

2202 CARRINGTON STREET FIRST FLOOR PLAN
3/16" = 1'-0" ①

2202 CARRINGTON STREET FIRST FLOOR PLAN
3/16" = 1'-0" ②

WALL TYPES

- ◆ **A** 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.
- ◆ **B** 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.
- ◆ **C** 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.
- ◆ **D** 1 HR STAIRWELL SUPPORT WALLS PER UL311, 2 X 4 STUDS @ 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.
- ◆ **E** 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 X 4 STUDS @ 16" O.C. & (1) LAYER OF 5/8" TYPE 'X' GYP. INTERIOR FINISH.
- ◆ **F** 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
- ①.1 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- ①.2 3/0 x 6/8 EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
- ①.3 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- ①.4 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- ①.5 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
- ③ 2/8 X 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- ④ 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
- 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
- ⑩ 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

PROJECT: NEW CONSTRUCTION

FIRST FLOOR PLANS

REVISIONS

	N/A
	N/A
	N/A
	N/A
	N/A

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

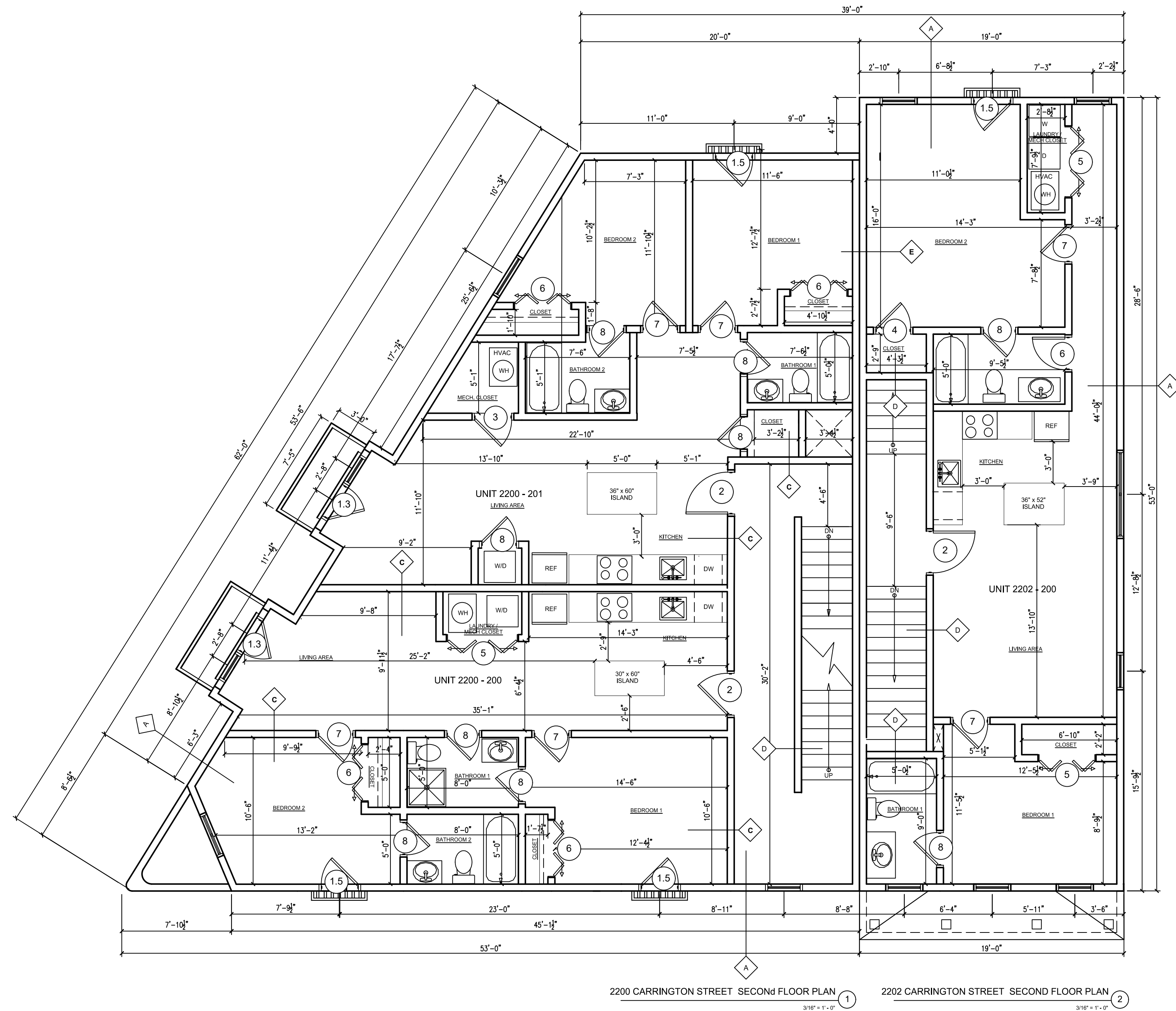
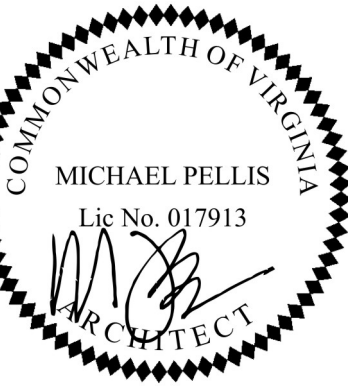
OWNER: JONES CORNER, LLC

615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

MICHAEL PELLIS ARCHITECTURE
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A1.0

DATE: NOVEMBER 29, 2021



2200 CARRINGTON STREET SECOND FLOOR PLAN 1
 2202 CARRINGTON STREET SECOND FLOOR PLAN 2

WALL TYPES

- A 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 BATT & 1/2" GYP. INTERIOR FINISH.
- B 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 BATT & 1/2" GYP. INTERIOR FINISH.
- C 1 HR SEPARATION WALLS PER U333, STC 54 W/ 2X4 STUDS @ 16" O.C. W/ SOUND BATT. 5/8" TYPE 'X' GYP. BOTH SIDES WITH RESILIENT CHANNEL ONE SIDE ONLY.
- D 1 HR. STAIRWELL SUPPORT WALLS PER UL311. 2 X 4 STUDS @ 16" O.C. W/ SOUND BATT. AND 5/8" TYPE 'X' GYP. BOTH SIDES. (1) LAYER OF 5/8" TYPE 'X' GYP. UNDERSIDE OF STAIRS.
- E 2HR. SEPARATION WALLS - 5/8" TYPE 'X' GYP. FINISH SIDE ONLY OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATT. W/ AN ADDITIONAL STUD WALL WITH (2) LAYERS OF 5/8" TYPE 'X' GYP. OVER 2 X 4 STUDS @ 16" O.C. & (1) LAYER OF 5/8" TYPE 'X' GYP. INTERIOR FINISH.
- F TYPICAL INTERIOR WALLS - 1/2" GYP. BOTH SIDES OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATT. 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 TYPE, TYPE F

DOOR KEY NOTES

- 1 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- 1.1 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- 1.2 3/0 x 6/8 EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
- 1.3 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- 1.4 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- 1.5 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
- 3 2/8 X 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 4 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
- 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
- 10 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

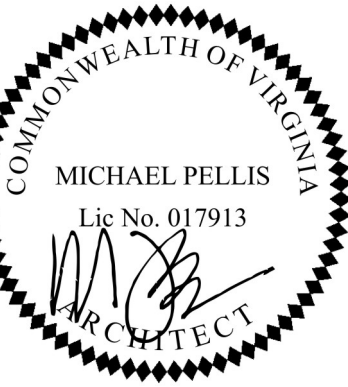
PROJECT: **NEW CONSTRUCTION**
 2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER: **JONES CORNER, LLC**
 615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

SECOND FLOOR PLANS

MICHAEL PELLIS ARCHITECTURE
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REVISIONS	
N/A	
N/A	
N/A	
N/A	
N/A	



WALL TYPES

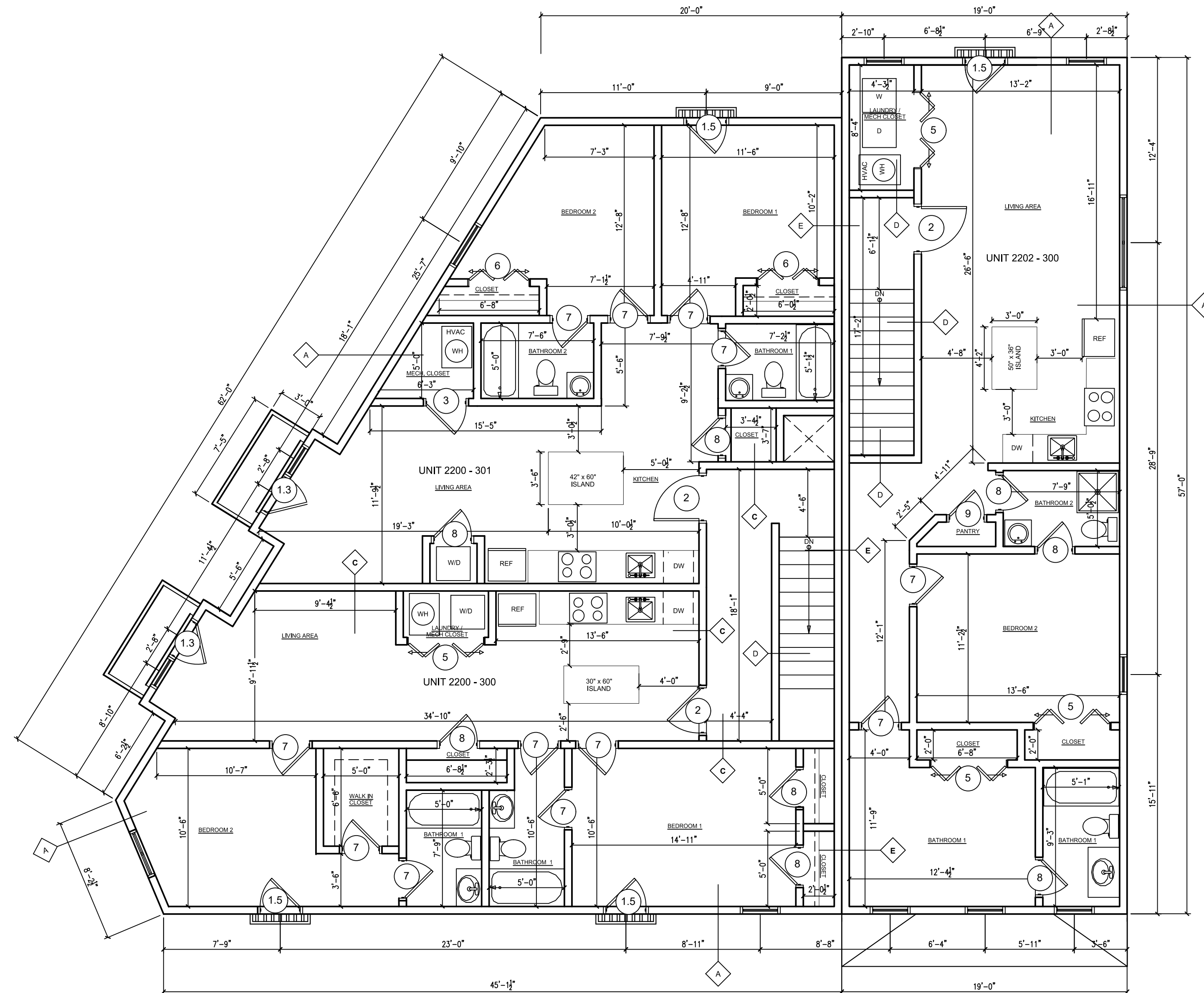
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- E** 2HR. SEPARATION WALLS - 5/8" TYPE 'X' GYP. FINISH SIDE ONLY OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS. W/ AN ADDITIONAL STUD WALL WITH (2) LAYERS OF 5/8" TYPE 'X' GYP. OVER 2 X 4 STUDS @ 16" O.C. & (1) LAYER OF 5/8" TYPE 'X' GYP. INTERIOR FINISH.
- F** 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
- 1.1 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- 1.2 3/0 x 6/8 EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
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- 4 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
- 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
- 10 3/0 x 6/8 45 MIN. METAL DOOR AND FRAME WITH STORAGE LOCKET, CLOSER AND SMOKE SEALS



2200 CARRINGTON STREET THIRD FLOOR PLAN 3/16" = 1" = 0' 1

2202 CARRINGTON STREET THIRD FLOOR PLAN 3/16" = 1" = 0' 2

- 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

PROJECT: **NEW CONSTRUCTION**
2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

THIRD FLOOR PLANS

OWNER: **JONES CORNER, LLC**
615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

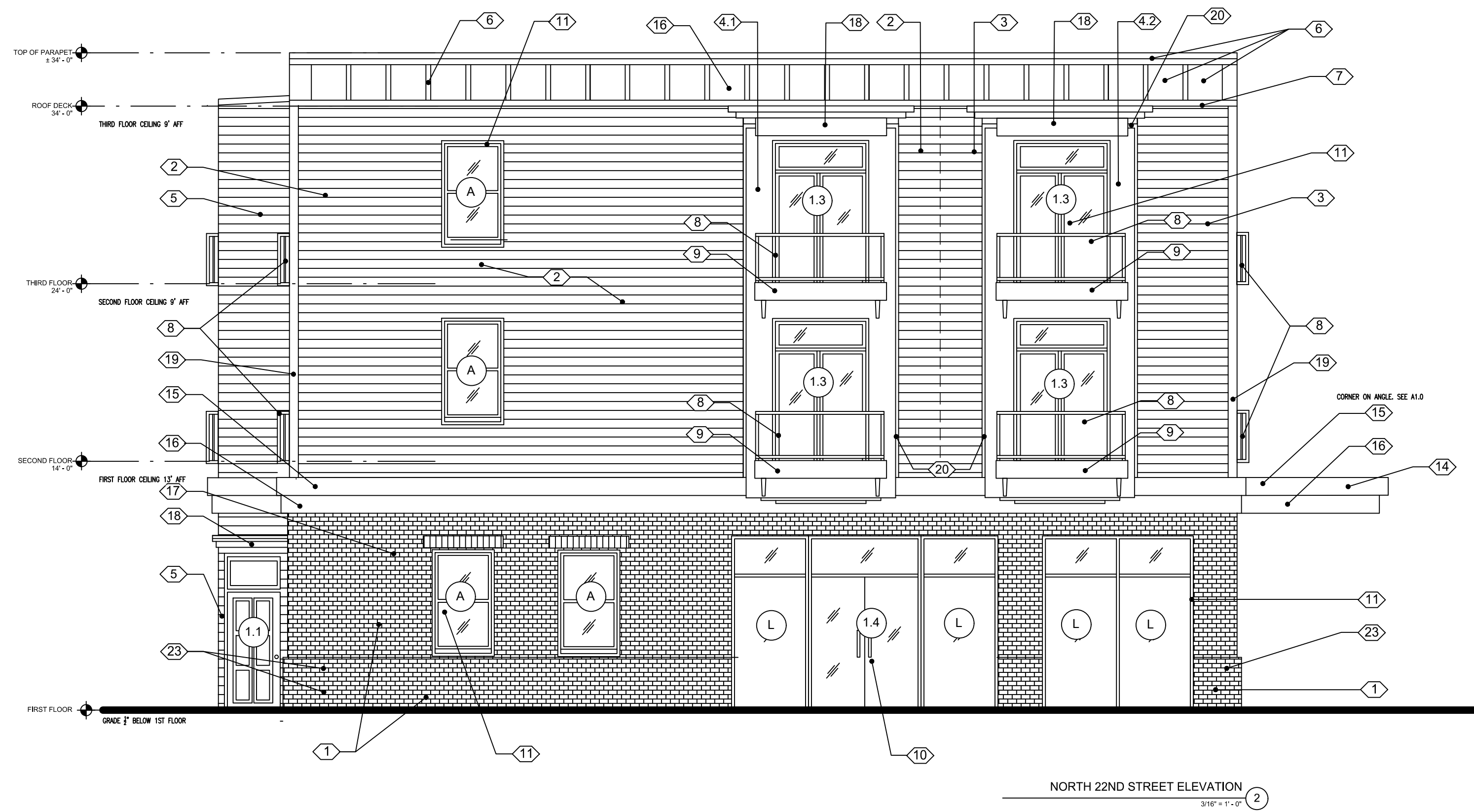
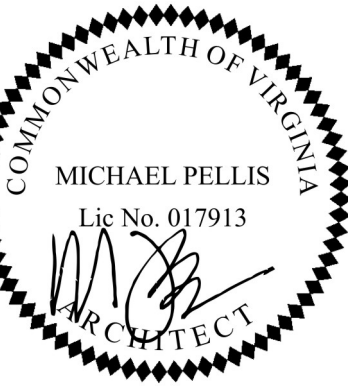
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REVISIONS

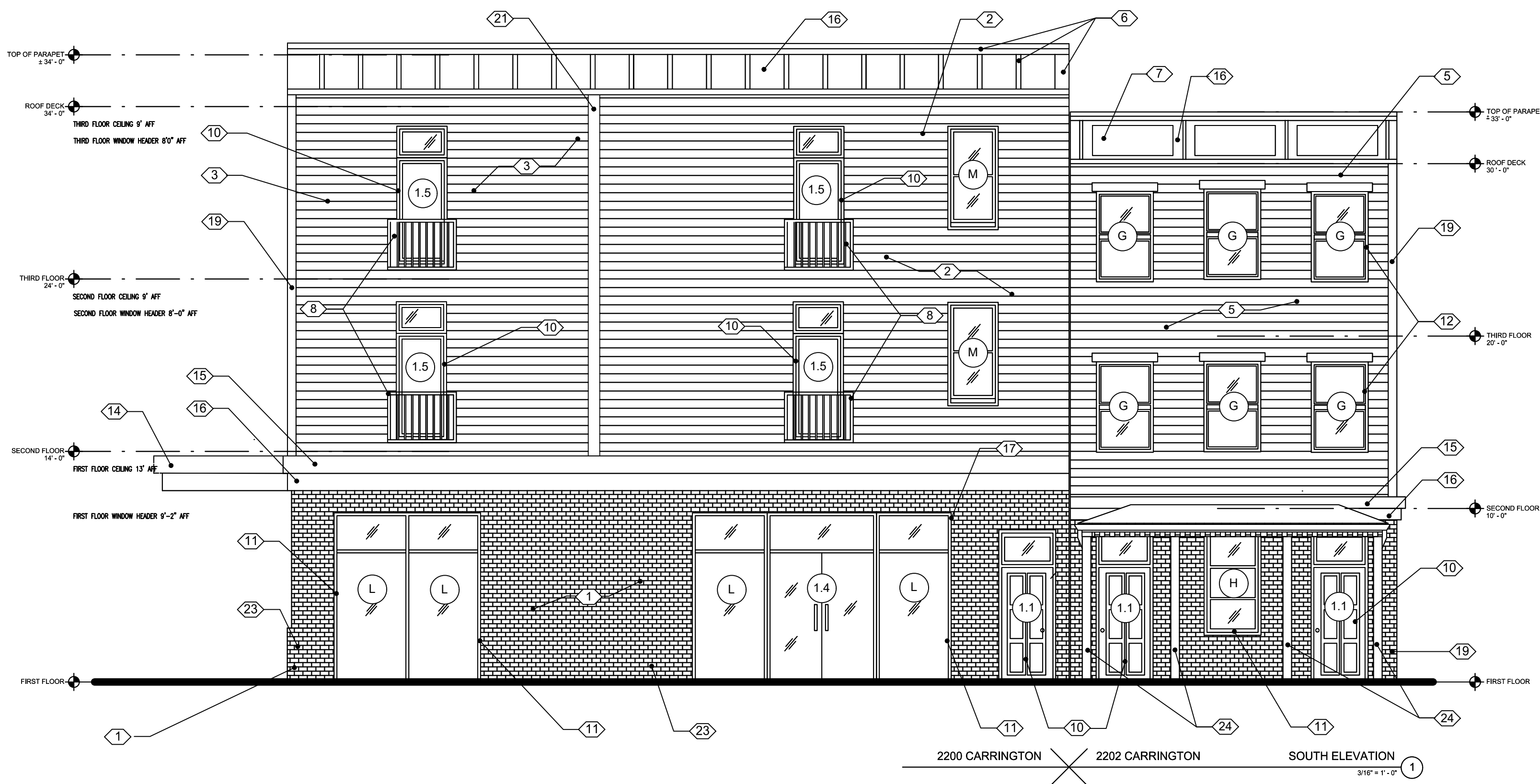
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DATE: NOVEMBER 29, 2021



NORTH 22ND STREET ELEVATION
3/16" = 1'-0"



2200 CARRINGTON 2202 CARRINGTON SOUTH ELEVATION
3/16" = 1'-0"

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
- 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
- ⑲ 6" PVC BOARD CORNER TRIM; WHITE
- ⑳ 2" PVC BOARD CORNER TRIM; WHITE
- ㉑ 1" 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

- (A) VINYL DOUBLE-HUNG WINDOW, 2'10" X 5'2"
- (B) VINYL DOUBLE-HUNG WINDOW, 1'6" X 5'2"
- (C) VINYL DOUBLE-HUNG WINDOW, 2'0" X 5'2"
- (D) COMPOSITE SINGLE-HUNG WINDOW WITH UPPER DIVIDED LITE, 3'0 X 5'0"
- (E) 3'0" X 7'0" PICTURE WINDOW
- (F) 5'0" X 6'6" PICTURE WINDOW
- (G) VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'3"
- (H) 3'0" X 6'0" PICTURE WINDOW
- (I) VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- (J) VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'9"
- (K) PAIR OF VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- (L) 7'6" X 4'0" STOREFRONT WINDOW WITH ALUMINUM FRAME AND 2/0 TRANSOM
- (M) VINYL DOUBLE-HUNG WINDOW, 2'6" X 5'2"
- ① 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- ①.1 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- ①.2 3/0 x 6/8 EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
- ①.3 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- ①.4 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- ①.5 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH 12" TRANSOM, CLOSER, ENTRY LOCKSET

PROJECT: NEW CONSTRUCTION

ELEVATIONS

REVISIONS

	N/A
	N/A
	N/A
	N/A
	N/A

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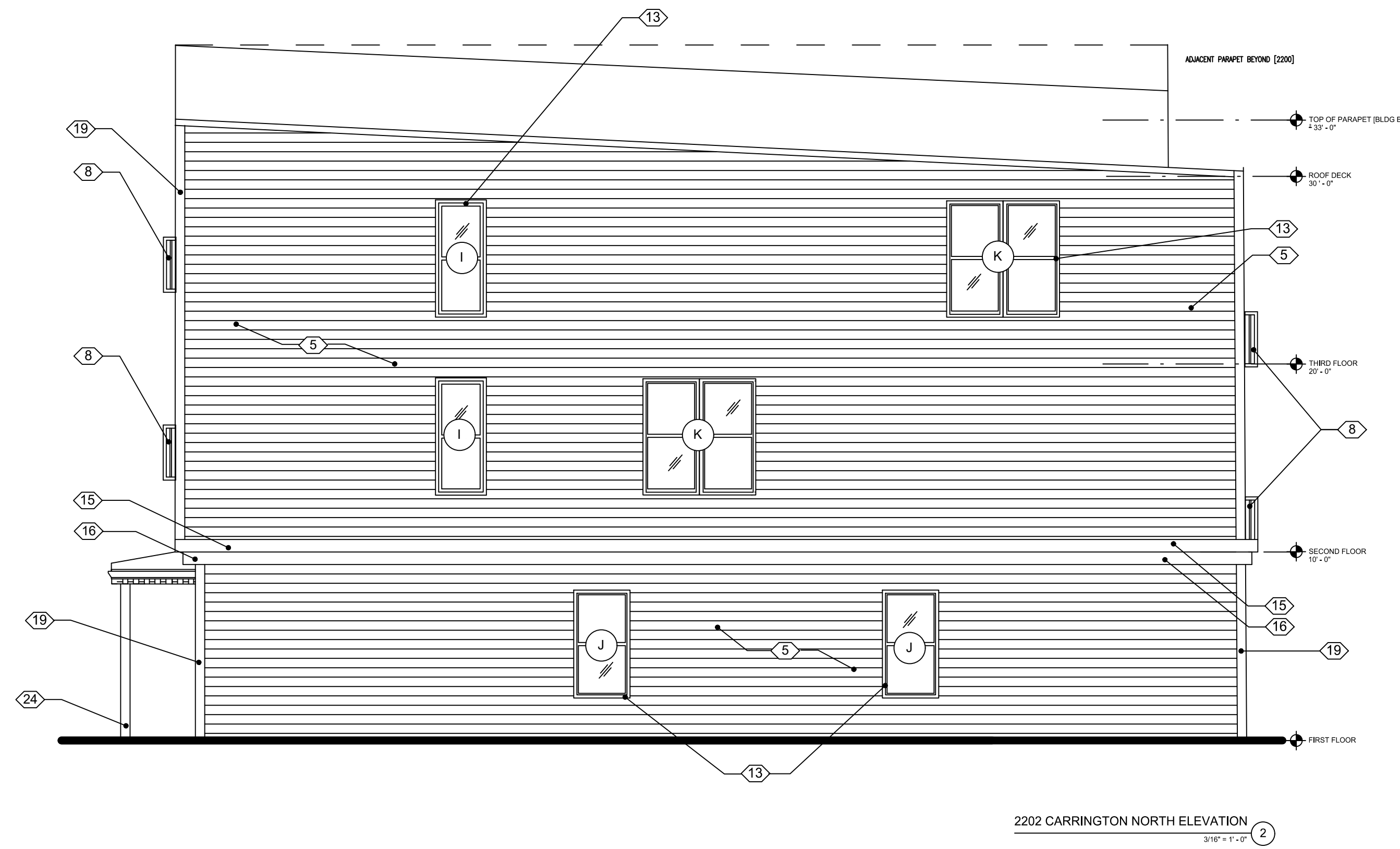
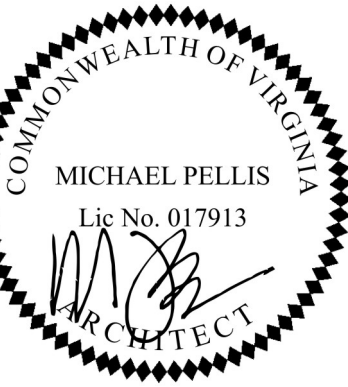
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2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

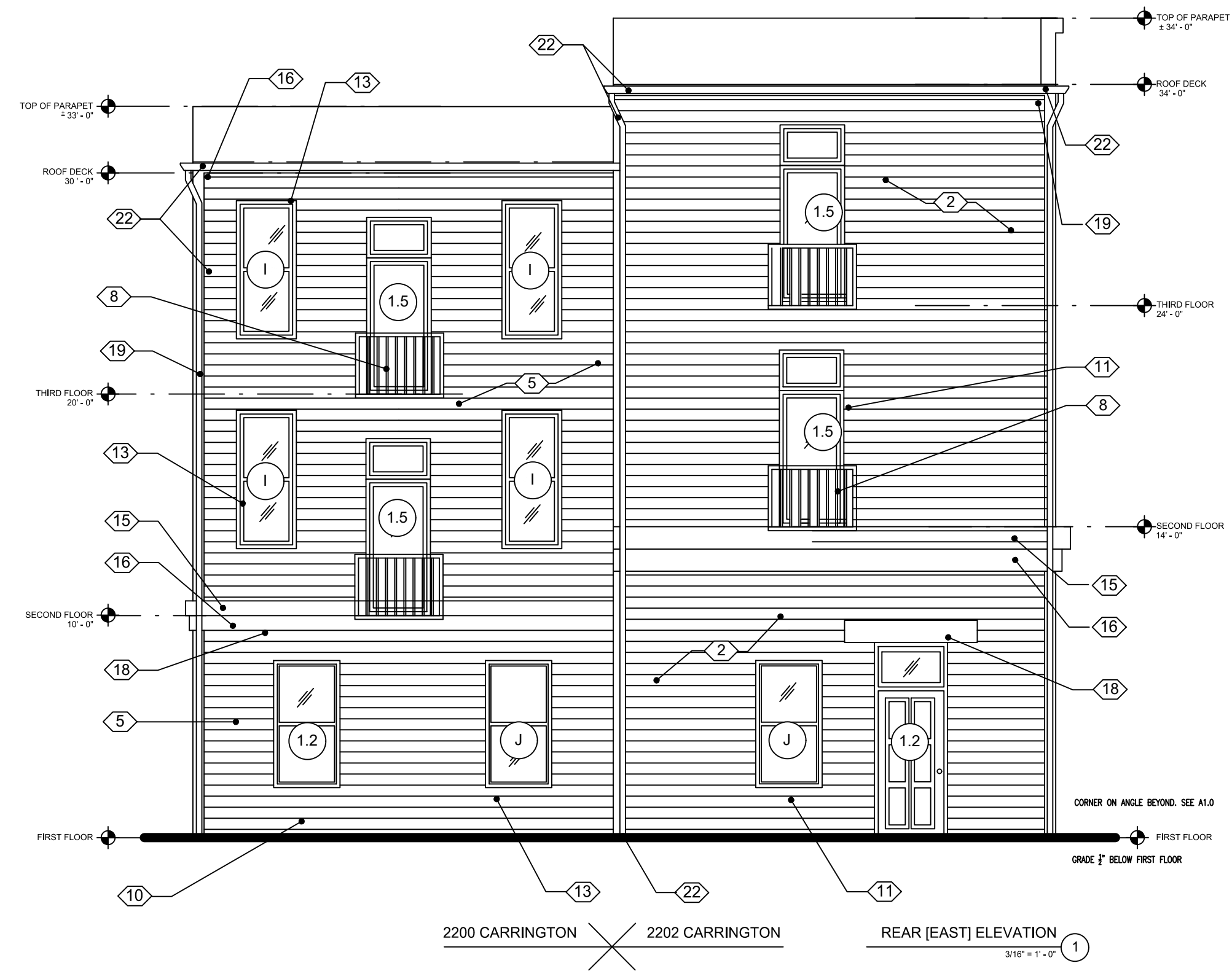
OWNER: JONES CORNER, LLC

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2202 CARRINGTON NORTH ELEVATION
3'10" x 7'-0" 2



2202 CARRINGTON REAR (EAST) ELEVATION
3'10" x 7'-0" 1

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 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
- 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
- 19 6" PVC BOARD CORNER TRIM; WHITE
- 20 2" PVC BOARD CORNER TRIM; WHITE
- 21 1" 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

- A VINYL DOUBLE-HUNG WINDOW, 2'10" X 5'2"
- B VINYL DOUBLE-HUNG WINDOW, 1'6" X 5'2"
- C VINYL DOUBLE-HUNG WINDOW, 2'0" X 5'2"
- D COMPOSITE SINGLE-HUNG WINDOW WITH UPPER DIVIDED LITE, 3'0 X 5'0"
- E 3'0" X 7'0" PICTURE WINDOW
- F 5'0" X 6'6" PICTURE WINDOW
- G VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'3"
- H 3'0" X 6'0" PICTURE WINDOW
- I VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- J VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'9"
- K PAIR OF VINYL DOUBLE-HUNG WINDOW, 3'0" X 6'3"
- L 7'6" X 4'0" STOREFRONT WINDOW WITH ALUMINUM FRAME AND 2/0 TRANSOM
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- 1.4 3/0 x 7/8 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- 1.5 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH 12" TRANSOM, CLOSER, ENTRY LOCKSET

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2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER: JONES CORNER, LLC
615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

ELEVATIONS

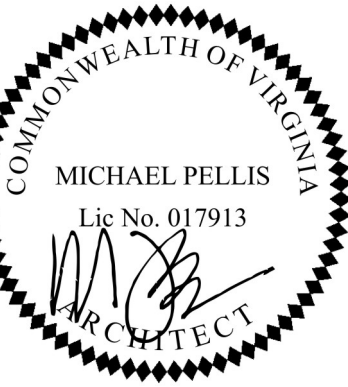
REVISIONS

N/A	
N/A	
N/A	
N/A	
N/A	

A2.1

DATE: NOVEMBER 29, 2021

MICHAEL PELLIS ARCHITECTURE
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michael@michaelpellis.com



22ND STREET, BACK VIEW
NTS 3



CARRINGTON STREET, SIDE VIEW
NTS 2



2200 CARRINGTON, CORNER VIEW
NTS 1

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
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- ⑪ WINDOWS BLACK ALUMINUM WITH BLACK BRICK MOLDING
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- ⑭ COPPER ROOFING
- ⑮ SHADOW TRIM
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- ⑲ 6" PVC BOARD CORNER TRIM; WHITE
- ⑳ 2" PVC BOARD CORNER TRIM; WHITE
- ㉑ 1" 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"
- ① 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- ①.1 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- ①.2 3/0 x 6/8 EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
- ①.3 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- ①.4 3/0 x 7/8 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- ①.5 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH 12" TRANSOM, CLOSER, ENTRY LOCKSET

PROJECT: NEW CONSTRUCTION

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER: JONES CORNER, LLC

615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

STREET VIEWS AND RENDERINGS

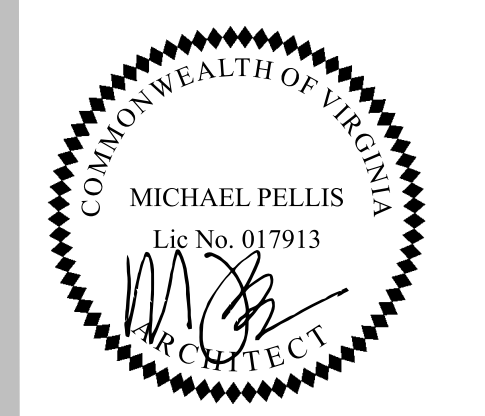
REVISIONS

- N/A
- N/A
- N/A
- N/A
- N/A

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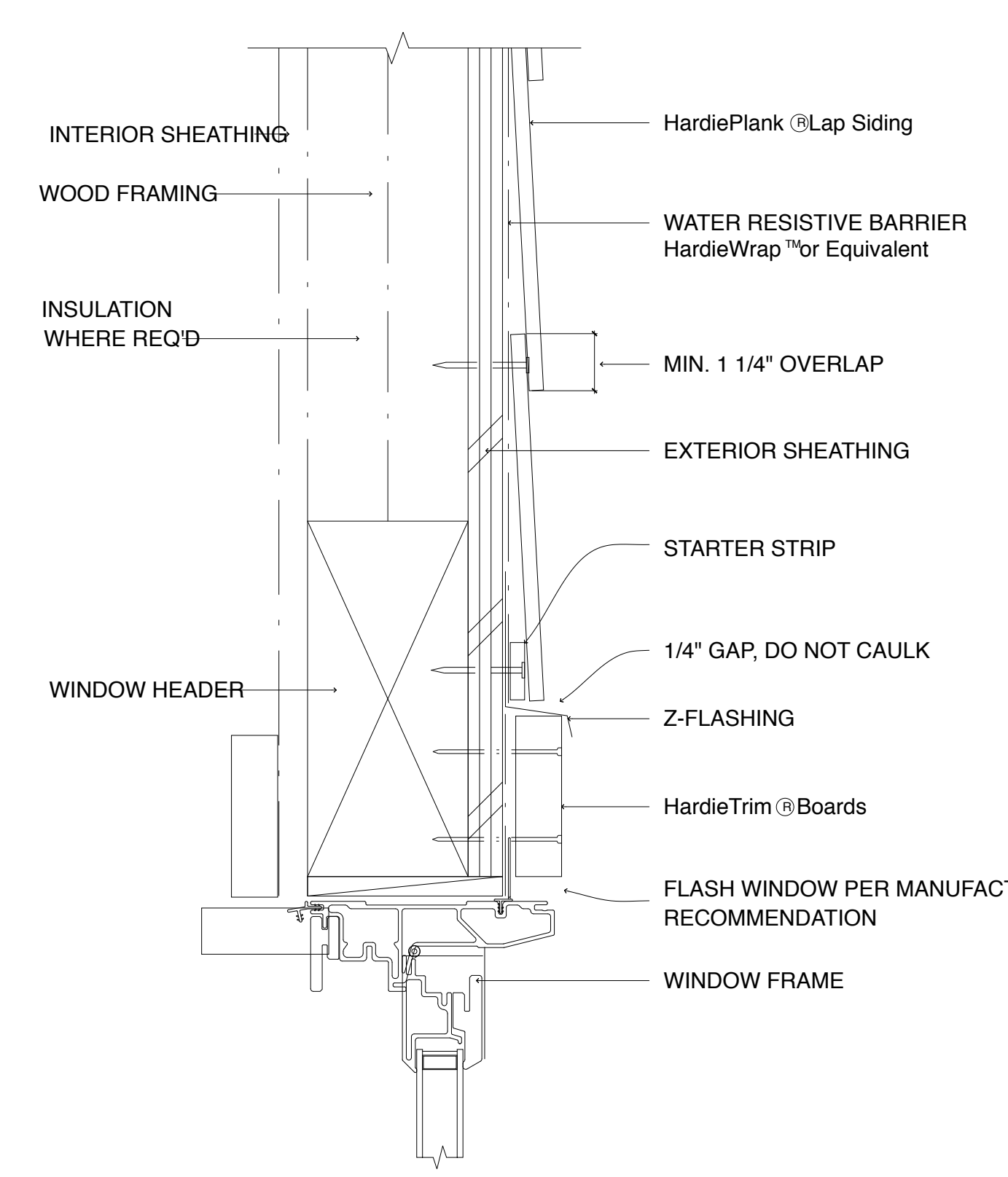
DATE NOVEMBER 29, 2021

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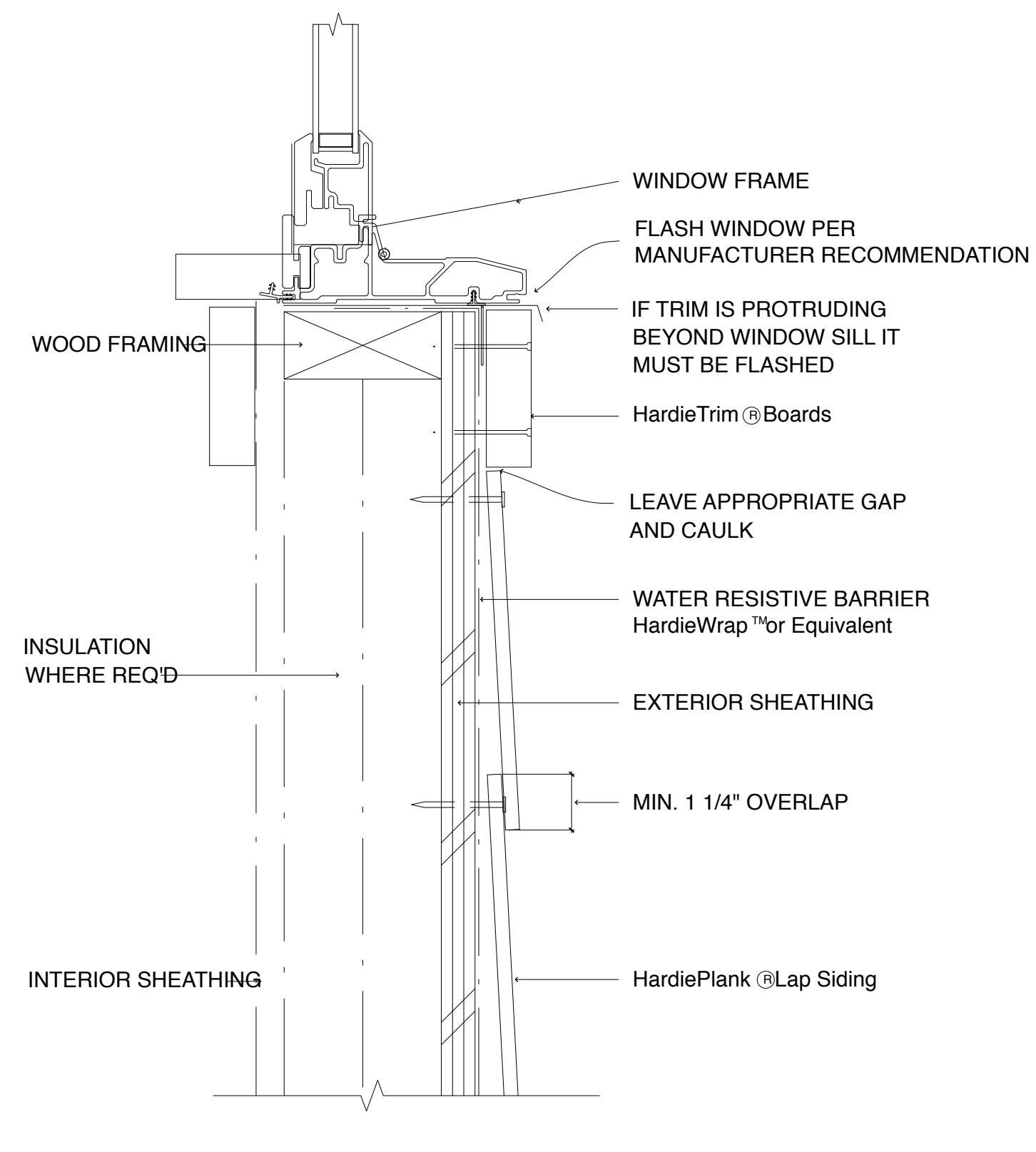


KEY NOTES

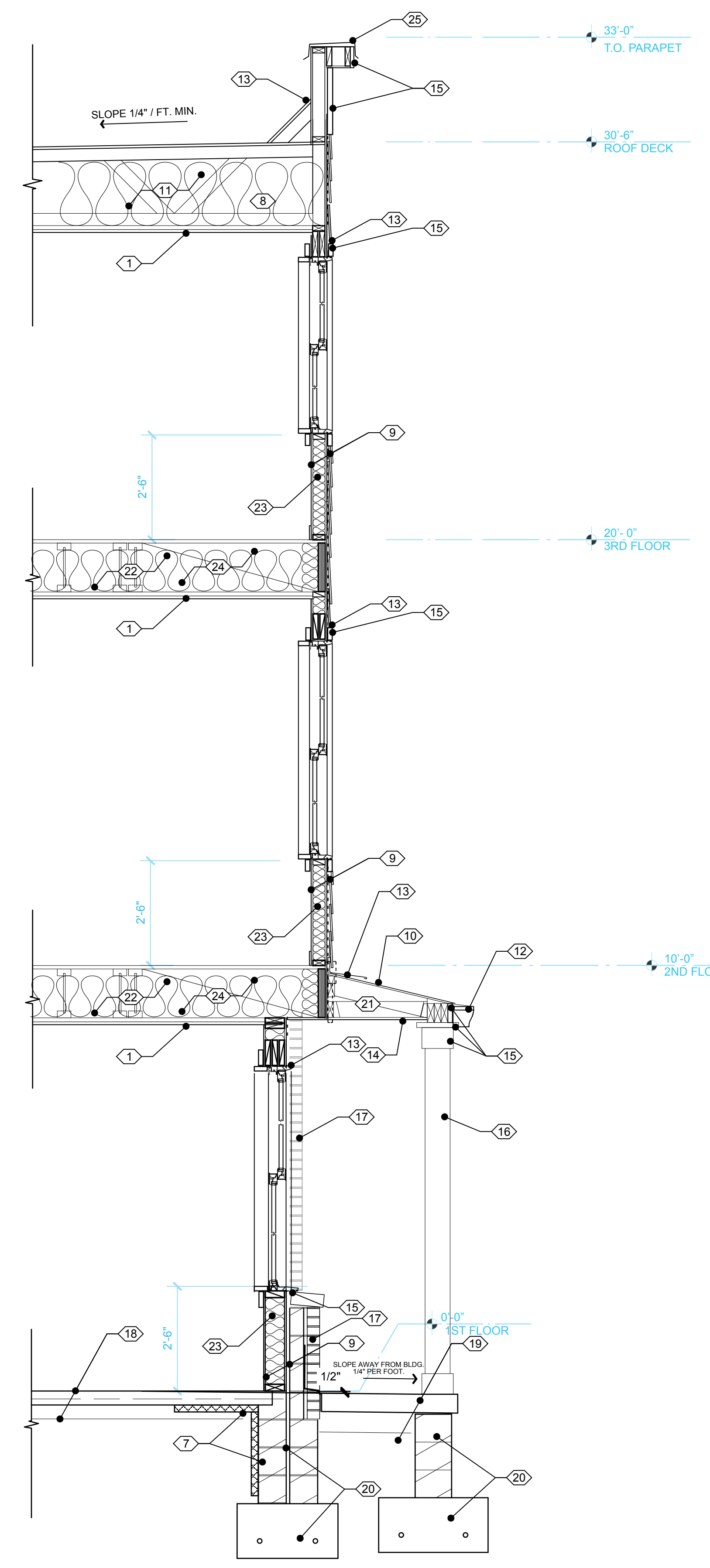
- ① 1HR CEILING PER UL528, 51 STC - 5/8" TYPE X GYP BOARD OVER RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO TJ'S - (SEE TRUSS MFG. INFO FOR SIZES AND SPACING) W/ SOUND BATT INSULATION.
- ② 30 MIN. FIRE RATED ROOF SHEATHING TO EXTEND 4' MIN. BEYOND CENTER LINE OF COMMON FIRE RATED BEARING PARTITION. BOTH SIDES OF WALL.
- ③ 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)
- ④ CMU FOOTING STEM WALL TO SUPPORT (2) INDEPENDENTLY SUPPORTED BEARING PARTITIONS. SEE KEYNOTE 18 ABOVE FOR BEARING PARTITION INFO. USE UL RATED 2HR MUD & CAULK AT ALL SEAMS AS NECESSARY TO MEET THE 2HR RATED ASSEMBLY REQUIREMENTS.
- ⑤ FLOOR TRUSSES TO REST ON BEARING WALL FRAMING W/ INFILL FRAMING BETWEEN TRUSS PENETRATIONS TO MAKE 2HR. RATING CONTINUOUS BETWEEN FLOOR FRAMING. USE UL RATED 2HR MUD & CAULK AROUND ALL JOIST PENETRATIONS.
- ⑥ ROOF TRUSSES TO REST ON BEARING WALL FRAMING W/ INFILL FRAMING BETWEEN TRUSS PENETRATIONS TO MAKE 2HR. RATING CONTINUOUS BETWEEN TRUSSES TO UNDERSIDE OF RATED ROOF SHEATHING. USE UL RATED 2HR MUD & CAULK AROUND ALL TRUSS PENETRATIONS.
- ⑦ 24" W-R-10 PERIMETER FOUNDATION INSULATION. RATED FOR BELOW GRADE APPLICATION.
- ⑧ R-38 BATTS
- ⑨ 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
- ⑩ STANDING SEAM METAL OVER WATERPROOFING OVER EXTERIOR SHEATHING OVER ENGINEERED TRUSSES OR FRAMING.
- ⑪ ROOF TRUSSES: SEE TRUSS MFG. INFO. FOR SIZES, SPACING AND ENGINEERING.
- ⑫ ALUM. GUTTERS AND DOWNSPOUTS
- ⑬ 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.
- ⑭ VENTED SOFFIT BOARD
- ⑮ CEMENTITIOUS FIBER-CEMENT TRIM (HARDIE CERTAINTEED OR BORAL TRIM) WITH A SMOOTH FINISH
- ⑯ 8 X 8 PRESSURE TREATED COLUMNS, STAINED.
- ⑰ BRICK WALL - BRICK VENEER OVER 1" AIR SPACE W/ TIES @ 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)
- ⑱ 4" CONCRETE SLAB MIN. 3500 PSI (VERIFY WITH SOILS REPORT), W/ WWF OVER 10 MIL. POLY OVER 4" 2B STONE.
- ⑲ 4" CONCRETE SLAB MIN. 3500 PSI (VERIFY WITH SOILS REPORT) W/ WWF OVER 10 MIL. POLY OVER 4" 2B STONE. NO SLIP FINISH. SLOPE 1/4" PER FOOT MIN. AWAY FROM BUILDING.
- ⑳ FOOTINGS AND CONC. BLOCK STEM WALLS PER 2015 VIRGINIA RESIDENTIAL CONSTRUCTION CODE
- ㉑ PORCH ROOF FRAMING PER SUPPLIER OR STRUCTURAL ENGINEER
- ㉒ FLOOR TRUSSES: SEE STRUCTURAL OR TRUSS MFG. INFO. FOR SIZES, SPACING AND ENGINEERING.
- ㉓ R-15
- ㉔ R-19
- ㉕ ALUM. COPING CAP - BLACK OR WHITE COORDINATE WITH THE ELEVATION DRAWINGS.



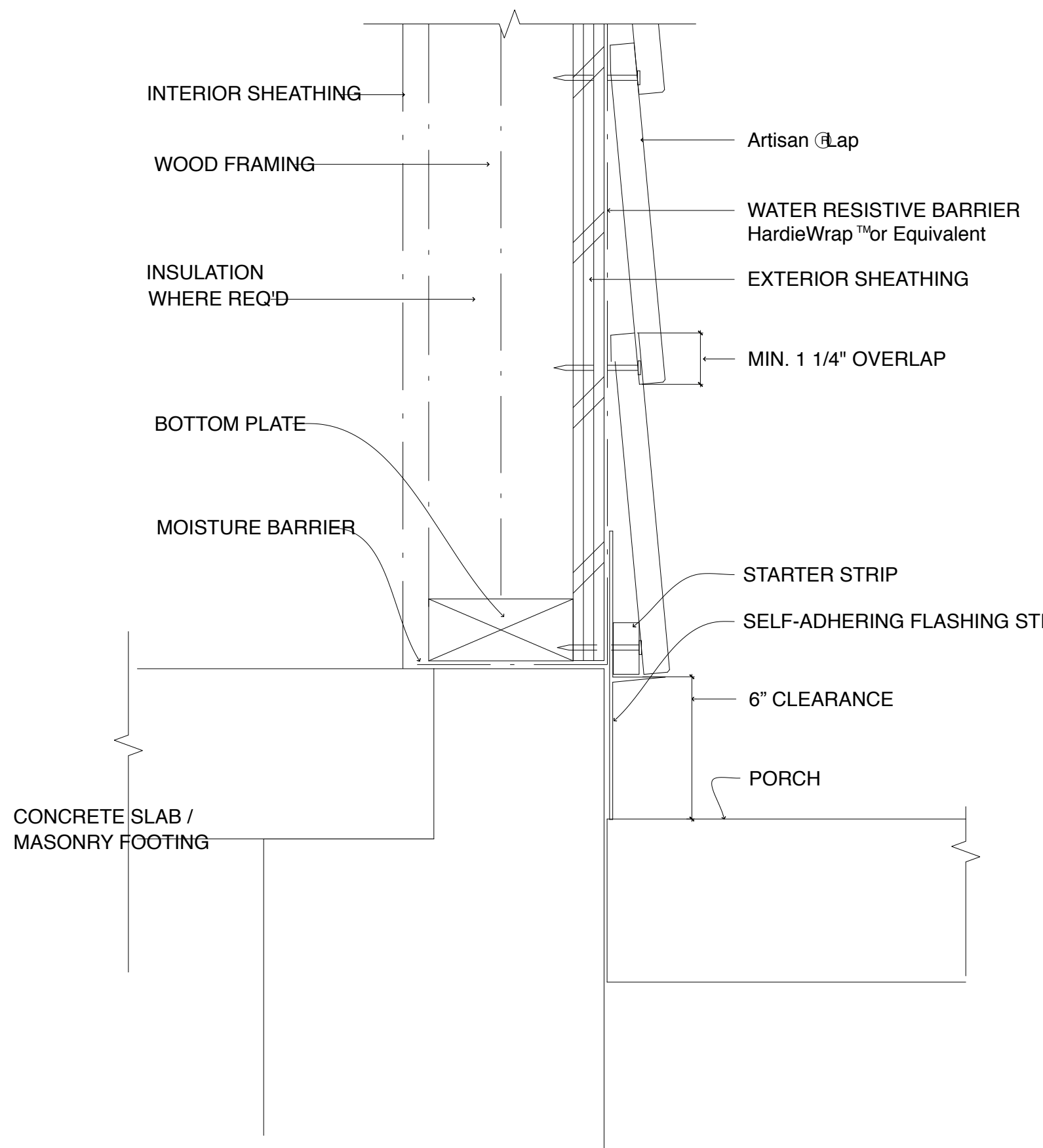
WINDOW / DOOR HEAD
1/2" = 1' - 0" ⑤



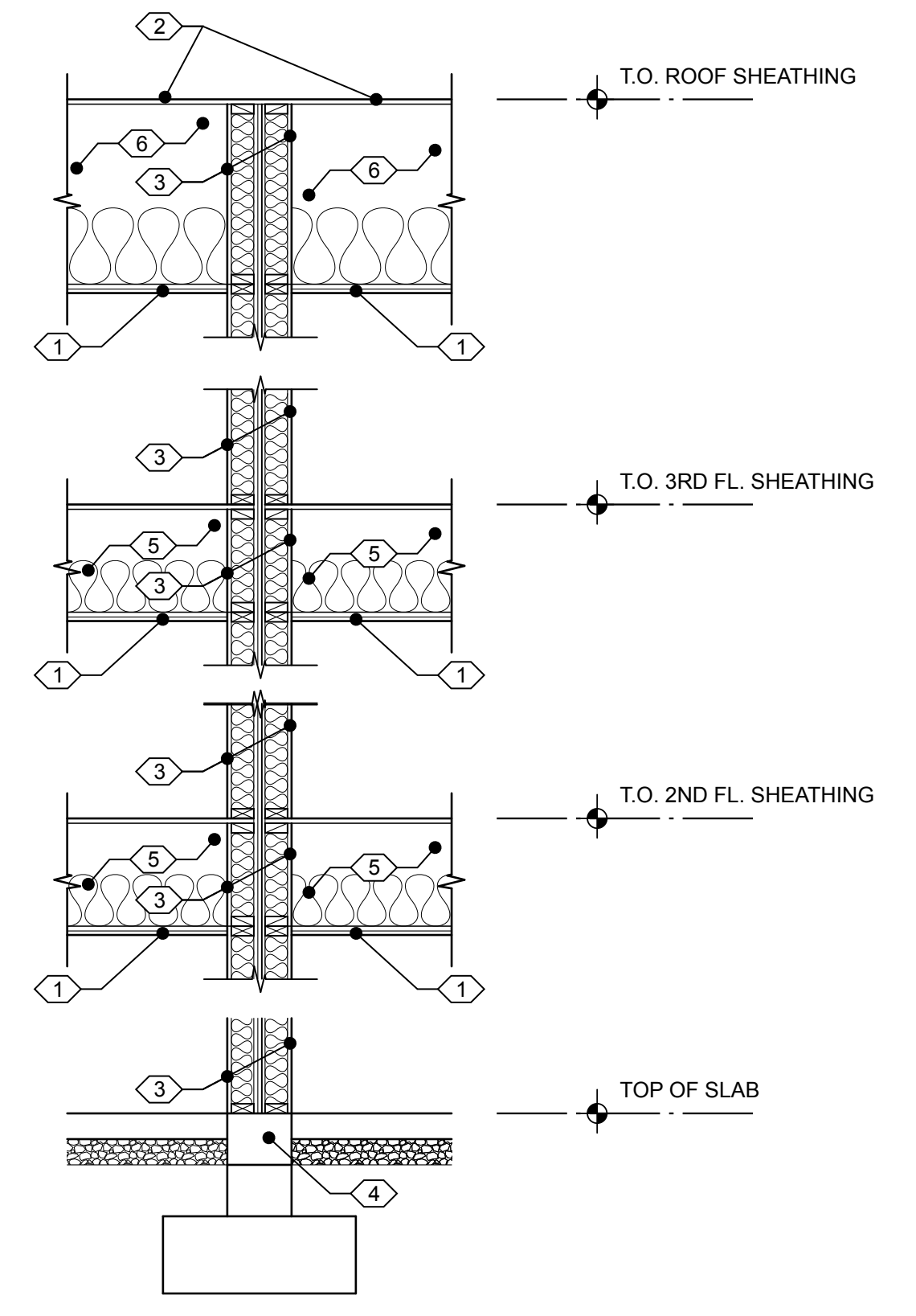
WINDOW SILL
1/2" = 1' - 0" ④



SECTION 1
1/2" = 1' - 0"



HARDSCAPE CLEARANCES, DECKS PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
1/2" = 1' - 0" ③



2 HR. RATED BEARING PARTITION
1/2" = 1' - 0" PER UL DES. U336, 60 STC ②

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WALL SECTIONS & DETAILS

REVISIONS

N/A
N/A
N/A
N/A
N/A

A3.0
DATE: NOVEMBER 29, 2021

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