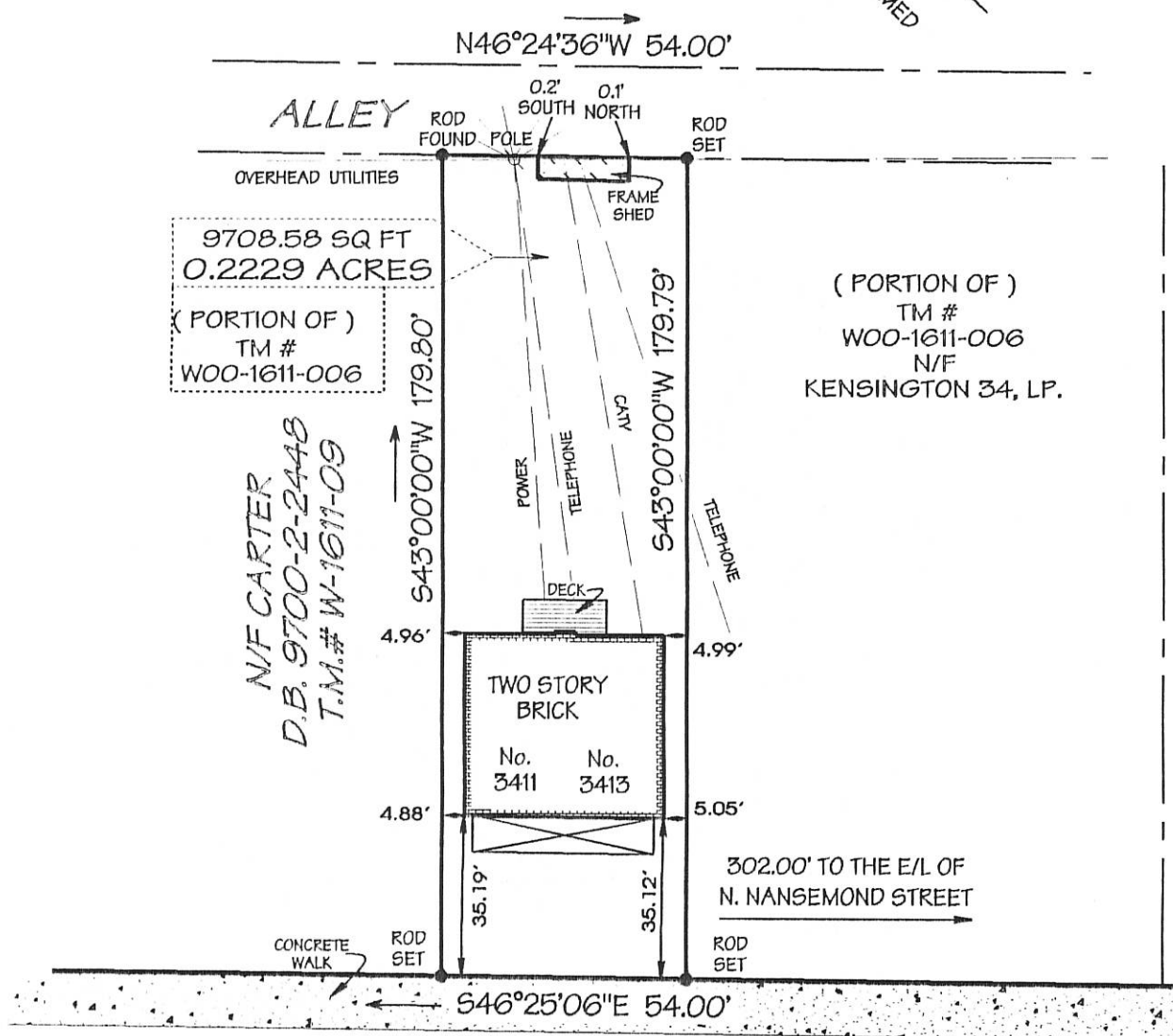


NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "C".
CURRENT OWNER: KENSINGTON 34, L.P.

CITY OF RICHMOND
BASELINE SHEET 17SW & 16NW
BEARINGS ASSUMED

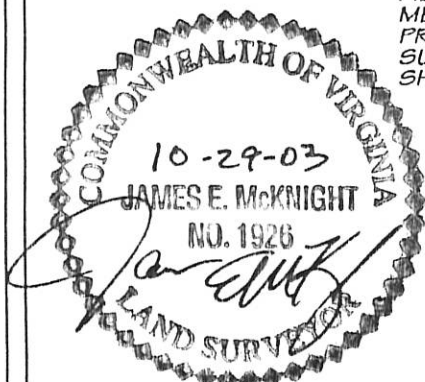


KENSINGTON AVENUE

PLAT SHOWING IMPROVEMENTS ON No. 3411 AND 3413
KENSINGTON AVENUE, IN THE
CITY OF RICHMOND, VIRGINIA.

PURCHASER:
WRIGHT PROPERTIES, LLC.

THIS IS TO CERTIFY THAT ON OCTOBER 29, 2003, I MADE AN ACCURATE
FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACH-
MENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT
PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS
SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES
SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE.



**McKNIGHT
& ASSOCIATES, P.C.**
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

SCALE: 1" = 40'
JOB NUMBER: 88045311

ALLEY DUPLEX AT
3411 & 3413 KENSINGTON AVE
Richmond, Virginia

SCOPE OF WORK

Construction of alley duplex

Requires naming of alley prior to issuance of Certificate of Occupancy

PROJECT INFO

Owner: James Wright

Zoning District: R-6 - Residential (Single Family Attached)

Existing Use: Multi-family Residence

Proposed Use: Addition of two-family attached dwelling unit

Site Area: 4711 Square Feet

CONTENT LIST

SUP	COVER SHEET
SUP1	SITE PLAN
SUP2	FLOOR PLANS
SUP3	ELEVATIONS



SCHEMATIC ELEVATION
NTS



VICINITY MAP
NTS

REVISIONS

JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220

P 804.358.4993
F 804.358.8211

3411 KENSINGTON AVE DUPLEX

SHEET TITLE

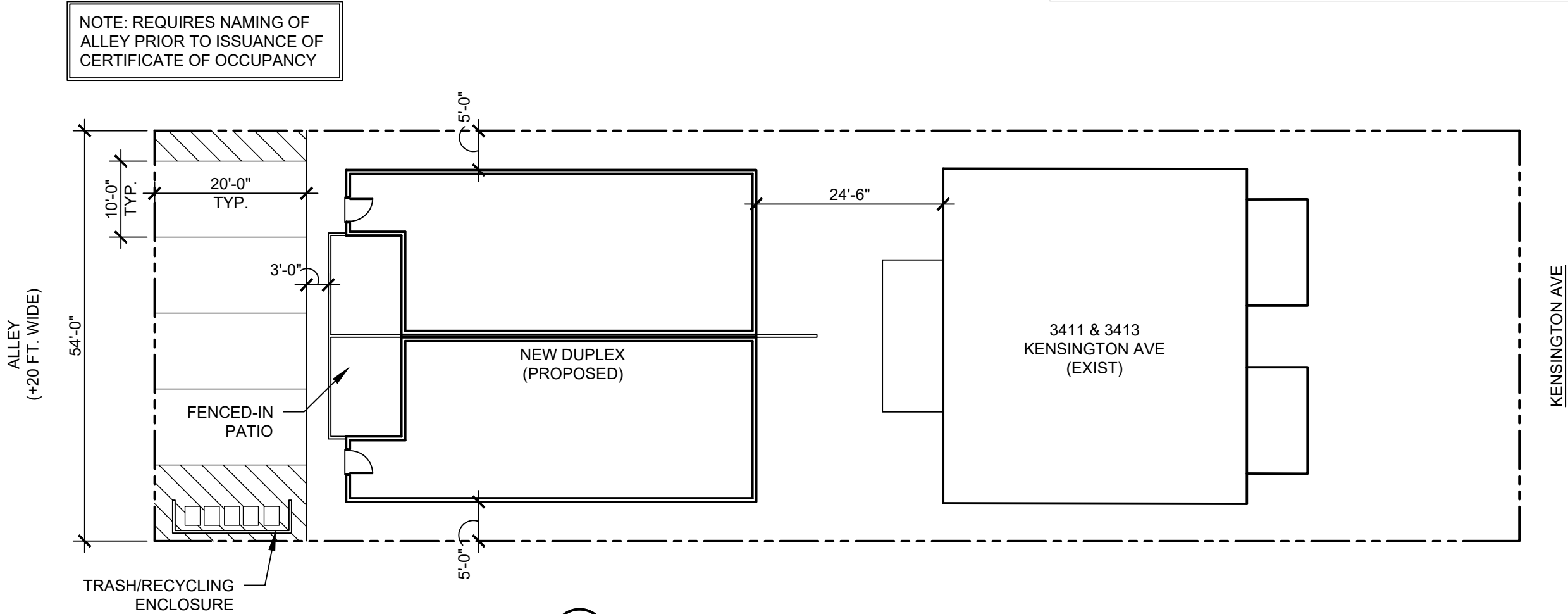
COVER

DATE
08-13-20

PROJECT NO.
1999-62

SHEET NO.

SUP



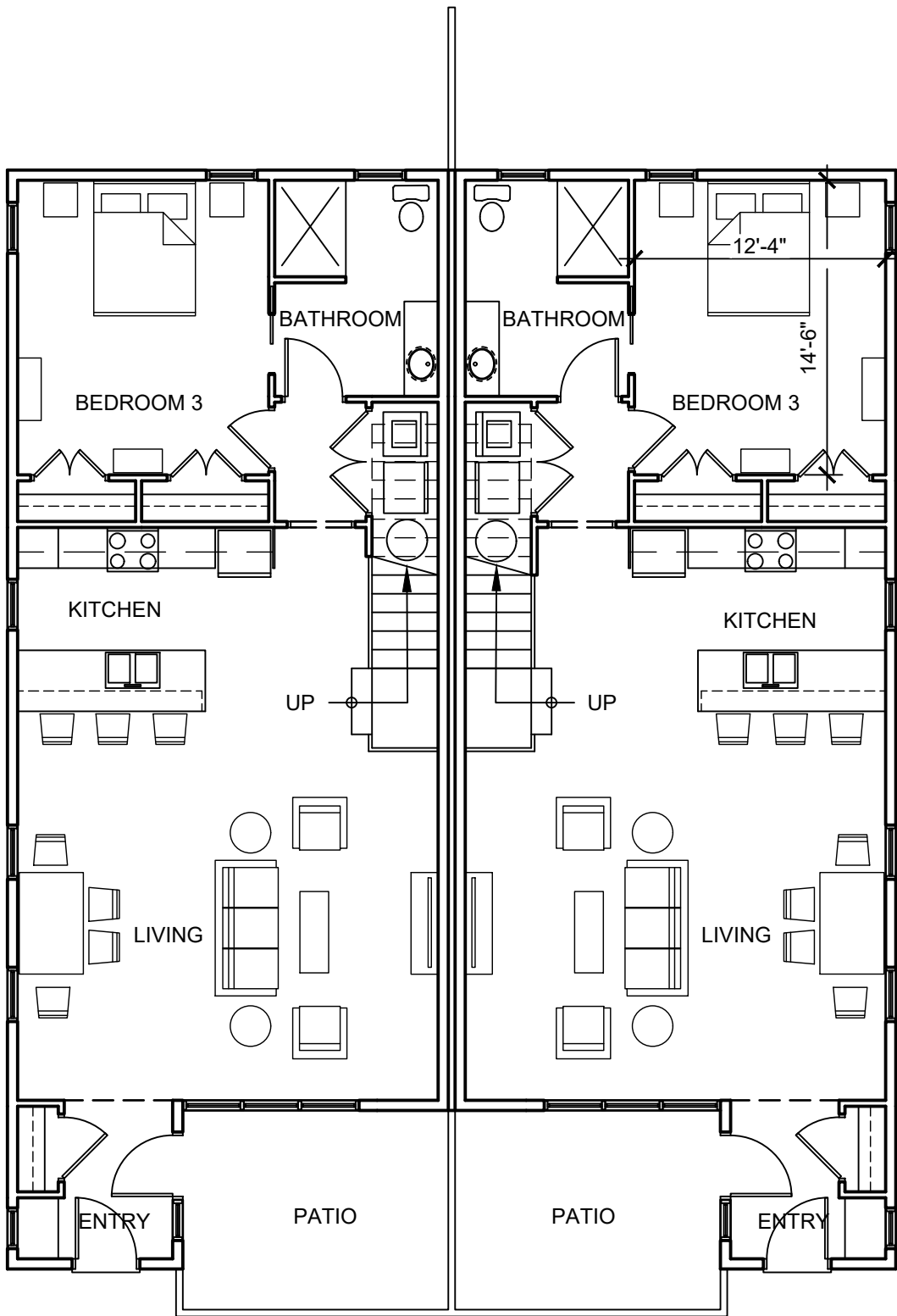
1 SITE PLAN
1/16" = 1'-0"

REVISIONS	
3411 KENSINGTON AVE DUPLEX	
SHEET TITLE	
SITE	
DATE	08-13-20
PROJECT NO.	1999-62
SHEET NO.	SUP1

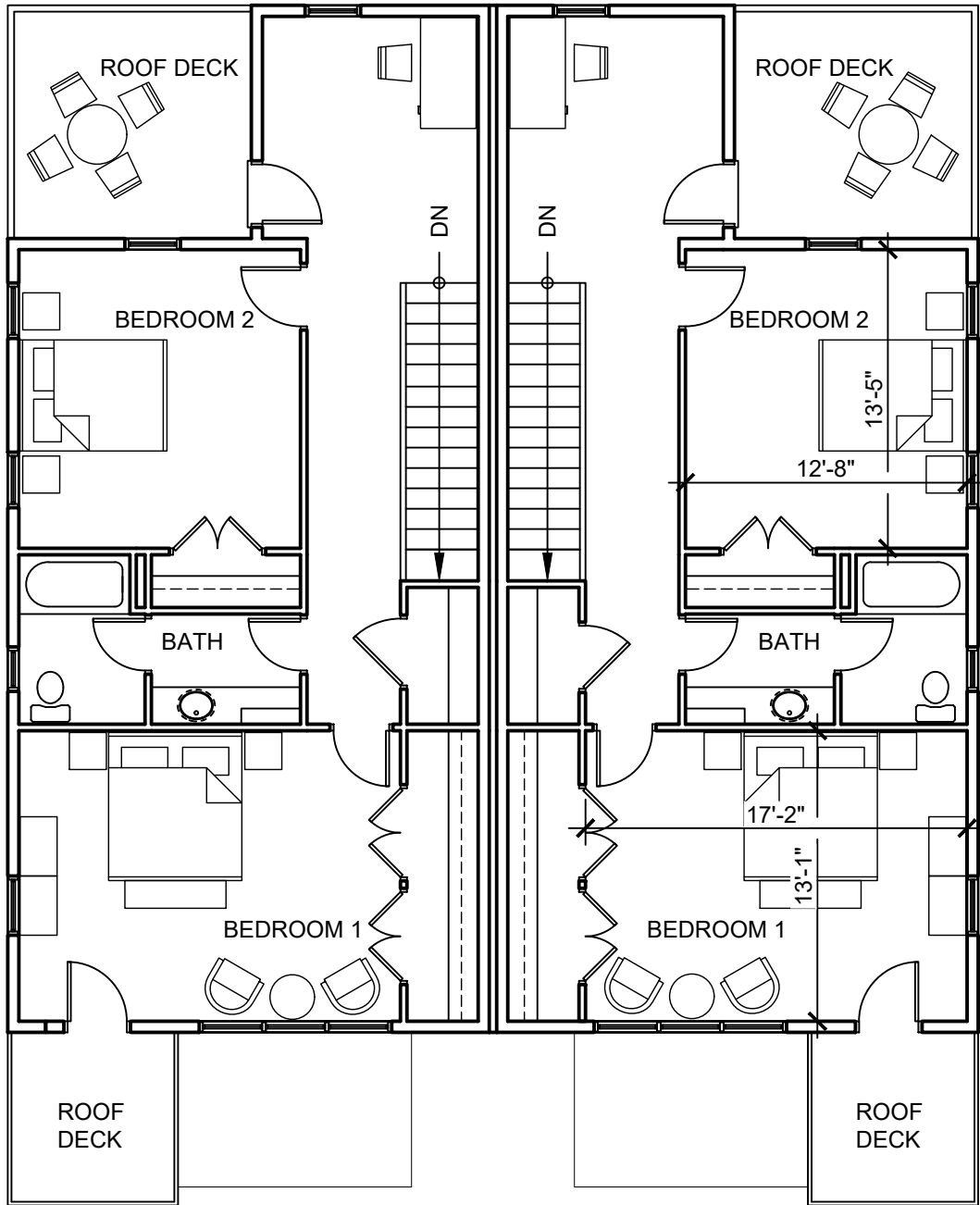
3411 KENSINGTON AVE DUPLEX

SHEET TITLE	
PLANS	
DATE	08-13-20
PROJECT NO.	1999-62
SHEET NO.	

SUP2



1 FIRST FLOOR
1/8" = 1'-0"



2 SECOND FLOOR
1/8" = 1'-0"

MATERIALS

-STANDARD BRICK

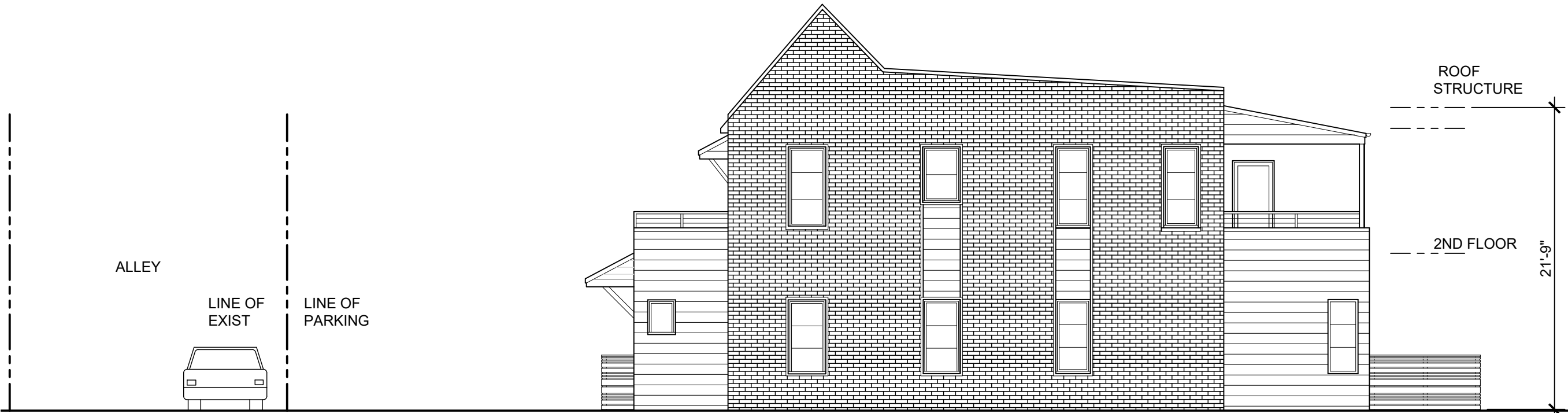
-HORIZONTAL CEMENTITIOUS LAP SIDING OR SHIPLAP SIDING OR HARDI-BOARD PANELS



1

FRONT/ALLEY ELEVATION

1/8" = 1'-0"



2

SIDE ELEVATION

1/8" = 1'-0"

REVISIONS

804.358.4993

804.358.8211

P 804.358.4993

F 804.358.8211

1901 WEST CARY STREET

RICHMOND, VA 23220

J O H A N N A S

D E S I G N G R O U P

KENSINGTON AVE DUPLEX

SHEET TITLE

ELEVS

DATE

08-13-20

PROJECT NO.

1999-62

SHEET NO.

SUP3