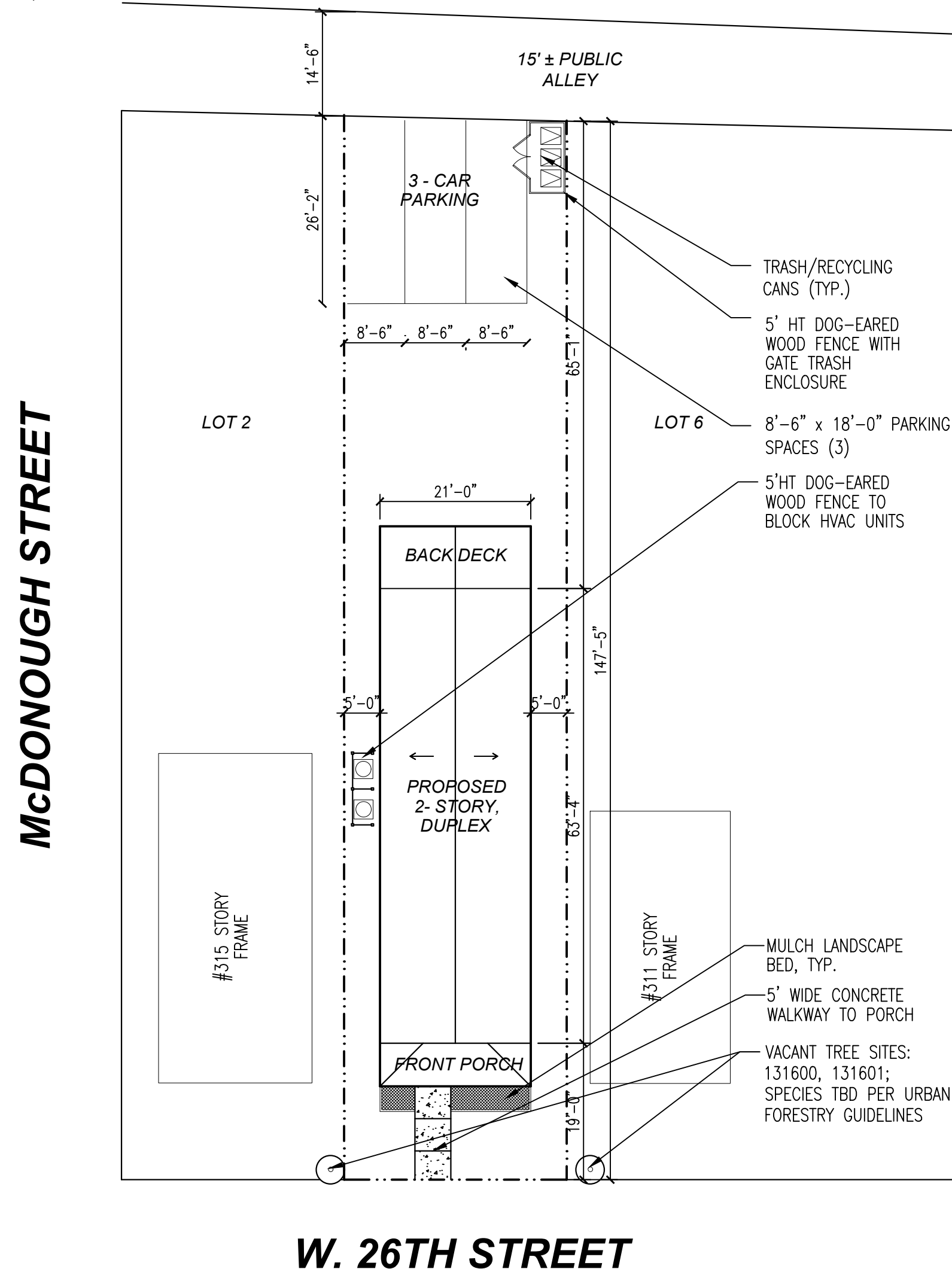
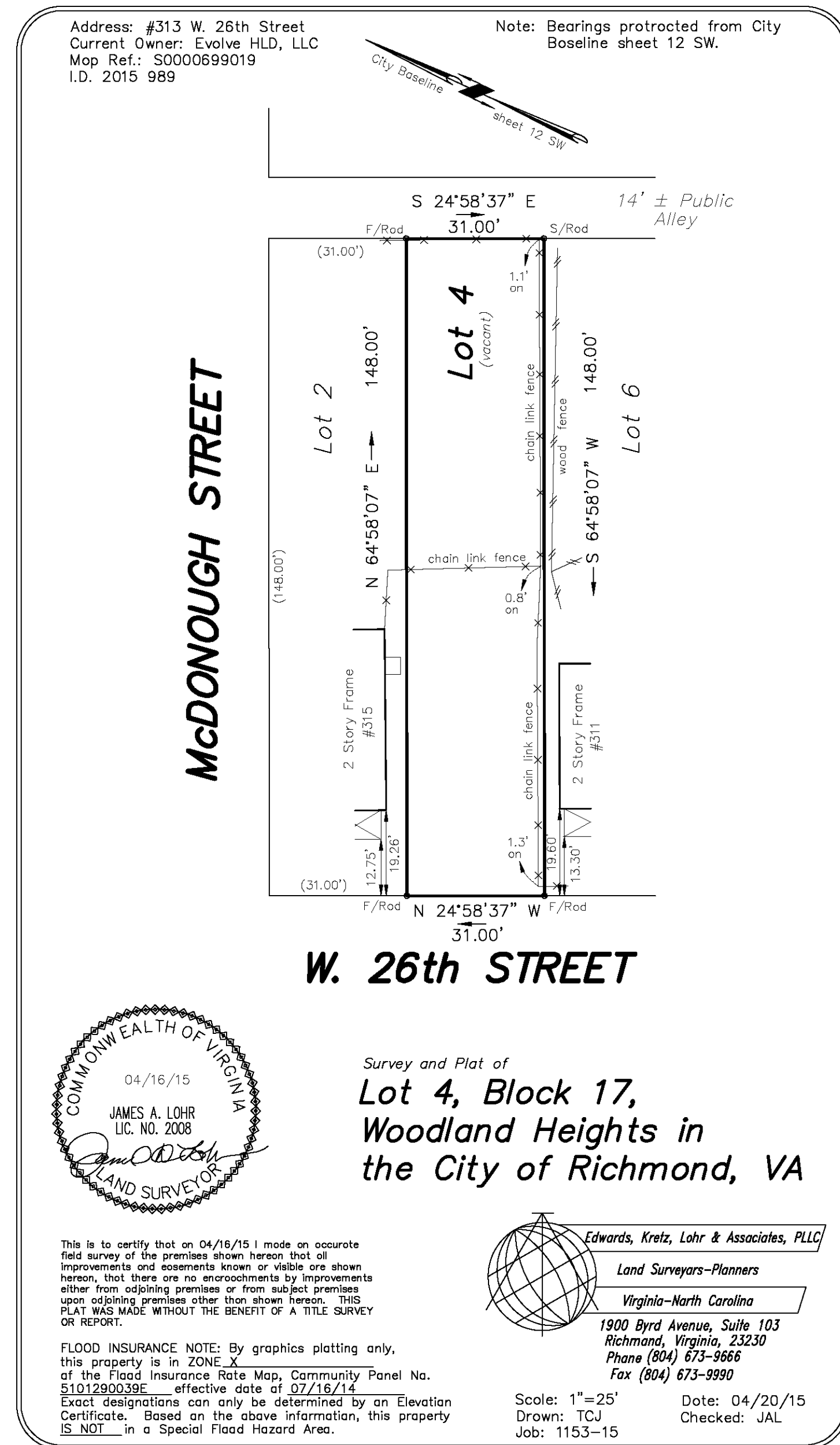
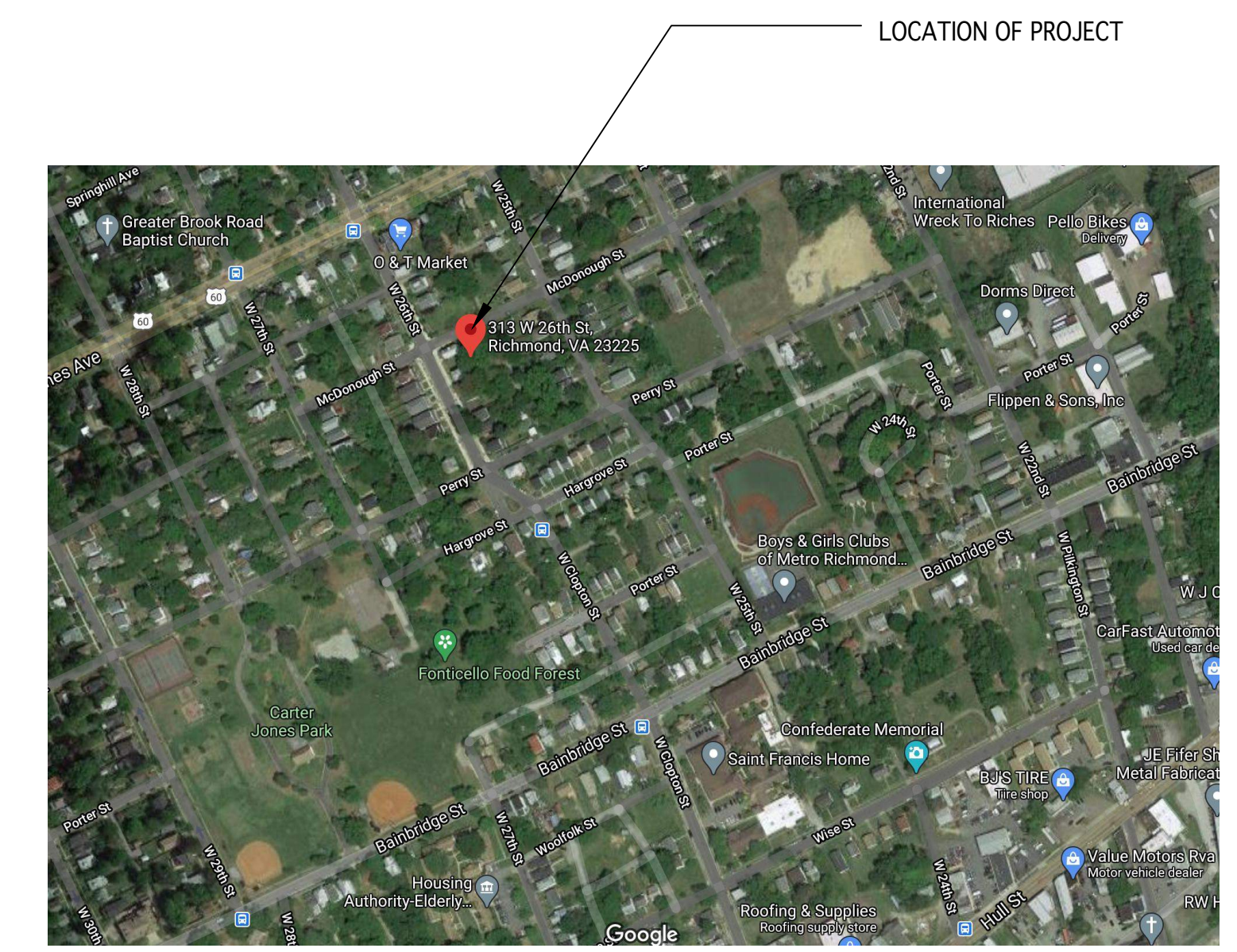


# NEW 2-STORY DUPLEX 313 W 26TH ST RICHMOND, VIRGINIA



2 AMENITIES PLAN  
1/16 = 1'-0"



1 LOCATION MAP  
1/16 = 1'-0"

## 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: 2,905  
TOTAL LOWER UNIT: 1,463 SF  
CONDITIONED SPACE: 1175 SF  
DECKS: 288 SF  
TOTAL UPPER UNIT: 1,442 SF  
CONDITIONED SPACE: 1,274 SF  
DECK: 168 SF

## UNIT COVERAGE

LOT AREA: 4546 SF  
UNIT FOOTPRINT: 1638 SF  
LOT COVERAGE RATIO: .38

## 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
A2.2	RENDERINGS & STREET VIEWS
A3.0	WALL SECTIONS & DETAILS

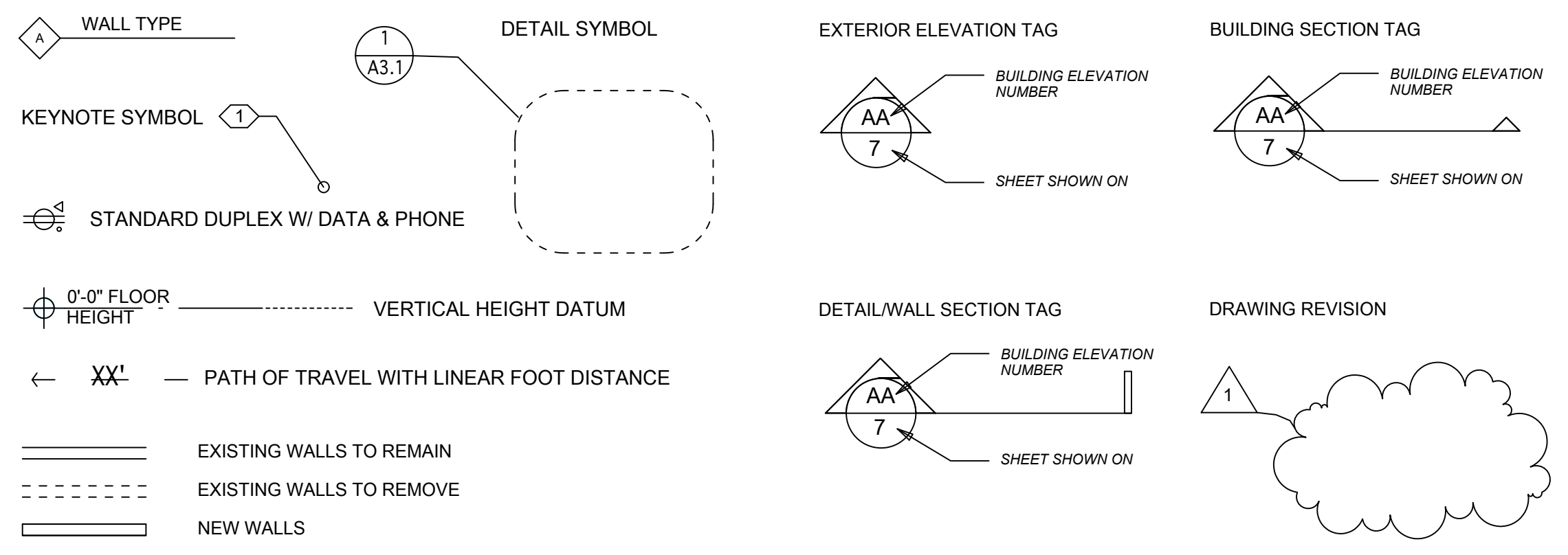
## CONTACT INFORMATION

OWNER:  
DANIEL KLEYMAN  
3420 PUMP RD, STE 169  
RICHMOND, VIRGINIA 23235

CONTRACTOR:  
XXXXXX

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

## SYMBOL LEGEND



PROJECT:  
NEW 2-STORY DUPLEX

COVER SHEET AND CODE DATA

REVISIONS

N/A

N/A

N/A

N/A

N/A

CS

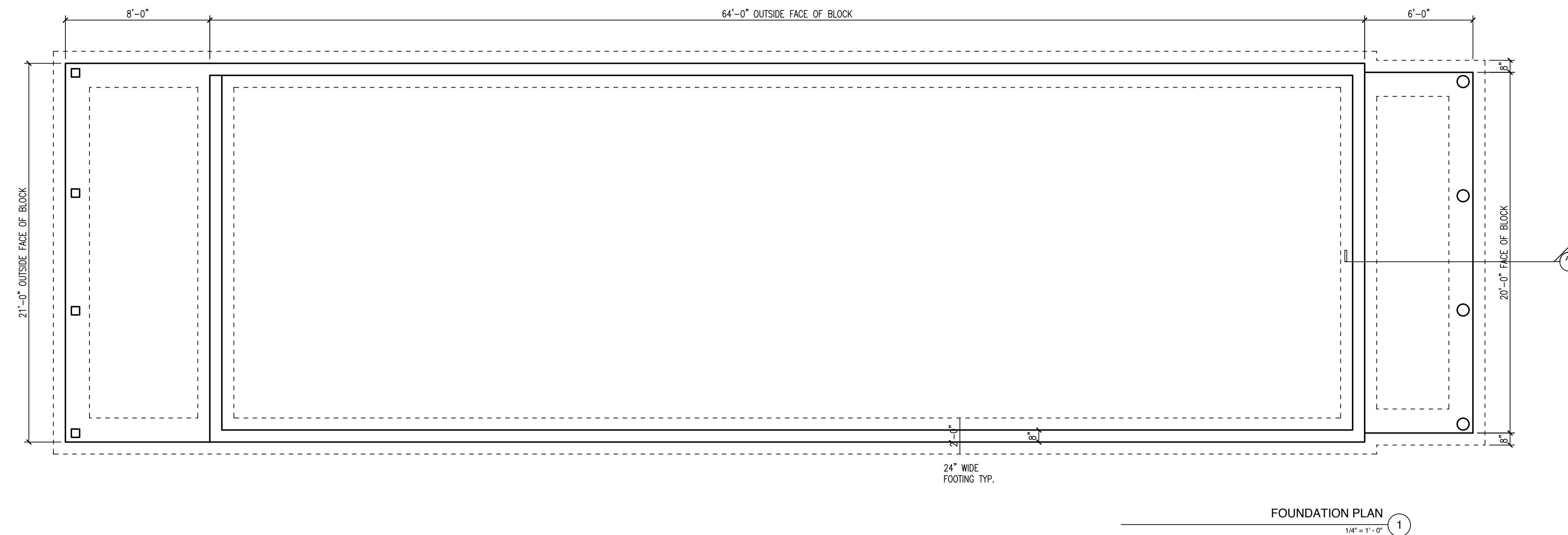
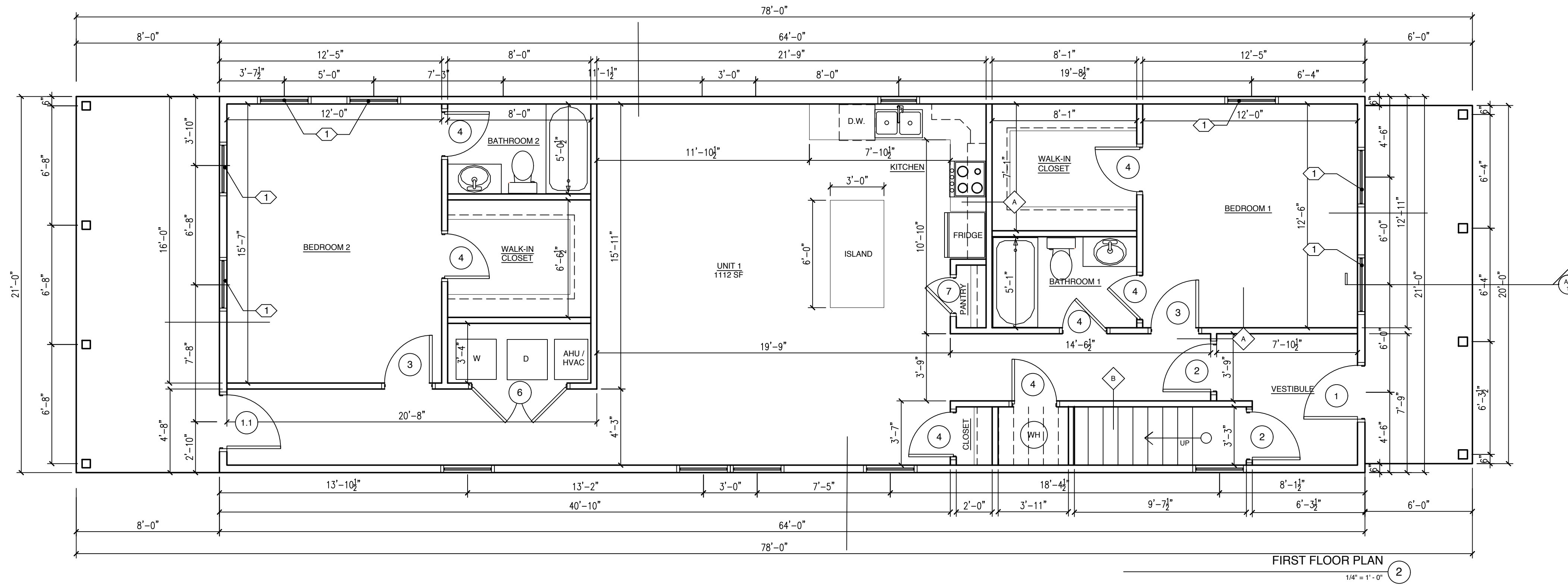
DATE  
JUNE 02, 2015

313 W 26TH STREET, RICHMOND VIRGINIA 23225

OWNER:  
EVOLVE DEVELOPMENT, LLC

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

3420 PUMP RD., STE. 169, RICHMOND, VIRGINIA



**PROPOSED PLAN KEY NOTES**

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

**WALL TYPE KEY NOTES**

- ④ 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.
- ⑤ 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
- ⑥ 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

**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, 2 PANEL, HALF GLASS ENTRY DOOR AND FRAME W/ 16" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET
- ①.1 30" X 6'8" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR AND FRAME W/ 16" TRANSOM, THRESHOLD, ENTRY LOCKSET
- ①.2 30" X 6'8" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR AND FRAME, NO TRANSOM, 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 2'0" X 6'8" INTERIOR DOORS AND FRAME, LEVER HARDWARE
- ⑥ PAIR OF 2'8" X 6'8" INTERIOR DOORS AND FRAME, LEVER HARDWARE
- ⑦ 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

PROJECT: **NEW 2-STORY DUPLEX**  
313 W 26TH STREET, RICHMOND VIRGINIA 23225

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

**FOUNDATION & FIRST FLOOR PLANS**

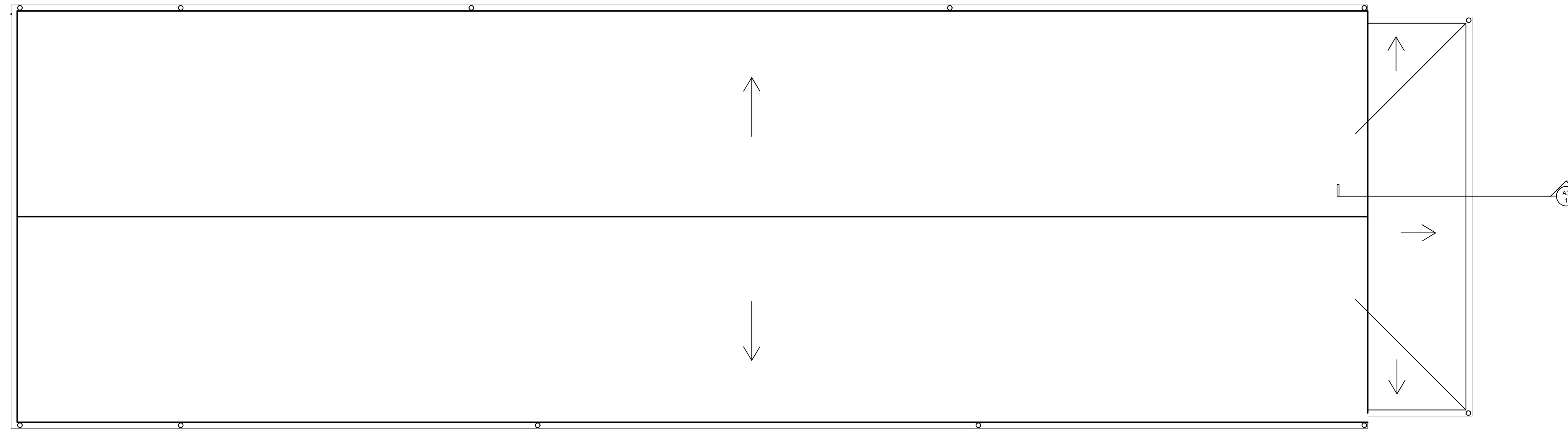
**REVISIONS**

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

**A1.0**

DATE: JUNE 02, 2021

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



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

PROPOSED PLAN KEY NOTES

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

WALL TYPE KEY NOTES

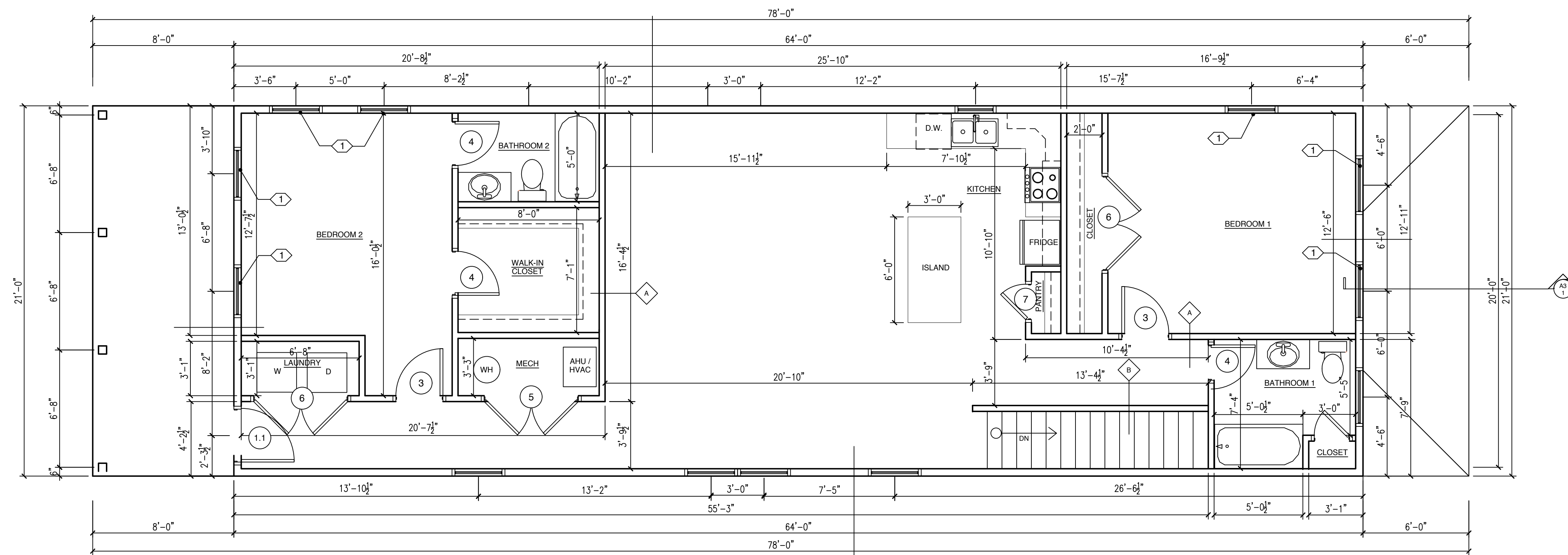
- A 1 HR RATED SEPARATION WALL - U333 STC 54  
5/8 TYPE X GYP. BD OVER 2 X 4 @ 16" O.C. W/ SOUND BATTS W/ RESILIENT CHANNELS @ 24" O.C VERTICALLY PERPENDICULAR TO STUDS (ONE SIDE ONLY) W/ 5/8" TYPE X GYP. BD.
- B 1HR STAIRWELL SUPPORT WALLS UL311 - 2 X 4 @ 16" O.C. WOOD STUDS (FLOOR TO UNDERSIDE OF STAIRWELL) 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

NOTES:

- 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.



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

DOOR KEY NOTES

- 1 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR AND FRAME W/ 16" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET
- 1.1 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR AND FRAME W/ 16" TRANSOM, THRESHOLD, ENTRY LOCKSET
- 1.2 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR AND FRAME, NO TRANSOM, THRESHOLD, ENTRY LOCKSET
- 2 28" X 68", THRESHOLD, ENTRY LOCKSET, 45 MIN FIRE RATED INTERIOR DOOR AND FRAME AND CLOSER
- 3 28" X 68" INTERIOR DOOR AND FRAME
- 4 26" X 68" INTERIOR 45 MIN. DOOR AND FRAME
- 5 PAIR OF 20" X 68" INTERIOR DOORS AND FRAME, LEVER HARDWARE
- 6 PAIR OF 28" X 68" INTERIOR DOORS AND FRAME, LEVER HARDWARE
- 7 20" X 68" 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  
313 W 26TH STREET, RICHMOND VIRGINIA 23225

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

FOUNDATION & FIRST FLOOR PLANS

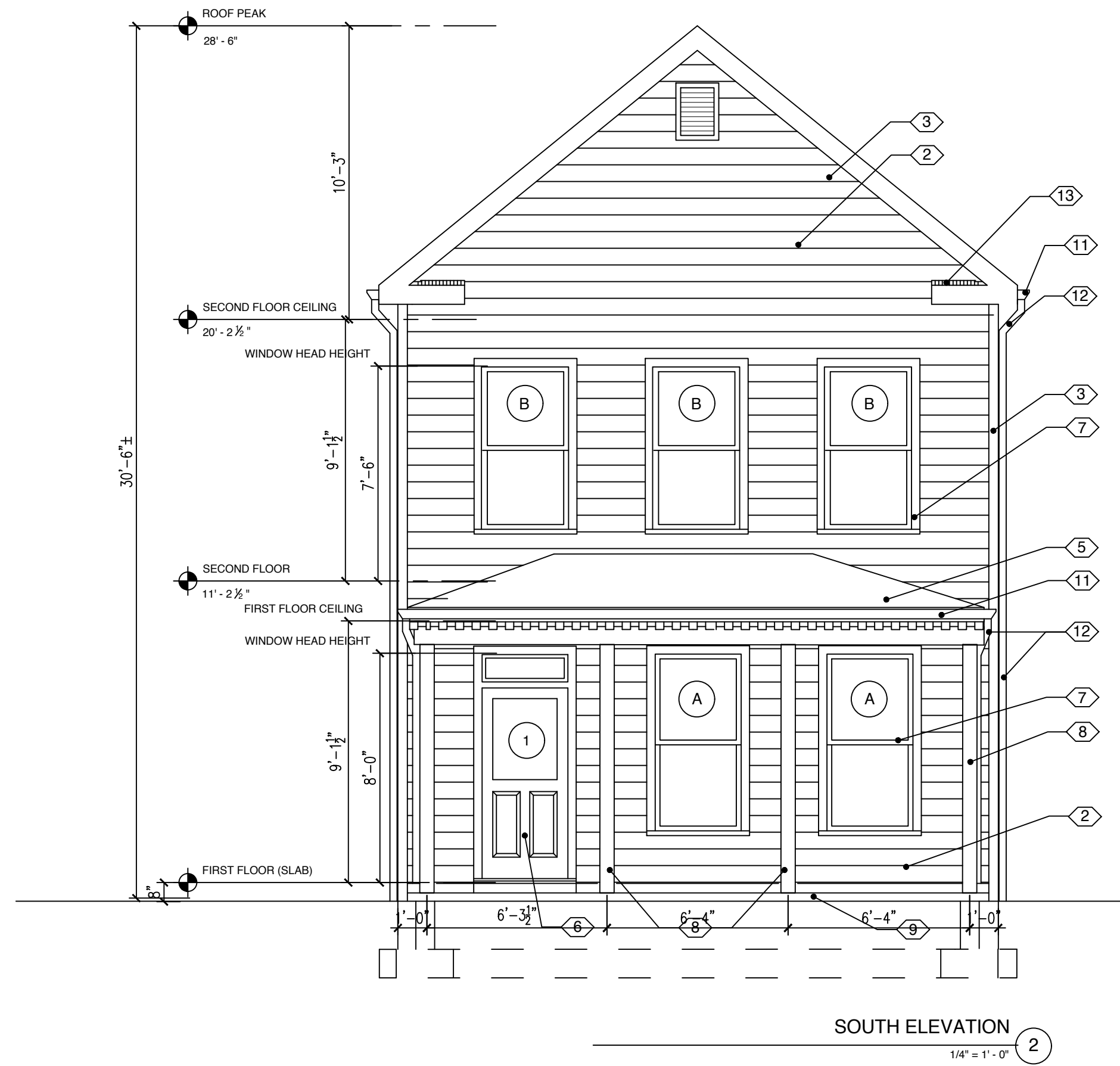
REVISIONS

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

A1.1

DATE JUNE 02, 2021

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



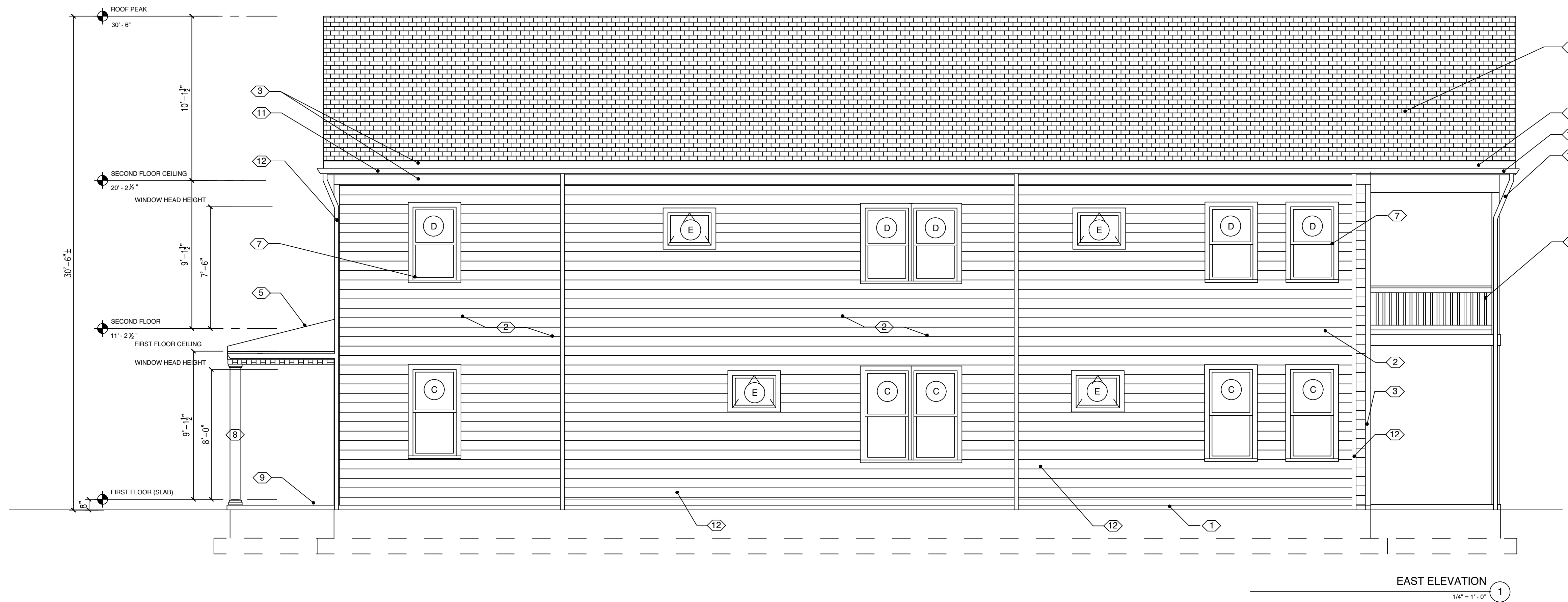
SOUTH ELEVATION  
1/4" = 1'-0" 2

**EXTERIOR FINISHES**

- ① PARGED FOUNDATION; TAN/GRAY
- ② HARDIEPLANK LAP SIDING; COLOR TBD
- ③ HARDIE/COMP. TRIM; WHITE
- ④ MAIN ROOF - SHINGLES
- ⑤ FRONT PORCH ROOF - EPDM; FACTORY BLACK
- ⑥ EXTERIOR DOORS PAINTED; COLOR TBD
- ⑦ WINDOWS - VINYL, TYP.
- ⑧ FRONT PORCH COLUMNS - 8" SQUARE PAINTED WHITE
- ⑨ FRONT PORCH CONCRETE W/ ROWLOCK APRON; NATURAL CONCRETE, ROWLOCK BRICK
- ⑩ WOOD REAR DECK WITH RAILING; NATURAL TREATED WOOD
- ⑪ ALUMINUM GUTTER; PREFINISHED WHITE
- ⑫ ALUMINUM DOWNSPOUTS; PREFINISHED WHITE
- ⑬ FLASHING

**EXTERIOR DOOR AND WINDOW KEY NOTES**

- ① 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR W/ 16" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET
- ①.1 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR W/ 16" TRANSOM, THRESHOLD, ENTRY LOCKSET
- ①.2 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR NO TRANSOM, THRESHOLD, ENTRY LOCKSET
- A 30" X 62" SINGLE HUNG WINDOW, WHITE TRIM
- B 30" X 58" SINGLE HUNG WINDOW, WHITE TRIM
- C 28" X 54" SINGLE HUNG WINDOW, WHITE TRIM
- D 28" X 46" SINGLE HUNG WINDOW, WHITE TRIM
- E 28" X 20" AWNING WINDOW, WHITE TRIM
- F 28" X 56" SINGLE HUNG WINDOW, WHITE TRIM



EAST ELEVATION  
1/4" = 1'-0" 1

PROJECT:  
NEW 2-STORY DUPLEX  
3113 W 26TH STREET, RICHMOND VIRGINIA 23225

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

**ELEVATIONS**

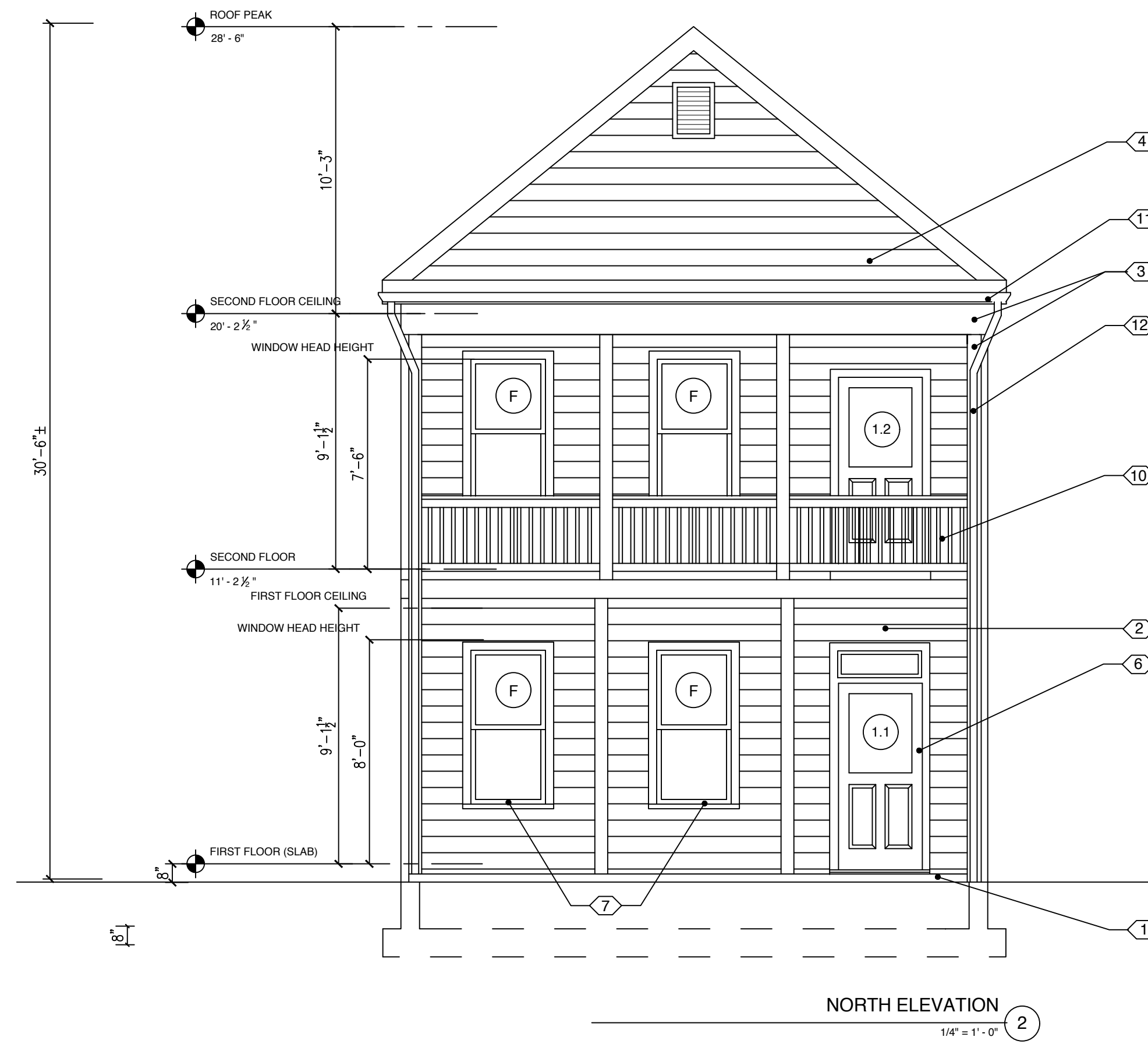
**REVISIONS**

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

**A2.0**

DATE  
JUNE 02, 2021

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

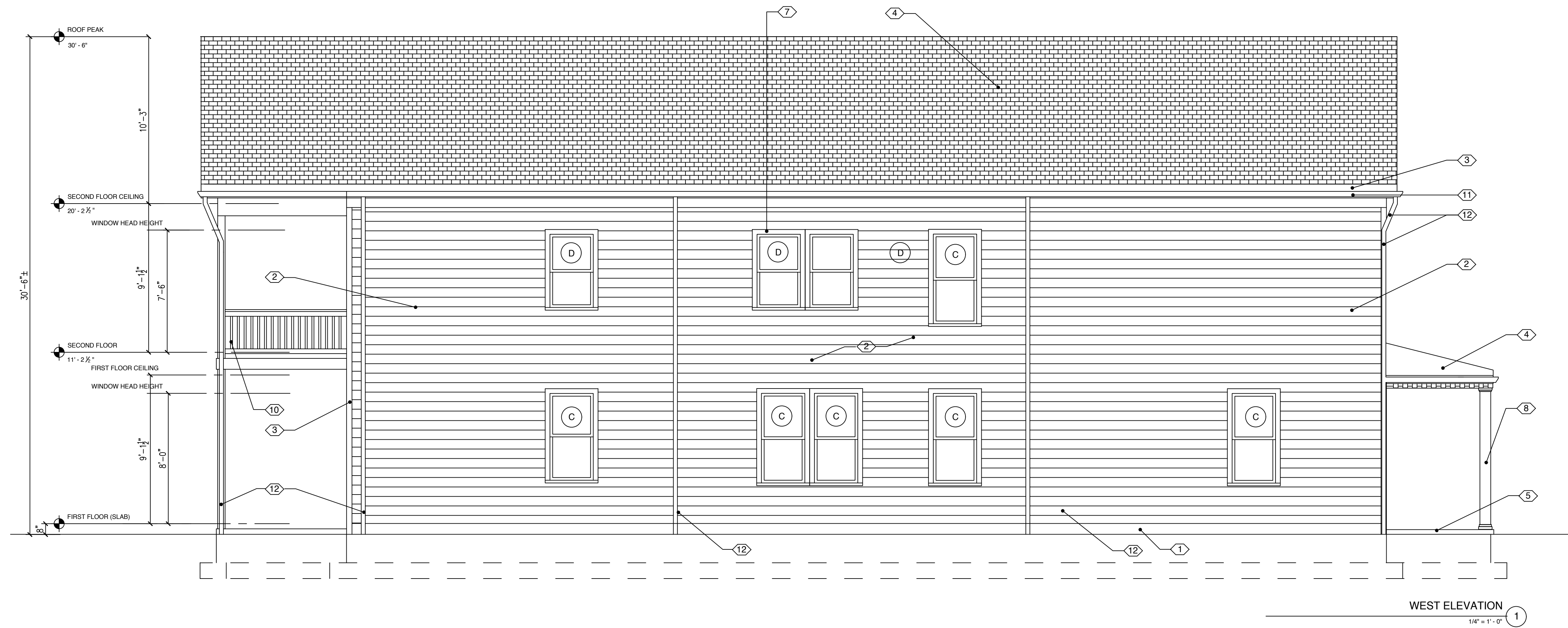


**EXTERIOR FINISHES**

- ① PARGED FOUNDATION; TAN/GRAY
- ② HARDIEPLANK LAP SIDING; COLOR TBD
- ③ HARDIE/COMP. TRIM; WHITE
- ④ MAIN ROOF - SHINGLES
- ⑤ FRONT PORCH ROOF - EPDM; FACTORY BLACK
- ⑥ EXTERIOR DOORS PAINTED; COLOR TBD
- ⑦ WINDOWS - VINYL, TYP.
- ⑧ FRONT PORCH COLUMNS - 8" SQUARE PAINTED WHITE
- ⑨ FRONT PORCH CONCRETE W/ ROWLOCK APRON; NATURAL CONCRETE, ROWLOCK BRICK
- ⑩ WOOD REAR DECK WITH RAILING; NATURAL TREATED WOOD
- ⑪ ALUMINUM GUTTER; PREFINISHED WHITE
- ⑫ ALUMINUM DOWNSPOUTS; PREFINISHED WHITE
- ⑬ FLASHING

**EXTERIOR DOOR AND WINDOW KEY NOTES**

- ① 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR W/ 16" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET
- ①.1 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR W/ 16" TRANSOM, THRESHOLD, ENTRY LOCKSET
- ①.2 30" X 68" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR NO TRANSOM, THRESHOLD, ENTRY LOCKSET
- ① A 30" X 62" SINGLE HUNG WINDOW, WHITE TRIM
- ① B 30" X 58" SINGLE HUNG WINDOW, WHITE TRIM
- ① C 28" X 54" SINGLE HUNG WINDOW, WHITE TRIM
- ① D 28" X 46" SINGLE HUNG WINDOW, WHITE TRIM
- ① E 28" X 20" AWNING WINDOW, WHITE TRIM
- ① F 28" X 56" SINGLE HUNG WINDOW, WHITE TRIM



PROJECT: 313 W 26TH STREET, RICHMOND VIRGINIA 23225

NEW 2-STORY DUPLEX

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

ELEVATIONS

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

A2.1

DATE JUNE 02, 2021

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



RENDERING VIEW 2

NTS

2



STREETSCAPE VIEW

NTS

1

PROJECT:  
NEW 2-STORY DUPLEX  
313 W 26TH STREET, RICHMOND VIRGINIA 23225

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

RENDERINGS & STREET VIEWS

REVISIONS

N/A

N/A

N/A

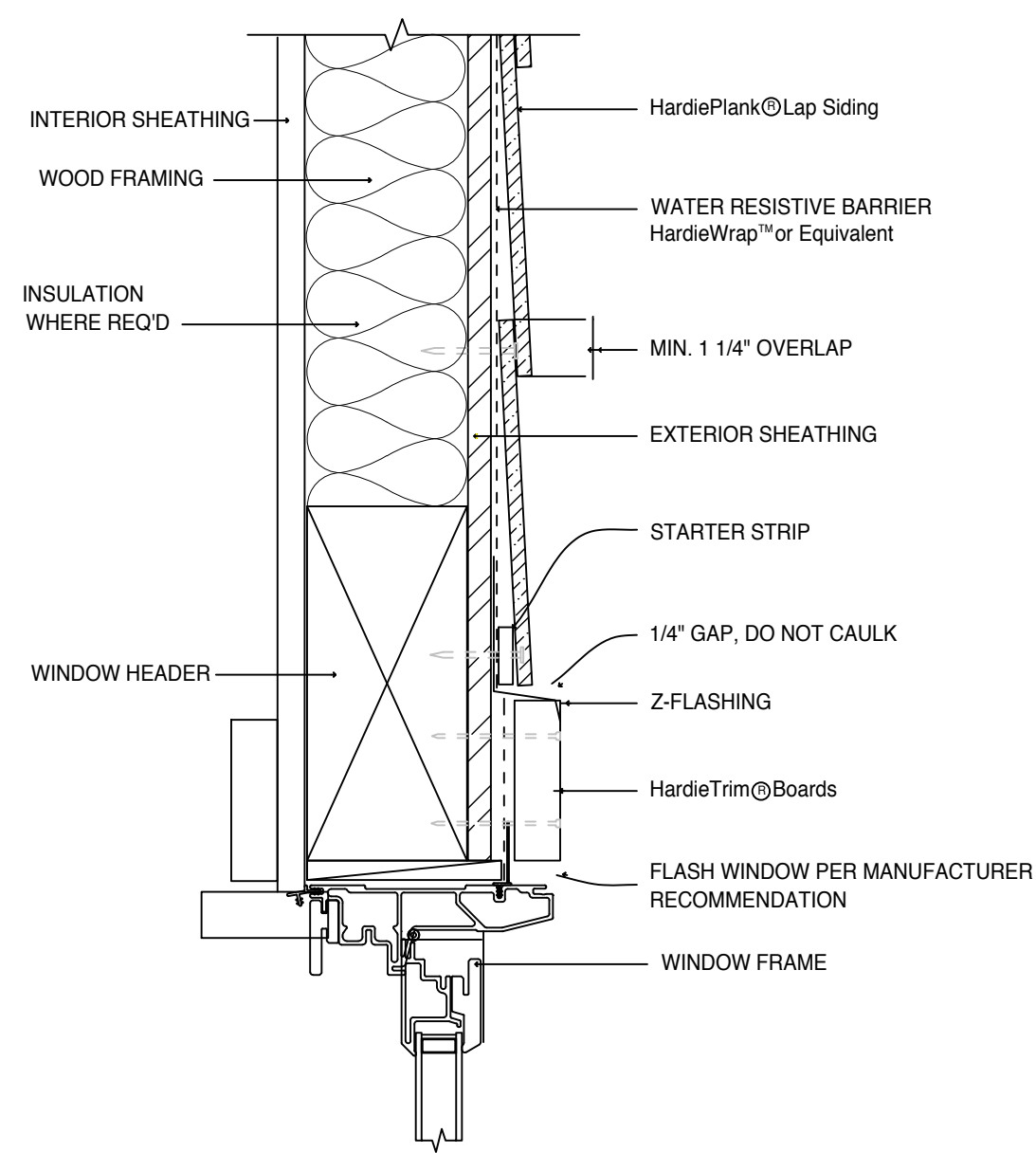
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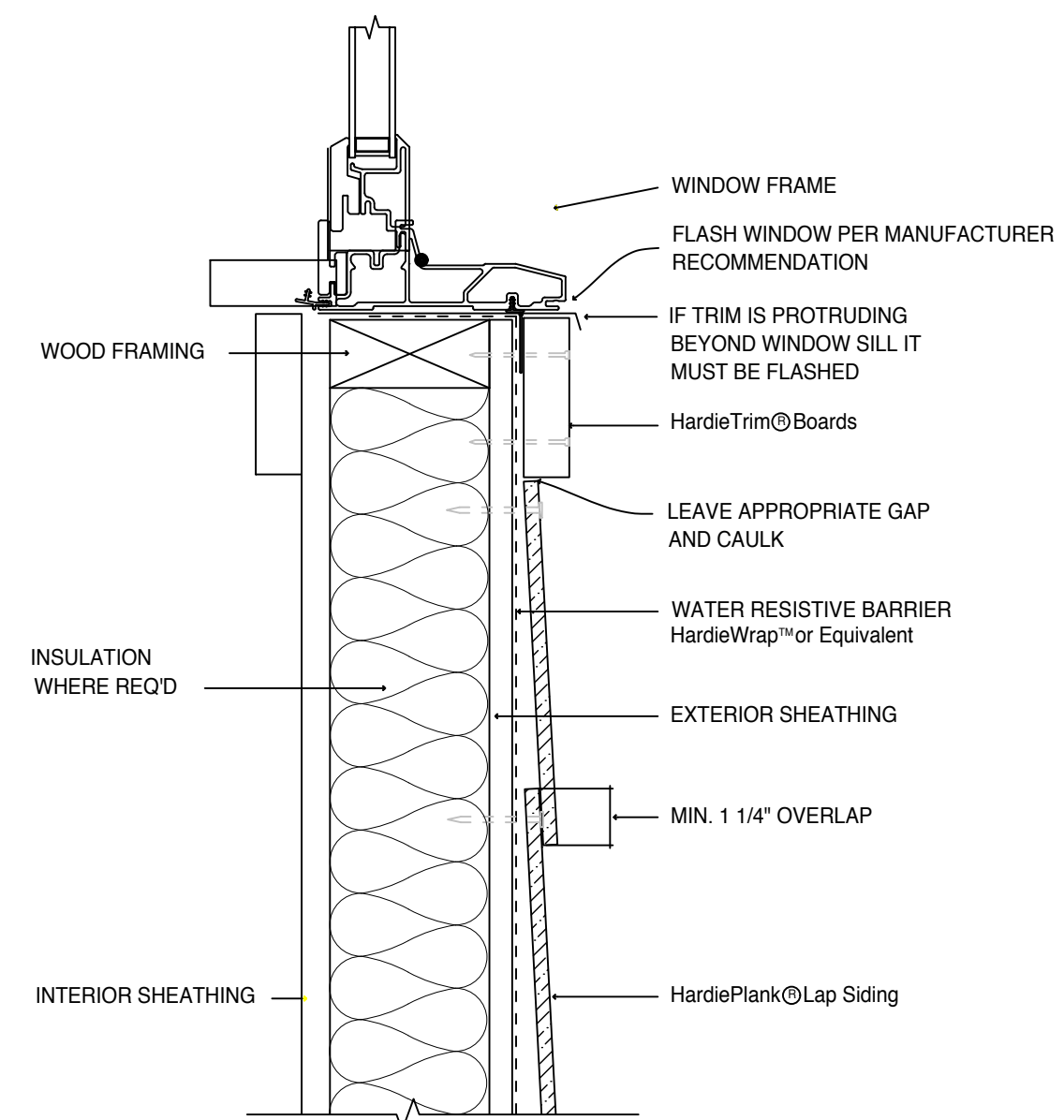
MICHAEL PELLIS ARCHITECTURE  
www.michaelpellis.com  
804.212.9024  
michael@michaelpellis.com



WINDOW/DOOR HEAD

3" = 1' - 0"

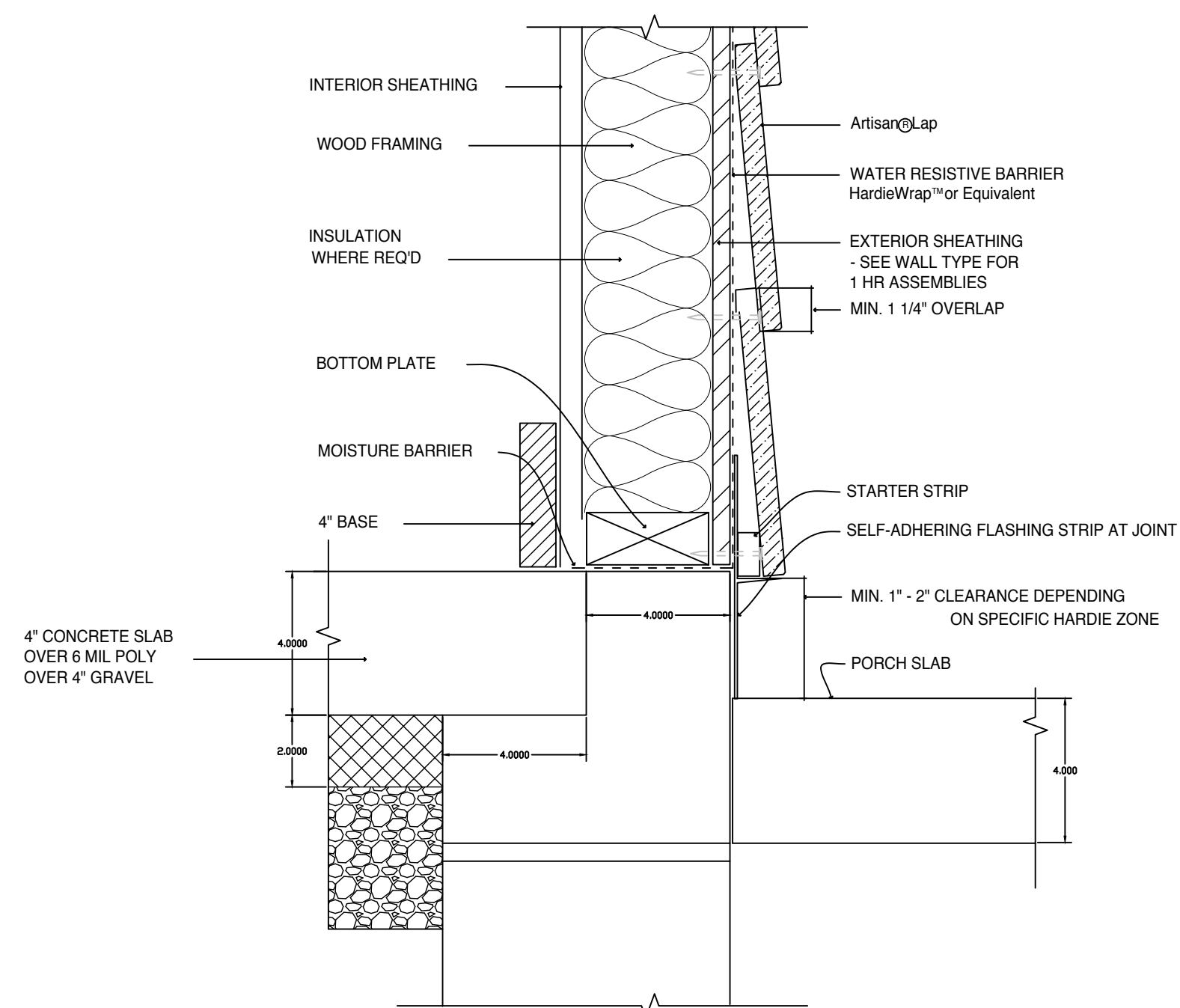
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WINDOW SILL

3" = 1' - 0"

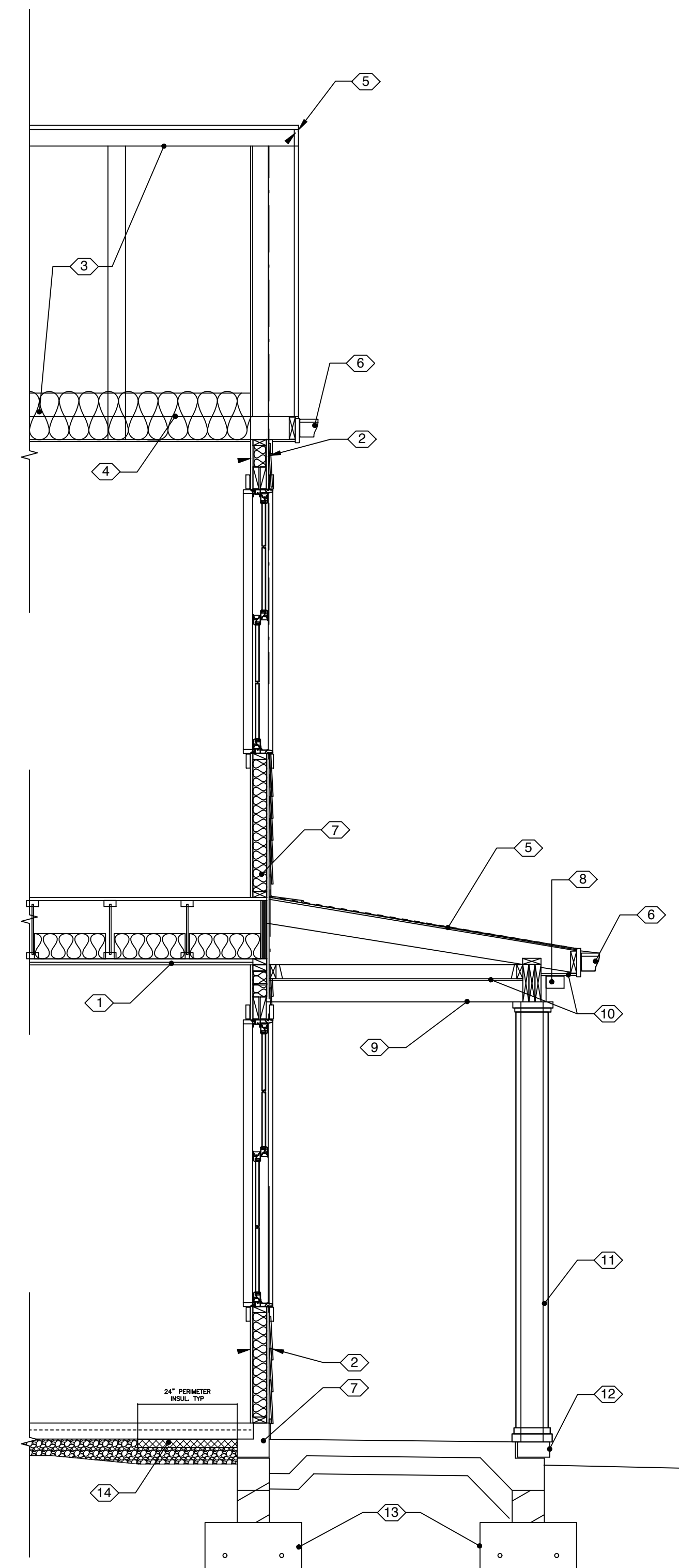
3



HARDSCAPE CLEARANCES

3" = 1' - 0"

2



WALL SECTION

1/2" = 1' - 0"

1

KEY NOTES

- 1 HR CEILING PER UL - L502 - 5/8" TYPE X GYP BOARD OVER RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO JOIS - (SEE TRUSS MFR. INFO FOR SIZES, SPACING & ENGINEERING) W/ SOUND BATT INSULATION
- TYPICAL EXTERIOR WALL - SHIP-LAPPED CEMENTITIOUS BOARD SIDING OVER WEATHERBARRIER OVER 1/2" OSB OR PLYWD OVER 2 X 4 WOOD STUDS @ 16" O.C. W/ R-15 HIGH DENSITY BATT INSULATION W/ 1/2 GYP. BOARD INTERIOR FINISH.
- ROOF TRUSSES: SEE TRUSS MFR. INFO. FOR SIZES, SPACING AND ENGINEERING.
- R-38 INSULATION
- SHINGLES OVER WATERPROOFING OVER EXTERIOR SHEATHING OVER ENGINEERED TRUSSES.
- ALUM. GUTTERS AND DOWNSPOUTS
- ALUM OR COPPER FLASHING TYP. AT ALL ROOF TO WALL TRANSITIONS, HEADS AND SILLS OF DOORS AND WINDOWS & ROOF VALLEYS. NOTE: USE SELF-ADHERING STRIP FLASHING AROUND OPENINGS AT ALL WINDOWS, DOORS, THRESHOLDS AND TRANSITIONS AT DECKS.
- EXTERIOR GRADE DENTILS & BRACKETS
- WRAP ALL PRESSURE TREATED STRUCTURE IN HARDIE TRIM OR EQUAL
- VENTED SOFFIT BOARD
- COLUMNS - FRONT: ROUND FIBERGLASS COLUMN TYP. - REAR DECKS - 6 X 6 PRESSURE TREATED
- ROWLOCK BRICK SILL
- FOOTINGS, STEM WALLS & CONC. SLAB ON GRADE PER STANDARDS SET FORTH IN THE 2015 IRC
- PERIMETER INSULATION TYP. - 24" WIDE, R-10, RATED FOR BELOW GRADE APPLICATION

PROJECT: NEW 2-STORY DUPLEX  
313 W 26TH STREET, RICHMOND VIRGINIA 23225

WALL SECTIONS

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

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