



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

COA-048373-2019

### PROPERTY (location of work)

Address 1006 W FRANKLIN ST  
Historic district WEST FRANKLIN ST  
HISTORIC DISTRICT

Date/time rec'd	<b>RECEIVED</b>
Rec'd by: <u>ME</u>	
Application #: <u>JAN 24 2019</u>	
Hearing date: <u>Feb 26</u>	

### APPLICANT INFORMATION

Name DAVE JOHANNAS  
Company JOHANNAS DESIGN  
Mailing Address 1901 WEST 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 WEST FRANKLIN ST  
RICHMOND VA 23220

Company \_\_\_\_\_  
Phone 804 721 5611  
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.

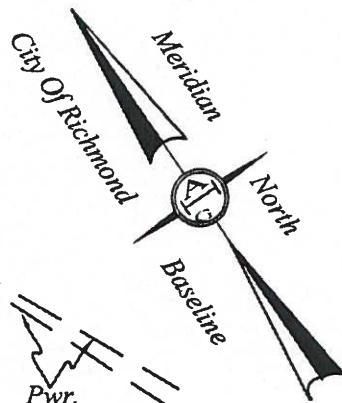
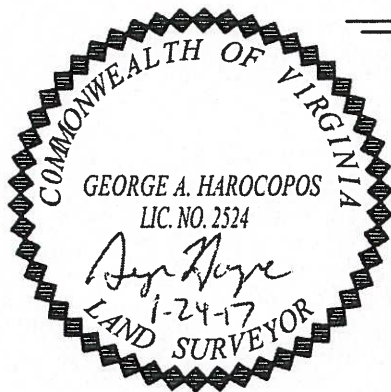
**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner  Date 1/24/19

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

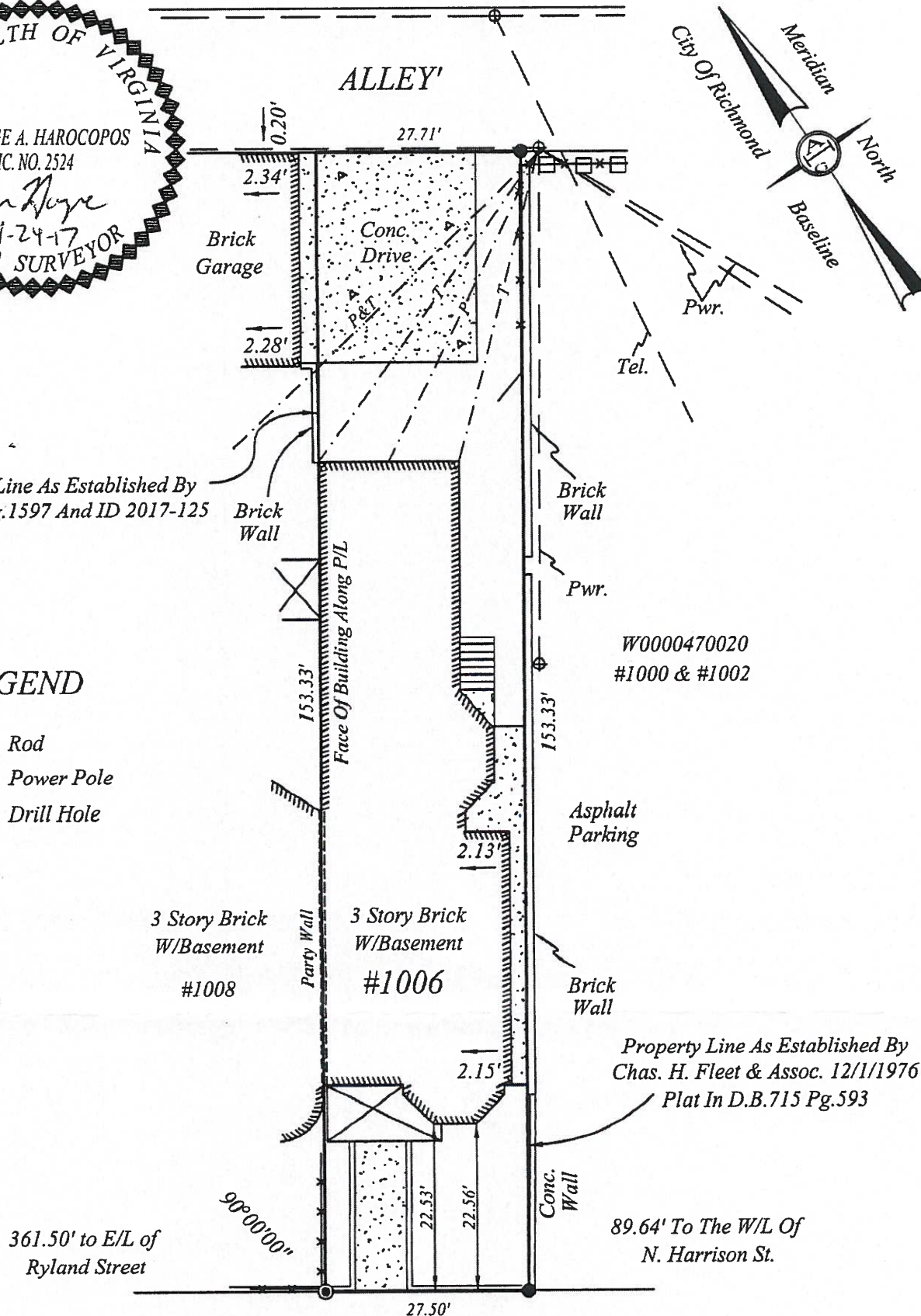
NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



Property Line As Established By D.B.303 Pg.1597 And ID 2017-125

**LEGEND**

- Rod
- ⊕ Power Pole
- ⊙ Drill Hole



**W. FRANKLIN STREET**

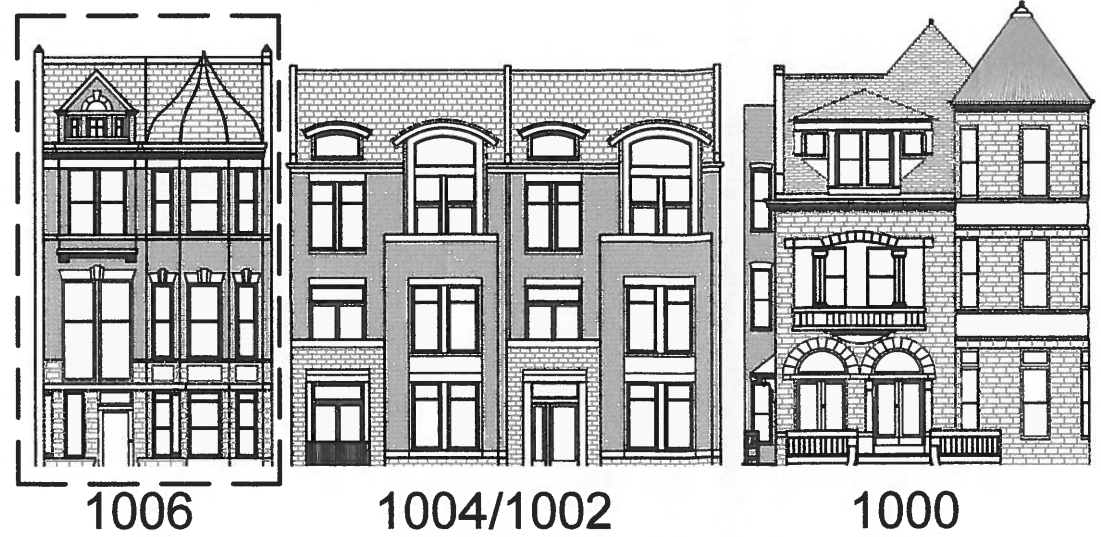
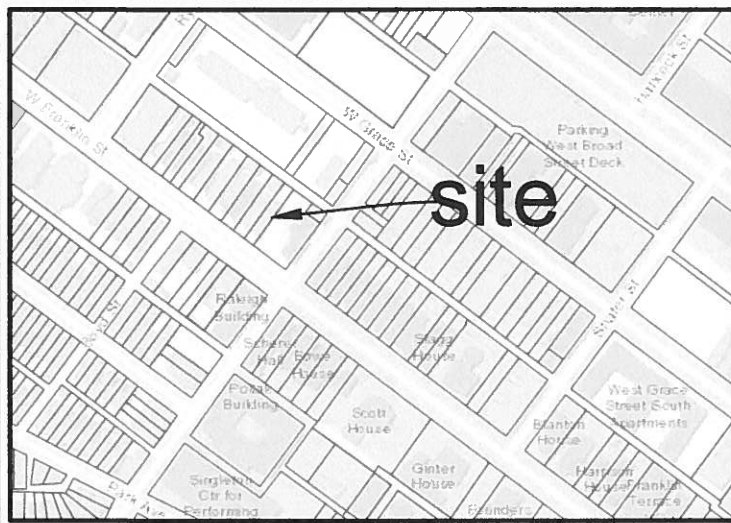
SURVEY OF  
 LOT AND IMPROVEMENTS LOCATED THEREON  
 LOCATED AT #1006 W. FRANKLIN STREET  
 RICHMOND CITY, VIRGINIA

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





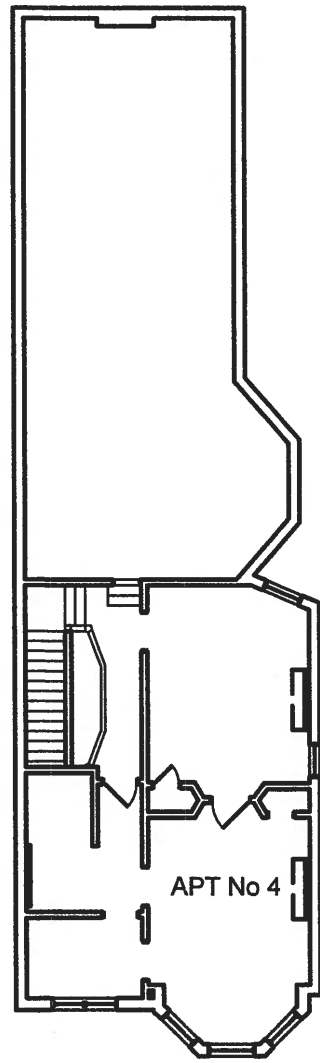
# 1006 W FRANKLIN STREET

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

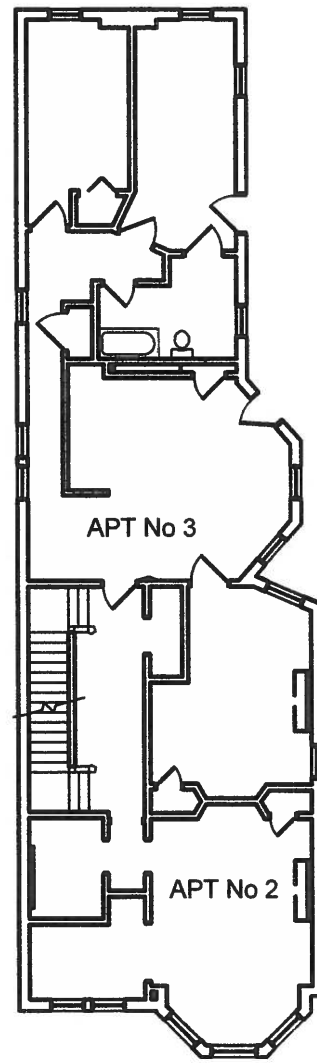
**SITE AREA:** 4,209.7 SF  
**Existing Building Footprint:** 1,889 sf (no change)  
**Current Zoning:** R-6

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

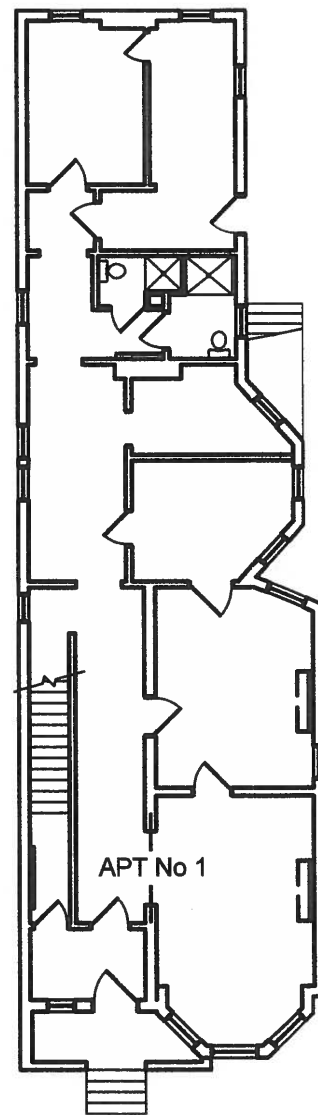
## EXISTING FLOOR PLANS



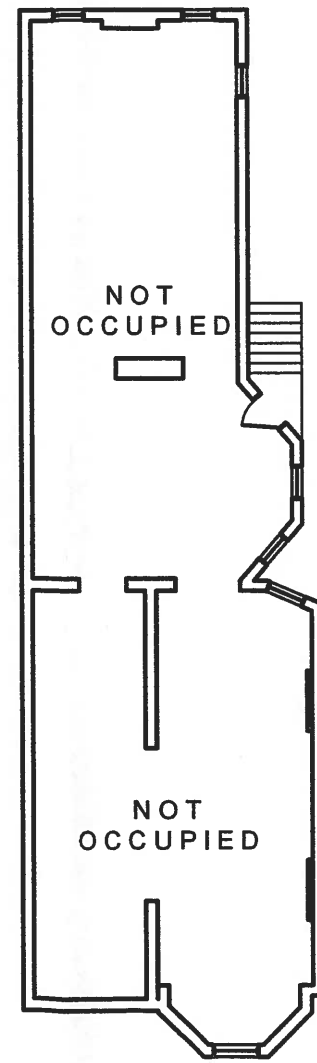
**3RD FLOOR**  
1/16" = 1' - 0"



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



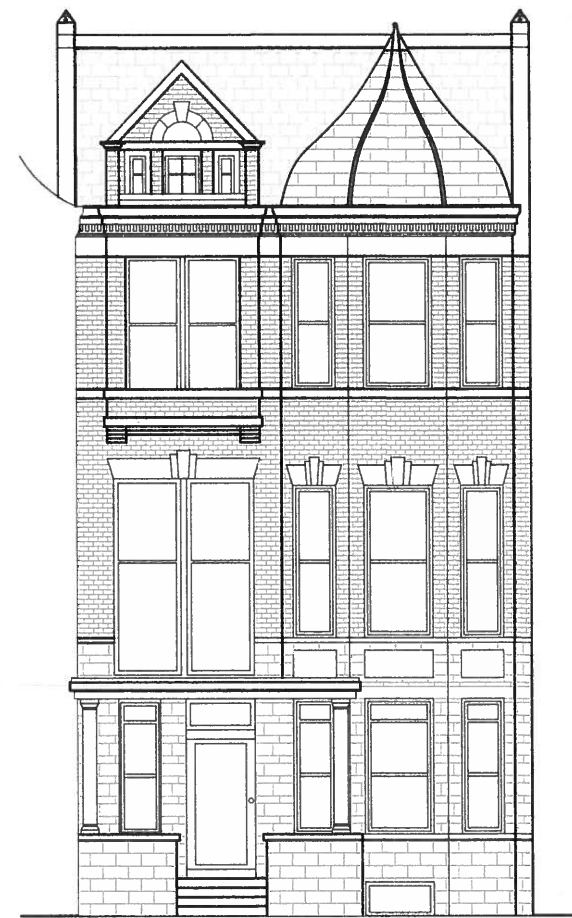
**1ST FLOOR**  
1/16" = 1' - 0"



**BASEMENT**  
1/16" = 1' - 0"

## DRAWING LIST

- CAR-1 PROJECT INFO & EXISTING PLANS
- Z001 PROPOSED SITE PLAN
- CAR-2 PROPOSED PLANS
- CAR-3 ELEVATIONS



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

**1006 W. FRANKLIN STREET**

REVISIONS

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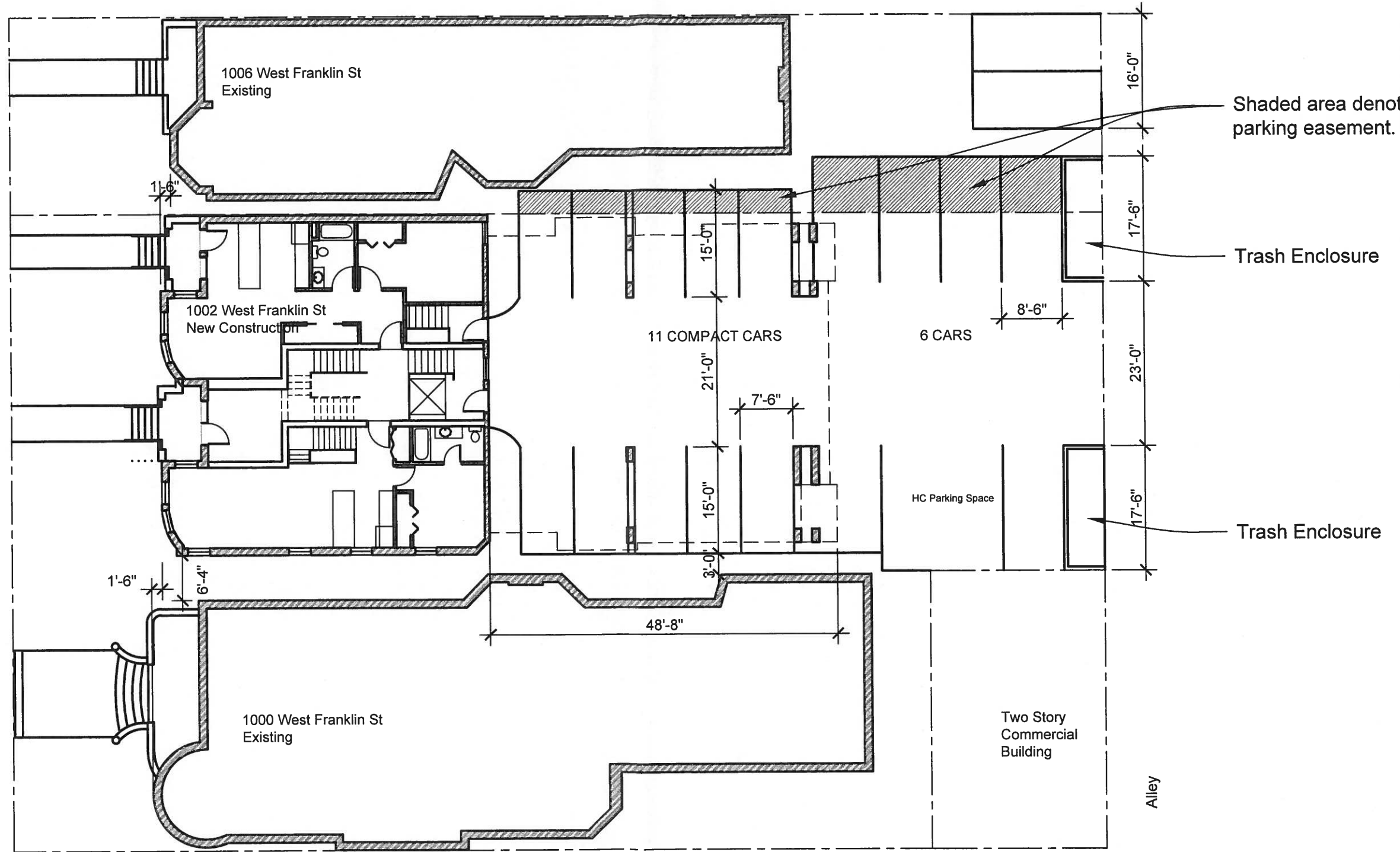
SHEET TITLE  
**PROJECT DATA & EXISTING PLANS**

DATE  
**01/24/2019**

PROJECT NO.  
**1708**

SHEET NO.  
**CAR-1**

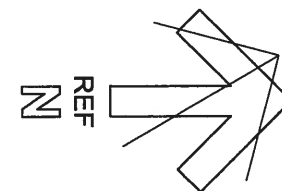
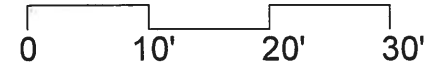
West Franklin Street



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

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220

1000-1002 West Franklin Street

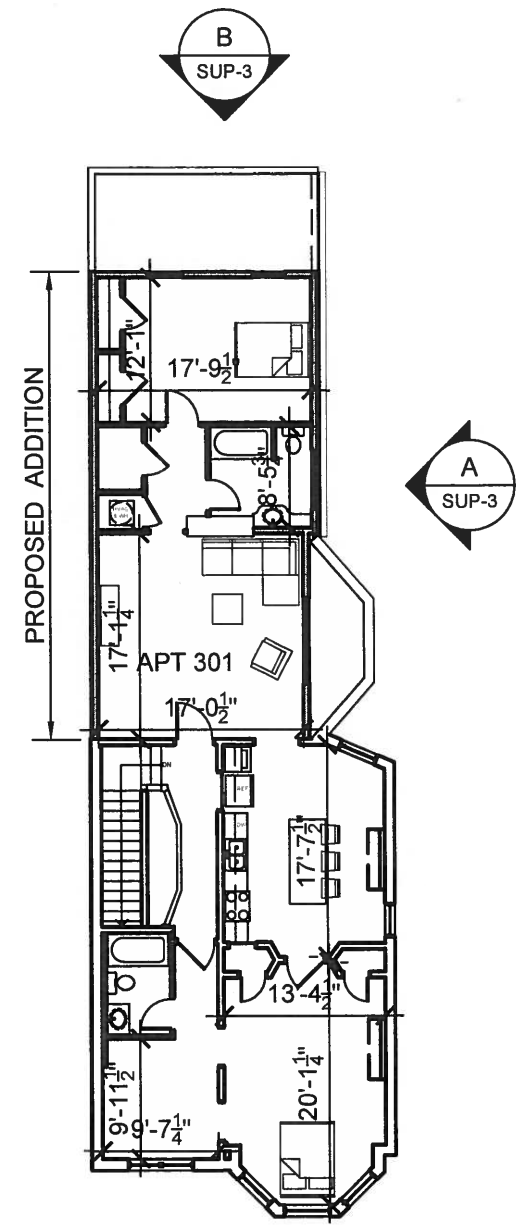
SHEET TITLE	PROPOSED SITE
DATE	01/24/2019
PROJECT NO.	1708
SHEET NO.	Z001

# PROPOSED BREAKDOWN OF APTS

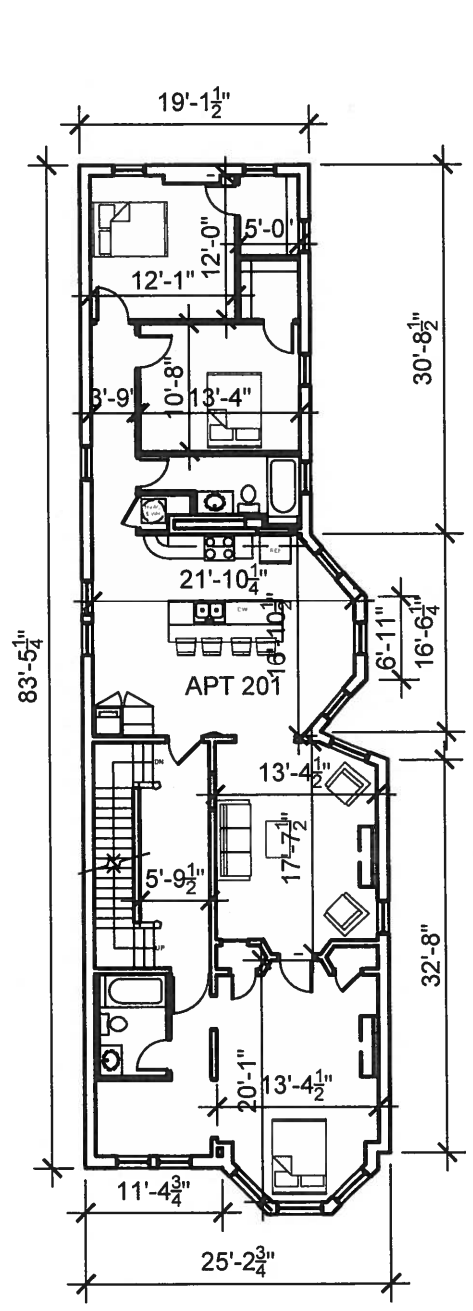
APT 101 - 1863 SF 3 BEDROOM  
APT 102 - 1343 SF 2 BEDROOM

APT 201 - 1496 SF 3 BEDROOM

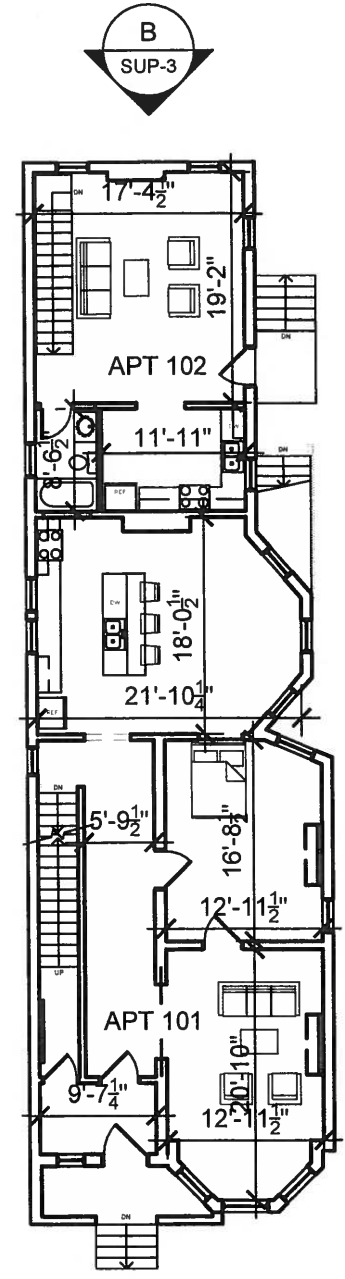
APT 301 - 1336 SF 2 BEDROOM



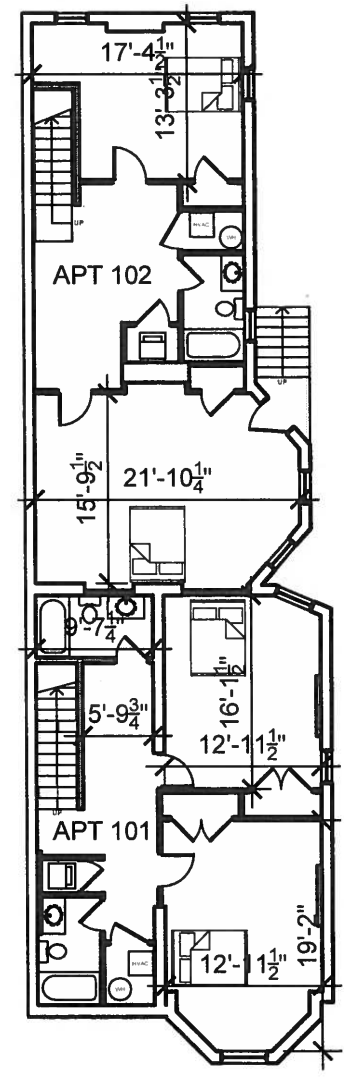
3RD FLOOR  
1/16" = 1' - 0"



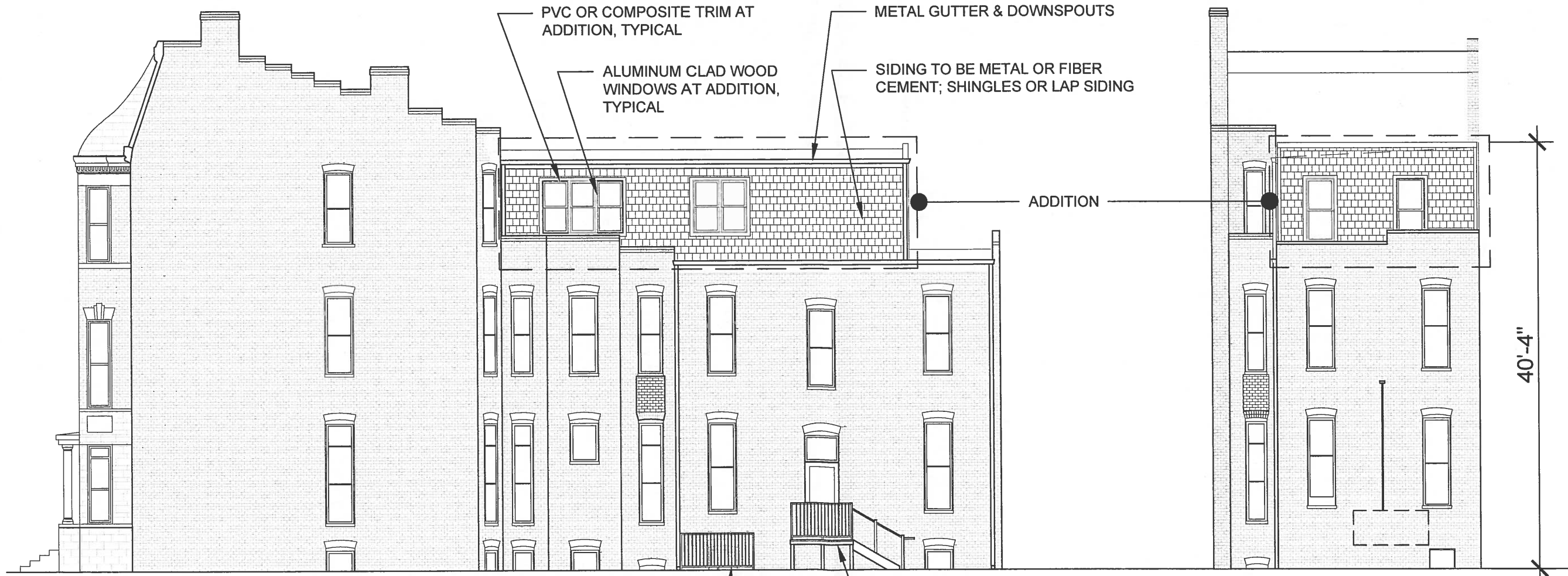
2ND FLOOR  
1/16" = 1' - 0"



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



BASEMENT  
1/16" = 1' - 0"



[ EXISTING STRUCTURE TO BE REFURBISHED ]

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

NEW STEEL GUARDRAIL

NEW STEEL STAIR, HANDRAIL,  
LANDING, & GUARDS

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

40'-4"