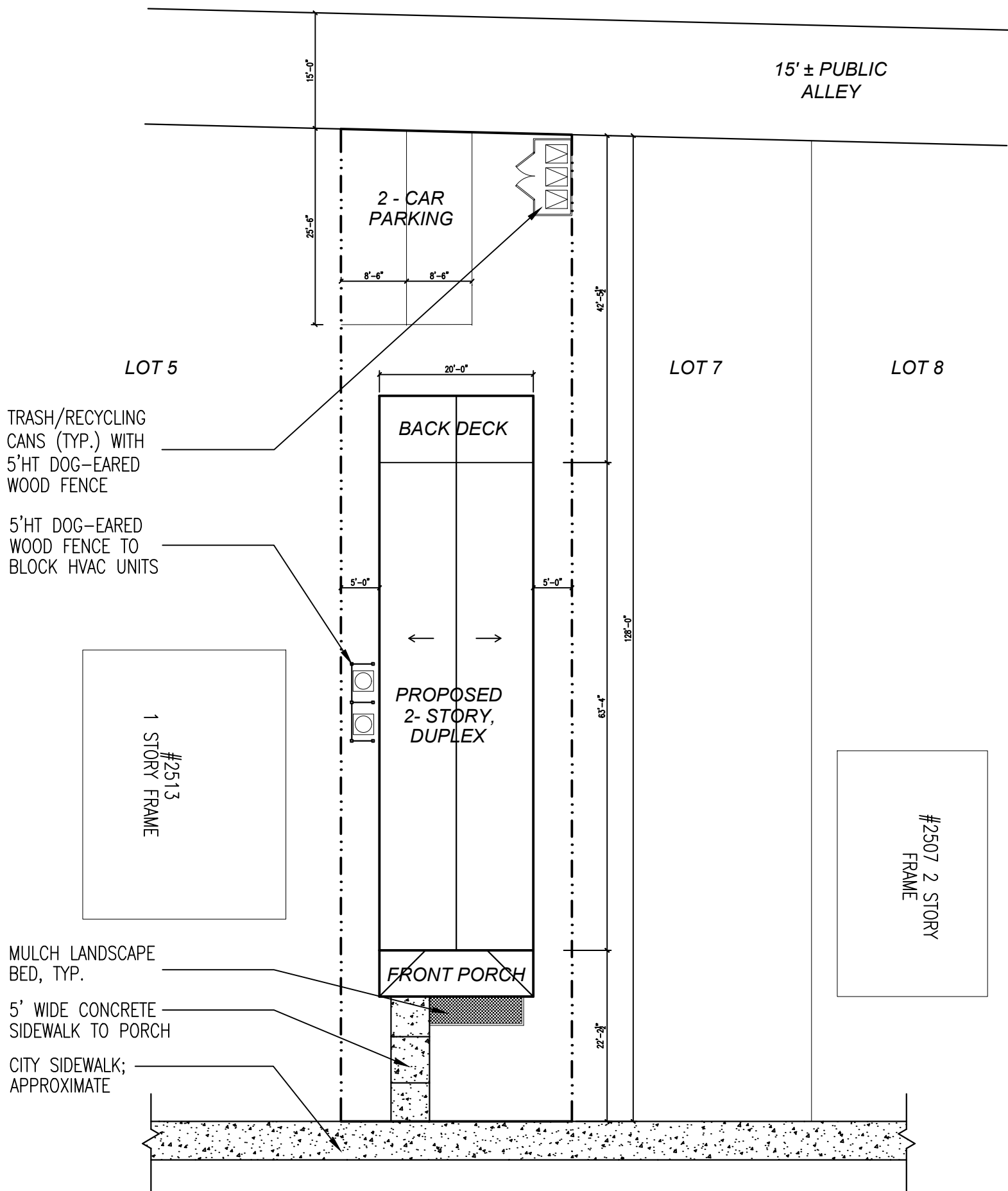
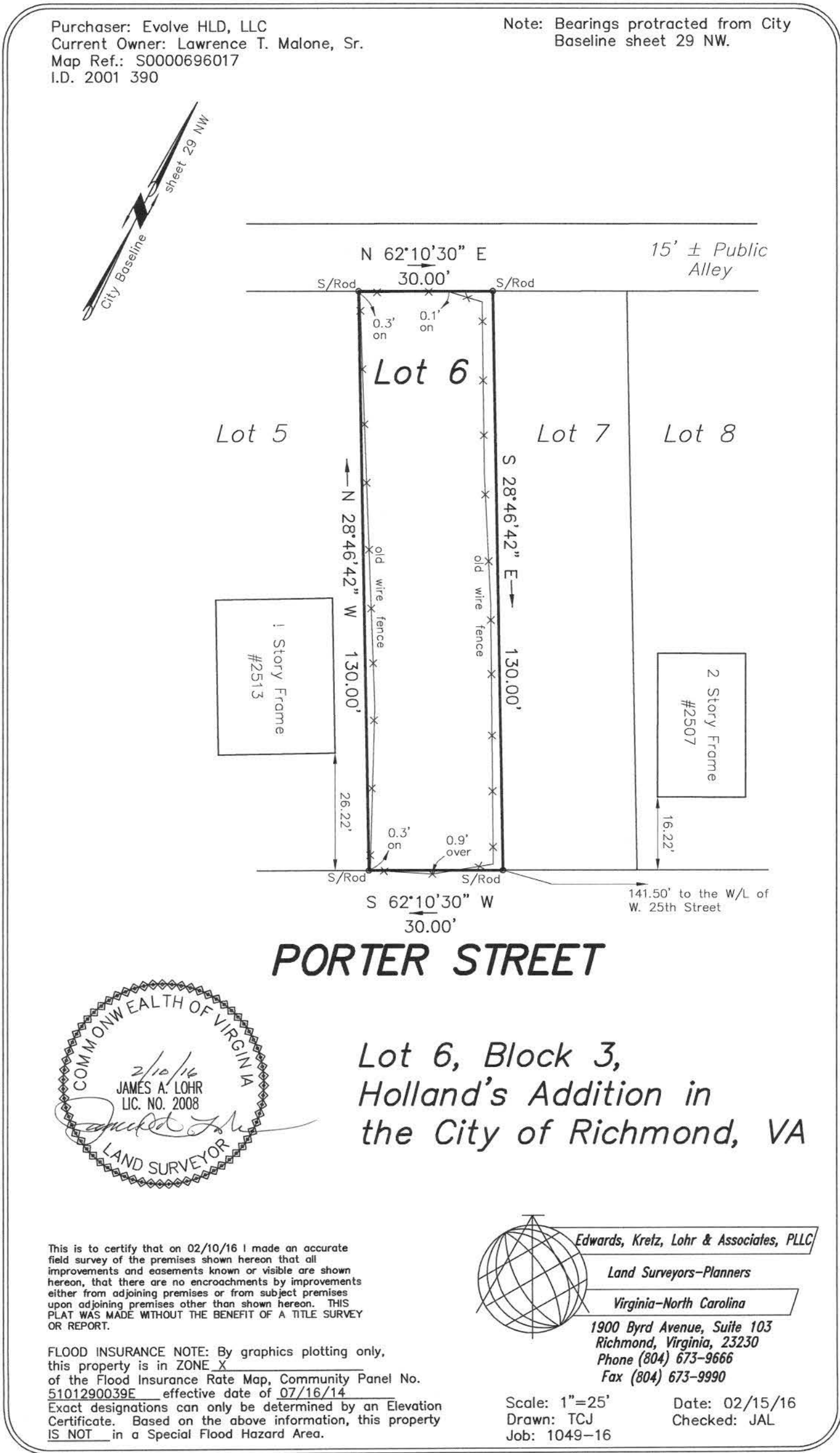
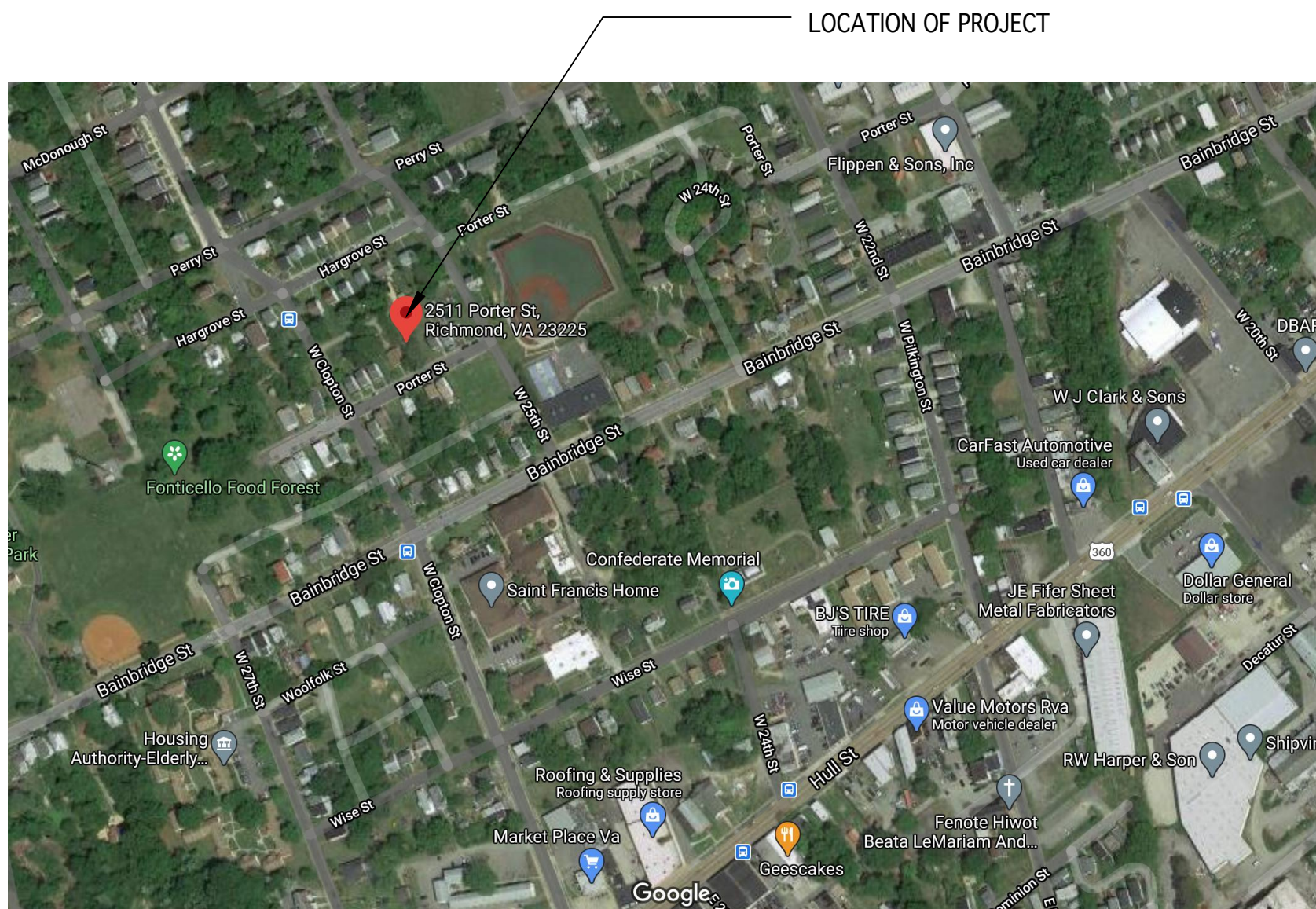


NEW 2-STORY CONSTRUCTION
2511 PORTER STREET
RICHMOND, VIRGINIA



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: 2,748
TOTAL LOWER UNIT: 1,378 SF
CONDITIONED SPACE: 1,106 SF
DECK: 272 SF
TOTAL UPPER UNIT: 1,370 SF
CONDITIONED SPACE: 1,210 SF
DECK: 160 SF

UNIT COVERAGE

LOT AREA: 3855 SF
UNIT FOOTPRINT: 1560 SF
LOT COVERAGE RATIO: .40

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
A3.0	WALL SECTIONS & DETAILS

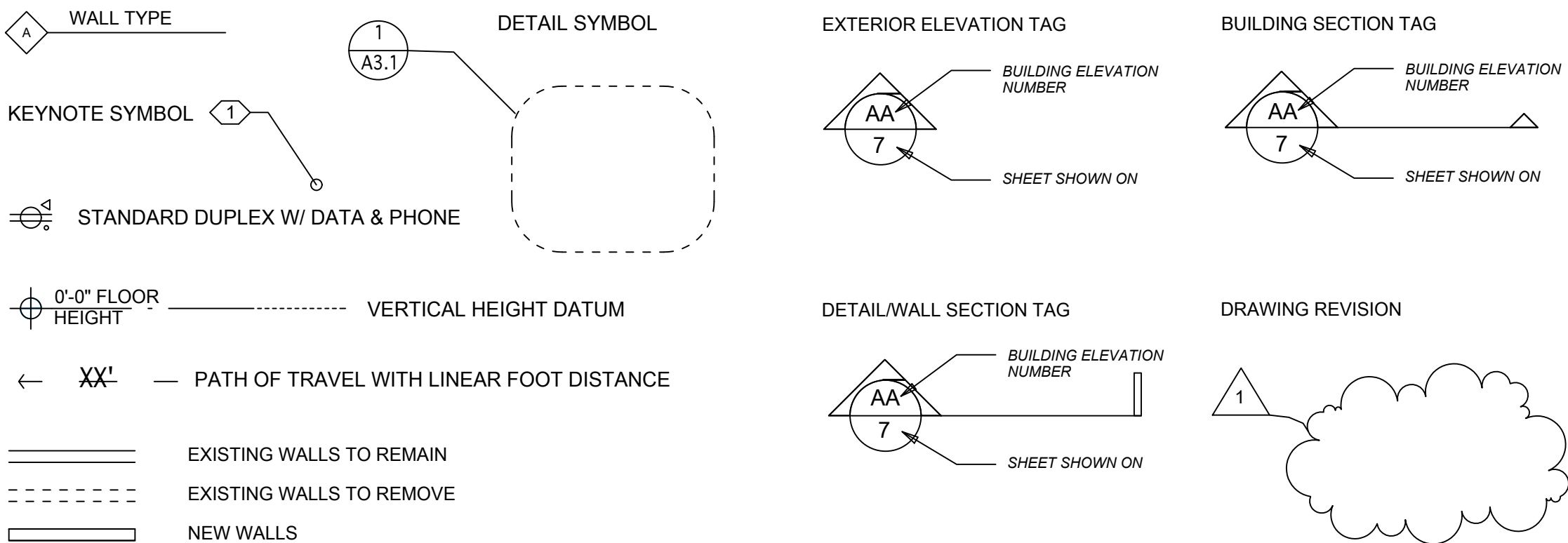
CONTACT INFORMATION

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

CONTRACTOR:
XXXXX

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

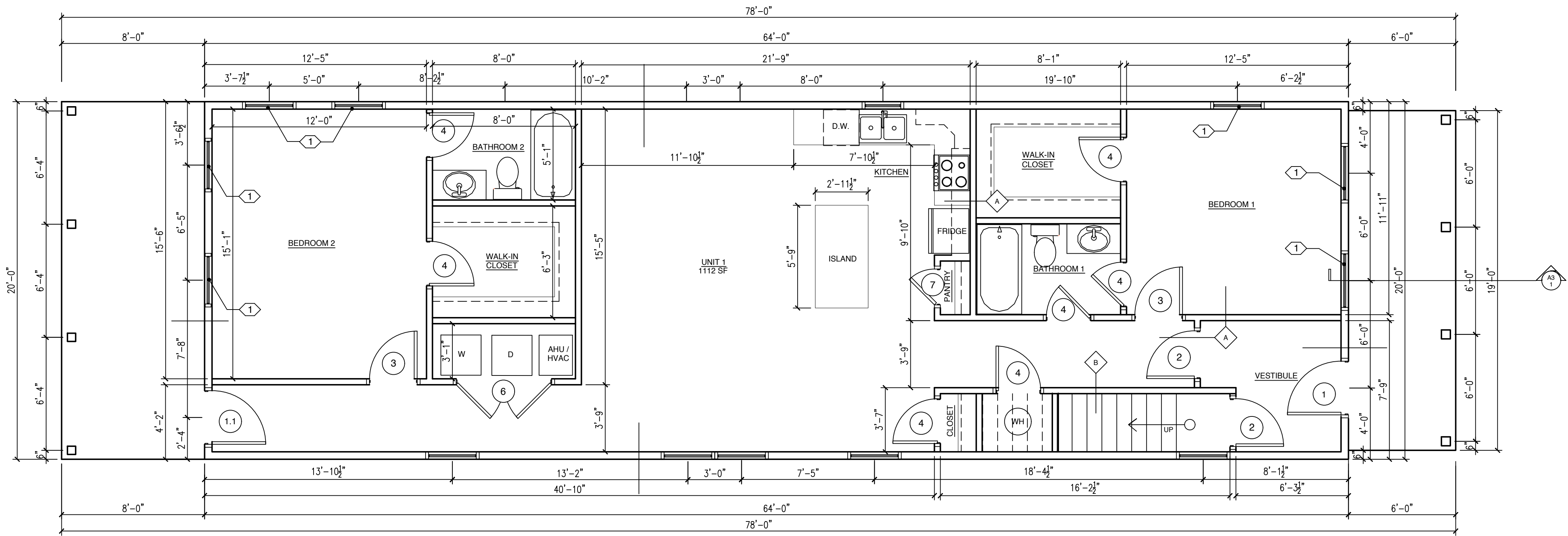
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DATE
JUNE 02, 2021

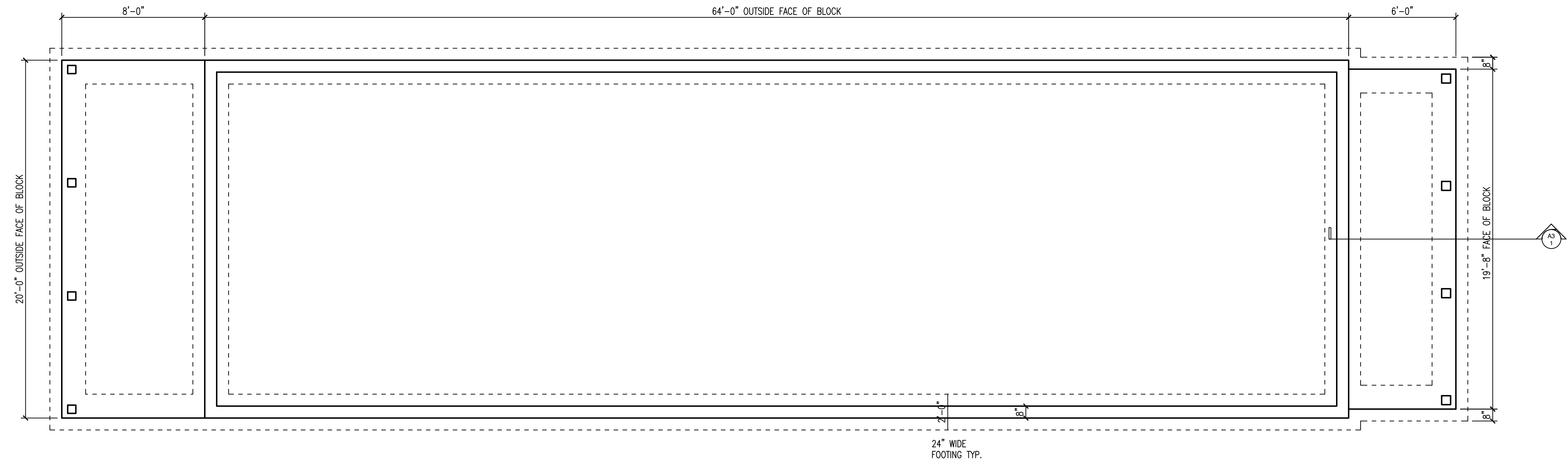
2511 PORTER STREET, RICHMOND VIRGINIA 23225

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

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



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

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

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, 2 PANEL, HALF GLASS ENTRY DOOR AND FRAME W/ 16" TRANSOM, CLOSER, THRESHOLD, ENTRY LOCKSET
- 1.1 3'0" X 6'8" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR AND FRAME W/ 16" TRANSOM, THRESHOLD, ENTRY LOCKSET
- 1.2 3'0" 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

2511 PORTER STREET, RICHMOND VIRGINIA 23225

OWNER: EVOLVE DEVELOPMENT, LLC

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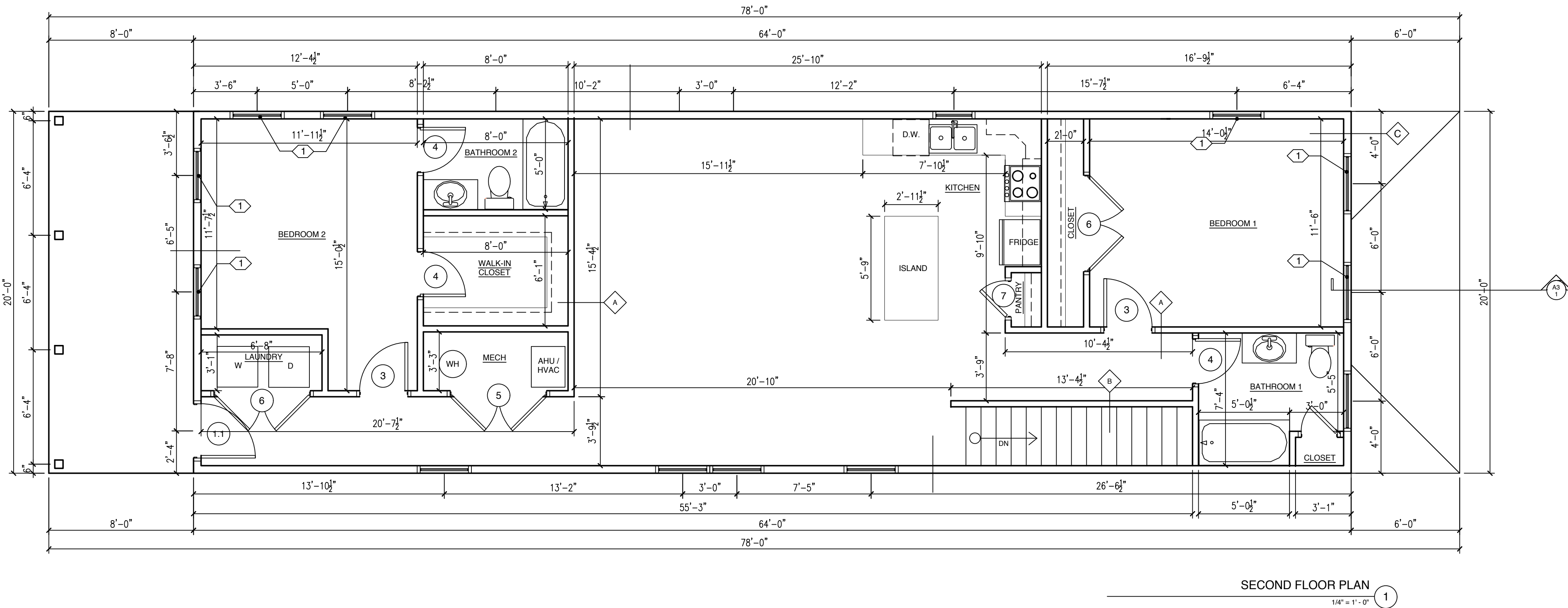
FOUNDATION & FIRST FLOOR PLANS

REVISIONS

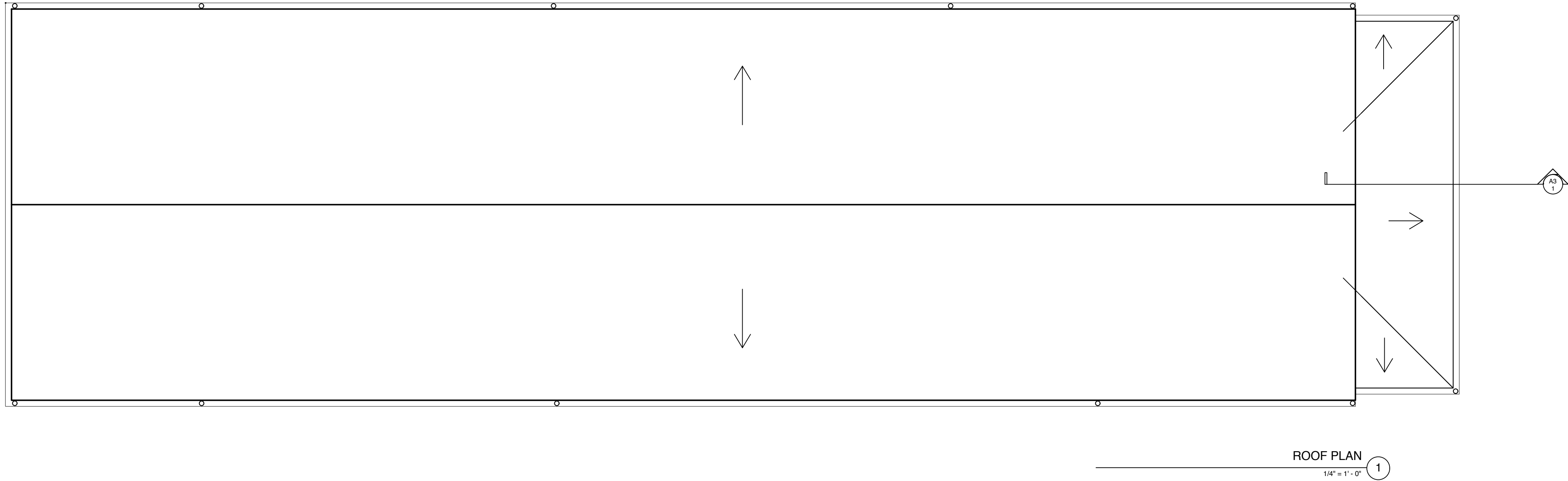
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DATE JUNE 02, 2021



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



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
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- 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

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 20" X 6'8" INTERIOR DOORS AND FRAME, LEVER HARDWARE
- 6 PAIR OF 2'8" X 6'8" INTERIOR DOORS AND FRAME, LEVER HARDWARE
- 7 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

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SECOND FLOOR & ROOF PLANS

REVISIONS

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

A1.1

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EXTERIOR FINISHES KEYNOTES

- 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 KEYNOTES

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- 1.2 3'0" X 6'8" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR NO TRANSOM, THRESHOLD, ENTRY LOCKSET
- A 3'0" X 6'2" SINGLE HUNG WINDOW, WHITE TRIM
- B 3'0" X 5'8" SINGLE HUNG WINDOW, WHITE TRIM
- C 2'8" X 5'4" SINGLE HUNG WINDOW, WHITE TRIM
- D 2'8" X 4'6" SINGLE HUNG WINDOW, WHITE TRIM
- E 2'8" X 2'0" AWNING WINDOW, WHITE TRIM
- F 2'8" X 5'6" SINGLE HUNG WINDOW, WHITE TRIM

PROJECT: NEW 2-STORY DUPLEX

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ELEVATIONS

REVISIONS

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

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- 1.2 30" X 6'8" FIBERGLASS, 2 PANEL, HALF GLASS ENTRY DOOR NO TRANSOM, THRESHOLD, ENTRY LOCKSET
- A 30" X 6'2" SINGLE HUNG WINDOW, WHITE TRIM
- B 30" X 5'8" SINGLE HUNG WINDOW, WHITE TRIM
- C 2'8" X 5'4" SINGLE HUNG WINDOW, WHITE TRIM
- D 2'8" X 4'6" SINGLE HUNG WINDOW, WHITE TRIM
- E 2'8" X 20" AWNING WINDOW, WHITE TRIM
- F 2'8" X 5'6" SINGLE HUNG WINDOW, WHITE TRIM

PROJECT: NEW 2-STORY DUPLEX

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ELEVATIONS

REVISIONS

N / A

N / A

N / A

N / A

N / A

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STREETSCAPE VIEW

NTS

1



RENDERING VIEW 2

NTS

2

RENDERINGS AND STREET VIEWS

PROJECT:
NEW 2-STORY DUPLEX

2511 PORTER STREET, RICHMOND VIRGINIA 23225

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

REVISIONS

N/A

N/A

N/A

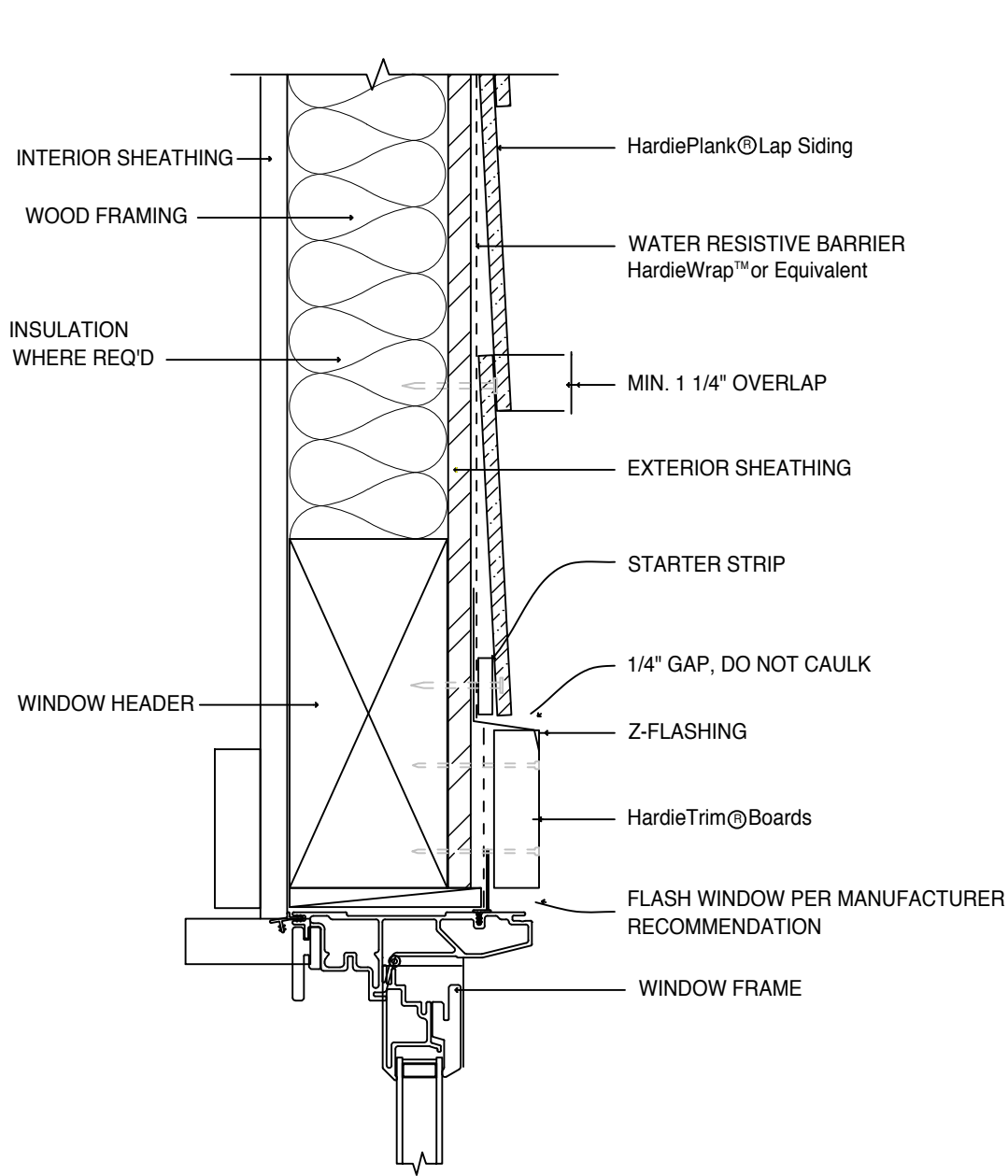
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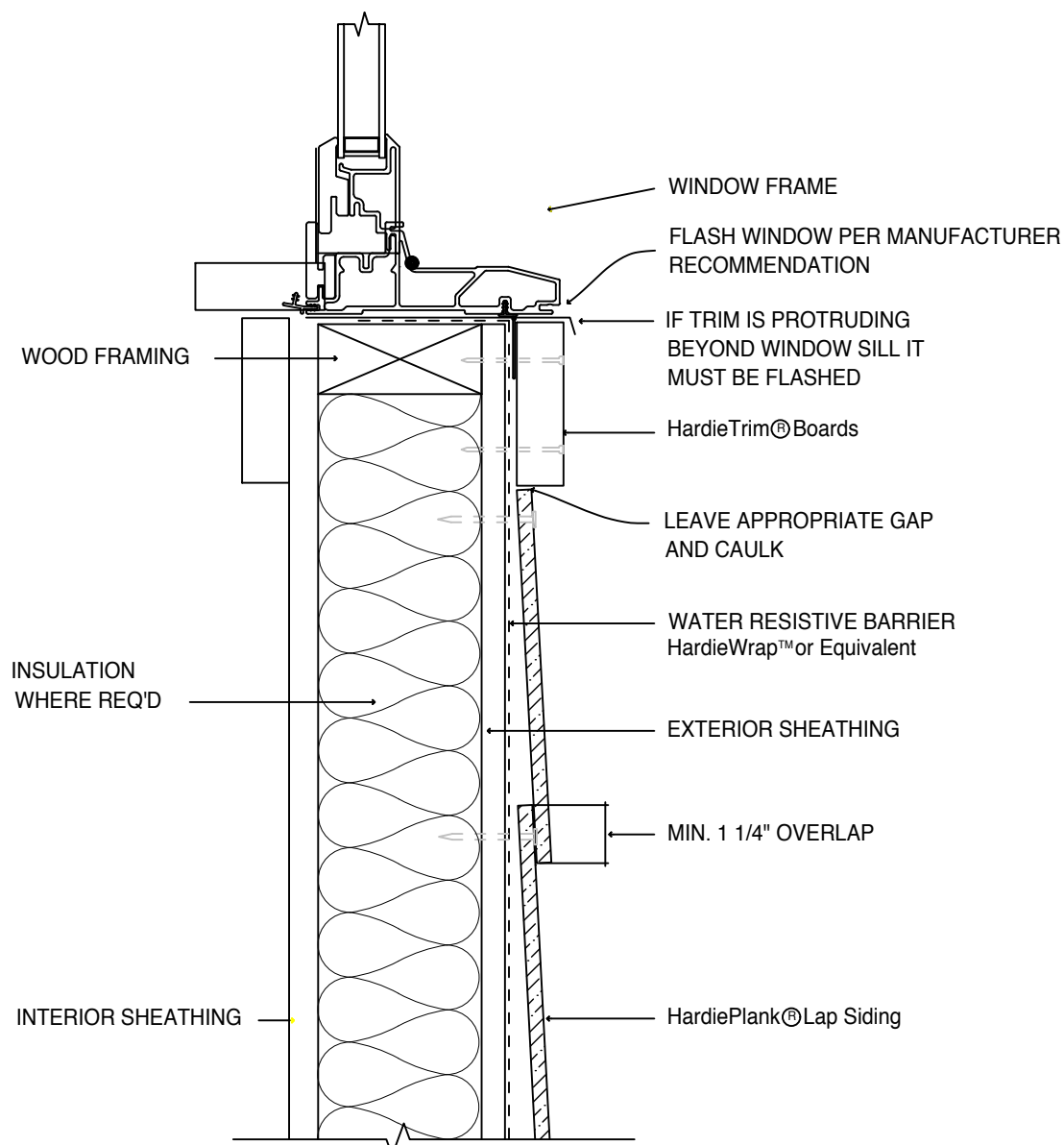
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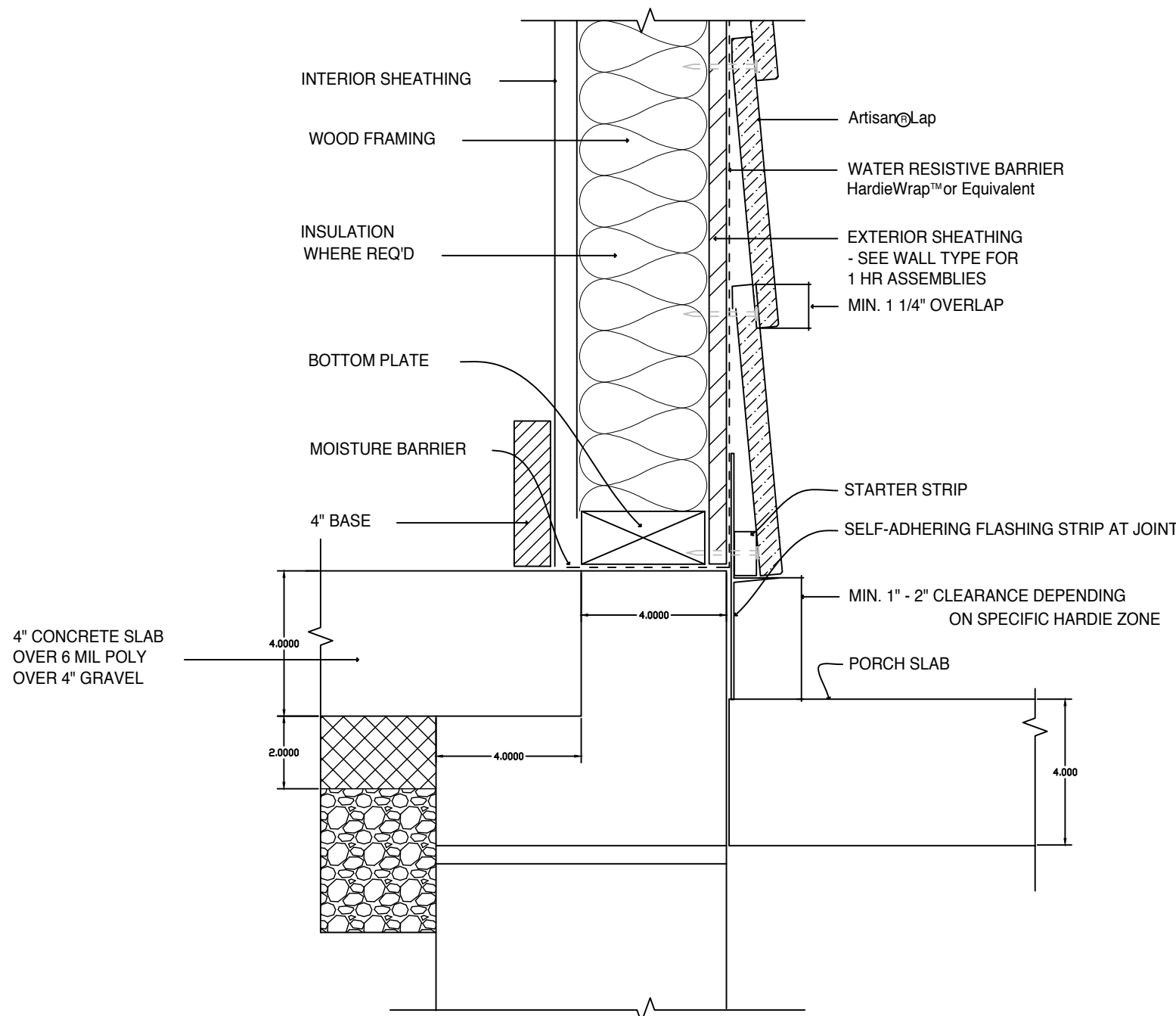
WINDOW/DOOR HEAD

3" = 1' - 0" 4



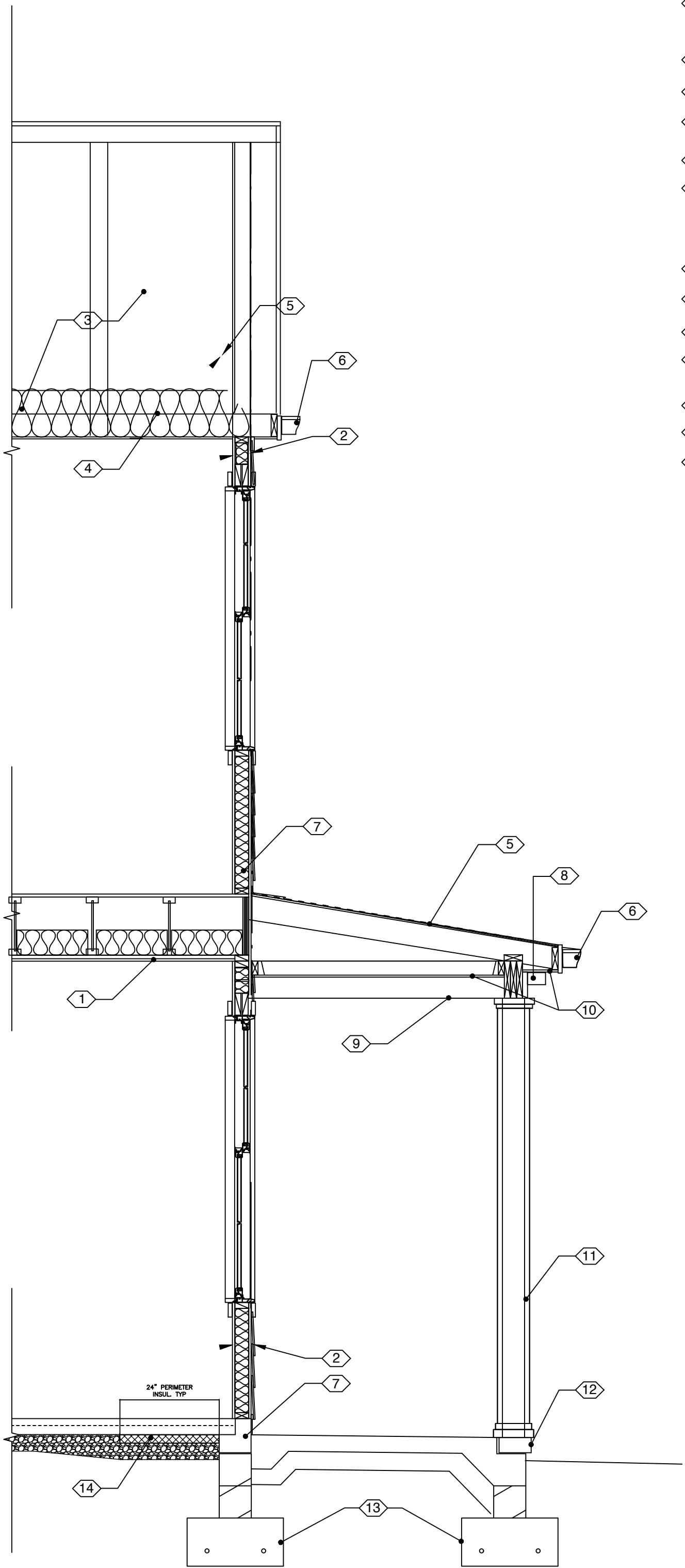
WINDOW SILL

3" = 1' - 0" 3



HARDSCAPE CLEARANCES

3" = 1' - 0" 2



WALL SECTION

1/2" = 1' - 0" 1

KEY NOTES

- 1/2" 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

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OWNER:
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ELEVATIONS

REVISIONS

N/A

N/A

N/A

N/A

N/A

A3.0

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