



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: 1609 Pollock Street Date: 5/11/2023

Tax Map #: N00-510-79/009 Fee: _____

Total area of affected site in acres: 0.235

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

Zoning

Current Zoning: R-6

Existing Use: Vacant

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Three (3) new two-family detached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA-059-1997, BZA-071-1954, BZA-040-2019

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Cava Capital LLC

If Business Entity, name and title of authorized signee: _____

(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: 2405 Westwood Ave

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 510-0333 Fax: ()

Email: construction@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

May 11th, 2023

*1609 Pollock Street, Richmond, Virginia
Map Reference Numbers: N005-1079/009,*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 730
Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 1609 Pollock Street (the "Property"). The SUP will authorize the construction of three (3) two-family detached dwellings. While the two-family detached use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, certain feature requirements cannot be met and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Pollock Street between Dill Avenue and 4th Avenue. The lot is currently vacant and is 85 feet in width and 120 feet in depth, containing approximately 10,229 square feet of lot area. Access is provided along one side of the Property by means of an east-west alley.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. Residential uses, including single-family and two-family dwellings, are commonly found in the vicinity. In addition, there are several churches and commercial uses found southeast along Dill, clustered around the Six Points intersection. Though many of the properties in the area have

been developed, there are still several vacant lots in the vicinity, including one across the street from the subject Property.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-6 Single-Family Residential. To the southeast, along Dill Road there are properties zoned UB and UB-2 Urban Business, which are also within the PE-8 Meadowbridge Road and Six Points Parking Exempt Overlay District. Additionally, to the south, along Shockoe Creek, there are properties zoned Institutional.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings, duplexes, and small multi-family buildings are contemplated uses in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards."

- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The applicant is proposing to divide the parcel into three lots and construct a two-family detached dwelling on each of the newly created lots.

PURPOSE OF REQUEST

The currently vacant Property is a single lot of record comprising parts of Lot 12-15 from the original Highland Park subdivision. The owner is proposing to divide the Property into three lots and construct a two-family detached dwelling on each of the newly created lots. While the two-family use is commonly found in the area, like many nearby parcels, the lot area and setback requirements cannot be met, and therefore a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

The proposed dwellings would each be 16' in width, 75 feet in depth, and two stories in height. The new two-family detached dwellings are intended to be consistent with the historic development pattern found throughout the neighborhood. The units would be configured as flats and each contain three bedrooms and one bathroom, totaling approximately 1,137 square feet of floor area per unit. The exterior design would be traditional and consistent with the character of the area and other proposed dwellings. The building would be designed with a single entrance to have the appearance of a single-family detached dwelling from the street. Two parking spaces, accessible from the adjacent alley, are proposed for each dwelling.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch would engage the street and provide usable outdoor living space. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

Findings of Fact

The following are factors indicated 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 for high-quality infill construction 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 on the existing street will create no congestion on streets, roads, alleys or any other public right of way.

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

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

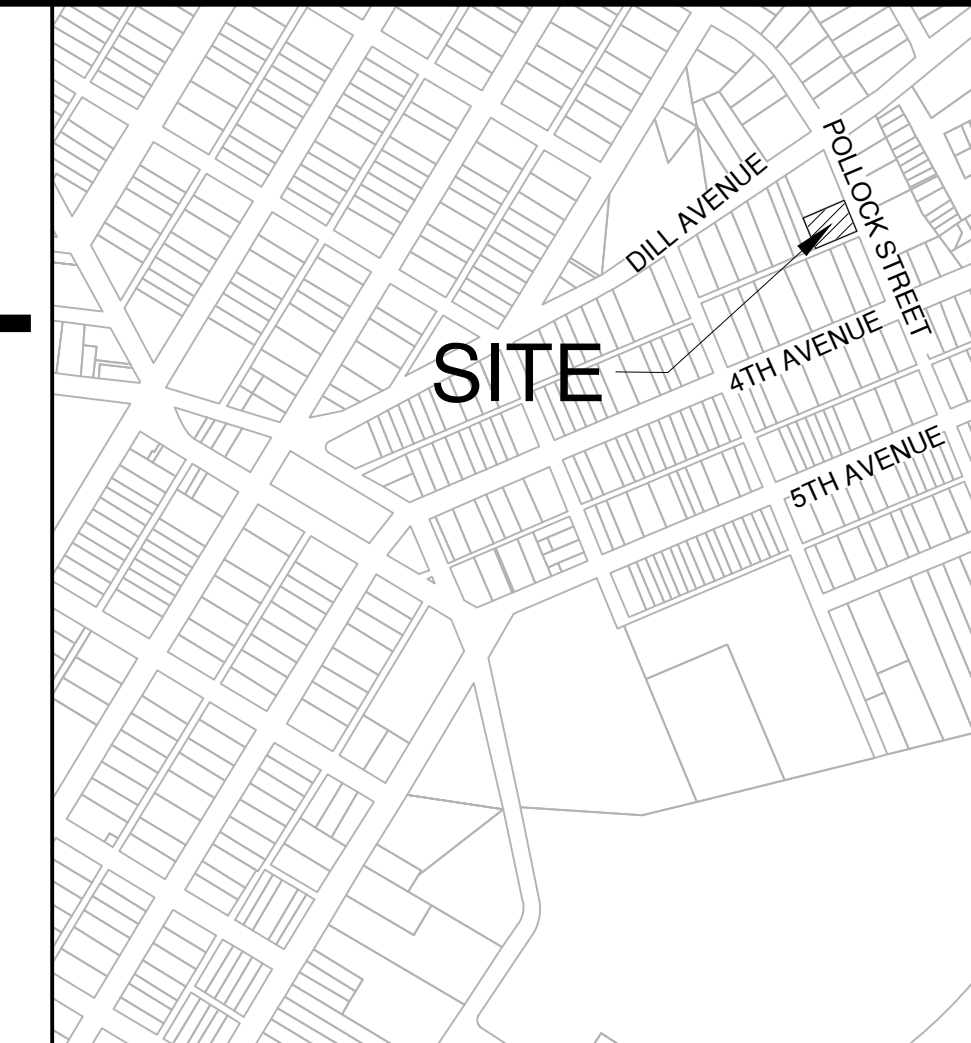
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity. The proposed development would help encourage a pedestrian friendly traditional streetscape and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches along Pollock Street. The traditional building forms would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

CITY OF RICHMOND SUBDIVISION NOTES

1609 POLLOCK STREET
SPECIAL USE PERMIT REQUEST
CITY OF RICHMOND, VIRGINIA



2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: ctownnes@townnespc.com
townes consulting engineers, planners, land surveyors



LOCATION MAP: 1" = 500'

APPLICANT'S NAME: CAVA CAPITAL LLC

ZONING & CASE #: R-5

PLANNING COMMISSION APPROVAL DATE:

CITY APPROVAL:

- 1. EROSION CONTROL:
2. SEWER:
3. WATER:
4. ROAD & DRAINAGE:

INDEX TO SHEETS

Table with columns: SHEET #, LATEST REVISION DATE, DESCRIPTION. Rows include C-1 COVER SHEET and C-2 SITE LAYOUT.

1609 POLLOCK STREET
SPECIAL USE PERMIT REQUEST
CITY OF RICHMOND, VIRGINIA
COVER SHEET

DATE: APRIL 11, 2023

SCALE: N/A

PROJECT NUMBER: 20220565

DESIGN TEAM: CHARLES C. TOWNES, II, P.E., L.S. PROJECT MANAGER

T.S.G. DRAWN BY:

CHECKED BY:

REVISIONS table with columns: REV., DATE, ITEM. Shows two revisions dated 5/9/23 and 6/20/23.

PROJECT NAME

1609 POLLOCK STREET
SPECIAL USE PERMIT REQUEST

CONTACT INFORMATION

DEVELOPER NAME: CAVA CAPITAL LLC
ADDRESS: 1609 POLLOCK STREET
RICHMOND, VIRGINIA 23222
CONTACT PERSON: AMANDA SCHWARTZ
TELEPHONE: (804)-510-0333
FACSIMILE:
EMAIL:

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SHEET C-1

REQUIRED UTILITY NOTES

- 1. ALL MATERIALS FOR SEWER & WATER SYSTEMS SHOWN SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE LOCAL AGENCY APPLICABLE AT THE TIME OF NOTICE TO PROCEED.
2. WATER LINES ARE TO BE CLASS 150 PIPE WITH CAST IRON FITTINGS WITH RING - TIGHT BELL CONFORMING TO ASA2110 AND AWWA C - 100.
3. ALL WATER LINES TO EXTEND A MINIMUM OF ONE (1) SECTION PAST VALVE BEFORE CAPPING.
4. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-552-7001) BEFORE BEGINNING ANY EXCAVATION.
5. FOR TYPICAL DETAILS OF WATER IMPROVEMENTS, SEE APPURTENANCE STANDARDS BY THE CITY OF RICHMOND WATER & SEWER SPECIFICATIONS & PROCEDURES.
6. FIRE HYDRANTS TO BE THREADED ACCORDING TO CITY OF RICHMOND FIRE DEPARTMENT REQUIREMENTS.
7. MINIMUM CLEAR COVER OVER TOP OF PIPE SHALL BE 3' - 6".
8. BEFORE CONSTRUCTION OF THIS WATER LINE CAN BEGIN, THE ENGINEER MUST CERTIFY IN WRITING THAT THE ROADS ARE WITHIN 6" OF THE FINAL SUB - GRADE.
9. ALL WATER SERVICES TO BE TYPE K COPPER, DRAWN TUBING, NO JOINTS.
10. CONTRACTOR SHALL ACQUIRE ANY HIGHWAY PERMITS PRIOR TO CONSTRUCTION AND FORWARD COPIES TO THE CITY.
11. CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.
12. USE THRUST BLOCKS PER MANUFACTURER'S RECOMMENDATION.
13. ALL WATER METERS WHOSE ELEVATION IS AT 122.00 OR BELOW WILL REQUIRE INDIVIDUAL PRESSURE REGULATORS TO BE INSTALLED ON THE CUSTOMERS SIDE OF THE WATER METER.
14. DATUM FOR ALL ELEVATIONS IS NAVD83.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT SANITARY SEWER SPECIFICATIONS OF THE CITY OF RICHMOND. ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF RICHMOND INSPECTORS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROPER COUNTY OFFICIALS 48 HOURS PRIOR TO START OF WORK. A PRECONSTRUCTION MEETING BETWEEN CONTRACTOR AND ENGINEER WILL BE MANDATORY.
16. GRADE STAKES WILL BE SET BY TOWNES P.C. COPIES OF CUT SHEETS WILL BE SENT TO THE CITY OF RICHMOND.
17. PIPE STRENGTHS TO BE AS FOLLOWS:
A. PVC ASTM D3034, SDR - 35.
B. EXCEPT AS SHOWN ON PROFILE.
18. ALL MANHOLES TO BE PRECAST CONCRETE.
19. JOBS SHALL BE BID ON A UNIT PRICE BASIS. ALL EXCAVATION SHALL BE UNCLASSIFIED.
20. EXISTING UTILITIES WHERE SHOWN, ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY ALL SUCH LOCATIONS BEFORE START OF WORK.
21. ALL PIPE BEDDING TO BE CLASS B EXCEPT AS SHOWN FOR PLASTIC PIPE.
22. ALL SANITARY SEWER LINES WITH LESS THAN 6" OF COVER WILL BE MADE OF DUCTILE IRON PIPE IF WITHIN A RIGHT OF WAY.

EROSION AND SEDIMENT CONTROL NOTES

- 1. Soil Erosion and Sediment Control shall be per the current edition of the Virginia Erosion and Sediment Control Handbook.
2. Sediment basins and traps, perimeter dikes, sediment barriers, and other measures intended to trap sediment on-site, must be constructed as a first step in grading and be made functional before upslope land disturbance takes place.
3. Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached on any portion of the site.
4. During construction, soil stockpiles shall be stabilized or protected with sediment trapping measures.
5. All storm sewer inlets that are made functionally operable during construction, shall be protected so that sediment laden water cannot enter the conveyance systems without first being filtered or otherwise treated to remove sediment.
6. The Department of Planning shall make a continuing review and evaluation of the erosion and sediment control methods used and the overall effectiveness of the erosion control program and shall direct changes to be made if deemed necessary.

LATITUDE: 37.571
LONGITUDE: -77.412
RECEIVING CHANNEL / WATERS: JAMES RIVER - ALMOND CREEK
VAHUE WATERSHED CODE: JLO1

SITE SUMMARY AND NOTES

- 1. OWNER / DEVELOPERCAVA CAPITAL LLC
2. PARCEL ID'S N0051079009
3. SITE ADDRESS 1609 POLLOCK STREET
4. ZONING R-5 (RESIDENTIAL - SINGLE FAMILY)
5. SITE AREA 0.235 ACRES
6. WATER PUBLIC
7. SEWER PUBLIC
8. THIS SITE IS LOCATED WITHIN A 100-YEAR FEMA DEFINED FLOOD PLAIN ZONE X PER COMMUNITY PANEL NUMBER 5101290038D, EFFECTIVE DATE APRIL 2, 2009.
9. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
10. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING TELEPHONE, CATV, AND GAS.
11. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.
12. CONSTRUCTION TRAFFIC INGRESS/EGRESS SHALL BE RESTRICTED TO POLLOCK STREET ENTRANCE ONLY.

SEEDING SCHEDULE

ALL CUT AND FILL SLOPES AND CHANNELSIDE SLOPES WHICH ARE NOT TO BE PAVED SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE FOLLOWING:
A. 100 LBS PER 1,000 SQ. FT. GROUND LIMESTONE OR EQUIVALENT
B. 20 LBS. OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQ. FT.
C. VARIETIES TO BE SEEDED:
1. SPRING SEEDING: MARCH 1 THROUGH APRIL 30; SPRING OATS (2.5 LBS. PER 1,000 SQ. FT.)
2. SUMMER SEEDING: MAY 1 THROUGH AUGUST 1; WEEPING LOVE GRASS AT (2 OZ. PER 1,000 SQ. FT. MIXED WITH 1 BUSHEL SAWDUST FOR UNIFORM SEEDING.
3. AUTUMN SEEDING: AUGUST 1 THROUGH NOVEMBER 15; TALL FESCUE (KY 31) AT (1.5 LBS. PER 1,000 SQ. FT.)

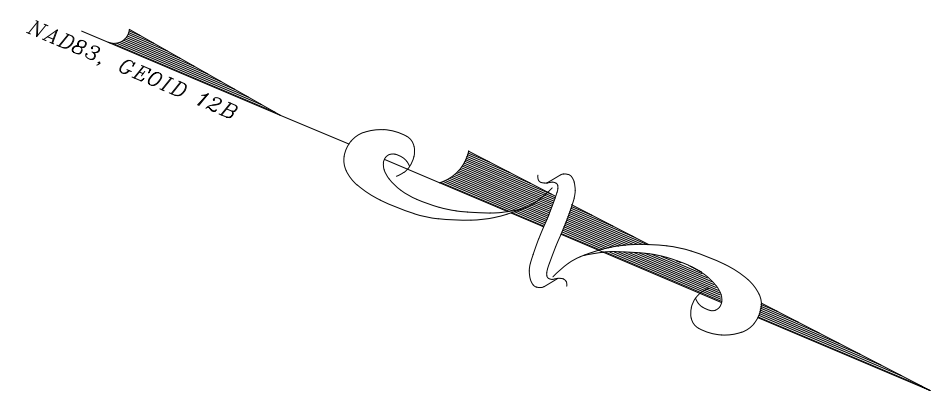
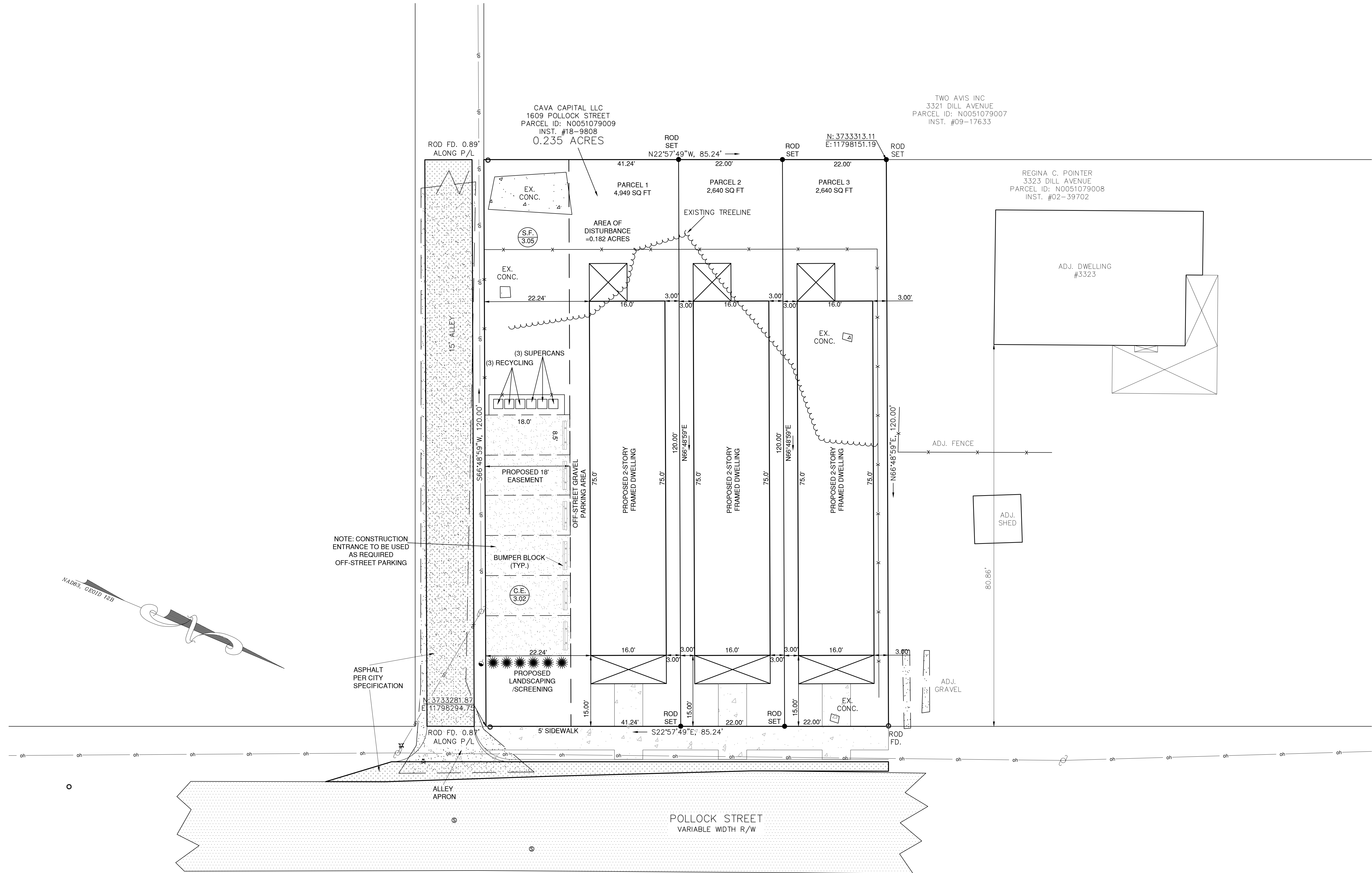
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGATATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-05-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP ON CLEARING.
ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

STATE AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PLAN. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR BECAUSE OF CHANGED CIRCUMSTANCES THE PLAN CANNOT BE CARRIED OUT.
PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

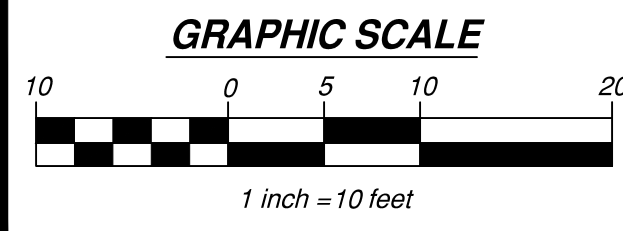
LEGEND

Legend table with columns: ROAD & DRAINAGE, SEWER, WATER, EROSION CONTROL. Includes symbols for culverts, manholes, waterlines, erosion control devices, and safety fences.



NOTE: CONSTRUCTION ENTRANCE TO BE USED AS REQUIRED OFF-STREET PARKING

ASPHALT PER CITY SPECIFICATION



2463 boulevard
 colonial heights, va 23834
 telephone: 804.520.9015
 facsimile: 804.520.9016
 email: cctownes@townespc.com

townes
 consulting engineers, planners, land surveyors



**1609 POLLOCK STREET
 SPECIAL USE PERMIT
 REQUEST
 CITY OF RICHMOND, VIRGINIA**

SITE LAYOUT

DATE:
 APRIL 11, 2023

SCALE:
 1" = 10'

PROJECT NUMBER:
 20220565

DESIGN TEAM:
 CHARLES C. TOWNES, II, P.E., L.S.
 PROJECT MANAGER
 T.S.G.
 DRAWN BY:

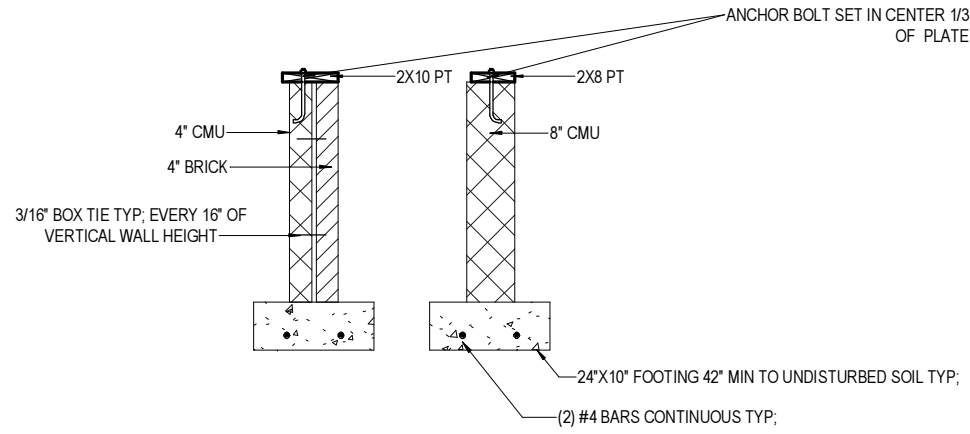
CHECKED BY:

REVISIONS:

REV.	DATE:	ITEM:
1	5/9/23	CITY COMMENTS
2	6/20/23	CITY COMMENTS

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SHEET
C-2

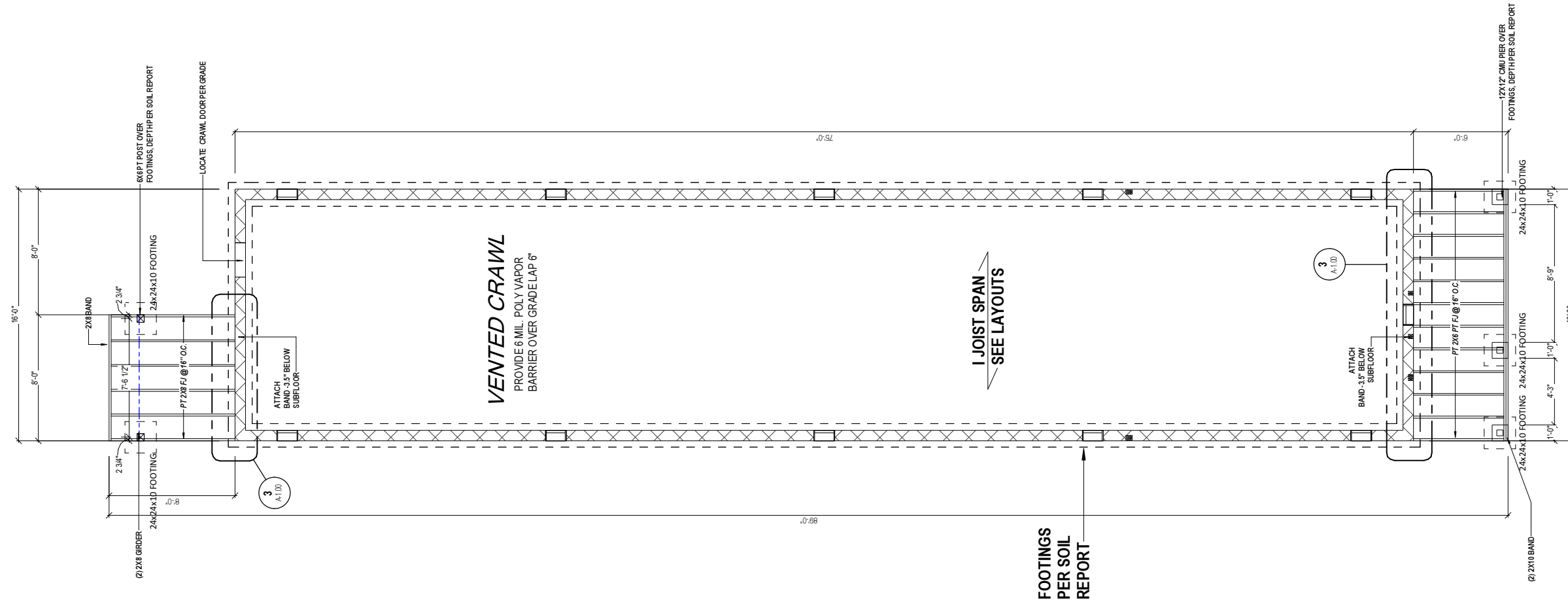
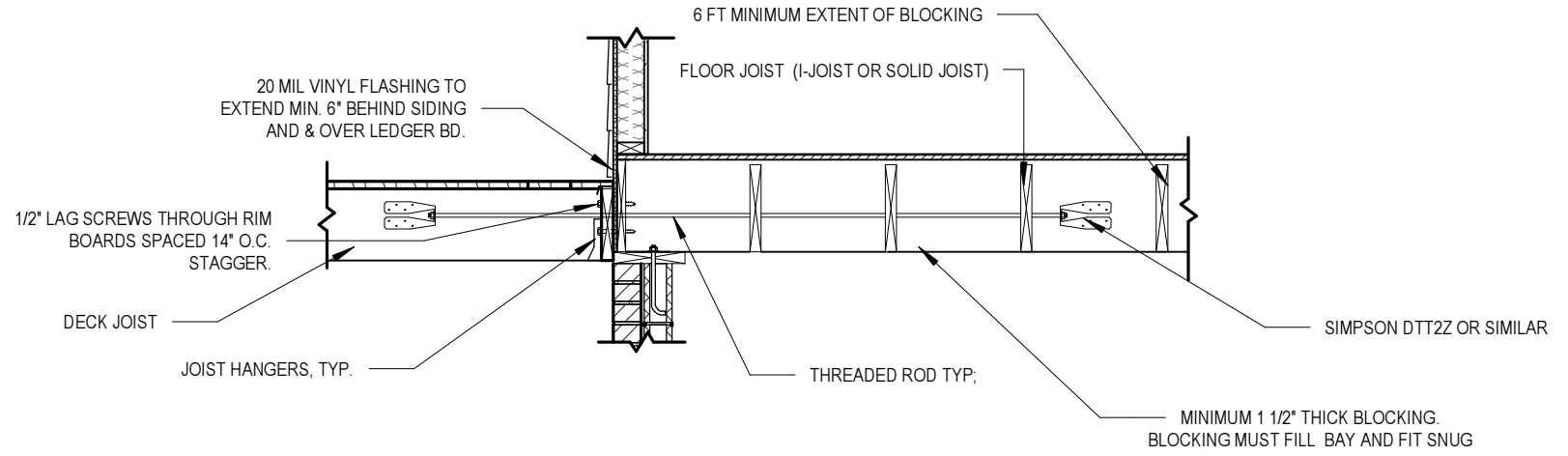


2 WALL TYPES FD

A-1.00 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

3 DECK ATTACHMENT DETAIL DTT2Z STANDARD WITH PERPENDICULAR JOIST

A-1.00 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



1 CRAWL SPACE PLAN

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

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PROJECT	NEW CONSTRUCTION	CLIENT	CAVA COMPANIES
SHEET	Foundation Plan	ADDRESS	1609 POLLOCK ST
ISSUE DATE	2/10/23		
DRAWN BY	PINNACLE DESIGN		
SHEET NUMBER	A-1.00		

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.

NOTE:

THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION [R401.3 VRC]

NOTE:

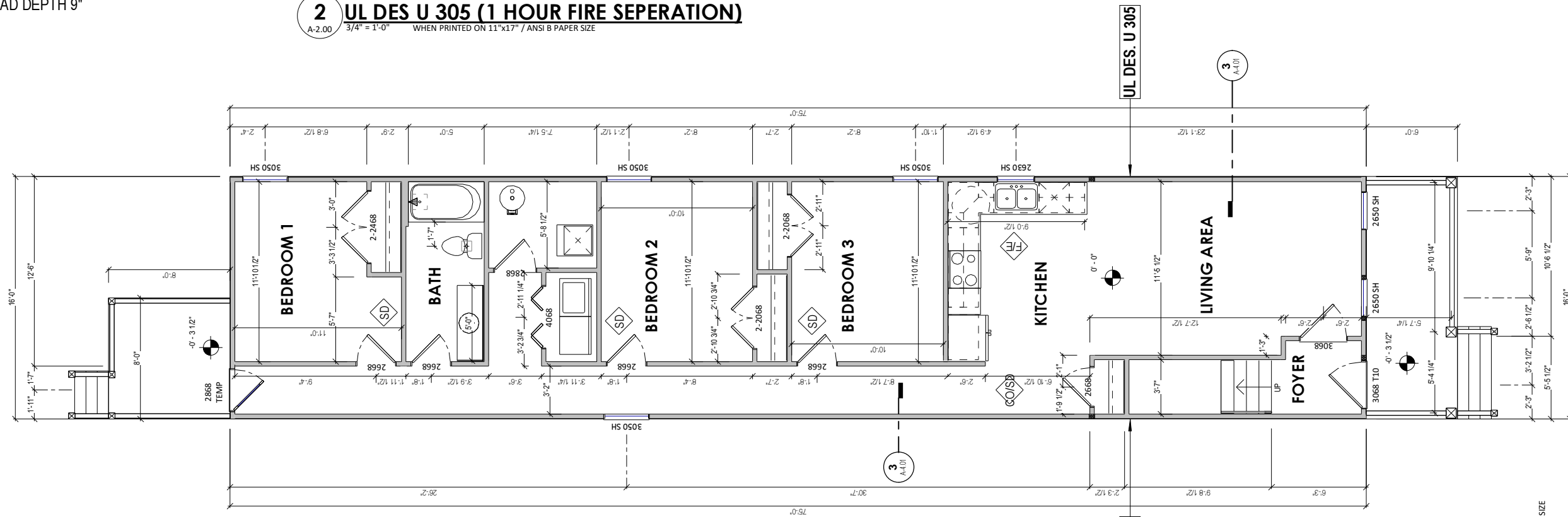
EXTERIOR RISER HEIGHT MAX 8 1/4" AND MIN TREAD DEPTH 9" [R311.7.5 VRC]

(1) 5/8" SHEETROCK BRAND X EXTERIOR SHEATHING

LOADBEARING 2X4 @ 16" O.C.

(1) 5/8" SHEETROCK FIRECODE CORE GYPSUM

2 UL DES U 305 (1 HOUR FIRE SEPERATION)
A-2.00 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



1 1ST FLOOR PLAN
A-2.00 7/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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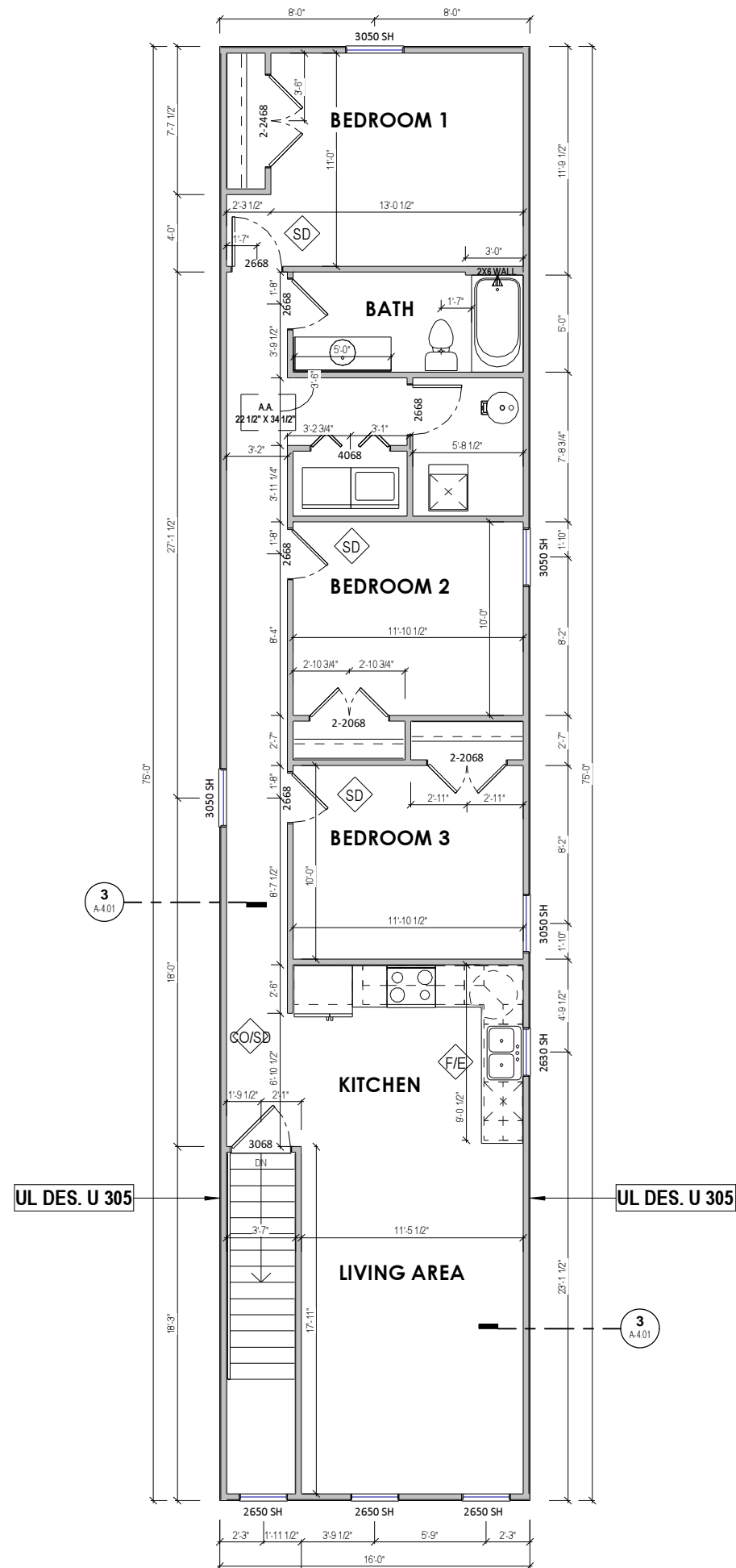
CLIENT	CAVA COMPANIES
PROJECT	NEW CONSTRUCTION
ISSUE DATE	2/10/23
ADDRESS	1609 POLLOCK ST
DRAWN BY	PINNACLE DESIGN
SHEET	1st Floor Plan
SHEET NUMBER	A-2.00

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.

Per Section R310 of the 2015 VA Residential Code, basements, habitable attics, and every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min. net clear opening of 5.7sf. The min clear opening height shall be 24". The min clear opening width shall be 20".

1 2ND FLOOR PLAN
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

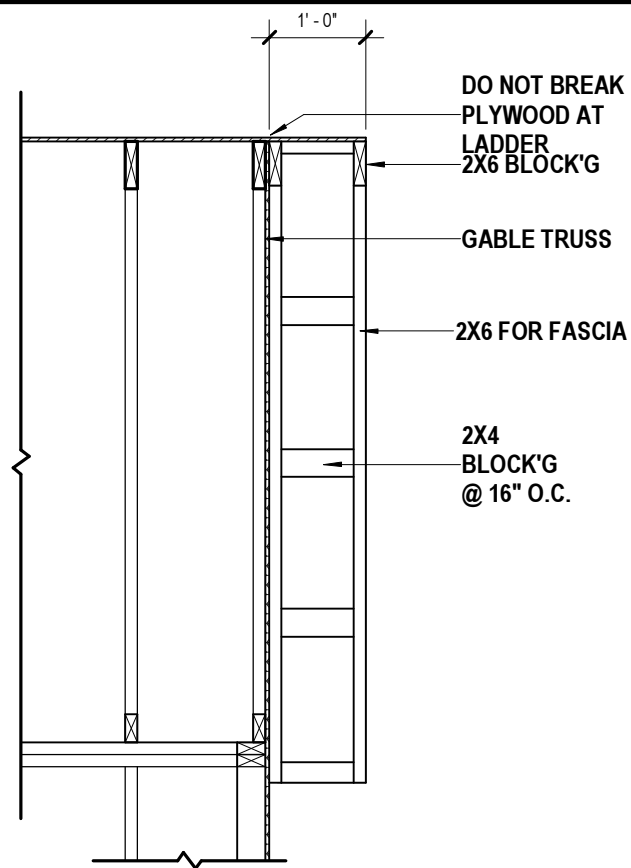


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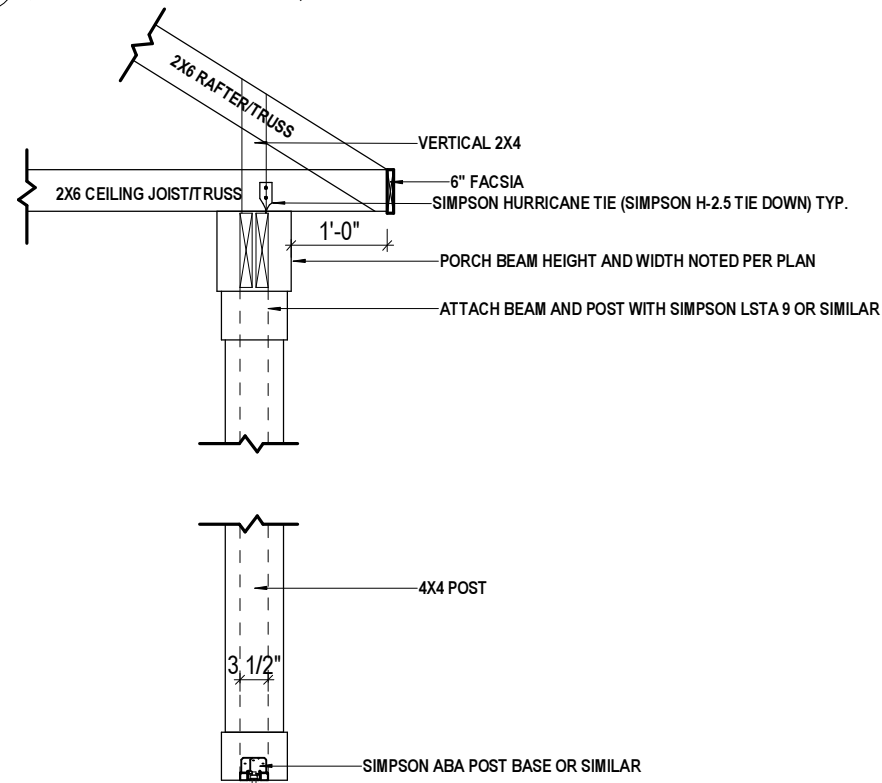
CLIENT	CAVA COMPANIES
ADDRESS	1609 POLLOCK ST
PROJECT	NEW CONSTRUCTION
SHEET	2nd Floor Plan
ISSUE DATE	2/10/23
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.60



GENERAL ROOF PLAN NOTES:

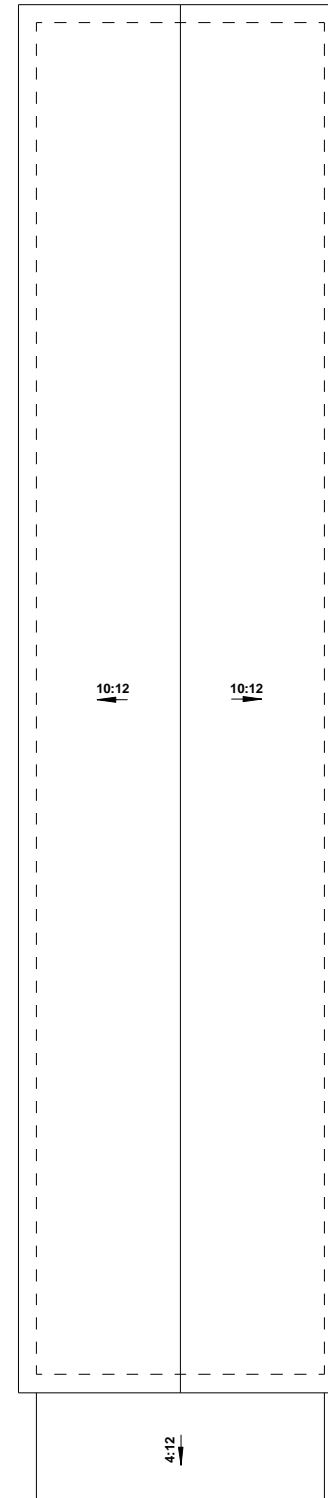
- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF 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.

2 ROOF OVERHANG DETAIL
A-2.70 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



3 PORCH BEAM ROOF DETAIL
A-2.70 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

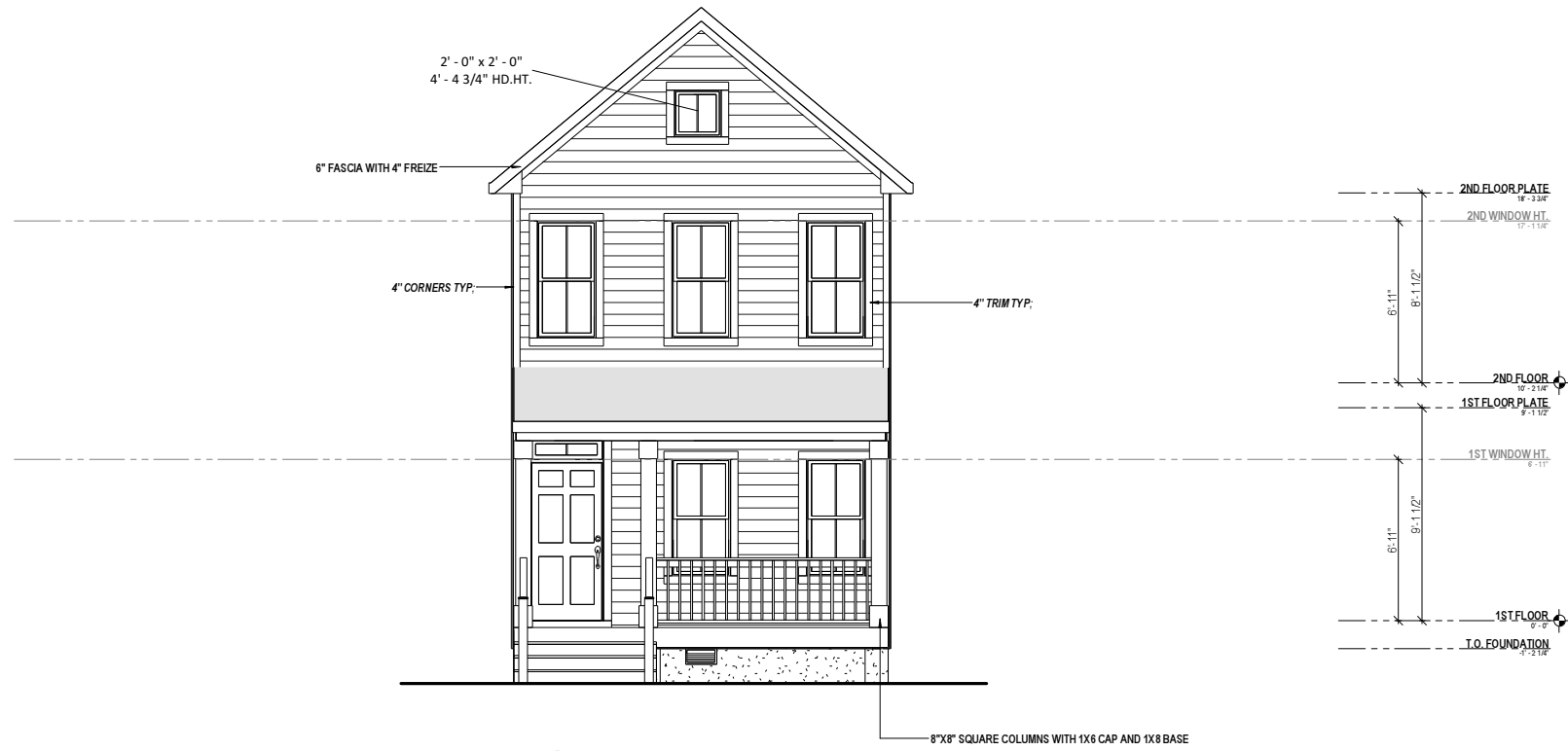
1 ROOF PLAN
A-2.70 3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



CLIENT	CAVA COMPANIES
ADDRESS	1609 POLLOCK ST
PROJECT	NEW CONSTRUCTION
SHEET	Roof Plan

ISSUE DATE	2/10/23
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.70

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

NOTE:
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS [R311.7.8 VRC]

NOTE:
HANDRAIL HEIGHT TO BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" [R311.7.8.1 VRC]

NOTE:
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

NOTE:
REQUIRED GUARDS AT OPEN SIDED WALKING SURFACE, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS SHALL NOT BE LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGE OF TREADS. [R312.1.2 VRC]

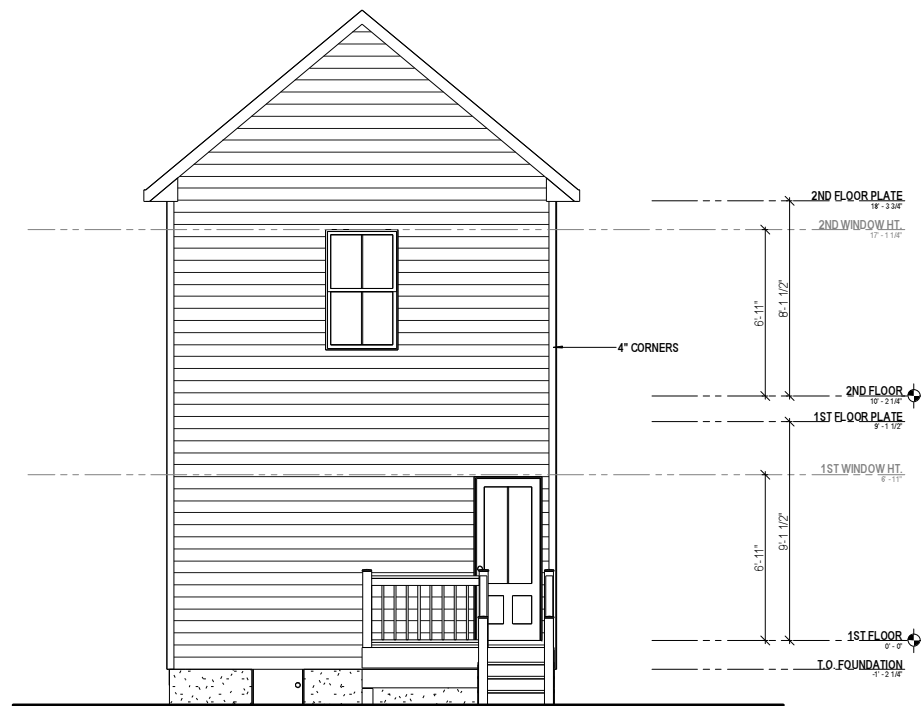
NOTE:
THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION [R401.3 VRC]



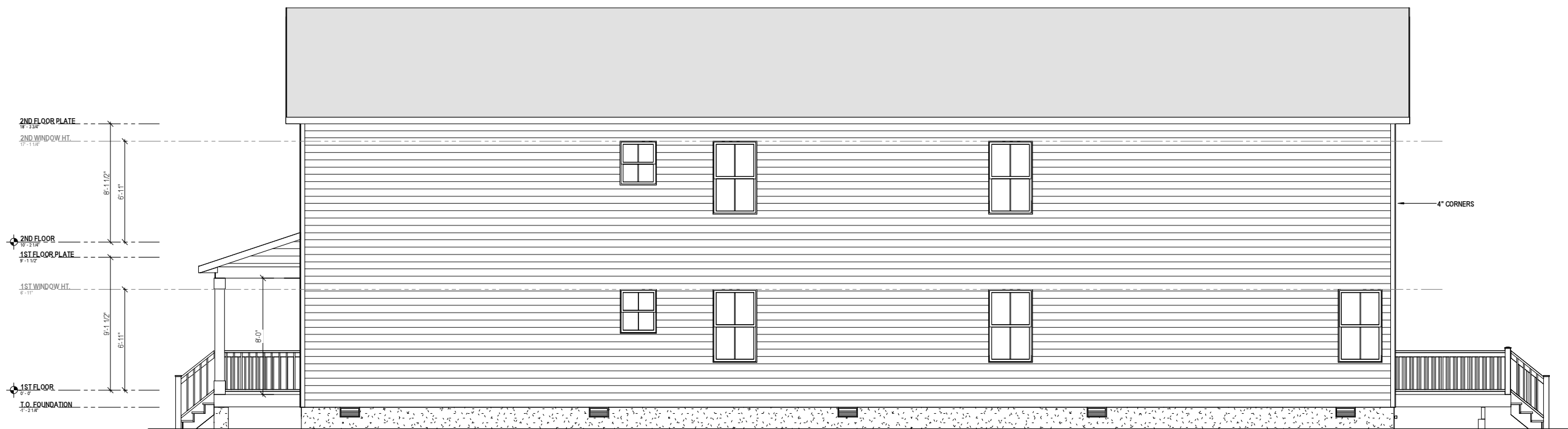
2 LEFT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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ADDRESS	1609 POLLOCK ST
PROJECT	NEW CONSTRUCTION
SHEET	Elevations
ISSUE DATE	2/10/23
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.00



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	1609 POLLOCK ST
PROJECT	NEW CONSTRUCTION
SHEET	Elevations
ISSUE DATE	2/10/23
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.10

