

KENSINGTON CLEVELAND TOWNHOUSES

3131 KENSINGTON AVE

Richmond, Virginia

REVISIONS

P 804.358.4993
 F 804.358.8211
 23220
 VA
 1901 WEST CARY STREET RICHMOND, VA
 JOHANNAS DESIGN GROUP

KENSINGTON CLEVELAND TOWNHOUSES

SHEET TITLE

COVER

DATE
5.20.2020

PROJECT NO.
1999-26

SHEET NO.

SUP

SCOPE OF WORK

Subdivide 3131 Kensington Ave into 5 lots and build 5 townhouses.

PROJECT INFO

Owner: BKM LLC / Robin Miller
 Zoning District: R-6 - Residential (Single Family Attached)
 Existing Use: Empty Lot
 Proposed Use: Single Family Attached Residences
 Site Area: 11979 Square Feet

CONTENT LIST

- SUP COVER SHEET
- 000 SITE PLAN
- 001 SUBDIVISION PLAN
- 100 SAMPLE FLOOR PLAN KENSINGTON
- 101 SAMPLE FLOOR PLAN CLEVELAND
- 200 ELEVATION KENSINGTON AVENUE
- 201 ELEVATION CLEVELAND STREET
- 202 REAR ELEVATION
- 203 SIDE ELEVATION CLEVELAND
- C-1 DRIVE AISLE AND PARKING PLAN
- C-2 TREE PROTECTION PLAN
- SURVEY



ELEVATION



VICINITY MAP

KENSINGTON CLEVELAND TOWNHOUSES

SHEET TITLE
SITE PLAN

DATE
5.20.2020

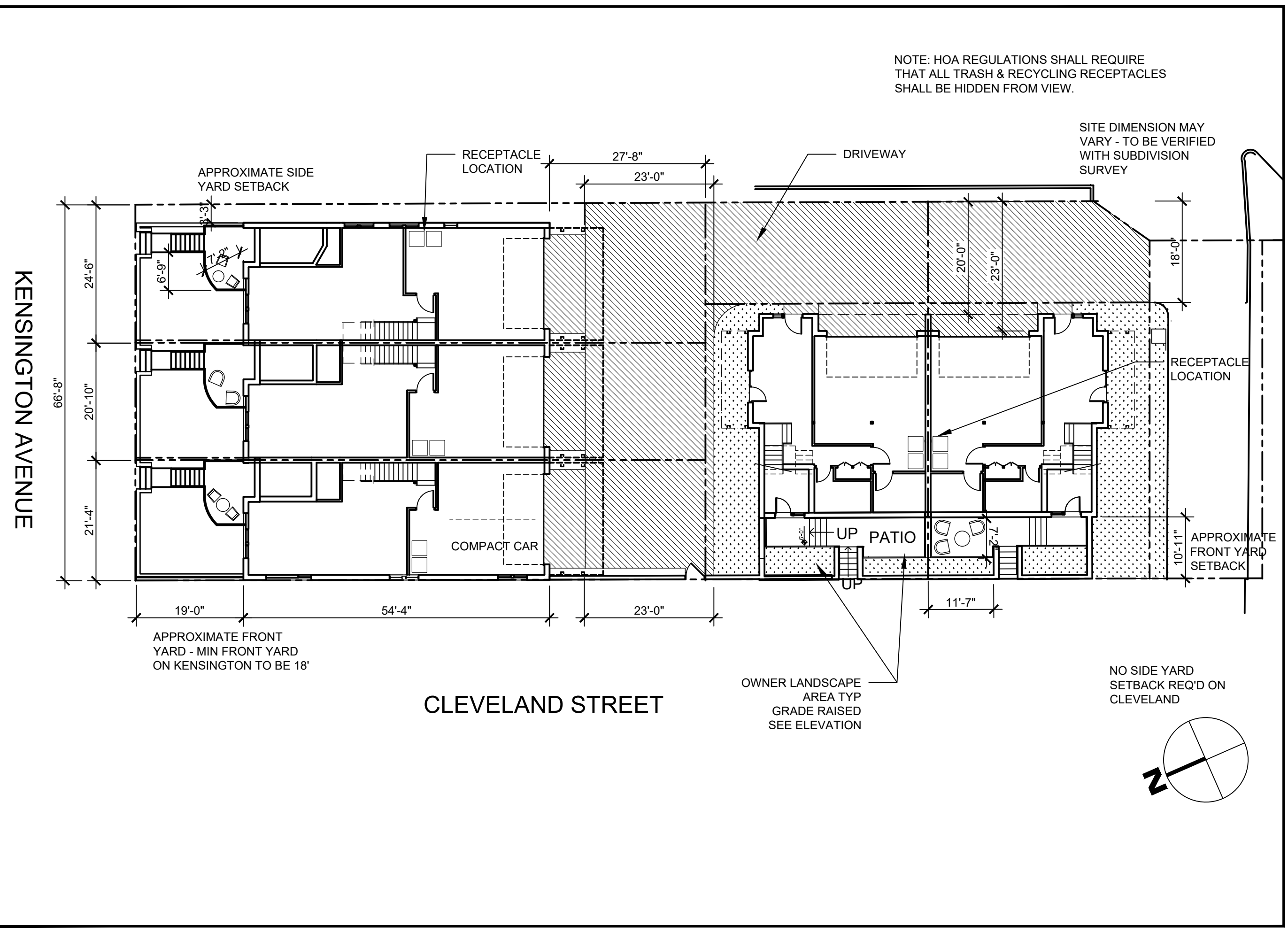
PROJECT NO.
1999-26

SHEET NO.

000

NOTE: HOA REGULATIONS SHALL REQUIRE THAT ALL TRASH & RECYCLING RECEPTACLES SHALL BE HIDDEN FROM VIEW.

SITE DIMENSION MAY VARY - TO BE VERIFIED WITH SUBDIVISION SURVEY



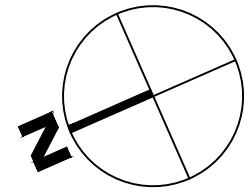
KENSINGTON AVENUE

CLEVELAND STREET

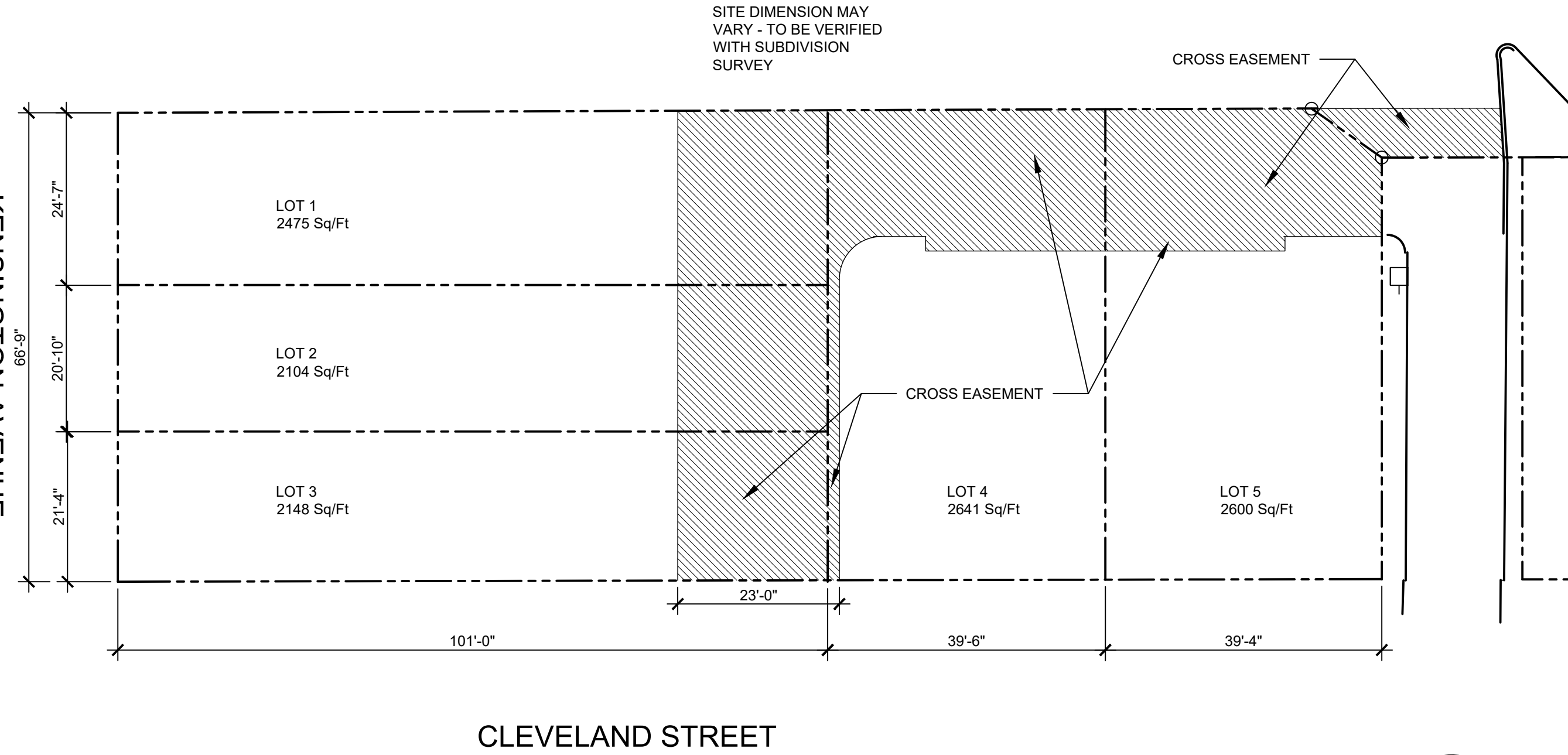
APPROXIMATE FRONT YARD - MIN FRONT YARD ON KENSINGTON TO BE 18'

NO SIDE YARD SETBACK REQ'D ON CLEVELAND

OWNER LANDSCAPE AREA TYP GRADE RAISED SEE ELEVATION



KENSINGTON AVENUE



SITE DIMENSION MAY VARY - TO BE VERIFIED WITH SUBDIVISION SURVEY

CROSS EASEMENT

CROSS EASEMENT

LOT 1
2475 Sq/Ft

LOT 2
2104 Sq/Ft

LOT 3
2148 Sq/Ft

LOT 4
2641 Sq/Ft

LOT 5
2600 Sq/Ft

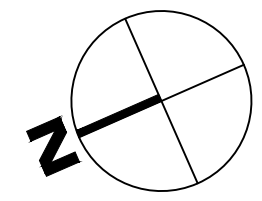
101'-0"

23'-0"

39'-6"

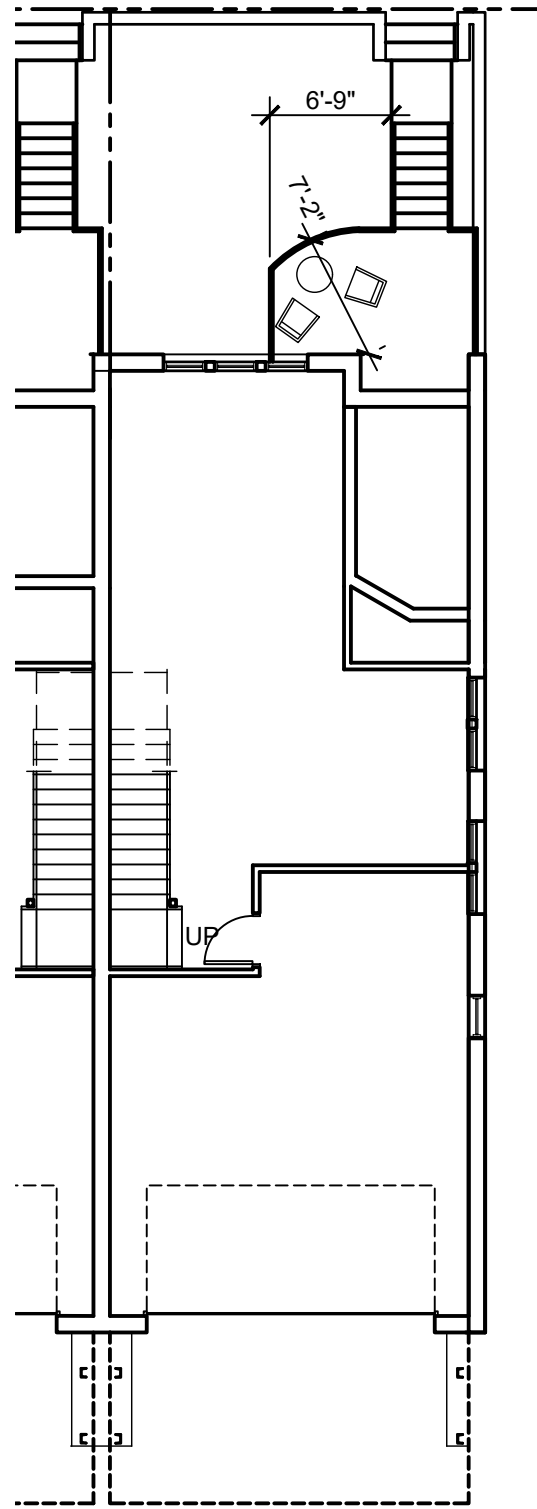
39'-4"

CLEVELAND STREET

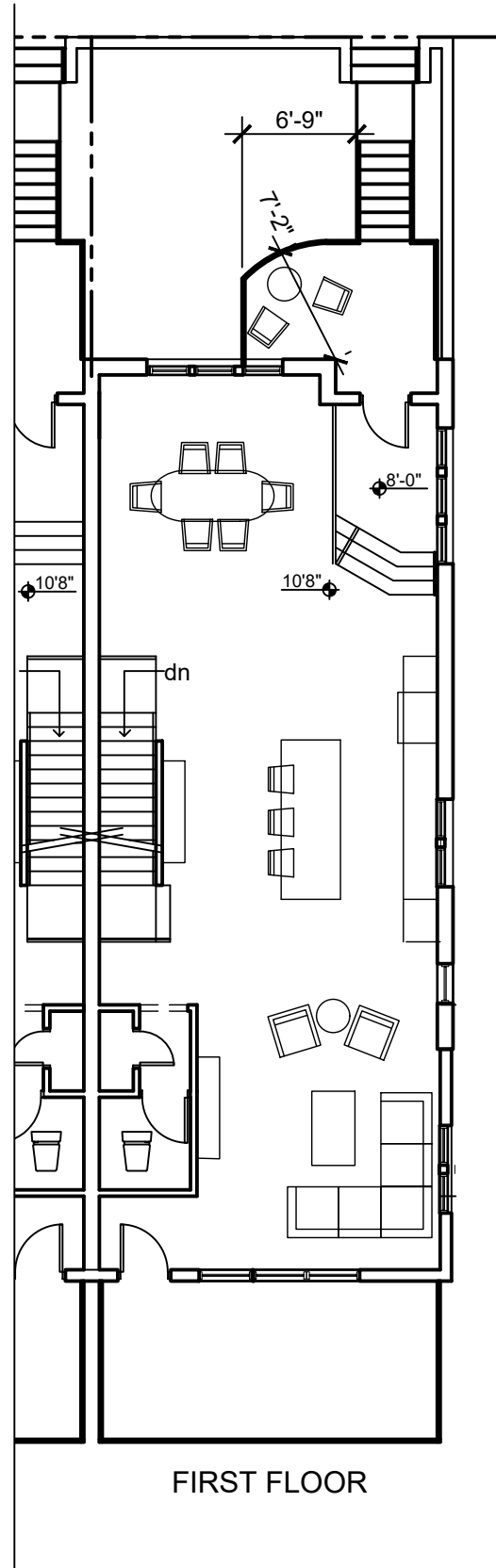


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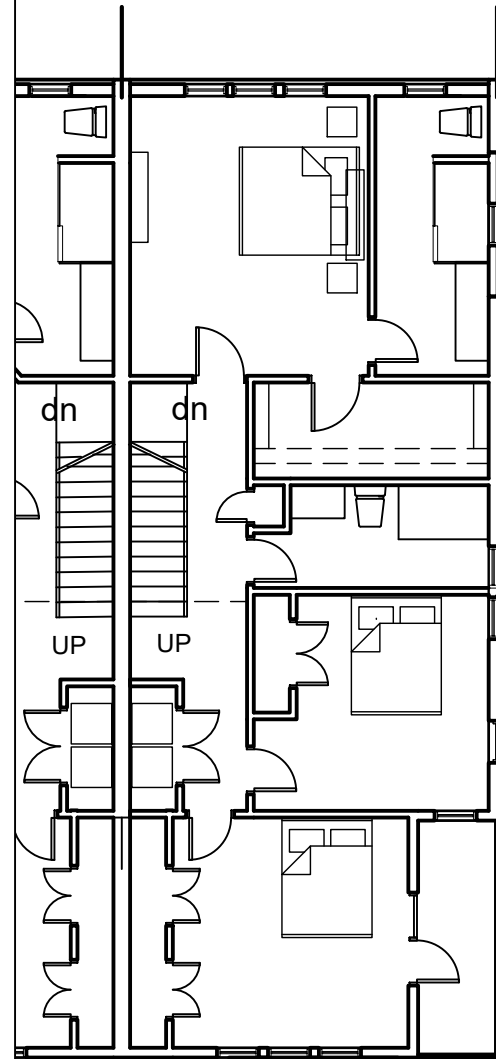
REVISIONS
KENSINGTON CLEVELAND TOWNHOUSES
<small>SHEET TITLE</small> SUBDIVISION PLAN
<small>DATE</small> 5.20.2020
<small>PROJECT NO.</small> 1999-26
<small>SHEET NO.</small> 001



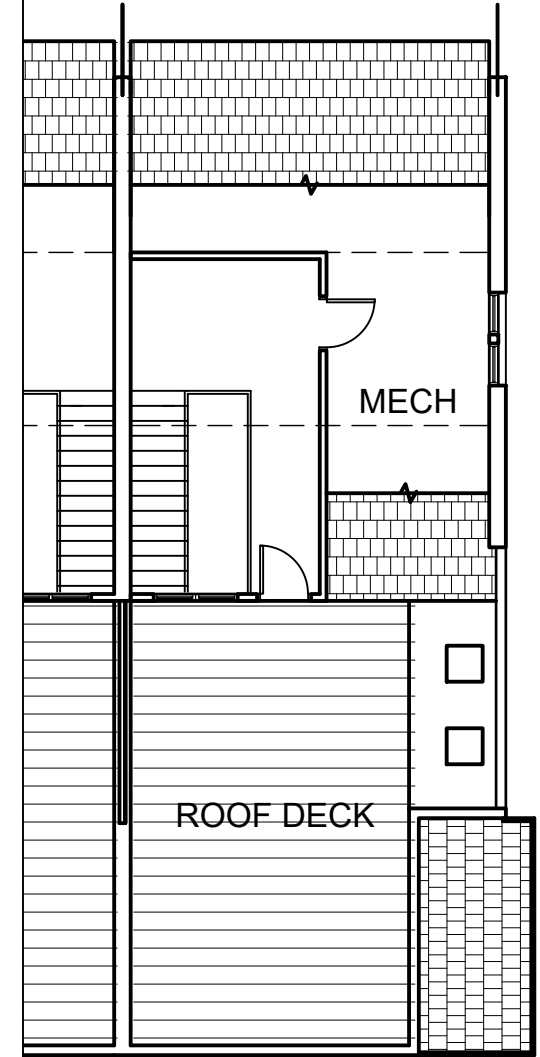
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

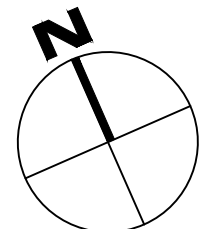


ROOF

TYPICAL KENSINGTON PLANS

3/32" = 1'-0"

CLIENT RESERVES RIGHT TO REDESIGN INTERIOR



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KENSINGTON CLEVELAND TOWNHOUSES

SHEET TITLE
TYPICAL KENSINGTON PLANS

DATE
5.20.2020

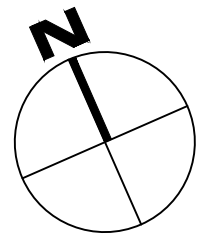
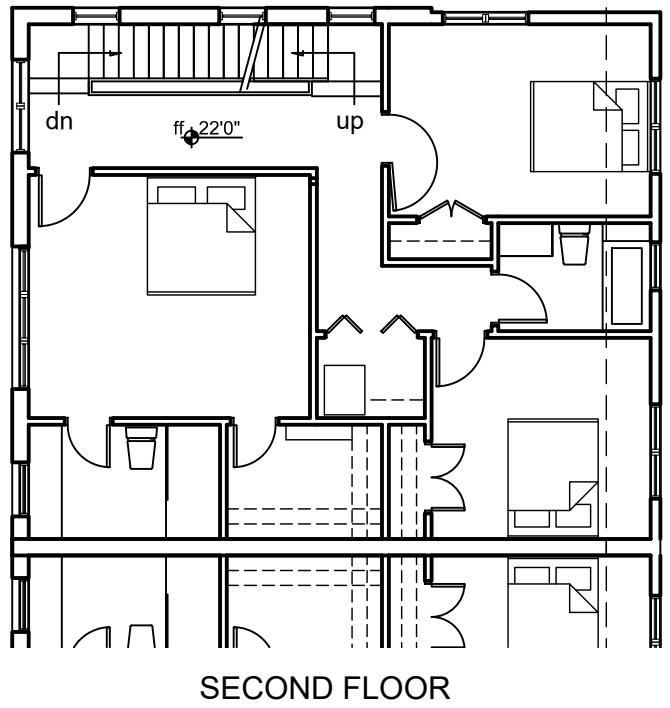
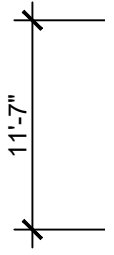
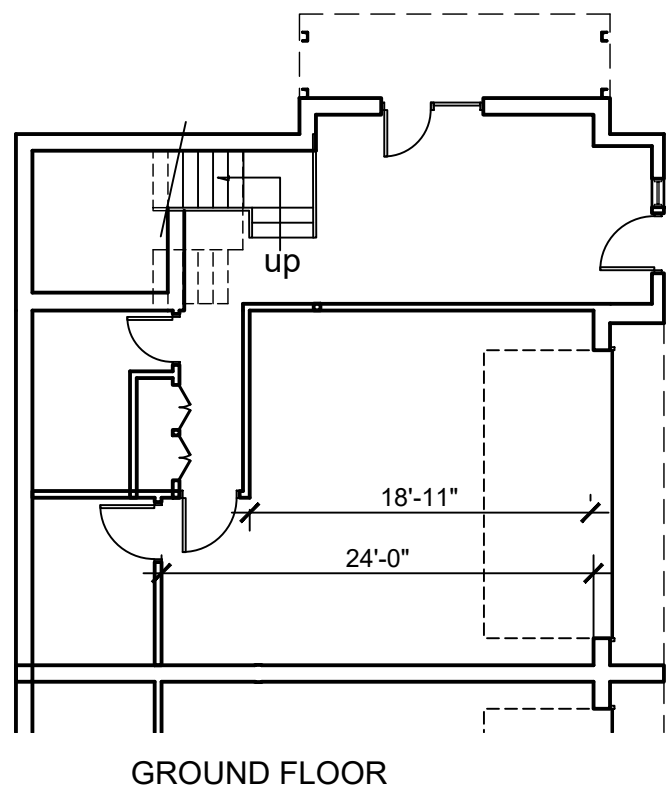
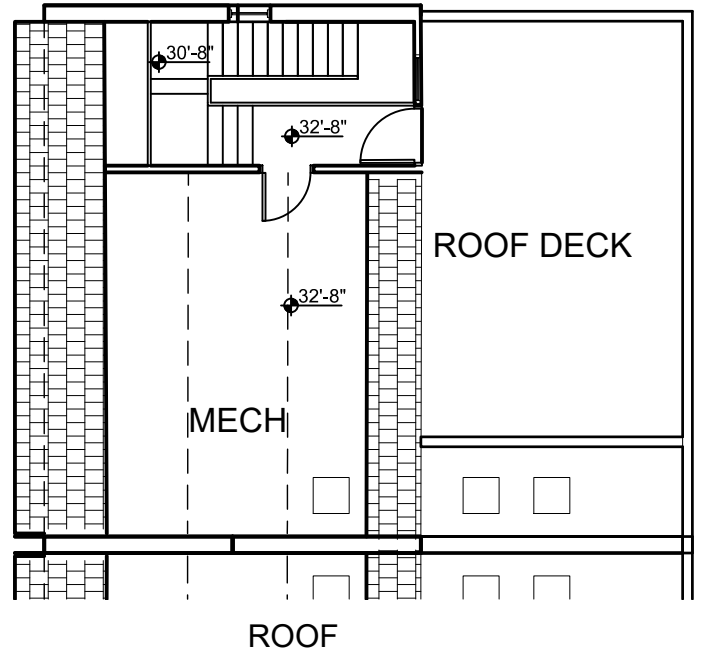
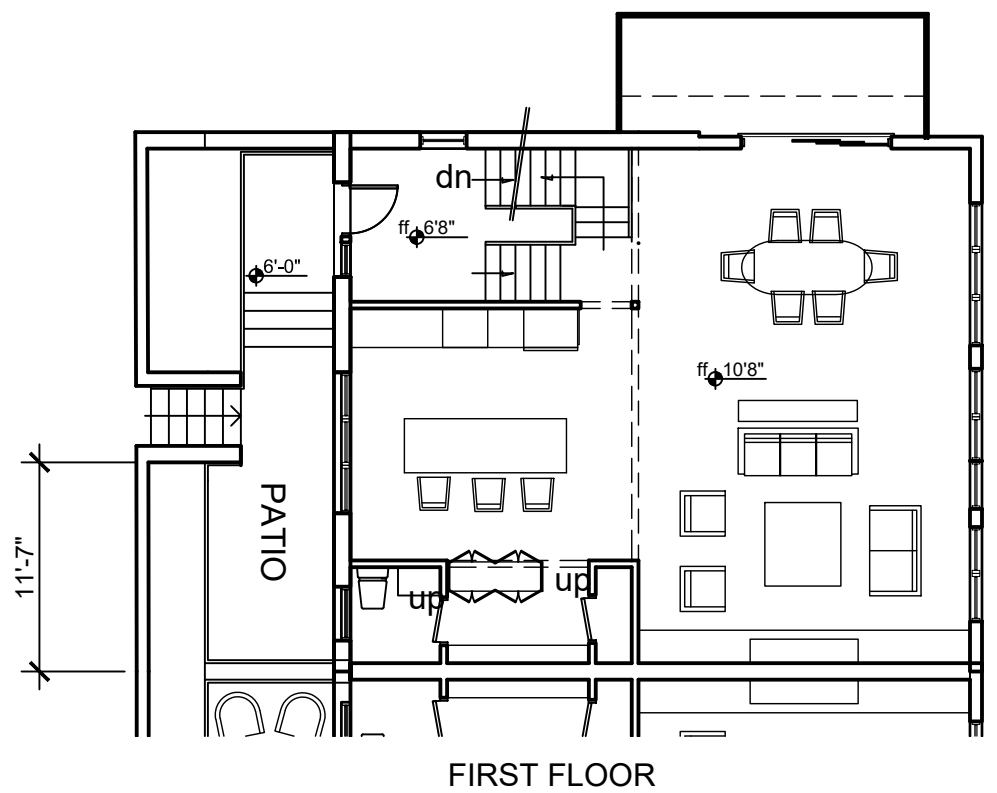
PROJECT NO.
1999-26

SHEET NO.

100

KENSINGTON CLEVELAND TOWNHOUSES

SHEET TITLE
TYPICAL CLEVELAND PLANS
DATE
5.20.2020
PROJECT NO.
1999-26
SHEET NO.
101



TYPICAL CLEVELAND PLANS
 3/32" = 1'-0"
 CLIENT RESERVES RIGHT TO REDESIGN INTERIOR



KENSINGTON ELEVATION

3/32" = 1'-0"

STUCCO
CONTRASTING
BELT LINE

CONTRASTING BELT
LINE TO ALIGN WITH
FRONT PORCH

RAISED GRADE

MATERIALS

- STANDARD BRICK
- SYNTHETIC STUCCO
- HORIZONTAL CEMENTITIOUS SHIPLAP SIDING
- HORIZONTAL CEMENTITIOUS LAP SIDING
- METAL ROOF
- COMPOSITE SLATE ROOF OR SLATE OR
DIMENSIONAL SHINGLES
- STEEL OR ALUMINUM
- WOOD



APPROXIMATE
MIDPOINT OF
ROOF SLOPE

35'-4"

2'-0"

APPROXIMATE RAISED
GRADE AT THE FRONT YARD

PARTIAL CLEVELAND ELEVATION

3/32" = 1'-0"

OPTIONAL GREEN
SCREEN TYPICAL

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KENSINGTON CLEVELAND TOWNHOUSES

SHEET TITLE

ELEVATION
KENSINGTON
PARTIAL
CLEVELAND

DATE
5.20.2020

PROJECT NO.
1999-26

SHEET NO.

200

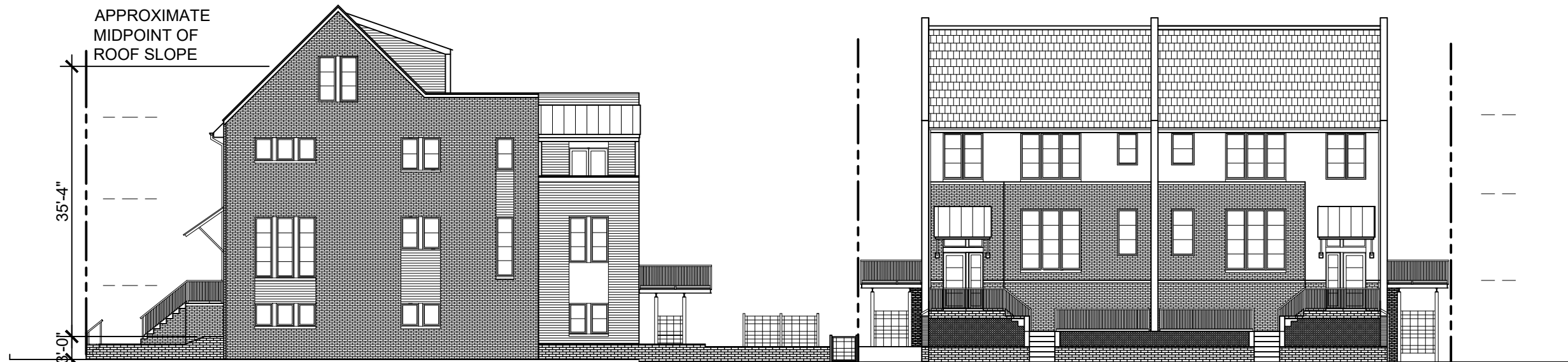


MATERIALS

- STANDARD BRICK
- SYNTHETIC STUCCO
- HORIZONTAL CEMENTITIOUS SHIPLAP SIDING
- HORIZONTAL CEMENTITIOUS LAP SIDING
- METAL ROOF
- COMPOSITE SLATE ROOF OR SLATE OR DIMENSIONAL SHINGLES
- STEEL OR ALUMINUM
- WOOD

PARTIAL CLEVELAND ELEVATION

3/32" = 1'-0"



OVERALL CLEVELAND ELEVATION

1/16" = 1'-0"

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KENSINGTON CLEVELAND TOWNHOUSES

SHEET TITLE

FRONT ELEVATION CLEVELAND STREET

DATE

5.20.2020

PROJECT NO.

1999-26

SHEET NO.

201



CLEVELAND ELEVATION

3/32" = 1'-0"



KENSINGTON ELEVATION

3/32" = 1'-0"

REVISIONS

P 804.358.4993
F 804.358.8211

23220
RICHMOND, VA

1901 WEST CARY STREET

DESIGN GROUP

JOHANNAS

KENSINGTON CLEVELAND TOWNHOUSES

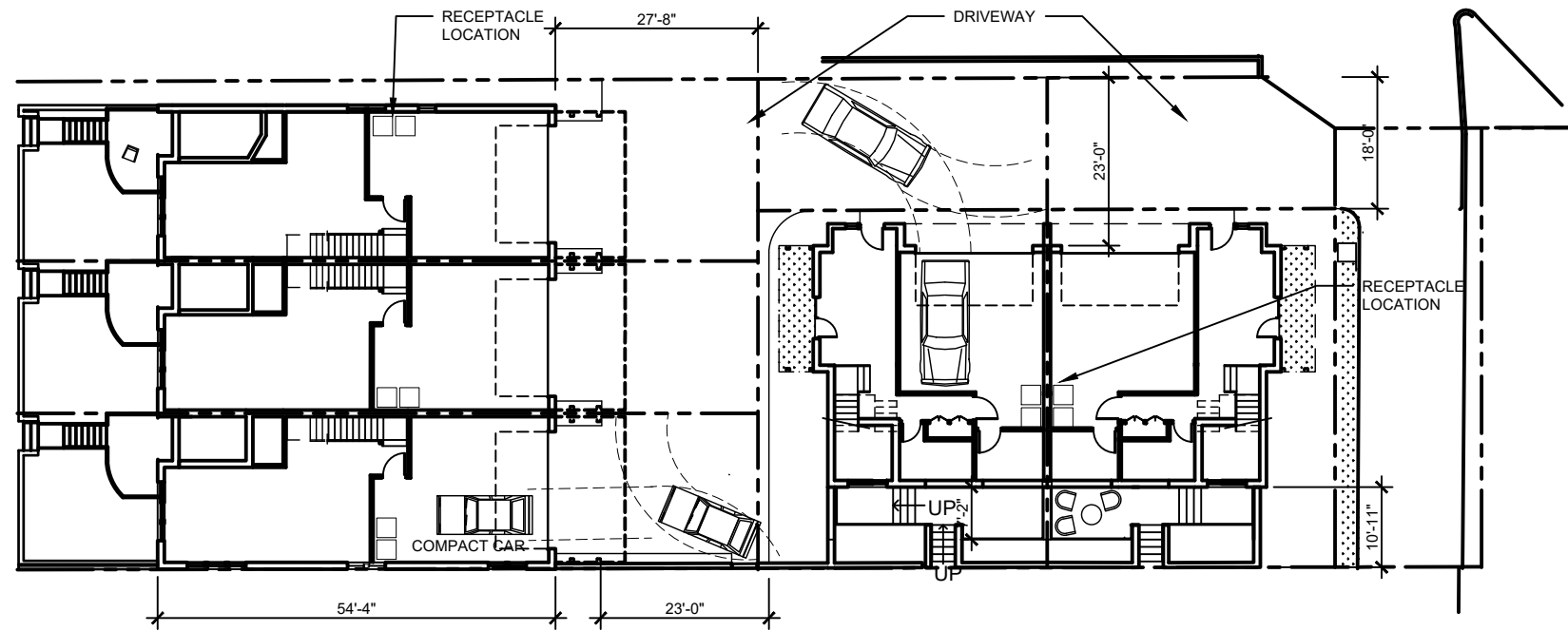
SHEET TITLE

REAR ELEVATIONS

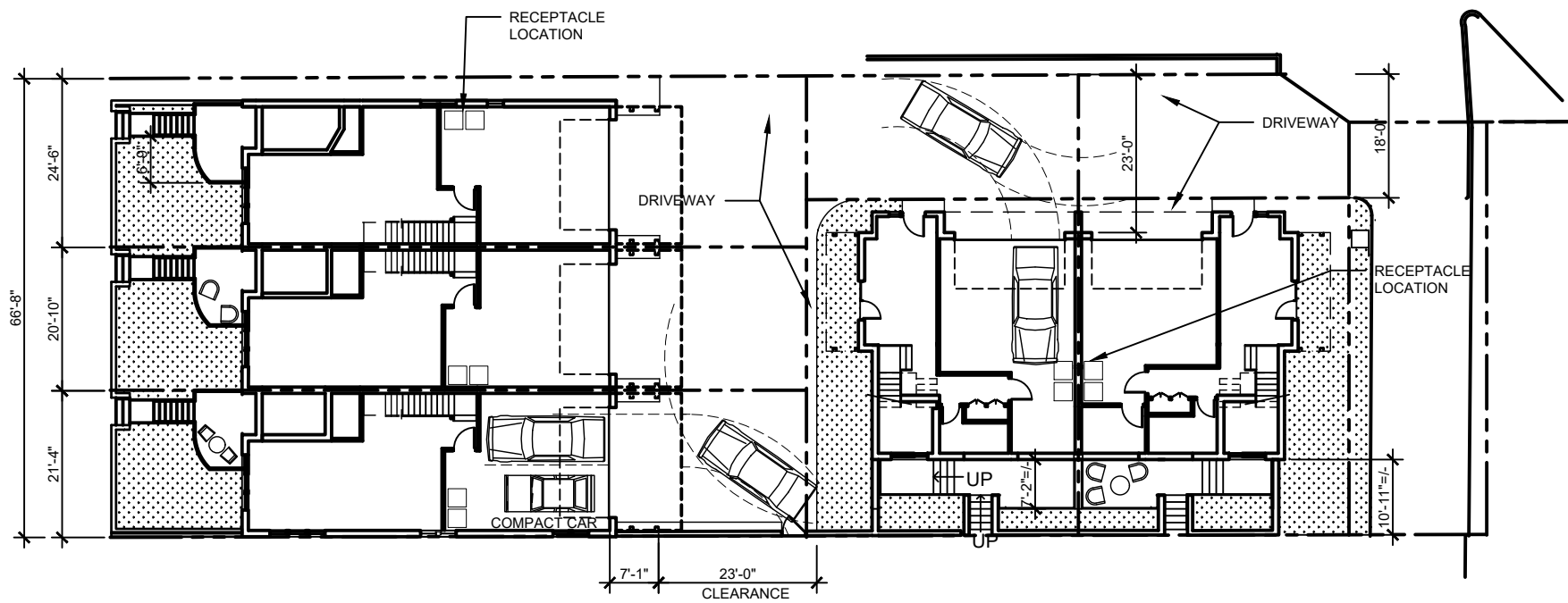
DATE
5.20.2020

PROJECT NO.
1999-26

SHEET NO.
202

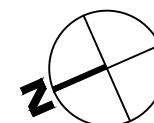


CLEVELAND STREET



CLEVELAND STREET

KENSINGTON AVENUE



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REVISIONS
KENSINGTON CLEVELAND TOWNHOUSES
SHEET TITLE
DRIVE AISLE AND PARKING PLAN
DATE
5.20.2020
PROJECT NO.
1999-26
SHEET NO.
C-1

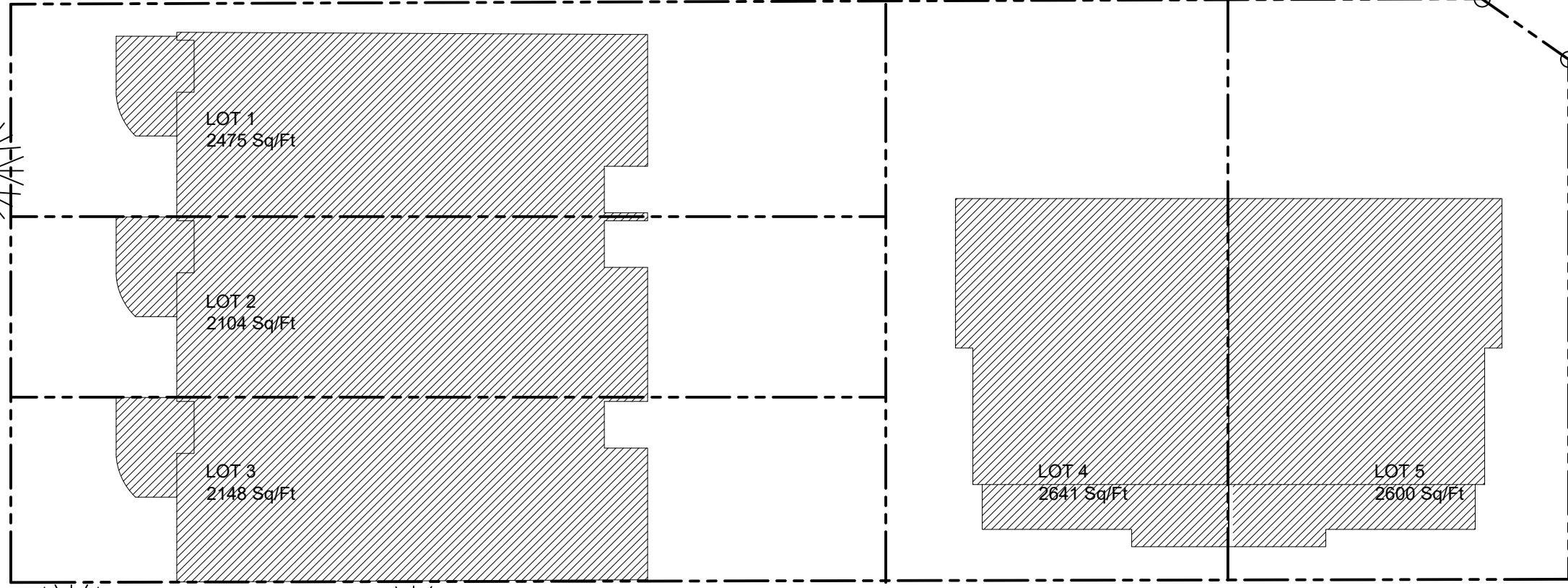
NOTE: NO REMEDIATION OR TREE PLANTING SHALL OCCUR UNTIL THE OWNER HAS A BUILDING PERMIT. PLANTINGS SHALL BE COMPLETED PRIOR TO PROJECT COMPLETION. OWNER SHALL COORDINATE REMEDIATION COST OF THE 23" ELM AND THE REPOPULATION WITH URBAN FORESTRY.

#94808
OWNER SHALL REMEDIATE TREE AND PLANT NEW 2" SYCAMORE, VERIFY TYPE WITH CITY ARBORIST

#94807 AND #94806
OWNER SHALL REMEDIATE TREE AND PLANT NEW 2" ENGLISH OAK (QUERCUS ROBUR 'FASTIGIATA')

#94805 - TREE PROTECTION ZONE (TPZ)
A TPZ SHOULD BE ESTABLISHED WITH A PHYSICAL BARRIER AROUND THIS TREE AT LEAST 7 FEET FROM TRUNK ON ALL SIDES TO PROTECT THE ROOT ZONE AND PROTECT THE OUTER CANOPY OF THE TREE; CONTRACTOR SHOULD NOT BE ALOUD TO MOVE OR REMOVE THE FENCE FOR ANY REASON UNLESS UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

#94804 AND #94803
OWNER SHALL PLANT NEW 2" ENGLISH OAK (QUERCUS ROBUR 'FASTIGIATA')



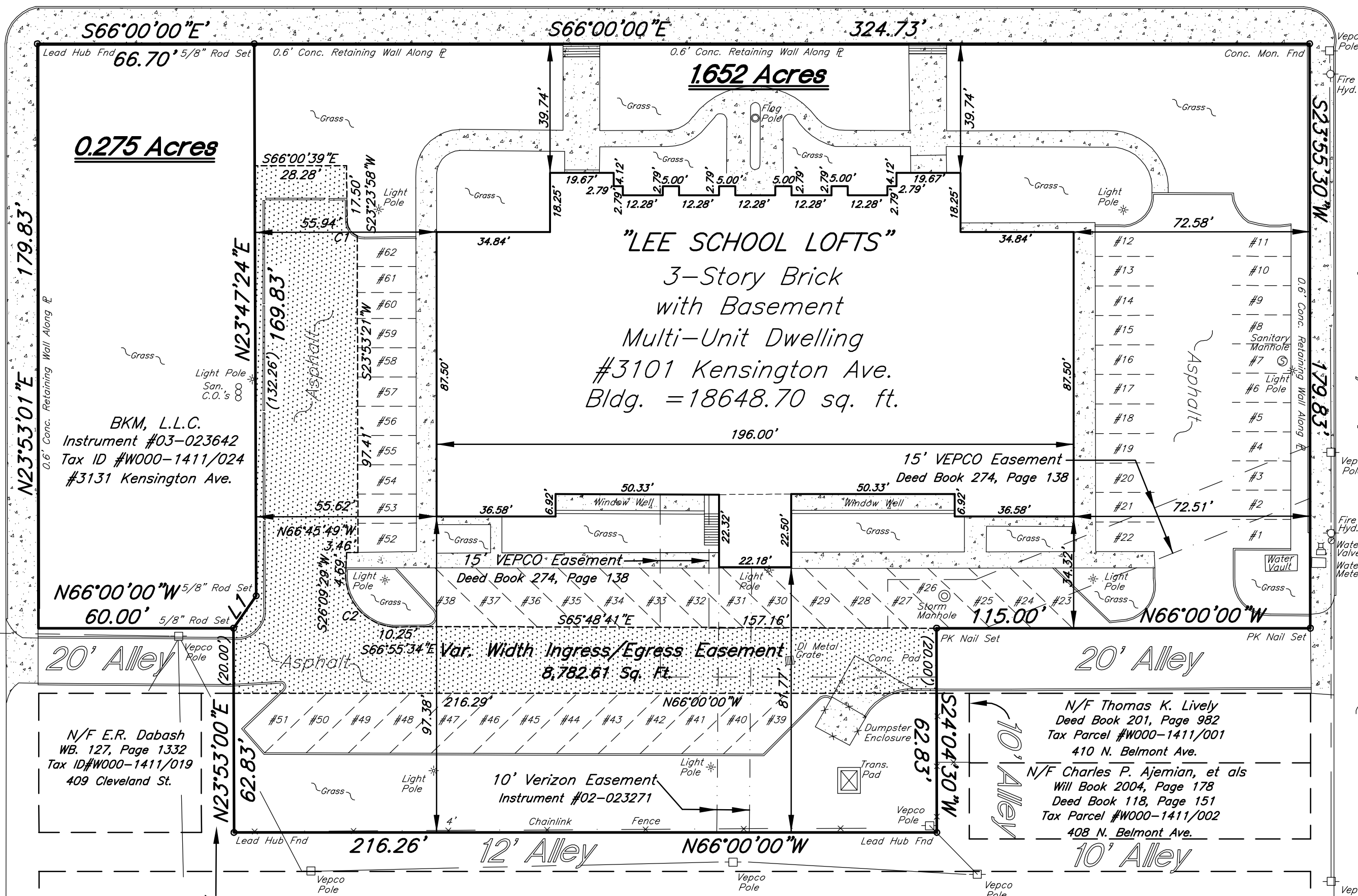
KENSINGTON AVENUE

CLEVELAND STREET

Kensington Avenue (66' R/W)

Cleveland Street
(50' R/W)

North Belmont Avenue
(50' R/W)



- Legend**
- ⊕ Fire Hydrant
 - ♿ Handicap Parking Spaces
 - # Painted Parking Space Number
 - ⊕ Water Meter
 - ⊕ Water Valve
 - ⊕ Lamp Post (Metal Post w/light)
 - ⊕ Drainage Manhole
 - ⊕ Sanitary Manhole
 - ⊕ Cable T.V. Pedestal
 - ⊕ C&P Telephone Pedestal
 - ⊕ Gas Test
 - ⊕ Gas Valve
 - ⊕ Vepco Pole
 - ⊕ Vepco Transformer
 - ⊕ Field Survey Traverse Point
 - ⊕ Misc Frame Sign
 - ⊕ Handicap Parking Sign
 - ⊕ Irrigation Valve
 - ⊕ Yard Inlet (Drainage)
 - ⊕ Sanitary Cleanout
 - ⊕ Concrete Surface
 - ⊕ RCP Reinforced Concrete Pipe
 - ⊕ CMP Corrugated Metal Pipe
 - ⊕ D.I. Drainage Inlet
 - ⊕ F.F.E. Finish Floor Elevation

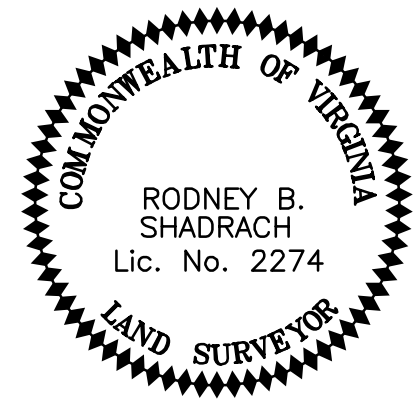
- Notes:**
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0010-C, effective date: July 20, 1998 (Zone X).
 2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: February 11, 2008
 3. This survey was made with the benefit of a Title Report issued by Dominion Title Insurance, dated January 14, 2008 (Commitment No. DOM 08-051).
 4. Elevations based upon City of Richmond 1999 Geodetic Control Network
 5. Any area not defined as a unit or limited common element is a common element

LEGAL REFERENCE
LEE SCHOOL LOFTS L.P.
 Instrument #01-033220
 Tax ID #W000-1411/023
 #3101 Kensington Ave.

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.

I further certify that the information depicted hereon is shown accurately and complies with the provisions of Section 55-79.58(A) of the Virginia Condominium Act. The units depicted hereon have been substantially completed except as otherwise noted hereon.

Rodney B. Shadrach, L.S. #2274



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N58°51'08"E	12.19'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	LENGTH	TANGENT	CHORD
C1	5.07	60°43'34"	5.37	2.97	S13°28'11"E 5.12
C2	16.07	92°06'46"	25.84	16.67	S14°06'53"E 23.14

CONDOMINIUM PLAT OF
LEE SCHOOL LOFTS
 SITUATED AT #1301 KENSINGTON AVENUE
 CITY OF RICHMOND, VIRGINIA
 DATE: FEBRUARY 22, 2008

Scale: 1"=30"

Shadrach & Neal, inc.
 LAND SURVEYING
 430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
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