

# 1601 Apartments

1601 HANOVER AVENUE  
FAN DISTRICT  
RICHMOND, VIRGINIA



LOMBARDY STREET VIEW



HANOVER AVE VIEW

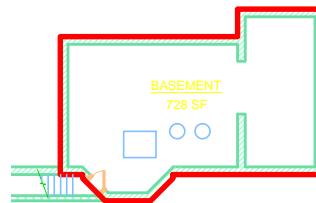
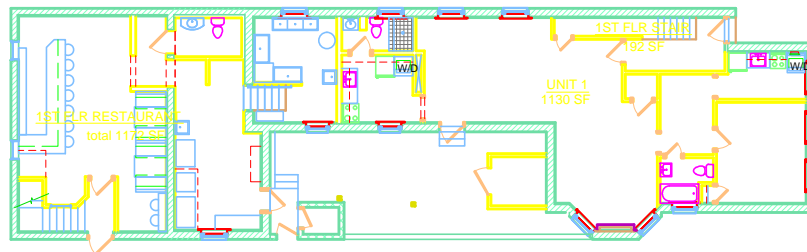
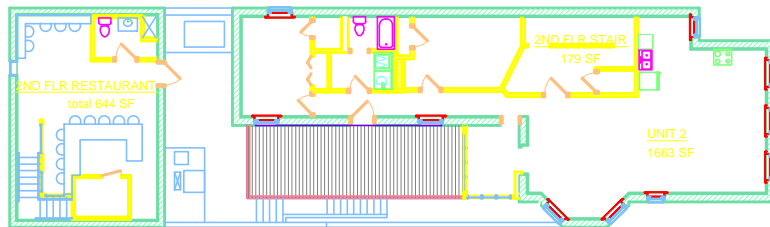
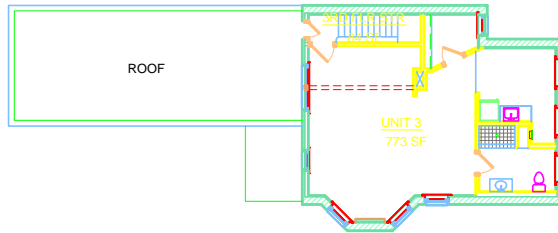
# 1601 Apartments

PROPERTY ADDRESS:  
1601 Hanover Avenue  
Fan District  
Richmond, Virginia

PROPERTY OWNER:  
Antar Abouzaki  
P.O. Box 3096  
Henrico, Virginia 23228

## BUILDING AREAS (GROSS)

DESCRIPTION	Area
Basement	
BASEMENT	728 SF
	728 SF
1ST FLOOR	
1ST FLR RESTAURANT	1172 SF
1ST FLR STAIR	192 SF
UNIT 1	1130 SF
	2494 SF
2ND FLOOR	
2ND FLR RESTAURANT	644 SF
2ND FLR STAIR	179 SF
UNIT 2 + DECK	1663 SF
	2486 SF
3RD FLOOR	
3RD FLR STR	84 SF
UNIT 3	773 SF
	857 SF
Grand total	6565 SF



DATE:  
MAY 5, 2017

SCALE:  
1/16" = 1'-0"

KEYPLANS & AREAS

A-001

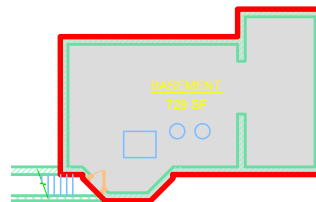
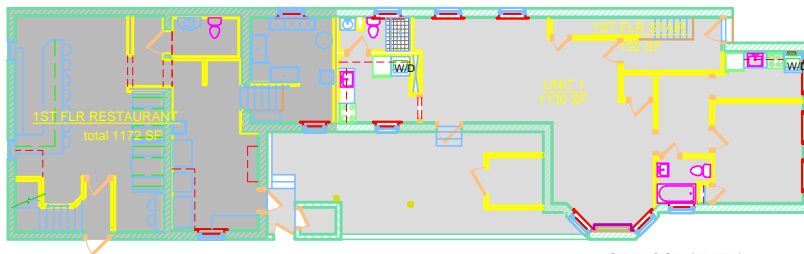
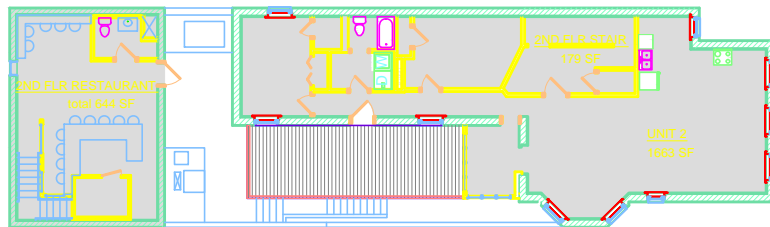
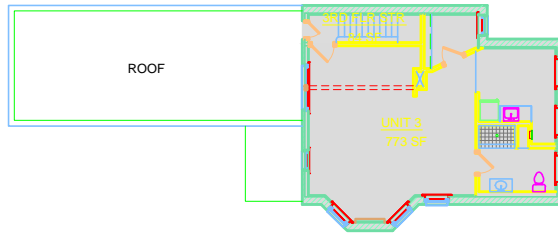
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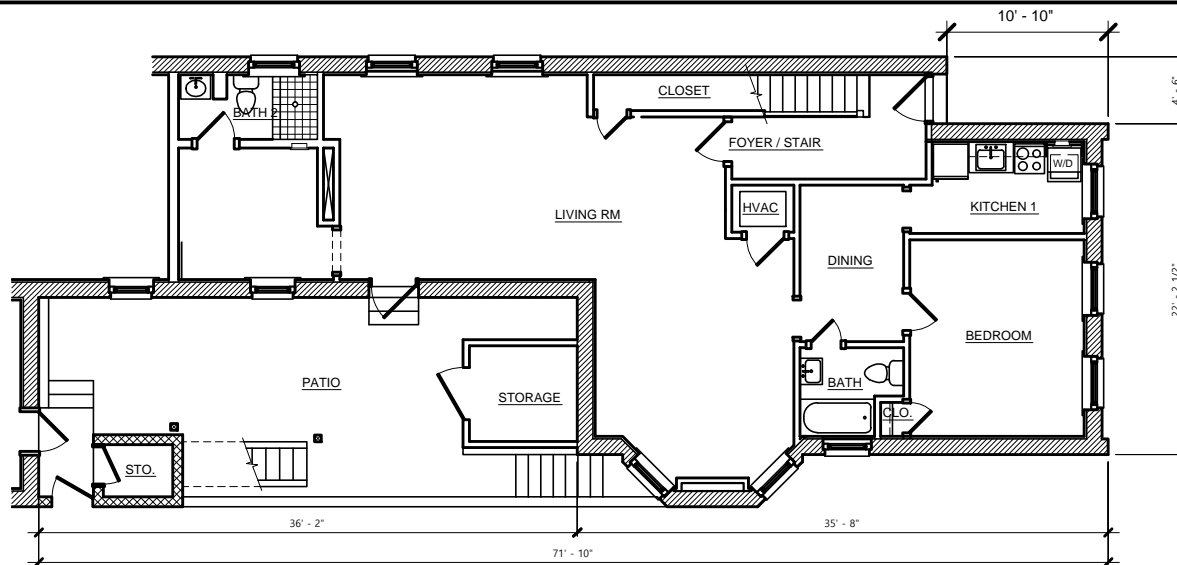
KEYPLANS & AREAS

A-001

# 1601 Apartments

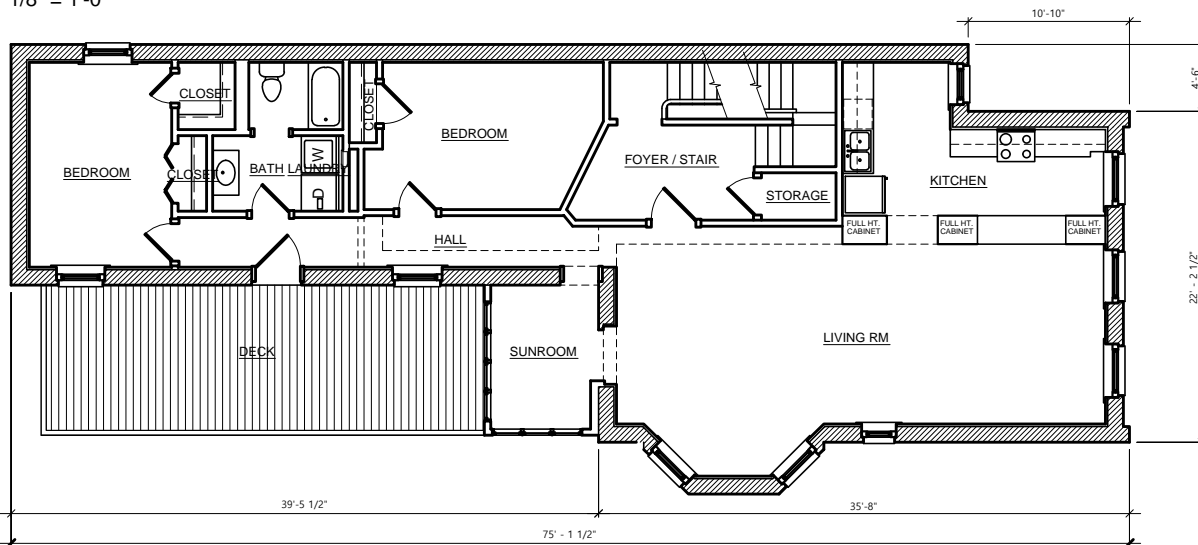
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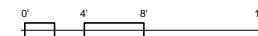
UNIT 1	
DESCRIPTION	AREA
LIVING RM	527 SF
BEDROOM	176 SF
KITCHEN 1	82 SF
DINING	81 SF
BATH 1	44 SF
HVAC	16 SF
CLO.	6 SF
KITCHEN 2	101 SF
BATH 2	52 SF
CLOSET 2	45 SF
	1130 SF

① 1ST FLOOR OVERALL  
1/8" = 1'-0"



UNIT 2	
DESCRIPTION	AREA
LIVING RM	482 SF
DECK	320 SF
KITCHEN	190 SF
BEDROOM	159 SF
BEDROOM	156 SF
HALL	122 SF
SUNROOM	80 SF
BATH	68 SF
CLOSET	23 SF
STORAGE	20 SF
LAUNDRY	17 SF
CLOSET	14 SF
CLOSET	12 SF
	1663 SF

② 2ND FLOOR - UNIT 2  
1/8" = 1'-0"



APARTMENT PLANS

A-002

DATE: MAY 5, 2017

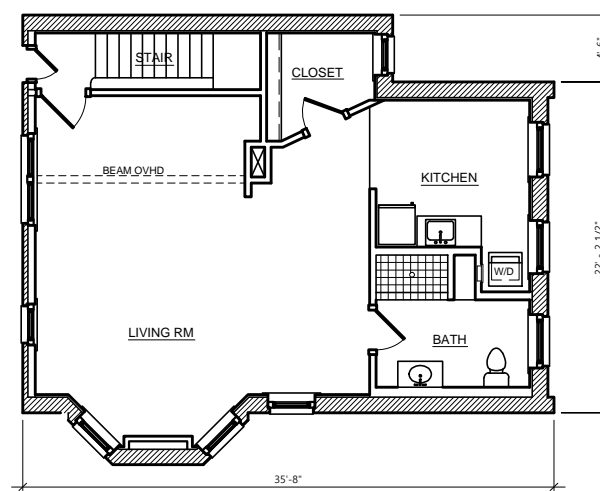
SCALE: 1/8" = 1'-0"

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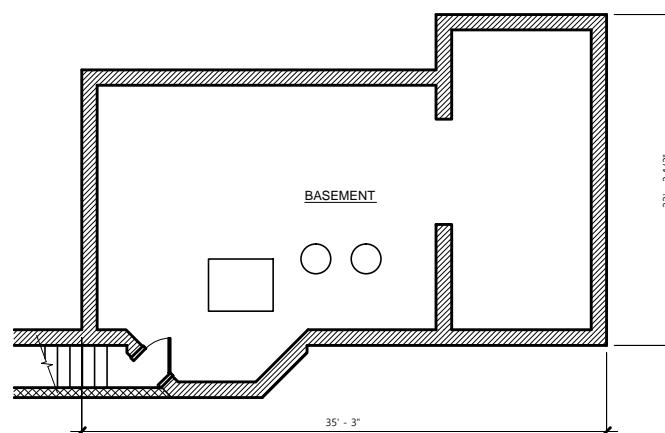
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P.O. Box 3096  
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UNIT 3	
DESCRIPTION	AREA
LIVING RM	493 SF
KITCHEN	133 SF
BATH	93 SF
CLOSET	54 SF
	773 SF

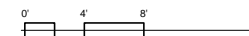


① 3RD FLOOR - UNIT 3  
1/8" = 1'-0"

BASEMENT	
DESCRIPTION	AREA
BASEMENT	728 SF
	728 SF



② Basement  
1/8" = 1'-0"



DATE: MAY 5, 2017

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

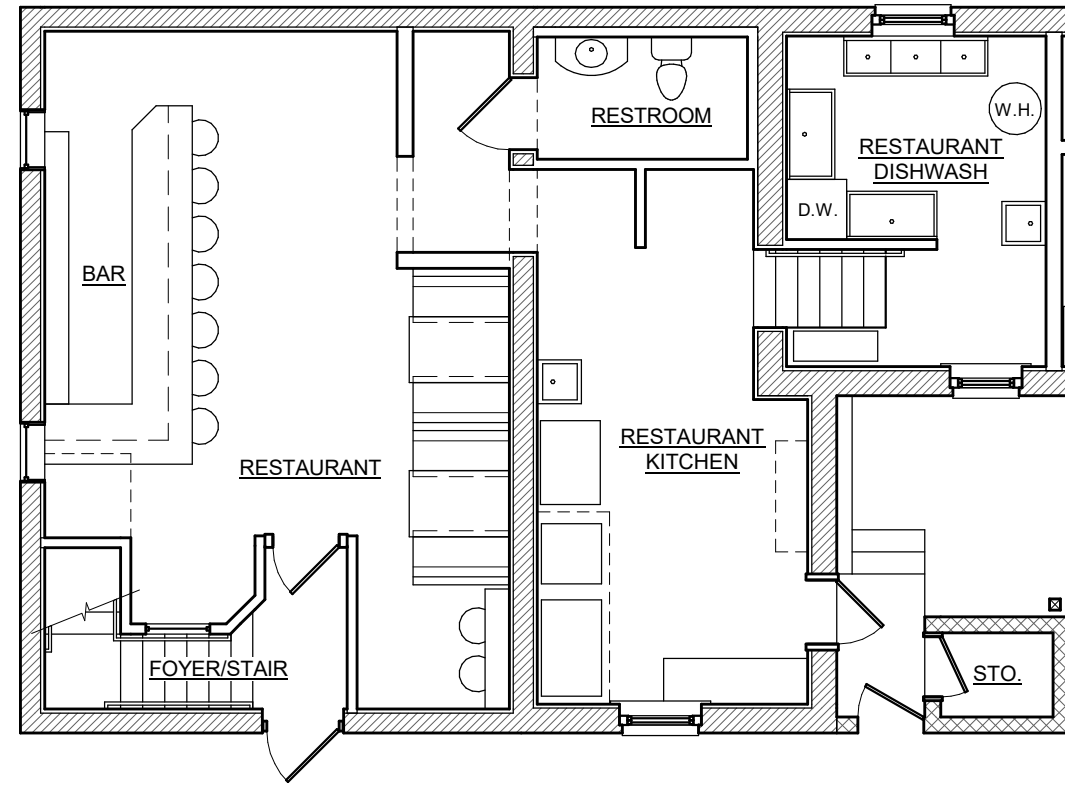
APARTMENT PLANS

A-003

# 1601 Apartments

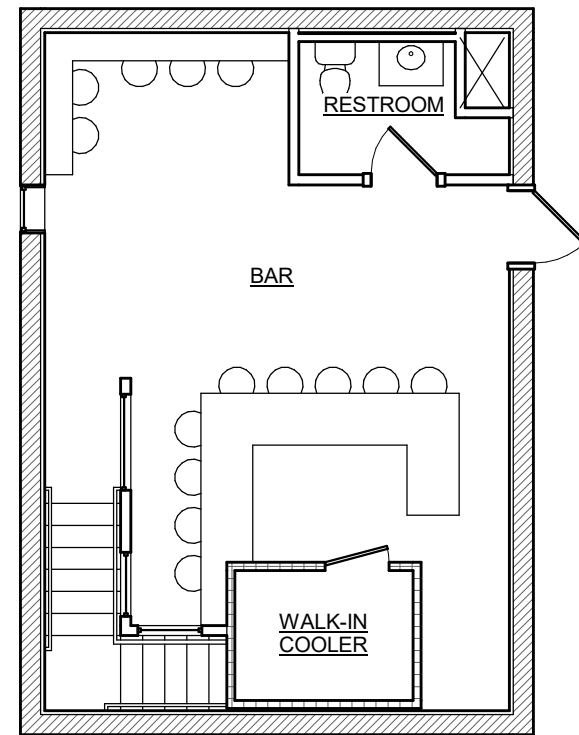
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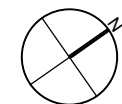
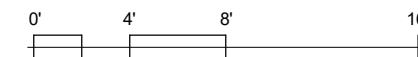


RESTAURANT AREAS	
DESCRIPTION	AREA
1ST FLOOR	
BAR	123 SF
DISHWASH	159 SF
FOYER/STAIR	52 SF
KITCHEN	277 SF
RESTAURANT	343 SF
RESTROOM	52 SF
VEST.	41 SF
	1047 SF
2ND FLOOR	
BAR	409 SF
RESTROOM	48 SF
STAIR	72 SF
WALK-IN COOLER	45 SF
	573 SF

① 1ST FLOOR RESTAURANT  
1/8" = 1'-0"



② 2ND FLOOR - RESTAURANT  
1/8" = 1'-0"



RESTAURANT PLANS

A-004

DATE: MAY 5, 2017

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