

GRADE TO PORCH FLOOR
MEASUREMENT,
(MATCHING 416 N 26TH)



CONCEPTUAL STREET VIEW PLAN

418 & 420 N 26TH ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

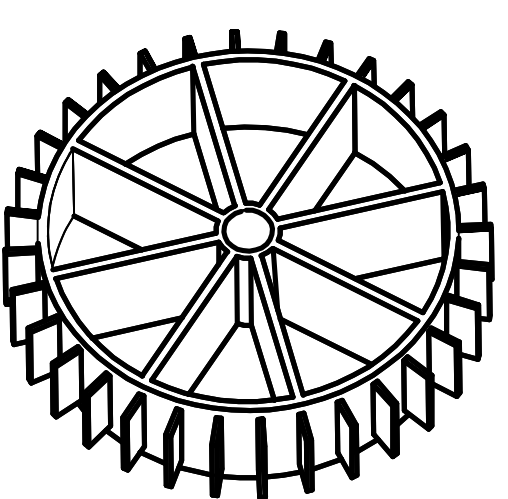
REVISION NOTES

NO.	DATE	BY	DESCRIPTION
11-10-18	START		

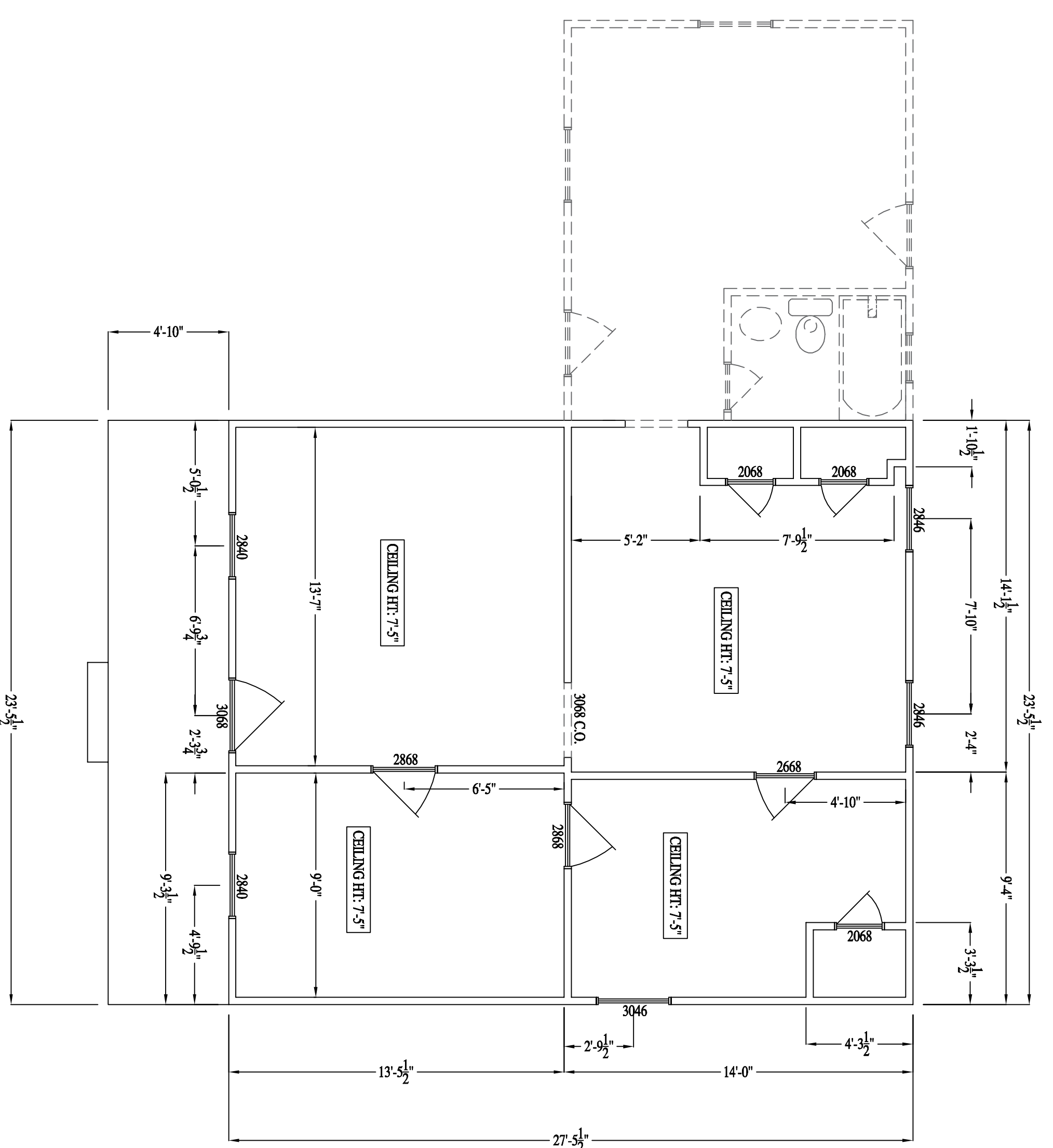
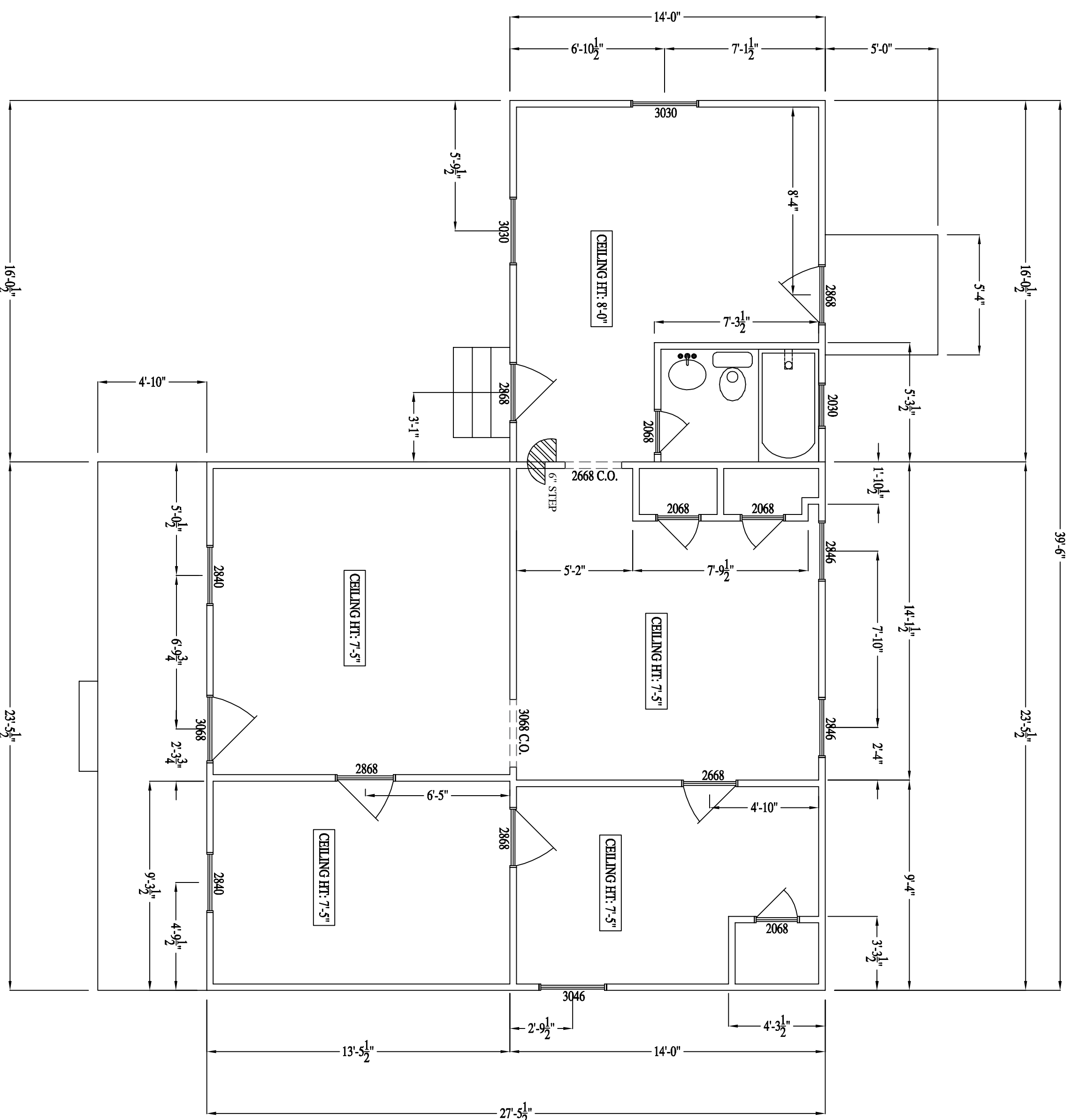
SCALE:
1/4" = 1'-0"

DATE:
11-10-18

SHEET:
A1.1



RIVER **M**ILL
DEVELOPMENT



EXISTING FLOOR PLAN

DEMOLITION PLAN

420 N 26TH ST.

RIVER MILL DEVELOPMENT

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REVISION NOTES

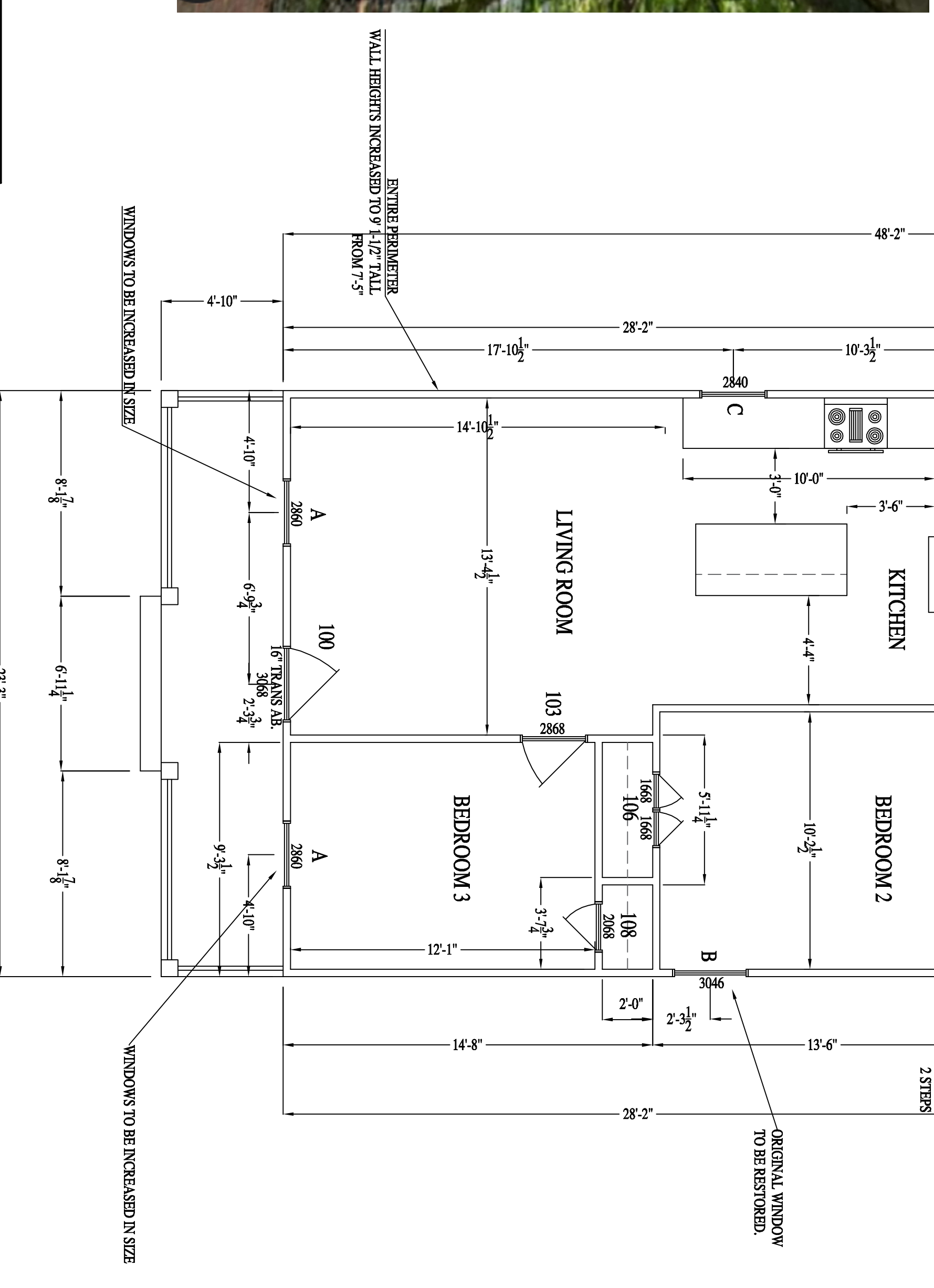
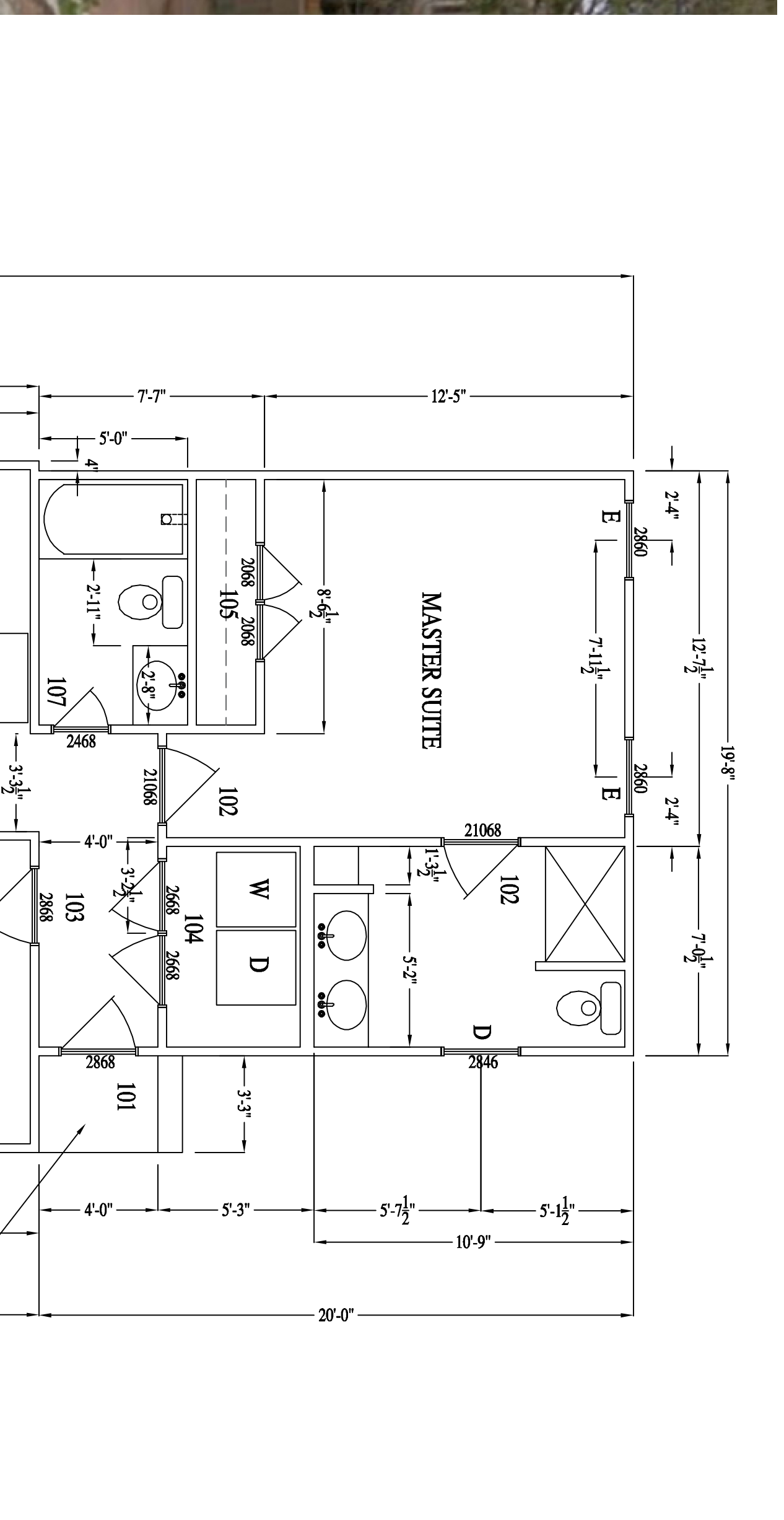
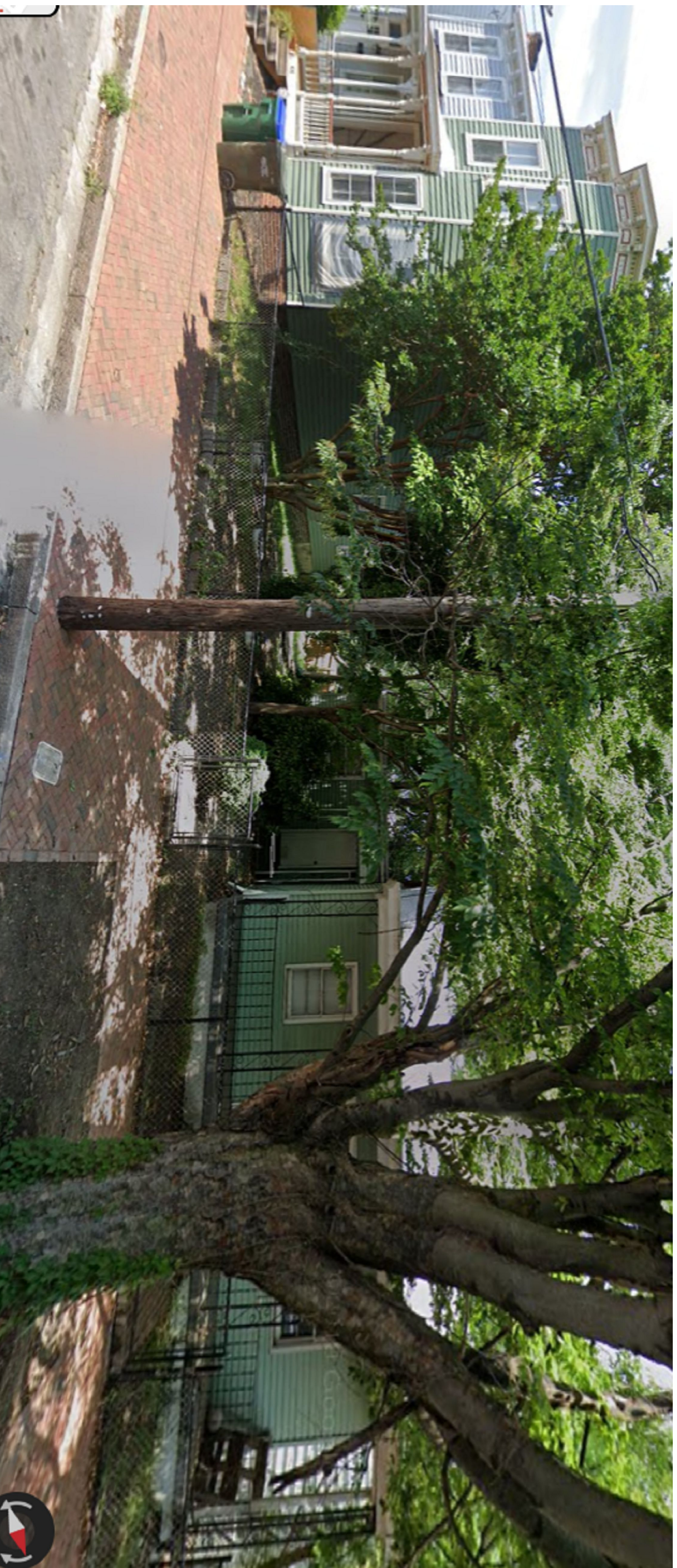
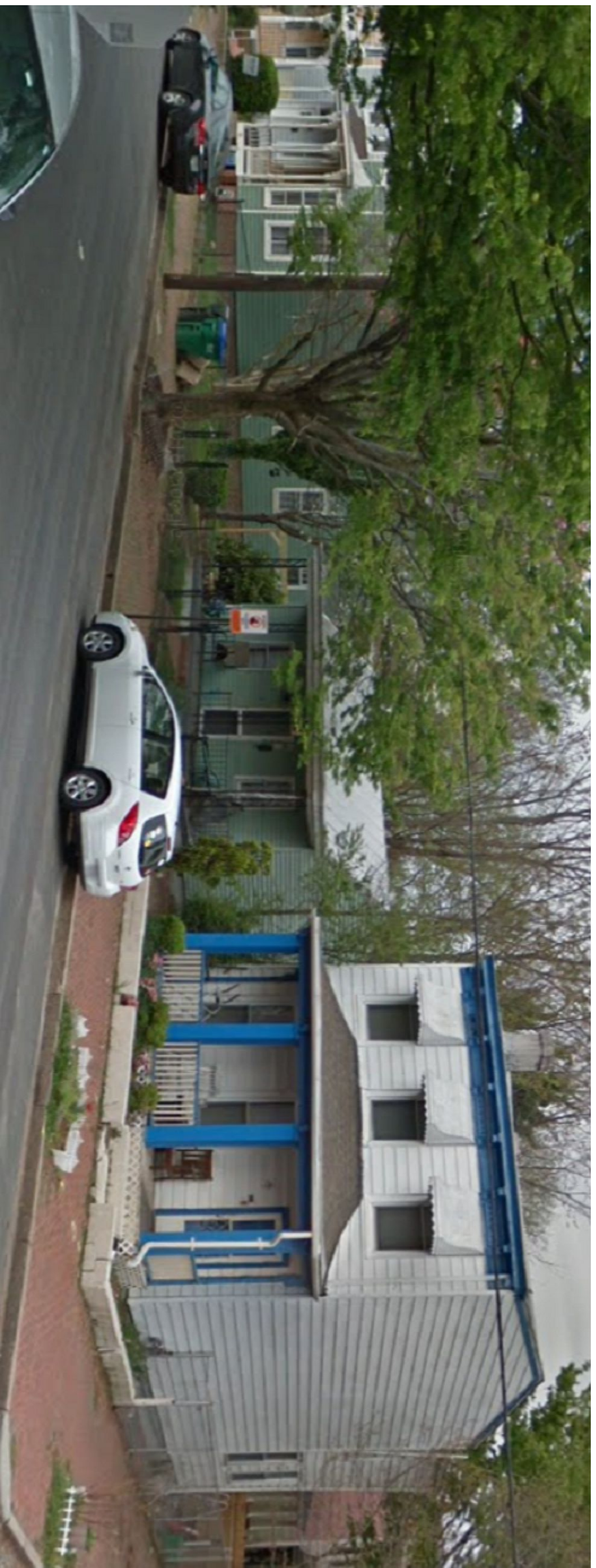
NO.	DATE	DESCRIPTION
11-10-18	START	

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

DATE:
11-10-18

SHEET:
A2.1





ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR	HALE-LITE FIBERGLASS + 16" TRANS	1
101	2'-8"	6'-8"	EXTERIOR	HALE-LITE FIBERGLASS	1
102	2'-10"	6'-8"	INTERIOR	WOOD	2
103	2'-8"	6'-8"	INTERIOR	WOOD	2
104	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
105	2'-0"	6'-8"	INTERIOR TWIN	WOOD	1
106	1'-6"	6'-8"	INTERIOR TWIN	WOOD	1
107	2'-4"	6'-8"	INTERIOR	WOOD	1
108	2'-0"	6'-8"	INTERIOR	WOOD	1

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2'-8"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	2
B	3'-0"	4'-6"	EX. SINGLE D.H.	6 LITE	6 LITE	1
C	2'-8"	4'-0"	SINGLE D.H.	CLEAR	CLEAR	1
D	2'-8"	4'-6"	SINGLE D.H.	CLEAR	CLEAR	1
E	2'-8"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	2

PROPOSED FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE: 1055 S.F.

420 N 26TH ST.

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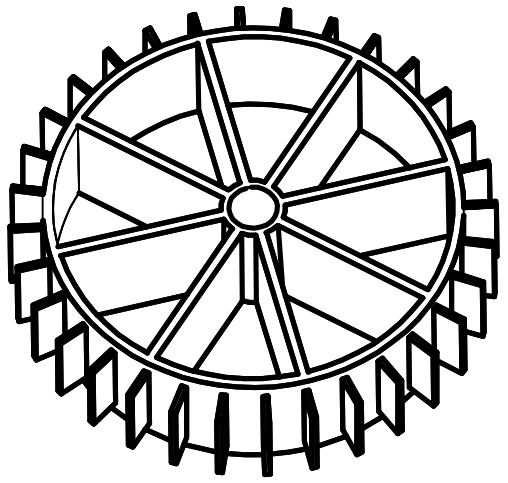
REVISION NOTES

NO.	DATE	DESCRIPTION
1	11-10-18	START

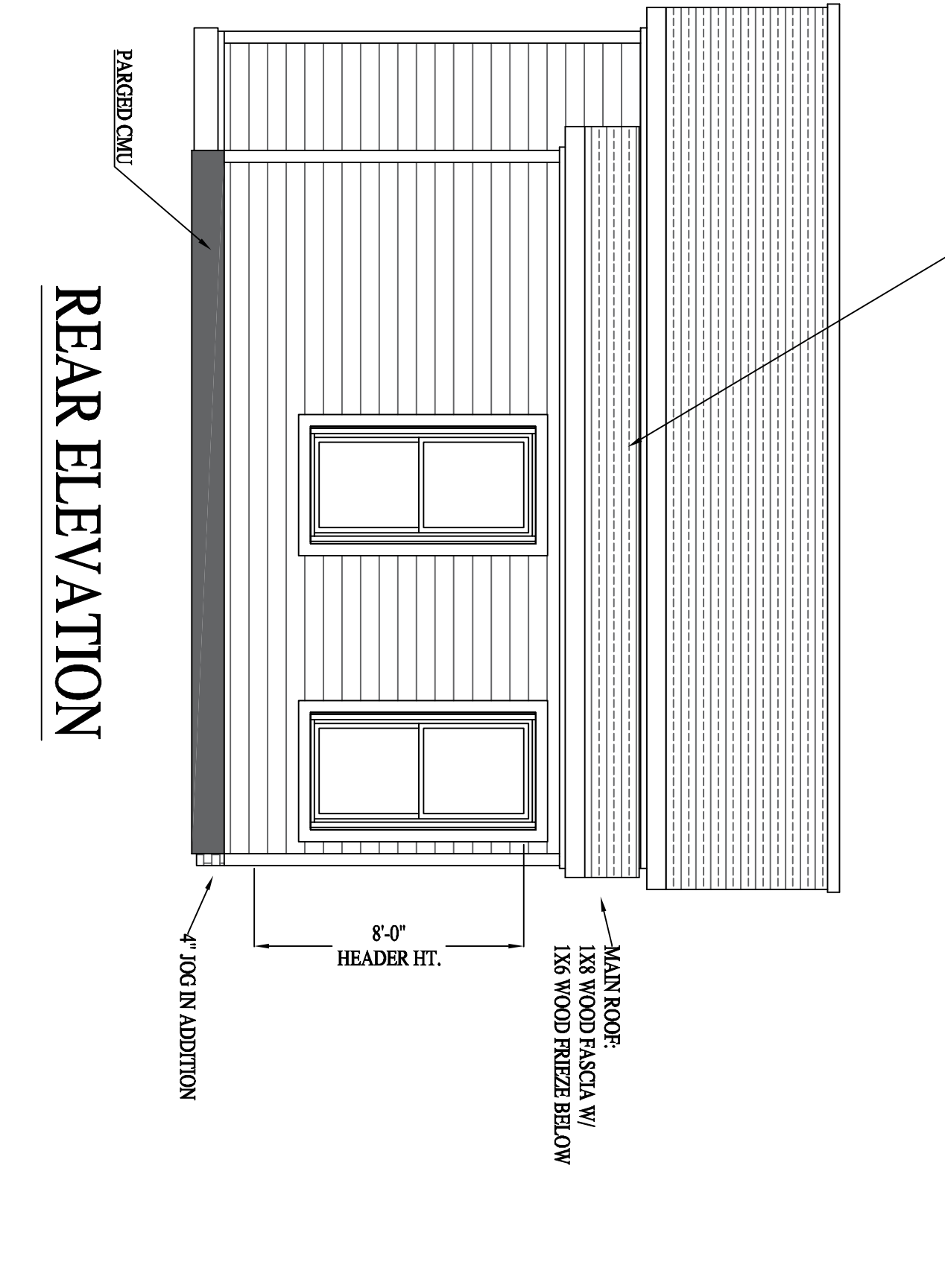
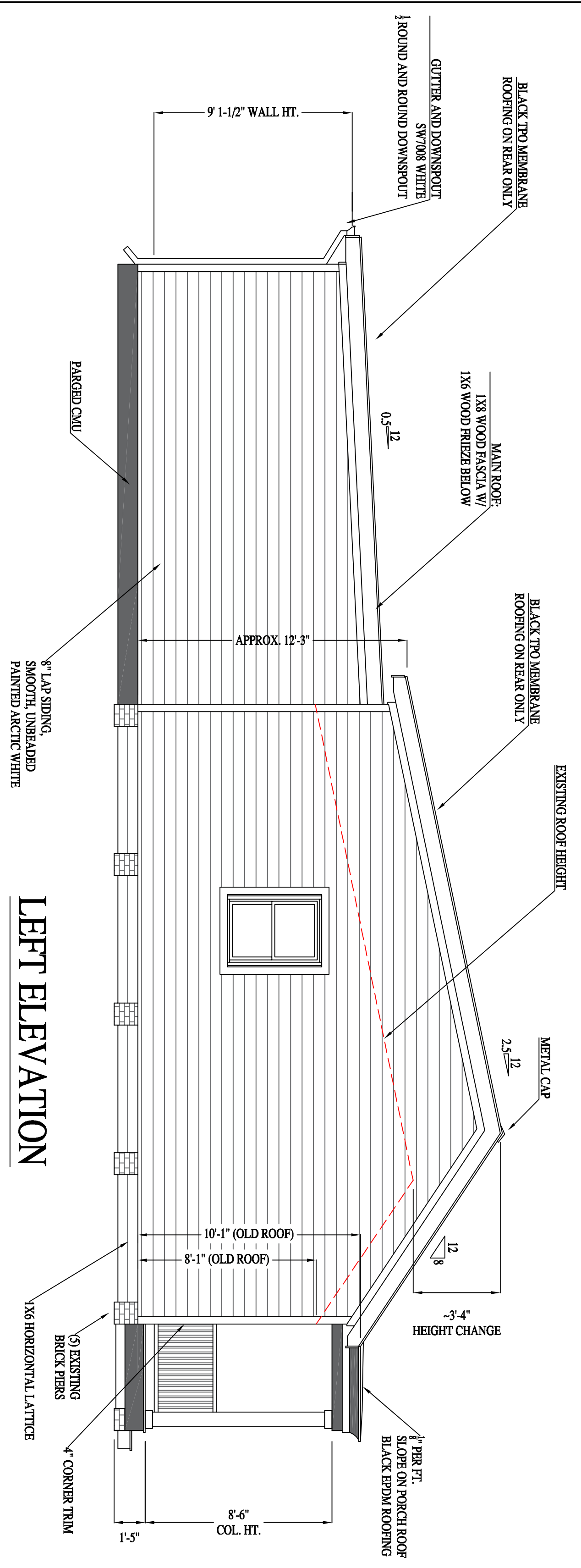
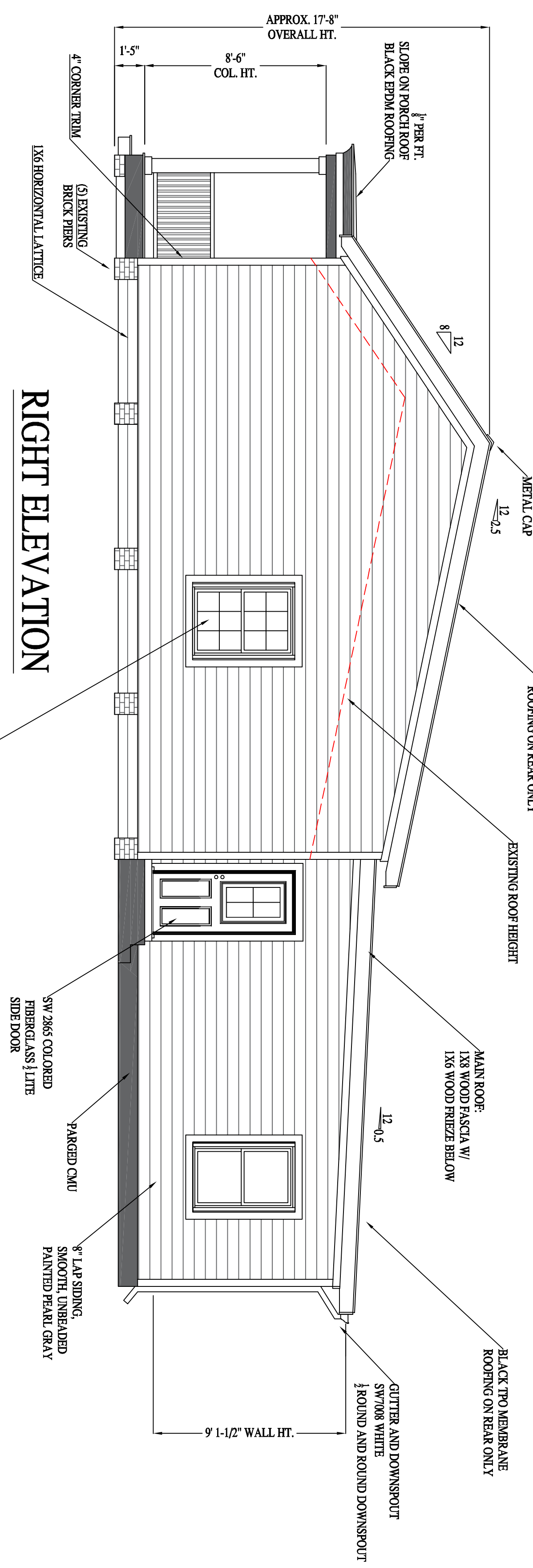
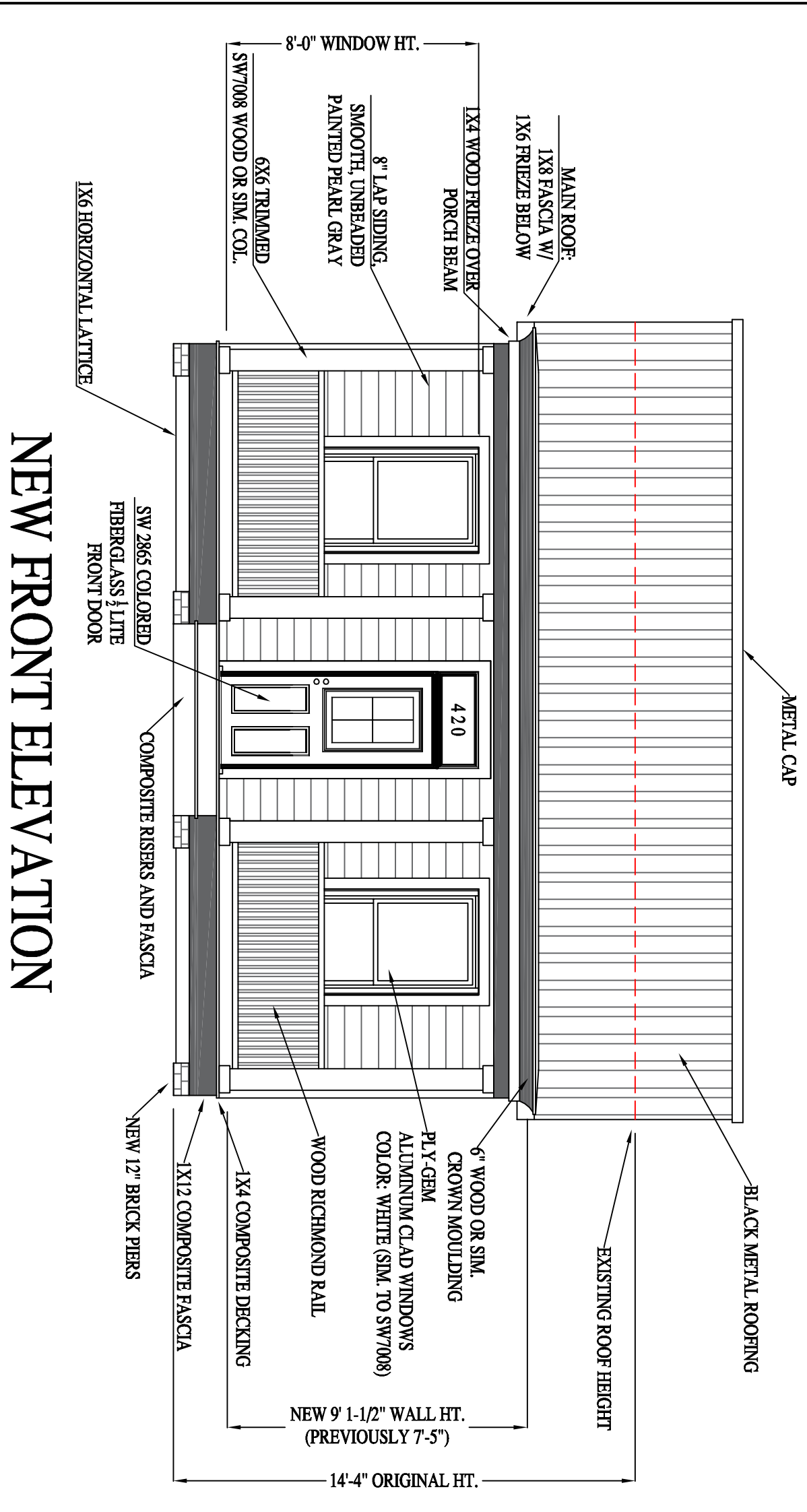
SCALE:
1/4" = 1'-0"

DATE:
11-10-18

SHEET:
A2.2



RIVER MILL DEVELOPMENT



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REVISION NOTES

11-10-18	START

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

DATE:
11-10-18

SHEET:
A2.3



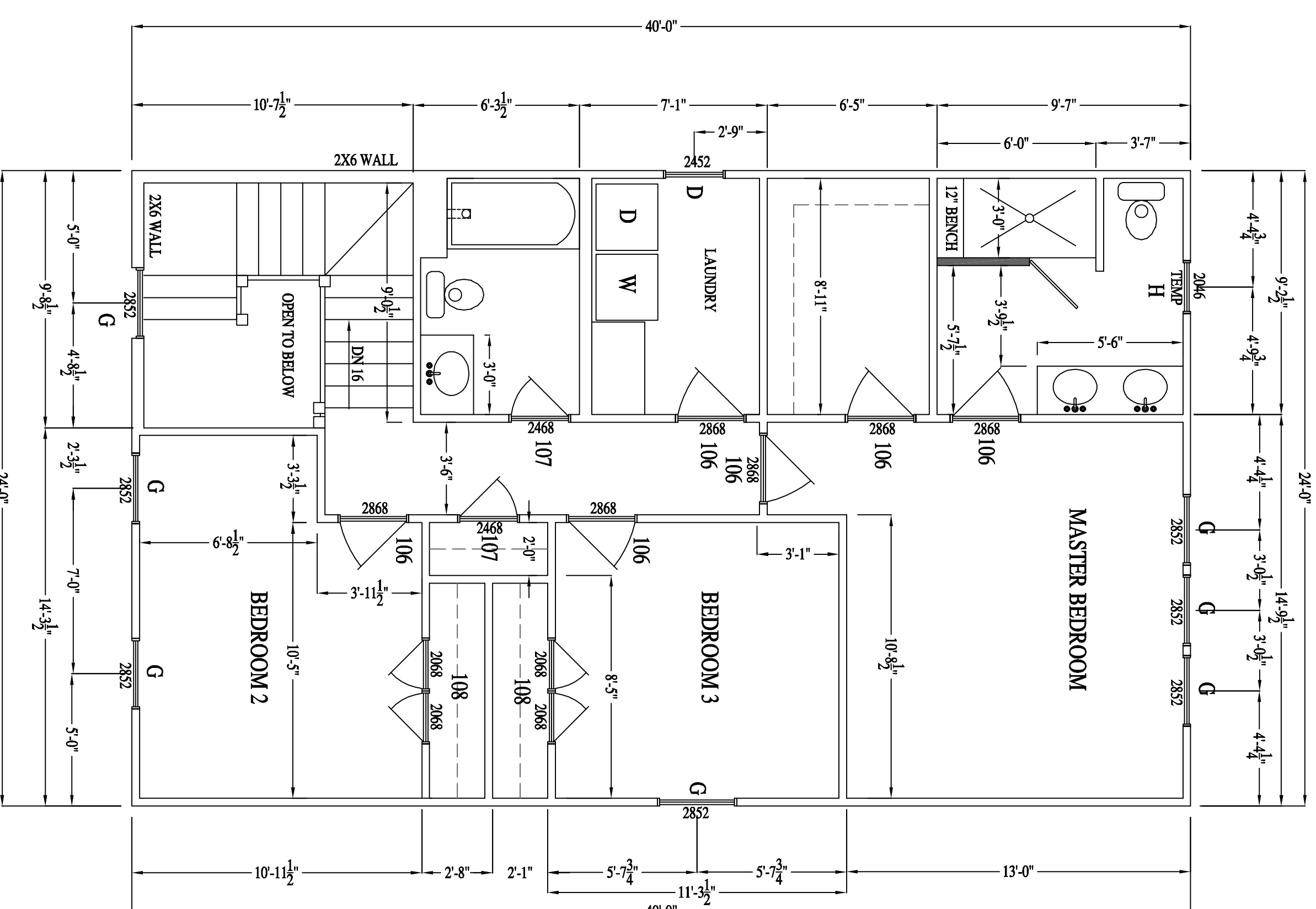
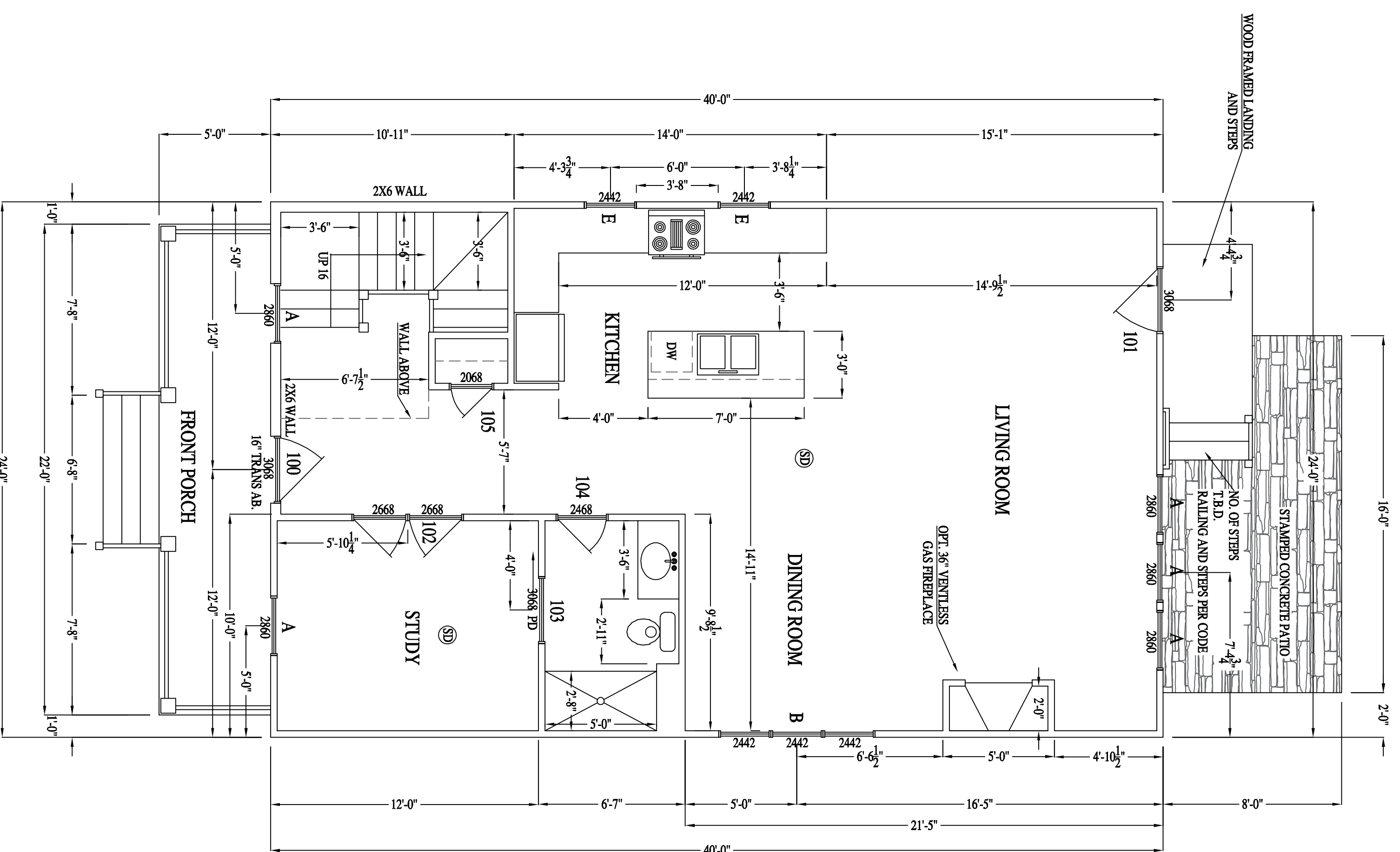
ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.
1ST FLOOR HEATED SQ. FOOTAGE: 960 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 854 S.F.

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2-8"	6-0"	SINGLE D.H.	CLEAR	CLEAR	5
B	2-4"	4-2"	TRIPLE FIXED	CLEAR	CLEAR	1
D	2-4"	5-2"	SINGLE D.H. TEMP.	CLEAR	CLEAR	1
E	2-4"	4-2"	SINGLE D.H.	CLEAR	CLEAR	2
G	2-8"	5-2"	SINGLE D.H.	CLEAR	CLEAR	7
H	2-0"	4-6"	SINGLE D.H. TEMP.	CLEAR	CLEAR	1

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3-0"	8-0"	EXTERIOR	HALF-LITE FIBERGLASS + 16" TRANS	1
101	3-0"	6-8"	EXTERIOR	FULL-LITE FIBERGLASS	1
102	2-6"	6-8"	INTERIOR TWIN	WOOD	1
103	3-0"	6-8"	INTERIOR POCKET	WOOD	1
104	2-4"	6-8"	INTERIOR	WOOD	1
105	2-0"	6-8"	INTERIOR	WOOD	1
106	2-8"	6-8"	INTERIOR	WOOD	6
107	2-4"	6-8"	INTERIOR	WOOD	2
108	2-0"	6-8"	INTERIOR TWIN	WOOD	2



SHEET:
A3.1

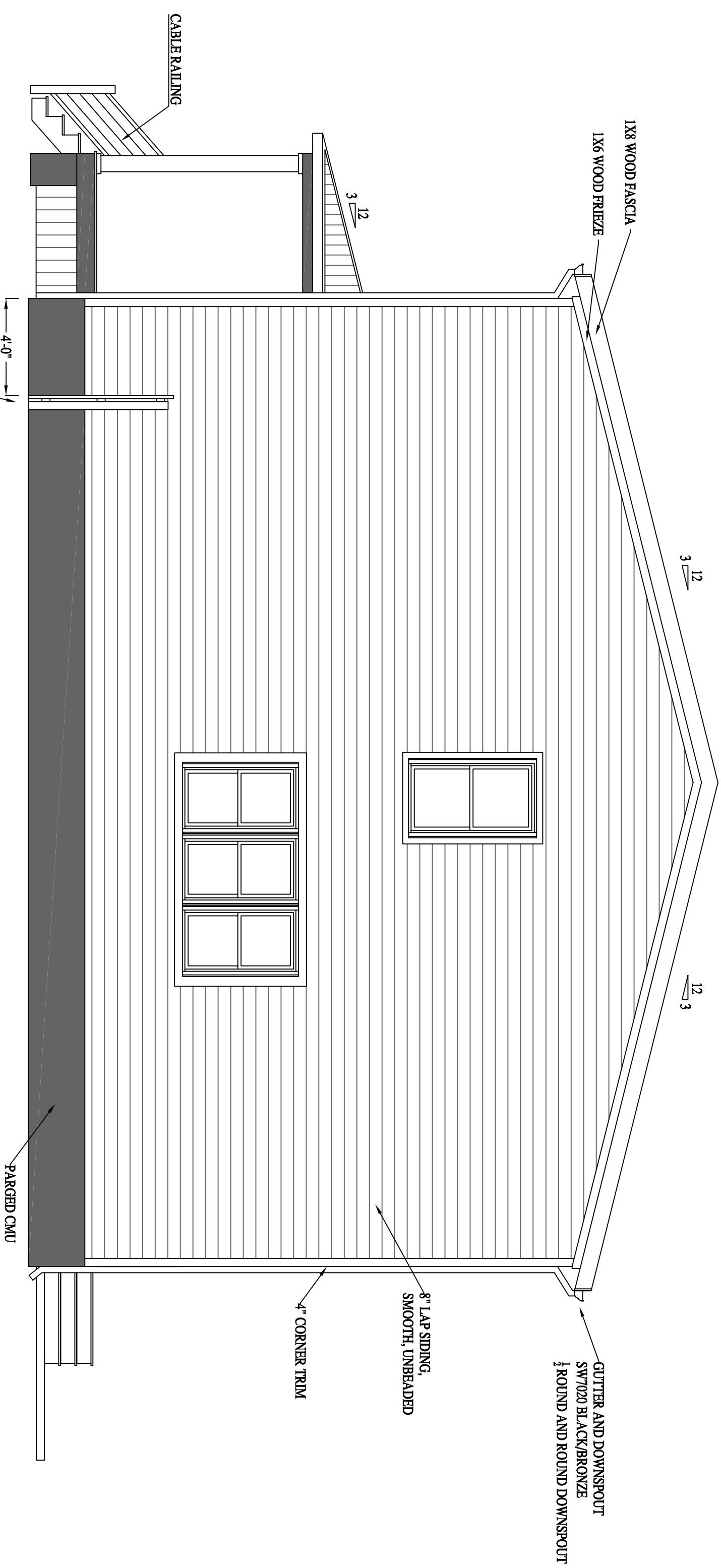
SCALE:
1/4" = 1'-0"

DATE:
7-16-19

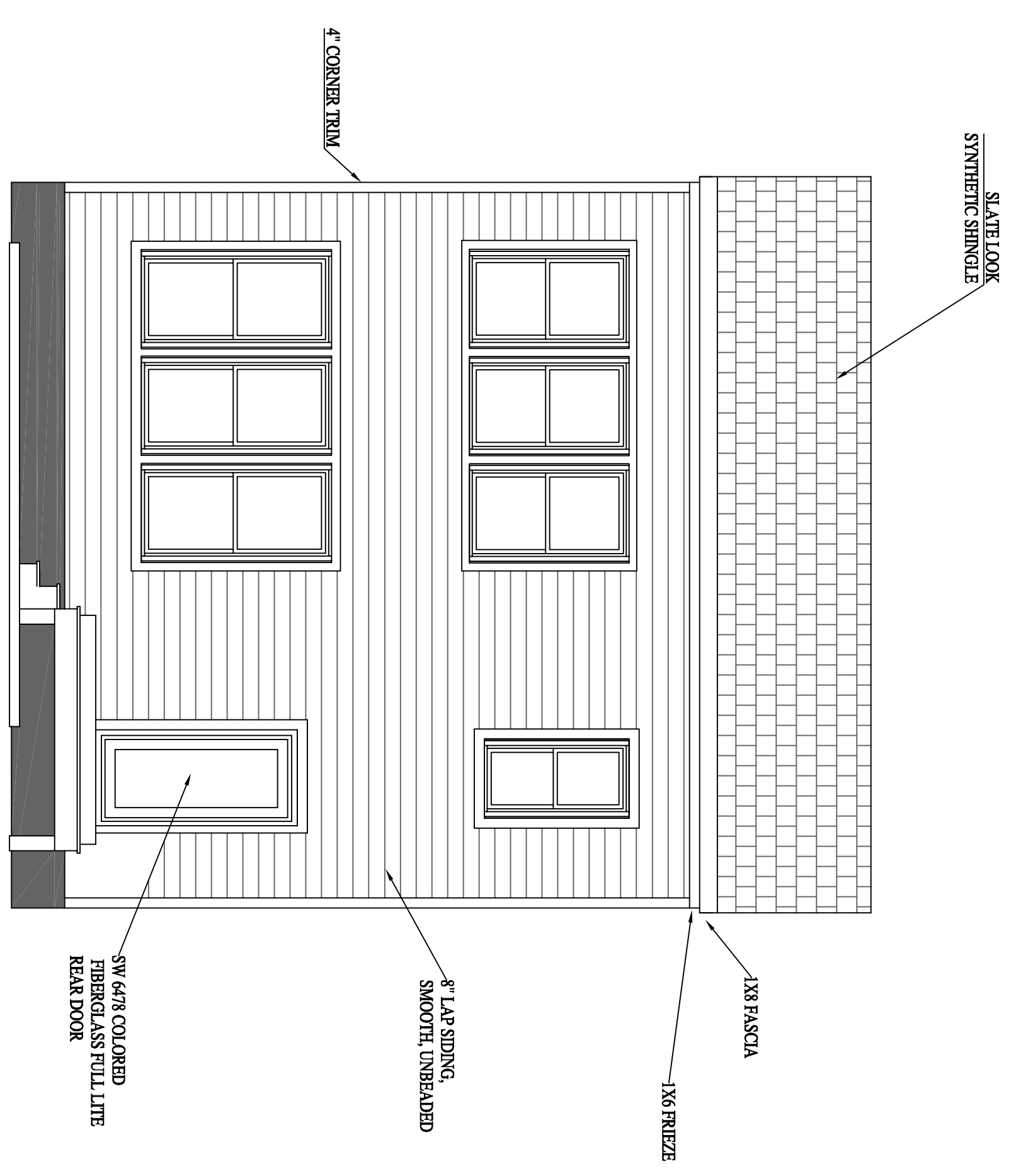
418 N 26TH ST.
RIVER MILL DEVELOPMENT
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REVISION NOTES

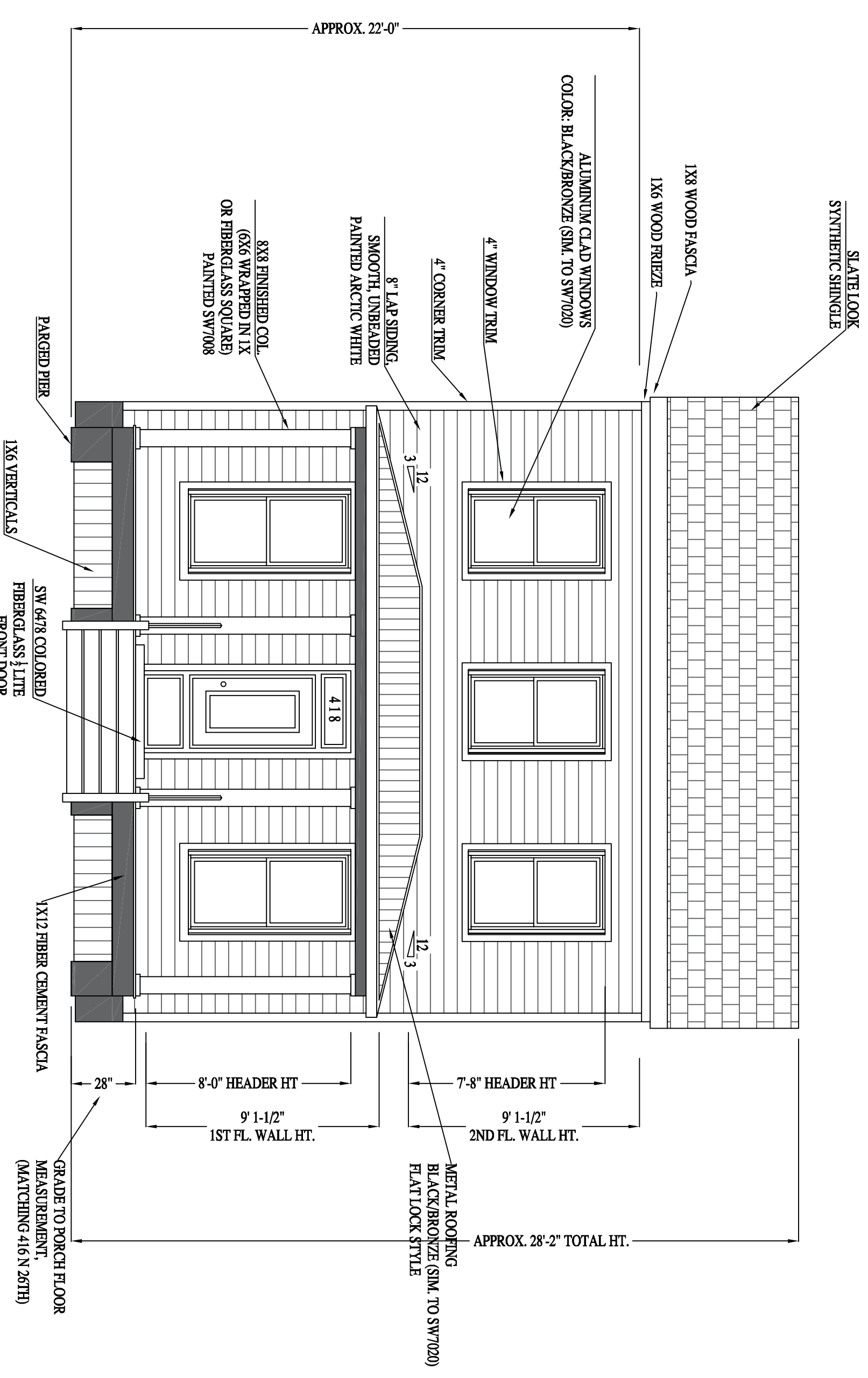
NO.	DATE	DESCRIPTION
1	7-16-19	START



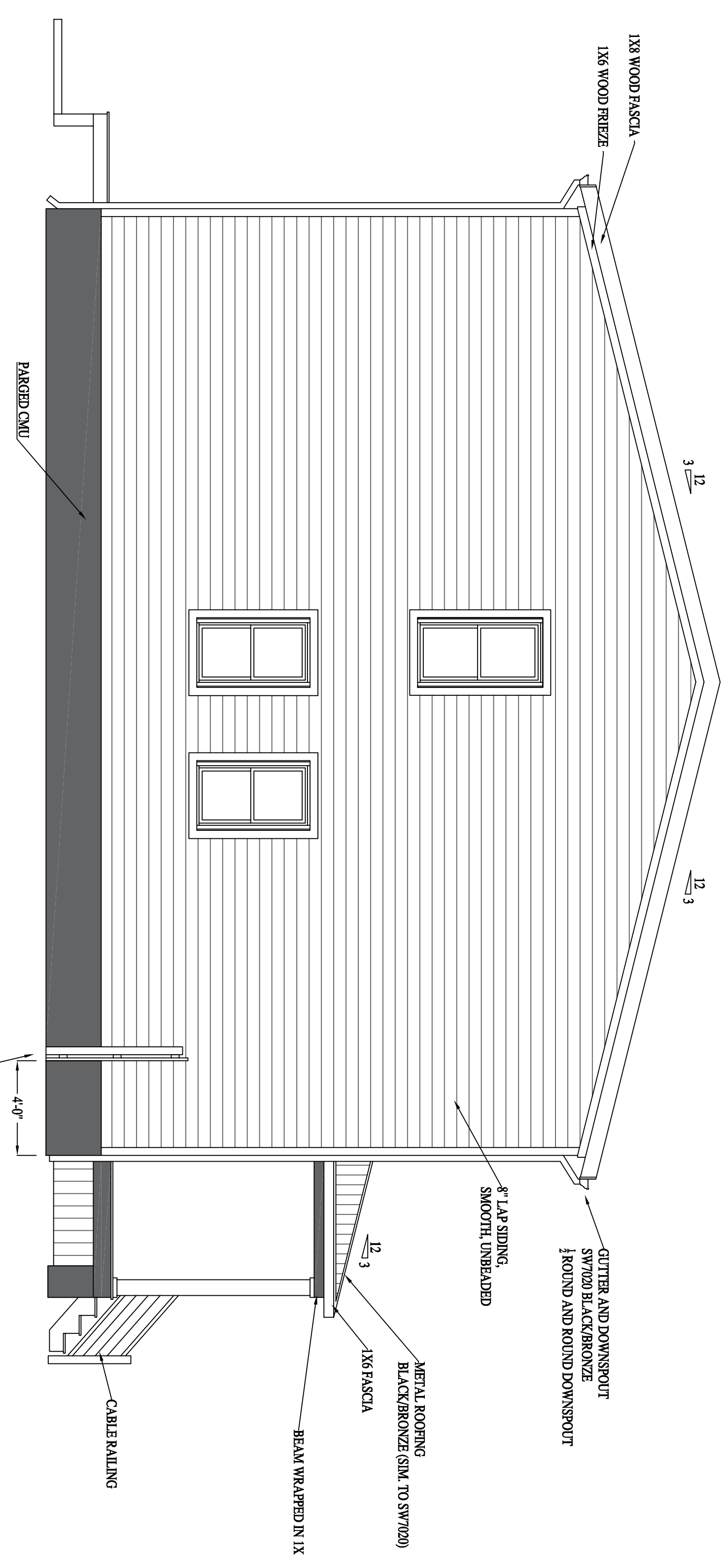
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

418 N 26TH ST.

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REVISION NOTES

7-16-19	START

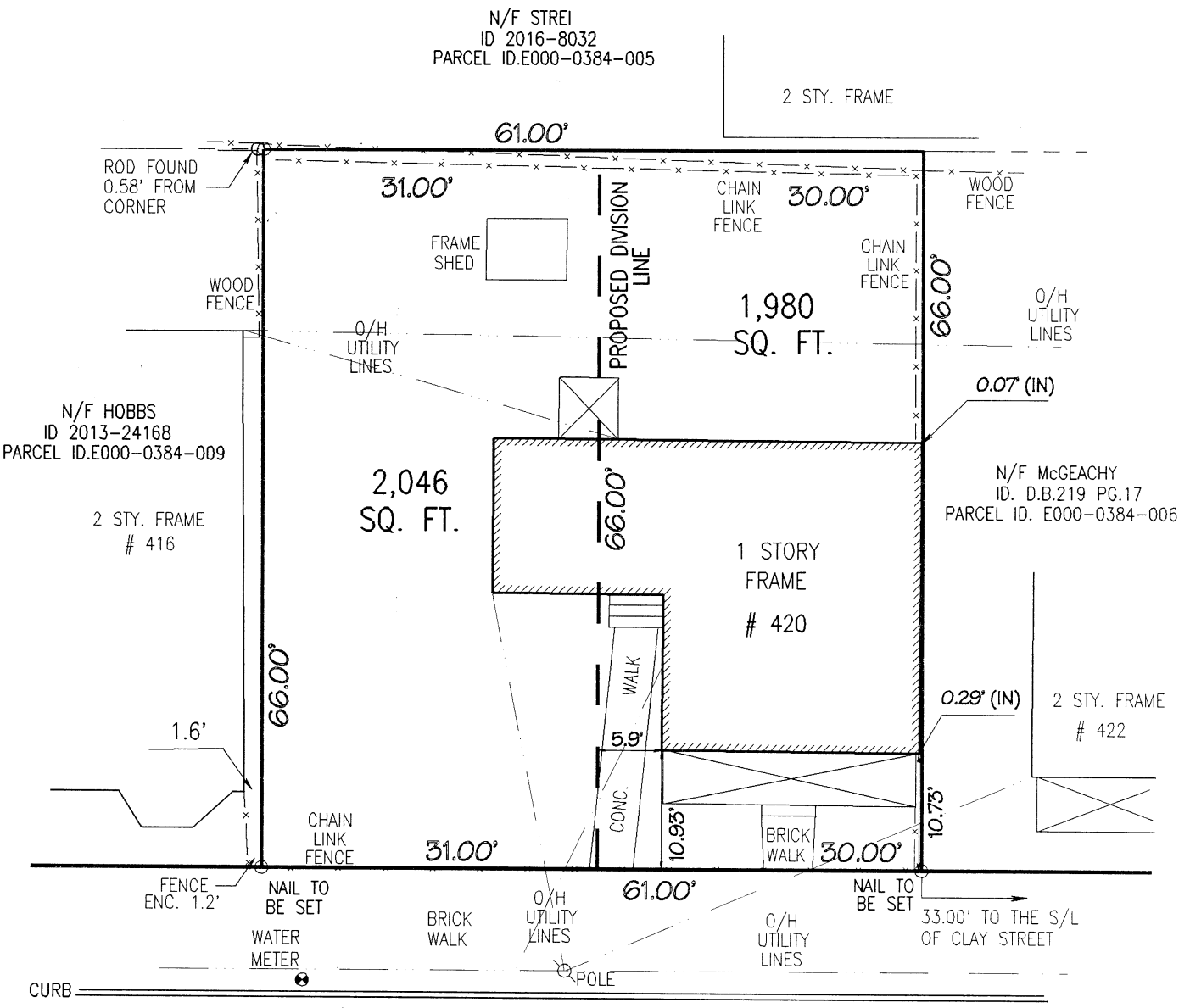
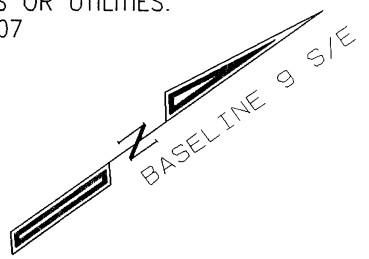
SCALE:
1/4" = 1'-0"

DATE:
7-16-19

SHEET:
A3.2



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): KYLE H. JOHNSTON INST.# 180012034 PARCEL ID E000-0384-007



N. 26TH STREET

66' R/W

(PHYSICAL SURVEY & PROPOSED DIVISION) SURVEY AND MAP OF 420 N. 26TH STREET, IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 15'

THIS IS TO CERTIFY THAT ON NOVEMBER 20, 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
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 NORTH CHESTERFIELD, VIRGINIA 23235
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 1107-05 M	