

# 1302 Floyd Ave Renovation

## Owner

1302 Floyd Ave, LLC

## PROJECT DATA

### SCOPE OF WORK

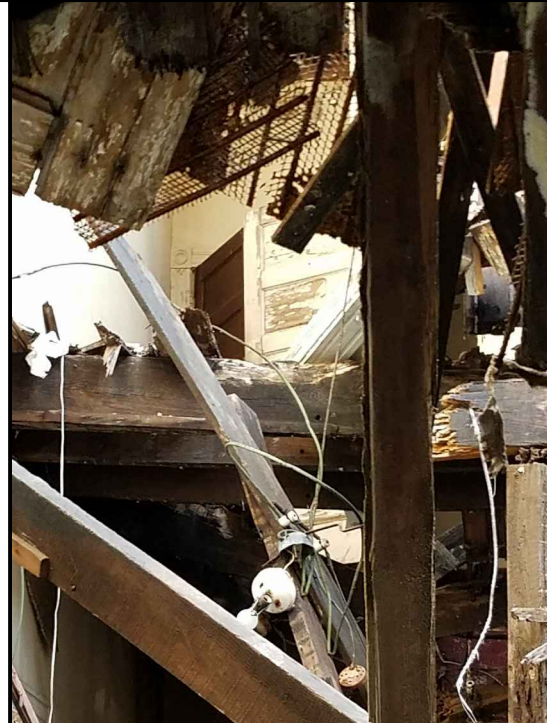
RENOVATE ABANDONED  
MULTI-FAMILY BUILDING TO 4 UNITS

### 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:

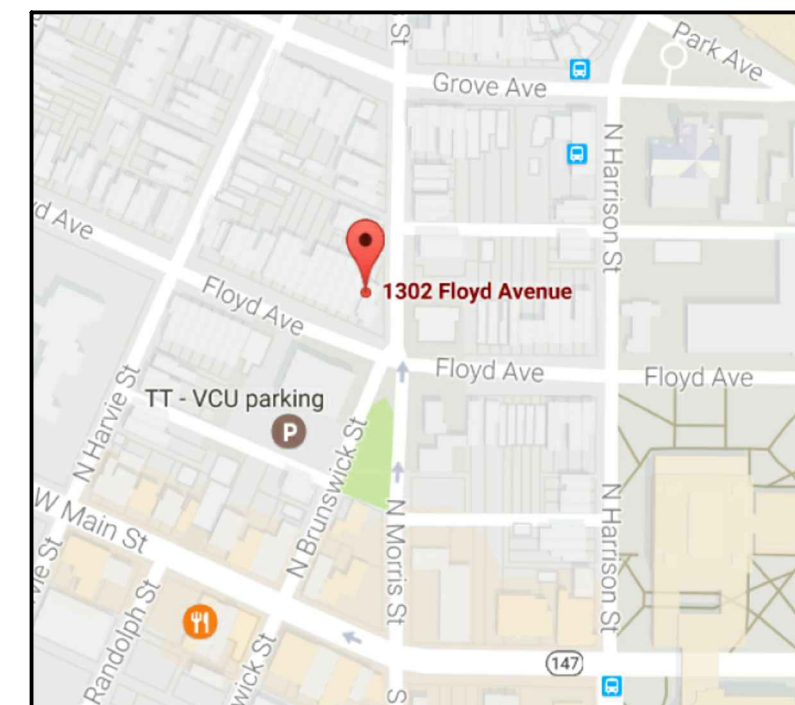
|               |           |
|---------------|-----------|
| Main Building |           |
| Bsmt./Back    | = 468 sf  |
| 1st floor     | = 1566 sf |
| 2nd floor     | = 1566 sf |
| 3rd floor     | = 825 sf  |



## DRAWING LIST

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

## LOCATION MAP



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

REVISIONS

1302 FLOYD AVE

SHEET TITLE

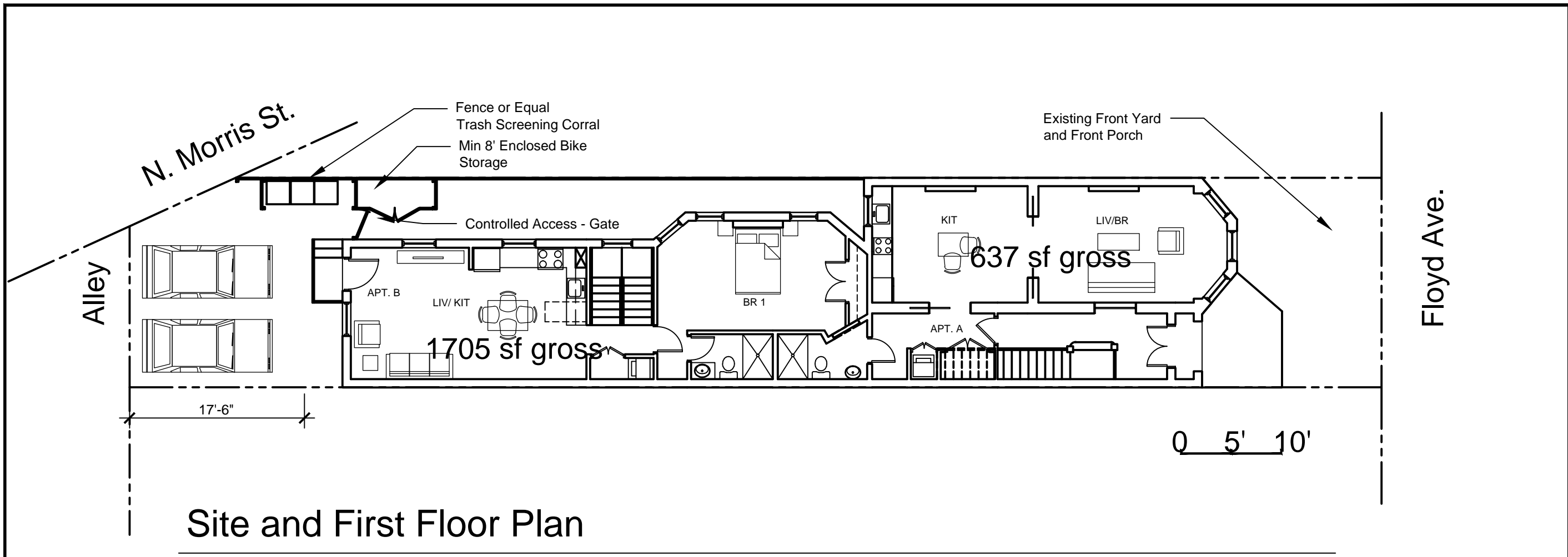
Cover

PROJECT NO.  
1646

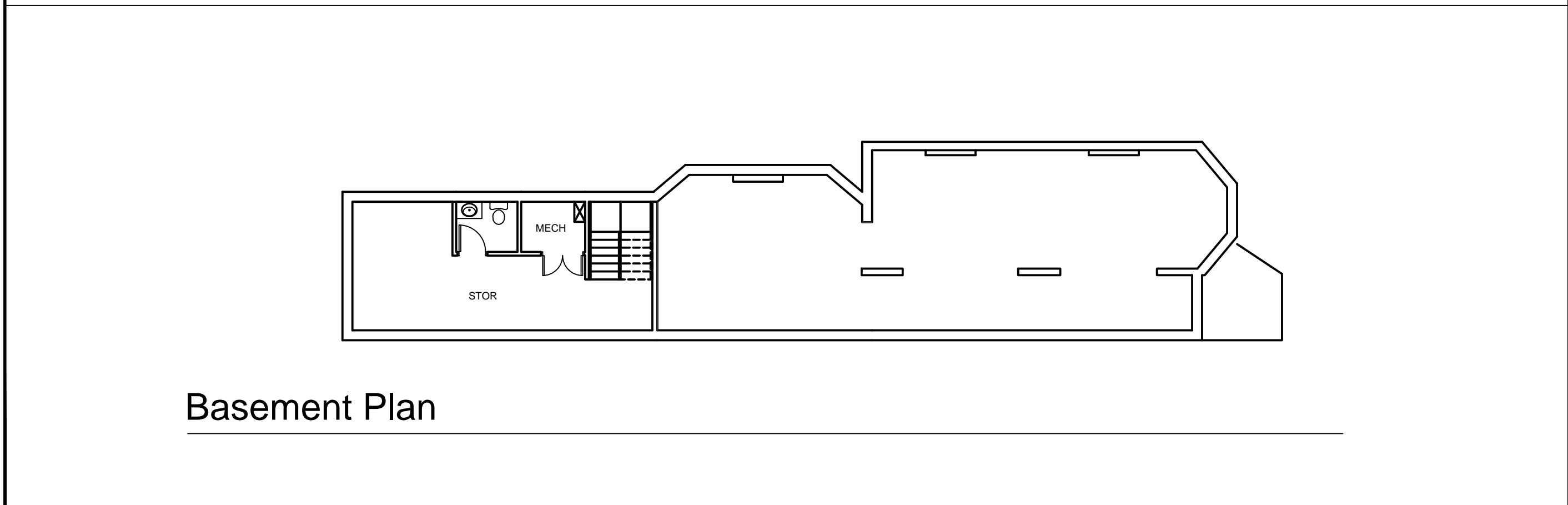
DATE  
06.02.17

SHEET NO.

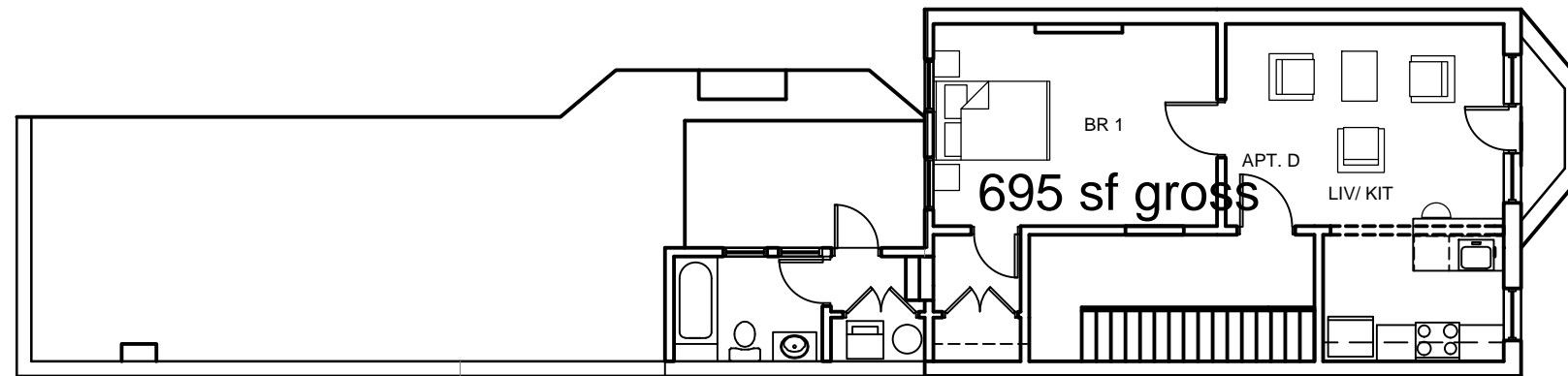
**SUP 1**



Site and First Floor Plan

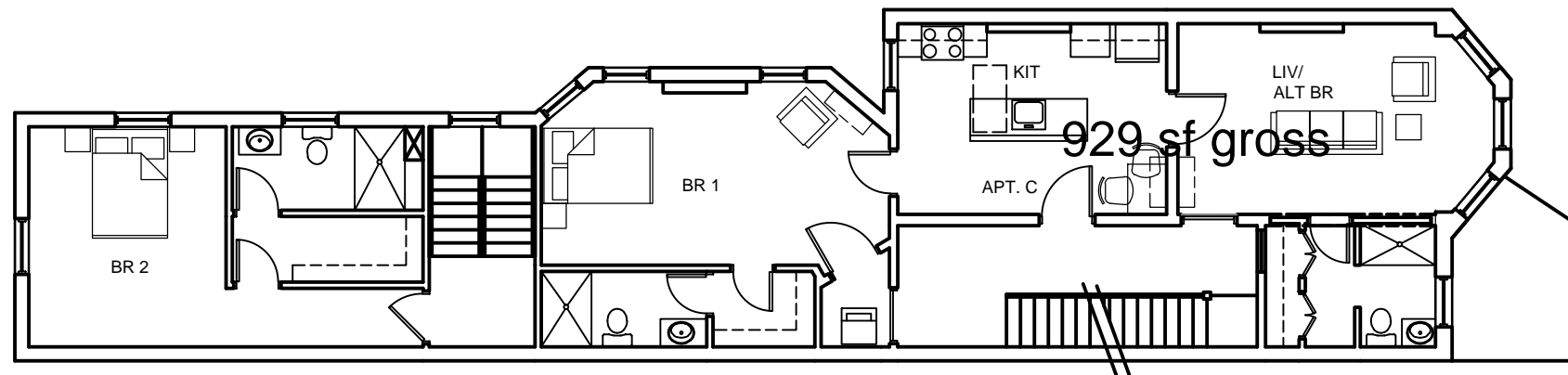


Basement Plan

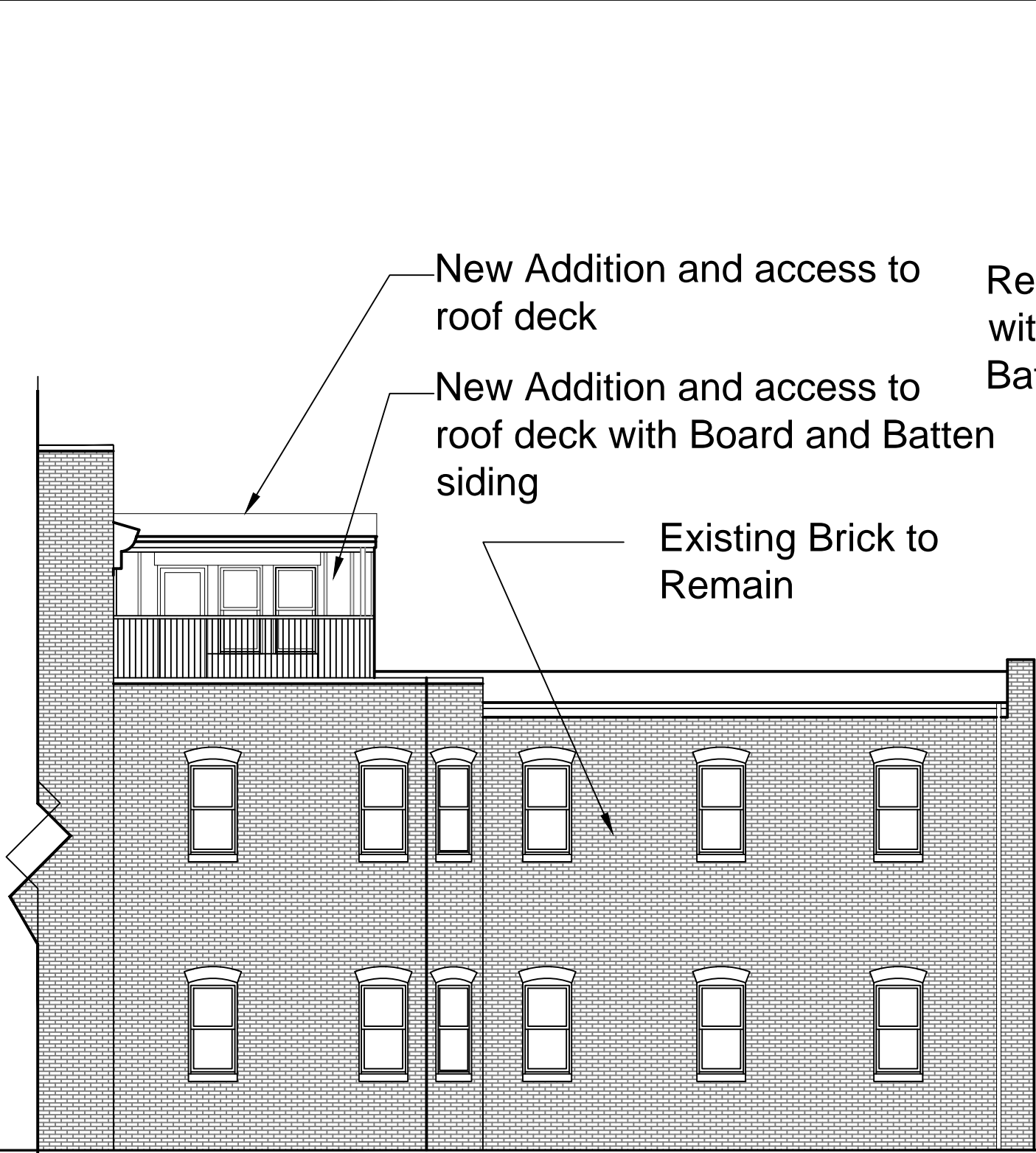


Third Floor Plan

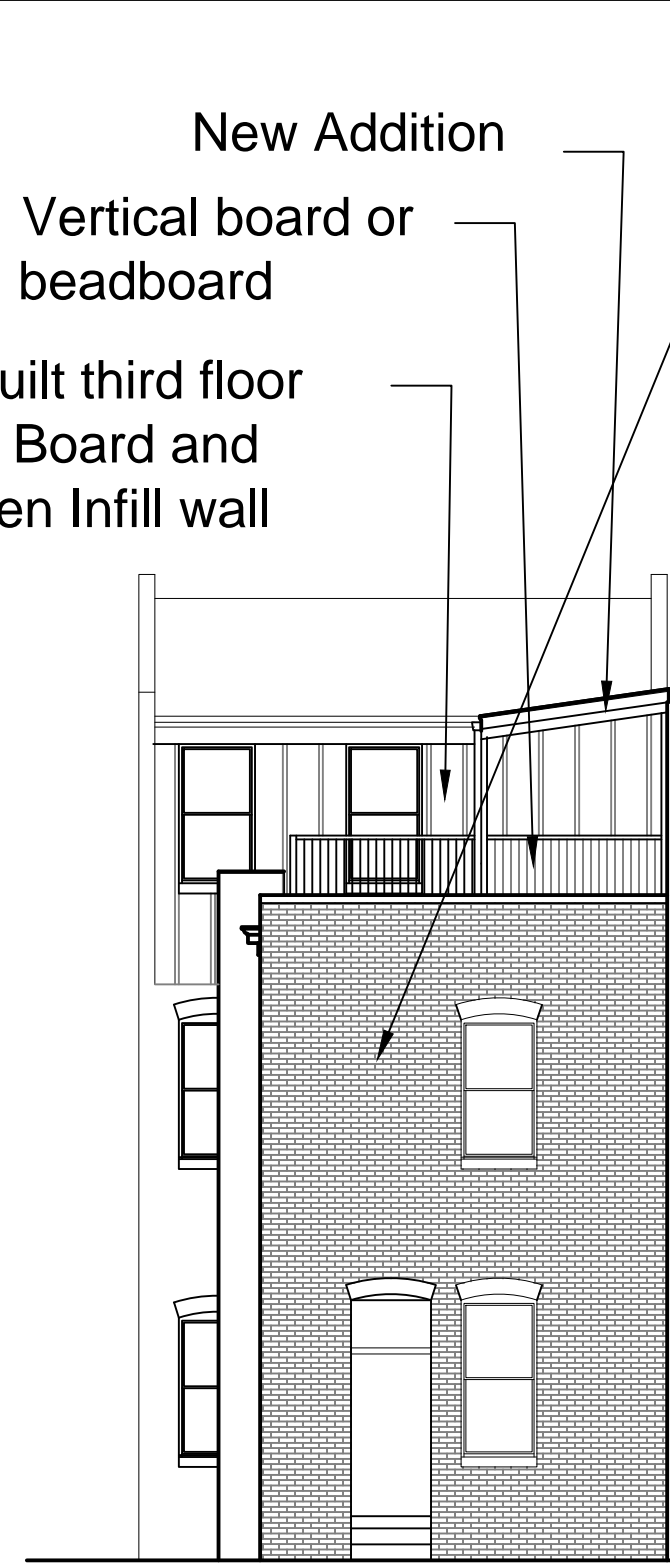
0 5' 10'



Second Floor Plan



East Elevation Facing N. Morris St.



North Elevation



South Elevation

New Addition and access to roof deck

New Addition and access to roof deck with Board and Batten siding

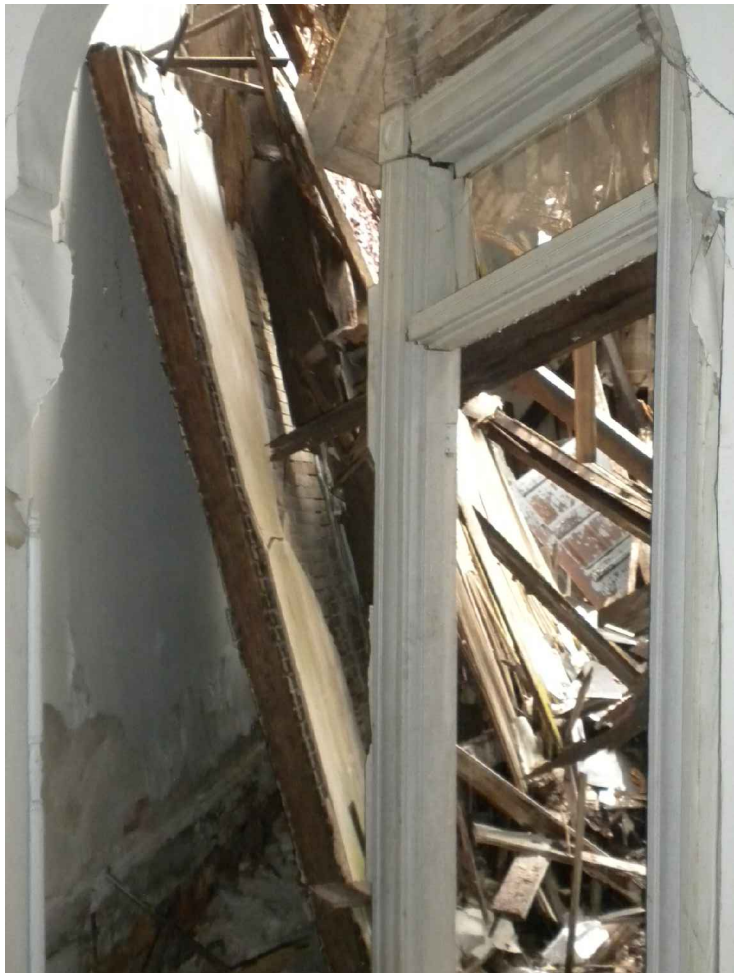
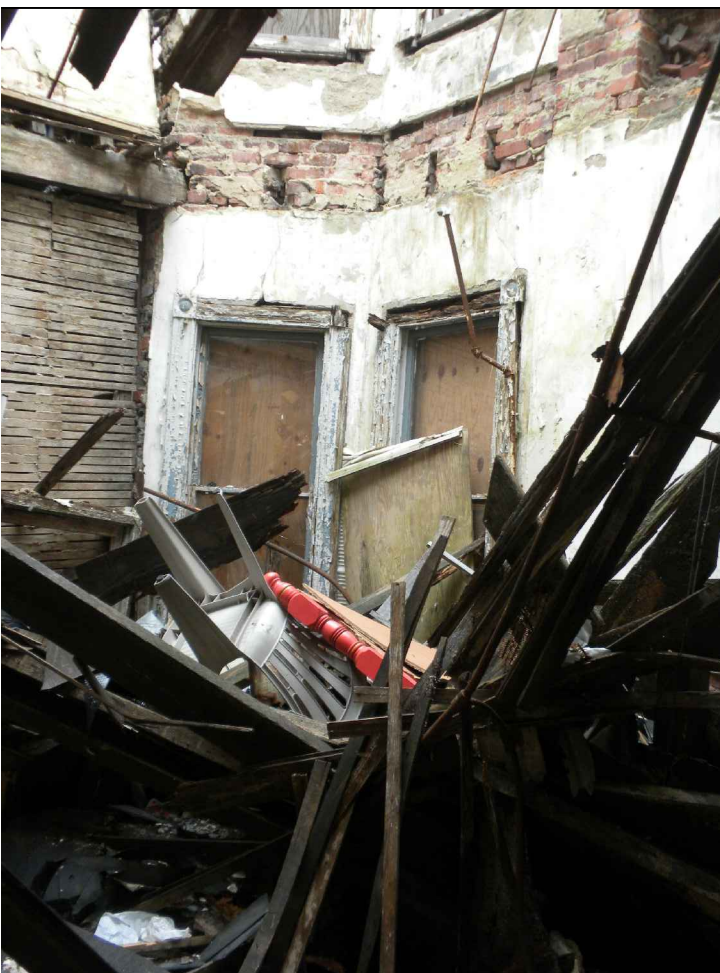
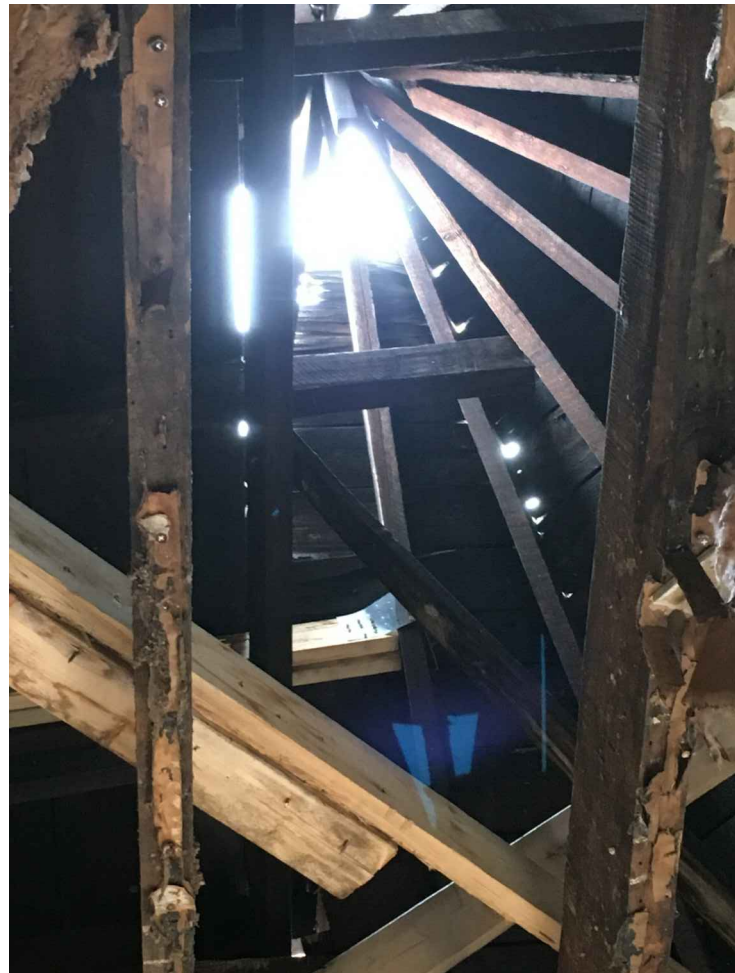
Existing Brick to Remain

Rebuilt third floor with Board and Batten Infill wall

New Addition

Vertical board or beadboard

Existing Brick to Remain



deteriorated conditions at the interior



typical parking  
at the rear

