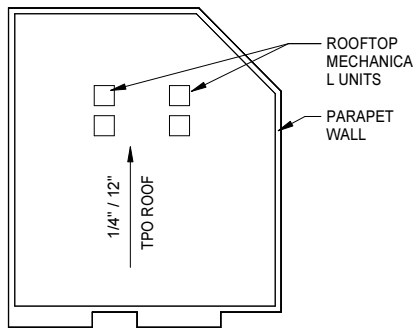
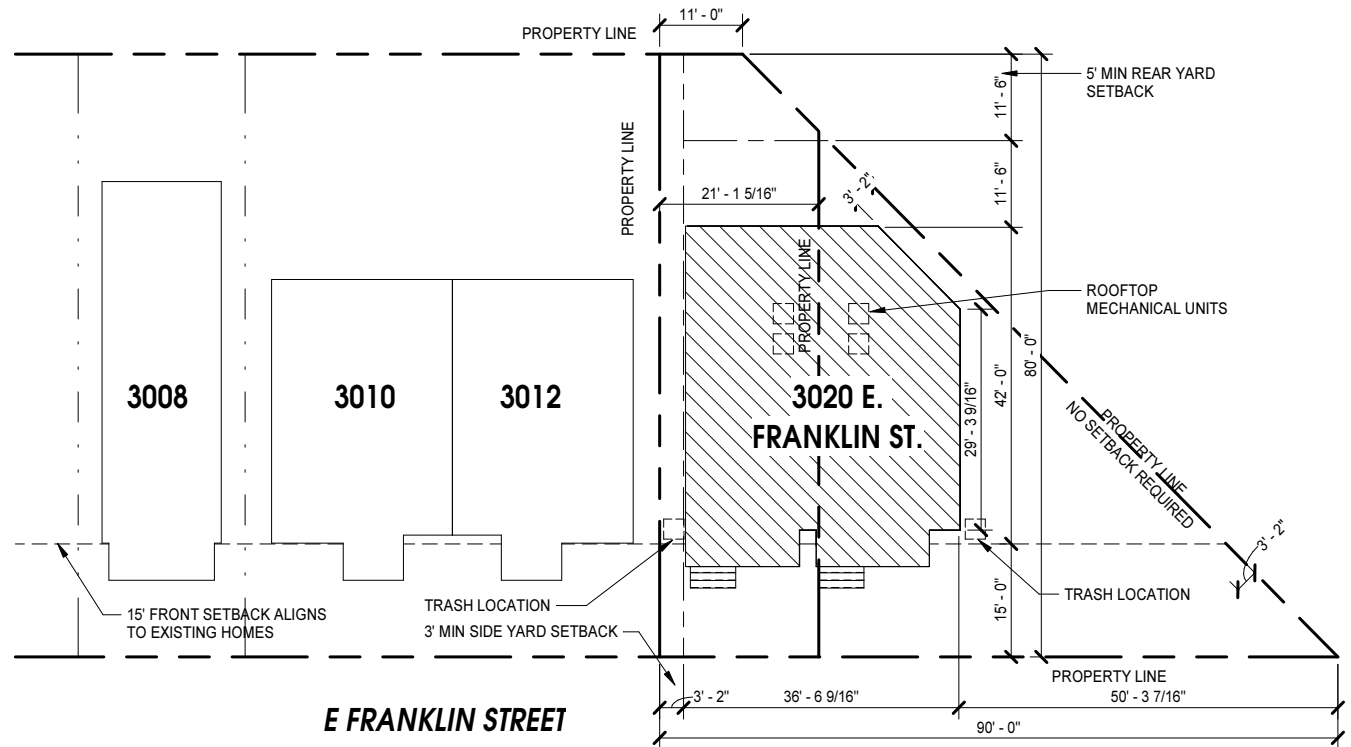


**PER DPW STANDARDS:
SIDEWALK, CURB & GUTTER
WILL BE INSTALLED BY DEVELOPER**

**STREET TREES TO BE INCLUDED
ON EACH PROPERTY**



ROOF PLAN
1/16" = 1'-0"



SITE PLAN
1/16" = 1'-0"

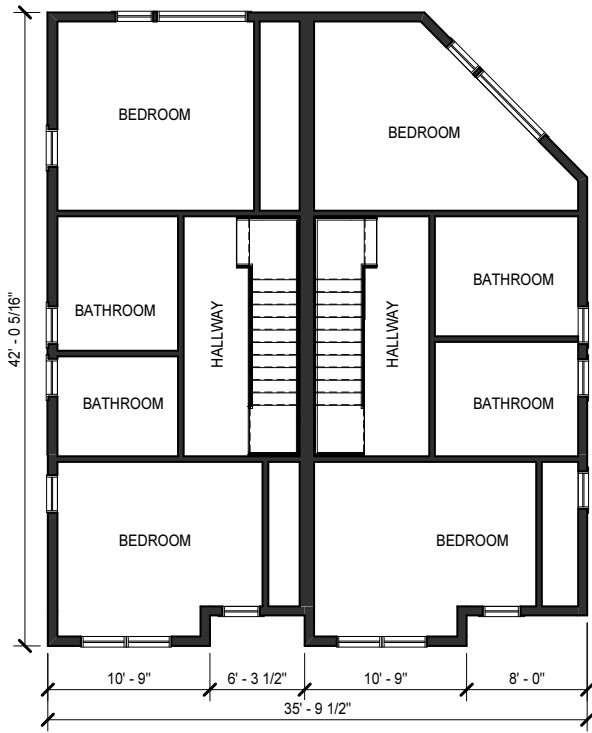
UPWARD BUILDERS

DRAWING TITLE:
ROOF PLAN AND SITE PLAN

PROJECT:
SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

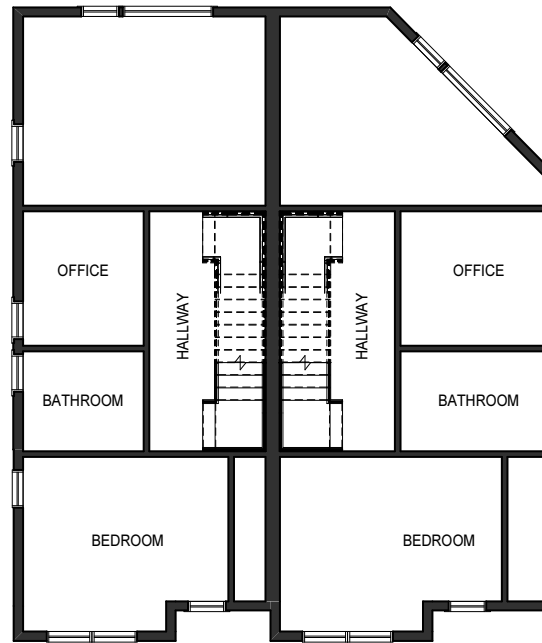
CAR	
FINAL REVIEW	
DATE: 09/11/18	PROJECT NO: 3020

DRAWING:
A101



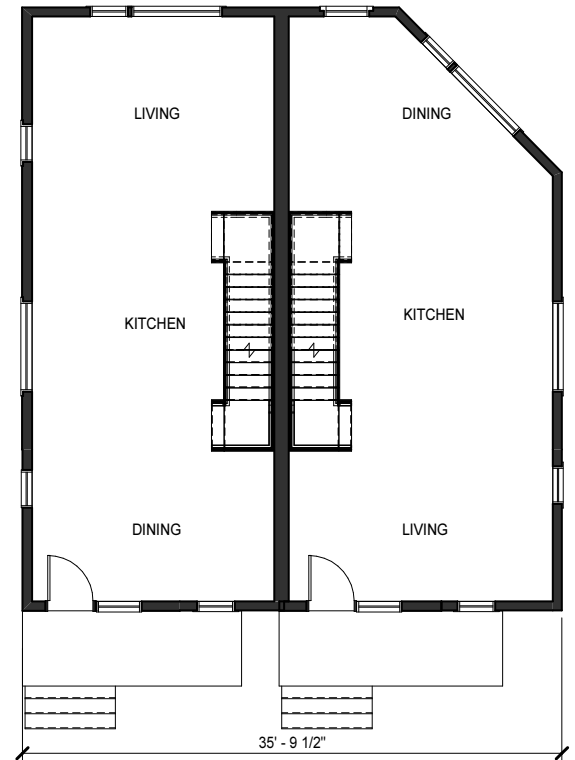
THIRD FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

UPWARD BUILDERS

DRAWING TITLE:

FLOOR PLANS

PROJECT:

SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR

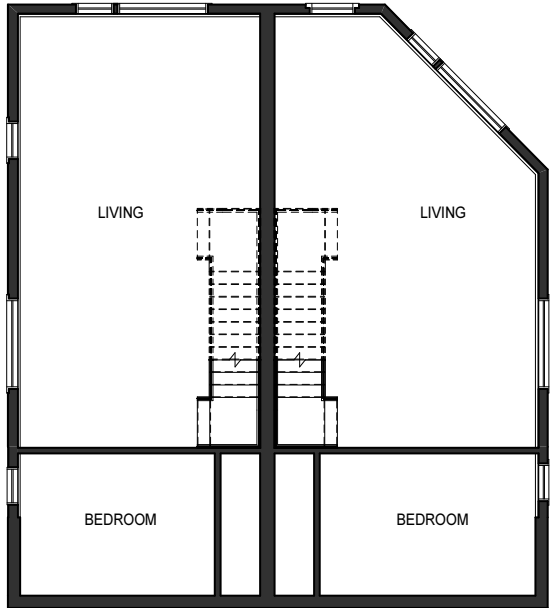
FINAL REVIEW

DATE:
09/11/18

PROJECT NO:
3020

DRAWING:

A102



BASEMENT FLOOR PLAN

1/8" = 1'-0"

UPWARD BUILDERS

DRAWING TITLE:
BASEMENT FLOOR PLAN

PROJECT:
SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR FINAL REVIEW	
DATE: 09/11/18	PROJECT NO: 3020

DRAWING:
A102.1

WINDOW SCHEDULE

NUMBER	WINDOW TYPE AND SIZE
01	ANDERSEN - 100: 2'-6" X 6'-0"
30	
02	ANDERSEN - 100: 2'-6" X 6'-0" - NO TRIM
4	
03	ANDERSEN - 100: 3'-0" X 6'-0" - NO TRIM
10	
04	ANDERSEN - 100: 6'-0" X 6'-0"
12	
05	ANDERSEN - 100: 3'-0" X 6'-0"
2	



PEARL GRAY

NIGHT GRAY

ARCTIC WHITE

EXTERIOR COLORS USED (SMOOTH FINISH ONLY, NOT PICTURED)

MATERIAL NOTES:

- WINDOW AND DOOR TRIM TO BE ANDERSEN 100 SERIES FIBREX COMPOSITE MATERIAL
- WINDOW TO BE BLACK CLAD (CAR SW 6258 OR SW 6990)
- ALL EXTERIOR DOORS TO BE PAINTED RED OR YELLOW, DOOR TRIM TO MATCH SIDING COLOR
- HARDIE PANEL SYSTEM TO BE COLOR NIGHT GRAY (HARDIE COLOR OPTIONS COMPARABLE TO CAR SW 2821, SW 2844, OR SW 2846)
- SIDING MATERIAL TO BE HARDIE COLOR PLUS PEARL GRAY OR NIGHT GRAY (PAINTED OR HARDIE COLOR OPTIONS COMPARABLE TO CAR SW 2821, SW 2844, OR SW 2846)
- PARGE COAT FOUNDATION WALL
- TPO MEMBRANE COLOR:
 1. ROOF - WHITE
 2. PORCH - BLACK
- FRONT PORCH DECK AND STAIR RISERS AND TREADS TO BE CONCRETE
- IF PORCH RAIL IS REQUIRED FOR CODE, IT SHALL BE BLACK HORIZONTAL METAL RAIL

BUILDING ELEVATION KEYNOTES

REPRESENTED BY n

APPLIES TO DRAWING A4.1

- 1 HARDIEPLANK LAP SIDING (6"), SMOOTH TEXTURE
- 2 HARDIE REVEAL PANEL SYSTEM, SMOOTH TEXTURE
- 3 HARDIE PANEL 1/2" REVEAL JOINT
- 4 HARDIE BOARD CORNICE, PAINTED
- 5 PARGE COAT OVER CMU FOUNDATION WALL
- 6 3'-0" X 8'-0" FULL LITE ANDERSEN WOOD DOOR
- 7 BLACK BREAK METAL TRIM ON TPO MEMBRANE PORCH ROOF
- 8 4" METAL TRIM, BLACK
- 9 PARGE COAT OVER CMU FOUNDATION PORCH WALL WITH CONCRETE FLOOR CAP

UPWARD BUILDERS

DRAWING TITLE:

MATERIALS AND SCHEDULE

PROJECT:

SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR

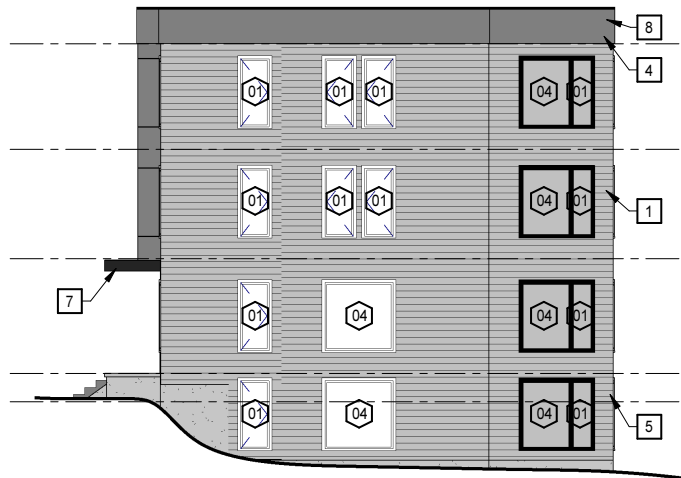
FINAL REVIEW

DATE:
09/11/18

PROJECT NO:
3020

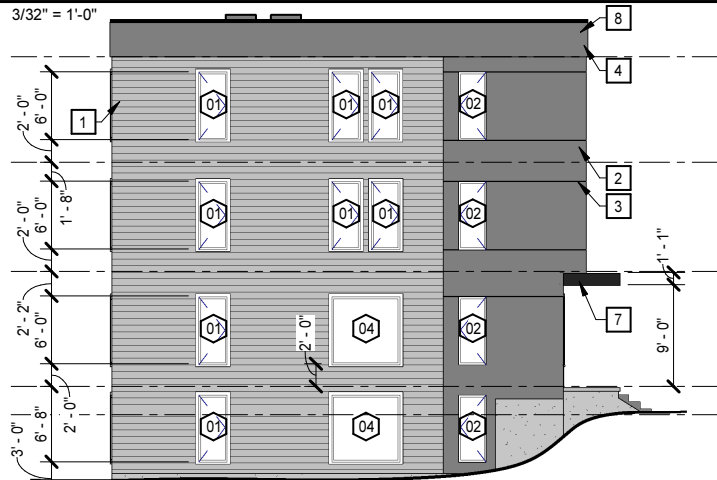
DRAWING:

A103



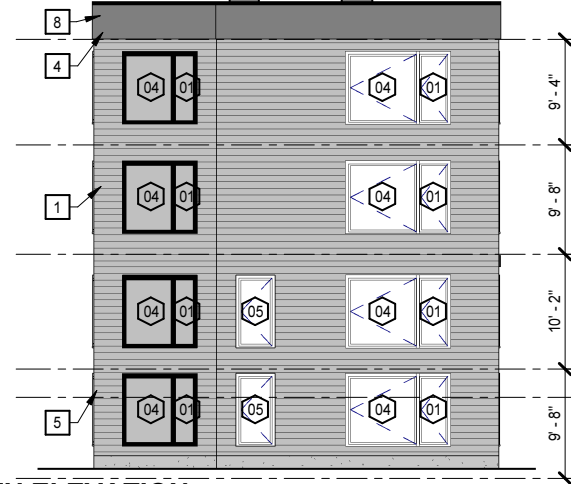
EAST ELEVATION

3/32" = 1'-0"



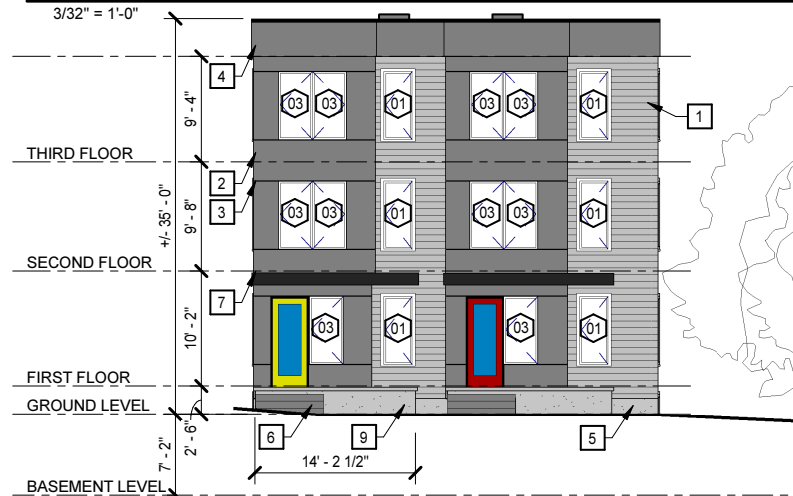
WEST ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

UPWARD BUILDERS

DRAWING TITLE:

BUILDING ELEVATIONS

PROJECT:

SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR

FINAL REVIEW

DATE:
09/11/18

PROJECT NO:
3020

DRAWING:

A104



STREET PERSPECTIVE



VIEW FROM EAST UP EAST FRANKLIN STREET



CONTEXT ELEVATION



VIEW FROM WEST DOWN EAST FRANKLIN STREET

UPWARD BUILDERS

DRAWING TITLE:

CONTEXT ELEVATION AND PERSPECTIVE IMAGES

PROJECT:

SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR

FINAL REVIEW

DATE:
09/11/18

PROJECT NO:
3020

DRAWING:

A105