

# GROVE ALLEY RENOVATION

## 1513 GROVE AVE REAR

Richmond, Virginia

### SCOPE OF WORK

Adaptive re-use renovation of existing building to two-story residential.

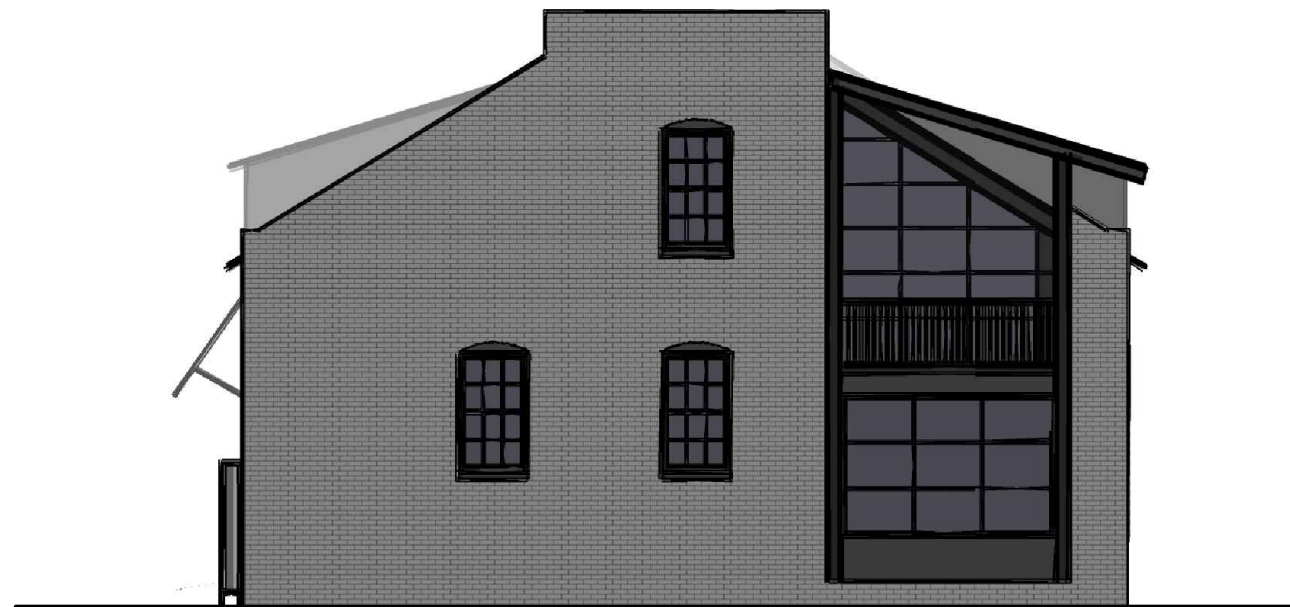
### PROJECT INFO

Owner: Ronald Nixon  
 Zoning District: R-6 - Residential (Single Family Attached)  
 Existing Use: Garage / Outbuilding  
 Proposed Use: Single-Family Residence  
 Site Area: 2592 Square Feet  
 Existing Building: 2160 Square Feet

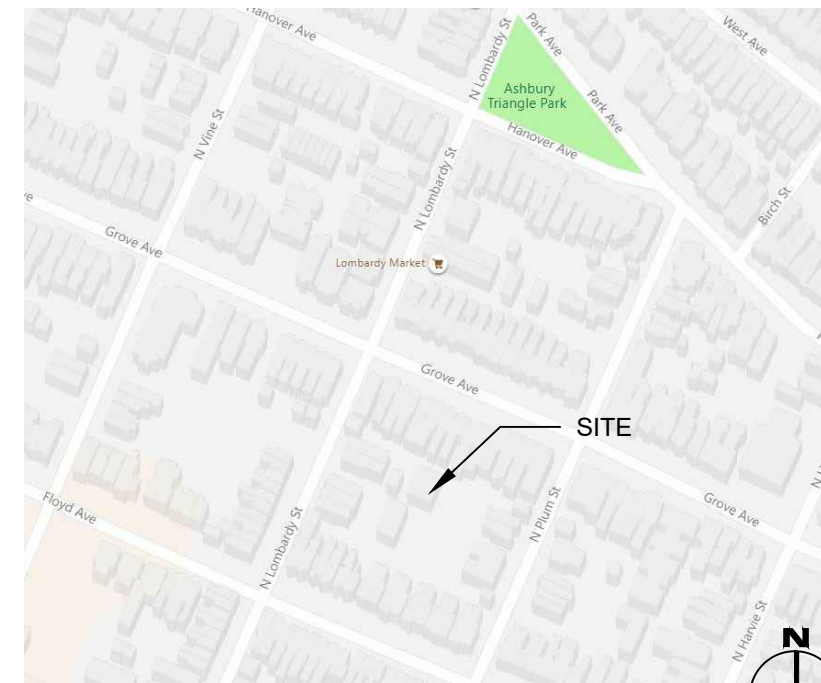
### CONTENT LIST

SUP 0 COVER SHEET  
 SUP 1 ARCHITECTURAL SITE PLAN  
 SUP 2 FLOOR PLANS  
 SUP 3 CONCEPTUAL ELEVATIONS  
 SUP 4 CONCEPTUAL RENDER  
 SUP 5 CONCEPTUAL RENDER  
 SURVEY

### ELEVATION



### VICINITY MAP



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

REVISIONS

GROVE ALLEY CARRIAGE HOUSE RENOVATION

SHEET TITLE

COVER SHEET

DATE

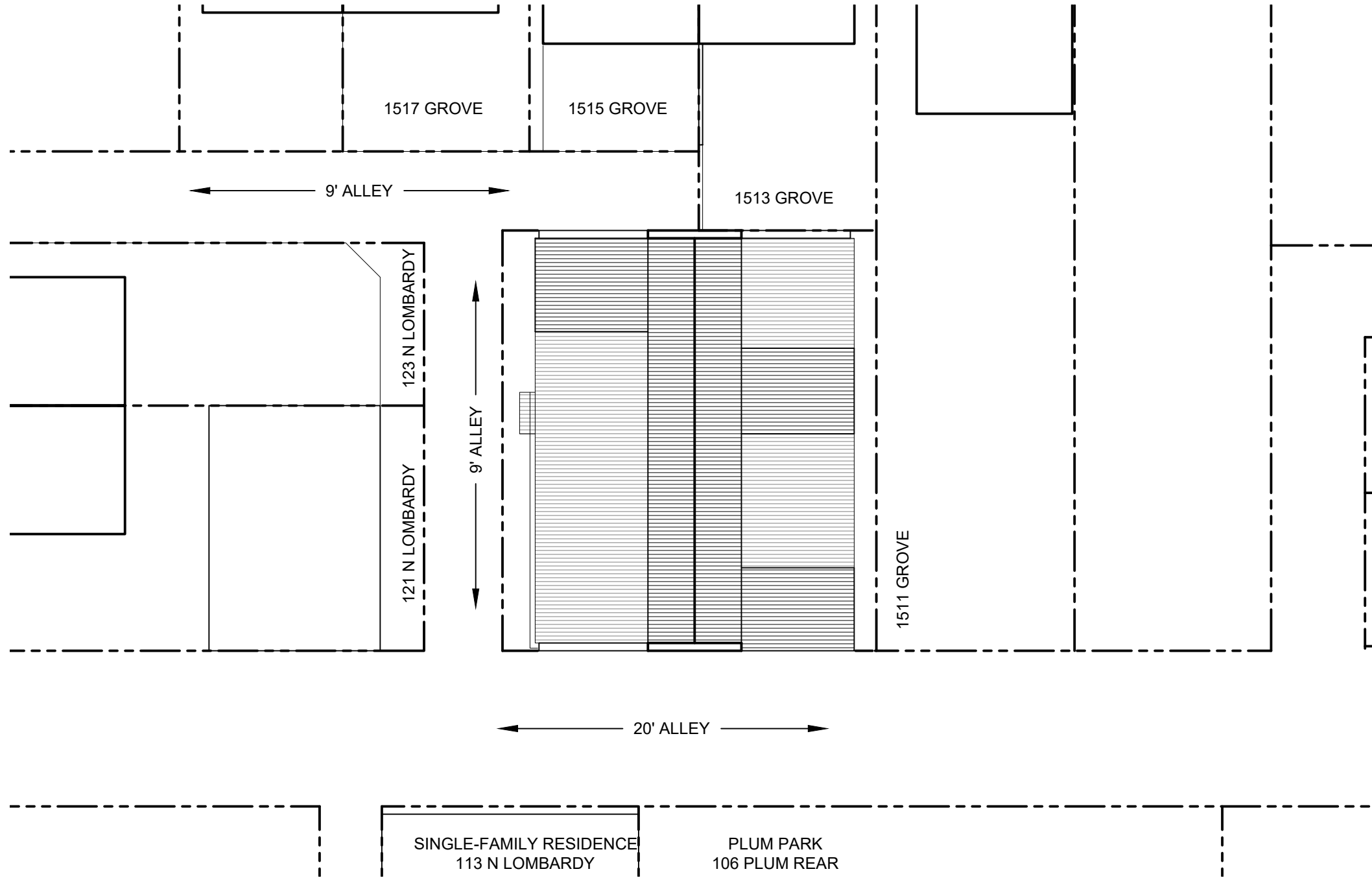
02.19.2020

PROJECT NO.

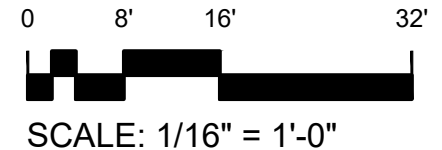
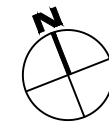
1958

SHEET NO.

SUP0



ARCHITECTURAL SITE PLAN  
 1/16" = 1'-0"



**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

GROVE ALLEY CARRIAGE HOUSE RENOVATION

SHEET TITLE

ARCH  
 SITE  
 PLAN

DATE

02.19.2020

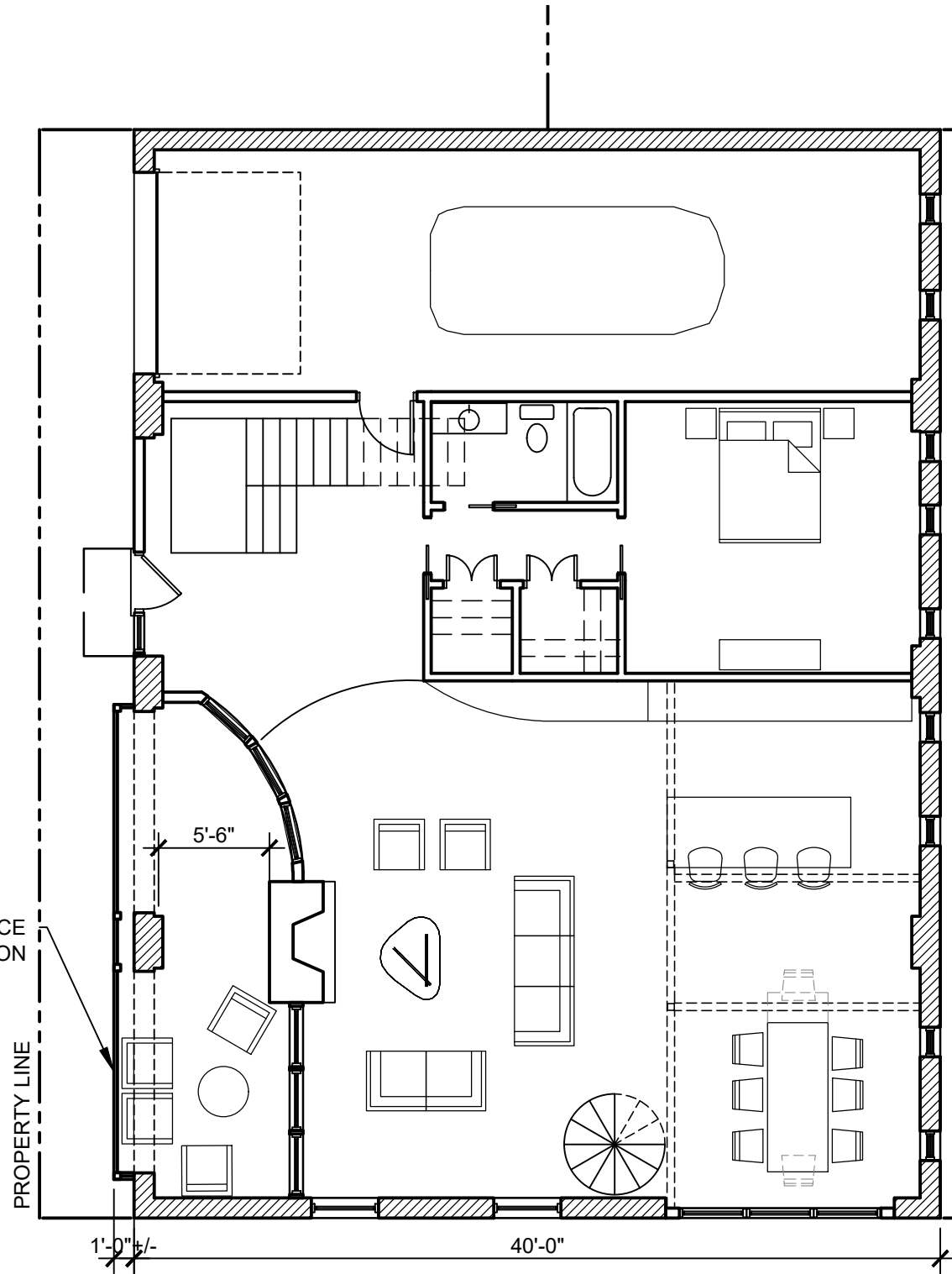
PROJECT NO.

1958

SHEET NO.

**SUP1**

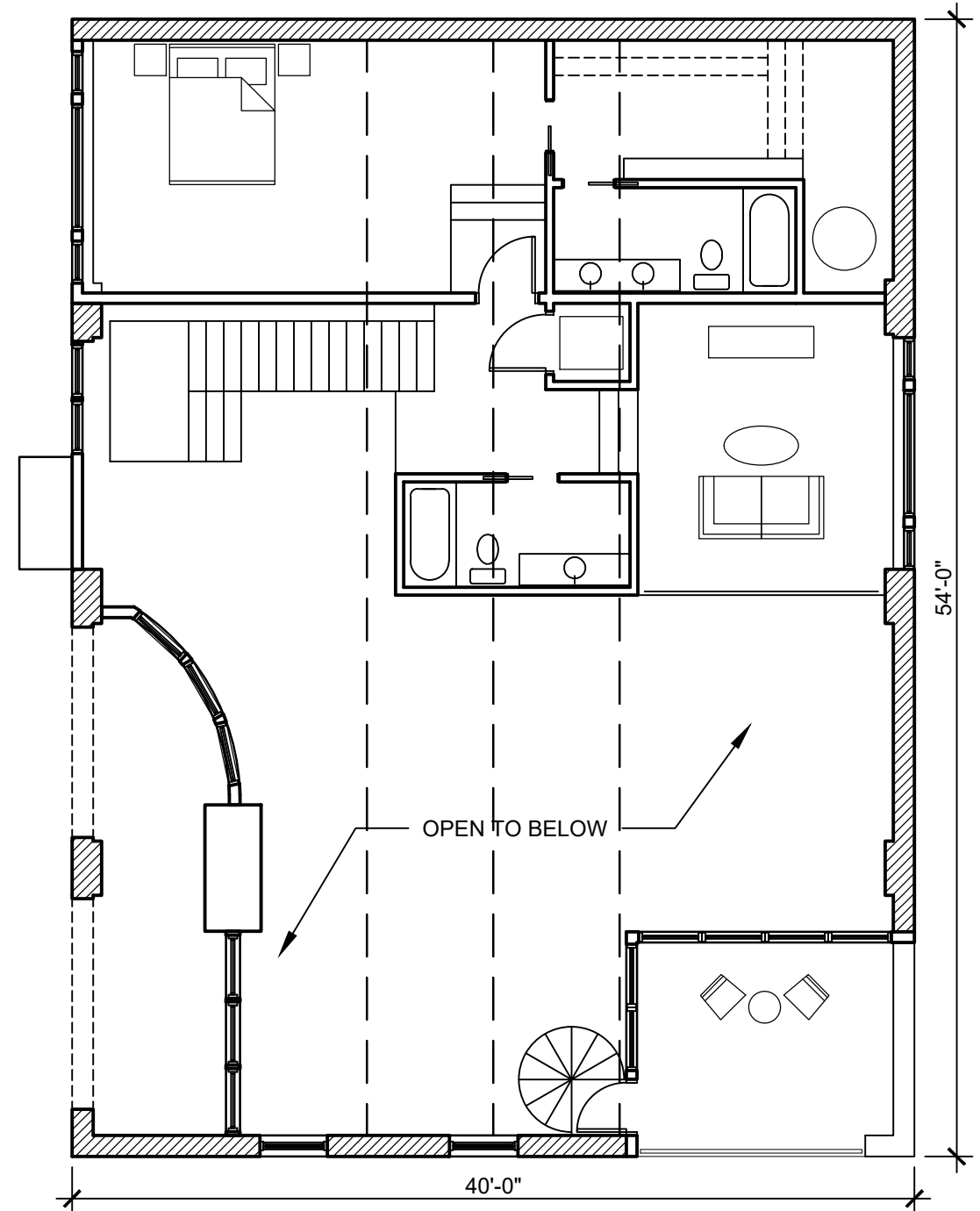
FENCE PROJECTION



FIRST FLOOR

1/8" = 1'-0"

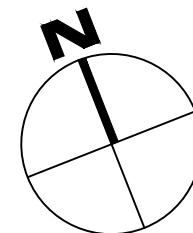
CLIENT RESERVES RIGHT TO REDESIGN INTERIOR



SECOND FLOOR

1/8" = 1'-0"

CLIENT RESERVES RIGHT TO REDESIGN INTERIOR



SCALE: 1/8" = 1'-0"

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

REVISIONS  
REVISED

**GROVE ALLEY CARRIAGE HOUSE RENOVATION**

SHEET TITLE

FLOOR PLANS

DATE

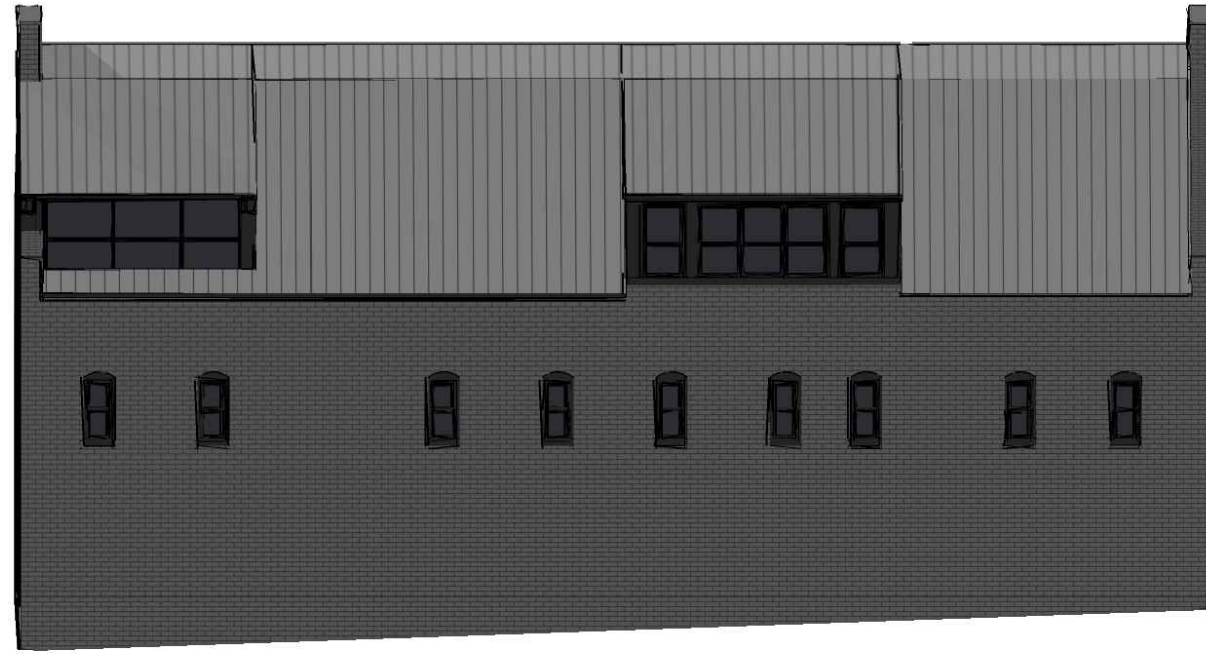
02.19.2020

PROJECT NO.

1958

SHEET NO.

**SUP2**



**EAST ELEVATION**

1/8" = 1'-0"

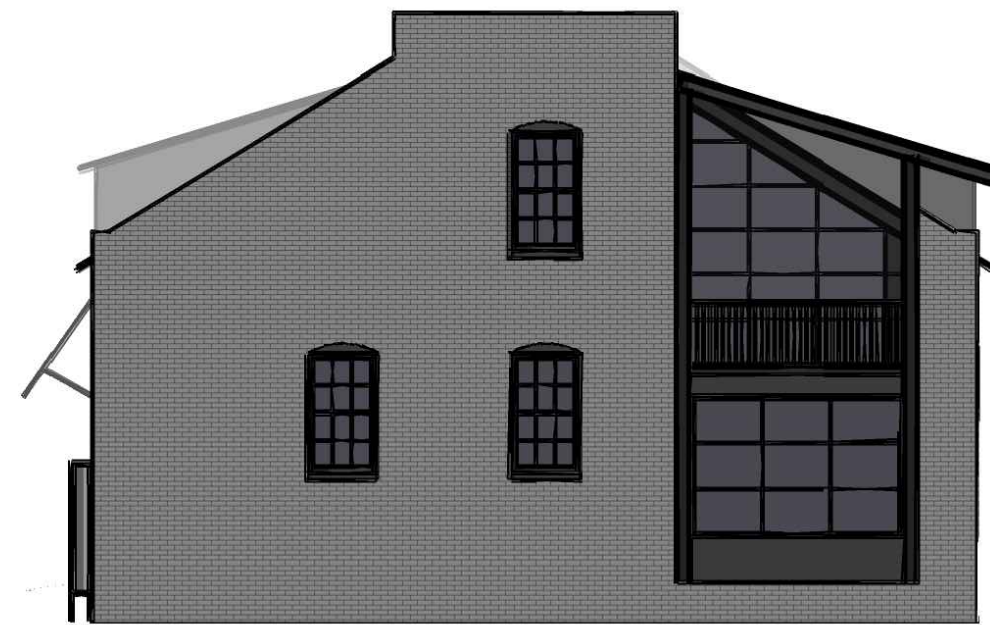
**PALATE OF NEW MATERIALS**

- MASONRY
- WOOD
- METAL
- STEEL



**WEST ELEVATION**

1/8" = 1'-0"



**SOUTH ELEVATION**

1/8" = 1'-0"

**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

**GROVE ALLEY CARRIAGE HOUSE RENOVATION**

SHEET TITLE

CONCEPT  
ELEVS

DATE

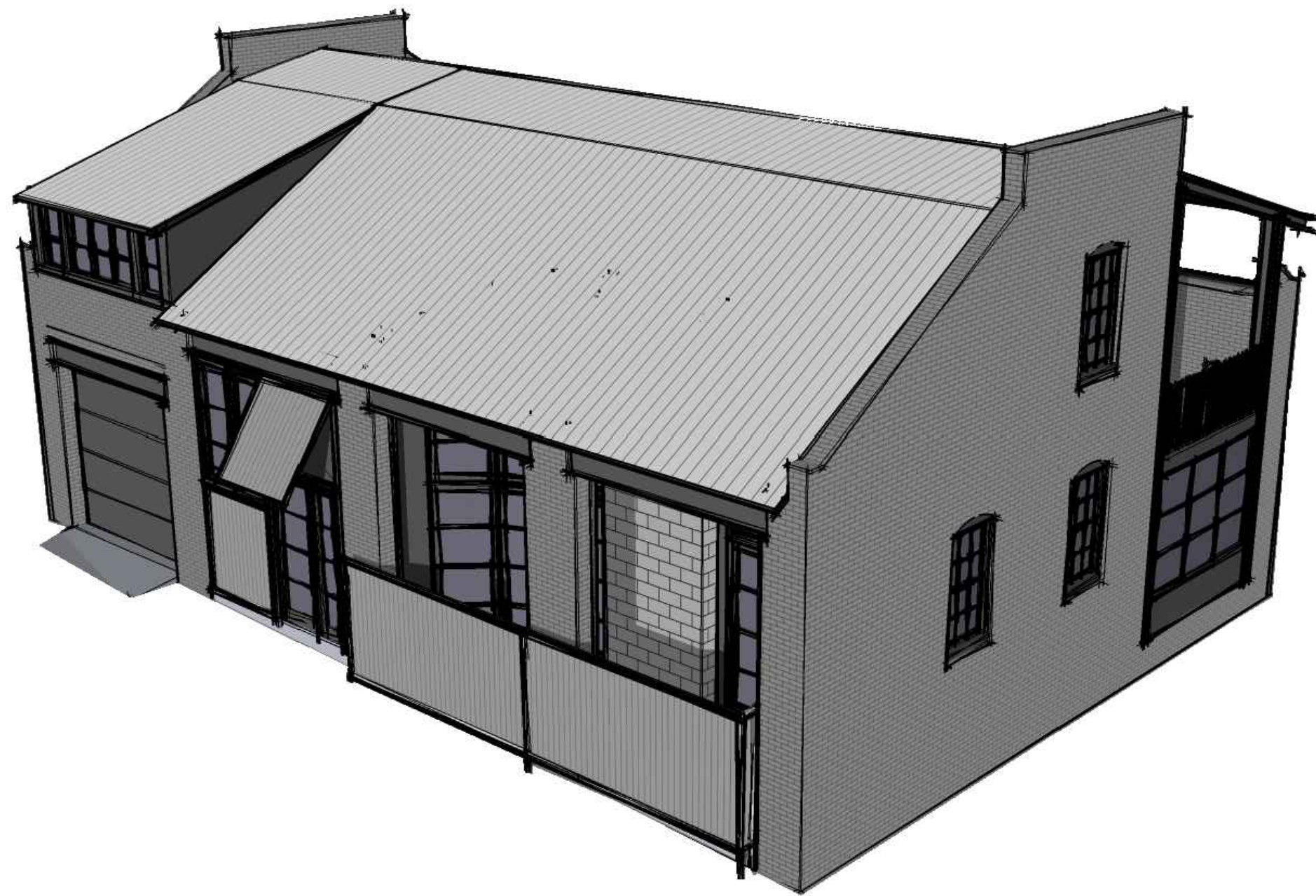
02.19.2020

PROJECT NO.

1958

SHEET NO.

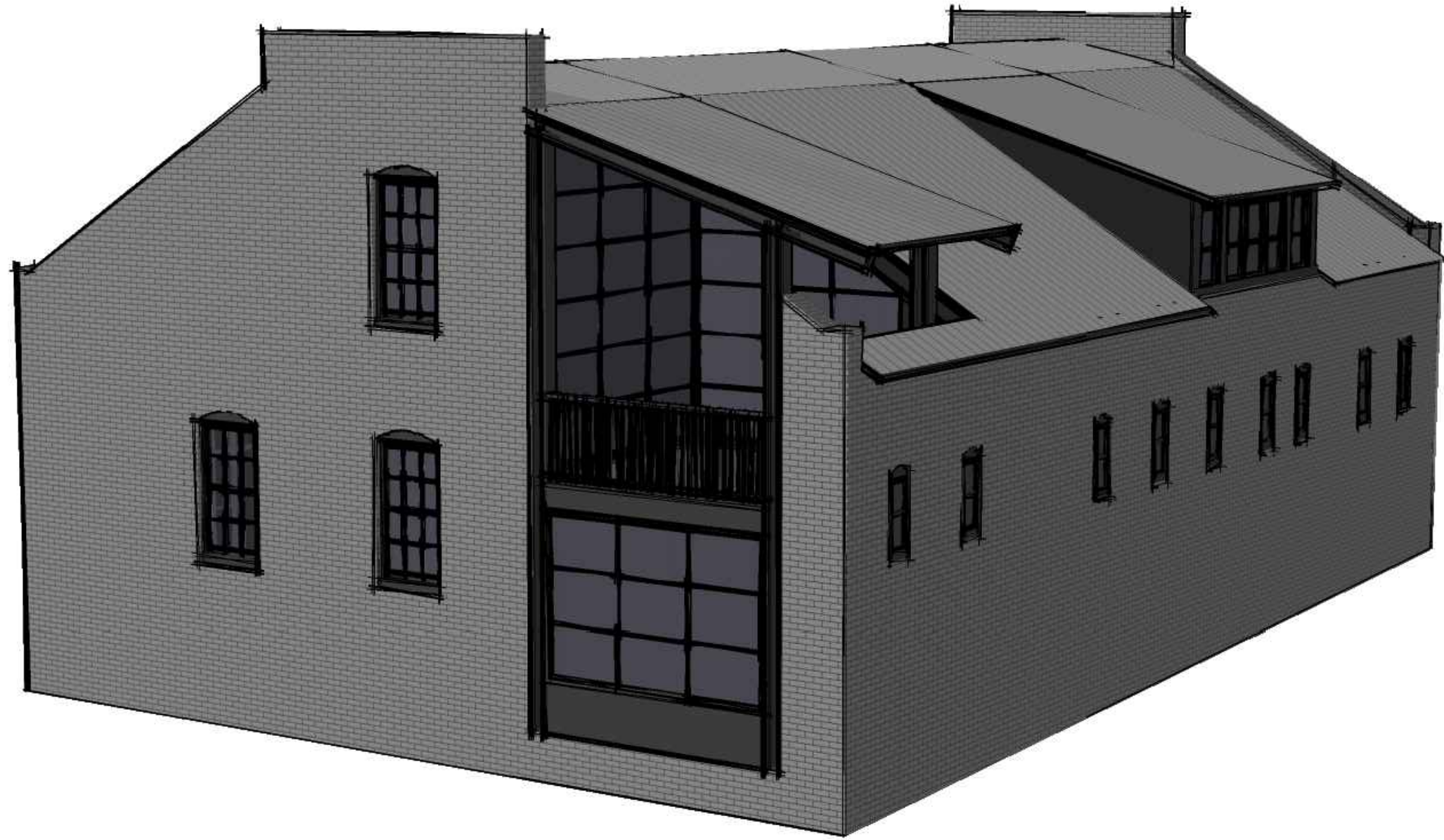
**SUP3**



NOT TO SCALE

**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	
GROVE ALLEY CARRIAGE HOUSE RENOVATION	
SHEET TITLE	CONCEPT RENDER
DATE	02.19.2020
PROJECT NO.	1958
SHEET NO.	SUP4



CONCEPTUAL RENDER  
NOT TO SCALE

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

REVISIONS

GROVE ALLEY CARRIAGE HOUSE RENOVATION

SHEET TITLE

CONCEPT  
RENDER

DATE

02.19.2020

PROJECT NO.

1958

SHEET NO.

SUP5