

INTRODUCED: September 27, 2021

AN ORDINANCE No. 2021-275

To authorize the special use of the property known as 1301 North 32<sup>nd</sup> Street for the purpose of a mixed-use building containing up to two dwelling units and commercial space, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 8 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 1301North 32nd Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a mixed-use building containing up to two dwelling units and commercial space, which use, among other things, is not currently allowed by section 30-412.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      NOV 8 2021      REJECTED: \_\_\_\_\_      STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; 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 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1301 North 32nd Street and identified as Tax Parcel No. E000-0801/012 in the 2021 records of the City Assessor, being more particularly shown on a plat entitled “Physical Improvement Survey, 1301 N 32<sup>nd</sup> Street, Richmond, Virginia,” prepared by Parker Design Group, Inc., and dated October 12, 2019, 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 mixed-use building containing up to two dwelling units and commercial space, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1301 N. 32<sup>nd</sup> Street, Site Layout Exhibit, City of Richmond, VA,” prepared by Parker Design Group, Inc., dated February 2, 2021, and last revised July 15, 2021, and entitled “New Construction,” prepared by Pinnacle Design, and dated May 19, 2021, 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 special use permit for the Property. The special 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 special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a mixed-use building containing up to two dwelling units and commercial space, substantially as shown on the Plans. The non-residential portion of the first floor of the building shall be permitted to contain medical or dental offices and

principal uses permitted on corner lots in the R-63 Multifamily Urban Residential District, pursuant to section 30-419.3(a) of the Code of the City of Richmond (2020), as amended, with the exception that grocery stores and convenience stores shall not be permitted. The first floor of the building may also be used as a live/work unit.

(b) No fewer than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) Bicycle parking for no fewer than two visitor bicycles shall be provided.

(e) Signs for the Special Use shall be limited to (i) signs described in sections 30-507.1(2) and 30-507.1(3) of the Code of the City of Richmond (2020), as amended, and (ii) signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended.

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

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) 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.

(d) 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.

(e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalk and two new street trees along S Street and a new bicycle rack along North 32<sup>nd</sup> Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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 special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special 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 special 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 30-1050.7 through 30-1050.11 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

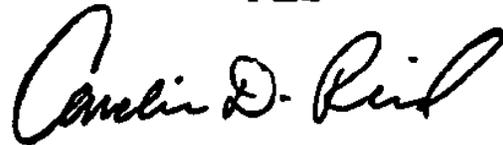
Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special 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 building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Carol D. Reed". The signature is written in a cursive, flowing style.

**City Clerk**

RECEIVED  
By B L Fore at 2:35 pm, Sep 20, 2021



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request File Number: PRE.2021.755

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### O & R Request

**DATE:** August 26, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning

**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and  
Development Review

**RE:** To authorize the special use of the property known as 1301 North 32nd Street for the purpose of a mixed-use building containing up to two dwelling units and commercial space, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 1301 North 32nd Street for the purpose of a mixed-use building containing up to two dwelling units and commercial space, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit which would allow for a mixed use building including multi-family and commercial uses within an R-6 Single-Family Attached Residential District. The proposed uses are not permitted uses in this district. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 18, 2021, meeting.

**BACKGROUND:** The property is located in the Church Hill North neighborhood on North 32nd Street, between S and T Streets. The property is currently a recently unimproved 3267.55 sq. ft. (.075 acre) parcel of land. The application is for a two story, mixed use building with off street parking.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as a "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-6 Single-Family Attached Residential. All adjacent properties are located within the same R 6 Residential Zone with some smaller areas to the northeast zoned R-53 Multifamily Residential. The surrounding existing land uses include primarily residential with some commercial and institutional uses present in the vicinity.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** September 27, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** November 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
October 18, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 1301 N 32nd Street Date: 2/17/2021  
 Tax Map #: E0000801012 Fee: 1,800  
 Total area of affected site in acres: 0.075

(See **page 6** for fee schedule, please make check payable to the "**City of Richmond**")

**Zoning**

Current Zoning: R-6

Existing Use: Community Center (vacant)

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
mixed-use (retail and residential)

Existing Use: Community Center (vacant)

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: BZA - 58-74

**Applicant/Contact Person:** Mark Baker / Charlie Wilson

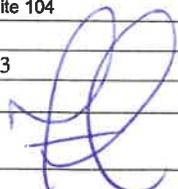
Company: Baker Development Resources  
 Mailing Address: 1519 Summit Avenue, Suite 102  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: ( 804 ) 822-5428 Fax: ( )  
 Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Cava Capital LLC

If Business Entity, name and title of authorized signee: Frank Cava

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 5310 Markel Rd, Suite 104  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: ( 804 ) 510-0333 Fax: ( )  
 Email: aschwartz@cavacompanies.com

**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. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*February 15, 2021*

*Special Use Permit Request  
1301 North 32<sup>nd</sup> Street, Richmond, Virginia  
Map Reference Number: E000-0801/012*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 1519 Summit Avenue, Suite 102 Richmond, Virginia 23230

## Introduction

The property owner is requesting a special use permit (the "SUP") for 1301 North 32nd Street (the "Property"). The SUP would authorize the construction of a mixed-use building including a corner commercial use and two dwelling units which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northeast corner of North 32<sup>nd</sup> Street and S Street. The Property is referenced by the City Assessor as tax parcel E000-0801/012. The Property is roughly 26' wide by 124' in depth and contains approximately 3,267 square feet of lot area.



The Property is currently improved with a two-story building that has a storefront ground-floor and residential upper floor. According to City Assessor's records, the building includes 2,600 square feet of floor area. In this original configuration, the building was occupied by a first-floor corner commercial use and one dwelling unit on the upper floor; the ground floor grocery store was converted to a dwelling unit

in 1974 based on BZA case #58-74 and the subsequent building permit on file. The building's façade was historically improved with a full storefront. The building is currently vacant.

Immediately to the north of the Property lies a four-family dwelling. Along the subject block face there are two two-family dwellings further to the north. The block face across N. 32<sup>nd</sup> Street is largely vacant with the exception of some existing single-family detached dwellings; however, there are currently a number of new dwellings currently under construction in varying stages of completion. Additionally, a special use permit was recently issued to authorize a mixed-use development at 1301 North 31<sup>st</sup> Street that is comparable to this request.

## **EXISTING ZONING**

The Property is zoned R-6 Single Family Attached Residential. The surrounding properties are also zoned R-6. Within a block of the Property also lie the R-5 Single Family Residential and R-53 Multifamily Residential districts.

## **MASTER PLAN DESIGNATION**

The proposed development is consistent with the Richmond 300 Master Plan (the "Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." The Master Plan also recommends a development style that "feature[s] a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics." The request is consistent with Objective 4.1 of the High-Quality Places chapter, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as it seeks to compliment the historic development pattern and mixture of uses found in the greater Church Hill neighborhood. Lastly, the Inclusive Housing chapter, Objective 14.5, to "encourage more housing types throughout the City" supports this request, as it is a more efficient use of the Property than could be achieved by-right in the R-6 zoning district.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the removal of the existing building and construction of a new structure with a corner commercial use and two dwelling units, consistent with the original use of the property.

## **PURPOSE OF REQUEST**

The Property was originally developed in 1910, prior to zoning, with a ground floor commercial use and two dwelling units. Over the years, the immediate vicinity was zoned for and developed primarily for residential uses rendering the commercial use as nonconforming. The current R-6 zoning does not permit the original and proposed use of the Property. Because the building has been vacant for well over two years, any nonconforming rights associated with that use have been lost. The owner evaluated retaining the existing building and pursuing an SUP for its use. However, the buildings existing condition and configuration render it infeasible for rehabilitation as desired. The owner now proposes to remove the

existing building and to construct a structure with a corner commercial use and two dwelling units. This is consistent with the original use of the Property while permitting new, higher quality dwellings and commercial uses. Due to the nature of the configuration that is being put forward, the SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide two high-quality market rate dwellings and a neighborhood-serving commercial use. The project would remain consistent with historic use of the property while allowing for the removal of a vacant and blighted structure which will be replaced with a structure that compliments the neighborhood fabric. The quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right. They would also ensure an appropriately scaled commercial use that is compatible with and complementary to the surrounding residential neighborhood.

## **PROJECT DETAILS**

The existing two-story building would be removed and replaced with a new building containing a first-floor commercial use and two dwelling units. The new building would contain 3,097 square feet of finished floor area. The building façade was designed in order to respect the original building design including fenestration and storefront configuration and Italianate architectural style. The building would be clad in cementitious siding.

One dwelling unit would be a two-story unit located at the rear of the structure and would contain 1,080 square feet of floor area. This dwelling unit would be a two bedroom, 1 ½ bathroom unit that would consist of a living and dining area on the first floor and the two bedrooms on the second floor. The second unit would be located on the second story of the structure and be accessed by a staircase opening onto S Street. This unit would be a one bedroom, one bathroom dwelling and would contain 1,025 square feet of floor area. The dwellings would be high quality, desirable units with spacious and modern floor plans with open living areas.

The first-floor commercial space would total 993 square feet and would be upgraded to meet the expectations of high-quality commercial tenants in today's market. The space is intended to be occupied consistent with the intent of the R-63 zoning district regulations which were designed to permit small scale commercial uses that serve day-to-day convenience needs of neighborhood residents. Consistent with the R-63 regulations, the proposed commercial use would be limited in type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

At 993 square feet the proposed commercial space would be scaled down significantly and even less impactful when compared to the 1,500 square foot corner commercial uses that are permitted in the R-63 district as a matter of right. To ensure compatibility, the use of the commercial tenant space would be limited to active neighborhood-serving commercial uses, including: retail; office; art galleries; barber shops and beauty salons, including manicure, spa, tanning and similar services; and specialty food and beverage stores (including retail bakery); laundromats and laundry and dry-cleaning pick-up; and restaurants and other food and beverage establishments. As an alternative, the commercial tenant space could be occupied as a live/work unit. The grocery/convenience store use is not proposed as a part of this request.

## **Findings of Fact**

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation associated with two dwelling units and a 993 square foot commercial tenant space will create no congestion on streets, roads, alleys or any other public right of way. The proposed commercial use would be limited in size, type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance and to avoid any traffic or parking concerns.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

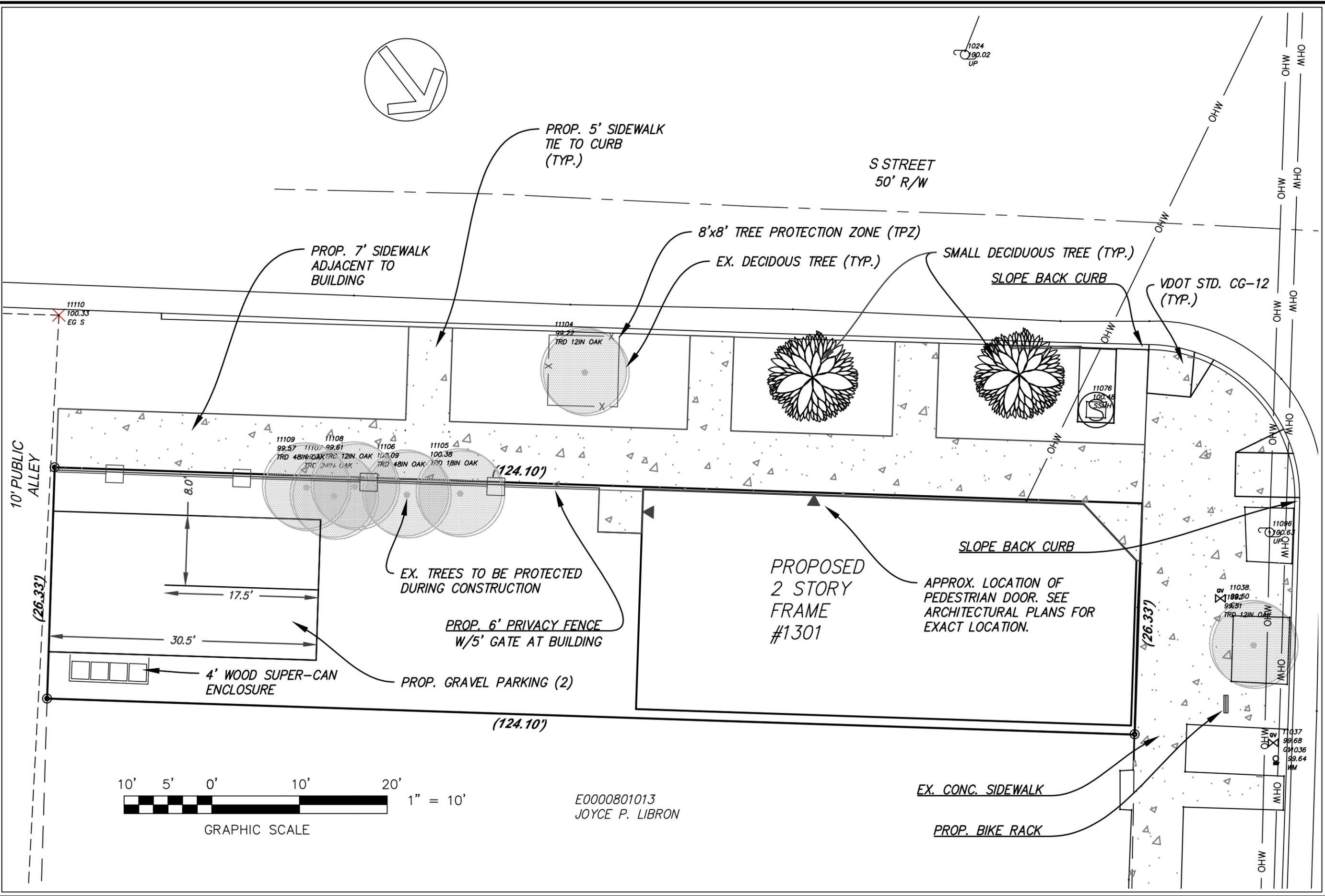
The light and air available to the subject and adjacent properties will not be affected. The building is of compatible massing to many of the existing buildings in the vicinity, which are in many cases attached, and will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for this SUP, which would permit the construction of a small-scale, neighborhood-serving, mixed-use development. The proposed building has been designed in order to replace the current vacant, blighted, and deteriorating structure with a high-quality new building

that is consistent in character. The proposed development represents a respectful re-use of this corner lot which has historically served this roll, which is a preferable alternative to exiting vacant and boarded building and continued underutilization of the Property.

The request offers compatibility with goals contained within the City's Richmond 300 plan and is consistent with the historic use of the property. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while: maintaining a desirable variation in housing style and density in the vicinity; providing for continued economic diversity in housing options within the neighborhood; and allowing for a walkable neighborhood serving commercial use as a compliment to surrounding residential uses. It will help encourage a pedestrian friendly urban streetscape in the vicinity. This would contribute to the vibrancy of the block through the provision of addition street life in the form of pedestrian traffic and restored pedestrian-scaled store-front fenestration. Finally, the quality assurances and improvements and conditions related to the renovation and commercial tenant space as defined by the SUP would guarantee a higher quality development than might otherwise be developed by right and would ensure a modern and appropriately scaled neighborhood-serving commercial use.



E0000801013  
 JOYCE P. LIBRON

1915-B W. Cary Street  
 Richmond, Virginia 23220  
 Phone: 804-358-2947  
 Fax: 804-359-9645  
 www.parkerdg.com

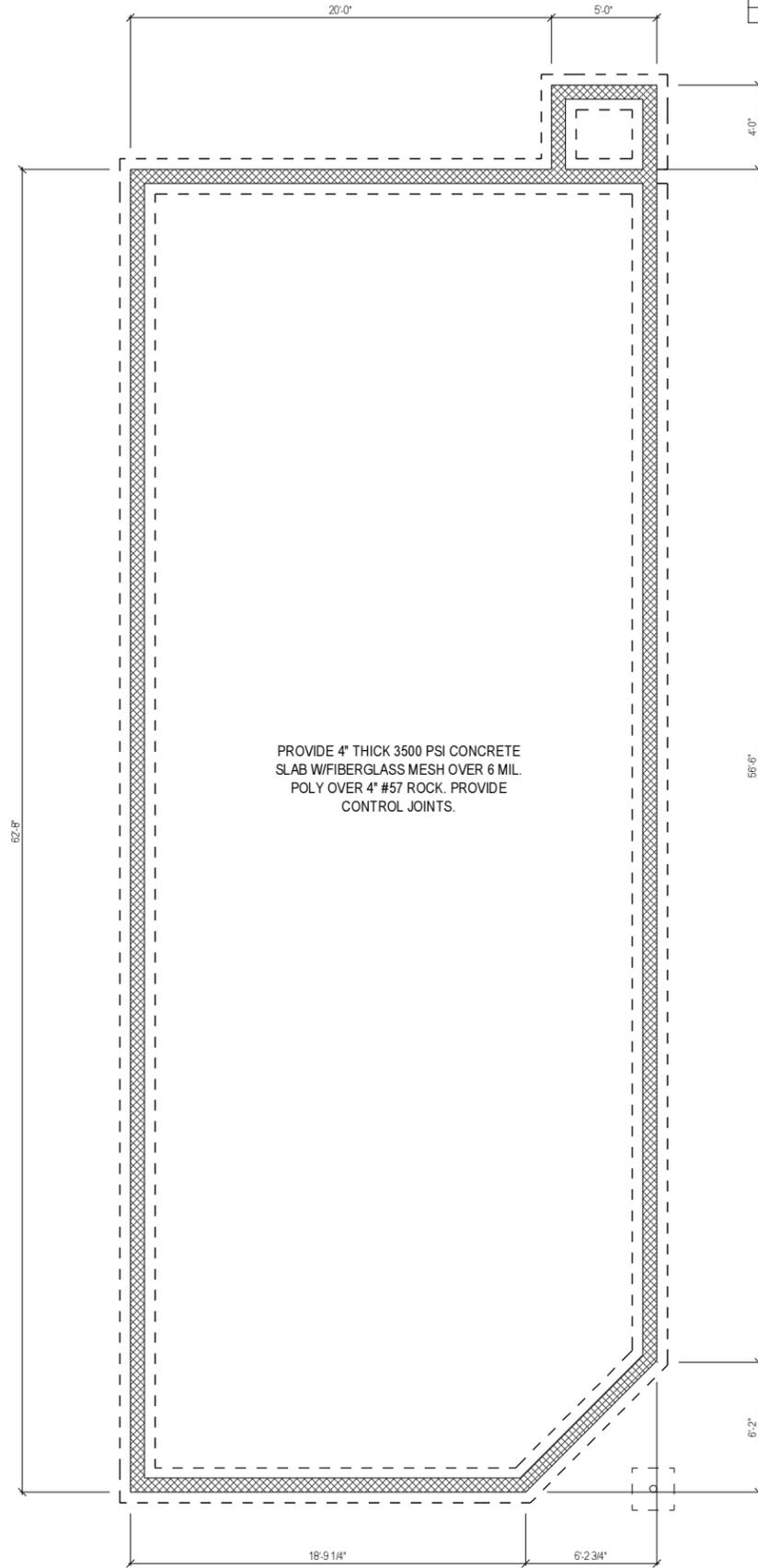


**1301 N. 32nd Street**  
**Site Layout Exhibit**  
 City of Richmond, VA

SCALE: 1" = 10'
PROJECT NO. 18-5159
DATE: February 2, 2021
REV: July 15, 2021



Revision Schedule		
Revision Number	Revision Description	Revision Date



**1 FOUNDATION PLAN**  
A-1.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

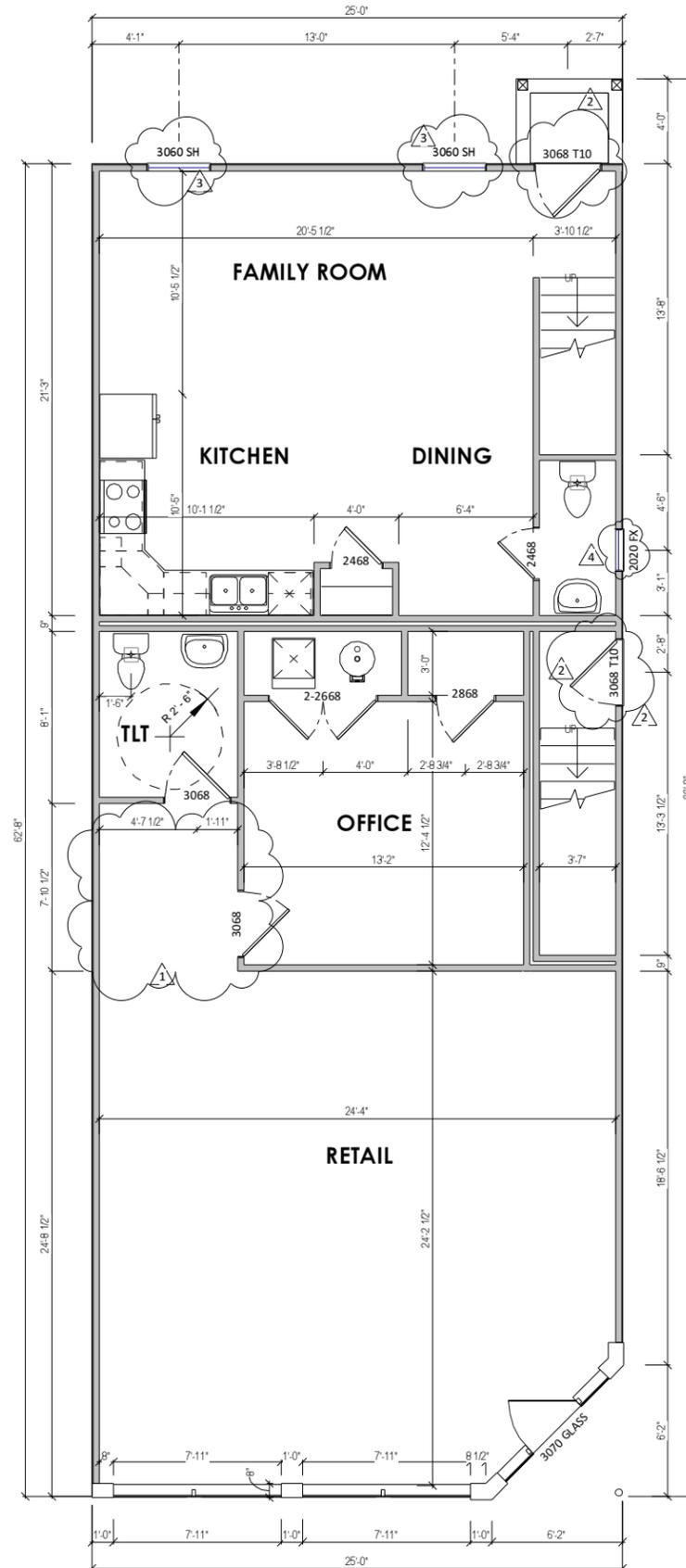
© Copyright 2021  
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.

CLIENT	<b>CAVA COMPANIES</b>	
	ADDRESS	1301 N32ND
PROJECT	<b>NEW CONSTRUCTION</b>	
SHEET		<b>Foundation Plan</b>
ISSUE DATE	5/19/21	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	<b>A-1.00</b>	

**NOTE:**

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	Updated Layout	5/19/21
2	Add Door Transom	5/19/21
3	Change Window Sizes	5/19/21
4	Add Additional Windows	5/19/21



**1 1ST FLOOR PLAN**  
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

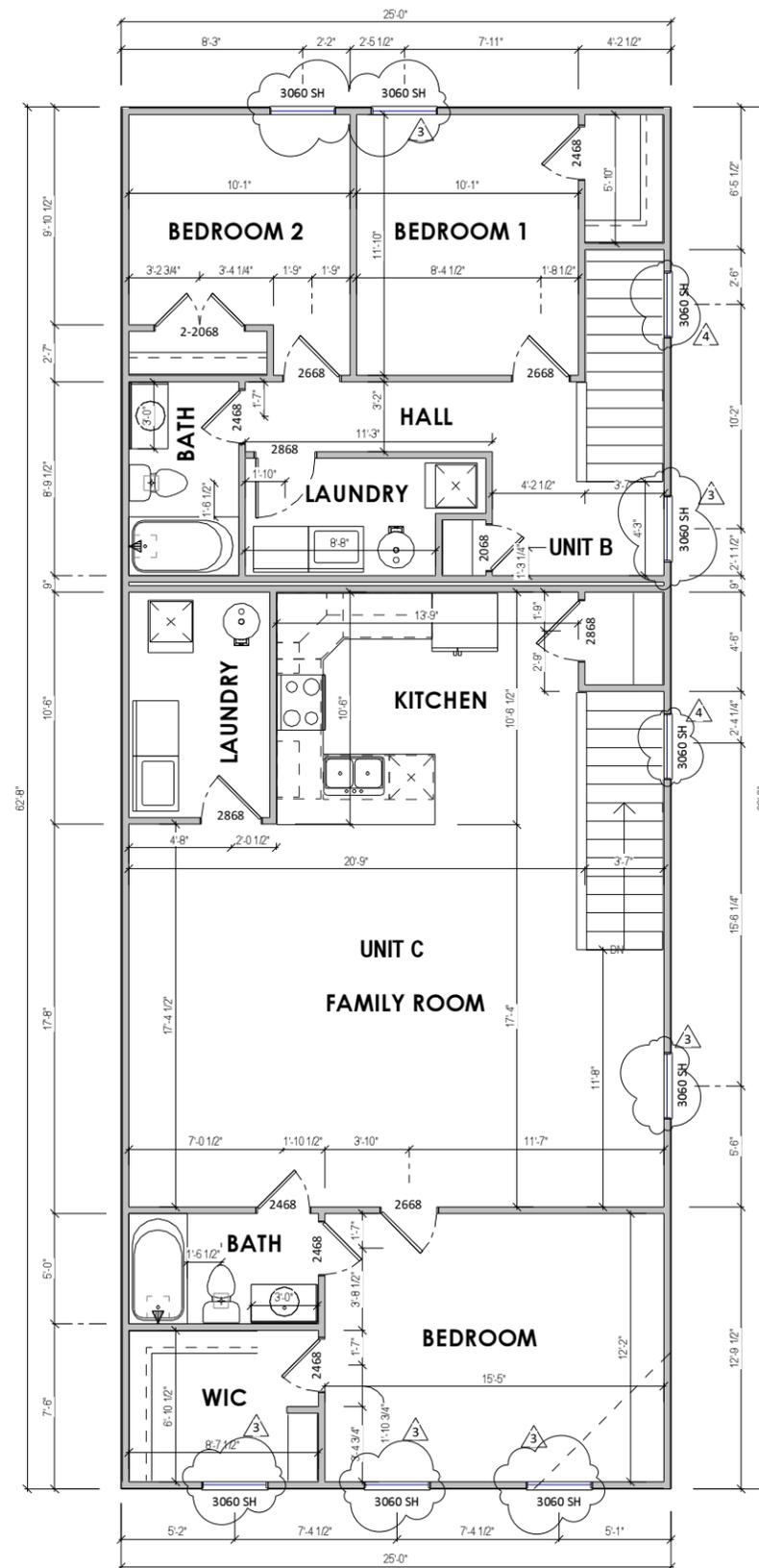
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PROJECT	NEW CONSTRUCTION	CLIENT	CAVA COMPANIES
	SHEET	1st Floor Plan	ADDRESS
ISSUE DATE		5/19/21	
DRAWN BY		PINNACLE DESIGN	
SHEET NUMBER		A-2.00	



Revision Schedule		
Revision Number	Revision Description	Revision Date
3	Change Window Sizes	5/19/21
4	Add Additional Windows	5/19/21



**1 2ND FLOOR PLAN**  
 A-2.65 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

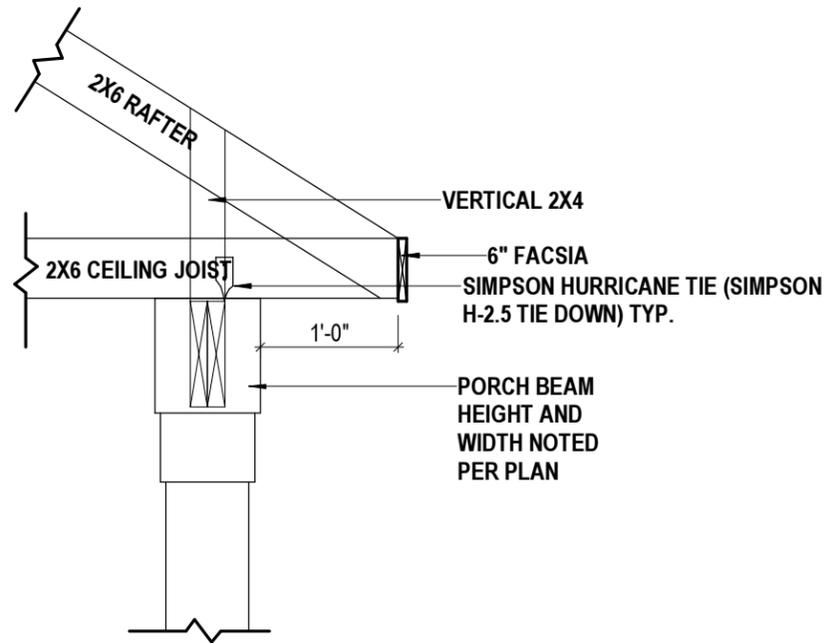
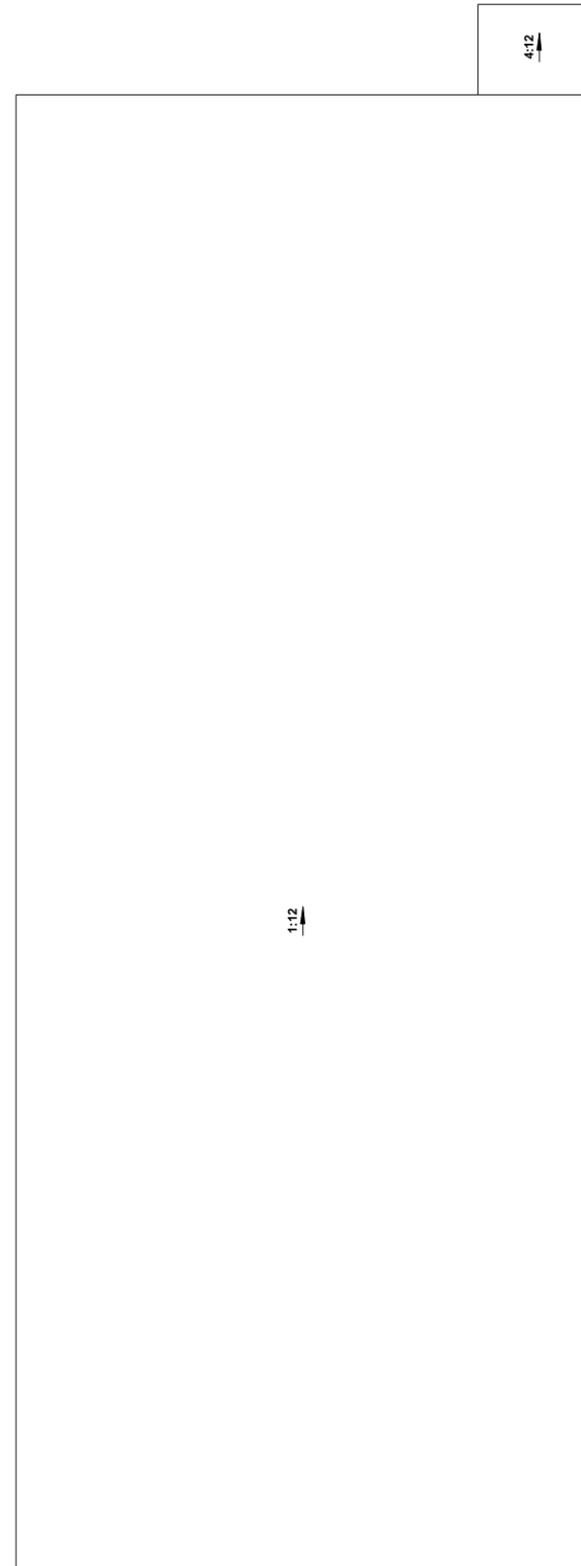
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CLIENT	<b>CAVA COMPANIES</b>	
	ADDRESS	1301 N32ND
PROJECT	<b>NEW CONSTRUCTION</b>	
SHEET	<b>Second Floor Plan</b>	
ISSUE DATE	5/19/21	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	<b>A-2.65</b>	

**GENERAL ROOF PLAN NOTES:**

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O..  
TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.

Revision Schedule		
Revision Number	Revision Description	Revision Date



**3 PORCH BEAM ROOF DETAIL**  
A-2.70 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**1 ROOF PLAN**  
A-2.70 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

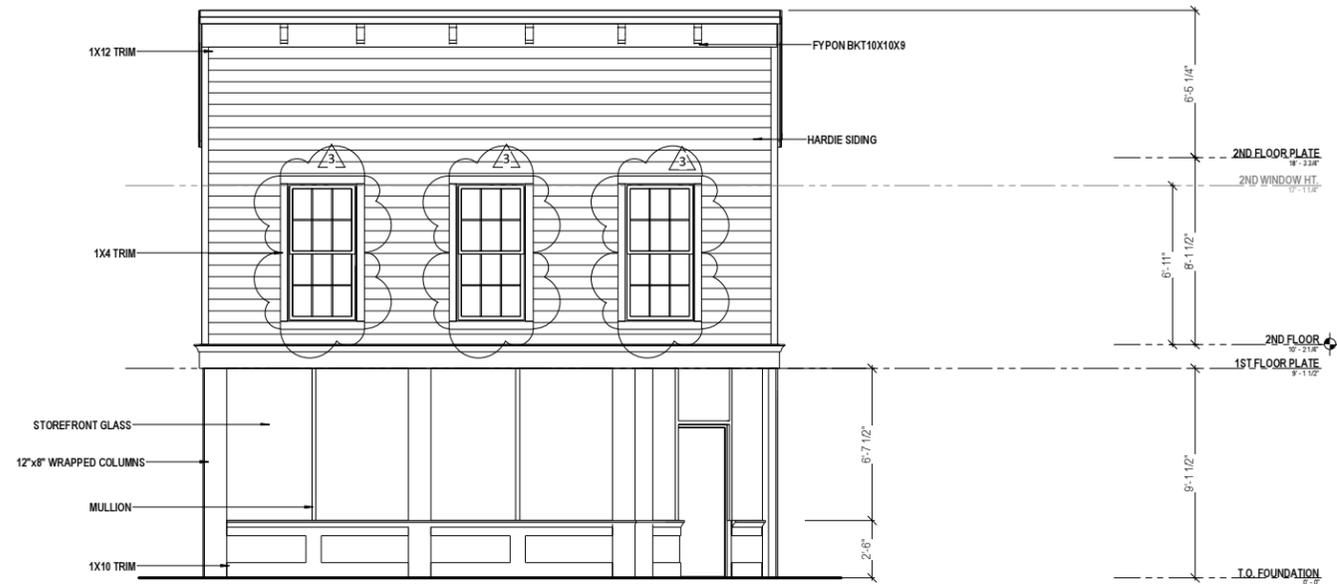
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CLIENT	CAVA COMPANIES
PROJECT	NEW CONSTRUCTION
ADDRESS	1301 N32ND
SHEET	Roof Plan

ISSUE DATE	5/19/21
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.70

Revision Schedule		
Revision Number	Revision Description	Revision Date
3	Change Window Sizes	5/19/21



**1 FRONT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



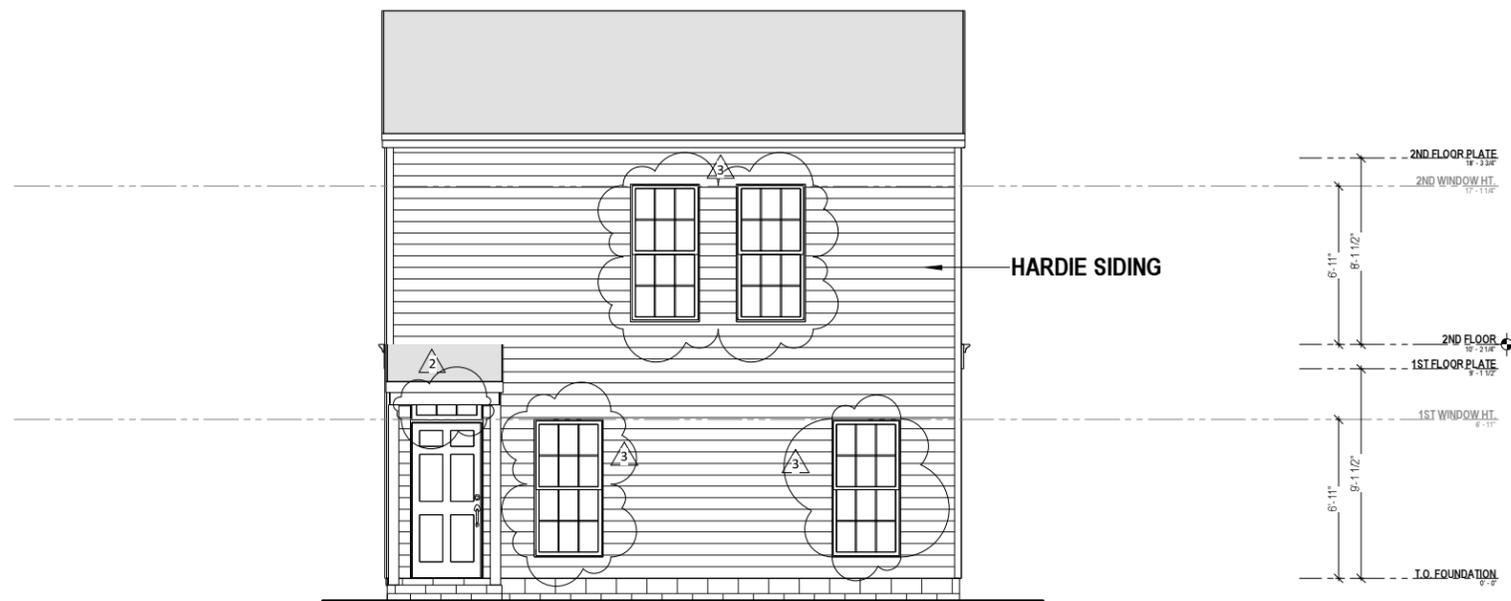
**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	<b>CAVA COMPANIES</b>
ADDRESS	1301 N32ND
PROJECT	<b>NEW CONSTRUCTION</b>
SHEET	Elevations
ISSUE DATE	5/19/21
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	<b>A-3.00</b>

Revision Schedule		
Revision Number	Revision Description	Revision Date
2	Add Door Transom	5/19/21
3	Change Window Sizes	5/19/21
4	Add Additional Windows	5/19/21



**1 REAR VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 RIGHT VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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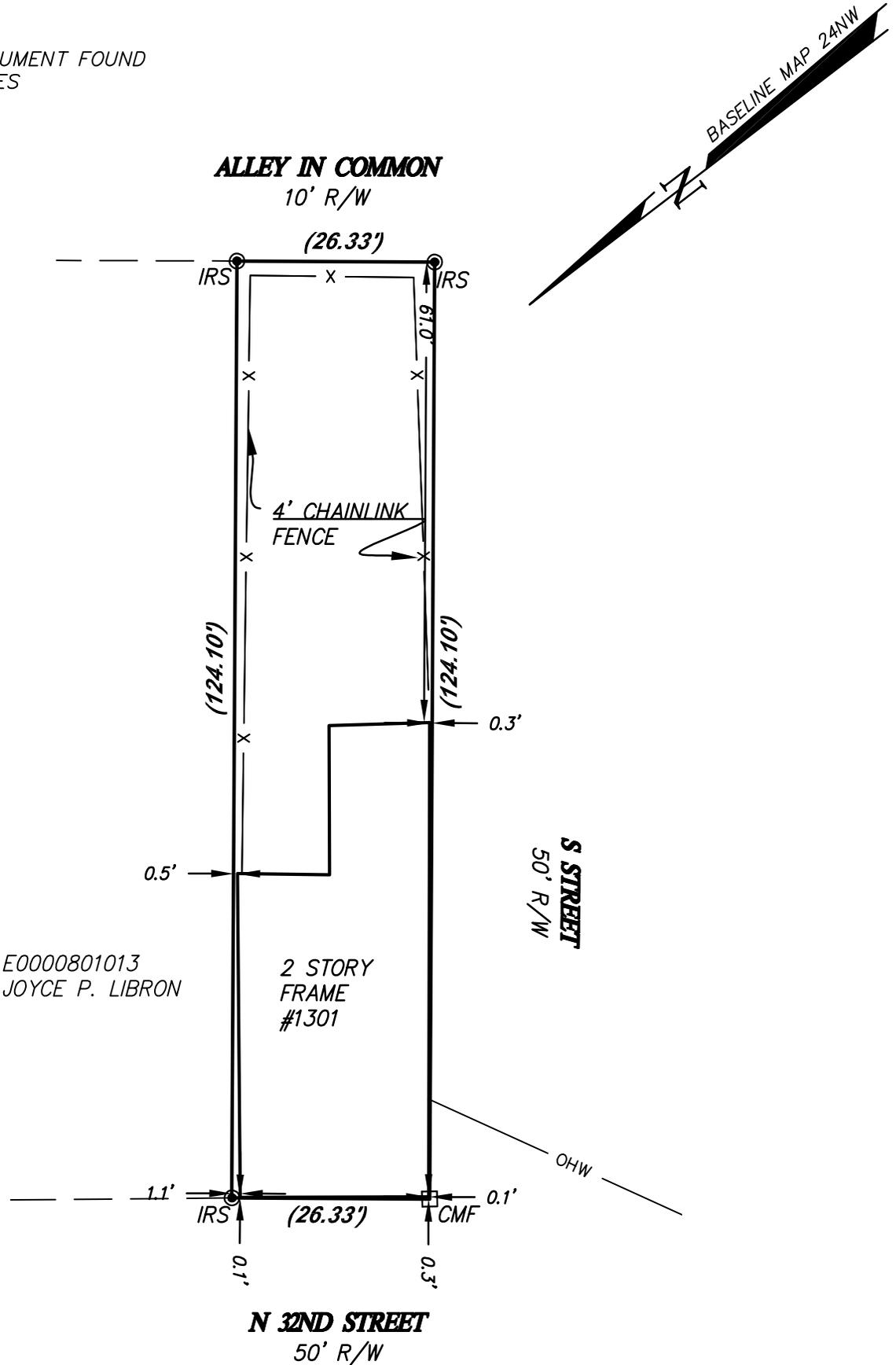
CLIENT	CAVA COMPANIES
ADDRESS	1301 N32ND
PROJECT	NEW CONSTRUCTION
SHEET	Elevations
ISSUE DATE	5/19/21
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.10

**GENERAL NOTES:**

1. OWNER OF RECORD: CAVA CAPITAL
2. LEGAL REFERENCES: INST. 180023459
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. #5101290042D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

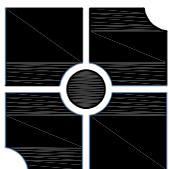
**LEGEND**

- IRS = IRON ROD SET  
 CMF = CONCRETE MONUMENT FOUND  
 OHW = OVERHEAD WIRES



PHYSICAL IMPROVEMENT SURVEY  
**1301 N 32ND STREET**  
 RICHMOND, VIRGINIA  
 SCALE: 1"=20'

TAX #. E0000801012  
 DRAWN MGM  
 CALC. MGM CHK'D JCG  
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DATE: 12 OCTOBER 2019  
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