

INTRODUCED: October 11, 2021

AN ORDINANCE No. 2021-297

To authorize the special use of the property known as 2100 Edwards Avenue for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 8 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 2100 Edwards Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to three single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      NOV 8 2021      REJECTED: \_\_\_\_\_      STRICKEN: \_\_\_\_\_

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2100 Edwards Avenue and identified as Tax Parcel No. S000-0458/007 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Property Situated on the Southwest Corner of Edwards Avenue and E. 21<sup>st</sup>. Street, Richmond, Virginia,” prepared by Steven B. Kent & Associates, P.C., and dated September 22, 2020, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to three single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2100 Edwards,” prepared by Pinnacle Design, with sheets A-2.00, A-2.60, and A-3.10 dated April 26, 2021, and sheets A-0.10, A-0.15, and A-3.00 dated August 6, 2021, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to three single-family detached dwellings, substantially as shown on the Plans.

(b) No fewer than three off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) Prior to the issuance of a certificate of occupancy for the Special Use, the establishment of up to three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of four new street trees along East 21<sup>st</sup> Street, substantially as shown on the Plans.

Such improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

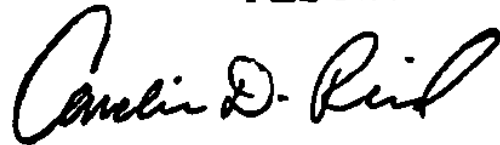
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the

application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Amelia D. Reil". The signature is written in a cursive, flowing style.

**City Clerk**



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request File Number: PRE.2021.810

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### O & R Request

**DATE:** September 10, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 2100 Edwards Avenue for the purpose of three single family detached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 2100 Edwards Avenue for the purpose of three single family detached dwellings, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit which would allow for three single family detached dwellings within an R-5 Single Family Residential District. The proposed use does not meet the requirements within the R-5 District for lot area and lot width. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its November 1, 2021, meeting.

**BACKGROUND:** The property is located in the Oak Grove neighborhood on Edwards Avenue, between East 21st and East 22nd Streets. The property is currently an unimproved 11,800 sq. ft. (.27 acre) parcel of land. The application is for three single-family detached dwellings with off street parking.



The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Residential land use is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The current zoning for this property is R-5 (Single Family Residential) as are the majority of properties in the area. The surrounding land uses include primarily residential with some commercial uses to the west along U.S. Route 1.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** October 11, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** November 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
November 1, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 2100 Edwards Avenue Date: \_\_\_\_\_  
 Tax Map #: S0000458007 Fee: \$300  
 Total area of affected site in acres: 0.2709

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-5 Residential  
 Existing Use: Vacant

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Three (3) single-family detached dwellings.  
 Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources  
 Mailing Address: 1519 Summit Ave., Suite 102  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: (804) 874-6275 Fax: ( )  
 Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Foothold Properties, LLC

If Business Entity, name and title of authorized signee: Patrick Sapini

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3500 Wicklow Lane  
 City: N Chesterfield State: VA Zip Code: 23236  
 Telephone: (804) 6153338 Fax: ( )  
 Email: psapini@gmail.com

**Property Owner Signature:** *Patrick Sapini*

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*May 27, 2021*

*Special Use Permit Request  
2100 Edwards Avenue, Richmond, Virginia  
Map Reference Number: S000-0458/007*

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Submitted to: **City of Richmond**  
Department of Planning and Development Review  
Land Use Administration  
900 East Broad Street, Suite 511  
Richmond, Virginia 23219

Submitted by: **Baker Development Resources**  
1519 Summit Ave., Suite 102  
Richmond, Virginia 23230

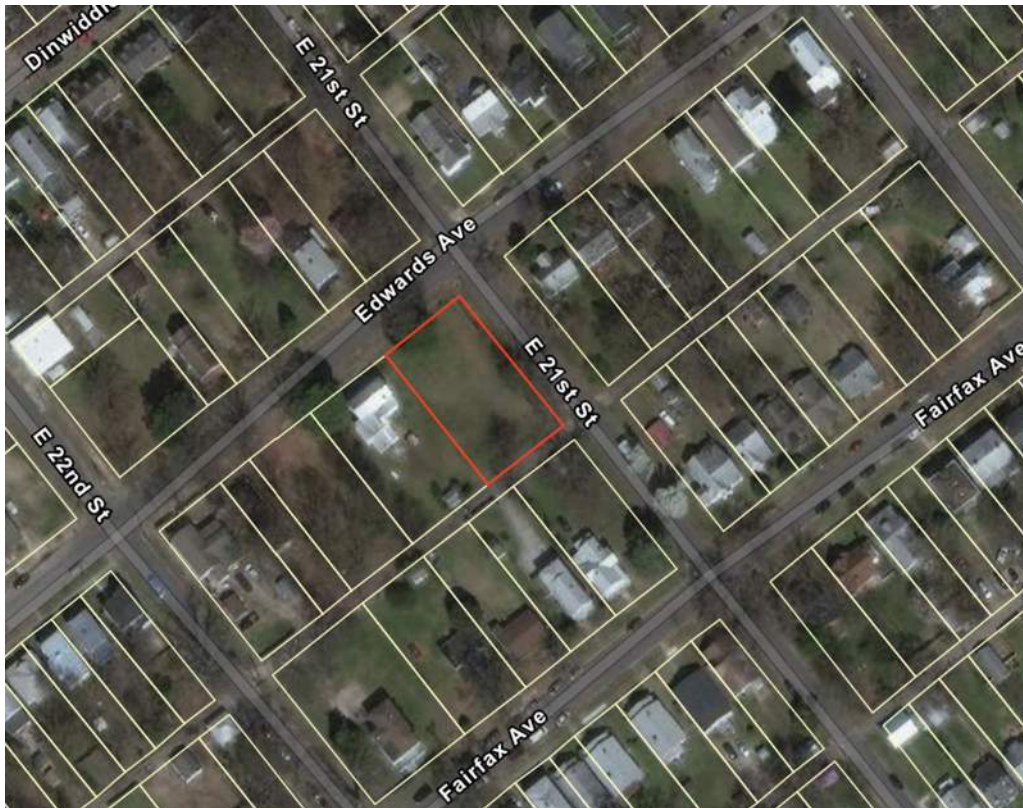
## Introduction

The property owner is requesting a special use permit (the "SUP") for 2100 Edwards Avenue (the "Property"). The SUP would authorize the construction of three (3) single-family detached dwellings on the currently vacant Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Edwards Avenue between East 22<sup>nd</sup> Street and East 21<sup>st</sup> Street. The Property consists of one parcel, which is referenced by the City Assessor as tax parcel S000-0458/007. The Property is currently unimproved and is exceptionally large for the vicinity. The Property consists of lot 9, lot 10 and part of lot 8 from the original Mason Park Subdivision. The Property is 82.5 feet wide, 143 feet deep and contains approximately 11,800 square feet of lot area. The Property is relatively flat and is afforded access in the rear by means of an east-west alley.



Other properties in the vicinity are predominantly developed with single-family dwellings with two-family dwellings interspersed. To blocks to the southwest lies the Richmond Highway corridor, which is currently improved by various commercial, institutional, industrial, and multifamily uses.

## **EXISTING ZONING**

The Property is zoned R-5 Single-Family Residential, which does permit the proposed single-family detached dwelling use. The surrounding properties are also zoned R-5. The nearby properties along Richmond Highway are a combination of B-6 Mixed-Use Business, B-3 General Business, and M-1 Light Industrial.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Plan (the "Master Plan") suggests a future land use of "Residential" for the Property. This designation is consistent with this request in use as it suggests single-family dwellings as a primary use. The designation further suggests that typical homes have driveways and/or garages located behind the home if an alley is present. (p. 54).

In addition to the property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request, including:

- Equitable Transportation, Objective 6.1, which is to "increase the number of residents...along enhanced transit corridors" as Richmond Highway is shown as being an enhanced transit corridor, and is within close proximity to the Property (Figure 28, p. 119).
- High-Quality Places, Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards"
- High Quality Places, Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully-designed new construction in a manner not otherwise assured by-right.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the construction of three (3) single-family detached dwellings on the Property.

## **PURPOSE OF REQUEST**

While the Property is a single legal lot of record from a zoning perspective, it includes the better part of three original subdivision lots that are each 33 feet wide. For that reason, the Property is exceptionally large for the area. The Property owner would now like to construct three single-family detached dwellings on the vacant Property. While this request is generally consistent with the historic development pattern in the vicinity, the R-5 district requires not less than 50' or lot width and not less than 6,000 square feet of lot area, therefore, a SUP is required.

The proposed lot width and area are compatible with other lots in the vicinity, which are all characteristically smaller urban lots. In the surrounding area, many existing lots are substandard

where the 50 feet of lot width and 6,000 square feet of lot area required for single-family detached dwellings are concerned. Based on this historic lot pattern, the many lots in the vicinity are nonconforming with regard to lot area, lot width and yards.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

## **PROJECT DETAILS**

The proposed dwellings have been designed in order to be compatible with other dwellings in the area. They would be two stories in height and the building form, including roof style and full width front porch, are intended to respect the traditional building styles found in the vicinity. Front elevations have been varied in order to offer variety and increase visual interest.

Each dwelling would include approximately 1,795 Square feet of floor area. First floor living areas would be open and spacious, including desirable kitchens layouts with islands. Each dwelling would have three bedrooms, three baths and a first-floor study. Features such as master bedroom and bathroom suites, walk in closets, and second floor laundry facilities are included in the design.

The dwellings will be constructed with quality building materials. They would be clad in cementitious horizontal lap side in order to provide durability and consistency with other siding types found in the area. A full-width front porch and rear deck are proposed for each dwelling and would provide ample usable outdoor area for the future owners. Parking would be provided for each dwelling and would be accessed by the alley to the rear of the Property.

## **Findings of Fact**

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to three dwellings and the proposed off-street parking will result in no congestion on streets, roads, alleys or any other public right of way. Furthermore, the Property is within walking distance to the Richmond Highway corridor, which offers fifteen-minute frequency bus service (the "3")

routes) that connect the Property to Manchester, VCU, downtown, and Highland Park—with multiple transfer opportunities with other routes along the way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

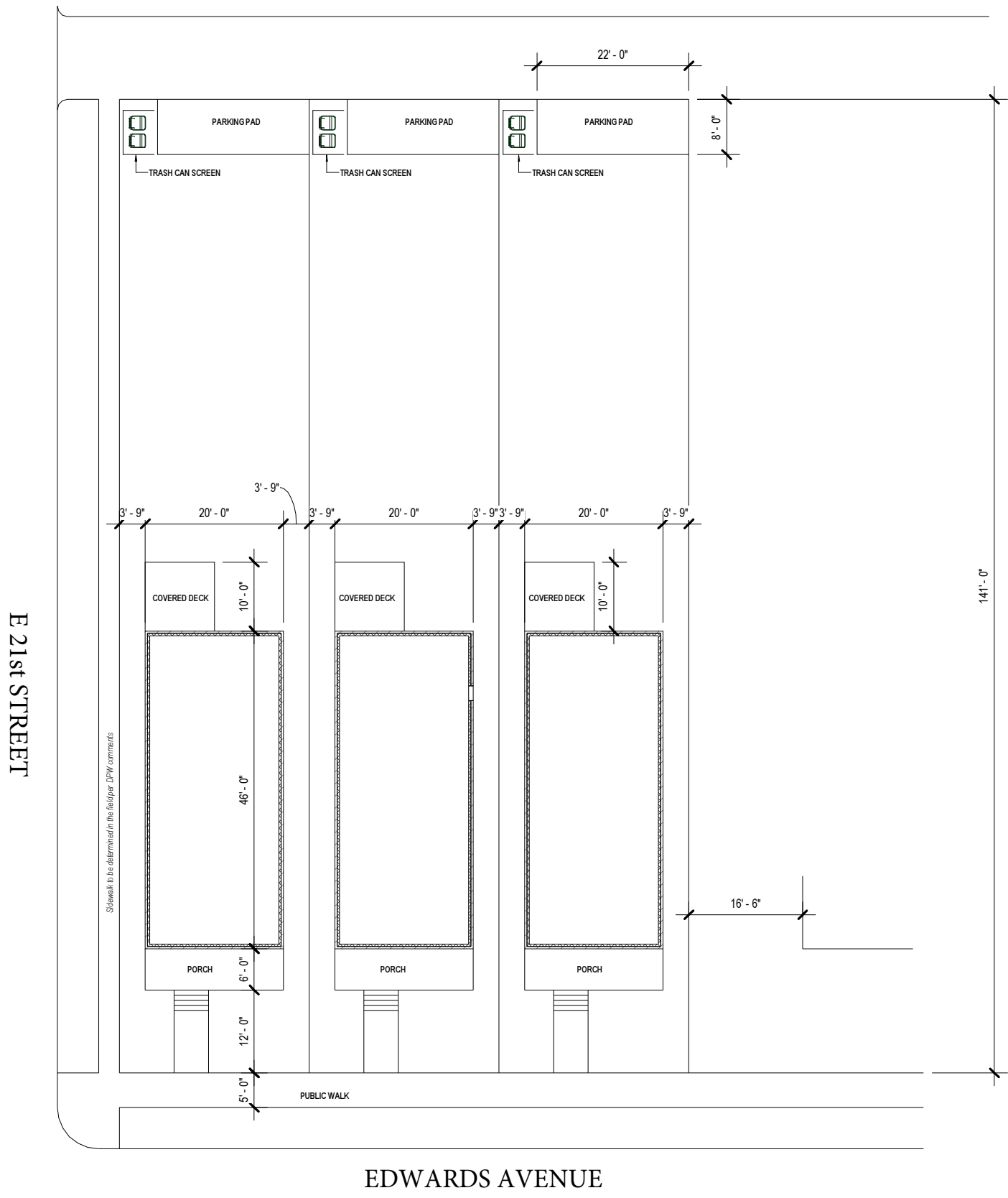
The special use permit would not adversely affect the above referenced City services.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed dwellings are of compatible massing and spacing to the existing dwellings throughout the neighborhood. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of three single-family detached dwellings. The dwellings have been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while providing new home ownership opportunities in the vicinity. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented full-width front porches. That along with the provision of accessory parking to the rear of the Property would give the Property the much-desired traditional neighborhood design, which is appropriate for this area of the City. The provision of off-street parking spaces consistent with zoning requirements would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

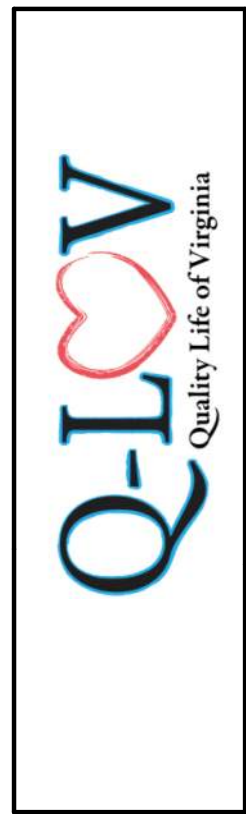


E 21st STREET

EDWARDS AVENUE

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**1 SITE PLAN**  
 A-0.10 1" = 20'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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

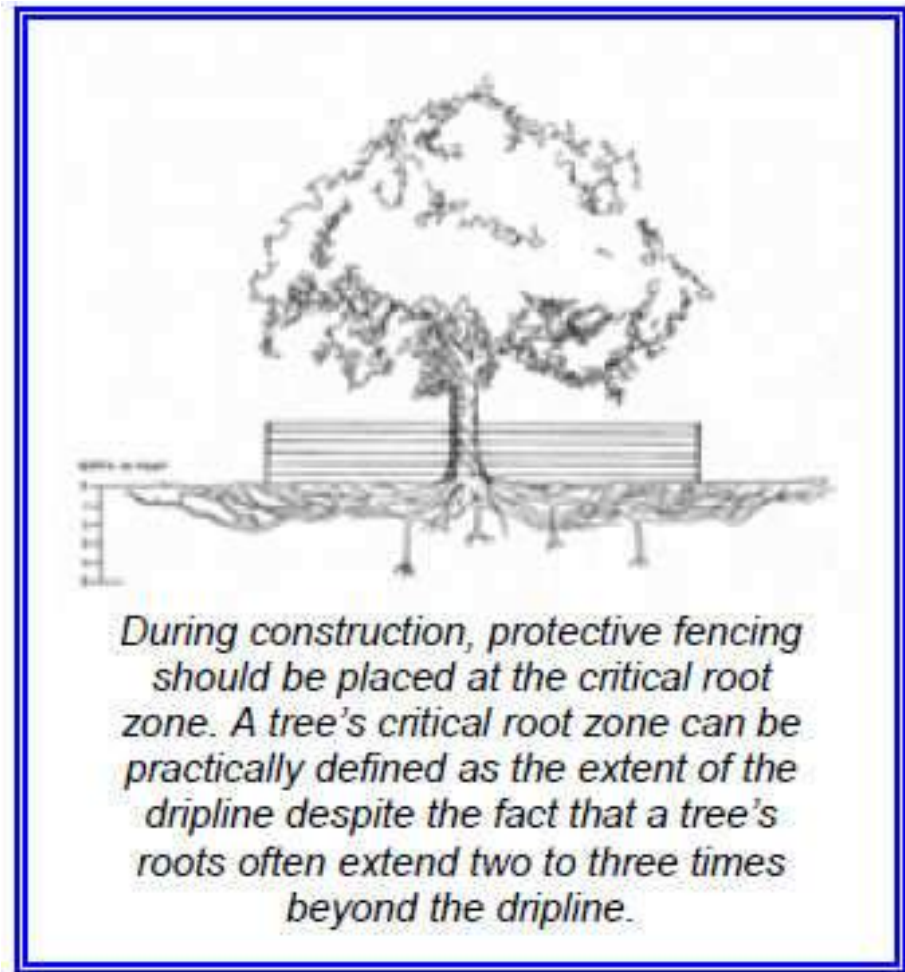
ADDRESS **2100 EDWARDS**  
 SHEET **Site Plan**

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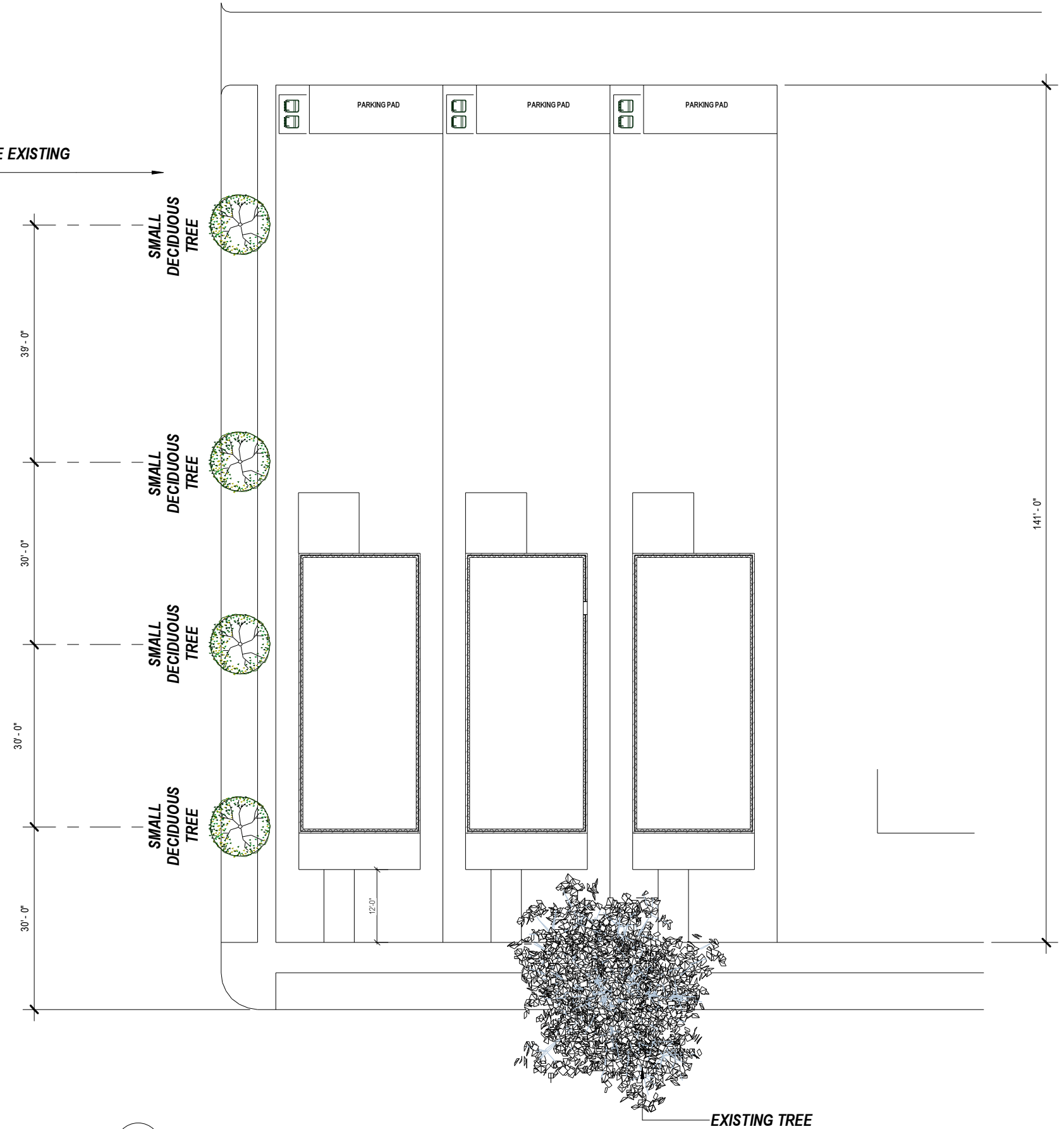
DRAWN BY  
**PINNACLE DESIGN**

SHEET NUMBER  
**A-0.10**



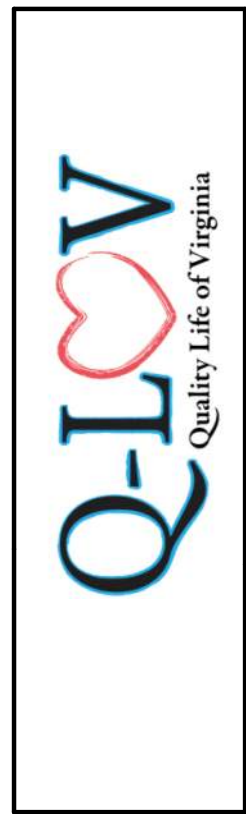


REMOVE EXISTING TREE



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**1 PLANTING PLAN**  
 A-0.15 1" = 20'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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

ADDRESS **2100 EDWARDS**  
 SHEET **Planting Plan**

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**PINNACLE DESIGN**

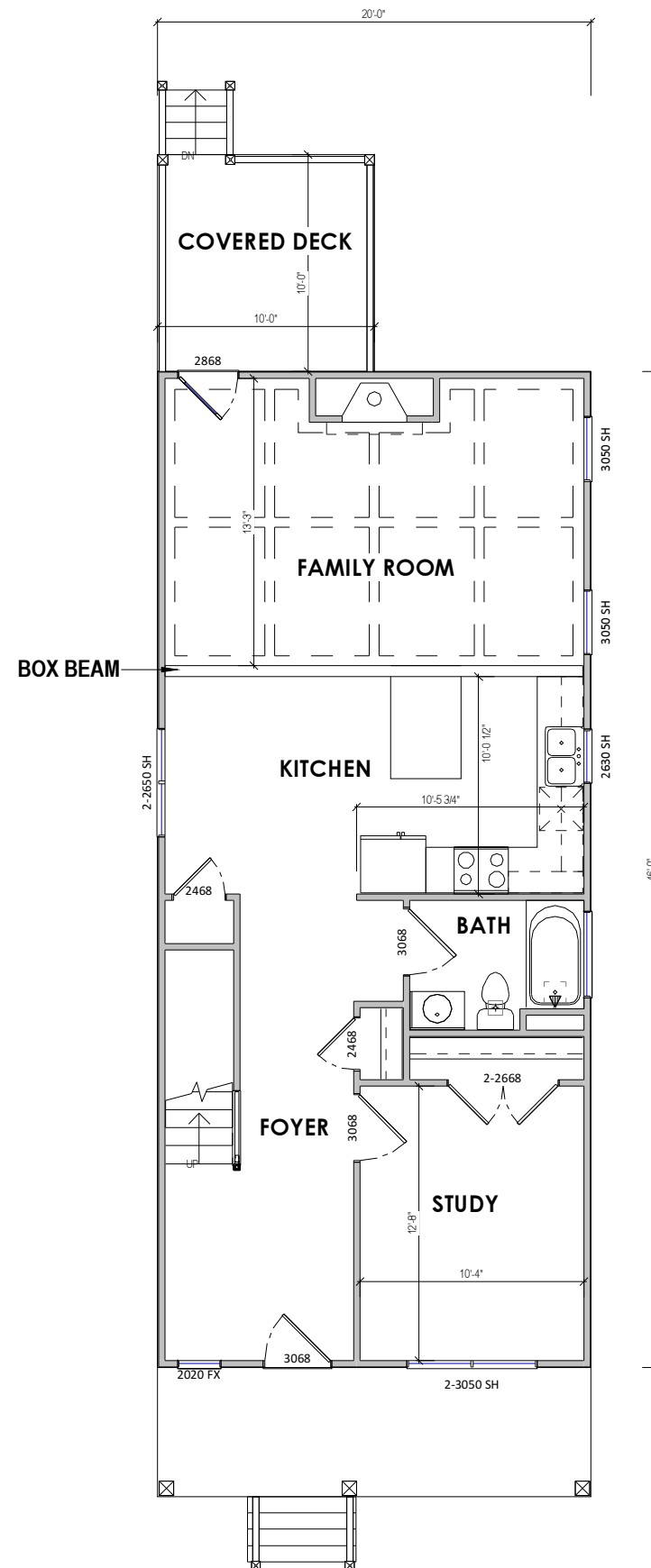
SHEET NUMBER  
**A-0.15**

- 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.

# AREA CALCULATIONS

**Heated Area**

1st Floor Livable	920 SF
2nd Floor Livable	875 SF
<b>Total</b>	<b>1795 SF</b>



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

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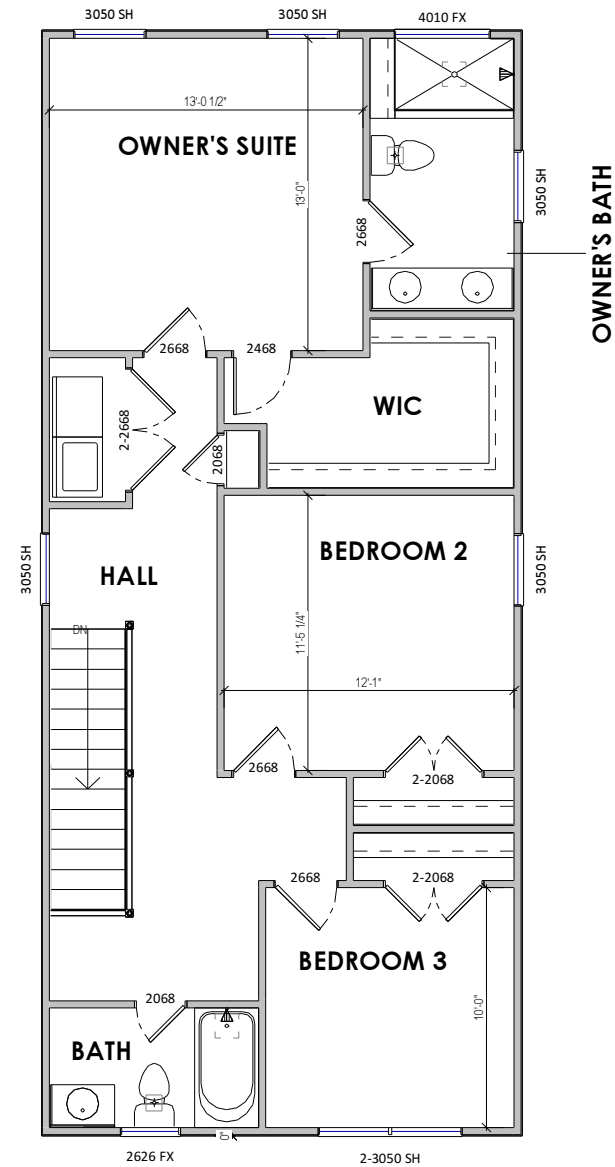
CLIENT **QLOV**  
PROJECT **NEW CONSTRUCTION**

ADDRESS **2100 EDWARDS**  
SHEET **1st Floor Plan**

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**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

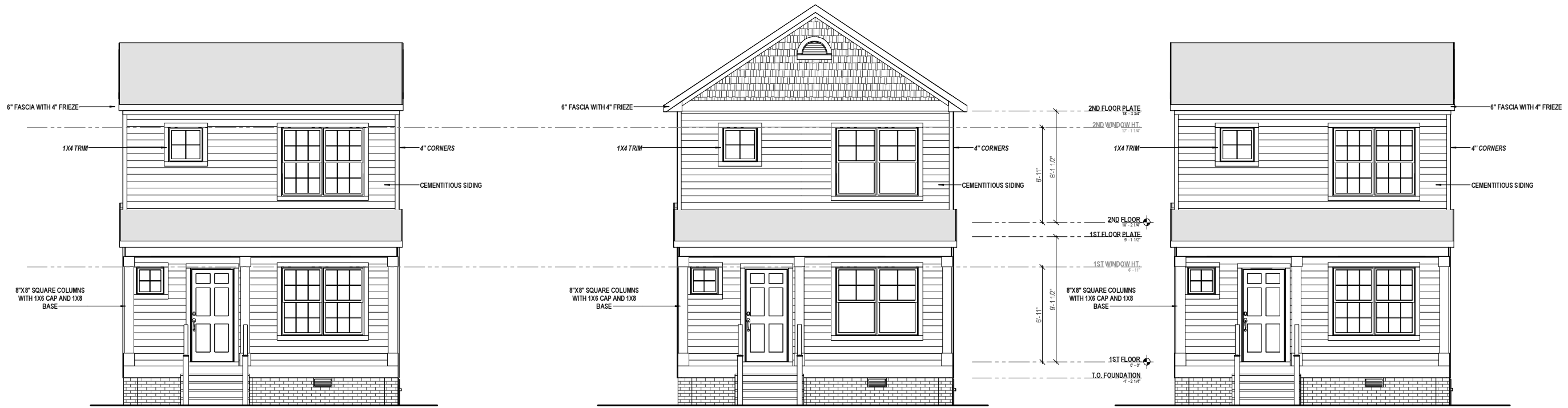
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CLIENT **QLOV**  
 PROJECT **NEW CONSTRUCTION**

ADDRESS **2100 EDWARDS**  
 SHEET **2nd Floor Plan**

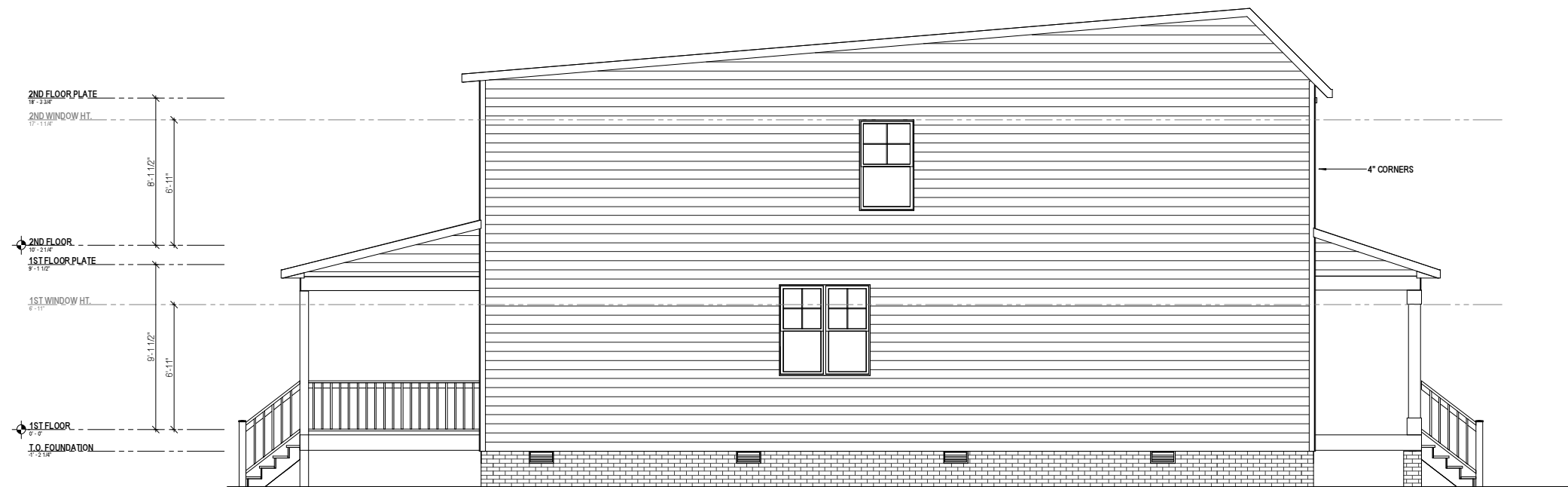
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**PINNACLE DESIGN**  
 SHEET NUMBER  
**A-2.60**



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

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

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

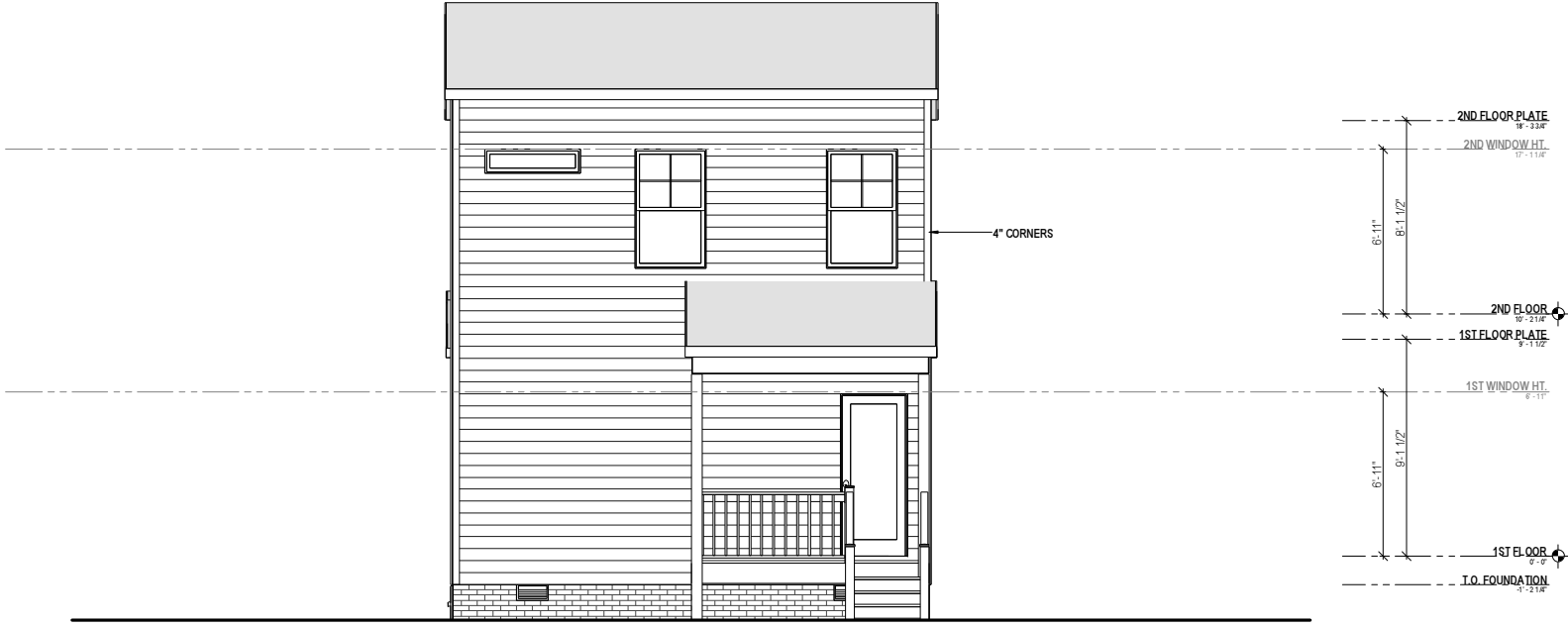


**2 LEFT VIEW**  
 A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

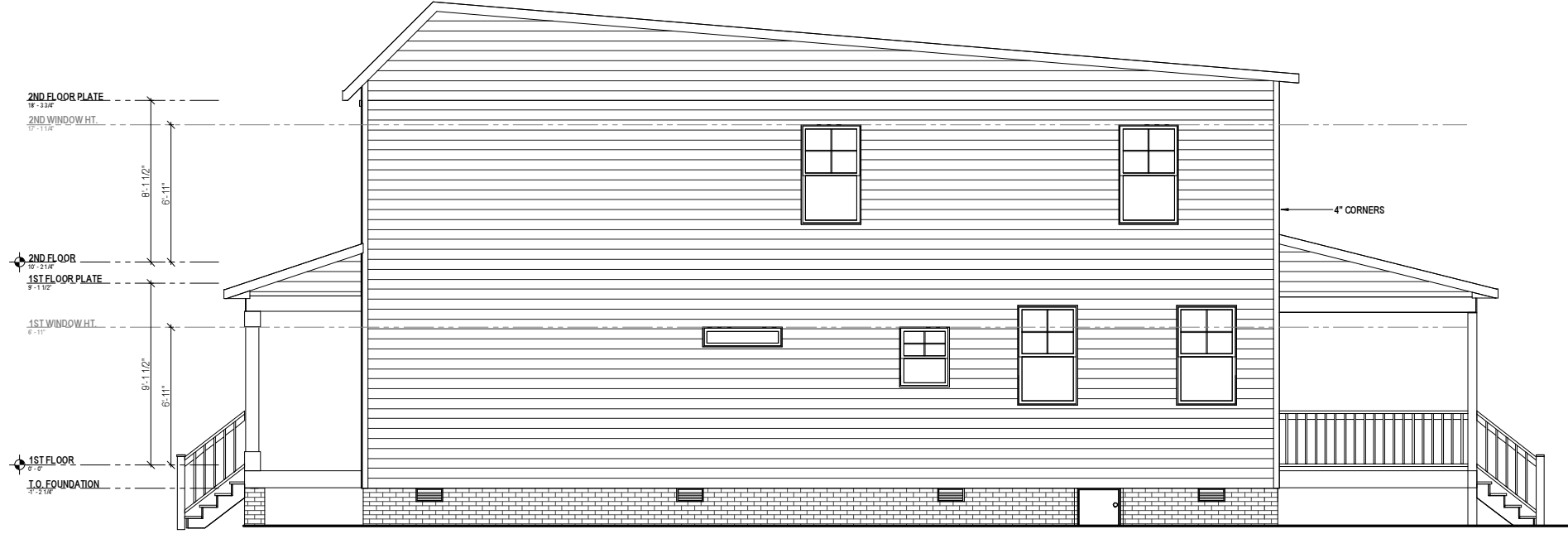
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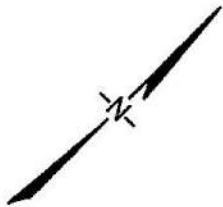
**1 REAR VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



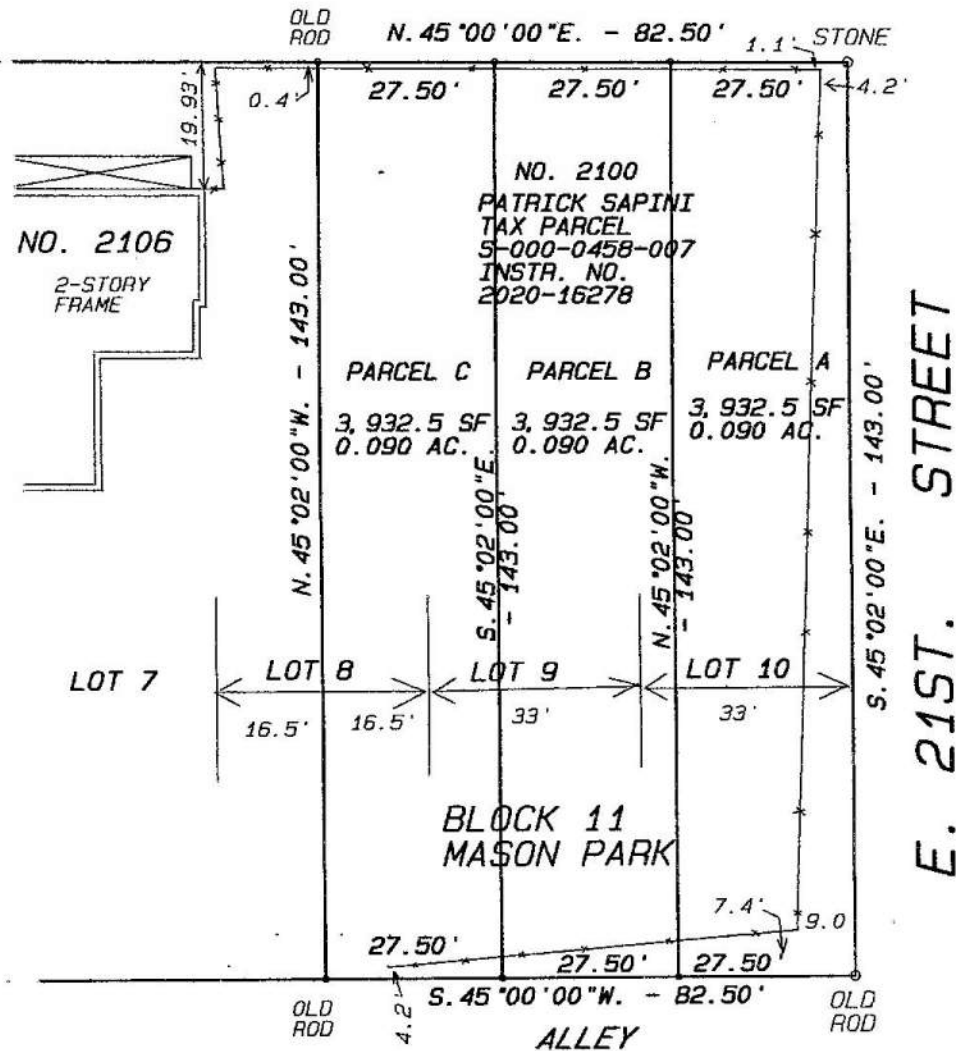
**2 RIGHT VIEW**  
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# EDWARDS AVENUE



## LOT SPLIT

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PLAT OF PROPERTY SITUATED ON THE SOUTHWEST CORNER OF EDWARDS AVENUE AND E. 21ST. STREET RICHMOND, VIRGINIA SEPT. 22, 2020 SCALE: 1"=30'



STEVEN B. KENT & ASSOCIATES, P.C.  
LAND SURVEYORS  
1521 Brook Road  
Richmond, VA 23220  
PH. 804-643-6113

### CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

FILE 5-458