NEW MIXED-USE BUILDING FOR

C.C.M.K. - IV

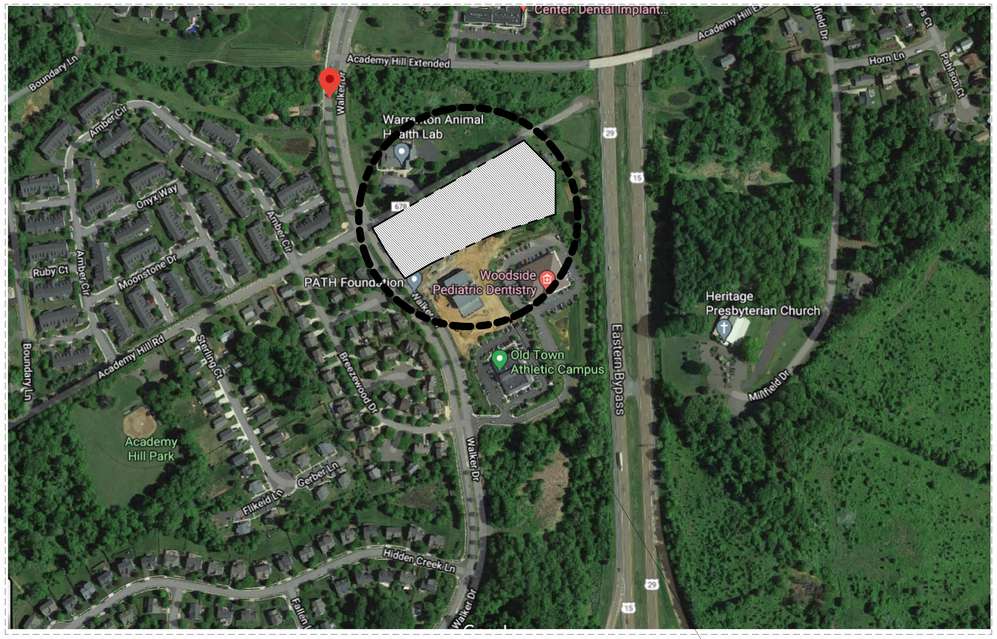
WALKER DR. WARRENTON - VA

ARCHITECT
LOVELESS PORTER ARCHITECTS
9000 CENTER ST., MANASSAS,
VIRGINIA 20110
PHONE - 703.368.1600
www.lovelessporterarchitects.com

STRUCTURAL ENGINEERING
KENNEDY STRUCTURAL
ENGINEERS PLLC
19309 WINMEADE DR., ST. #322
LEESBURG, VA 20176
PHONE - 703.309.3044

MPE ENGINEERING
SAI ENGINEERING
13662 Office Place, ST. #101
Woodbridge, VA 22192
PHONE - 703.590.8200
www.saimep.com





GENERAL CONSTRUCTION NOTES

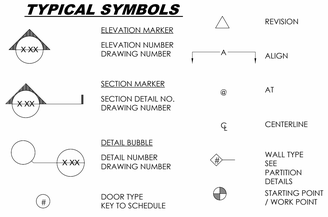
1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL CODES AND NATIONAL STANDARDS.

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF FULLY WITH THE AREAS OF WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY UNACCEPTABLE OR PREVIOUSLY UNIDENTIFIED CONDITIONS THAT PREVENT FULL AND COMPLETE EXECUTION OF THE WORK. THE CONTRACTOR ACKNOWLEDGES HIS FULL ACCEPTANCE OF ALL CONDITIONS WHEN HE PROCEEDS WITH THE WORK. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUBCONTRACTORS VISIT THE JOB SITE, REVIEW THE PLANS AND SPECIFICATIONS, UNDERSTAND THE SCOPE OF WORK IN ITS ENTIRETY, AND POINT OUT ANY INCONSISTENCIES PRIOR TO BIDDING.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE OFFICE OF LOVELESS PORTER ARCHITECTS OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

4. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE. PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISH FACE, UNLESS OTHERWISE NOTED.

TYPICAL SYMBOLS



CIVIL

CODE ANALYSIS

SCOPE OF WORK	CONSTRUCTION OF A NEW 4 STORY AND BASEMENT MIXED-USED BUILDING, COMPRISING OF CONDOMINIUMS, RETAIL SHOPS AND RESTAURANTS.				
APPLICABLE CODES	BUILDING CODE: 2015 VIRGINIA CONSTRUCTION CODE MECHANICAL CODE: 2015 VIRGINIA MECHANICAL CODE PLUMBING CODE: 2015 VIRGINIA PLUMBING CODE FUEL GAS GOOE 2015 VIRGINIA FUEL GAS CODE ELECTRICAL CODE: 2014 NATIONAL ELECTRICAL CODE ACCESSIBILITY STANDARDS: 2009 ICC A117.1				
OCCUPANCY GROUPS VCC CHAPTER 3	A-2 RESTAURANT, B-BUSINESS, M-MERCANTILE, R-2 RESIDENTIAL CONDOS, S-1 STORAGE, S-2 GARAGE.				
ALLOWABLE AREA GSF : TABLE 506.2 (FRONTAGE INCREASE FACTOR = 0.75)	IA (A-2, M, R-2, S-1, S-2)	ALLOWED	PROPOSED	ALLOWED	PROPOSED
	ALLOWABLE SQ.FT. : (S)	(A-2, M, R-2, S-1, S-2) - UNLIMITED	27,656 SF / FLOOR	R-2(S)=72,000SF	R-2(S)=26,148 SF / FLOOR
	HEIGHT : TABLE 504.3/504.4	(A-2, M, R-2, S-1, S-2) - UNLIMITED	2 STORIES, 30'-0"	5 STORIES, 85'-0"	3 STORIES, 30'-0"
TYPE OF CONSTRUCTION: CHAPTER 6		III-A & IA			
		IA		IIIA	
FIRE RESISTANCE RATING OF ELEMENTS: TABLE 601	BUILDING ELEMENT	**REQUIRED**	**PROPOSED**	**REQUIRED**	**PROPOSED**
	PRIMARY STRUCTURAL FRAME	3 HR	3 HR	1 HR	1 HR
	BEARING WALLS - EXTERIOR	3 HR	3 HR	2 HR	2 HR.
	BEARING WALLS - INTERIOR	3 HR	3 HR	1 HR	1 HR
	NON-BEARING WALLS & PARTITIONS - EXTERIOR - TABLE 602	0 HR	0 HR	0 HR	0 HR
	NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HR	0 HR	0 HR	0 HR
	FLOOR CONSTRUCTION & SECONDARY MEMBERS	2 HR	2 HR	1 HR	1 HR
	ROOF CONSTRUCTION & SECONDARY MEMBERS	3 HR	3 HR	1 HR	1 HR
FIRE SEPARATION DISTANCE AT EXTERIOR WALLS: TABLE 602	0 FT-5 FT	1 HR	N/A	1 HR	N/A
	GREATER THAN 5 FT TO 10 FT	3 HR	N/A	2 HR	N/A
	GREATER THAN 10 FT TO 30 FT	2 HR	N/A	3 HR	N/A
	GREATER THAN 30 FT	0 HR	0 HR	0 HR	0 HR
THERMAL & SOUND CONTROL INSULATION: SECTION 720.2 & 720.3	CONCEALED: 0-25 FLAME SPREAD / SMOKE DEVELOPED INDEX 0-450 EXPOSED: 0-25 FLAME SPREAD /SMOKE DEVELOPED INDEX 0-450				
INTERIOR WALL & CLG FINISH REQUIREMENTS: TABLE 803.11 CLASS A: FLAME SPREAD 0-25 SMOKE DEVELOPED INDEX 0-450 CLASS B: FLAME SPREAD 26-75 SMOKE DEVELOPED INDEX 0-450 CLASS C: FLAME SPREAD 76-200 SMOKE DEVELOPED INDEX 0-450	SPRINKLERED - FACILITY WILL BE EQUIPPED WITH SPRINKLERS				
	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES		
	B	B	C		
INTERIOR FLOOR COVERING: SECTION 804	FLOOR COVERING MATERIALS	DOC FF-1 OR ASTM D 2859			
	MIN CRITICAL RADIANT FLUX FOR VERTICAL EXITS, PASSAGEWAYS, EXIT ACCESS CORRIDORS OCC. GROUP E	MIN CLASS II PER NFPA 253.			
CHAPTER 9		**REQUIRED**		**PROPOSED**	
SPRINKLER COVERAGE: 903		YES		YES	
MANUAL FIRE ALARM SYSTEM: 907		YES		YES	
AUTOMATIC SMOKE DETECTION SYSTEM: 907		YES		YES	
OCCUPANCY LOAD: TABLE 1004.1.2	**GROUP**	**AREA**			**OCCUPANTS**
	S-1 - REPAIR & GARAGE USE				
	B (1ST & 2ND FLOOR USE AREAS)				
	TOTAL				
EGRESS WIDTH SECTION 1005.3	**COMPONENT**	**REQUIRED**			**PROPOSED**
	STAIRWAYS	OCC. *0.3			12.38*0.3 = 3.714
	NON-STAIR EGRESS COMPONENTS	OCC. *0.3 = 121.35*0.3 = 36.4			2 EXITS @ 36" = 36"
COMMON PATH OF EGRESS TRAVEL: TABLE 1006.2.1		S-1 - OL>30 = 75 FT			SEE KEY PLAN
		B - OL< 30 = 100 FT			SEE KEY PLAN
EXIT TRAVEL DISTANCE: TABLE 1017.2		250'			SEE KEY PLAN
CORRIDOR FIRE RESISTANCE RATING: TABLE 1020.1		1 HOUR GREATER THAN 30 OCC			GREATER THAN 30 OCC
NUMBER OF EXITS SECTION 1021					1
BUILDING MATERIALS AND CONSTRUCTION METHODS	ALL BUILDING MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE IBC AND OSHA REQUIREMENTS.				
ACCESSIBILITY	NEW FACILITY IS FULLY ACCESSIBLE PER 2009 ICC A117.1				

SEE LIFE & SAFETY PLANS - A0.2

PROJECT SITE

DRAWING INDEX

Sheet NO.	SHEET NAME
0.0. COVER SHT.	
C1.1	BUILDING AND CODE/ZONING DATA
C1.0	COVER SHEET
A1.0.1	EXTERIOR VIEWS
1.0 CIVIL	
CIVIL	SITE PLANS
2.0. STRUCTURAL	
S0.1	STRUCTURAL NOTES & COVER SHT
S0.2	STRUCTURAL NOTES
S1.1	FOUNDATION PLAN @ GARAGE LEVEL
S1.1A	FOUNDATION PLANS @ GARAGE LEVEL
S1.2A	FRAMING PLAN @ 1ST FLOOR LEVEL
S1.2B	FRAMING PLAN @ 1ST FLOOR LEVEL
S1.3A	FRAMING PLAN @ 2ND FLOOR LEVEL
S1.3B	FRAMING PLAN @ 2ND FLOOR LEVEL
S1.4A	TYPICAL FRAMING PLAN @ 3RD-4TH LEVEL
S1.4B	TYPICAL FRAMING PLAN @ 3RD-4TH LEVEL
S1.5A	MAIN ROOF FRAMING PLAN
S1.5B	MAIN ROOF FRAMING PLAN
S1.6A	HIGH ROOF FRAMING PLAN
S1.6B	HIGH ROOF FRAMING PLAN
S2.1	FOUNDATION DETAILS
S2.2	FOUNDATION DETAILS
S2.3	FOUNDATION DETAILS
S2.4	FOUNDATION DETAILS
S3.1	FRAMING DETAILS
S3.2	FRAMING DETAILS
S4.1	FRAMING DETAILS
S4.2	SHEAR WALL DETAILS
S4.3	FRAMING DETAILS
S4.4	FRAMING DETAILS
3.0. ARCHITECTURE	
A0.1	NOTES AND SCHEDULES
A0.2	LIFE SAFETY PLANS
A0.3.3	FIRESTOP DETAILS
A0.3	U.L. DATA SHEET
A0.3.1	U.L. DATA SHEET
A0.3.2	U.L. DATA SHEET
A0.4	PARTITION & WALL TYPES
A1.1.	GARAGE LEVEL PLAN
A1.2	FIRST FLOOR PLAN
A1.3	TYPICAL FLOORS - 2ND - 4TH PLANS
A1.4.	ROOF PLAN
A1.6.1	UNIT PLANS - A, B, C.
A1.6.2	UNIT PLANS - D & E
A1.6.3	UNIT PLANS - G & F
A1.7.1	ENLARGED PLANS & TYP. INT. ELEV. - BATHROOMS & KITCHENS
A1.7.2	ENLARGED PLANS & TYP. INT. ELEVATIONS - BATHROOMS & KITCHENS
A1.8.1	ENLARGED FLOOR PLANS - STAIR CORE AND ELEVATOR SHAFTS
A1.8.2	ENLARGED FLOOR PLANS - STAIR CORE AND ELEVATOR SHAFTS
A1.8.3	ENLARGED FLOOR PLANS - STAIR CORE AND ELEVATOR SHAFTS
A1.9.0	REFLECTED CEILING PLAN - TYP. @ 2ND TO 4TH FLOOR LEVEL
A1.9.1	REFLECTED CEILING PLAN - 1ST FLOOR LEVEL
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	ENLARGED EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTION
A3.3	BUILDING SECTION
A3.4	BUILDING SECTION
A4.1.1	DOOR SCHEDULES
A3.5	WALL SECTIONS
A3.6	ENLARGED SECTIONS - STAIR CORE AND ELEVATOR SHAFTS
A3.6.1	STAIR CORE AND SHAFT SECTION & DETAILS
A0.3.4	FIRESTOP DETAILS
A4.1	DOOR TYPES, HARDWARE & SCHEDULES
A4.2	WINDOW & GLAZING / STOREFRONT TYPES
A4.2.1	WINDOW & GLAZING / STOREFRONT TYPES
A4.2.2	WINDOW & GLAZING/STOREFRONT TYPES
A5.1	ELEVATOR SPECS
4.0. MECHANICAL	
M0.1	SPECIFICATIONS
M0.2	SPECIFICATIONS
M2.1	NEW WORK FLOOR PLAN-GARAGE LEVEL
M2.2	NEW WORK FLOOR PLAN-FIRST FLOOR
M2.3	NEW WORK FLOOR PLAN-SECOND FLOOR
M2.4	NEW WORK FLOOR PLAN-THIRD FLOOR
M2.5	NEW WORK FLOOR PLAN-FORTH FLOOR
M2.6	NEW WORK FLOOR PLAN-ROOF PLAN & GAS RISER
M3.1	EQUIPMENT SCHEDULES
M3.2	EQUIPMENT SCHEDULES / DESIGN CALCULATIONS
M3.3	DESIGN CALCULATIONS
M3.4	DESIGN CALCULATIONS
M3.5	DESIGN CALCULATIONS
M4.1	CONSTRUCTION DETAILS
5.0. PLUMBING	
P0.1	TYPICAL DETAILS
P2.1	GARAGE LEVEL SANITARY WASTE & VENTING FLOOR PLAN
P2.2	1ST FLOOR SANITARY WASTE & VENTING FLOOR PLAN
P2.3	2ND FLOOR SANITARY WASTE & VENTING FLOOR PLAN
P2.4	3RD FLOOR SANITARY WASTE & VENTING FLOOR PLAN
P2.5	4TH FLOOR SANITARY WASTE & VENTING FLOOR PLAN
P2.6	ROOF PLAN
P3.1	GARAGE LEVEL DOMESTIC WATER FLOOR PLAN
P3.2	1ST FLOOR DOMESTIC WATER FLOOR PLAN
P3.3	2ND FLOOR DOMESTIC WATER FLOOR PLAN
P3.4	3RD FLOOR DOMESTIC WATER FLOOR PLAN
P3.5	4TH FLOOR DOMESTIC WATER FLOOR PLAN
6.0. ELECTRICAL	
E1.0.	SPECIFICATIONS, SYMBOLS, ABBREVIATIONS
E2.0	PARKING GARAGE PLAN
E2.1	1ST FLOOR LEVEL
E2.2	2ND FLOOR LEVEL
E2.3	3RD FLOOR LEVEL
E2.4	4TH FLOOR LEVEL
E2.5	ROOF PLAN
E3.1	RISER DIAGRAM
E4.1	PANEL SCHEDULES
E4.2	LOAD CALCULATIONS

RESIDENTIAL UNITS SCHEDULE

ROOM NO.	BEDROOM COUNT	QTY. 2ND-4TH FLOORS	Comments
UNIT A	1 BEDROOM	3	
UNIT B	2 BEDROOMS	3	
UNIT C	2 BEDROOMS	3	
UNIT D-1	2 BEDROOMS	3	
UNIT D-2	2 BEDROOMS	3	
UNIT D-3	2 BEDROOMS	3	
UNIT D-4	2 BEDROOMS	3	
UNIT E-1	2 BEDROOMS	3	
UNIT E-2	2 BEDROOMS	3	
UNIT E-3	2 BEDROOMS	3	
UNIT E-4	2 BEDROOMS	3	
UNIT F	3 BEDROOMS	3	
UNIT G	3 BEDROOMS	3	
Grand total: 13		**39 RESIDENTIAL UNITS**	

LOVELESS PORTER
ARCHITECTS, LLC
9000 CENTER ST. SUITE 150, MANASSAS, VA 20110 | TEL: 703.368.1600
WWW.LOVELESSPORTERARCHITECTS.COM | EMAIL@LPARCHITECTS.COM

COPYRIGHT — LOVELESS PORTER ARCHITECTS
THE USE OF SHEETS PLANS AND SPECIFICATIONS PREPARED BY LOVELESS PORTER ARCHITECTS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OF ANY PART MAY BE MADE IN THE ARCHITECTS WRITTEN PERMISSION AND UNDER THE COPYRIGHT LAWS OF THE UNITED STATES. THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE THE AUTHOR'S PROPERTY AND SHALL CONTINUE TO BE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE VISUAL CONTACTS WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

C.C.M.K. - IV

WALKER DR. WARRENTON - VA

COVER SHEET

ISSUE DATE:

DATE	DESCRIPTION
08-22-2022	ISSUED FOR PRICING
08/10/2022	ISSUED FOR ZONING
08/05/2022	ISSUED FOR DESIGN REVISION
04/04/2022	ISSUED FOR DESIGN REVISION
11/25/2022	IN-PRGRESS - CONST. DWGs.
08/25/2021	DESIGN DEVELOPMENT SET

REVISION DATES:

MARK	DATE	DESCRIPTION

KEYPLAN:

SEAL

LPA PROJECT No. 172224

C1.0



1 A1.0.1 **3D-TOPO_NORTH-EAST - STUDY**

SCALE:

LOVELESS PORTER
ARCHITECTS, LLC
9000 CENTER ST, SUITE 150, MANASSAS, VA 20110 | TEL: 703.368.1600.
WWW.LOVELESSPORTERARCHITECTS.COM | EMAIL@LOVELESSPORTERARCHITECTS.COM

COPYRIGHT — LOVELESS PORTER ARCHITECTS
THE USE OF SHEETS PLANS AND SPECIFICATIONS REPRESENTATIONS IDEAS OR DESIGNS HEREIN WHETHER SUCH ITEMS ARE PUT INTO PRACTICE OR NOT SHALL AT ALL TIMES REMAIN THE PROPERTY OF LOVELESS PORTER ARCHITECTS AND SHALL NOT BE USED IN THE ARCHITECTS WITHOUT PRECEDENCE VISUAL CONTACT WITH THE ARCHITECTS AND WRITTEN AGREEMENT SHALL CONSTITUTE FAIR AND REASONABLE COMPENSATION FOR SHALL CONSTITUTE FROM THE OWNERS OF THE PROPERTY OR ANY OTHER PERSON.

C.C.M.K. - IV

WALKER DR. WARRENTON - VA

EXTERIOR VIEWS

ISSUE DATE:

DATE	DESCRIPTION
08-22-2022	ISSUED FOR PRICING
08/10/2022	ISSUED FOR ZONING
08/05/2022	ISSUED FOR DESIGN REVISION
04/06/2022	ISSUED FOR DESIGN REVISION
11/25/2022	IN-PRGRESS - CONST. DWGs.
08/25/2021	DESIGN DEVELOPMENT SET

REVISION DATES:

MARK	DATE	DESCRIPTION

KEYPLAN:

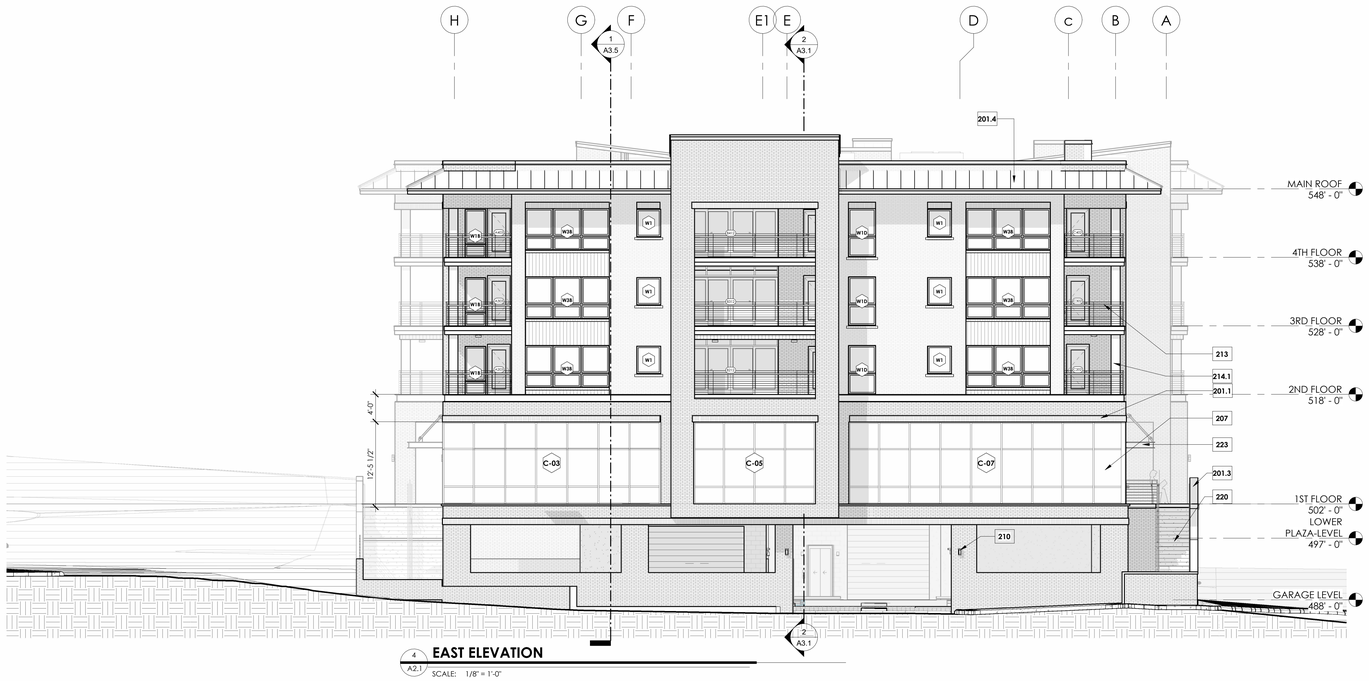
SEAL

LPA PROJECT No. 172224

A1.0.1

KEYNOTE LEGEND

NUMBER	DESCRIPTION
201.1	LIGHT BRICK FACE FIN., FINAL COLOR SELECTION T.B.D., TYP.
201.3	ROWLOCK BRICK SILL, TYP.
201.4	GFRC. COPPING ON BRICK KNEE-WALLS, TYP.
201.5	METAL STANDING SEAM ROOF FIN. W/ MTL. FIN. SOFFITS., TYP.
201.6	ARCH. SERIES ASPHALT SHINGLE ROOF FIN., TYP.
202	CONT. MTL. FASCIA MTL. PANELS, SEE SECTIONS & DETAILS, TYP.
204	CONT. PREFINISHED METAL COPING WITH DRIP EDGE, TYP.
206.1	CONT. STL. CHANNEL BAND TRIM - PTD. FIN. , TYP.
207	SCHEDULED ALUM. & GLASS STOREFRONT GLAZING SYSTEM (SEE SCHEDULES)
209	FDC SIAMESE CONNECTION. SEE PLUMBING SHTS.
210	EXTERIOR WALL SCONCES, SEE ELECT. SEE LIGHTING & ELECTRICAL SHTS.
210.1	EXT. SURFACE-MOUNT LIGHT FIXTURE, SEE RCP AND LIGHT PLANS, TYP.
213	EXTERIOR METAL GUARDRAILS @ MIN. 42"H, POWDER COATED FIN.; BLACK, TYP.
214.1	STRUCT. COLUMNS, SEE STRUCT.
216	EXTERIOR STOREFRONT SYSTEM, SEE SHEETS A1.7s
217	EXTERIOR CONC. PATIO, SEE ELECT. FOR GROUNDLIGHTS FIXTURES LOCATIONS & TYPES.
217.1	EXTERIOR CONC. GARDEN WALLS; BOARD FORMED CONC. FIN. w/ 8" BOARD REVEALS, TYP.
218	ROOFTOP HVAC HEATPUMPS - (SEE MECH. SHTS.)
220	EXTERIOR CONC. STAIRS AND MTL. GUARDRAILS, TYP.
221	CEMENTITIOUS LAP-SIDING FIN., TYP.
223	RETAIL CANOPY BEYOND



4 A2.1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



1 A2.1 **SOUTH Elevation**
SCALE: 1/8" = 1'-0"

LOVELESS PORTER ARCHITECTS, LLC
9000 CENTER ST. SUITE 150, MANASSAS, VA 20110 | TEL: 703.368.1600.
WWW.LOVELESSPORTERARCHITECTS.COM | EMAIL@OFFICE.COM ALL RIGHTS

COPYRIGHT — LOVELESS PORTER ARCHITECTS
THE USE OF SHEETS PLANS AND DETAILS CATCHES THE ARCHITECTS REPRODUCTION OR PUBLICATION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECTS. ANY UNAUTHORIZED USE OF THESE PLANS IN THE ARCHITECTS WITHOUT PRECEDENCE, VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

C.C.M.K. - IV

WALKER DR. WARRENTON - VA

BUILDING ELEVATIONS

ISSUE DATE:

DATE	DESCRIPTION
08-22-2022	ISSUED FOR PRICING
08/10/2022	ISSUED FOR ZONING
08/05/2022	ISSUED FOR DESIGN REVISION
04/06/2022	ISSUED FOR DESIGN REVISION
11/25/2022	IN-PROGRESS - CONST. DWGS.
08/25/2021	DESIGN DEVELOPMENT SET

REVISION DATES:

MARK	DATE	DESCRIPTION

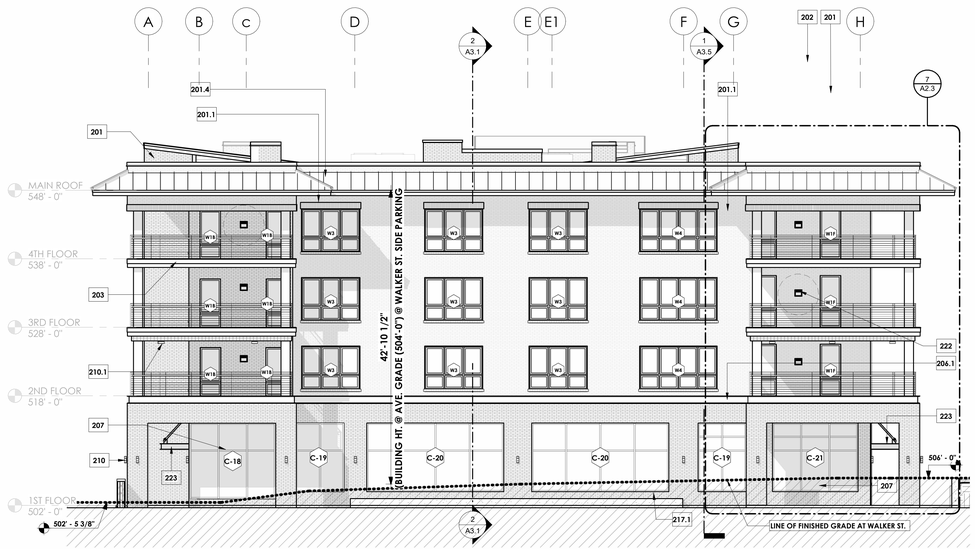
KEYPLAN:

SEAL

LPA PROJECT No. 172224

A2.1

KEYNOTE LEGEND	
NUMBER	DESCRIPTION
201	DARK BRICK FACE FIN., FINAL COLOR SELECTION T.B.D., TYP.
201.1	LIGHT BRICK FACE FIN., FINAL COLOR SELECTION T.B.D., TYP.
201.2	EXT. BRICK SOLDIER HEADER TRIM, TYP.
201.3	ROWLOCK BRICK SILL, TYP.
201.4	GFRC. COPPING ON BRICK KNEE-WALLS, TYP.
201.5	METAL STANDING SEAM ROOF FIN. W/ MTL. FIN. SOFFITS., TYP.
201.7	CORRUGATED MTL. PANEL WALL FIN., TYP.
202	CONT. MTL. FASCIA MTL. PANELS, SEE SECTIONS & DETAILS, TYP.
203	CONT. MTL. FASCIA MTL. PANELS @ EDGE OF BALCONY FLOOR, SEE SECTIONS & DETAILS, TYP.
204	CONT. PREFINISHED METAL COPING WITH DRIP EDGE, TYP.
206.1	CONT. STL. CHANNEL BAND TRIM - PTD. FIN. , TYP.
206.2	VENTING LOUVRED PANELS, TYP.
207	SCHEDULED ALUM. & GLASS STOREFRONT GLAZING SYSTEM (SEE SCHEDULES)
210	EXTERIOR WALL SCONCES, SEE ELECT. SEE LIGHTING & ELECTRICAL SHTS.
210.1	EXT. SURFACE-MOUNT LIGHT FIXTURE, SEE RCP AND LIGHT PLANS, TYP.
213	EXTERIOR METAL GUARDRAILS @ MIN. 42"H, POWDER COATED FIN.; BLACK, TYP.
214	EXTERIOR EGRESS DOOR, SEE SCHEDULES
214.1	STRUCT. COLUMNS, SEE STRUCT.
215	PREFINISHED ALUMINUM WINDOW SYSTEM, SEE SCH. SHEETS.
217.1	EXTERIOR CONC. GARDEN WALLS; BOARD FORMED CONC. FIN. w/ 8" BOARD REVEALS, TYP.
218	ROOFTOP HVAC HEATPUMPS - (SEE MECH. SHTS.)
221	CEMENTITIOUS LAP-SIDING FIN., TYP.
222	EXHAUST VENT CAP FOR GAS FIREPLACE, TYP.
223	RETAIL CANOPY BEYOND



2 A2.2 **WEST ELEVATION**

SCALE: 1/8" = 1'-0"



1 A2.2 **NORTH Elevation**

SCALE: 1/8" = 1'-0"

LOVELESS PORTER ARCHITECTS, LLC
9000 CENTER ST, SUITE 150, MANASSAS, VA 20110 | TEL: 703.368.1600
WWW.LOVELESSPORTERARCHITECTS.COM | EMAIL@LPARCHITECTS.COM

COPYRIGHT - LOVELESS PORTER ARCHITECTS
THE USE OF SHEETS #1 AND #2 FOR CATCH-ALL PURPOSES, INCLUDING BUT NOT LIMITED TO, WHICH SET FORTH ANY SPECIFIC ACTION, WHETHER EXPRESSED OR IMPLIED, TO BE TAKEN BY THE ARCHITECT, WITHOUT PRIOR WRITTEN CONSENT IN THE ARCHITECT, WITHOUT PRESENCE, VISUAL OR OTHERWISE, OF THE ARCHITECT'S SEAL AFFIXED, SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ARCHITECT'S NON-PROFESSIONAL USE.

C.C.M.K. - IV

WALKER DR. WARRENTON - VA

BUILDING ELEVATIONS

ISSUE DATE:	
DATE	DESCRIPTION
08-22-2022	ISSUED FOR PRICING
08/10/2022	ISSUED FOR ZONING
08/05/2022	ISSUED FOR DESIGN REVISION
04/06/2022	ISSUED FOR DESIGN REVISION
11/25/2022	IN-PRGRESS - CONST. DWGs.
08/25/2021	DESIGN DEVELOPMENT SET

REVISION DATES:		
MARK	DATE	DESCRIPTION

KEYPLAN:

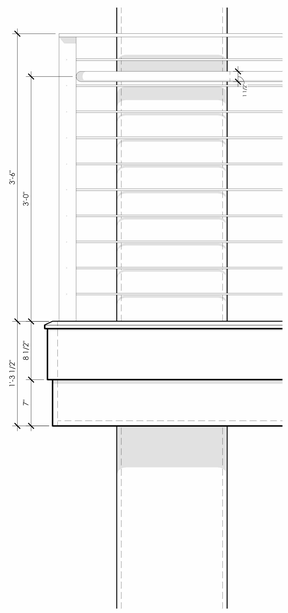
SEAL

LPA PROJECT No. 172224

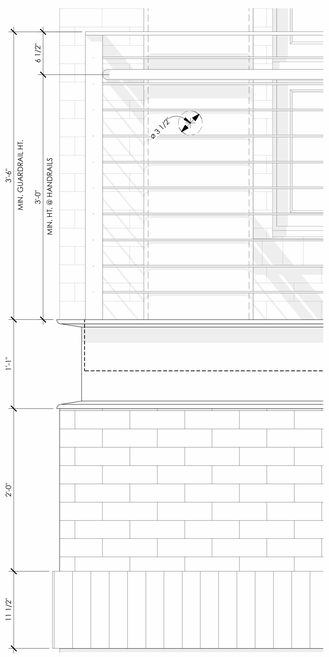
A2.2

KEYNOTE LEGEND

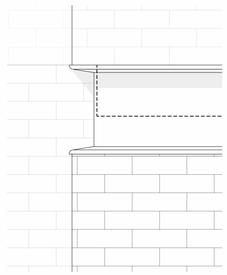
NUMBER	DESCRIPTION
201.1	LIGHT BRICK FACE FIN., FINAL COLOR SELECTION T.B.D., TYP.
201.2	EXT. BRICK SOLDIER HEADER TRIM, TYP.
201.3	ROWLOCK BRICK SILL, TYP.
201.6	ARCH. SERIES ASPHALT SHINGLE ROOF FIN., TYP.
206.1	CONT. STL. CHANNEL BAND TRIM - PTD. FIN. , TYP.
206.2	VENTING LOUVRED PANELS, TYP.
208	RETAIL CANOPY SYSTEM w/ SEE DETAILS.
209	FDC SIAMESE CONNECTION. SEE PLUMBING SHTS.
210.1	EXT. SURFACE-MOUNT LIGHT FIXTURE, SEE RCP AND LIGHT PLANS, TYP.
213	EXTERIOR METAL GUARDRAILS @ MIN. 42"H, POWDER COATED FIN.; BLACK, TYP.
215	PREFINISHED ALUMINUM WINDOW SYSTEM, SEE SCH. SHEETS.
215.1	EXTERIOR RIBBON CLERESTORY WINDOW, SEE SCH. SHEETS.
216	EXTERIOR STOREFRONT SYSTEM, SEE SHEETS A1.7s
222.1	MIN. 36" RADIUS EXHAUST VENTING NEAR OPERABLE WINDOWS



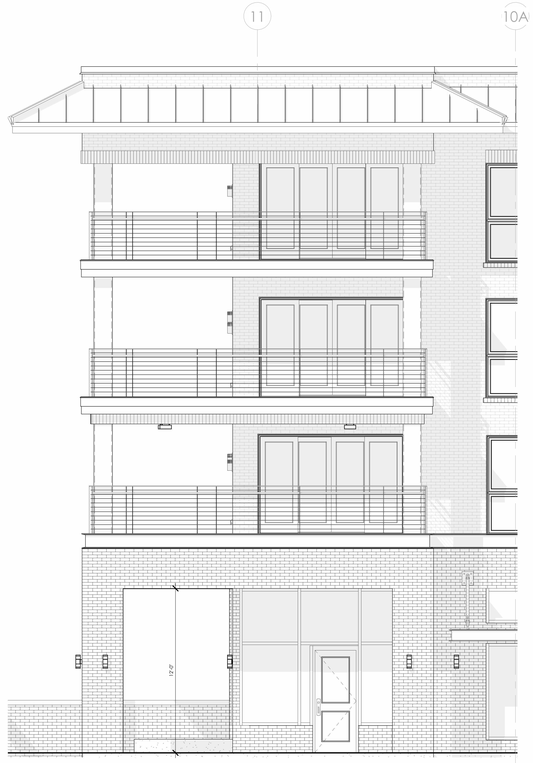
6 A2.3 **TYP. FLOOR EDGE DETAIL @ RESIDENTIAL BALCONIES**
SCALE: 1 1/2" = 1'-0"



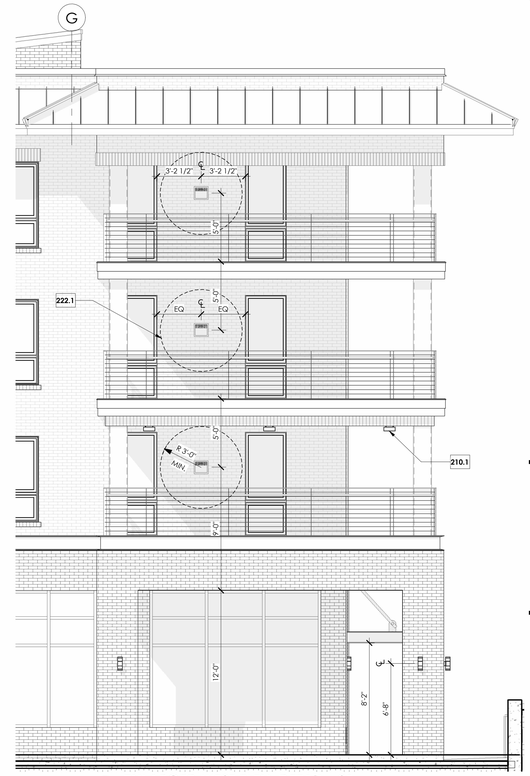
5 A2.3 **2ND FLOOR EDGE ELEV. DETAIL @ BALCONY**
SCALE: 1 1/2" = 1'-0"



3 A2.3 **FLOOR EDGE ELEV. DETAIL**
SCALE: 1 1/2" = 1'-0"



4 A2.3 **ENLARGED SOUTH ELEV. DETAIL - 02**
SCALE: 1/4" = 1'-0"



7 A2.3 **ENLARGED WEST ELEV. DETAIL - 01**
SCALE: 1/4" = 1'-0"



1 A2.3 **NORTH-EAST CORNER ELEVATION DETAIL**
SCALE: 1/4" = 1'-0"



2 A2.3 **NORTH-WEST CORNER ELEVATION DETAIL**
SCALE: 1/4" = 1'-0"

LOVELESS PORTER
ARCHITECTS, LLC
9000 WCENTER ST, SUITE 150, MANASSAS, VA 20110 TEL: 703.368.1600.
WWW.LOVELESSPORTERARCHITECTS.COM EMAIL@LPFIRM.COM

COPYRIGHT - LOVELESS PORTER ARCHITECTS
THE USE OF SHEETS A1.0 AND BEYOND CATCHES THE EYE AND ENCOURAGES THE IMAGINATION. WHETHER YOU'RE PREPARING AN ADDITION, WORKING WITH A BUILDER, OR BUILDING A NEW HOME IN THE ARCHITECTS' BRIDGE PRESENCE. VISUAL CONTENT IS PROTECTED BY COPYRIGHT LAWS AND SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE COPYRIGHT'S INFRINGEMENT.

C.C.M.K. - IV

WALKER DR. WARRENTON - VA

ENLARGED EXTERIOR ELEVATIONS

ISSUE DATE:

DATE	DESCRIPTION
08-22-2022	ISSUED FOR PRICING
08/10/2022	ISSUED FOR ZONING
08/05/2022	ISSUED FOR DESIGN REVISION
04/06/2022	ISSUED FOR DESIGN REVISION
11/25/2022	IN-PRGRESS - CONST. DWGs.
08/25/2021	DESIGN DEVELOPMENT SET

REVISION DATES:

MARK	DATE	DESCRIPTION

KEYPLAN:

SEAL

LPA PROJECT No. 172224

A2.3