

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CODES OUTLINED IN THE SCHEDULING CODE DATA* SECTION ON THE COVER SHEET AND INCLUDING THE AIA A201 GENERAL CONDITIONS (LATEST EDITION);

- ALL DIMENSIONS SHALL BE FIELD VERIFIED AGAINST THE EXISTING CONDITIONS. PROCEEDING WITHOUT CONSULTATION FROM OWNER AND ARCHITECT MAY RESULT IN A RE-DO OF THE WORK AT GC'S OR SUBS' 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 EXPENSE.

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

FOR 30 INCH TYPE TOILETS

5'-0" MIN.

16"-18" 42" MIN.

30 INCH TYPE TOILET

17" MIN.

4'-0"

2'-6"

5" MIN.

3" MAX.

2'-0"

2'-0"

9"

6" MIN. TOE CLEAR.

8" MIN. (KNEE SPACE)

17" MIN. DEPTH

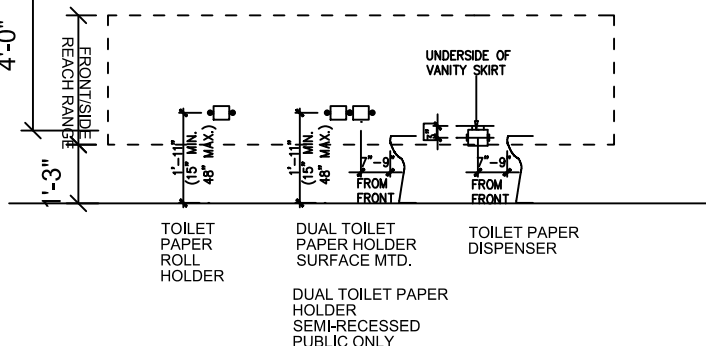
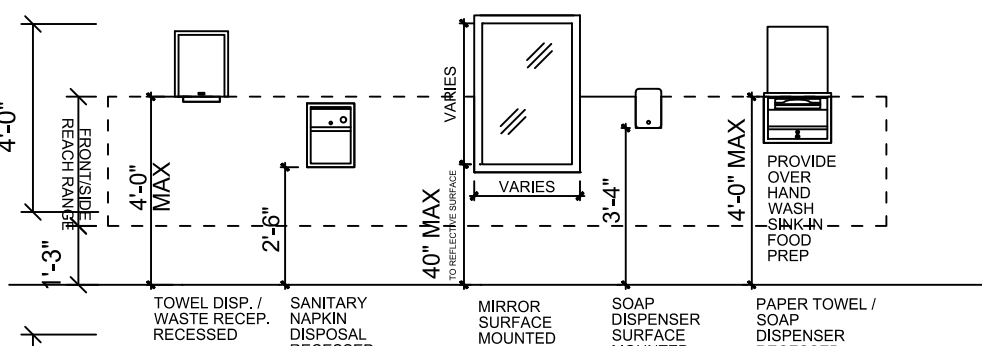
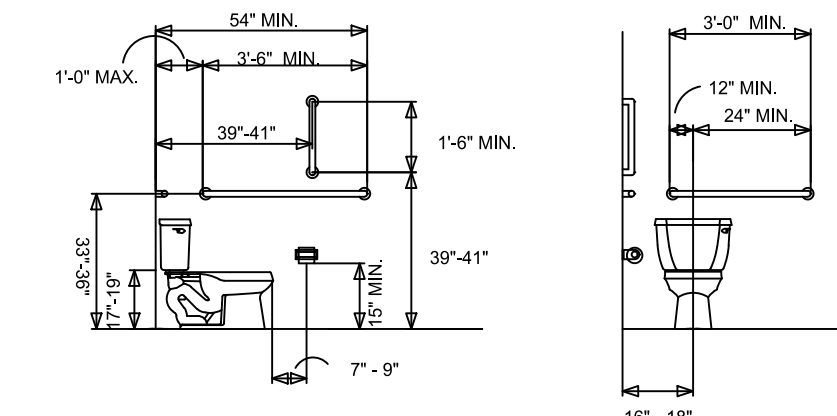


Figure 1: Standard Symbols and Abbreviations

WALL TYPE

DETAIL SYMBOL

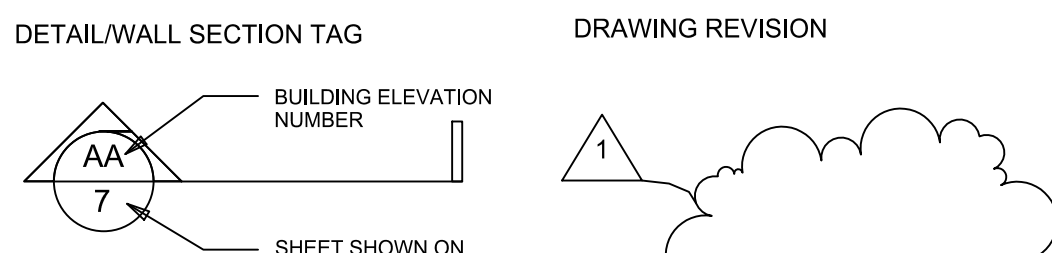
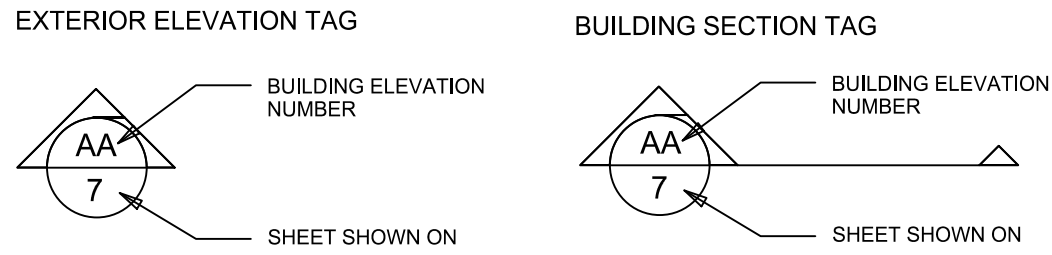
KEYNOTE SYMBOL

STANDARD DUPLEX W/ DATA & PHONE

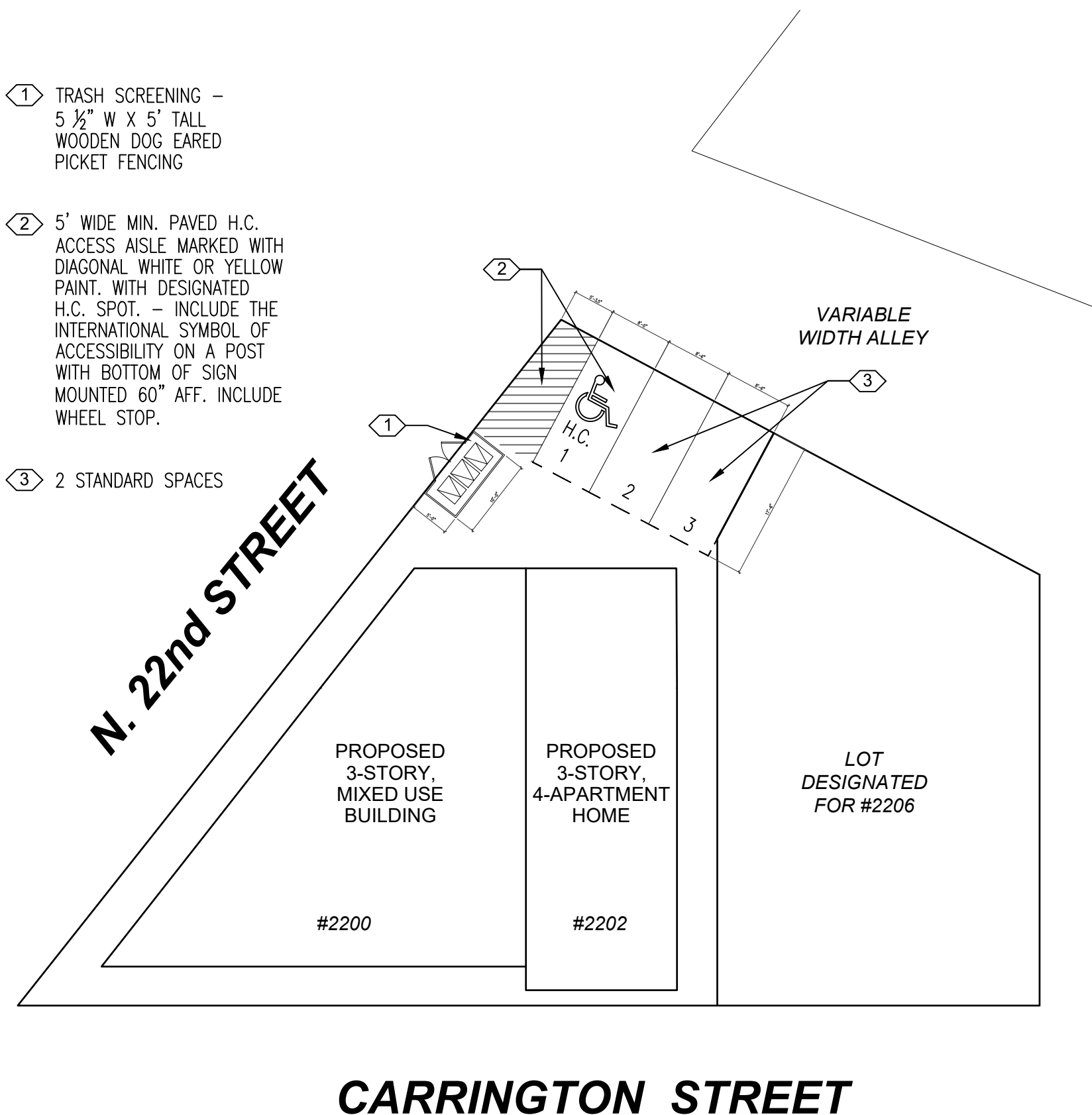
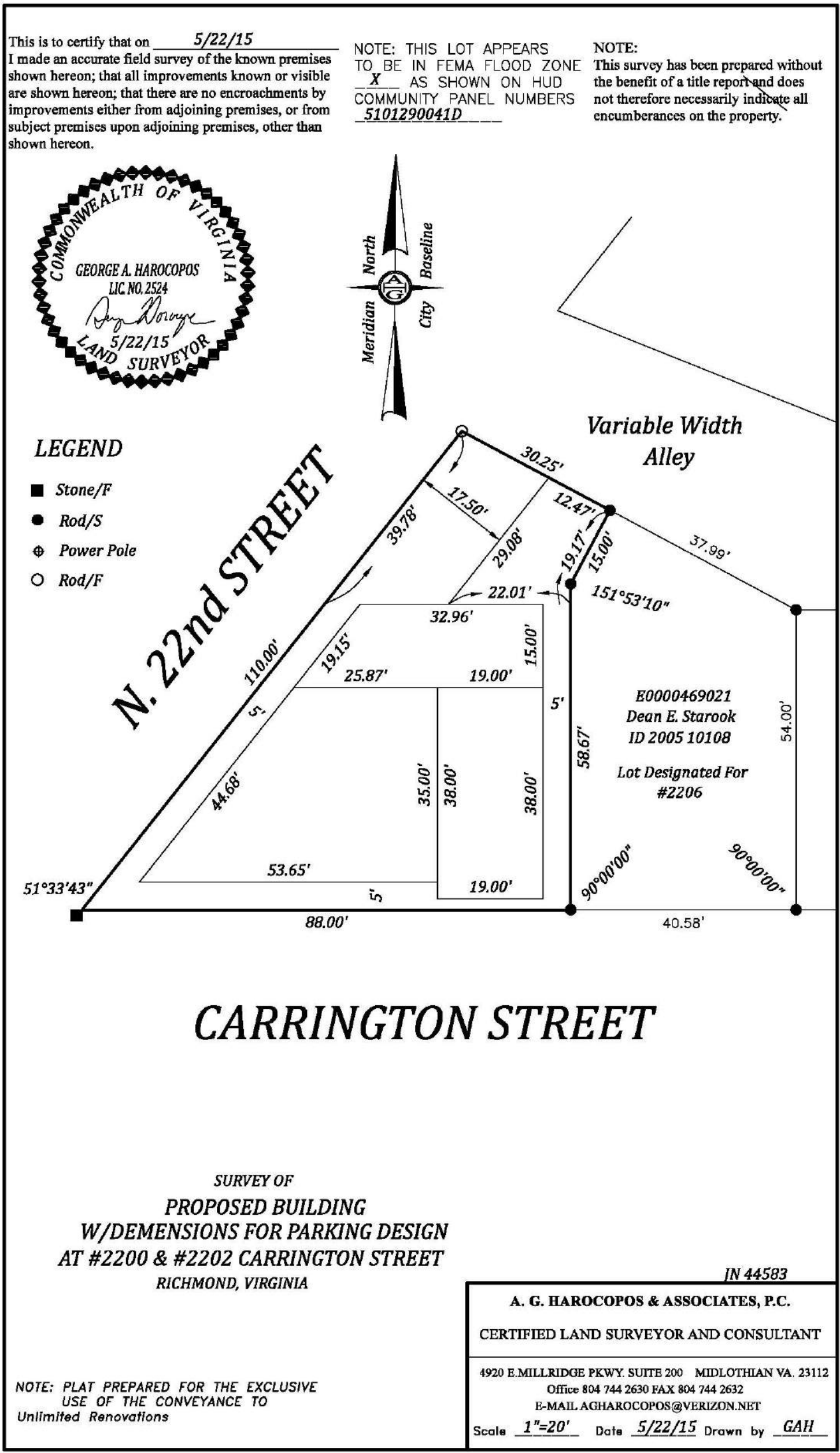
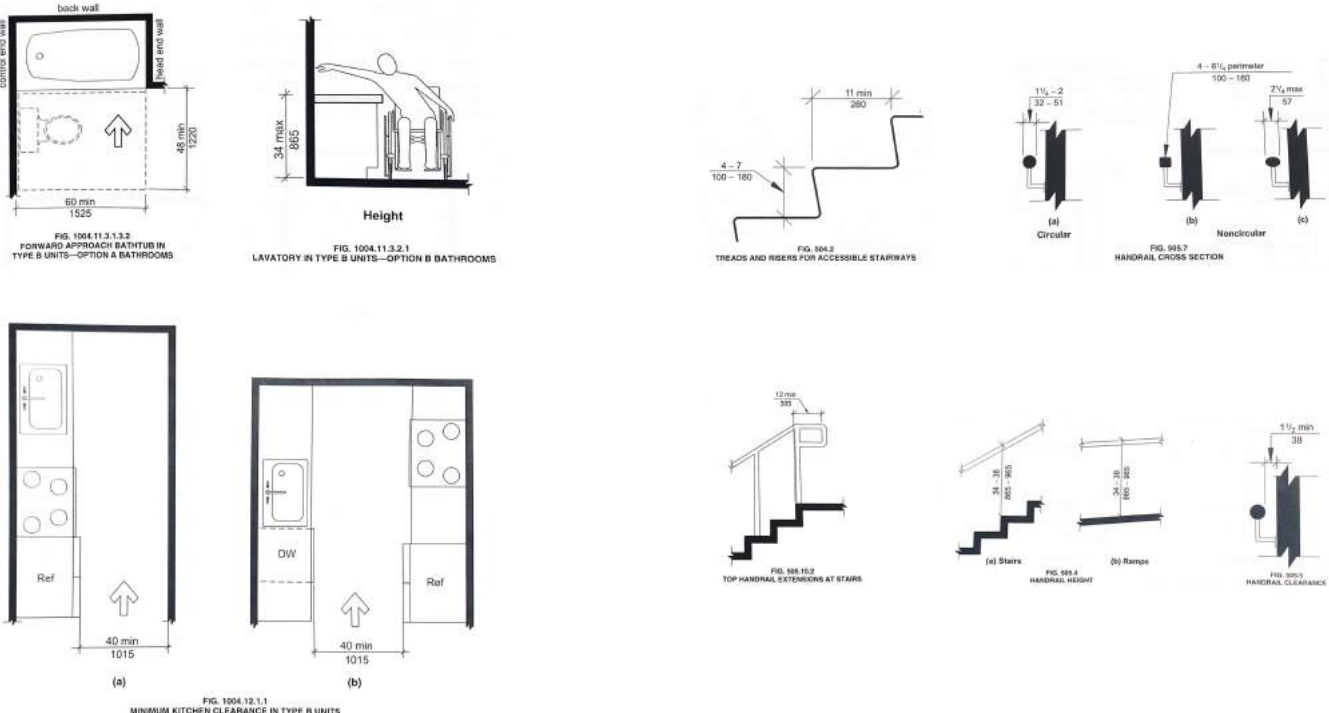
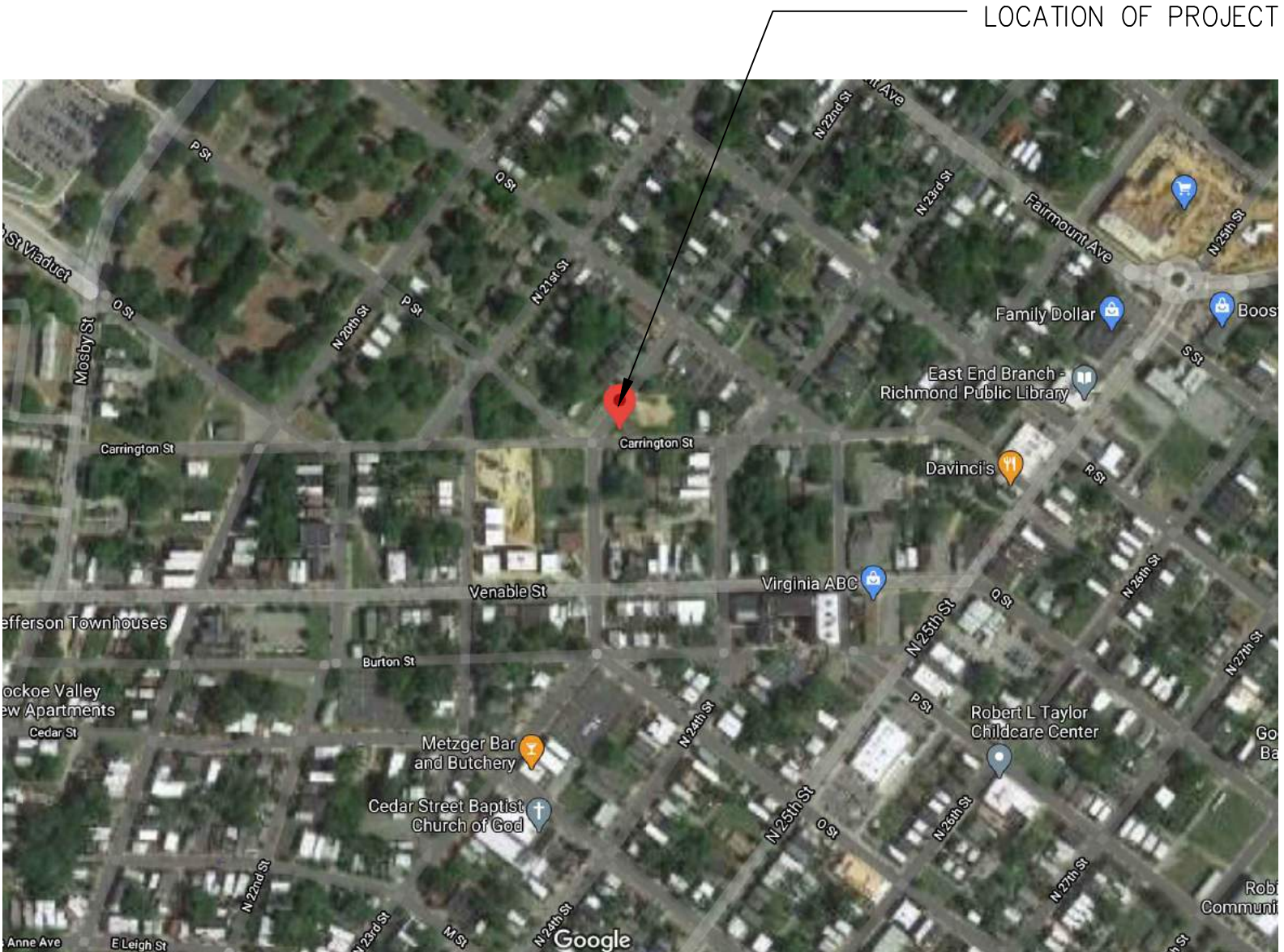
0'-0" FLOOR HEIGHT

VERTICAL HEIGHT DATUM

PATH OF TRAVEL WITH LINEAR FOOT DISTANCE



NEW CONSTRUCTION
2200 - 2202 CARRINGTON AVENUE
RICHMOND, VIRGINIA


$$1/16 = 1' - 0''$$


N.T.S.

1HR. STAIRWELL WALLS PER UL311

ALLOWABLE: 2,805 SF

EGRESS TRAVEL LENGTH:
1ST FLOOR USE GROUP: M W/ SPRINKLER SYSTEM - MAX. 200'
2ND FLOOR USE GROUP: R-2 MAX. 4 UNITS W/ SPRINKLER SYS
TABLE 1006.3.2(1)

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

OWNER:
UNLIMITED RESTORATIONS
615 ALBEMARLE STREET
RICHMOND, VIRGINIA 23220
CONTACT: BRYAN TRAYLOR
BRYANTRAYLOR@GMAIL.COM
804.399.7495

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

ELEVATIONS

N/A

N/A

N/A

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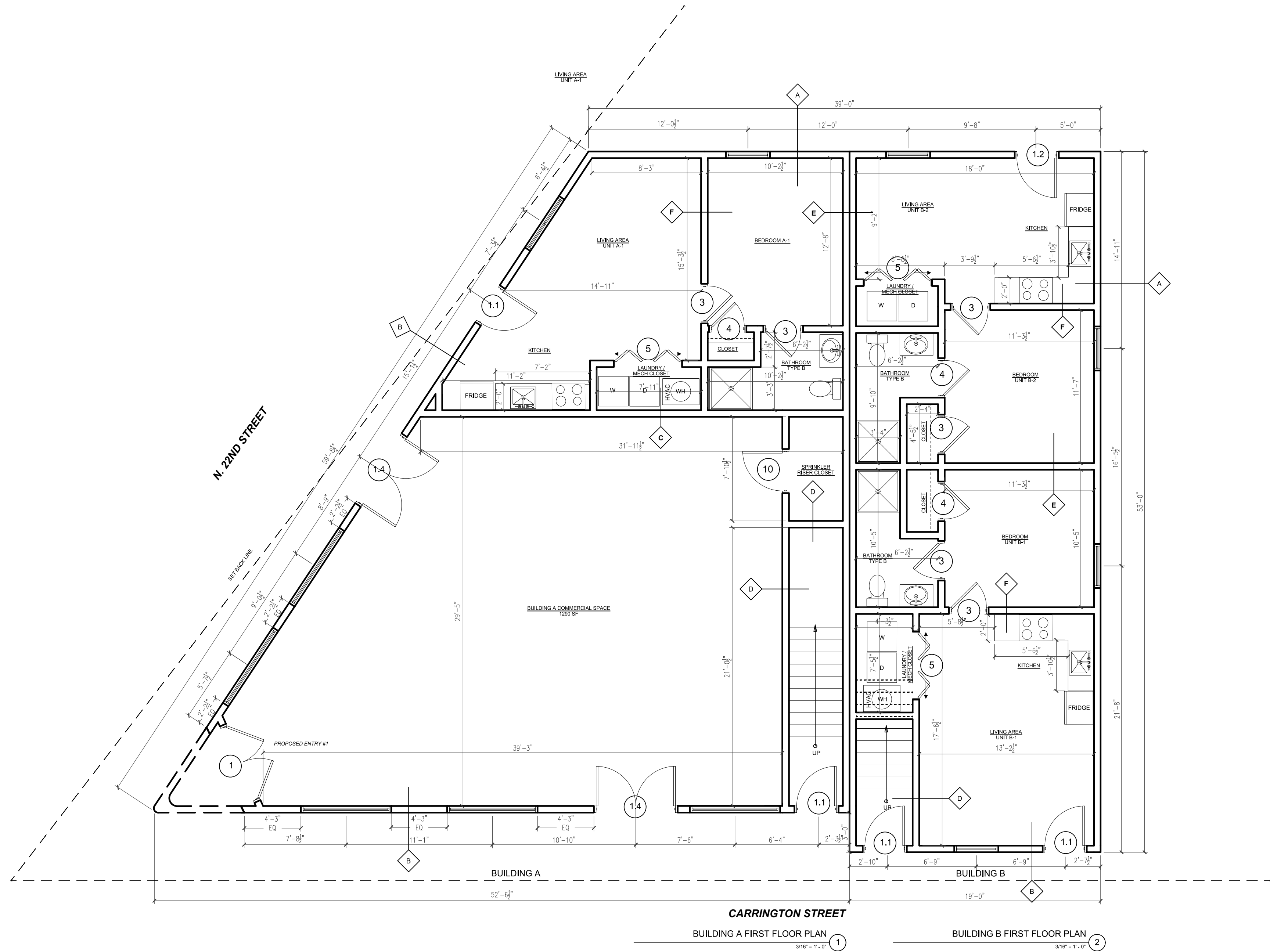
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DATE NOVEMBER 24, 2020

OWNER:
BRIAN TRAYLOR

MICHAEL PELLIS ARCHITECTURE
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CS



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:

- BEDROOM WINDOWS TO MEET EMERGENCY AND RESCUE PER SECTION 1030
- 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 W/ PANIC HARDWARE
- 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- 3/0 x 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 7/0 FULL LIGHT COMMERCIAL DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET WITH PANIC HARDWARE
- 3/0 INTERIOR DOOR AND FRAME, CLOSER AND SMOKE SEALS - 60 MIN., ENTRY LOCKSET
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- 2/6 x 6/8 INTERIOR DOOR AND FRAME
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- 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 FLOOR

PROJECT: NEW CONSTRUCTION

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER: BRYAN TRAYLOR

615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

FIRST FLOOR PLANS

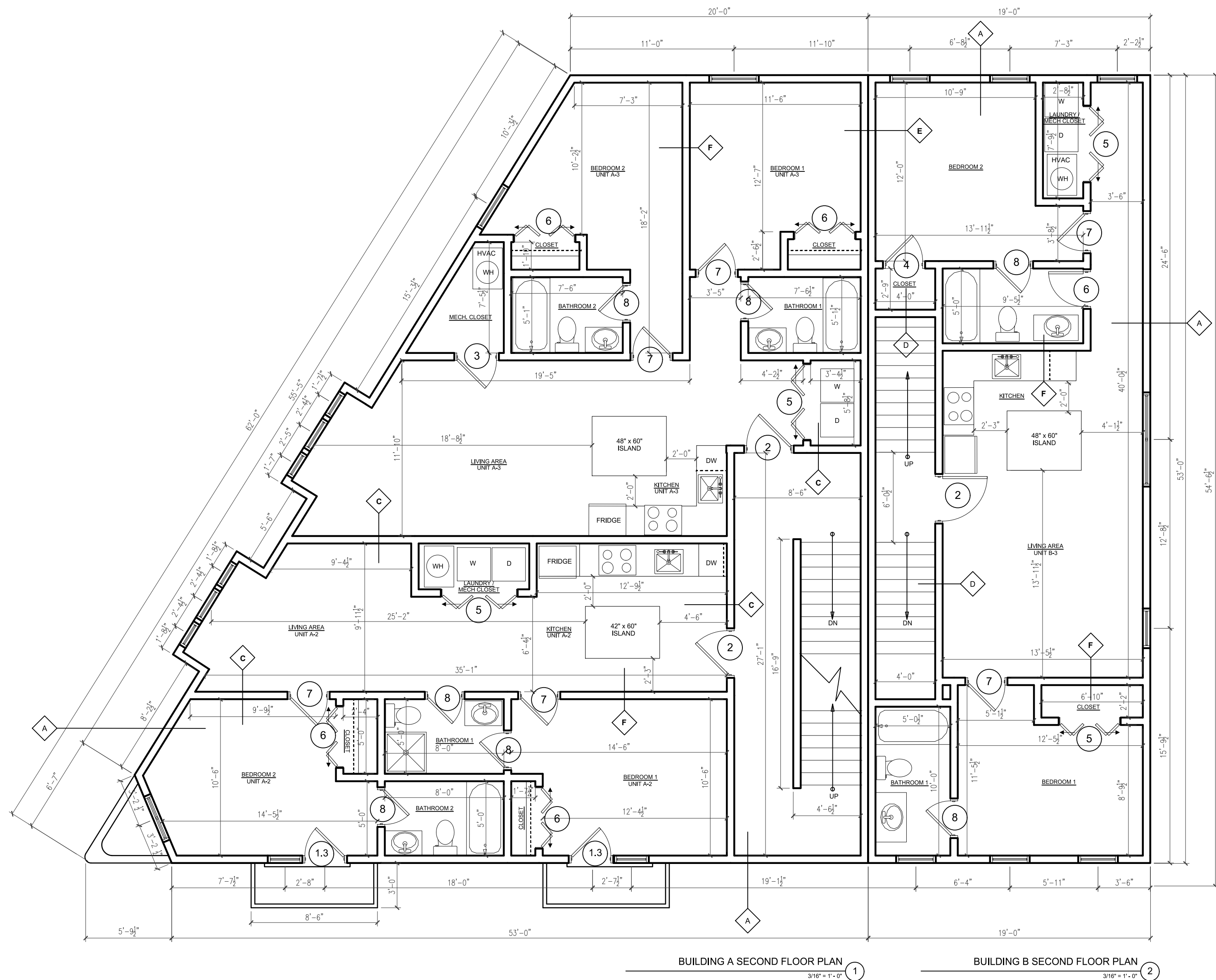
REVISIONS

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

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DATE NOVEMBER 24, 2020

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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.
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- 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:

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

DOOR KEY NOTES

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- 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 7/0 FULL LIGHT COMMERCIAL DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET WITH PANIC HARDWARE
- 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
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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

PROJECT:

NEW CONSTRUCTION

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER:
BRYAN TRAYLOR

SECOND FLOOR PLANS

REVISIONS

N / A

N / A

N / A

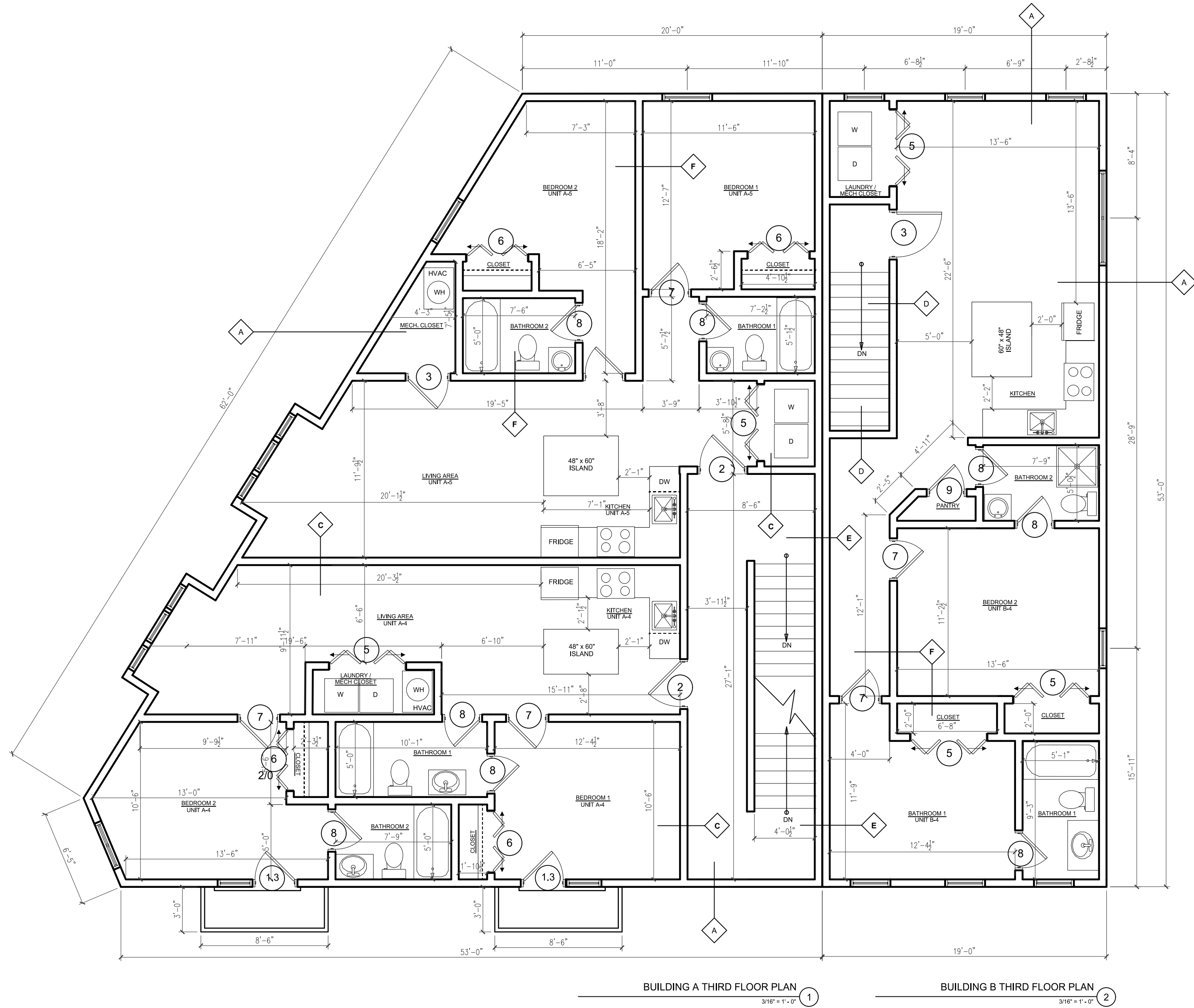
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N / A

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DATE
NOVEMBER 24, 2020

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WALL TYPES

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

PROJECT:

NEW CONSTRUCTION

OWNER:

BRYAN TRAYLOR

THIRD FLOOR PLANS

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

REVISIONS

N / A

N / A

N / A

N / A

N / A

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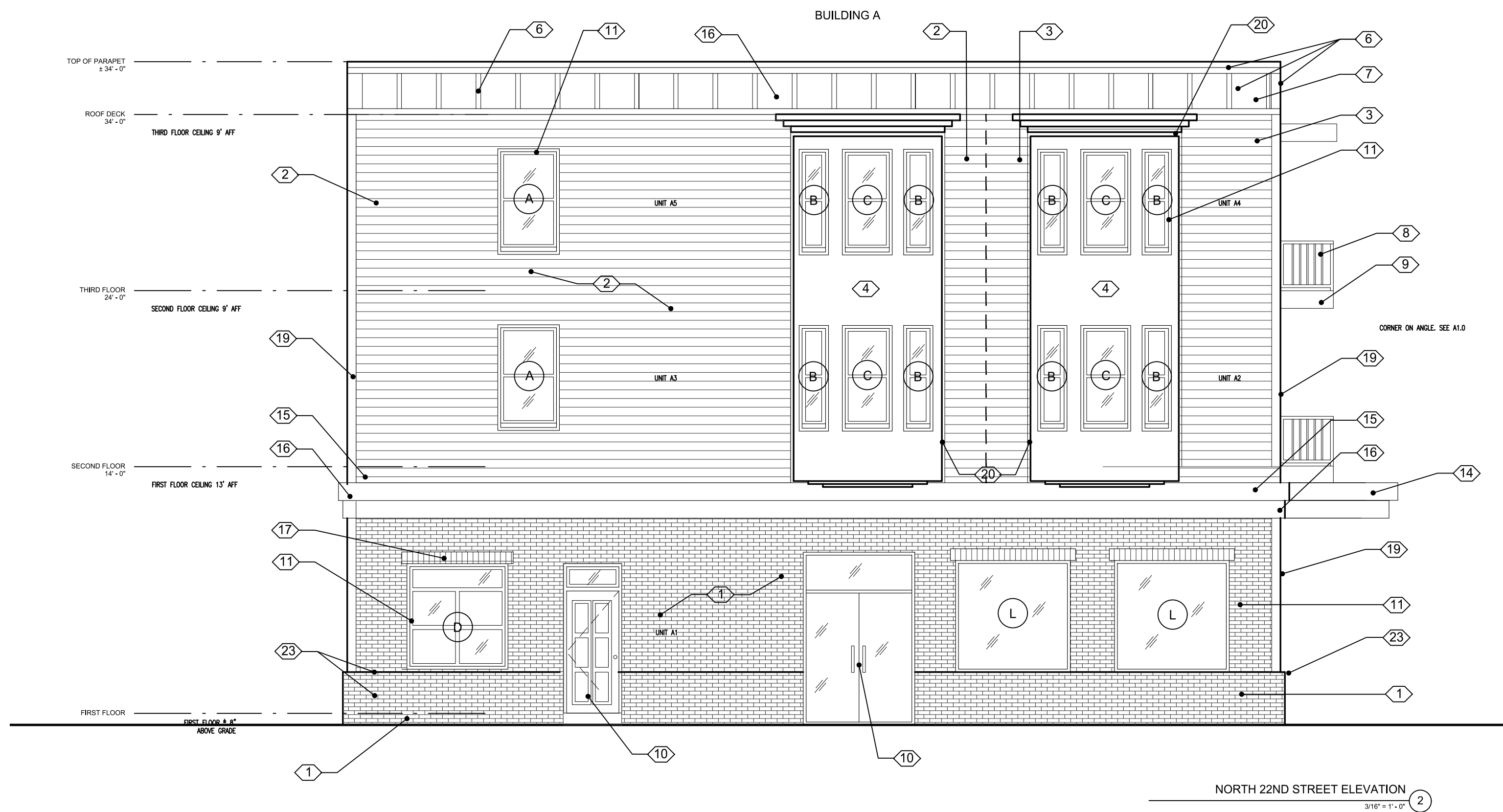
NOVEMBER 24, 2020

MICHAEL PELLIS ARCHITECTURE

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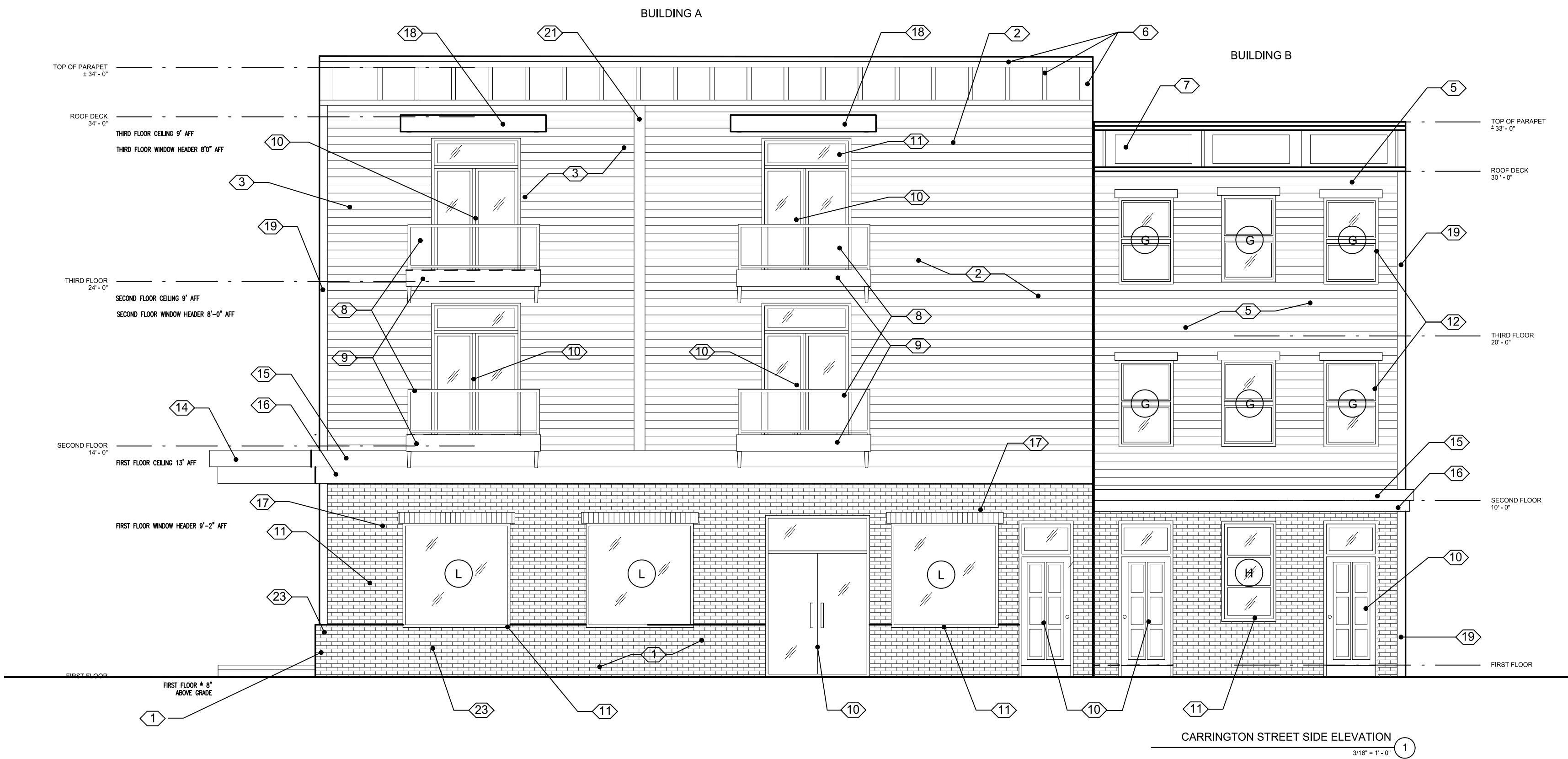
804.212.8024

michae@michaelpellis.com



EXTERIOR FINISHES

- 1 BARRINGER BRICK ROW LOCK, 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 1'0" PVC PRIVACY DIVIDER; WHITE
- 22 ALUMINUM GUTTER & DOWNSPOUT; WHITE
- 23 3' TALL 2" DEEP KNEE WALL



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 6'6" X 6'0" STOREFRONT WINDOW

PROJECT:

NEW CONSTRUCTION

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER:

BRIAN TRAYLOR

615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

ELEVATIONS

REVISIONS

N / A

N / A

N / A

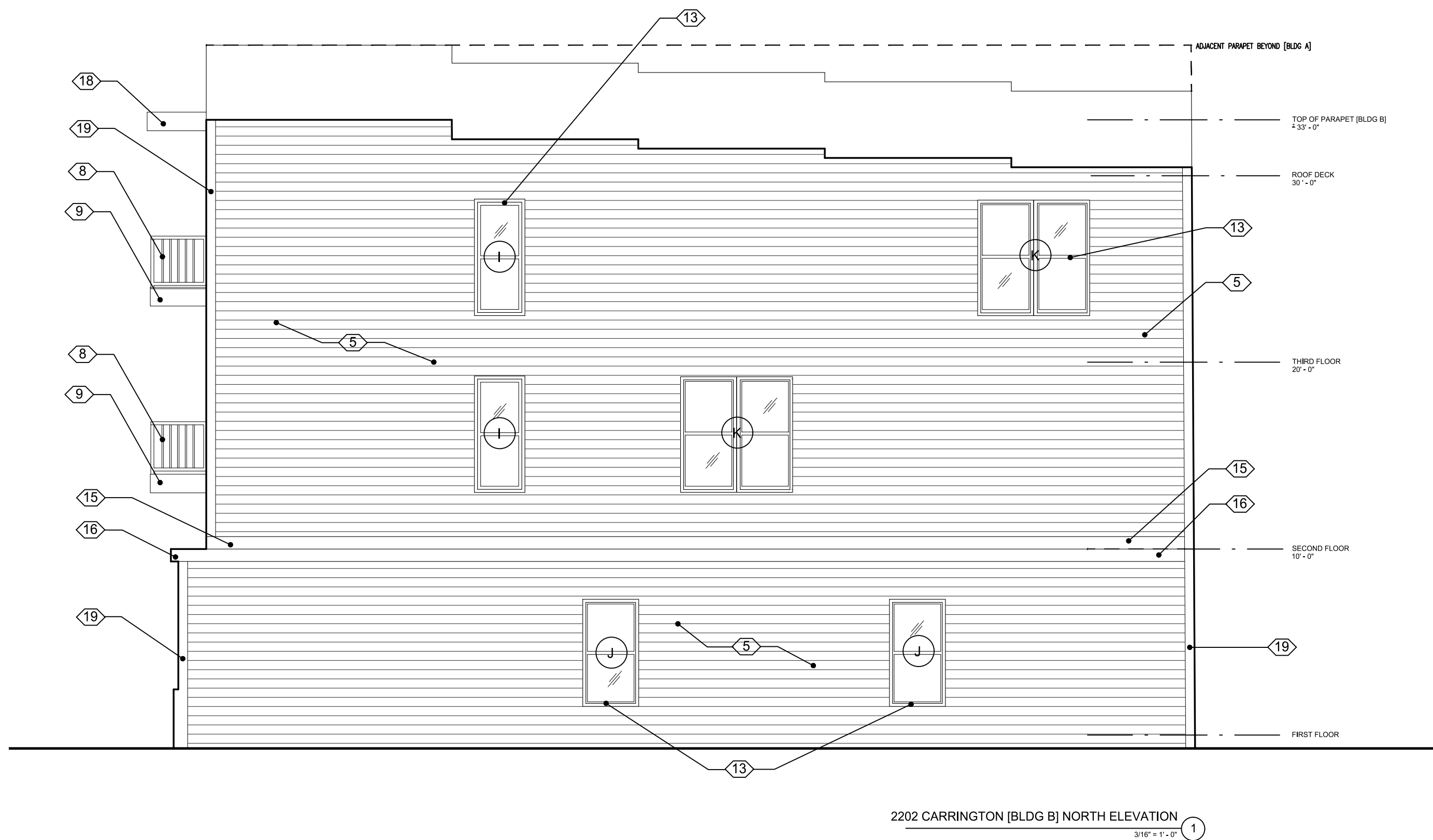
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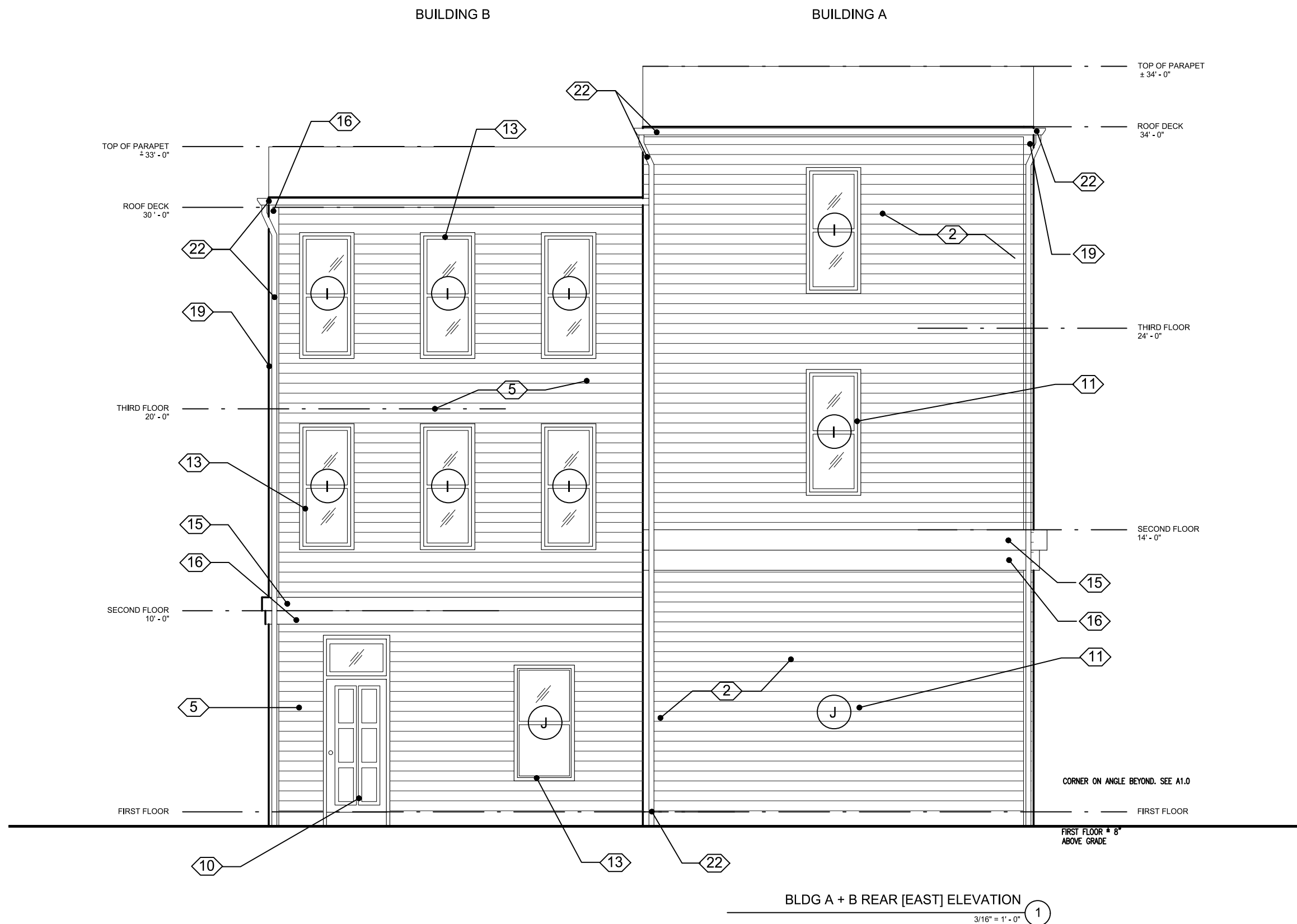


EXTERIOR FINISHES

- 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.
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NOTES:

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DOOR KEY NOTES

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PROJECT: NEW CONSTRUCTION

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER: BRIAN TRAYLOR

ELEVATIONS

REVISIONS

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

A2.1

DATE NOVEMBER 24, 2020

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