- 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.

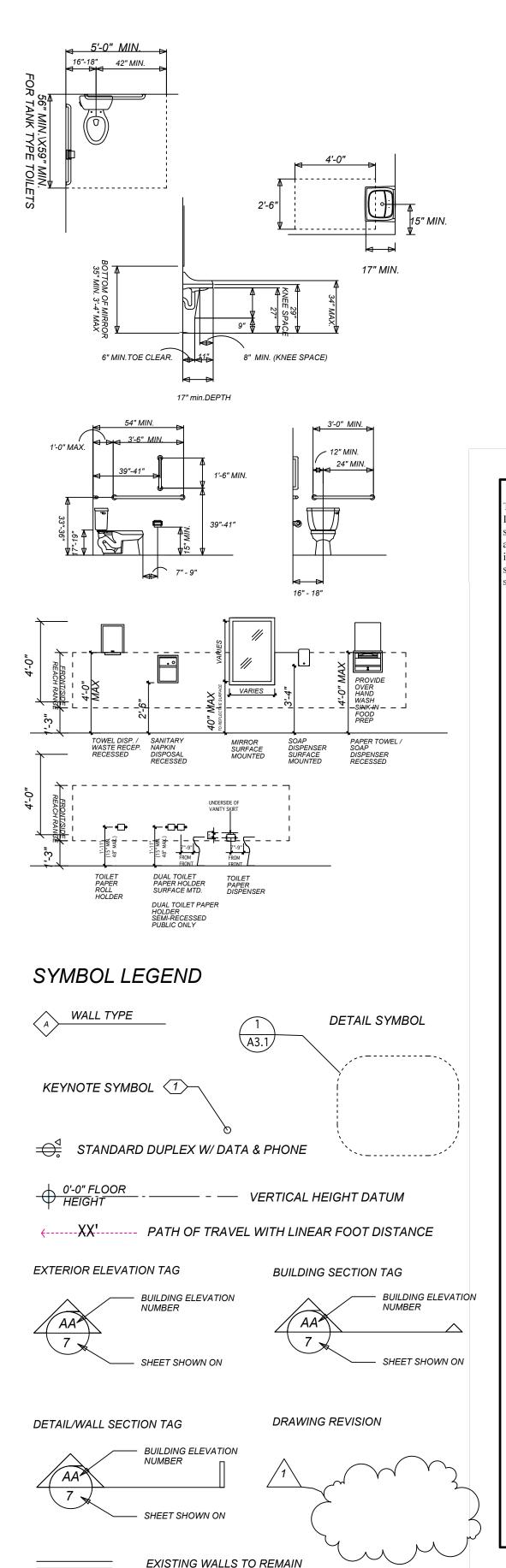
PROCEEDING WITHOUT CONSULTATION FROM OWNER AND ARCHITECT MAY RESULT IN A COMPLETE RE-DO AT GC'S OR SUB'S EXPENSE. - ANY WORK THAT DEVIATES FROM THESE PLANS WITHOUT CONSULTATION FROM OWNER AND ARCHITECT MAY RESULT IN A COMPLETE RE-DO AT GC'S OR SUB'S

- 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

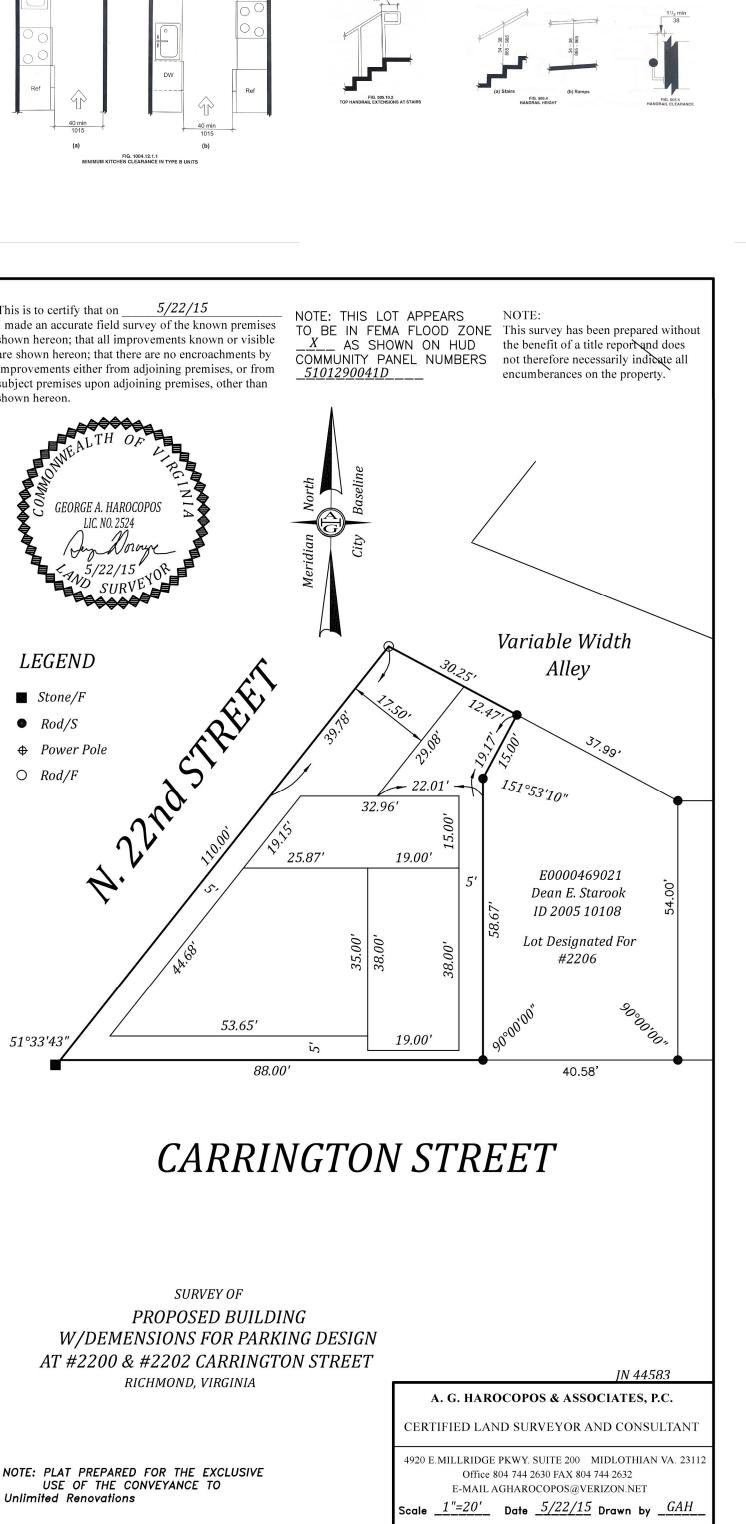


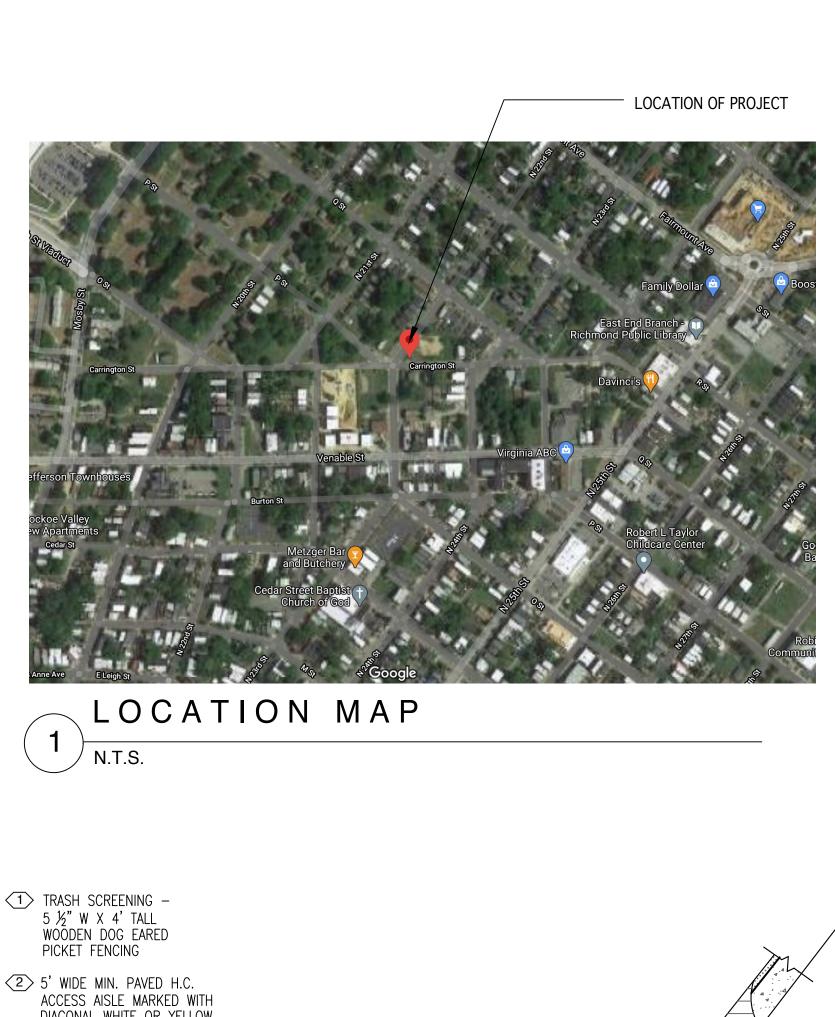
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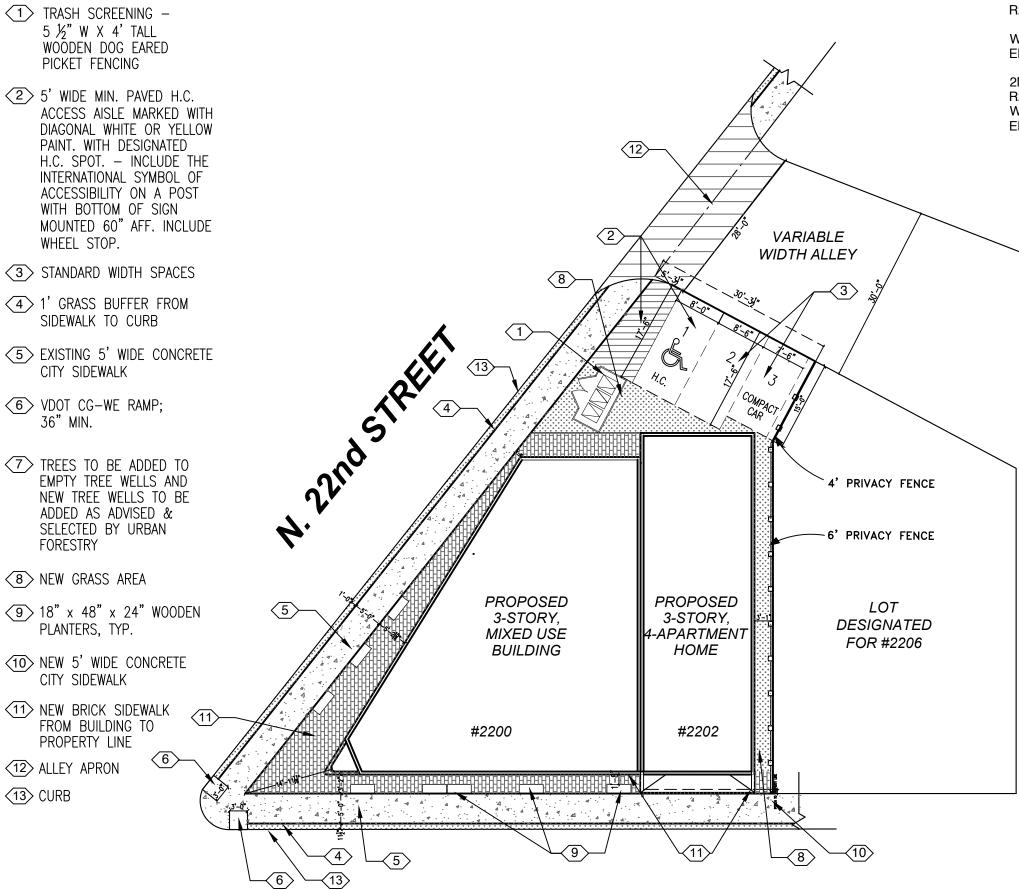


EXISTING WALLS TO REMOVE

NEW WALLS







AMENITIES PLAN

1/16 = 1'- 0"

CARRINGTON STREET

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

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

2202 CARRINGTON: USE GROUP: PROPOSED: R2 - MULTI-FAMILY CONSTRUCTION TYPE:

FIRE PROTECTION: SPRINKLER THROUGHOUT

PROPOSED: VB

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)

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

CONTACT INFORMATION

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

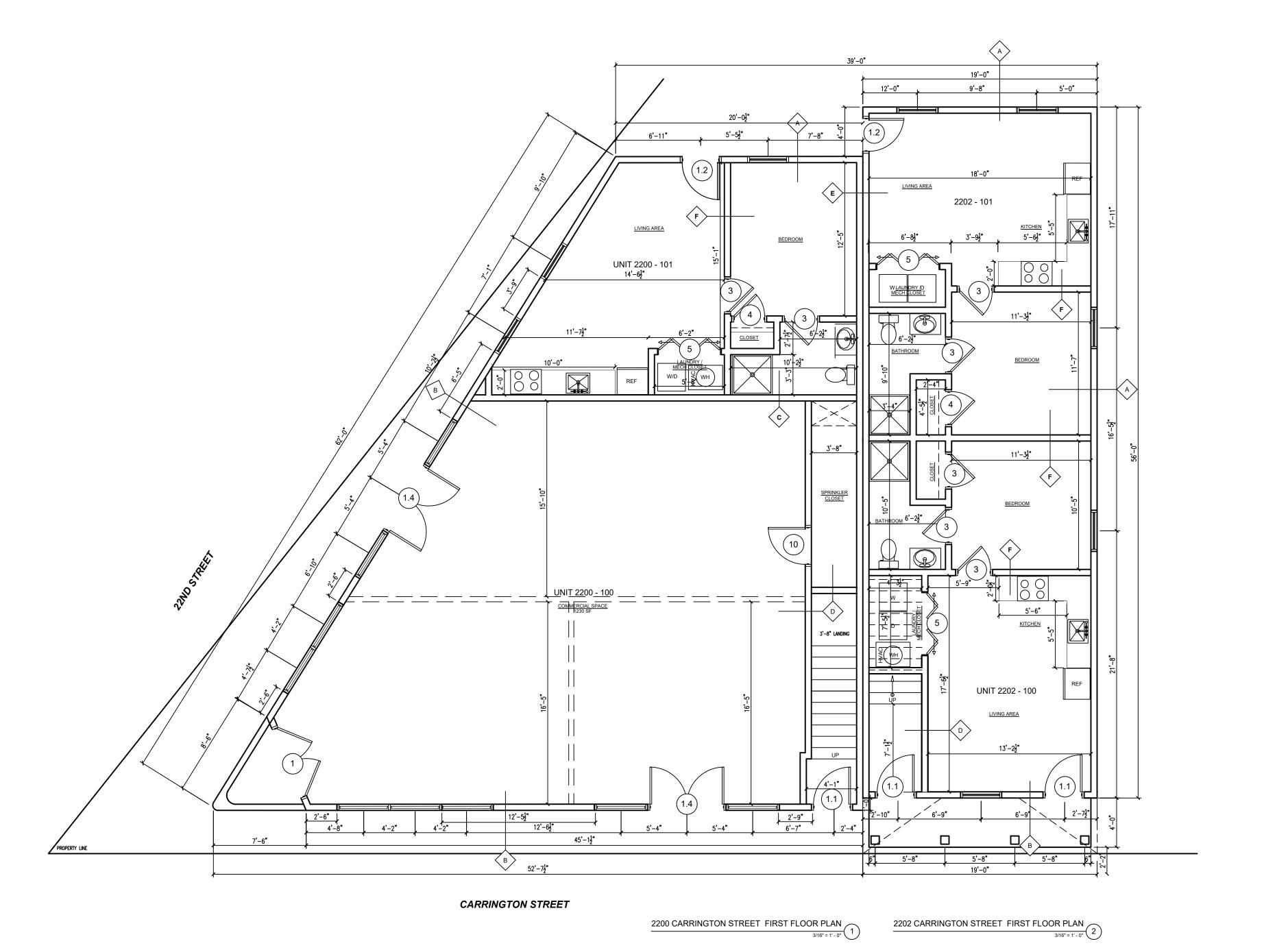
CONTRACTOR: UNLIMITED RENOVATIONS

804.212.9024

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

OWNER JONES

MICHAEL PELLIS ARCH MECTURE REVISIONS



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 \langle $_{
 m B}
 angle$ 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

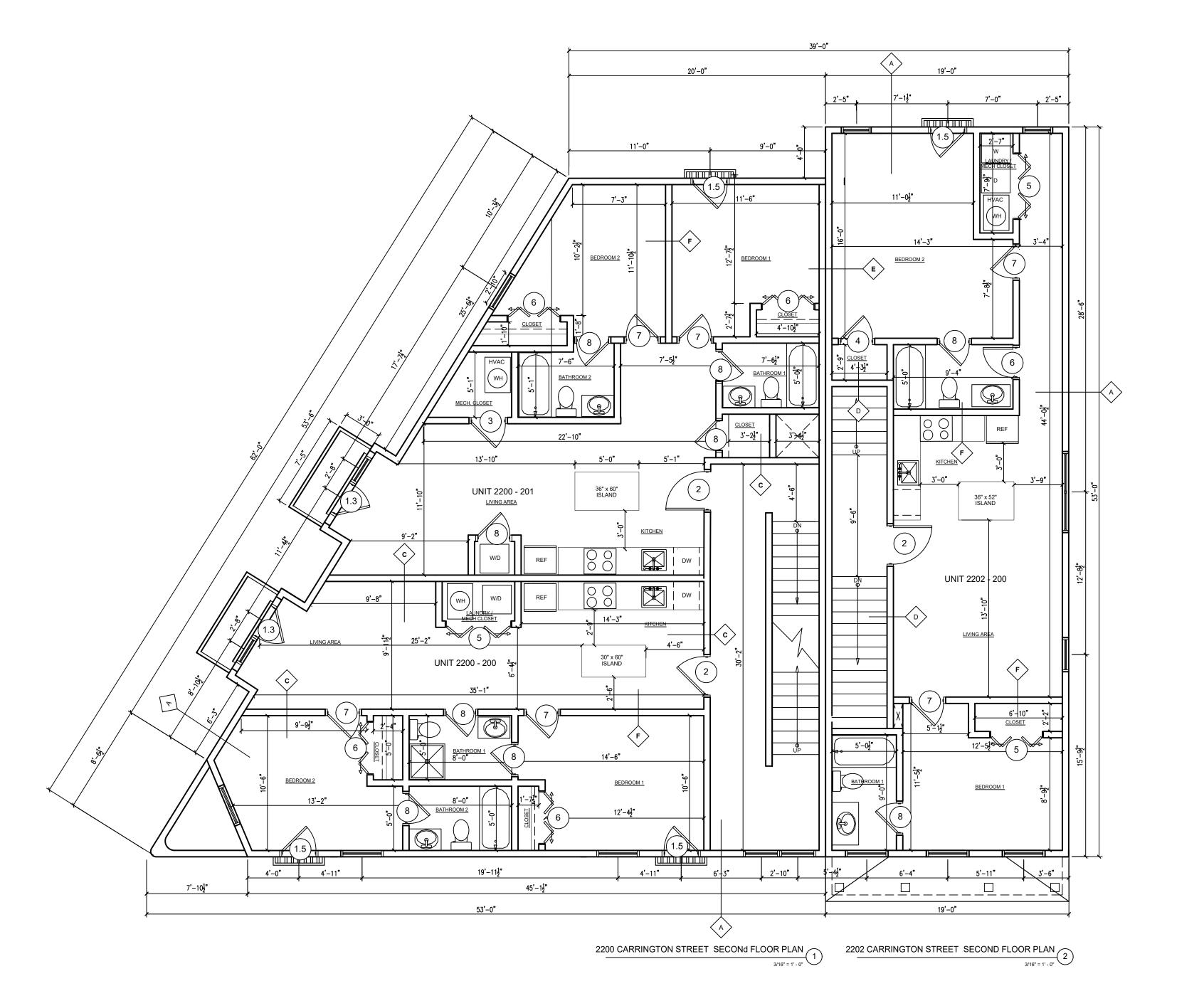
ALL INTERIOR DOORS TO BE MASONITE SOLID CORE 2-PANEL, PRE-HUNG

ALL HARDWARE - BRUSHED NICKEL FINISH. GRADE 2

PASSAGE HARDWARE TYPICAL EXCEPT PRIVACY LOCKSETS FOR ALL BEDROOMS AND BATHROOMS

LEVER HARDWARE NOT REQUIRED ON 2ND FLOOR

00 OWNER: MICHAEL PELLIS ARCH ECTURE 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.
- 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

- 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
- 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 ERAME OF OSER AND
- 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
- 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

PASSAGE HARDWARE TYPICAL EXCEPT PRIVACY LOCKSETS FOR ALL BEDROOMS AND BATHROOMS LEVER HARDWARE NOT REQUIRED ON 2ND FLOOR

4) 2202 CARRINGTON STREET, RICHMOND VIRGIN

> OWNER: JONES CORNER

00

MICHAEL PELLIS ARCH MECTURE

DEVISION:

REVISIONS

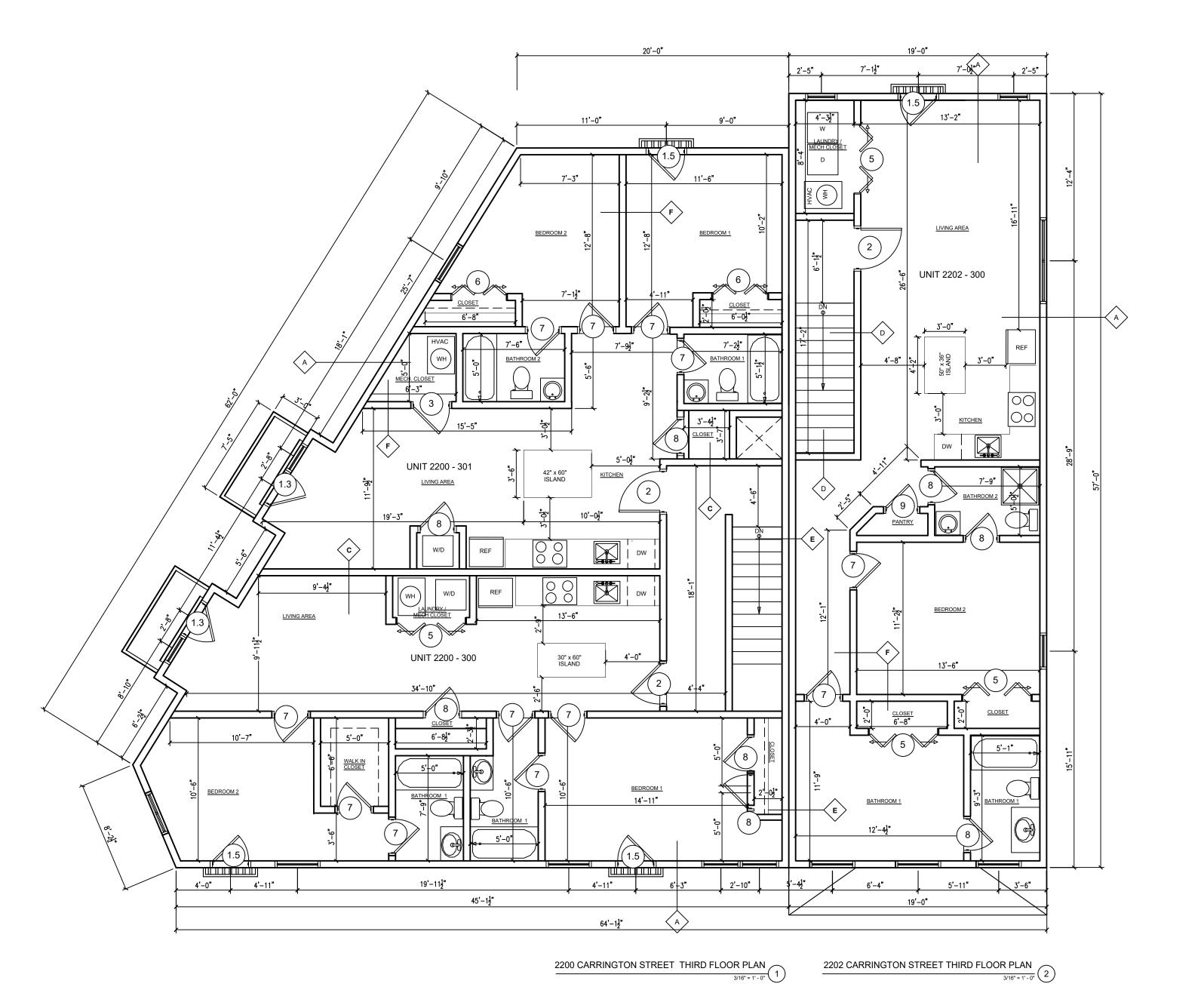
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N / A

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A1.1



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.

(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"

RESILIENT CHANNEL ONE SIDE ONLY.

1 HR. STAIRWELL SUPPORT WALLS PER UL311. 2 X 4STUDS @ (D) 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.

ONLY OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS. W/ AN ⟨E⟩ 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.

1. BEDROOM WINDOWS TO MEET EMERGENCY AND RESCUE PER **SECTION 1030**

DOOR KEY NOTES

- 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, 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
- 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
- PAIR OF 2/6 x 6/8 BIFOLD DOOR AND FRAME
- 2/6 x 6/8 INTERIOR DOOR AND FRAME WITH
- 2/4 x 6/8 INTERIOR DOOR AND FRAME WITH
- 2/0 x 6/8 INTERIOR DOOR AND FRAME

ALL ENTRY DOORS TO BE FIRE RATED

PASSAGE HARDWARE TYPICAL EXCEPT PRIVACY LOCKSETS FOR ALL BEDROOMS AND BATHROOMS

TYPICAL EXTERIOR WALL WITH BRICK - BRICK VENEER WITH 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

2HR. SEPARATION WALLS - 5/8" TYPE 'X' GYP. FINISH SIDE

NOTES:

2. ALL OTHER WALLS NOT NOTED TO BE TYP, TYPE F

- 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD,

- 2/6 x 6/8 INTERIOR DOOR AND FRAME
- PAIR OF 2/0 x 6/8 BIFOLD DOOR AND FRAME
- PRIVACY LOCK
- PRIVACY LOCK
- 3/0 x 6/8 45 MIN. METAL DOOR AND FRAME WITH STORAGE LOCKET, CLOSER AND SMOKE SEALS

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

ALL HARDWARE - BRUSHED NICKEL FINISH. GRADE

LEVER HARDWARE NOT REQUIRED ON 2ND FLOOR

REVISIONS

N/A

N/A

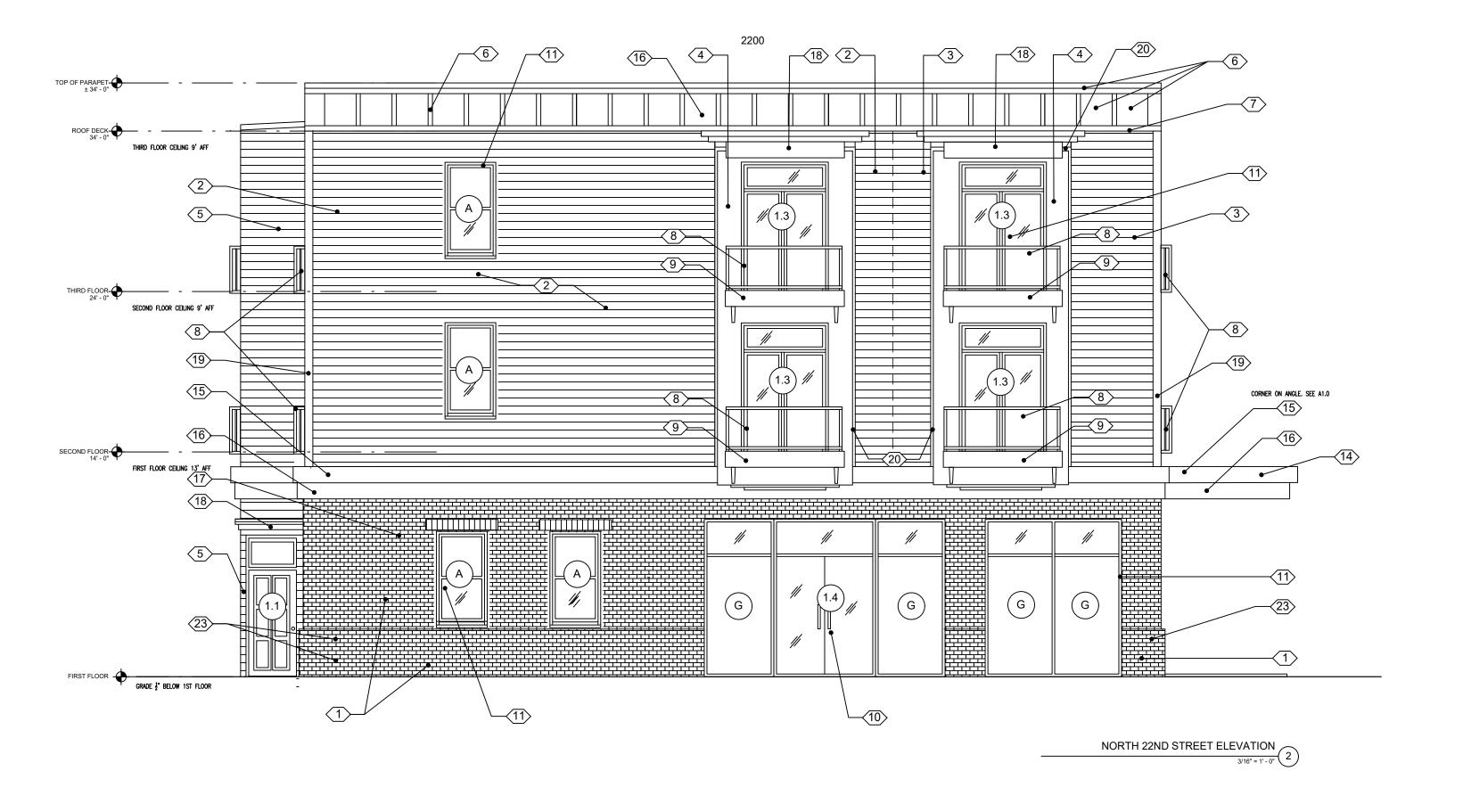
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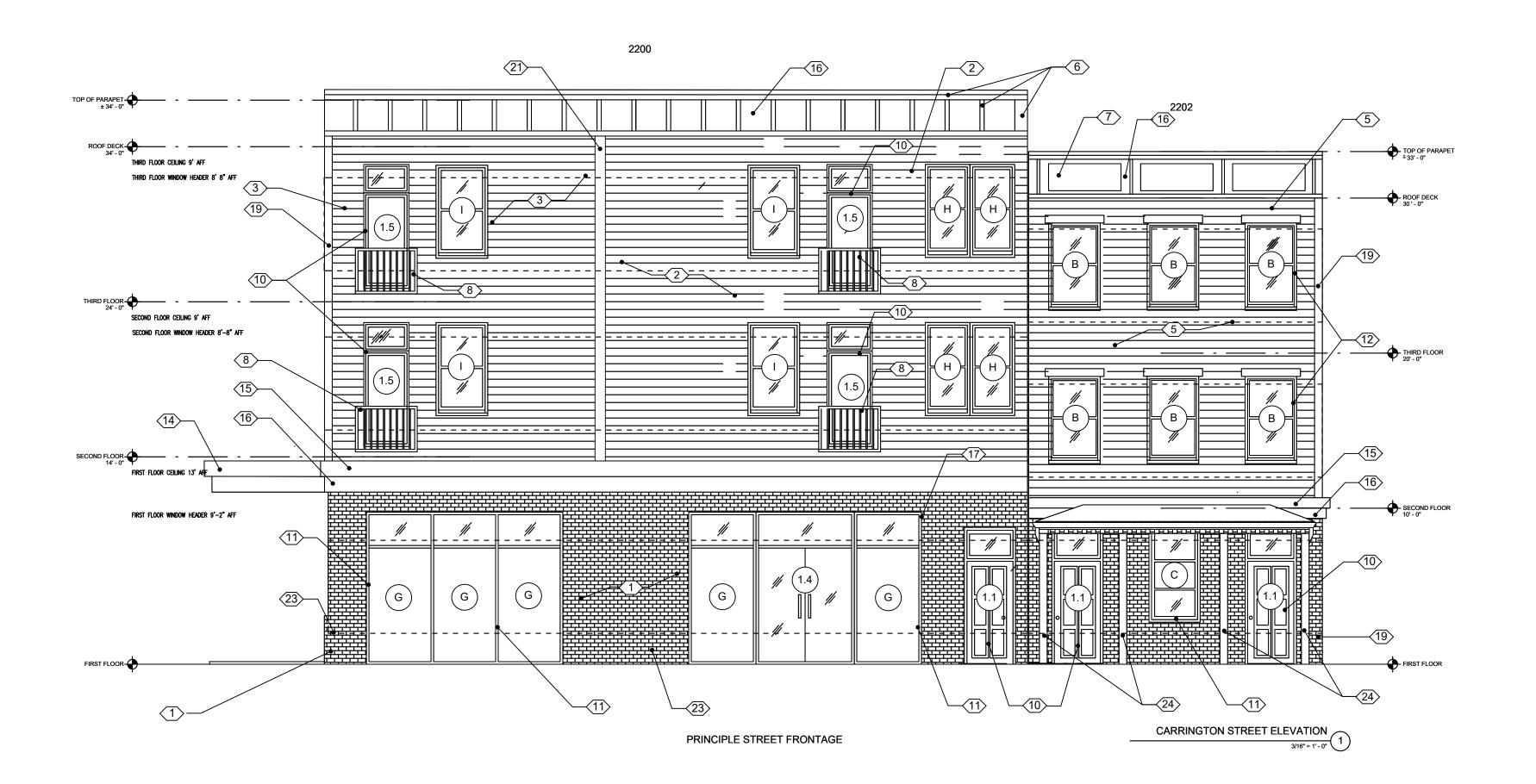
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CT:

OWNER: JONES

MICHAEL PELLIS ARCHMECTURE





EXTERIOR FINISHES

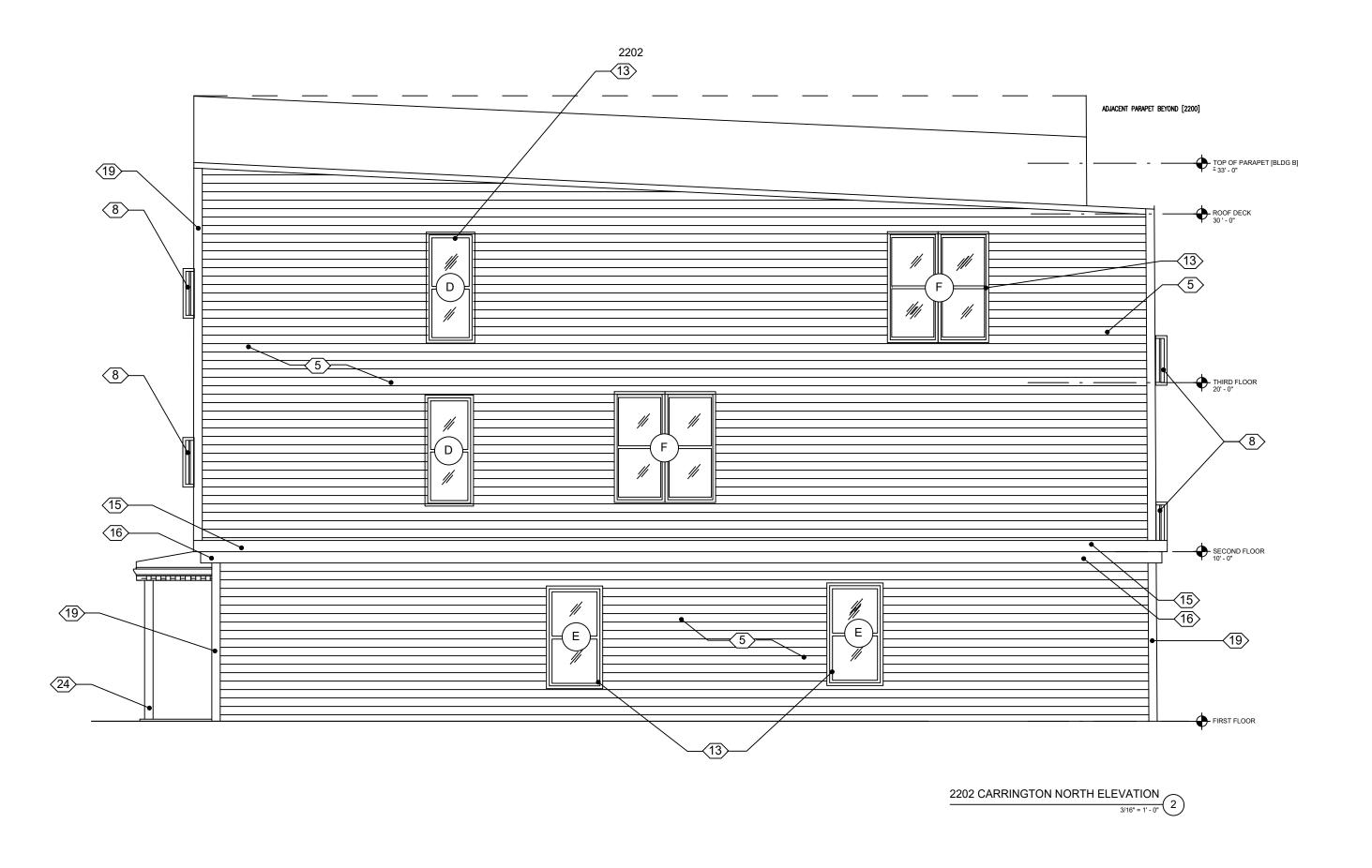
- 1 BRICK ROW LOCK TO BE PAINTED A COMPLIMENTARY COLOR, ROANOKE GRAY GROUT
- 2 HARDIEPLANK LAP SIDING, COLOR "EVENING BLUE" HS1986
- 3 HARDIEPLANK LAP SIDING, COLOR "GRAY SLATE" HS1991
- 4 SMOOTH HARDIEPLANK PANELS, COLOR WHITE
- 5 HARDYPLANK SIDING, COLOR: LIGHT MIST HS1993
- 6 CORNICE AND 18" X 22" 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
- PATIO & ENTRY DOORS LIGHT GREY WITH BLACK HARDWARE.

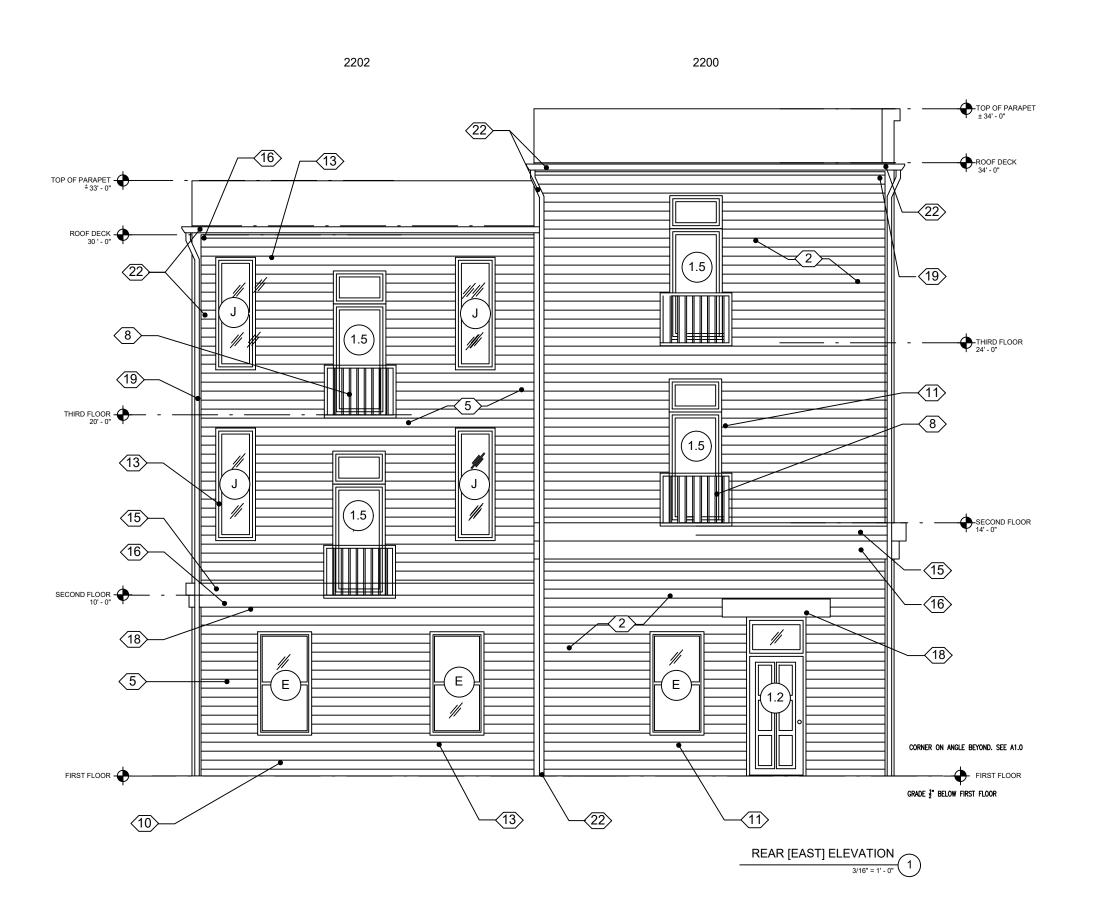
 JAMB AND TRIM TO REMAIN PVC WHITE
- 11 WINDOWS BLACK ALUMINUM WITH BLACK BRICK MOLDING
- (12) WINDOWS COTTAGE RED WITH BRICK MOLDING
- **√13 WINDOWS WHITE, TYP.**
- (14) COPPER ROOFING
- **15** SHADOW TRIM
- 16 FRIEZE BOARD
- 17 FLEMISH BOND SOLDIER COURSE
- 18 FRAMED WHITE TPO ROOF W/ DARK DRIP EDGE, 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 5'6"
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'3"
- 3'0" X 6'0" PICTURE WINDOW
- VINYL DOUBLE-HUNG WINDOW, 2'6" 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 5'6"
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'6"
- VINYL DOUBLE-HUNG WINDOW, 2'0" X 6'3"
- 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
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- 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

PROJECT: OWNER: MICHAEL PELLIS ARCH ECTURE REVISIONS N/A





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

9 PORCH WRAPPED WITH 12" PVC WITH DARK DRIP CAP

- 8 BLACK SQUARE STOCK ALUMINUM RAILINGS
- 10 PATIO & ENTRY DOORS LIGHT GREY WITH BLACK HARDWARE.
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- 11 WINDOWS BLACK ALUMINUM WITH BLACK BRICK MOLDING
- (12) WINDOWS COTTAGE RED WITH BRICK MOLDING
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- (14) COPPER ROOFING
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- 18 FRAMED WHITE TPO ROOF W/ DARK DRIP EDGE, 45 DEGREE BLACK METAL SUPPORT BRACKETS
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- 23 3' TALL 2" DEEP KNEE WALL
- 24> 8" SQUARE COLUMNS; WHITE

DOOR & WINDOW KEY NOTES

- VINYL DOUBLE-HUNG WINDOW, 2'10" X 5'6"
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'3"
- 3'0" X 6'0" PICTURE WINDOW
- VINYL DOUBLE-HUNG WINDOW, 2'6" 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 5'6"
- VINYL DOUBLE-HUNG WINDOW, 3'0" X 5'6"
- VINYL DOUBLE-HUNG WINDOW, 2'0" X 6'3"
- 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 12" TRANSOM, CLOSER, ENTRY LOCKSET

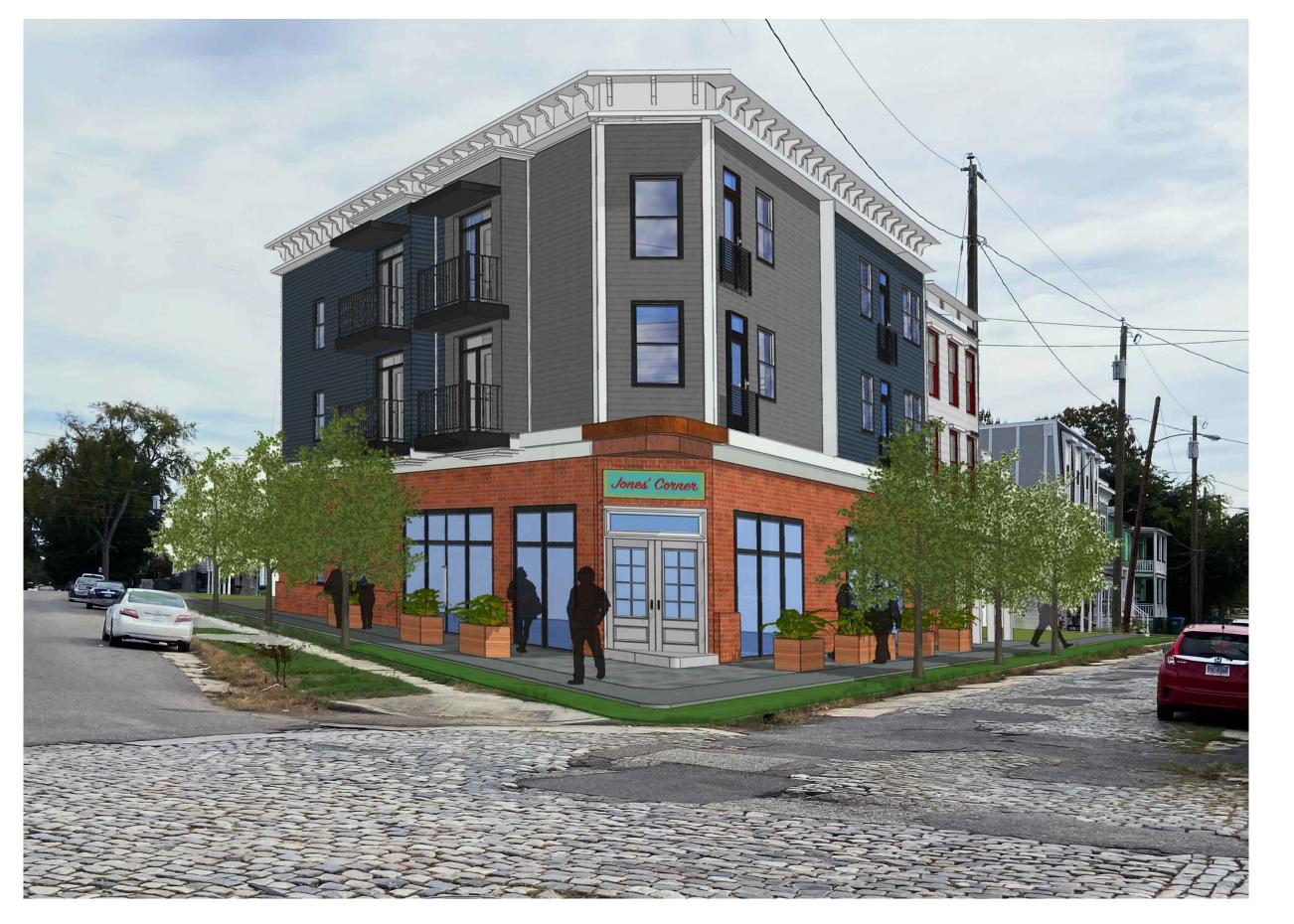
NSTRUCTION PROJECT: OWNER: MICHAEL PELLIS ARCHMECTURE REVISIONS N/A N/A







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
- 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
- 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

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- $3/0 \times 6/8$ 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

OWNER: AND RENDERINGS VIEWS REVISIONS N/A N/A