

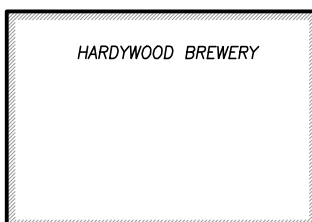
OVERBROOK ROAD SITE PLAN & FIRST FLOOR

NOTES:

- POOL COMPLEX SHALL BE RELOCATABLE ALONG LENGTH OF BUILDING.
- TABULATION OF PROJECT DATA OF OVERBROOK LOFTS LOCATED ON 6.441 ACRES

OVERBROOK EAST : BAYS C, D, E, G, H, I	OVERBROOK EAST : BAY - F	OVERBROOK TOTAL
- 24 ONE BEDROOM LOFT APTS (691-714 SF)	- 3 ONE BEDROOM APTS (654 SF)	- 24 ONE BEDROOM LOFT APTS
- 48 ONE BEDROOM APTS (577-897 SF)	- 6 TWO BEDROOM LOFT APTS (926 SF)	- 51 ONE BEDROOM APTS
- 36 TWO BEDROOM LOFT APTS (915-1000 SF)		- 42 TWO BEDROOM LOFT APTS
		117 TOTAL UNITS
TOTALS	TOTALS	TOTALS
- 86,616 SF NET RENTABLE	- 7,544 SF NET RENTABLE	- 94,160 SF NET RENTABLE
- 101,100 SF GROSS *	- 14,296 SF GROSS *	- 115,396 SF GROSS
- 12,246 SF COURTYARD & BREEZEWAY	- 2,448 SF COURTYARD	- 14,694 SF COURTYARD & BREEZEWAY

* GROSS AREA INCLUDES LOFT, SECOND FLOOR, COVERED COURTYARD, AND BREEZEWAY
- LANDSCAPED POCKET PARK.
- TOTAL PARKING SPACES SHOWN = 296
- OPEN COMMON SPACE (3,482 SF) WITH OPTION TO INCREASE THE AREA.
- EXTERIOR COURTYARD WITH CLEAR GLAZING CANOPY AND OPEN SIDES. CANOPY IS APPROX. 32'X45' AT TYPICAL BAYS AND 32'X68' AT THE CENTRAL COMMON BAY.
- BRICK DUMPSTER ENCLOSURE, 6' TO 8' TALL WITH PAINTED METAL GATE.
- EXISTING 6'X12' LOADING DOCKS ALONG THE SOUTH ELEVATION MAY BE REUSED DEPENDING ON THEIR CONDITION.



BUILDING SITE DATA	
TOTAL BUILDING FOOTPRINT	114,551 SF 2.63 ACRES
TOTAL LAND AREA:	280,608 SF 6.44 ACRES
OPEN SPACE ON SITE: *MINIMUM	42,189 SF 0.97 ACRES
RATIO OPEN AREA TO SITE	1 : 6.64 15.06 %



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OVERBROOK LOFTS

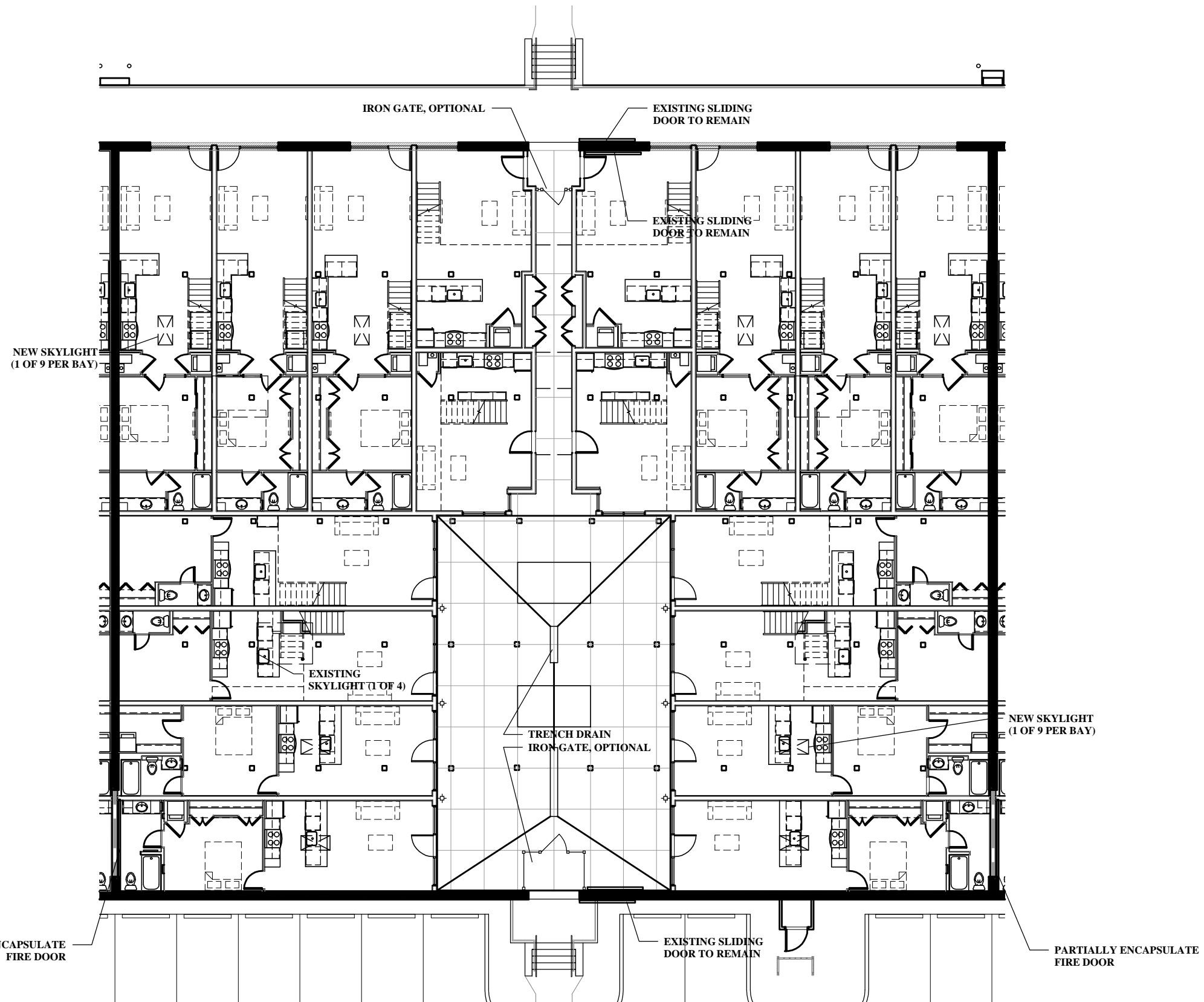
OVERBROOK AND HERMITAGE ROAD
RICHMOND, VIRGINIA

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PROJECT NUMB: 008
PROJECT MGR: SJK
DATE: 01/26/15

A100

PROPOSED SITE PLAN



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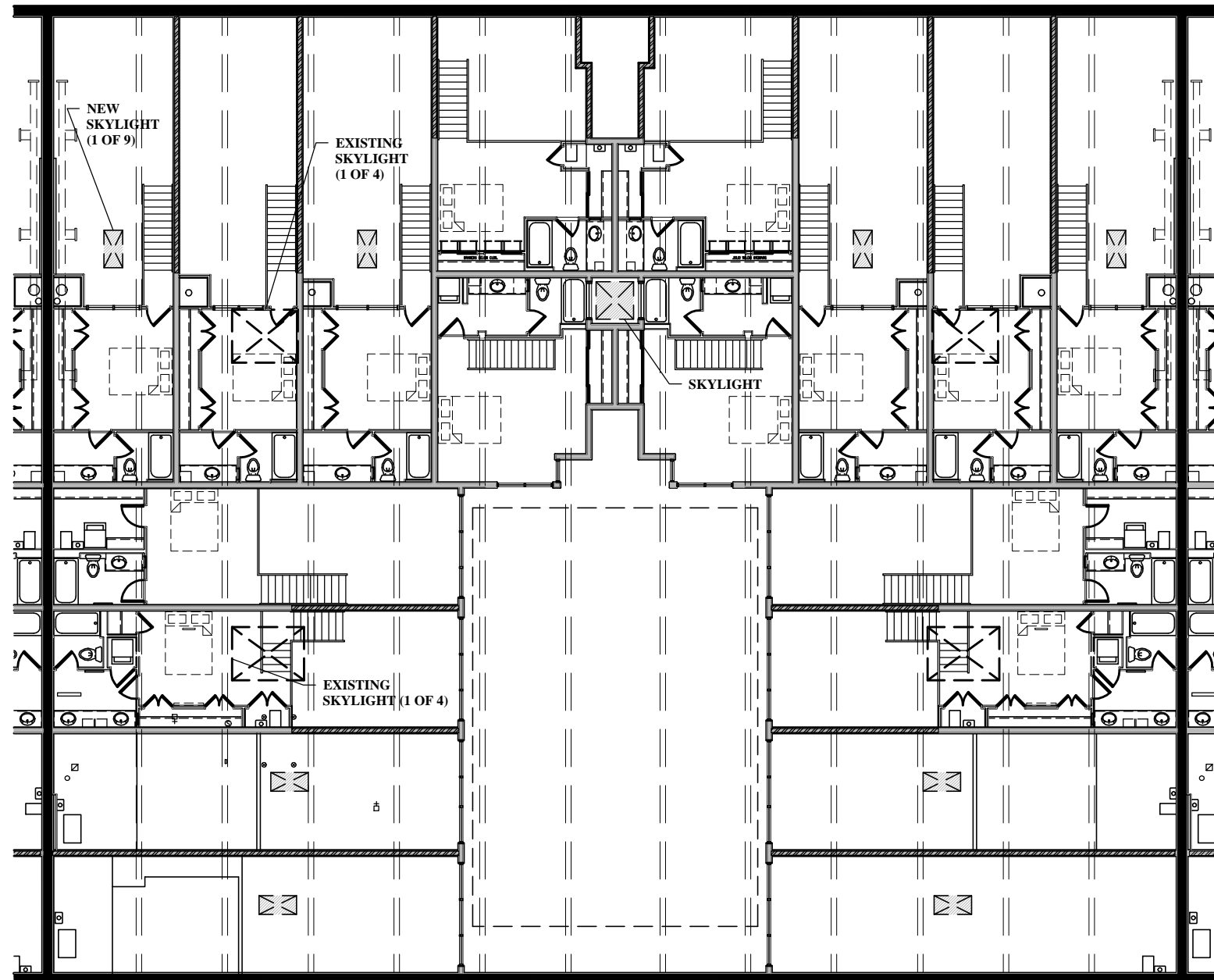
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TYPICAL BAY FLOOR PLAN



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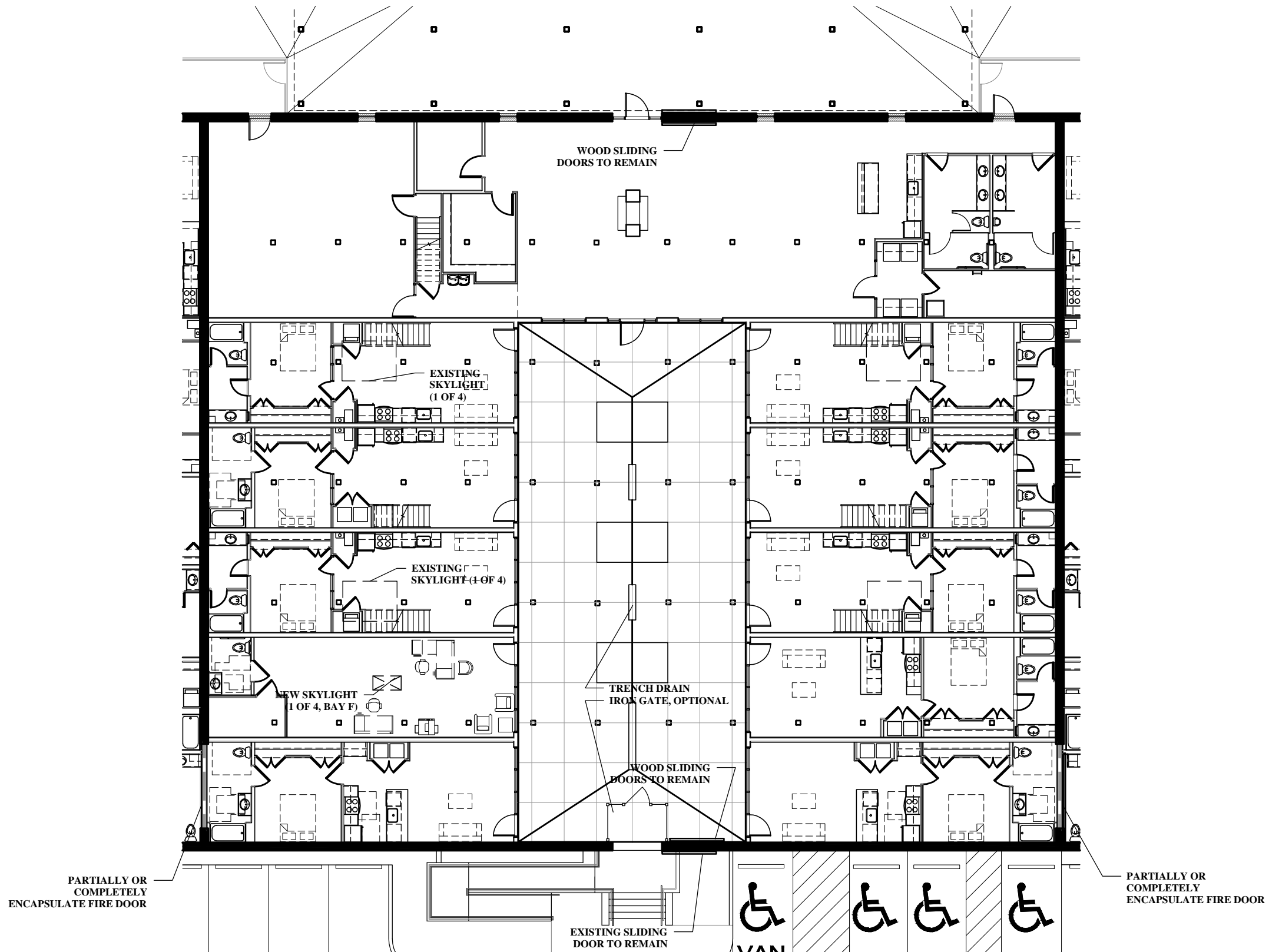
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TYPICAL BAY LOFT PLAN



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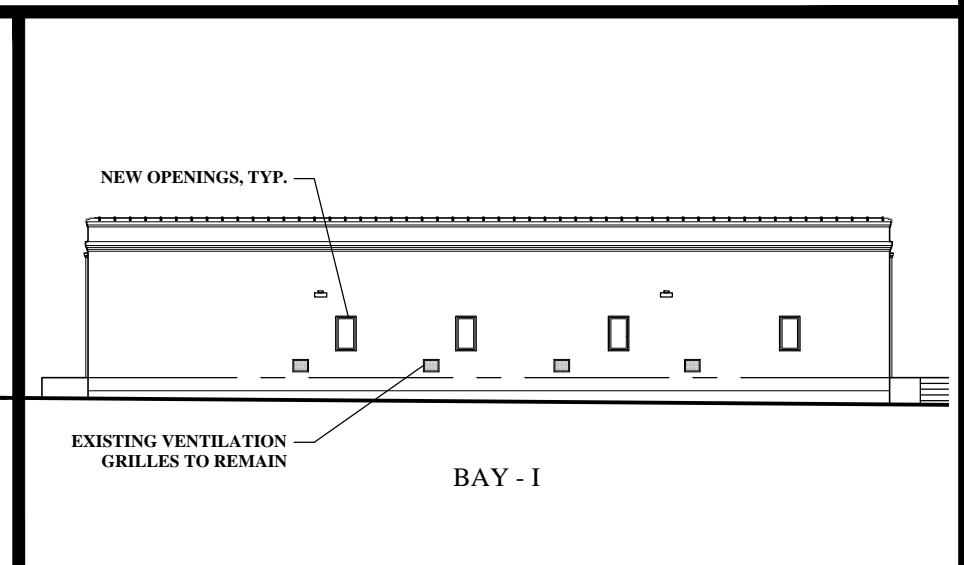
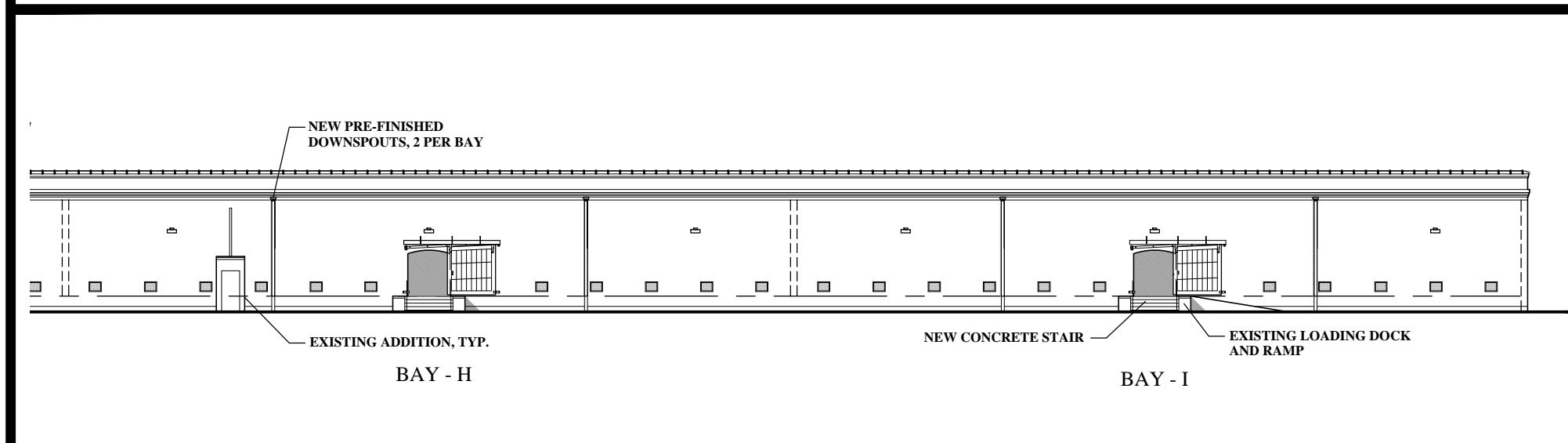
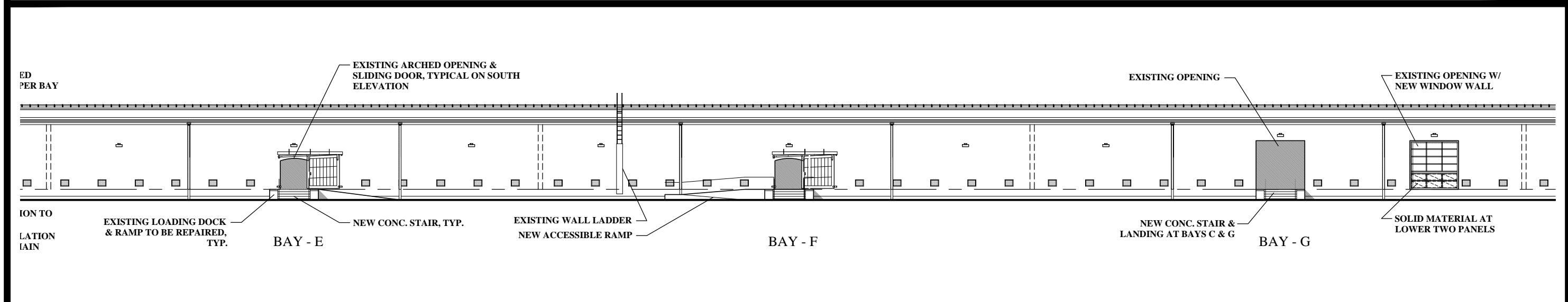
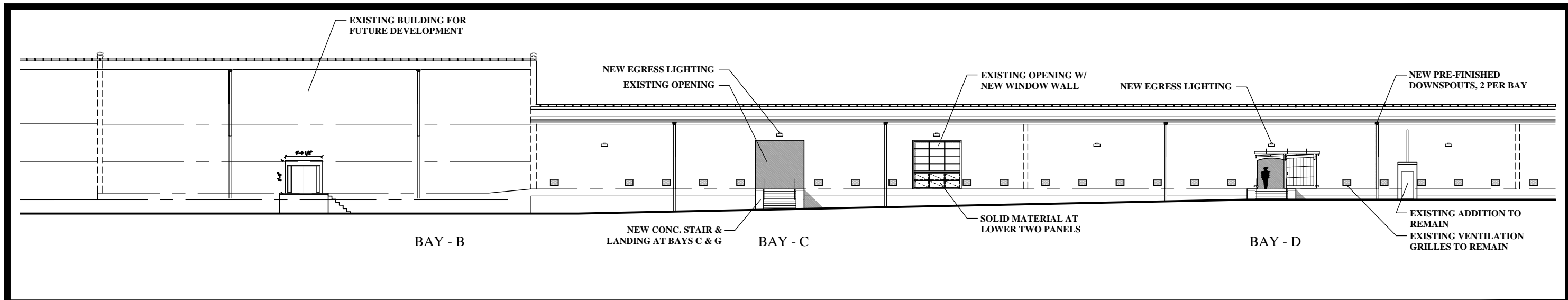
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RICHMOND, VIRGINIA

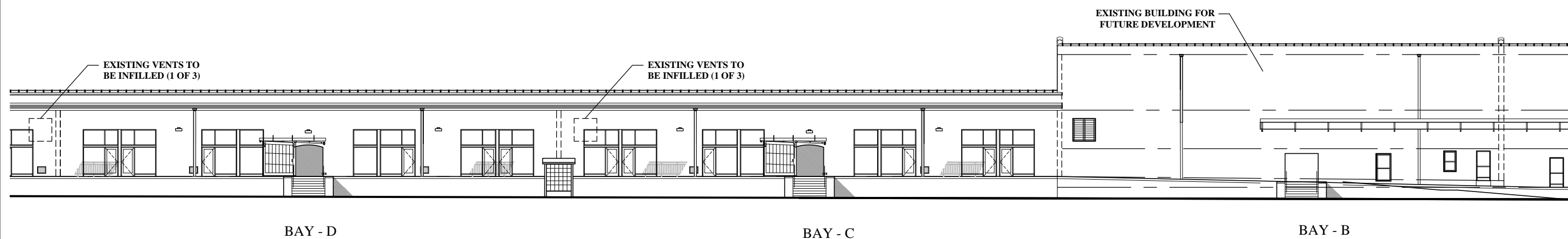
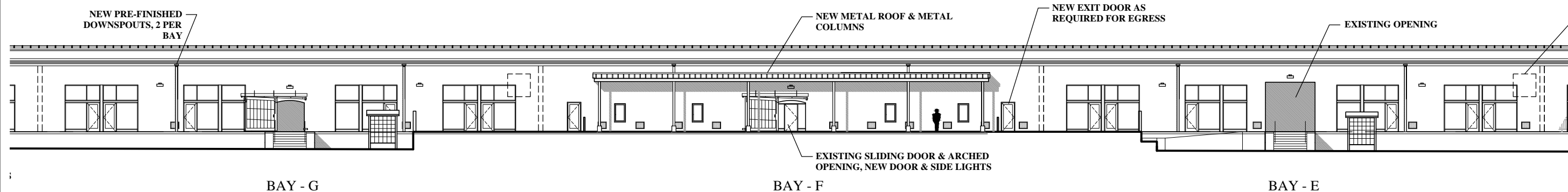
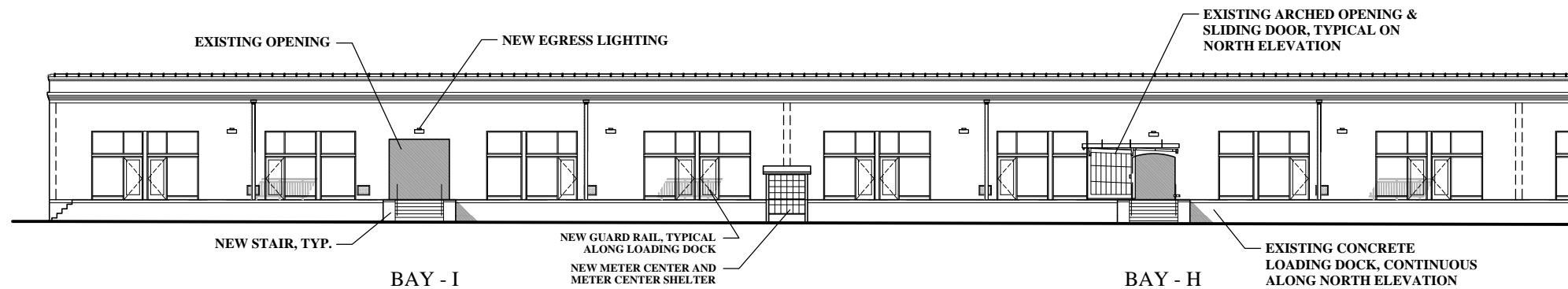
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COMMON BAY FLOOR PLAN





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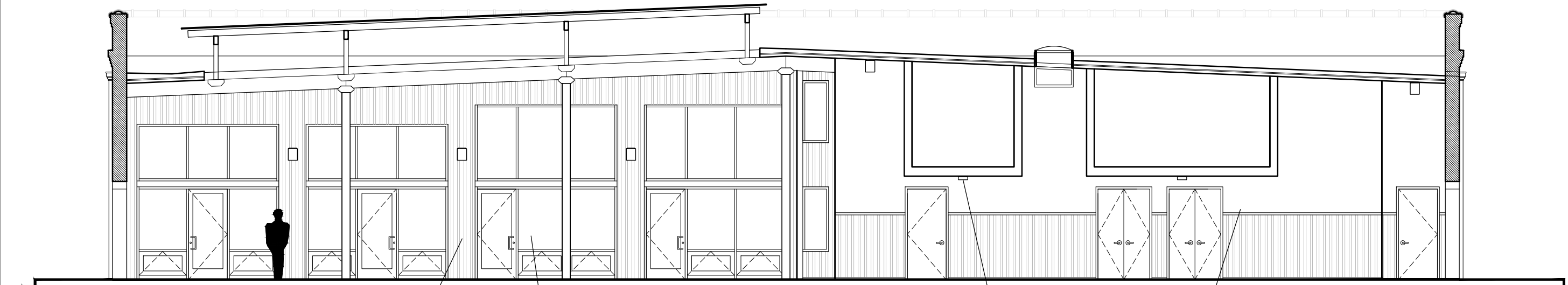
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A201

NORTH ELEVATION



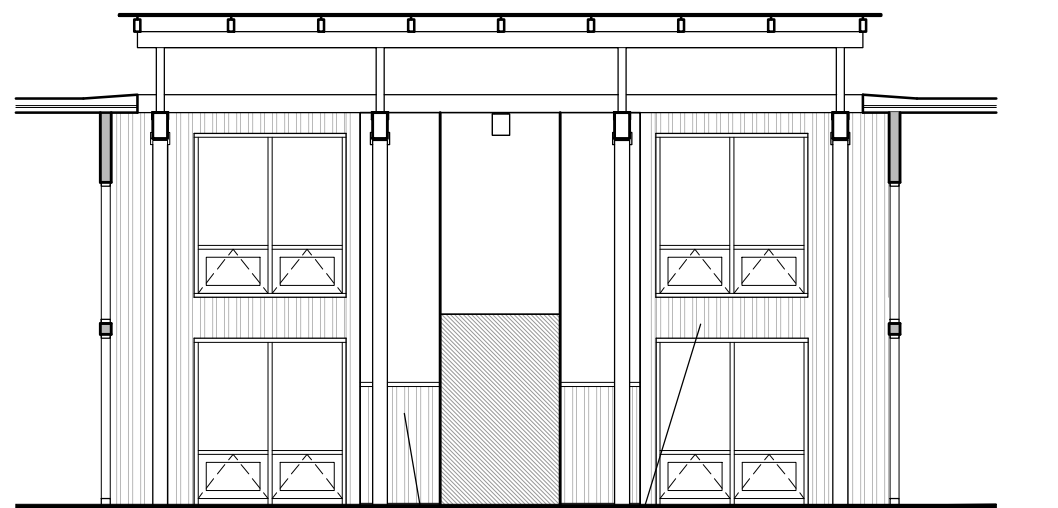
CORRUGATED METAL PANELS
W/ EXPOSED FASTENERS, COLOR TO BE DETERMINED

ALUM. STOREFRONT WINDOW
WALL & ENTRY DOOR

INDUSTRIAL LOOKING
LIGHT FIXTURE

PAINTED EXTERIOR
DRYWALL, COLOR TO BE
DETERMINED

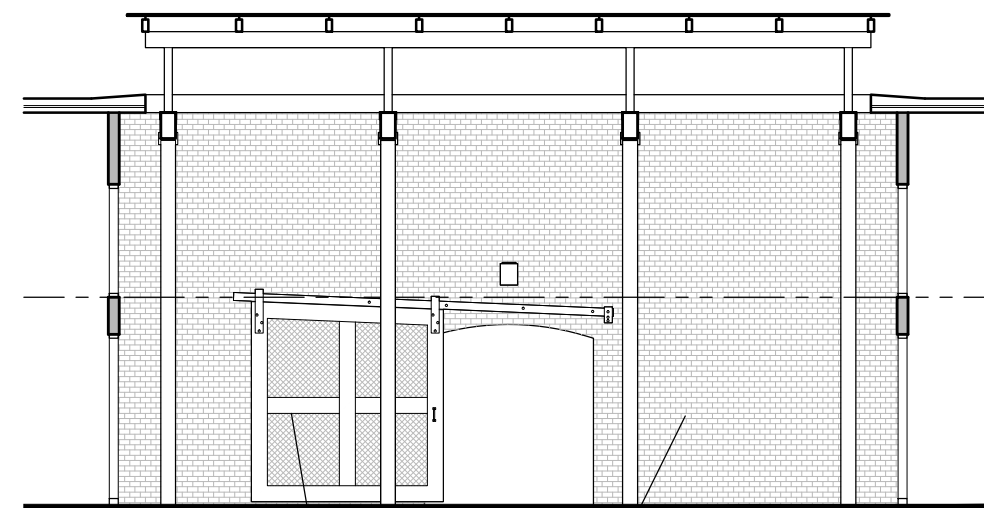
TYPICAL BAY BUILDING SECTION



PAINTED EXTERIOR DRYWALL,
COLOR TO BE DETERMINED

CORRUGATED METAL PANELS
W/ EXPOSED FASTENERS, METALLIC FINISH

TYPICAL BAY BUILDING SECTION



EXISTING SLIDING DOOR
FOR DISPLAY

EXISTING BRICK WALL
BEYOND

TYPICAL BAY BUILDING SECTION



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OVERBROOK LOFTS

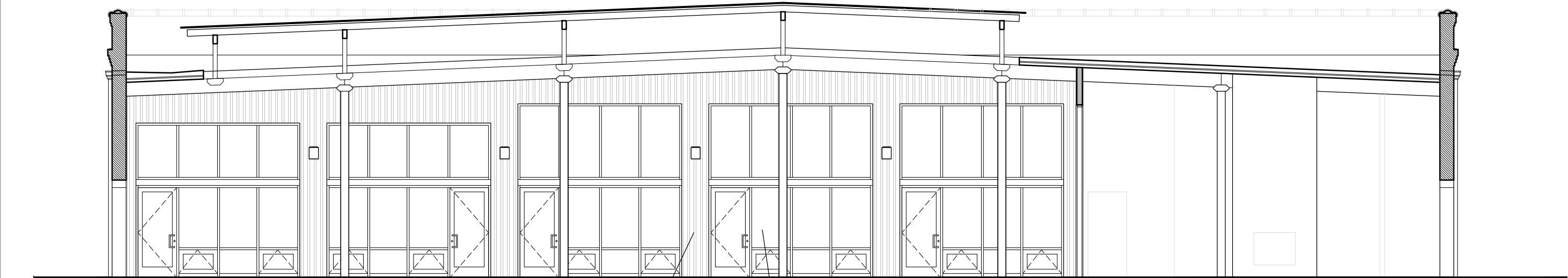
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A202

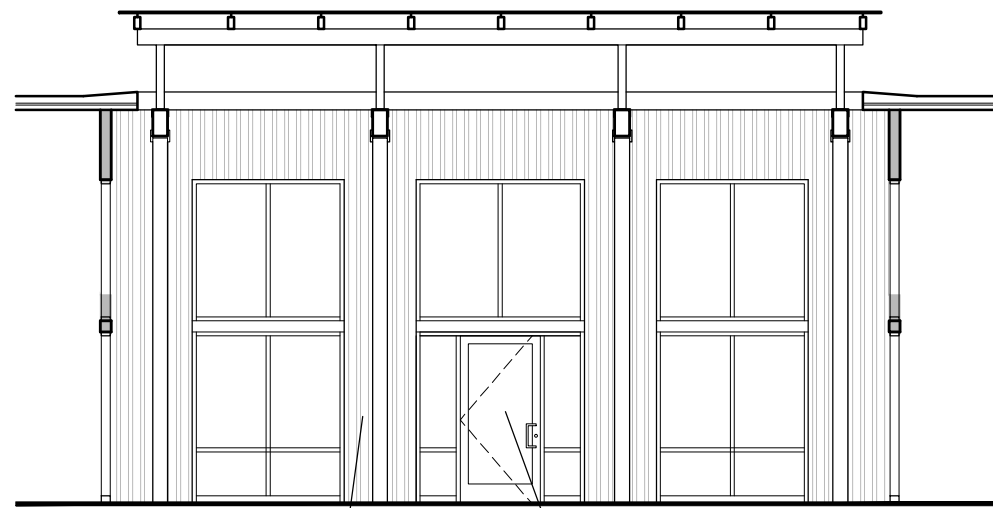
TYPICAL COURTYARD ELEV.



CORRUGATED METAL PANELS
W/ EXPOSED FASTENERS, COLOR TO BE
DETERMINED

ALUM. STOREFRONT WINDOW
WALL & ENTRY DOOR

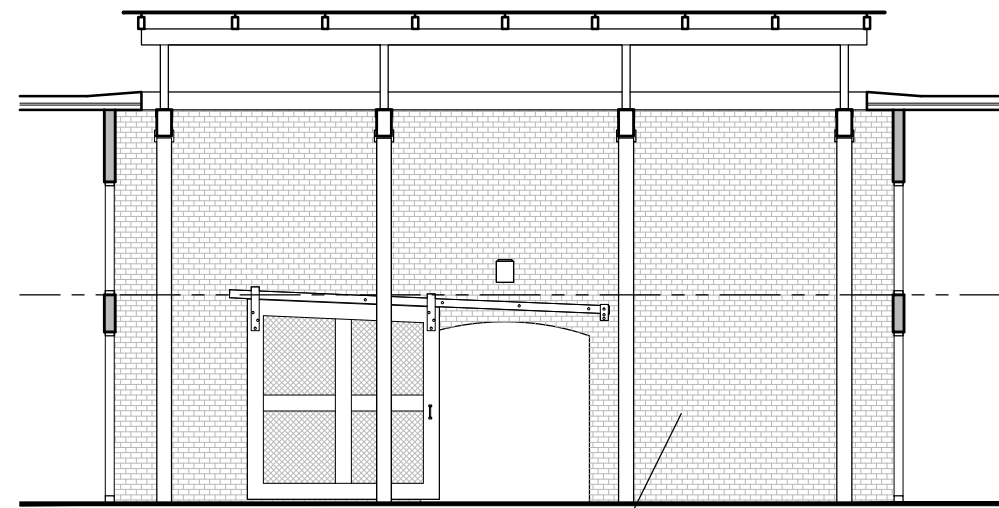
COMMON BAY BUILDING SECTION



CORRUGATED METAL PANELS
W/ EXPOSED FASTENERS, COLOR TO BE
DETERMINED

ALUM. STOREFRONT WINDOW
WALL & ENTRY DOOR

COMMON BAY BUILDING SECTION



EXISTING BRICK WALL BEYOND

COMMON BAY BUILDING SECTION



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COMMON COURTYARD ELEV.