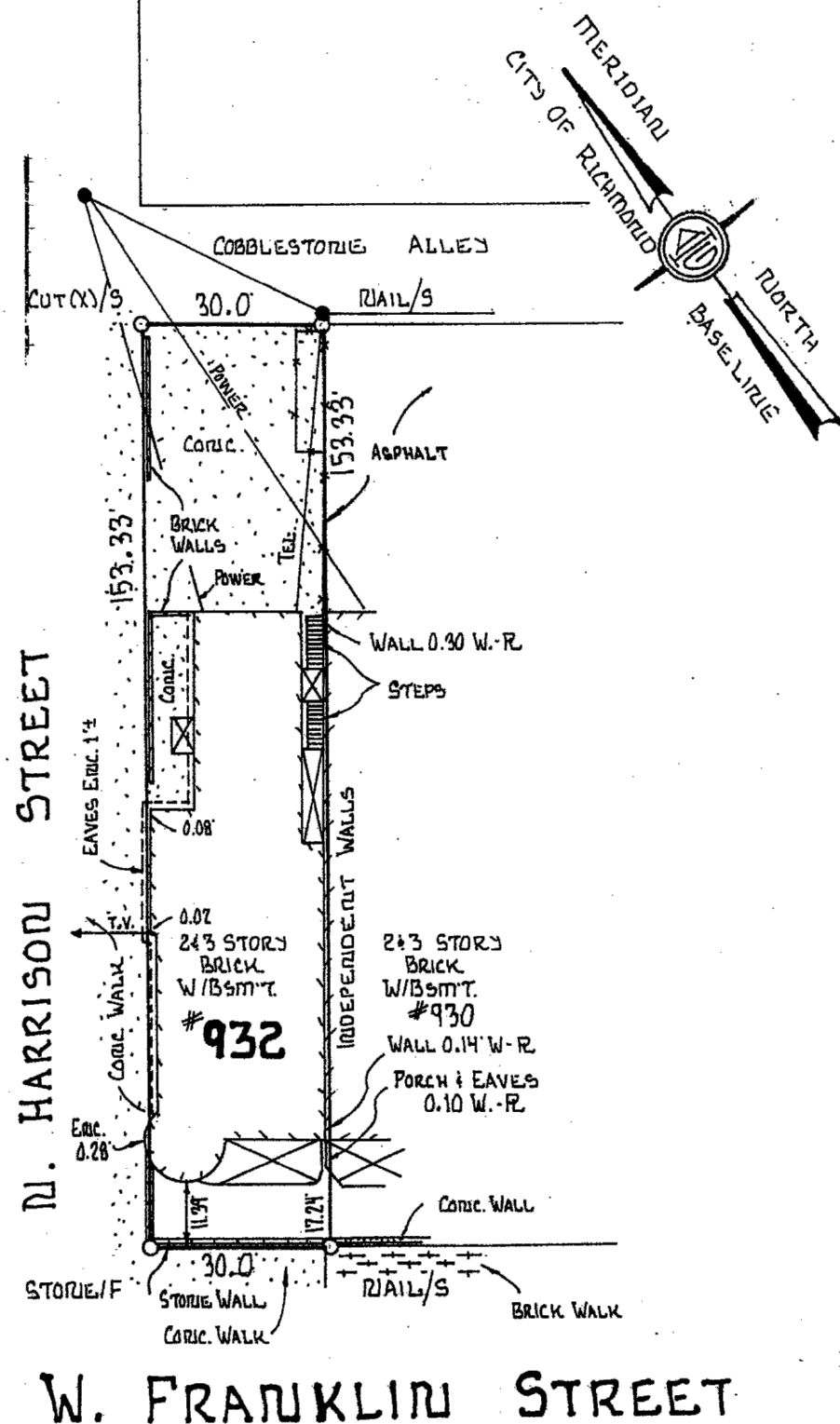


This is to certify that on 10-10-07
I made an accurate field survey of the premises
shown hereon; that all improvements known or visible
are shown hereon; that there are no encroachments
by improvements either from adjoining premises, or
from subject premises upon adjoining premises, other
than as shown hereon. *A.G. Haroco*

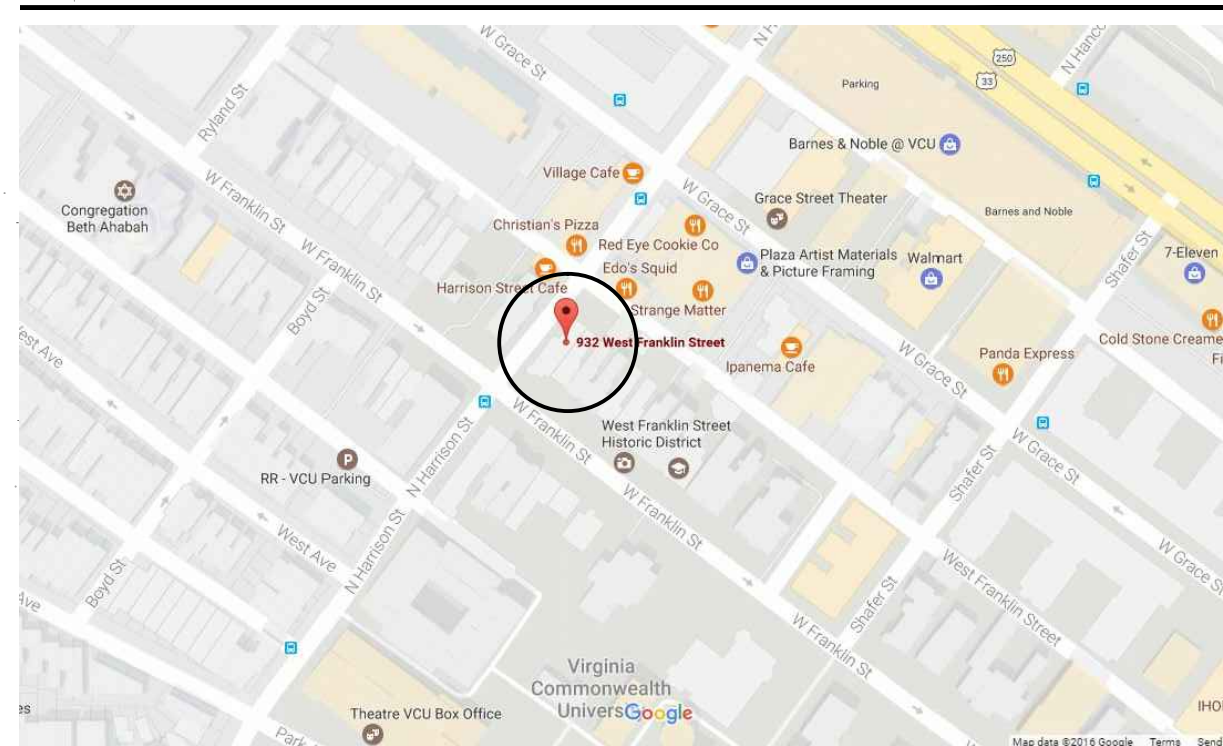
NOTE: THIS LOT APPEARS TO
BE IN HUD FLOOD ZONE
AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
510129-001013

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



SURVEY OF

VICINITY MAP



PROJECT INFO

SPECIAL USE PERMIT APPLICATION:
NEW CARRIAGE HOUSE AT 932 WEST FRANKLIN STREET

Building Owner: SONJA NIXON
APPLICANT: RON NIXON (SON)

Zoning District: R-73

SITE AREA: 4600 SF
EXISTING FINISHED BUILDING AREA: 8,161 SF

EXISTING GROUND FLOOR AREA: 2300 SF
EXISTING FIRST FLOOR AREA: 2300 SF
EXISTING 2ND FLOOR AREA: 2300 SF
EXISTING 3RD FLOOR AREA: 1261 SF

PROPOSED NEW CONSTRUCTION:
GROUND FLOOR GARAGE: 839 SF
2ND FLOOR APARTMENT: 875 SF

FLOOR AREA RATIO: $9,036 / 4600 = 1.96$

USABLE OPEN SPACE:
 $4600 \text{ SF} - (2300 \text{ SF} + 839 \text{ SF}) = 1461 \text{ SF}$

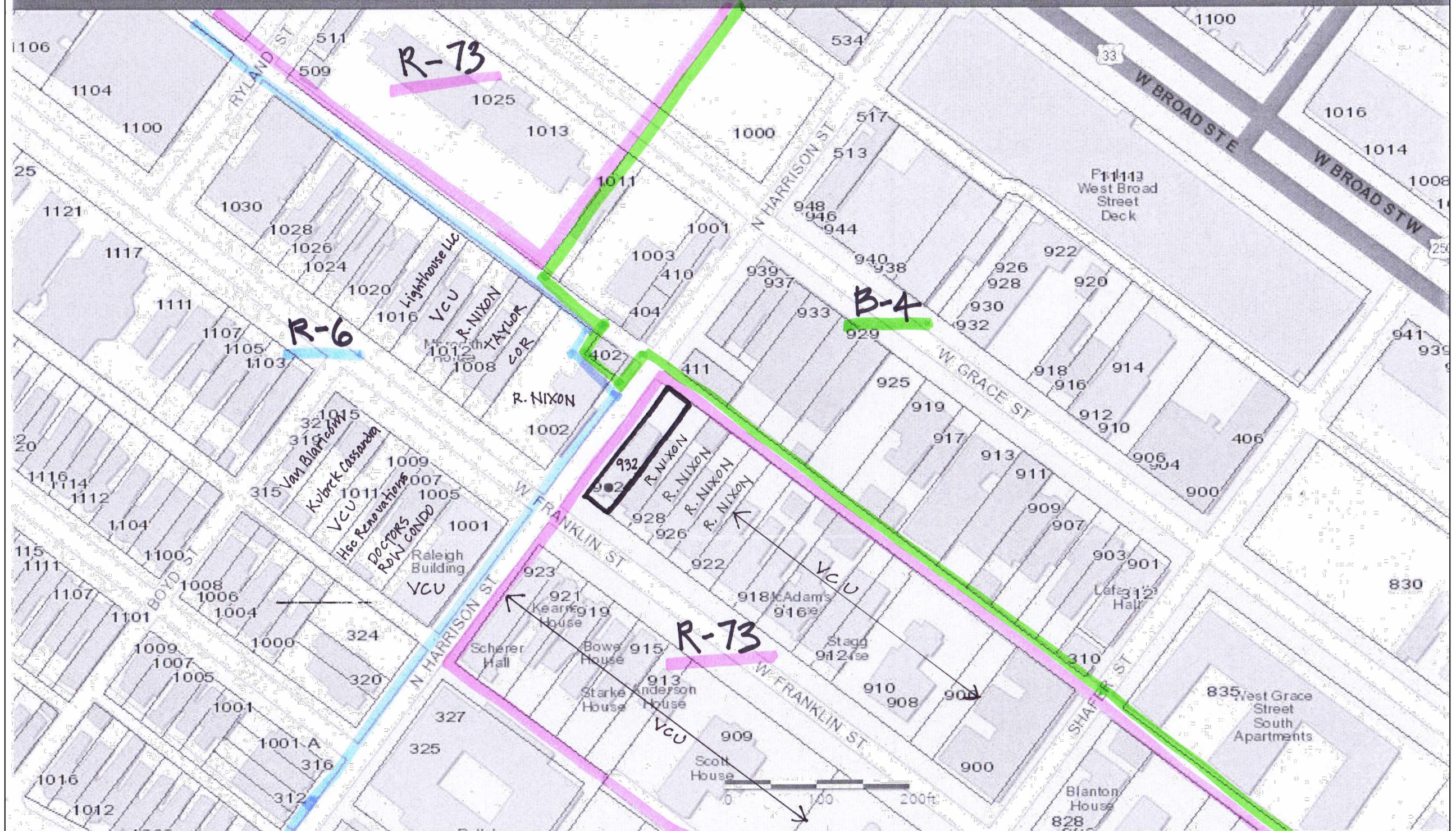
USABLE OPEN SPACE RATIO:
 $1,461 / 4,600 = 0.32$

DRAWING INDEX

- CS SITE SURVEY & PROJECT INFO
- ZONING MAP
- PHOTOS - STREET VIEW
- PHOTOS - INTERIOR
- EXISTING FLOOR PLANS
- PROPOSED SITE PLAN
- A1 PROPOSED GROUND FLOOR
- A2 PROPOSED 2ND FLOOR
- A3 ALLEY ELEVATION
- A4 HARRISON STREET ELEVATION

ond Parcel Map

932 W Frankl



REVISIONS

P 804.358.4993
F 804.358.8211

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

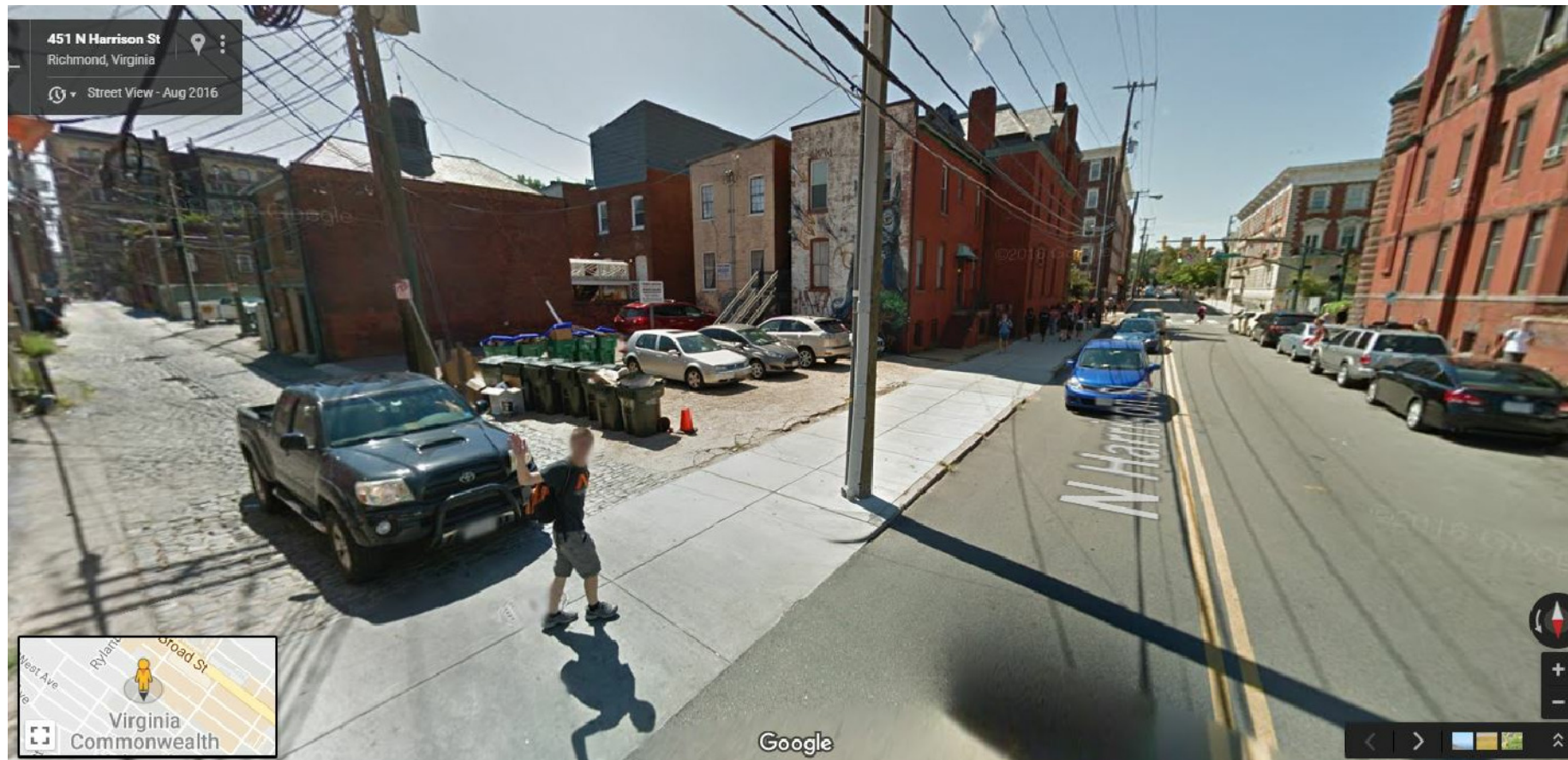
932 W. FRANKLIN STREET CARRIAGE HOUSE

SHEET TITLE
ZONING

DATE
12/13/2016

PROJECT NO.
1648

SHEET NO.
MAP



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F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

932 W. FRANKLIN STREET CARRIAGE HOUSE

SHEET TITLE

STREET VIEWS

DATE

12/13/2016

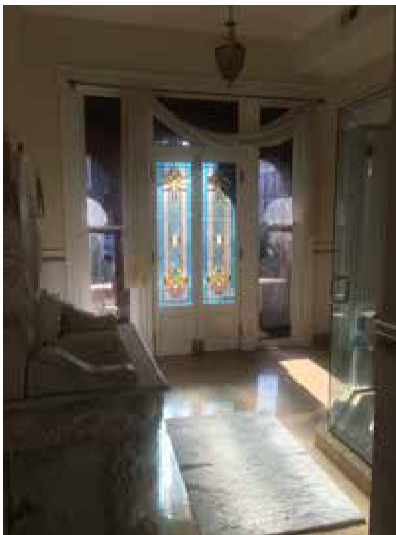
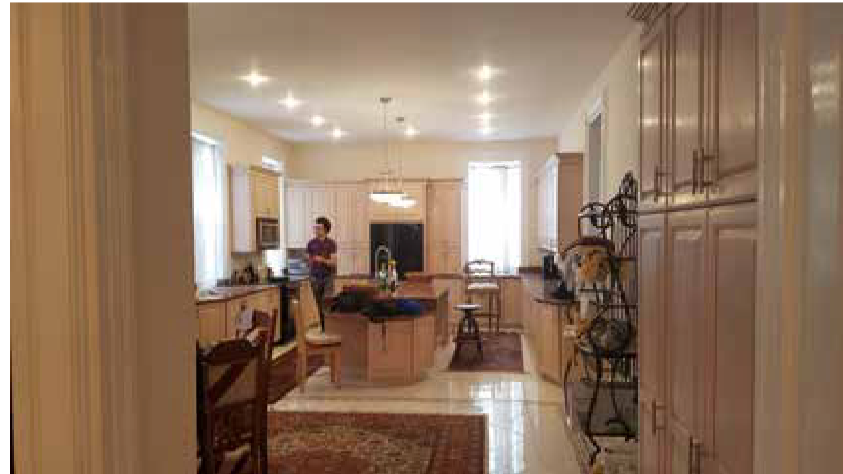
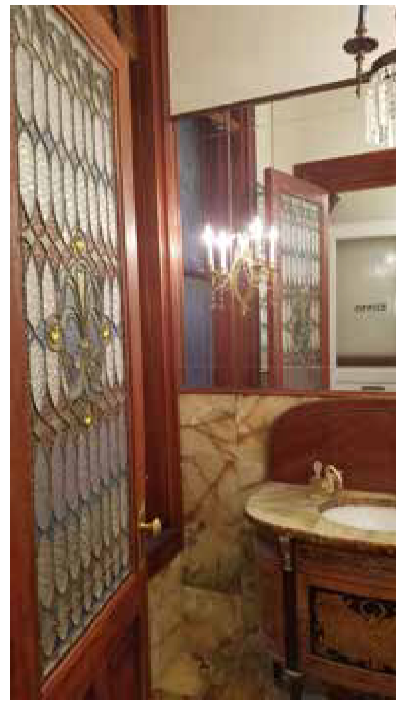
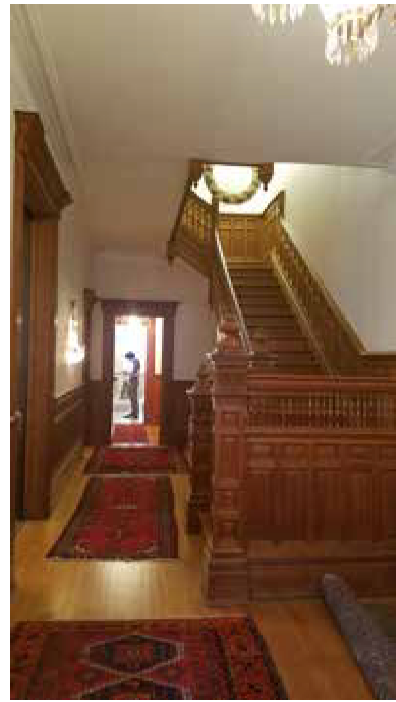
PROJECT NO.

1648

SHEET NO.

PHOTOS

JOHANNAS DESIGN GROUP



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

932 W. FRANKLIN STREET CARRIAGE HOUSE

SHEET TITLE
INTERIOR
VIEWS

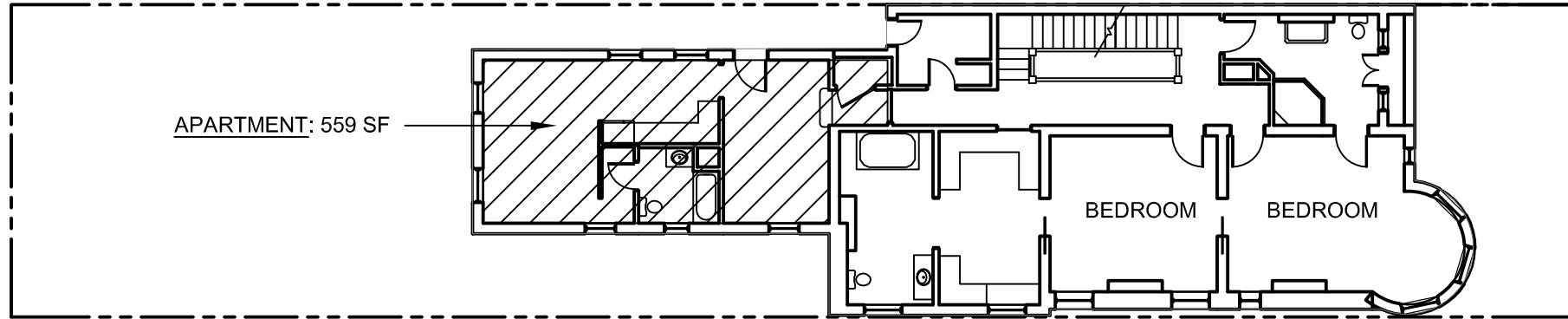
DATE
12/13/2016
PROJECT NO.
1648

SHEET NO.
PHOTOS



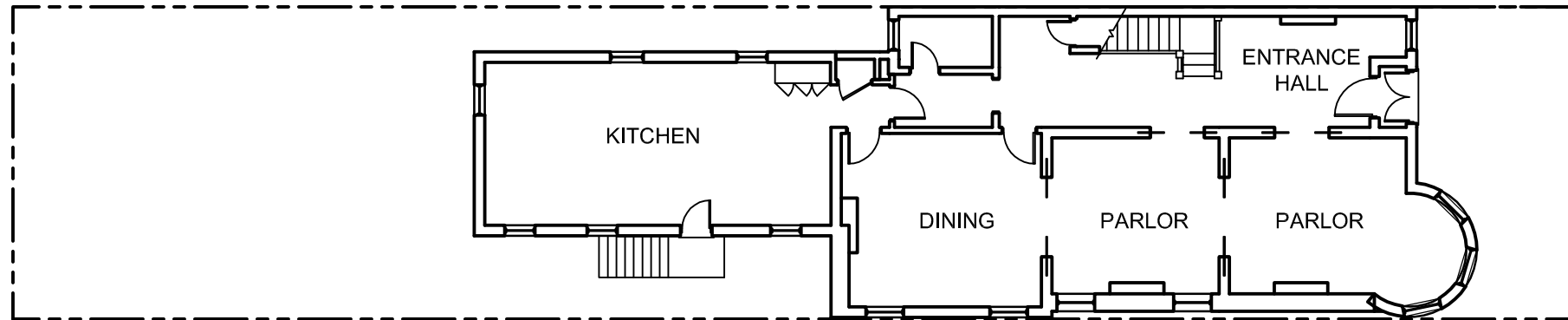
EXISTING 3RD FLOOR PLAN - 1,071 SF OWNER-OCCUPIED

1/16" = 1'-0"



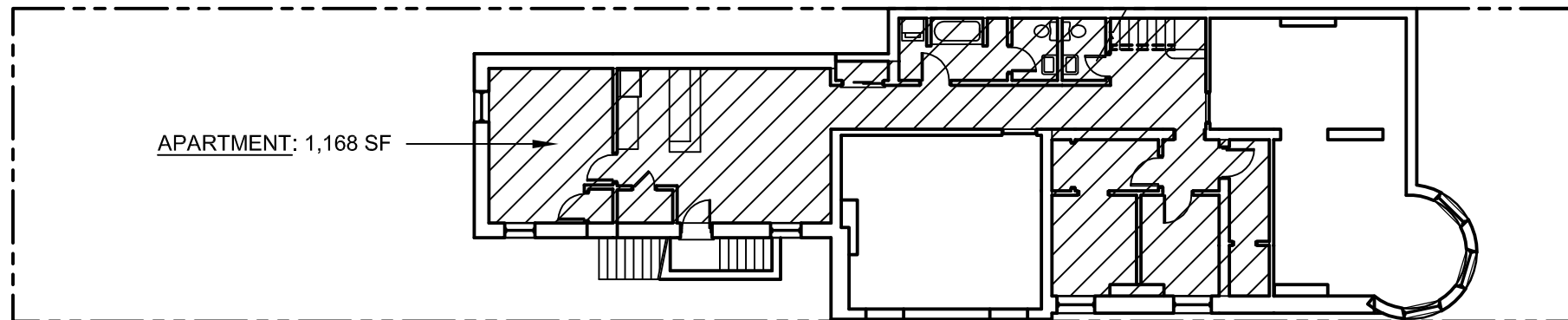
EXISTING 2ND FLOOR PLAN - 1,440 SF OWNER-OCCUPIED

1/16" = 1'-0"



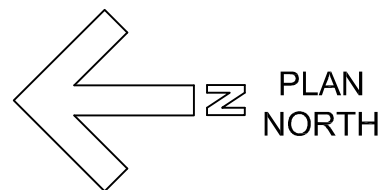
EXISTING 1ST FLOOR PLAN - 2,021 SF OWNER-OCCUPIED

1/16" = 1'-0"



EXISTING BASEMENT PLAN

1/16" = 1'-0"



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1901 WEST CARY STREET RICHMOND, VA 23220

J O H A N N A S DESIGN GROUP

932 W. FRANKLIN STREET CARRIAGE HOUSE

SHEET TITLE

BASEMENT,
1ST, 2ND, &
3RD FLOOR

DATE

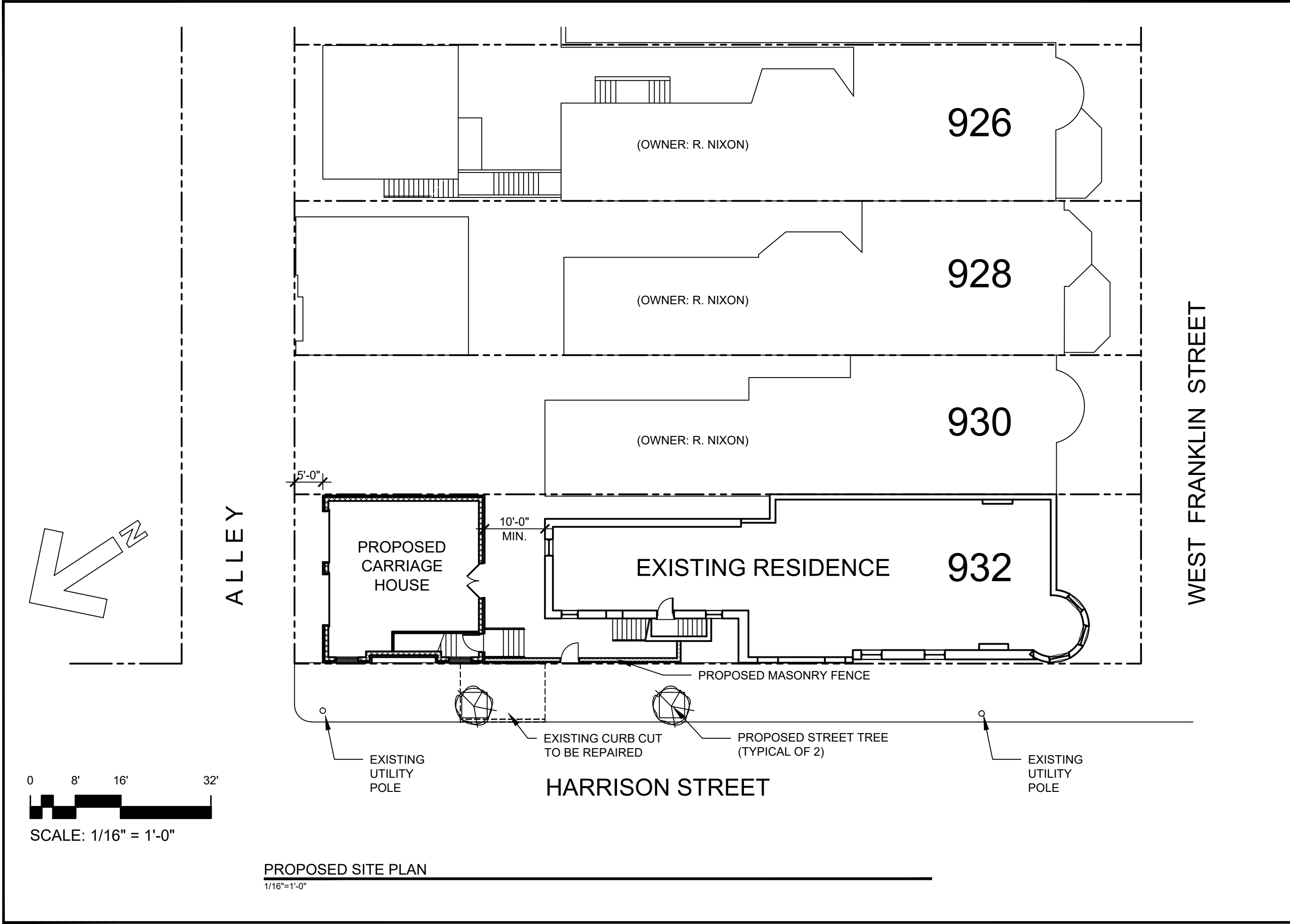
12/13/2016

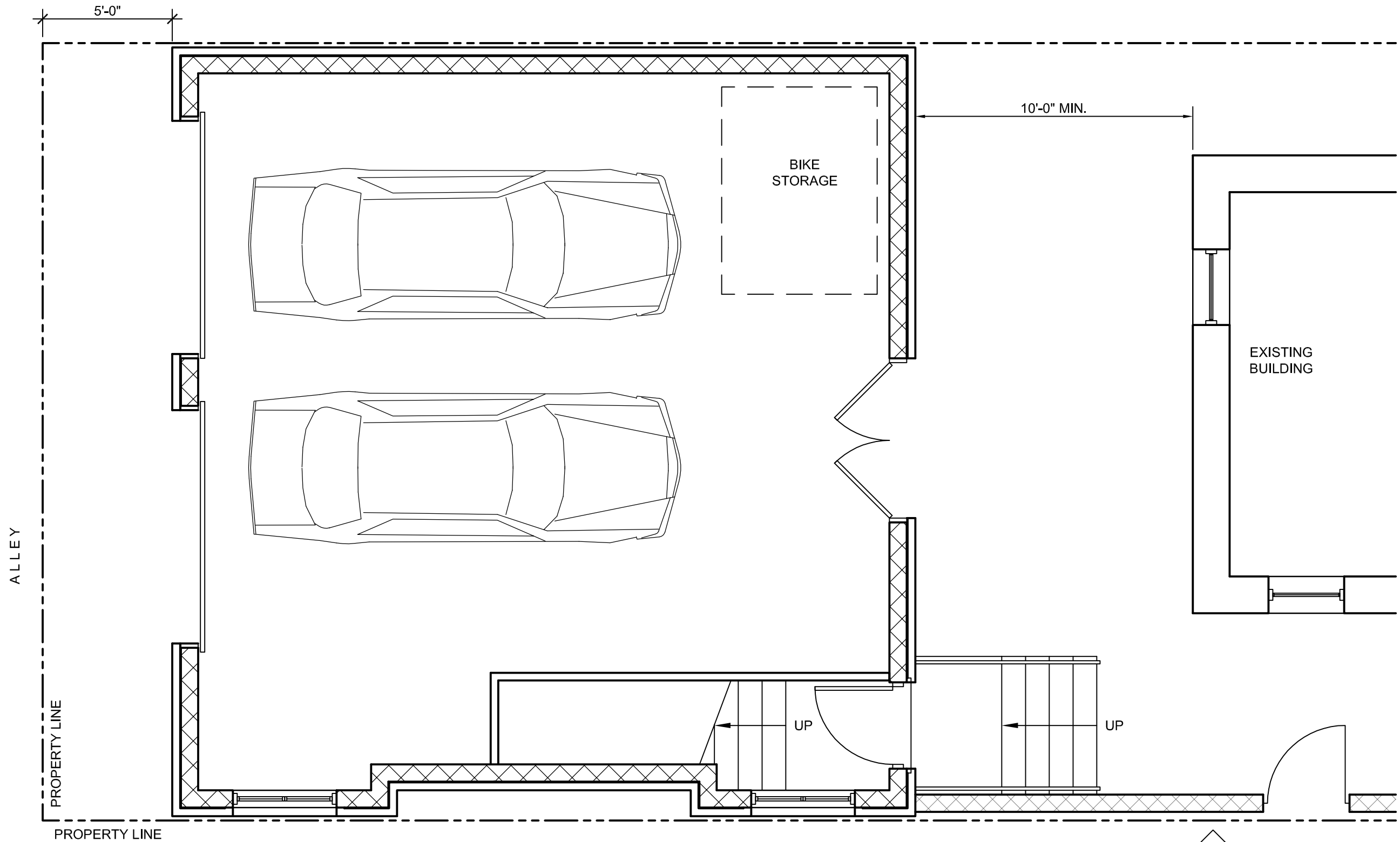
PROJECT NO.

1648

SHEET NO.

EXISTING
PLANS





GROUND FLOOR PLAN

1/4" = 1'-0"

REVISIONS

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F 804.358.8211

23220

1901 WEST CARY STREET RICHMOND, VA

DESIGN GROUP

SHEET TITLE

PROPOSED
GROUND
FLOOR

DATE
12/13/2016

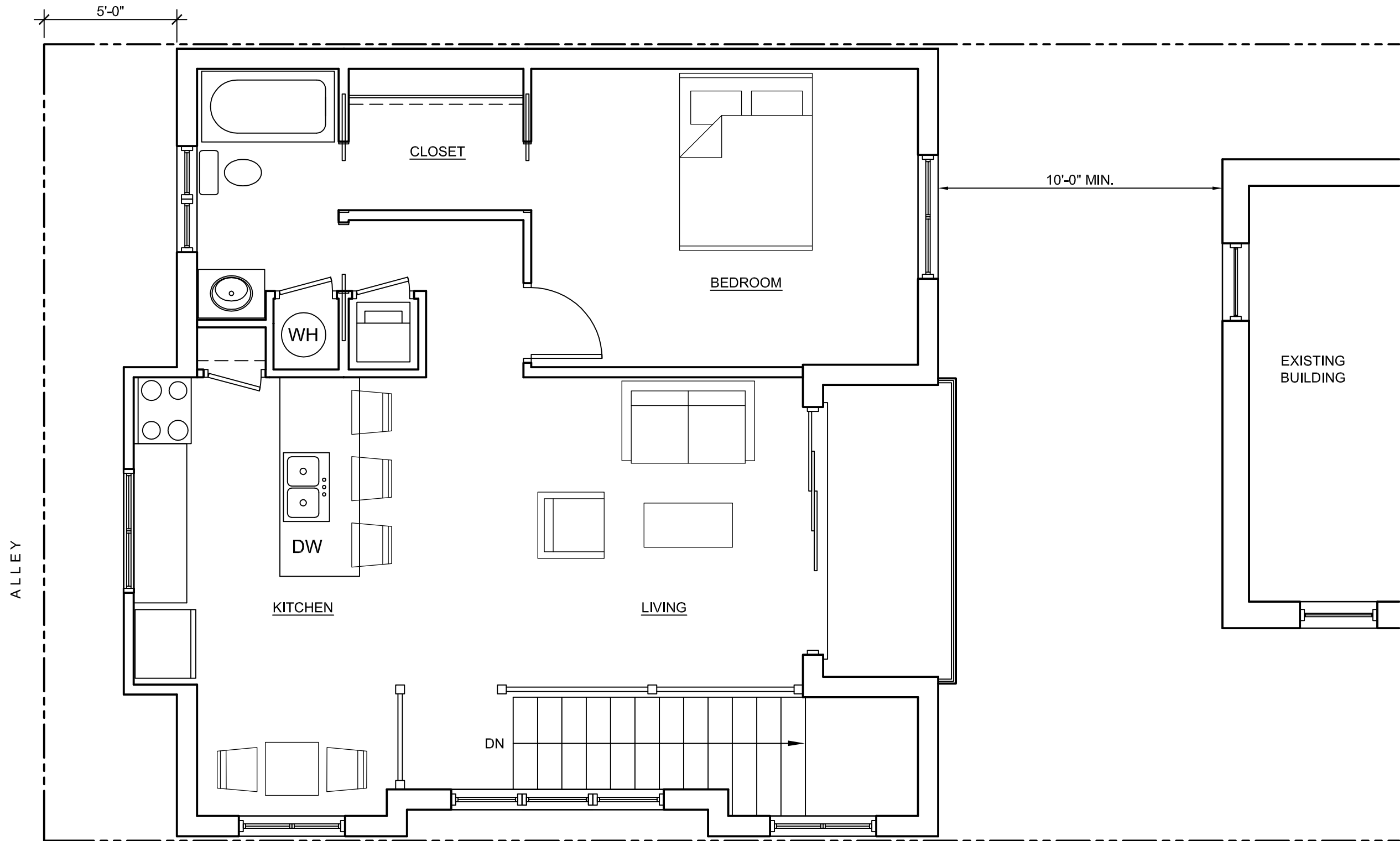
PROJECT NO.
1648

SHEET NO.

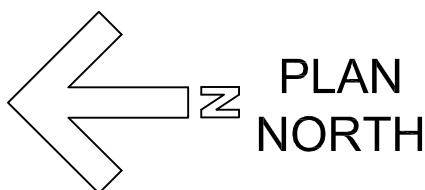
A1

932 W. FRANKLIN STREET CARRIAGE HOUSE

JOHANNAS



2ND FLOOR PLAN: 725 SF 1-BEDROOM APT.
 1/4" = 1'-0"



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REVISIONS	
932 W. FRANKLIN STREET CARRIAGE HOUSE	
SHEET TITLE	
PROPOSED 2ND FLOOR	
DATE	
12/13/2016	
PROJECT NO.	
1648	
SHEET NO.	
A2	



33 FEET

930 W. FRANKLIN
(OWNER: R. NIXON)

MASONRY
UPPER FACADE

FIBER-CEMENT
BAY, PAINTED

HARRISON
STREET

MASONRY

PROPERTY LINE

PROPERTY LINE

ALLEY ELEVATION

1/4" = 1'-0"

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REVISIONS

932 W. FRANKLIN STREET CARRIAGE HOUSE

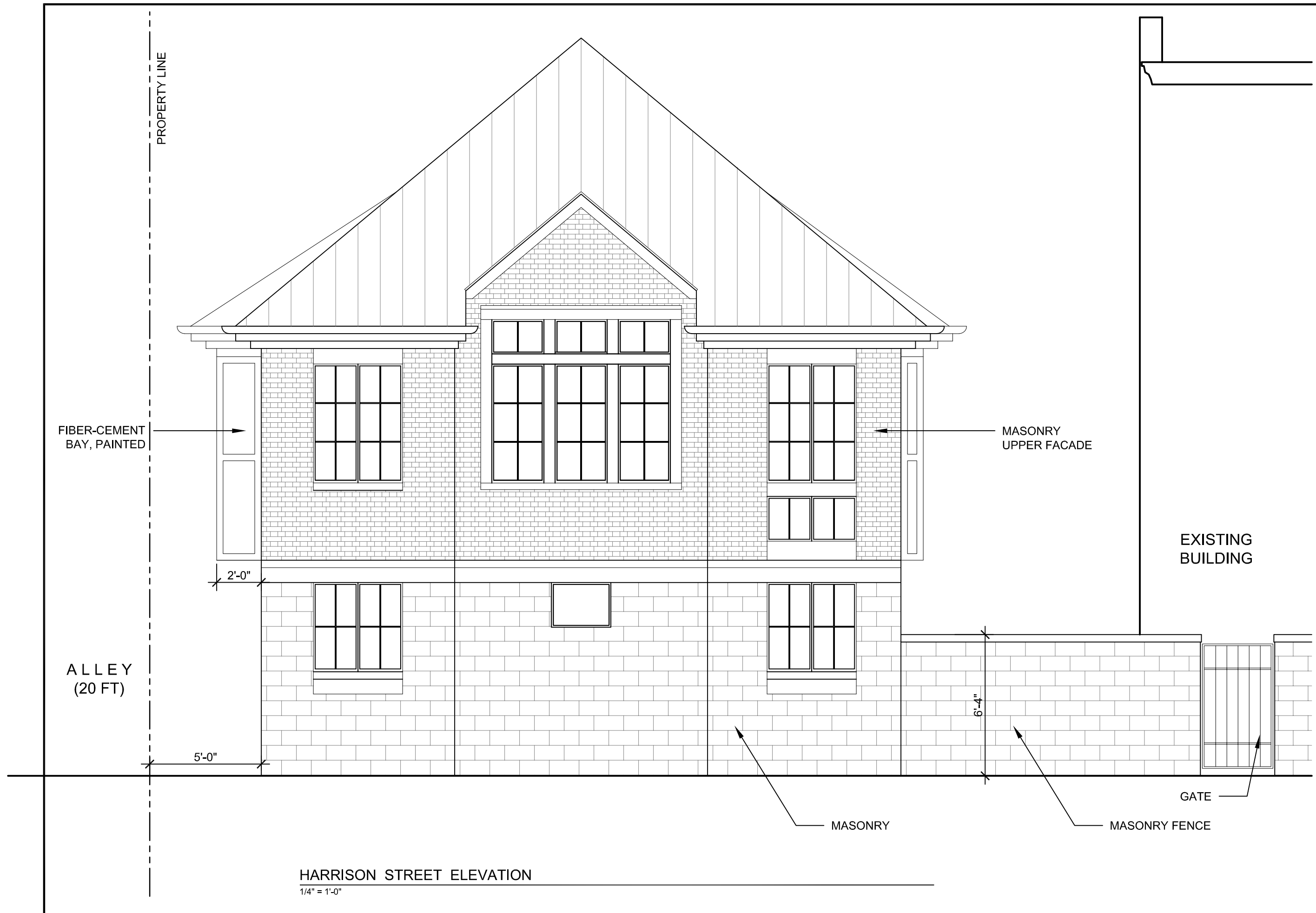
SHEET TITLE
ALLEY
ELEVATION

DATE
12/13/2016

PROJECT NO.
1648

SHEET NO.

A3



HARRISON STREET ELEVATION

1/4" = 1'-0"

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REVISIONS

932 W. FRANKLIN STREET CARRIAGE HOUSE

SHEET TITLE

HARRISON STREET ELEVATION

DATE

12/13/2016

PROJECT NO.

1648

SHEET NO.

A4