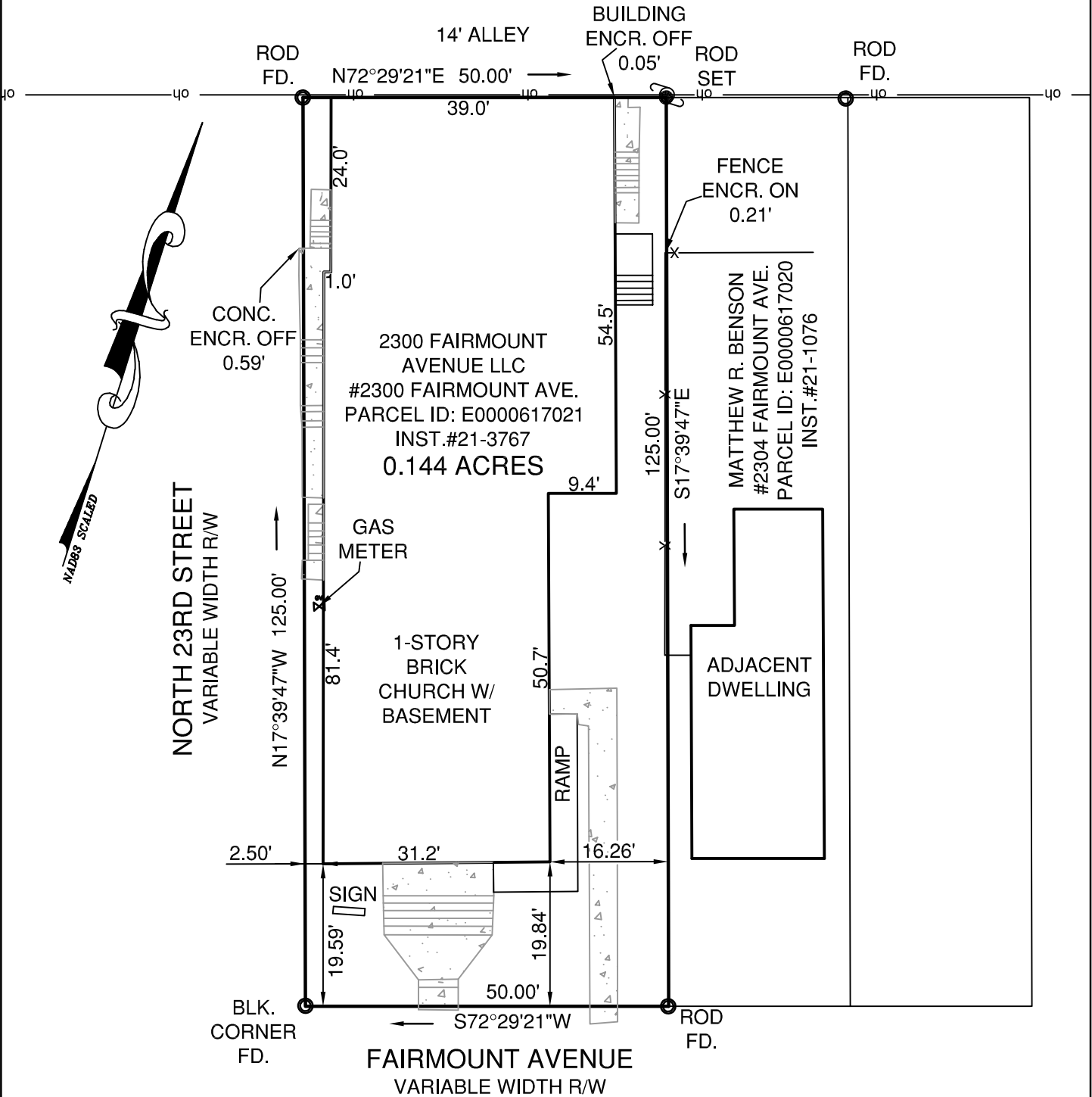


THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290041E, EFFECTIVE DATE JULY 16, 2014.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

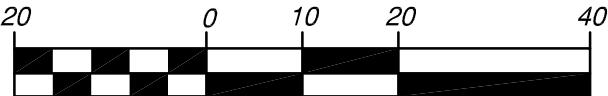
REFERENCE PLAT: PLAT SHOWING PHYSICAL IMPROVEMENTS ON #2306 FAIRMOUNT AVEUNE. DATED NOVEMBER 7, 2017 BY TOWNES PC.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON MARCH 2, 2021. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



GRAPHIC SCALE



PLAT SHOWING
PHYSICAL IMPROVEMENTS OF
2300 FAIRMOUNT AVENUE
FOR
GARRETT AUGUSTINE

CITY OF RICHMOND, VIRGINIA
DATE: MARCH 3, 2021 SCALE: 1"=20'



townes

consulting engineers, planners, and land surveyors

DRAWN BY: T.S.G.

CHECKED BY:

2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
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email: cctownes@townespc.com

ATTN: GARRETT AUGUSTINE



smbw

Urban Hope @ 2300 Fairmount Ave

Design Review / 01.21.22

OVER VIEW

- 01 Project Program
- 02 Code Summary
- 03 Space Planning
- 04 Addition Budiling Concepts

Planning Goals

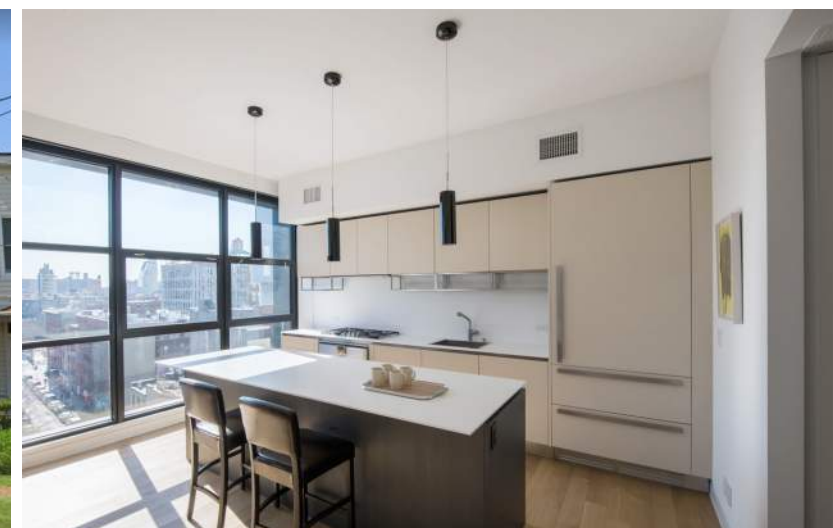
Project Program

Business:

- 01 Private offices + Open work stations
- 02 Open kitchen
- 03 Two (2) rentable offices
- 04 Two (2) bathrooms
- 05 ADA office building

Multi-family:

- 01 Two (2) 2B1B units with in-unit stack laundry
- 02 Two (2) studio units without laundry
- 03 Each unit has separate entry
- 04 Additional unit to match historic building context in neighborhood



Building Classification

Code Summary

B-Business & R-Residential

Historic District Credits with new addition?

Basement Units do not need gross window.

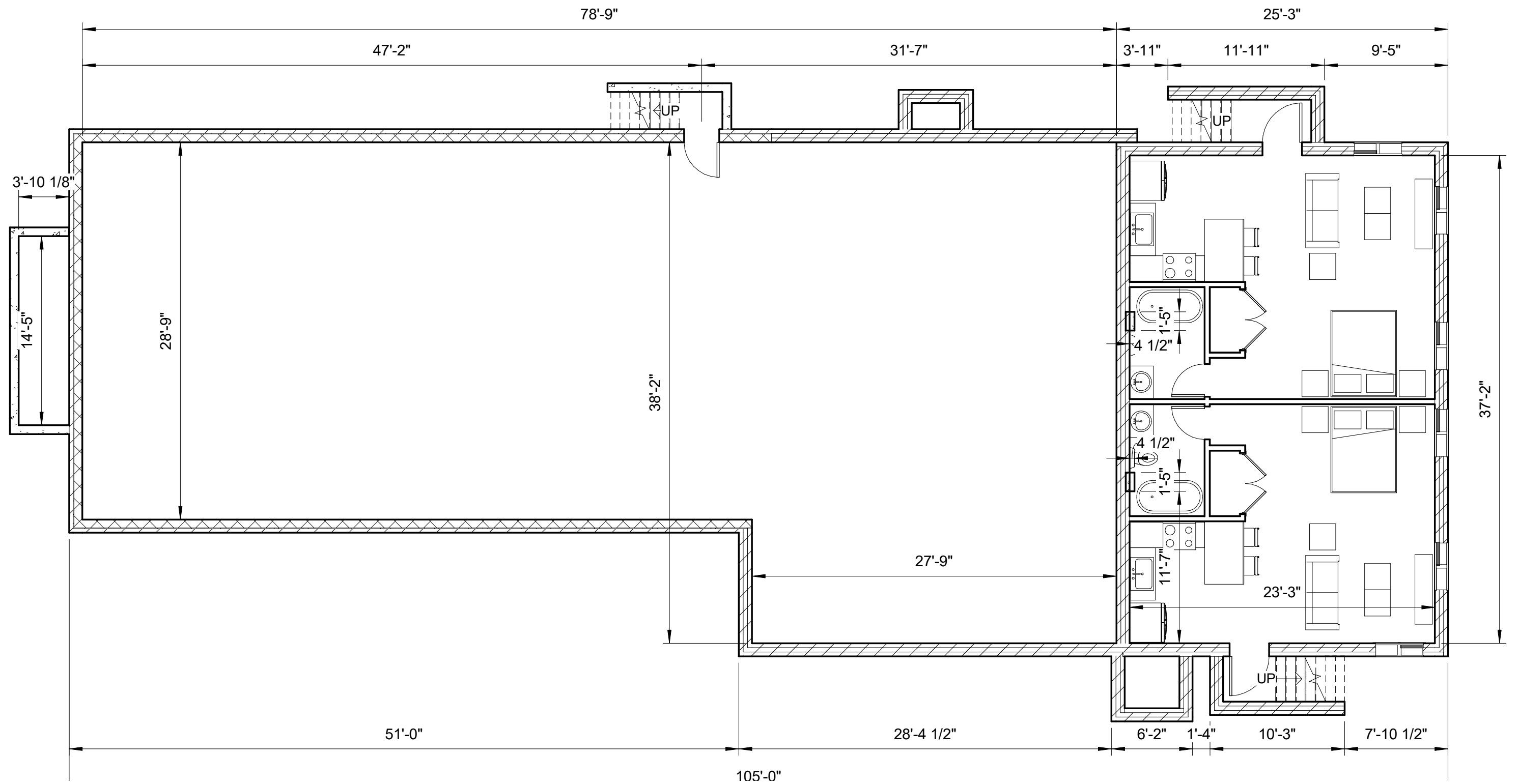
New staircase for additional unit, 36" wide minimum.

2300 Fairmount Ave



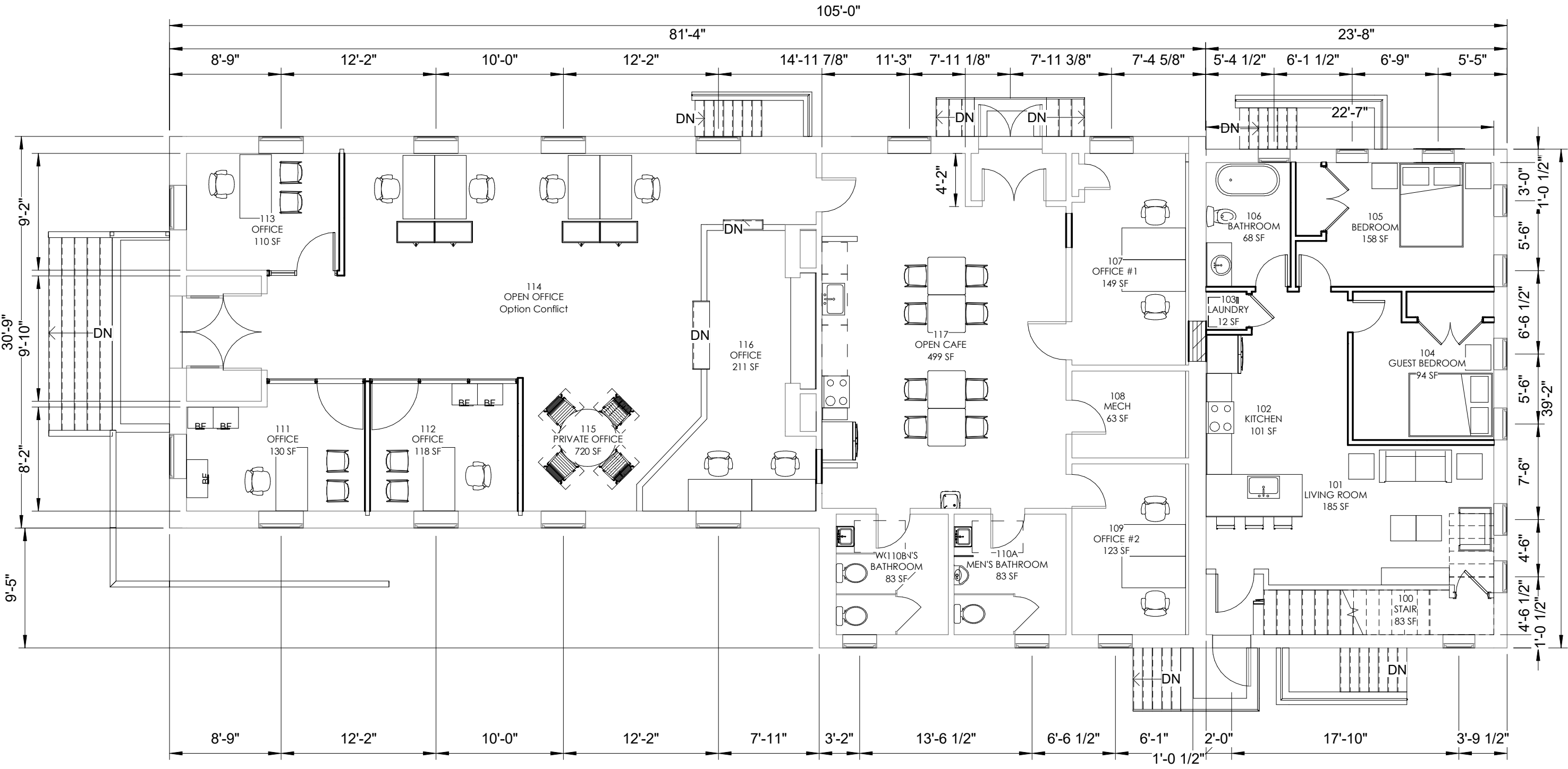
Space Planning

Basement Interior Layout



*Drawings are not to scale.

Space Planning
1st Floor Interior Layout

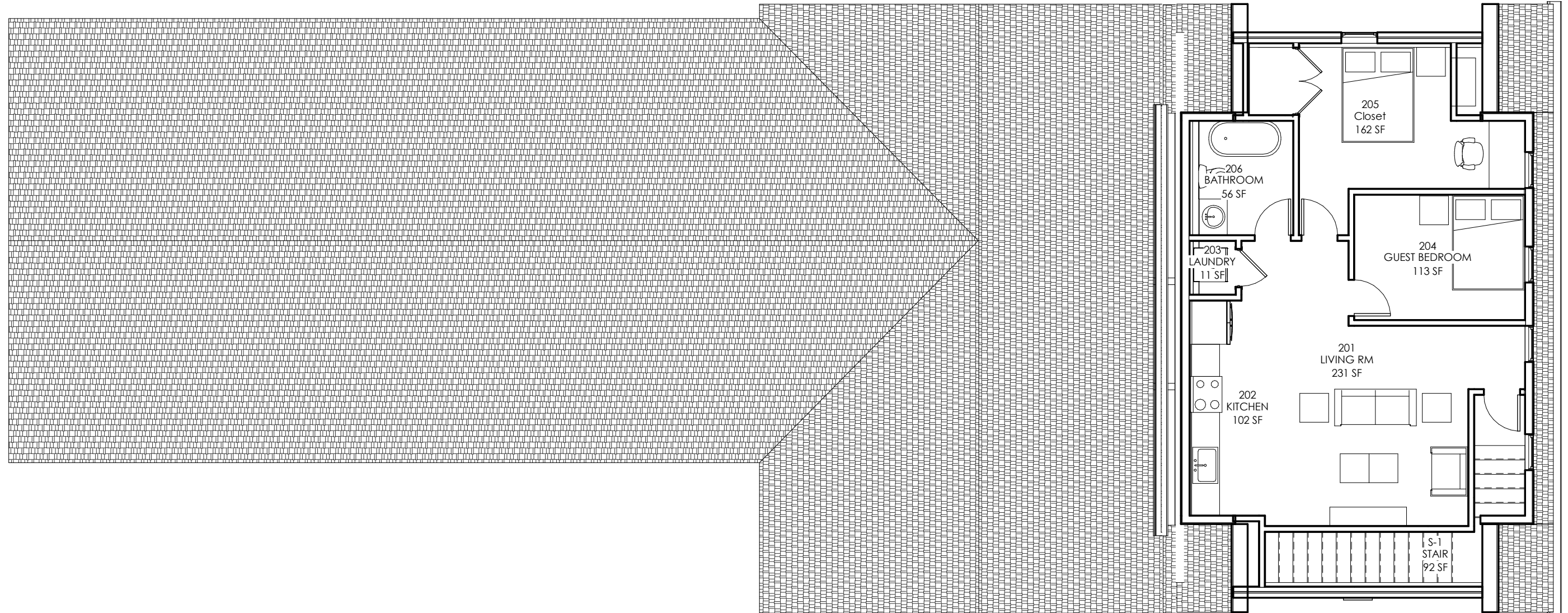


1 FIRST FLOOR PLAN - OPTION 01
1/8" = 1'-0"

*Drawings are not to scale.

Space Planning

2nd Floor Interior Layout



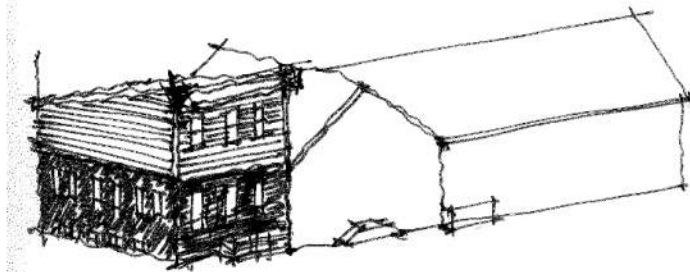
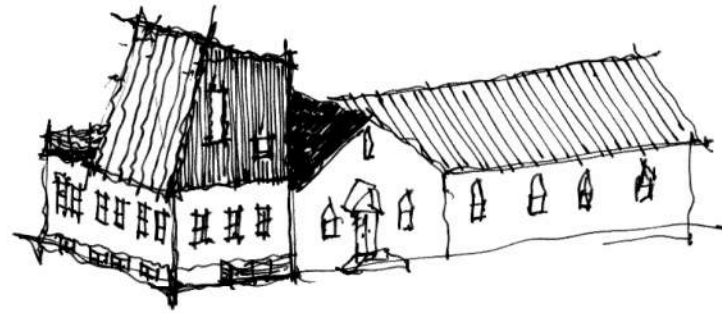
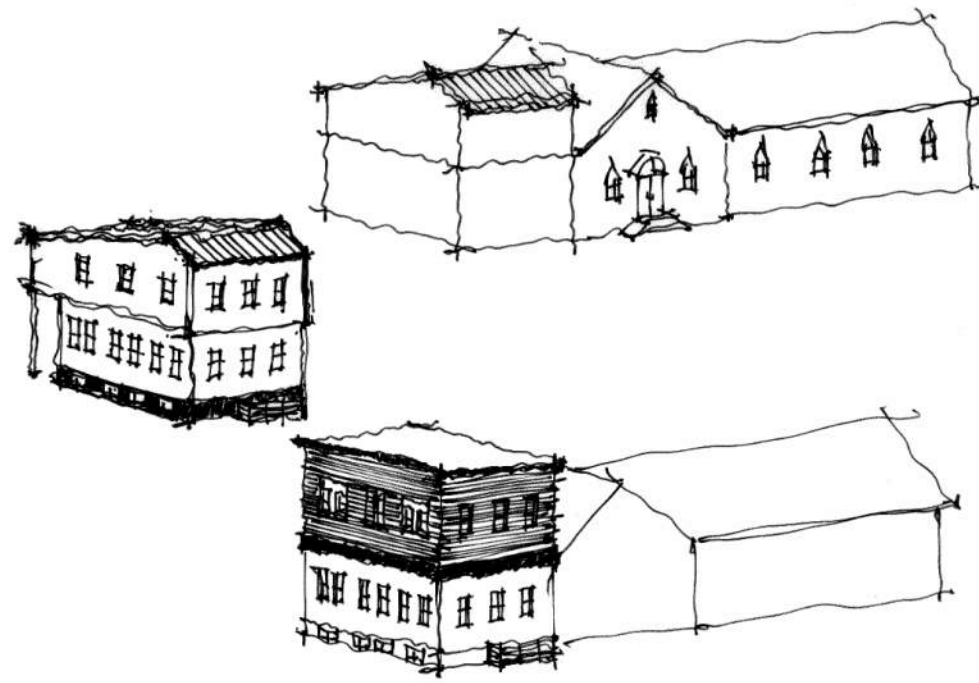
*Drawings are not to scale.

Addition Unit

Design Study



Addition Unit Design Study



Addition Unit
Before

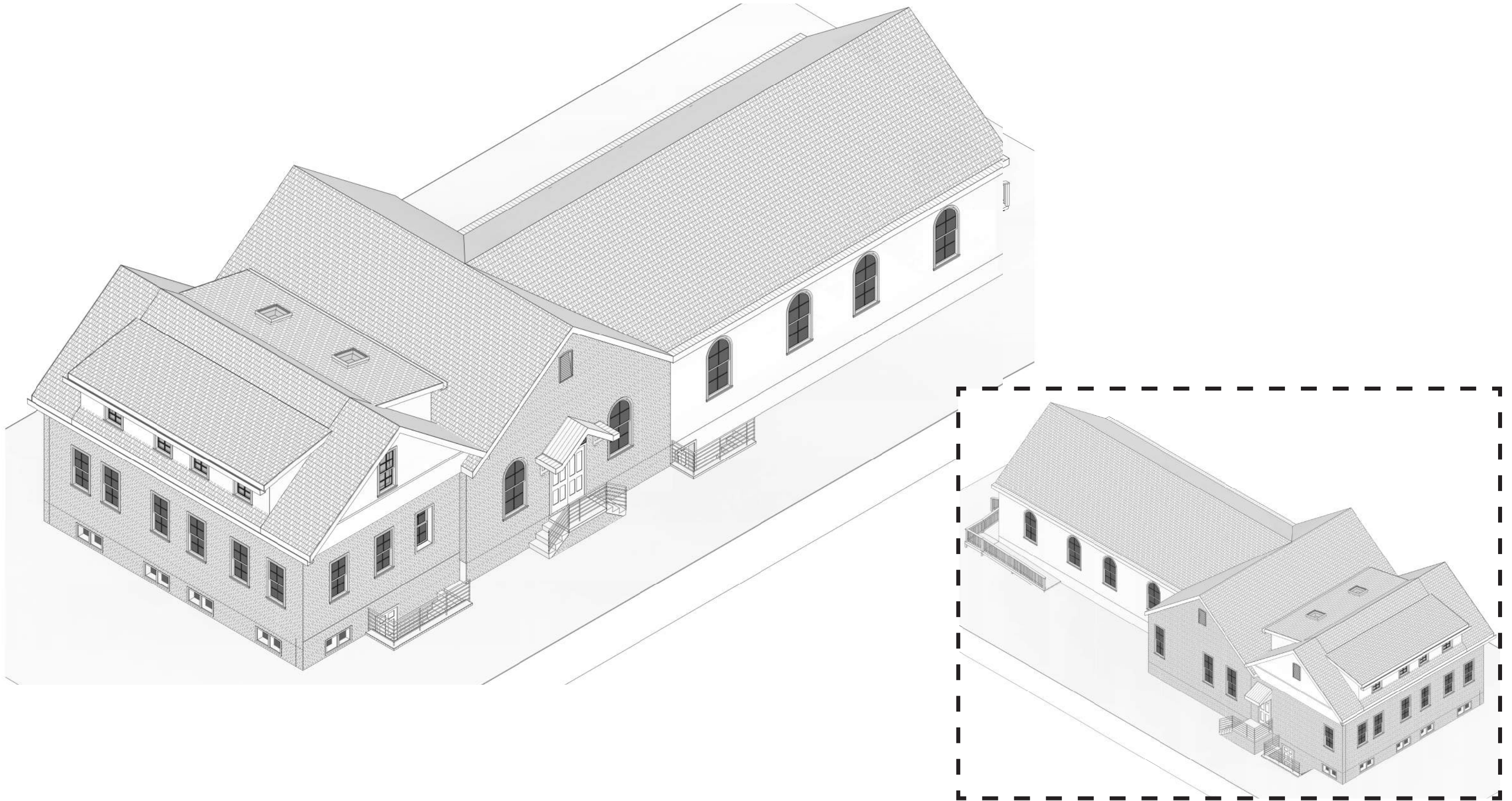


Addition Unit
Proposed



Addition Unit

Axon Drawing



Addition Unit
Axon Drawing



1 EAST ELEVATION
1/4" = 1'-0"



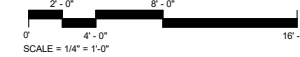
2 WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



*Drawings are not to scale.