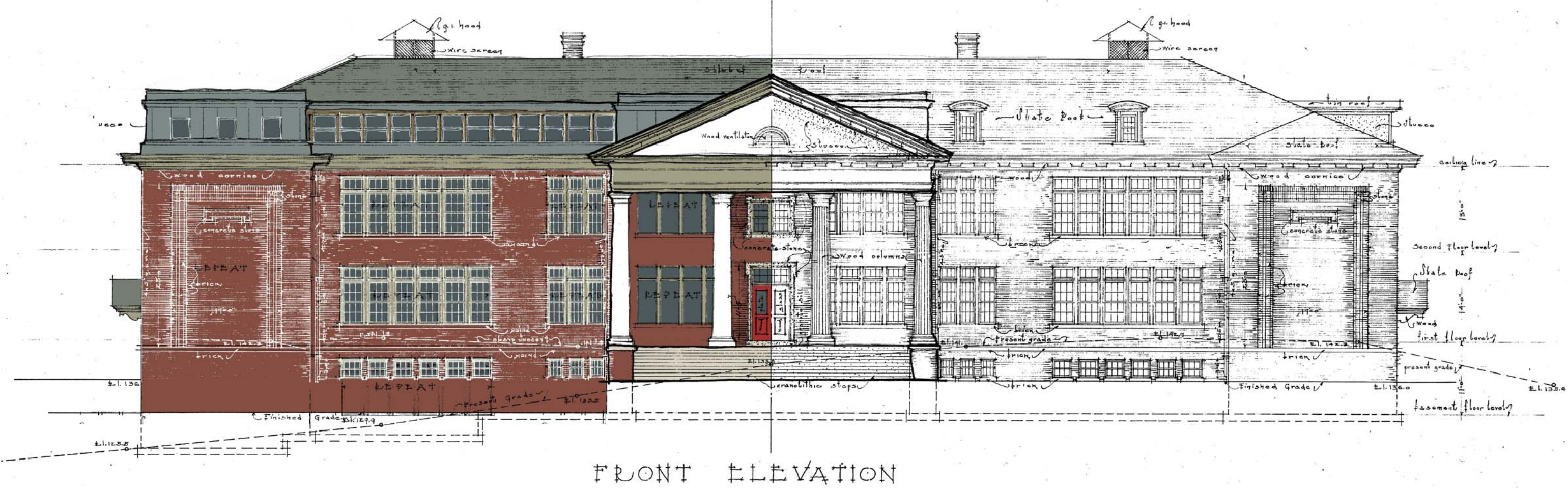


FULTON HILL STUDIOS

|              | Floor GSF | Unit GSF/Fir | Core Area | Eff.  | Units | Avg. Unit SF | Exterior GSF |
|--------------|-----------|--------------|-----------|-------|-------|--------------|--------------|
| BASEMENT     | 16,707    | 14,161       | 2,546     | 15.2% | 16    | 885.06       | 4,521        |
| FIRST FLOOR  | 16,707    | 14,308       | 2,399     | 14.4% | 15    | 953.87       | 1,326        |
| SECOND FLOOR | 16,707    | 14,308       | 2,399     | 14.4% | 17    | 841.65       | 0            |
| THIRD FLOOR  | 14,540    | 12,223       | 2,317     | 15.9% | 14    | 873.07       | 2,166        |
| Totals       | 64,661 SF | 55,000 SF    | 9,661 SF  | 14.9% | 62    | 887.10 SF    | 8,013 SF     |



Schematic Elevation

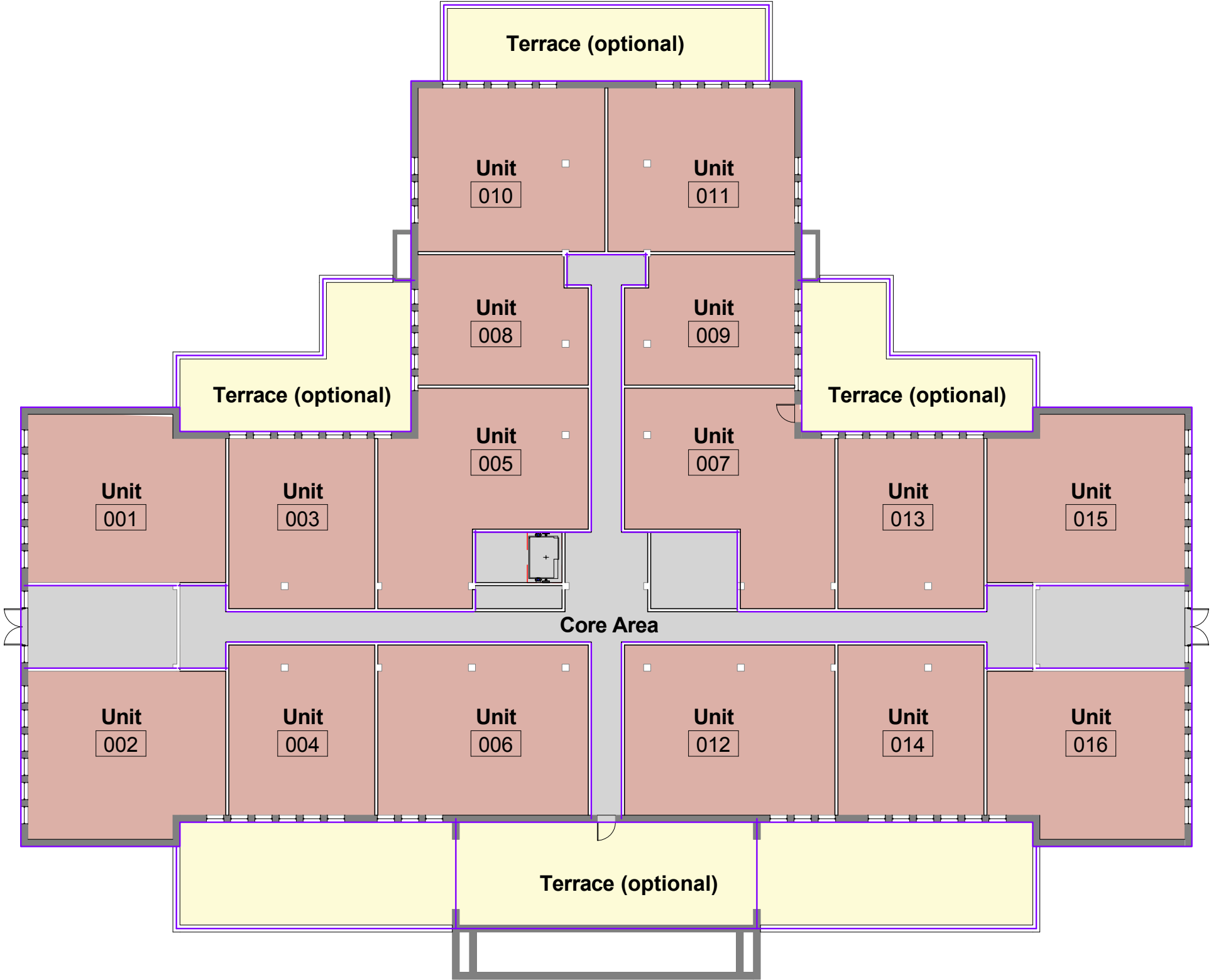
NOVEMBER 25, 2015  
12" = 1'0"

FHS - Main Building  
Block Diagrams  
Schematic Design



Garden Level Square Footage

| USE                                                                   | SF     |
|-----------------------------------------------------------------------|--------|
| Business, Artist Studio or Living Area*<br>(16 units, average SF 885) | 14,161 |
| Core Area                                                             | 2,546  |
| Gross SF                                                              | 16,707 |
|                                                                       |        |
| Terrace                                                               | 4,516  |
| Total SF                                                              | 21,223 |



Building Area Legend

- BUSINESS, ARTIST STUDIO OR LIVING AREA\*
- CORE AREA
- TERRACE (OPTIONAL)

\*BUSINESS UNITS SIZED TO BE INTERCHANGABLE WITH LIVING UNITS

Garden Level Plan

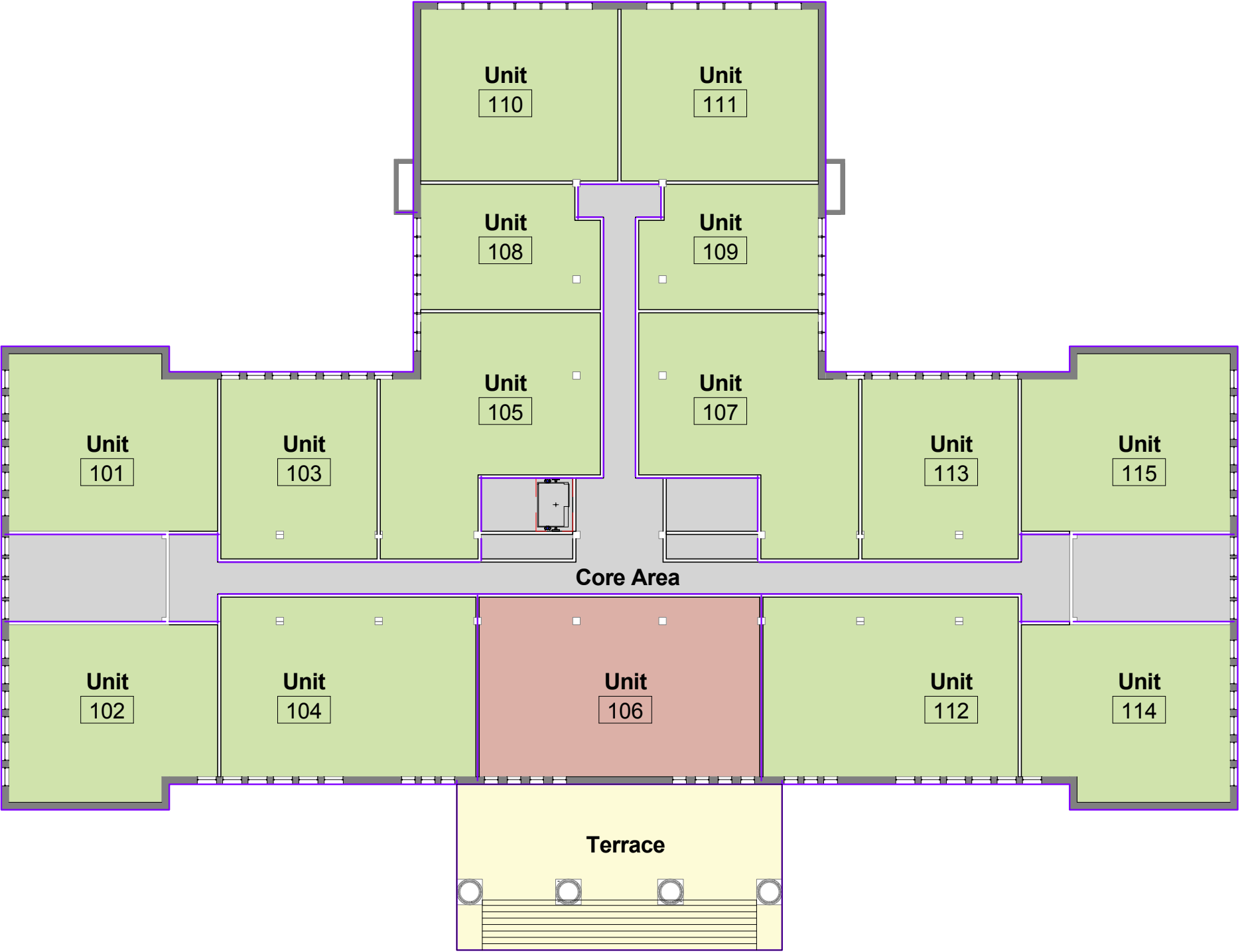
NOVEMBER 25, 2015  
1" = 20'-0"

FHS - Main Building  
Block Diagrams  
Schematic Design



First Level Square Footage

| USE                                       | SF     |
|-------------------------------------------|--------|
| Business, Artist Studio or Living Area*   | 1,236  |
| Living Area<br>(14 units, average SF 934) | 13,072 |
| Core Area                                 | 2,399  |
| Gross SF                                  | 16,707 |
| Terrace                                   | 1,326  |
| Total SF                                  | 18,033 |



**Building Area Legend**

- BUSINESS, ARTIST STUDIO OR LIVING AREA\*
- CORE AREA
- LIVING AREA
- TERRACE

\*BUSINESS UNITS SIZED TO BE INTERCHANGABLE WITH LIVING UNITS

First Floor Plan

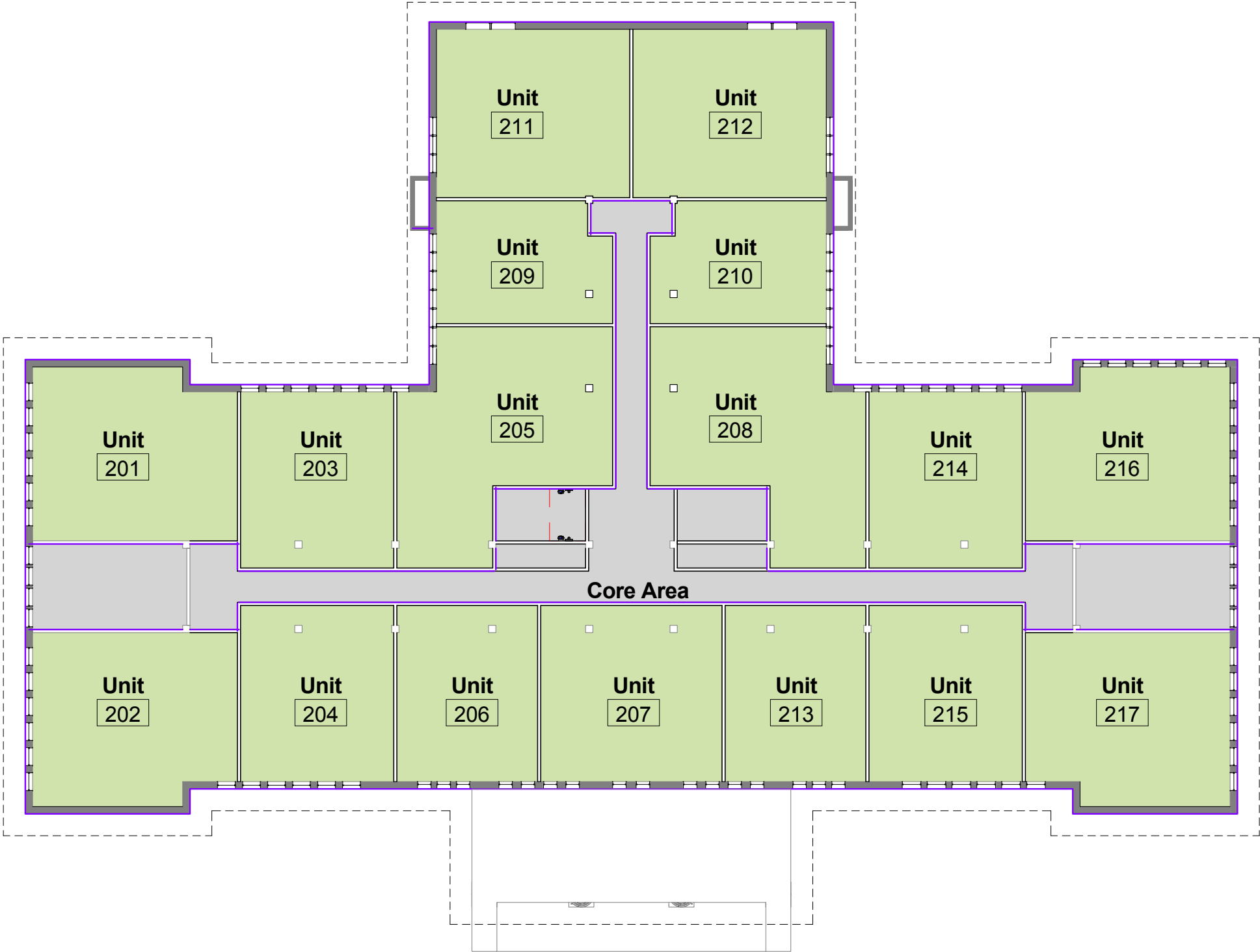
NOVEMBER 25, 2015  
1" = 20'-0"

FHS - Main Building  
Block Diagrams  
Schematic Design



Second Level Square Footage

| USE                                       | SF     |
|-------------------------------------------|--------|
| Living Area<br>(17 units, average SF 842) | 14,308 |
| Core Area                                 | 2,399  |
| Gross SF                                  | 16,707 |
| Terrace                                   | 0      |
| Total SF                                  | 16,707 |



Building Area Legend

- CORE AREA
- LIVING AREA

Second Floor Plan

NOVEMBER 25, 2015  
1" = 20'-0"

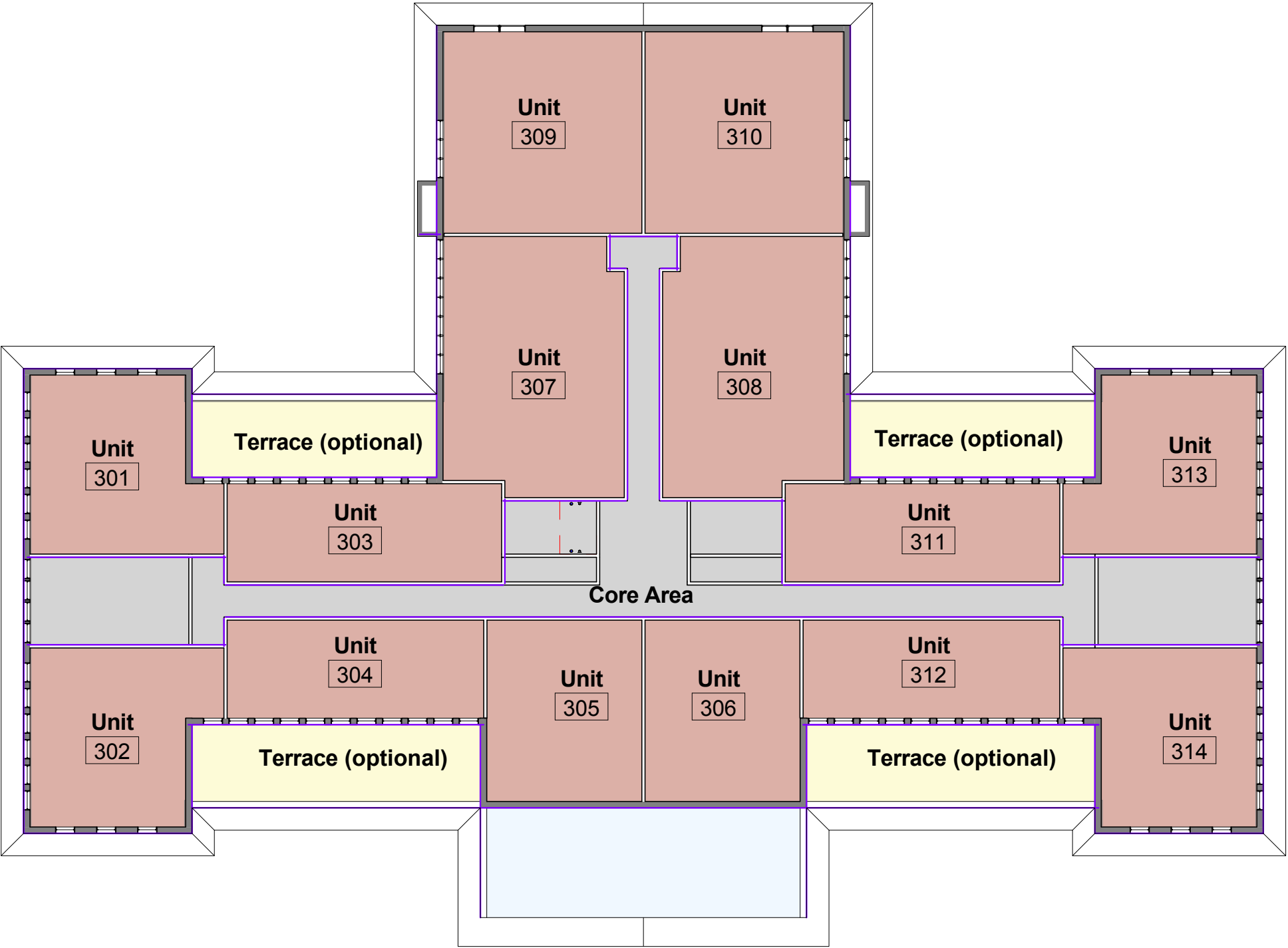
FHS - Main Building  
Block Diagrams  
Schematic Design





Third Level Square Footage

| USE                                                                   | SF     |
|-----------------------------------------------------------------------|--------|
| Business, Artist Studio or Living Area*<br>(14 units, average SF 873) | 12,223 |
| Core Area                                                             | 2,317  |
| Gross SF                                                              | 14,540 |
|                                                                       |        |
| Terrace                                                               | 2,166  |
| Total SF                                                              | 16,706 |



Building Area Legend

- BUSINESS, ARTIST STUDIO OR LIVING AREA\*
- CORE AREA
- TERRACE (OPTIONAL)

\*BUSINESS UNITS SIZED TO BE INTERCHANGABLE WITH LIVING UNITS

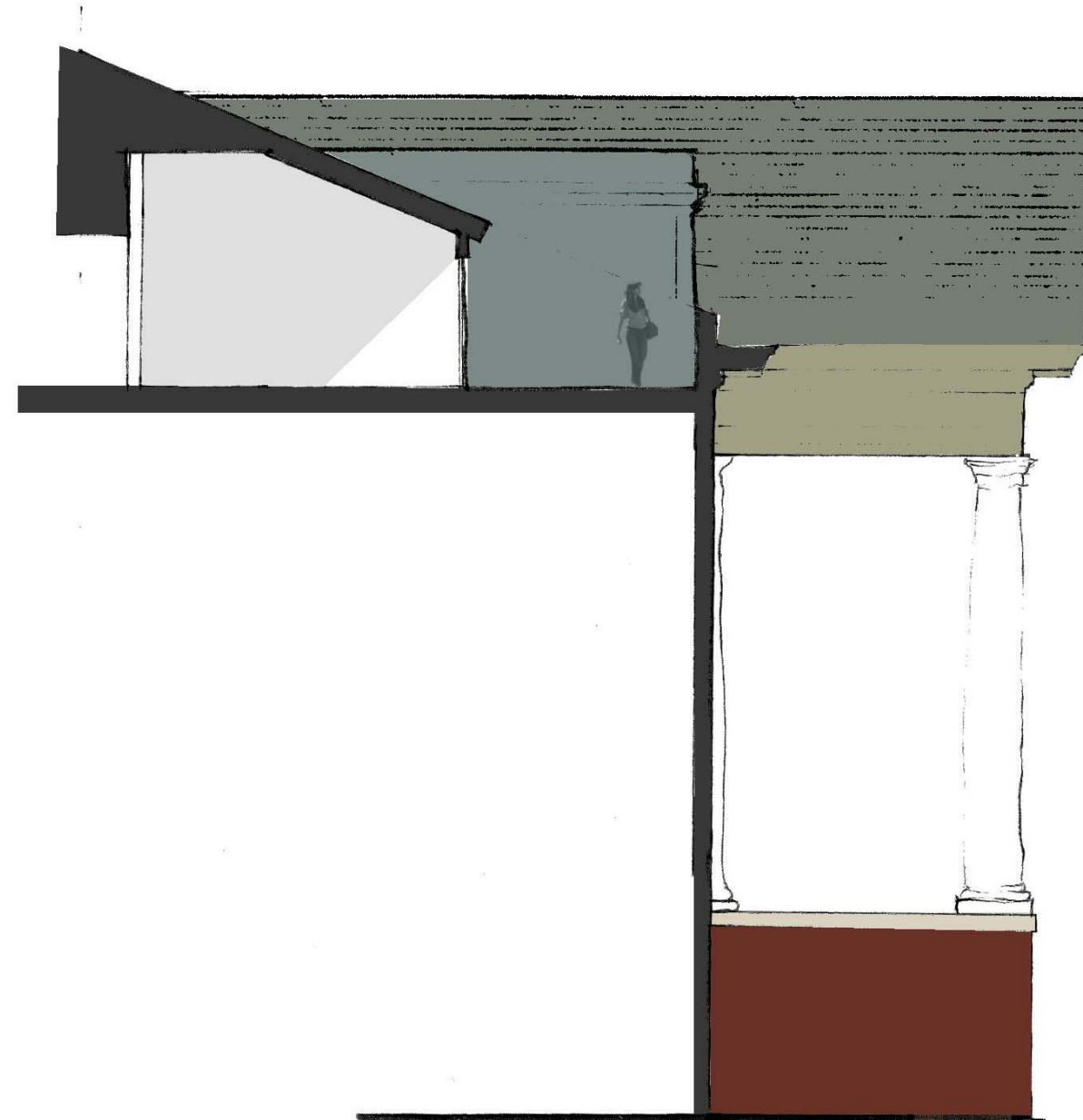
Third Floor Plan

NOVEMBER 25, 2015

1" = 20'-0"

FHS - Main Building  
Block Diagrams  
Schematic Design





## Schematic Section

NOVEMBER 25, 2015

FHS - Main Building  
Block Diagrams  
Schematic Design

GLAVÉ &  
HOLMES  
ARCHITECTURE

**Survey Data Summary:**

| Point | Bearing     | Distance | Area   |
|-------|-------------|----------|--------|
| ①     | S2°15'28"E  | 114.26   | 104.04 |
| ②     | 49°28'30"   | 74.20    | 65.73  |
| ③     | 18°46'45"   | 164.35   | 48.13  |
| ④     | N56°57'45"W | 63.71'   |        |
| ⑤     | N40°42'42"W | 47.96'   |        |

**Key Features and Notes:**

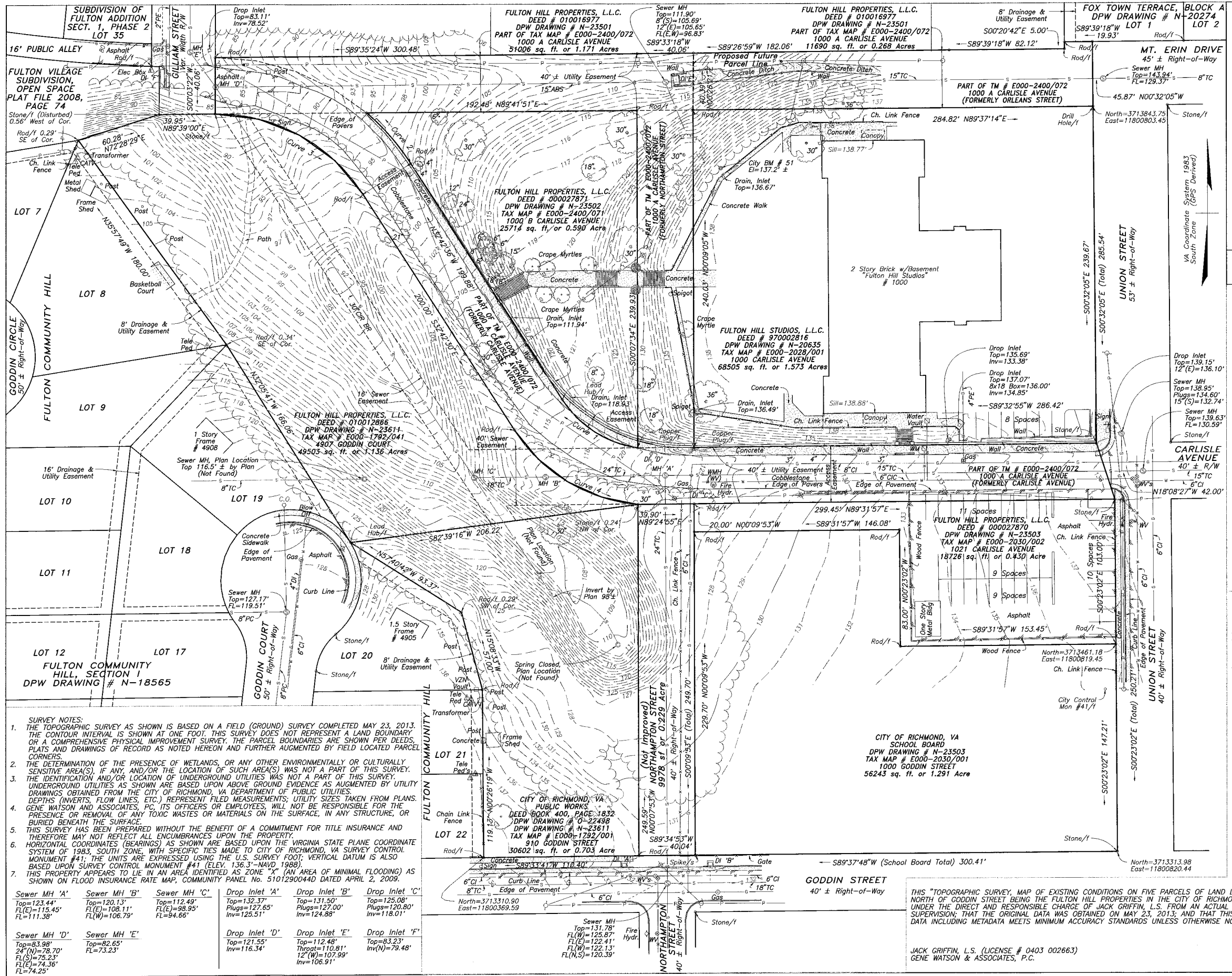
- Streets:** GILLIAM STREET, ORLEANS STREET, CARLISLE AVE, NORTHAMPTON STREET, UNION STREET, GODDIN COURT, GODDIN STREET.
- Landmarks:** RR + H.A Port TM E-1792-1, 2 Story + Basement Brick School Building #181000 Carlisle Ave.
- Measurements:** Bearings (e.g., N 89°52'56"E), Distances (e.g., 648.00'), Areas (e.g., 25,714 Sq Ft, 0.590 Ac).
- Notes:** "Fulton Community Hill" Section I, "City of Richmond School Board", "Landscaping strip in front of fence (typ)", "5'0 in from Edge of asphalt paving Provide 4'0 high wood fence - See detail this sheet."

PARKING/PAVING TO MEET CITY STANDARDS

OR OTHER APPROVED BY  
PLANNING DEPARTMENT

|           |    |
|-----------|----|
| FULL SIZE | 53 |
| COMPACT   | 11 |
| HANDICAP  | 5  |

P1



**Line Type & Symbol Legend**

|           |                   |
|-----------|-------------------|
| — P —     | Electric Line O/H |
| — x — x — | Fence Line        |
| — s —     | Gas Line          |
| — s —     | Pavement Edge     |
| — s —     | Sewer Line        |
| — s —     | Storm Sewer       |
| — w —     | Water Line        |
| — w —     | Woods Line        |

**Other Symbols:**

- Clean Out (Sewer)
- Cable Television Pedestal
- Electric Box
- Fire Hydrant
- Gas Valve, Test, Drip, etc.
- Guy Post
- Light Pole
- Manhole (Not Found)
- Sewer Manhole
- Sign Post
- Telephone Pedestal
- Utility Pole
- Water Manhole, Valve Access
- Water Meter
- Water Valve
- Shrub, Ornamental Tree
- Tree, Deciduous

**GRAPHIC SCALE** 1" = 30'

0 30 60 90

**Curve 1**

Arc=65.73'

Rad=76.20'

ChBrg=49°25'30"

ChBrg=N57°12'16"W

Chord=63.71'

**Curve 2**

Arc=48.13'

Rad=164.35'

ChBrg=16°46'45"

ChBrg=N40°57'13"W

Chord=47.96'

**Curve 3**

Arc=125.04'

Rad=124.29'

ChBrg=57°38'30"

ChBrg=S61°31'45"E

Chord=119.83'

**Curve 4**

Arc=106.04'

Rad=116.26'

ChBrg=52°15'28"

ChBrg=S58°50'14"E

Chord=102.40'

**Easement Notes:**

Utility Easement along Former Orleans Street was retained by the City from Union Street to Gilliam Street

Access Easement along Former Carlisle Avenue was retained by the City from Union Street to Gilliam Street

Utility Easement along Former Carlisle Avenue was retained by the City from Union Street to Northampton Street as extended to TM # E000-1792/041 P/L (See DPW Drawing # N-23501)

**TOPOGRAPHIC SURVEY**

**MAP OF EXISTING CONDITIONS ON FIVE PARCELS OF LAND LYING WEST OF UNION STREET AND NORTH OF GODDIN STREET BEING THE FULTON HILL PROPERTIES IN THE CITY OF RICHMOND, VIRGINIA**

**GENE WATSON & ASSOCIATES, P.C.**

Land Surveyors

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CHESTER, VIRGINIA 23831

PH: 804-717-8225  
FX: 804-717-8227  
jack@genesurveys.com

**COMMONWEALTH OF VIRGINIA**

JACK B. GRIFFIN  
Lic. No. 92863  
11-17-2015  
LAND SURVEYOR

**SHEET 1/1**

**FILE: RCM-9010**