



site

THIS SUP

[SEPARATE SUP]



1006

1004/1002

1000

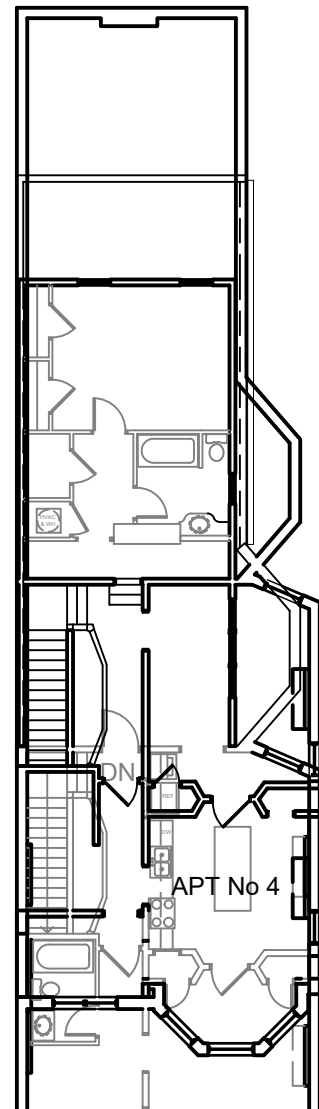
SPECIAL USE PERMIT for 1006 W FRANKLIN STREET

SCOPE: Renovation of Existing Georgian Revival Townhouse; and Addition of 670 SF at the Existing Third Floor.

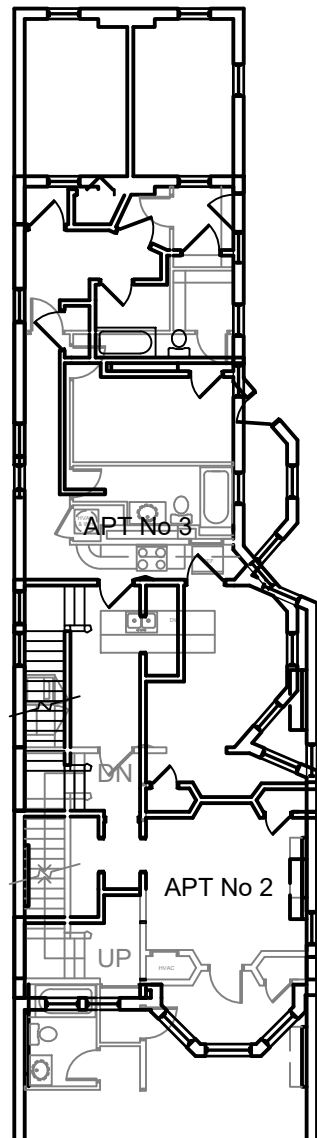
SITE AREA: 4,209.7 SF
Existing Building Footprint: 1,889 sf (no change)
Current Zoning: R-6

THIS PROJECT IS COORDINATED WITH
1000-1004 W FRANKLIN & SITE PLAN IS SHARED

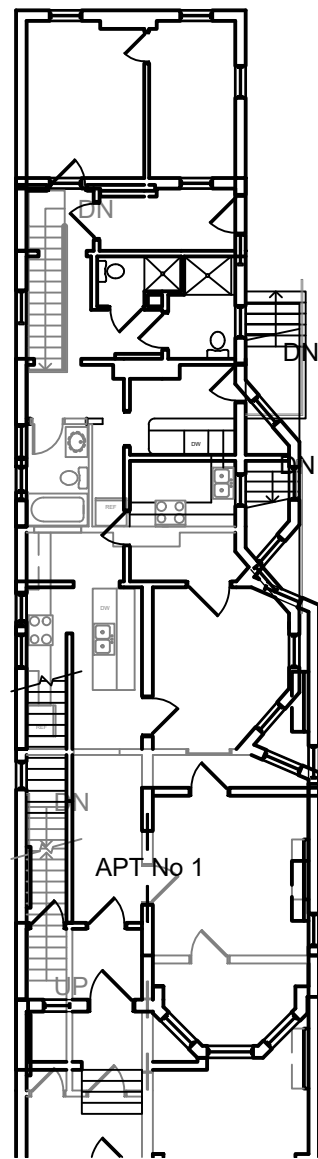
EXISTING FLOOR PLANS



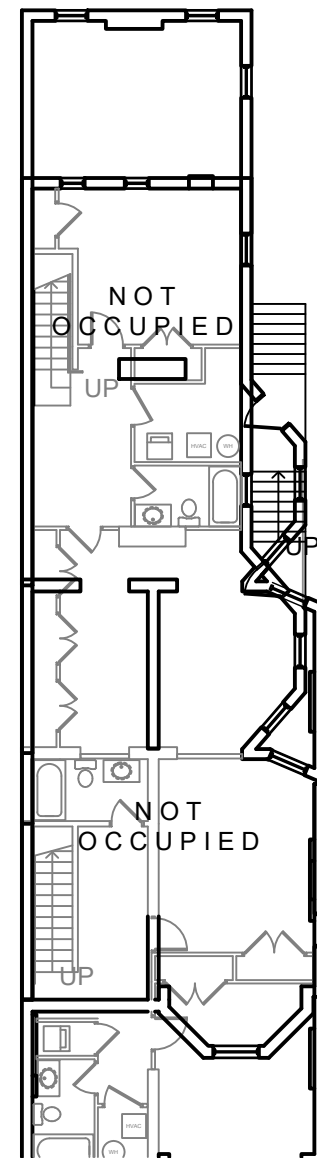
3RD FLOOR
1/16" = 1' - 0"



2ND FLOOR
1/16" = 1' - 0"



1ST FLOOR
1/16" = 1' - 0"



BASEMENT
1/16" = 1' - 0"

DRAWING LIST

- SUP-1 PROJECT INFO & EXISTING PLANS
- Z001 PROPOSED SITE PLAN
- SUP-2 PROPOSED PLANS
- SUP-3 ELEVATIONS
- SUP-4 SIGHTLINES



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

REVISIONS

1006 W. FRANKLIN STREET - SPECIAL USE PERMIT

SHEET TITLE

PROJECT DATA & EXISTING PLANS

DATE 04/17/2019

PROJECT NO. 1708

SHEET NO.

SUP-1

THIS SUP

1006 West Franklin St
Existing

Existing

4 Visitor Bike Storage

Shaded area denotes
parking easement.

Trash Enclosure

Driveway Apron to
be Removed and
Replaced with Curb
and Sidewalk to
Match Existing

1002 West Franklin St
New Construction

11 COMPACT CARS

6 CARS

HC Parking Space

Trash Enclosure

West Franklin Street

1000 West Franklin St
Existing

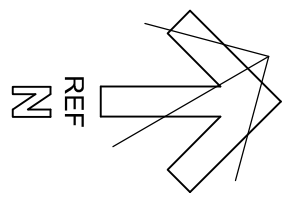
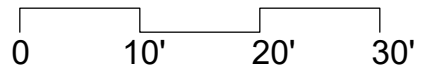
Two Story
Commercial
Building

Alley

North Harrison Street

PROPOSED SITE PLAN

1/16"=1'0"



REVISIONS
11/6/18 West Entry Door Update

P 804.358.4993
F 804.358.8211
RICHMOND, VA 23220
JOHANNAS DESIGN GROUP

1006 W. FRANKLIN STREET - SPECIAL USE PERMIT

SHEET TITLE

PROPOSED SITE

DATE
05/10/2019

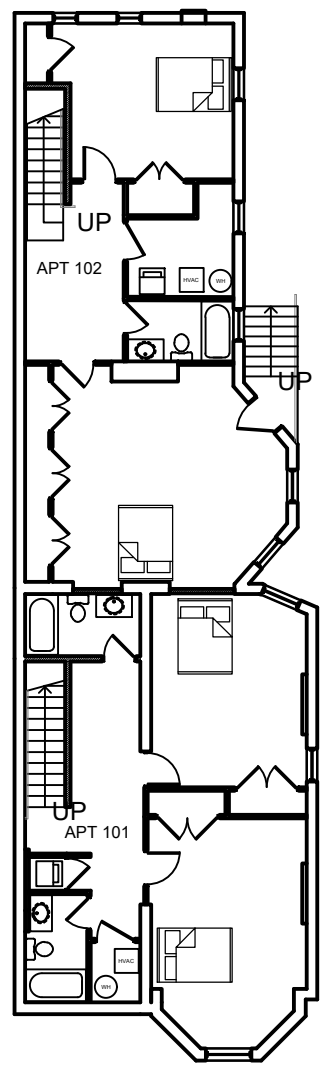
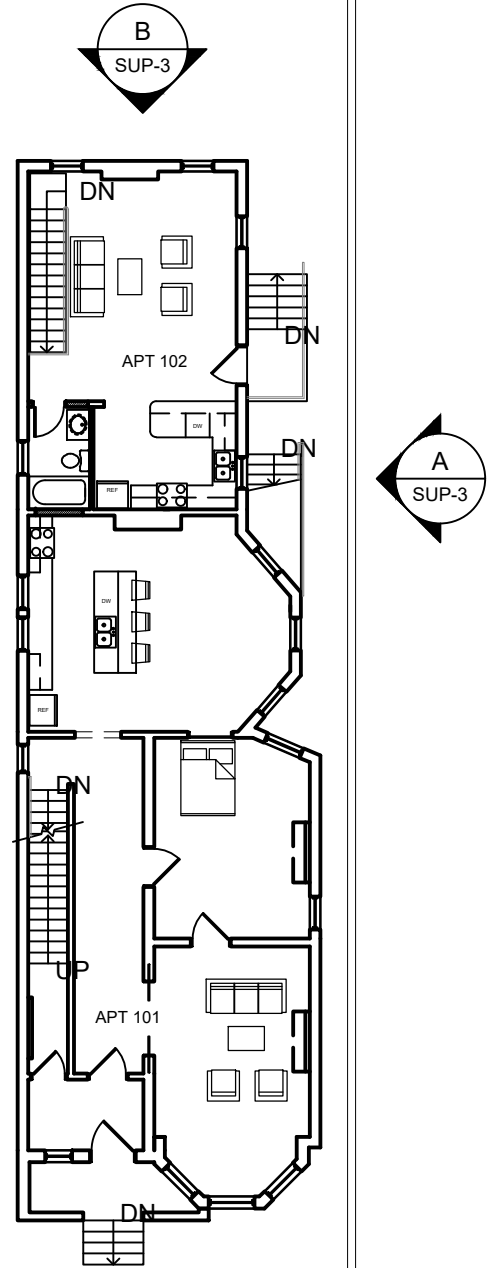
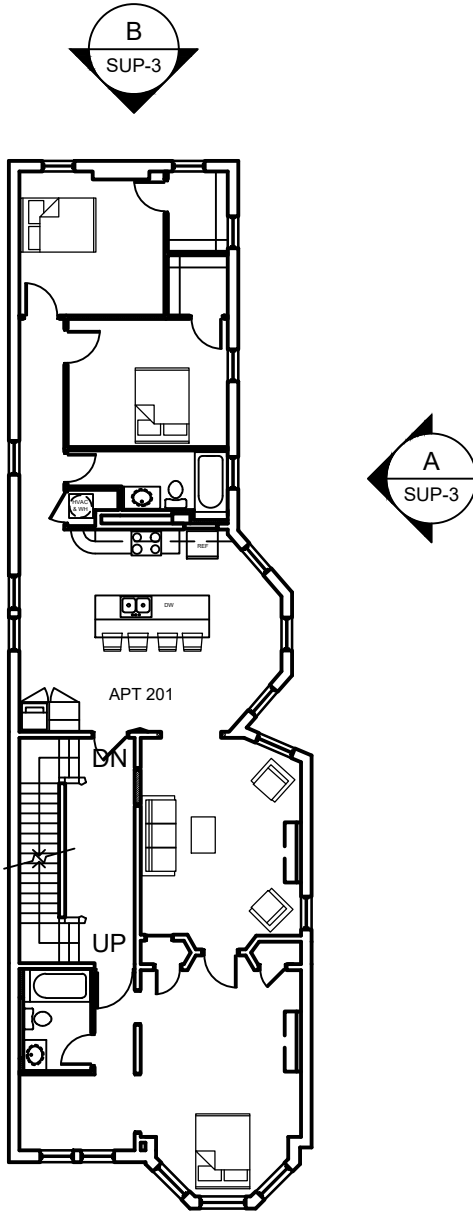
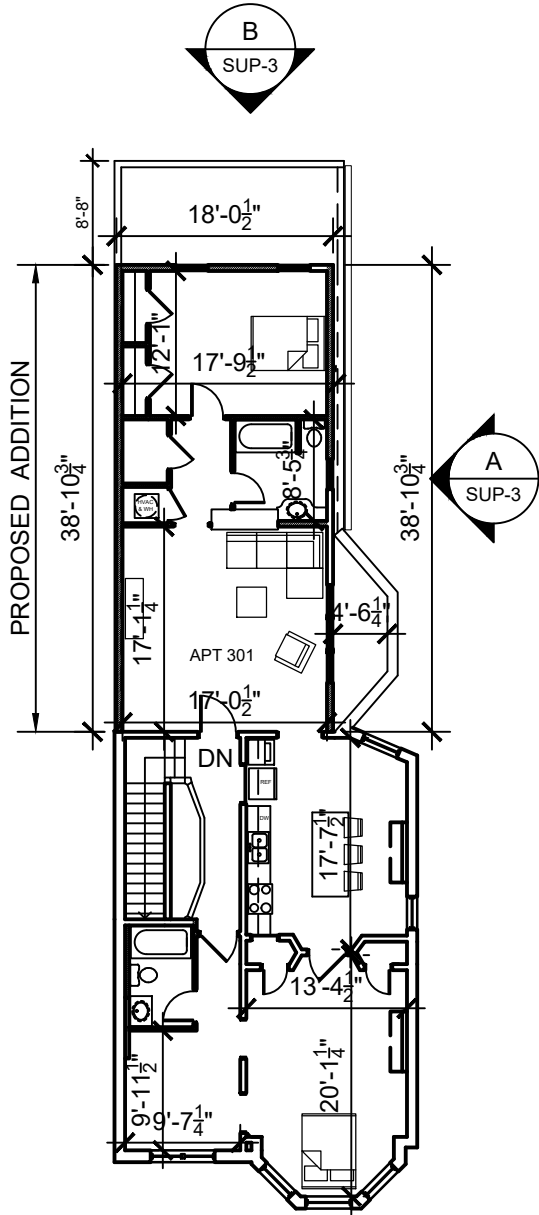
PROJECT NO.
1708

SHEET NO.

Z001

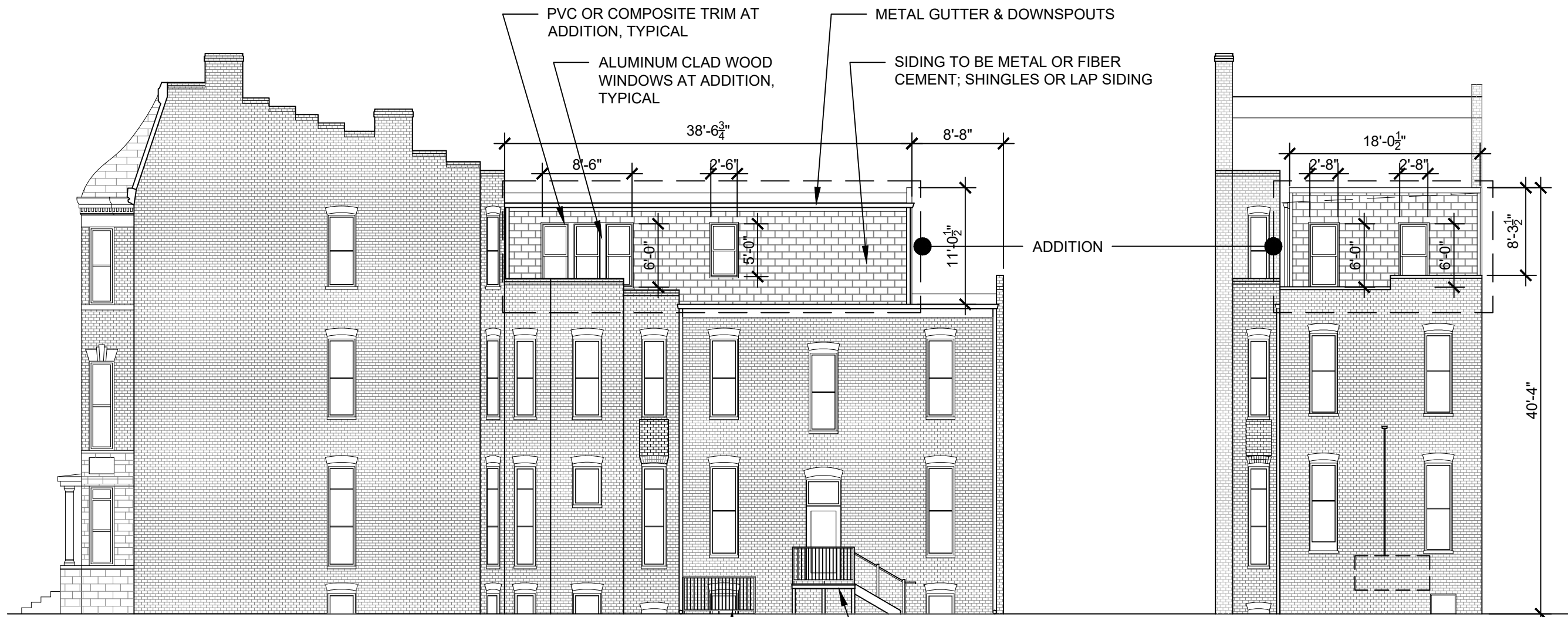
**PROPOSED
BREAKDOWN OF APTS**

- APT 101 - 1863 SF 3 BEDROOM
- APT 102 - 1343 SF 2 BEDROOM
- APT 201 - 1496 SF 3 BEDROOM
- APT 301 - 1336 SF 2 BEDROOM



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

REVISIONS
1006 W. FRANKLIN STREET - SPECIAL USE PERMIT
SHEET TITLE PROPOSED PLANS
DATE 04/17/2019
PROJECT NO. 1708
SHEET NO. SUP-2



A EAST ELEVATION
3/32" = 1' - 0"

B NORTH ELEVATION
3/32" = 1' - 0"

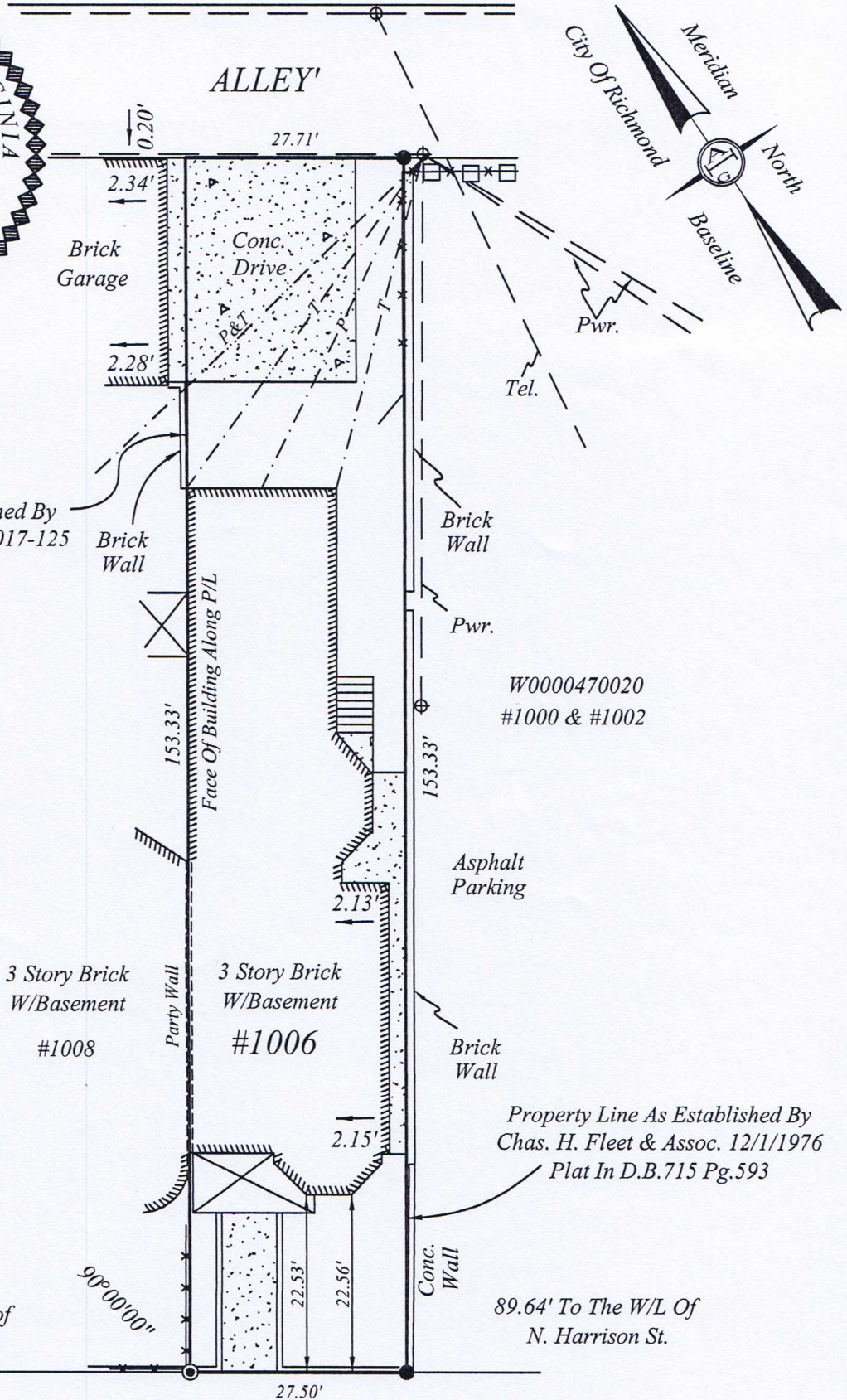
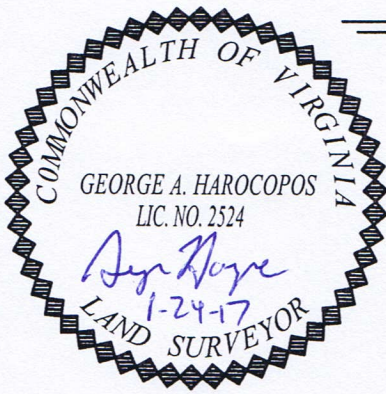
J O H A N N A S DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS
1006 W. FRANKLIN STREET - SPECIAL USE PERMIT
SHEET TITLE ELEVATIONS
DATE 04/17/2019
PROJECT NO. 1708
SHEET NO. SUP-3

This is to certify that on 1/24/17
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290037D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



LEGEND

- Rod
- ⊕ Power Pole
- ⊙ Drill Hole

W. FRANKLIN STREET

SURVEY OF
 LOT AND IMPROVEMENTS LOCATED THEREON
 LOCATED AT #1006 W. FRANKLIN STREET
 RICHMOND CITY, VIRGINIA

JN 46121

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT
 4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS@VERIZON.NET
 Scale 1"=20' Date 1/24/17 Drawn by AGH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO RONALD T. NIXON