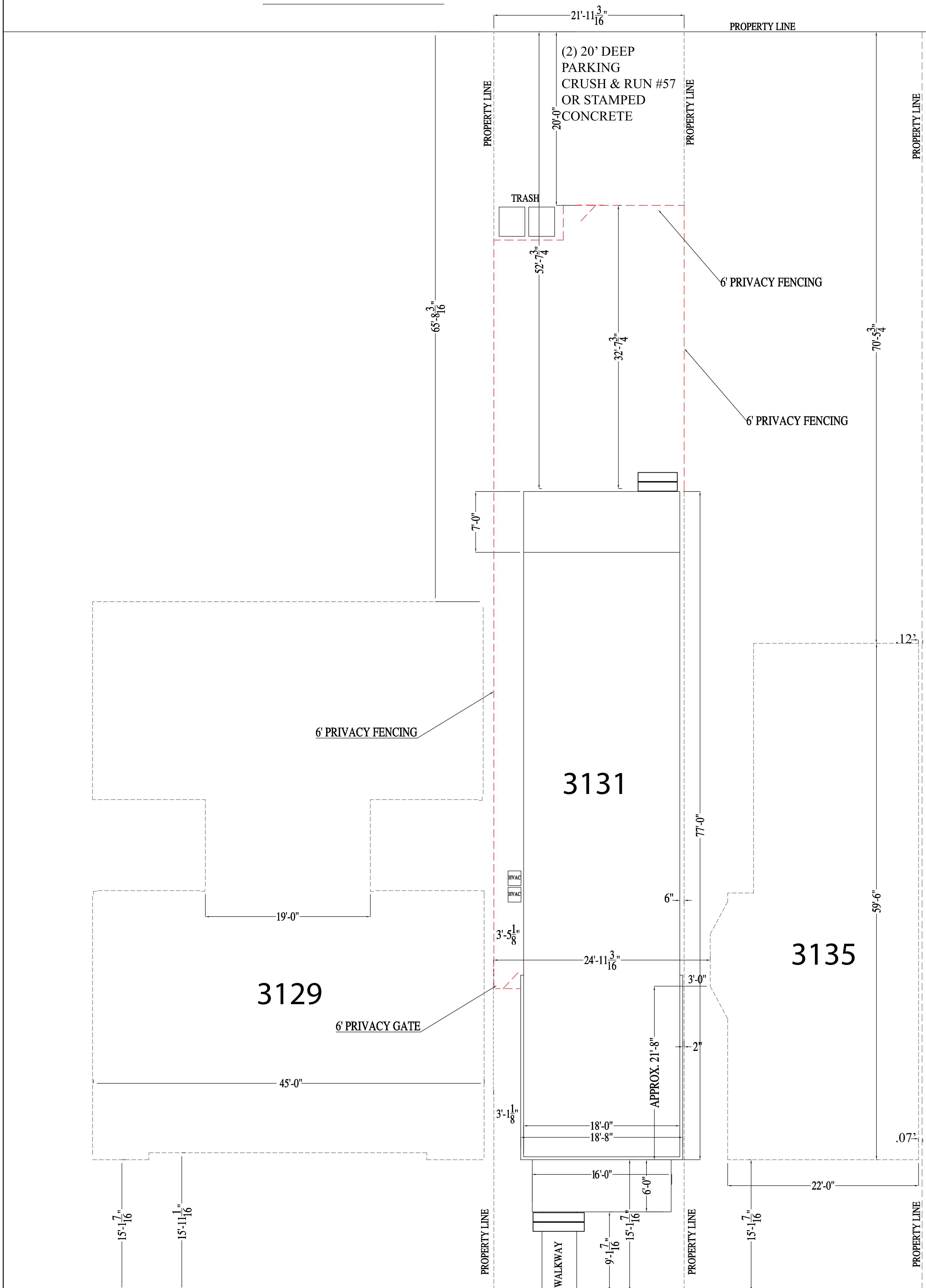
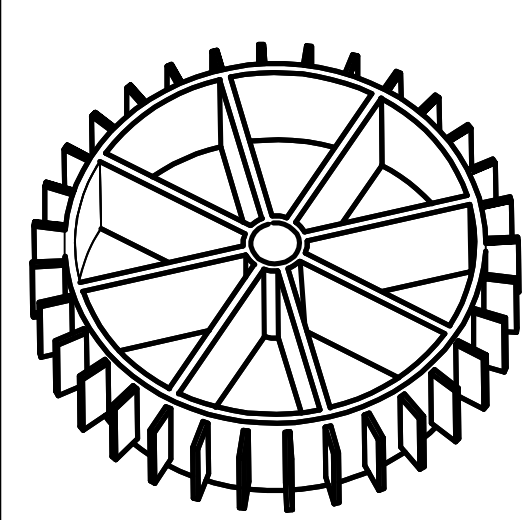


16' ALLEY



CLEVELAND ST.

W. FRANKLIN ST.



RIVER **M**ILL
DEVELOPMENT

SHEET:
A1.0

DATE:
03.05.2021

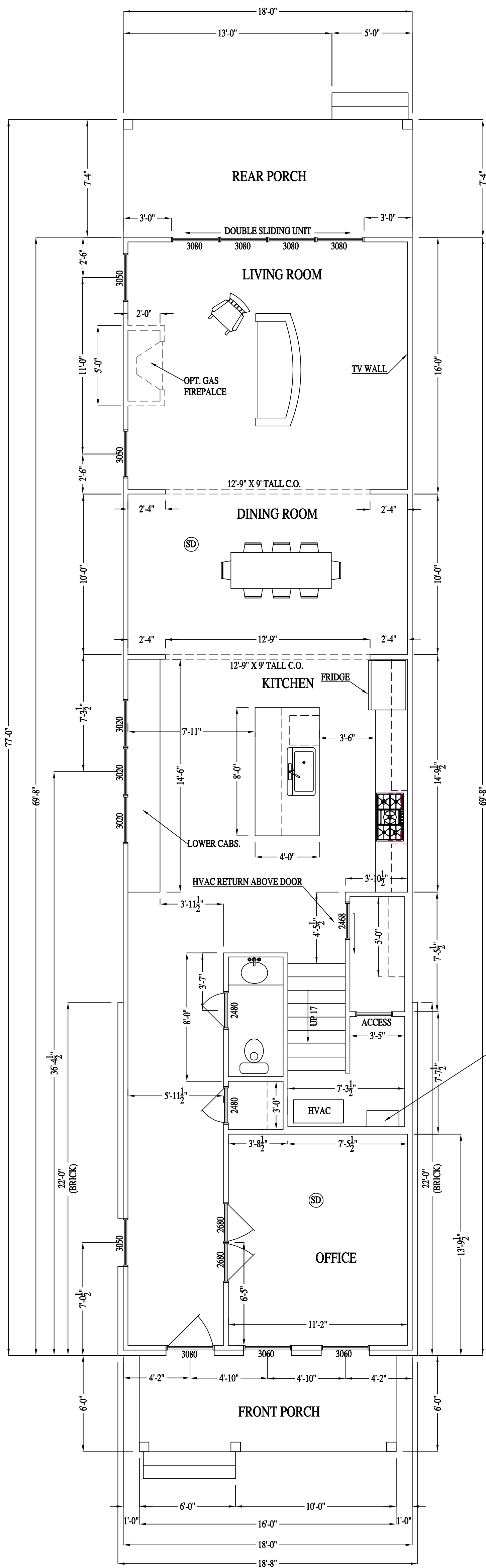
SCALE:
3/16"=1'0"

REVISION NOTES	START DATE
8-10-2020	

3131 W FRANKLIN ST.
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

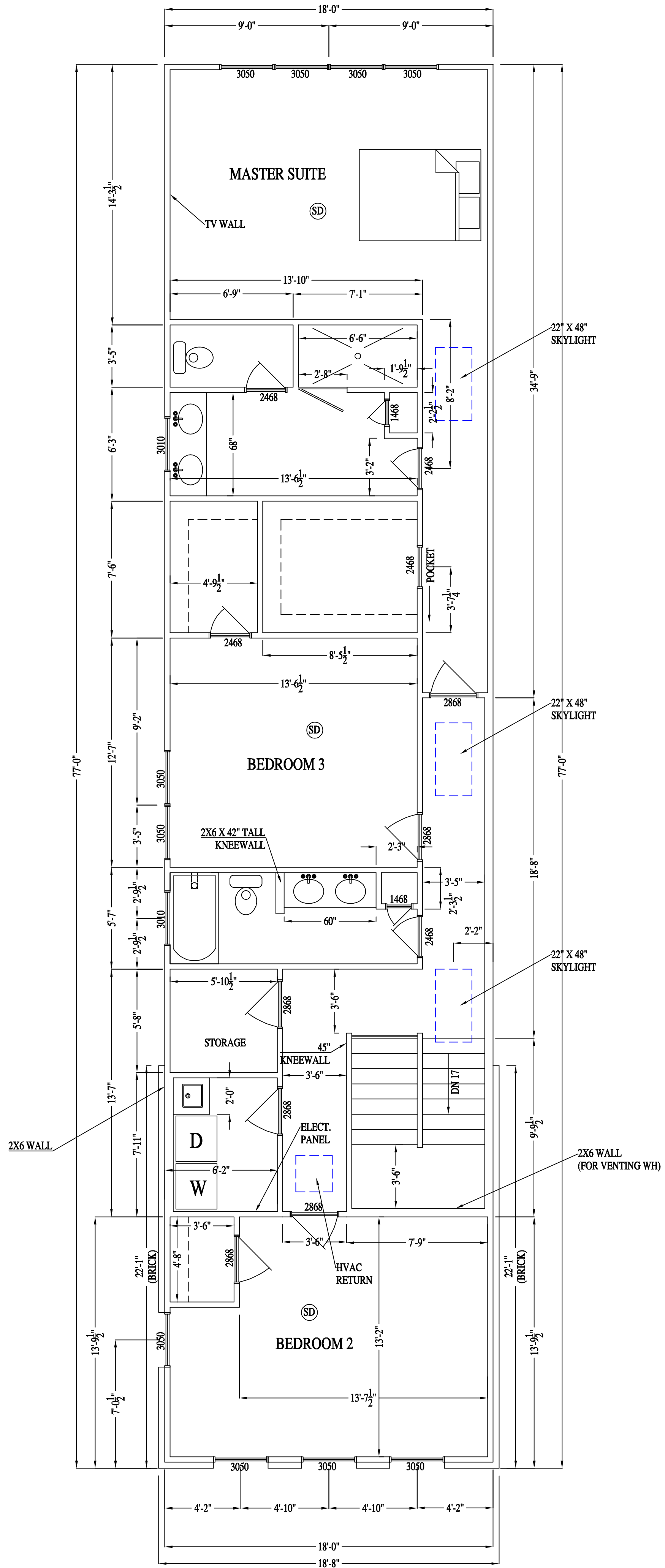
SECOND FLOOR PLAN

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.

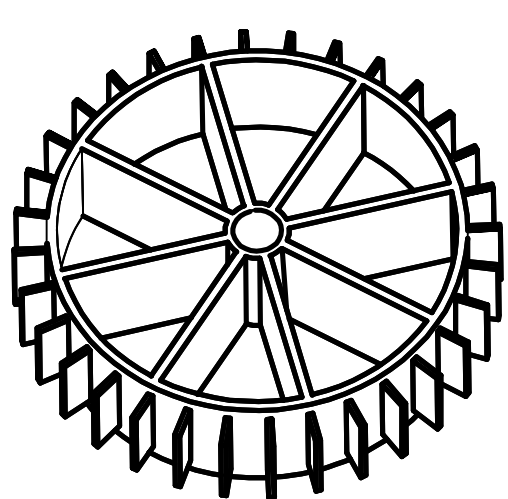
Optional nonstructural filler panel

See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(2).

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

Continuous wood structural panel or structural fiberboard braced wall line



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DEVELOPMENT

SHEET:
A1.1

DATE:
8-01-2020

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

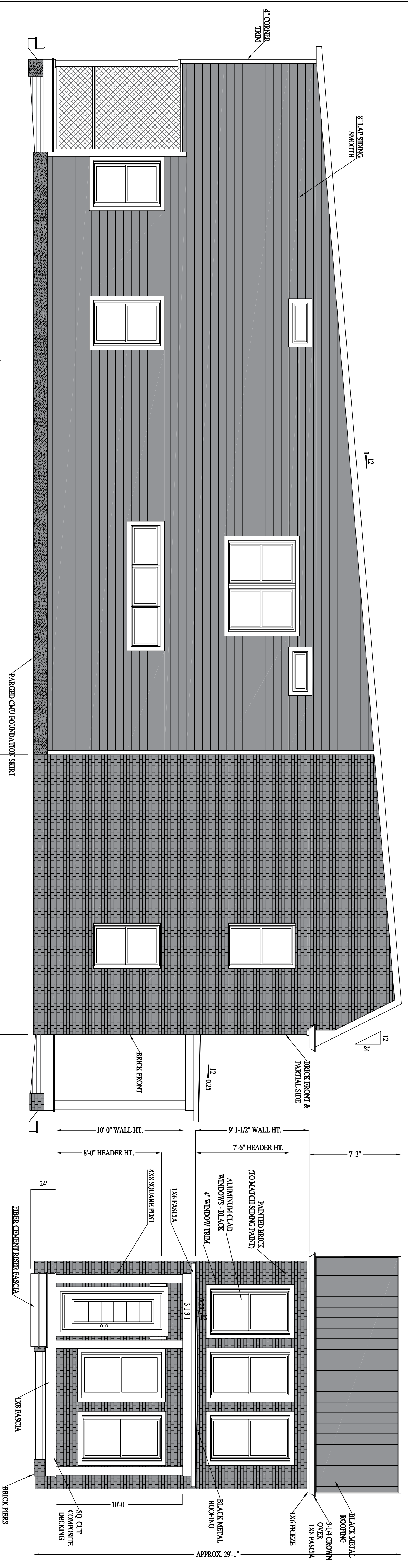
REVISION NOTES

8-10-2020 START DATE

3131 W FRANKLIN ST.

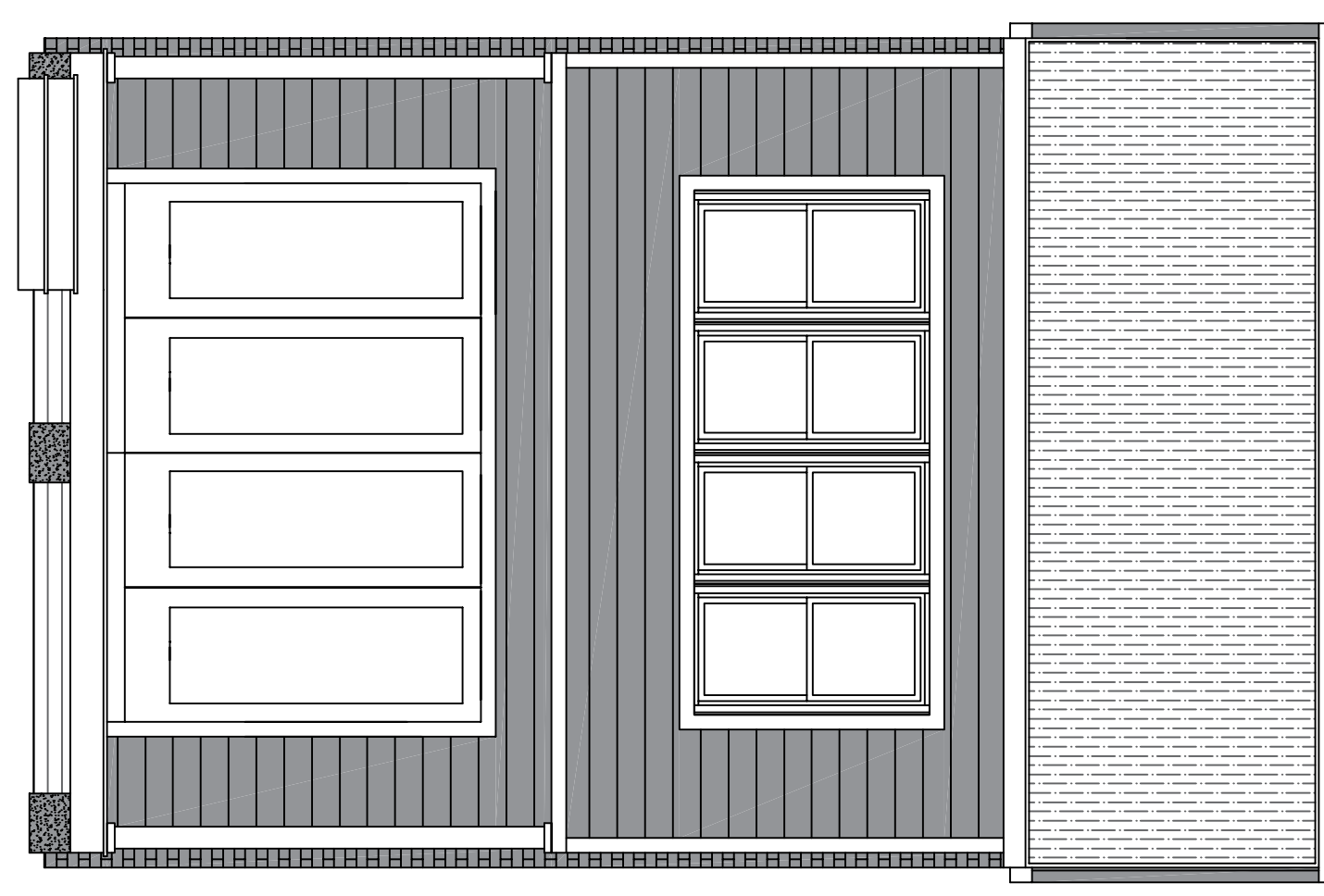
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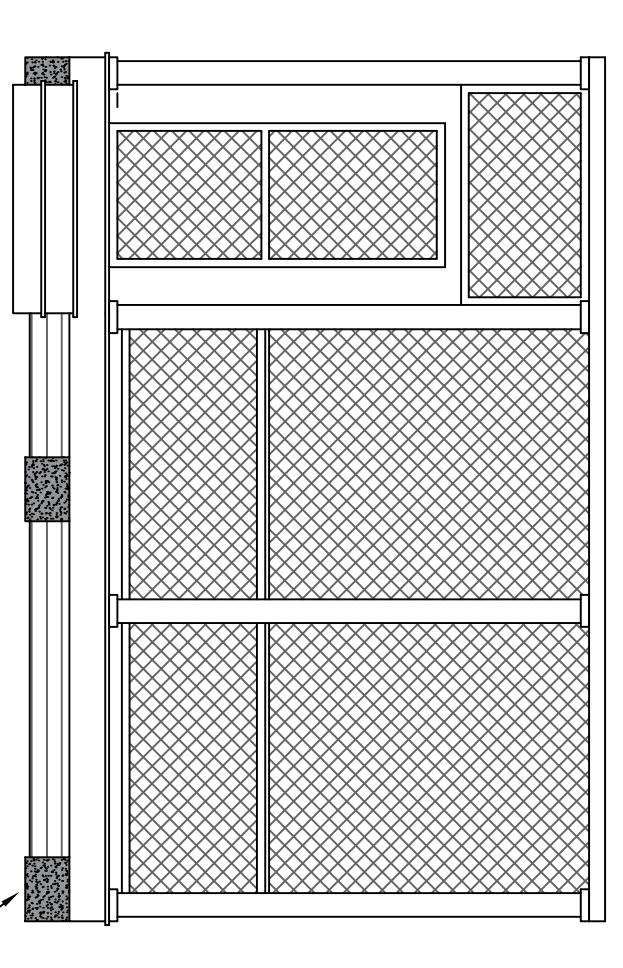


LEFT ELEVATION

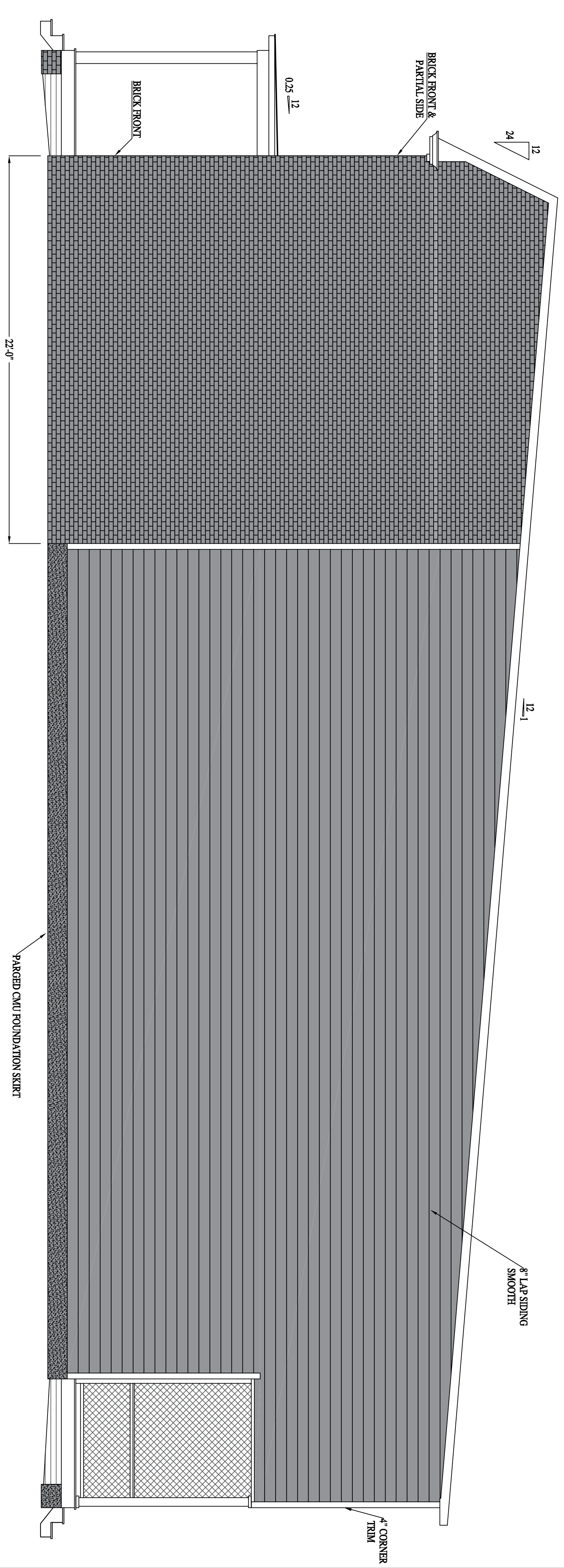
FRONT ELEVATION



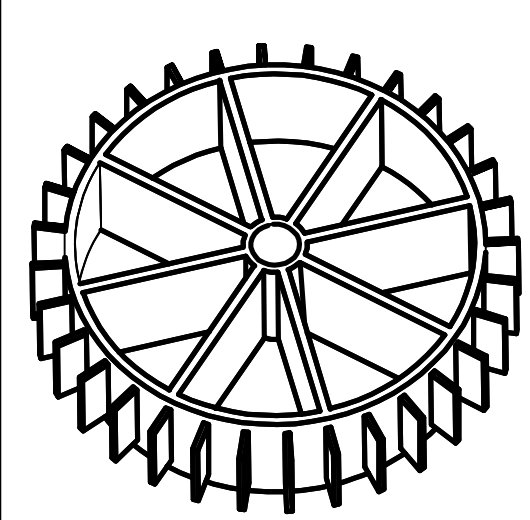
REAR ELEVATION



REAR SCREENED PORCH OPTION



RIGHT ELEVATION



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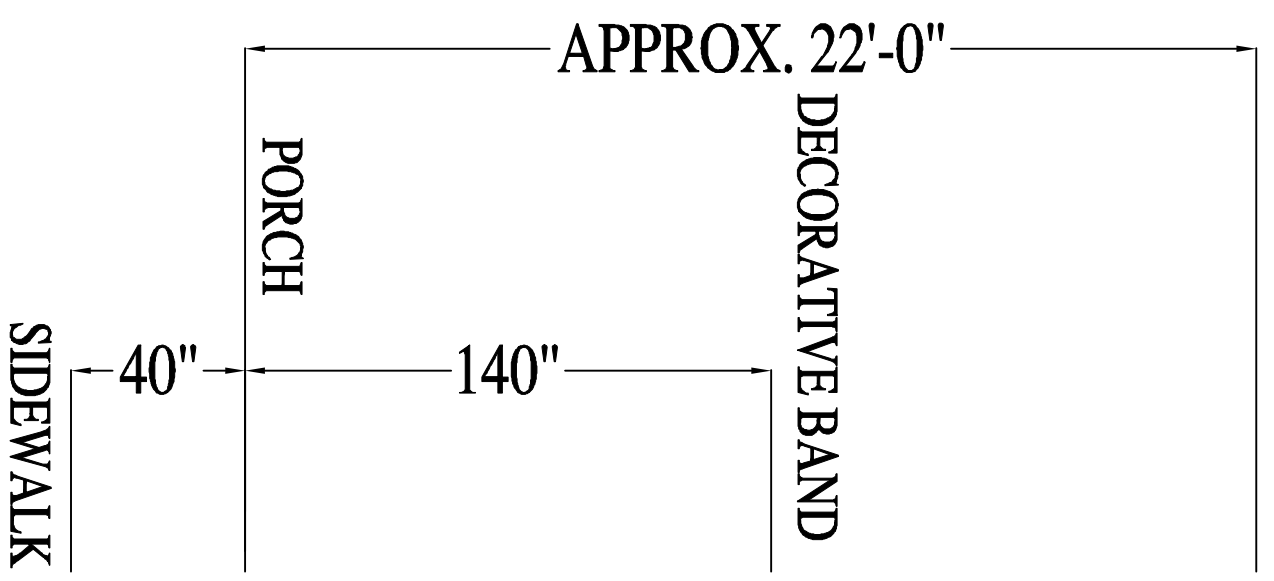
SHEET: **A2.1**

DATE: **8-01-2020**

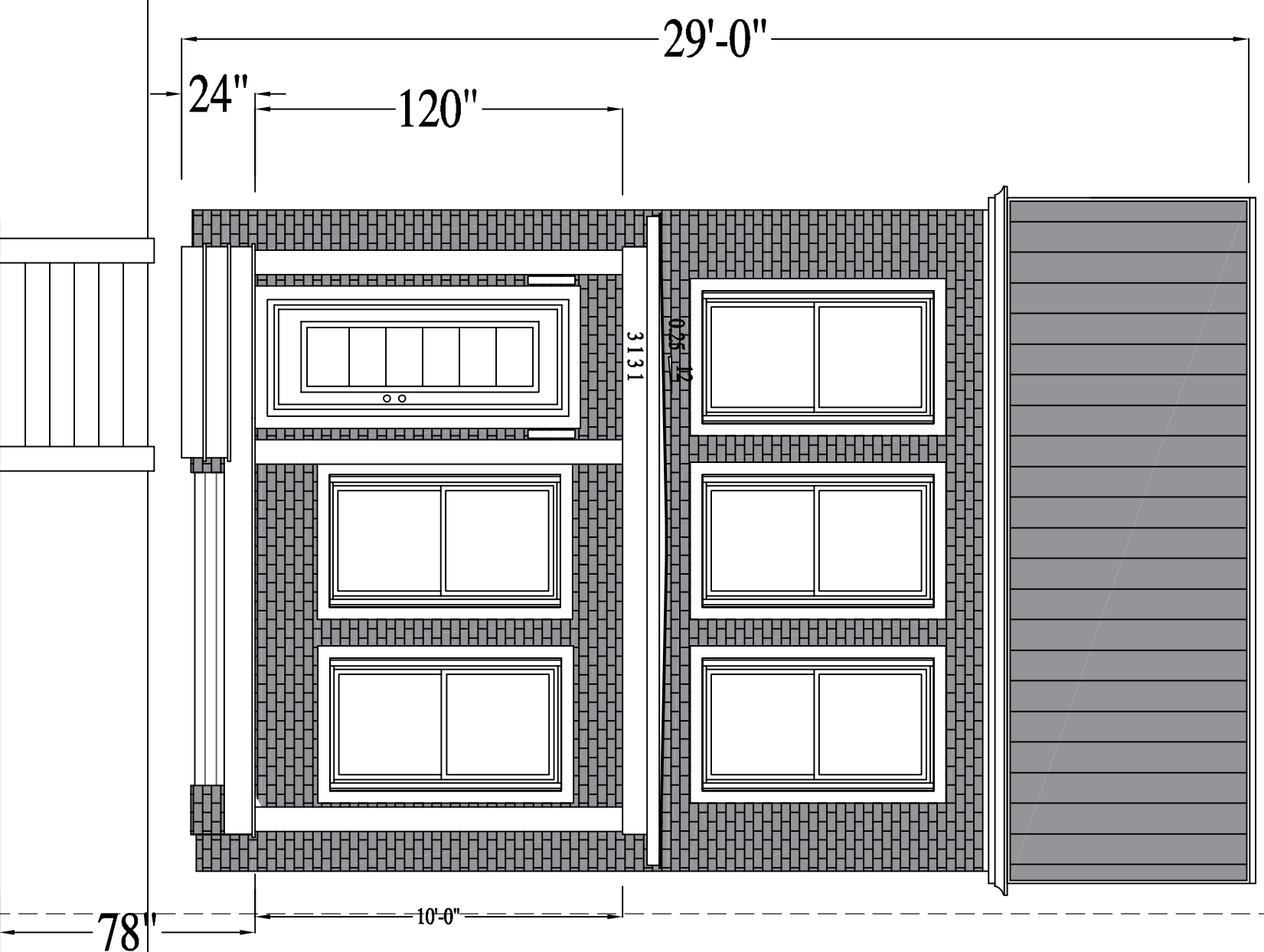
SCALE: **1/4" = 1'-0"**

REVISION NOTES	START DATE
8-10-2020	

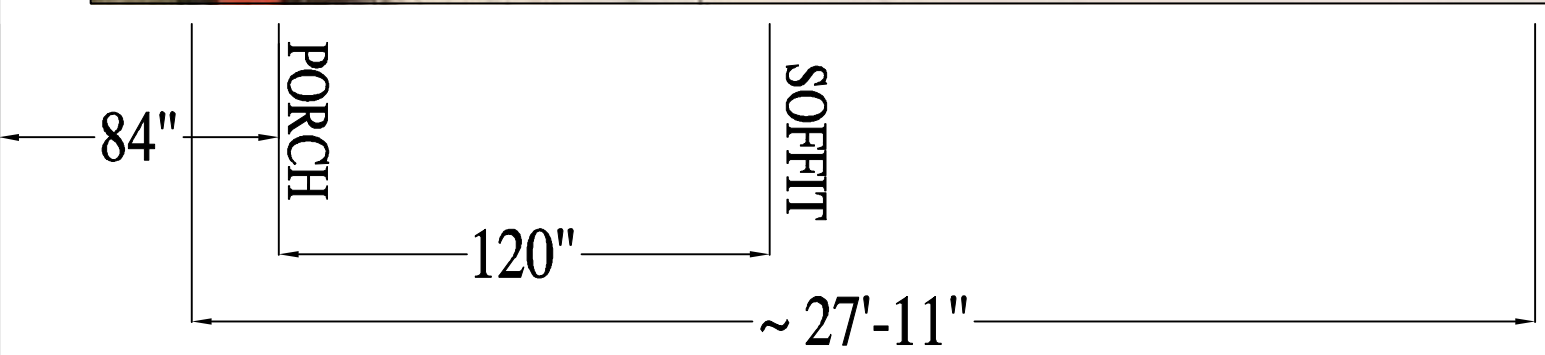
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FRONT CONCEPTUAL STREET VIEW



SIDEWALK



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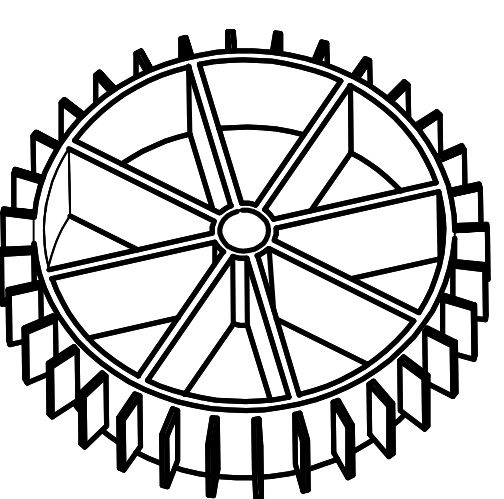
REVISION NOTES

8-10-2020 START DATE

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

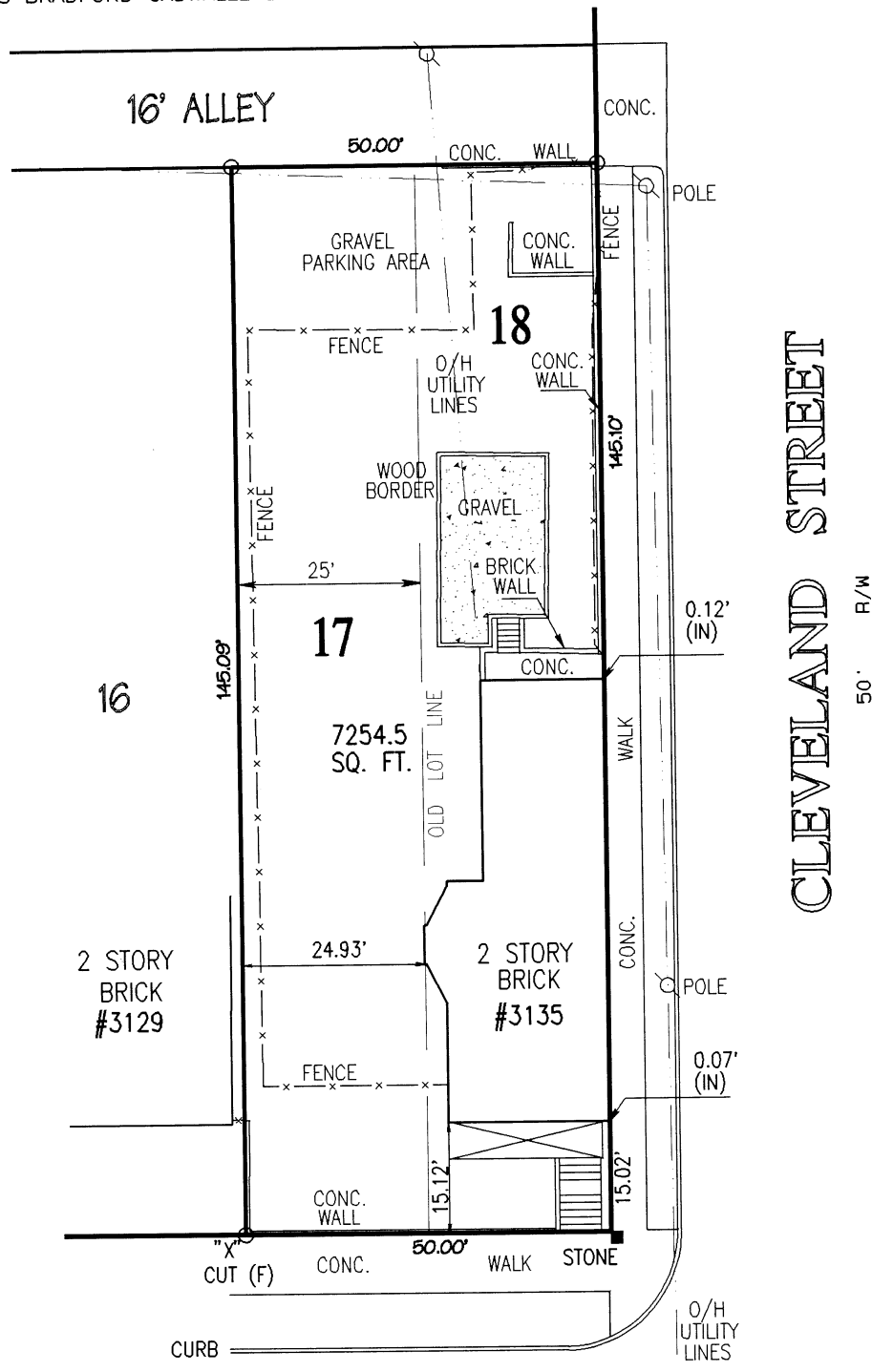
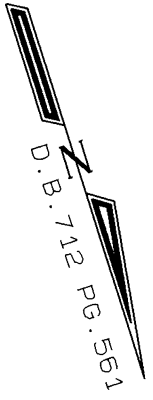
DATE:
8-01-2020

SHEET:
A2.2



RIVER MILL
DEVELOPMENT

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): JESS BRADFORD CADWALLENDER INST 090015670 PARCEL ID W0001414001



W. FRANKLIN STREET
80' R/W

(PHYSICAL SURVEY)
**PLAT SHOWING IMPROVEMENTS ON LOTS 17 & 18, BLOCK 7,
 PLAN OF "LEE ANNEX", IN THE CITY OF RICHMOND, VIRGINIA.**
 SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON JULY 27, 2020, 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 # 8804-53 M	