

# 1302 Floyd Ave Renovation

## Owner

1302 Floyd Ave, LLC

## PROJECT DATA

### SCOPE OF WORK

RENOVATE ABANDONED  
MULTI-FAMILY BUILDING TO 4 UNITS

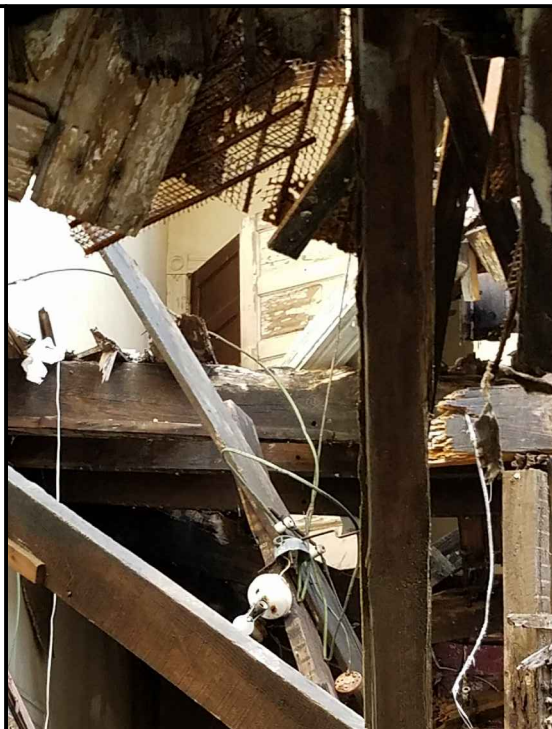
### UNIT INFO

First Floor Front	637 SF Gross
First Floor Rear	1705 SF Gross
Second Floor Front	929 SF Gross
Third Floor	695 SF Gross

#### Building Areas:

##### Main Building

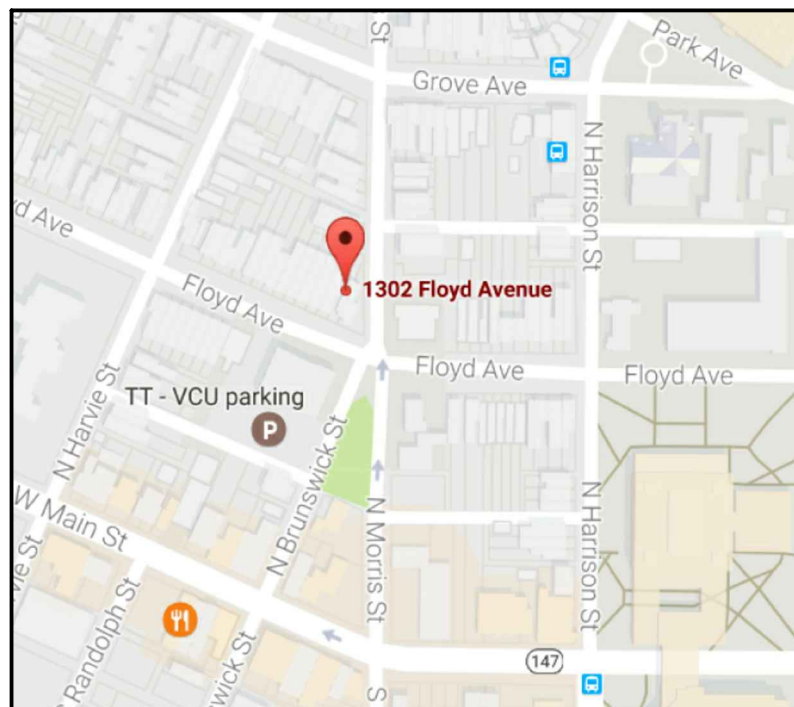
Bsmt./Back	=	468 sf
1st floor	=	1566 sf
2nd floor	=	1566 sf
3rd floor	=	825 sf



## DRAWING LIST

SUP 1	COVER SHEET
SUP 2	BASEMENT & FIRST FLOOR
SUP 3	SECOND & THIRD FLOOR
SUP 4	ELEVATIONS
SUP 5	PHOTOS

## LOCATION MAP



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   P 804.358.4993   F 804.358.8211

REVISIONS

1302 FLOYD AVE  
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SHEET TITLE

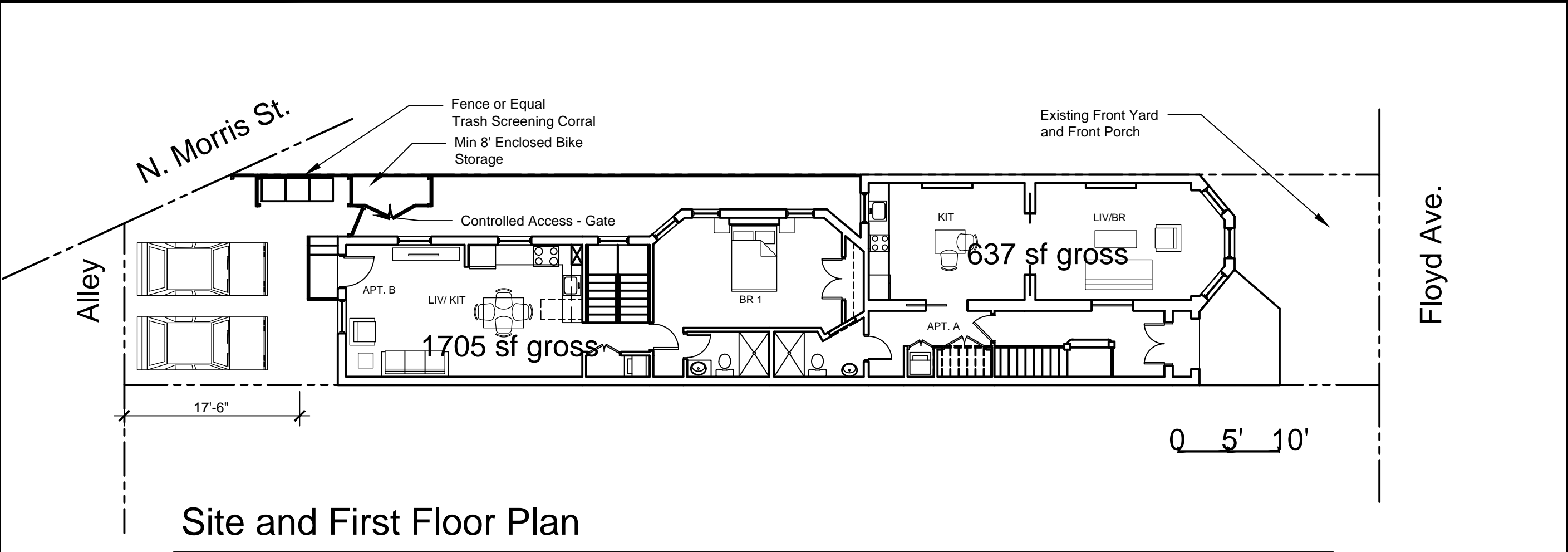
Cover

PROJECT NO.  
1646

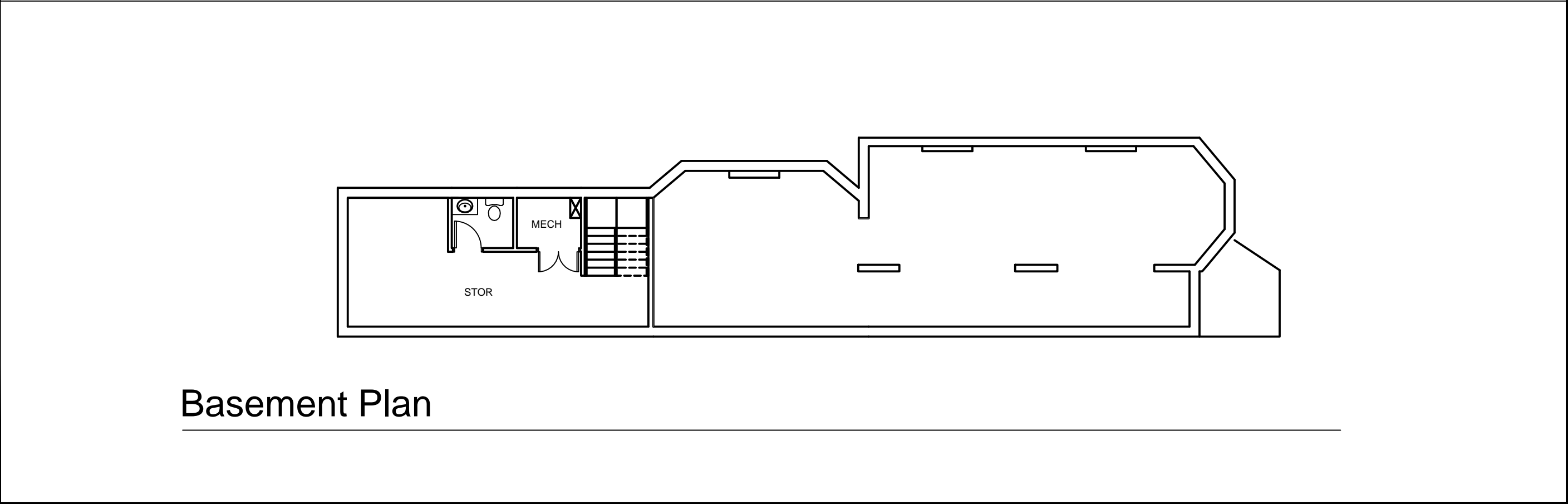
DATE  
06.02.17

SHEET NO.

SUP 1



Site and First Floor Plan



Basement Plan

JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220

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SHEET TITLE

Plans

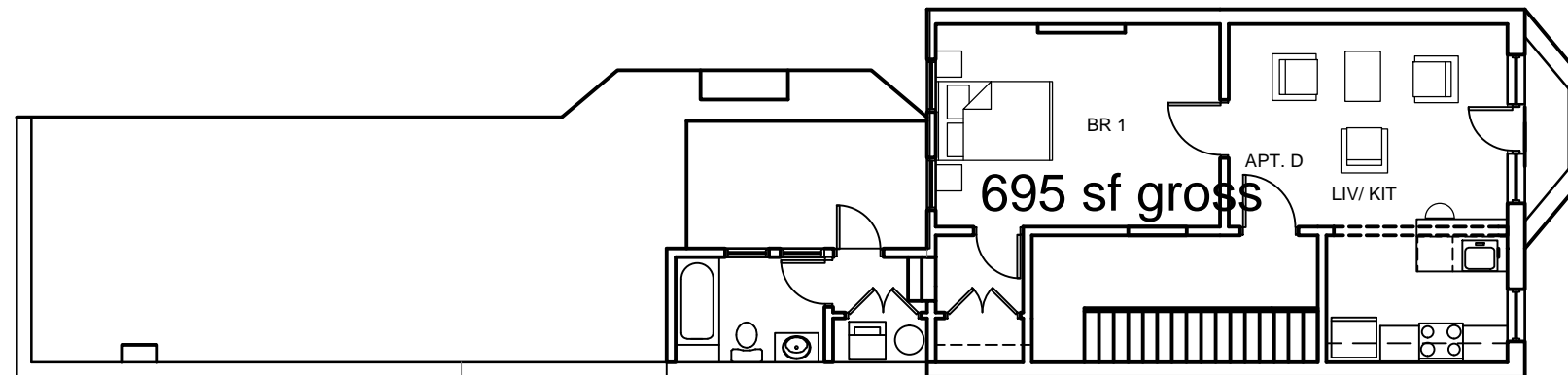
$\frac{1}{32}'' = 1'$

PROJECT NO.  
1646

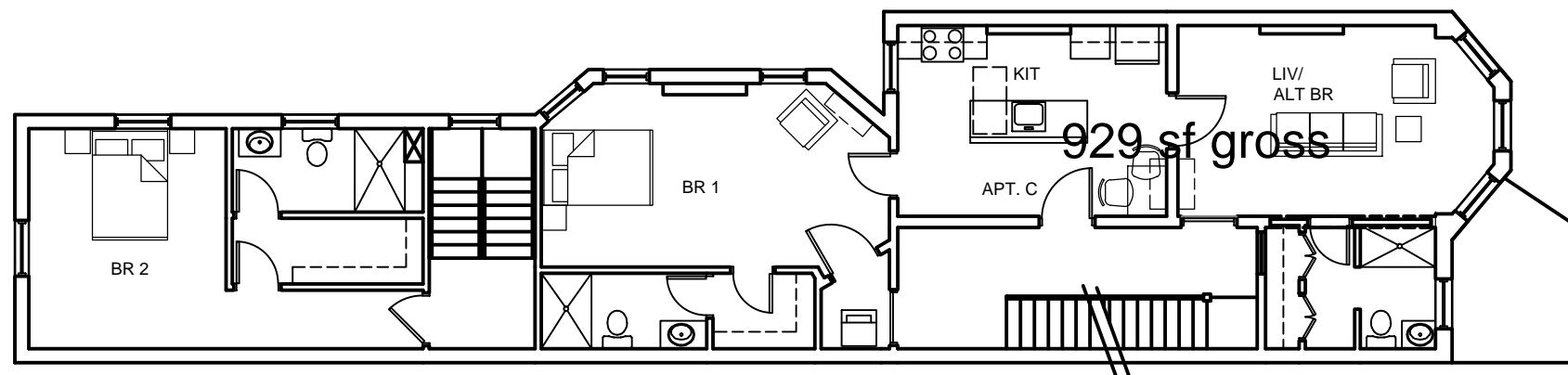
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06.02.17

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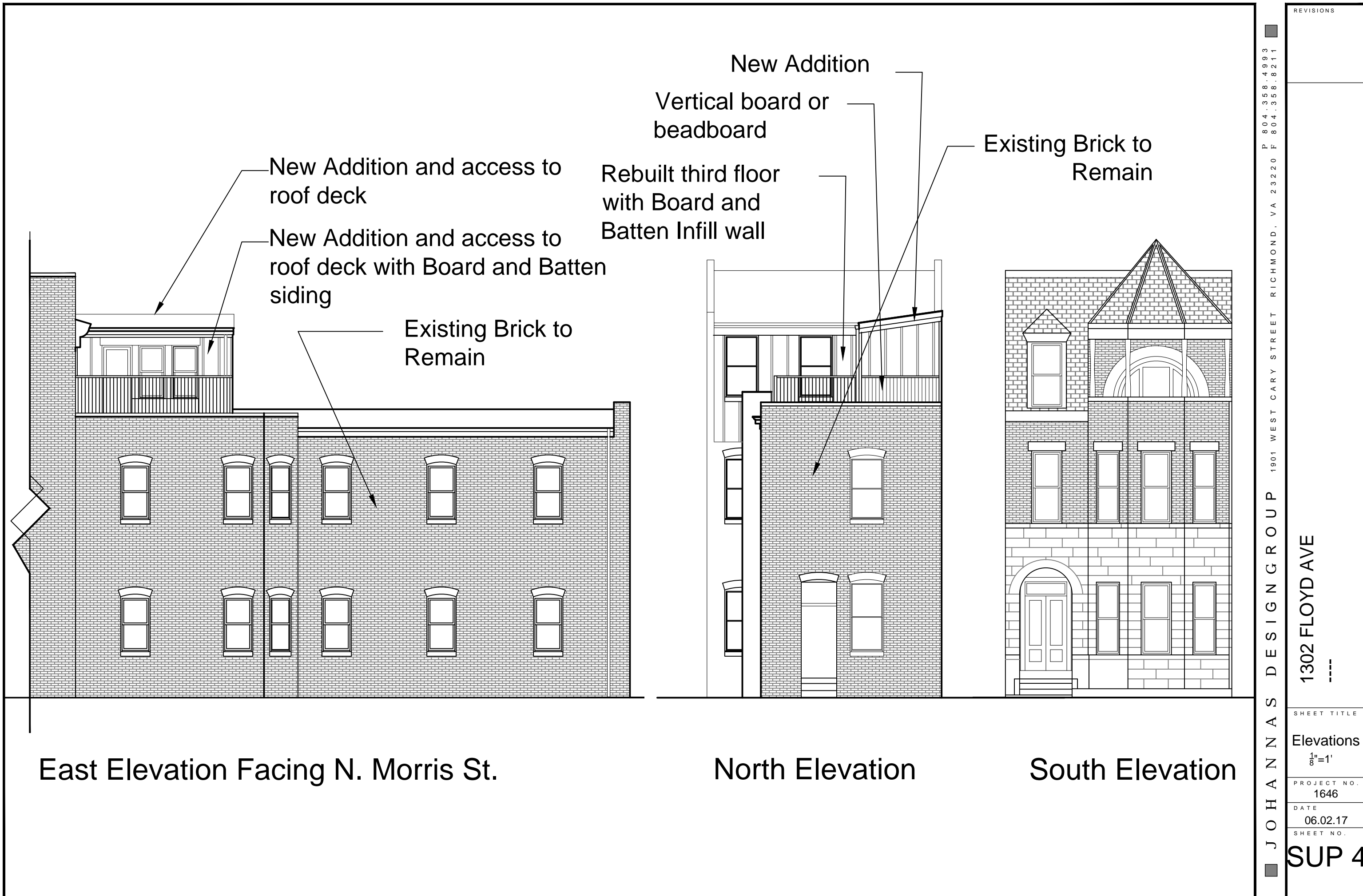
SUP 2



## Third Floor Plan



## Second Floor Plan



East Elevation Facing N. Morris St.

North Elevation

South Elevation

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SHEET TITLE

Elevations

$\frac{1}{8}"=1'$

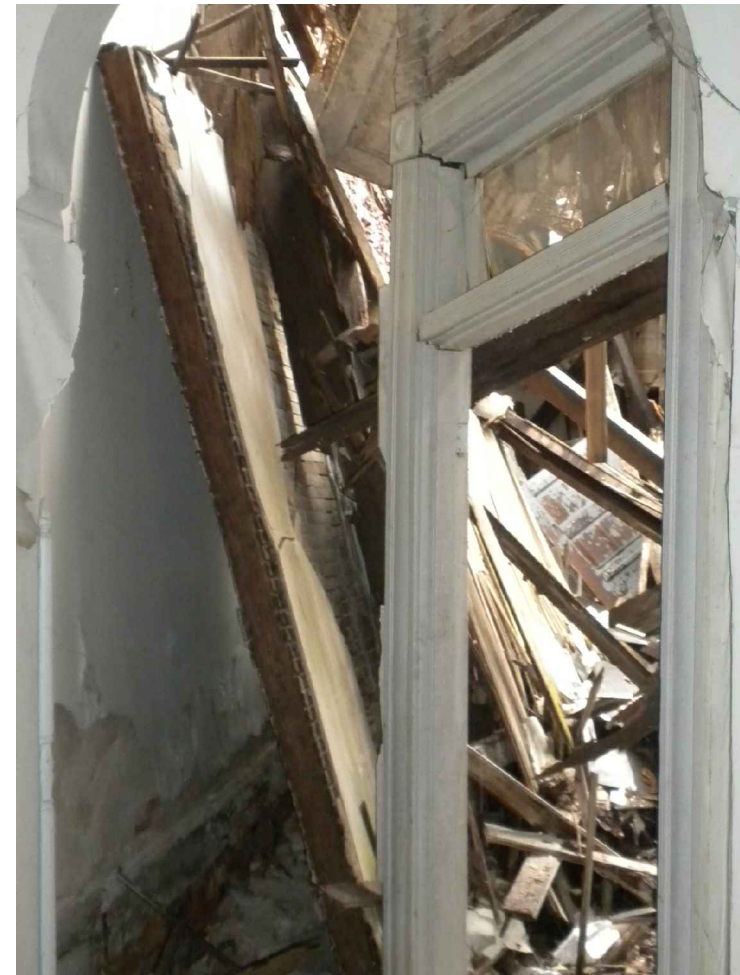
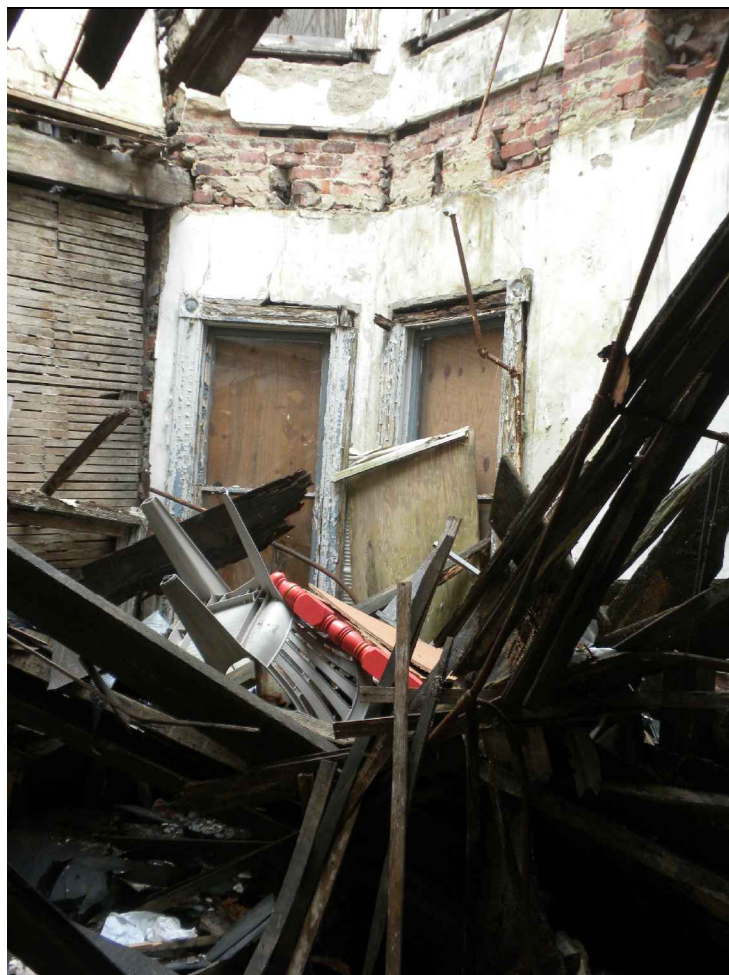
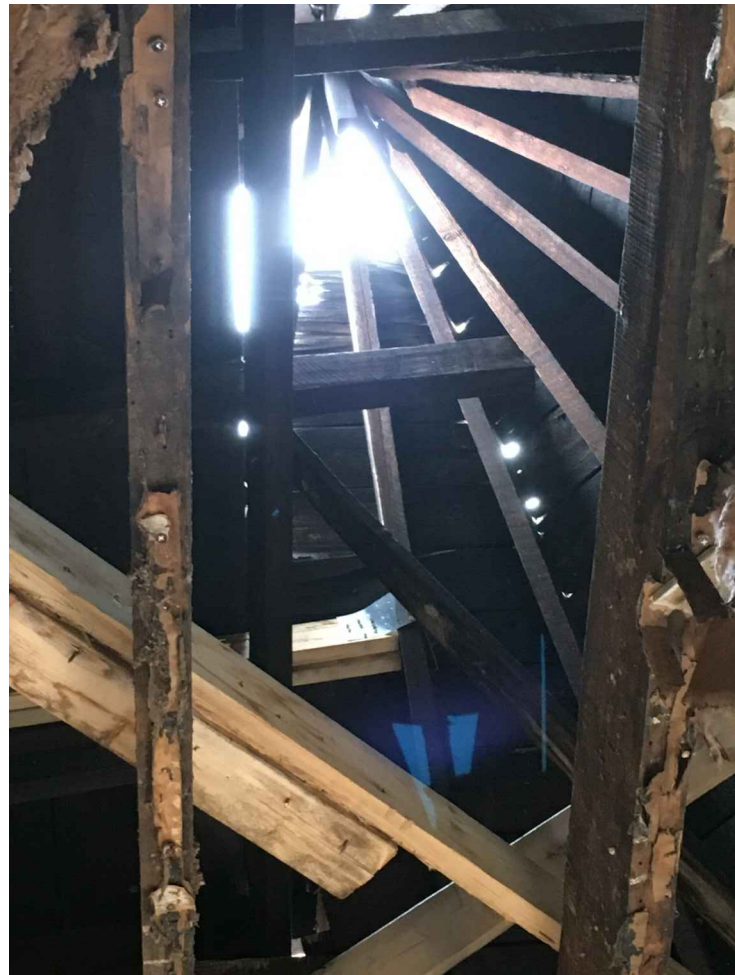
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DATE  
06.02.17

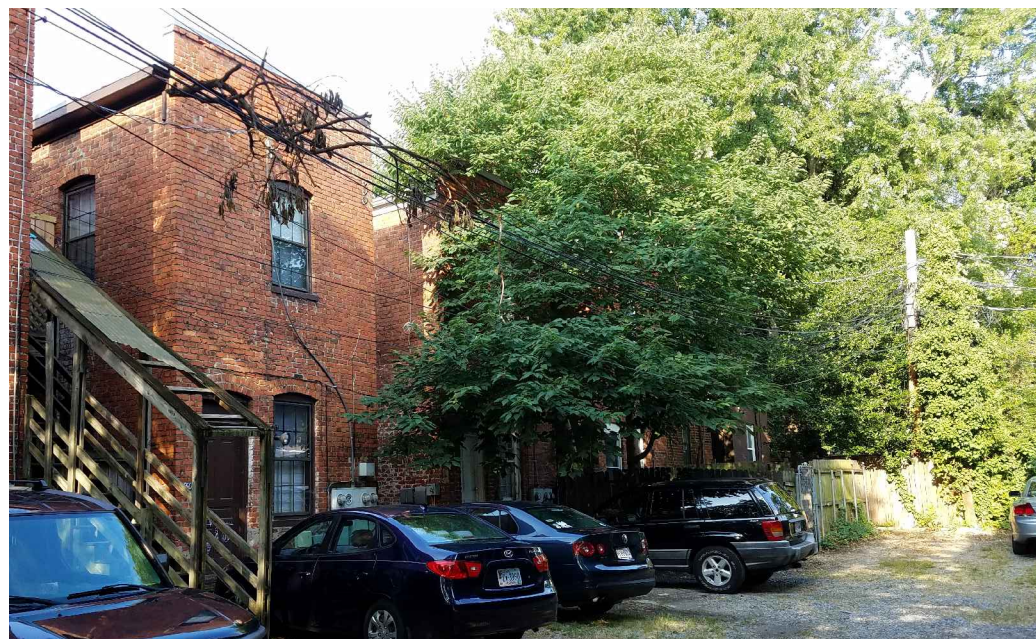
SHEET NO.

SUP 4





deteriorated conditions at the interior



typical parking  
at the rear





Johannas Design Group provides a broad range of design services within the disciplines of architecture, historic preservation and urban planning. Recognized for our portfolio of projects spanning multi-family commercial projects to a range of living, dining and gathering spaces our goal is to be responsive to our client, the context, the community and the environment. We specialize in design and location challenges that require extra attention and careful planning. The following images are examples of our work.



The Mews,  
Cary Street



Grace Street Infill



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Eclipse Apartments, Main Street  
Blackwood Development



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Trolley, Main and Vine  
Blackwood Development



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