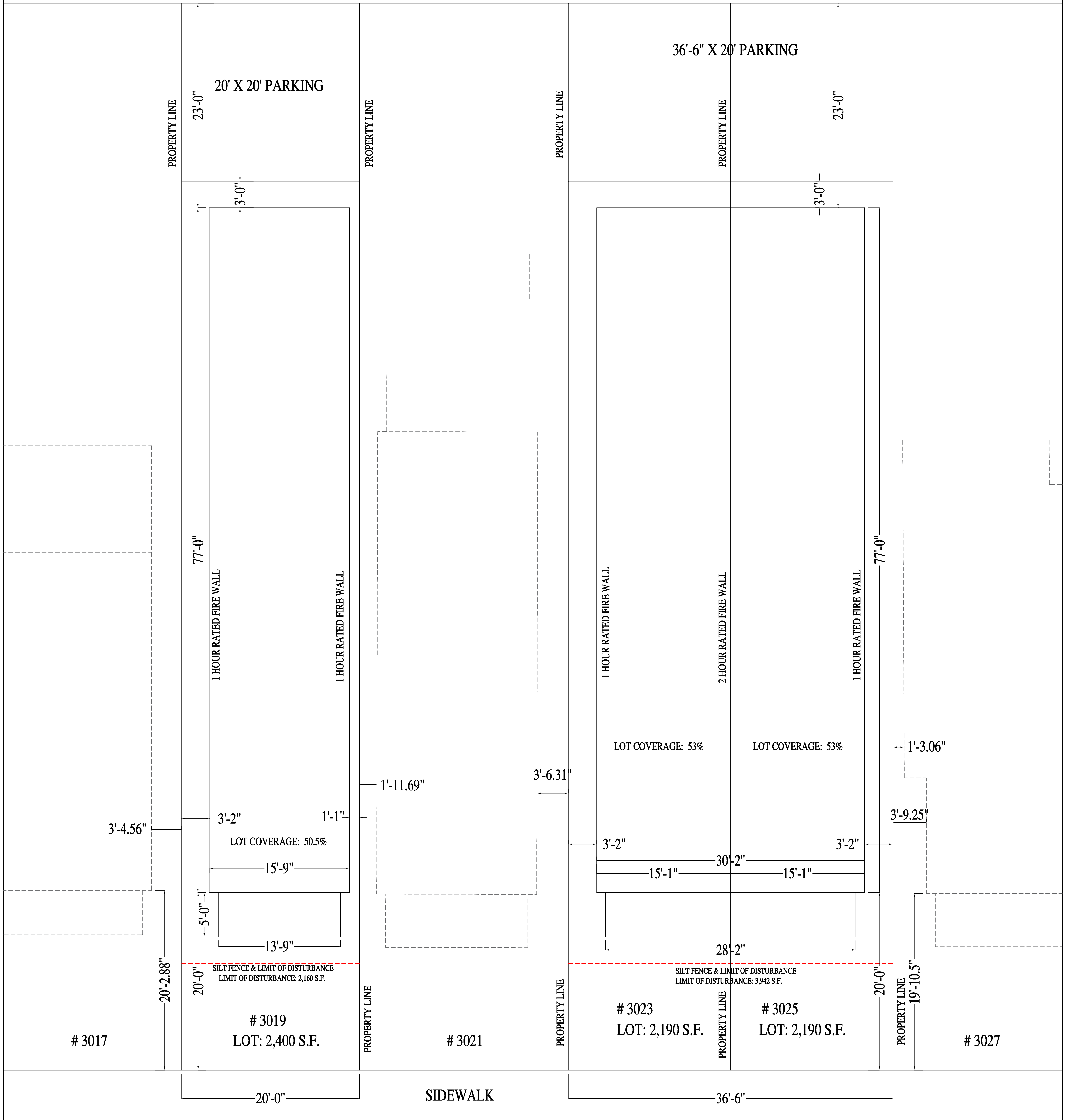


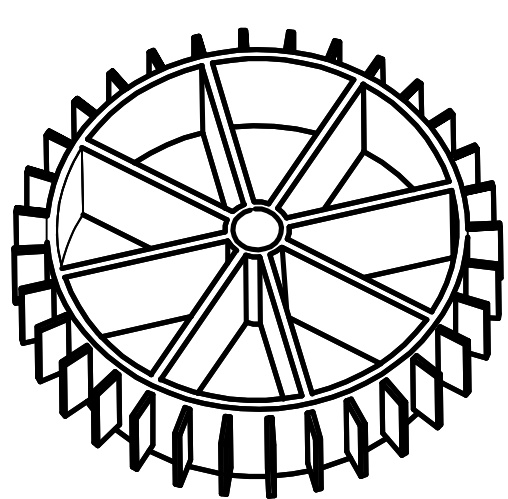
# 18' WIDE ALLEY



NOTE: ANY SIDEWALK THAT IS MISSING OR IN STATE OF DISREPAIR TO BE REPLACED WITH 5' WIDE NEW CONCRETE SIDEWALK

## GRAYLAND AVE.

NOTE: ANY SIDEWALK THAT IS MISSING OR IN STATE OF DISREPAIR TO BE REPLACED WITH 5' WIDE NEW CONCRETE SIDEWALK



**RIVER MILL**  
DEVELOPMENT

SHEET:  
1 OF 5

DATE:  
5-18-19

SCALE:  
3/16" = 1'-0"

REVISION NOTES	START DATE
5-18-19	

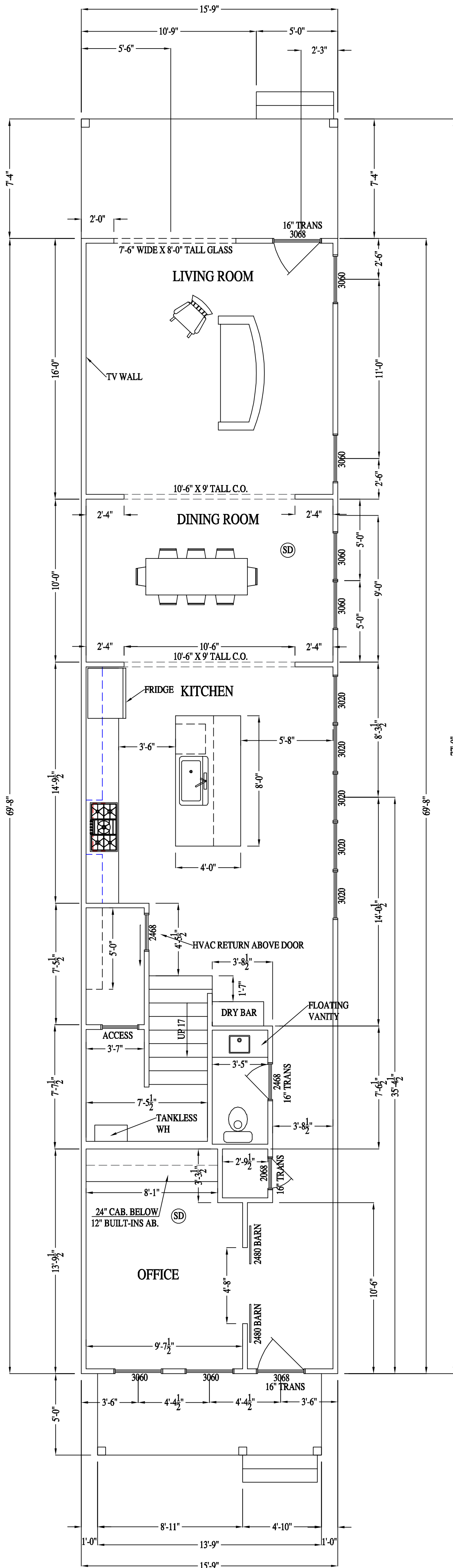
3019 & 3023/3025 GRAYLAND AVE.

**RIVER MILL DEVELOPMENT**

RIVERMILLDEVELOPMENT@GMAIL.COM

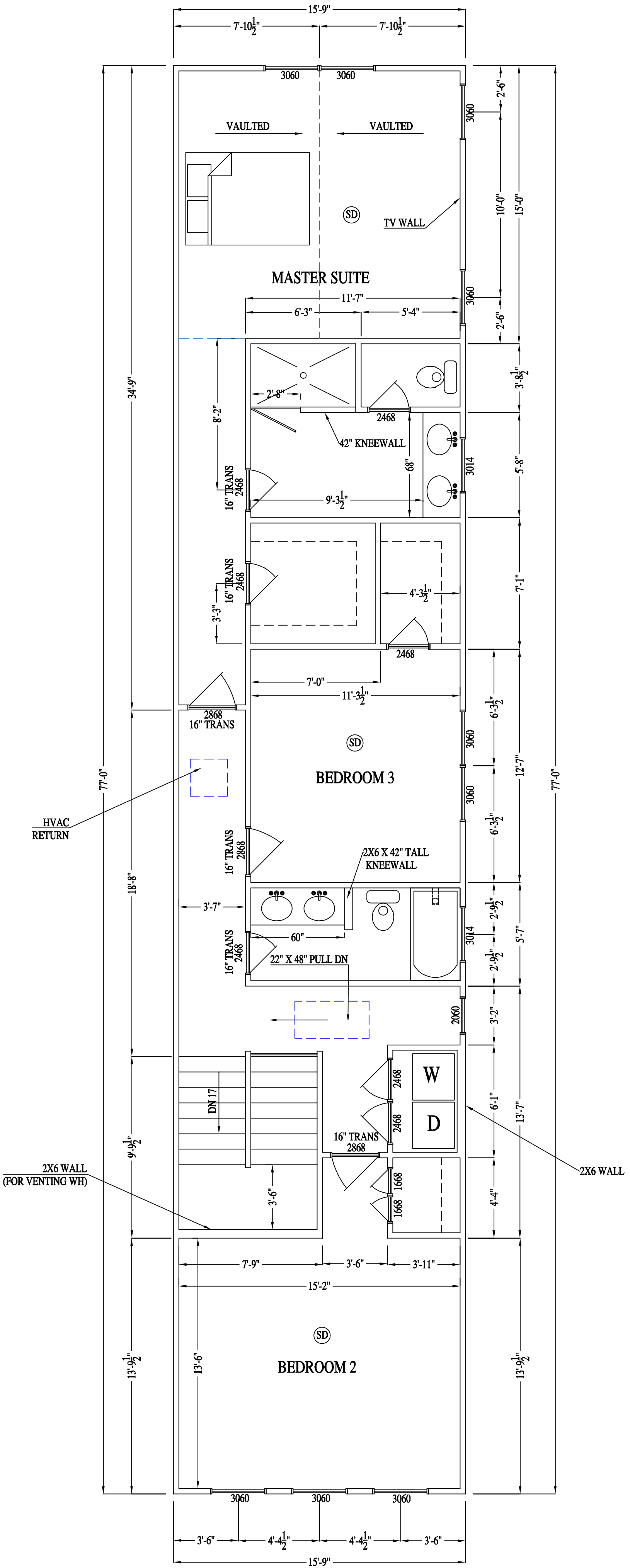
# SECOND FLOOR PLAN

1213 S.F.



# FIRST FLOOR PLAN

1097 S.F.



CORNER DETAIL

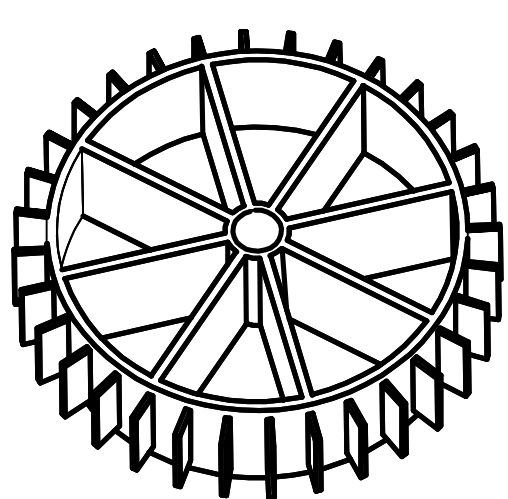
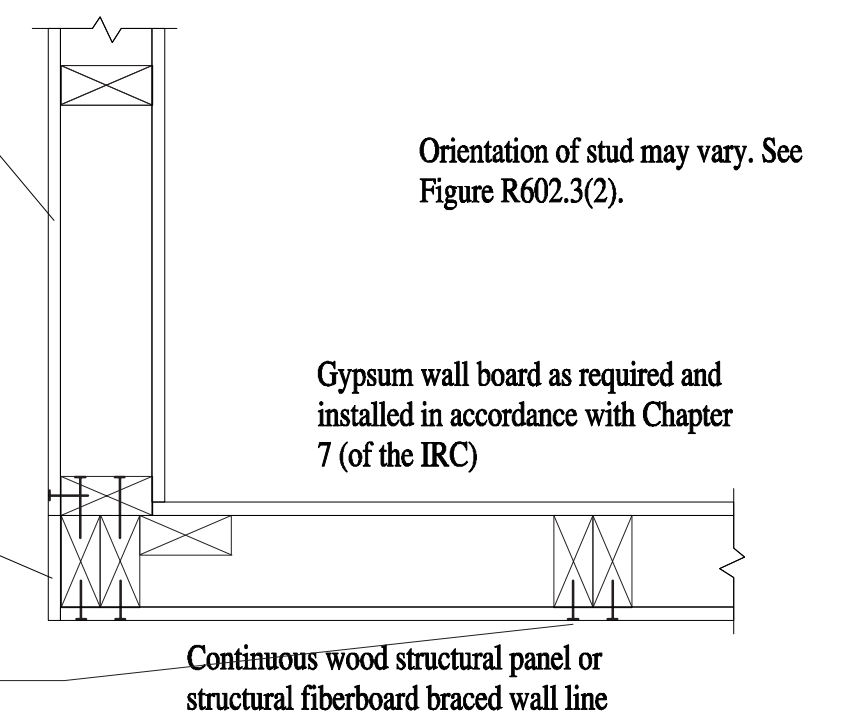
See Table R602.3(1) for fastening

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 12 in. o.c.

Optional nonstructural filler panel

See Table R602.3(1) for fastening



**RIVER MILL**  
DEVELOPMENT

SHEET:  
2 OF 5

DATE:  
5-18-19

SCALE:  
1/4" = 1'-0"

REVISION NOTES

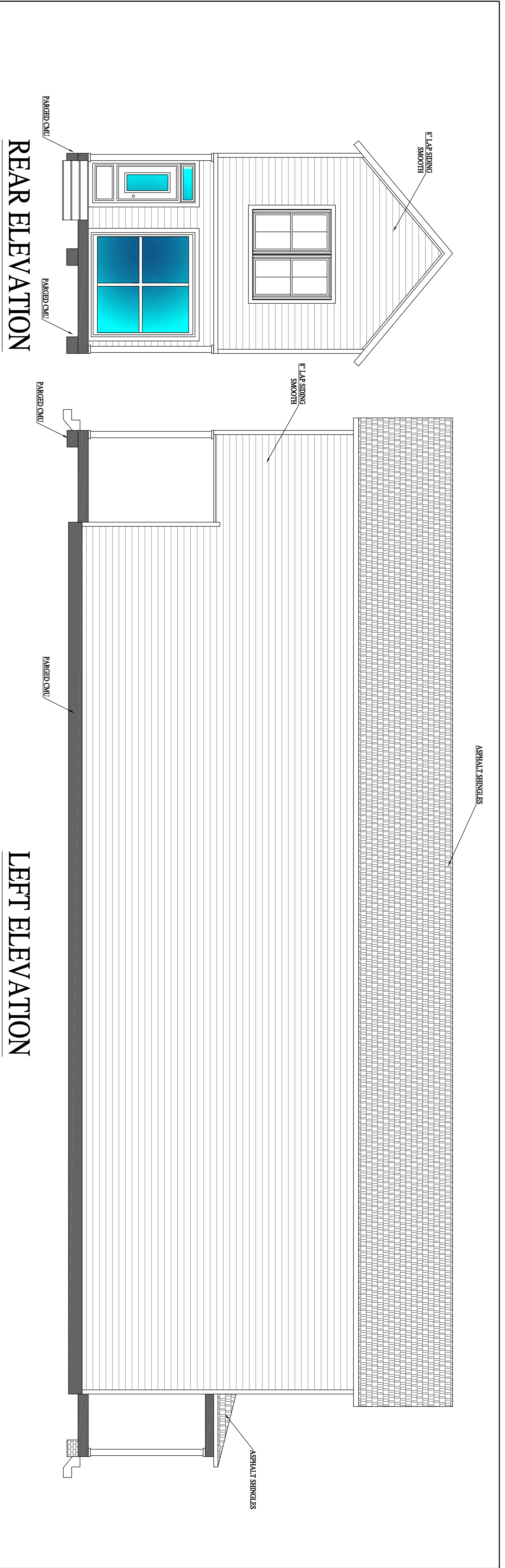
5-18-19 START DATE

3019 GRAYLAND AVE.

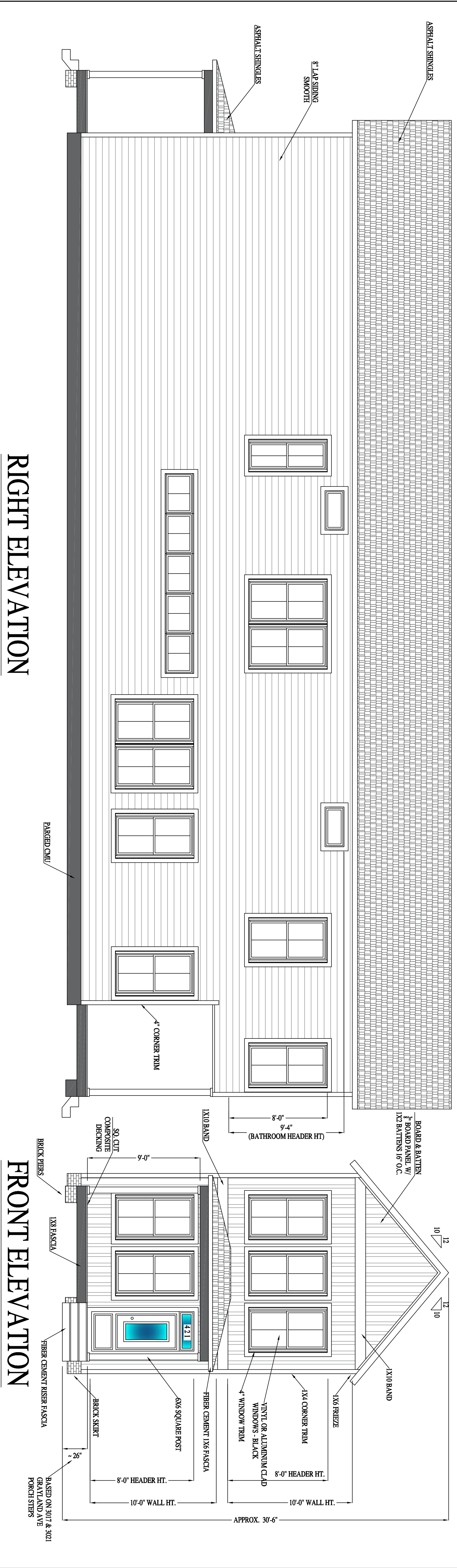
**RIVER MILL DEVELOPMENT**

RIVERMILLDEVELOPMENT@GMAIL.COM

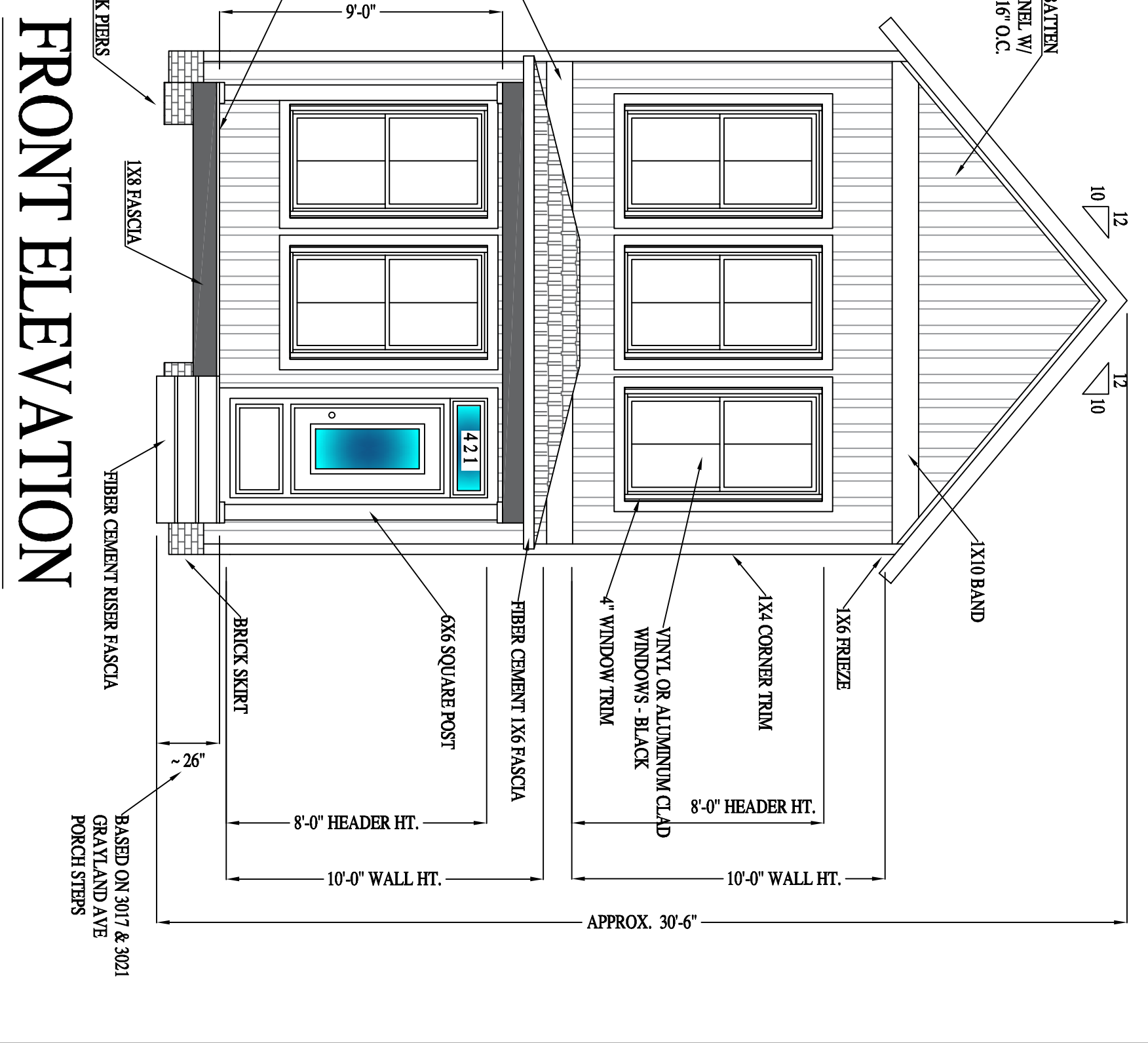




**REAR ELEVATION**



**RIGHT ELEVATION**



**FRONT ELEVATION**

3019 GRAYLAND AVE.  
**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM

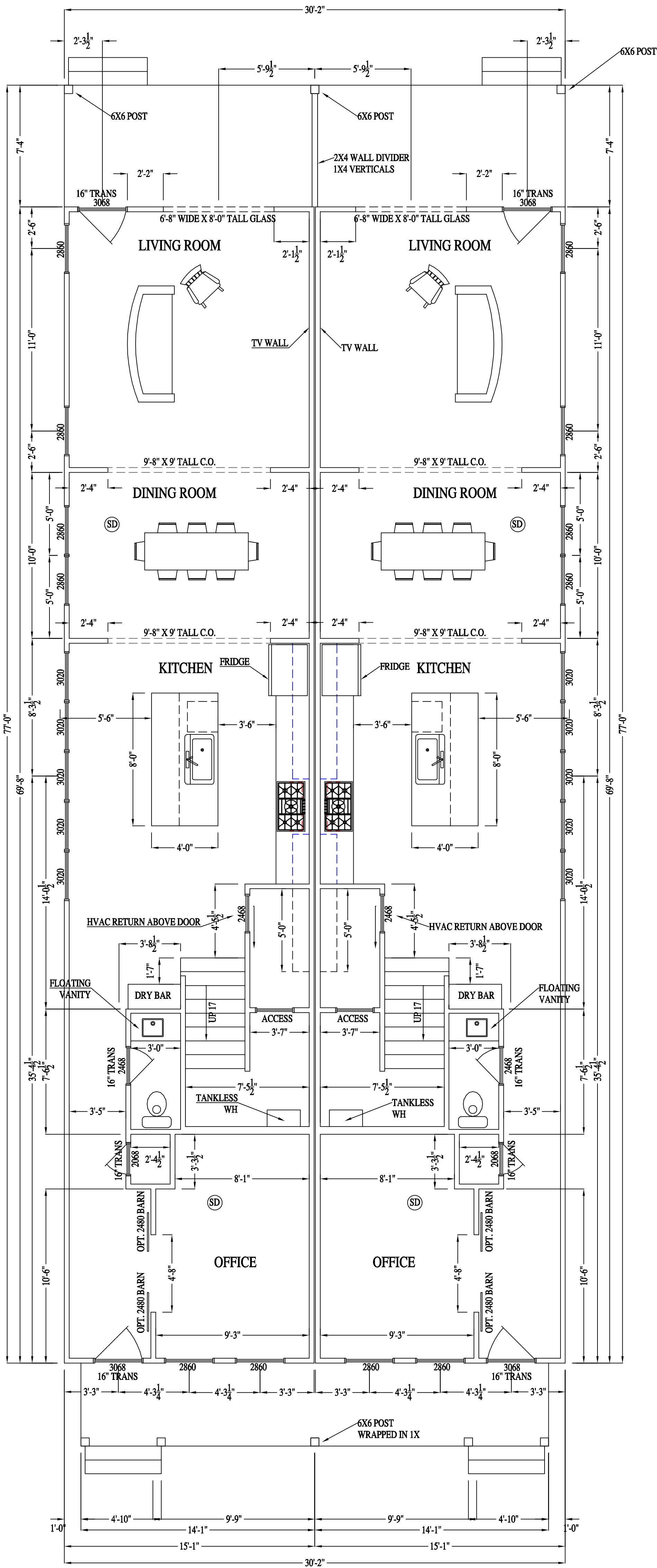
REVISION NOTES	
NO.	DESCRIPTION

SCALE:  
 1/4" = 1'-0"

DATE:  
 5-18-19

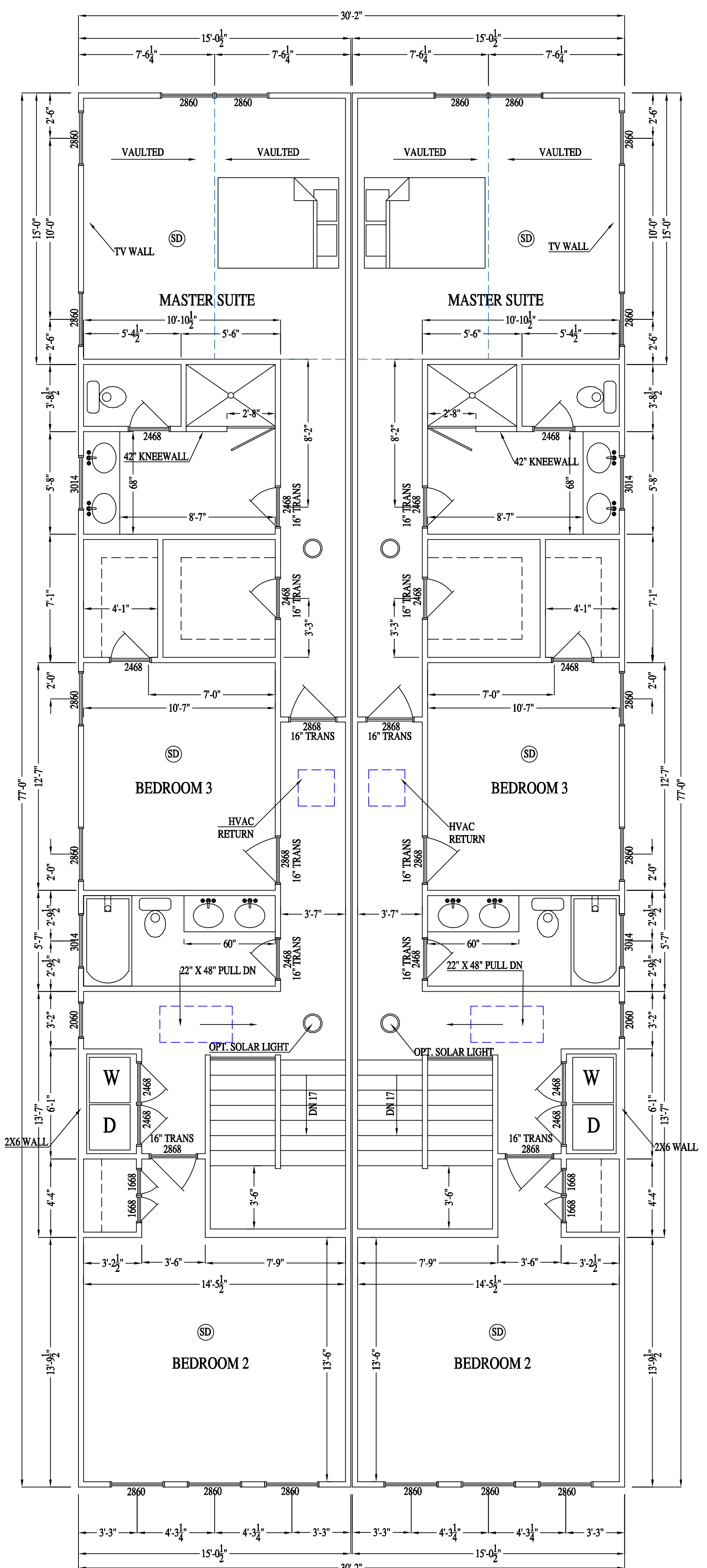
SHEET:  
 3 OF 5





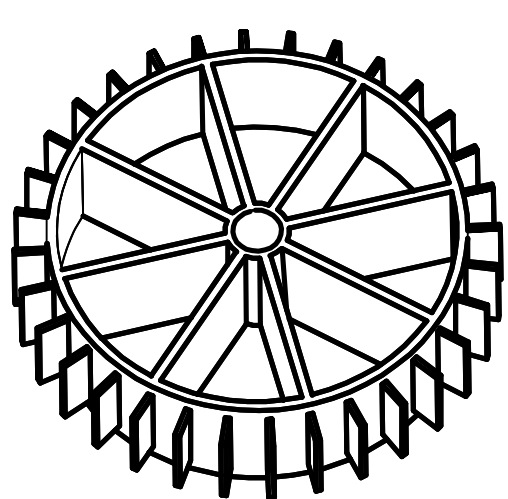
## FIRST FLOOR PLAN

1051 S.F. (EACH UNIT)



## SECOND FLOOR PLAN

1161 S.F. (EACH UNIT)



**RIVER MILL**  
DEVELOPMENT

SHEET:  
4 OF 5

DATE:  
5-18-19

SCALE:  
1/4" = 1'-0"

REVISION NOTES

NO.	DATE	DESCRIPTION
5-18-19	START DATE	

3023/3025 GRAYLAND AVE.

**RIVER MILL DEVELOPMENT**

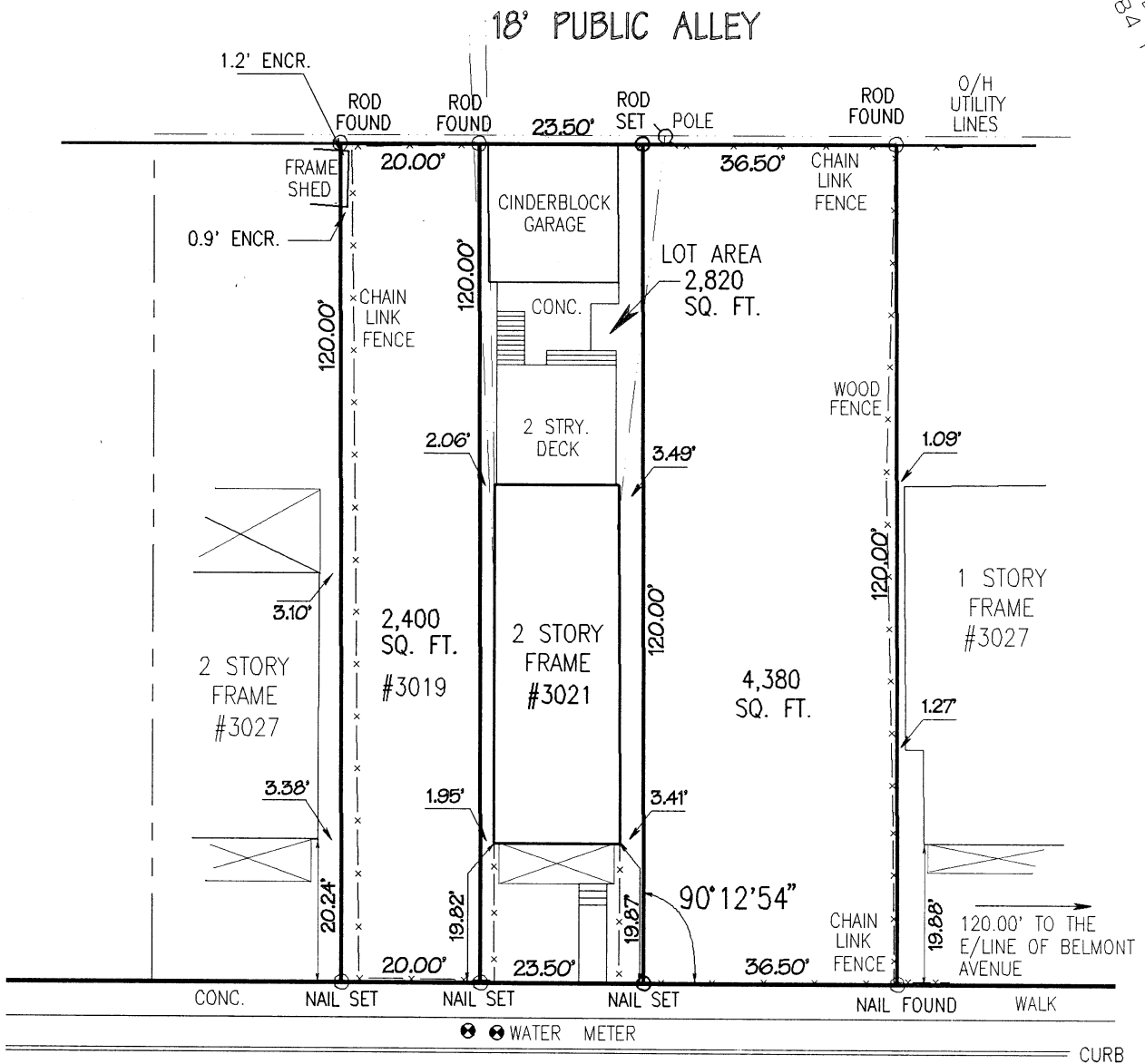
RIVERMILLDEVELOPMENT@GMAIL.COM





NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): CARL B. BARNES, III & ANA P. BARNES INST #070023121 PARCEL ID W000-1352-008 & W000-1352-009

P.B.B. PG. 84 H.C.C.



GRAYLAND AVENUE

50' R/W

(PHYSICAL SURVEY)

**SURVEY AND MAP OF 3019 GRAYLAND AVENUE AND PROPOSED DIVISION OF 3021 GRAYLAND AVENUE, AND BEING ALL OF LOTS 15 & 16, PLAN OF "PARK PLACE", IN THE CITY OF RICHMON, VIRGINIA**

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON JANUARY 30, 2019, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON & ASSOCIATES, P.C.**  
 LAND SURVEYORS  
 11521-G MIDLOTHIAN TURNPIKE  
 NORTH CHESTERFIELD, VIRGINIA 23235  
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 1509-02 LS	