

INTRODUCED: March 10, 2026

AN ORDINANCE No. 2026-060

To authorize the conditional use of the property known as 110 North 18th Street for the purpose of a nightclub, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 13 2026 AT 6 P.M.

WHEREAS, the owner of the property known 110 North 18th Street, which is situated in a B-5 Central Business District, desires to use such property for the purpose of a nightclub, which is currently allowed only by approval of a conditional use permit by City Council pursuant to section 30-442.1:1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 30-1045.5 of the Code of the City of Richmond (2020), as amended, it has been made to appear that, if granted pursuant to the terms and conditions set forth in this ordinance and Chapter 30, Article X, Division 5.1 of the Code of the City of Richmond (2020), as amended, the conditional use permit granted by this ordinance will not be contrary to the general purposes of chapter 30 of the Code of the City of Richmond (2020) as stated

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

in section 30-100 of the Code of the City of Richmond (2020), as amended; will not be in conflict with the objectives and policies of the master plan for the city; will conform with all applicable sections of Chapter 30, Article X of the Code of the City of Richmond (2020),as amended, and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; will not have an undue adverse effect on the public health, safety or general welfare; will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district; will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting; and will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has

conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1045.5 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the conditional use set forth in and subject to the terms and conditions of this ordinance will not be contrary to the general purposes of Chapter 30 of the Code of the City of Richmond (2020), as amended, as stated in section 30-100; will not be in conflict with the objectives and policies of the master plan for the City; will conform with all applicable sections of Chapter 30, Article X of the Code of the City of Richmond (2020), as amended, and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; will not have an undue adverse effect on the public health, safety or general welfare; will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district; will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation,

driveways, signage and lighting; and will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located.

§ 2. **Grant of Conditional Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 110 North 18th Street and identified as Tax Parcel No. E000-0130/017 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 110 N. 18th Street & No. 118 N. 18th Street, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated March 21, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a nightclub, hereinafter referred to as “the Conditional Use,” substantially as shown on the plans entitled “DreamHaus Floor Plan,” prepared by DreamerFX Studios, LLC, and dated October 3, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a conditional use permit for the Property. The conditional use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This conditional use permit is conditioned on the following special terms and conditions:

(a) Pursuant to section 30-442.1:1 of the Code of the City of Richmond (2020), as amended, the Conditional Use of the Property shall be as a nightclub, substantially as shown on

the Plans.

(b) Operation of the conditional use permit shall be conducted strictly in accordance with the document entitled “DreamHaus Management & Operations Plan,” prepared by Vincent Venuti and DreamerFX Studios, LLC, and dated October 3, 2025, a copy of which is attached to and made part of this ordinance.

(c) Notwithstanding anything to the contrary in section 3(b) above, the hours of operation for the Conditional Use shall be from 12:00 midnight until 2:00 a.m., Wednesday through Sunday. The Conditional Use shall not operate between the hours of 2:00 a.m. and 6:00 a.m. daily.

(d) Patron queuing on the exterior of the building shall only be permitted directly adjacent to the building wall and without any improvements, temporary or otherwise, unless said improvements are approved according to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) Operation of the Conditional Use does not constitute an exemption to providing sound control; the nightclub use shall be conducted strictly in accordance with Chapter 11, Article II of the Code of the City of Richmond (2020), as amended.

(f) Notwithstanding anything to the contrary in section 30-1045.10 of the Code of the City of Richmond (2020), as amended, this conditional use permit shall be valid for a period of 548 calendar days from the date of issuance of a certificate of occupancy as described in section 6 below and shall terminate and become null and void upon the expiration of such period of validity.

§ 4. **Supplemental Terms and Conditions.** This conditional use permit is conditioned on the following supplemental terms and conditions:

(a) Facilities for the collection of refuse shall be provided in accordance with the

requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(b) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(c) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This conditional use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this conditional use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this conditional use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1045.14 through 30-1045.18 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the conditional use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this conditional use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a certificate of occupancy for the Conditional Use, substantially in accordance with the Plans for the Conditional Use, subject to the terms and conditions set forth in this ordinance. Notwithstanding anything to the contrary in section 30-1045.9 of the Code of the City of Richmond (2020), as amended, an application for the certificate of occupancy shall be made within 365 calendar days following the date on which this ordinance becomes effective. If either the application for the certificate of occupancy is not made within the time period stated in the previous sentence, this ordinance and the conditional use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: November 6, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the conditional use of the property known as 110 North 18th Street for the purpose of a nightclub, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Conditional Use to authorize a nightclub to extend the hours permitted for alcohol sales and late-night performances. The proposed entertainment activities, hours of operation, and alcohol sales at certain times of day within a restaurant are considered, by the Zoning Ordinance, to be nightclub activities. A conditional use permit is therefore required.

BACKGROUND: The property is located in the Shockoe Bottom neighborhood on North 18th Street between East Frankline and East Grace Streets. The property is currently a 5,920.5 sq. ft. (.136 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is defined as “Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.” (p. 64)

Intensity: Buildings typically a minimum height of five stories. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government. (p. 64)

The current zoning for this property is B-5 Central Business District. Adjacent properties are located within a mix of zones including B-5 Central Business District and R-63 Multifamily Urban Residential District to the West and East respectively. The area is generally commercial and restaurant uses, with multifamily in the vicinity.

COMMUNITY ENGAGEMENT: Shockoe Partnership Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$1500 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 10, 2026

CITY COUNCIL PUBLIC HEARING DATE: April 13, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission April 7, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 110 N. 18th St., Richmond, VA APARTMENT NO/SUITE _____

APPLICANT'S NAME: J. Vincent Venuti EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): DreamerFX Studios, LLC, D.B.A. DreamHaus

SUBJECT PROPERTY OR PROPERTIES: 110 N. 18th St. Richmond, Virginia 23223

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning, Conditional Use Permit
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Bakery Annex LLC

PROPERTY OWNER ADDRESS: 1553 E Main Street, Richmond, VA 23219

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: 804-920-3839

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

DreamHaus Management & Operations Plan

Prepared by: Vincent Venuti, Owner & Manager

Date: October 3, 2025

Prepared by: DreamerFX Studios, LLC

Definition of **Cabaret - Style Immersive Entertainment:**

Definition: Cabaret-Style Immersive Entertainment

Cabaret, for the purposes of DreamHaus, refers to a **form of live, small-scale performance art** combining elements of music, dance, theater, comedy, and improvisation, presented in an intimate setting where audiences are typically seated at tables, or in standing room, with food or beverage service. Performances are **theatrical and narrative in nature**, often involving costumes, choreography, and artistic expression intended to **entertain, evoke emotion, and celebrate performance culture**.

Cabaret as practiced at DreamHaus may include:

- **Burlesque and Variety Acts** that celebrate vintage performance traditions, humor, parody, and glamour through costuming and dance—not nudity or erotic conduct.
 - **Drag Performances** focused on gender expression, fashion, lip-syncing, comedy, and musical performance.
 - **Comedy, Music, and Spoken Word** performances that contribute to the immersive, narrative nature of the venue.
 - **Immersive Theater** pieces in which performers interact with guests to advance a storyline or theme in a controlled, structured way.
 - **Circus** performances that highlight human skill and strength including aerial performance, juggling, pole performance (costumed), acrobatics, illusion, Magic, Comedy, Improv, Strength Showcase
-

Distinction from “Adult Entertainment Establishment”

Under the **City of Richmond Zoning Ordinance, §30-1220 (“Adult Entertainment Establishment”)**, an *adult entertainment use* is defined as any business that:

“Regularly features live performances characterized by the exposure of specified anatomical areas or by specified sexual activities.”

DreamHaus **does not** meet this definition in any way.

- **No nudity or sexual acts** occur during performances. Performers are costumed appropriately for public performance and in compliance with Virginia ABC and local ordinances.
- The **purpose** of the entertainment is *artistic and expressive*, not prurient. Burlesque performances, when presented, are conducted as **comedic or theatrical tributes** to classic performance traditions, featuring suggestive humor or vintage glamour but without explicit sexual content.
- The **venue layout and operations** are consistent with a live theater or dinner-show format, not an adult-oriented business: patrons remain seated, tickets are required, lighting is theatrical (not exotic dance lighting), and shows follow a scripted or choreographed format.
- **Admission and marketing materials** focus on performance art, storytelling, and creative nightlife—not adult entertainment.

Overview of Use

DreamHaus is a **cabaret-style immersive theater and social lounge**, functioning as a small-scale, performance-oriented cultural venue. The primary purpose of the space is to host **live, seated, ticketed performances**—including cabaret, drag, burlesque, circus, live music, spoken word, immersive dinner shows, and theatrical events—where **the performance is the central use**, and food and beverage service are incidental to the entertainment experience.

This use aligns most closely with the definitions of “**theater**” and “**assembly use**” under the Richmond Zoning Ordinance, as the venue is designed and operated for **live performances before a seated & standing room audience** rather than for general patron dancing or late-night alcohol service.

Zoning Classification and Alignment

Under **Chapter 30, Article VI of the City of Richmond Zoning Ordinance**, the DreamHaus concept fits the intent and scope of the following use categories:

1. Theater / Assembly Use (Primary Use)

Defined as:

“A building or part of a building used for the presentation of live performances or motion pictures to an audience, including accessory food and beverage service incidental to the entertainment use.”

DreamHaus fully satisfies this definition. The space includes a raised stage, sound and lighting equipment, and fixed cabaret seating oriented toward performance. Alcohol sales are accessory to the entertainment function, not the primary business activity.

2. Restaurant / Lounge (Accessory Use)

Defined as:

“An establishment where food or beverages are sold for consumption on the premises, which may include entertainment that is clearly incidental and subordinate to the principal use.”

DreamHaus will include a small, limited-service bar (Beer & Wine + N/A beverages) to accommodate guests during performances and intermissions. Beverage service supports the overall theatrical experience in the manner of a traditional cabaret or supper club.

3. Nightclub

Defined as:

“An establishment providing entertainment such as live music or dancing and which permits dancing by patrons, typically operating after midnight and emphasizing alcohol service.”

While there is **no dance floor** and **no emphasis on alcohol or late-night operations**, **the conditional use is defined as nightclub due to sale of alcohol after midnight**. Events are structured, seated, ticketed with specific showtimes, and patrons are expected to remain seated during performances.

Operational Details

- **Hours of Operation:** Typically between **6:00 PM and 12:30 AM**, with limited late shows until 2:00 AM subject to CUP or zoning approval.
- **Occupancy:** Approximately **40 –100+ guests** based on the cabaret-style seating layout.

- **Sound Management:** All amplified sound is interior and managed via professional-grade mixing and acoustic isolation; there is no outdoor or exterior speaker use.
 - **Security & Safety:** DreamHaus meets all **fire code, life safety, and ADA** requirements, including fire-rated fabrics (IFR), emergency exits, sprinkler coverage, and accessible routes.
 - **Alcohol Service:** Accessory to performance; all staff will be ABC-trained and compliant.
 - **Food Service:** Simple menu of small plates and desserts (spuntini and dolci (desserts)) prepared under the appropriate health permit.
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Character of the Use

DreamHaus will evoke the ambiance of a **vintage Vaudeville Cabaret**—a seated, dimly lit venue featuring intimate performances with theatrical lighting, costume, and storytelling. The audience experience is immersive but controlled, with actors and musicians performing in close proximity to the guests and around the venue floor. This intimate layout promotes cultural engagement, artistic expression, and safe, inclusive nightlife.

Neighborhood Compatibility and Public Benefit

DreamHaus supports the **City's vision for a vibrant, mixed-use Shockoe Bottom** by activating a currently underutilized commercial space with consistent, low-impact nighttime activity. The venue contributes to the **arts, tourism, and economic vitality** of downtown Richmond while maintaining a focus on **public safety, walkability, and local creative employment**.

- **Low-Impact Traffic and Noise:** Limited capacity and controlled hours minimize disturbances.
 - **Cultural Revitalization:** Aligns with Richmond's Downtown Master Plan goals for cultural corridors and small business growth.
 - **Community Partnerships:** DreamHaus will collaborate with local artists, hospitality workers, and adjacent venues to promote safe, inclusive arts engagement.
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Summary Definition for Zoning Purposes

DreamHaus is best classified as a “Cabaret-Style Immersive Theater,” a small-scale assembly use designed for live, seated performances with accessory food and beverage service. The establishment is not a nightclub; it functions as a performance venue where artistic presentation is the primary use and alcohol service is subordinate.

1. Staffing Levels

DreamHaus will maintain the following staff during standard operations:

- 4 Bartenders
 - 1 Busser
 - 1 Chef
 - 1 Marketing Staff
 - 1 Box Office Staff
 - 1 Security Officer (increasing to 2 or 3 if necessary based on demand)
-

2. Hours of Operation

- **Hours of Operation:** DreamHaus intends to operate **6:00 PM – 1:00 AM, Wednesday through Sunday**, with occasional limited use on Mondays and Tuesdays for community meetings, rehearsals, or private rentals. Additionally, on weekends (Saturday & Sunday), we plan to host daytime programming from **9:00 AM – 4:00 PM**.
-

3. ABC License

DreamHaus will operate under a **Beer & Wine On- and Off-Premises License**, with the **Artistic Carve-Out (3-VAC-5-50)** provision.

- DreamHaus will comply with the \$2,000 monthly food and beverage revenue requirement, available for review upon request by an ABC officer.
- Alcohol Sales will be from 6:00 pm - 12:30, with last call taking place at 12:15am
 - On Weekends, Saturday &/or Sundays, we will be serving alcohol sales 10:00am - 3:30 pm for events/shows

- In efforts to reduce crime, and influence safety, DreamHaus will not be serving spirits/liquor
-

4. Floor Plan

A detailed floor plan is attached, showing:

- Table and seating capacity
 - Stage, bar, lobby/box office, green room, and restrooms
 - Emergency exits
-

5. Use of Upper Floors & Ingress/Egress

The **upper floor** will be used solely for:

- Restrooms
- Main office

Ingress and egress will be via the stairwell, with exits clearly marked.

6. Trash & Refuse Management

- DreamHaus will utilize the receptacles located at **The Bakery apartment complex**, per the building owner's instructions.
 - Trash will be contained in these receptacles, screened from public view.
 - Daily litter checks will ensure the surrounding areas remain clean and in alignment with the **Shockoe Shine initiative** for neighborhood cleanliness.
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7. Parking

- Onsite parking will be available for **employees and vendors only**.

- Patrons will utilize **public street parking** in the area.
-

8. Security Plan

Staffing & Presence

- One security officer will be stationed at the **front box office/lobby** (main patron entrance).
- Security presence will increase to **two officers** if needed.
- Security will be onsite nightly from **7:00 PM – 1:00 AM**.

System & Equipment

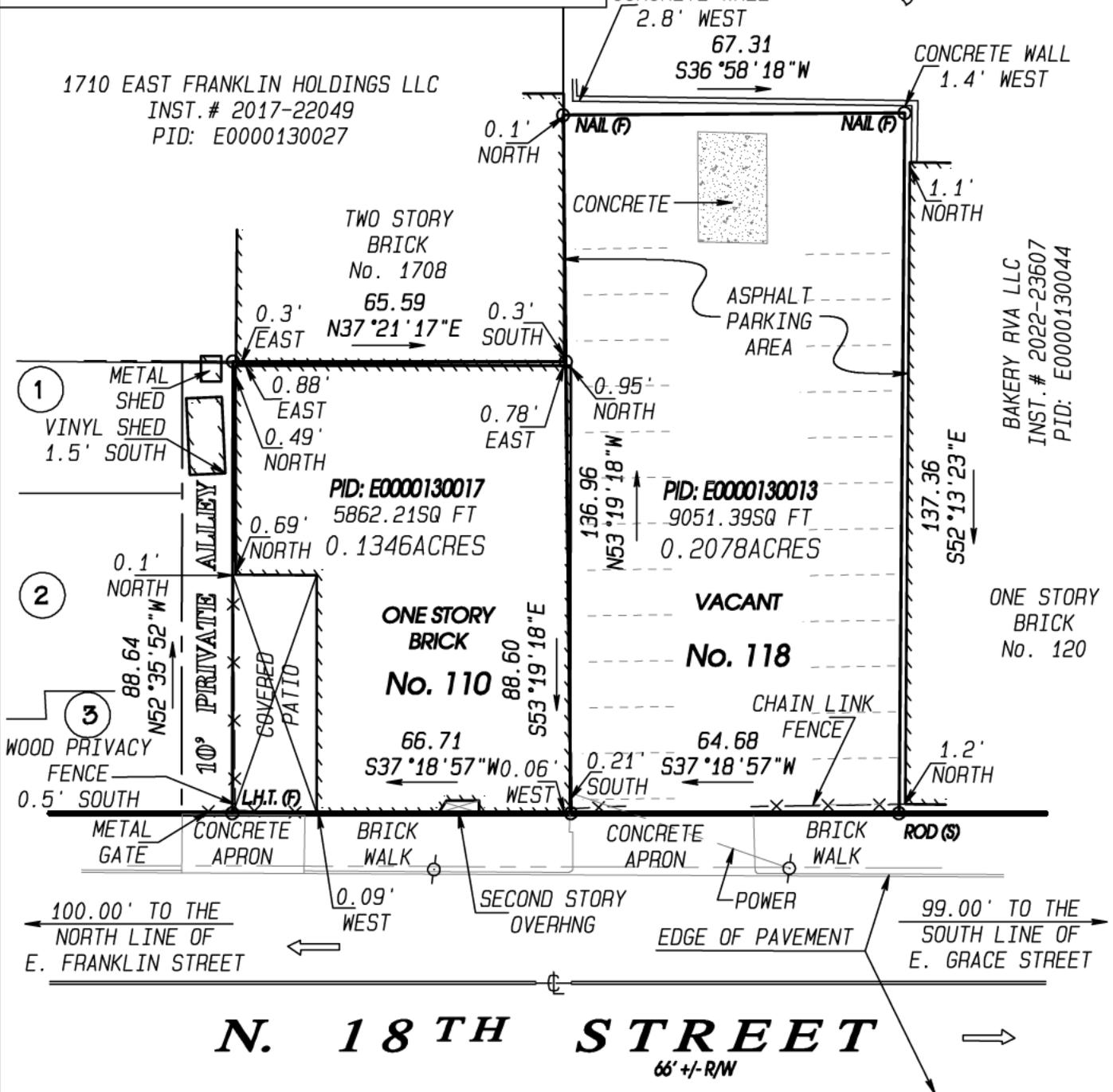
- **Simplisafe security system** with immediate emergency dispatch.
 - **4 Door sensors** (covering all entrances/exits).
 - **8 Security cameras** covering all public spaces, with 30-day recording and two-way audio.
 - **ID checks** at the main entrance box office.
 - **Architectural safety lighting** installed at the main entrance.
 - **Clearly marked emergency exit signage** throughout the venue.
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9. Crowd Control & Disturbance Procedures

- **Stanchions** will be used at the box office entrance to manage patron lines.
- A **head counter system** will be maintained at the entrance to ensure capacity compliance.
- Any disturbances that threaten the safety of patrons, staff, or neighbors will be:

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: RICHMOND CHEERS PROPERTIES LLC INST.# 2009-11595

- 1 Parcel ID: E0000130025 C/O-BELLOS LLC
1712 FRANKLIN ST
- 2 Parcel ID: E0000130024 C/O-VIRGINIA INTERFAITH CENTER FOR PUBLIC POLICY
1716 E Franklin St
- 3 Parcel ID: E0000130022 C/O-STEVENS JOSEPH E
104 N 18th St



PLAT SHOWING IMPROVEMENTS ON No. 110 N. 18TH STREET & No. 118 N. 18TH STREET, IN THE CITY OF RICHMOND, VIRGINIA.

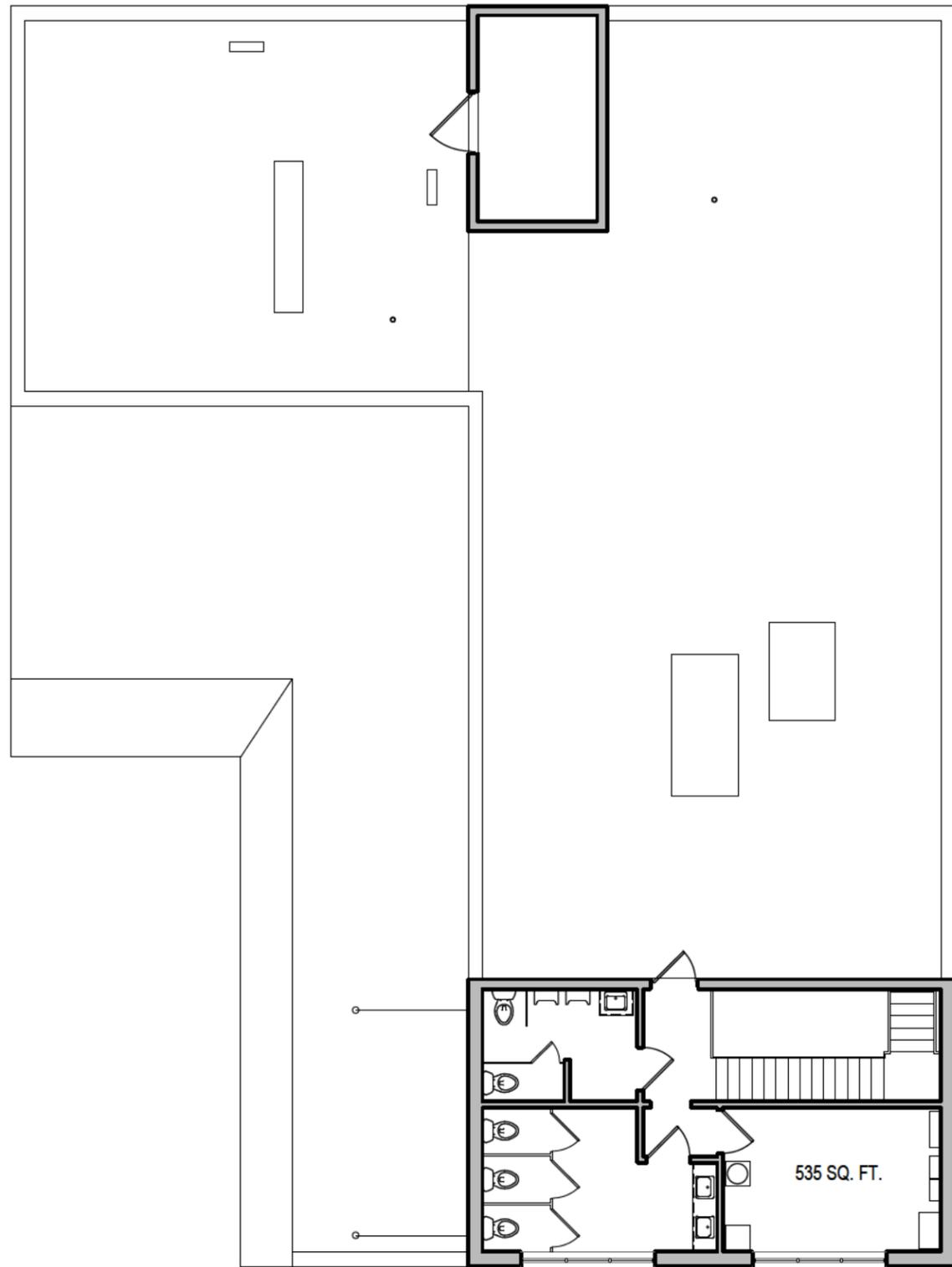


THIS IS TO CERTIFY THAT ON MARCH 21, 2025, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 30'

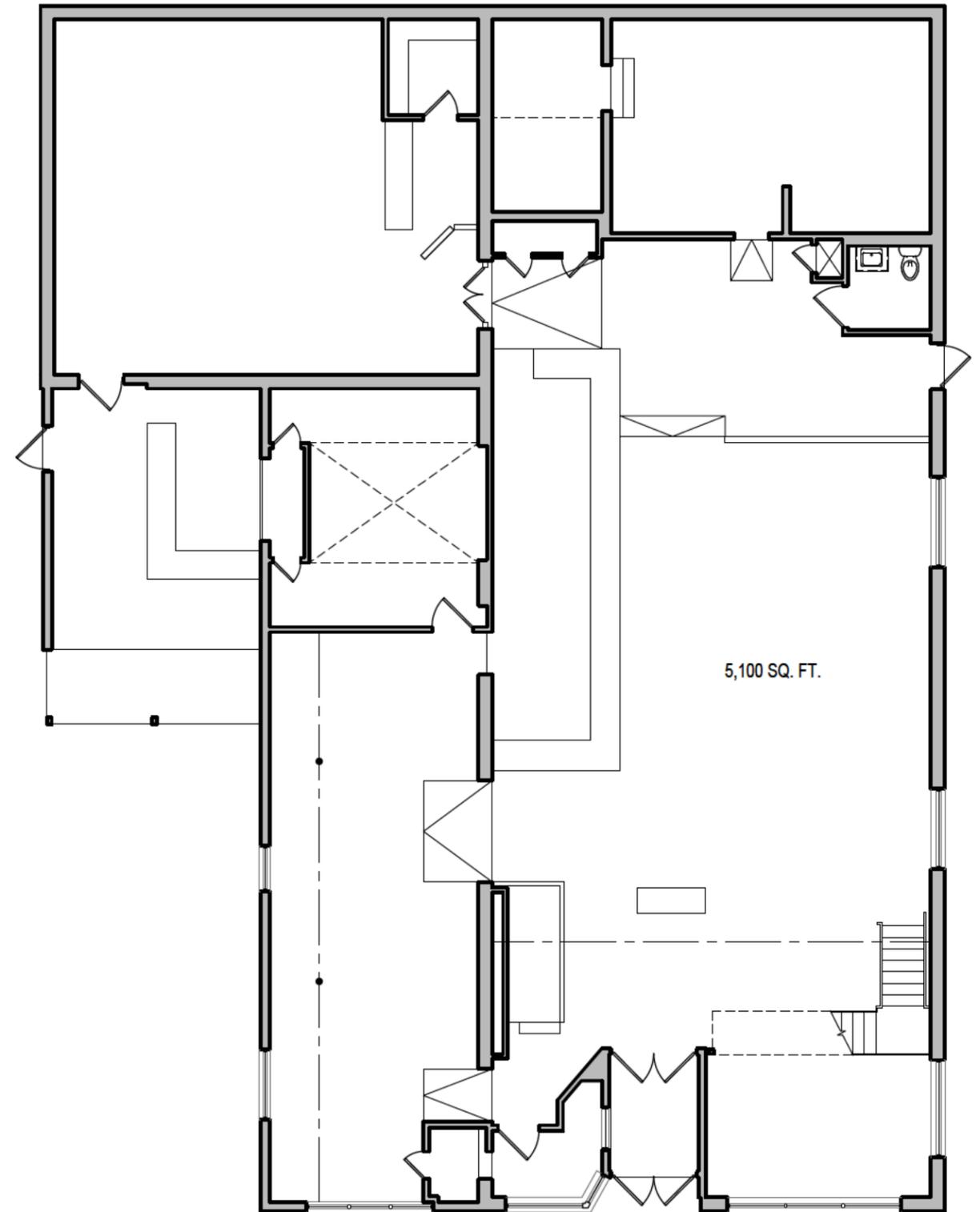
McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 89120210



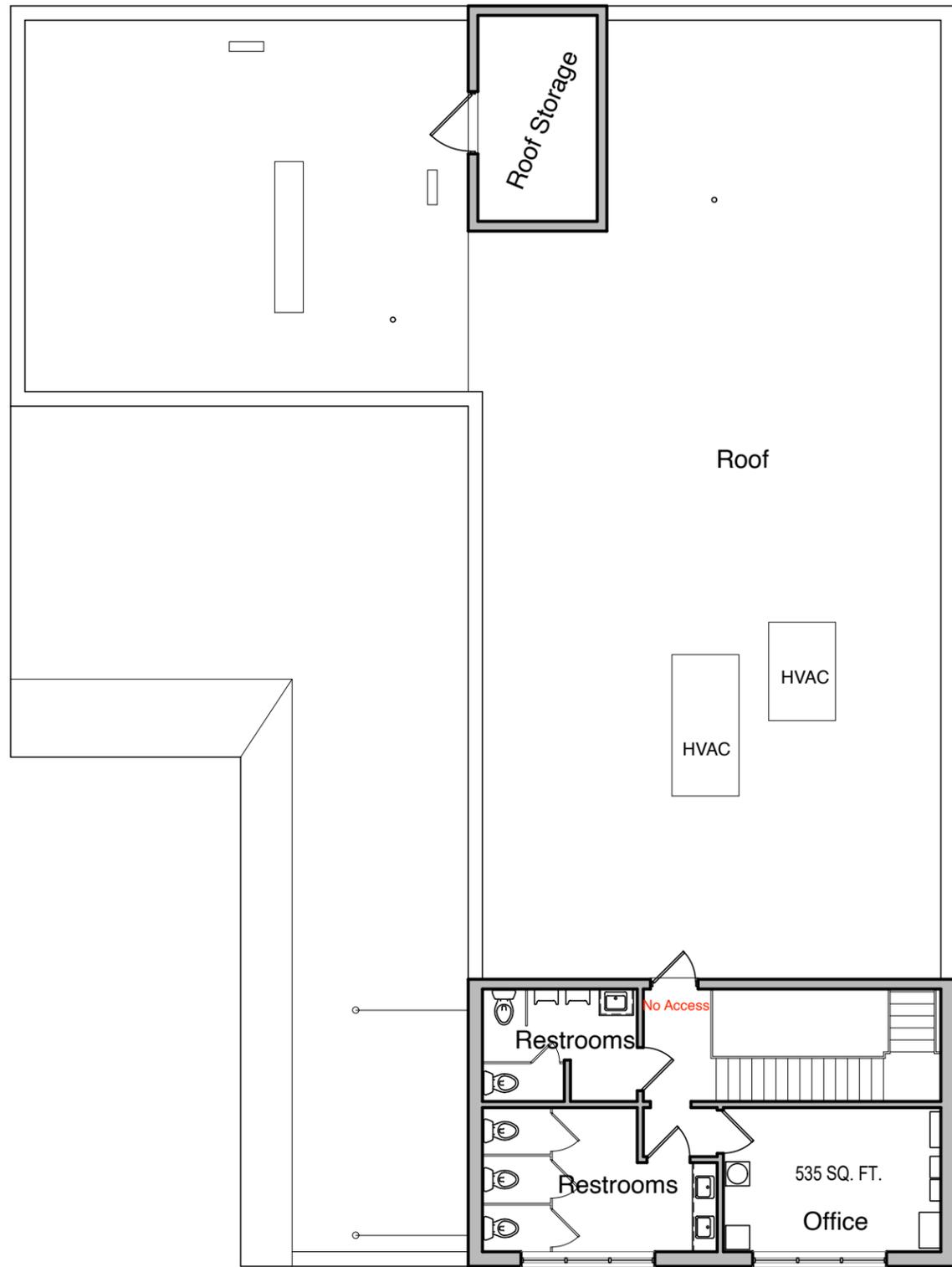
SECOND FLOOR
SCALE 3/32" = 1'-0"



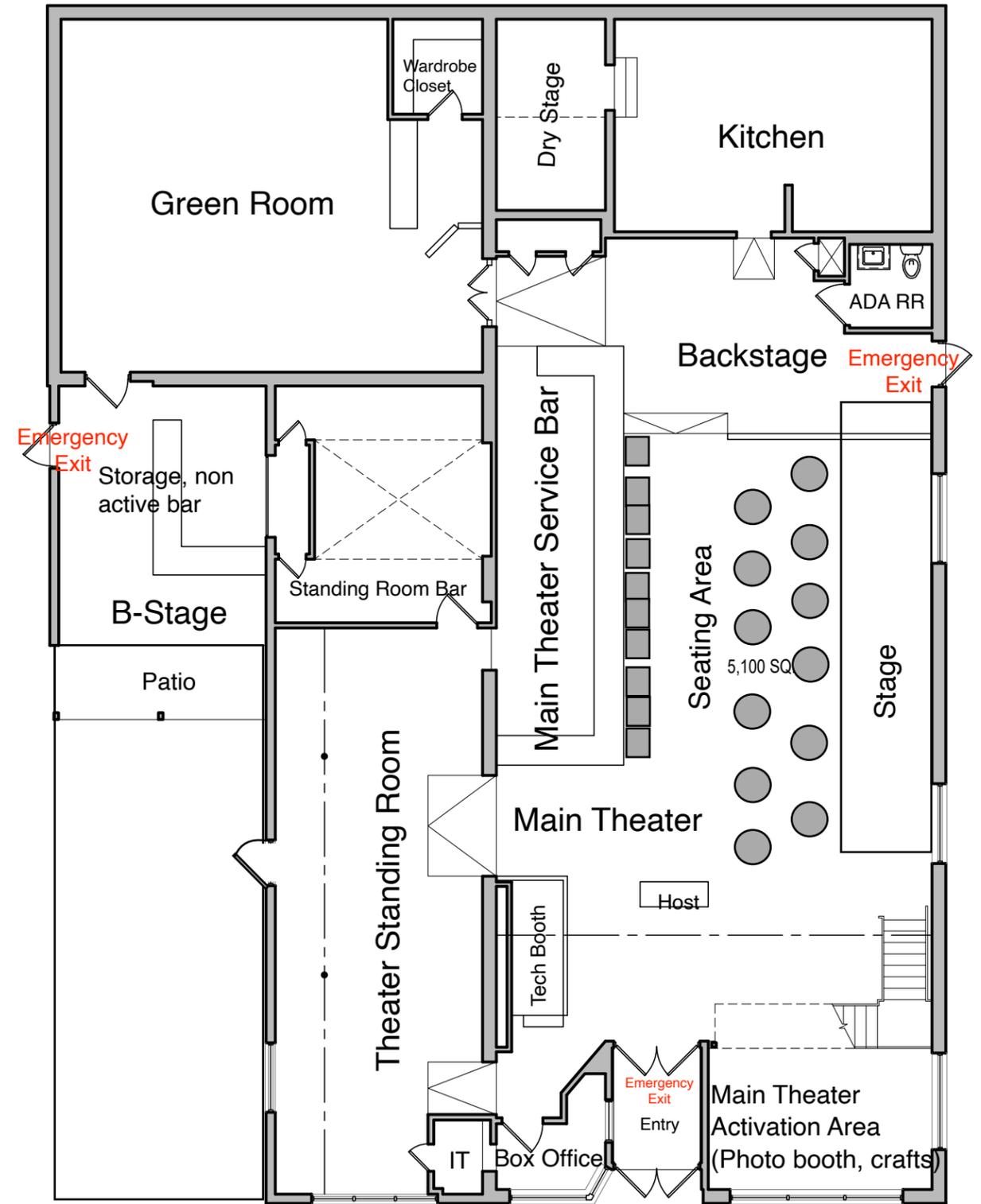
FIRST FLOOR
SCALE 3/32" = 1'-0"

DreamHaus Floor Plan,
10/3/2025, Prepared by DreamerFX Studios, LLC

- = Chair (Bar seating @10-12x)
- = 12x, 2 top table, total: 24x seated



SECOND FLOOR
SCALE 3/32" = 1'-0"



FIRST FLOOR
SCALE 3/32" = 1'-0"