

# 7 West Cary Street

RICHMOND, VIRGINIA

RENOVATIONS FOR WEST CARY GROUP

## DRAWING LIST

COVER	COVER SHEET
D100	BASEMENT & FIRST FLOOR DEMO PLAN
D101	SECOND FLOOR DEMO PLAN
D102	EAST & WEST ELEVATION DEMO
D103	SOUTH & NORTH ELEVATION DEMO
A100	FIRST FLOOR PLAN, DOOR SCHEDULE
A101	SECOND FLOOR & BASEMENT PLANS
A200	WEST SIDE ELEVATION
A201	FACADE, SOUTH & EAST ELEVATIONS

## PROJECT DATA

### SCOPE OF WORK

RENOVATION OF EXISTING BUILDING FOR OFFICE USE - ONE TENANT.

Building Areas:

Basement =	400 gross sf
1st floor =	1792 gross sf
2nd floor existing =	1773 gross sf
2nd floor new =	104 gross sf

### HVAC / PLUMBING

EACH FLOOR TO HAVE ITS OWN GAS FIRED MECHANICAL UNIT. FIRST FLOOR AIR HANDLER AND DUCTWORK TO BE LOCATED IN BASEMENT AND CRAWL SPACE W/ FLOOR GRILLES. SECOND FLOOR AIR HANDLER AND DUCTWORK TO BE LOCATED IN ATTIC WITH CEILING GRILLES. NO EXPOSED DUCTWORK OR DROPPED SOFFITS.

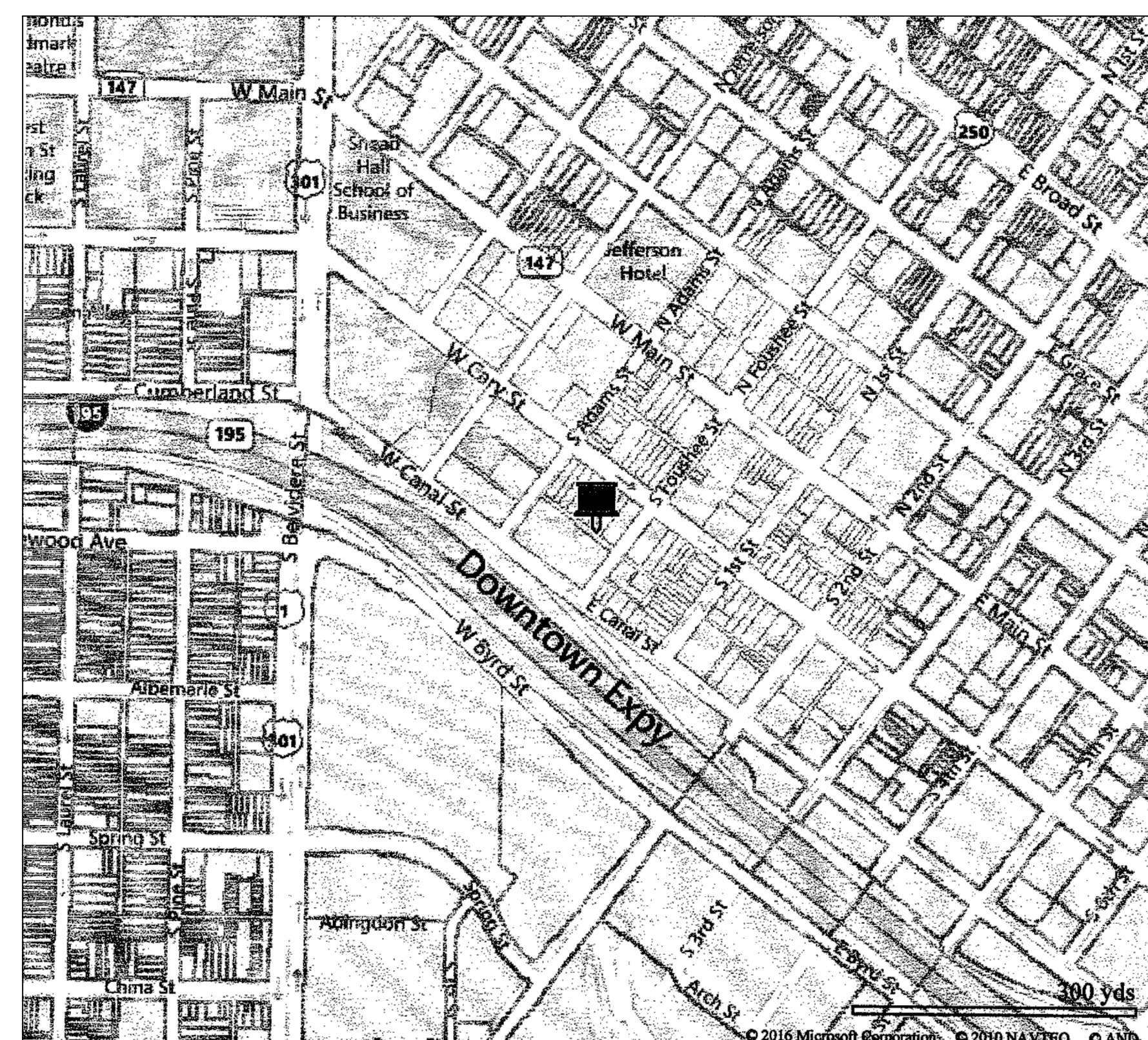
ELECTRIC WATER HEATER TO BE LOCATED IN BASEMENT. PLUMBING FIXTURES AND ALL PIPING TO BE REPLACED. ALL PIPING SHALL BE RUN CONCEALED IN WALLS OR CEILINGS.

NOTE: HVAC CONTRACTOR TO VERIFY SIZING OF MECHANICAL UNITS

### ELECTRICAL

ELECTRIC SERVICE, PANELS, WIRING AND LIGHTING TO BE REPLACED. ALL WIRING SHALL BE RUN CONCEALED IN WALLS OR CEILINGS.

## VICINITY MAP



SEAL

P 804.358.4993  
F 804.358.8211

VA 23220

1901 WEST CARY STREET RICHMOND, VA

7 West Cary  
RICHMOND, VA

J O H A N N A S D E S I G N G R O U P

SHEET TITLE

COVER SHEET

PROJECT NO.

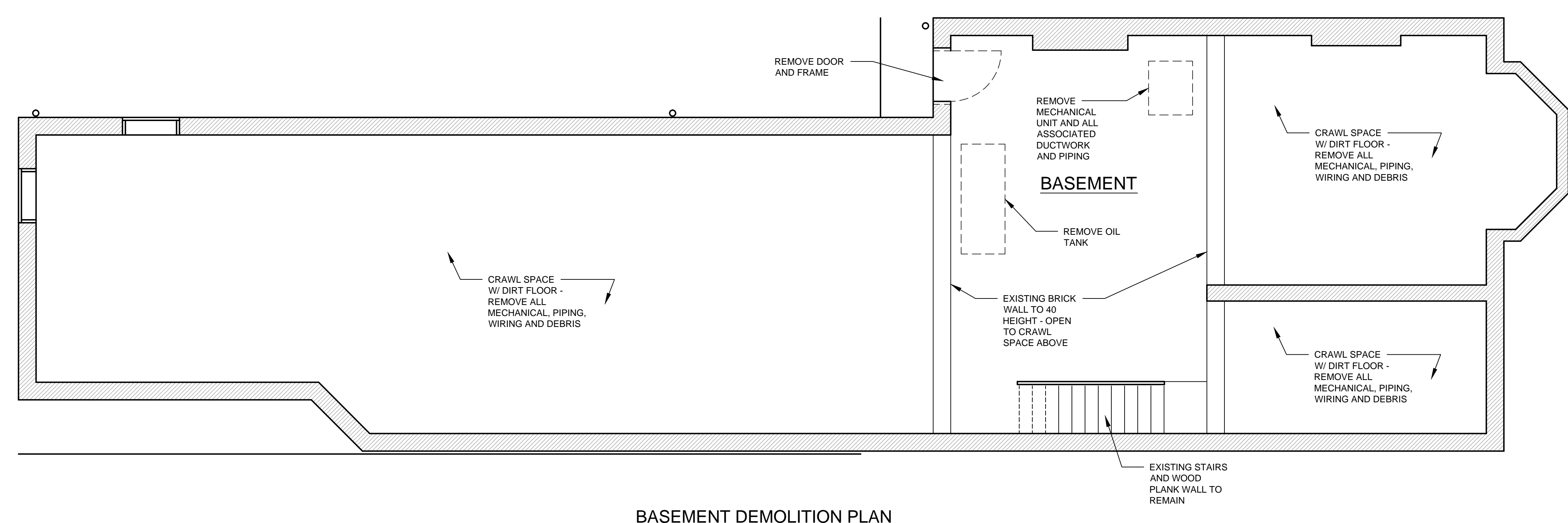
1608

DATE

3.29.2016

SHEET NO.

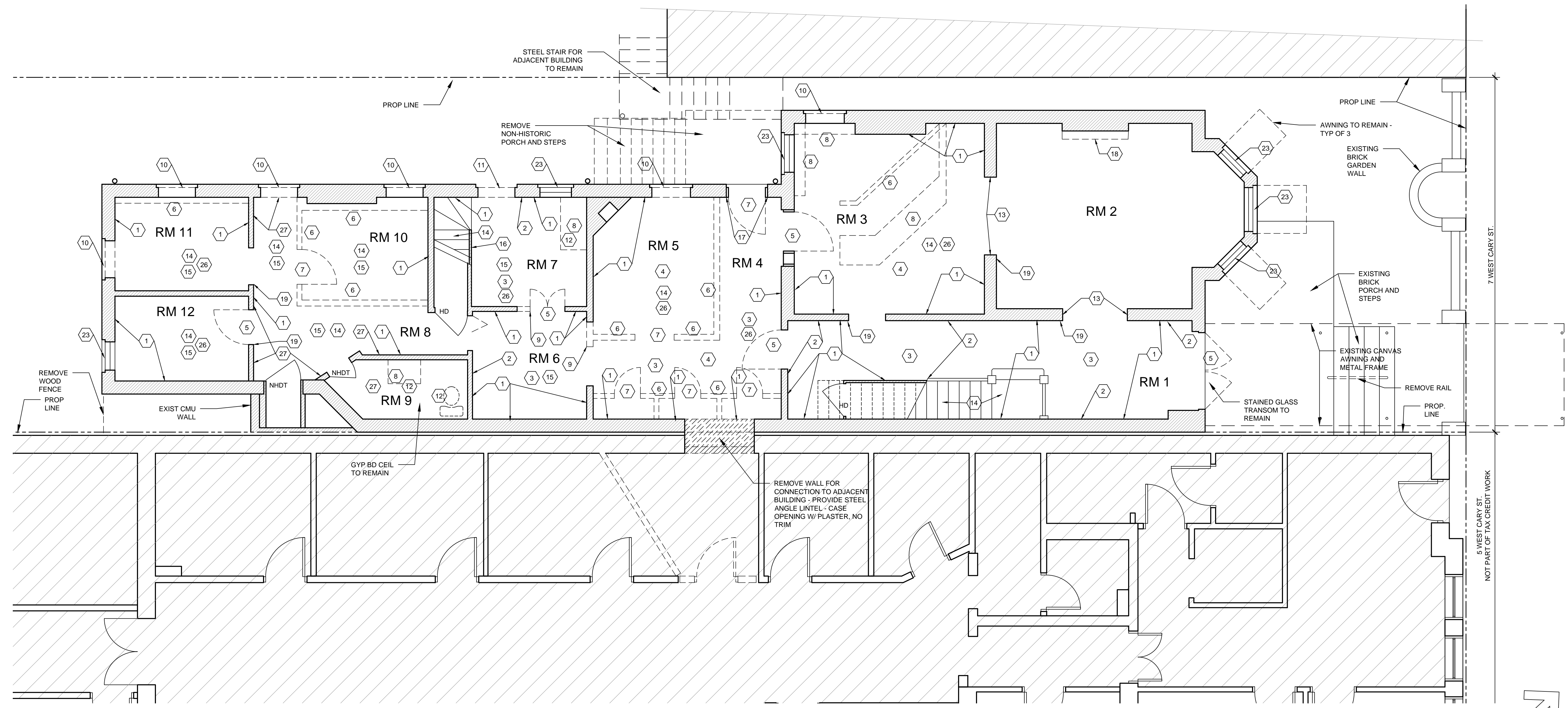
COVER



**BASEMENT DEMOLITION PLAN**  
1/4" = 1'-0"

**DEMOLITION PLAN NOTES**

- 1 REMOVE NON-HISTORIC MASONITE PANELING AND CHAIR RAIL. FROM WALLS. PATCH PLASTER WHERE IT EXISTS. PATCH OR REPLACE GYP. BD. WHERE IT EXISTS.
  - 2 REMOVE NON-HISTORIC BASE BOARD.
  - 3 REMOVE NON-HISTORIC CERAMIC TILE FROM FLOOR. PREP FOR NEW TILE.
  - 4 REMOVE SUSPENDED ACOUSTICAL TILE CEILING AND GRID. INCLUDES REMOVAL OF DUCT, HANGERS, LIGHTING, ETC.
  - 5 REMOVE NON-HISTORIC DOOR. TRIM TO REMAIN.
  - 6 REMOVE NON-HISTORIC WALL.
  - 7 REMOVE NON-HISTORIC DOOR AND TRIM.
  - 8 REMOVE NON-HISTORIC CABINETWORK.
  - 9 ENLARGE OPENING IN WALL. SALVAGE TRIM FOR REUSE IF APPLICABLE.
  - 10 REMOVE PLYWOOD WINDOW INFILL. WINDOW AND FRAME TO REMAIN IF IN PLACE. REMOVE INTERIOR GYP. BD. COVERING WINDOW. REPAIR OR REPLACE TRIM TO MATCH ORIGINAL MATERIAL AS REQUIRED.
  - 11 REMOVE PLYWOOD DOOR INFILL. DOOR AND FRAME TO REMAIN IF IN PLACE. REPAIR OR REPLACE TRIM TO MATCH ORIGINAL MATERIAL AS REQUIRED.
  - 12 REMOVE PLUMBING FIXTURE
  - 13 REMOVE TRIM COVERING POCKET DOOR CHANNEL. PREP FOR NEW POCKET DOOR.
  - 14 REMOVE CARPET OR VINYL COMPOSITION TILE.
  - 15 REMOVE DROPPED GYP. BD. CEILING AND FRAMING AND ANY DUCTWORK ABOVE.
  - 16 REMOVE WALL ABOVE HISTORIC BEAD BOARD RAILING.
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  - 18 REMOVE PLASTIC. FAUX MARBLE MANTEL.
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  - 21 REMOVE REPLACEMENT WINDOW AND NON-HISTORIC TRIM. INSTALL NEW WOOD WINDOW AND TRIM.
  - 22 EXISTING WINDOW SASH TO REMAIN. REMOVE GYP. BD. COVERING ON INTERIOR. RESTORE WINDOW AND TRIM.
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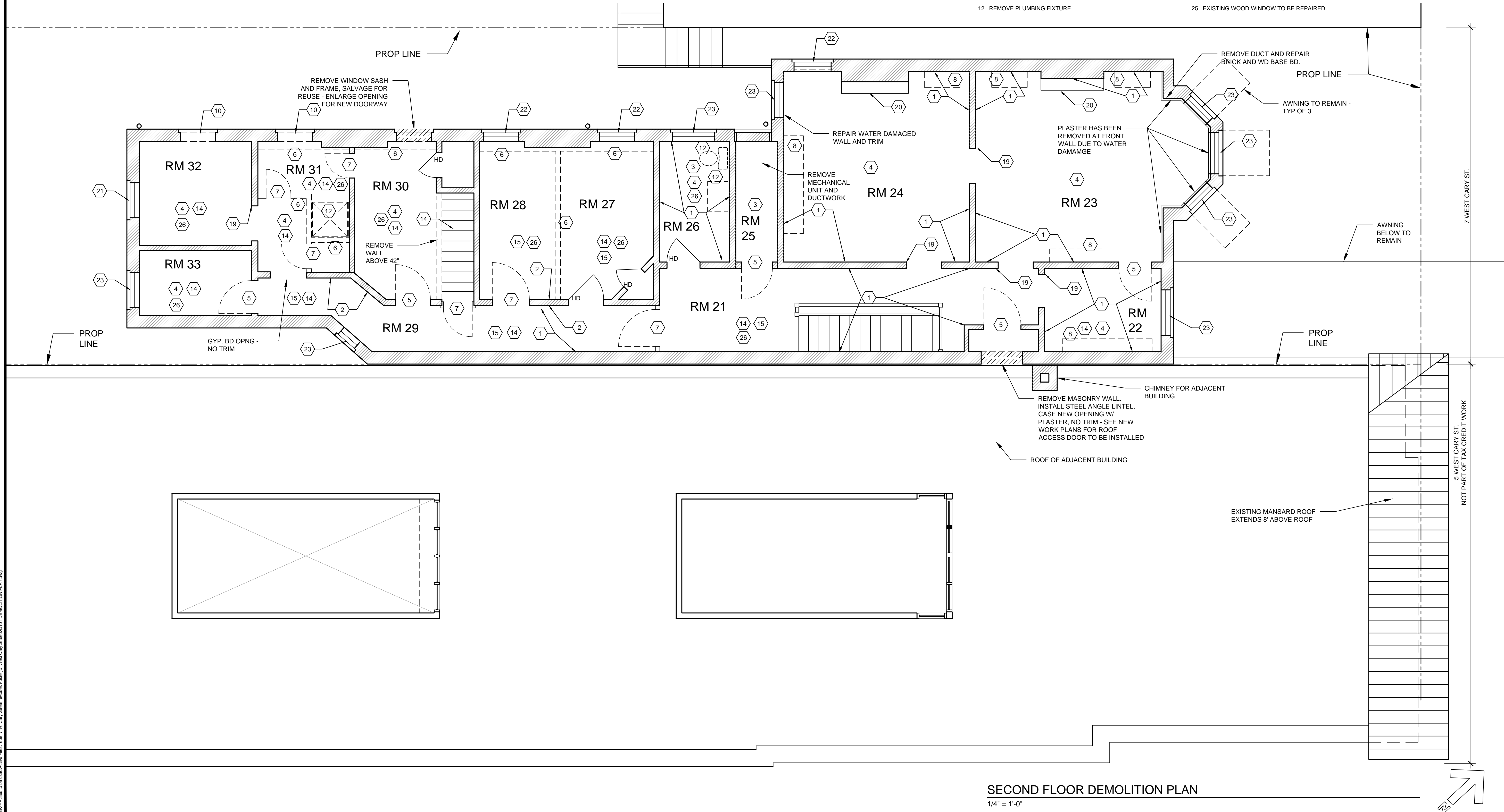


**FIRST FLOOR DEMOLITION PLAN**  
1/4" = 1'-0"

March 31, 2016  
 USER: J:\P\1608\1608.dwg  
 PLOT: 1608.dwg  
 PLOT DATE: 3/29/2016  
 PLOT TIME: 10:10:10 AM  
 PLOT BY: JAC

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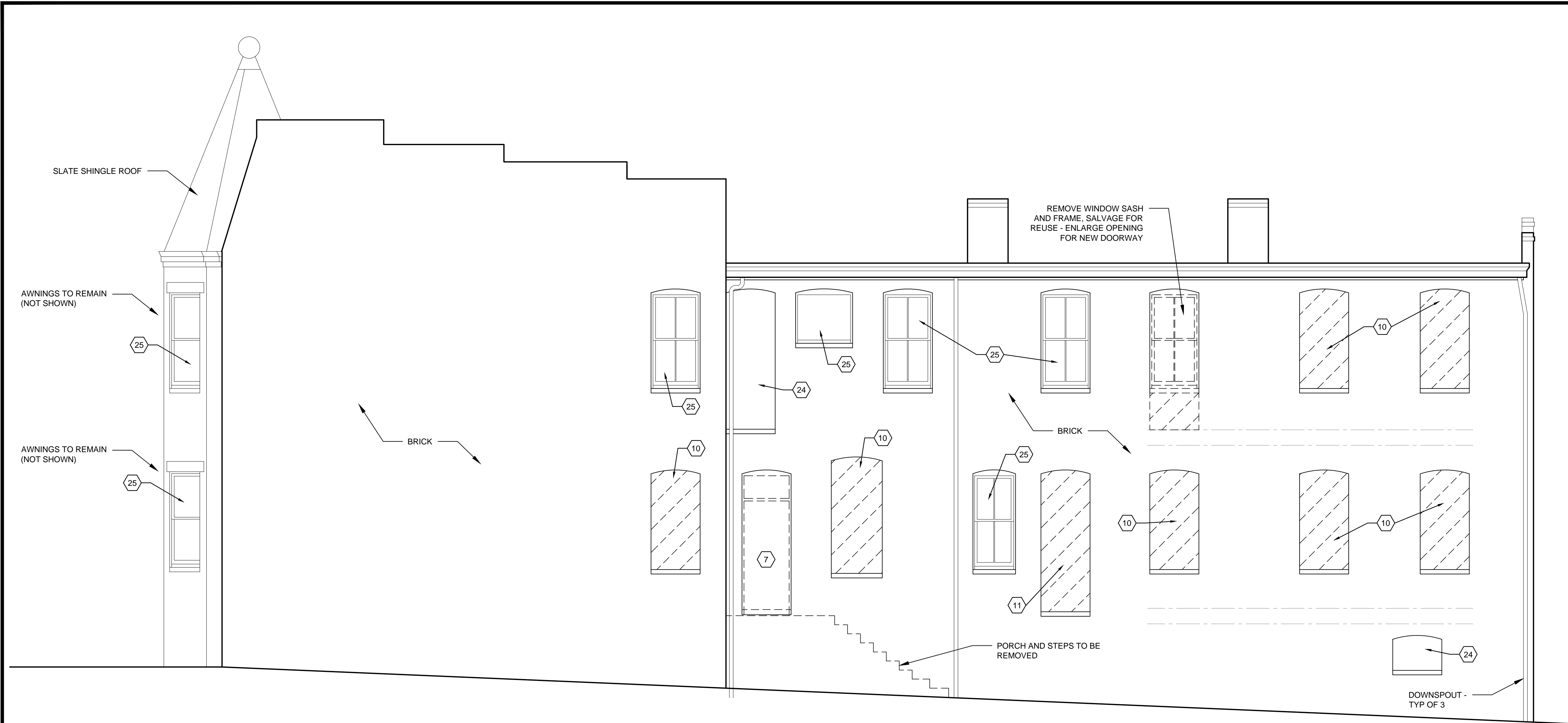
SECOND FLOOR DEMOLITION PLAN  
1/4" = 1'-0"

SEAL REVISIONS	P 804.358.4993 F 804.358.8211 VA 23220 RICHMOND, VA
JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 7 West Cary RICHMOND, VA	
SHEET TITLE DEMOLITION PLAN	
PROJECT NO. 1608	
DATE 3.29.2016	
SHEET NO. D101	

V:\SERVICES\HP\1608 to be used\Arch\Plan\1608 7 West Cary Street - Interior Floor/7 West Cary Street/1608.DWG  
 March 28, 2016

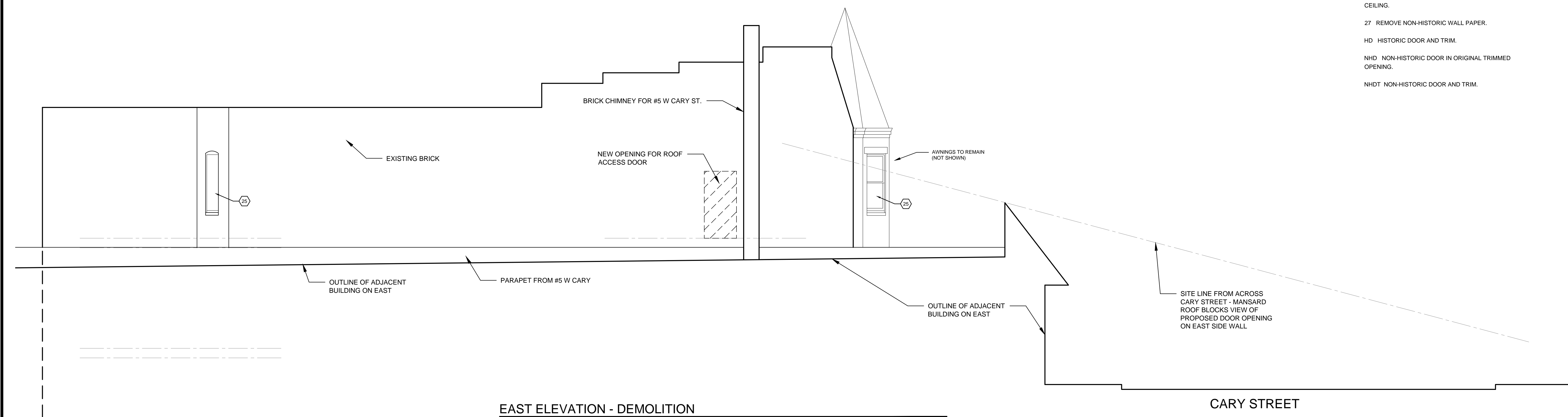
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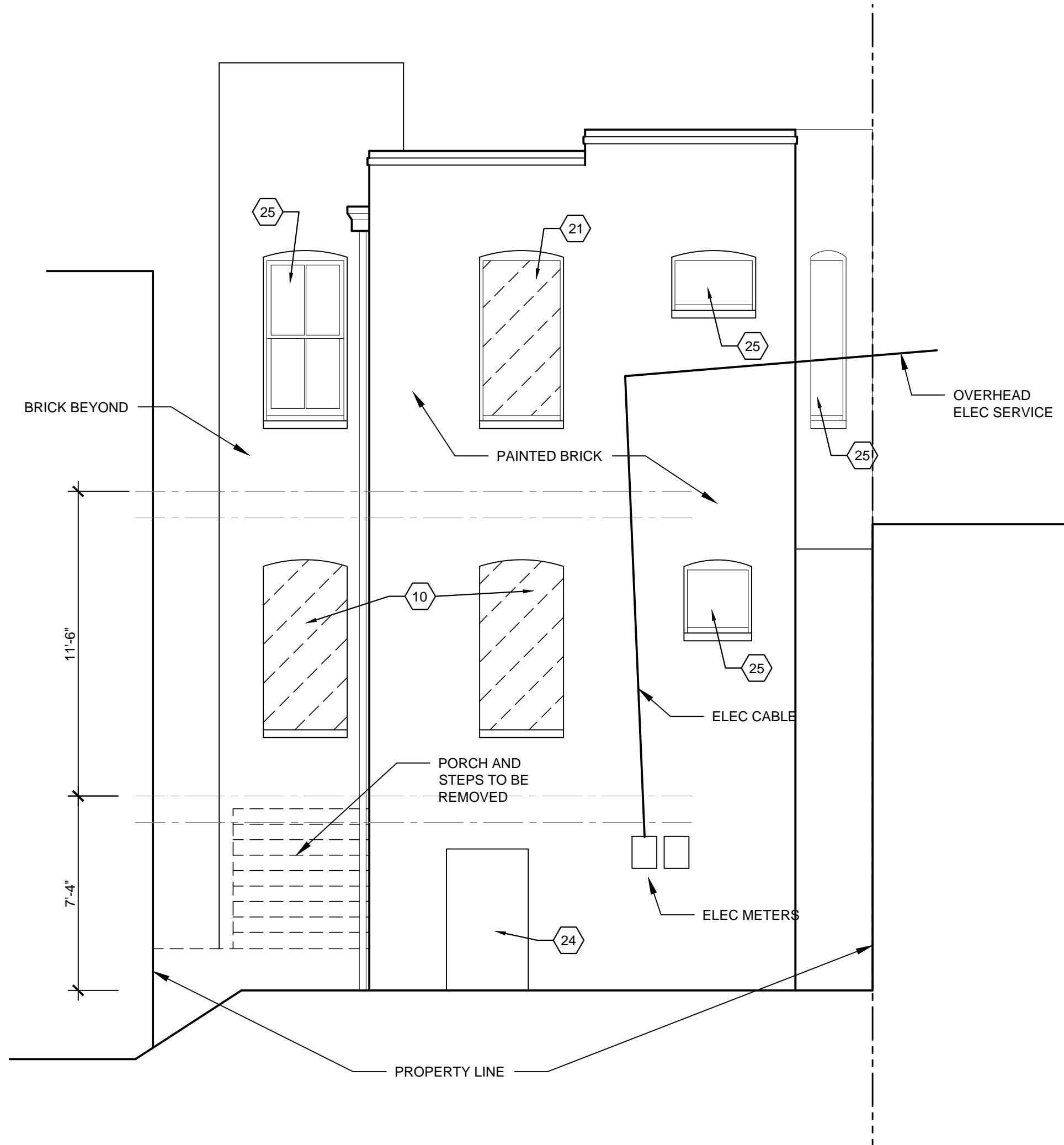
WEST ELEVATION - DEMOLITION

1/4" = 1'-0"

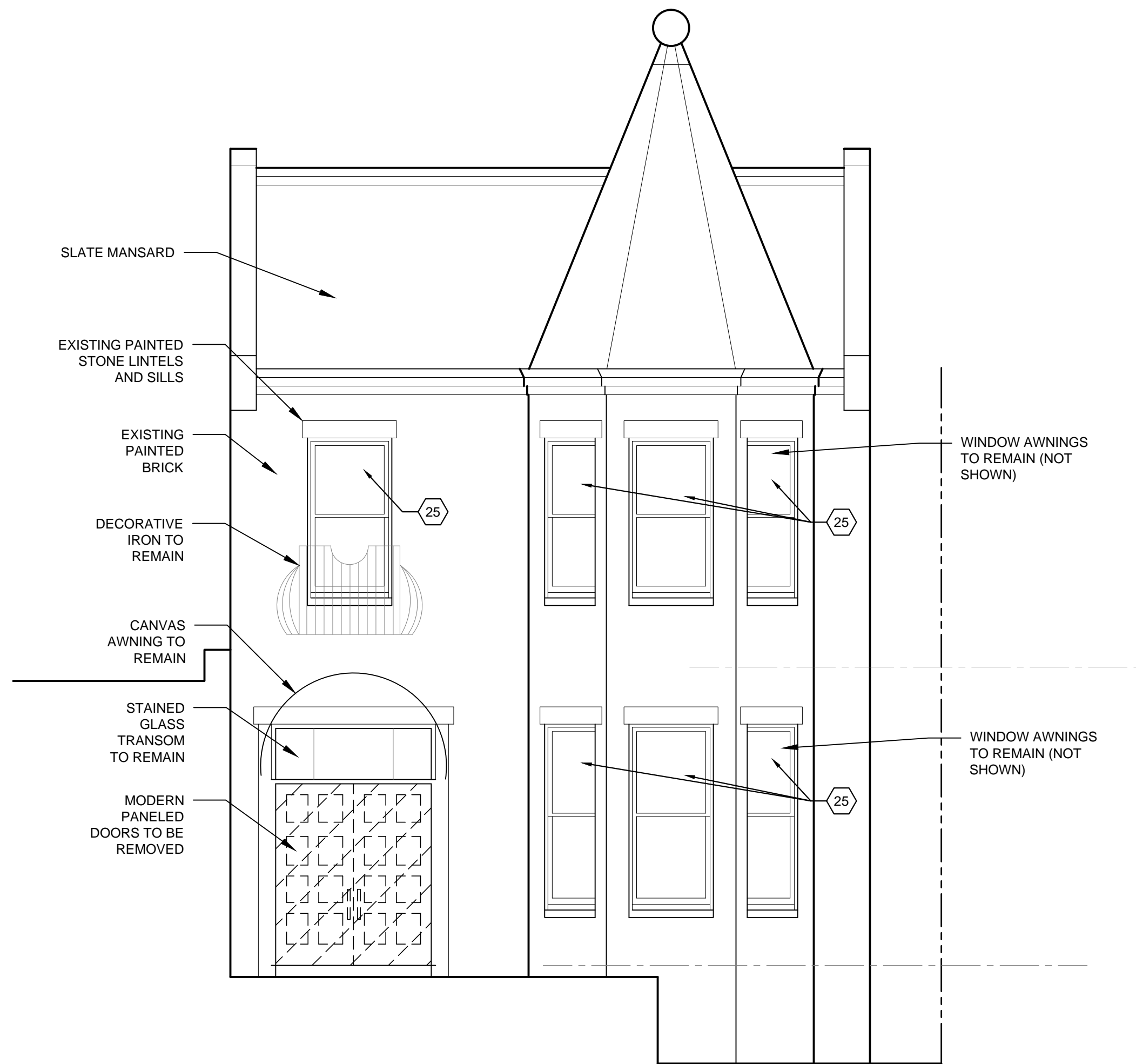


EAST ELEVATION - DEMOLITION

3/16" = 1'-0"



**REAR ELEVATION (SOUTH) - DEMOLITION**  
1/4" = 1'-0"



**FACADE (NORTH ELEVATION) - DEMOLITION**  
1/4" = 1'-0"

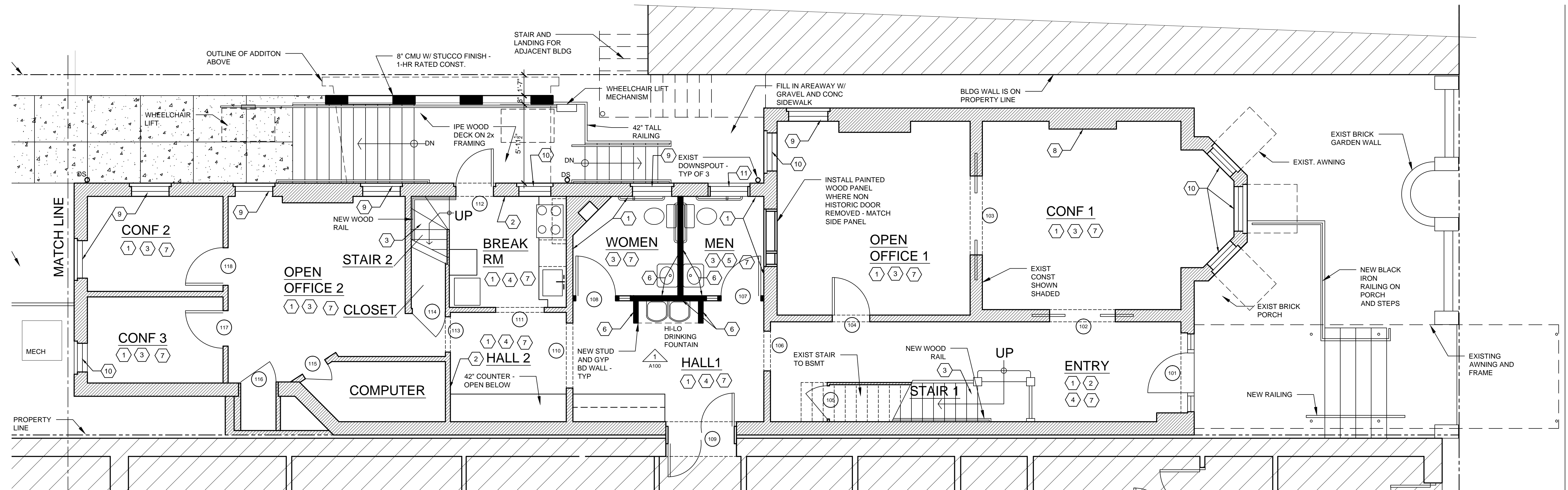
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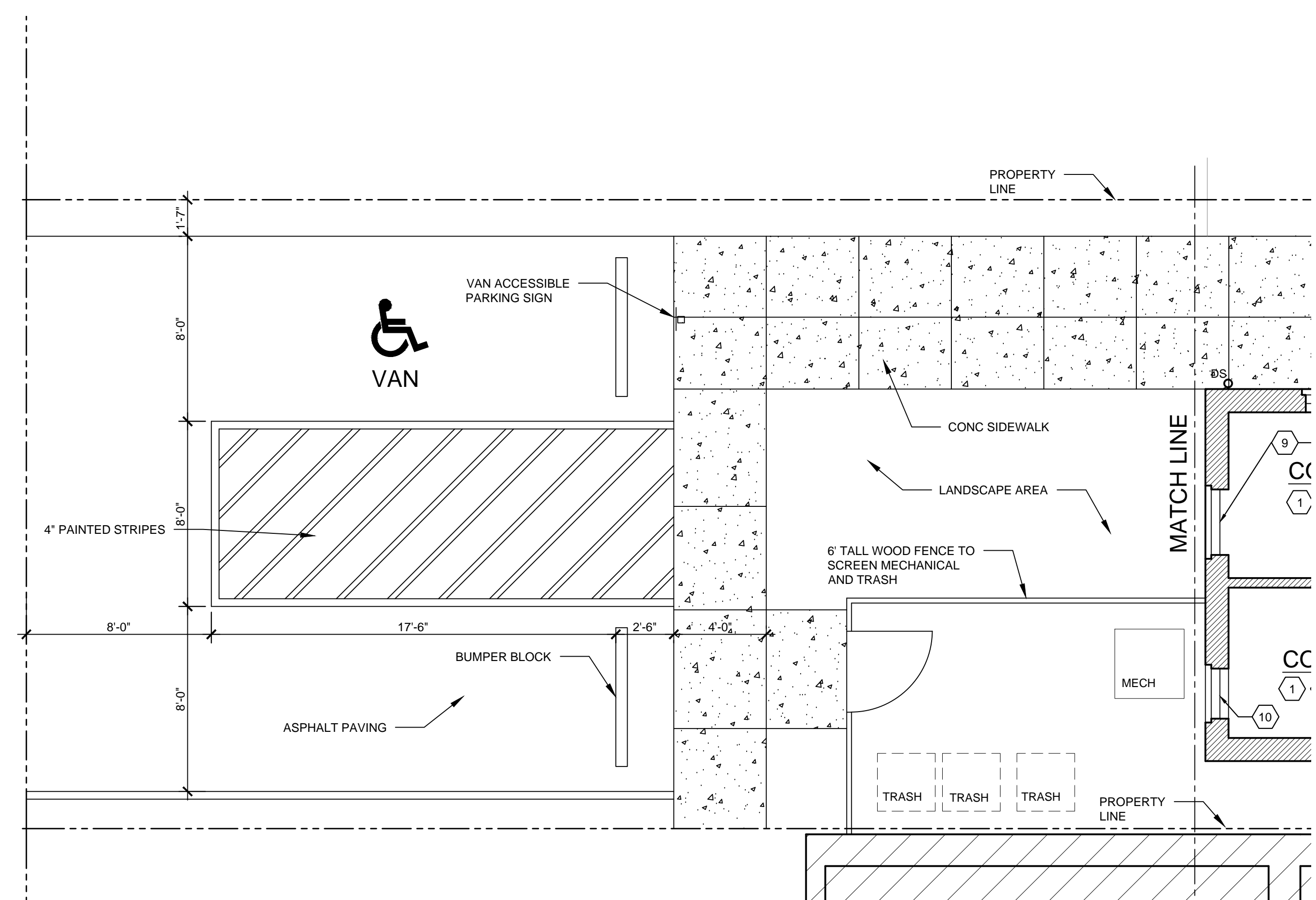
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 March 28, 2016

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

SEAL	REVISIONS
SHEET TITLE	
ELEVATION DEMOLITION	
PROJECT NO.	
1608	
DATE	
3.29.2016	
SHEET NO.	
<b>D103</b>	



**FIRST FLOOR - FRONT**  
1/4" = 1'-0"

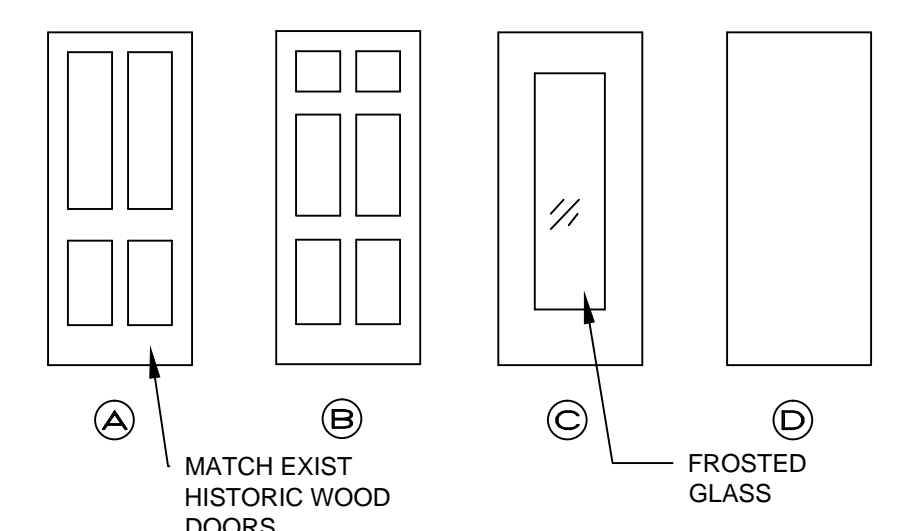


**FIRST FLOOR - REAR**  
1/4" = 1'-0"

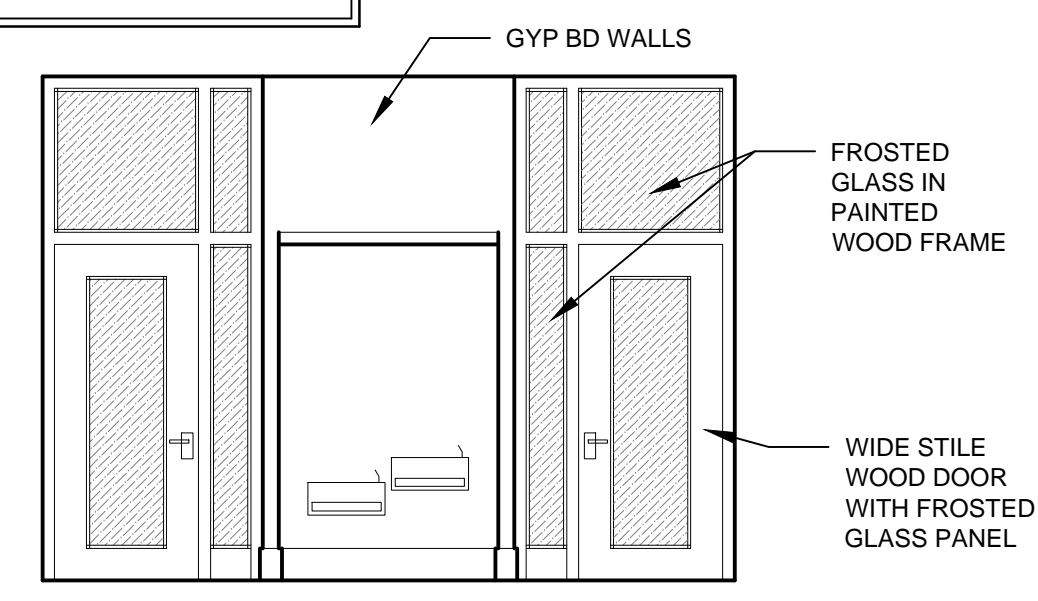
DOOR SCHEDULE						
DOOR #	TYPE	DOOR SIZE	MAT'L	FRAME MAT'L	HDW	REMARKS
101	SEE ELEV	3'-0" x 7'-0"	WD	WD	WD	VERIFY HEIGHT, WITH SIDELIGHTS
102	A	VERIFY EXIST SIZE	WD.	WD.		
103	A	VERIFY EXIST SIZE	WD.	WD.		
104	A	VERIFY EXIST SIZE	WD.	WD.		
105	EXIST	-	WD.	WD.		
106	-	-	-	WD.		
107	C	3'-0" x 7'-0"	WD	WD.		WITH SIDELITE AND TRANSOM - SEE ELEV
108	C	3'-0" x 7'-0"	WD	WD.		WITH SIDELITE AND TRANSOM - SEE ELEV
109	D	(2)2'-6" x 7'-0"	HM	HM		1-1/2 HR FIRE DOOR
110	-	-	-	WD.		INCREASE TO 60" WIDTH, 1x JAMB AND HEAD TRIM
111	-	-	-	WD.		INCREASE TO 44" WIDTH, 1x JAMB AND HEAD TRIM
112	SEE ELEV	3'-0" x 7'-0"	ALUM	ALUM		WITH TRANSOM - VERIFY EXIST MAS OPENING SIZE
113	-	-	-	WD.		
114	EXIST	-	WD	WD.		
115	EXIST	-	WD	WD.		
116	EXIST	-	WD	WD.		
117	A	VERIFY EXIST SIZE	WD	WD.		
118	A	VERIFY EXIST SIZE	WD	WD.		
201	A	VERIFY EXIST SIZE	WD	WD.		
202	A	VERIFY EXIST SIZE	WD	WD.		
203	A	VERIFY EXIST SIZE	WD	WD.		
204	A	VERIFY EXIST SIZE	WD	WD.		
205	A	VERIFY EXIST SIZE	WD	WD.		
206	D	3'-0" x 7'-0"	HM	HM		
207	A	VERIFY EXIST SIZE	WD	WD.		
208	EXIST	-	WD	WD.		
209	EXIST	-	WD	WD.		
210	EXIST	-	WD	WD.		
211	-	-	-	WD.		
212	EXIST	-	WD	WD.		
213	D	3'-4" x 8'-0"	WD	-		VERIFY MASONRY OP'NG, SLIDING DOOR HARDWARE
214	B	3-0 X 7-10	WD	WD.		
215	-	-	-	WD.		
216	A	VERIFY EXIST SIZE	WD	WD.		
217	A	VERIFY EXIST SIZE	WD	WD.		

**PLAN NOTES**

- 1 PATCH PLASTER OR GYP. BD. WALLS. INSTALL NEW GYP. BD. WHERE NO WALL MATERIAL EXISTS BEHIND THE REMOVED PANELING.
- 2 INSTALL WOOD BASE BOARD TO MATCH EXISTING IN SAME ROOM.
- 3 REFINISH WOOD PLANK TONGUE AND GROOVE FLOORING.
- 4 INSTALL CERAMIC OR STONE TILE FLOORING WHERE EXISTING TILE IS REMOVED.
- 5 PATCH WOOD FLOOR AFTER REMOVAL OF CERAMIC TILE AND BACKER BOARD. WOOD SPECIES AND FINISH TO MATCH EXISTING.
- 6 INSTALL 1X4 BASE BOARD ON NEW STUD WALL. PAINT.
- 7 PATCH PLASTER OR GYP. BD. CEILING.
- 8 INSTALL WOOD MANTEL. MATCH MANTEL LOCATED IN OPEN OFFICE 3 ON SECOND FLOOR.
- 9 RESTORE HIDDEN WOOD WINDOW SASH AND TRIM OR INSTALL NEW WOOD SASH AND TRIM TO MATCH EXISTING.
- 10 REPAIR AND PAINT EXISTING WOOD WINDOW SASH.
- 11 INSTALL NEW WOOD WINDOW SASH AND INTERIOR TRIM. MATCH EXISTING.

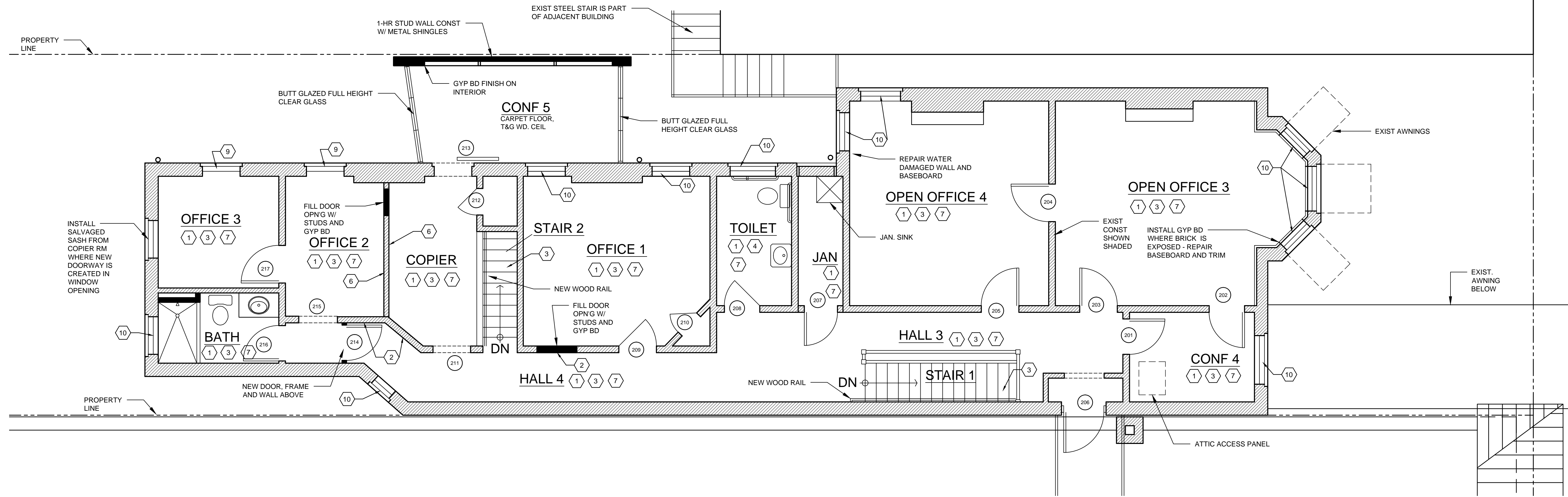


A MATCH EXIST HISTORIC WOOD DOORS  
B MATCH EXIST HISTORIC WOOD DOORS  
C FROSTED GLASS  
D FROSTED GLASS

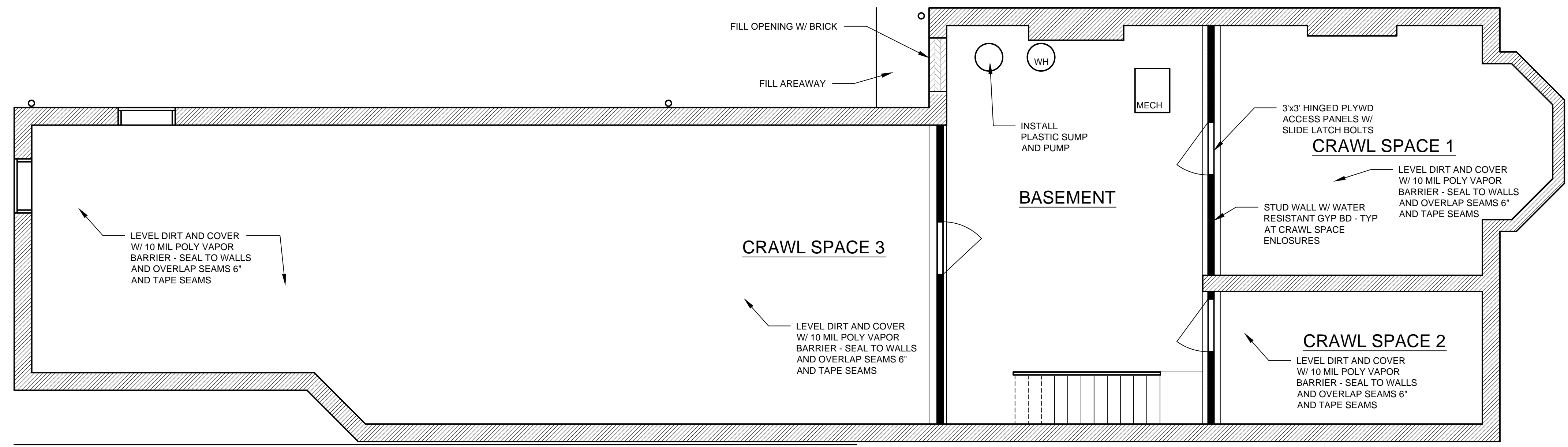


**1 WALL ELEVATION**  
1/4" = 1'-0"

March 31, 2016  
 USER: JPH/PLP/PLP to be used/Active Files/1608 - 7 West Cary Street - (Moose) Floor/7 West Cary Street/1608 FL DOOR PLANS.dwg



**SECOND FLOOR PLAN**  
1/4" = 1'-0"



**BASEMENT FLOOR PLAN**  
1/4" = 1'-0"

**PLAN NOTES**

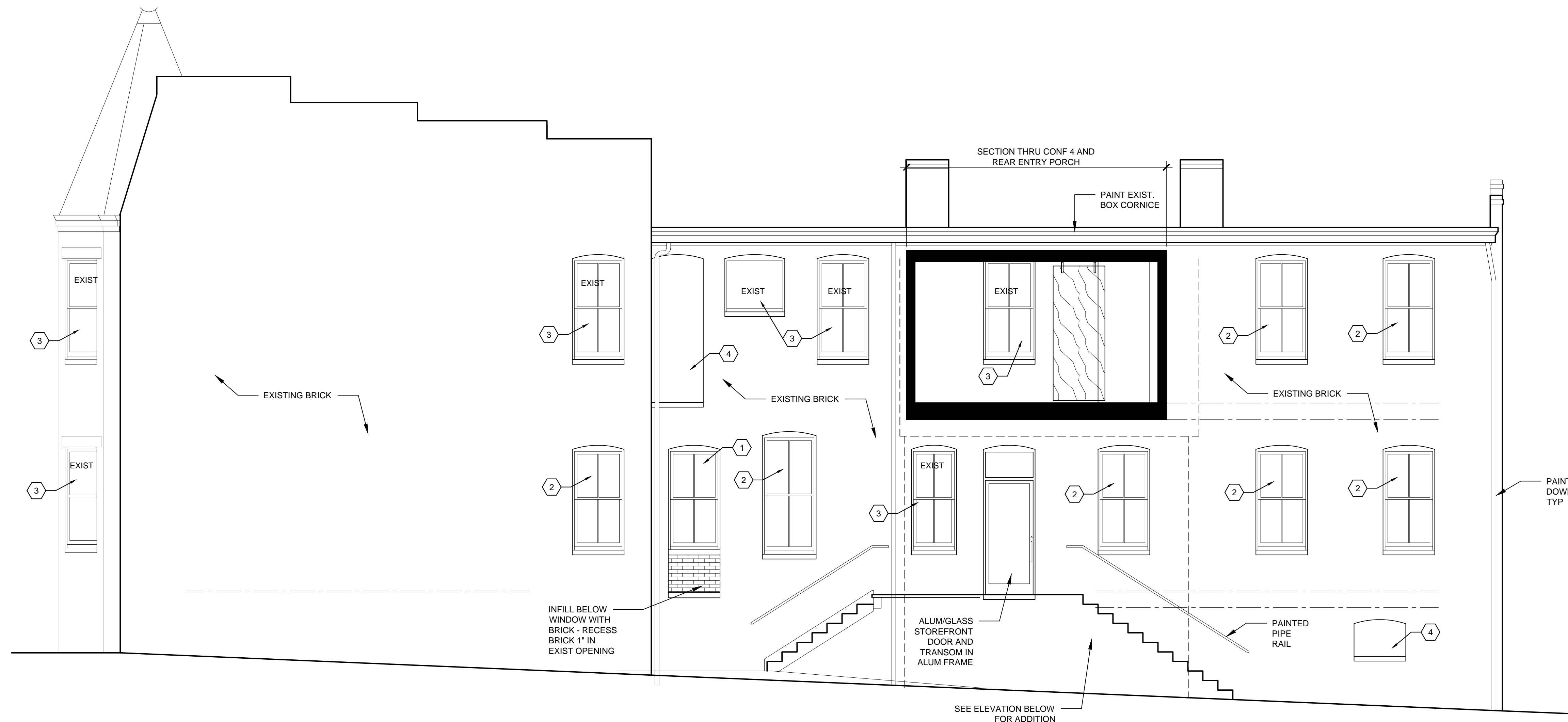
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JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

7 West Cary RICHMOND, VA

SEAL	
REVISIONS	
SHEET TITLE	SECOND FLOOR PLAN
PROJECT NO.	1608
DATE	3.29.2016
SHEET NO.	A101

V:\SERVICES\HP\1608 to be used\Active Files\1608 - 7 West Cary Street - 1608 - Floor 2 - West Cary Street - 1608 - SECOND FLOOR PLAN.dwg  
 March 28, 2016



WEST SDE ELEVATION

1/4" = 1'-0"



WEST SDE ELEVATION - WITH ADDITION

1/4" = 1'-0"

ELEVATION NOTES

- 1 Restore wood window sash and frame if they exist behind plywood panel. If they do not exist then install wood sash and frame to match existing windows.
- 2 Install wood sash in existing frame. Match existing sash.
- 3 Repair and paint existing wood sash and frame.
- 4 Paint existing wood panel.

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

SEAL

REVISIONS

7 West Cary RICHMOND, VA

SHEET TITLE  
ELEVATIONS

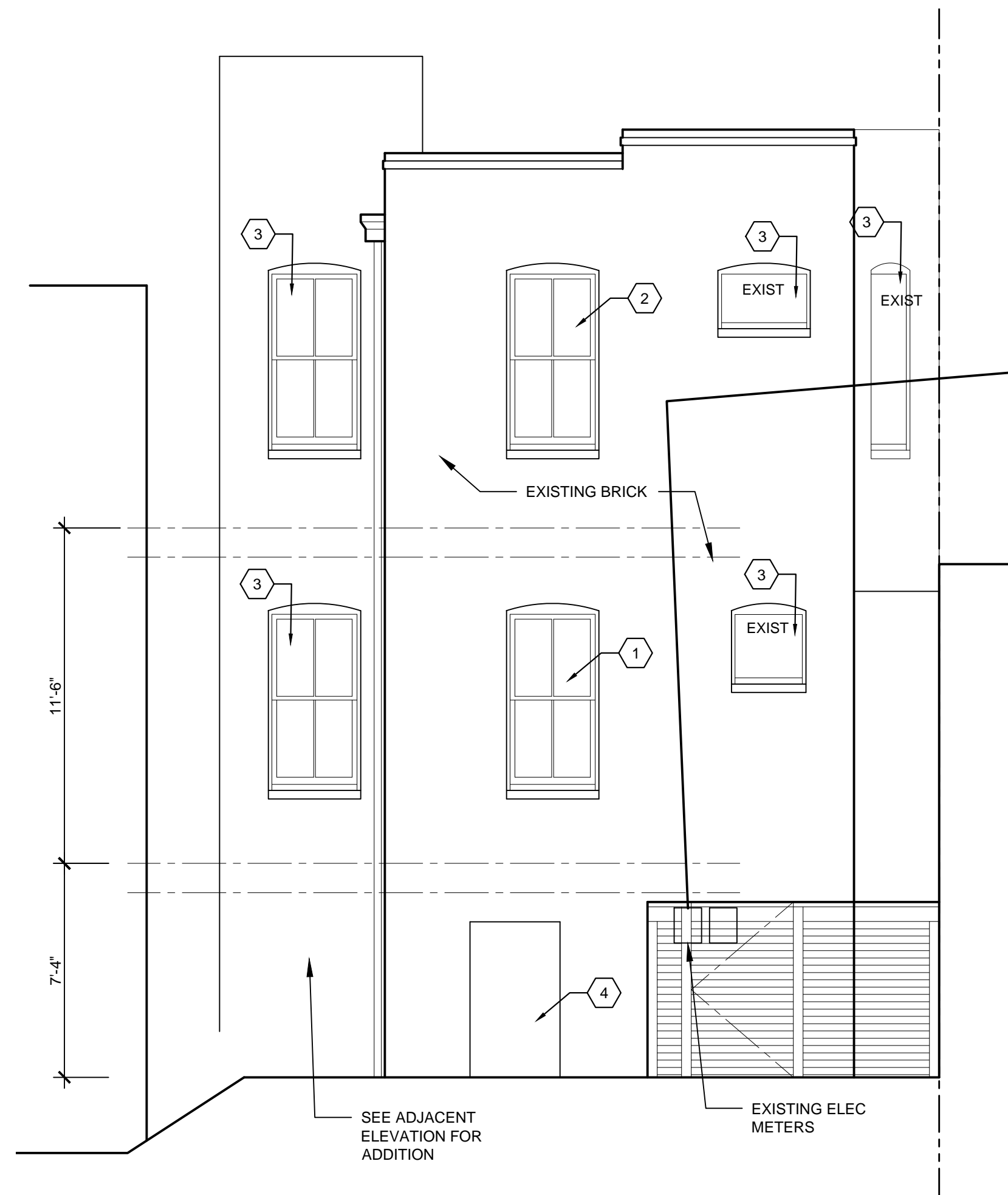
PROJECT NO.  
1608

DATE  
3.29.2016

SHEET NO.  
A200

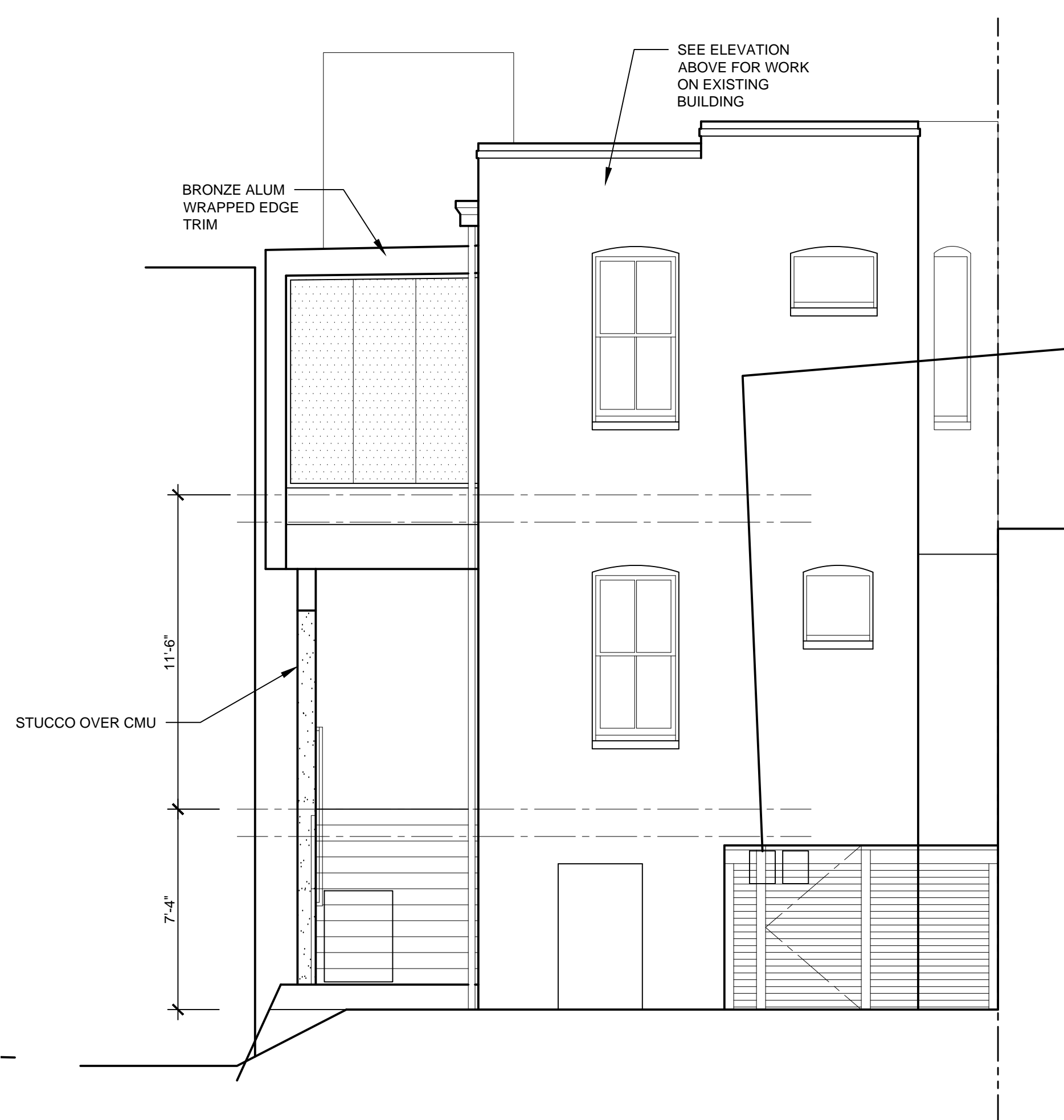
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 March 29, 2016





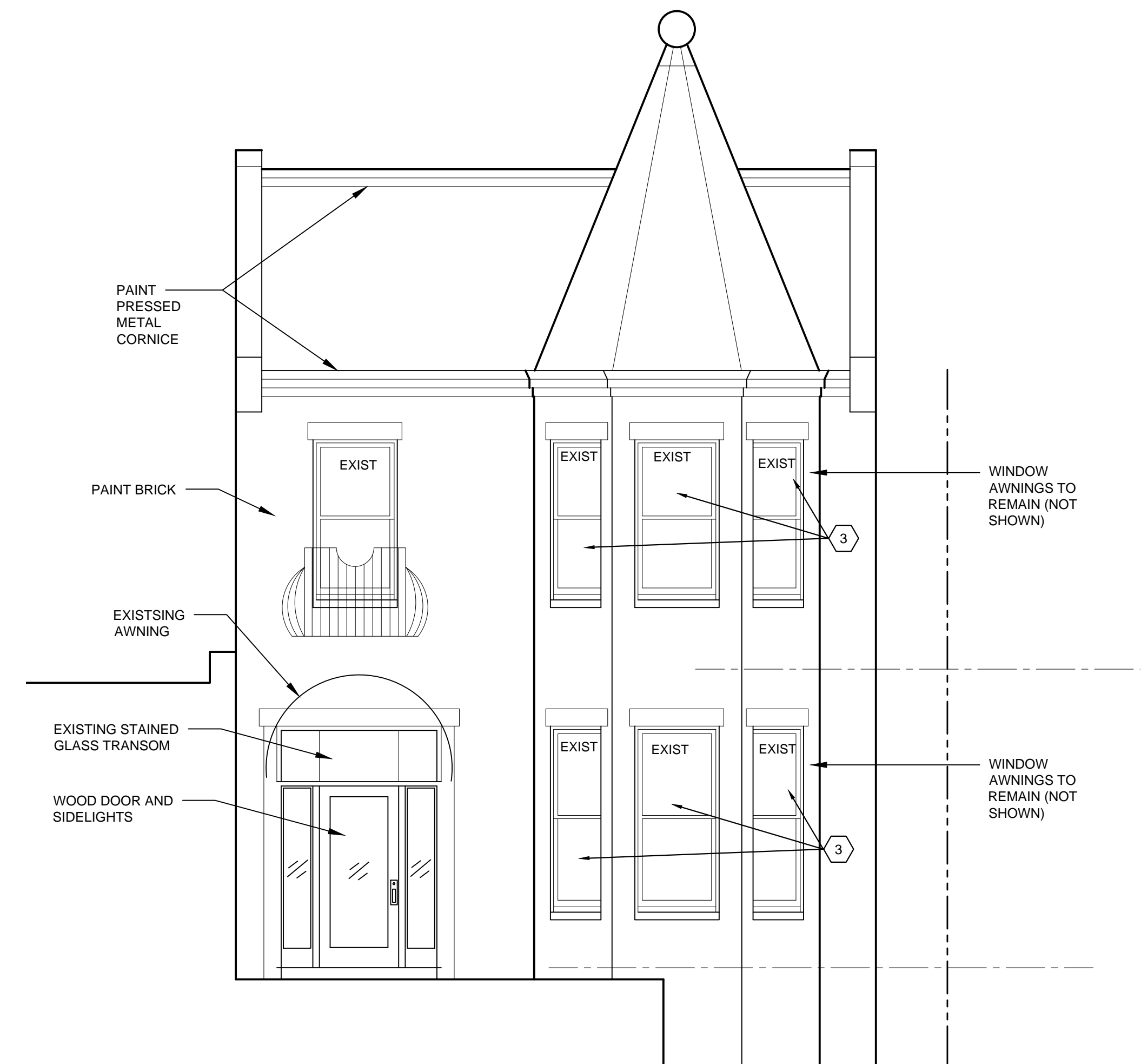
**REAR ELEVATION (SOUTH)**

1/4" = 1'-0"



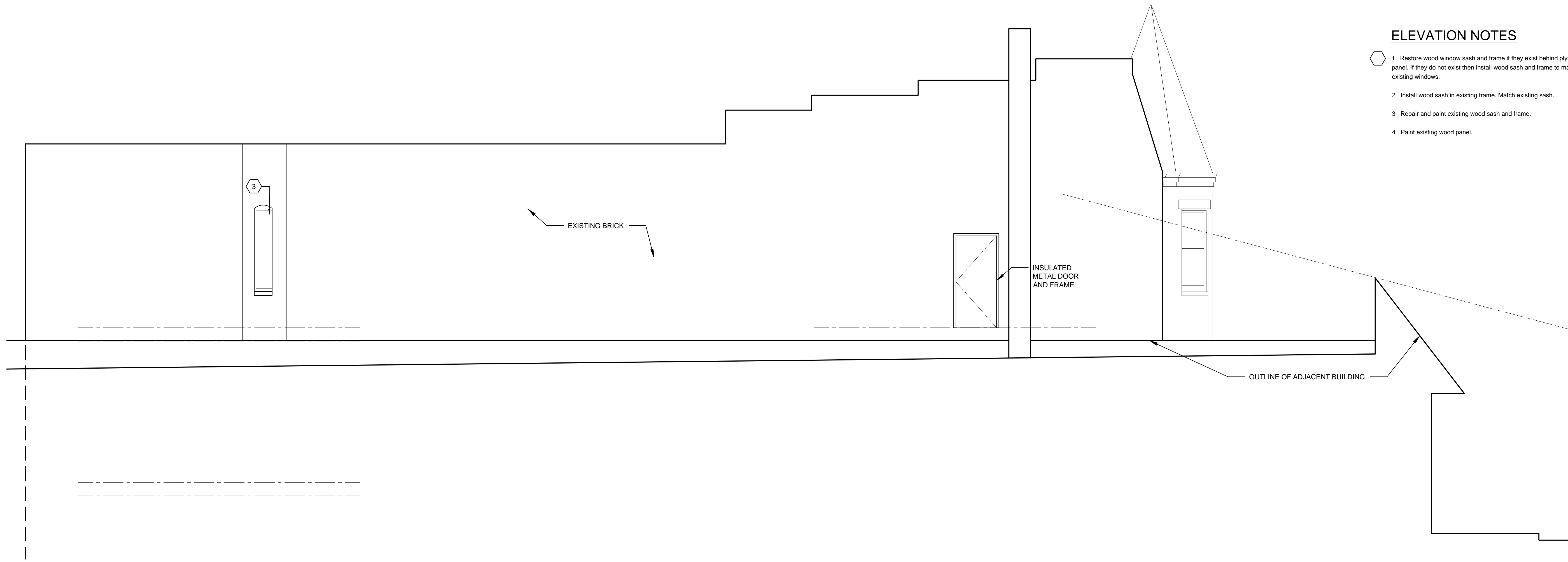
**REAR ELEVATION (SOUTH) WITH ADDITION**

1/4" = 1'-0"



**FACADE ELEVATION (NORTH)**

1/4" = 1'-0"



**EAST SIDE ELEVATION**

1/4" = 1'-0"

**ELEVATION NOTES**

- 1 Restore wood window sash and frame if they exist behind plywood panel. If they do not exist then install wood sash and frame to match existing windows.
- 2 Install wood sash in existing frame. Match existing sash.
- 3 Repair and paint existing wood sash and frame.
- 4 Paint existing wood panel.

USER: R:\Projects\1608\1608\_7 West Cary Street - Modern Renovation\1608\_7 West Cary Street.dwg  
 March 28, 2016

SEAL

REVISIONS

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**7 West Cary RICHMOND, VA**

SHEET TITLE

ELEVATION

PROJECT NO.  
1608

DATE  
3.29.2016

SHEET NO.  
**A201**