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PROGRESS
DRAWING



2 CRANFORD DRIVE ELEVATION
1/16" = 1'-0"



1 MAIN STREET ELEVATION
1/16" = 1'-0"

404 MAIN STREET
PINEVILLE, NC

Downtown Overlay District

- 10.1.1 Facade Materials**
The building is primarily masonry at the pedestrian level. Brick mortar will be light gray. Brick patterns are running bond with accents of stack and soldier courses. Upper floors include fibercement siding and panels as the primary materials for residential levels with accents of masonry.
- 10.1.2 Trim**
Trim is the primary facade material or fibercement typical.
- 10.2.1 General Form**
The design of architectural facades take inspiration from the downtown district and the existing character of downtown.
- 10.2.3 Colors**
Colors have been selected that are generally present or complementary to existing buildings on Main Street, and no garish or otherwise inappropriate colors have included.
- 10.2.4 Corporate Architecture**
No corporate architecture has been included.
- 10.2.5 Facade Length**
With the street facades being longer than 120 feet, the building has been designed to appear as a collection of smaller buildings, including varying parapet details and heights.
- 10.2.6 Minimum Window Area**
Each floor has been designed to comply with the minimum requirement for transparent windows.
- 10.2.7 Street Level Windows**
All windows at the street level are transparent to allow views into them.
- 10.2.8 Recessed Window Depth**
All first floor commercial (non-residential) windows include glass recessed 2 inches from the facade.

- 10.2.9 Blank Wall Area on Primary Facades**
Blank areas wider than 10 feet have not been included.
- 10.2.10 General Materials and Detail**
All building elements are proportionate, sturdy, and well detailed.
- 10.2.11 Elevations Etc. Required**
These elevations have been provided. Additional drawings may be provided if required.
- 10.2.12 Wood**
Any external wood will be painted or stained.
- 10.2.13 Shutters**
No shutters are included.
- 10.2.14 Front Doors**
Functional front doors have been provided for all commercial spaces and exterior entrances.
- 10.2.15 Canopy and Awnings**
All awnings and canopies are placed at the top of windows. Awnings will be fire resistant fabric and canopies will be metal. All awnings are self supporting as mounted to the building with no supports resting on sidewalks.
- 10.2.16 Roofing Material**
No roofing material is visible by pedestrians.
- 10.2.17 Mechanical and Service Equipment**
Mechanical equipment will be rooftop mounted and screened by parapets.
- 10.2.18 External Access**
No external access to upper floors is provided, other than individual balconies which are allowed.
- 10.2.19 Chimneys**
No chimneys are included.

- 10.2.20 Balconies, Balustrades, and Railings**
All balconies and railings have been attractively detailed to complement the style of the building.
- 10.2.21 Columns and Pilasters**
All columns have been designed to be attractive and complement the style of the building.
- 10.2.22 Edge Detailing**
Building corners have been designed to be attractively detailed with accent courses and projecting canopies.
- 10.4.1 Foundation Detail**
Accent courses and details have been provided of at least 2 feet at the base of the building.
- 10.4.2 Minimum Windows and Glass**
First floor windows and glass have been designed with floor to ceiling display to comply.
- 10.4.3 Residential Uses**
First floor units are at grade to match the commercial uses and residential lobby entrances and amenity spaces of the building.
- 10.5 Middle Detailing**
Elevations have been composed to have a blend of symmetric and asymmetric features to match the context of existing buildings in downtown. Windows have transparent glass with vertical orientation. Window tops include header details, with window bases using similar trim. Balconies have been provided for all residential units. All windows are orthogonal in shape.
- 10.6 Top Detailing**
Cornices have been provided throughout on the elevations. All cornices have three dimensional depth, with designs that complement the architectural style. Parapets have been provided with cornices. No pitched roofs are included.

REVISIONS

Project: 2256
Date: 4/19/23

EXTERIOR
ELEVATIONS

A1.0