

1801 CARLISLE AVENUE DUPLEX

RICHMOND, VA 23223

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NO.	DESCRIPTION	DATE	APPROVED
3	REVISED PLANS	10-17-2021	
2	FINAL PERMIT PLANS	8-17-19	
1	CLIENT REVIEW	8-3-19	

SYMBOL LEGEND	
- COLUMN TAG	- DETAIL LETTER
- BEAM TAG	- POINT OF VIEW
- FOOTING TAG	- SHEET NUMBER
- STAIR TAG	- SECTION CUT PLANE
- POINT LOAD	- SECTION NUMBER
	- SECTION TAG

PENN & CO.
 42296 BENFOLD SQUARE
 ASHBURN, VA 20148
 Phone: (703) 675-4592

BUILDING CODE:
 PROJECT SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

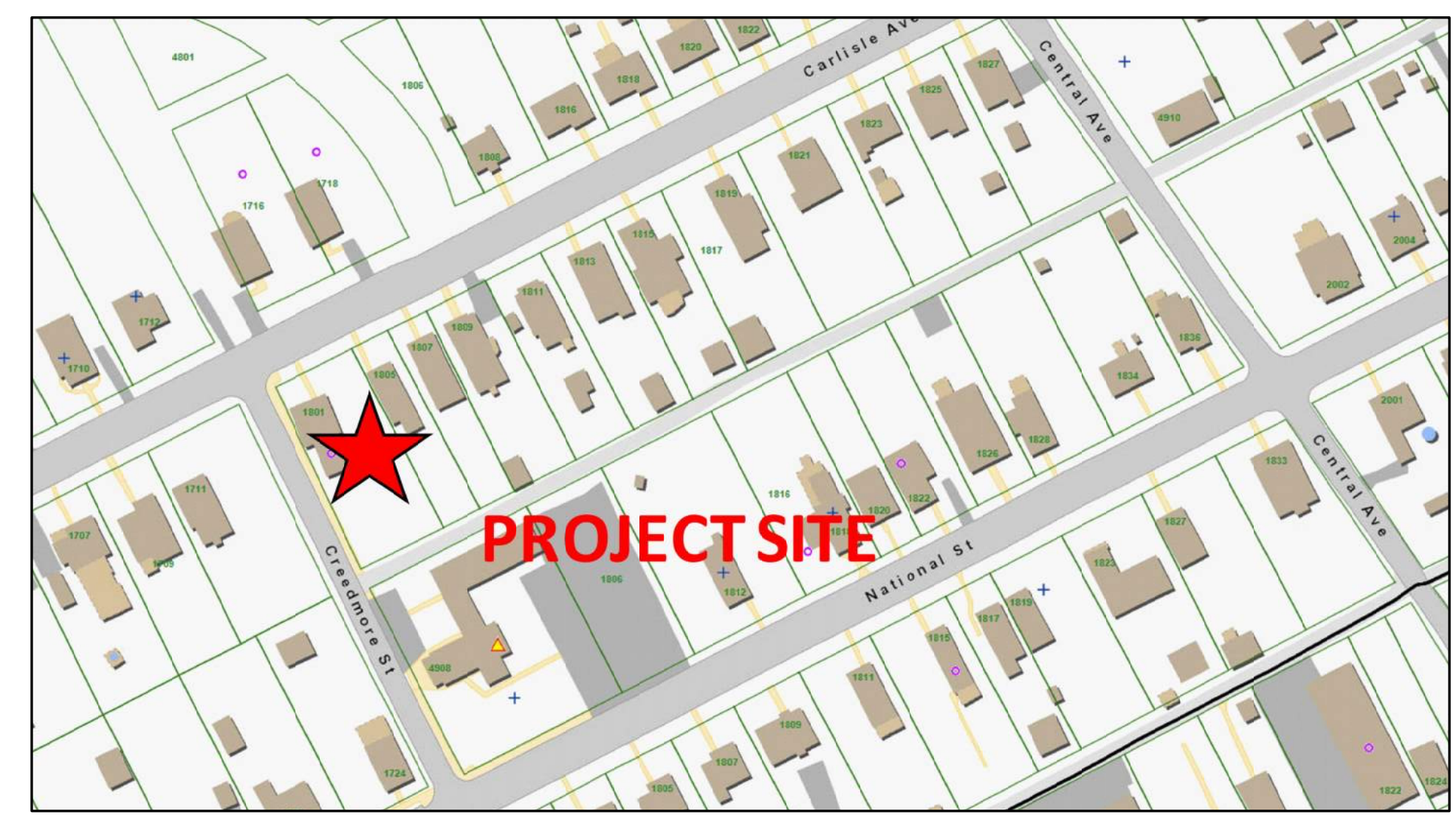
CITY OF RICHMOND APPLICABLE DOCUMENTS/PERMITS :
 COMMISSION OF ARCHITECTURAL REVIEW PROJECT NUMBER: NONE

RICHMOND CITY ORDINANCE:
 ZONED R-5
 SETBACKS:
 ALLOWED FRONT YARD: 25'-0" MINIMUM
 ALLOWED SIDE YARD: 5'-0"
 ALLOWED REAR YARD: 5'-0"
 ALLOWED HEIGHT: 35'-0"
 DESIGNED FRONT YARD: 25.7' MINIMUM
 DESIGNED SIDE YARDS: 6'-6"
 DESIGNED REAR YARD: 63'-0"
 DESIGNED HEIGHT: 2 STORIES, 24'-0"±

LOT SIZE & COVERAGE:
 ALLOWED MINIMUM LOT AREAS: 5,054 S.F.
 ALLOWED LOT COVERAGE: 35%
 DESIGNED AREA: 1,250 S.F. EACH
 DESIGNED COVERAGE: 25%

SQUARE FOOTAGE CALCULATIONS - 3312 UNIT			
ELEVATION:	TRADITIONAL	AREA	UNFINISHED
FIRST FLOOR	1280 SF	FRONT PORCH	42 SF
SECOND FLOOR	1280 SF		
TOTAL	2,560 SF	TOTAL	210 SF

SHEET INDEX	
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C-101	SURVEY AND CONSTRUCTION PLAT
A-100	FOUNDATION AND FIRST FLOOR PLAN
A-101	SECOND FLOOR AND ROOF PLAN
A-102	DOOR & WINDOW SCHEDULE AND FIRE WALL INFORMATION
A-103	BUILDING SECTION
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A-202	REAR AND LEFT ELEVATION
S-001	GENERAL NOTES
S-101	FIRST AND SECOND FLOOR FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-103	FIRST AND SECOND FLOOR BRACED WALL PLAN
S-104	TYPICAL SECTIONS & BRACED WALL CALCULATIONS
S-105	TYPICAL DETAILS



VICINITY MAP

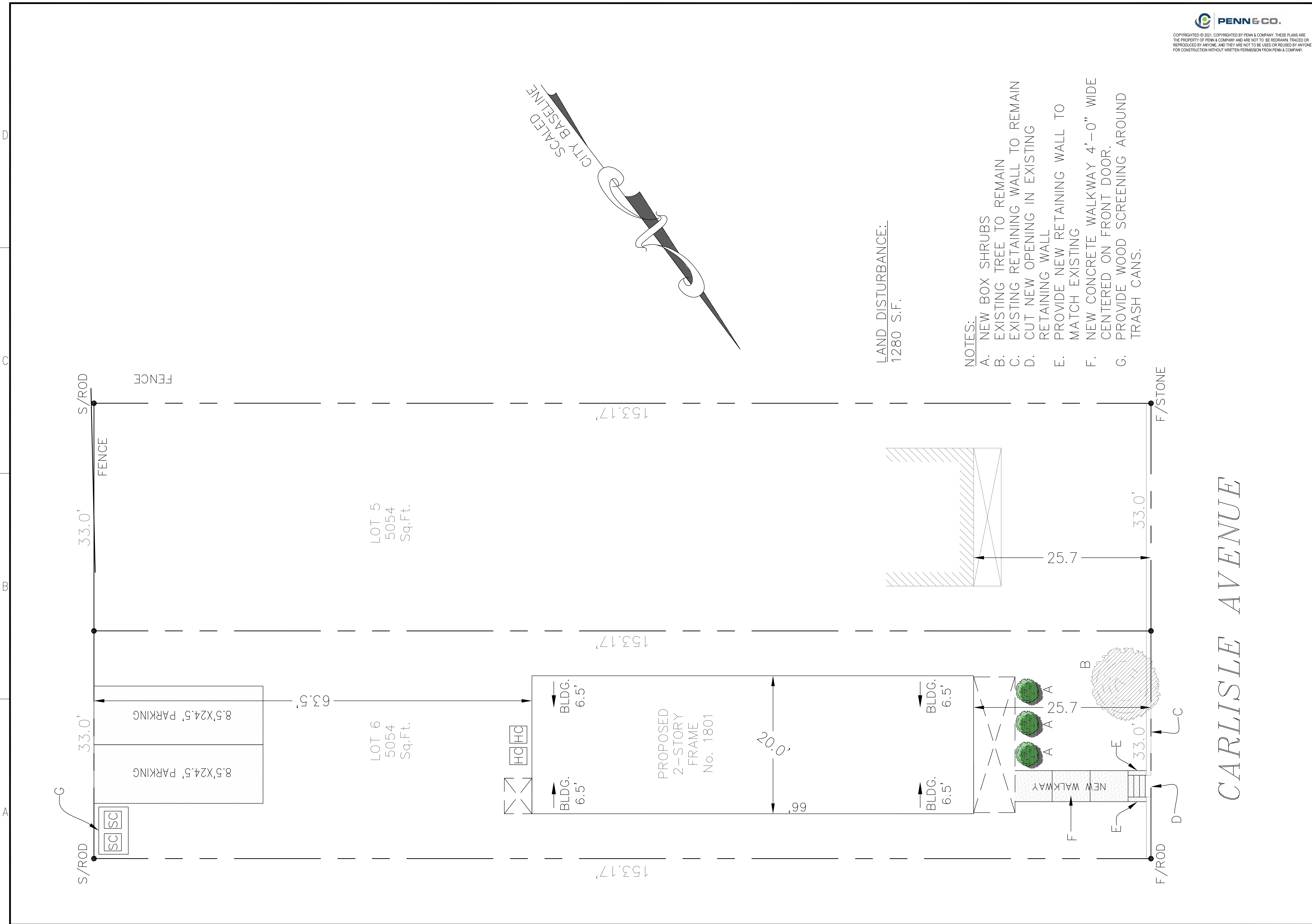
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APPROVED
ACTIVITY
SATISFACTORY TO DATE
DES: [initials] DRW: JRP3 CHK: JRP3

1801 CARLISLE AVENUE DUPLEX
 RICHMOND, VIRGINIA 23231
 COVERSHEET

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
C-001



LAND DISTURBANCE:
1280 S.F.

- NOTES:**
- A. NEW BOX SHRUBS
 - B. EXISTING TREE TO REMAIN
 - C. EXISTING RETAINING WALL TO REMAIN
 - D. CUT NEW OPENING IN EXISTING RETAINING WALL
 - E. PROVIDE NEW RETAINING WALL TO MATCH EXISTING
 - F. NEW CONCRETE WALKWAY 4'-0" WIDE CENTERED ON FRONT DOOR.
 - G. PROVIDE WOOD SCREENING AROUND TRASH CANS.

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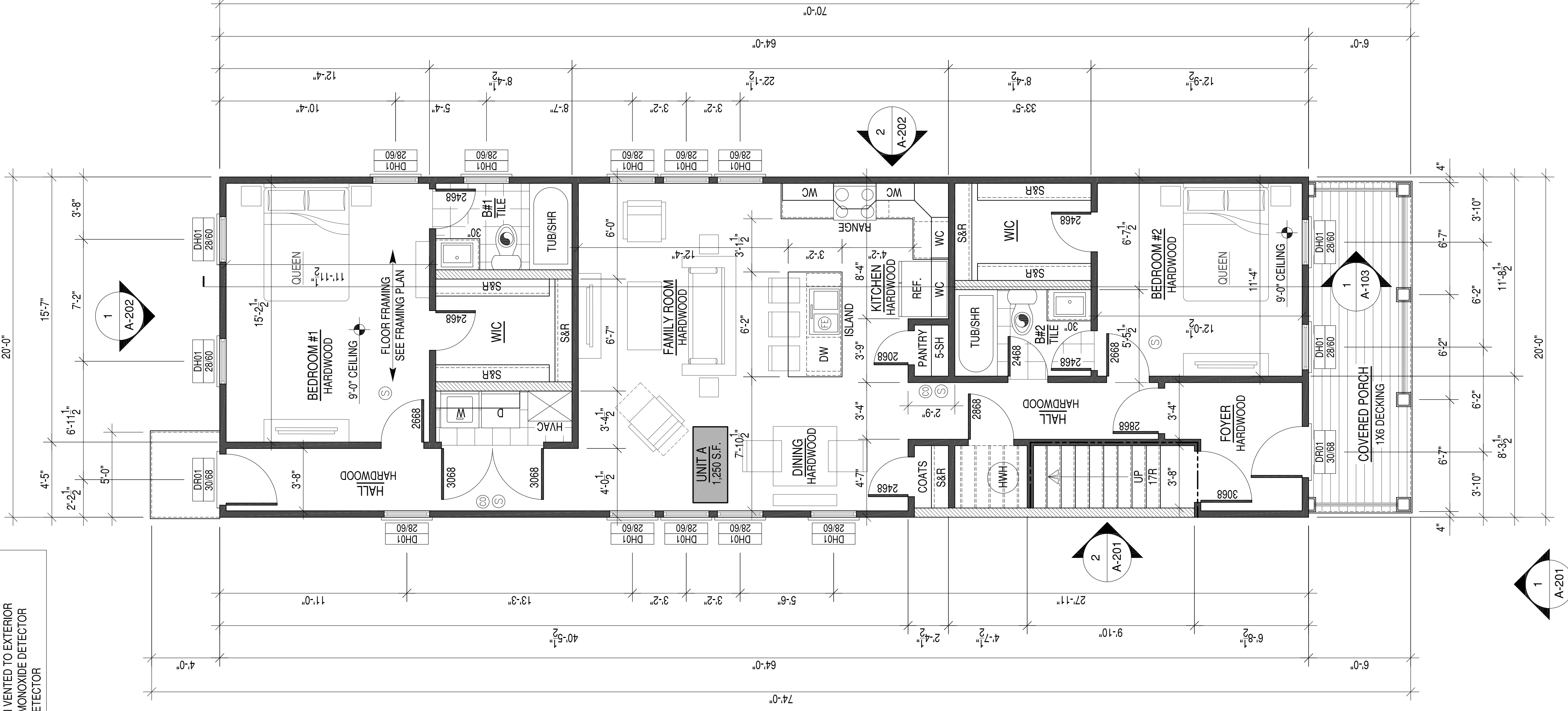
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1801 CARLISLE AVENUE DUPLEX
RICHMOND, VIRGINIA 23231
SURVEY AND CONSTRUCTION PLAT

- STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE.
- TREADS TO BE 9" MIN. WITH 1" NOSING.
- HANDRAILS & PICKETS:
- 36" HIGH HANDRAILS @ ALL STAIRS. 36" RAILING @ ALL BALCONIES. PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.
- LABEL DRYER VENT LENGTH ON DUCT
- ALL DRYWALL TO BE 1/2"
- Ⓣ = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
- ☉ = BATH FAN VENTED TO EXTERIOR
- ☼ = CARBON MONOXIDE DETECTOR
- Ⓢ = SMOKE DETECTOR

- FIRE-RATED STAIR WELL WALLS
- STAIR WELL FIRE WALLS TO BE 1 HOUR FIRE-RATED ASSEMBLY U344. SEE SHEET A-102
- FIRE-RATED FLOOR/CILING
- CEILING TO BE WEYERHAEUSER 1 HOUR FIRE-RATED CEILING ASSEMBLY E. SEE SHEET A-104



FIRST FLOOR PLAN

PLAN AND FRAMING NOTES

1. ALL WALL FRAMING TO BE 2X4'S AT 16" OC UNLESS OTHERWISE NOTED.
2. ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
3. ALL WINDOW AND DOOR HEADERS TO BE (2) 2X8'S WITH (1) JACK STUDS (2) KING STUDS UNLESS OTHERWISE NOTED.
4. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
6. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURERS TALLERS REQUIREMENTS AND CLEARANCES.
7. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETS LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
8. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

2X4 WALL FRAMING AT 16" OC
2X6 WALL FRAMING AT 16" OC



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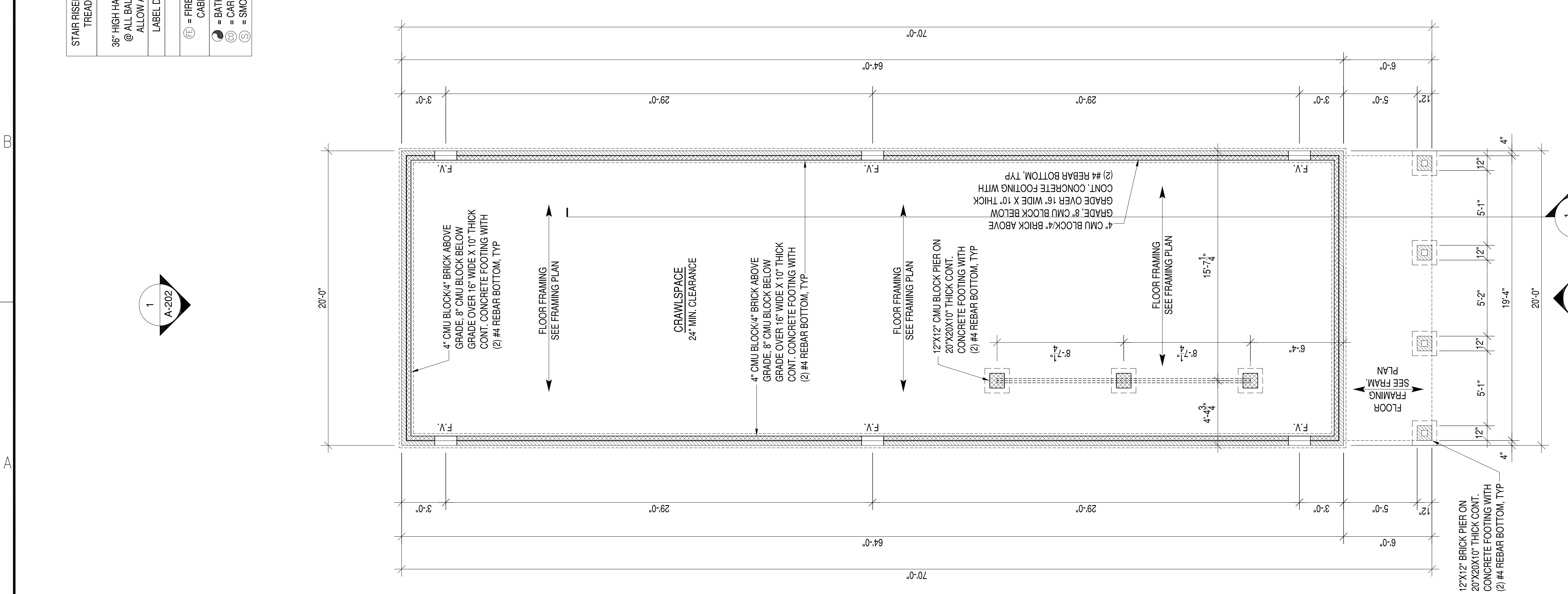
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1801 CARLISLE AVENUE DUPLEX
RICHMOND, VIRGINIA 23231
FOUNDATION AND FIRST FLOOR PLANS

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-100

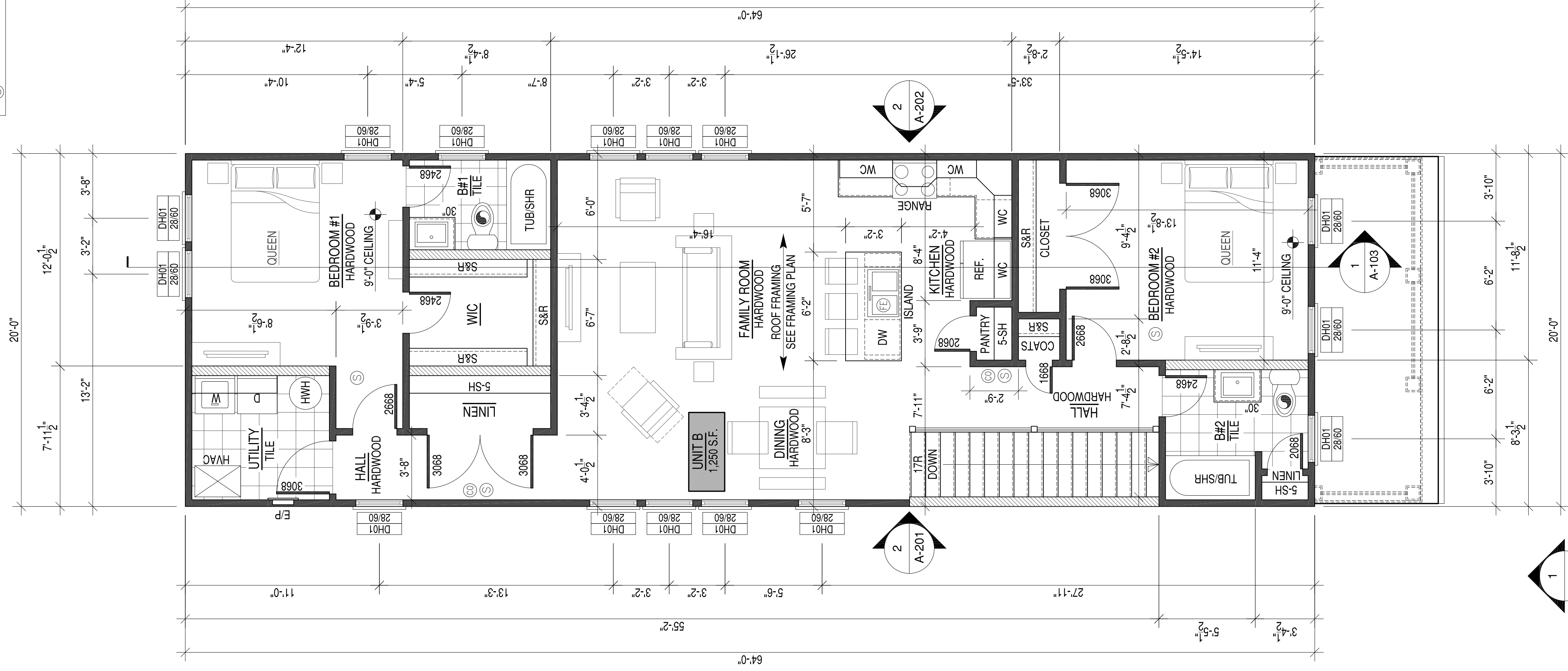


FOUNDATION PLAN

FOUNDATION NOTES:

1. SEE SOIL REPORT FOR FOOTING SIZE AND REINFORCEMENT.
2. CRAWL SPACE ACCESS DOOR TO BE FIELD LOCATED. HEADER FOR CRAWL DOOR TO BE (2) LVL FLUSH IN FLOOR SYSTEM WITH TOP MOUNT JOIST HANGERS.
3. CRAWL SPACE INTERIOR GROUND SURFACE TO BE COVERED WITH 6 mil POLY VAPOR BARRIER.
4. F.V. INDICATES 8"X16" FOUNDATION VENTS, TYP.

STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE. TREADS TO BE 9" MIN. WITH 1" NOSING.
HANDRAILS & PICKETS: 36" HIGH HANDRAILS @ ALL STAIRS. 36" RAILING @ ALL BALCONIES. PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH. LABEL DRYER VENT LENGTH ON DUCT ALL DRYWALL TO BE 1/2"
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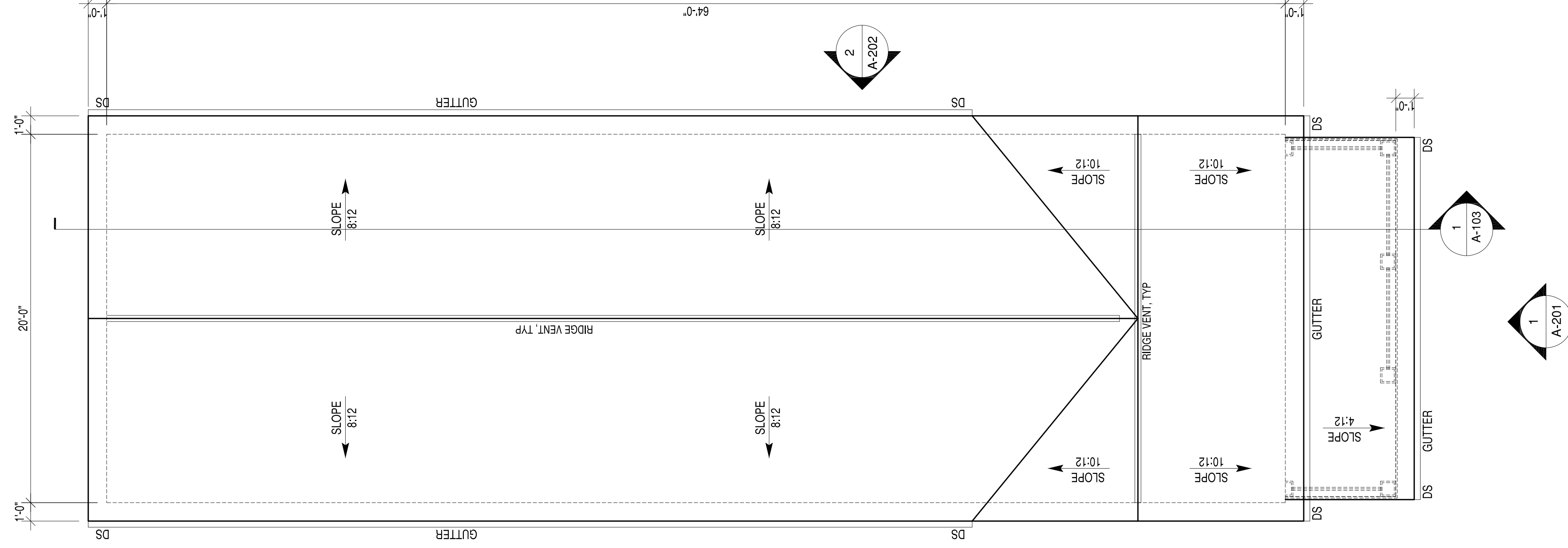
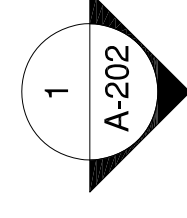
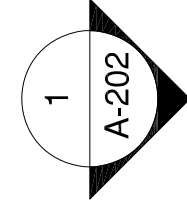


SECOND FLOOR PLAN

PLAN AND FRAMING NOTES

- ALL WALL FRAMING TO BE 2X4S AT 16" OC UNLESS OTHERWISE NOTED.
- ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4.125" THICK (FINISHED) UNLESS OTHERWISE NOTED.
- ALL WINDOW AND DOOR HEADERS TO BE (2) 2X8S WITH (1) JACK STUDS (2) KING STUDS UNLESS OTHERWISE NOTED.
- INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
- CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
- DOOR SIZES PROVIDED AND WINDOW DIMENSIONS ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER'S INSTALLERS REQUIREMENTS AND CLEARANCES.
- PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETRY LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
- CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

▨ 2X4 WALL FRAMING AT 16" OC
▨ 2X8 WALL FRAMING AT 16" OC



ROOF PLAN

PLAN NOTES

- ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES AT 24" OC, TYP UNLESS OTHERWISE NOTED.
- 12" OVERHANGS AND 12" GABLE END EXTENSIONS, TYP.



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1801 CARLISLE AVENUE DUPLEX

RICHMOND, VIRGINIA 23231

SECOND FLOOR AND ROOF PLAN

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

A-101

WINDOW SCHEDULE					
MARK	DESCRIPTION	WIDTH	HEIGHT	HEADER HEIGHT	NOTES
DH01	DOUBLE HUNG	2'-8"	6'-0"	7'-10"	VINYL 3 OVER 1

WINDOW NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS AND FRAMES.
- ALL WINDOWS NOMINAL. GENERAL CONTRACTOR TO VERIFY ACTUAL SIZES AND FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
- SECOND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, AND 5.7 SQUARE FEET NET CLEAR OPENING.
- NO WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
- SAFETY GLAZING SHALL BE TEMPERED.

DOOR SCHEDULE						
MARK	DESCRIPTION	WIDTH	HEIGHT	OPERATION	HARDWARE	NOTES
DR01	FRONT & REAR ENTRY	3'-0"	6'-8"	SINGLE DR. W/ 14" TRAN.	01	1/2 LITE STEEL, TEMPERED

DOOR NOTES:

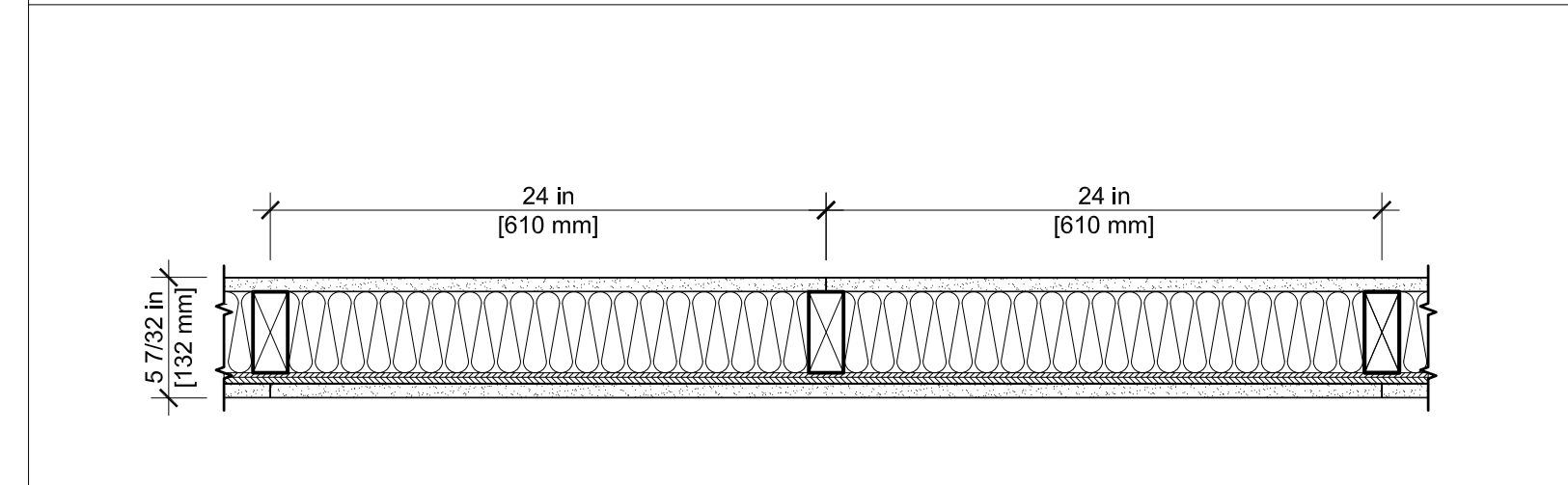
- GENERAL CONTRACTOR SHALL VERIFY ALL DOOR SCHEDULE INFORMATION PRIOR TO ORDERING DOORS AND FRAMES.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPPING AND THRESHOLD.
- ALL SWING DOORS SHALL BE PROVIDED WITH HINGE-OR WALL-MOUNTED DOOR STOPS.
- ALL GLASS IN DOORS AND TRANSOMS SHALL BE TEMPERED.

DOOR HARDWARE SETS:

- (3) HINGES, ENTRY HANDLE LOCK SET, DEAD BOLT.

UL U344

U344	1 HOUR	DS#
LOAD-BEARING	WOOD STUDS	N/A



EXTERIOR PARTITIONS: WOOD STUD (LOAD-BEARING)

FIRE RATING: 1 HOUR
 STC: N/A
 SOUND TEST: N/A
 SYSTEM THICKNESS: 5-7/32"

ASSEMBLY

GYPSUM BOARD:
 WOOD STUDS:
 INSULATION:
 PLYWOOD SHEATHING:

OPTIONS:

5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 24 IN. O.C.
 MIN. 3-1/2 IN. THICK FIBERGLASS FRICTION FIT.
 MIN. 15/32 IN. THICK PLYWOOD APPLIED VERTICALLY, WITH VERTICAL JOINTS CENTERED ON STUDS. SHEATHING ATTACHED TO STUDS WITH 6D CEMENT COATED STEEL BOX NAILS SPACED 12 IN. O.C. ALONG INTERIOR STUDS AND 6 IN. O.C. AT PERIMETER.
 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

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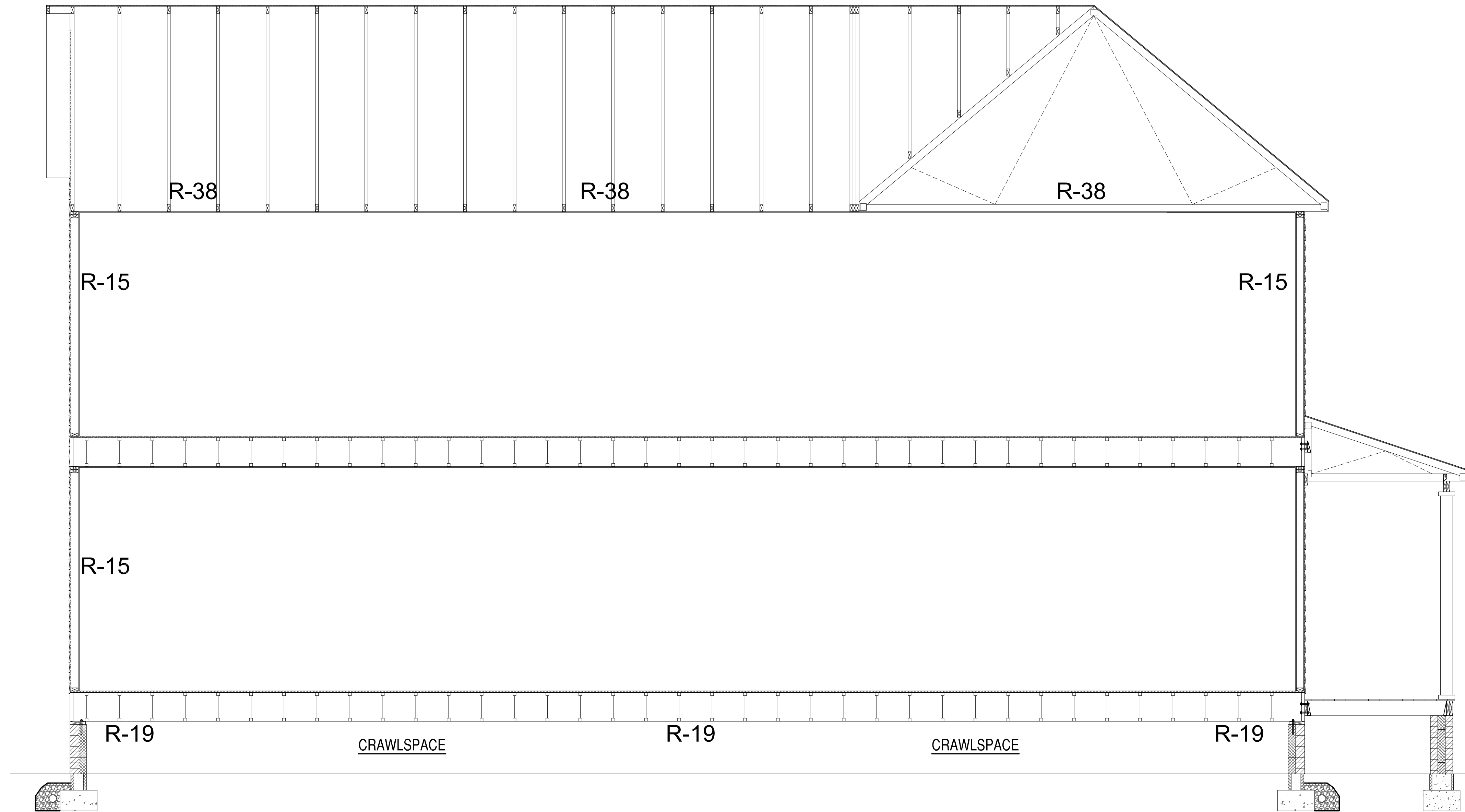
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1801 CARLISLE AVENUE DUPLEX
 RICHMOND, VIRGINIA 23231
DOOR & WINDOW SCHEDULE AND FIRE WALL INFORMATION

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
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SHEET OF
A-103

R VALUE	INSULATION LOCATION
R-15	EXTERIOR WALLS
R-19	FLOORS
R-30	CANTILEVERS & OVERHANGS
R-19	FLOOR ABOVE GARAGE
R-38	ALL CEILINGS



SW	DESCRIPTION	DATE	APPR
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APPROVED

ACTIVITY

SATISFACTORY TO DATE
DES: *** | DRW: JRP3 | CHK: JRP3

1801 CARLISLE AVENUE DUPLEX
RICHMOND, VIRGINIA 23231
BUILDING SECTION

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.:
DRAWING NO.:
SHEET OF
A-103

REVISED PLANS	DATE	APPROVED
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SW	DESCRIPTION	

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1801 CARLISLE AVENUE DUPLEX
 RICHMOND, VIRGINIA 23231
 FRONT AND LEFT ELEVATIONS

SCALE: 1/4"=1'-0"
PROJECT NO: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-201



1 FRONT ELEVATION
 A-201

BLDG ELEVATION MATERIAL KEYNOTES

- | | | | | |
|--|--|--|--|---------------------------------|
| 1 2 LAYER PARGED FOUNDATION WALLS, TYP. | 6 4" SIDING DIVERTER STRIP, TYP. | 11 STEEL OR FIBERGLASS DOOR W/TRANSOM AND BRICK MOULD SURROUND | 16 ARCHITECTURAL SHINGLES | 22 1X6 PAINTED RAKE BOARD |
| 2 6" EXPOSURE VINYL SIDING, TYP. | 7 1X6 WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD. | 12 60 MIL TPO ROOFING | 17 VINYL BEADBOARD PANELING AT PORCH CEILING | 23 VINYL VENTED SOFFIT PANELING |
| 3 FIBER CEMENT SIDING TRIM AT CORNERS | 8 8" SQUARE COLUMNS, TYP. | 13 BRICK PIERS, TYP. | 18 RIDGE VENTS, TYP. | 24 GLASS GILDED HOUSE NUMBERS |
| 4 WHITE PORCH LATTICE | 9 1X6 PAINTED WOOD TRIM FASCIA | 14 WOOD STEPS WITH 1X6 DECKING, TYP. | 19 PVC DENTIL MOULDING FYPON MLD354-12 | 25 4" TRIM, TYP. |
| 5 WOOD "RICHMOND RAIL" RAILING, PAINT FINISH | 10 PVC FYPON WINDOW HEADERS | 15 BRICK TO GRADE, TYP. | 20 PVC BRACKET FYPON BKT7X18 | 26 12"X32" FOUNDATION VENT |
| | | | 21 VENTS, SEE FOUNDATION PLAN | 27 18"X24" GABLE VENT, TYP. |



2 LEFT ELEVATION
 A-201

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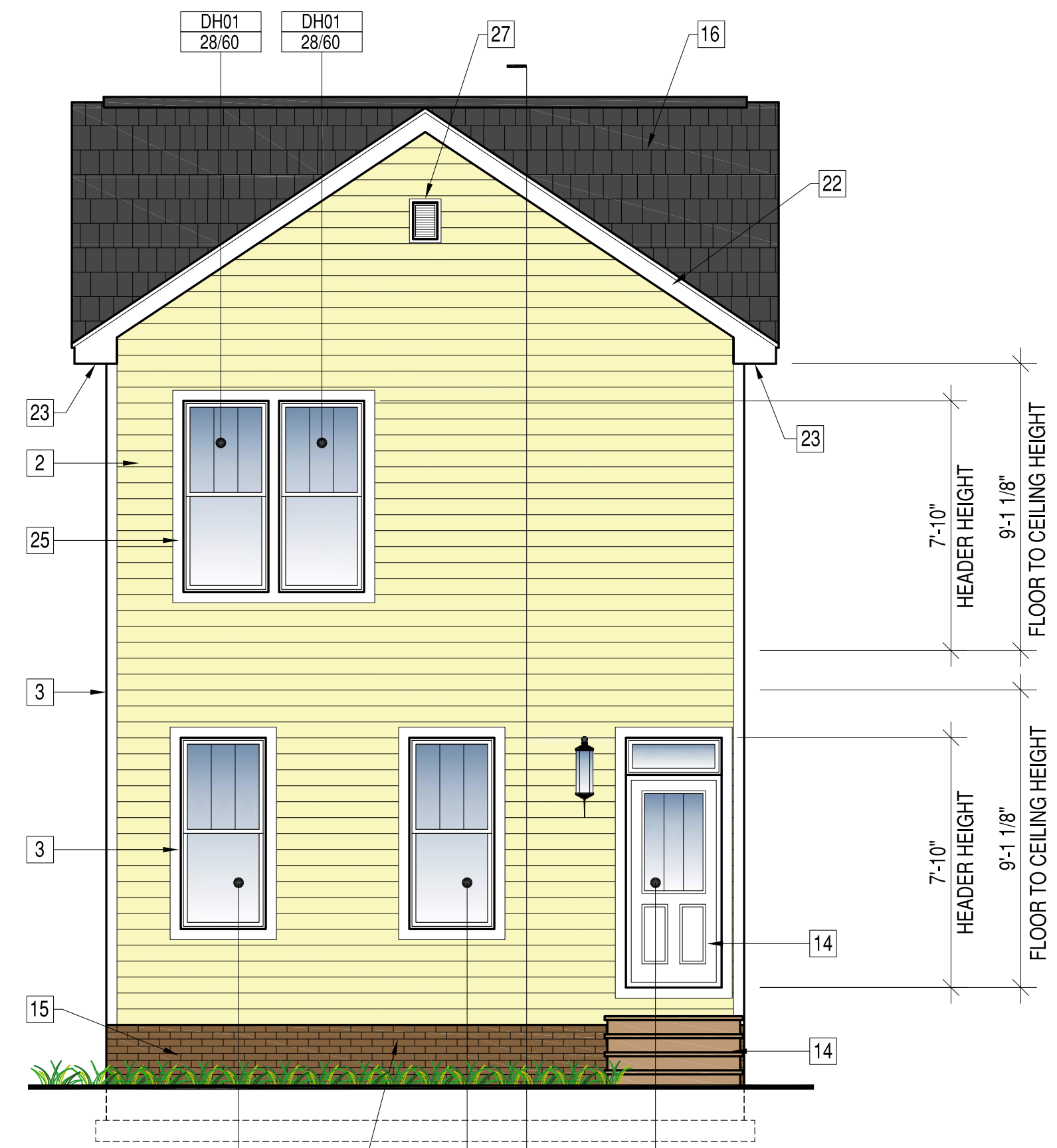
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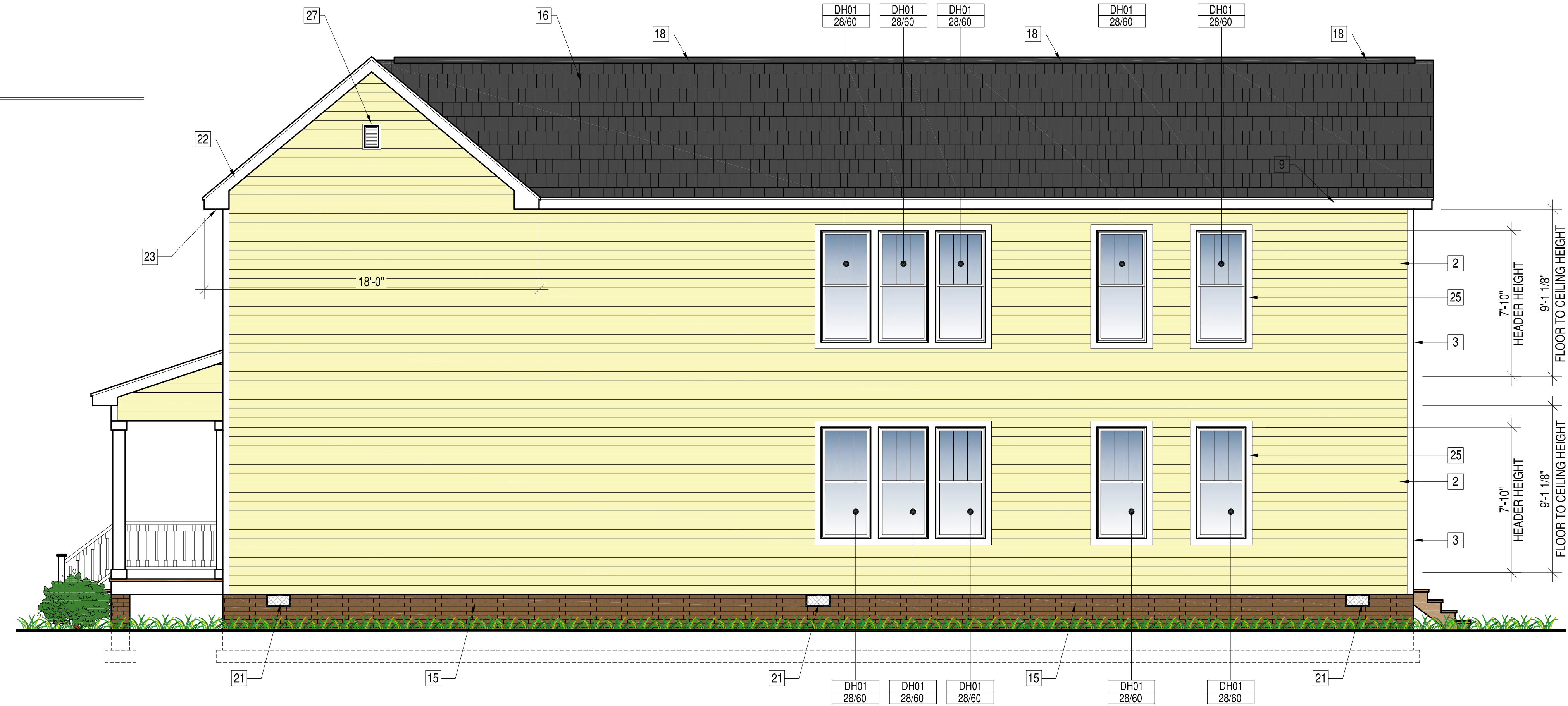
1801 CARLISLE AVENUE DUPLEX
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 REAR AND RIGHT ELEVATIONS

SCALE: 1/4"=1'-0"
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SHEET OF
A-202



1 REAR ELEVATION
 A-202

- BLDG ELEVATION MATERIAL KEYNOTES**
- | | | | |
|--|--|--|--|
| 1 2 LAYER PARGED FOUNDATION WALLS, TYP. | 6 4" SIDING DIVERTER STRIP, TYP. | 11 STEEL OR FIBERGLASS DOOR W/TRANSOM AND BRICK MOULD SURROUND | 16 ARCHITECTURAL SHINGLES |
| 2 6" EXPOSURE VINYL SIDING, TYP | 7 1X6 WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD. | 12 60 MIL TPO ROOFING | 17 VINYL BEADBOARD PANELING AT PORCH CEILING |
| 3 FIBER CEMENT SIDING TRIM AT CORNERS | 8 8" SQUARE COLUMNS, TYP | 13 BRICK PIERS, TYP | 18 RIDGE VENTS, TYP |
| 4 WHITE PORCH LATTICE | 9 1X6 PAINTED WOOD TRIM FASCIA | 14 WOOD STEPS WITH 1X6 DECKING, TYP | 19 PVC DENTIL MOULDING FYPON MLD354-12 |
| 5 WOOD "RICHMOND RAIL" RAILING, PAINT FINISH | 10 PVC FYPON WINDOW HEADERS | 15 BRICK TO GRADE, TYP | 20 PVC BRACKET FYPON BKT7X18 |
| | | | 21 VENTS, SEE FOUNDATION PLAN |
| | | | 22 1X6 PAINTED RAKE BOARD |
| | | | 23 VINYL VENTED SOFFIT PANELING |
| | | | 24 GLASS GILDED HOUSE NUMBERS |
| | | | 25 4" TRIM, TYP |
| | | | 26 12"X32" FOUNDATION VENT |
| | | | 27 18"X24" GABLE VENT, TYP |



2 RIGHT ELEVATION
 A-202

GENERAL NOTES

- 1. DESIGN BUILD CODE: 2015 VIRGINIA RESIDENTIAL BUILDING CODE
2. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH ARCHITECTURAL AND OTHER TRADES DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING.
4. DESIGN LOADS: LIVE LOADS, DEAD LOADS, WIND

SITE WORK

- 1. SUBGRADE DESIGN VALUES: THE FOLLOWING SUBSURFACE INFORMATION IS ASSUMED FOR DESIGN PURPOSES.
2. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM OF 1'-6" BELOW GRADE.
3. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL.

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302, EDITIONS REFERENCED BY BUILDING CODE.
2. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
3. REINFORCEMENT SPLICES SHALL BE LAP SPLICES WITH A MINIMUM LAP OF 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.

WOOD

- 1. ALL FOLLOWING DESIGN VALUES ARE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS (NDS) AND SUPPLEMENT NATIONAL DESIGN SPECIFICATIONS (EDITION REFERENCED BY BUILDING CODE.)
2. ALL HEADERS AND BEAMS SHALL BE SPF NO. 2 OR OTHER SPECIES HAVING THE FOLLOWING MINIMUM PROPERTIES: UNLESS NOTED OTHERWISE
3. EXTERIOR AND INTERIOR BEARING WALL STUDS SHALL BE SPF NO. 2 OR OTHER SPECIES HAVING THE FOLLOWING MINIMUM PROPERTIES: UNLESS NOTED OTHERWISE

- 6. LVL (LAMINATED VENEER LUMBER) SHALL BE 1-3/4" WIDE, OF THE DEPTH SPECIFIED ON THE PLANS, AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER UNO.
7. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
8. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH AF & PA (AMERICAN FOREST & PAPER ASSOCIATION) REQUIREMENTS.
9. STUD BEARING WALLS AND EXTERIOR STUD WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT MIDSPAN VERTICAL SPACING BETWEEN FLOORS (AND ROOF) LEVELS.

CONCRETE MASONRY

- 1. HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE 1, GRADE N WITH A MINIMUM 28 DAY NET COMPRESSIVE UNIT STRENGTH OF 1900 PSI.
2. MORTAR SHALL BE TYPE M BELOW GRADE AND IN CONTACT WITH SOIL AND TYPE S AT ALL OTHER LOCATIONS.
3. FILLED CELLS SHALL BE FILLED WITH COARSE GROUT. COARSE GROUT SHALL CONFORM TO ASTM C476, PROPERTIES SHALL INCLUDE: 2500 PSI AT 28 DAY, 3/8" MAX. AGGREGATE, AND 8"-11" SLUMP.

MASONRY

- 1. ALL MASONRY SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TMS 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602) FOR THE YEAR REFERENCED IN THE BUILDING CODE NOTED.
2. ALL BRICK AND CONCRETE MASONRY AND CONSTRUCTION SHALL COMPLY WITH THE RECOMMENDATIONS OF BRICK INSTITUTE OF AMERICA (BIA) AND THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) AND MINIMUM REQUIREMENTS ESTABLISHED BY NOTED BUILDING CODES.
3. GROUT TO FILL CORES SHALL BE ASTM C476, COARSE GROUT (3/8" MAXIMUM AGGREGATE) WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.



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Table with columns for REVISED PLANS, FINAL PERMIT PLANS, CLIENT REVIEW, and DATE.

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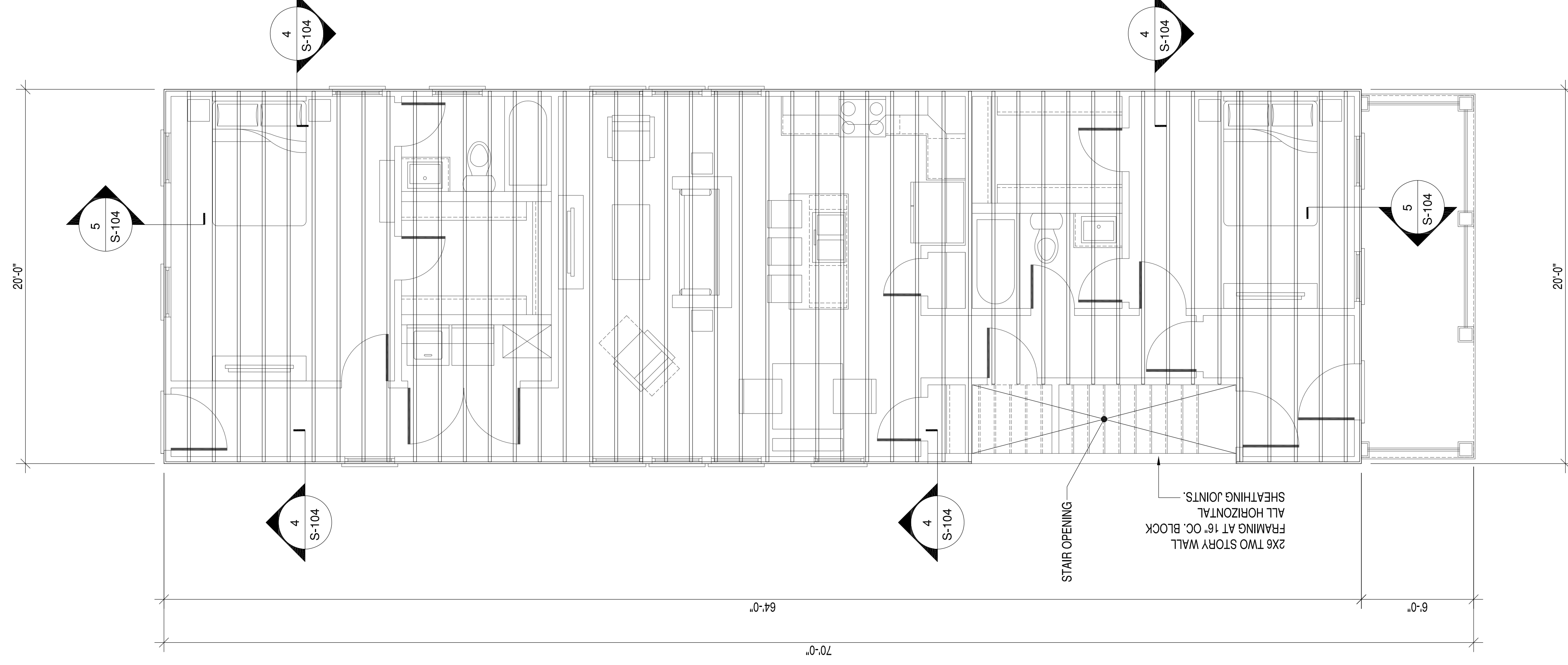
DESIGN CONSULTANT

MICHAEL RUSSELL (804) 868-9203 PHONE

Table with columns for APPROVED, ACTIVITY, SATISFACTORY TO DATE, DES, DRW, JRP, CHK, JRP.

1801 CARLISLE AVENUE DUPLEX RICHMOND, VIRGINIA 23281 STRUCTURAL GENERAL NOTES

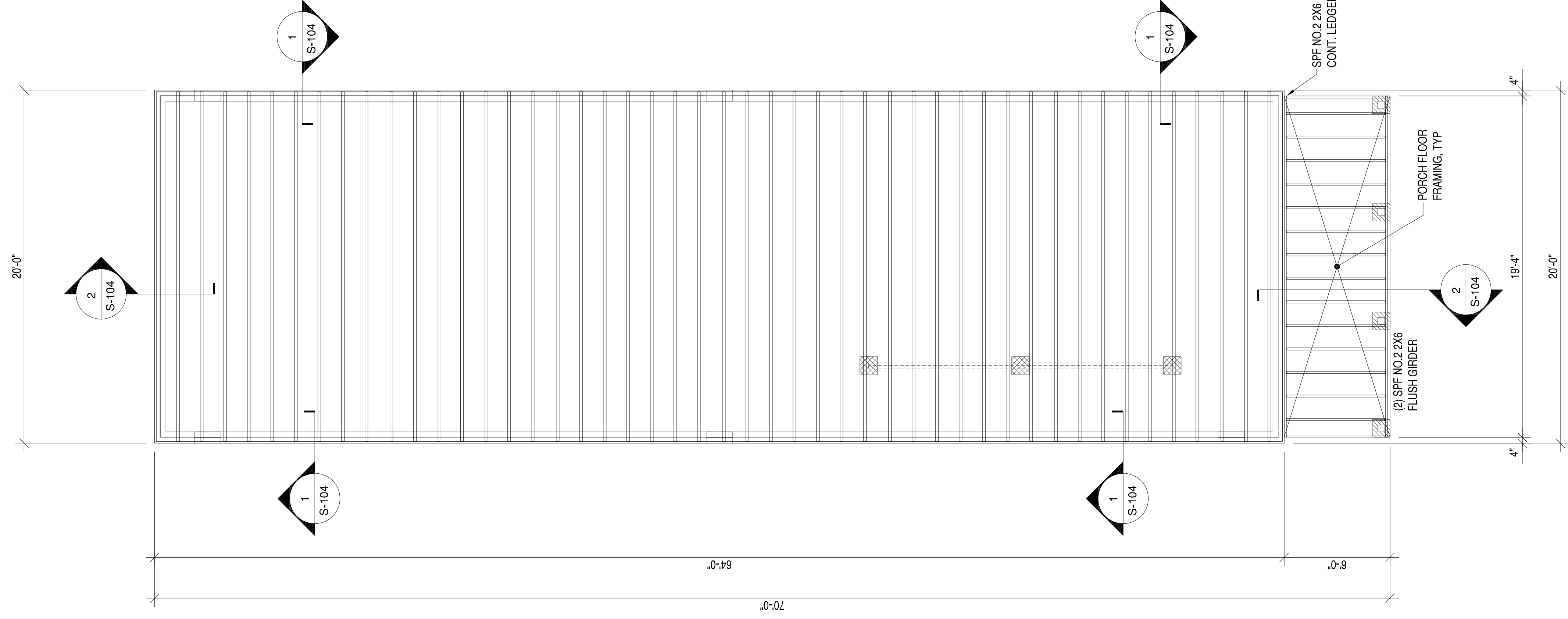
Table with columns for SCALE, PROJECT NO., CONSTR. CONTR. NO., DRAWING NO., SHEET OF, S-001



SECOND FLOOR FRAMING PLAN

FLOOR FRAMING NOTES:

- FLOOR FRAMING SHALL BE 14" TJI JOIST AT 16" OC UON, 210 SERIES
- ALL RIM BOARDS TO BE 1-1/8" THICK. SEE MANUFACTURERS FRAMING PLANS.
- PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARALLEL WALLS.



FIRST FLOOR FRAMING PLAN

FLOOR FRAMING NOTES:

- FLOOR FRAMING SHALL BE 14" TJI JOIST AT 16" OC UON, 210 SERIES
- ALL RIM BOARDS TO BE 1-1/8" THICK. SEE MANUFACTURERS FRAMING PLANS.
- FRONT PORCH FLOOR JOIST TO BE SPF, NO. 2x6@ 16" OC.
- ALL JOIST HANGERS AT FRONT AND REAR PORCH TO BE SIMPSON LUS6. ATTACH PER SIMPSON SPECIFICATIONS. SEE CALCULATIONS PACKAGE FOR MORE INFORMATION.
- PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARALLEL WALLS.



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REV	DESCRIPTION	DATE	APPROVED
3	REVISED PLANS	10-17-2021	
2	FINAL PERMIT PLANS	8-17-19	
1	CLIENT REVIEW	8-3-19	

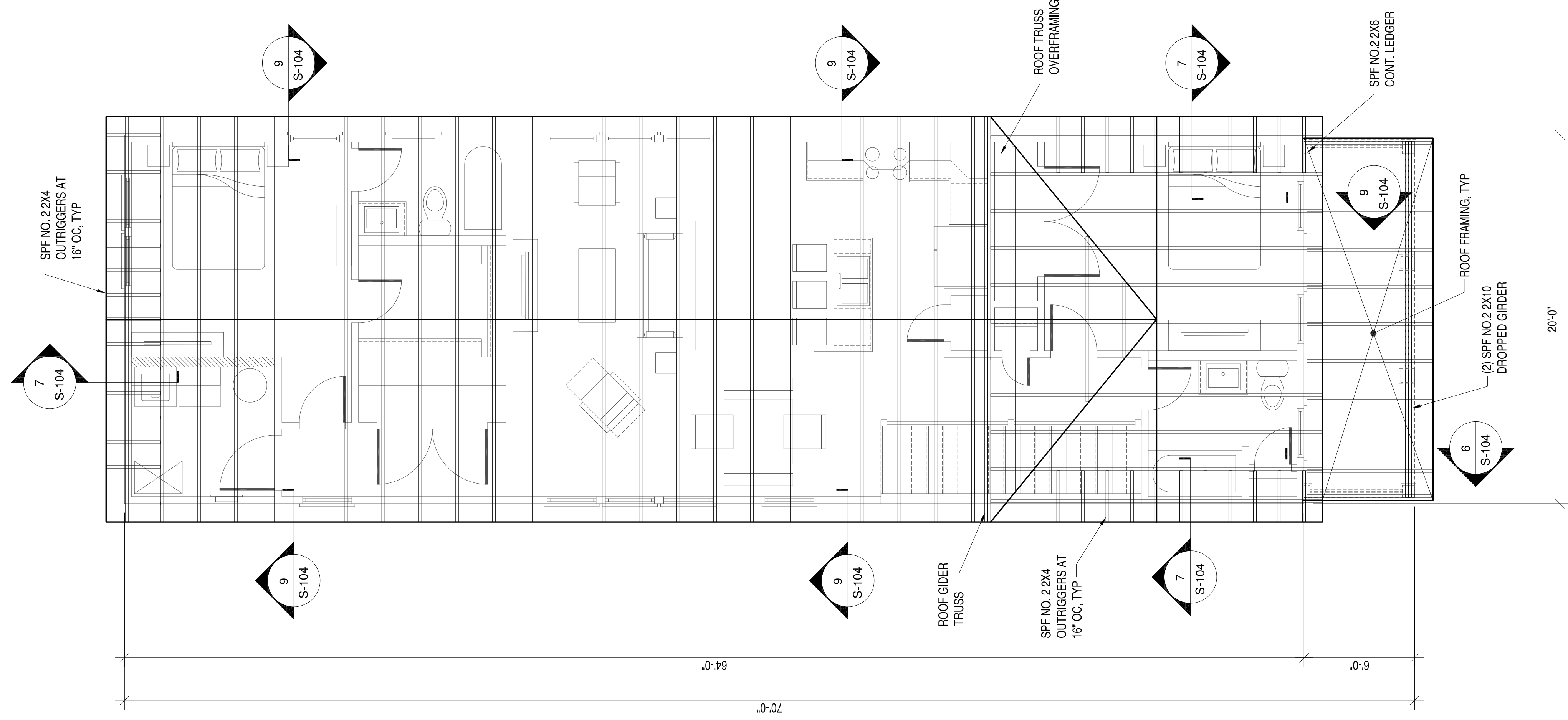
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APPROVED	
ACTIVITY	
SATISFACTORY TO DATE	
DES	DRW_JRP3
CHK	JRP3

1801 CARLISLE AVENUE DUPLEX
RICHMOND, VIRGINIA 23231
FIRST AND SECOND FLOOR FRAMING PLANS

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-101



ROOF FRAMING PLAN

ROOF FRAMING NOTES:
 1. ALL ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES AT 24" OC UNLESS OTHERWISE NOTED.

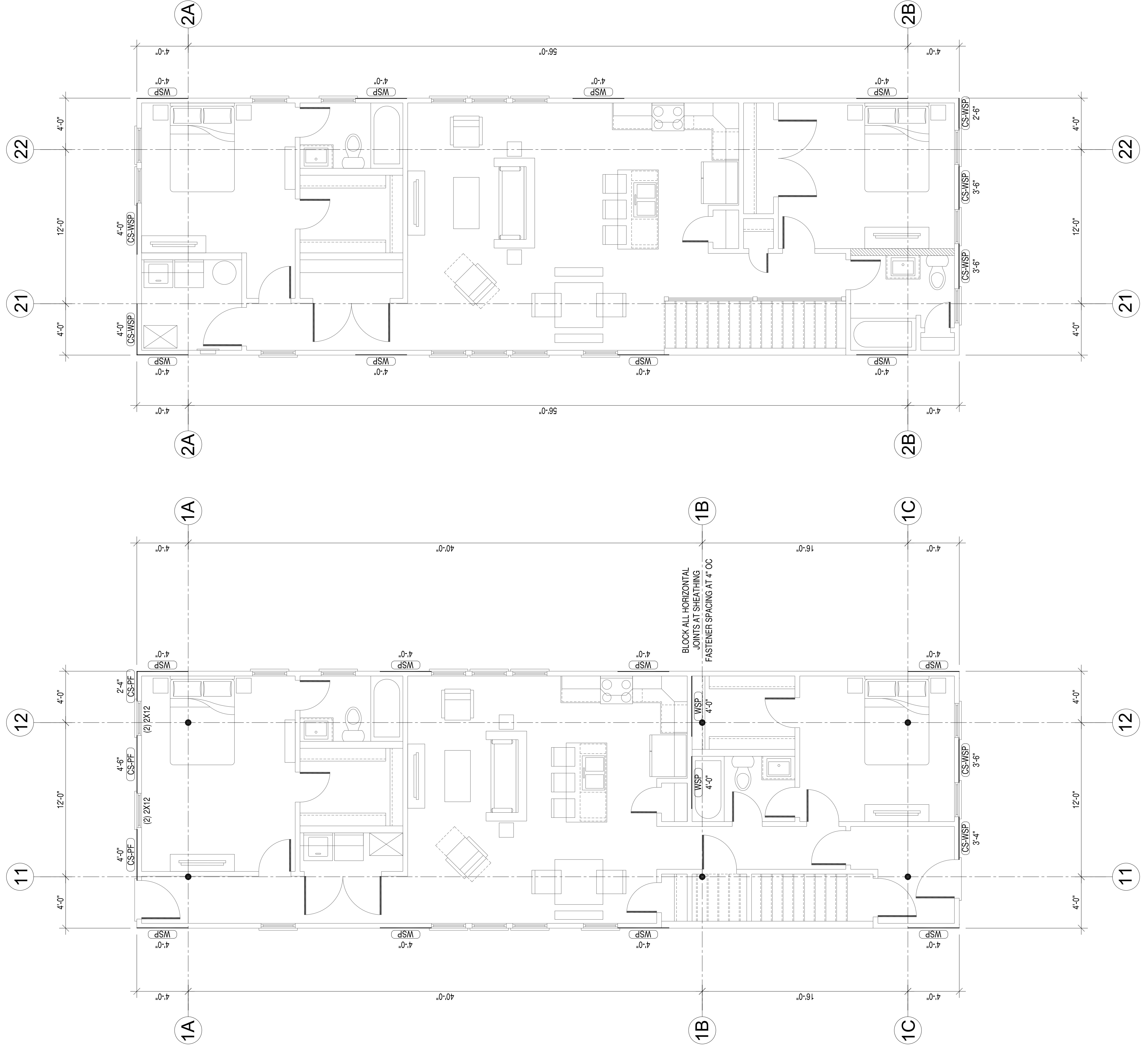
PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES

1. THE DESIGN, FABRICATION AND INSTALLATION OF ALL PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES SHALL CONFORM TO THE LATEST, ADOPTED EDITIONS OF THE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED HEREIN.
2. REFERENCE STANDARDS
 - 2.1. NDS "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA).
 - 2.2. "TPI-1," DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.
3. MATERIALS
 - 3.1. THE TERM "TRUSS" USED IN THIS SECTION APPLIES TO TRUSSES THAT ARE DESIGNED AND FABRICATED AS SEPARATE ENGINEERED PRODUCTS, AND DELIVERED TO THE PROJECT SITE FOR INSTALLATION.
 - 3.2. LUMBER SPECIES PER DESIGN BY THE TRUSS MANUFACTURER, NO. 2 GRADE OR BETTER, 15% MAXIMUM M.C. EXCEPT THE TRUSS MANUFACTURER MAY USE STUD-GRADE FOR WEB MEMBERS.
4. DESIGN
 - 4.1. THE TRUSS MANUFACTURER SHALL DESIGN, DETAIL, PROVIDE AND INSTALL ALL INTERNAL TRUSS COMPONENT CONNECTIONS.
 - 4.2. THE TRUSS MANUFACTURER SHALL DESIGN AND DESIGNATE ALL TRUSS-TO-TRUSS HANGERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRUSS-TO-TRUSS HANGERS IN ACCORDANCE WITH THE HANGER MANUFACTURER'S SPECIFICATIONS.
 - 4.3. METAL CONNECTOR PLATES: USE GALVANIZED SHEET STEEL CONFORMING WITH ASTM A653, COATING CLASS G60, MANUFACTURE WITH HOLES, PLUGS, TEETH, OR PRONGS UNIFORMLY SPACED AND FORMED.
 - 4.4. IN ADDITION TO THE UNIFORM LOADS INDICATED BELOW, DESIGN TRUSSES FOR ALL SUPERIMPOSED DEAD LOADS INCLUDING BUT NOT LIMITED TO OVERLAY FRAMING, CHIMNEYS, MECHANICAL EQUIPMENT, ETC. DESIGN TRUSSES AND REQUIRED BRACING TO RESIST THE NET WIND UPLIFT INDICATED ON THE DRAWINGS.
 - 4.5. DESIGN OF MEMBERS AND CONNECTIONS SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE DISTRICT OF COLUMBIA, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
 - 4.6. DESIGN BOTTOM CHORDS OF GIRDER TRUSSES FOR THE END REACTIONS OF SUPPORTED TRUSSES.
 - 4.7. DESIGN ALL TRUSSES FOR ADDITIONAL SERVICE LOADS INDICATED ON PLAN.
5. DESIGN LOADS

5.1. ROOF		
5.1.1. TOP CHORD DEAD LOAD	=	10 PSF
5.1.2. TOP CHORD LIVE LOAD	=	20 PSF
5.1.3. BOTTOM CHORD DEAD LOAD	=	10 PSF
5.1.4. BOTTOM CHORD LIVE LOAD	=	0 PSF
5.1.5. WIND LOADING:		SEE DESIGN LOADS SECTION ON SHEET S 001
5.1.5.1. NET WIND UPLIFT	=	8 PSF
- 5.2. DEFLECTIONS

5.2.1. ROOF		
5.2.1.1. MAXIMUM LIVE LOAD DEFLECTION	=	L/360, OR .625" MAXIMUM
5.2.1.2. MAXIMUM TOTAL LOAD DEFLECTION	=	L/240, OR 1.0" MAXIMUM
- 5.3. DESIGN ALL BRACING AND BRACING CONNECTIONS FOR ALL TRUSSES TO CHORDS, BOTTOM CHORDS AND WEB MEMBERS. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS IN THE FINISHED STRUCTURE WHICH CONTAIN TRUSSES WITH UNSHEATHED TOP AND/OR BOTTOM CHORD MEMBERS.
6. SUBMITALS
 - 6.1. SUBMIT TRUSS SHOP DRAWINGS WHICH EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
 - 6.2. SUBMIT LAYOUT DRAWING WHICH INDICATES THE LOCATION OF EACH TRUSS.
 - 6.3. INDICATE ALL TEMPORARY AND PERMANENT BRACING REQUIREMENTS OF TRUSS MEMBERS. IN AREAS WHERE TRUSS TOP CHORDS AND/OR BOTTOM CHORDS DO NOT RECEIVE SHEATHING, INDICATE THE REQUIRED CHORD BRACING AND BRACE SPACINGS FOR ALL APPLICABLE LOAD CASES.
 - 6.4. INDICATE ANCHORAGE OF "CAP" TRUSSES AND/OR "OVERLAY" TRUSSES.

REV	DESCRIPTION	DATE	APPR
3	REVISED PLANS	10-17-2021	
2	FINAL PERMIT PLANS	8-17-19	
1	CLIENT REVIEW	8-3-19	



FIRST FLOOR BRACED WALL PLAN

BRACED WALL PLAN NOTES:

1. DESIGN AND CALCULATIONS BASED ON 2015 IRC SECTION R602.10.
2. DESIGN BASED ON 90 MPH WIND SPEED. SEE CALCULATIONS.
3. CLASSIC WALL BRACING METHOD USED.
4. DENOTES BRACED WALL PANELS.
5. BLOCK ALL HORIZONTAL JOINTS AT EXTERIOR SHEATHING AT CS-PF AND CS-WSP BRACED WALL PANELS.
6. PROVIDE FLOOR JOIST UNDER AND ABOVE ALL INTERIOR BRACED WALL LINES.

SECOND FLOOR BRACED WALL PLAN

1801 CARLISLE AVENUE DUPLEX

RICHMOND, VIRGINIA 23231

FIRST AND SECOND FLOOR BRACED WALL PLAN

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REV	DESCRIPTION	DATE	APPROVED
3	REVISED PLANS	10-17-2021	
2	FINAL PERMIT PLANS	8-17-19	
1	CLIENT REVIEW	8-3-19	

DES	CHK	APP
***	DRW_JRP3	CHK_JRP3

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-103

DATE	DESCRIPTION	SW
10-17-2021	REVISED PLANS	3
8-17-19	FINAL PERMIT PLANS	2
8-3-19	CLIENT REVIEW	1

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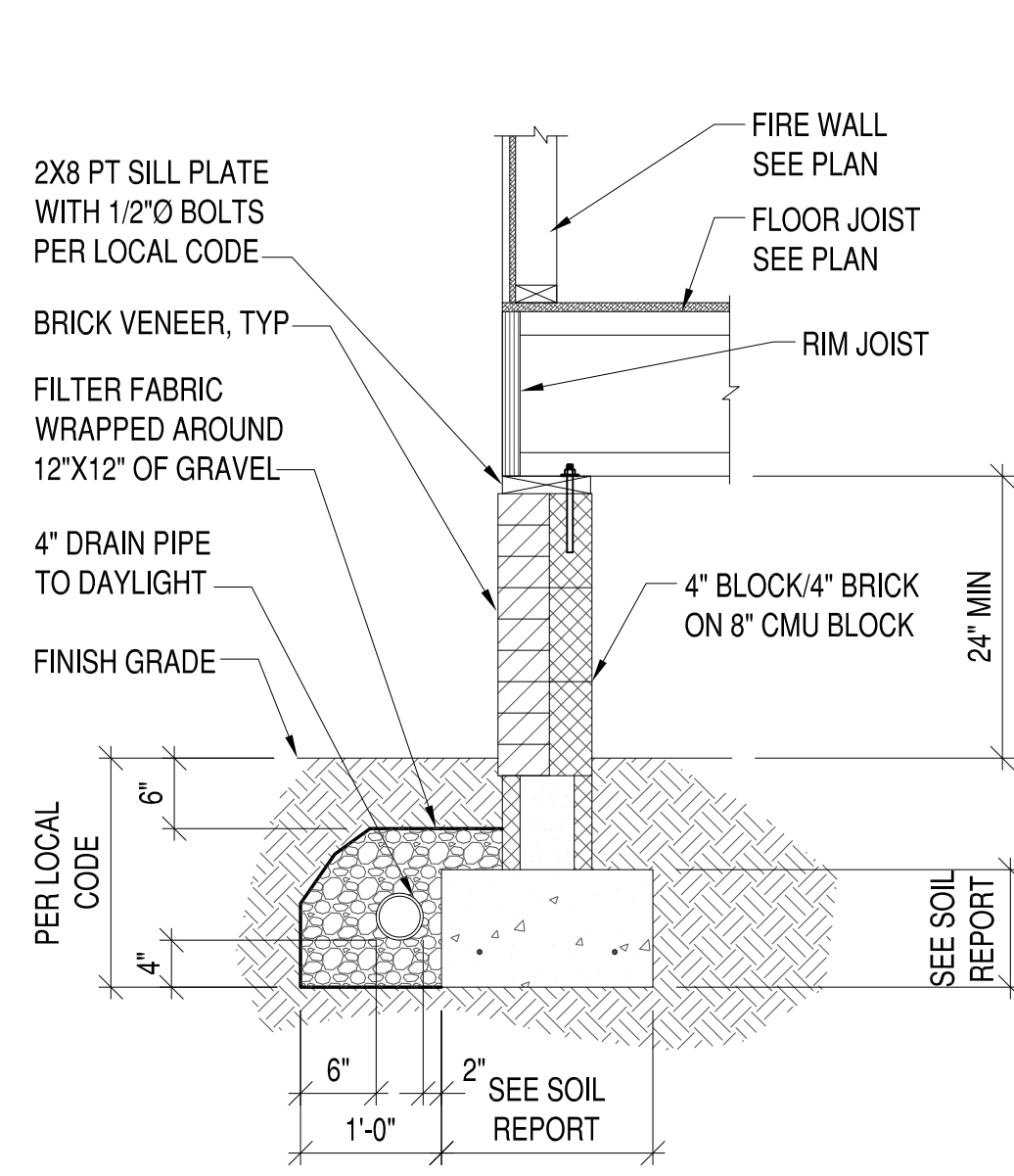
APPROVED

ACTIVITY

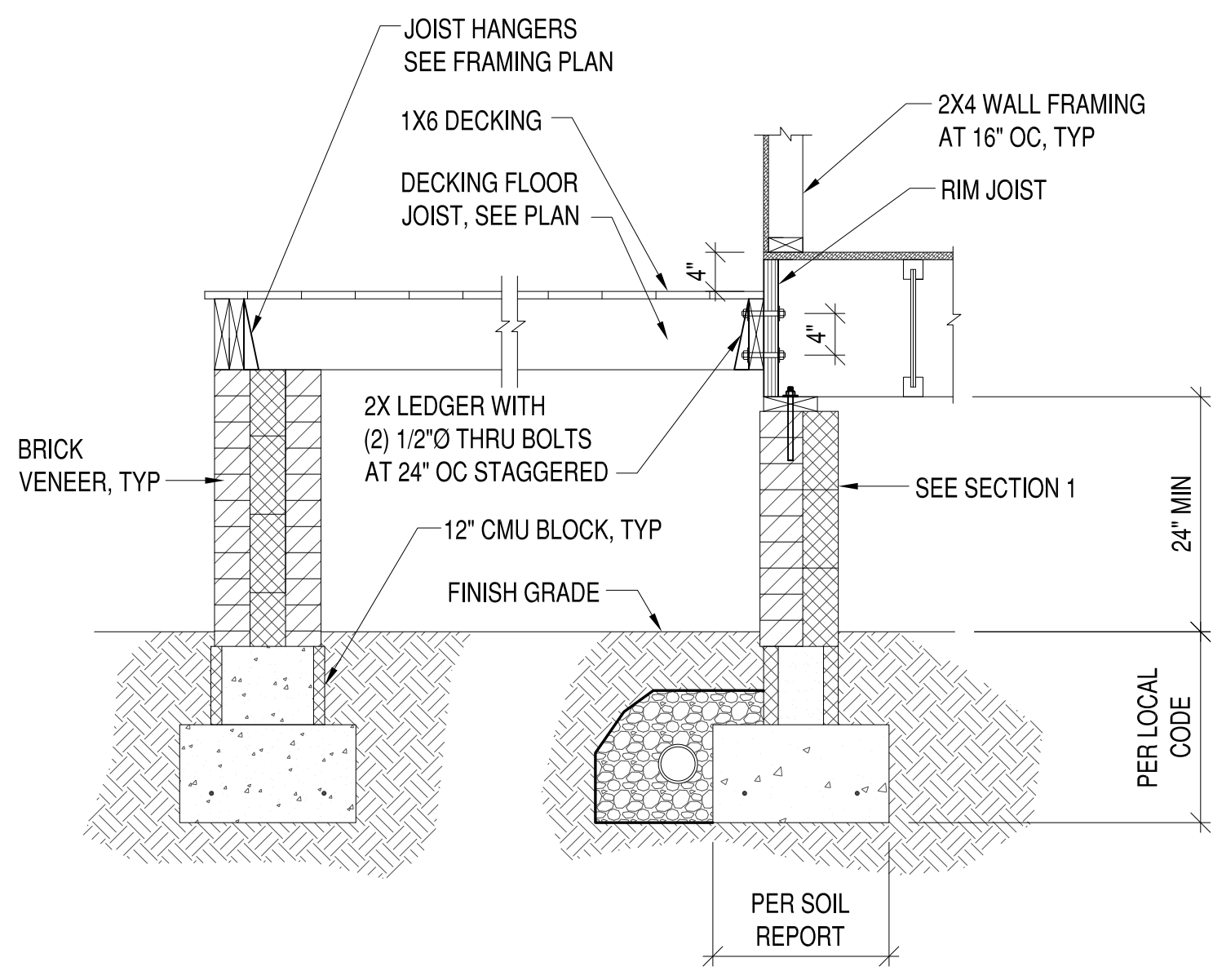
SATISFACTORY TO DATE
 DES: [] DRW: JRP3 CHK: JRP3

1801 CARLISLE AVENUE DUPLEX
 RICHMOND, VIRGINIA 23231
 TYPICAL SECTIONS & BRACED WALL CALCULATIONS

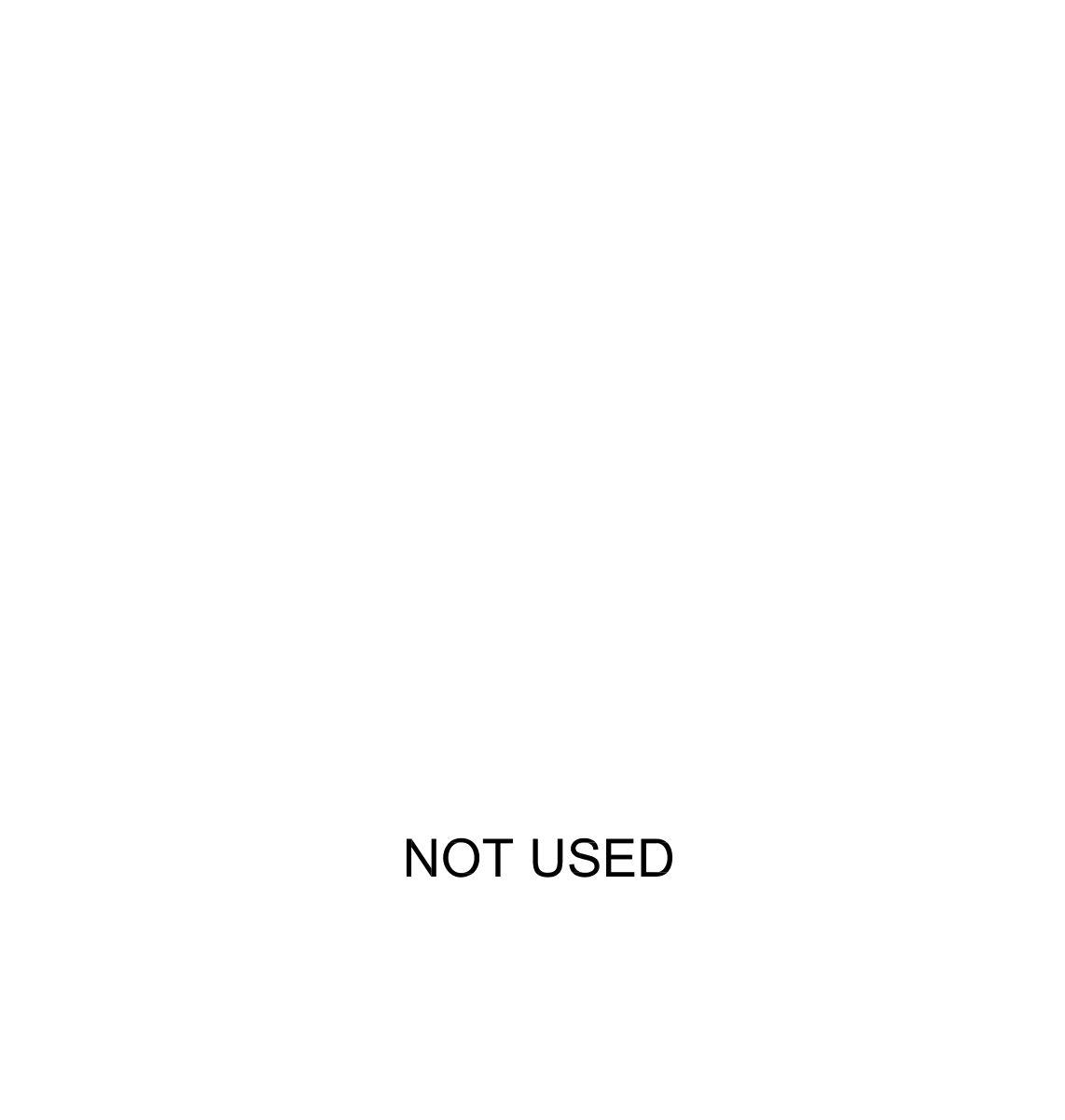
SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-104



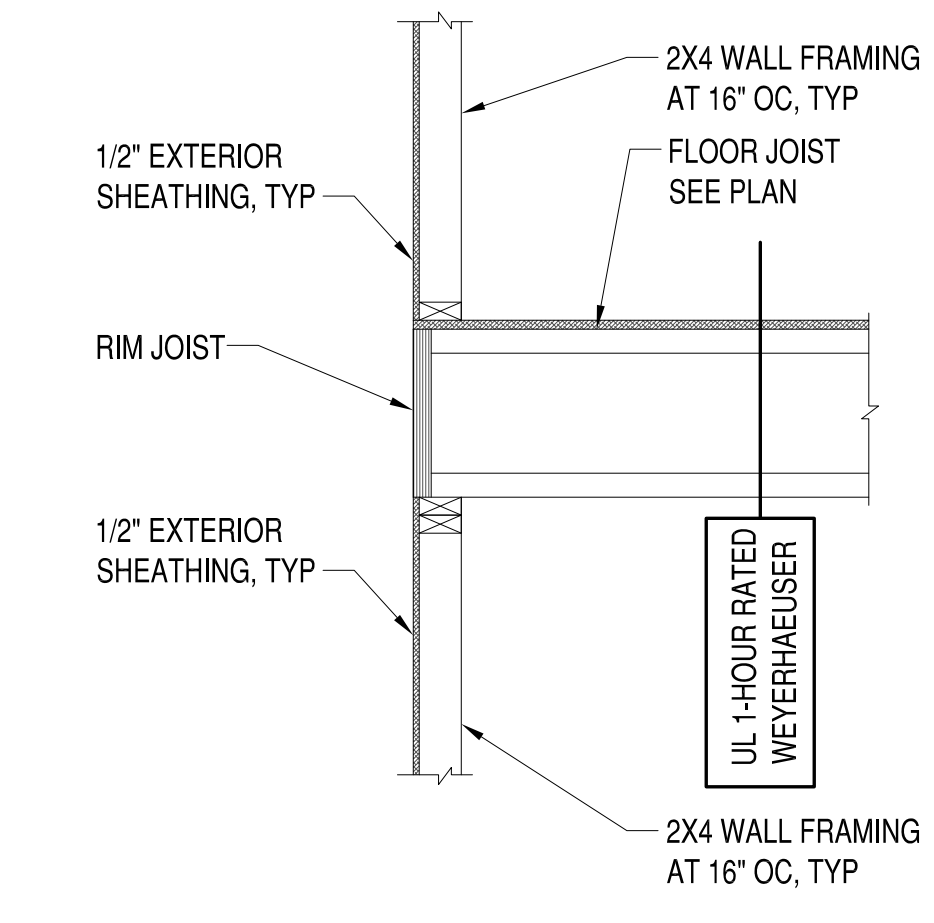
1 SECTION
 S-104 3/4"=1'-0"



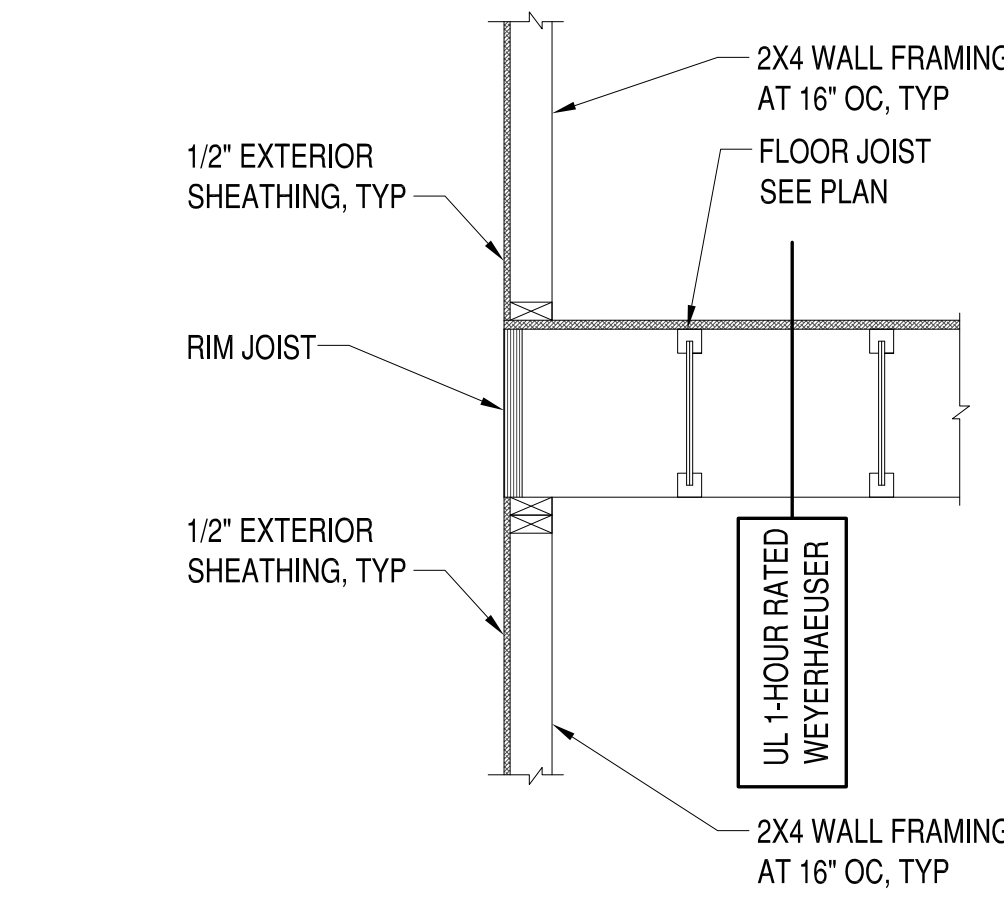
2 SECTION
 S-104 3/4"=1'-0"



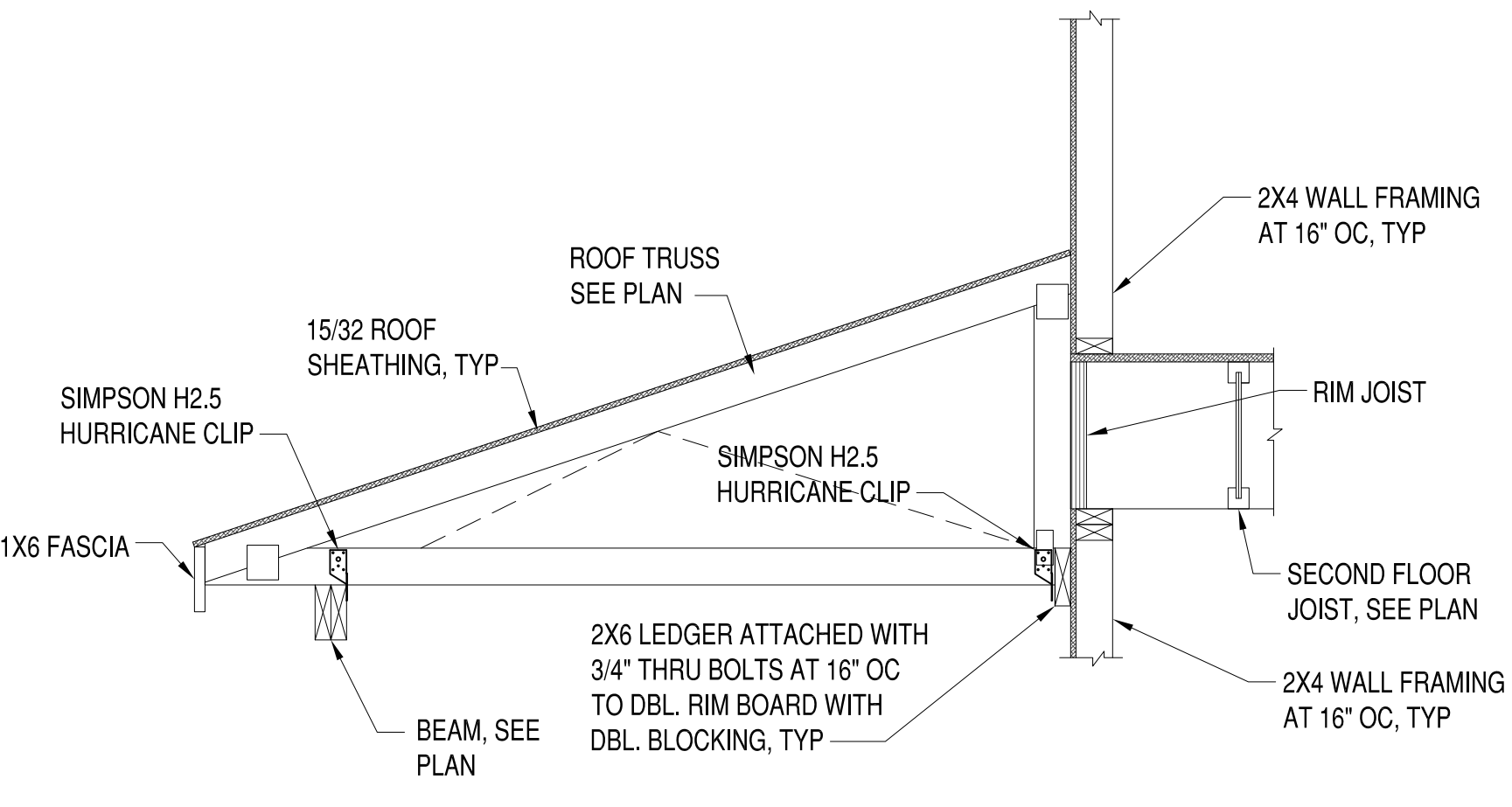
3 SECTION
 S-104 3/4"=1'-0"



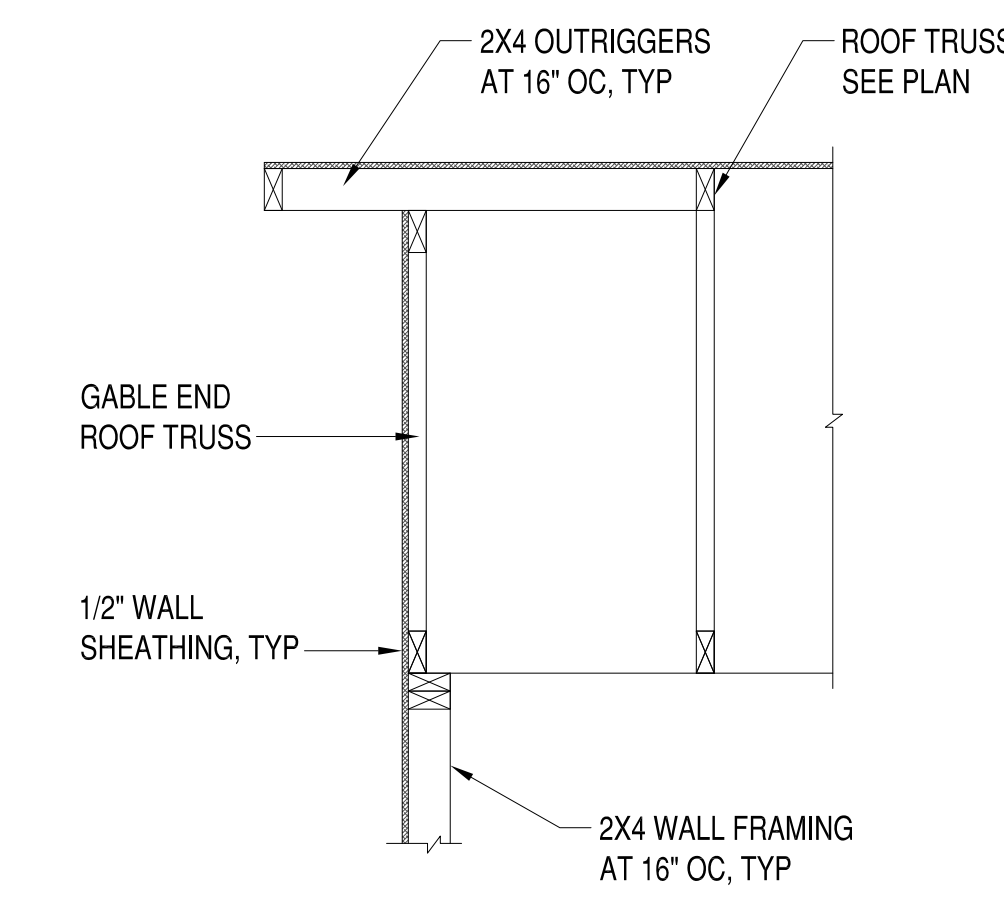
4 SECTION
 S-104 3/4"=1'-0"



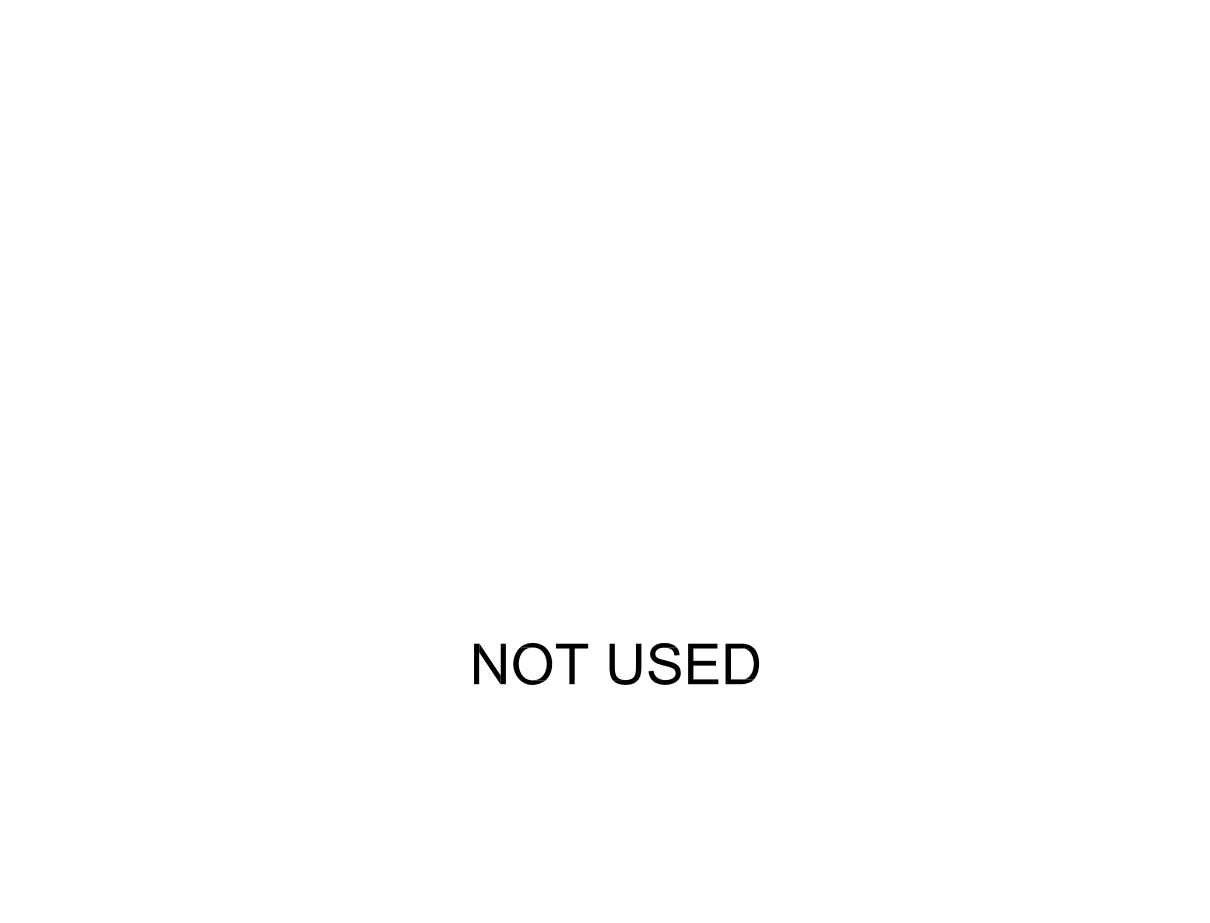
5 SECTION
 S-104 3/4"=1'-0"



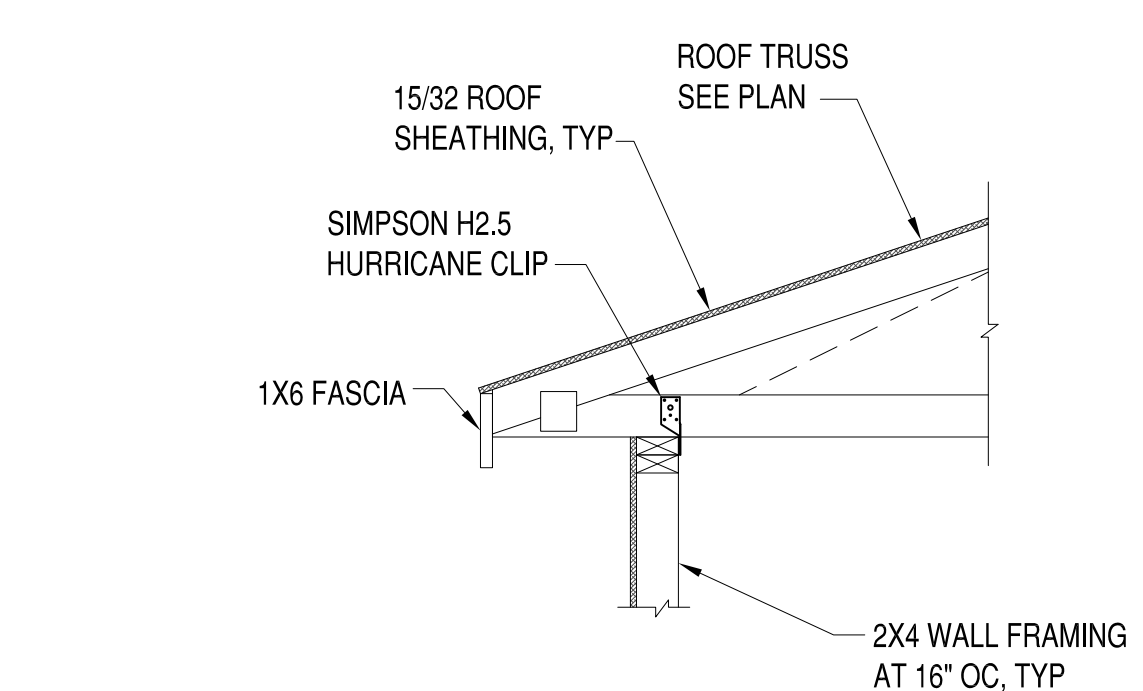
6 SECTION
 S-104 3/4"=1'-0"



7 SECTION
 S-104 3/4"=1'-0"



8 SECTION
 S-104 3/4"=1'-0"

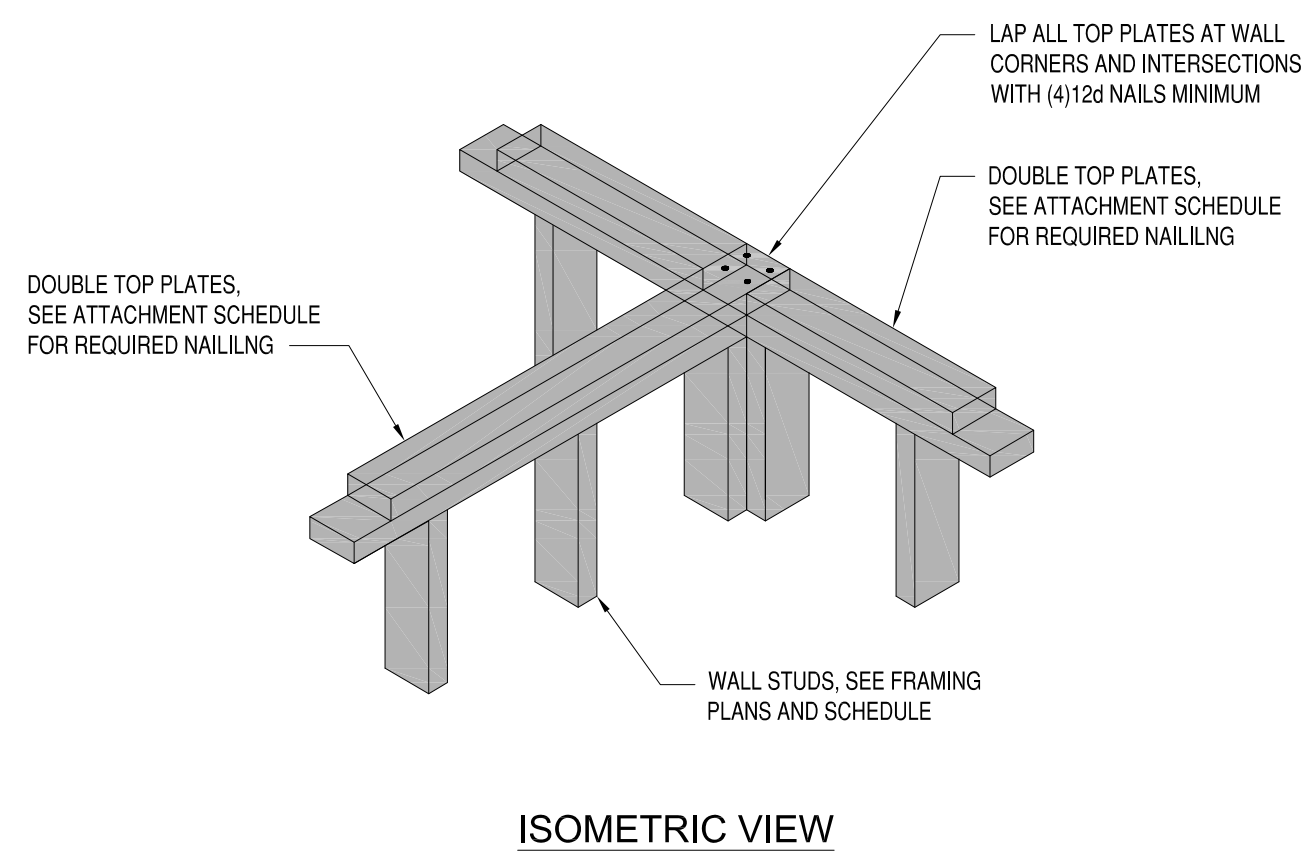


9 SECTION
 S-104 3/4"=1'-0"

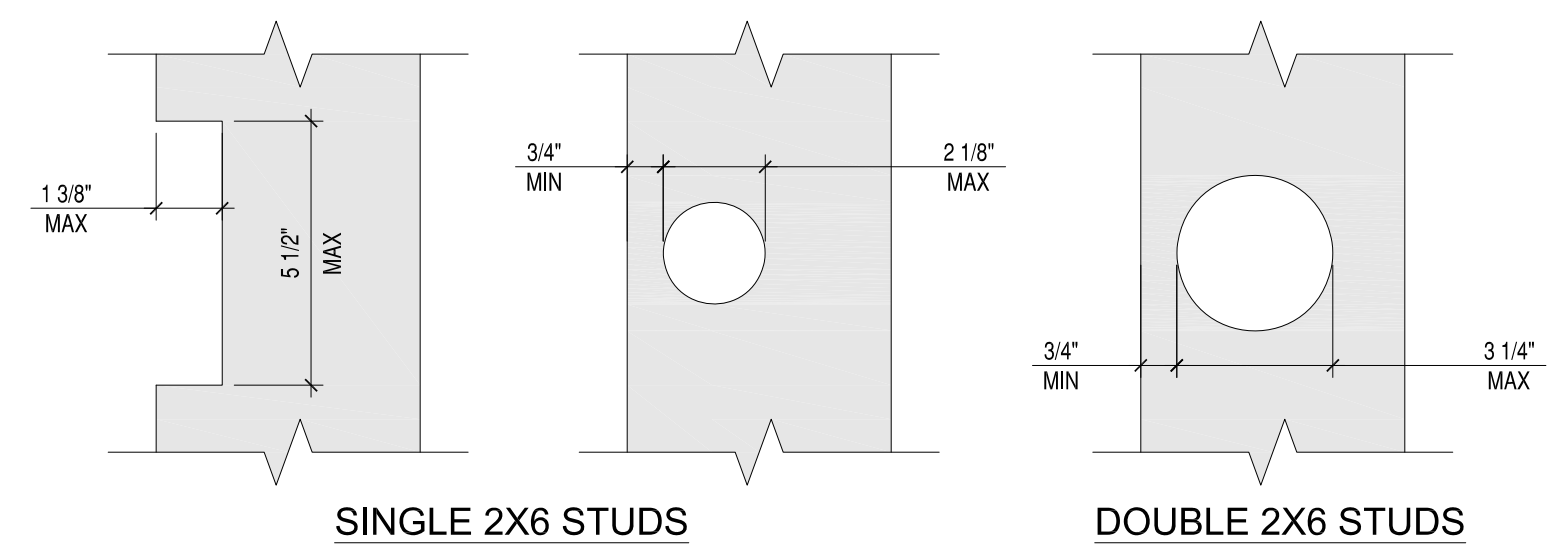
DATE	APPROVED
10-17-2021	
8-17-19	
8-3-19	
DESCRIPTION	
3 REVISED PLANS	
2 FINAL PERMIT PLANS	
1 CLIENT REVIEW	
SW	

1801 CARLISLE AVENUE DUPLEX
RICHMOND, VIRGINIA 23231
TYPICAL DETAILS

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-104



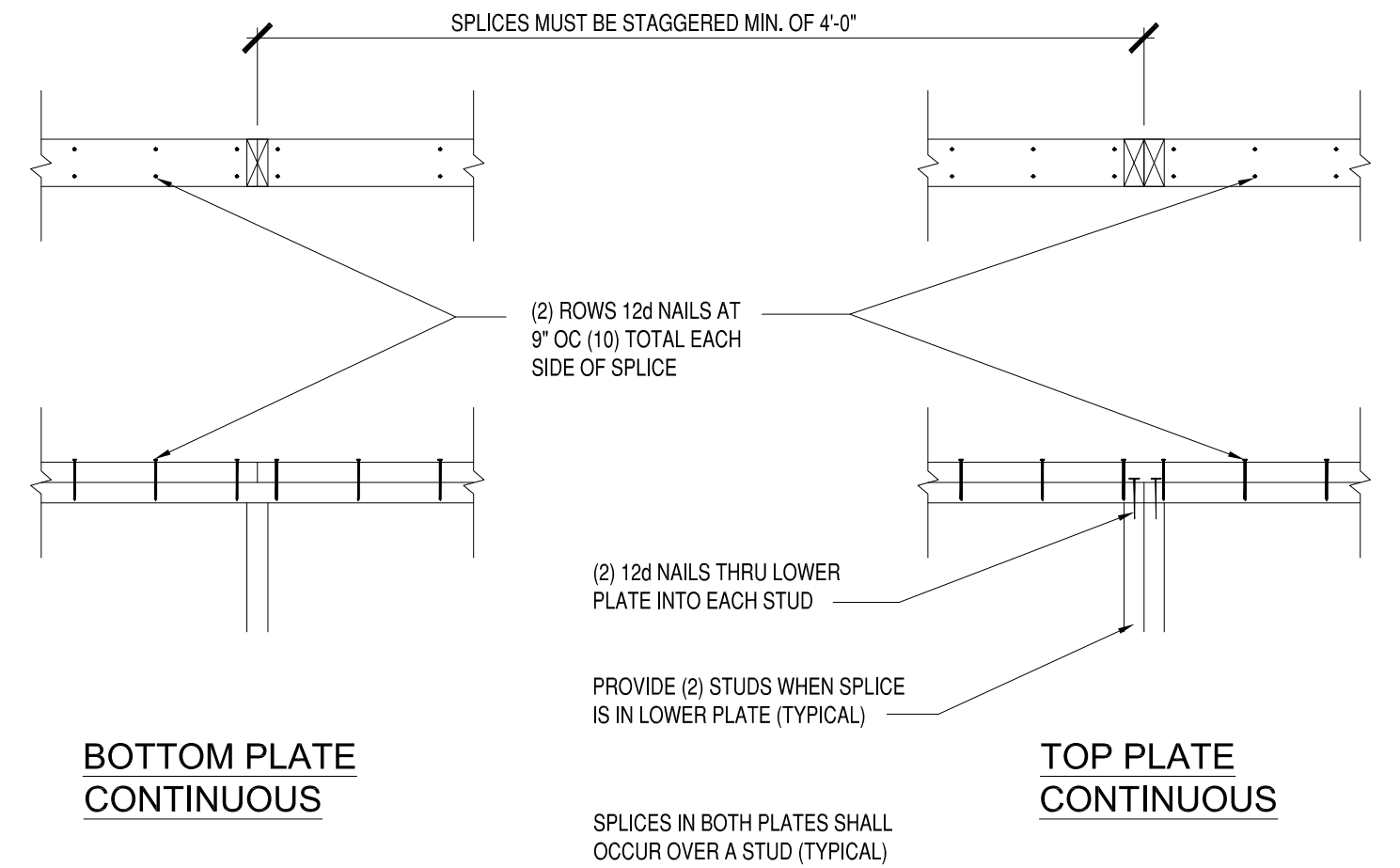
1 TYPICAL SHEAR WALL INTERSECTION
S-105 1'-1/2"=1'-0"



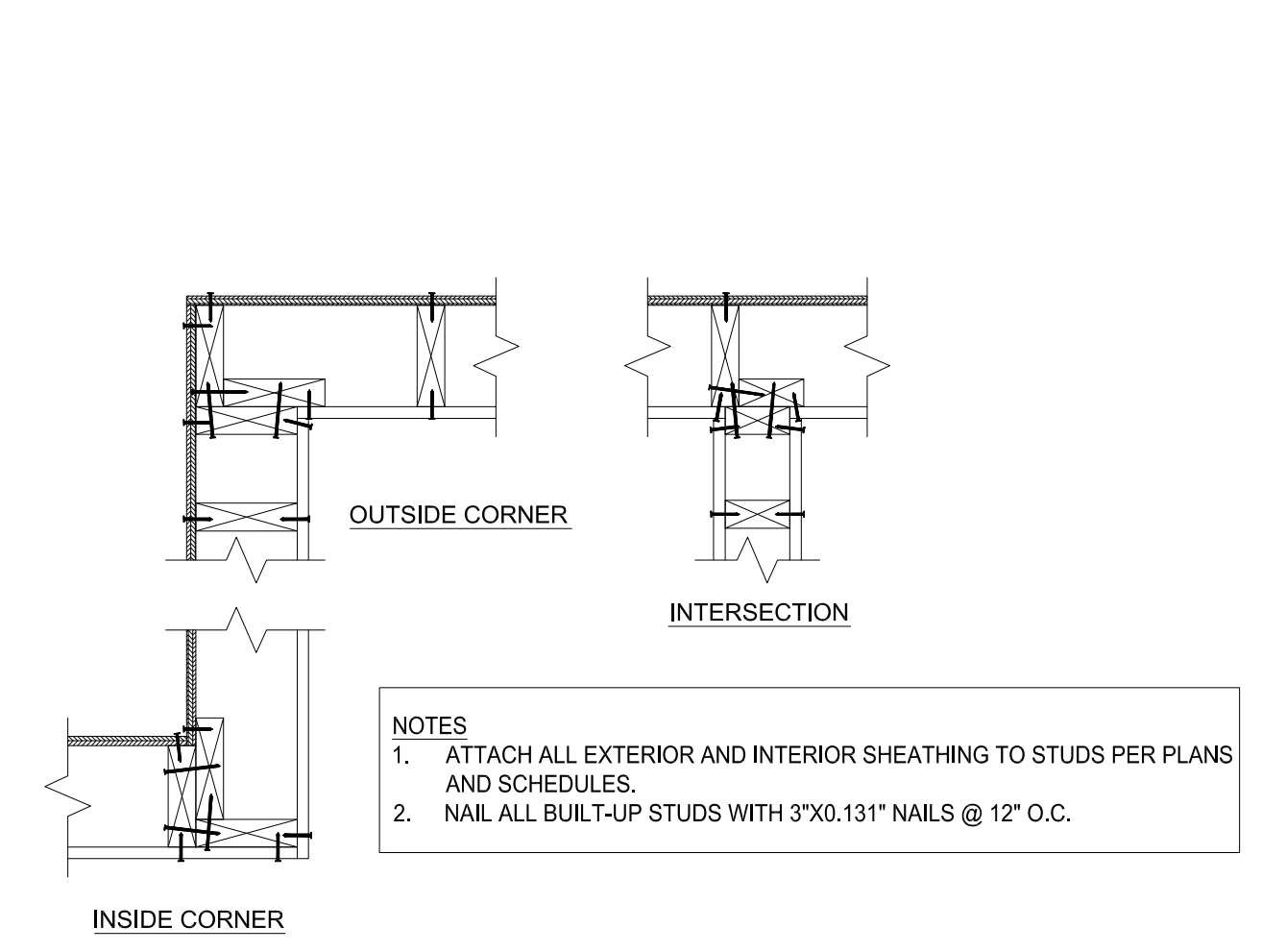
2012 INTERNATIONAL BUILDING CODE
2308.9.10 CUTTING AND NOTCHING
IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40% OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.
2308.9.11 BORED HOLES
A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED.

- IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD.
- BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

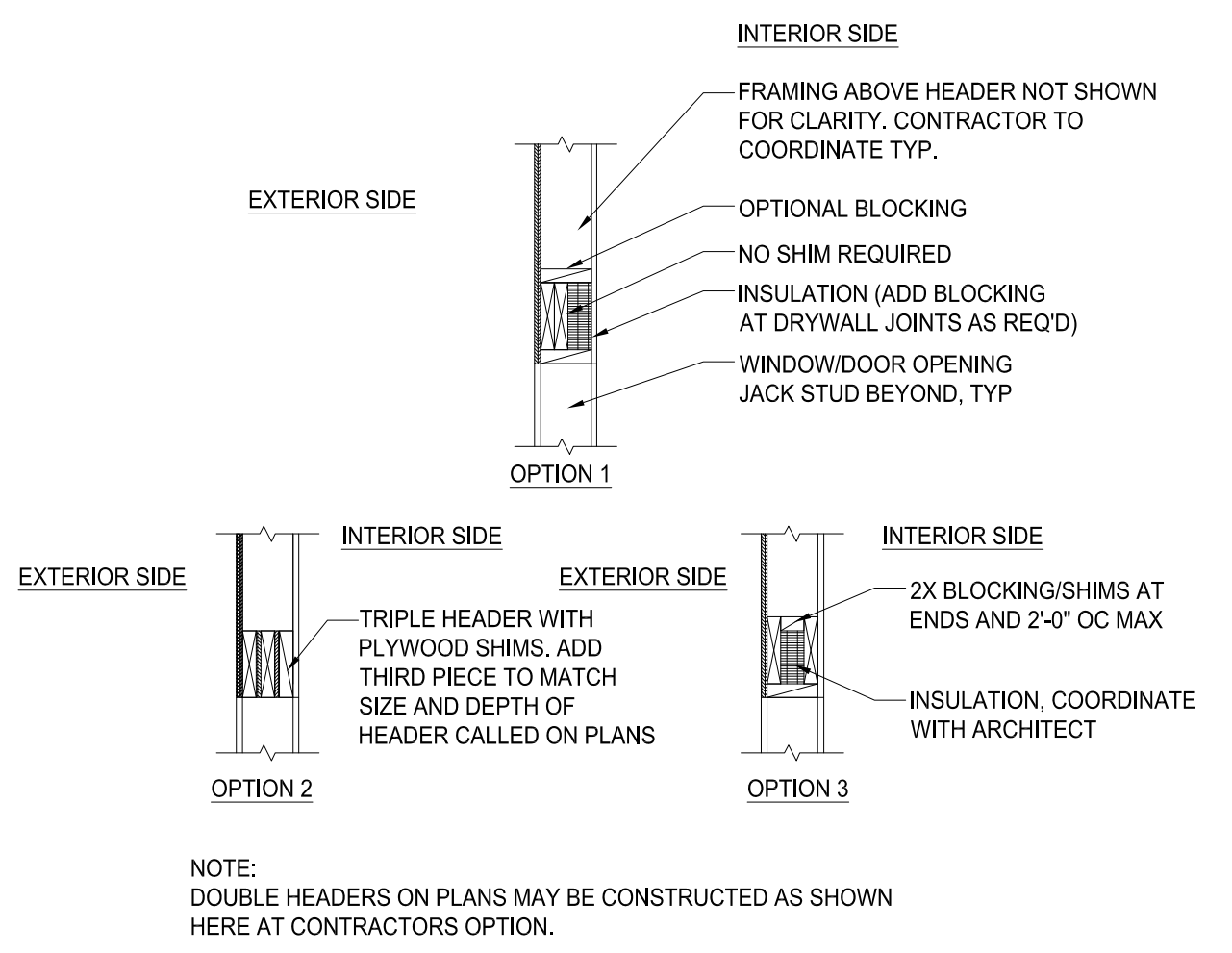
2 ALLOWABLE STUD NOTCH & BORING
S-105 3"=1'-0"



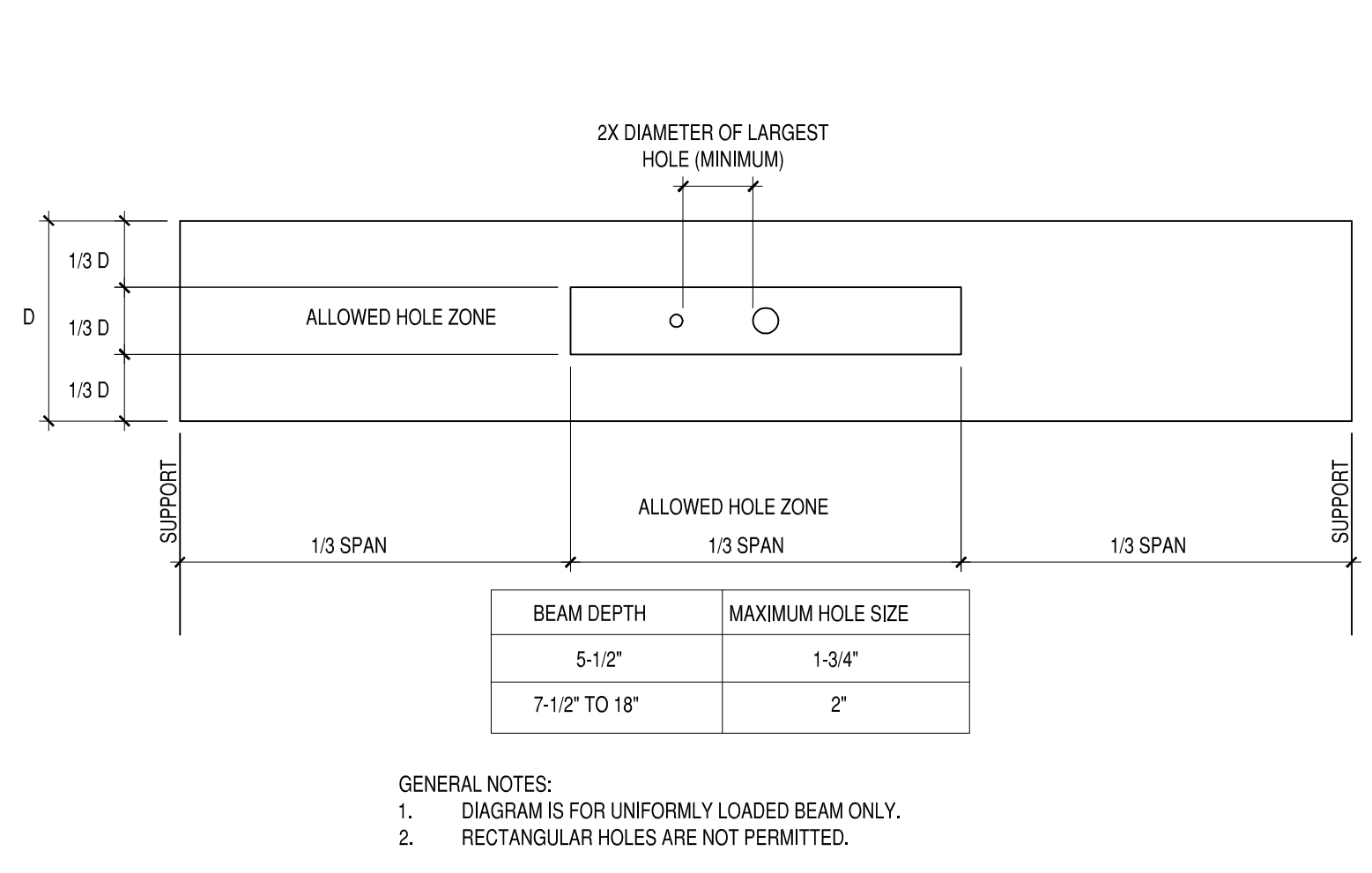
3 TYP TOP PLATE SPLICE AT BEARING WALLS
S-S02 1'-1/2"=1'-0"



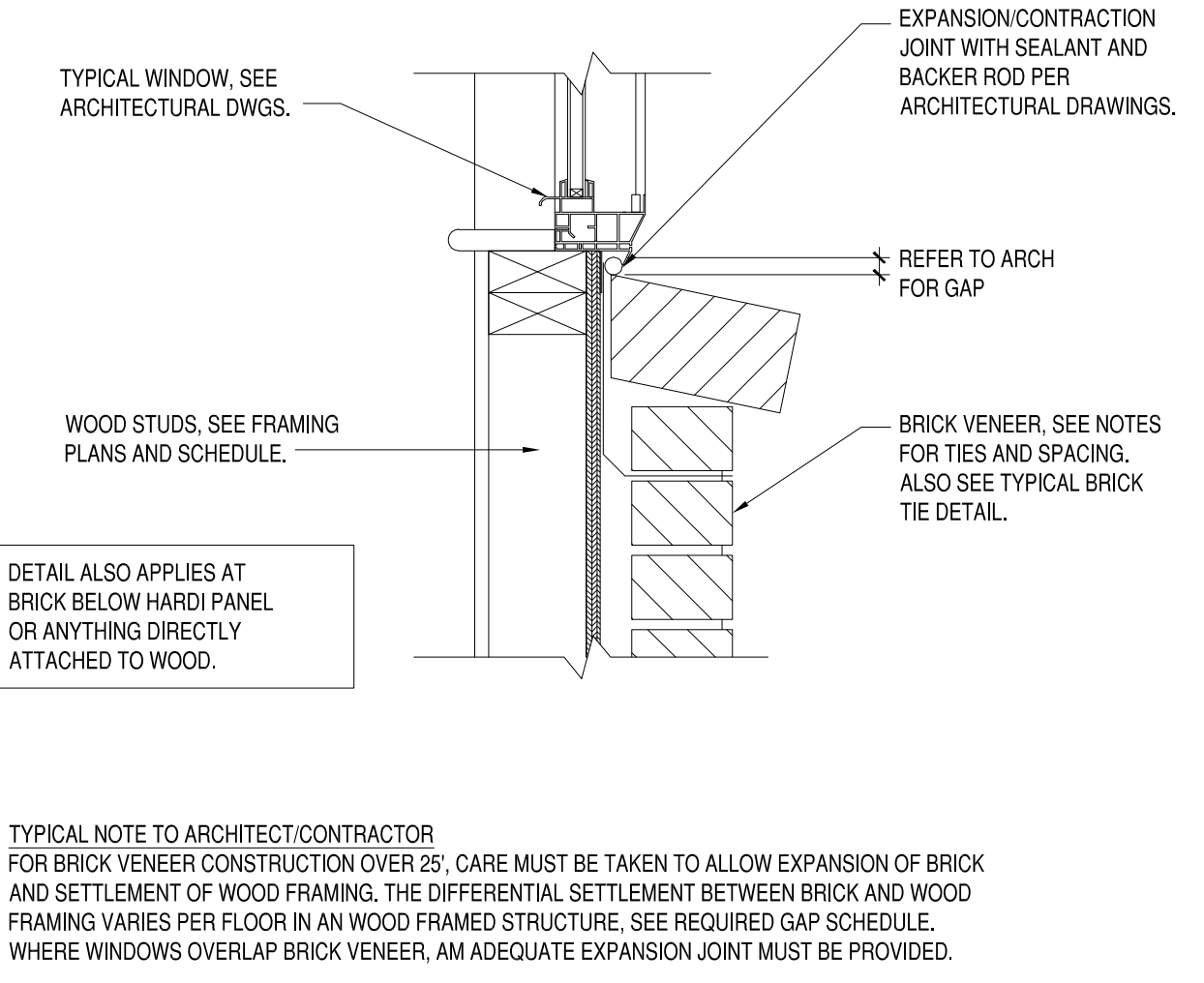
4 CORNER AND INTERSECTION FRAMING
S-105 1"=1'-0"



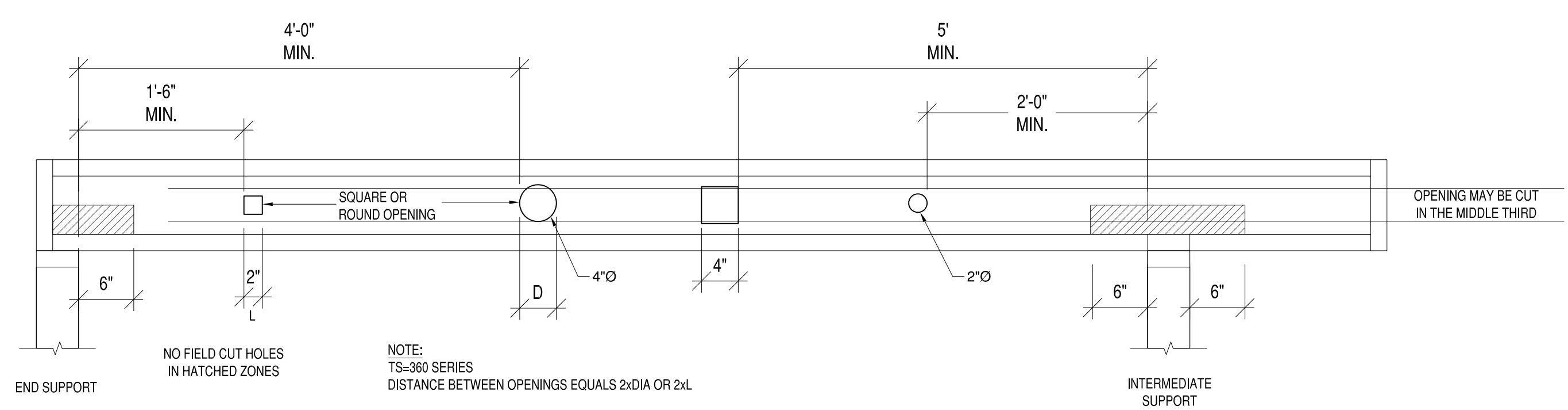
5 2-PLY HEADER FOR 2X6 WALLS
S-105 1"=1'-0"



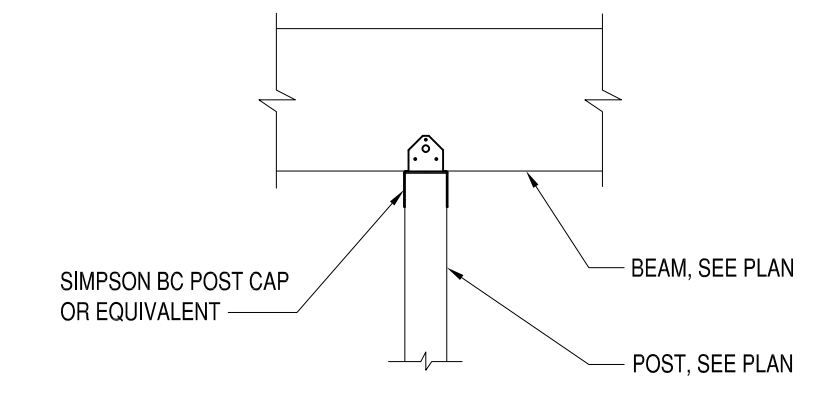
6 ALLOW HOLES FOR BEAM/HEADER
S-105 1'-1/2"=1'-0"



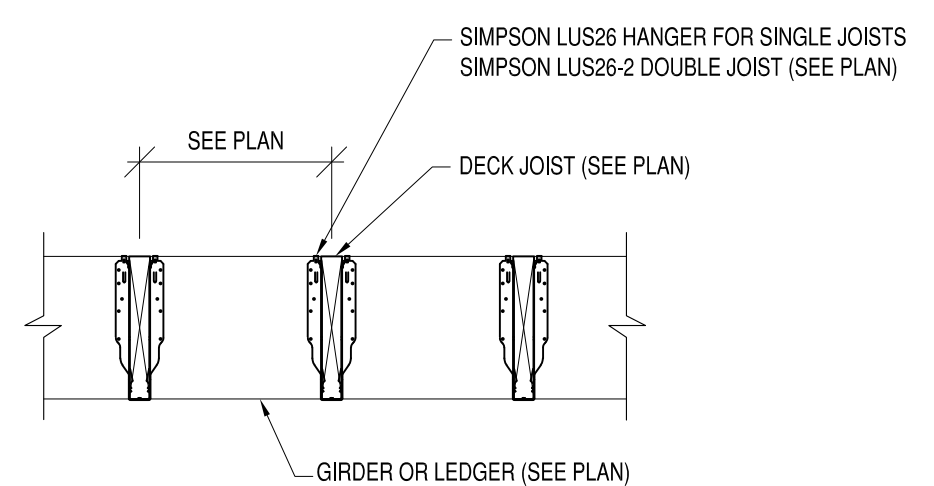
7 TYPICAL EXPANSION JOINT AT BRICK VENEER
S-105 1'-1/2"=1'-0"



10 TYPICAL OPENINGS IN JOIST
S-105 1"=1'-0"



11 TYP DECK POST TO BEAM DETAIL
S-105 3/4"=1'-0"



12 2X6 & 2X8 DECK JOIST DETAIL
S-105 3/4"=1'-0"