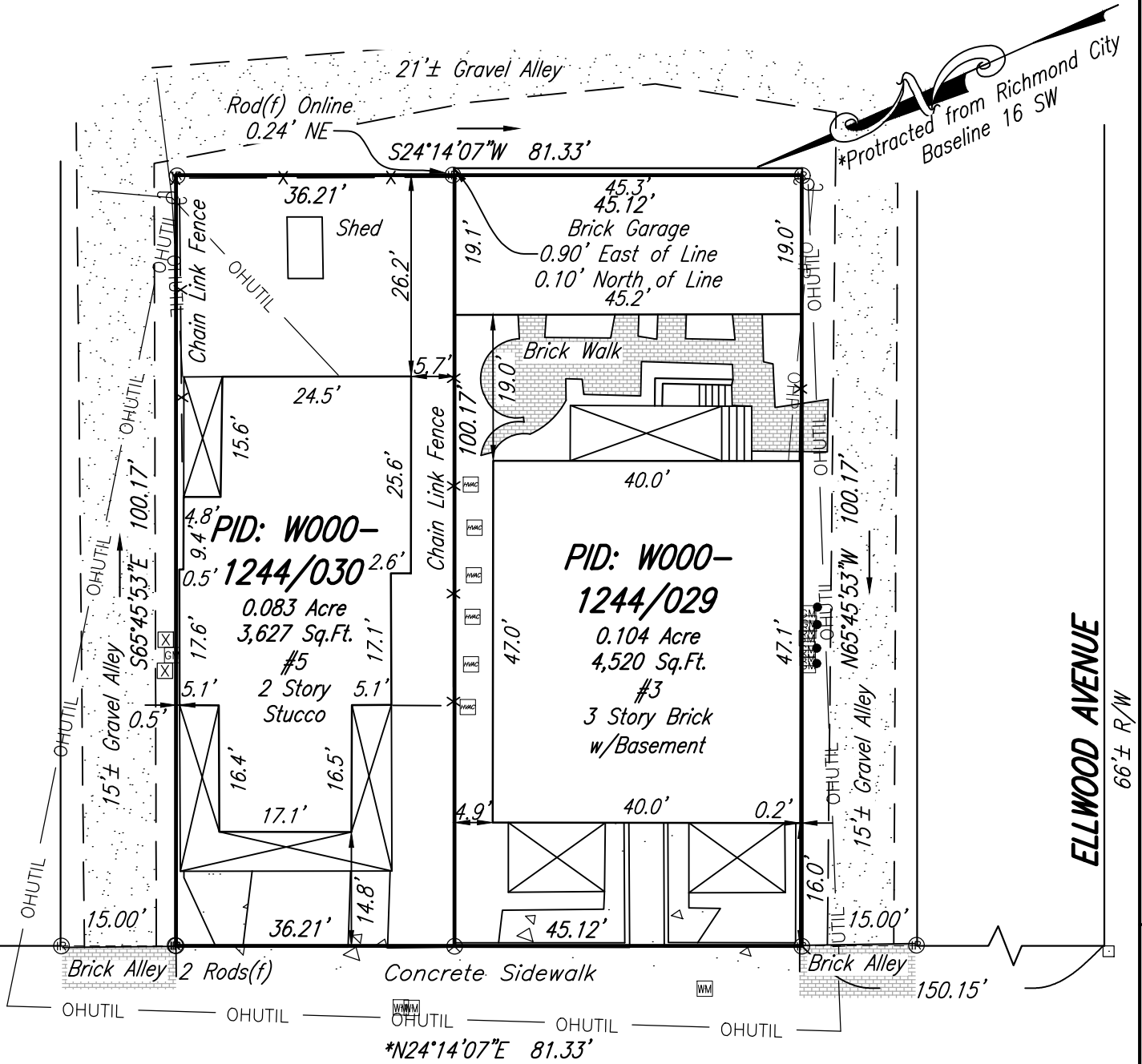


This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.



LEGEND

- Ⓡ Rod Found
- Ⓢ Utility Pole
- Ⓜ HVAC
- Bollard
- Ⓜ Gas Meter
- Ⓢ Punch Set
- Ⓜ Monument Found
- Ⓜ Water Meter
- Ⓜ Approximate Location of Knocked over Bollard

NORTH COLONIAL AVENUE
50'± R/W



Current Owner(s):
 The Marcus Group, LLC.
 PID: W000-1244/029
 ID: 9800-00637
 #3 North Colonial Avenue

Kukoski, Mark & Georgia
 PID: W000-1244/030
 ID: 2100-04009
 #5 North Colonial Avenue

IMPROVEMENTS ON
#3 & #5 NORTH COLONIAL AVENUE
 CITY OF RICHMOND, VIRGINIA

RE: The Marcus Group, LLC.
 DATE: 07/29/2021
 SCALE: 1"=20'
 JOB NO.: 55210277.MS
 DRAWN BY: NWD
 CHECKED BY: JAB



1215030521158270277.ms.dwg

5 NORTH COLONIAL AVE

PROJECT DATA

Owner

Georgia and Mark Kukowski

SCOPE OF WORK

DEMOLISH EXISTING BUILDING,
CONSTRUCT NEW MULTI-FAMILY
BUILDING WITH 3 UNITS

UNIT INFO

Unit 1	865 SF
Unit 2	865 SF
Unit 3	2,681 SF

Building Areas:

1st floor including Garage	= 1715 sf
2nd floor	= 1715 sf
3rd floor	= 1715 sf
Monitor	= 265 sf

DRAWING LIST

SUP 1	COVER
SUP 2	SITE PLAN
SUP 3	FLOOR PLANS
SUP 4	ELEVATIONS
SUP 5	ELEVATIONS
SUP 6	ELEVATION MATERIALS
SUP 7	IMAGES

LOCATION MAP



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

REVISIONS

5 NORTH COLONIAL AVE. INFILL

SHEET TITLE

COVER

PROJECT NO.

2113

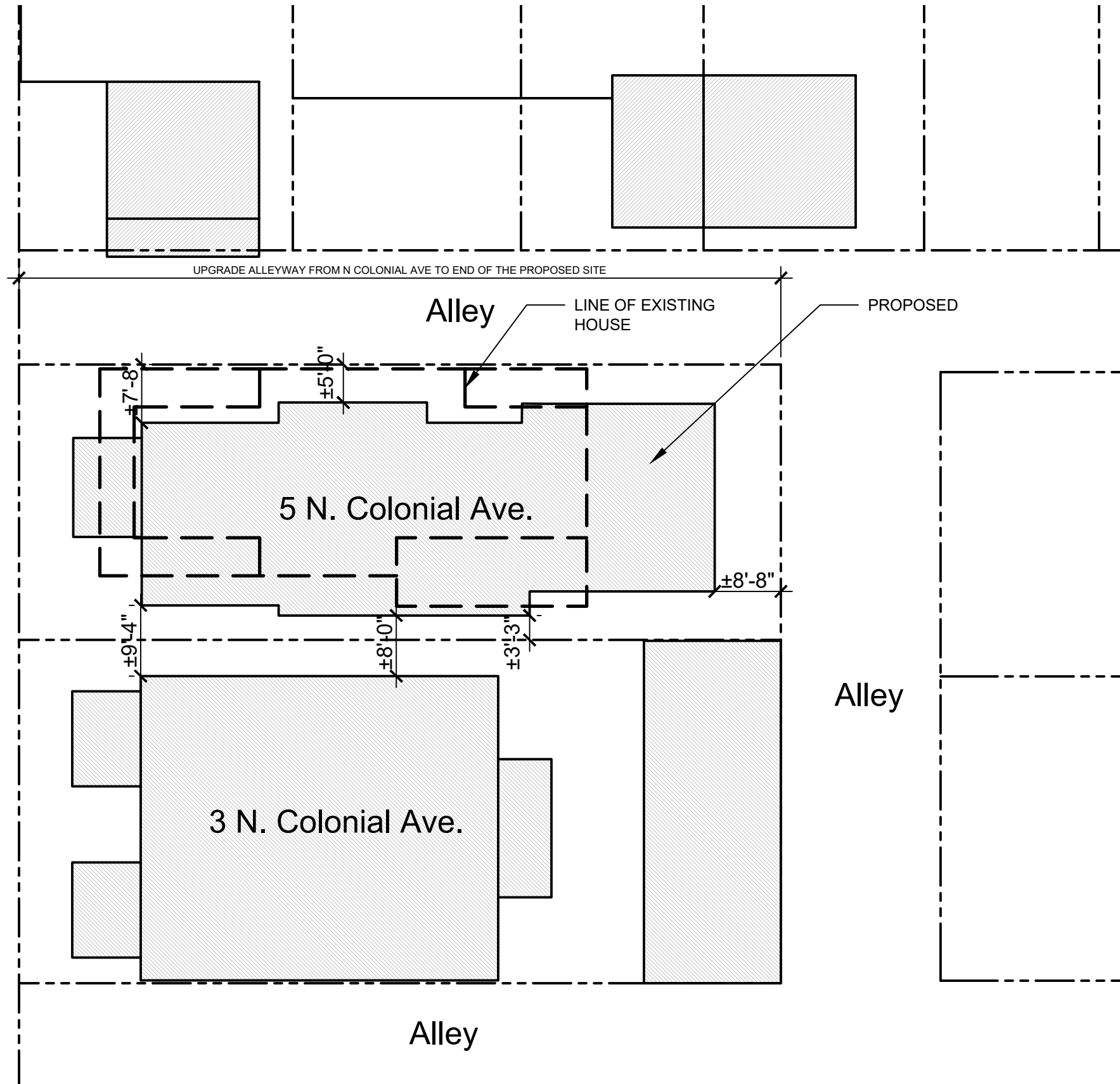
DATE

10.28.2021

SHEET NO.

SUP1

North Colonial Avenue

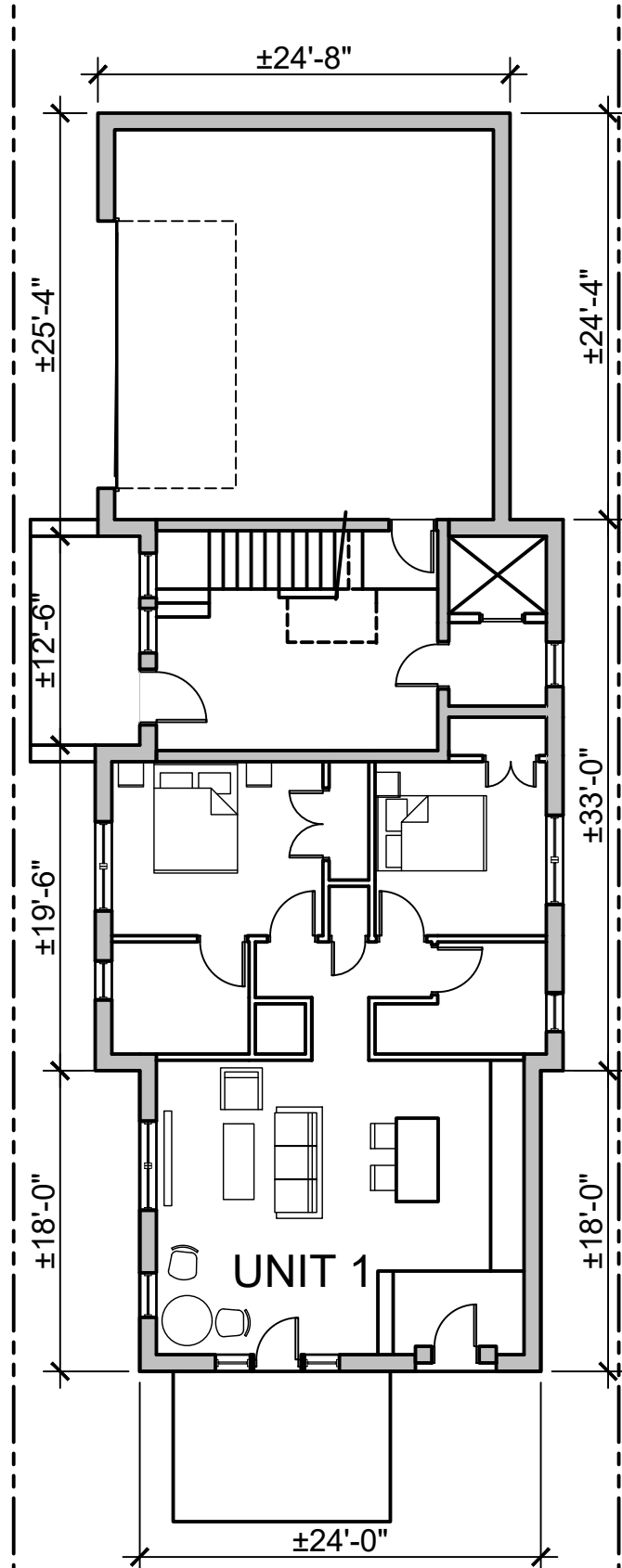


1 SITE PLAN
1/16" = 1'-0"

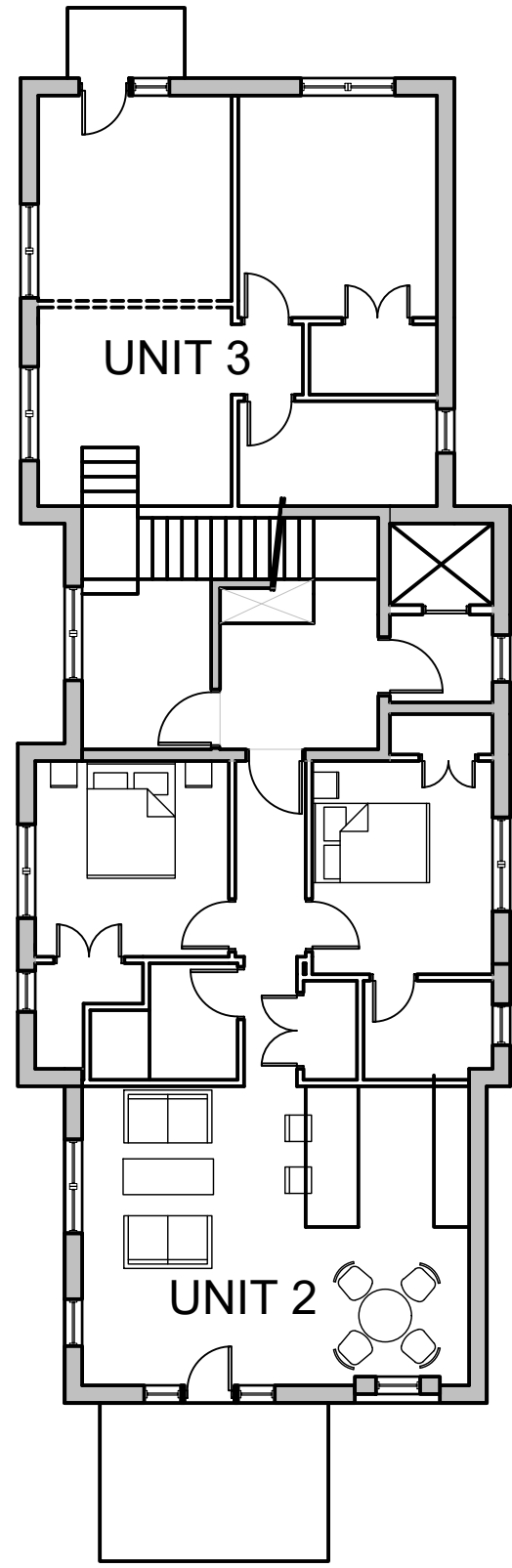
J O H A N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220
 P 804.358.4993 F 804.358.8211

REVISIONS
1) 01.26.2021

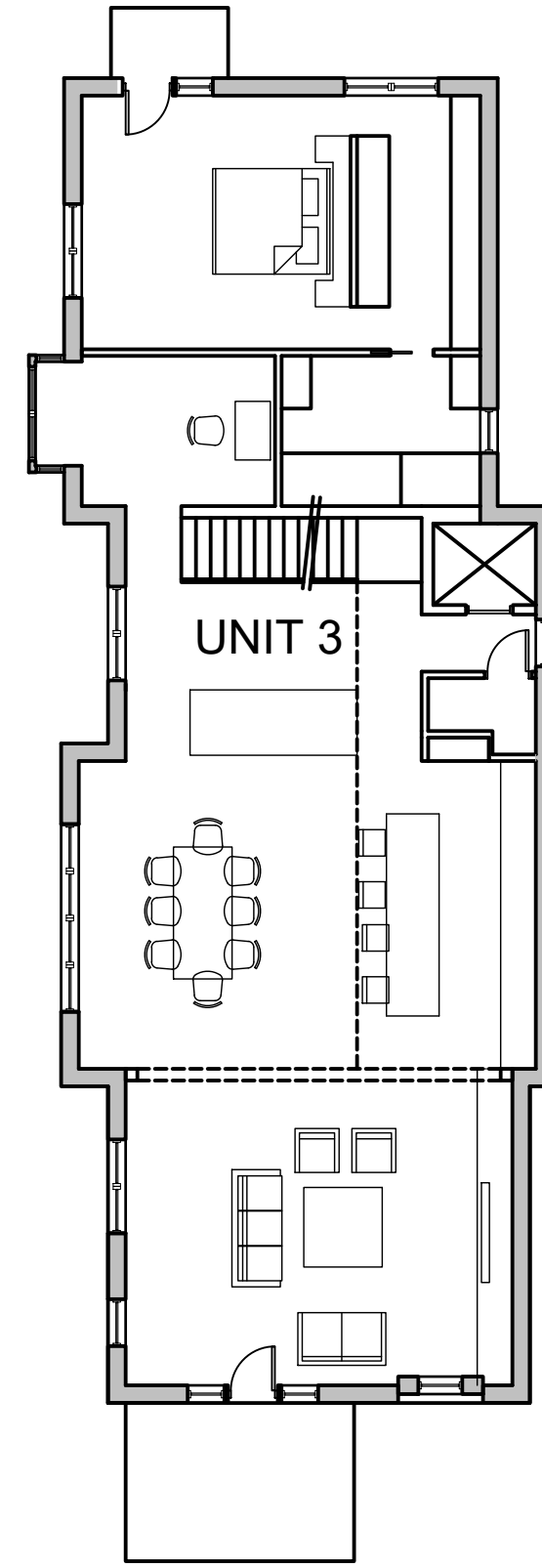
SHEET TITLE	5 NORTH COLONIAL AVE. INFILL
SITE PLAN	
PROJECT NO.	2113
DATE	10.28.2021
SHEET NO.	SUP2



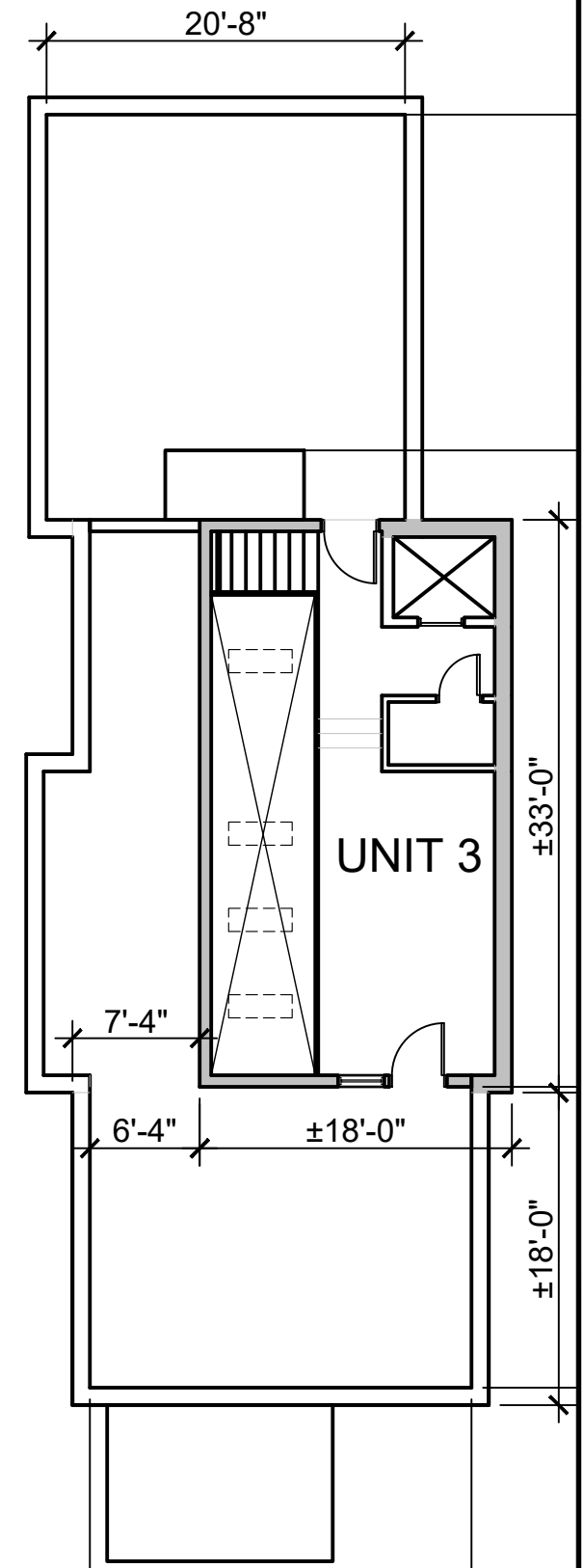
1 FIRST FLOOR
3/32" = 1'-0"



2 SECOND FLOOR
3/32" = 1'-0"



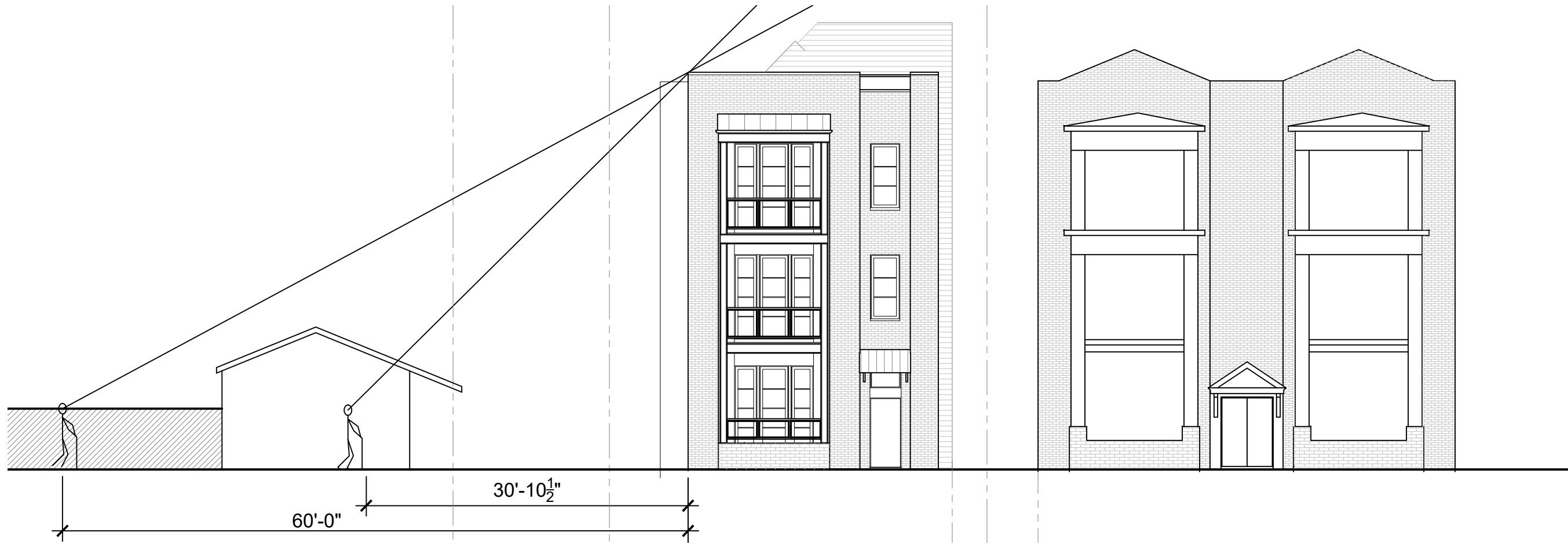
3 THIRD FLOOR
3/32" = 1'-0"



4 MONITOR AND ROOF DECK
3/32" = 1'-0"

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REVISIONS	
5 NORTH COLONIAL AVE. INFILL	
SHEET TITLE	
PLANS	
PROJECT NO.	2113
DATE	10.28.2021
SHEET NO.	SUP3



1 FRONT ELEVATION WITH CONTEXT
3/32" = 1'-0"



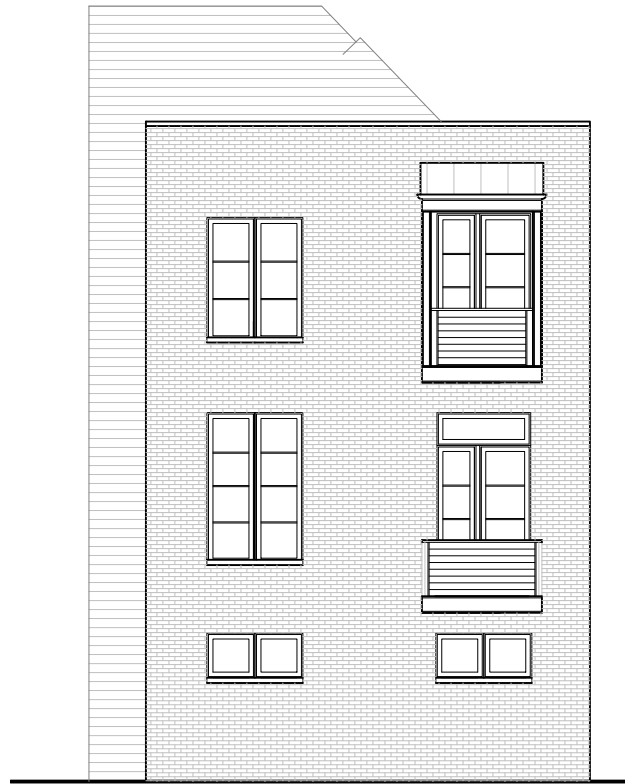
2 ALLEY SIDE ELEVATION
3/32" = 1'-0"

REVISIONS
1) 01.26.2021
2) 02.10.2021

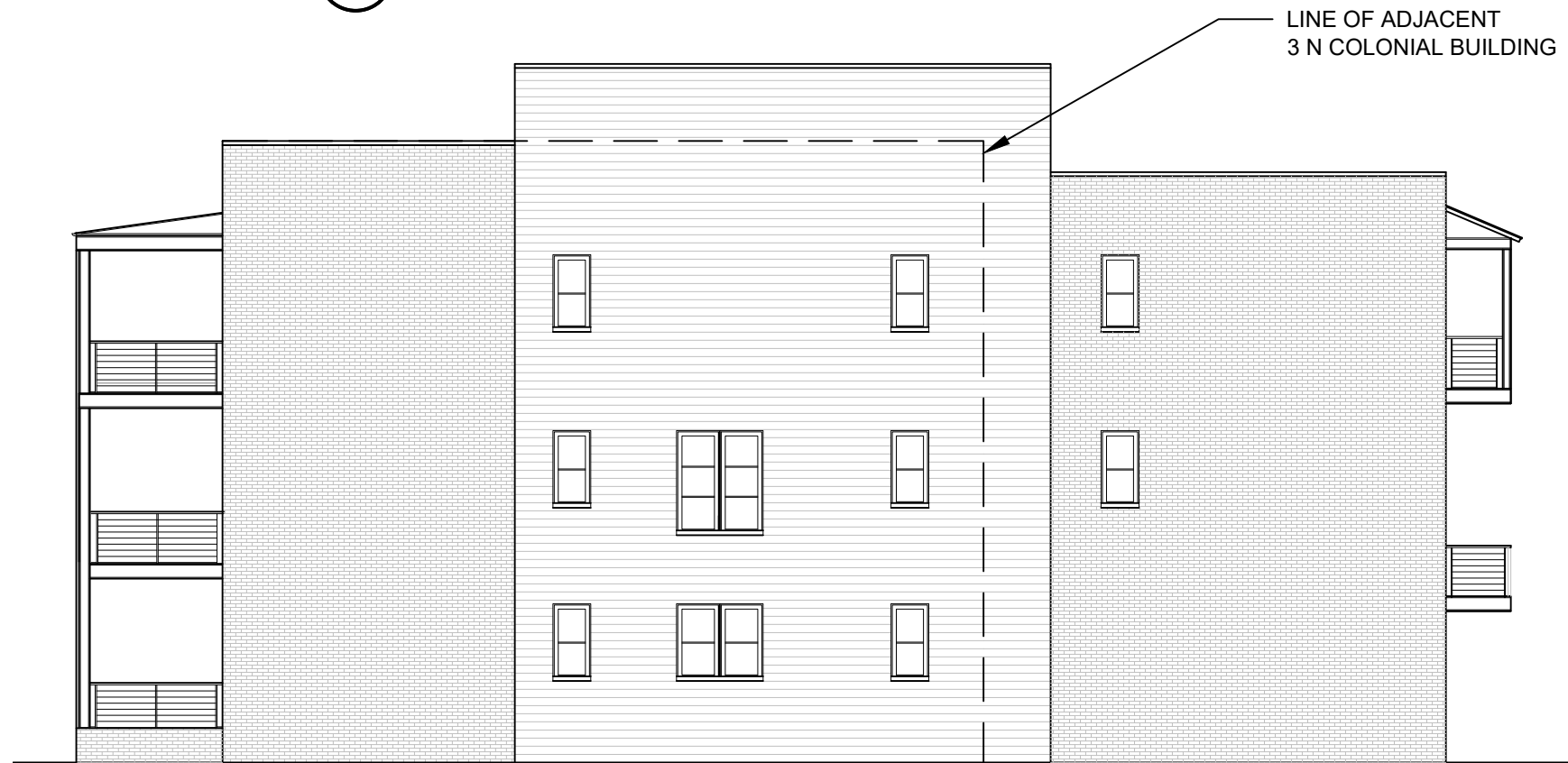
P 804.358.4993
 F 804.358.8211
 1901 WEST CARY STREET RICHMOND, VA 23220
JOHANAS DESIGN GROUP

5 NORTH COLONIAL AVE. INFILL

SHEET TITLE	ELEVATIONS
PROJECT NO.	2113
DATE	10.28.2021
SHEET NO.	SUP4



1 REAR ELEVATION
3/32" = 1'-0"



2 SIDE ELEVATION
3/32" = 1'-0"

REVISIONS
1) 01.26.2021

P 804.358.4993
F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANAS DESIGN GROUP

5 NORTH COLONIAL AVE. INFILL

SHEET TITLE

ELEVATIONS

PROJECT NO.

2113

DATE

10.28.2021

SHEET NO.

SUP5

SHIPLAP SIDING

MASONRY CAP

METAL ROOF

STEEL BALCONY FRAMING

BRICK OR SYNTHETIC STUCCO

METAL ROOF

±7'-4"

±4'-9"

±38'-3"

±43'-1"

1 FRONT ELEVATION WITH MATERIALS
3/16" = 1'-0"

REVISIONS
1) 01.26.2021
2) 02.10.2021

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

5 NORTH COLONIAL AVE. INFILL

SHEET TITLE

ELEVATION MATERIALS

PROJECT NO.

2113

DATE

10.28.2021

SHEET NO.

SUP6



REVISIONS
 1) 01.26.2021
 2) 02.10.2021

5 NORTH COLONIAL AVE. INFILL

SHEET TITLE

IMAGES

PROJECT NO.

2113

DATE

10.28.2021

SHEET NO.

SUP7

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