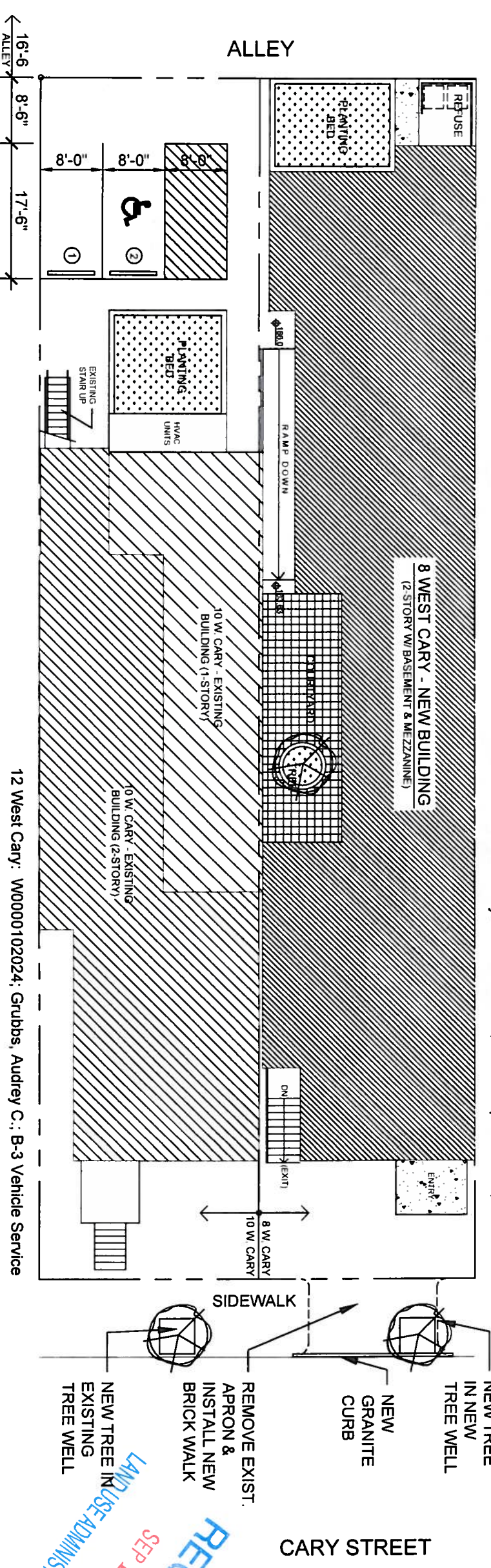
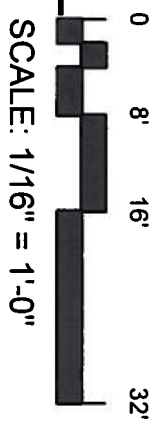


6 West Cary: W0000102021; Stahr Properties LLC; B-3 Office

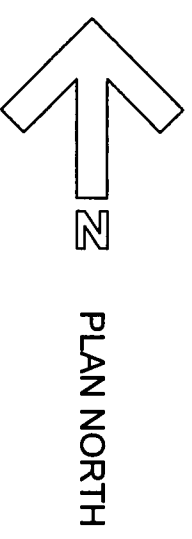
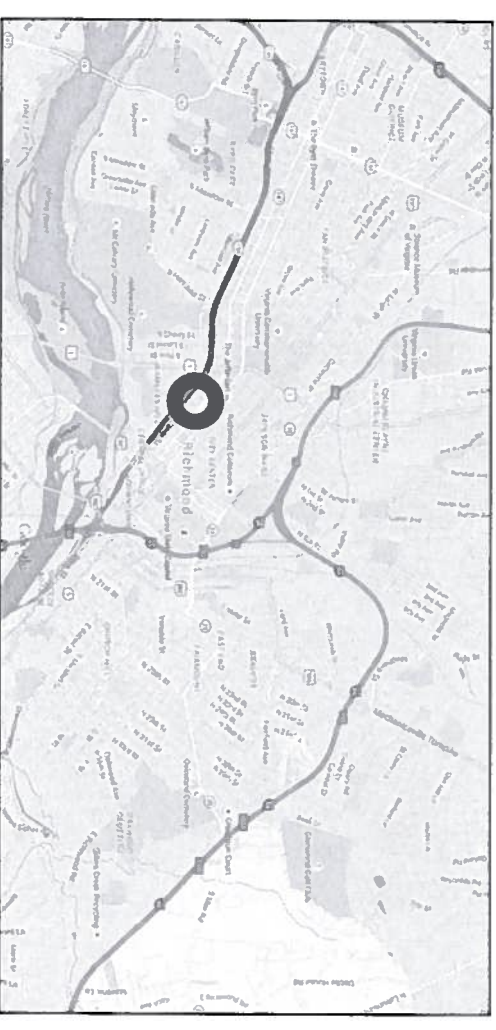


RECEIVED
SEP 17 2015
LAND USE ADMINISTRATION

SITE PLAN



VICINITY MAP



PROJECT INFO

Building Owner: Mofo Realty LLC
 Use: Offices for West Cary Group
 Architect: Johannas Design Group
 Zoning District: B-3
 8 W. Cary Parcel SF: 4,285 SF
 10 W. Cary Parcel SF: 4,468 SF
 8 W. Cary Bldg. Area: 3,016 SF
 10 W. Cary Bldg Area: 2,477 SF
 TOTAL 8-10 PARCEL SF: 8,753 SF
 TOTAL 8-10 BLDG AREA: 5,493 SF
 TOTAL 8-10 OPEN SPACE: 3,260 SF

NOTE:
 'Building Area' and 'Floor Area' are used as defined in the City of Richmond Zoning Ordinance.

DRAWING INDEX

- CS SITE PLAN & PROJECT INFO
- A1 BUILDING ELEVATIONS
- A2 BUILDING ELEVATIONS
- A3 BASEMENT & 1ST FLOOR PLANS
- A4 2ND FLOOR & MEZZANINE PLANS

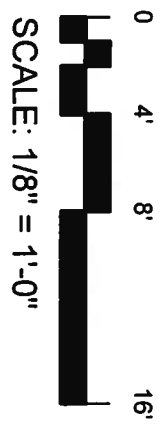
8 W. Cary Apt. Floor Area: 518 sf
 8 W. Cary Office Floor Area: 8,266 sf
 Total 8 W. Cary Floor Area: 8,784 sf
 10 W. Cary Apt. Floor Area: 406 sf
 10 W. Cary Office Floor Area: 3,602 sf
 Total 10 W. Cary Floor Area: 4,008 sf

PARKING SPACES PROVIDED: 2
 Parking Requirement per Zoning:
 Residential: 0 (w/in the 3 unit limit)
 Office: 32
 (22 for 8 W. Cary & 10 for 10 W. Cary)

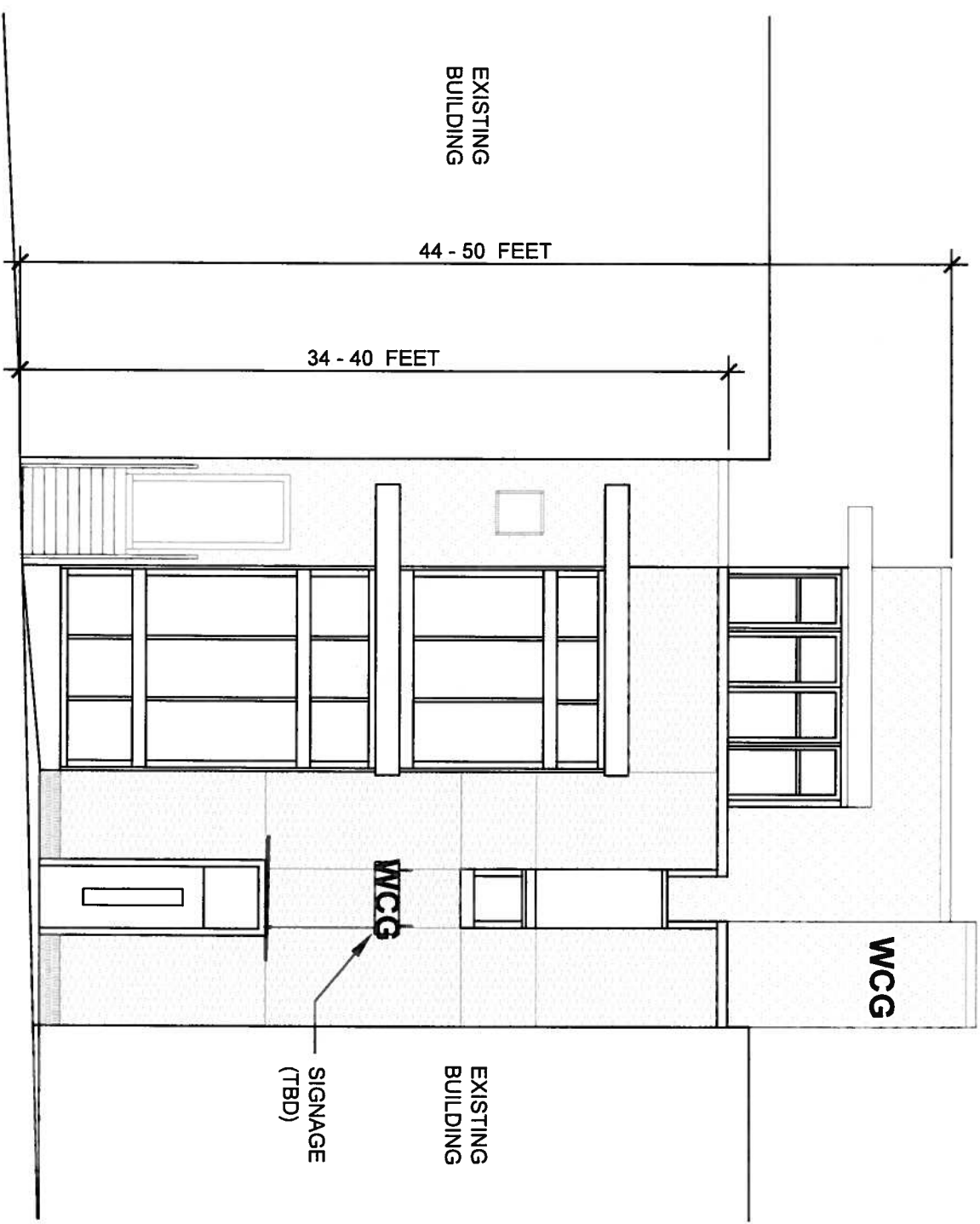
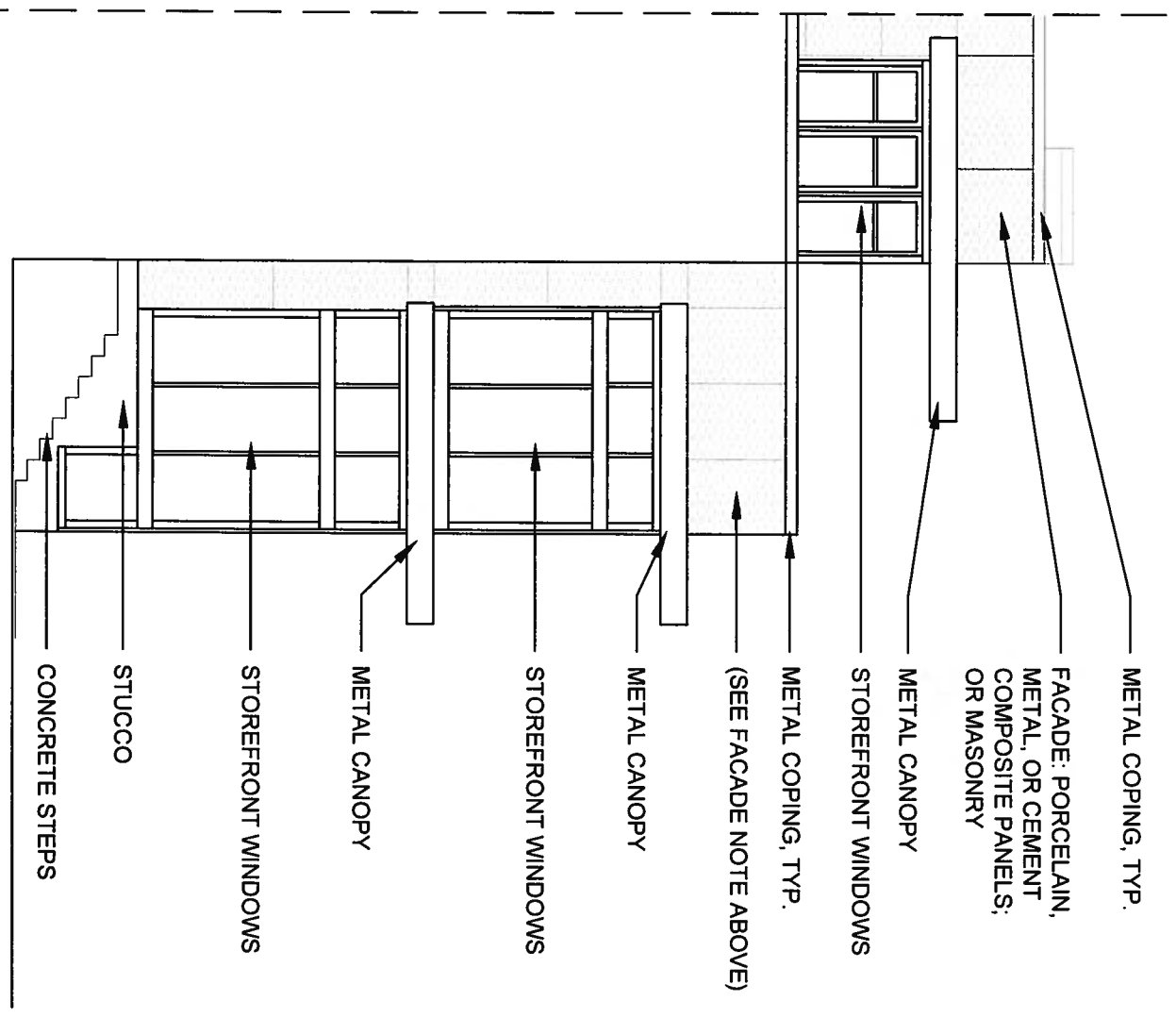
DATE: 9/17/2015
 PROJECT NO: 1485
 SHEET NO

CS

REVISIONS



TYPICAL EXTERIOR NOTES



MATCHLINE - SEE DWG A2

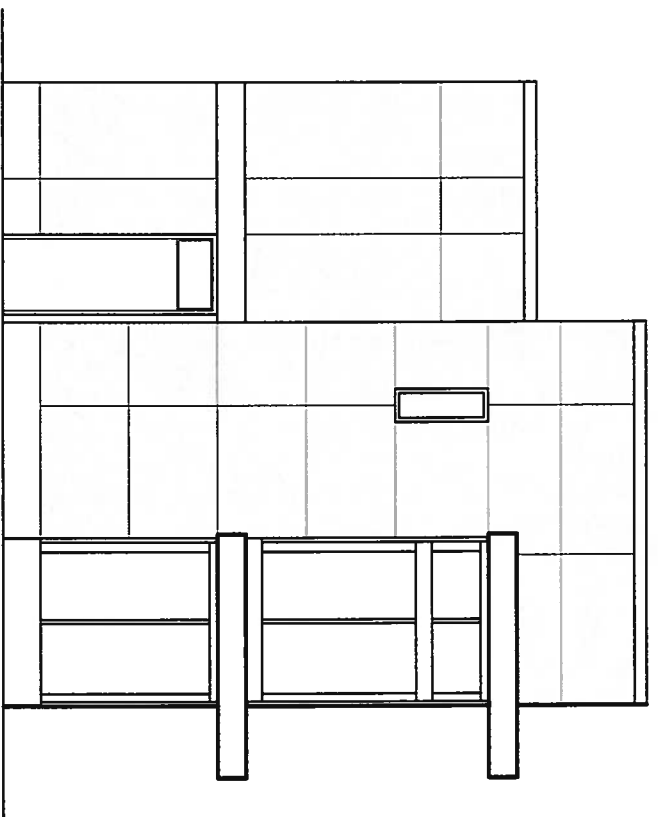
WEST ELEVATION (PARTIAL)

1/8"=1'-0"

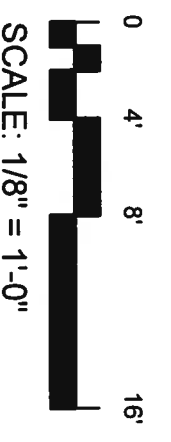
SOUTH ELEVATION (CARY ST.)

1/8"=1'-0"

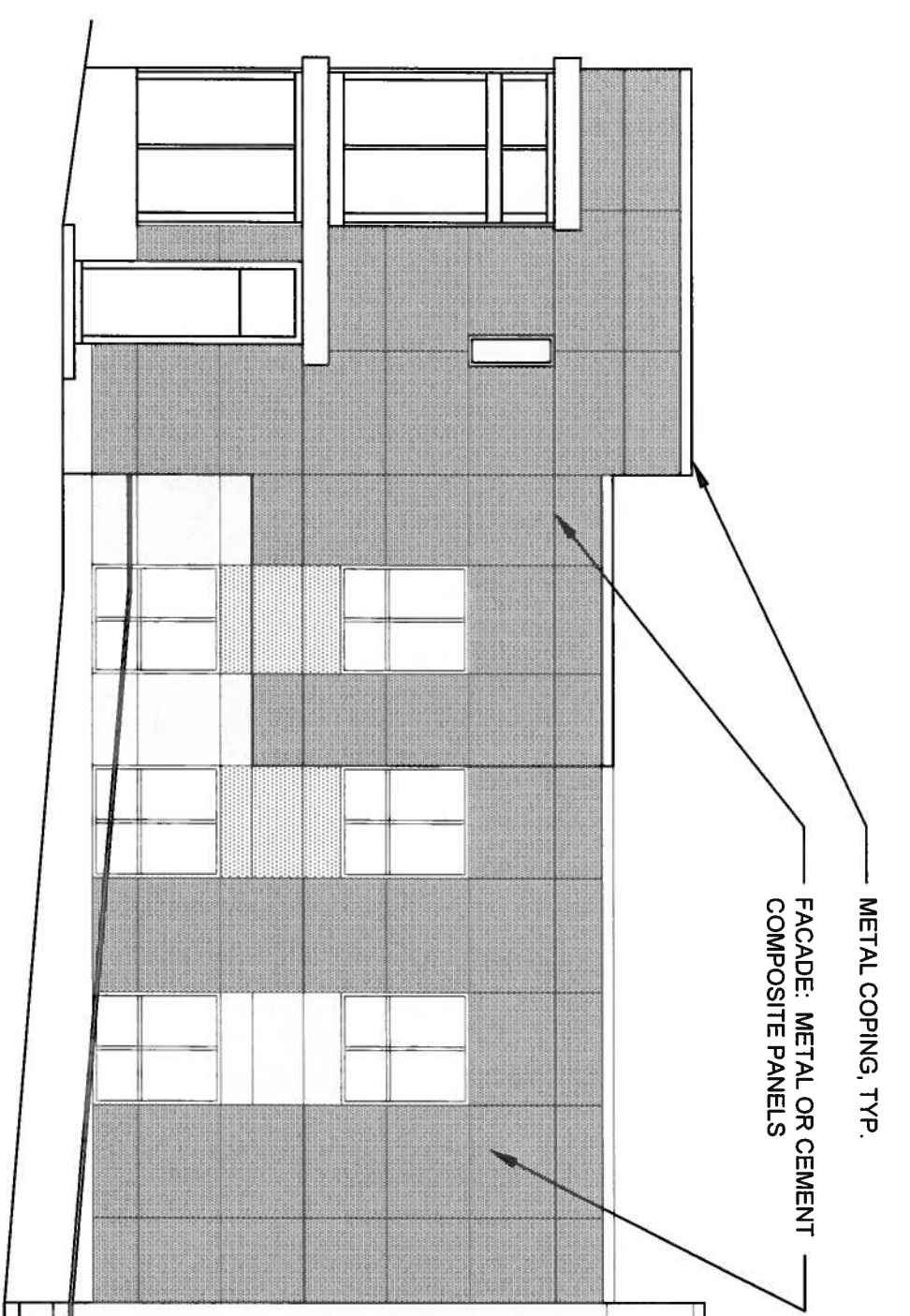
REVISIONS	8-10 West Cary Street SPECIAL USE PERMIT Application	SHEET TITLE BUILDING ELEVATIONS
		DATE 9/17/2015
		PROJECT NO. 1485
		SHEET NO. A1



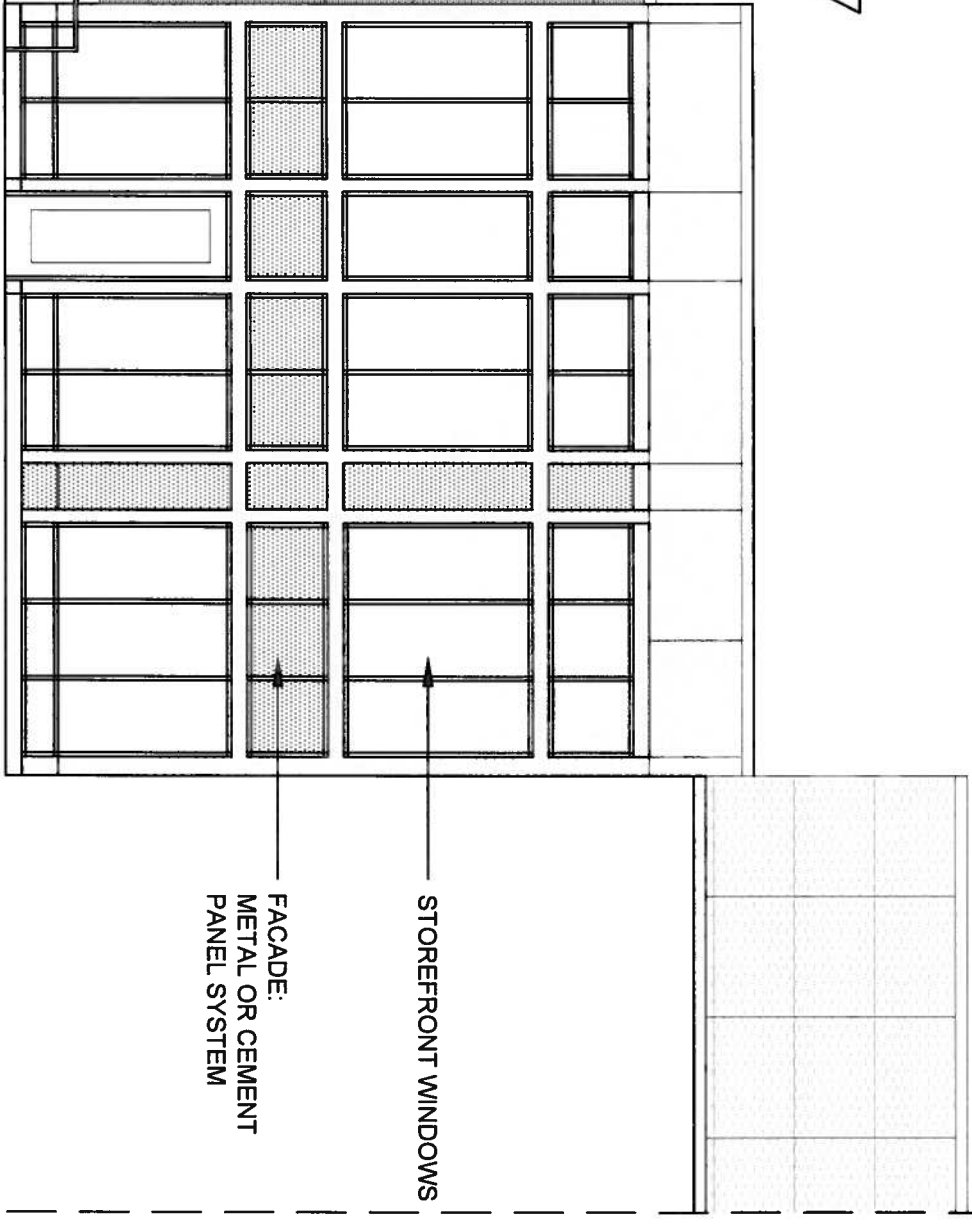
ALLEY ELEVATION
1/8"=1'-0"



SEE ALSO TYPICAL ELEVATION NOTES ON DWG A1

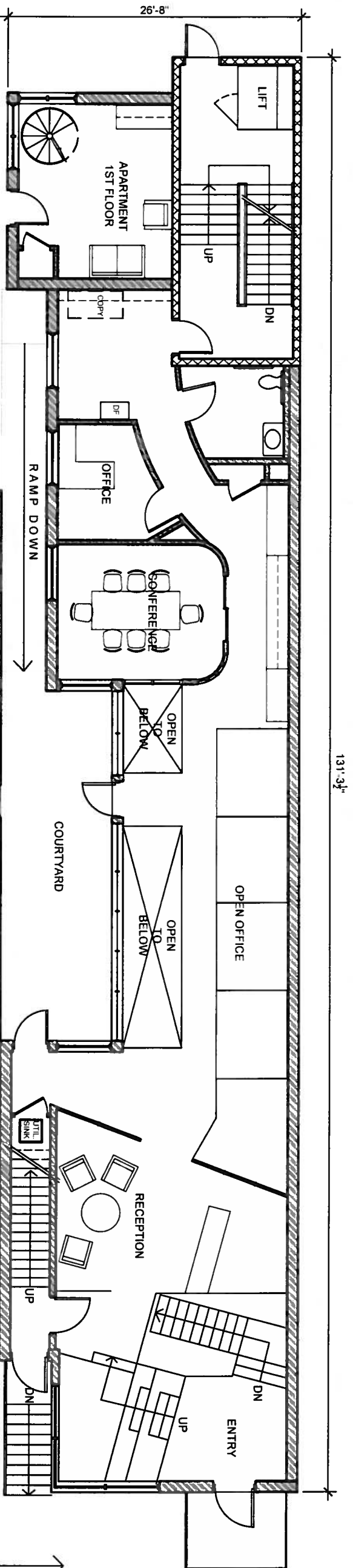


WEST ELEVATION (PARTIAL)
1/8"=1'-0"



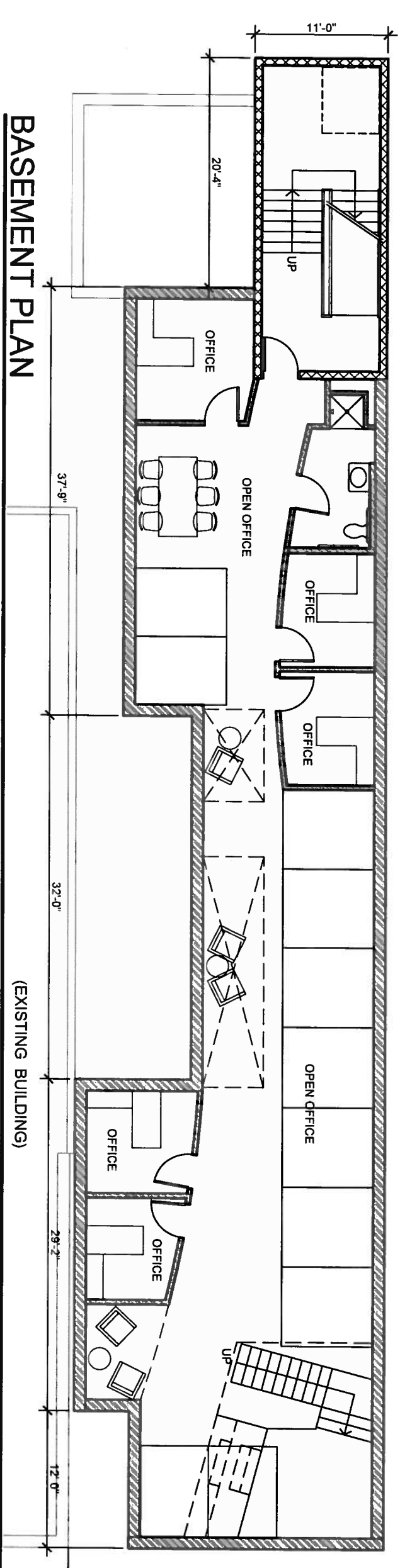
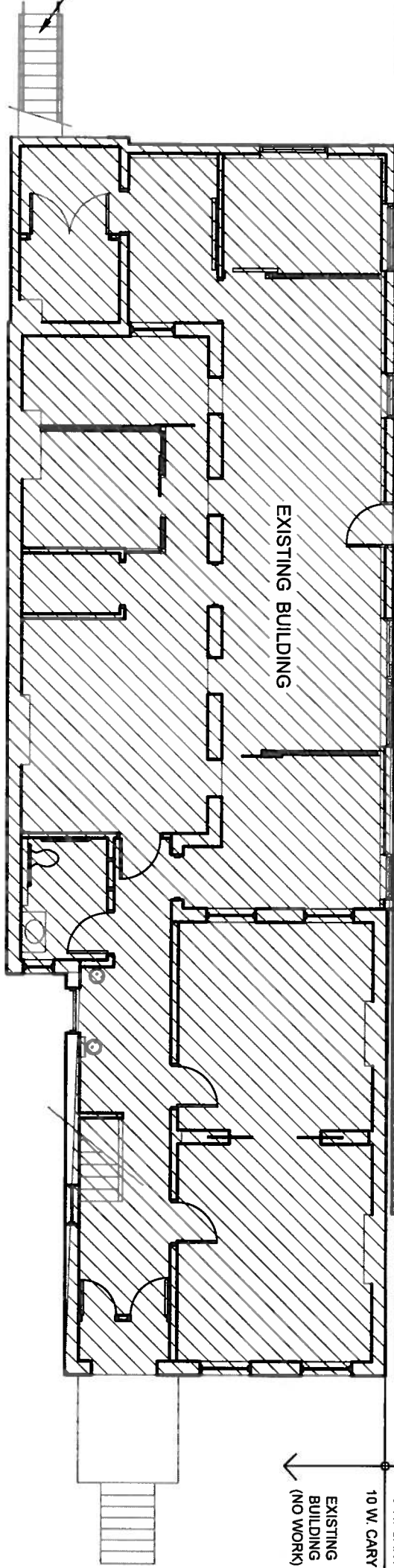
MATCHLINE - SEE DWG A1

SHEET TITLE	BUILDING ELEVATIONS
DATE	9/17/2015
PROJECT NO.	1485
SHEET NO.	



SCALE: 3/32" = 1'-0"
 0 4' 8' 16'
 PLAN NORTH
 ←

1ST FLOOR PLAN
 3/32"=1'-0

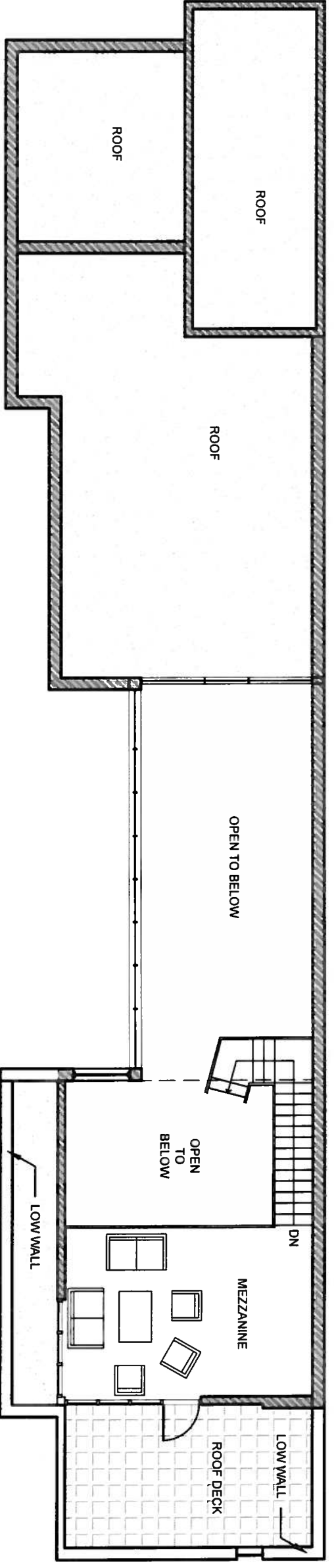


BASEMENT PLAN
 3/32"=1'-0

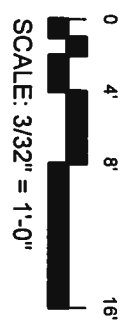
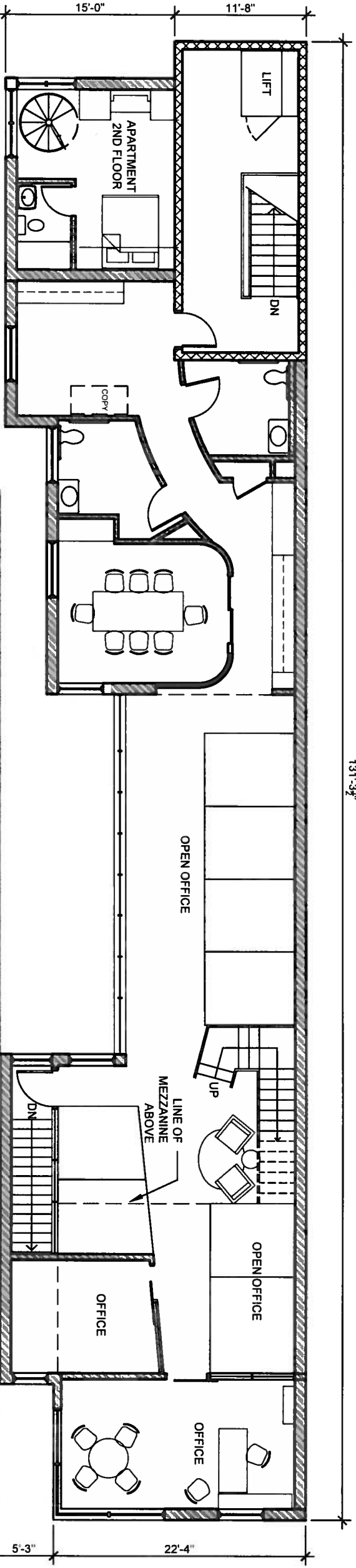
NEW BUILDING
 8 W. CARY
 EXISTING BUILDING
 10 W. CARY

NEW BUILDING
 8 W. CARY
 EXISTING BUILDING (NO WORK)
 10 W. CARY

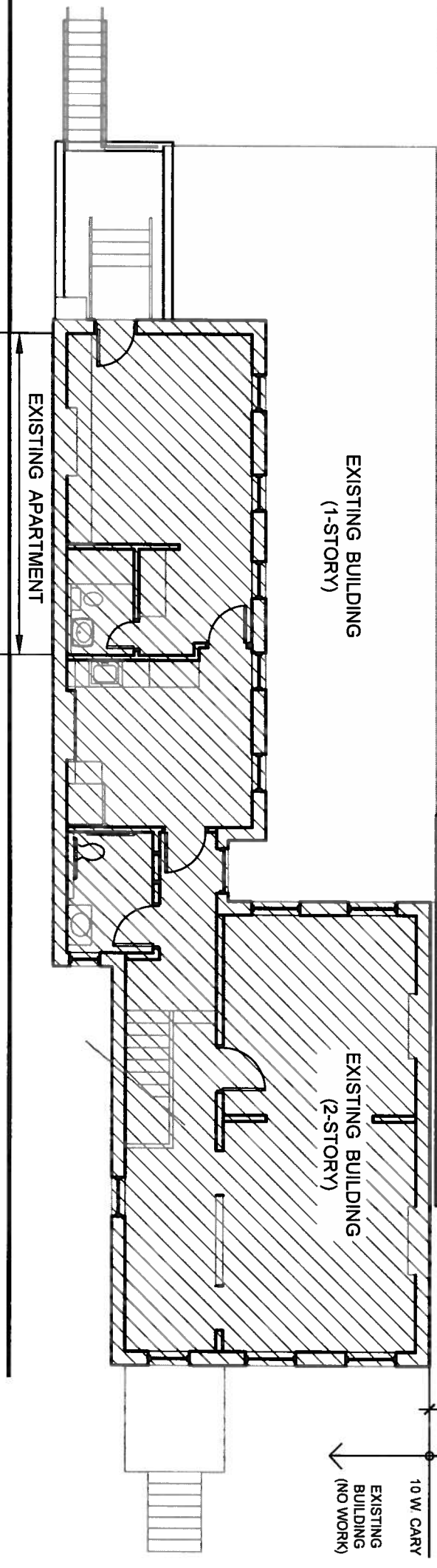
(PARTIAL) ROOF & MEZZANINE PLAN
3/32"=1'-0"



131'-3 1/2"



2ND FLOOR PLAN
3/32"=1'-0"



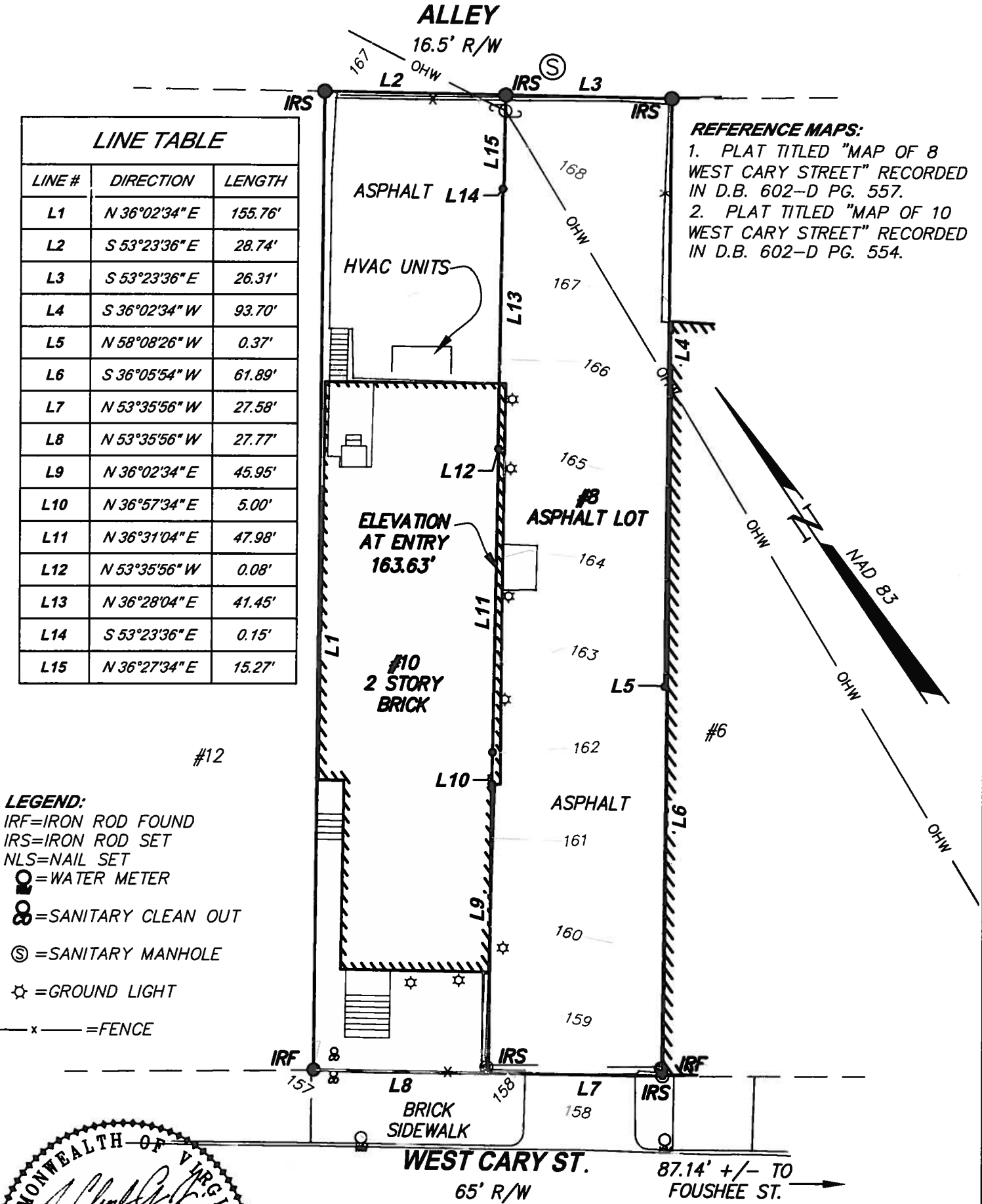
GENERAL NOTES:

1. OWNER OF RECORD: MOFO REALTY LLC
2. LEGAL REFERENCES: INST# 110015102
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. 5101290037D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
5. BOUNDARY INFORMATION BASED ON A FIELD RUN SURVEY PERFORMED BY THIS OFFICE ON JUNE 15, 2015 AND INFORMATION OF RECORD.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 36°02'34" E	155.76'
L2	S 53°23'36" E	28.74'
L3	S 53°23'36" E	26.31'
L4	S 36°02'34" W	93.70'
L5	N 58°08'26" W	0.37'
L6	S 36°05'54" W	61.89'
L7	N 53°35'56" W	27.58'
L8	N 53°35'56" W	27.77'
L9	N 36°02'34" E	45.95'
L10	N 36°57'34" E	5.00'
L11	N 36°31'04" E	47.98'
L12	N 53°35'56" W	0.08'
L13	N 36°28'04" E	41.45'
L14	S 53°23'36" E	0.15'
L15	N 36°27'34" E	15.27'

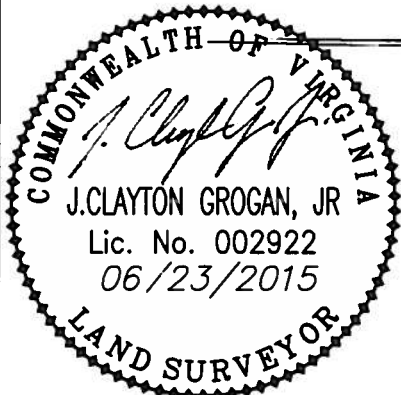
REFERENCE MAPS:

1. PLAT TITLED "MAP OF 8 WEST CARY STREET" RECORDED IN D.B. 602-D PG. 557.
2. PLAT TITLED "MAP OF 10 WEST CARY STREET" RECORDED IN D.B. 602-D PG. 554.



LEGEND:

- IRF=IRON ROD FOUND
- IRS=IRON ROD SET
- NLS=NAIL SET
- ⊙=WATER METER
- ⊗=SANITARY CLEAN OUT
- ⊙=SANITARY MANHOLE
- ☆=GROUND LIGHT
- x — =FENCE



BOUNDARY SURVEY
MOFO REALTY LLC

8 & 10 WEST CARY STREET
 CITY OF RICHMOND, VIRGINIA
 SCALE: 1"=20'

THE SUBJECT
 PROPERTY IS
 ZONED B-3

TAX #. W0000102022

DRAWN MGM

CALC. MGM CHK'D JCG

CLOSED: MGM



parker
 DESIGN GROUP, INC. www.parkerdg.com
 ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

1915-B W. Cary Street
 Richmond, Virginia 23220

Phone: 804-358-2947

Fax: 804-359-9645

www.parkerdg.com

DATE: JUNE 23, 2015

D-

N.B.

W.O.: 15-5011