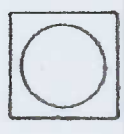
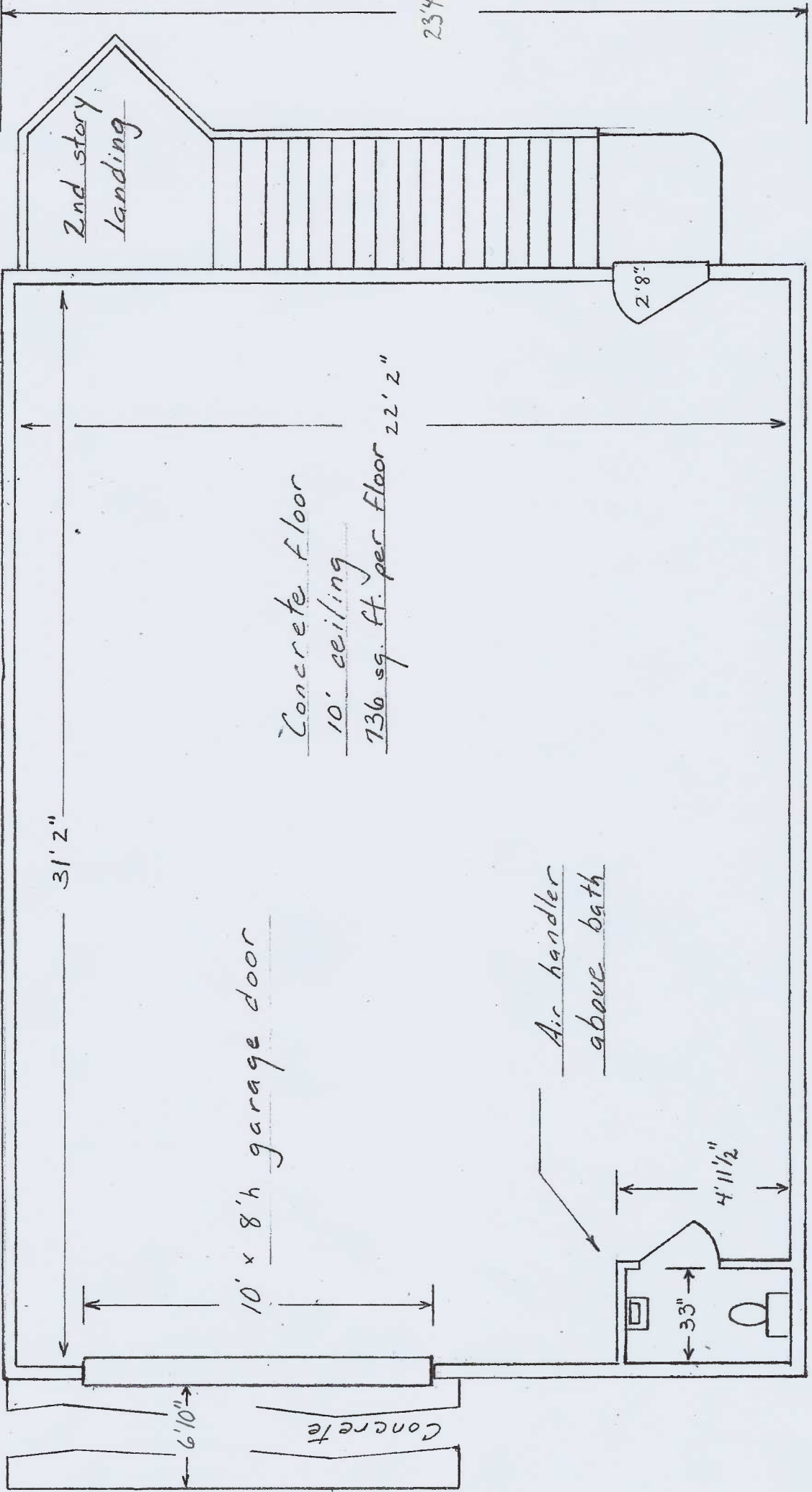


← Alley



Hvac condenser



31'2"

10' x 8' h garage door

Concrete floor

10' ceiling

736 sq. ft. per floor 22'2"

Air handler
above bath

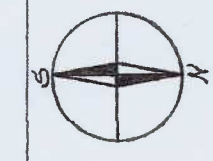
4'11 1/2"

33"

2'8"

23'4"

32'



Scale 1/4" = 1'

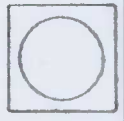
First floor Existing

Jan 9, 2019 - Accessory bldg

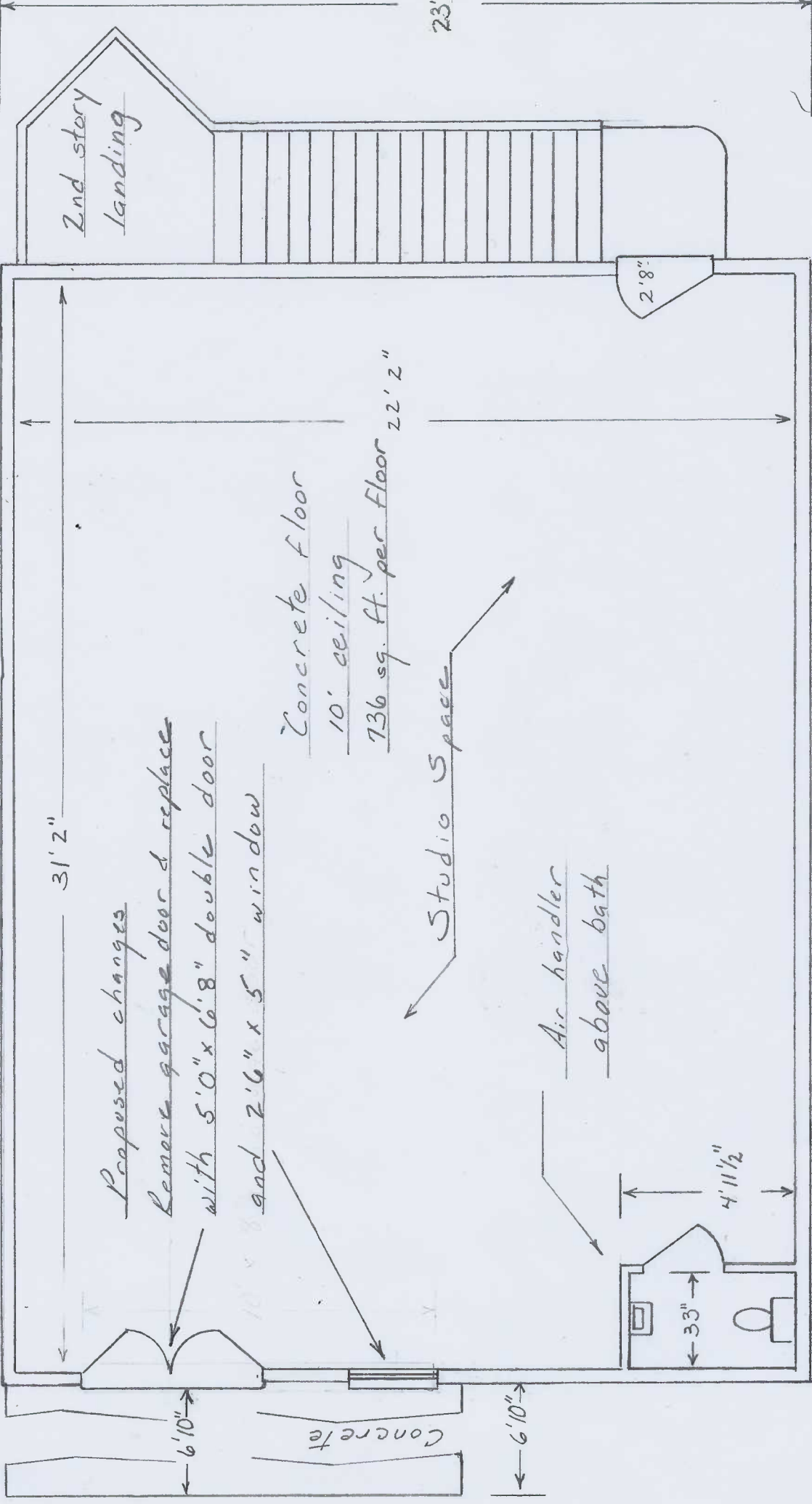
pg 1

319 1/2 S. Pine St. Barn drawn by Allen Townsend

← Alley



Hvac condenser



31'2"

Proposed changes

Remove garage door & replace with 5'0" x 6'8" double door

and 2'6" x 5" window

Concrete floor

10' ceiling

736 sq. ft. per floor 22'2"

Studio Space

Air handler above bath

3'3"

4'11 1/2"

2'8"

32'

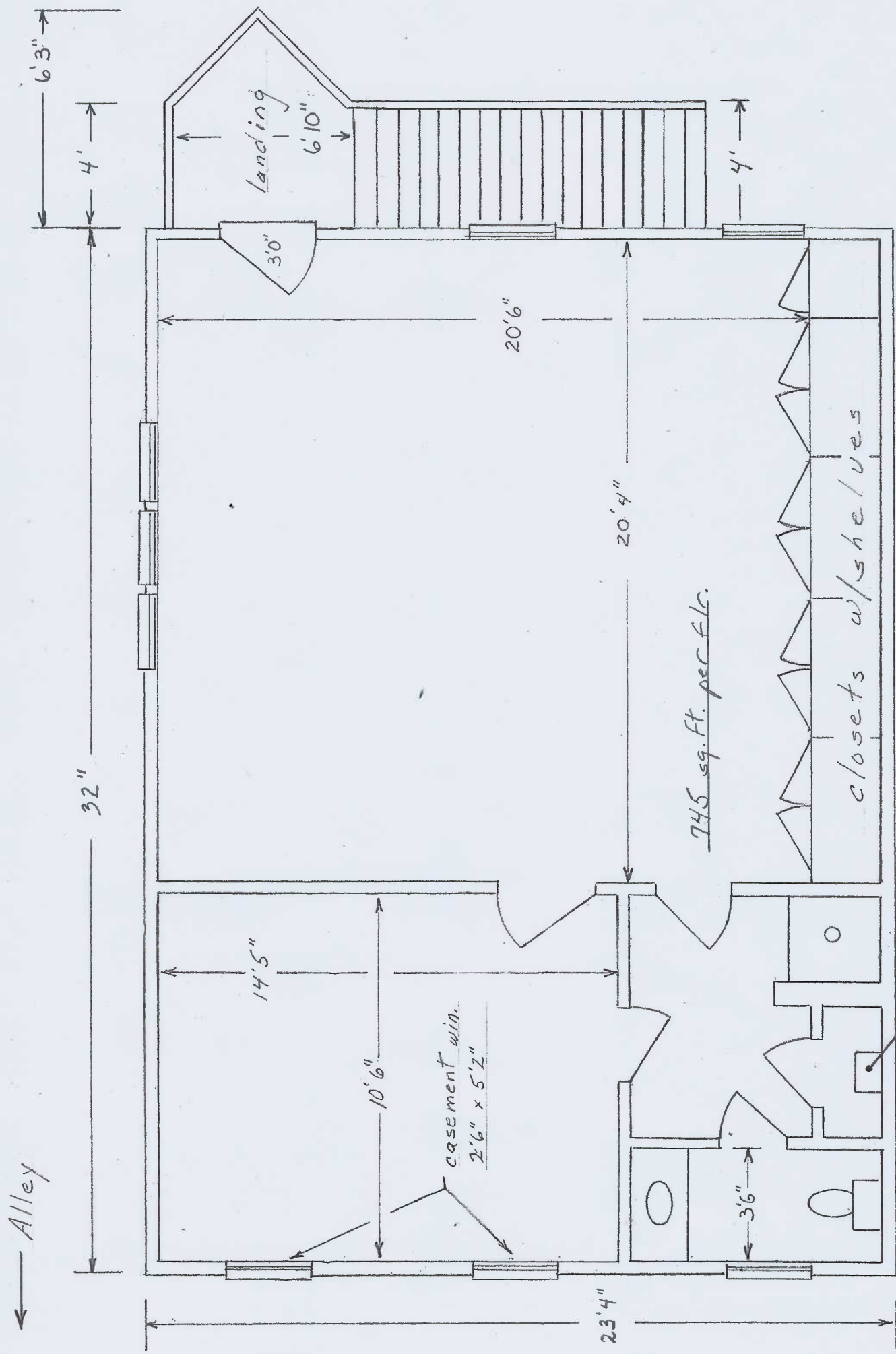
Scale 1/4" = 1'

First floor Proposed

319 1/2 S. Pine St.

Accessory bldg

pg 2

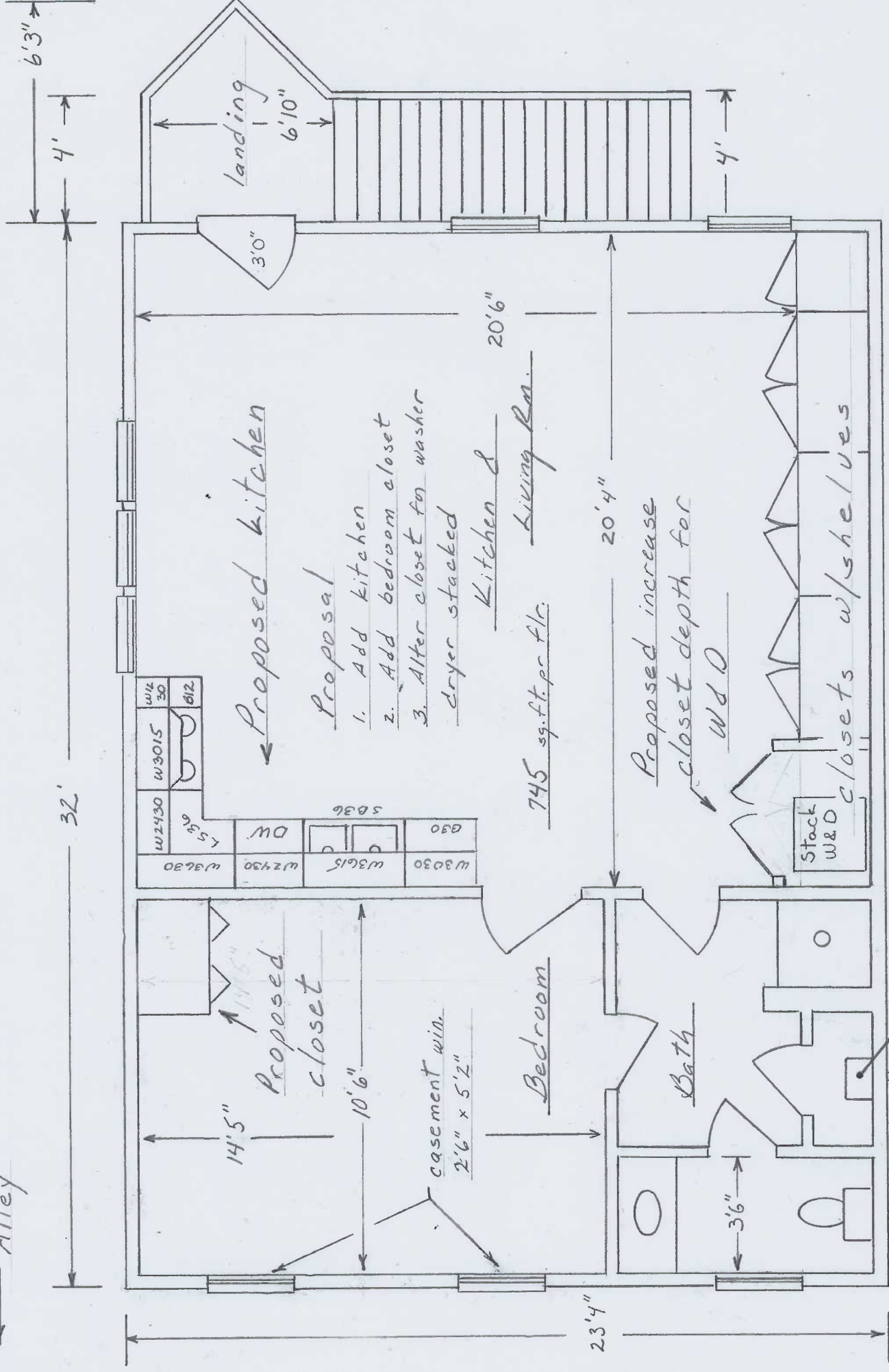


Scale 1/4" = 1'
 319 1/2 S Pine St
 Accessory bldg

Rinnqi tankless direct
 vent water heater
 Second floor Existing
 pg 3



← Alley



Proposed kitchen

- Proposal
1. Add kitchen
 2. Add bedroom closet
 3. Alter closet for washer dryer stacked

745 sq.ft. pr flr.
 Kitchen & Living Rm.
 20'6"

Proposed increase closet depth for W&D

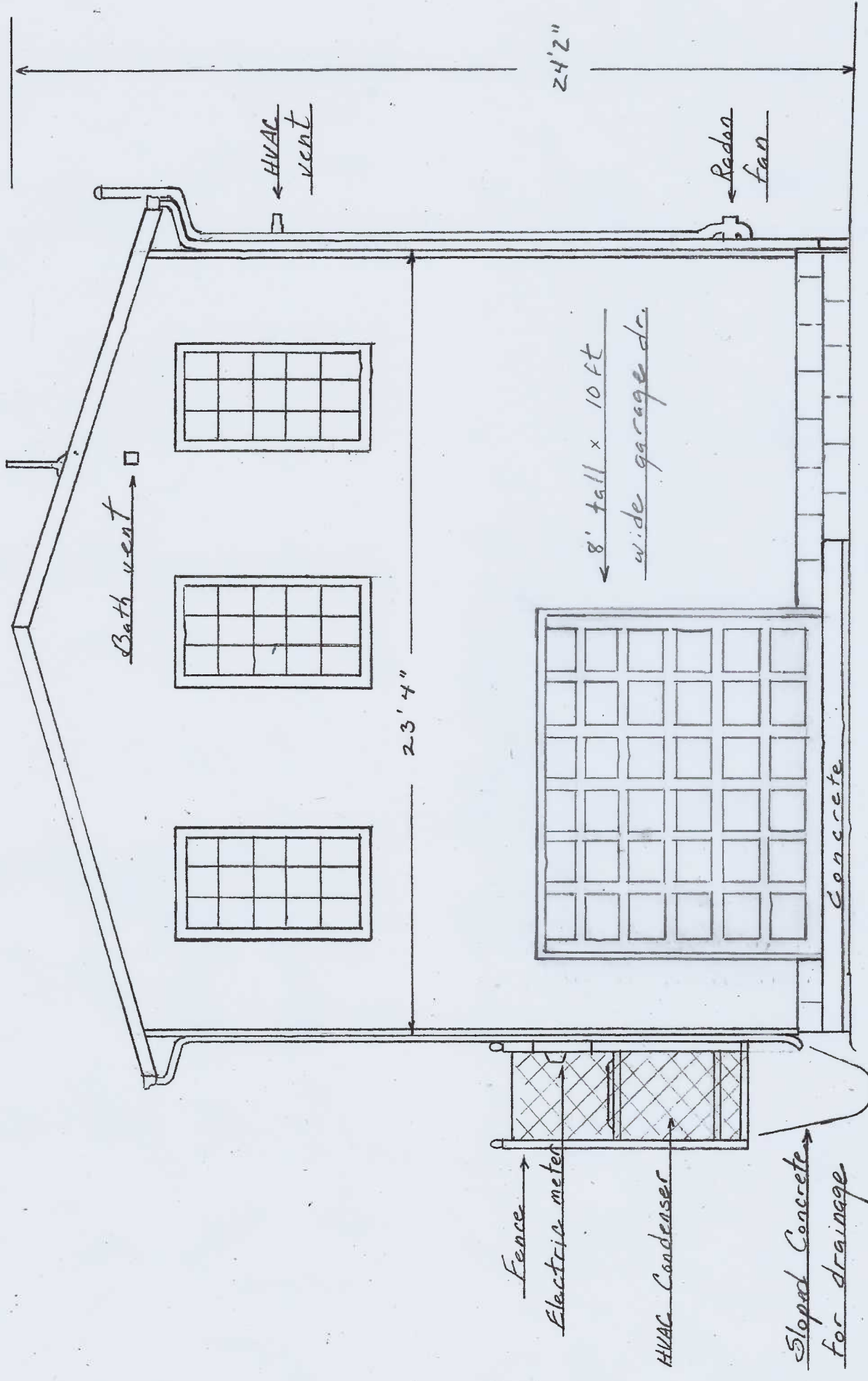
Stack W&D closets w/shelves

Rinnqi tankless direct vent water heater



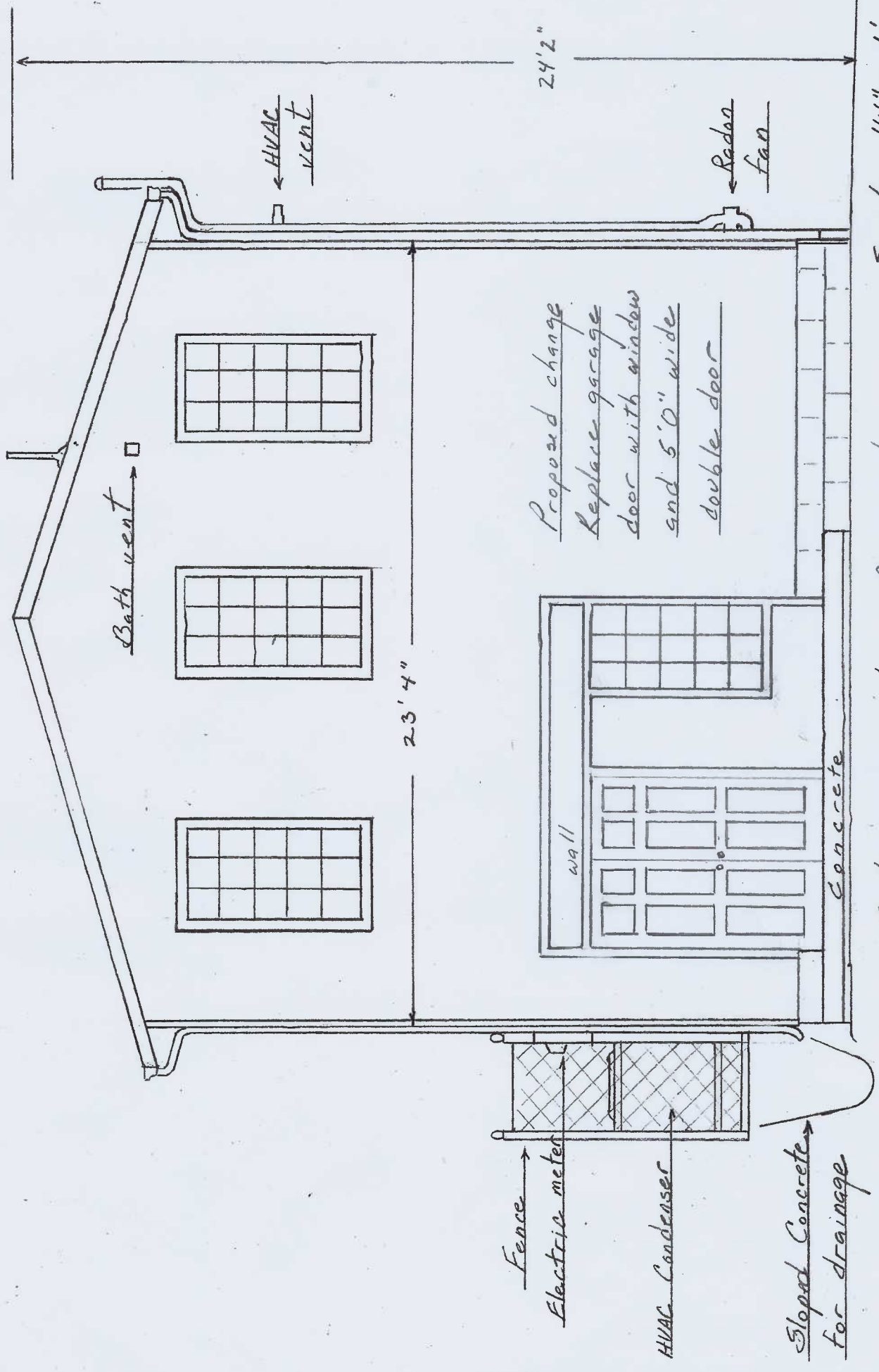
Scale 1/4" = 1'
 319 1/2 S. Pine St
 Accessory bldg

Second floor Proposed



Scale 1/4" = 1'
 319 1/2 S. Pine St
 Accessory bldg.

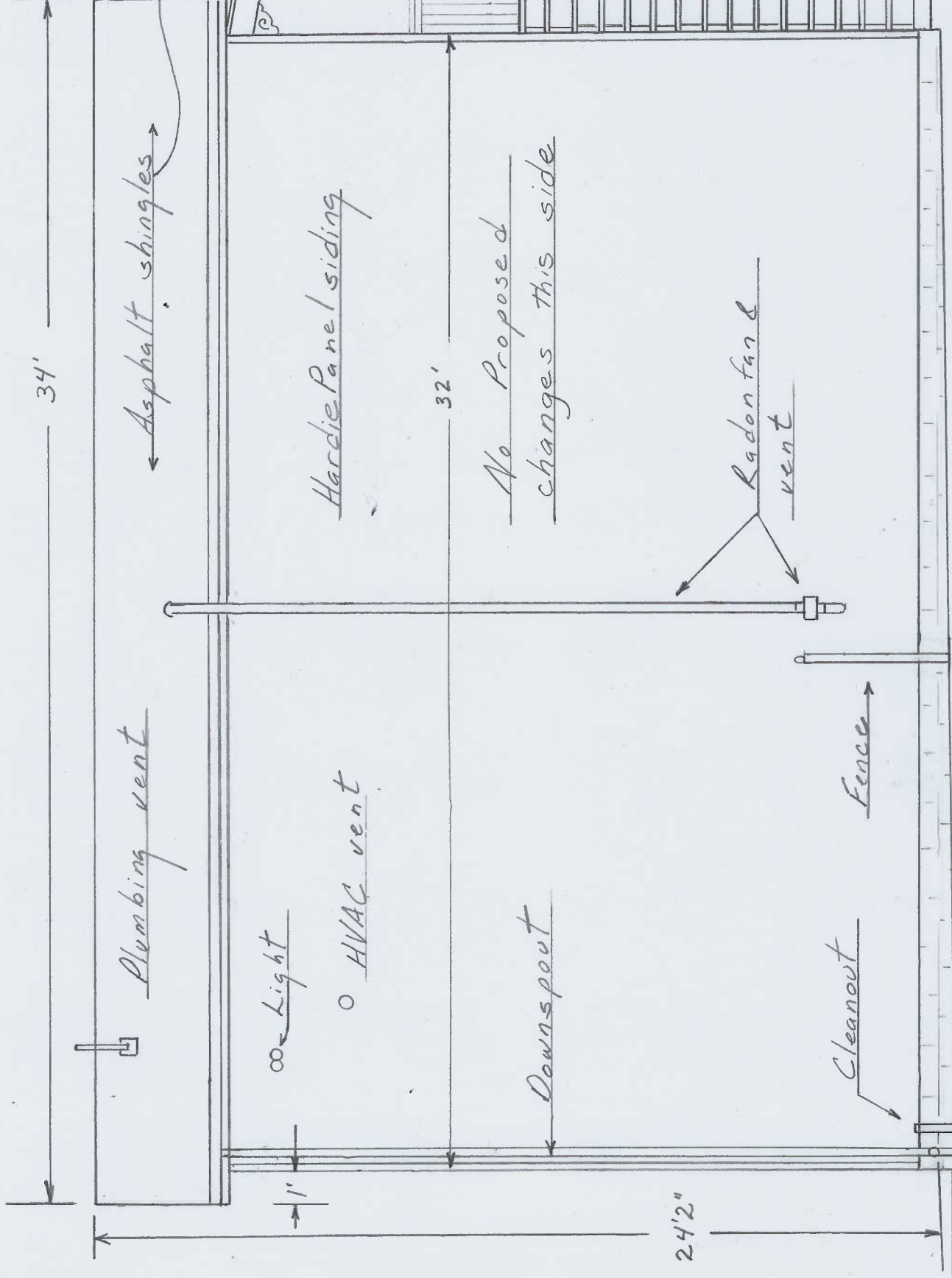
East facing side Existing
 Alley side pg 5



Scale 1/4" = 1'
 319 1/2 S. Pine St
 Accessory bldg.

East facing side - Proposed
 Alley side pg 6

Alley

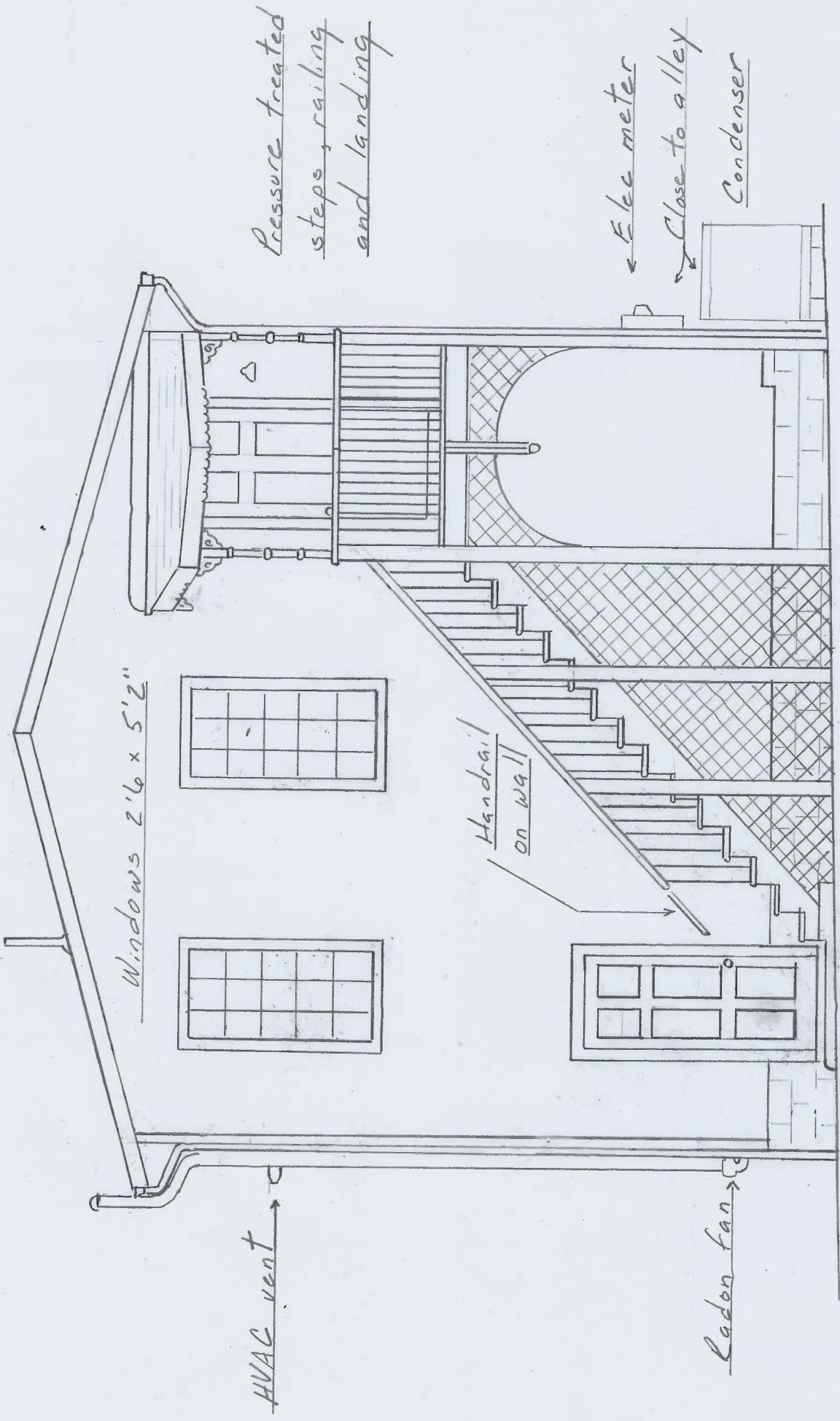


Scale 1/4" = 1'
 319 1/2 S. Pine St.
 Accessory bldg.

North facing side Existing
 pg 7

No proposed changes
this side

Asphalt shingles
3/12 pitch - trusses

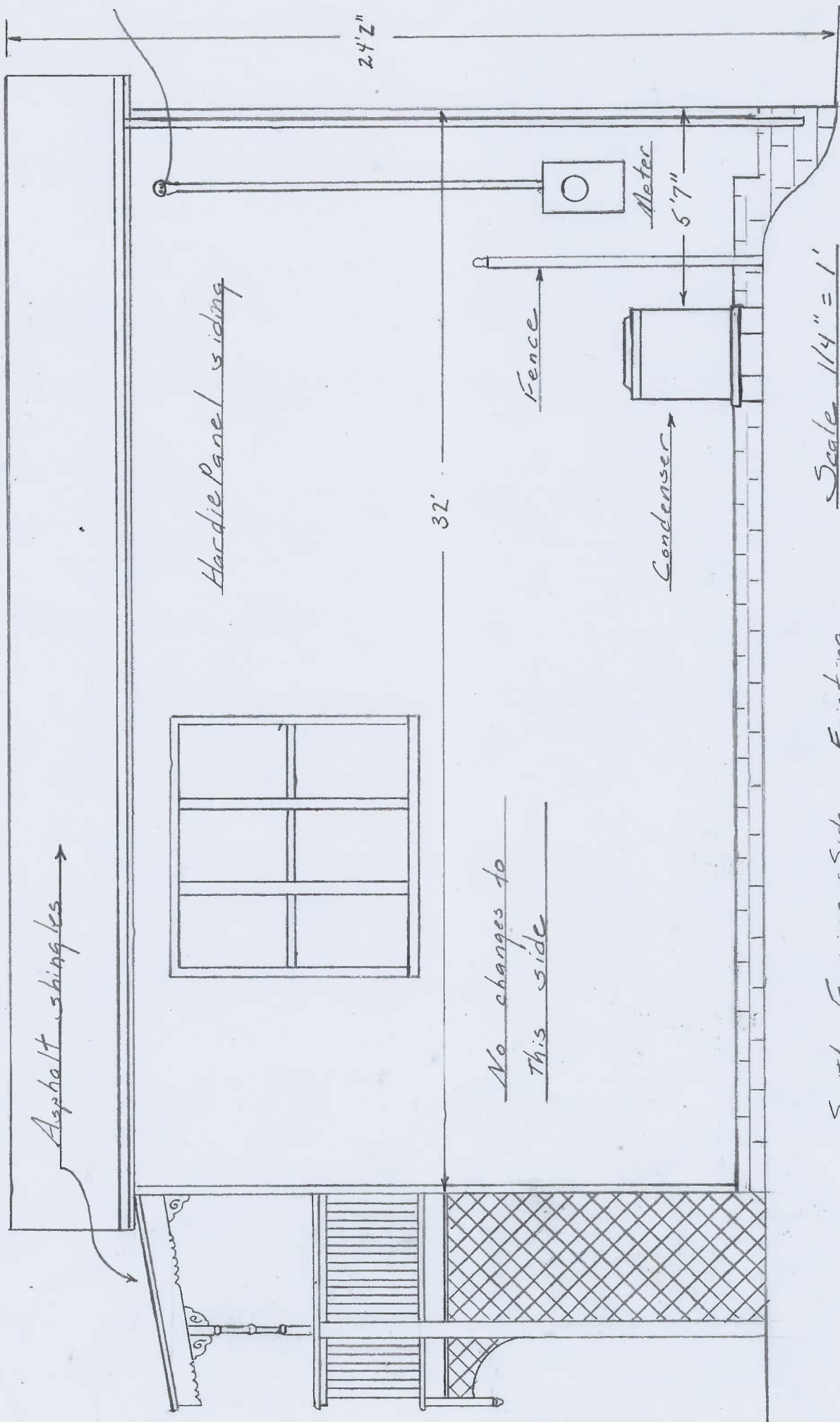


Pressure treated
steps, railing
and landing

← Elec meter
→ Close to alley
Condenser

Scale 1/4" = 1'
319 1/2 S. Pine St.
Accessory bldg

West facing side Existing
Yard side pg 8



Asphalt shingles →

Hardie Panel siding

No changes to
this side

Fence →

Meter

Condenser →

24'2"

32'

5'7"

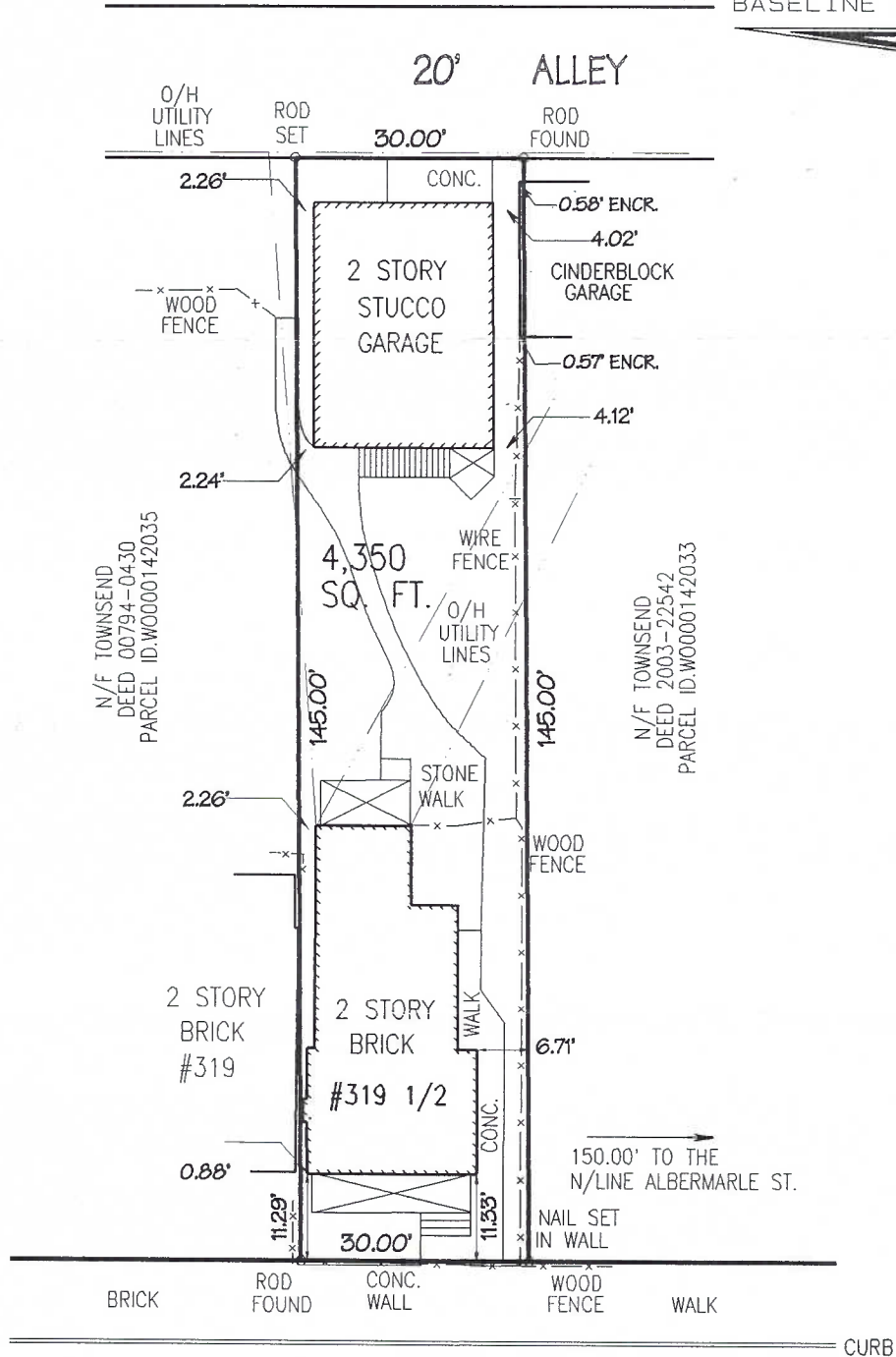
Scale 1/4" = 1'
319 1/2 S Pine St
Accessory bldg

South Facing Side Existing

pg 9

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): ALLEN AND SUSAN TOWNSEND DEED 00324-1684 PARCEL ID W0000142034

RICHMOND CITY
BASELINE 4 S/E



S. PINE STREET

50' ± R/W

(PHYSICAL SURVEY)

PLAT SHOWING IMPROVEMENTS ON 319 1/2 S. PINE STREET,
IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON DECEMBER 13, 2018, 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 # 9612-02 M	