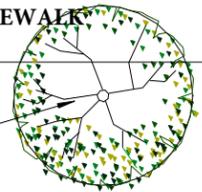
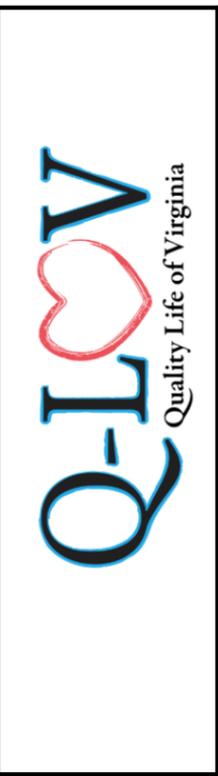


Vacant Tree Site (29931), species of new tree to be determined per Urban Forestry Guidelines



1 SITE PLAN
A-0.10 1" = 10'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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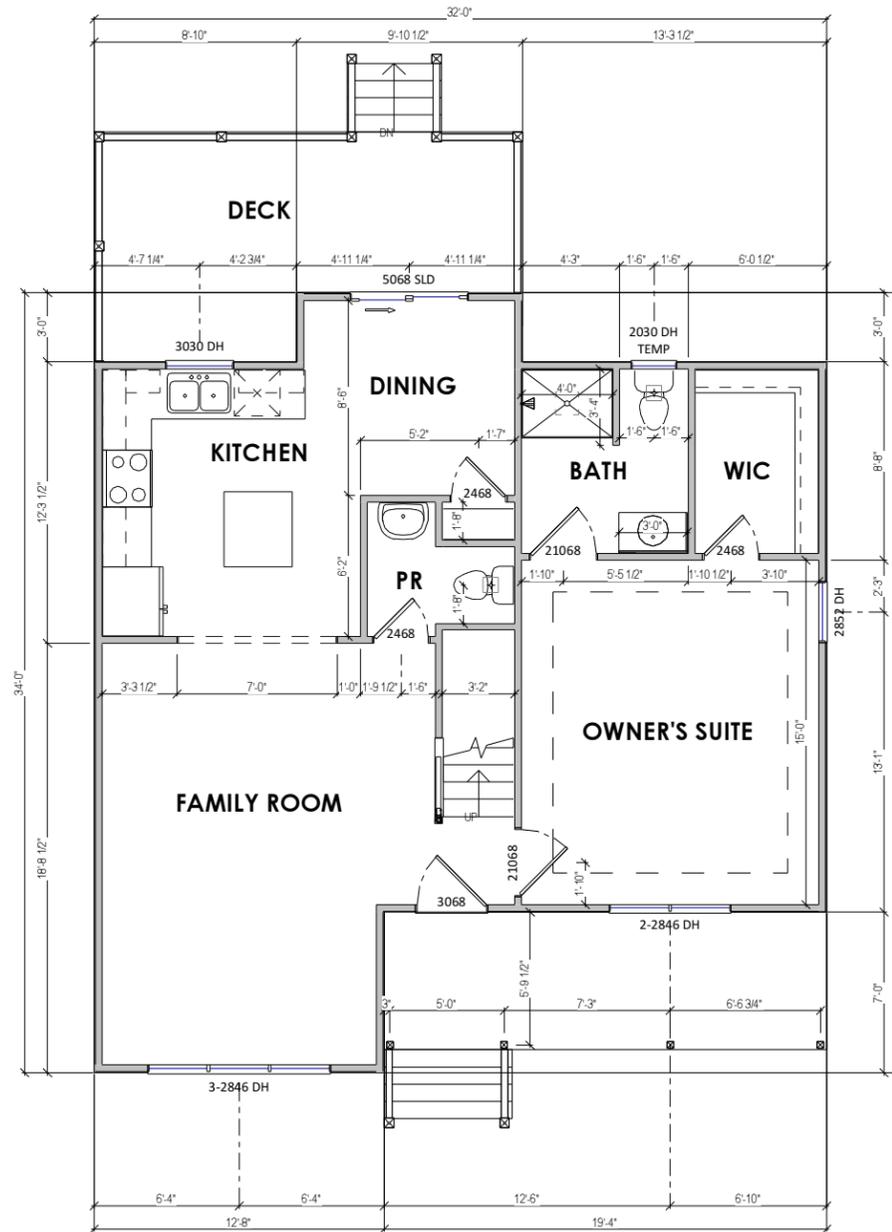


CLIENT **QLOV**
PROJECT **NEW CONSTRUCTION**

ADDRESS **1628 N 27th**
SHEET **Site Plan**

ISSUE DATE 10/15/2021 3:33:10 PM
DRAWN BY **PINNACLE DESIGN**
SHEET NUMBER **A-0.10**

- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 1ST FLOOR PLAN
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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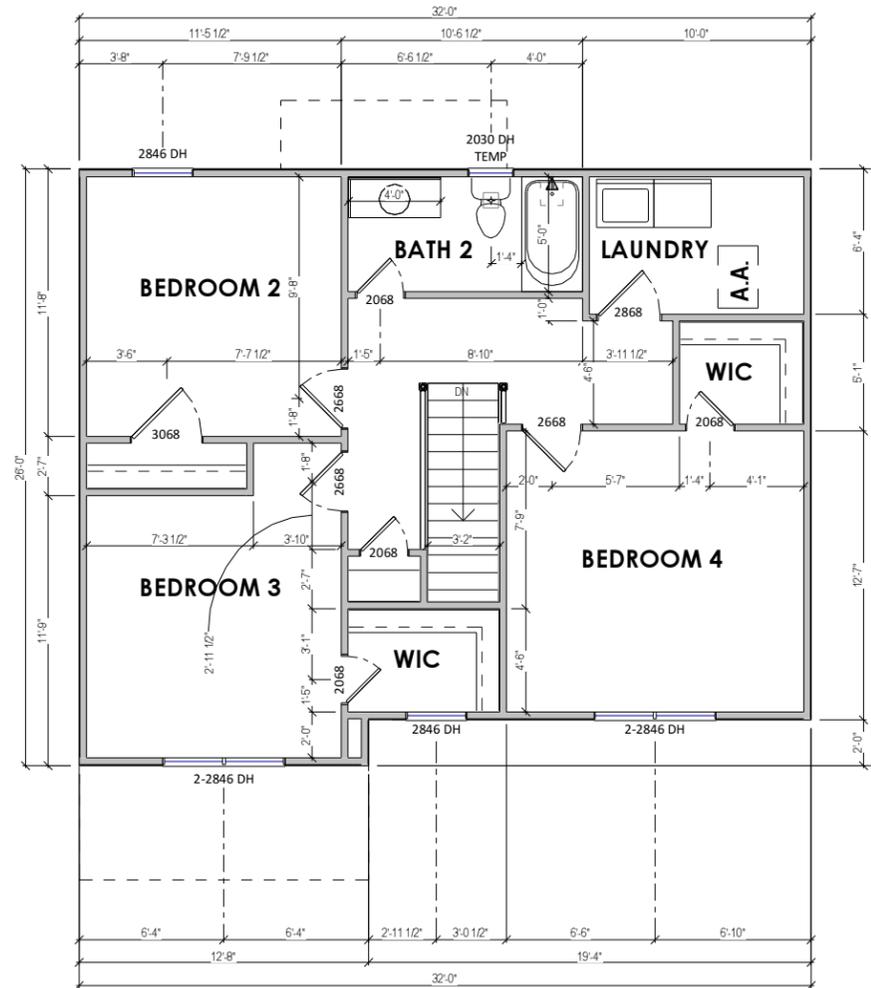
CLIENT	QLOV
PROJECT	NEW CONSTRUCTION

ADDRESS	1628 N 27th
SHEET	1st Floor Plan

ISSUE DATE	4/26/2021 12:31:31 PM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.00

NOTE:

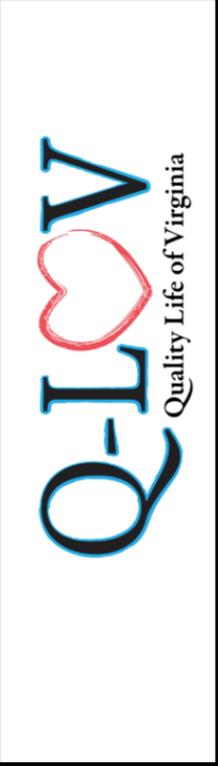
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 2ND FLOOR PLAN
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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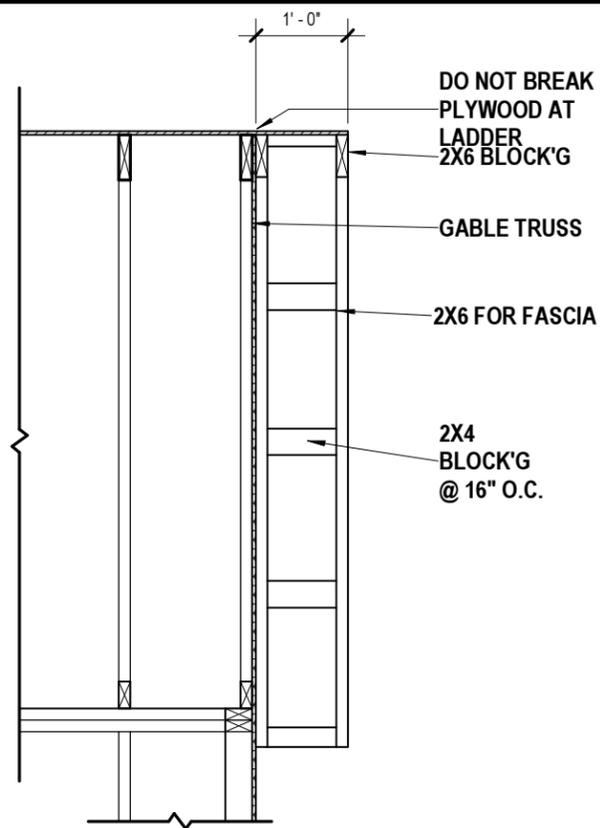
CLIENT	QLOV
PROJECT	NEW CONSTRUCTION

ADDRESS	1628 N 27th
SHEET	2nd Floor Plan

ISSUE DATE	4/26/2021 12:31:31 PM
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DRAWN BY	PINNACLE DESIGN
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SHEET NUMBER	A-2.60
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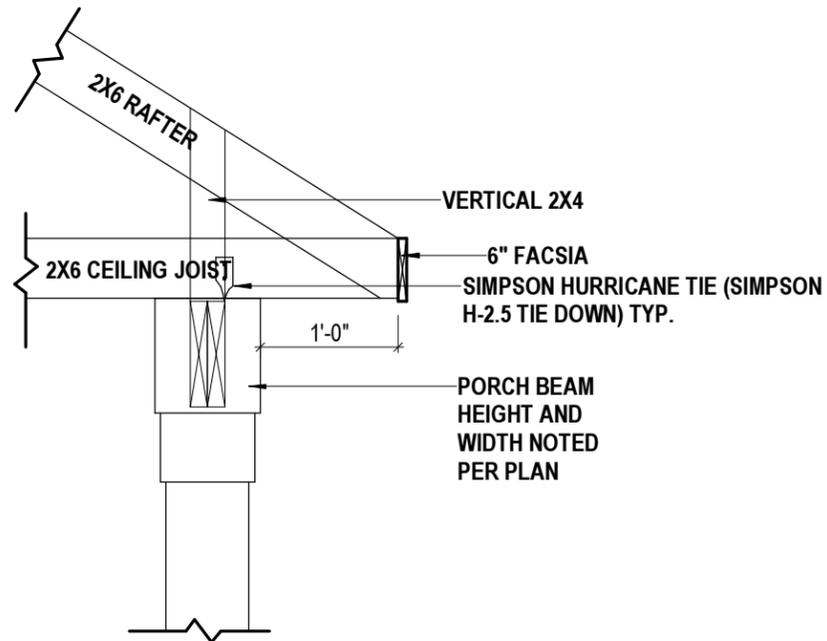


GENERAL ROOF PLAN NOTES:

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.

2 ROOF OVERHANG DETAIL

A-2.70 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

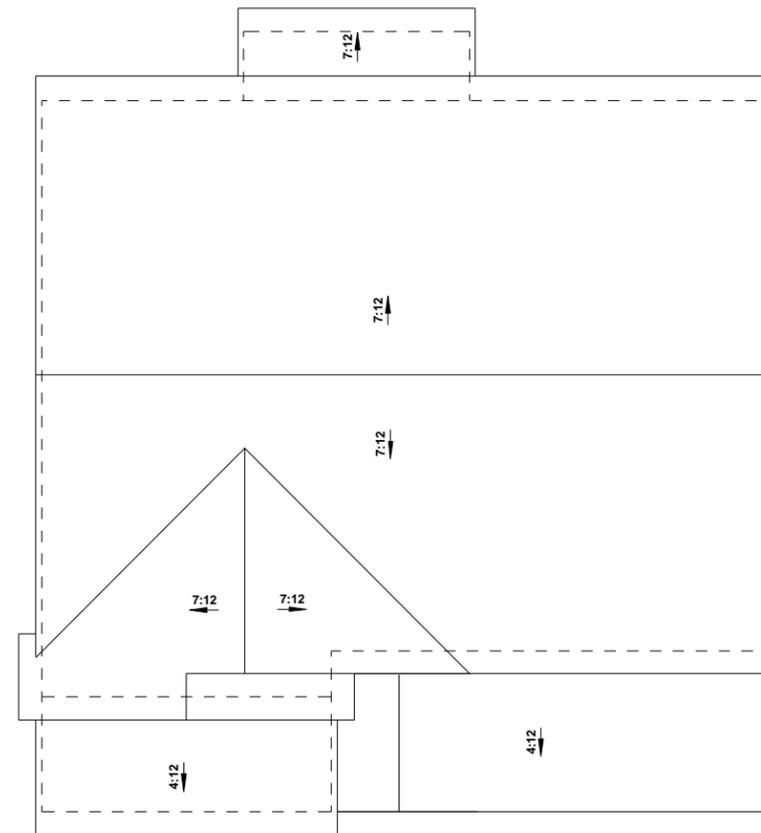


3 PORCH BEAM ROOF DETAIL

A-2.70 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

1 ROOF PLAN

A-2.70 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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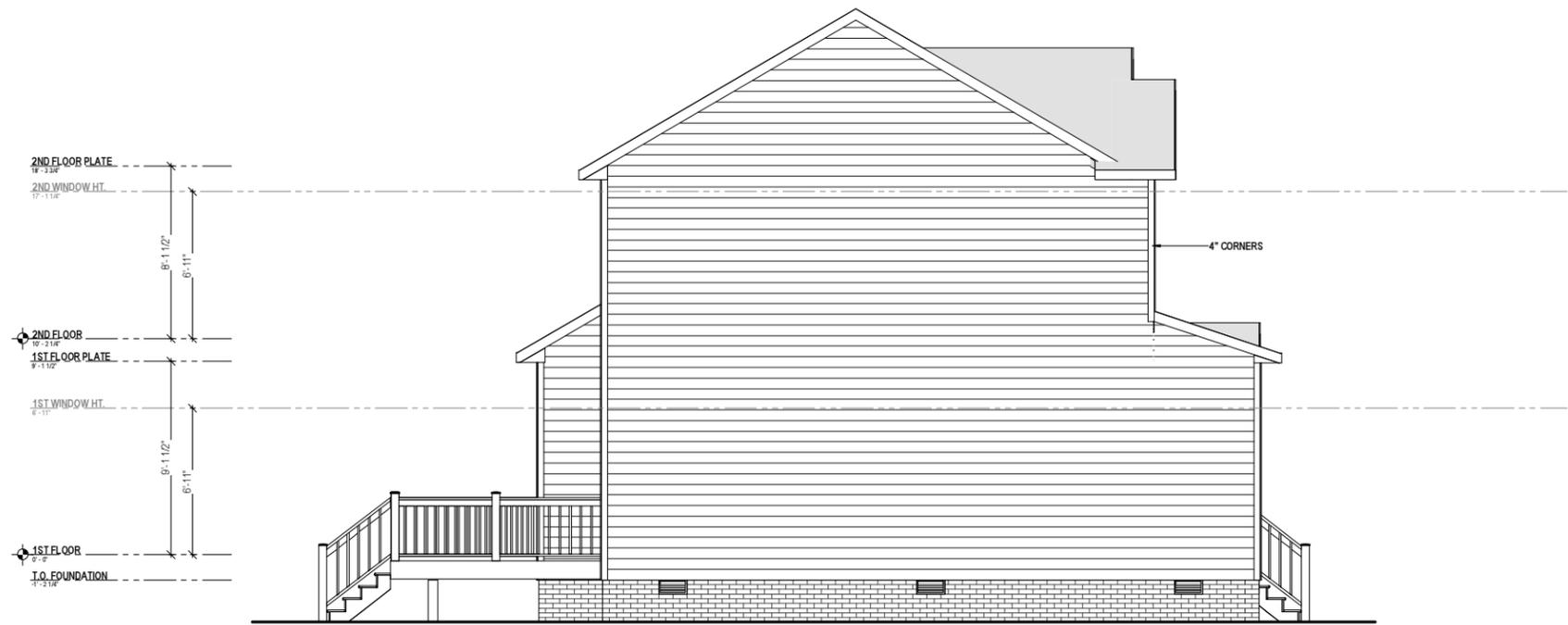


CLIENT	QLOV
PROJECT	NEW CONSTRUCTION
ADDRESS	1628 N 27th
SHEET	Roof Plan

ISSUE DATE	4/26/2021 12:31:31 PM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.70



1 FRONT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



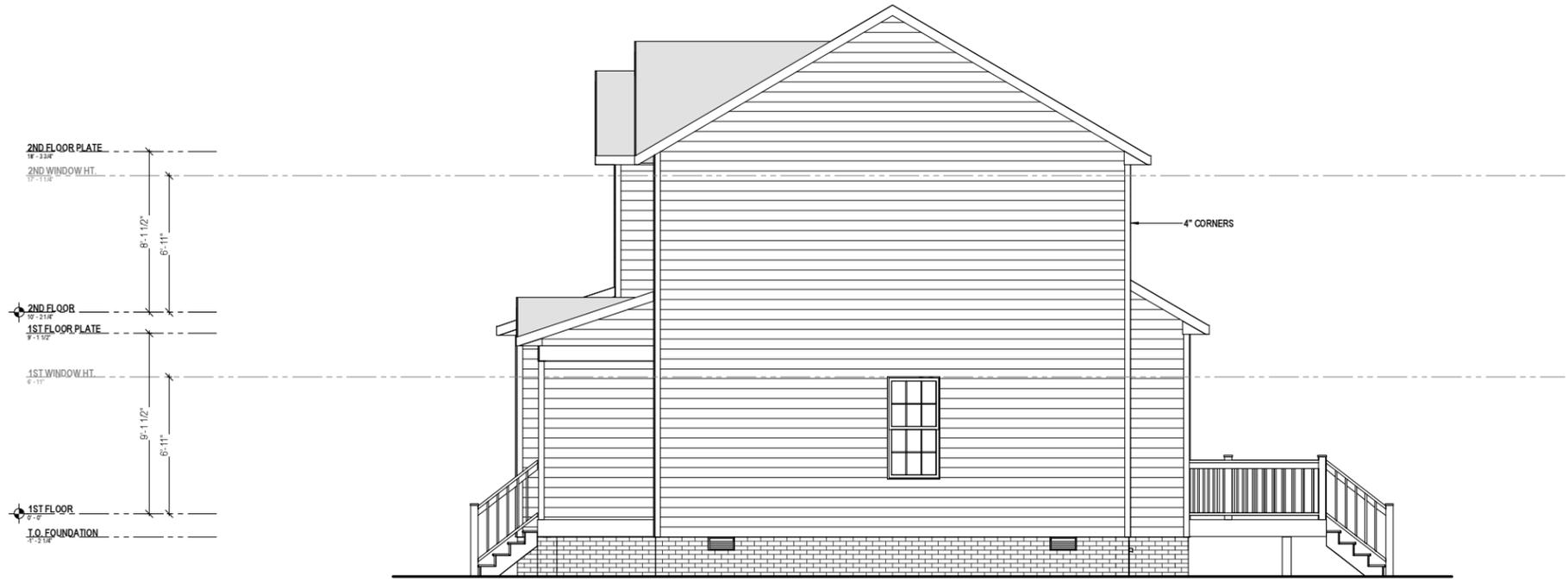
2 LEFT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	QLOV
PROJECT	NEW CONSTRUCTION
ADDRESS	1628 N 27th
SHEET	Elevations
ISSUE DATE	4/26/2021 12:31:32 PM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.00



1 REAR VIEW
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 RIGHT VIEW
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	QLOV
PROJECT	NEW CONSTRUCTION
ADDRESS	1628 N 27th
SHEET	Elevations
ISSUE DATE	4/26/2021 12:31:32 PM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.10

ROOF SYSTEM: FIBERGLASS SHINGLES OVER 15 LB. BUILDER FELT OVER 7/16" CDX PLYWOOD W/ ROOFING CLIPS OVER ENGINEERED TRUSSES. PROVIDE ICE & WATER SHIELD ON ALL RUN-OFFS FROM BOTTOM EDGE OF SHEATHING TO MIN. 2'-0" PAST EXTERIOR WALL.

ROOF UNDERLAYMENT

BAFFLE TO PROVIDE MIN. 1" AIRSPACE

6" FASCIA

2x4 BLOCKING

VENTED SOFFIT

OVERHANG VARIES PER PLAN

WALL SYSTEM:
 CEMENTITIOUS SIDING OVER
 HOUSEWRAP OVER 7/16" OSB
 SHEATHING OVER 2x4 STUDS @ 16" O.C.
 W/ R-15 CONDENSED

TJ RIM BOARD

FLOOR INSULATION

WALL SYSTEM:
 CEMENTITIOUS SIDING OVER
 HOUSEWRAP OVER 7/16" OSB
 SHEATHING OVER 2x4 STUDS @ 16" O.C.
 W/ R-15 CONDENSED

TJ1 RIM BOARD

FLOOR INSULATION R-19

2x10 PRESSURE-TREATED
 MUD SILL PLATE OVER SILL
 SEALER

1/2" DIA. DOUBLE GALV. ANCHOR
 BOLTS @ MAX. 6'-0" O.C. & MAX. 1'-0"
 FROM CORNERS

FOOTINGS PER SOIL REPORT

2'-0"
 ICE & WATER SHIELD

2x4 CROD SIZE

3 1/2"

1'-0"
 O.H.

SEE ELEVATIONS

1/2" DRYWALL

FLOOR SYSTEM: 3/4" T&G PLYWOOD SUBFLOOR GLUED & NAILED OVER JOISTS AS NOTED ON PLAN W/ R-19 BATT INSULATION.

FINISH FLOOR AS NOTED ON PLANS

SEE ENGINEERING LAYOUTS

1/2" DRYWALL

SEE ELEVATIONS

1/2" DRYWALL

FLOOR SYSTEM: 3/4" T&G PLYWOOD SUBFLOOR GLUED & NAILED OVER JOISTS AS NOTED ON PLAN W/ R-19 BATT INSULATION

FINISH FLOOR AS NOTED ON PLANS

SEE ENGINEERING LAYOUTS

4" C.M.U. w/ BRICK TIES
 OVER
 8" C.M.U.

APPROX. GRADE

30"

1 Typical Wall Section
 A-4.01 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

A-4.01 SHEET NUMBER	DRAWN BY PINNACLE DESIGN	ADDRESS 1628 N 27th	CLIENT QLOV	
	ISSUE DATE 8/25/2021 2:17:56 PM	SHEET Typical Wall Section	PROJECT NEW CONSTRUCTION	

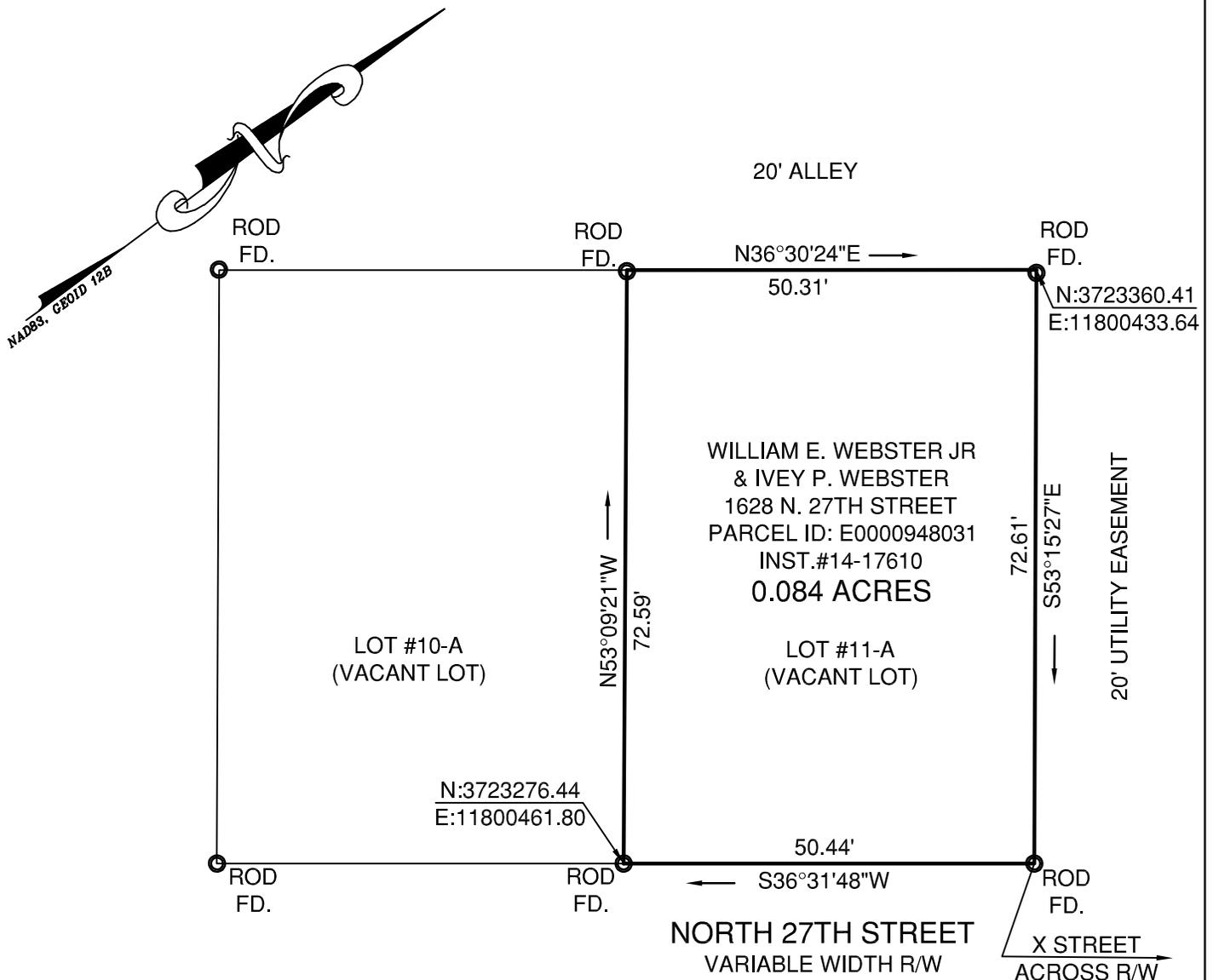


THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290042D, EFFECTIVE DATE: APRIL 2, 2009.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

REFERENCE PLAT : P.B. 9, PG. 303



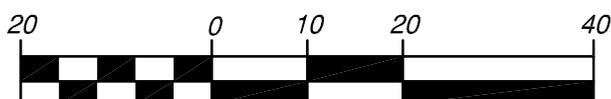
THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON MARCH 29, 2021. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



PLAT SHOWING
 PHYSICAL IMPROVEMENTS OF
 LOT 11-A
 PETER PAUL TRACT
 SUBDIVISION
 FOR
 QUALITY LIFE OF VIRGINIA, LLC
 CITY OF RICHMOND, VIRGINIA

DATE: MARCH 30, 2021 SCALE: 1"=20'

GRAPHIC SCALE



1 inch = 20 feet



consulting engineers, planners, and land surveyors

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 colonial heights, va 23834
 telephone: 804.520.9015
 facsimile: 804.520.9016
 email: cctownes@townespc.com

DRAWN BY: T.S.G.

CHECKED BY:

ATTN: LE'ROY CHILES