARDWARE TYPICAL EXCEPT PRIVACY LOCKSETS FOR ALL BEDROOMS AND BATHROOMS

LEVER HARDWARE NOT REQUIRED ON 2ND & 3RD FLOORS



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MICHAEL PELLIS ARCHIMECTURE

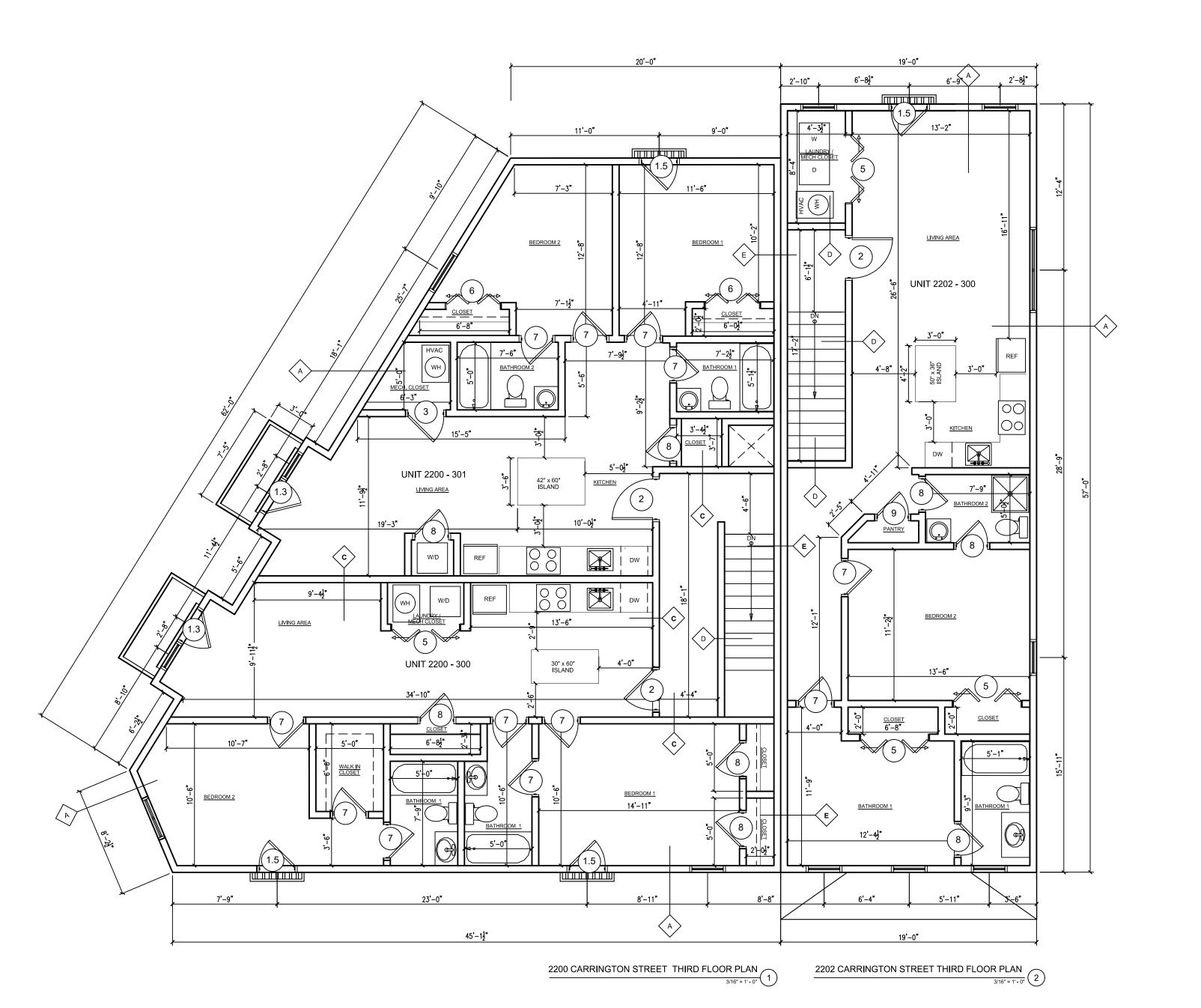
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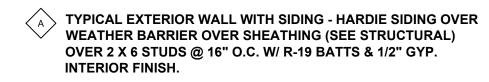
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DATE NOVEMBER 29, 2021



WALL TYPES



TYPICAL EXTERIOR WALL WITH BRICK - BRICK VENEER WITH TIES PER 2015 VCC OVER 1" AIR SPACE OVER WEATHER BARRIER OVER 2 X 6 STUDS @ 16" O.C. W/ R-19 BATTS & 1/2" GYP. INTERIOR FINISH.

1 HR SEPARATION WALLS PER U333, STC 54 W/ 2X4 STUDS @ 16" O.C. W/ SOUND BATTS. 5/8" TYPE 'X' GYP. BOTH SIDES WITH RESILIENT CHANNEL ONE SIDE ONLY.

1 HR. STAIRWELL SUPPORT WALLS PER UL311. 2 X 4STUDS @ 16" O.C. W/ SOUND BATTS AND 5/8" TYPE 'X' GYP. BOTH SIDES. (1) LAYER OF 5/8" TYPE 'X' GYP. UNDERSIDE OF STAIRS.

2HR. SEPARATION WALLS - 5/8" TYPE 'X' GYP. FINISH SIDE
ONLY OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS. W/ AN
ADDITIONAL STUD WALL WITH (2) LAYERS OF 5/8" TYPE 'X'
GYP. OVER 2 X4 STUDS @ 16" O.C. & (1) LAYER OF 5/8" TYPE 'X'
GYP. INTERIOR FINISH.

TYPICAL INTERIOR WALLS - 1/2" GYP. BOTH SIDES OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS FOR BEDROOM AND BATHROOM WALLS.

NOTES:

- 1. BEDROOM WINDOWS TO MEET EMERGENCY AND RESCUE PER SECTION 1030
- 2. ALL OTHER WALLS NOT NOTED TO BE TYP, TYPE F

DOOR KEY NOTES

- 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- 3/0 x 6/8EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
- 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH TRANSOM, CLOSER, ENTRY LOCKSET
- 3/0 INTERIOR DOOR AND FRAME, CLOSER AND SMOKE SEALS 60 MIN., ENTRY LOCKSET
- 2/8 X 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK

2/6 x 6/8 INTERIOR DOOR AND FRAME

- 5 PAIR OF 2/6 x 6/8 BIFOLD DOOR AND FRAME
- 6 PAIR OF 2/0 x 6/8 BIFOLD DOOR AND FRAME

 2/6 x 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 8 2/4 x 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
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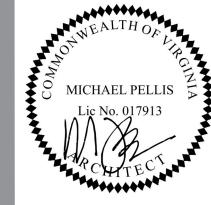
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LEVER HARDWARE NOT REQUIRED ON 2ND & 3RD FLOORS



MICHAEL www.michaelpellis.com
PELLIS 804.212.9024

ARCHINE CTURE michael@michaelpellis.com

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REVISIONS

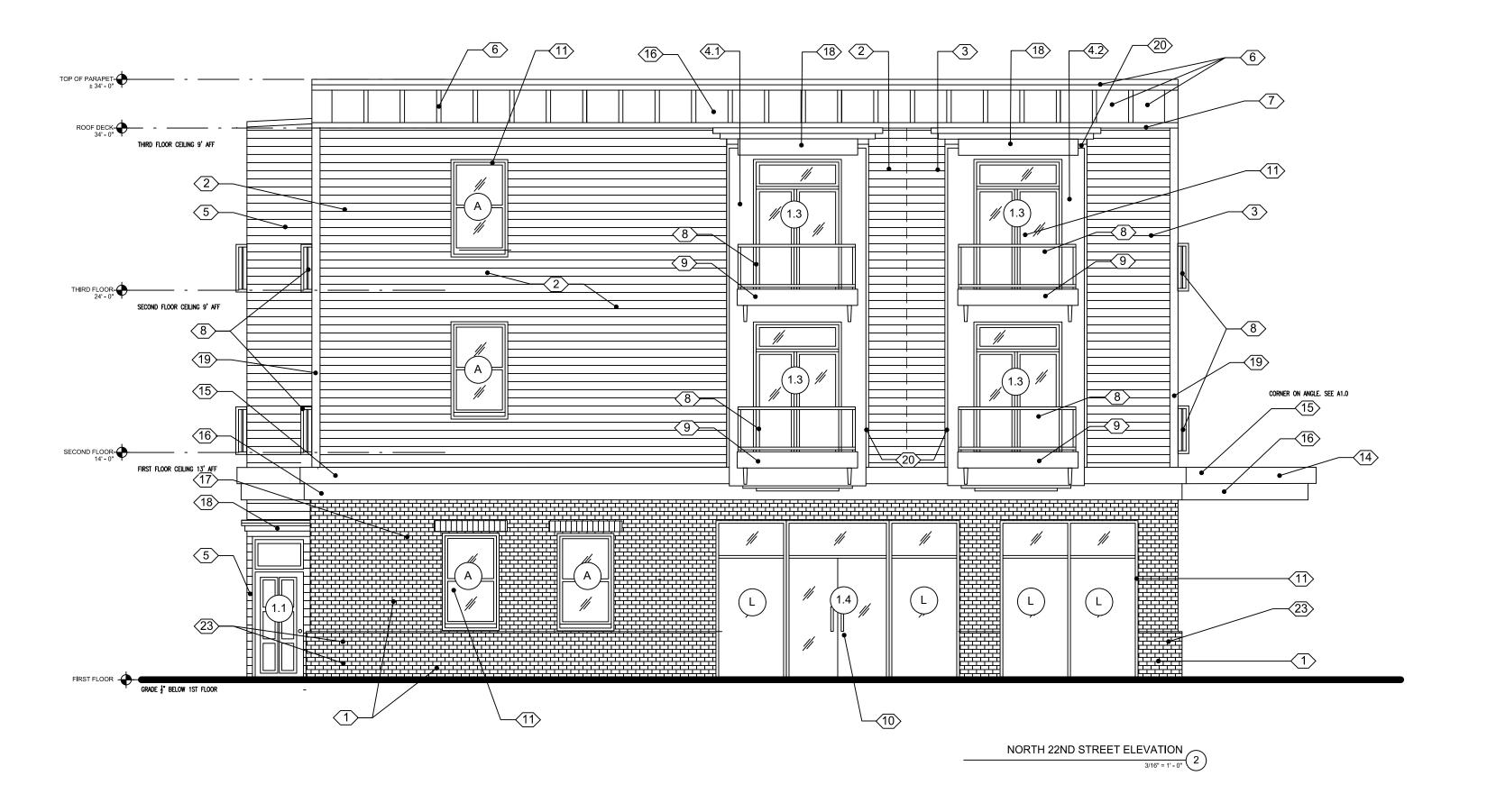
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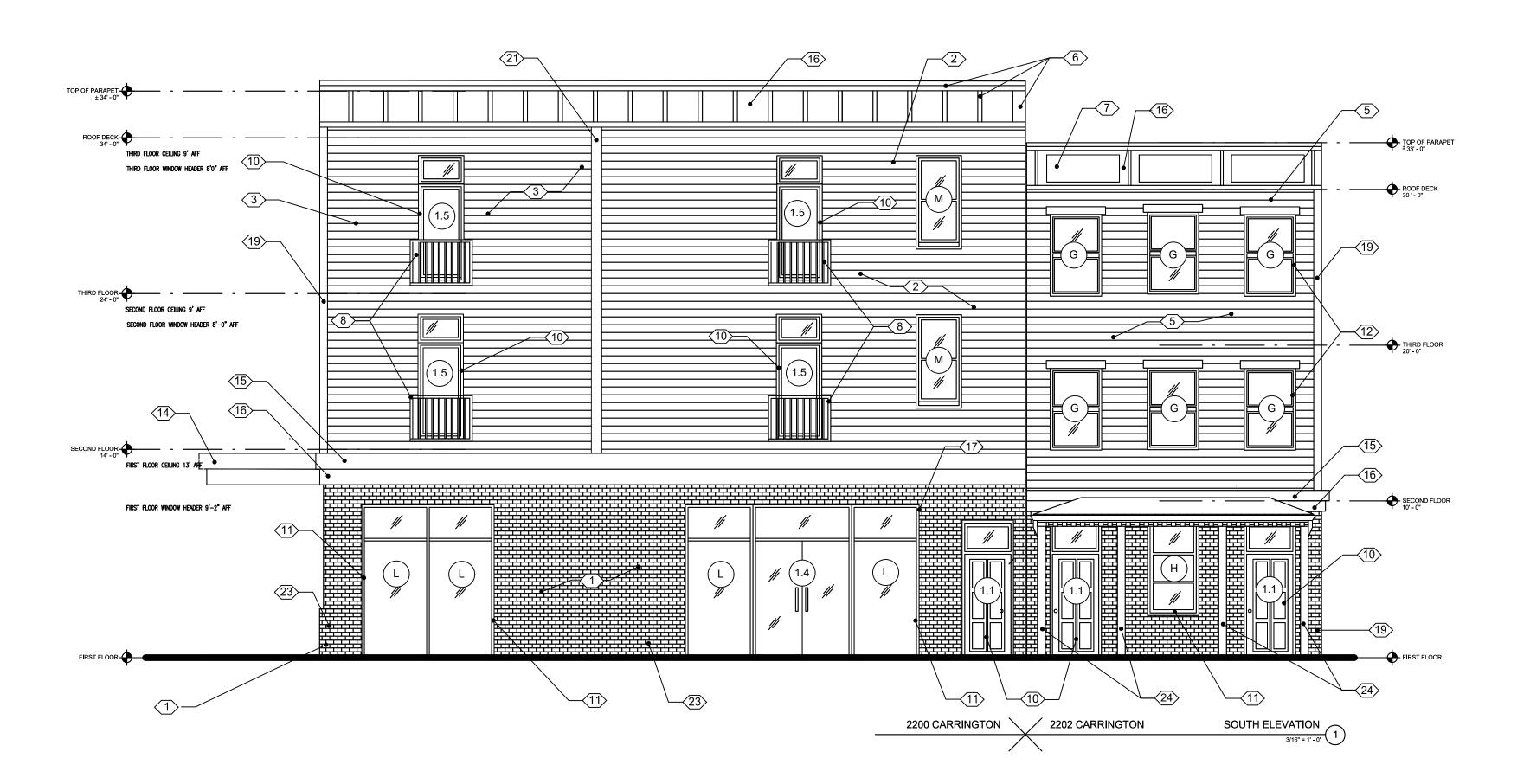
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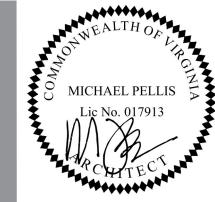
EXTERIOR FINISHES

- 1 BRICK ROW LOCK TO BE PAINTED A COMPLIMENTARY COLOR, ROANOKE GRAY GROUT
- 2 HARDIEPLANK LAP SIDING, COLOR "EVENING BLUE" HS1986
- 3 HARDIEPLANK LAP SIDING, COLOR "GRAY SLATE" HS1991
- 4.1 SMOOTH HARDIEPLANK PANELS, COLOR "EVENING BLUE" HS1986
- 4.2 SMOOTH HARDIEPLANK PANELS, COLOR "GRAY SLATE" HS1991
- 5 HARDYPLANK SIDING, COLOR: LIGHT MIST HS1993
- 6 CORNICE AND 18" X 22" BRACKETS TO BE SIMPLE WHITE FYPON
- 7 HARDIEPLANK PANEL ON FASCIA AND SOFFIT RAKE BOARDS, DARK VOLCANO GREY
- 8 BLACK SQUARE STOCK ALUMINUM RAILINGS
- 9 PORCH WRAPPED WITH 12" PVC WITH DARK DRIP CAP
- PATIO & ENTRY DOORS LIGHT GREY WITH BLACK HARDWARE.

 JAMB AND TRIM TO REMAIN PVC WHITE
- 11) WINDOWS BLACK ALUMINUM WITH BLACK BRICK MOLDING
- (12) WINDOWS COTTAGE RED WITH BRICK MOLDING
- **√13 WINDOWS WHITE, TYP.**
- (14) COPPER ROOFING
- 15 SHADOW TRIM
- 16 FRIEZE BOARD
- 17 FLEMISH BOND SOLDIER COURSE
- 18 FRAMED WHITE TPO ROOF W/ DARK DRIP EDGE, 45 DEGREE BLACK METAL SUPPORT BRACKETS
- 6" PVC BOARD CORNER TRIM; WHITE
- 20 2" PVC BOARD CORNER TRIM; WHITE
- 21) 1'0" PVC PRIVACY DIVIDER; WHITE
- 22 ALUMINUM GUTTER & DOWNSPOUT; WHITE
- 23> 3' TALL 2" DEEP KNEE WALL
- 24 8" SQUARE COLUMNS; WHITE

DOOR & WINDOW KEY NOTES

- VINYL DOUBLE-HUNG WINDOW, 2'10" X 5'2"
- VINYL DOUBLE-HUNG WINDOW, 1'6" X 5'2"
- VINYL DOUBLE-HUNG WINDOW, 2'0" X 5'2"
- COMPOSITE SINGLE-HUNG WINDOW WITH UPPER DIVIDED LITE, 3'0 x 5'0"
- 3'0" X 7'0" PICTURE WINDOW
- 5'0" X 6'6" PICTURE WINDOW
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'3"
- 3'0" X 6'0" PICTURE WINDOW
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'9"
- PAIR OF VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- 7'6" X 4'0" STOREFRONT WINDOW WITH ALUMINUM FRAME AND 2/0 TRANSOM
- VINYL DOUBLE-HUNG WINDOW, 2'6" X 5'2"
- 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME,
- **CLOSER, ENTRY LOCKSET**
- 3/0 x 6/8EXTERIOR DOOR & FRAME, CLOSER, ENTRY
- 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- $3/0 \times 7/6$ FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH 12" TRANSOM, CLOSER, ENTRY LOCKSET



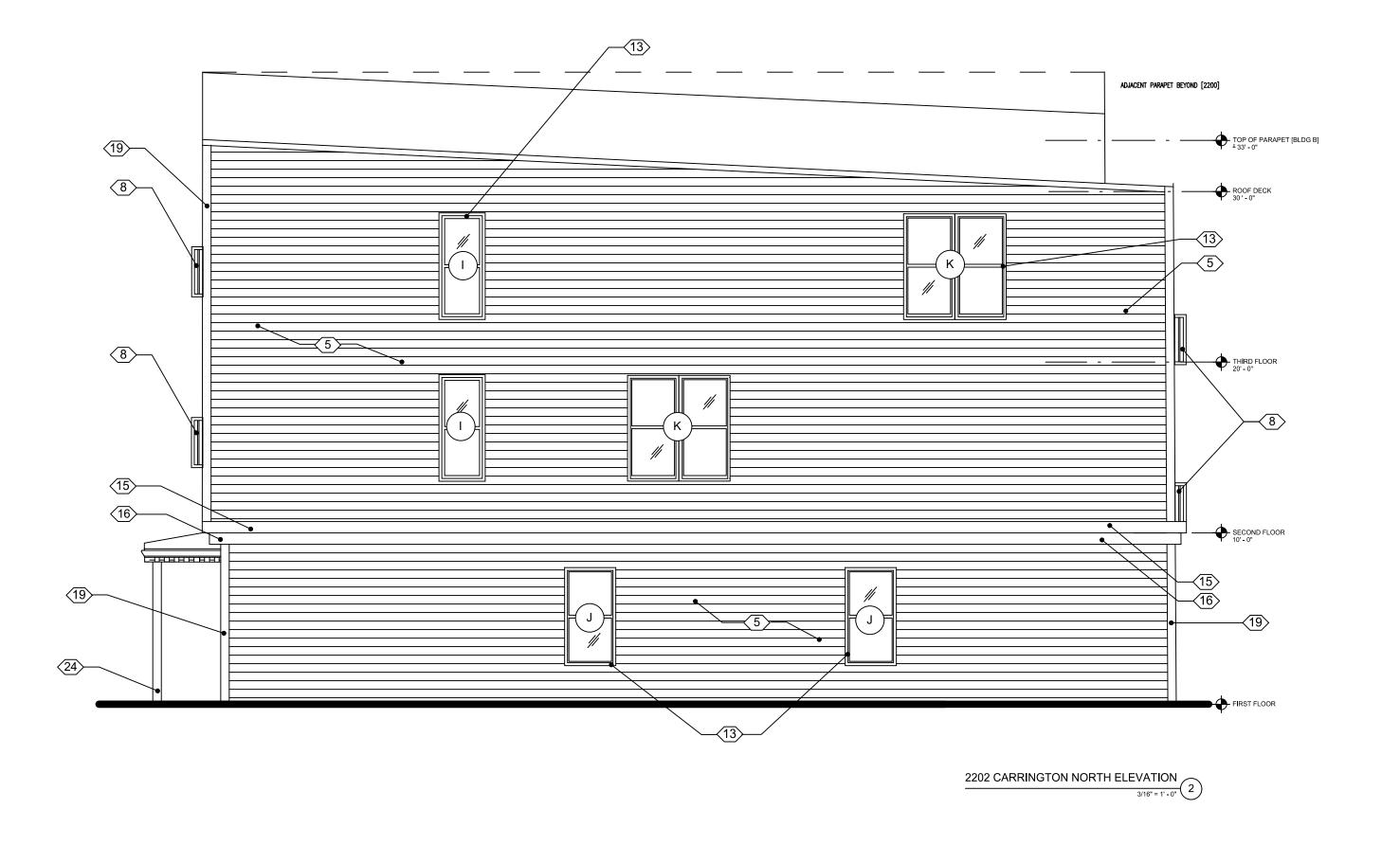
OWNER: JONES MICHAEL PELLIS ARCHMECTURE REVISIONS

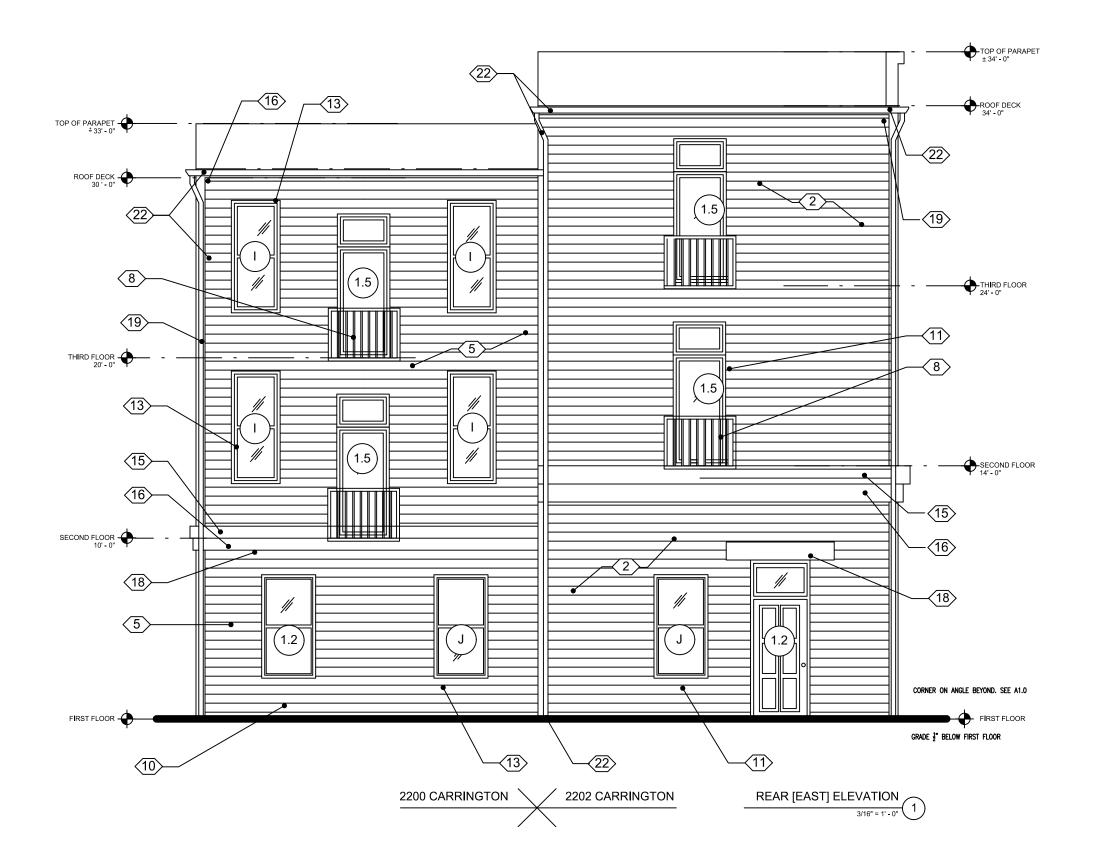
NSTRUCTION

PROJECT:

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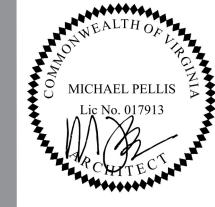


EXTERIOR FINISHES

- 1 BRICK ROW LOCK TO BE PAINTED A COMPLIMENTARY COLOR, ROANOKE GRAY GROUT
- 2 HARDIEPLANK LAP SIDING, COLOR "EVENING BLUE" HS1986
- 3 HARDIEPLANK LAP SIDING, COLOR "GRAY SLATE" HS1991
- 4 SMOOTH HARDIEPLANK PANELS, COLOR WHITE
- 5 HARDYPLANK SIDING, COLOR: LIGHT MIST HS1993
- 6 CORNICE AND 18" X 22" BRACKETS TO BE SIMPLE WHITE
- 7 HARDIEPLANK PANEL ON FASCIA AND SOFFIT RAKE BOARDS, DARK VOLCANO GREY
- 8 BLACK SQUARE STOCK ALUMINUM RAILINGS
- 9 PORCH WRAPPED WITH 12" PVC WITH DARK DRIP CAP
- 10 PATIO & ENTRY DOORS LIGHT GREY WITH BLACK HARDWARE.
 JAMB AND TRIM TO REMAIN PVC WHITE
- 11 WINDOWS BLACK ALUMINUM WITH BLACK BRICK MOLDING
- (12) WINDOWS COTTAGE RED WITH BRICK MOLDING
- √13 WINDOWS WHITE, TYP.
- (14) COPPER ROOFING
- **15** SHADOW TRIM
- 16 FRIEZE BOARD
- 17 FLEMISH BOND SOLDIER COURSE
- 18 FRAMED WHITE TPO ROOF W/ DARK DRIP EDGE, 45 DEGREE BLACK METAL SUPPORT BRACKETS
- 6" PVC BOARD CORNER TRIM; WHITE
- 20 2" PVC BOARD CORNER TRIM; WHITE
- 21) 1'0" PVC PRIVACY DIVIDER; WHITE
- **22** ALUMINUM GUTTER & DOWNSPOUT; WHITE
- 23 3' TALL 2" DEEP KNEE WALL
- 24 8" SQUARE COLUMNS; WHITE

DOOR & WINDOW KEY NOTES

- VINYL DOUBLE-HUNG WINDOW, 2'10" X 5'2"
- VINYL DOUBLE-HUNG WINDOW, 1'6" X 5'2"
- VINYL DOUBLE-HUNG WINDOW, 2'0" X 5'2"
- COMPOSITE SINGLE-HUNG WINDOW WITH UPPER DIVIDED LITE, 3'0 \times 5'0"
- 3'0" X 7'0" PICTURE WINDOW
- 5'0" X 6'6" PICTURE WINDOW
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'3"
- 3'0" X 6'0" PICTURE WINDOW
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'9"
- PAIR OF VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- 7'6" X 4'0" STOREFRONT WINDOW WITH ALUMINUM FRAME AND 2/0 TRANSOM
- VINYL DOUBLE-HUNG WINDOW, 2'6" X 5'2"
- 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- $3/0 \times 6/8$ EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
- 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, **ENTRY LOCKSET**
- 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH 12" TRANSOM, CLOSER, ENTRY LOCKSET



 $\overline{0}$ OWNER: JONES ELEVATIONS MICHAEL PELLIS ARCHIMECTURE REVISIONS N / A N / A N / A

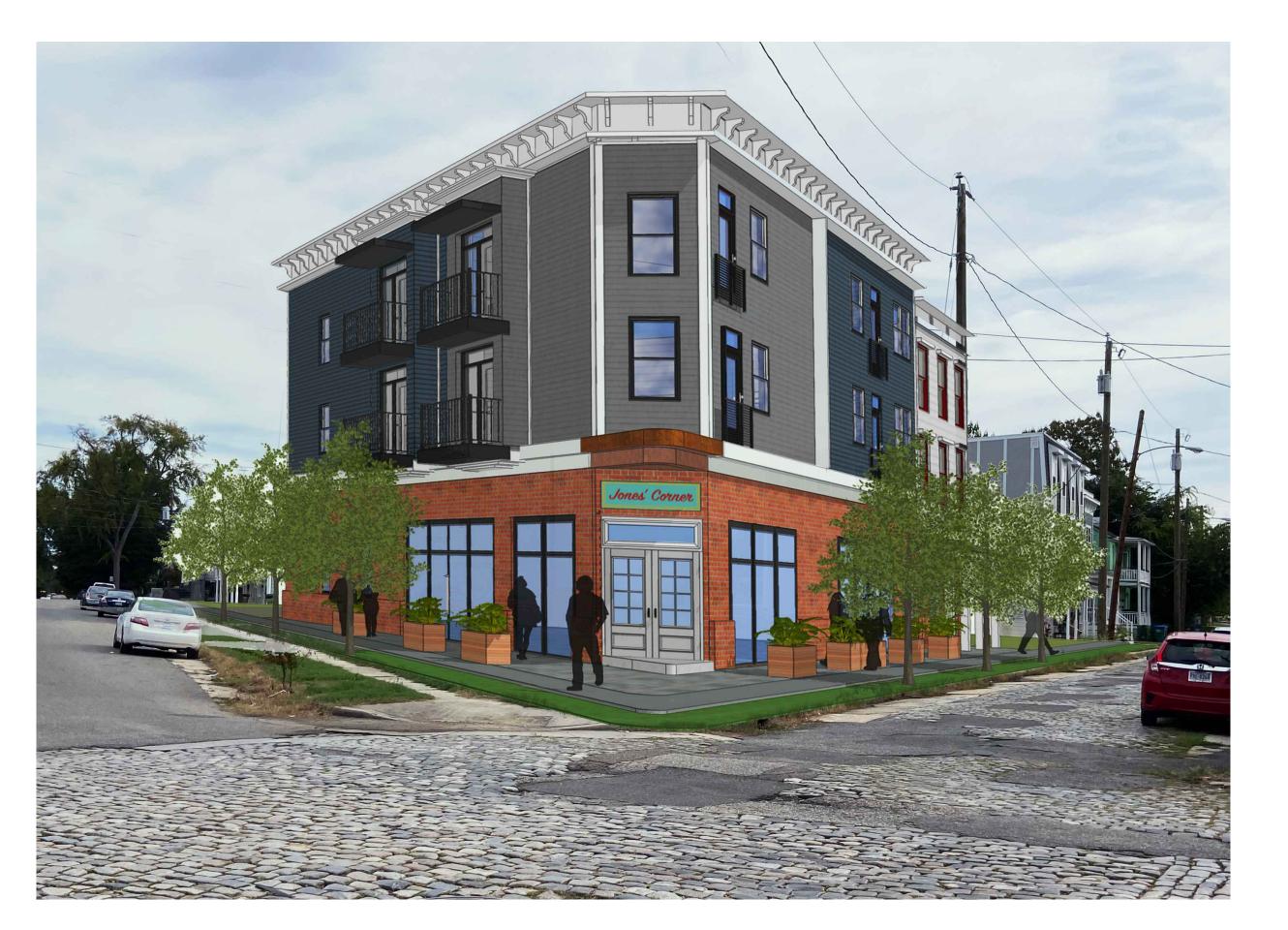
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CARRINGTON STREET, SIDE VIEW 2



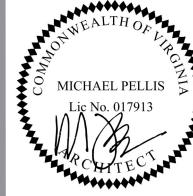


EXTERIOR FINISHES

- 1 BRICK ROW LOCK TO BE PAINTED A COMPLIMENTARY COLOR, ROANOKE GRAY GROUT
- 2 HARDIEPLANK LAP SIDING, COLOR "EVENING BLUE" HS1986
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- 4 SMOOTH HARDIEPLANK PANELS, COLOR WHITE
- 5 HARDYPLANK SIDING, COLOR: LIGHT MIST HS1993
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- 7 HARDIEPLANK PANEL ON FASCIA AND SOFFIT RAKE BOARDS, DARK VOLCANO GREY
- 8 BLACK SQUARE STOCK ALUMINUM RAILINGS
- 9 PORCH WRAPPED WITH 12" PVC WITH DARK DRIP CAP
- 10 PATIO & ENTRY DOORS LIGHT GREY WITH BLACK HARDWARE.
 JAMB AND TRIM TO REMAIN PVC WHITE
- 11) WINDOWS BLACK ALUMINUM WITH BLACK BRICK MOLDING
- (12) WINDOWS COTTAGE RED WITH BRICK MOLDING
- (13) WINDOWS WHITE, TYP.
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- 5 SHADOW TRIM
- 16 FRIEZE BOARD
- 17 FLEMISH BOND SOLDIER COURSE
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- 24 8" SQUARE COLUMNS; WHITE

DOOR & WINDOW KEY NOTES

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- VINYL DOUBLE-HUNG WINDOW, 1'6" X 5'2"
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- COMPOSITE SINGLE-HUNG WINDOW WITH UPPER DIVIDED LITE, 3'0 \times 5'0"
- 3'0" X 7'0" PICTURE WINDOW
- 5'0" X 6'6" PICTURE WINDOW
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'3"
- 3'0" X 6'0" PICTURE WINDOW
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'9"
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- VINYL DOUBLE-HUNG WINDOW, 2'6" X 5'2"
- 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- $3/0 \times 6/8$ EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
- 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- $3/0 \times 7/6$ FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH 12" TRANSOM, CLOSER, ENTRY LOCKSET



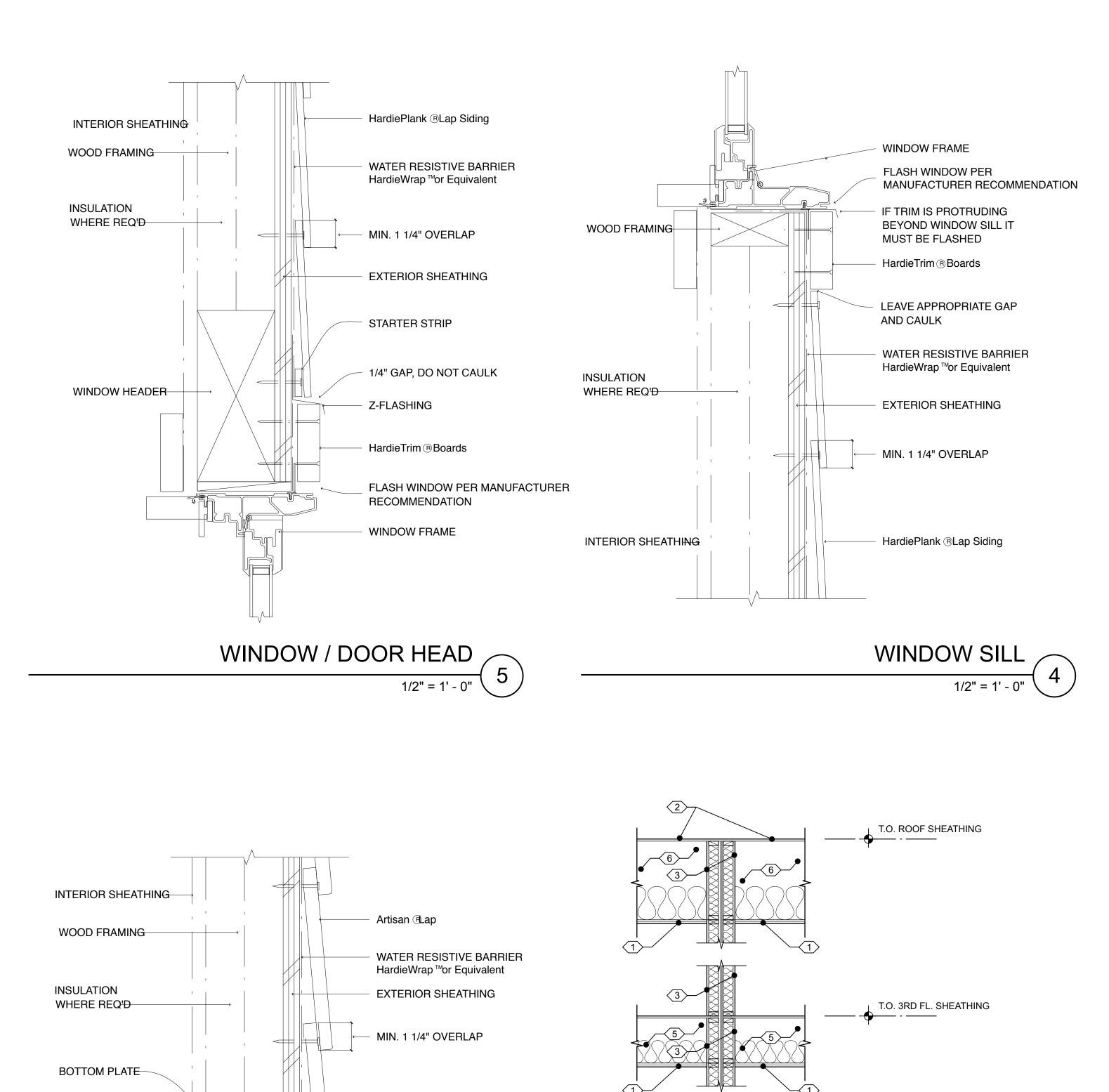
 $\overline{\mathsf{CO}}$

AND RENDERINGS

N / A

N / A

A2.2



STARTER STRIP

6" CLEARANCE

PORCH

HARDSCAPE CLEARANCES, DECKS

PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

1/2" = 1' - 0"

3

SELF-ADHERING FLASHING STRIP AT JOINT

1/2" = 1' - 0"

T.O. 2ND FL. SHEATHING

TOP OF SLAB

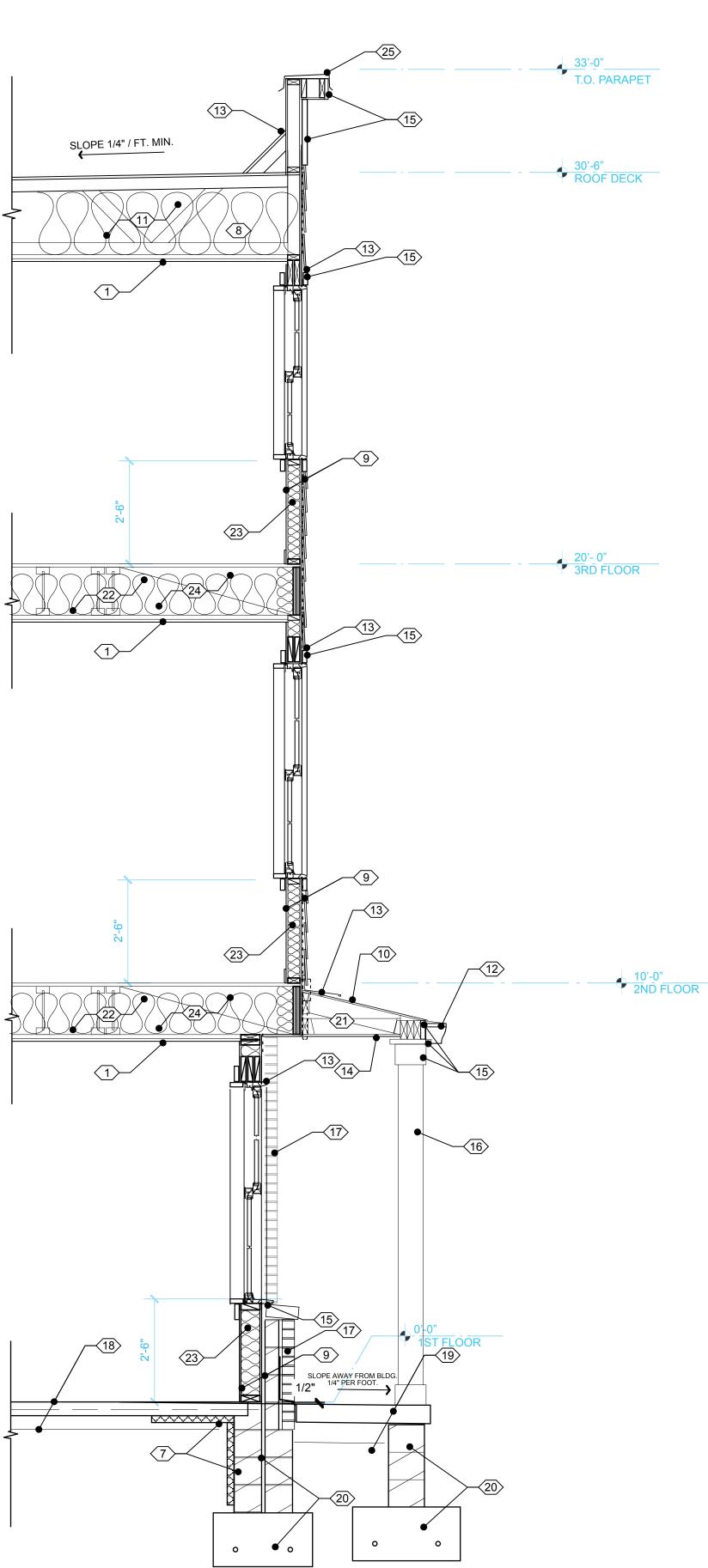
2 HR. RATED BEARING PARTITION

PER UL DES. U336, 60 STC

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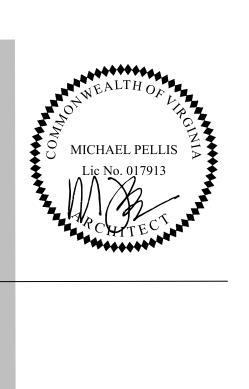
MOISTURE BARRIER

CONCRETE SLAB / MASONRY FOOTING



KEY NOTES

- 1HR CEILING PER UL528, 51 STC 5/8" TYPE X GYP BOARD OVER RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO TJI'S - (SEE TRUSS MFGR. INFO FOR SIZES AND SPACING) W/ SOUND BATT INSULATION.
- 30 MIN. FIRE RATED ROOF SHEATHING TO EXTEND 4' MIN. BEYOND CENTER LINE OF COMMON FIRE RATED BEARING PARTITION. BOTH SIDES OF WALL.
- 2 HR FIRE RATED BEARING PARTITION PER UL DES 336, 60 STC. RUN CONTINUOUS FROM SLAB TO UNDERSIDE OF FIRE RATED ROOF SHEATHING. USE UL RATED 2HR MUD AND CAULK AROUND ALL JOIST & TRUSS PENETRATIONS. ASSEMBLY:
 - 5/8" TYPE 'X' GYP. OVER 2 X 4'S @ 16" O.C. W/ SOUND BATTS & (2) LAYERS OF 5/8" TYPE 'X', AIR SPACE THEN 2X4'S @ 16" O.C. W/ SOUND BATTS AND 5/8" TYPE 'X' ON FINISH SIDE ONLY. (2 X 6 1ST FLOOR ONLY)
- CMU FOOTING STEM WALL TO SUPPORT (2) INDEPENDENTLY SUPPORTED BEARING PARTITIONS. SEE KEYNOTE 16 ABOVE FOR BEARING PARTITION INFO. USE UL RATED 2HR MUD & CAULK AT ALL SEAMS AS NECESSARY TO MEET THE 2HR RATED ASSEMBLY REQUIREMENTS.
- FLOOR TRUSSES TO REST ON BEARING WALL FRAMING W/ INFILL FRAMING BETWEEN TRUSS PENTRATIONS TO MAKE 2HR. RATING CONTINUOUS BETWEEN FLOOR FRAMING. USE UL RATED 2HR MUD & CAULK AROUND ALL JOIST PENETRATIONS.
- ROOF TRUSSES TO REST ON BEARING WALL FRAMING W/INFILL FRAMING BETWEEN TRUSS PENTRATIONS TO MAKE 2HR. RATING CONTINUOUS BETWEEN TRUSSES TO UNDERSIDE OF RATED ROOF SHEATHING. USE UL RATED 2HR MUD & CAULK AROUND ALL TRUSS PENETRATIONS.
- 24" W R-10 PERIMETER FOUNDATION INSULATION. RATED FOR BELOW GRADE APPLICATION.
- R-38 BATTS
- TYPICAL EXTERIOR WALL SHIP-LAPPED CEMENTITIOUS BOARD SIDING OVER WEATHERBARRIER OVER 1/2" OSB OR PLYWD. OVER 2 X 4 WOOD STUDS @ 16" O.C. W/ R-15 HIGH DENSITY BATT INSULATION W/ 1/2 GYP. BOARD INTERIOR FINISH. (2 X 6 1ST FLOOR ONLY) SEE PLANS FOR RATED WALLS
- STANDING SEAM METAL OVER WATERPROOFING OVER EXTERIOR SHEATHING OVER ENGINEERED TRUSSES OR
- ROOF TRUSSES: SEE TRUSS MFGR. INFO. FOR SIZES, SPACING AND ENGINEERING.
- ALUM. GUTTERS AND DOWNSPOUTS
- ALUM. OR COPPER FLASHING TYP. AT ALL ROOF TO WALL TRANSITIONS, HEADS AND SILLS OF DOORS & WINDOWS AND ROOF VALLEYS. NOTE: USE SELF ADHERING, SELF-HEALING STRIP FLASHING AROUND OPENINGS AT ALL WINDOWS, DOORS, THRESHOLDS AND TRANSITIONS AT DECKS.
- VENTED SOFFIT BOARD
- CEMENTITIOUS FIBER-CEMENT TRIM (HARDIE, CERTAINTEED OR BORAL TRIM) WITH A SMOOTH FINISH
- (16) 8 X 8 PRESSURE TREATED COLUMNS, STAINED.
- BRICK WALL BRICK VENEER OVER 1" AIR SPACE W/ TIES
 @ 24" OC VERTICALLY OVER WEATHER BARRIES @ 24" OC VERTICALLY OVER WEATHER BARRIER OVER 1/2" OSB OR PLYWD. OVER 2 X 6 WOOD STUDS @ 16" O.C. W/ R-15 BATT INSULATION W/ 1/2 GYP. BOARD INTERIOR FINISH.
 - BRICK WATER TABLE BRICK VENEER OVER 1" AIR SPACE W/ TIES @ 24" OC VERT OVER 4" BLOCK OVER 1" AIR SPACE (REST OF BRICK WALL ASSEMBLY)
- 4" CONCRETE SLAB MIN. 3500 PSI (VERIFY WITH SOILS REPORT), W/ WWF OVER 10 MIL. POLY OVER 4" 2B STONE.
- REPORT) W/ WWF OVER 10 MIL. POLY OVER 4" 2B STONE. NO SLIP FINISH. SLOPE 1/4" PER FOOT MIN. AWAY FROM
- FOOTINGS AND CONC. BLOCK STEM WALLS PER 2015 VIRGINIA RESIDENTIAL CONSTRUCTION CODE
- PORCH ROOF FRAMING PER SUPPLIER OR STRUCTURAL **ENGINEER** FLOOR TRUSSES: SEE STRCTURAL OR TRUSS MFGR. INFO. FOR SIZES, SPACING AND ENGINEERING.
- 23 R-15
- **24** R-19
- ALUM. COPING CAP BLACK OR WHITE COORDINATE WITH THE ELEVATION DRAWINGS.



REVISIONS NOVEMBER 29, 2021

SECTION

1/2" = 1' - 0"