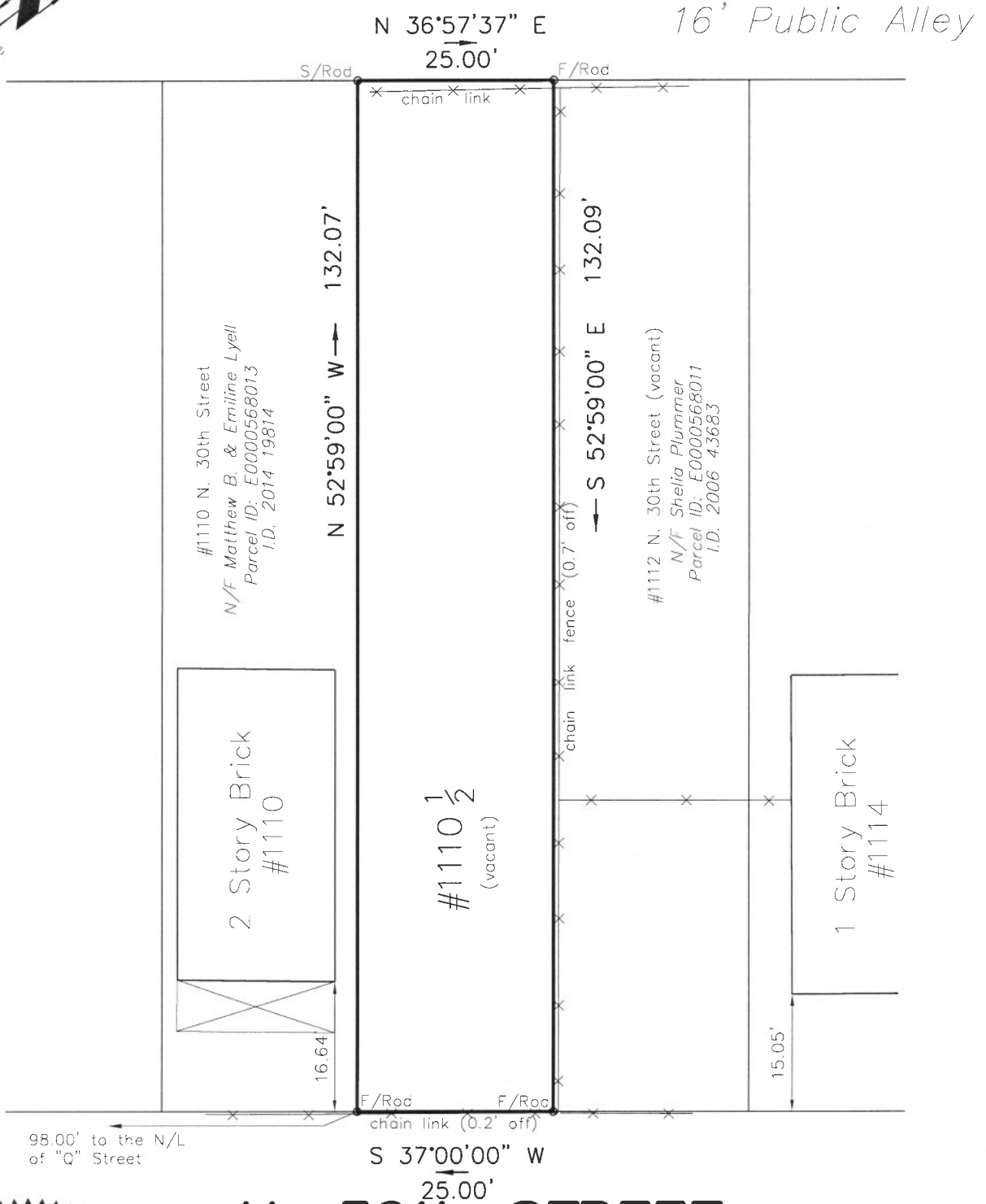
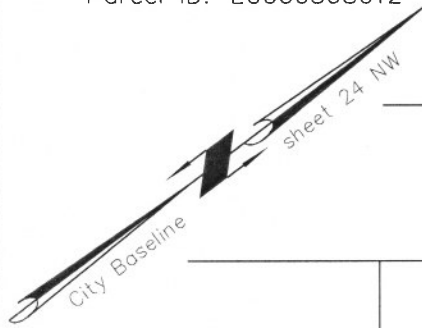


Address: 1110 1/2 N. 30th Street  
 Current Owner: William Sims  
 Parcel ID: E0000568012

Note: Bearings protracted from City  
 Baseline sheet 24 NW.

This plat represents a current field  
 survey and is not intended for use  
 associated with a building permit.



# N. 30th STREET

Survey and Plat of  
**The Property Known as  
 #1110 N. 30th Street in  
 the City of Richmond, VA**



This is to certify that on 12/26/19 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129 0041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

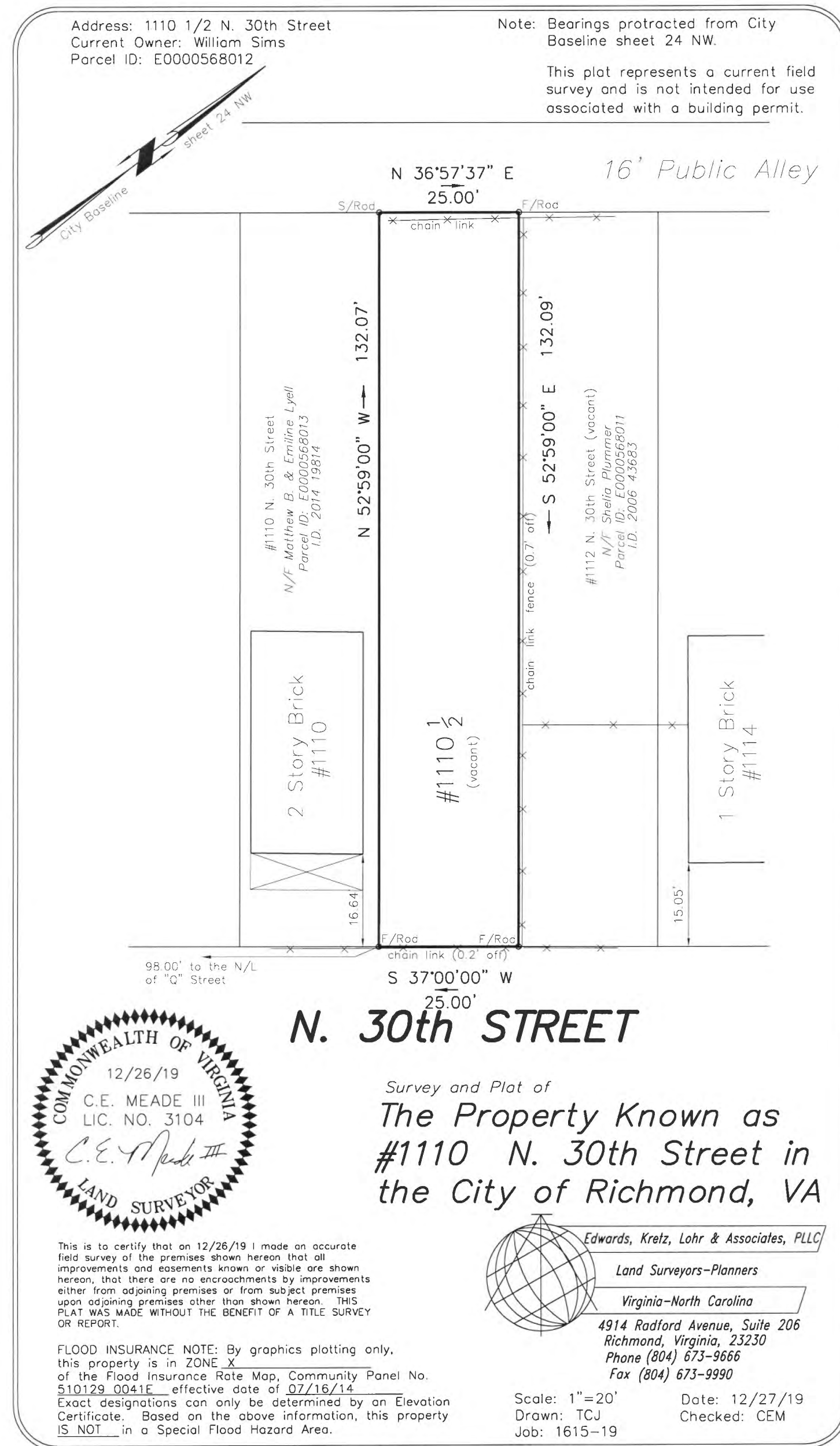
Virginia-North Carolina

4914 Radford Avenue, Suite 206  
 Richmond, Virginia, 23230  
 Phone (804) 673-9666  
 Fax (804) 673-9990

Scale: 1"=20'  
 Drawn: TCJ  
 Job: 1615-19

Date: 12/27/19  
 Checked: CEM

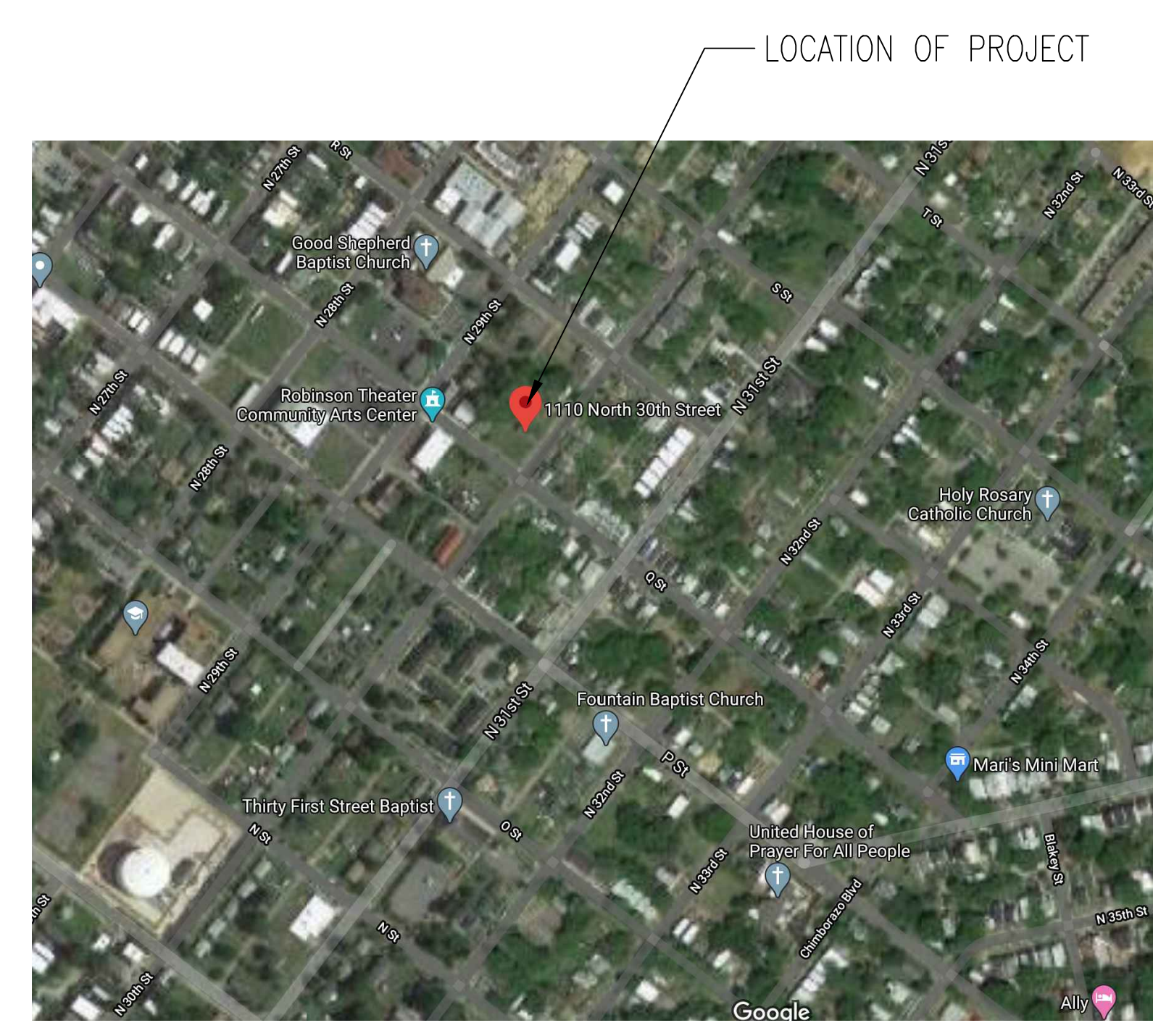
# NEW 2-STORY DUPLEX 1110 1/2 N. 30th STREET RICHMOND, VIRGINIA



## SYMBOL LEGEND

- WALL TYPE: Solid line for existing walls to remain, dashed line for existing walls to remove, thick solid line for new walls.
- DETAIL SYMBOL: Circle with number 1 and detail symbol A3.1.
- KEYNOTE SYMBOL: Circle with number 1 and a line pointing to a detail.
- STANDARD DUPLEX W/ DATA & PHONE: Symbol with a house and a phone icon.
- 0'-0\"/>

## 2 SITE PLAN 1\"/>



## 1 LOCATION NTS

## SCOPE OF PROJECT

- THE SCOPE OF WORK UNDER THIS PERMIT IS TO CONSTRUCT A NEW TWO-STORY DUPLEX.
- 1HR CONSTRUCTION ACROSS THE ENTIRE CEILING BETWEEN UNITS WILL COMPLY WITH UL - 502
- 1HR. SEPARATION IN WALLS AT ENTRY FOYER PER U-333
- 1 HR. SEPARATION UNDERSIDE OF STAIRS PER UL - 502
- 1 HR. CONSTRUCTION OF WALLS BENEATH STAIRS PER UL - 311
- 1 HR. EXTERIOR WALLS PER U-309
- M, E, P WILL BE PERFORMED DESIGN-BUILD BY THE RESPECTIVE SUBCONTRACTORS AND SUBMITTED SEPARATELY.

## BUILDING CODE DATA

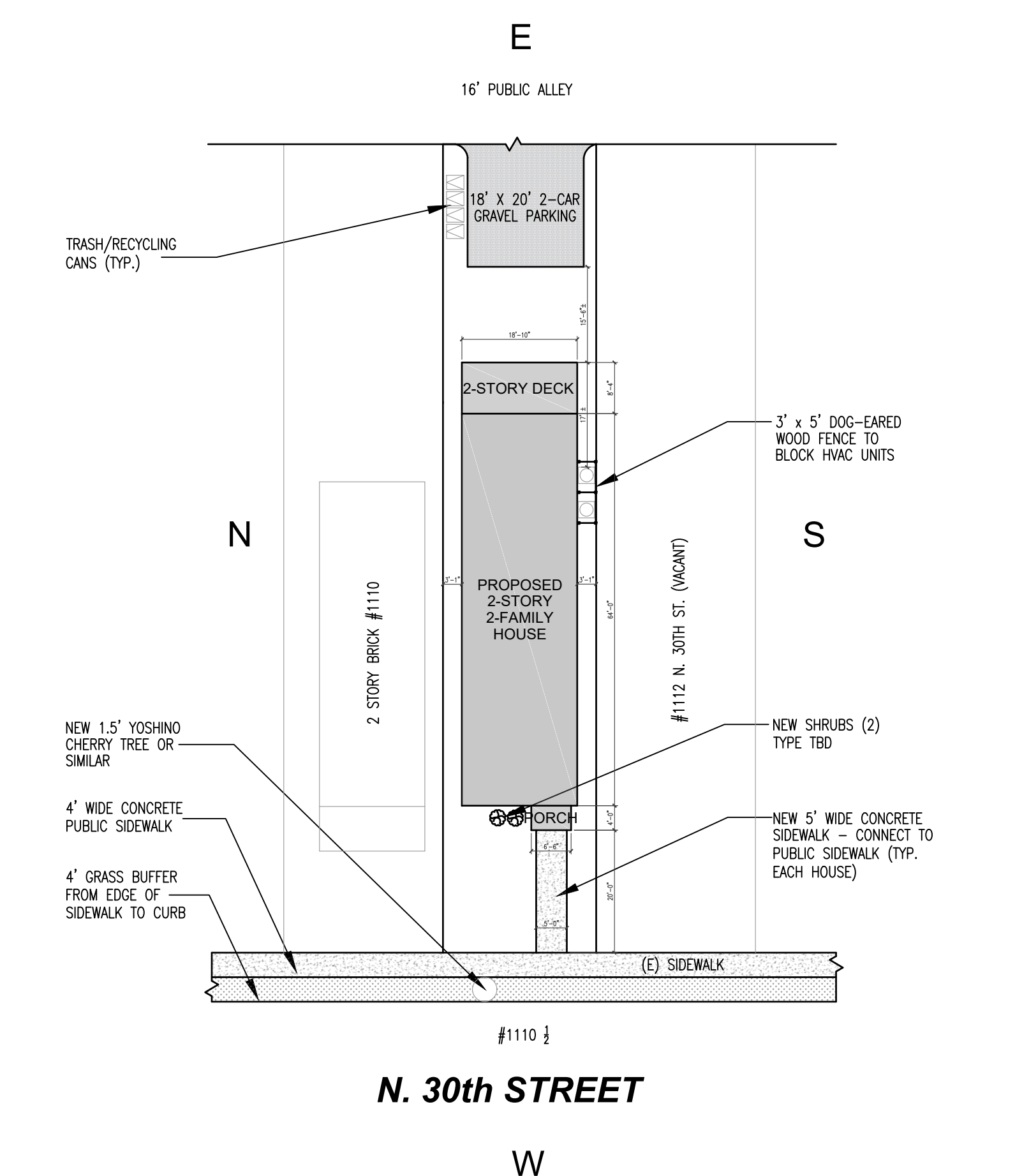
JURISDICTION:  
RICHMOND, VIRGINIA

APPLICABLE CODES:  
2015 INTERNATIONAL RESIDENTIAL CODE

CONSTRUCTION TYPE: VB  
FIRE PROTECTION: NON-SPRINKLERED

USE GROUP:  
PROPOSED: R-3 - DUPLEX  
1ST FLOOR - R-3 APARTMENT  
2ND FLOOR - R-3 APARTMENT

SQUARE FOOTAGE:  
1ST FLOOR: 1,355 SF  
DECKS: 280 SF  
CONDITIONED SPACE: 1,055 SF  
2ND FLOOR: 1,270 SF  
DECK: 160 SF  
CONDITIONED SPACE: 1,055 SF  
TOTAL SQUARE FOOTAGE: 2,625 SF



## INDEX OF DRAWINGS

SHEET	DESCRIPTION
CS COVER SHEET	
A1.0 1ST FLOOR PLAN & FOUNDATION PLAN	
A1.1 2ND FLOOR & ROOF PLAN	
A2.0 EXTERIOR ELEVATIONS	
A2.1 EXTERIOR ELEVATIONS	

## CONTACT INFORMATION

OWNER:  
DANIEL KLEYMAN  
3420 PUMP RD, STE 169  
RICHMOND, VIRGINIA 23233

CONTRACTOR:  
XXXXX

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

## PROJECT: NEW 2-STORY DUPLEX

1110 1/2 NORTH 30th STREET, RICHMOND VIRGINIA 23223

OWNER:  
EVOLVE DEVELOPMENT, LLC  
3420 PUMP RD., STE. 169, RICHMOND, VIRGINIA

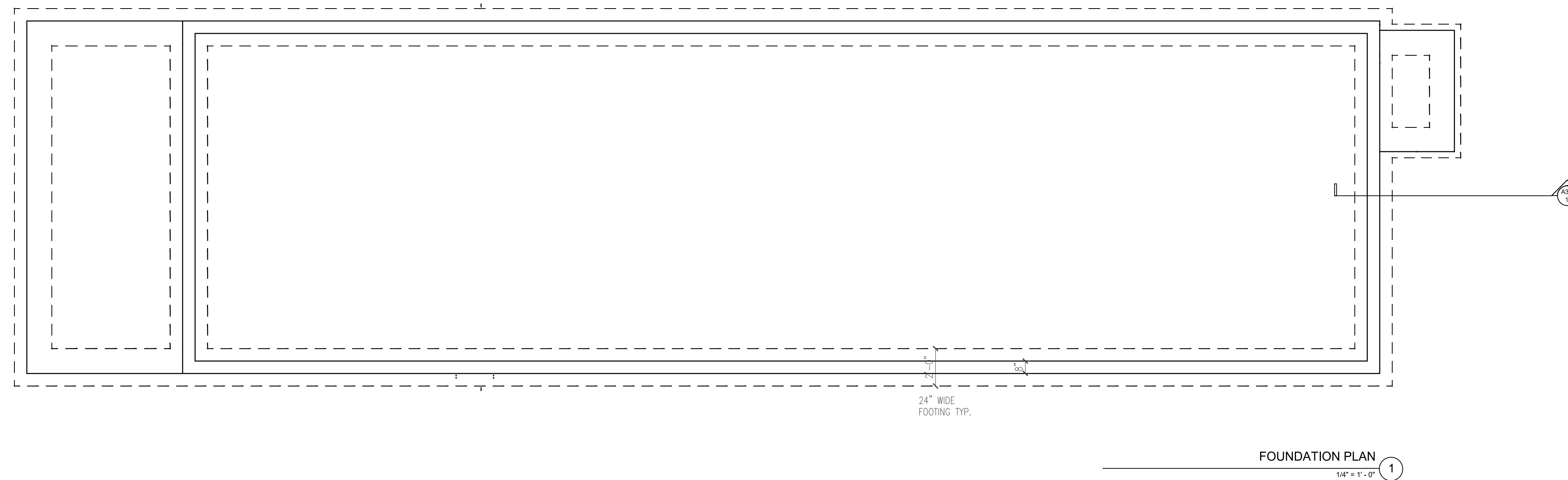
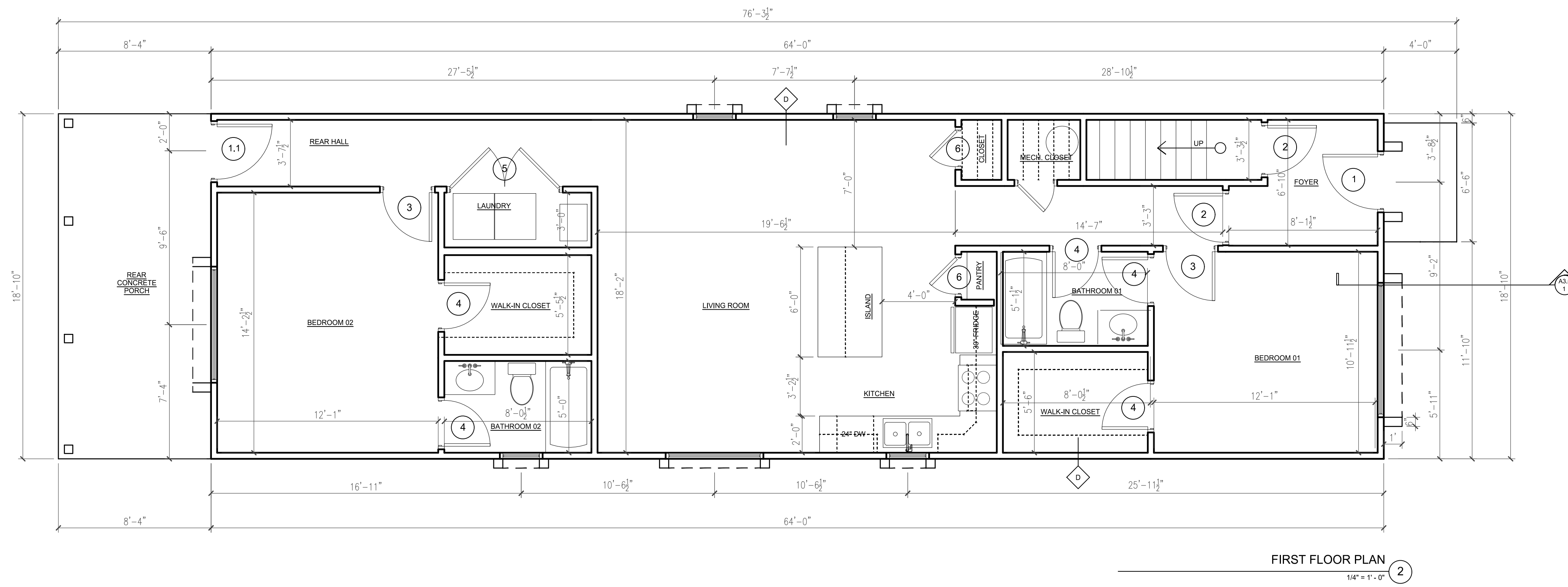
## COVER SHEET AND CODE DATA

## REVISIONS

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

CS

DATE  
APRIL 28, 2020



**PROPOSED PLAN KEY NOTES**

1 ALL WINDOWS ON THE 1ST & 2ND FLOOR BEDROOMS MEET EGRESS REQUIREMENTS.

**PARTITION TYPE KEY NOTES**

A 1 HR RATED SEPARATION WALL - U333 STC 54 5/8" TYPE X GYP. BD OVER 2 X 4 @ 16" O.C. W/ SOUND BATTS W/ RESILIENT CHANNELS @ 24" O.C VERTICALLY PERPENDICULAR TO STUDS (ONE SIDE ONLY) W/ 5/8" TYPE X GYP. BD.

B 1HR STAIRWELL SUPPORT WALLS UL311 - 2 X 4 @ 16" O.C. WOOD STUDS (FLOOR TO UNDERSIDE OF STAIRWELL) W/ BATT INSULATION W/ 5/8" TYPE X GYP. BOTH SIDES. 5/8" (1) LAYER OF 5/8" TYPE X GYP. UNDERSIDE OF STAIRS

C TYPICAL EXTERIOR WALL: HARDIE SIDING OVER WEATHERBARRIER OVER 1/2" EXTERIOR SHEATHING OVER 2 X 4 STUDS @ 16" O.C. W/ R-15 INSULATION & 1/2" GYPSUM BOARD INTERIOR FINISH

D 1 HR RATED EXTERIOR WALL - U309 - HARDIE SIDING OVER WEATHER BARRIER OVER 5/8" DENS GLASS GOLD SHEATHING OVER 2" X 4" STUDS @ 16" O.C. W/ R-15 INSULATION & 5/8" TYPE X GYPSUM BOARD INTERIOR FINISH

**NOTE:**

- UNLESS NOTED OTHERWISE: ALL WALLS 2 X 4 WOOD STUDS @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES. SOUND BATTS IN BATHROOM AND BEDROOM WALLS TYP.
- ALUMINUM GUTTER AND DOWNSPOUTS. SEE ELEVATIONS

**NOTES:**

1. EDGE OF SLAB: 4" FROM FACE OF BLOCK SEE WALL SECTIONS ON SHEET A3.0

2. OUTSIDE EDGE OF EXTERIOR WALL SHEATHING TO ALIGN WITH OUTSIDE FACE OF BLOCK STEM WALL. TO ALLOW FOR SELF-ADHERING FLASHING MEMBRANE FLASHING TO RUN CONTINUOUS OVER THE JOINT BETWEEN BLOCK & FRAMING.

**DOOR KEY NOTES**

1 30" X 6'8" FIBERGLASS, FLUSH, VERTICAL GLASS ENTRY DOOR W/ 16" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET

2 28" X 6'8", THRESHOLD, ENTRY LOCKSET, 45 MIN FIRE RATED INTERIOR DOOR AND FRAME AND CLOSER

3 28" X 6'8" INTERIOR DOOR AND FRAME

4 26" X 6'8" INTERIOR 45 MIN. DOOR AND FRAME

5 PAIR OF 26" X 6'8" INTERIOR DOORS AND FRAME, LEVER HARDWARE

6 20" X 6'8" INTERIOR DOOR AND FRAME

INTERIOR DOORS TO BE HOLLOW CORE, 4 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

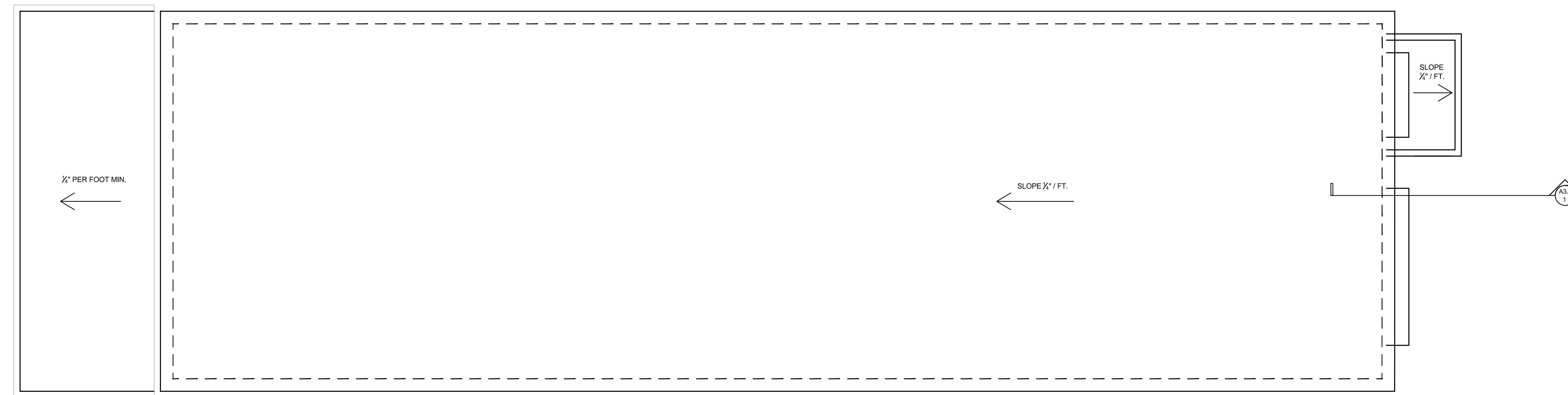
PROJECT: **NEW 2-STORY DUPLEX**  
 1110 1/2 NORTH 30th STREET, RICHMOND VIRGINIA 23223  
 OWNER: **EVOLVE DEVELOPMENT, LLC**  
 3420 PUMP RD., STE. 169, RICHMOND, VIRGINIA

**FOUNDATION & FIRST FLOOR PLAN**  
 MICHAEL PELLIS ARCHITECTURE  
 www.michaelpellis.com  
 804.212.5024  
 michael@michaelpellis.com

REVISIONS
N/A
N/A
N/A
N/A
N/A

A1.0

DATE: APRIL 27, 2020



ROOF PLAN  
1/4" = 1'-0" 2

PROPOSED PLAN KEY NOTES

- 1 ALL WINDOWS ON THE 1ST & 2ND FLOOR BEDROOMS MEET EGRESS REQUIREMENTS.

PARTITION TYPE KEY NOTES

- A 1 HR RATED SEPARATION WALL - U333 STC 54 5/8 TYPE X GYP. BD OVER 2 X 4 @ 16" O.C. W/ SOUND BATTS W/ RESILIENT CHANNELS @ 24" O.C VERTICALLY PERPENDICULAR TO STUDS (ONE SIDE ONLY) W/ 5/8" TYPE X GYP. BD.
- B 1HR STAIRWELL SUPPORT WALLS UL311 - 2 X 4 @ 16" O.C. WOOD STUDS (FLOOR TO UNDERSIDE OF STAIRWELL) W/ BATT INSULATION W/ 5/8" TYPE X GYP. BOTH SIDES. 5/8" (1) LAYER OF 5/8" TYPE X GYP. UNDERSIDE OF STAIRS
- C TYPICAL EXTERIOR WALL; HARDIE SIDING OVER WEATHERBARRIER OVER 1/2" EXTERIOR SHEATHING OVER 2 X 4 STUDS @ 16" O.C. W/ R-15 INSULATION & 1/2" GYPSUM BOARD INTERIOR FINISH
- D 1 HR RATED EXTERIOR WALL - U309 - HARDIE SIDING OVER WEATHER BARRIER OVER 5/8" DENS GLASS GOLD SHEATHING OVER 2" X 4 STUDS @ 16" O.C. W/ R-15 INSULATION & 5/8" TYPE X GYPSUM BOARD INTERIOR FINISH

NOTE:

- UNLESS NOTED OTHERWISE:  
ALL WALLS 2 X 4 WOOD STUDS @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES. SOUND BATTS IN BATHROOM AND BEDROOM WALLS TYP.
- ALUMINUM GUTTER AND DOWNSPOUTS. SEE ELEVATIONS

NOTES:

- 1. EDGE OF SLAB: 4" FROM FACE OF BLOCK SEE WALL SECTIONS ON SHEET A3.0
- 2. OUTSIDE EDGE OF EXTERIOR WALL SHEATHING TO ALIGN WITH OUTSIDE FACE OF BLOCK STEM WALL. TO ALLOW FOR SELF-ADHERING FLASHING MEMBRANE FLASHING TO RUN CONTINUOUS OVER THE JOINT BETWEEN BLOCK & FRAMING.

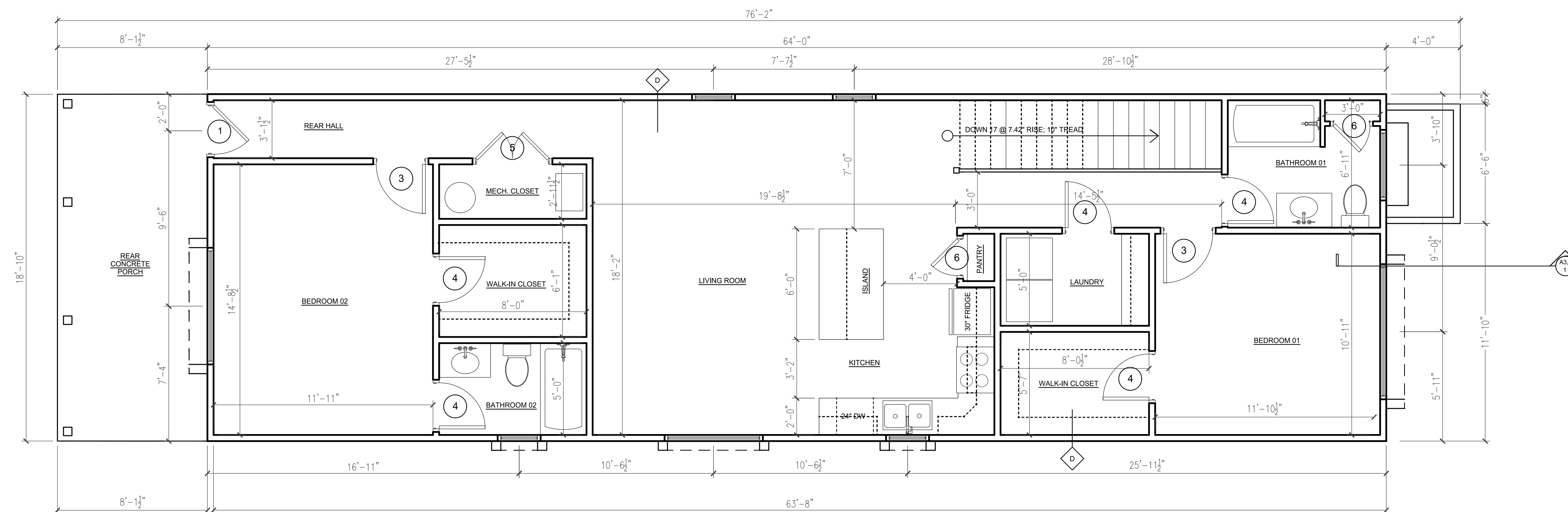
DOOR KEY NOTES

- 1 3'0" X 6'8" FIBERGLASS, FLUSH, VERTICAL GLASS ENTRY DOOR W/ 16" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET
- 2 2'8" X 6'8", THRESHOLD, ENTRY LOCKSET, 45 MIN FIRE RATED INTERIOR DOOR AND FRAME AND CLOSER
- 3 2'8" X 6'8" INTERIOR DOOR AND FRAME
- 4 2'6" X 6'8" INTERIOR 45 MIN. DOOR AND FRAME
- 5 PAIR OF 2'6" X 6'8" INTERIOR DOORS AND FRAME, LEVER HARDWARE
- 6 2'0" X 6'8" INTERIOR DOOR AND FRAME

INTERIOR DOORS TO BE HOLLOW CORE, 4 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



SECOND FLOOR PLAN  
1/4" = 1'-0" 1

PROJECT:  
NEW 2-STORY DUPLEX  
1110 1/2 NORTH 30th STREET, RICHMOND VIRGINIA 23223

OWNER:  
EVOLVE DEVELOPMENT, LLC  
3420 PUMP RD., STE. 169, RICHMOND, VIRGINIA

SECOND FLOOR & ROOF PLAN

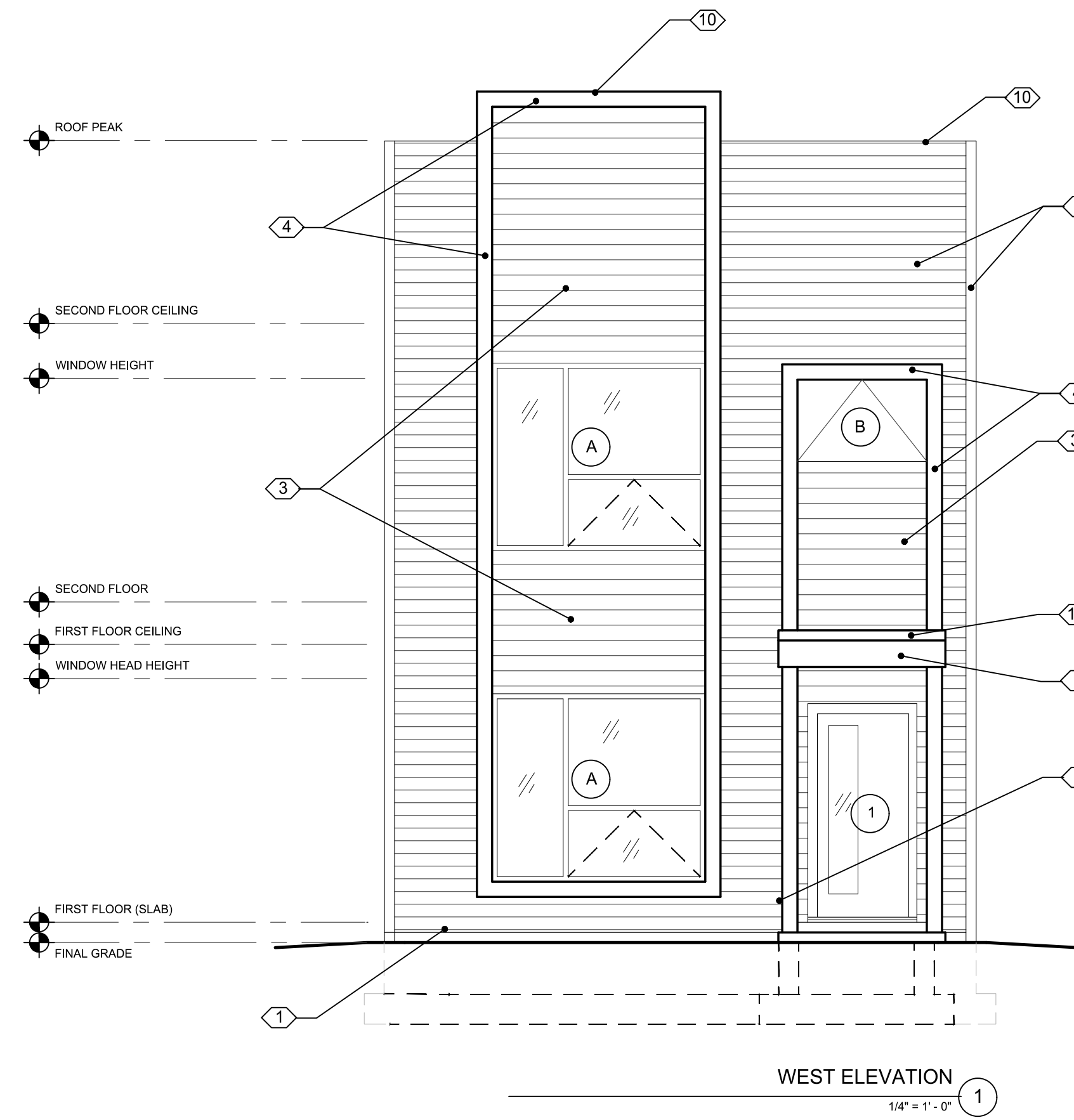
REVISIONS

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

A1.1

DATE  
APRIL 27, 2020

MICHAEL PELLIS ARCHITECTURE  
www.michaelpellis.com  
804.212.5024  
michael@michaelpellis.com

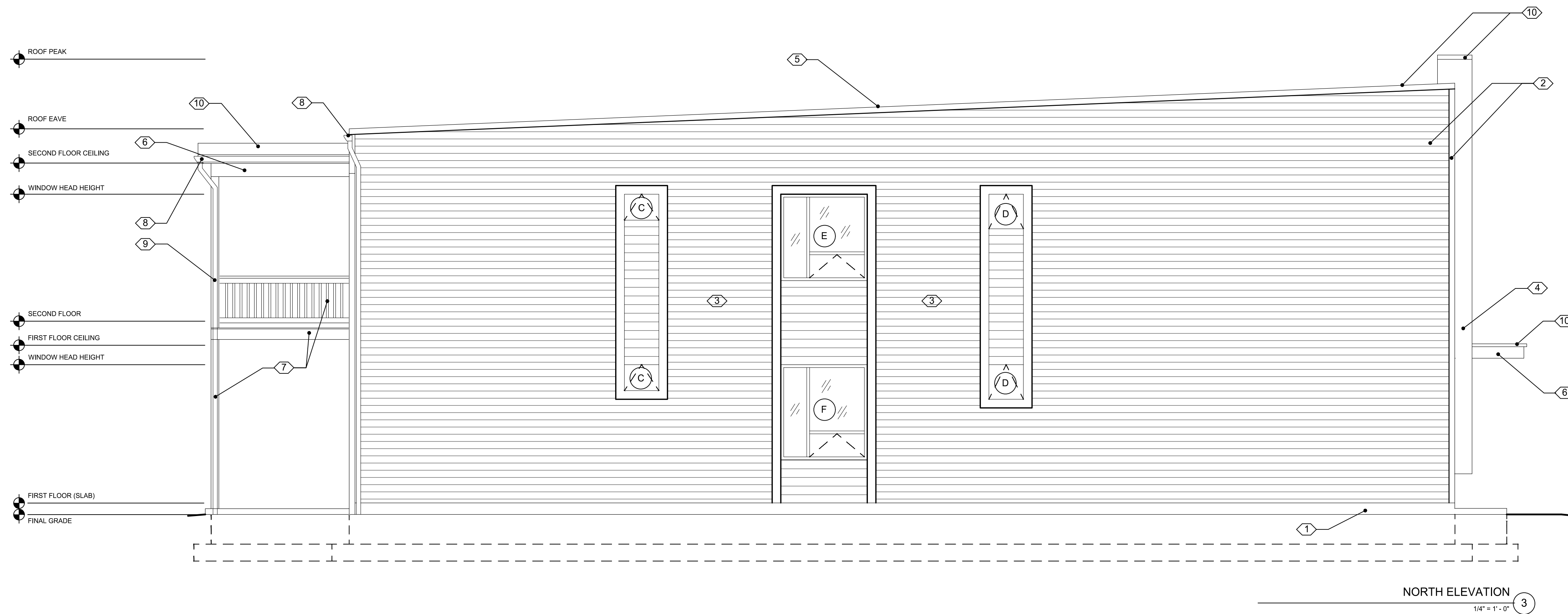


**EXTERIOR FINISHES**

- ① PARGED FOUNDATION - GREY
- ② HARDIE PLANK SIDING & TRIM - CHARCOAL GREY
- ③ HARDIE PLANK SIDING - BLACK
- ④ HARDER OR COMP. TRIM WINDOW FINIS - BLACK
- ⑤ TPO ROOF - FACTORY GREY
- ⑥ CANOPY - TPO GREY ROOM WITH HARDIE PLANK FASCIA - BLACK
- ⑦ PRESSURE TREATED WOOD RAILINGS, DECK, & COLUMNS
- ⑧ GUTTER - ALUM.
- ⑨ DOWNSPOUT - ALUM.
- ⑩ METAL COPING CAP - BLACK

**EXTERIOR DOOR AND WINDOW KEY NOTES**

- ① 3'0\" X 6'8\" FIBERGLASS, FLUSH, VERTICAL GLASS ENTRY DOOR W/ 16\" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET
- A 7'0\" X 6'2\" WINDOW SYSTEM WITH AWNING
- B 2'8\" X 4'3\" AWNING WINDOW
- C 1'6\" X 2'0\" AWNING WINDOW
- D 2'0\" X 2'0\" AWNING WINDOW
- E 5'0\" X 5'0\" WINDOW SYSTEM WITH AWNING
- F 5'6\" X 5'0\" WINDOW SYSTEM WITH AWNING
- G 6'2\" X 6'0\" WINDOW SYSTEM
- H 5'0\" X 2'0\" PICTURE WINDOW



PROJECT: **NEW 2-STORY DUPLEX**  
 1110 1/2 NORTH 30th STREET, RICHMOND VIRGINIA 23223

OWNER: **EVOLVE DEVELOPMENT, LLC**  
 3420 PUMP RD., STE. 169, RICHMOND, VIRGINIA

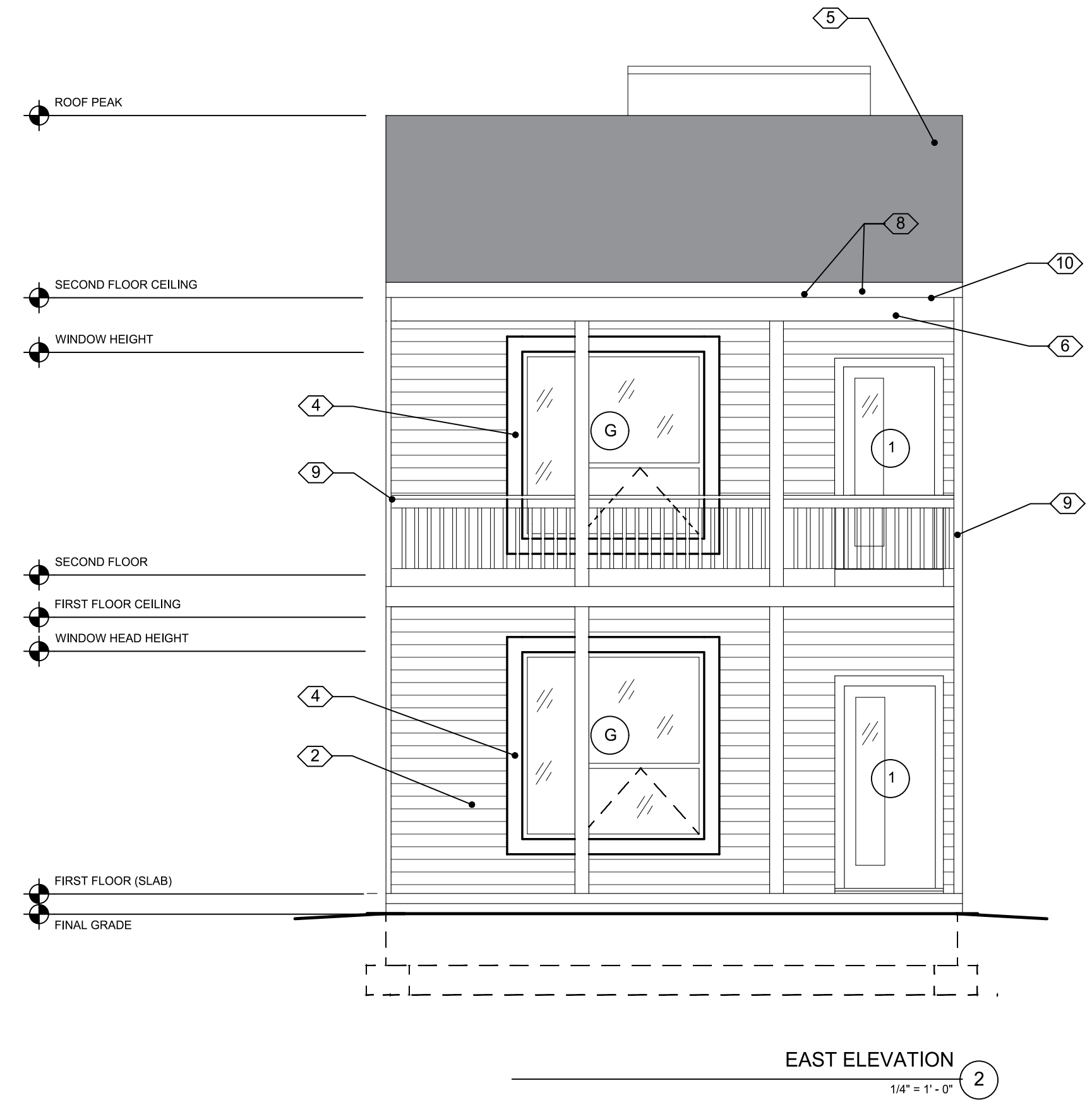
**FRONT & REAR EXTERIOR ELEVATIONS**

**REVISIONS**

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

**A2.0**  
 DATE: APRIL 27, 2020

MICHAEL PELLIS ARCHITECTURE  
 www.michaelpellis.com  
 804.212.9024  
 michael@michaelpellis.com

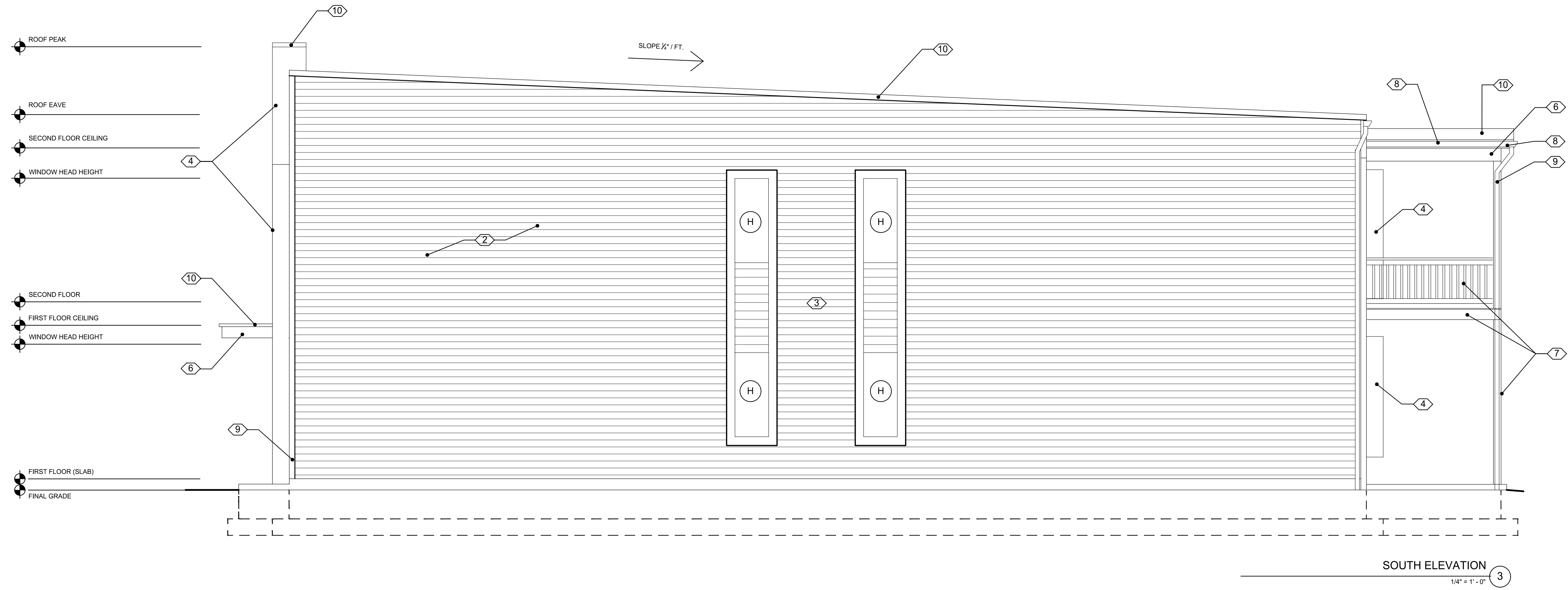


**EXTERIOR FINISHES**

- ① PARGED FOUNDATION - GREY
- ② HARDIE PLANK SIDING & TRIM - CHARCOAL GREY
- ③ HARDIE PLANK SIDING - BLACK
- ④ HARDER OR COMP. TRIM WINDOW FINIS - BLACK
- ⑤ TPO ROOF - FACTORY GREY
- ⑥ CANOPY - TPO GREY ROOM WITH HARDIE PLANK FASCIA - BLACK
- ⑦ PRESSURE TREATED WOOD RAILINGS, DECK, & COLUMNS
- ⑧ GUTTER - ALUM.
- ⑨ DOWNSPOUT - ALUM.
- ⑩ METAL COPING CAP - BLACK

**EXTERIOR DOOR AND WINDOW KEY NOTES**

- ① 3'0\" X 6'8\" FIBERGLASS, FLUSH, VERTICAL GLASS ENTRY DOOR W/ 16\" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET
- ② 7'0\" X 6'2\" WINDOW SYSTEM WITH AWNING
- ③ 2'8\" X 4'3\" AWNING WINDOW
- ④ 1'6\" X 2'0\" AWNING WINDOW
- ⑤ 2'0\" X 2'0\" AWNING WINDOW
- ⑥ 5'0\" X 5'0\" WINDOW SYSTEM WITH AWNING
- ⑦ 5'6\" X 5'0\" WINDOW SYSTEM WITH AWNING
- ⑧ 6'2\" X 6'0\" WINDOW SYSTEM WITH AWNING
- ⑨ 5'0\" X 2'0\" PICTURE WINDOW



PROJECT: **NEW 2-STORY DUPLEX**  
 1110 1/2 NORTH 30th STREET, RICHMOND VIRGINIA 23223  
 OWNER: **EVOLVE DEVELOPMENT, LLC**  
 3420 PUMP RD., STE. 169, RICHMOND, VIRGINIA

**LEFT & RIGHT EXTERIOR ELEVATIONS**  
 MICHAEL PELLIS ARCHITECTURE  
 www.michaelpellis.com  
 804.212.9024  
 michael@michaelpellis.com

**REVISIONS**

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