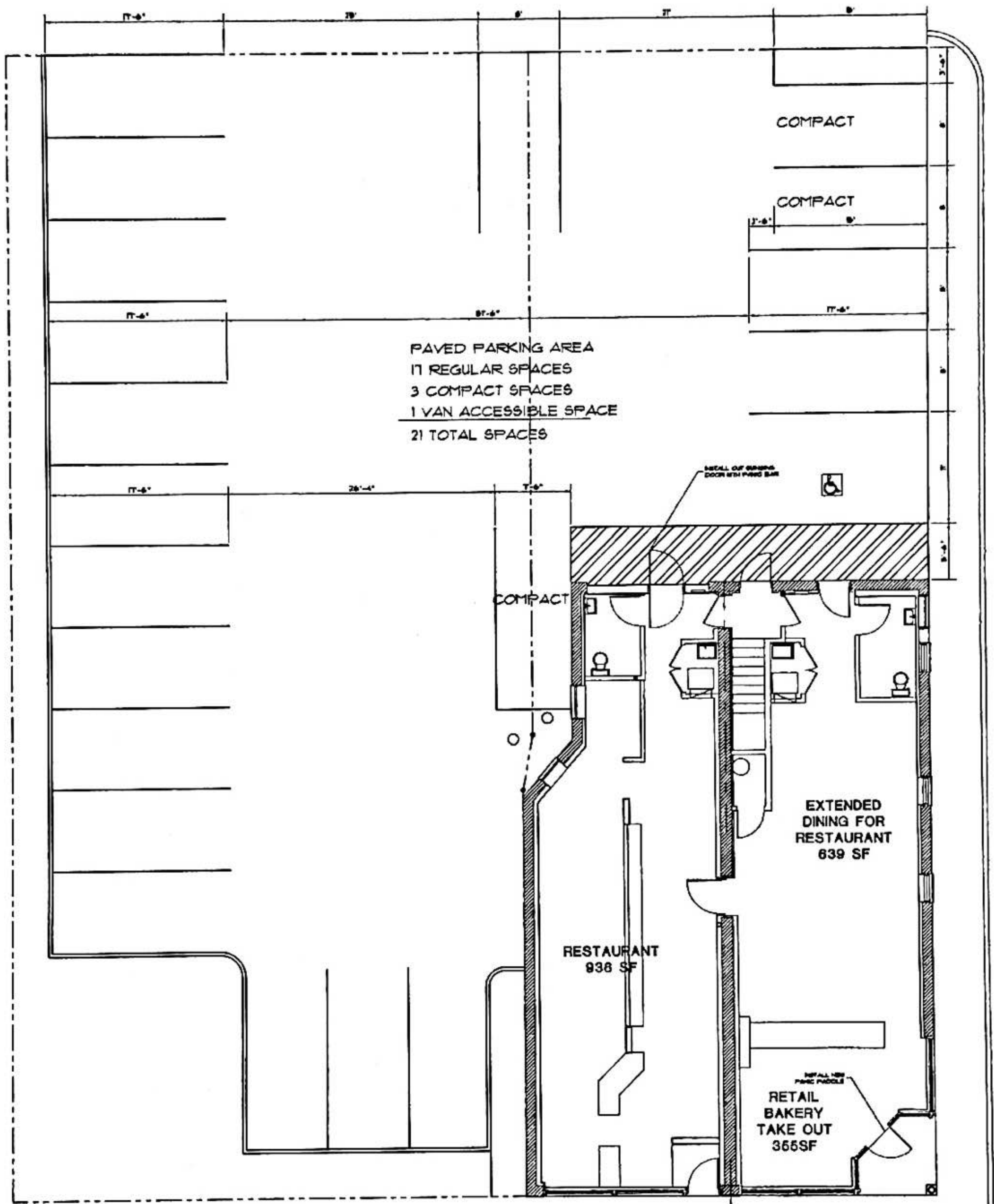


CITY ALLEY

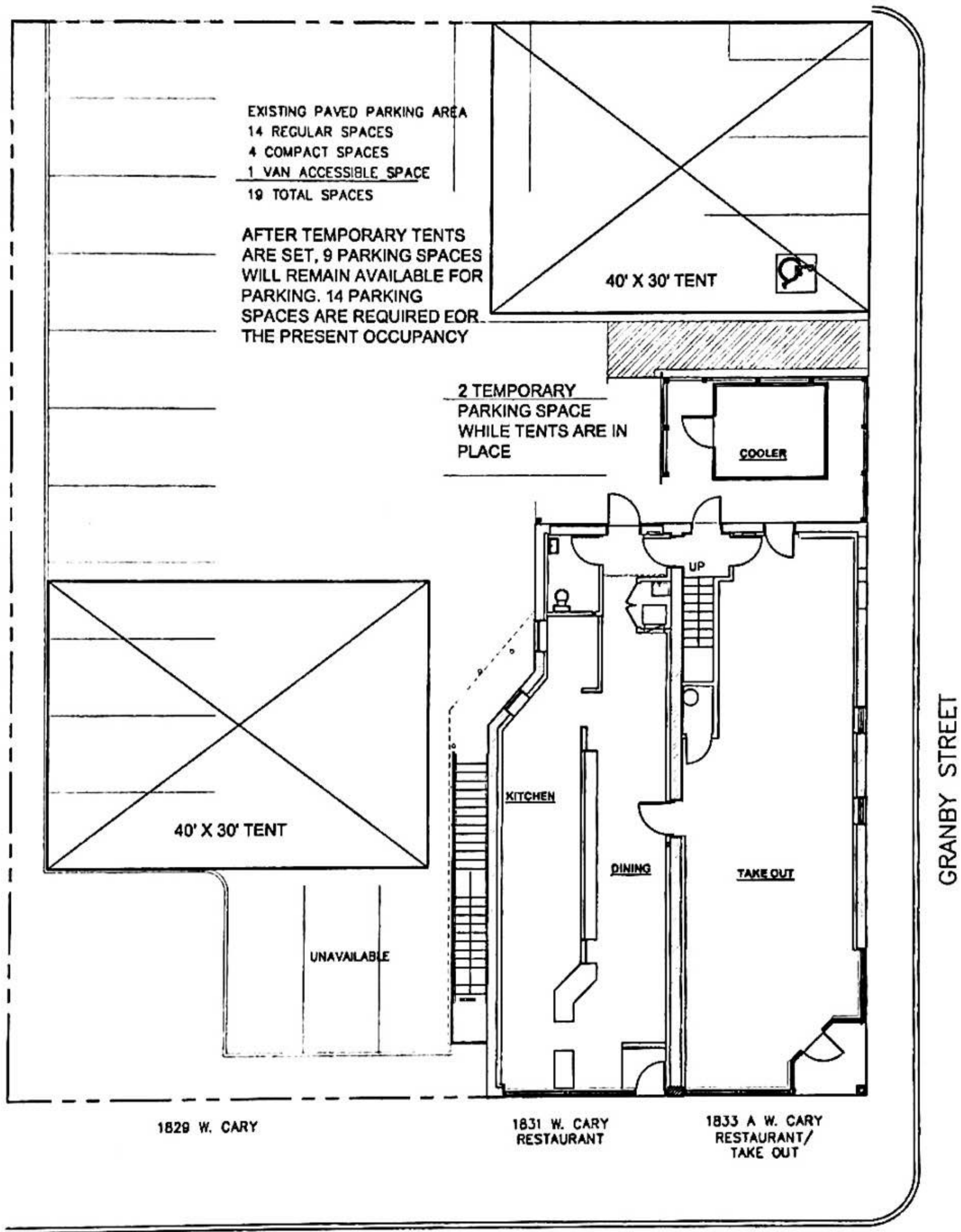


1829 W. CARY

1831 W. CARY
FIRST FLOOR
936 SF NET FLOOR AREA
1110 GSF

1833 A W. CARY
FIRST FLOOR
994 SF NET FLOOR AREA
1205 GSF

CITY ALLEY



EXISTING BUILDING OCCUPANCY

PUBLIC RESTAURANT USE 106 X 50% (COVID-19 LIMITED OCCUPANCY) =53
 PRIVATE FOOD PREP /CLASSROOM 15 X 50% (COVID-19 LIMITED OCCUPANCY) =8

PUBLIC USE TOILETS AVAILABLE 2 SINGLE USE TOILET ROOMS (TOILET AND SINK)
 PRIVATE USE TOILET AVAILABLE 1 SINGLE USE TOILET ROOM (FOR FOOD PREP/ CLASSROOM)
 RESTAURANT REQUIRED PUBLIC TOILETS 1 PER 75 OCCUPANTS PER VBC 2015

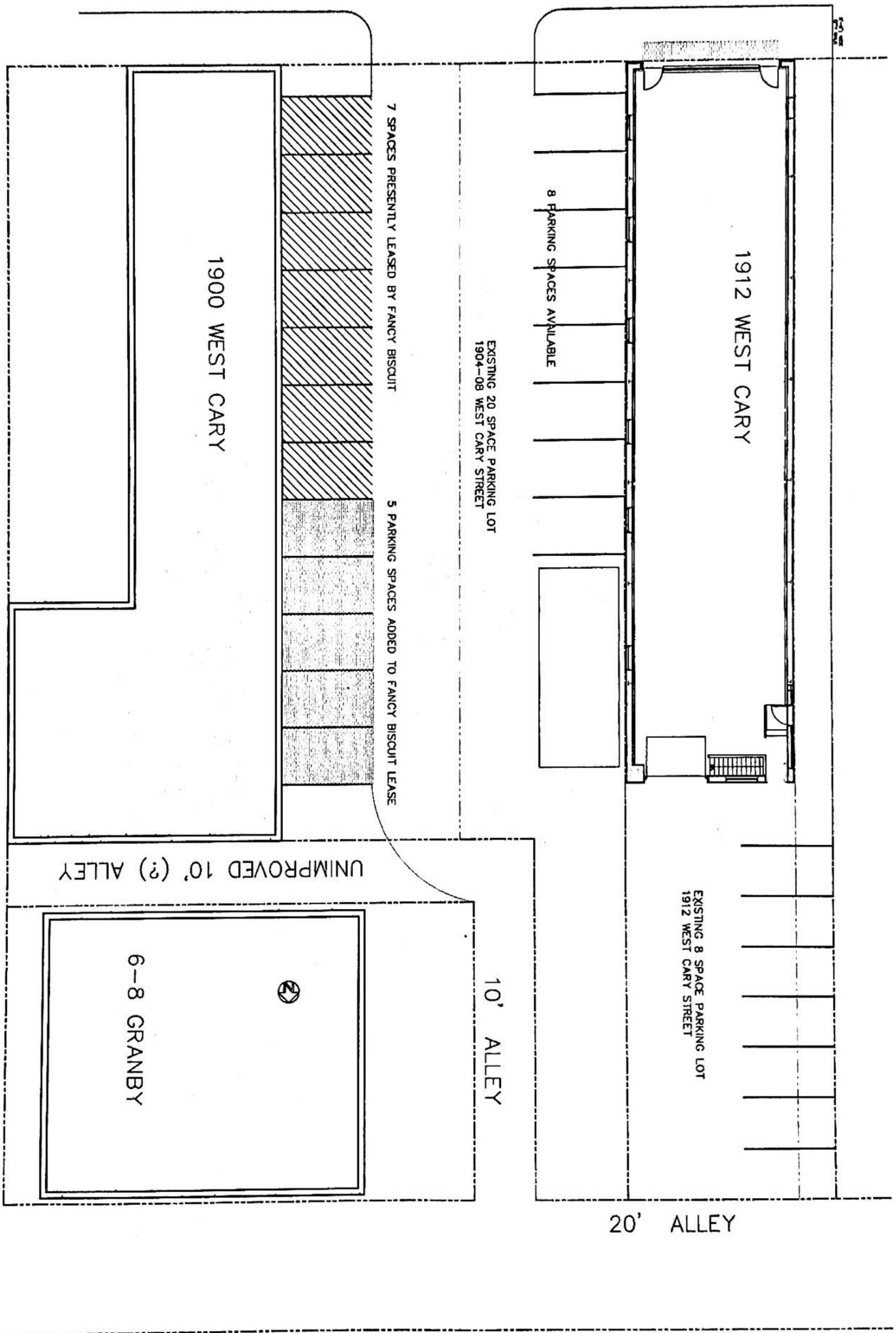
EXISTING 2 SINGLE USE TOILET ROOMS SATISFIES INTERIOR PUBLIC OCCUPANCY OF 53 + UP TO AN ADDITIONAL 97 EXTERIOR OCCUPANTS DURING COVID-19 RESTRICTIONS, TOTAL 150 OCCUPANTS

SITE PLAN FOR 1831-23 WEST CARY STREET ILLUSTRATING TENT LAYOUTS, REMAINING PARKING, AND OCCUPANCY.

AUGUST 24, 2020

IRBY ARCHITECTS, PC 804-869-9730





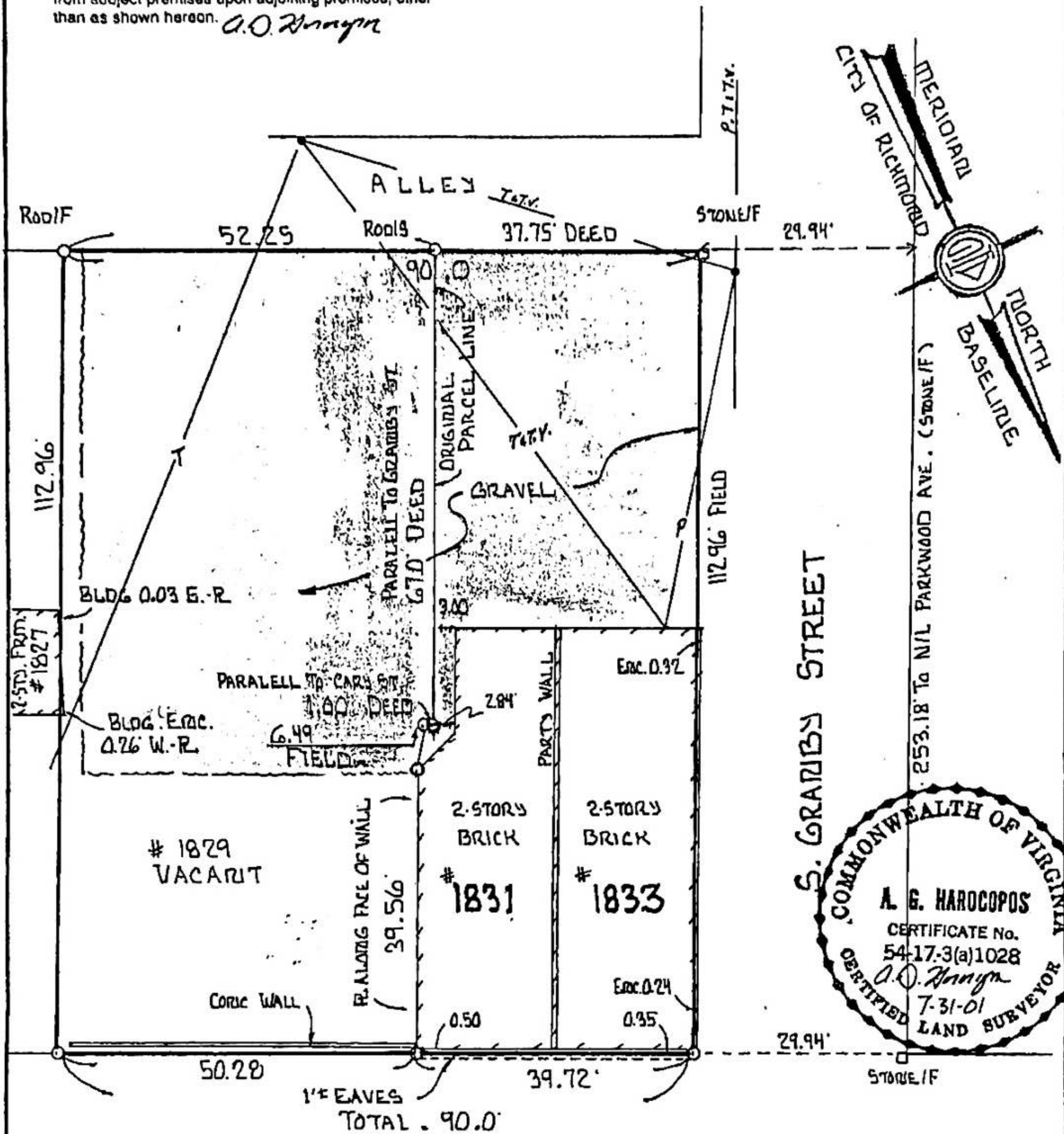
EXISTING PARKING SPACES
1904-12 WEST CARY STREET

SOUTH GRANBY STREET

This is to certify that on 7-31-01
 I made an accurate field survey of the premises
 shown hereon, that all improvements known or visible
 are shown hereon, that there are no encroachments
 by improvements either from adjoining premises, or
 from subject premises upon adjoining premises, other
 than as shown hereon. *A.O. Harco*

NOTE: THIS LOT APPEARS TO
 BE IN HUD FLOOD ZONE
 C AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
 510129-0010 C

NOTE:
 This survey has been prepared without
 the benefit of title report and does not
 therefore necessarily indicate all
 encumbrances on the property.



S. GRADY STREET

W. CARY STREET

SURVEY OF
 LOT & IMPROVEMENTS THEREON LOCATED AT
 #1829, #1831, #1833 W. CARY STREET
 RICHMOND, VIRGINIA

NOTE: PLAT PREPARED FOR THE
 EXCLUSIVE USE OF SHANE L.L.C.

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

5700-B HOPKINS RD. RICHMOND, VA 23234
 Office 271-4734

Scale 1"=20' Date 7-31-01 Drawn by G.A.H.



J.M. 30933