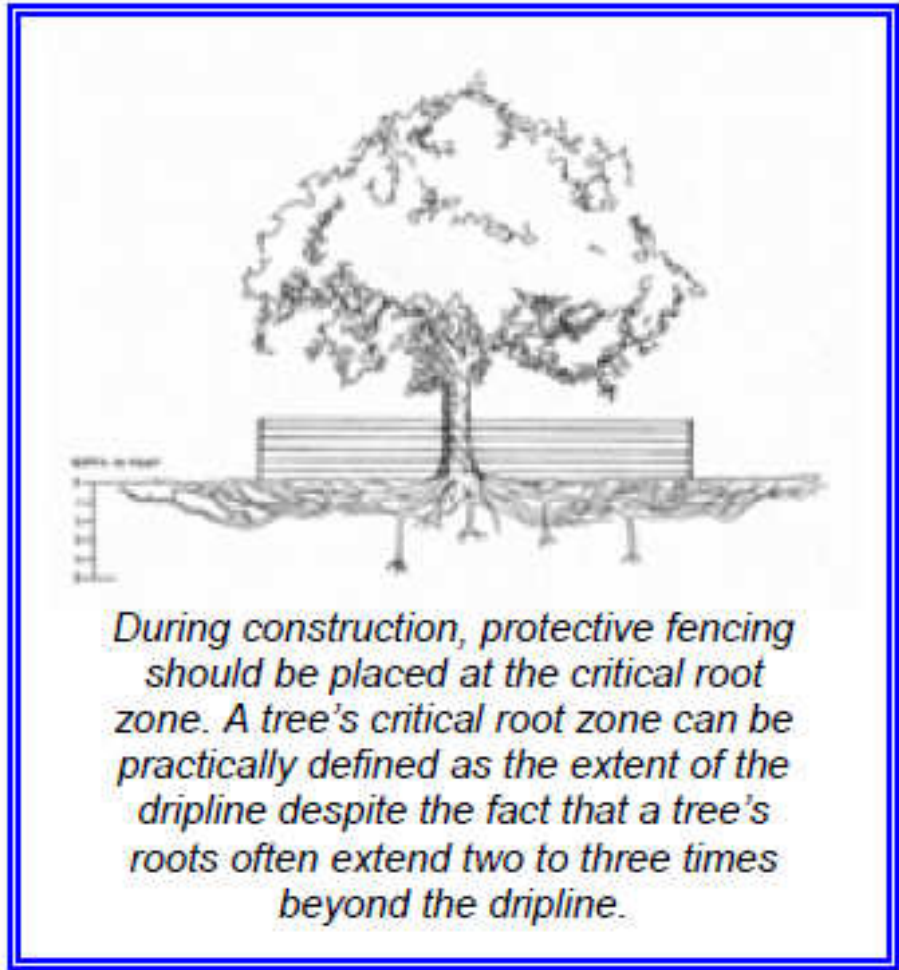
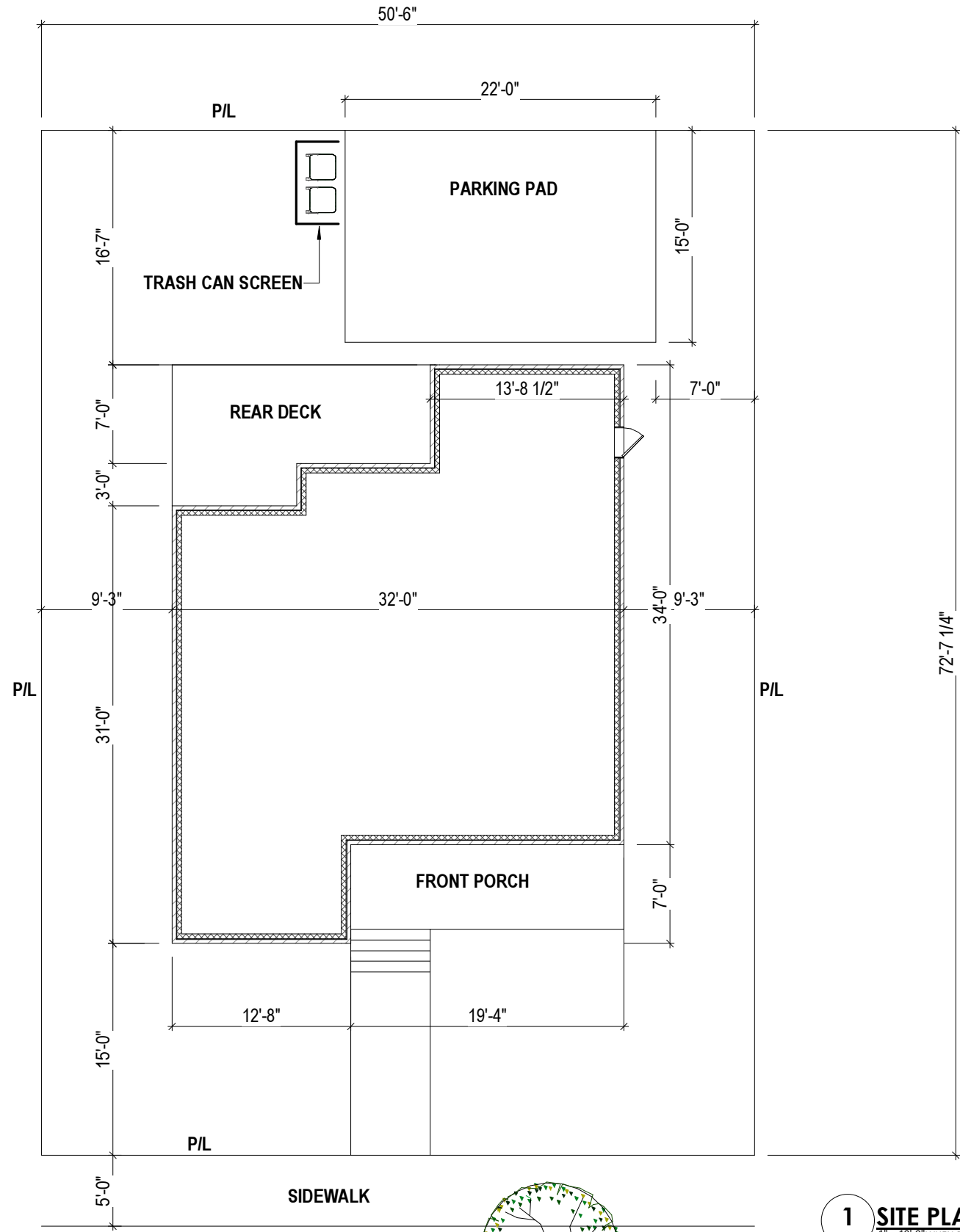
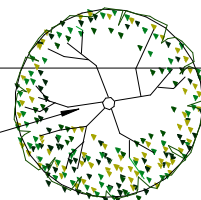




© Copyright 2022
This Drawings and Design in-
whole or in-part shall not be
reproduced or copied



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



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

ISSUE DATE	5/10/2022 8:27:35 AM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-0.10

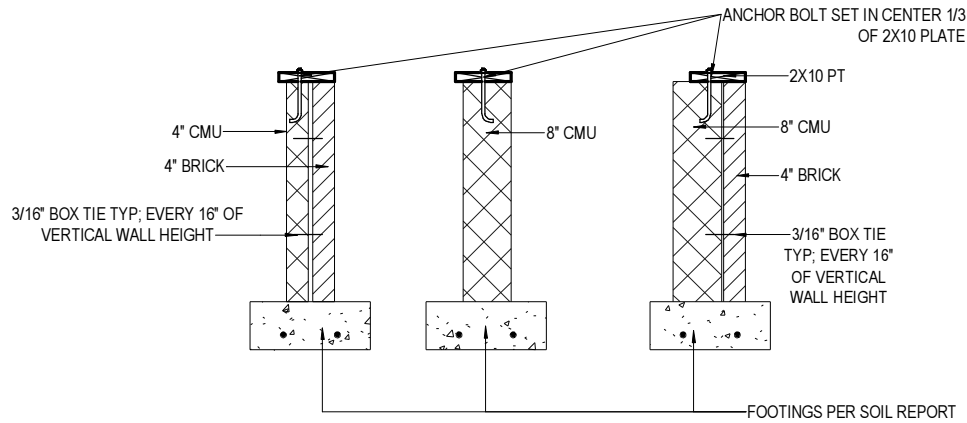
QLOV

1628 N 27th

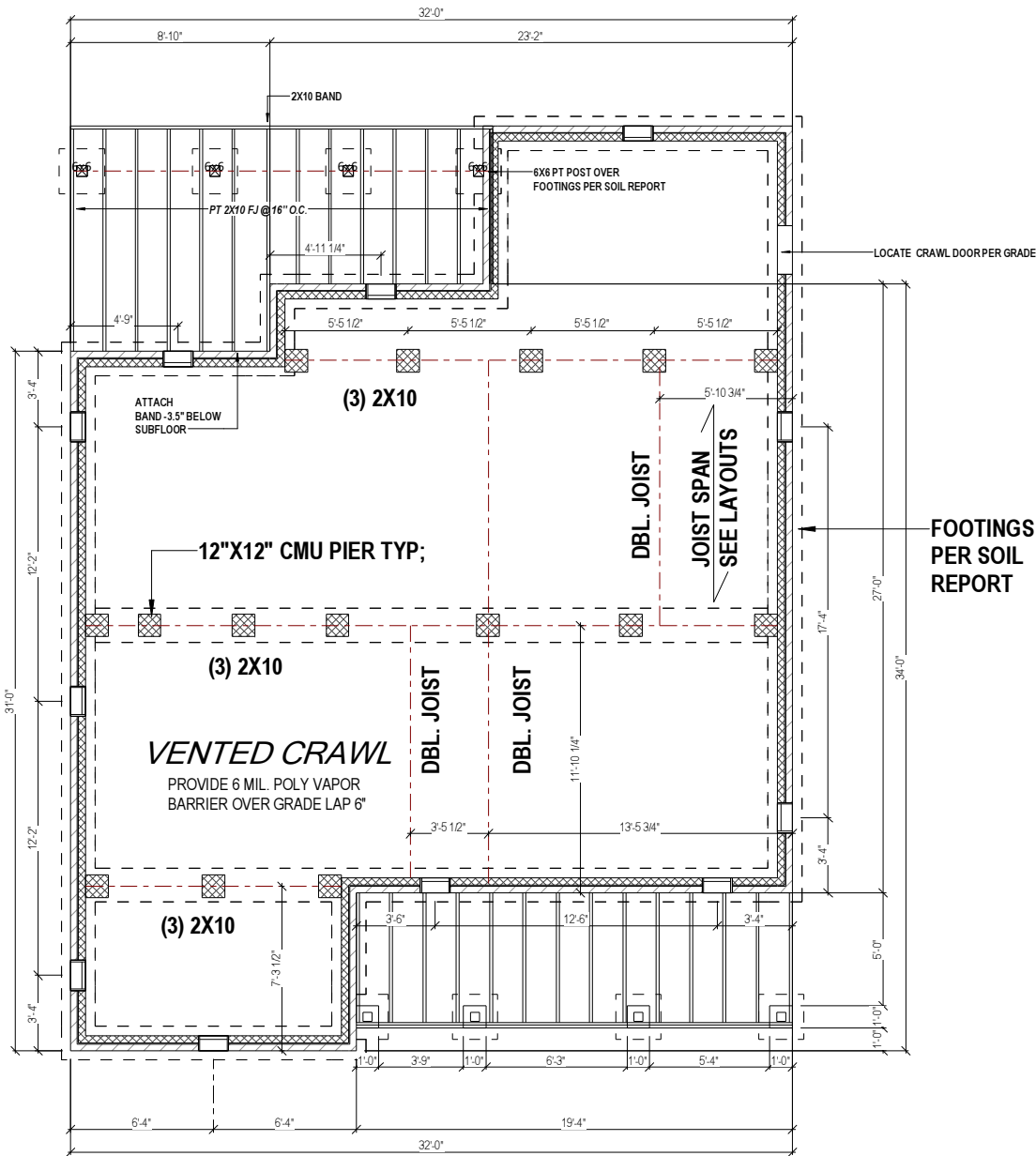
AREA CALCULATIONS

Heated Area	
1st Floor Livable	1022 SF
2nd Floor Livable	930 SF
	1952 SF
Unheated Area	
Deck	155 SF
Front Porch	116 SF
	271 SF
Total	2223 SF





2 WALL TYPES FD
A-1.00 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



1 CRAWL SPACE PLAN
A-1.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

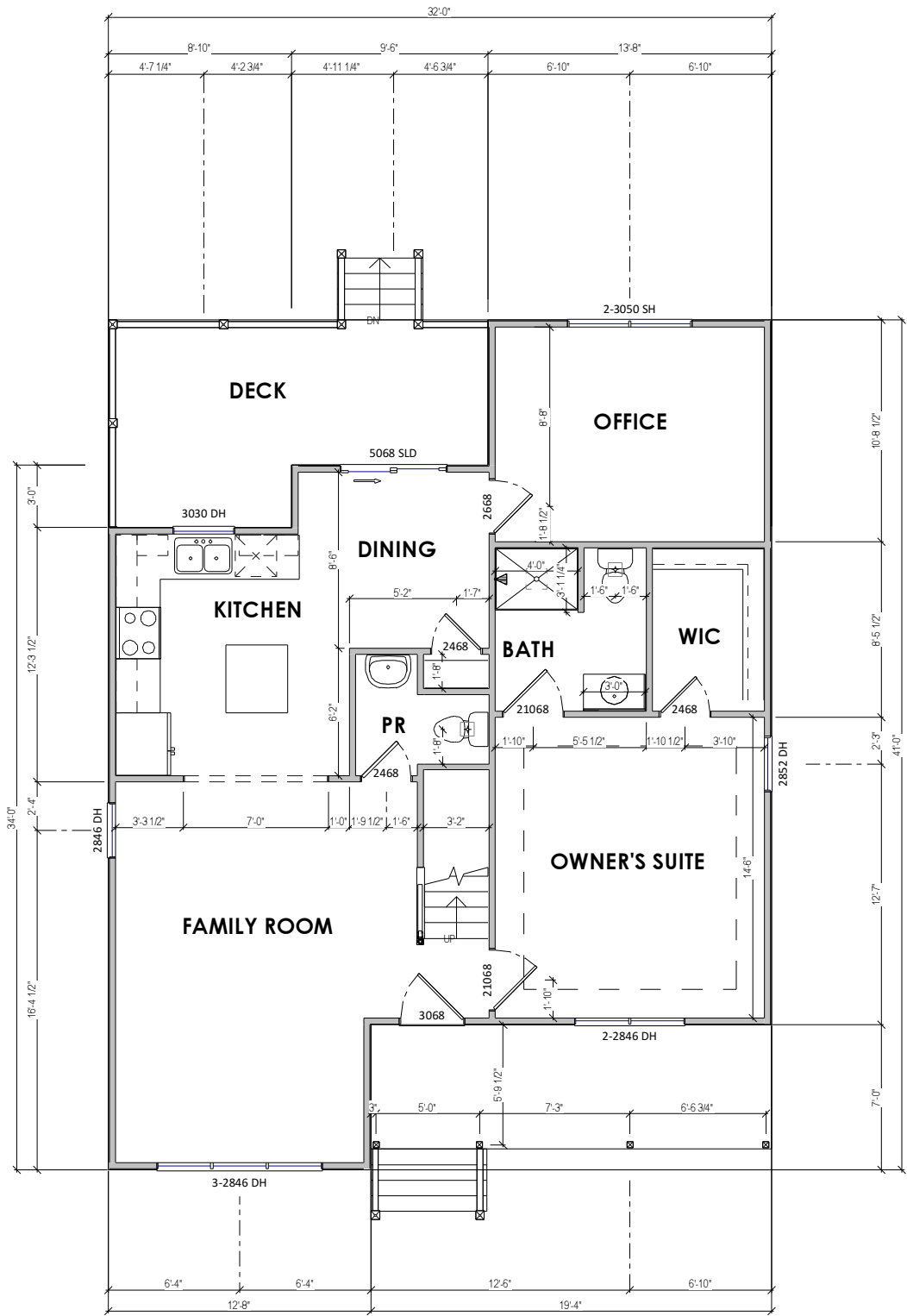
© Copyright 2021
This Drawings and Design in-
whole or in-part shall not be
reproduced or copied



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

ISSUE DATE	4/13/2022 10:00:17 AM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-1.00

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

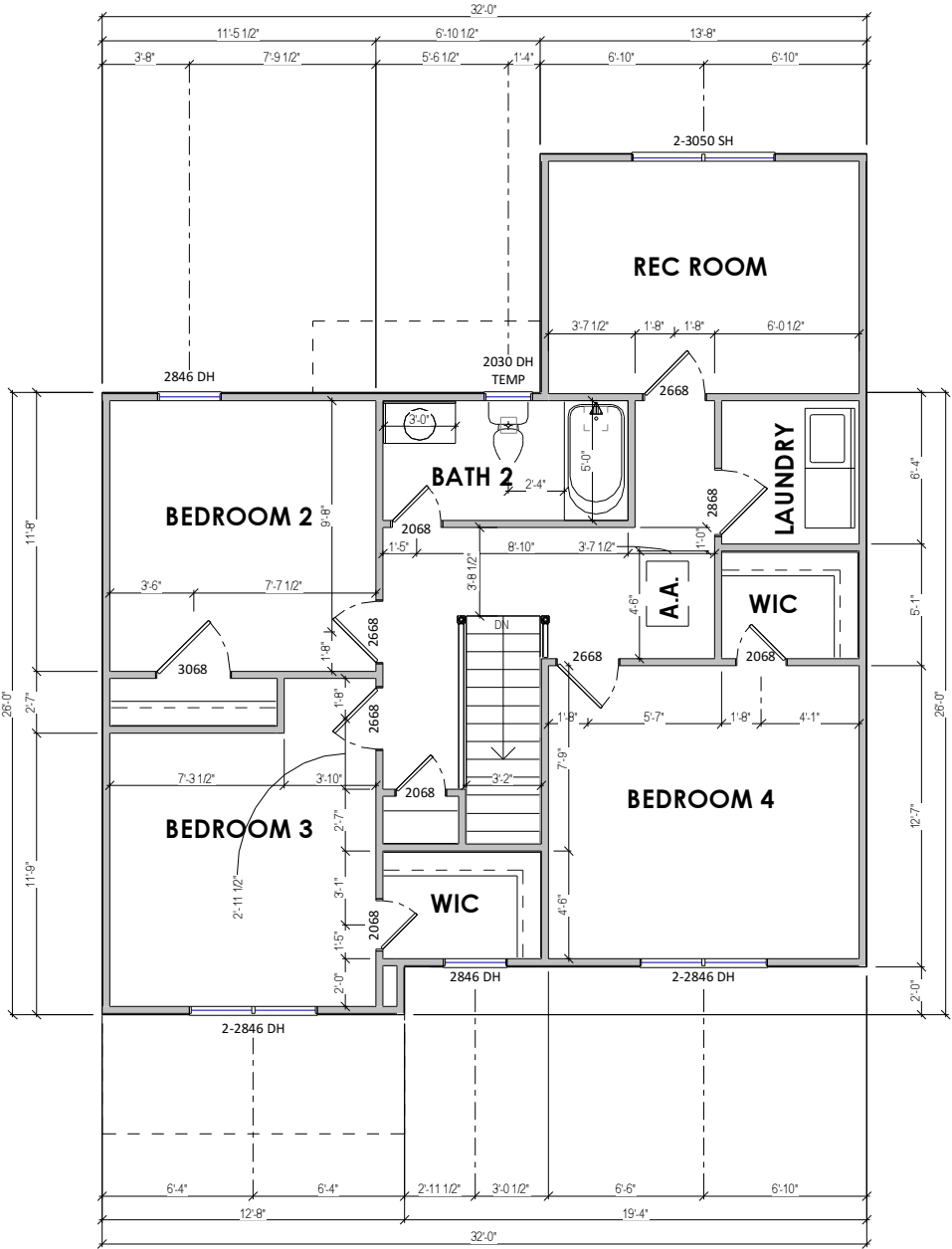
© Copyright 2021
This Drawings and Design in-
whole or in-part shall not be
reproduced or copied



CLIENT	QLOV	
	PROJECT	NEW CONSTRUCTION
ADDRESS	1628 N 27th	
	SHEET	1st Floor Plan

ISSUE DATE	4/13/2022 10:00:17 AM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.00

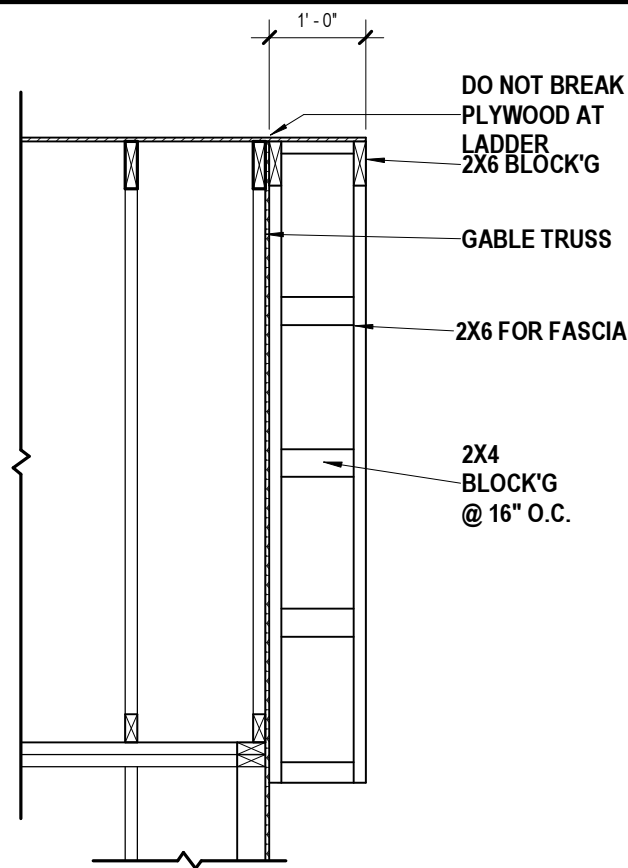
- NOTE:
- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
 - 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
 - 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
 - 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH &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



© Copyright 2021
This Drawings and Design in-
whole or in-part shall not be
reproduced or copied

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

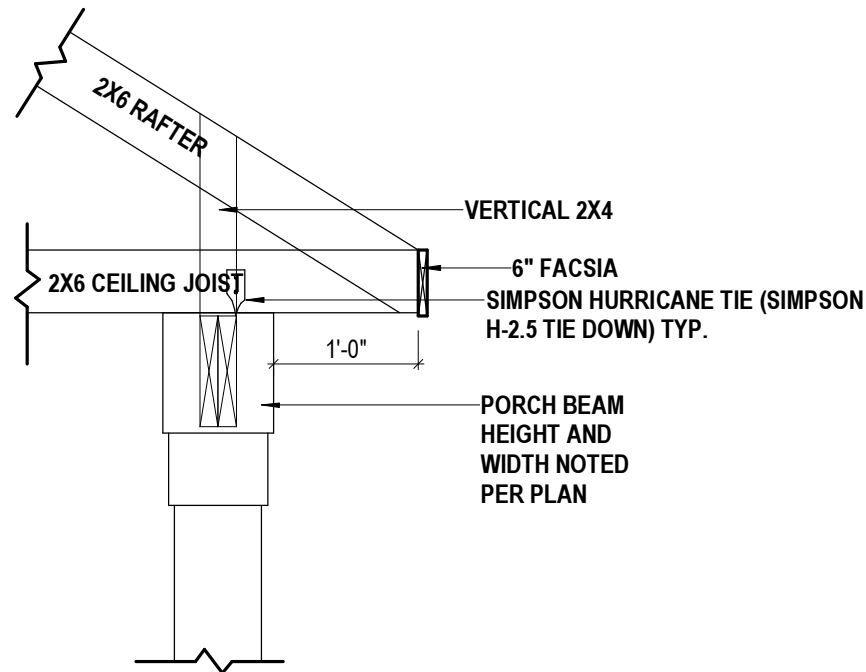
CLIENT	QLOV	PROJECT	NEW CONSTRUCTION
ADDRESS	1628 N 27th	SHEET	2nd Floor Plan
ISSUE DATE	4/13/2022 10:00:17 AM	DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.60		



- 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

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

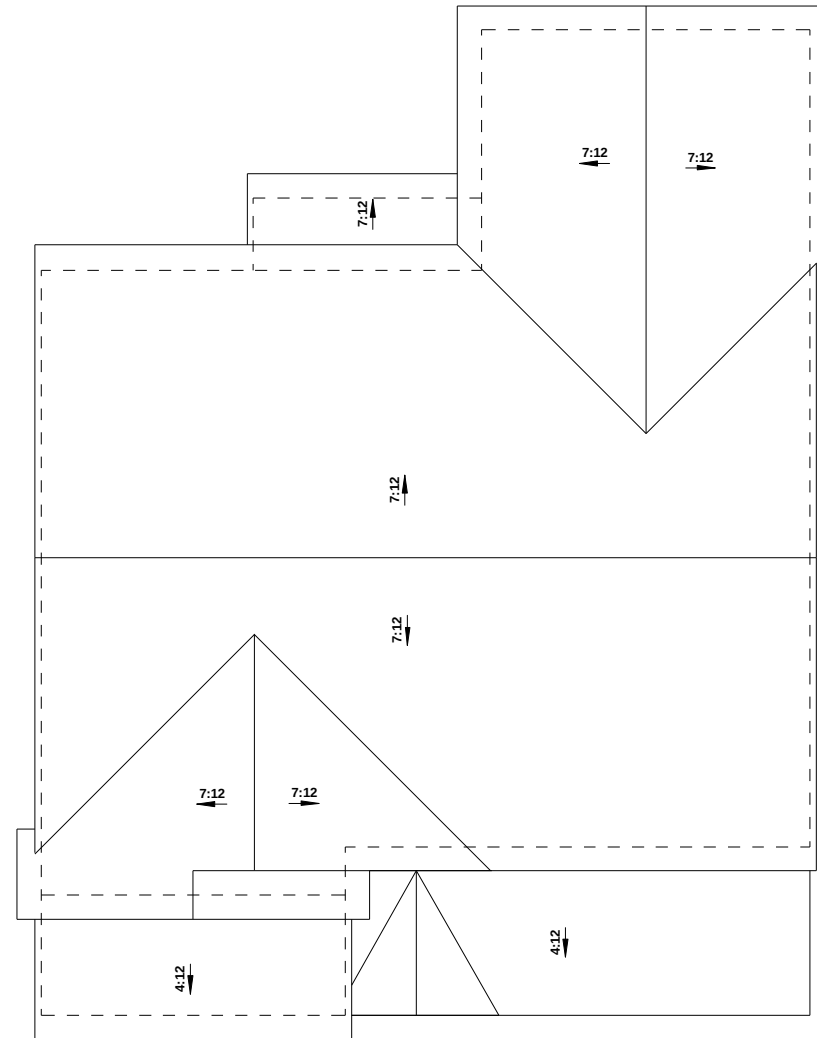


3 PORCH BEAM ROOF DETAIL

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

1 ROOF PLAN

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



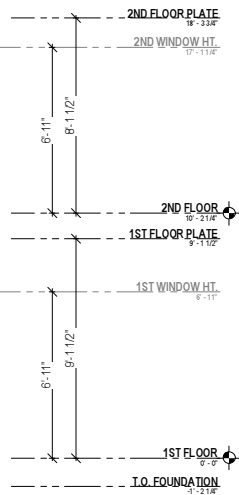


1 FRONT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



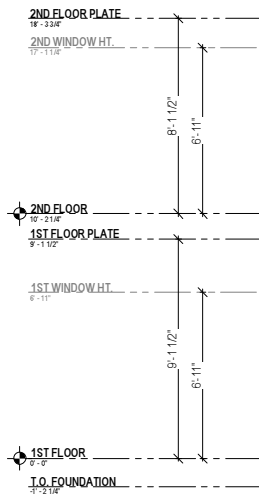
2 LEFT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2021
This Drawings and Design in-
whole or in-part shall not be
reproduced or copied



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

© Copyright 2021

This Drawings and Design in-
whole or in-part shall not be
reproduced or copied

QLOV
Quality Life of Virginia

CLIENT
QLOV

PROJECT
NEW CONSTRUCTION

ADDRESS
1628 N 27th

SHEET
Elevations

ISSUE DATE
4/13/2022 10:00:19 AM

DRAWN BY
PINNACLE DESIGN

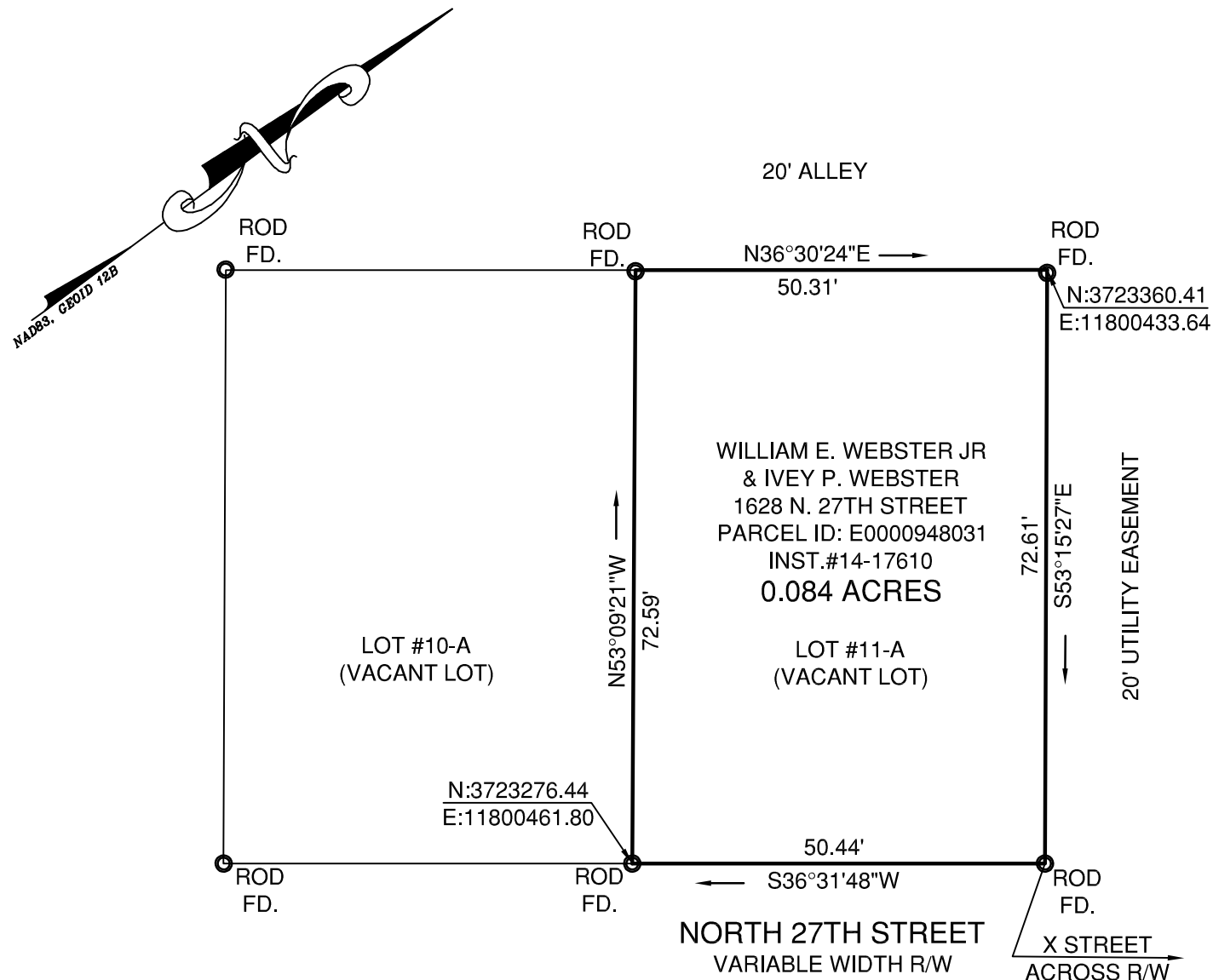
SHEET NUMBER
A-3.10

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 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.

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.

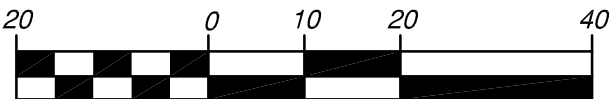
REFERENCE PLAT : P.B. 9, PG. 303



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.



GRAPHIC SCALE



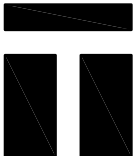
1 inch = 20 feet

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'



townes
consulting engineers, planners, and land surveyors

2463 boulevard
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