

E 21st STREET

EDWARDS AVENUE

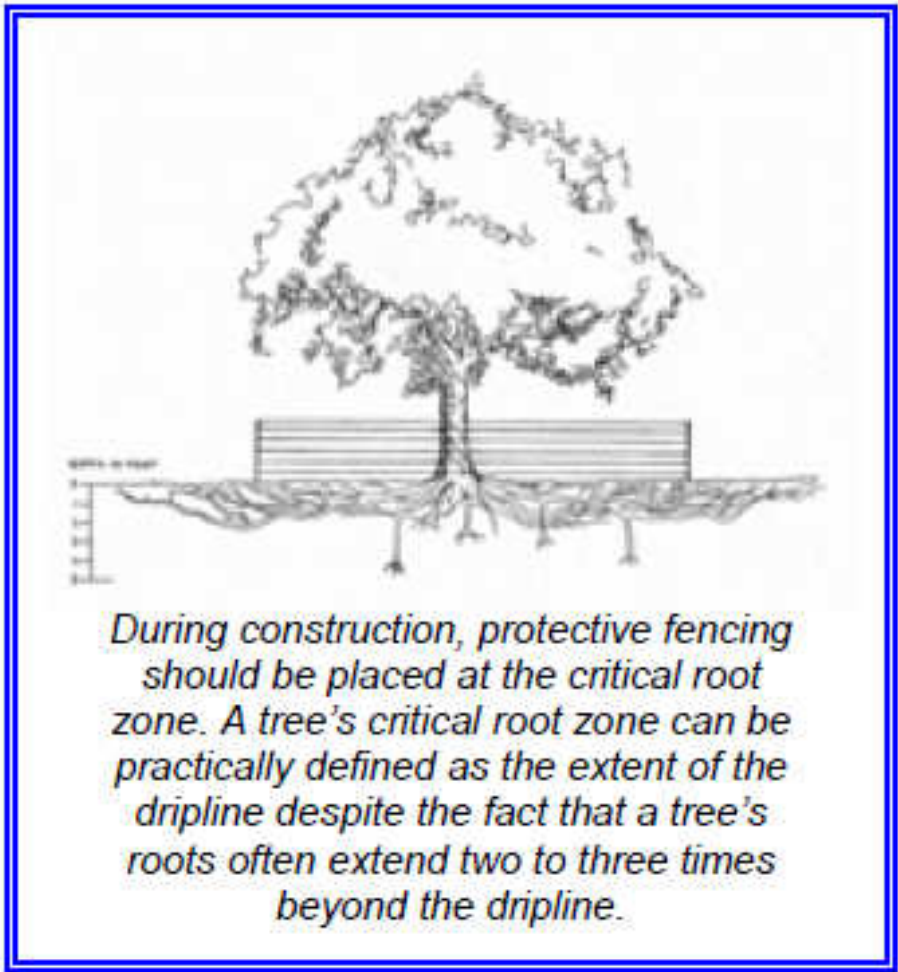
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**1 SITE PLAN**  
A-0.10 1" = 20'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**Q-T-V**  
Quality Life of Virginia

ADDRESS	2100 EDWARDS	CLIENT	QLOV
SHEET	Site Plan	PROJECT	NEW CONSTRUCTION

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**PINNACLE DESIGN**  
SHEET NUMBER  
**A-0.10**



REMOVE EXISTING TREE

39'-0"

SMALL DECIDUOUS TREE

30'-0"

SMALL DECIDUOUS TREE

30'-0"

SMALL DECIDUOUS TREE

30'-0"

SMALL DECIDUOUS TREE

PARKING PAD

PARKING PAD

PARKING PAD

141'-0"

EXISTING TREE

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



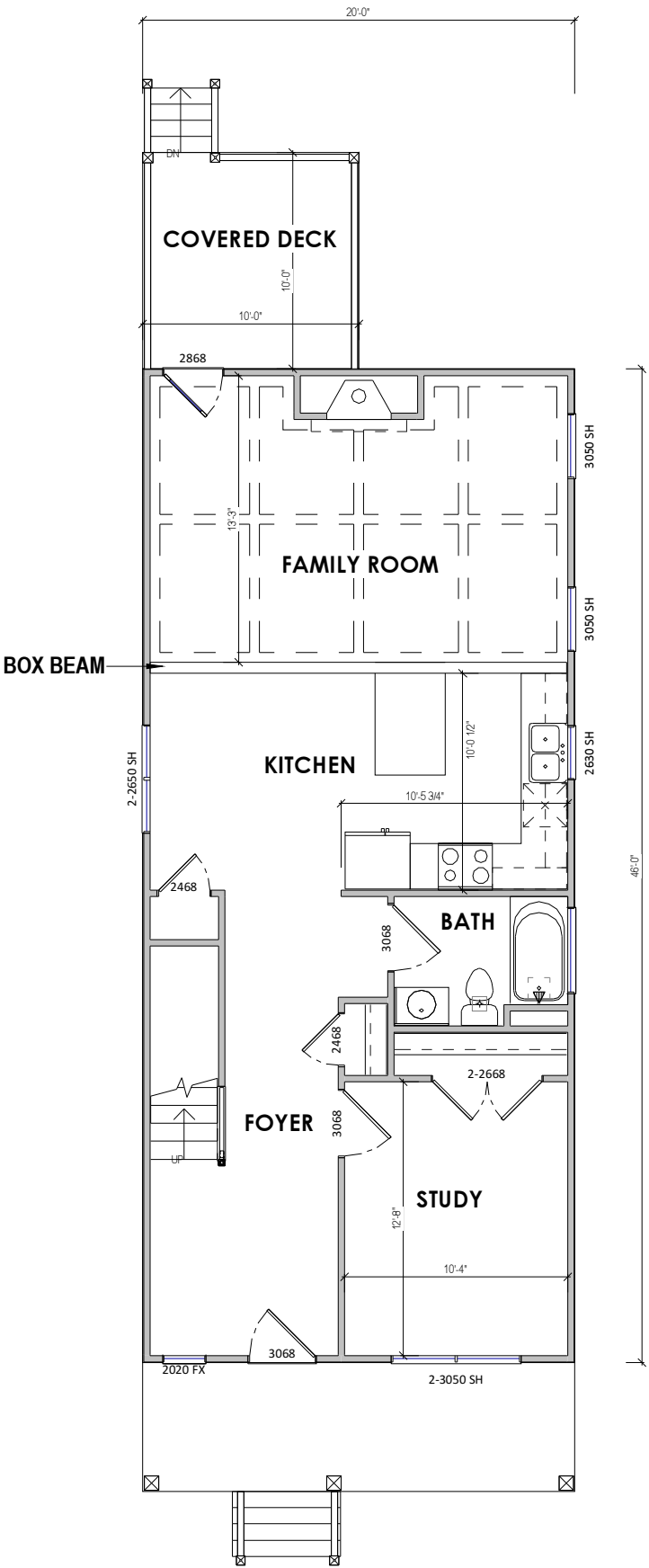
CLIENT	QLOV	
	PROJECT	NEW CONSTRUCTION
ADDRESS	2100 EDWARDS	
	SHEET	Planting Plan

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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
Total	1795 SF



**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**

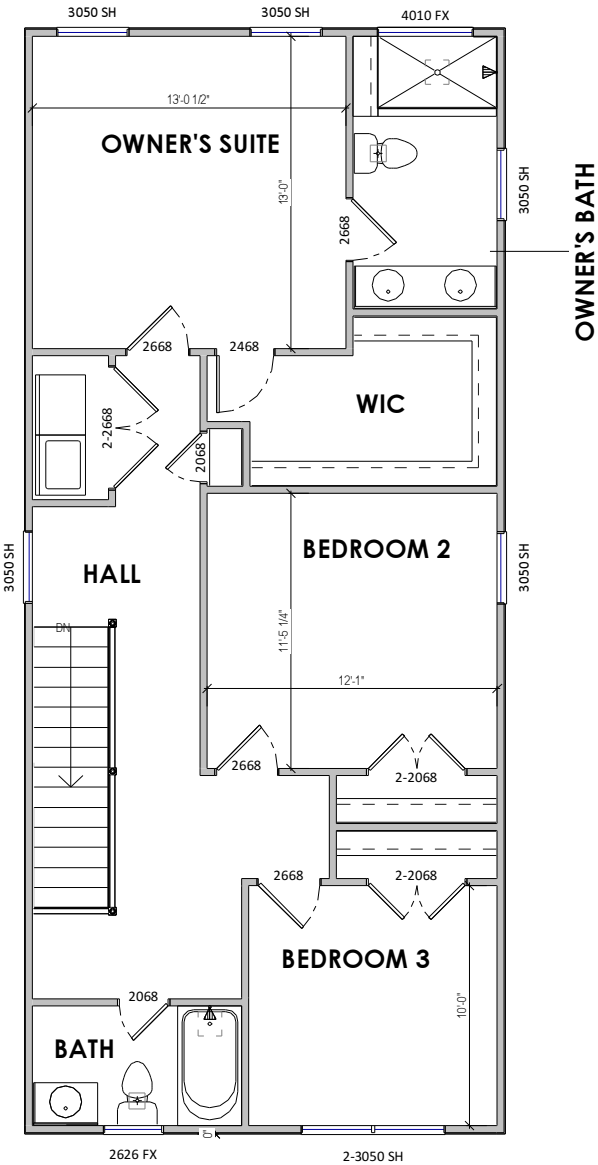
SHEET  
**1st Floor Plan**

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4/26/2021 12:40:17 PM

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**PINNACLE DESIGN**

SHEET NUMBER  
**A-2.00**

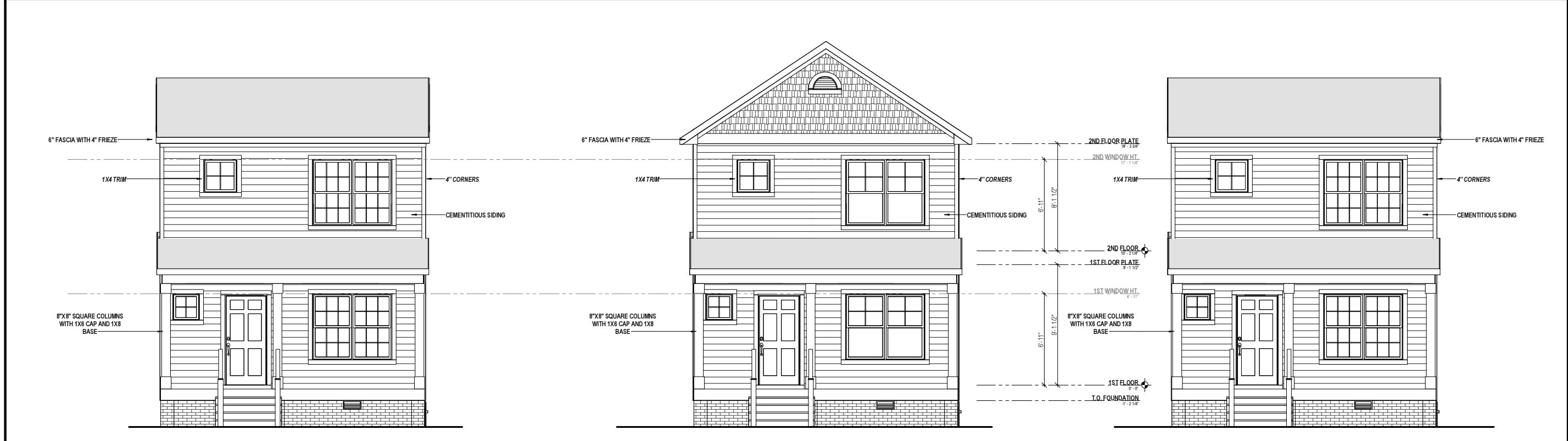
- NOTE:
- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
  - 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
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**1 2ND FLOOR PLAN**  
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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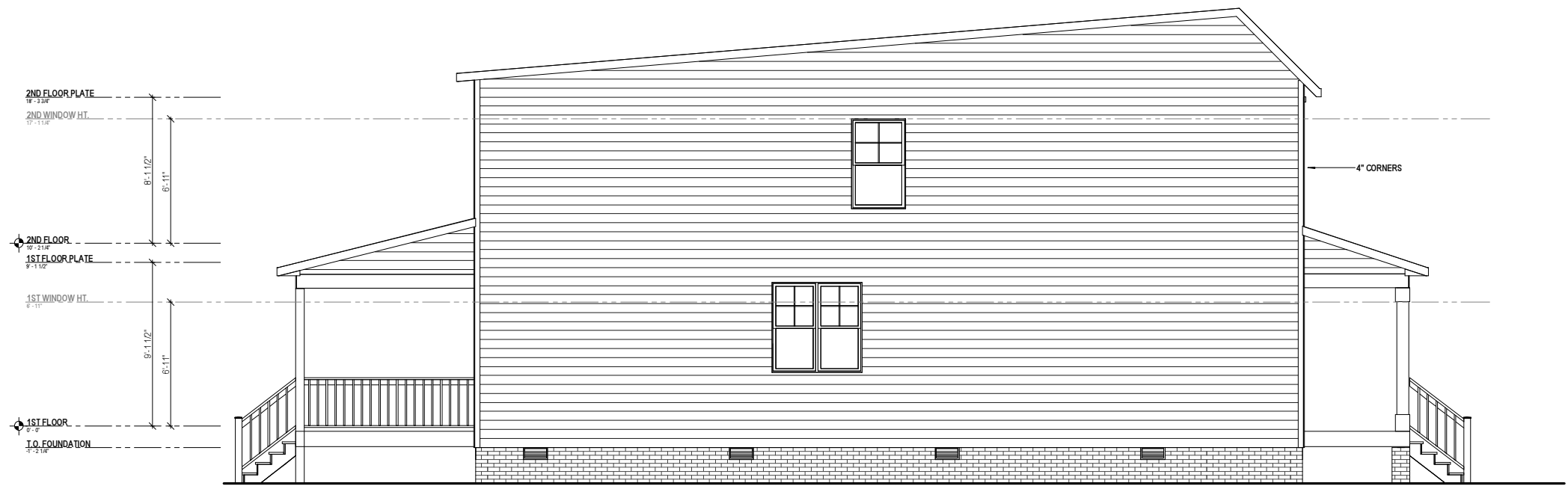
CLIENT	QLOV	PROJECT	NEW CONSTRUCTION
ADDRESS	2100 EDWARDS		SHEET
2nd Floor Plan			
ISSUE DATE 4/26/2021 12:40:17 PM			
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SHEET NUMBER A-2.60			



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

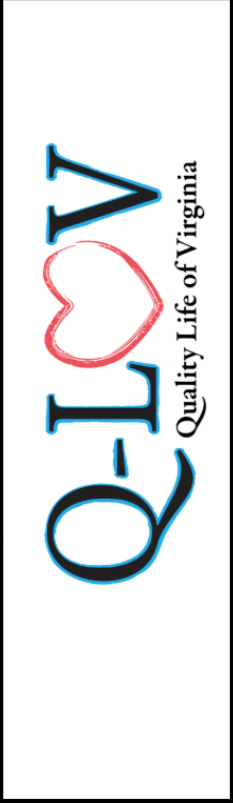
**3 FRONT VIEW - ELEVATION B**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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

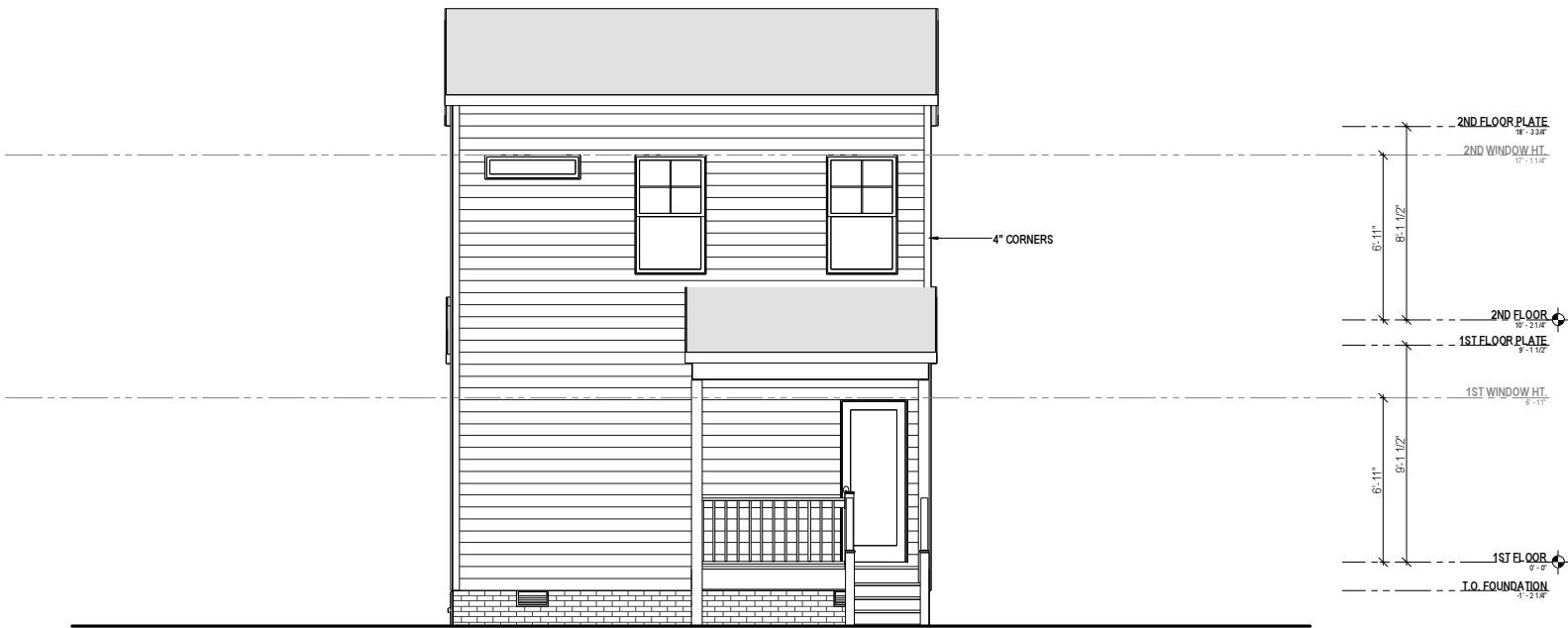


**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

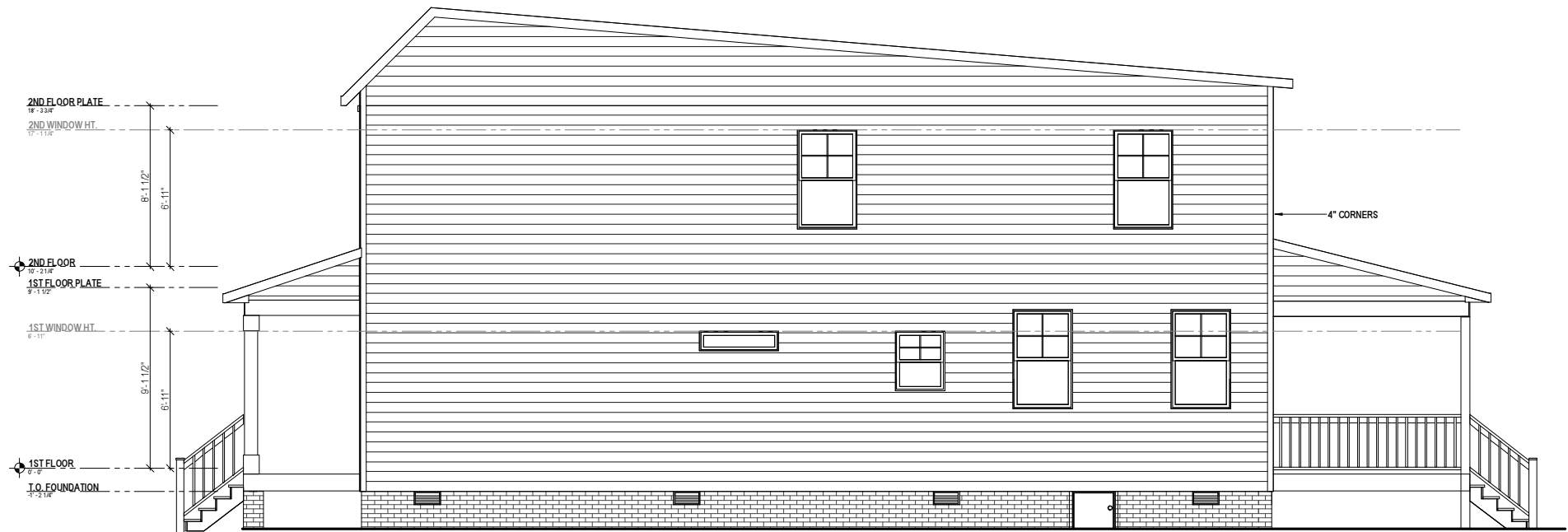
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**1 REAR VIEW**  
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

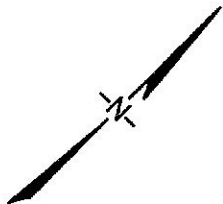


**2 RIGHT VIEW**  
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

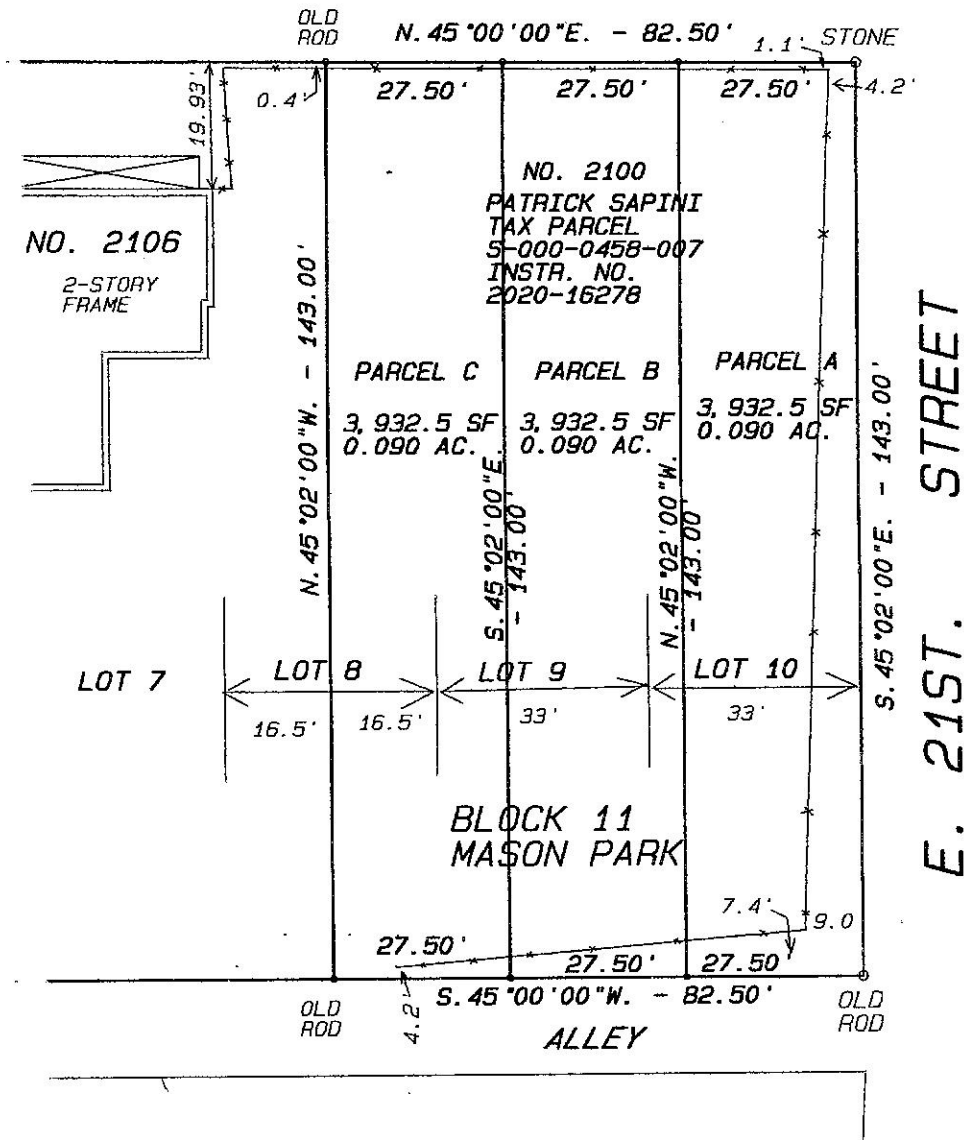
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	SHEET	Elevations
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A-3.10		



# 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.

*Handwritten signature*

FILE S-458