



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3135 W Franklin St

Historic district Monument Avenue

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION Check if Billing Contact

Name Mark Baker

Phone (804) 874-6275

Company Baker Development Resources

Email markbaker@bakerdevelopmentresources.com

Mailing Address 1519 Summit Ave., Suite 102
Richmond, VA 23230

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above) Check if Billing Contact

Name Jess Bradford Cadwallender

Company _____

Mailing Address 3135 W Franklin Street
Richmond, VA 23231

Phone _____

Email _____

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

ACKNOWLEDGEMENT OF RESPONSIBILITY

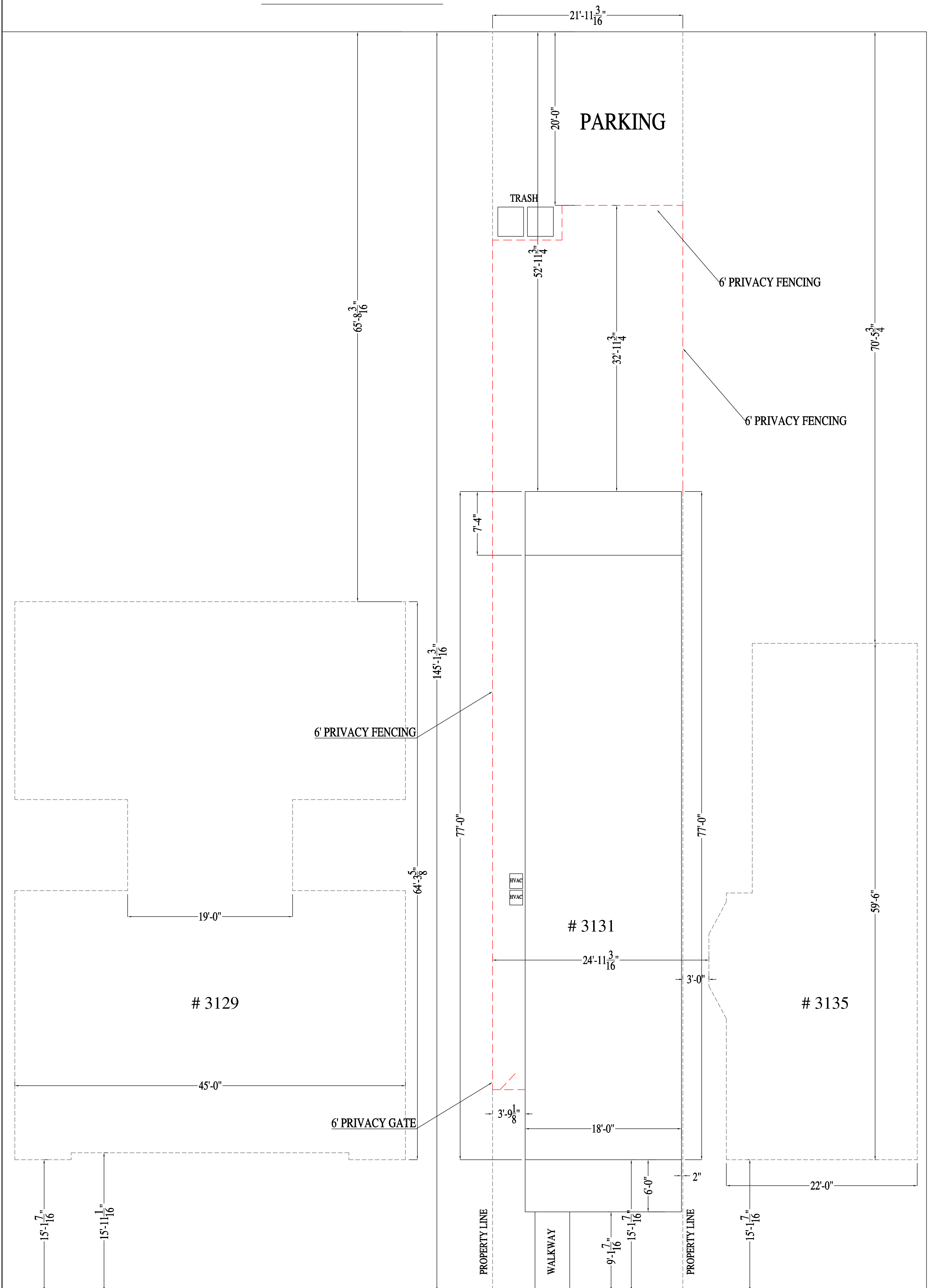
Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. 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.

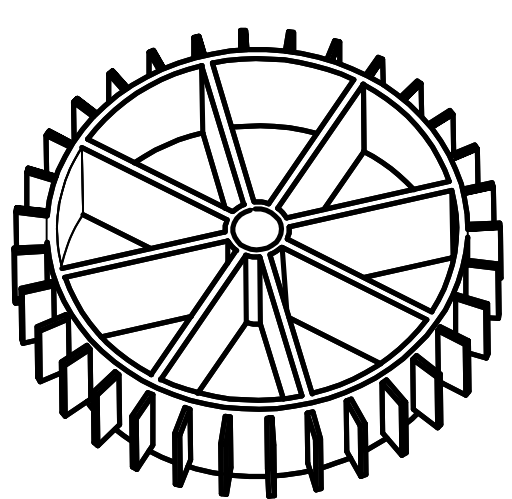
Signature of Owner _____ Date _____

16' ALLEY



CLEVELAND ST.

W. FRANKLIN ST.



RIVER MILL
DEVELOPMENT

SHEET:
A1.0

DATE:
8-01-2020

SCALE:
3/16" = 1'-0"

REVISION NOTES	START DATE
8-10-2020	

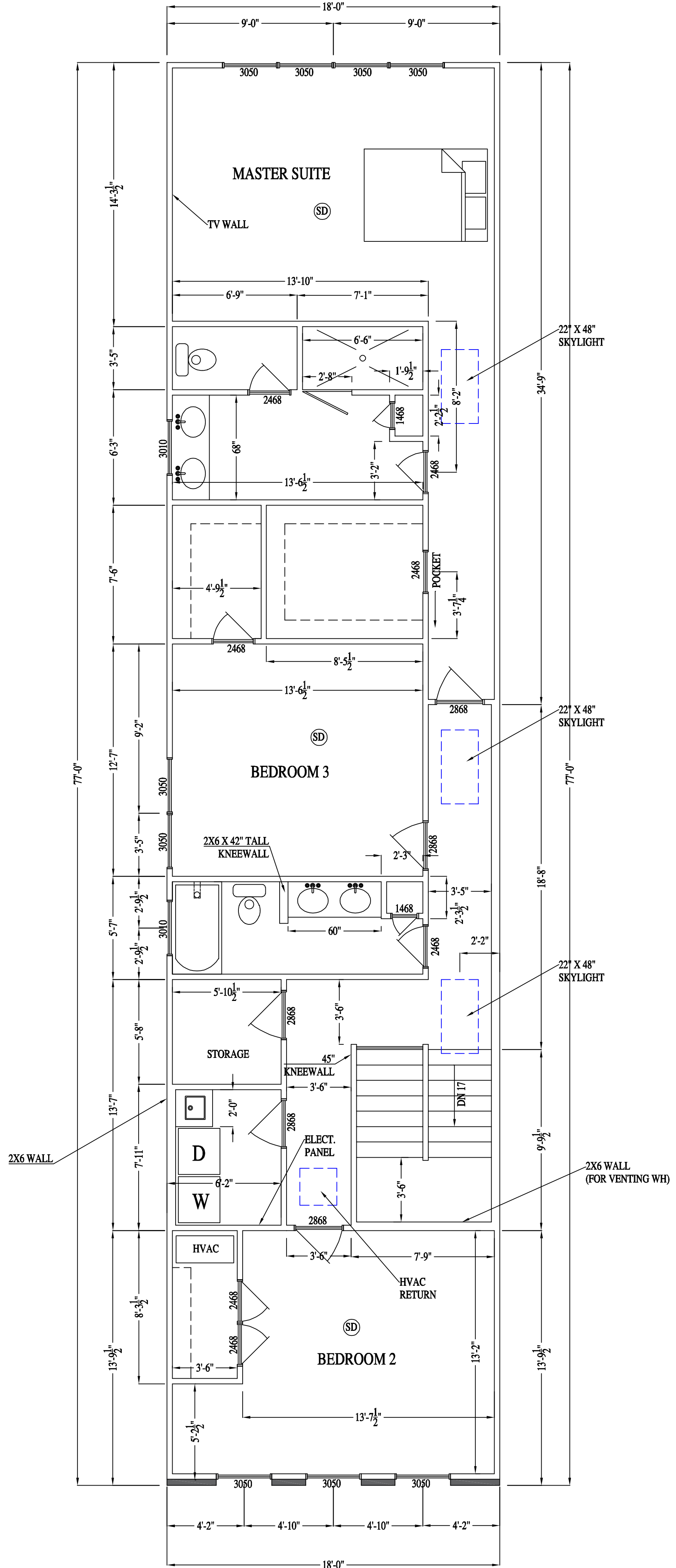
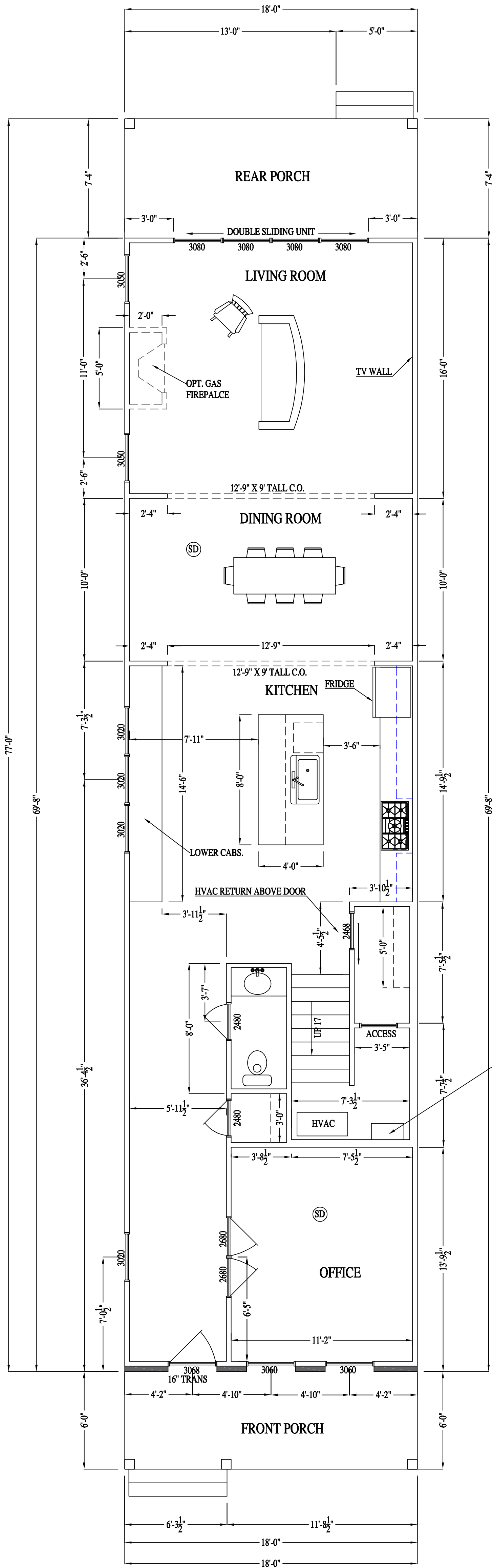
3131 W FRANKLIN ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

SECOND FLOOR PLAN

1213 S.F.



CORNER DETAIL

See Table R602.3(1) for fastening

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 12 in. o.c.

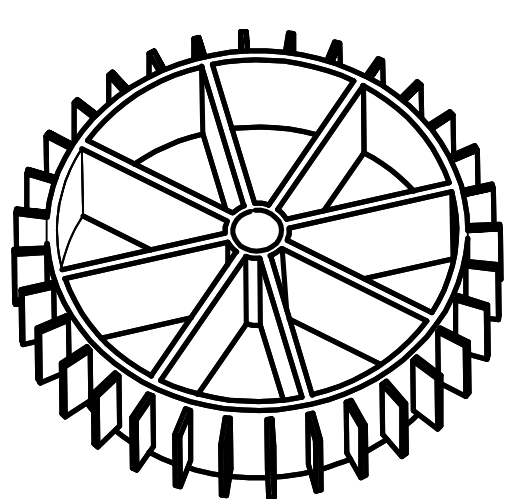
Optional nonstructural filler panel

See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(2).

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

Continuous wood structural panel or structural fiberboard braced wall line



RIVER MILL DEVELOPMENT

SHEET:
A1.1

DATE:
8-01-2020

SCALE:
1/4" = 1'-0"

REVISION NOTES	START DATE
8-10-2020	

3131 W FRANKLIN ST.

RIVER MILL DEVELOPMENT

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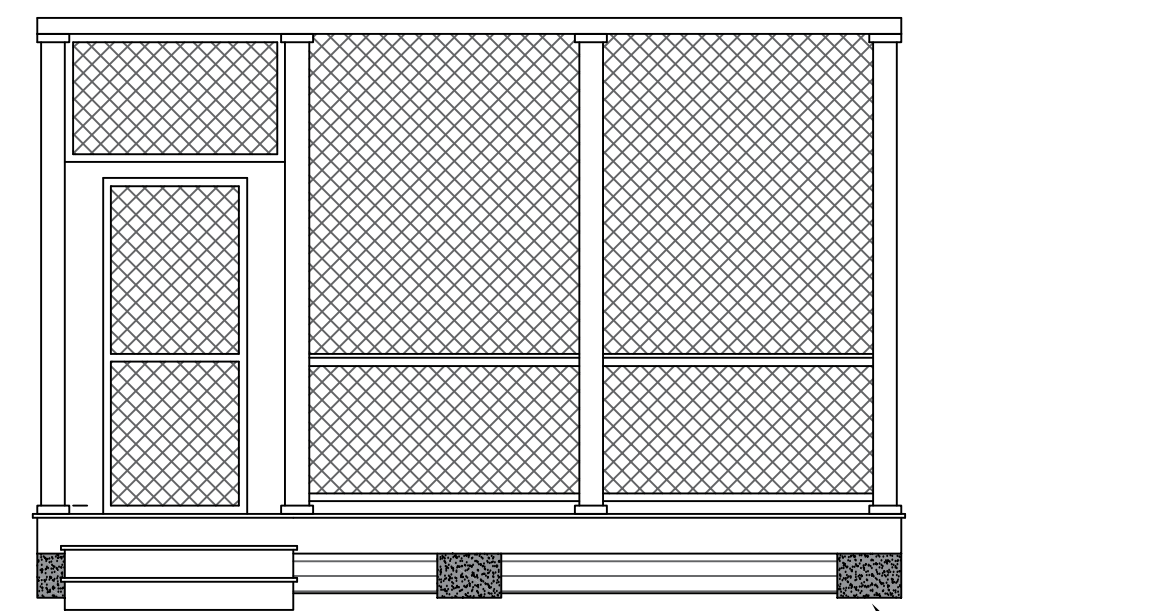


LEFT ELEVATION

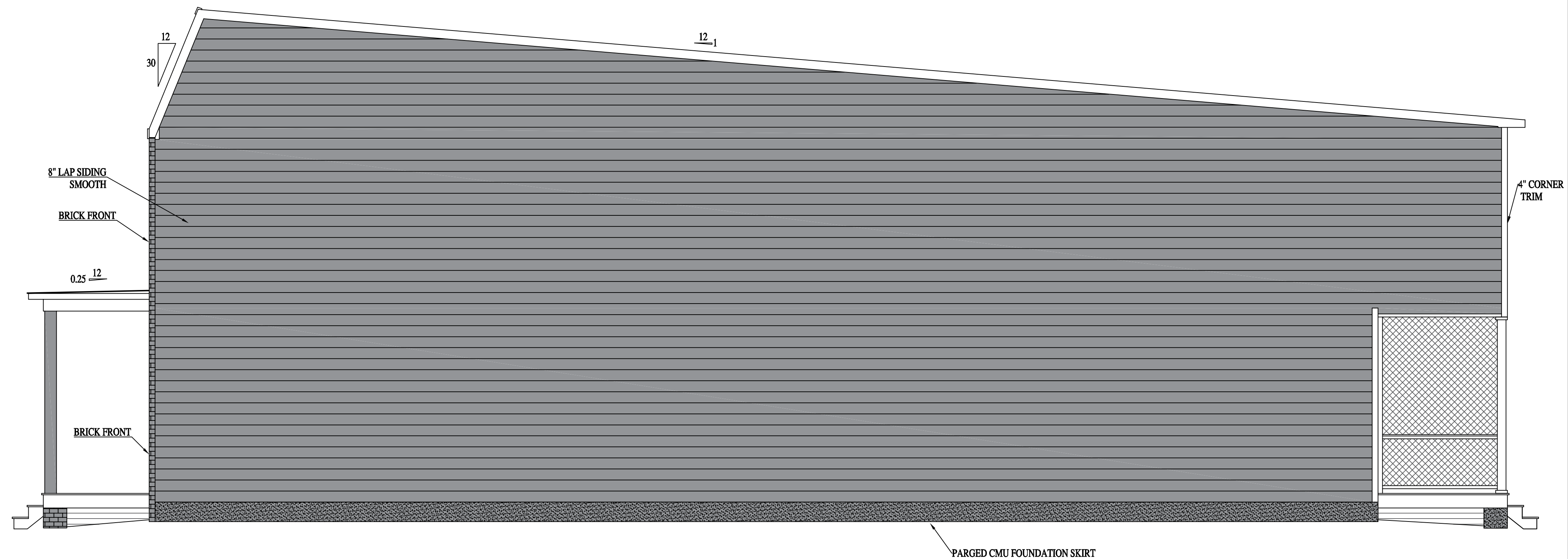
FRONT ELEVATION



REAR ELEVATION



REAR SCREENED PORCH OPTION



LEFT ELEVATION

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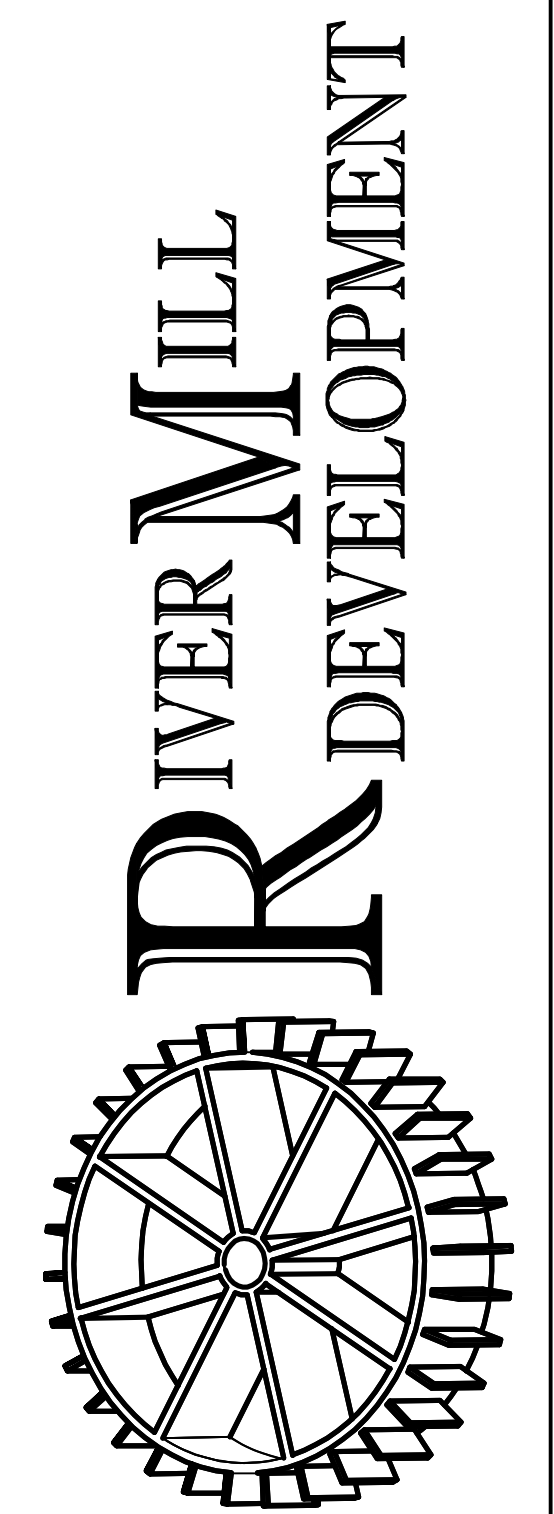
REVISION NOTES

8-10-2020	START DATE

SCALE:
1/4" = 1'-0"

DATE:
8-01-2020

SHEET:
A2.1



3131 W FRANKLIN ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

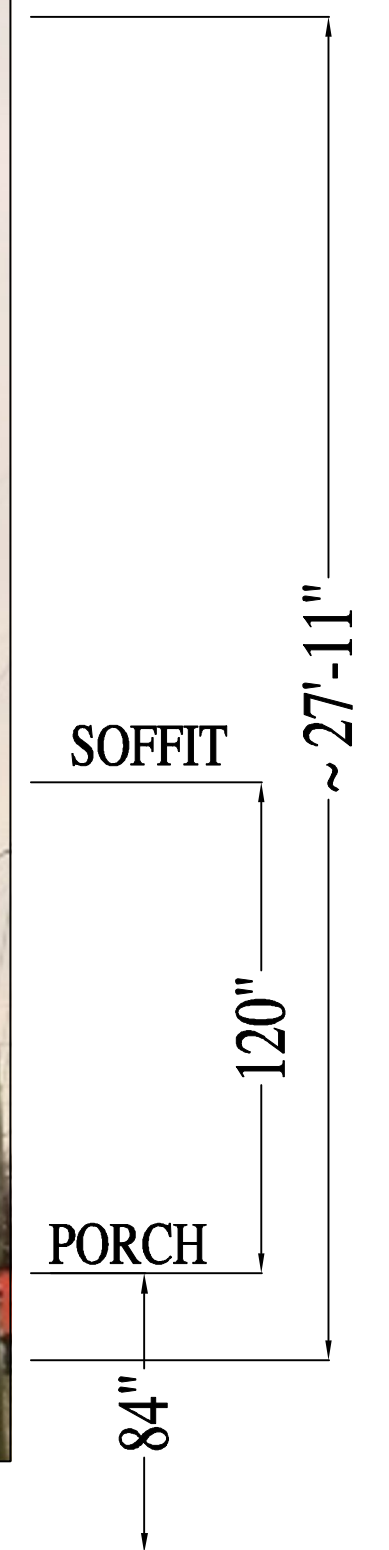
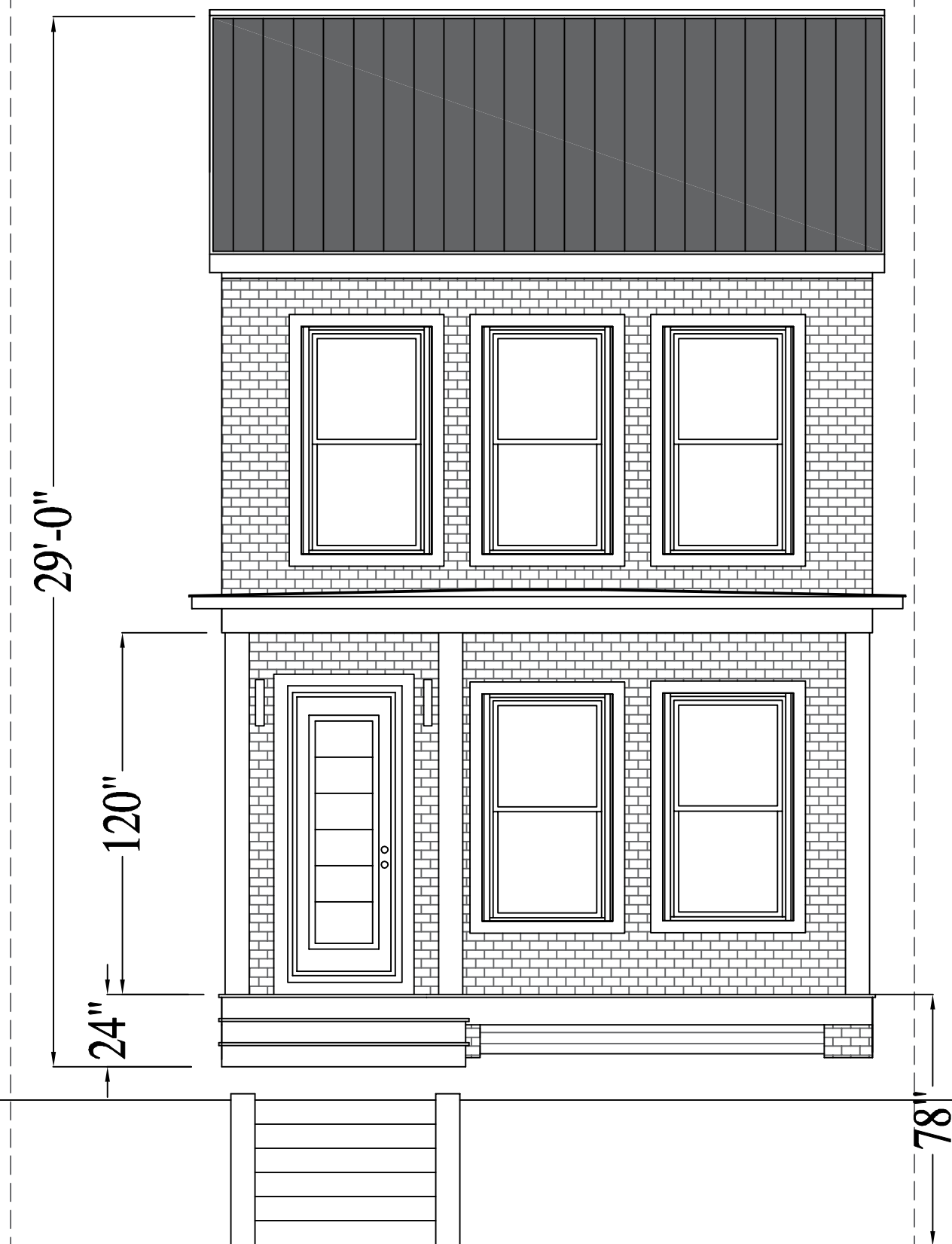
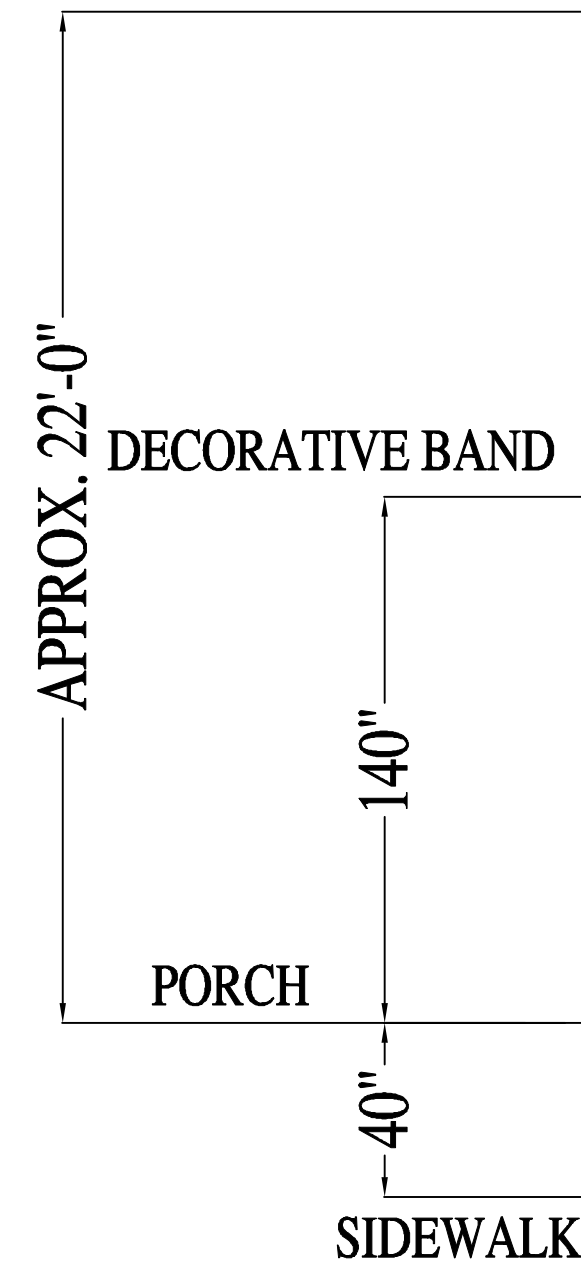
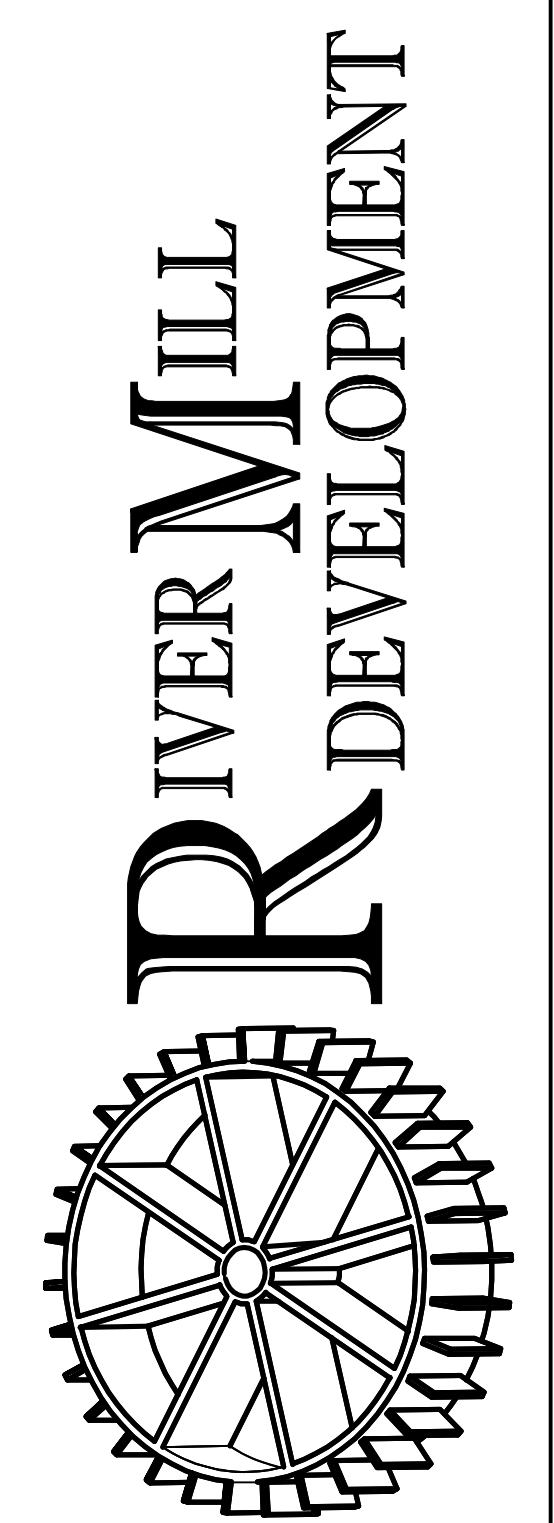
REVISION NOTES

8-10-2020	START DATE

SCALE:
1/4" = 1'-0"

DATE:
8-01-2020

SHEET:
A2.2



SIDEWALK

FRONT CONCEPTUAL STREET VIEW

3131 W Franklin Street

ONE NEW SINGLE-FAMILY DETACHED RESIDENCE
 MUSEUM DISTRICT
 RICHMOND COMMISSION OF ARCHITECTURAL REVIEW
 PREPARED: 8/27/2020
 APPLICANT: KYLE JOHNSTON C/O MARK BAKER

Exterior Finish Schedule

No	COMPONENT/MATERIAL	COLOR/FINISH
01	COLUMNS - 8X8 SMOOTH SQUARE FIBERGLASS WITH SQUARE CAPS AND BASE	PAINTED DARK GRAY/BLACK TO MATCH IRON GRAY
02	HARDIE SMOOTH LAP SIDING - 7" EXPOSURE	IRON GRAY
03	HARDIE TRIM	IRON GRAY
04	HARDIE SOFFITS	IRON GRAY
05	DOORS - SOLID WOOD	STAINED LIGHT OAK
06	WINDOWS - ALUMINUM CLAD	FACTORY BLACK
07	FRONT PORCH CEILING	STAINED NATURAL WOOD
08	FRONT PORCH ROOF - STANDING SEEM	BLACK
09	MAIN ROOF - TPO	FACTORY WHITE
10	ALUMINUM GUTTERS AND DOWNSPOUTS	FACTORY BLACK
11	FRONT PORCH	WOOD FRAMING WRAPPED WITH WOOD TRIM, STAINED NATURAL
12	FRONT PORCH DECKING - 5 1/4" COMPOSITE	LIGHT GRAY DECKING (SILVER TEAK - WOLF)
13	FRONT PORCH HANDRAIL - METAL	FACTORY BLACK
14	FRONT PORCH - HORIZONTAL WIRE RAILING	STAINLES STEEL WIRES BETWEEN COLUMNS AND POSTS
15	EXTERIOR LIGHTS	BLACK
16	REAR DOOR	FACTORY BLACK
17	REAR DECK - WOOD FRAMING AND DECKING	STAINED TREATED WOOD
18	FRONT BRICK	PAINTED DARK GRAY/BLACK TO MATCH IRON GRAY
19	6' PRIVACY FENCE IN REAR	STAINED TREATED WOOD