

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



Contents

- CAR1 Cover
- Z001 Proposed site
- CAR2 Existing floor plans 1000
- CAR3 Proposed floor plans 1000
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- CAR7 Elevations 1002/4
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- CAR9 Existing Elevations 1000
- CAR10 Existing Elevations 1000
- CAR11 Proposed Elevations 1000
- CAR12 Proposed Elevations 1000
- CAR13 Photos

Proposed Breakdown of Apartments 1002/4 West Franklin St.

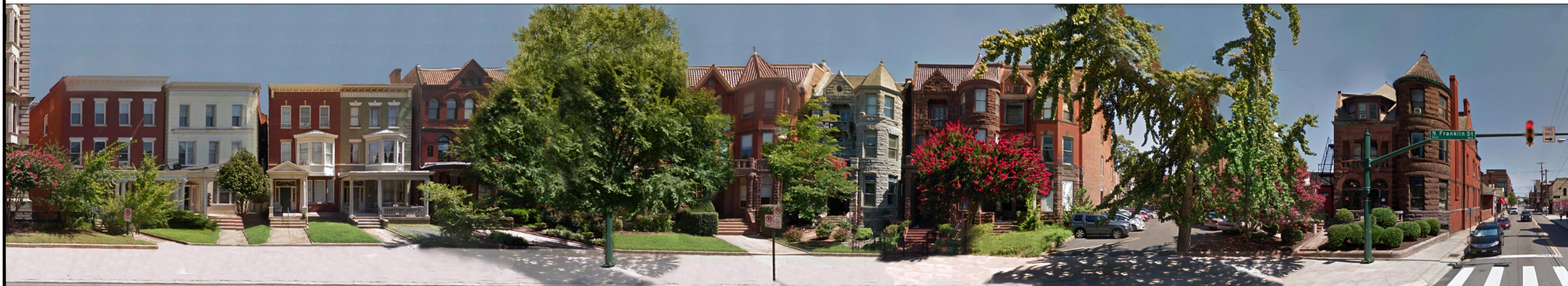
1st Flr	Apt. 101	1450 sf
	Apt. 102	700 sf
2nd Flr	Apt. 201	790 sf
	Apt. 202	790 sf
	Apt. 203	935 sf
	Apt. 204	935 sf
3rd Flr	Apt. 301	925 sf
	Apt. 302	925 sf
	Apt. 303	935 sf
	Apt. 304	935 sf

1000 to 1004 West Franklin St.



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 804.358.8211
1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

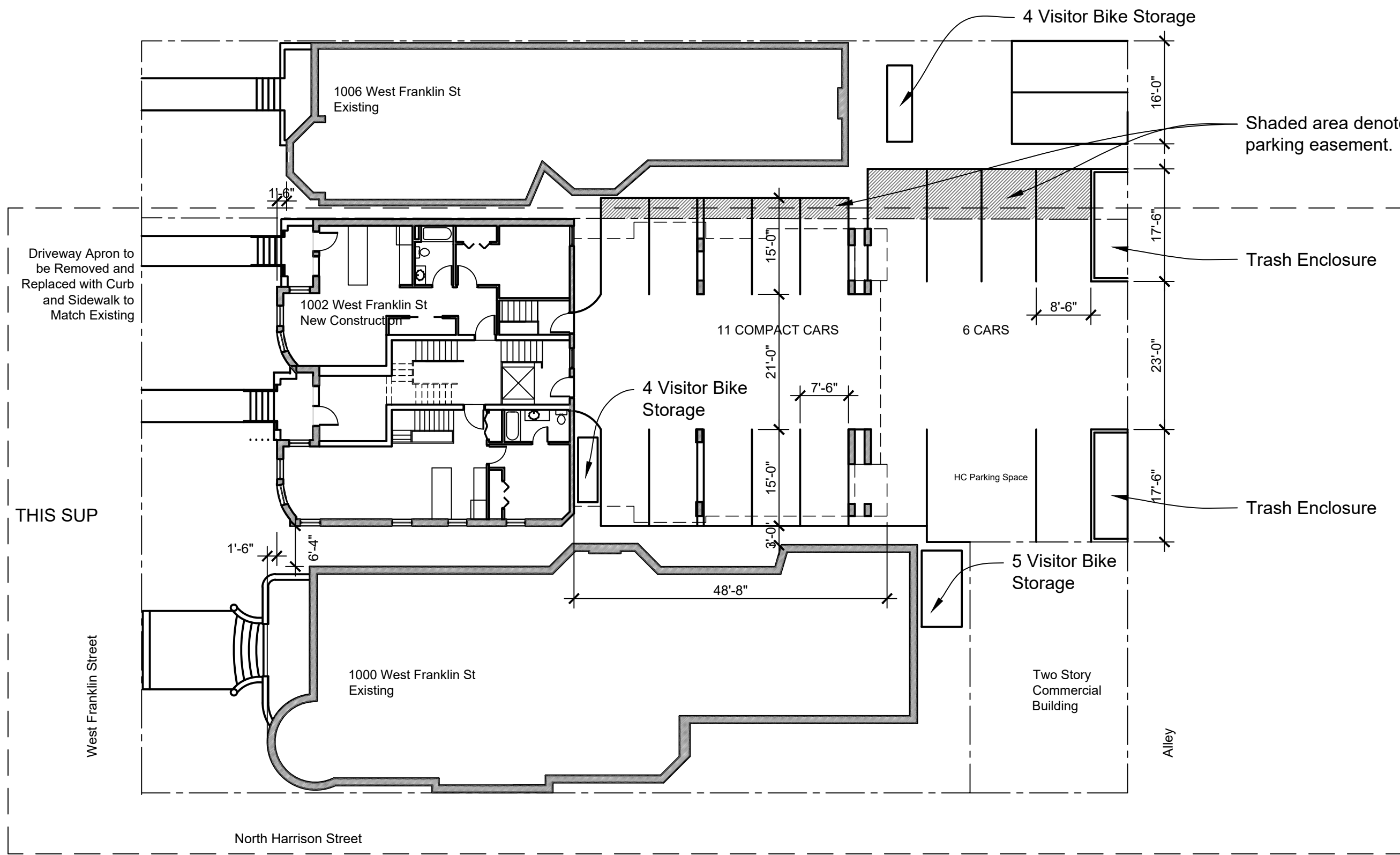
1000 - 1002 WEST FRANKLIN STREET

SHEET TITLE
COVER

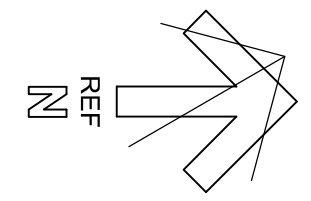
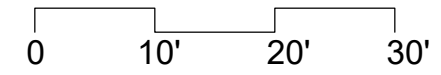
DATE
03/28/19

PROJECT NO.
1708

SHEET NO.
CAR1



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



REVISIONS
11/6/18 West Entry Door Update

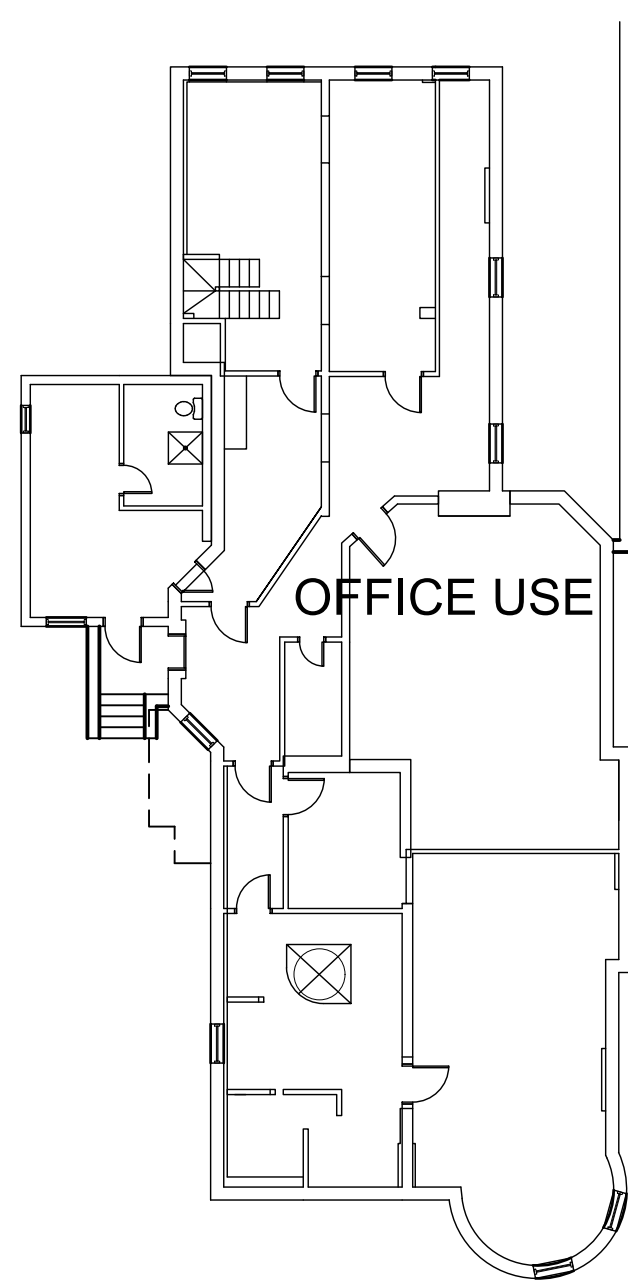
P 804.358.4993
 F 804.358.8211
 1901 WEST CARY STREET RICHMOND, VA 23220
JOHANNAS DESIGN GROUP

1000 - 1002 WEST FRANKLIN STREET - SPECIAL USE PERMIT

SHEET TITLE	PROPOSED SITE
DATE	05/10/2019
PROJECT NO.	1708
SHEET NO.	Z001

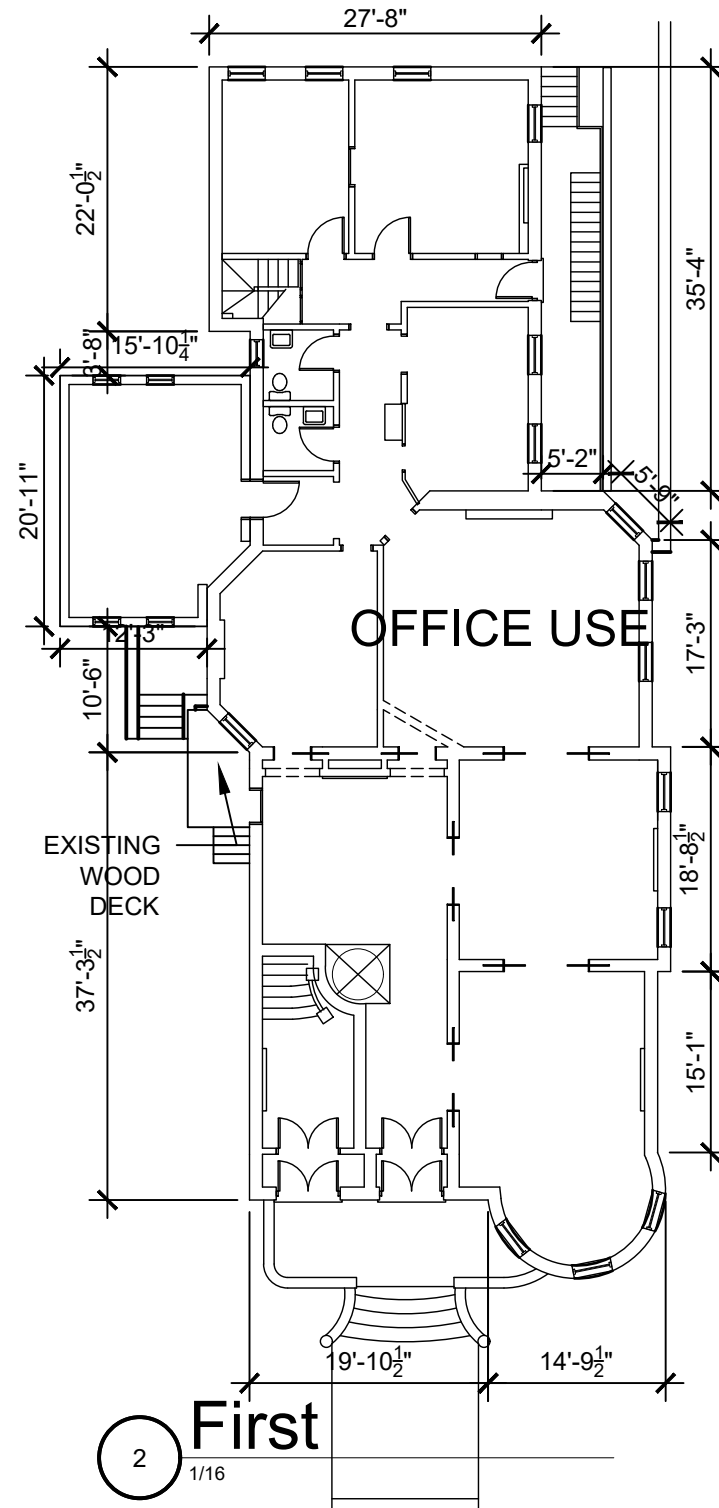
Existing

1000 Franklin St.

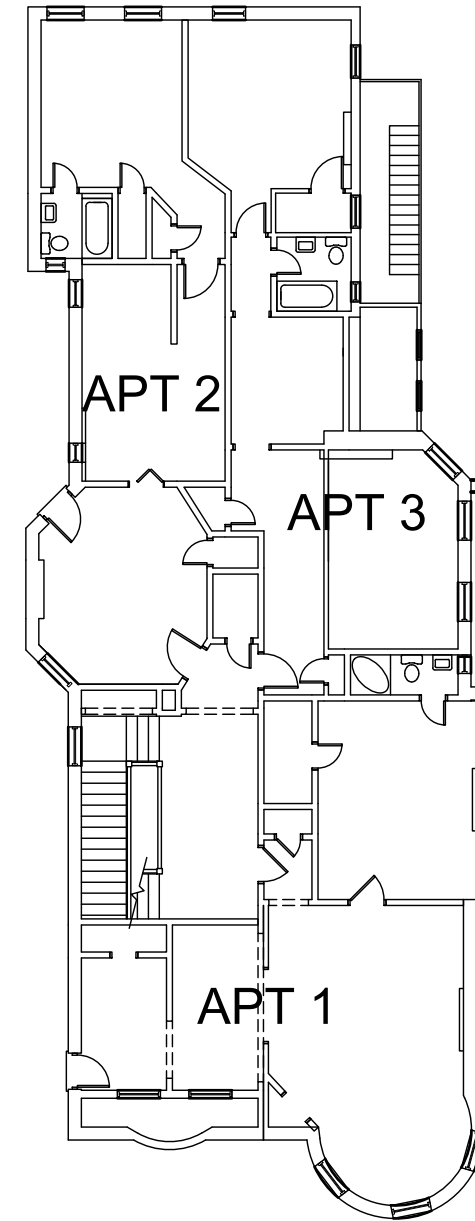


OFFICE USE

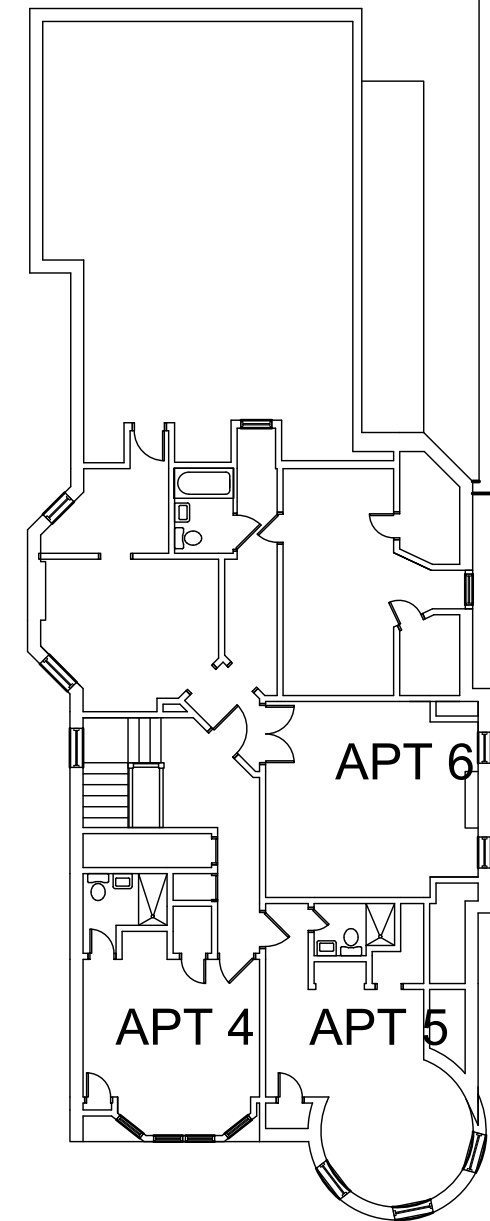
1 **Basement**
1/16



2 **First**
1/16



3 **Second**
1/16



4 **Third**
1/16

REVISIONS

P 804.358.4993
F 804.358.8211

23220

1901 WEST CARY STREET RICHMOND, VA

1002 1004 WEST FRANKLIN ST

SHEET TITLE
EXISTING FLOOR PLAN
1000

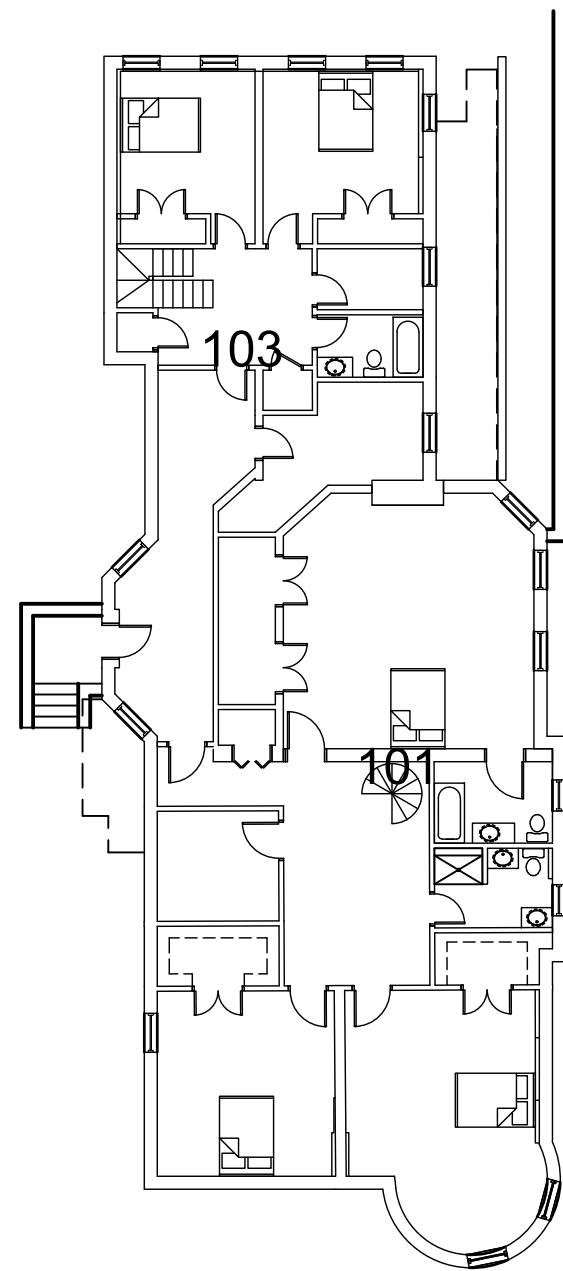
DATE
03/28/19

PROJECT NO.
1708

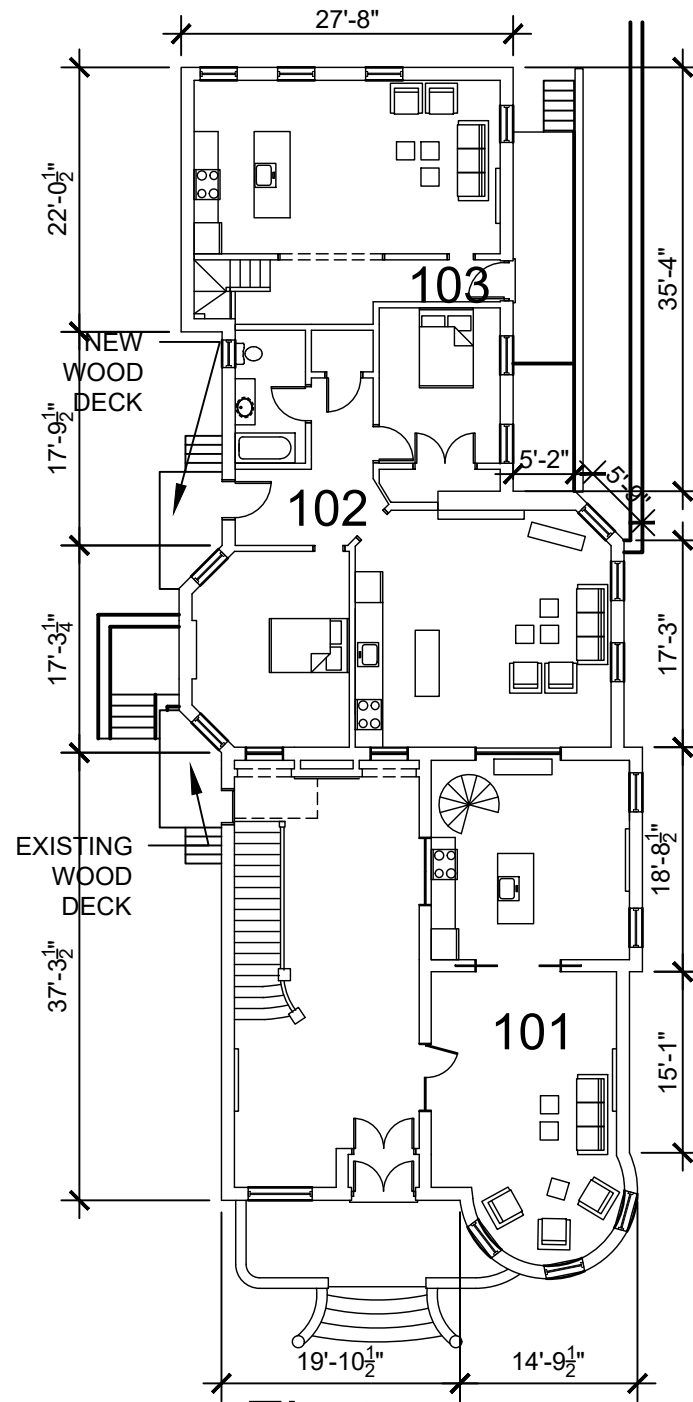
SHEET NO.
CAR2

Proposed

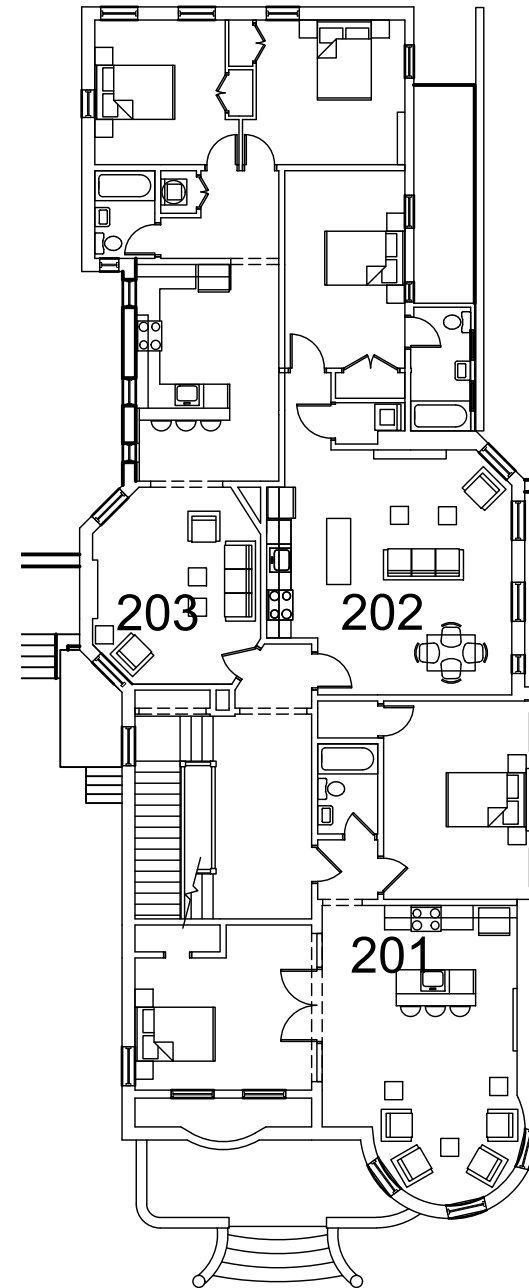
1000 Franklin St.



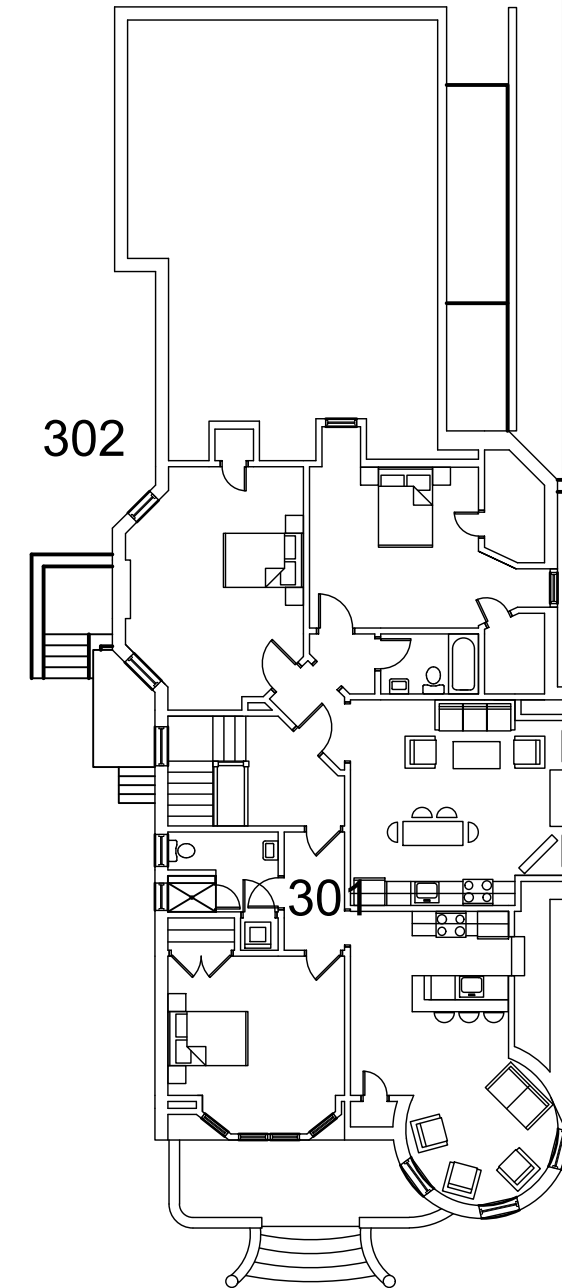
1 **Basement**
1/16



2 **First**
1/16



3 **Second**
1/16



4 **Third**
1/16

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

REVISIONS

1002 1004 WEST FRANKLIN ST

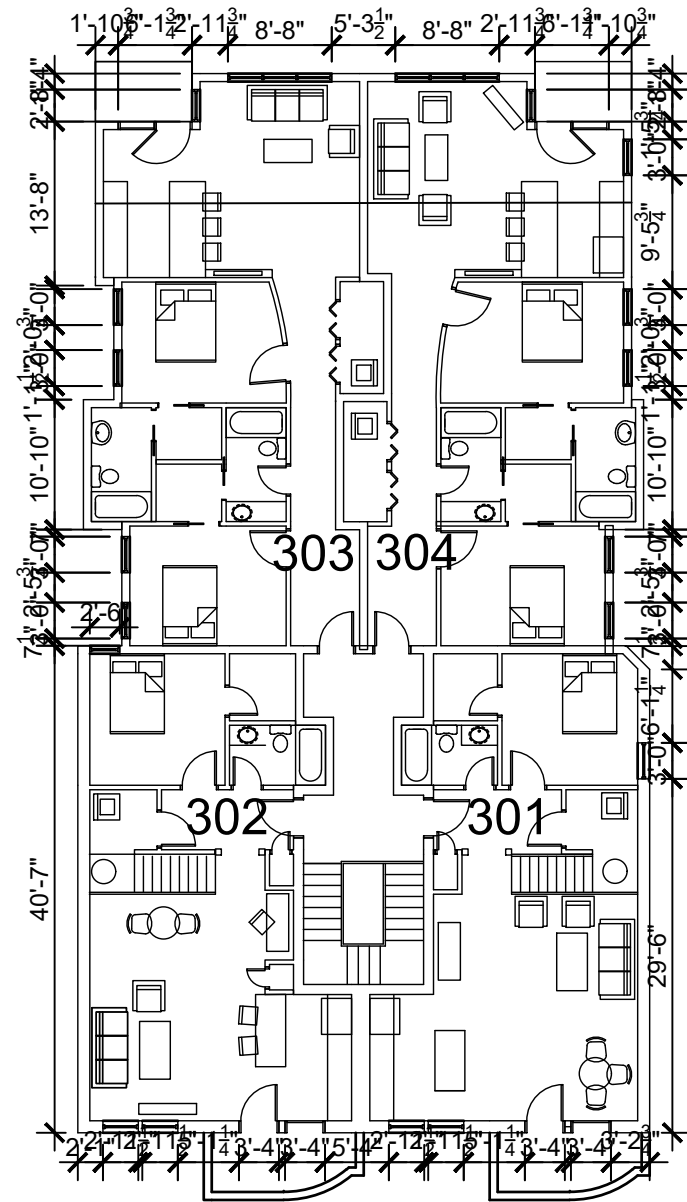
SHEET TITLE
**PROPOSED
PLANS**

DATE
03/28/19
PROJECT NO.
1708

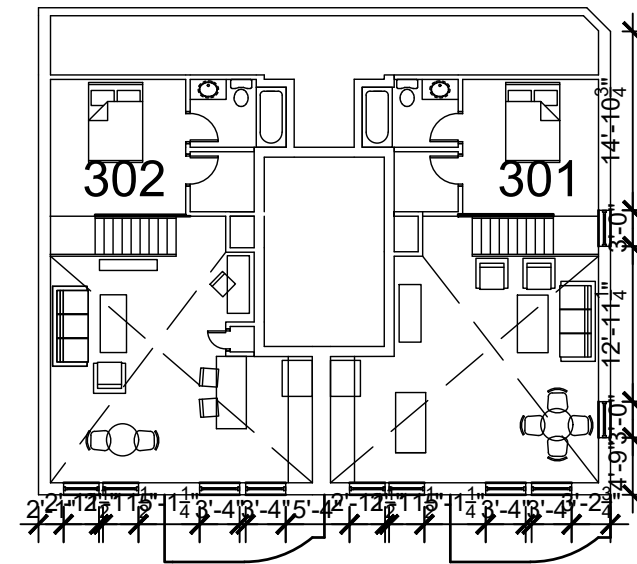
SHEET NO.
CAR3

Proposed New Construction

1002 Franklin St.



1 Third
1/16



2 Mezzanine
1/16

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 23220
 RICHMOND, VA
 1901 WEST CARY STREET
 DESIGN GROUP

REVISIONS

1000-1002 WEST FRANKLIN STREET

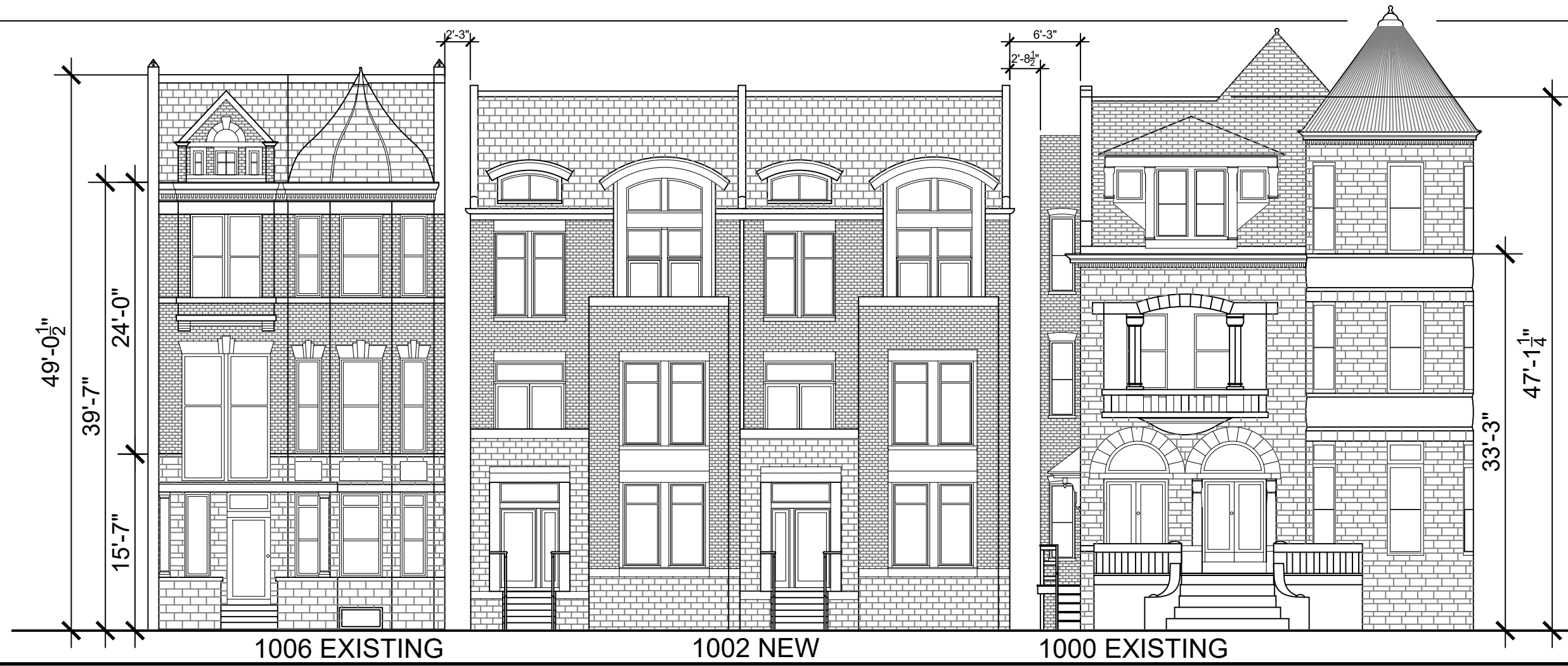
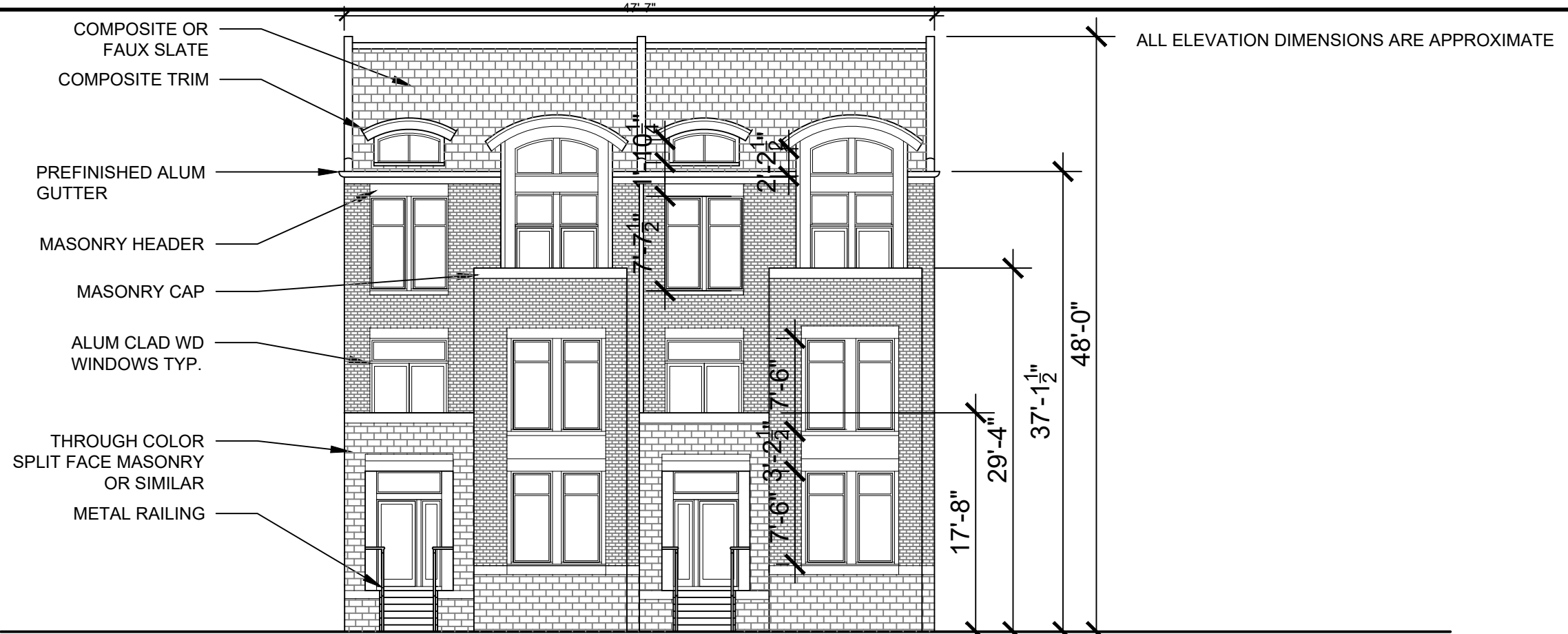
SHEET TITLE
FLOOR PLANS
1002

DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR5



REVISIONS
 11/6/18 West Entry Door Update

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 F 804.358.8211
 1901 WEST CARY STREET RICHMOND, VA 23220

1000 1002 WEST FRANKLIN STREET

SHEET TITLE
 ELEVATIONS

DATE
 03/28/19
 PROJECT NO.
 1708

SHEET NO.
 CAR6

GRAY SINGLE PLY
RFG OR FLAT SEAM
PREFINISHED ALUM

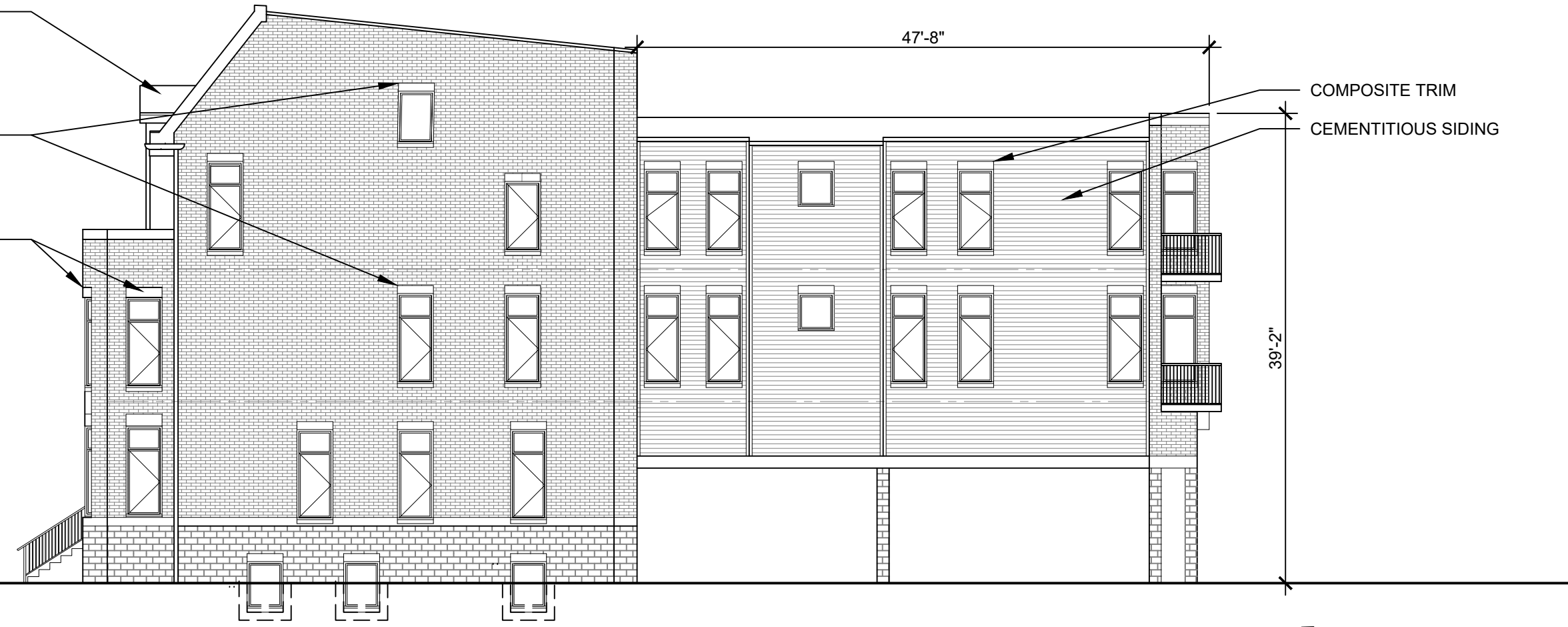
BRICK OR MASONRY
HEADER

MASONRY HEADER

47'-8"

COMPOSITE TRIM
CEMENTITIOUS SIDING

39'-2"



EAST ELEVATION 1002



WEST ELEVATION 1002

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

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

REVISIONS

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATIONS

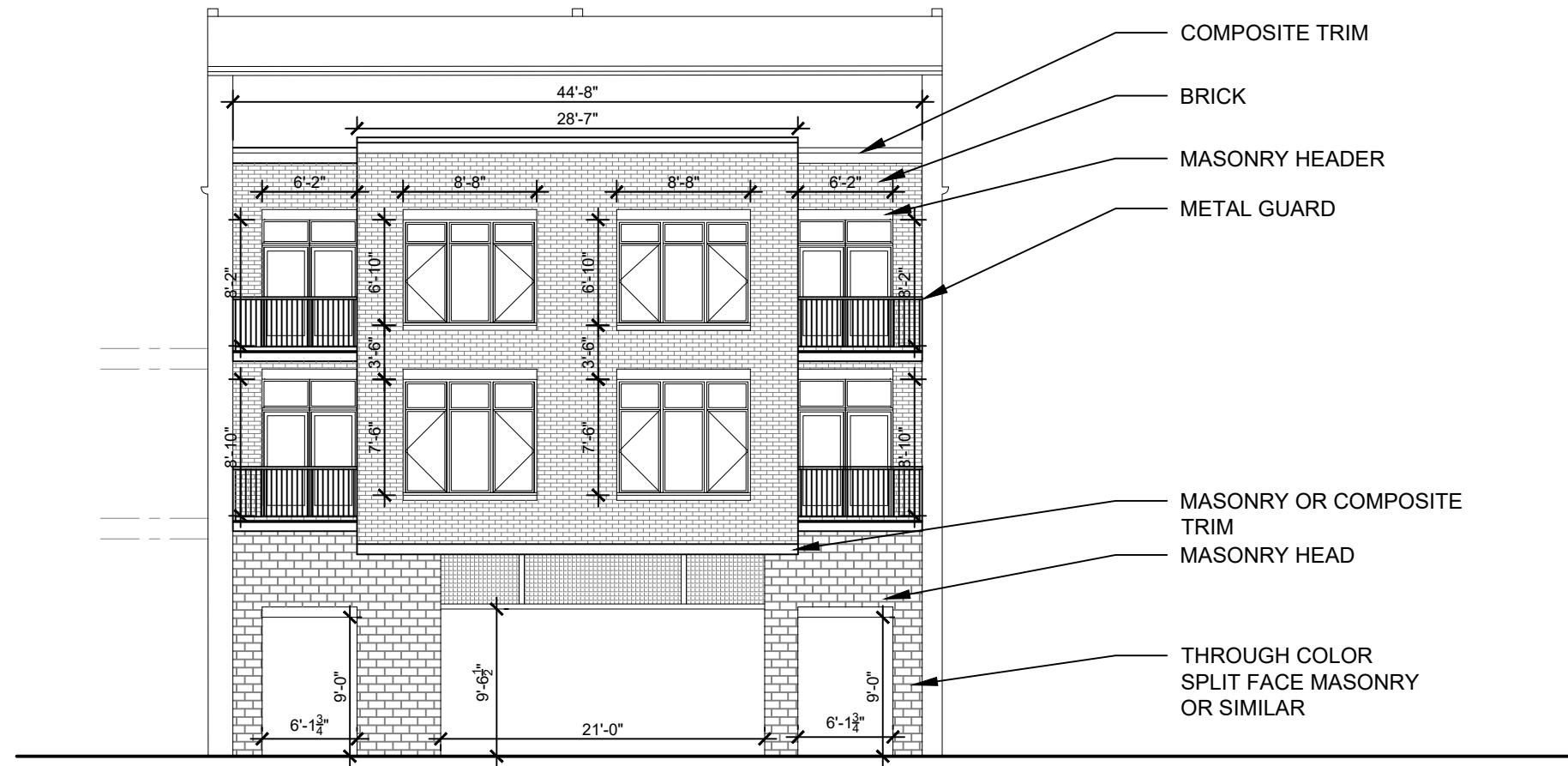
3/32"

DATE
03/28/19

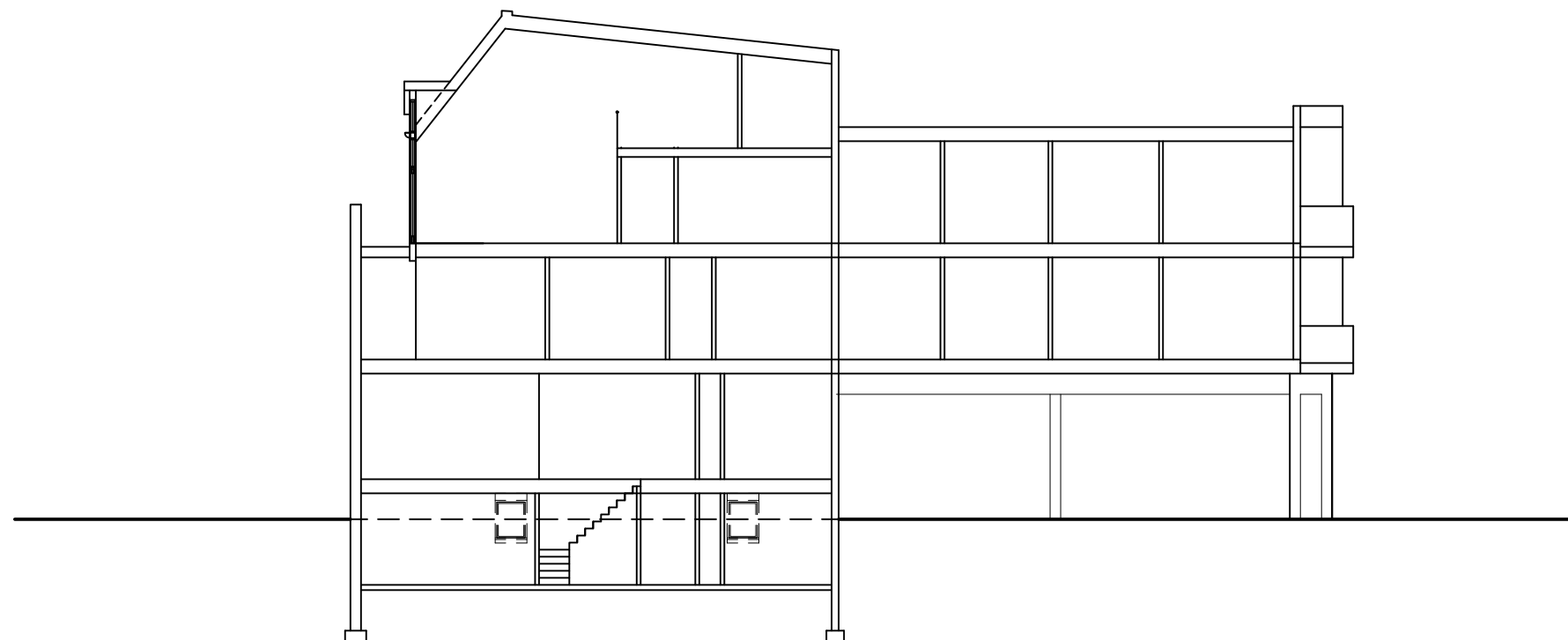
PROJECT NO.
1708

SHEET NO.

CAR7



NORTH ELEVATION



Schematic Building Section

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

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

REVISIONS

1000 - 1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATION SECTION

DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR8



EXISTING EAST ELEVATION 1000

NON-HISTORIC STAIR TO BE REMOVED

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

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

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATIONS

3
32"

DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR9

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATIONS

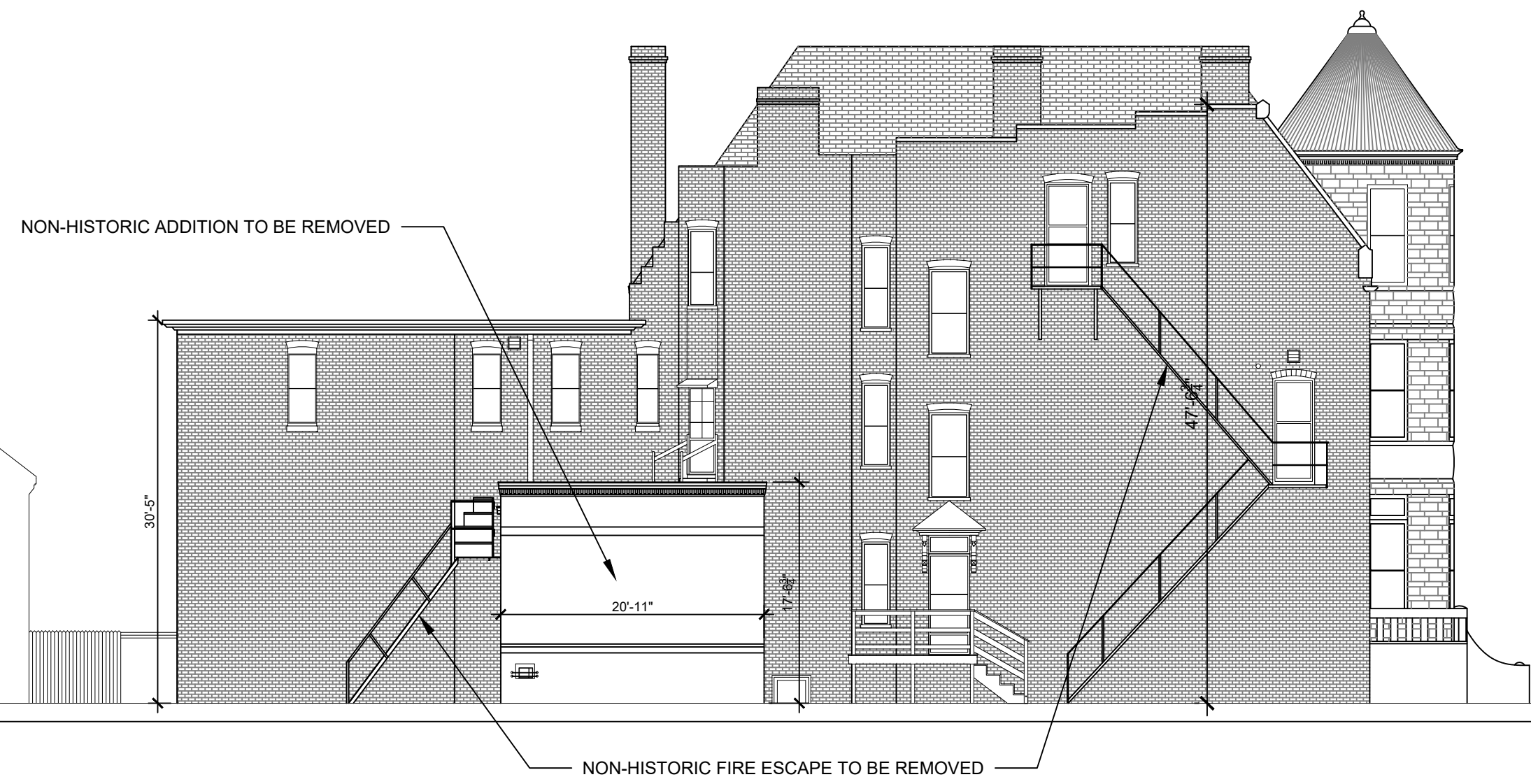
3/32"

DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR10



EXISTING WEST ELEVATION 1000

ALL ELEVATION DIMENSIONS ARE APPROXIMATE



PROPOSED EAST ELEVATION 1000

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

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

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATIONS

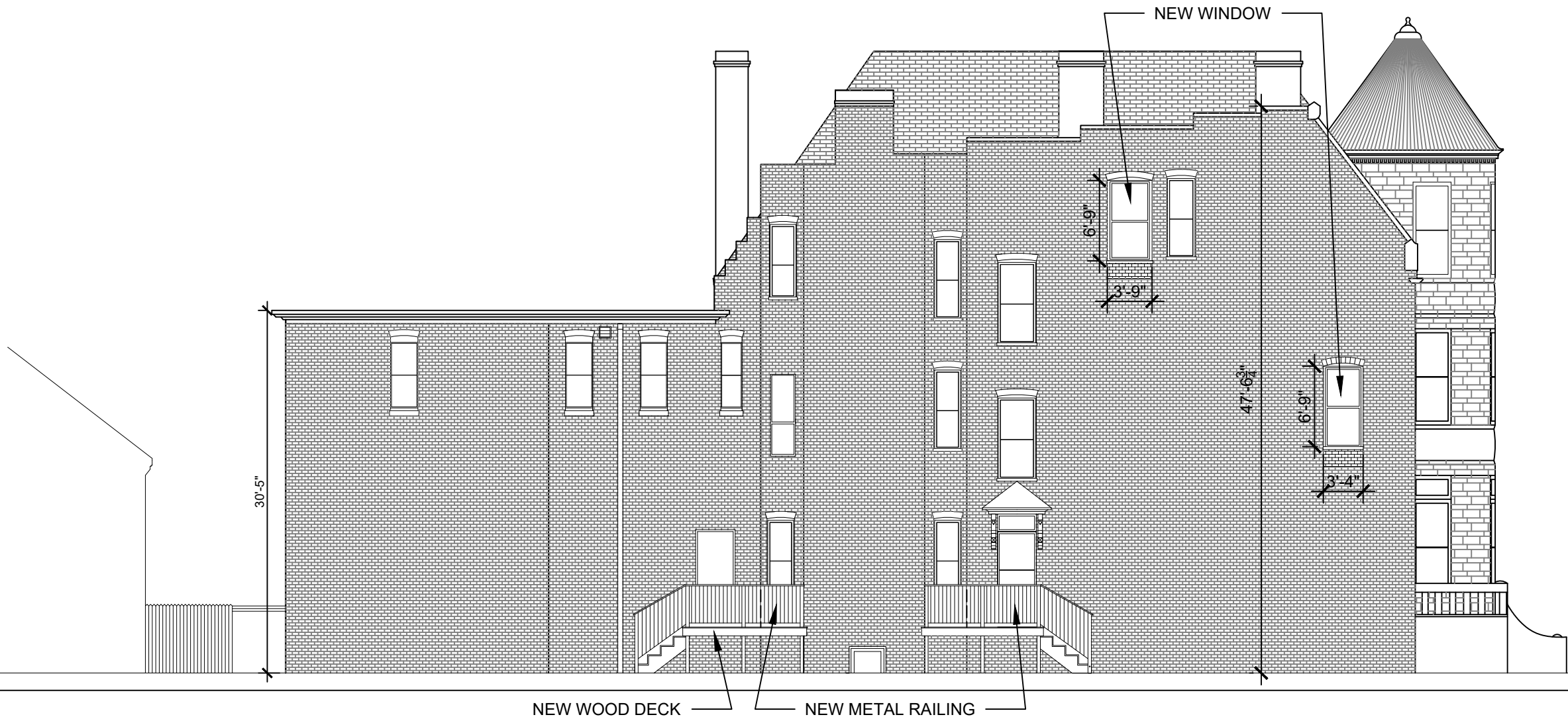
3"
32"

DATE
03/28/19

PROJECT NO.
1708

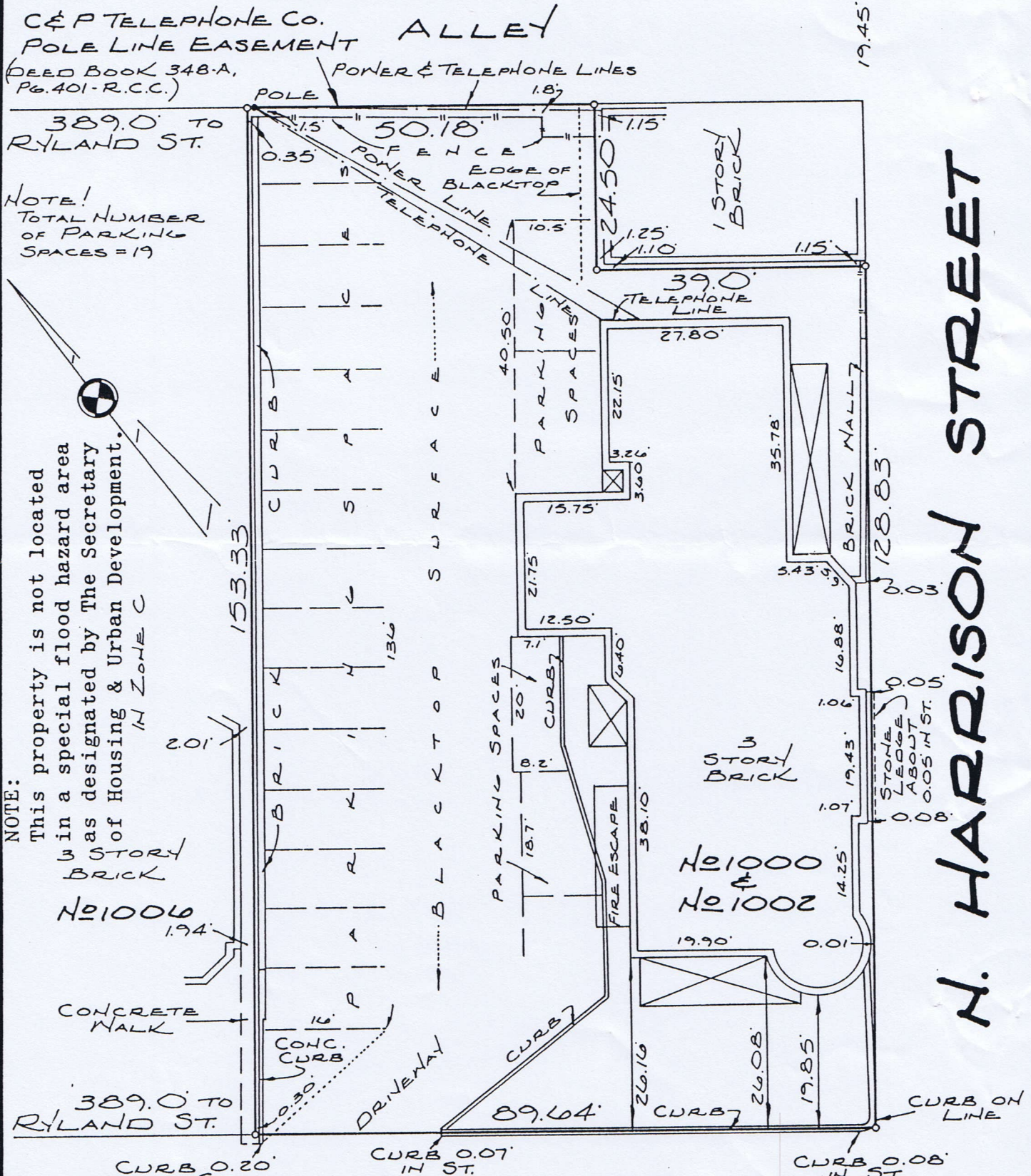
SHEET NO.

CAR11



PROPOSED WEST ELEVATION 1000

ALL ELEVATION DIMENSIONS ARE APPROXIMATE



NOTE!
TOTAL NUMBER
OF PARKING
SPACES = 19

NOTE:
This property is not located
in a special flood hazard area
as designated by The Secretary
of Housing & Urban Development.
IN ZONE C

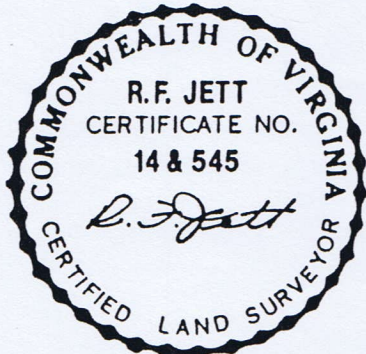
W. FRANKLIN STREET

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

RICHMOND, VA.

MARCH 24, 1986

SCALE 1" = 20'



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

CERTIFICATION
This is to certify that on 3-24-86
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. Jett

FILE 1289