



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

COA - 048374 - 2019

PROPERTY (location of work)

Address 1000 W FRANKLIN ST
Historic district WEST FRANKLIN ST HISTORIC DISTRICT

Date/time rec'd:	
Rec'd by: Me	RECEIVED
Application #	JAN 24 2019
Hearing date:	FEB 26
BY:	

APPLICANT INFORMATION

Name DAVE JOHANNAS
Company JOHANNAS DESIGN
Mailing Address 1901 W. CARY ST
RICHMOND VA 23220

Phone 804 358 4993
Email dave@johannasdesign.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name RON NIXON
Mailing Address 926 W FRANKLIN ST
RICHMOND VA 23220

Company _____
Phone 804 721 9611
Email nixonron@icloud.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

ACKNOWLEDGEMENT OF RESPONSIBILITY

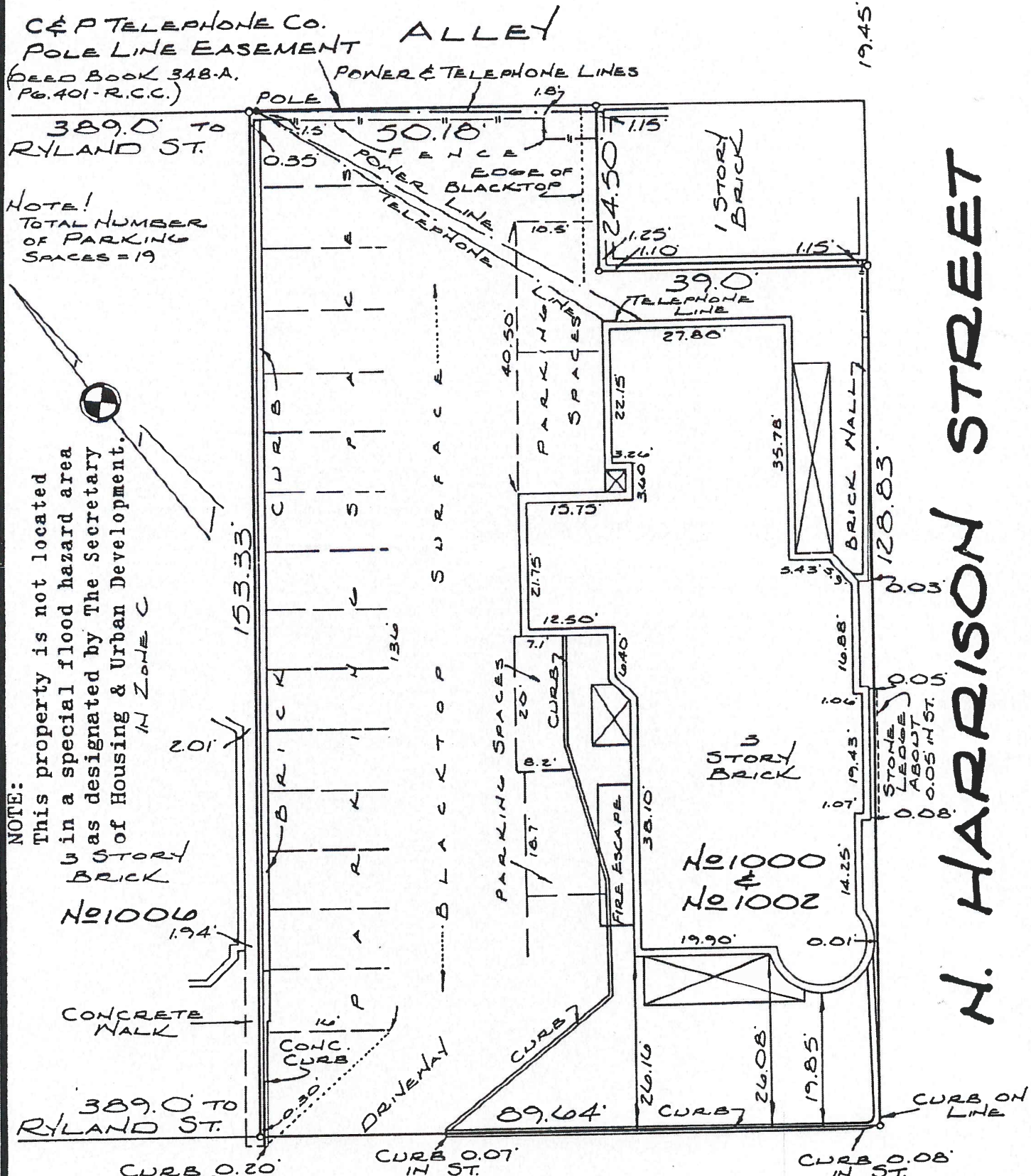
Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

Date 1/24/19



N. HARRISON STREET

W. FRANKLIN STREET

PLAT OF PROPERTY SITUATED
ON THE NORTHWEST CORNER
OF FRANKLIN STREET AND
HARRISON STREET.
RICHMOND, VA.

MARCH 24, 1980
SCALE 1" = 20'



CHAS. H. FLEET & ASSOCS.
ENGINEER & SURVEYORS
RICHMOND, VA.

CERTIFICATION
This is to certify that on 3-24-80
we made an accurate field survey of the premises
shown hereon, that all improvements and visible
easements are shown hereon, that there are no en-
croachments by improvements either from adjoining
premises, or from subject premises upon adjoining
premises, other than as shown hereon.
R.F. JETT

BK.339-75

FILE 1289

Renovation and New Construction

Project Info

Scope: Renovation of a Romanesque Revival townhouse plus a new infill apartment building.

Site Area: 12,789 sq ft
 Existing Building: 12,600 sq ft gross usable
 New Construction: 12,600 +/- sq ft

Current Zoning - R6

Proposed Breakdown of Apartments 1002/4 West Franklin St.

1st Flr	Apt. 101	1450 sf
	Apt. 102	700 sf
2nd Flr	Apt. 201	790 sf
	Apt. 202	790 sf
	Apt. 203	935 sf
	Apt. 204	935 sf
3rd Flr	Apt. 301	925 sf
	Apt. 302	925 sf
	Apt. 303	935 sf
	Apt. 304	935 sf



1000 to 1004 West Franklin St.



Contents

CAR1	Cover
Z001	Proposed site
CAR2	Existing floor plans 1000
CAR3	Proposed floor plans 1000
CAR4	Proposed floor plans 1002/4
CAR5	Proposed floor plans 1002/4
CAR6	Elevations 1002/4
CAR7	Elevations 1002/4
CAR8	Elevation and Section 1002/4

Proposed Breakdown of Apartments 1000 West Franklin St.

1st Flr	Apt. 101	2380 sf
	Apt. 102	1000 sf
	Apt. 103	1150 sf
2nd Flr	Apt. 201	880 sf
	Apt. 202	630 sf
	Apt. 203	870 sf
3rd Flr	Apt. 301	685 sf
	Apt. 302	1000 sf



REVISIONS
11/6/18 West Entry Door Update

P 804.358.4993
F 804.358.6211
1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

1000 - 1002 WEST FRANKLIN STREET

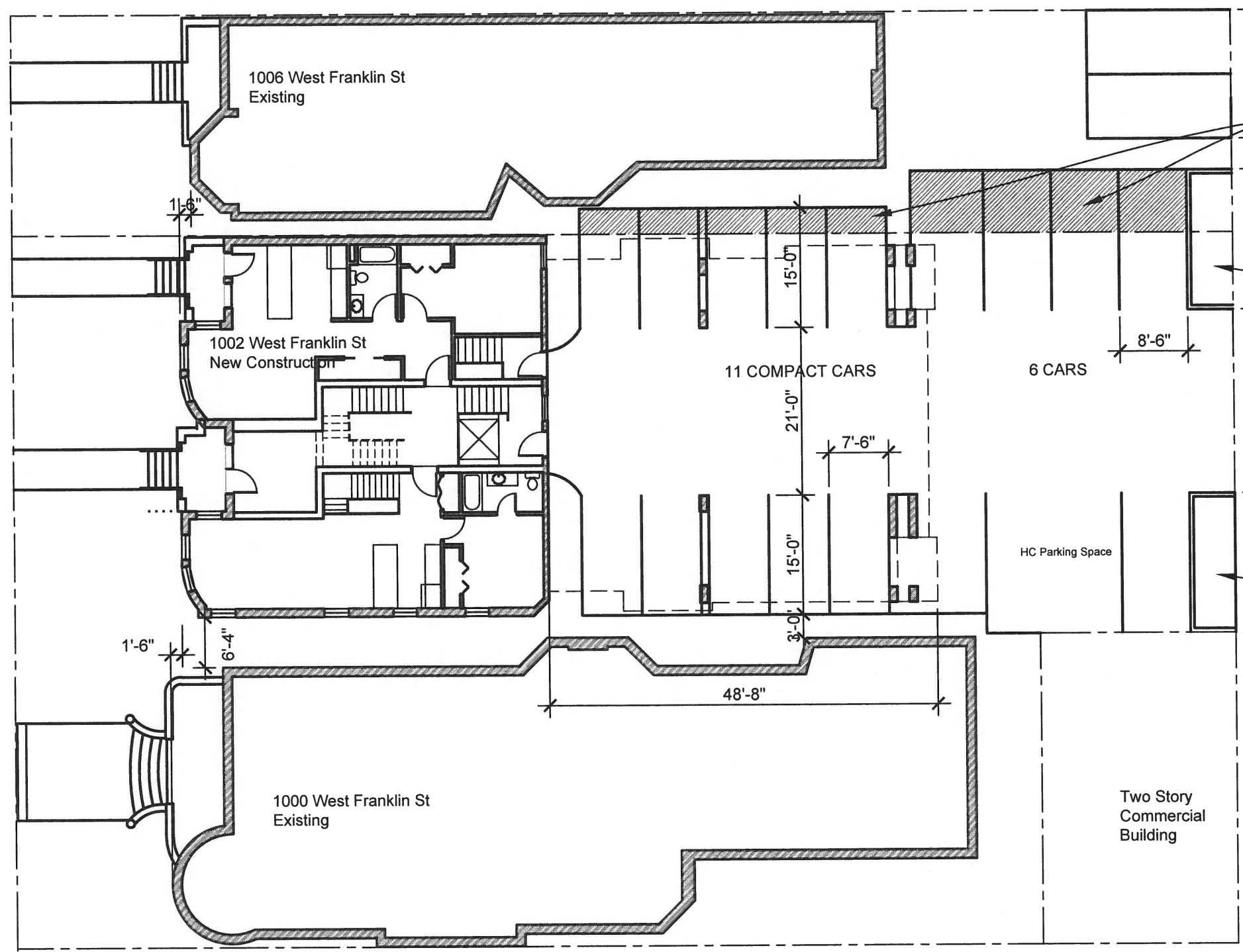
SHEET TITLE
COVER

DATE
01/24/19

PROJECT NO.
1708

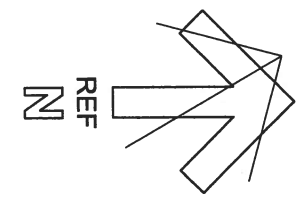
SHEET NO.
CAR1

West Franklin Street



North Harrison Street

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



REVISIONS
 11/8/18 West Entry Door Up

P 804.358.4993
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11/8/18 West Entry Door Up

JOHANNA'S DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220

1000-1002 West Franklin Street

SHEET TITLE
 PROPOSED SITE

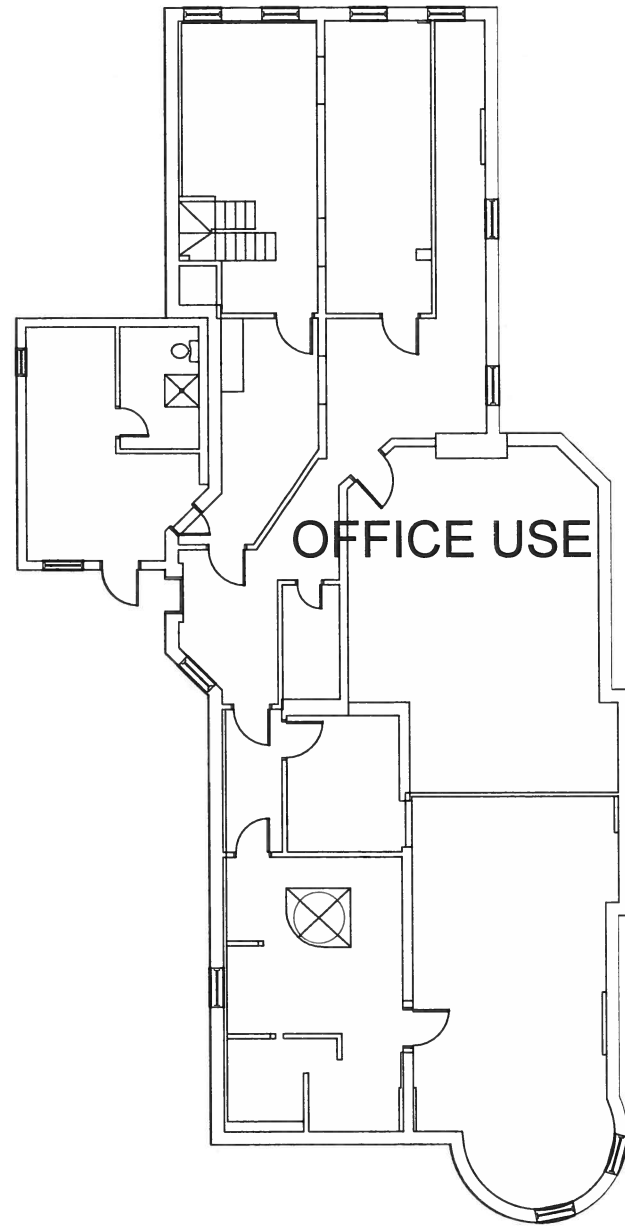
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 01/24/20

PROJECT NUMBER
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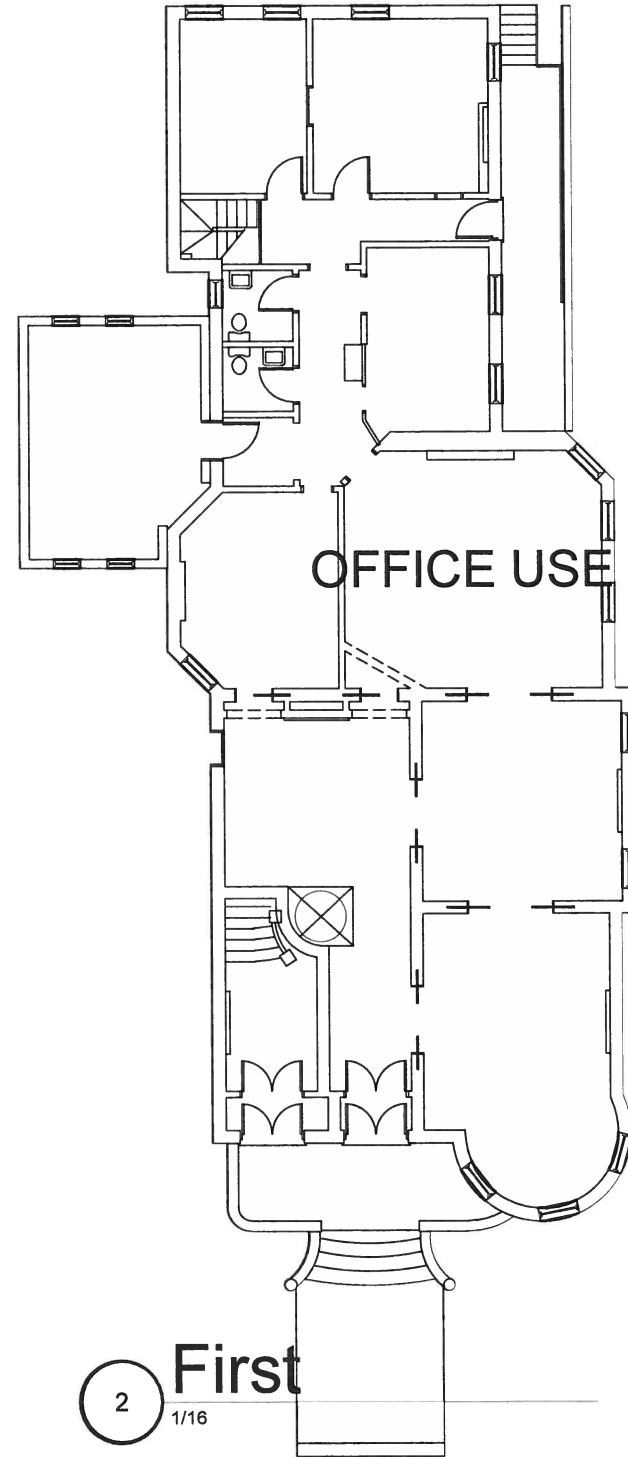
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 Z00

Existing

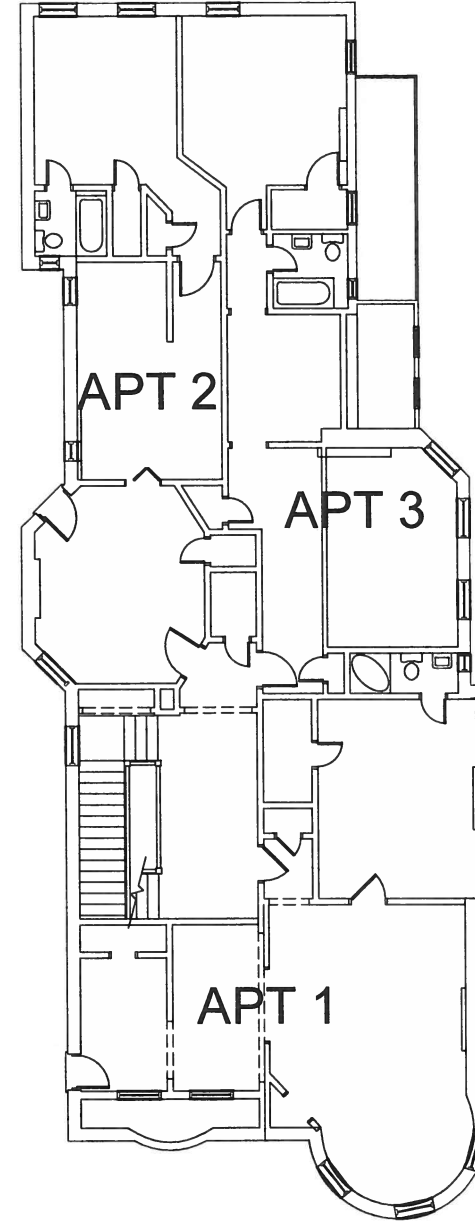
1000 Franklin St.



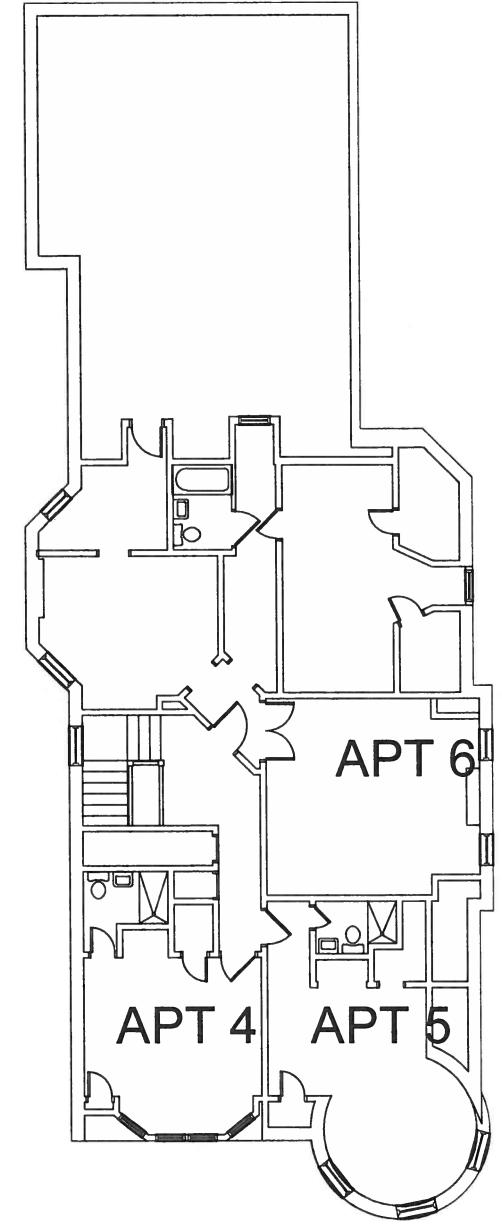
1 **Basement**
1/16



2 **First**
1/16



3 **Second**
1/16



4 **Third**
1/16

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1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

1002 1004 WEST FRANKLIN ST

SHEET TITLE
EXISTING FLOOR PLAN
1000
DATE 01/24/17
PROJECT 1708
SHEET NO

CAR

Proposed

1000 Franklin St.

REVISIONS

P 804.358.4993
F 804.358.8211

23220

1901 WEST CARY STREET RICHMOND, VA

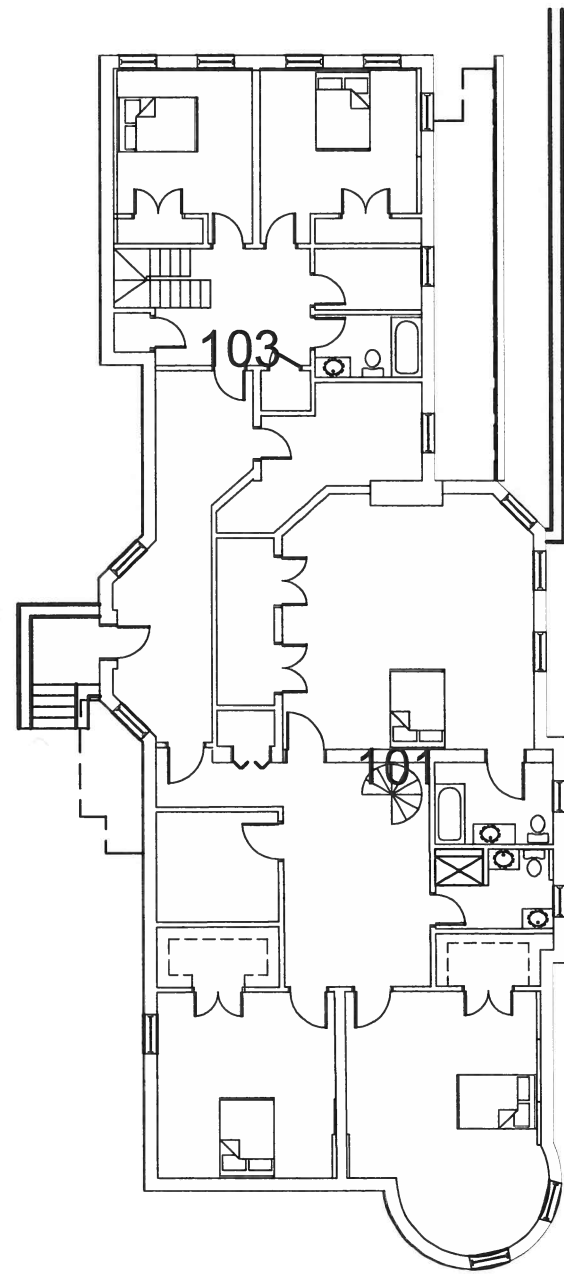
1002 1004 WEST FRANKLIN ST

SHEET TITLE
PROPOS
PLANS

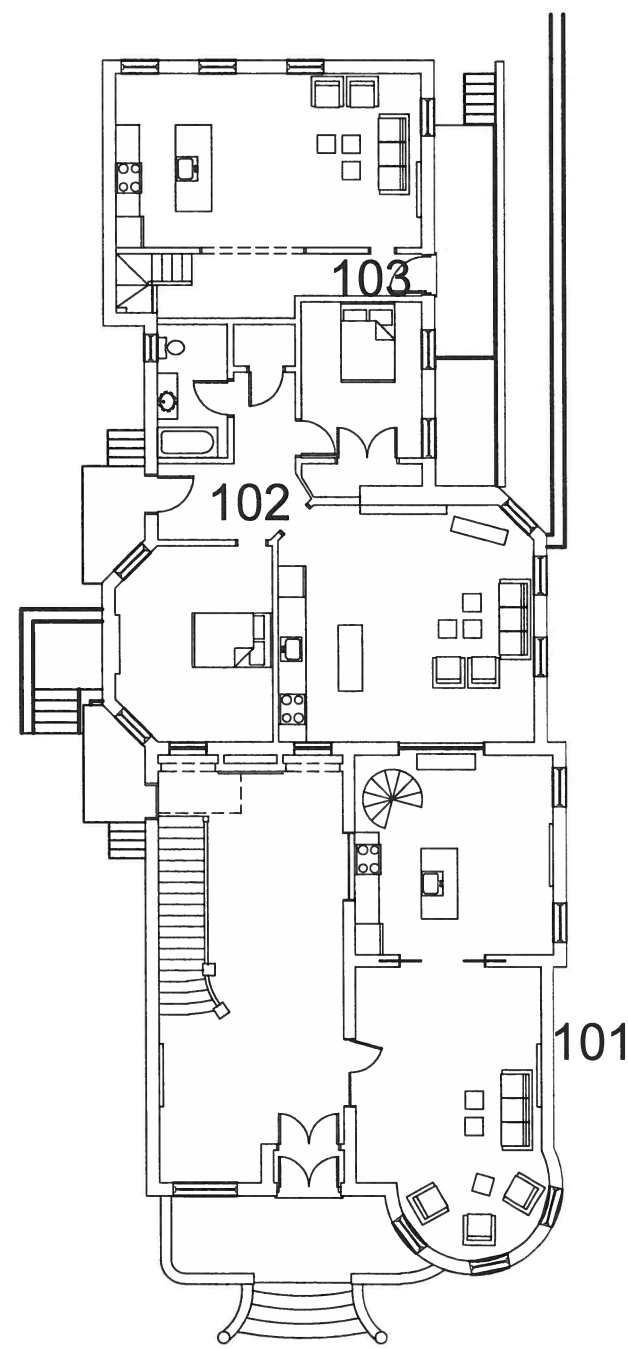
DATE
01/24/1

PROJECT N
1708

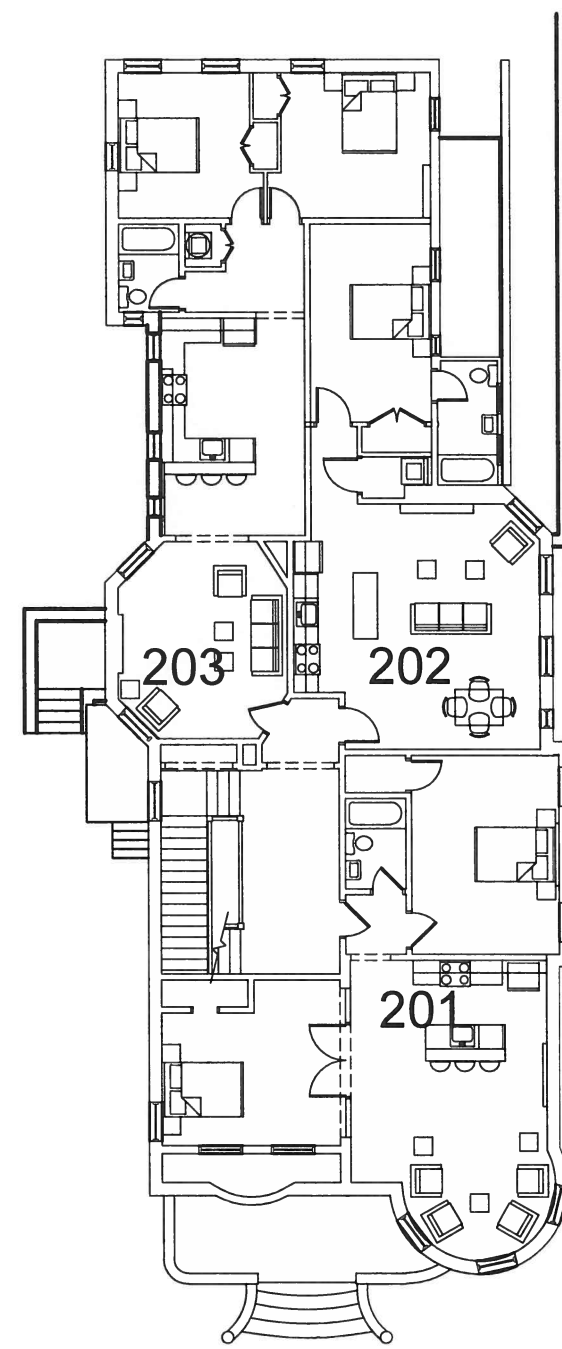
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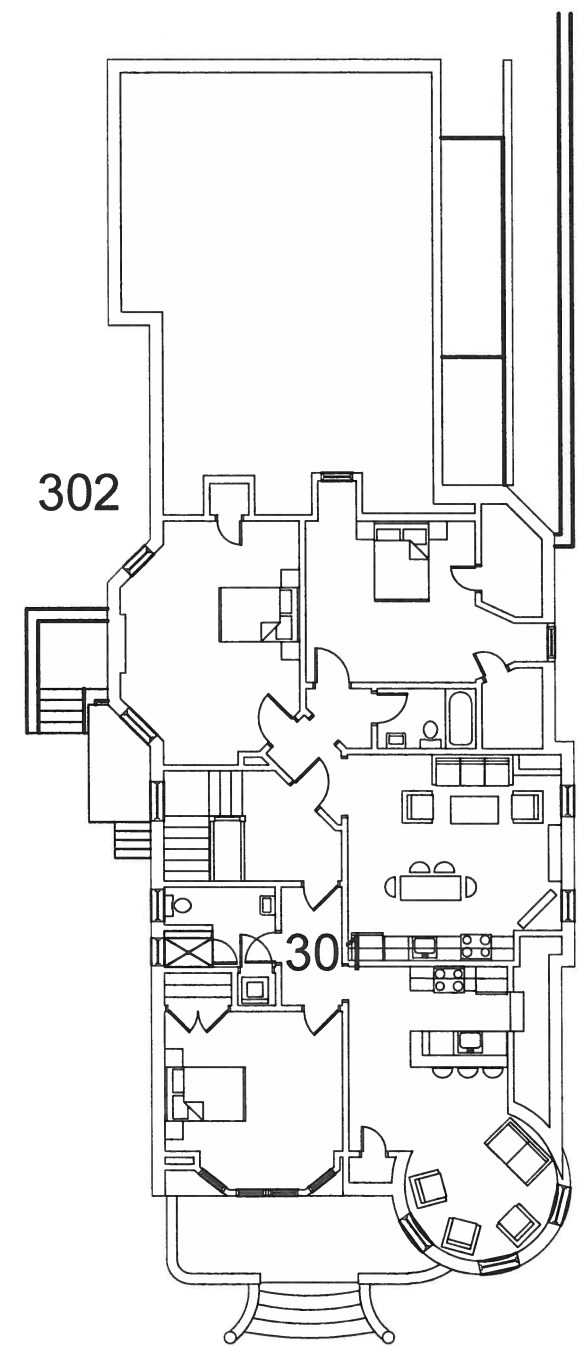
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1/16



2 **First**
1/16



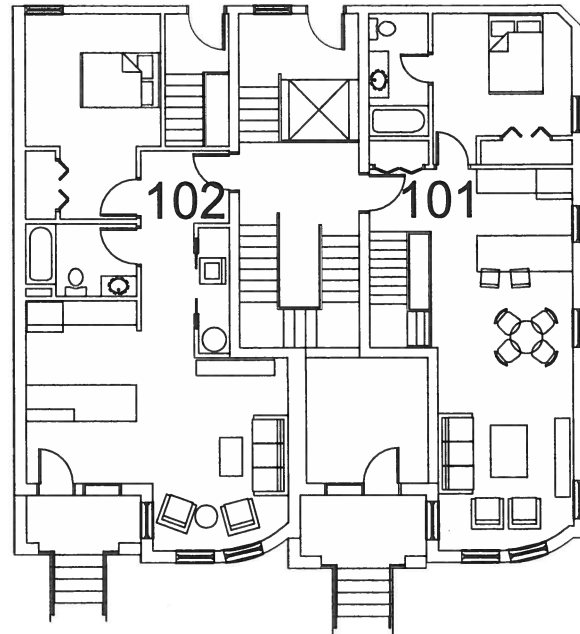
3 **Second**
1/16



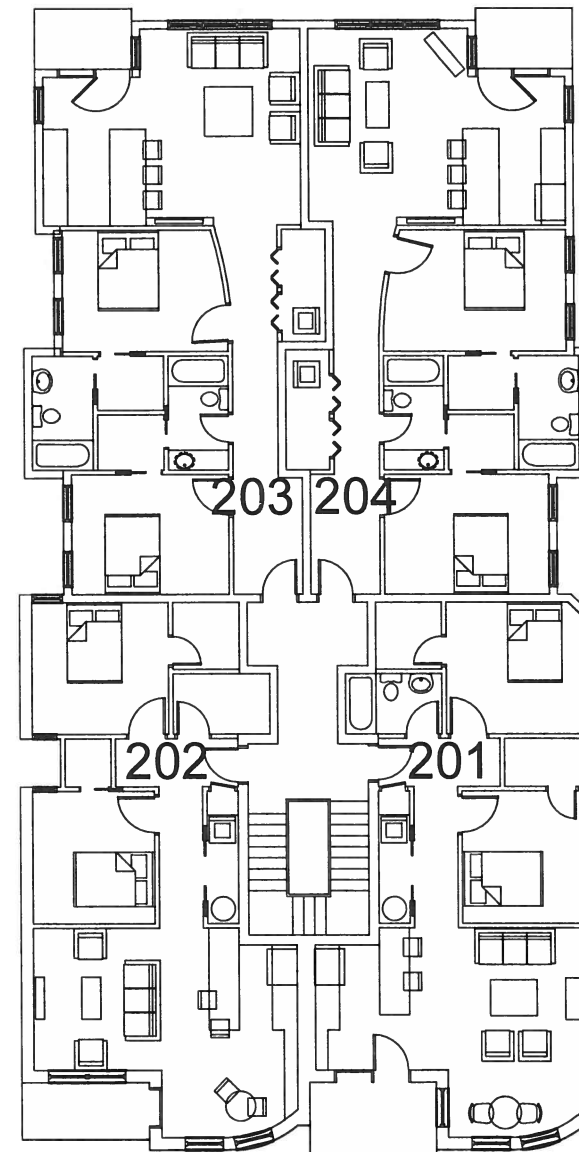
4 **Third**
1/16

Proposed

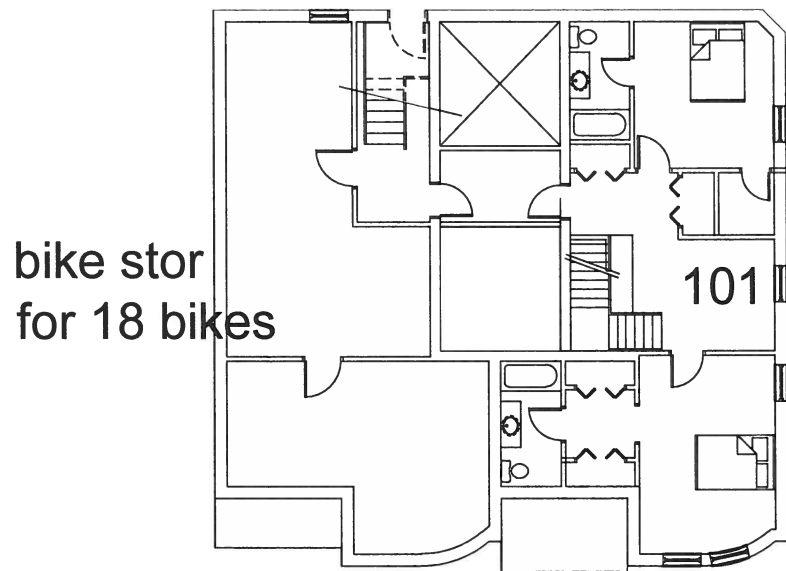
1002 Franklin St.



2 **First**
1/16



3 **Second**
1/16



1 **Basement**
1/16

REVISIONS
11/6/18 West Entry Door Up

P 804.358.4893
F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

1002 1004 WEST FRANKLIN ST

SHEET TITLE
FLOOR
PLANS
1002

DATE
01/24/18

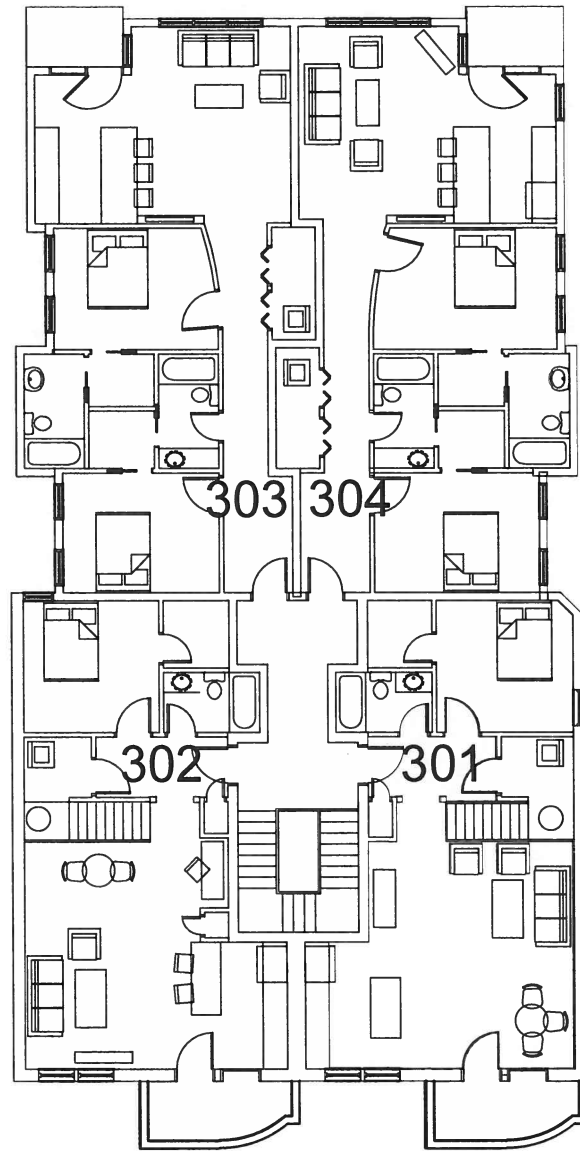
PROJECT N
1708

SHEET NO.

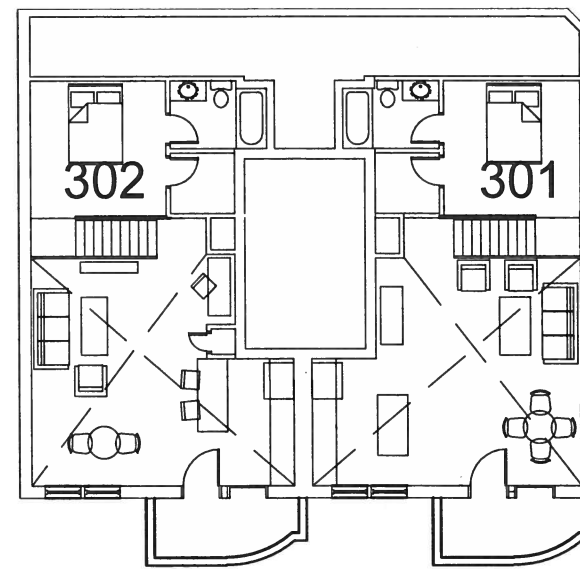
CAR

Proposed New Construction

1002 Franklin St.



1 Third
1/16



2 Mezzanine
1/16

REVISIONS

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F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
FLOOR
PLANS
1002

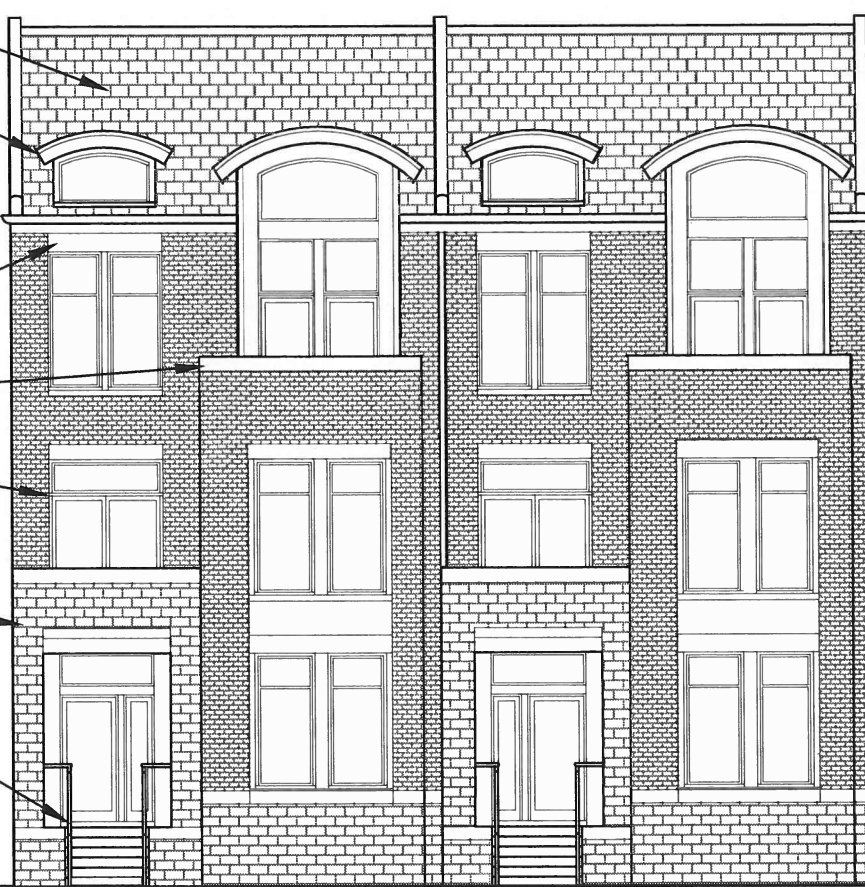
DATE
01/24/1

PROJECT N
1708

SHEET NO.

CAR

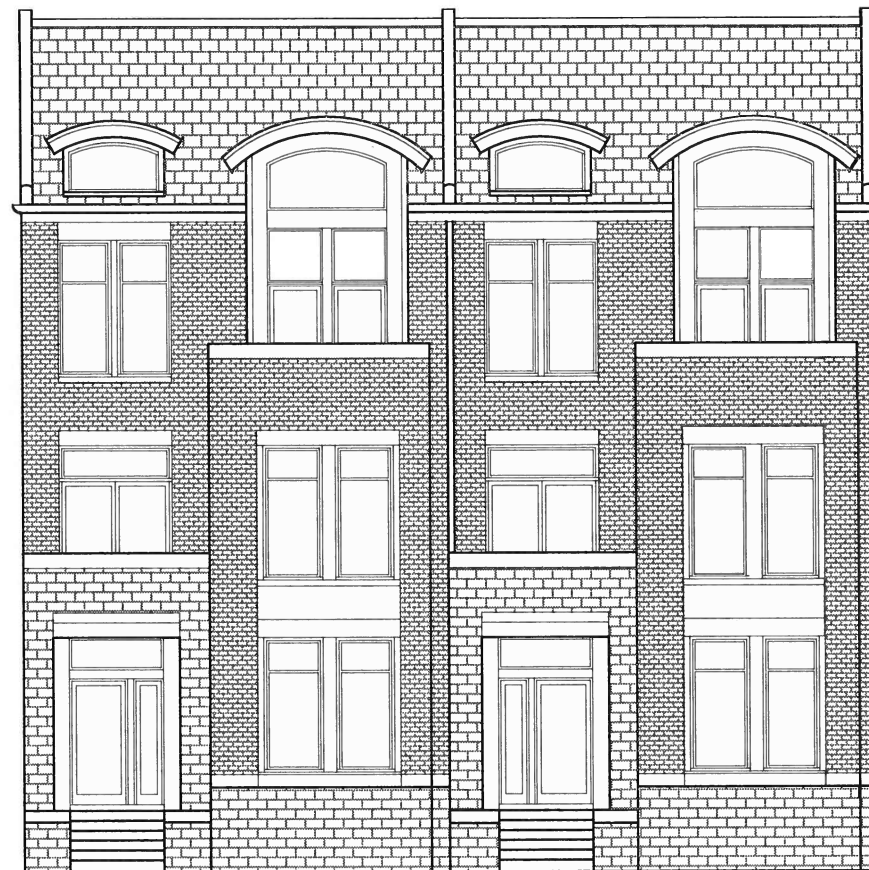
- COMPOSITE OR FAUX SLATE
- COMPOSITE TRIM
- PREFINISHED ALUM GUTTER
- MASONRY HEADER
- MASONRY CAP
- ALUM CLAD WD WINDOWS TYP.
- THROUGH COLOR SPLIT FACE MASONRY OR SIMILAR
- METAL RAILING



approximately 48'



1006 EXISTING



1002 NEW



1000 EXISTING

REVISIONS
11/6/18 West Entry Door U

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1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

1000 1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATION

DATE
01/24/1

PROJECT N
1708

SHEET NO.

CAR

GRAY SINGLE PLY
RFG OR FLAT SEAM
PREFINISHED ALUM

BRICK OR MASONRY
HEADER

MASONRY HEADER

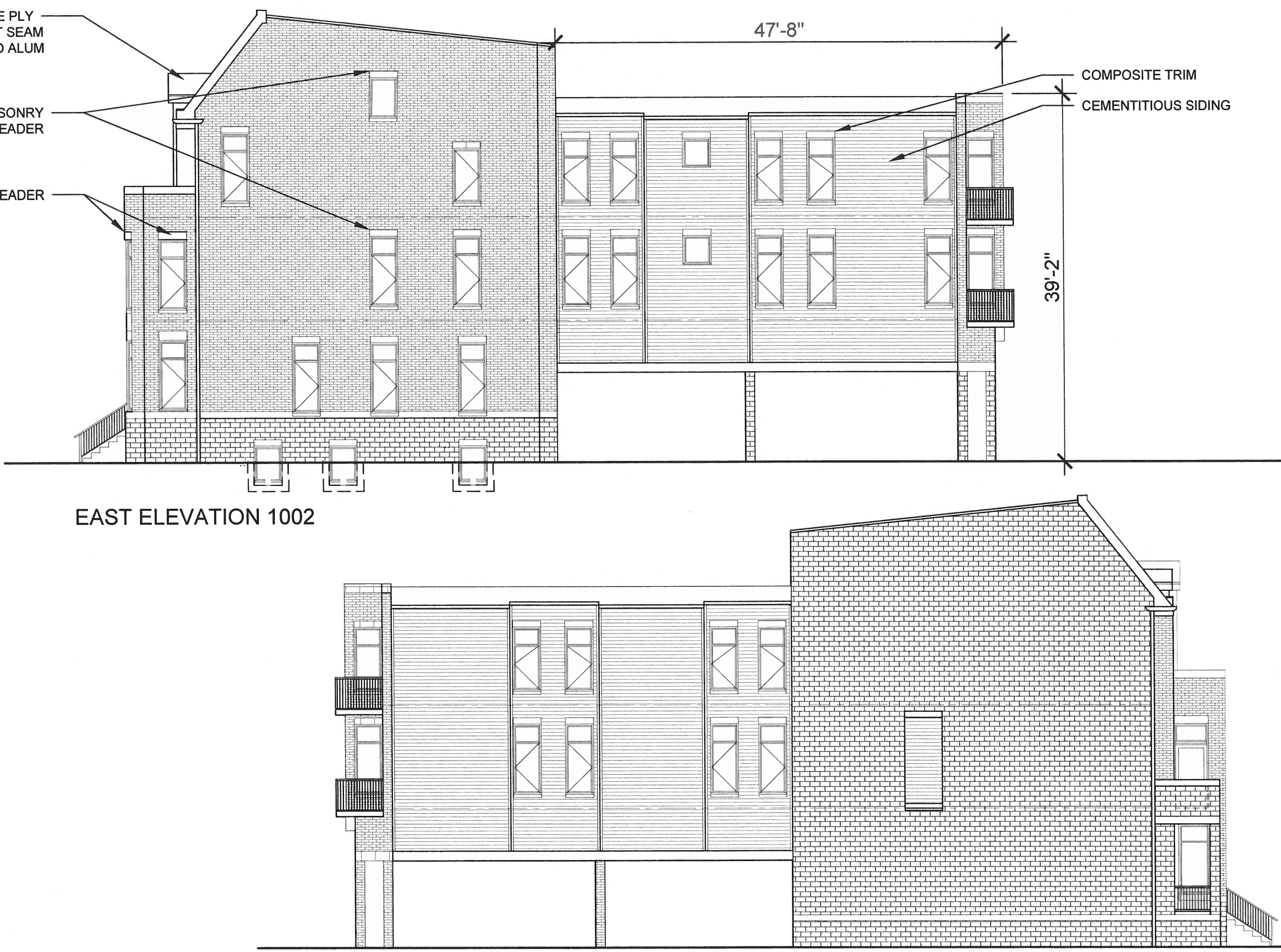
47'-8"

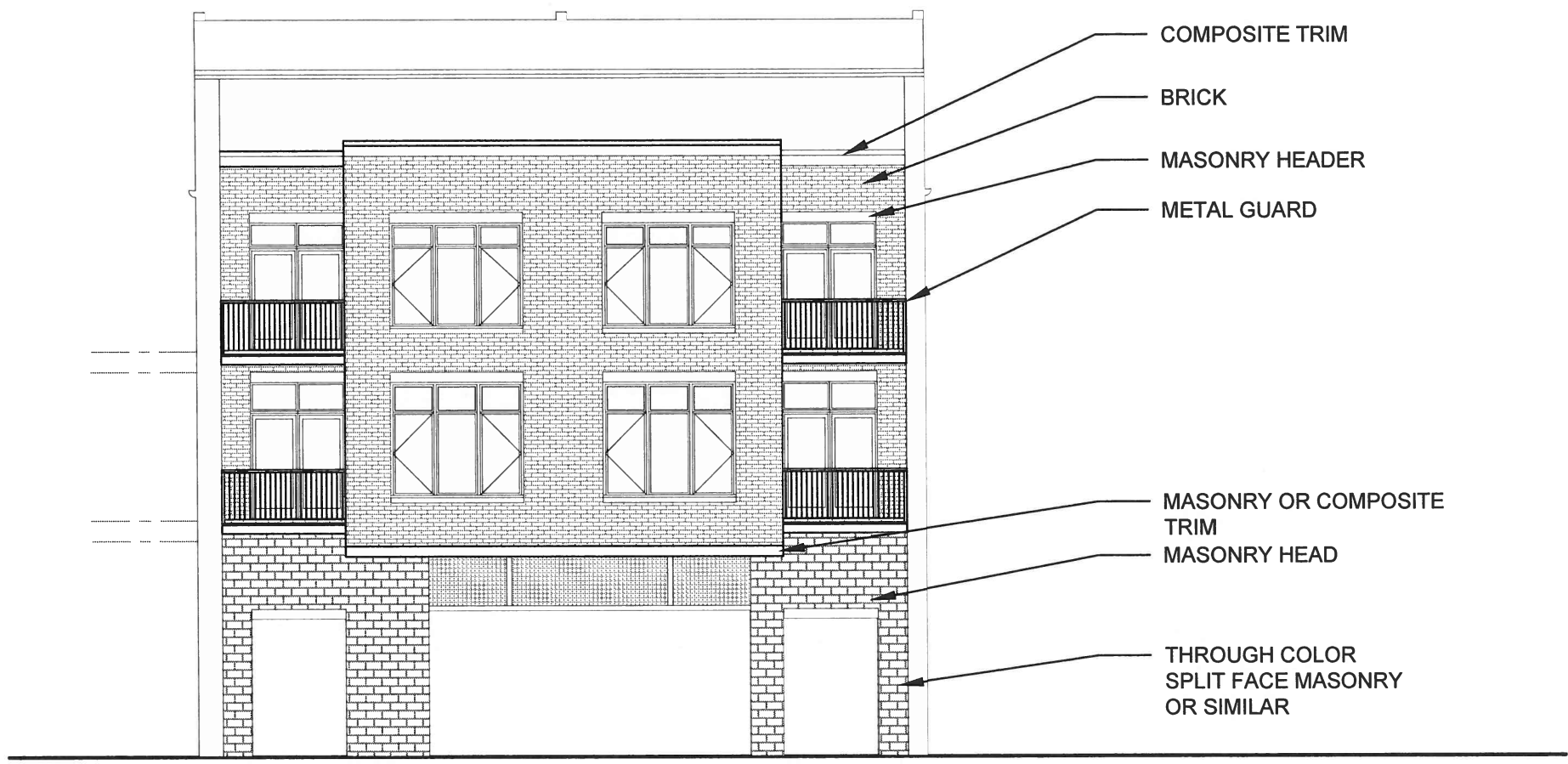
COMPOSITE TRIM
CEMENTITIOUS SIDING

39'-2"

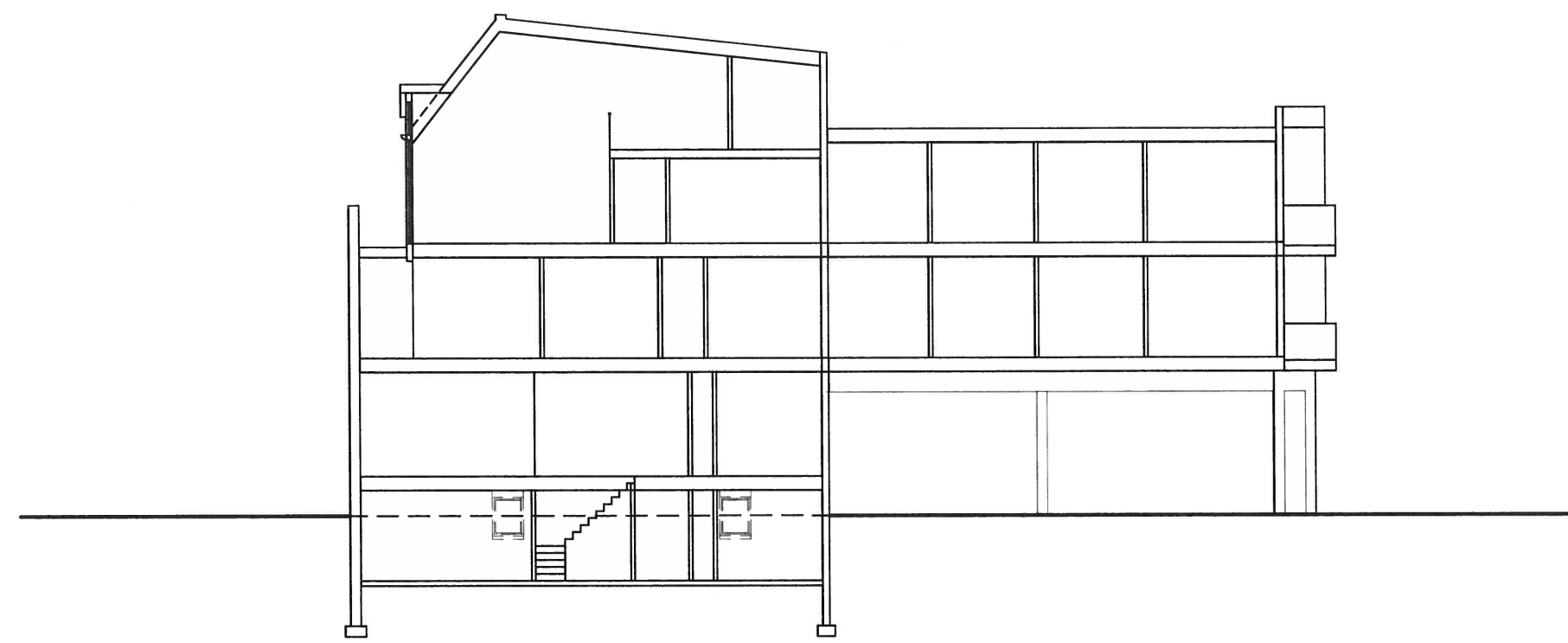
EAST ELEVATION 1002

WEST ELEVATION 1002





NORTH ELEVATION



Schematic Building Section