



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

May 13, 2025

Cava Capital LLC  
2405 Westwood Avenue #200  
Richmond, VA 23220

Baker Development Resources  
530 East Main Street, Suite 730  
Richmond, VA 23219  
Attn: Mark Baker

To Whom It May Concern:

**RE: BZA 17-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 4, 2025 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permits to construct two new single-family (detached) dwellings at 2502 COURTLAND STREET (Tax Parcel Number S009-0224/010), located in an R-4 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **757 783 363#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for June 4, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 17-2025  
Page 2  
May 13, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto:Roy.Benbow@rva.gov)

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

7th Lynhaven Ave 4106 Llc  
6320 Boundary Run Dr  
Mechanicsville, VA 23111

Aleman Luis Hernan And Bladis Noemy  
5749 S Jessup Rd  
Chesterfield, VA 23832

B R Real Estate Llc  
5601 Hull Street Rd  
Richmond, VA 23224

Boniface Robert K  
9702 Gayton Road Ste 180  
Richmond, VA 23238

Bryant Donald G & Annette F  
2508 Courtland St  
Richmond, VA 23234

Catalyst Quads Llc  
2000 West Club Lane  
Richmond, VA 23226

Curry Sandra  
2411 Courtland St  
Richmond, VA 23234

Garrison Aisha Y  
2509 Courtland St  
Richmond, VA 23234

Jones Latoya  
2408 Courtland St  
Richmond, VA 23234

Lopez Hector Alexander Acosta &  
Catherine Mendoza Varela  
2505 Courtland St  
Richmond, VA 23234

Muise Investments Llc  
3101 Cutshaw Ave  
Richmond, VA 23230

Orellana Flores Manuel Alberto  
2410 Courtland St  
Richmond, VA 23234

Rice Phillip And Chris  
4904 Bangor Ct  
Henrico, VA 23228

Rra Iii Llc  
700 Chiswick Park Rd  
Henrico, VA 23229

Seeley Nan B And Eva J And John  
Lillious Seeley Estate  
P O Box 747  
Wakefield, VA 23888

Soto Garcia Lesbia Leticia  
2501 Courtland St  
Richmond, VA 23234

Wiseman Ruby V Trust Trs  
12424 Walkes Quarter Rd  
Chesterfield, VA 23838

**Property:** 2502 Courtland St **Parcel ID:** S0090224010**Parcel**

**Street Address:** 2502 Courtland St Richmond, VA 23234-  
**Owner:** CAVA CAPITAL LLC  
**Mailing Address:** 2405 WESTWOOD AVE #200, RICHMOND, VA 23230  
**Subdivision Name :** VILLA HEIGHTS  
**Parent Parcel ID:**  
**Assessment Area:** 360 - Davee Gardens/Castlewood/Summe  
**Property Class:** 110 - R One Story  
**Zoning District:** R-4 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2025  
**Land Value:** \$55,000  
**Improvement Value:** \$70,000  
**Total Value:** \$125,000  
**Area Tax:** \$0  
**Special Assessment District:**

**Land Description**

**Parcel Square Feet:** 15000  
**Acreage:** 0.3444  
**Property Description 1:** VILLA HGTS L12-13 B4; 0100.00X0150.00 0000.344 AC  
**State Plane Coords( ?):** X= 11790260.500019 Y= 3696314.564550  
**Latitude:** 37.46981217 , **Longitude:** -77.44103194

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 100  
**Rear Size:** 150  
**Parcel Square Feet:** 15000  
**Acreage:** 0.3444  
**Property Description 1:** VILLA HGTS L12-13 B4; 0100.00X0150.00 0000.344 AC  
**Subdivision Name :** VILLA HEIGHTS  
**State Plane Coords( ?):** X= 11790260.500019 Y= 3696314.564550  
**Latitude:** 37.46981217 , **Longitude:** -77.44103194

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$55,000	\$70,000	\$125,000	Not Available
2024	\$45,000	\$71,000	\$116,000	Not Available
2023	\$36,000	\$65,000	\$101,000	Not Available
2022	\$36,000	\$56,000	\$92,000	Not Available
2021	\$16,000	\$46,000	\$62,000	Not Available
2020	\$10,000	\$45,000	\$55,000	Reassessment
2019	\$10,000	\$39,000	\$49,000	Reassessment
2018	\$10,000	\$37,000	\$47,000	Reassessment
2017	\$10,000	\$35,000	\$45,000	Reassessment
2016	\$10,000	\$35,000	\$45,000	Reassessment
2015	\$10,000	\$35,000	\$45,000	Reassessment
2014	\$10,000	\$35,000	\$45,000	Reassessment
2013	\$17,000	\$40,000	\$57,000	Reassessment
2012	\$17,000	\$44,000	\$61,000	Reassessment
2011	\$20,000	\$52,000	\$72,000	CarryOver
2010	\$20,000	\$52,000	\$72,000	Reassessment
2009	\$19,500	\$51,700	\$71,200	Reassessment
2008	\$19,500	\$49,900	\$69,400	Reassessment
2007	\$18,000	\$32,400	\$50,400	Reassessment
2006	\$16,300	\$32,400	\$48,700	Reassessment
2005	\$13,000	\$30,000	\$43,000	Reassessment
2004	\$10,000	\$26,000	\$36,000	Reassessment
2003	\$10,000	\$26,000	\$36,000	Reassessment
2002	\$10,000	\$26,000	\$36,000	Reassessment
1998	\$10,000	\$26,000	\$36,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/18/2024	\$75,000	Not Available	ID2024-14887	
09/11/1991	\$33,500	Not Available	00278-2143	
01/23/1986	\$12,000	Not Available	000067-01845	
11/30/1983	\$5,500	Not Available	000599-01955	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-4 - Residential (Single Family)  
**Planning District:** Broad Rock  
**Traffic Zone:** 1214  
**City Neighborhood Code:** JFDV  
**City Neighborhood Name:** Jeff Davis  
**Civic Code:**  
**Civic Association Name:** Richmond Highway Neighborhood Civic Association  
**Subdivision Name:** VILLA HEIGHTS  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	1011	0609001	060900
1990	118	0609981	060998

**Schools**

**Elementary School:** Broad Rock  
**Middle School:** Boushall  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 213  
**Fire District:** 21  
**Dispatch Zone:** 139A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 8  
**Council District for 2025 (Current Election):** 8  
**Voter Precinct:** 806  
**State House District:** 79  
**State Senate District:** 15  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** 001 -  
**Year Built:** 1940  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 2  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 0  
**Condition:** FAIR  
**Foundation Type:**  
**1st Predominant Exterior:** Metal or Vinyl Siding  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Composition shingle  
**Interior Wall:** Plaster  
**Floor Finish:** Softwood  
**Heating Type:** Baseboard  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** N

**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1020 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

### Property Images

Name:S0090224010 Desc:R01

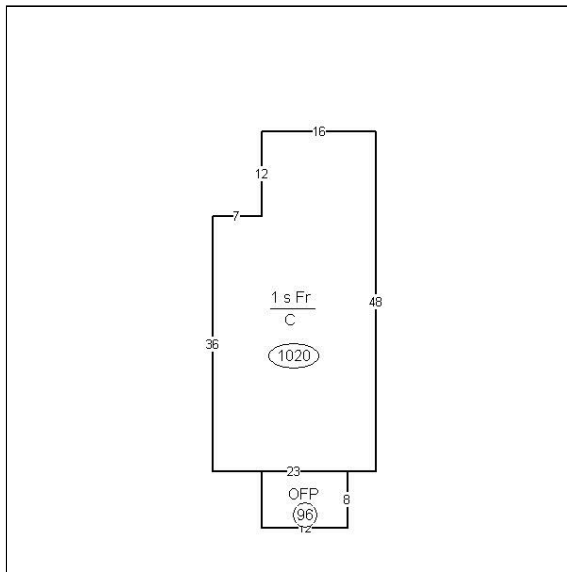


[Click here for Larger Image](#)



**Sketch Images**

Name:S0090224010 Desc:R01



# RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE  
ROOM 110, CITY HALL, 900 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219  
(804) 646-6340

## TO BE COMPLETED BY THE APPLICANT

### PROPERTY

OWNER: Cava Capital LLC

PHONE: (Home) ( ) (Mobile) ( )

ADDRESS 2405 Westwood Ave #200

FAX: ( ) (Work) ( )

Richmond, VA 23220

E-mail Address: \_\_\_\_\_

### PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) ( ) (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730

FAX: ( ) (Work) ( )

Richmond, VA 23219

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2502 Courtland Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-408.4

APPLICATION REQUIRED FOR: A lot split and building permit to construct two new single-family detached dwellings.

TAX PARCEL NUMBER(S): S009-0224/010 ZONING DISTRICT: R-4(Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot width requirement is not met. Lot widths of sixty feet (60') are required. For zoning purposes, one (1) lot having a lot width of one hundred feet (100') currently exists. Lot widths of fifty feet (50') are proposed for No. 2500 and No. 2502.

DATE REQUEST DISAPPROVED: 03/14/2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 03/14/2025 TIME FILED: 1:08 p.m. PREPARED BY: Colleen Dang

RECEIPT NO. BZAR-165667-2025

AS CERTIFIED BY: Walter C. Dang (ZONING ADMINISTRATOR)

### I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

## TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: Walter C. Dang DATE: 04/30/2025

## \*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\*

CASE NUMBER: BZA 17-2025 HEARING DATE: June 4, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 17-2025  
150' Buffer

APPLICANT(S): Cava Capital LLC

PREMISES: 2502 Courtland Street  
(Tax Parcel Number S009-0224/010)

SUBJECT: A lot split and building permits to construct two new single-family (detached) dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-408.4  
of the Zoning Ordinance for the reason that:  
The lot width requirement is not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at [PDRZoningAdministration@Richmondgov.com](mailto:PDRZoningAdministration@Richmondgov.com). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

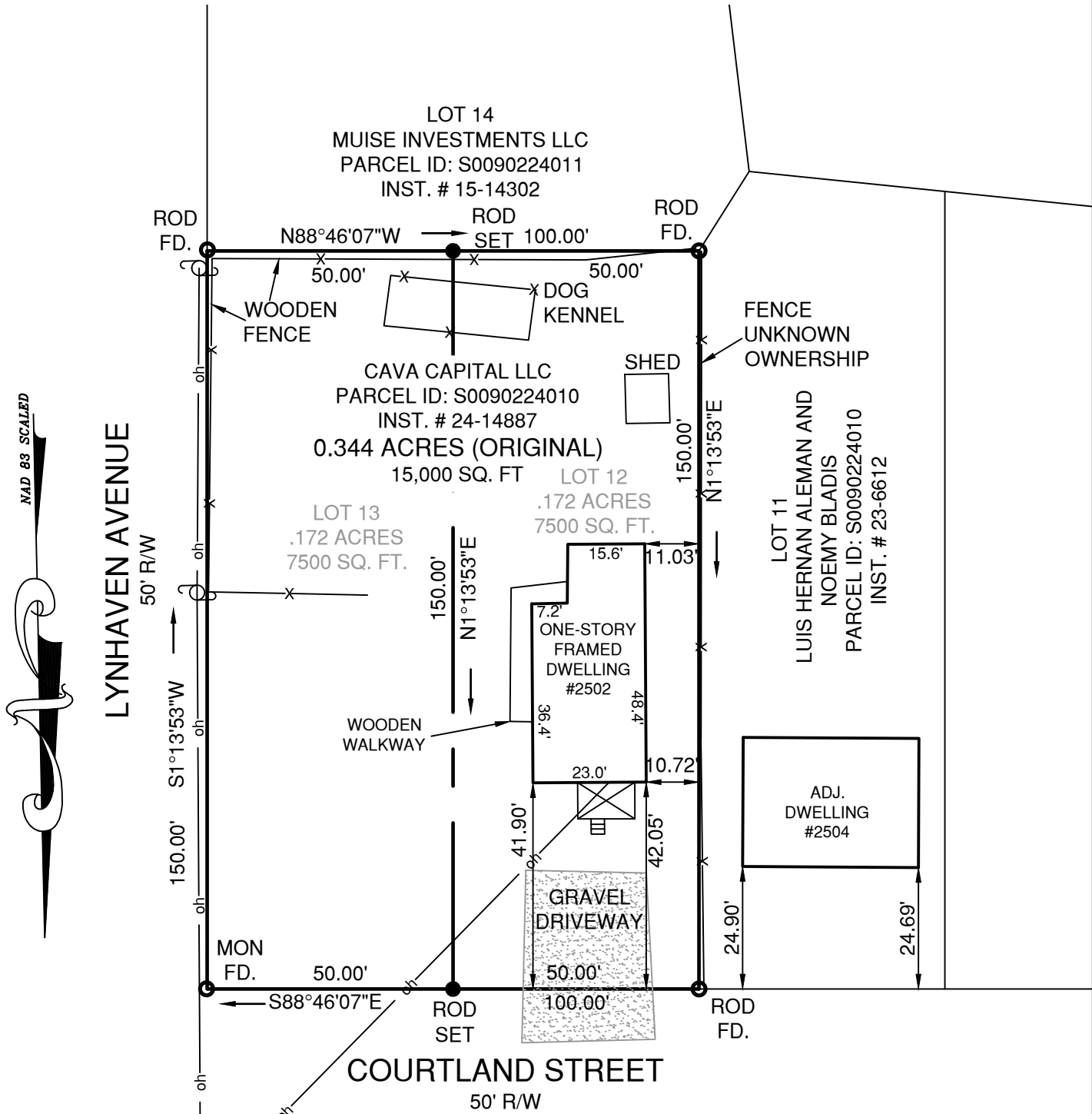
Acknowledgement of Receipt by Applicant or Authorized Agent: 

THIS PROPERTY IS NOT LOCATED IN A FEMA DEFINED FLOOD PLAIN, ZONE X, COMMUNITY PANEL # 5101290077D, EFFECTIVE DATE: APRIL 2, 2009

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

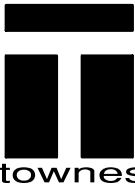
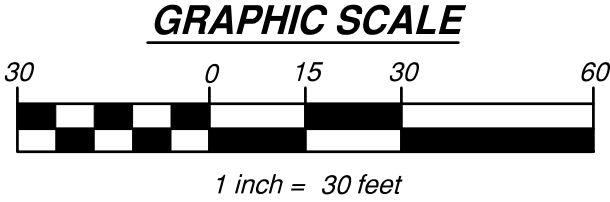
REFERENCE PLAT: PLAN OF VILLA HEIGHTS, DATED SEPTEMBER 1914 BY W.W. LAPRADE & BROTHERS, AND RECORDED IN PLAT BOOK 3, PAGE 126 OF CHESTERFIELD COUNTY CLERK OF COURT RECORDS ROOM



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON MARCH 13, 2025. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

COMMONWEALTH OF VIRGINIA  
CHARLES C. TOWNES, II  
Lic. No. 2803  
3 / 14 / 2025  
LAND SURVEYOR

PLAT  
SHOWING  
PHYSICAL IMPROVEMENTS OF  
#2502 COURTLAND STREET  
FOR  
CAVA CAPITAL LLC  
CITY OF RICHMOND, VIRGINIA  
DATE: MARCH 14, 2025 SCALE: 1" = 30'



2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com  
townes  
consulting engineers, planners, and land surveyors  
DRAWN BY: J.S.I. CHECKED BY:

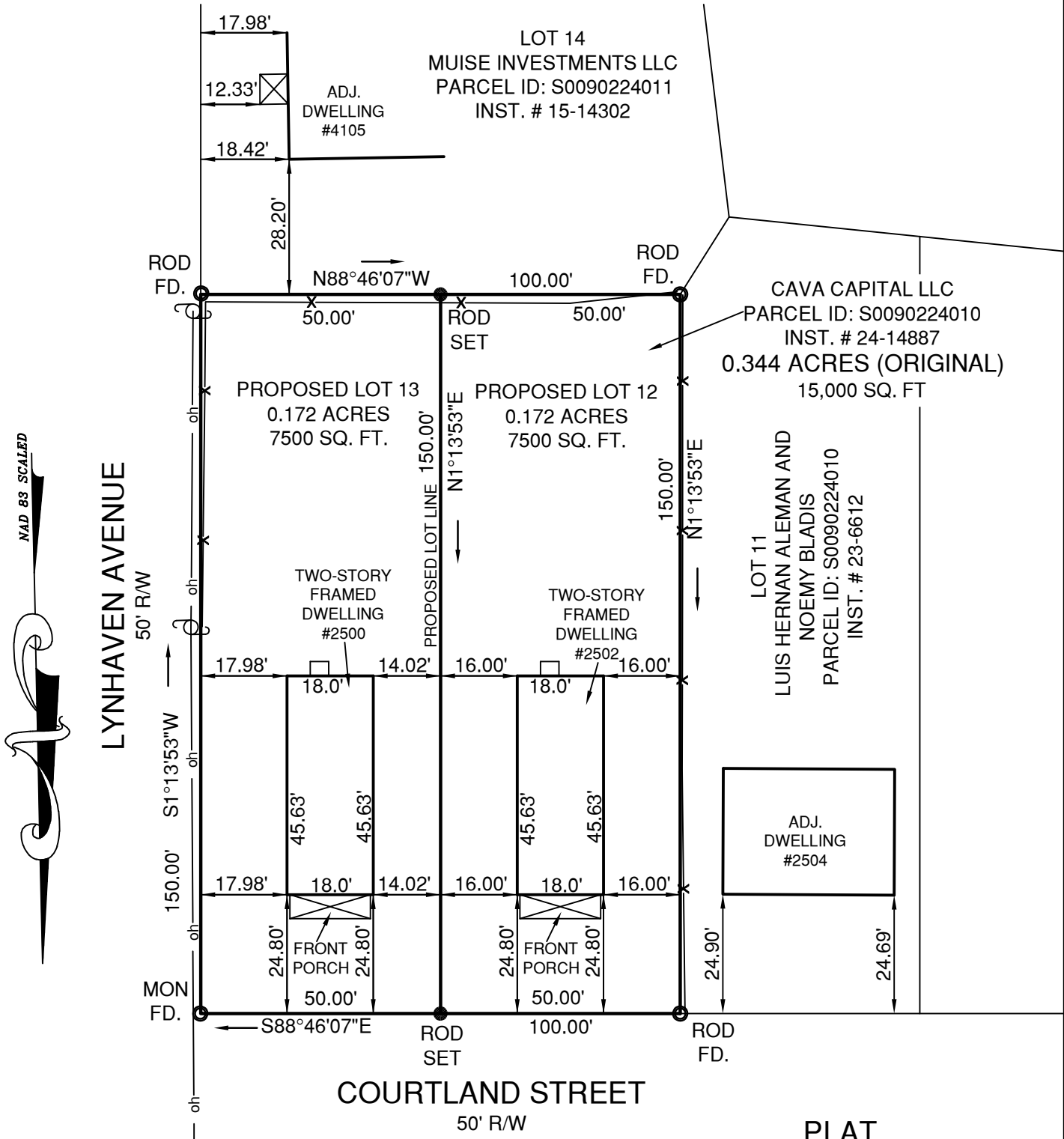


THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL # 5101290077D, EFFECTIVE DATE: APRIL 2, 2009

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

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REFERENCE PLAT: PLAN OF VILLA HEIGHTS, DATED SEPTEMBER 1914 BY W.W. LAPRADE & BROTHERS, AND RECORDED IN PLAT BOOK 3, PAGE 126 OF CHESTERFIELD COUNTY CLERK OF COURT RECORDS ROOM



PLAT  
SHOWING  
PROPOSED LOT SPLIT ON  
LOTS 12-13, BLOCK 4  
VILLA HEIGHTS  
FOR

CAVA CAPITAL LLC

CITY OF RICHMOND, VIRGINIA

LAST REVISED: APRIL 16, 2025

DATE: MARCH 20, 2025 SCALE: 1" = 30'

2463 boulevard

colonial heights, va 23834

telephone: 804.520.9015

facsimile: 804.520.9016

email: cctownes@townespc.com

**townes**

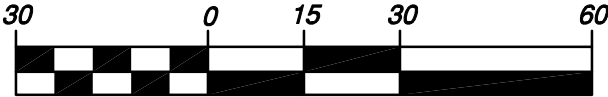
consulting engineers, planners, and land surveyors

DRAWN BY: CCT, II

CHECKED BY:

COMMONWEALTH OF VIRGINIA  
CHARLES C. TOWNES, II  
Lic. No. 2803  
4 / 16 / 2025  
LAND SURVEYOR

**GRAPHIC SCALE**



1 inch = 30 feet

ATTN: SHANE FLANSBURG

# CAVA COMPANIES

## AREA CALCULATIONS

Heated Area	
1st Floor Livable	821 SF
2nd Floor Livable	821 SF
	1643 SF
Total	1643 SF

SINGLE FAMILY DWELLING  
NEW CONSTRUCTION  
2 STORY 26'-6" FROM  
APPROXIMATE GRADE

VIRGINIA CONSTRUCTION CODE (VRC) 2021

THE FOLLOWING STRUCTURAL  
REQUIREMENTS ARE SPECIFIC TO  
RICHMOND, VIRGINIA

FROST DEPTH-18 INCHES

DESIGN WIND SPEED - 90MPH, 3-  
SECOND GUST

ULTIMATE DESIGN WIND SPEED  
FOR RISK

CATEGORY II BUILDINGS -115 MPH

SNOW LOAD - 20 PSF

OCCUPANCY R-5  
CONSTRUCTION TYPE VB

INSULATION REQUIREMENTS

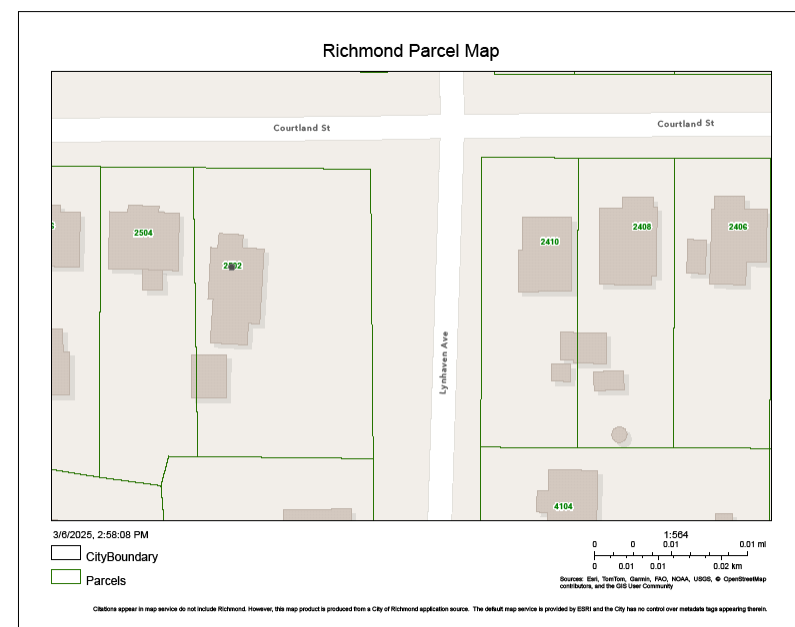
R-60 CEILING

R-15 WALLS

R-19 FLOORS



**2502 COURTLAND AVE LOT B**



## SHEET INDEX

2-ARCHITECTURE	
A-0.00	Cover
A-1.00	Foundation Plan
A-2.00	First Floor
A-2.50	Second Floor Framing
A-2.60	2nd Floor Plan
A-2.70	Roof Plan
A-3.00	Elevations
A-3.10	Elevations
A-4.00	House Sections
A-4.01	Typical Wall Section

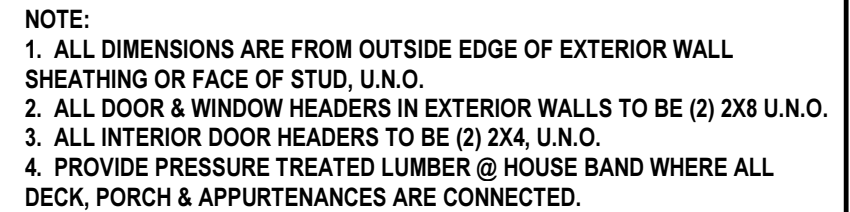


# PERMIT SET

## COPYRIGHT NOTICE



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



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]



PROJECT		NEW CONSTRUCTION		CLIENT		CAVA COMPANIES	
SHEET		First Floor		ADDRESS		2502 COURTLAND AVE	
ISSUE DATE				4/11/25			
DRAWN BY				PINNACLE DESIGN RVA			
SHEET NUMBER				A-2.00			

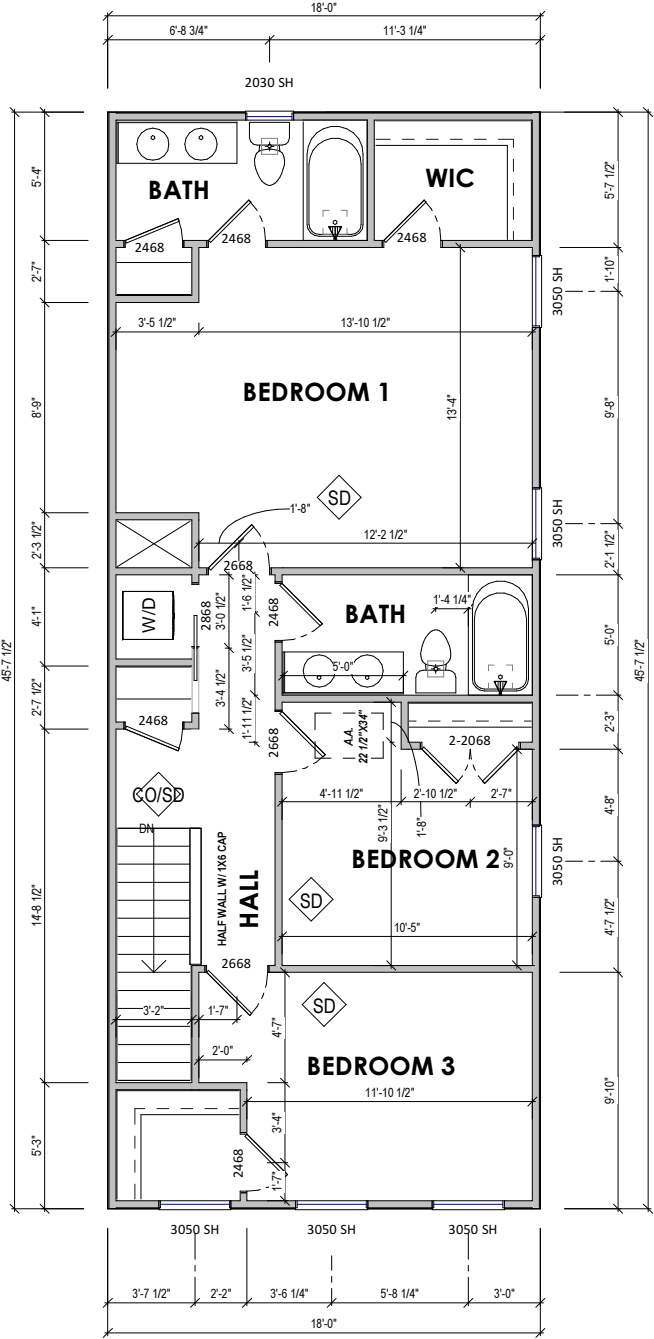
© Copyright 2024

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



- 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 2021 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

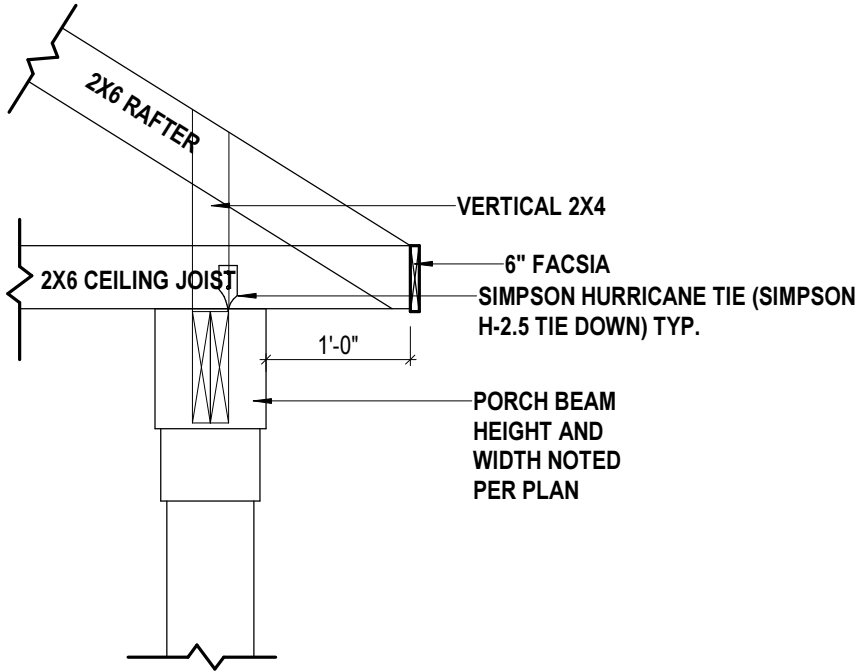
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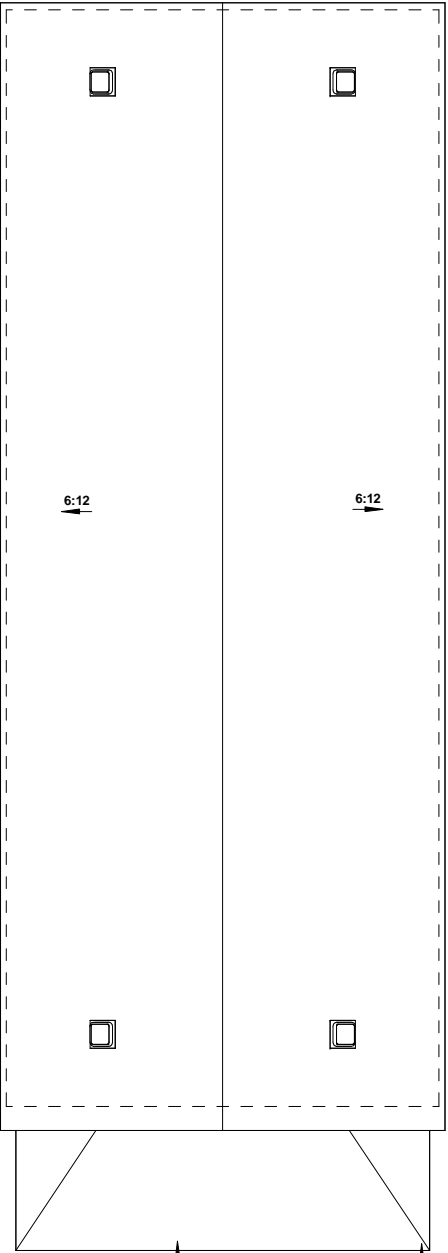
CLIENT	CAVA COMPANIES	
	ADDRESS	2502 COURTLAND AVE
PROJECT	NEW CONSTRUCTION	
	SHEET	2nd Floor Plan
ISSUE DATE		
4/11/25		
DRAWN BY		
PINNACLE		
DESIGN RVA		
SHEET NUMBER		
A-2.60		

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.



2X6 RAFTERS @ 16" O.C. W/  
2X6 CEILING JOIST @ 16" O.C.



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

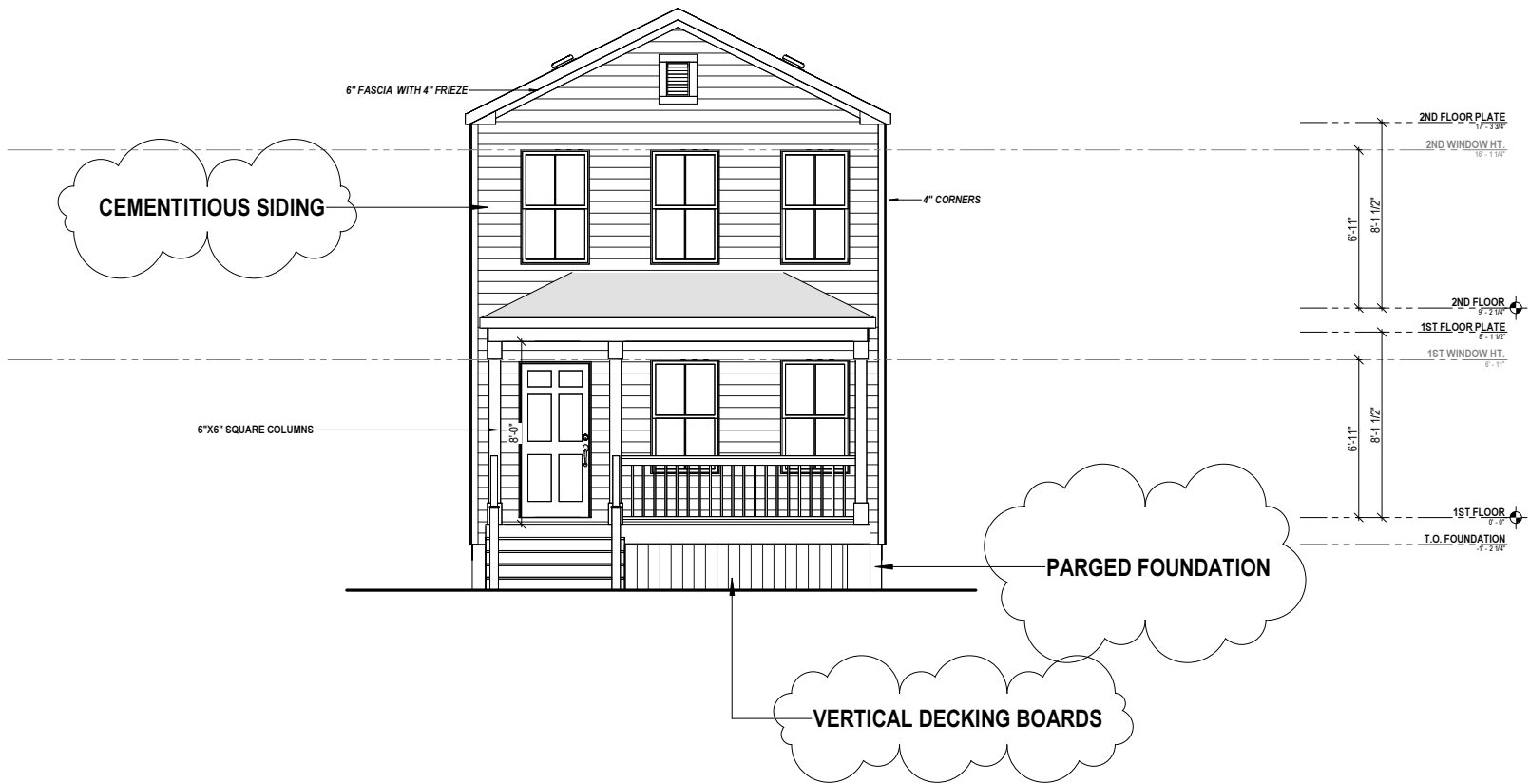
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CLIENT	CAVA COMPANIES	
	ADDRESS	2502 COURTLAND AVE
PROJECT	NEW CONSTRUCTION	
	SHEET	Roof Plan
ISSUE DATE		
4/11/25		
DRAWN BY		
PINNACLE DESIGN RVA		
SHEET NUMBER		
A-2.70		



CLIENT	CAVA COMPANIES	
	ADDRESS	2502 COURTLAND AVE
PROJECT	NEW CONSTRUCTION	
	SHEET	Elevations
ISSUE DATE		
4/11/25		
DRAWN BY		
PINNACLE DESIGN RVA		
SHEET NUMBER		
A-3.00		



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

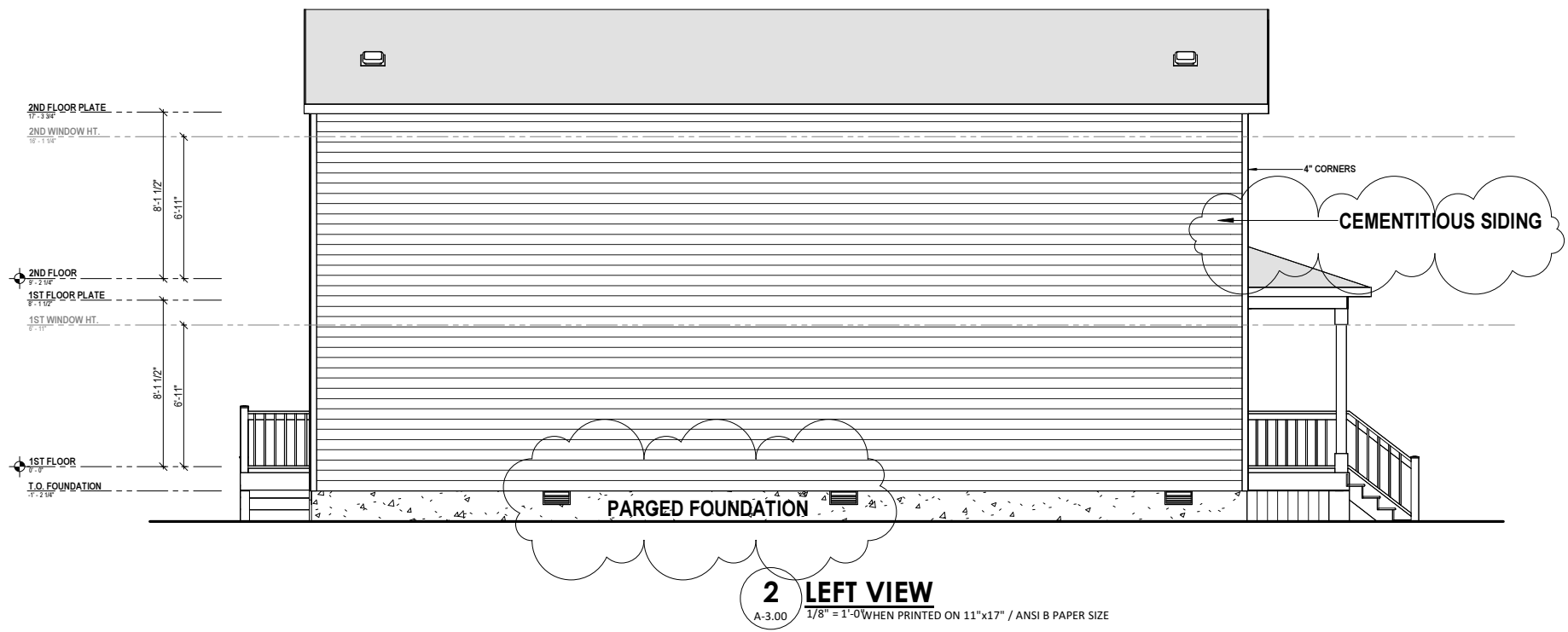
NOTE:  
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS [R311.7.8 VRC]

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]

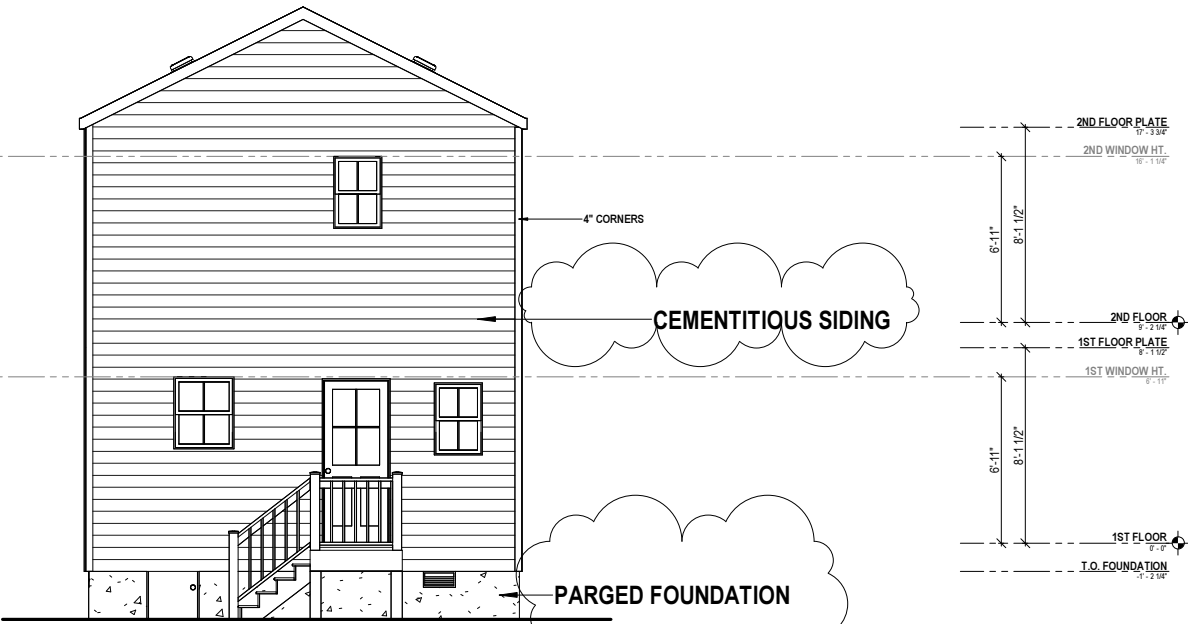
NOTE:  
THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION [R401.3 VRC]



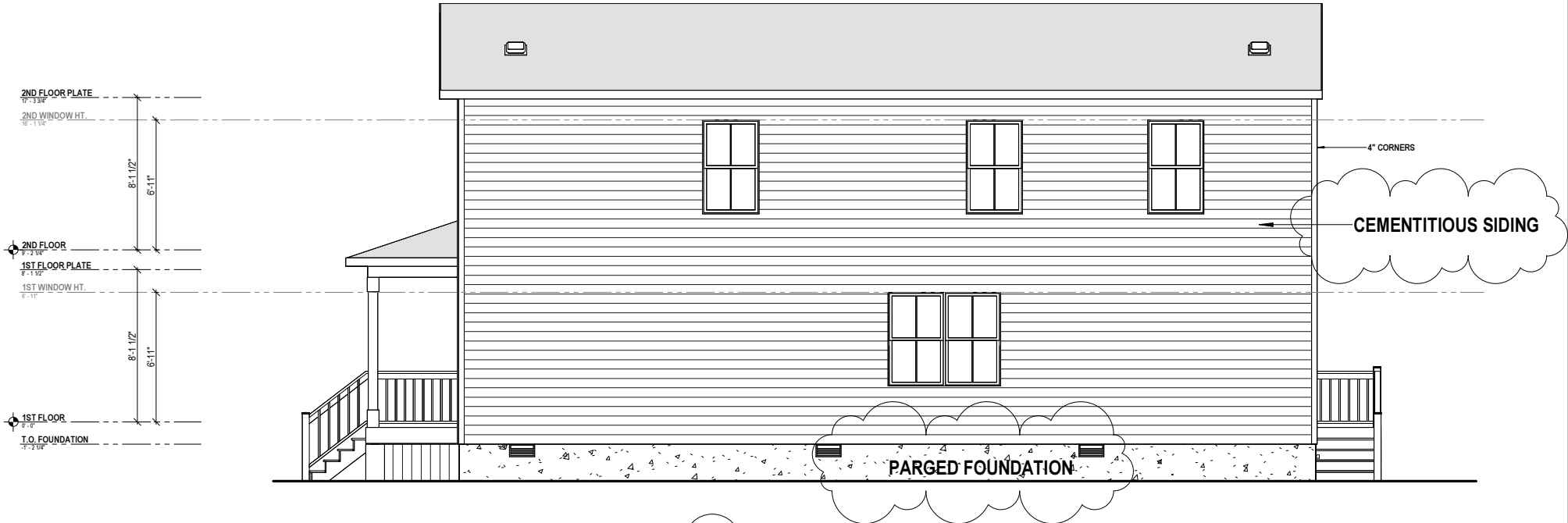
**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



CLIENT	CAVA COMPANIES	
	ADDRESS	2502 COURTLAND AVE
PROJECT	NEW CONSTRUCTION	
	SHEET	Elevations
ISSUE DATE		
4/11/25		
DRAWN BY		
PINNACLE		
DESIGN RVA		
SHEET NUMBER		
A-3.10		



**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

# CAVA COMPANIES

## AREA CALCULATIONS

Heated Area	
1st Floor Livable	821 SF
2nd Floor Livable	821 SF
Total	1643 SF



2502 COURTLAND AVE LOT A

## SHEET INDEX

2-ARCHITECTURE	
A-0.00	Cover
A-1.00	Foundation Plan
A-2.00	First Floor
A-2.50	Second Floor Framing
A-2.60	2nd Floor Plan
A-2.70	Roof Plan
A-3.00	Elevations
A-3.10	Elevations
A-4.00	House Sections
A-4.01	Typical Wall Section

SINGLE FAMILY DWELLING

NEW CONSTRUCTION

2 STORY 26'-6" FROM APPROXIMATE GRADE

OCCUPANCY R-5

CONSTRUCTION TYPE VB

INSULATION REQUIREMENTS

R-60 CEILING

R-15 WALLS

R-19 FLOORS

VIRGININA CONSTRUCTION CODE (VRC) 2021

THE FOLLOWING STRUCTURAL REQUIREMENTS ARE SPECIFIC TO RICHMOND, VIRGINIA

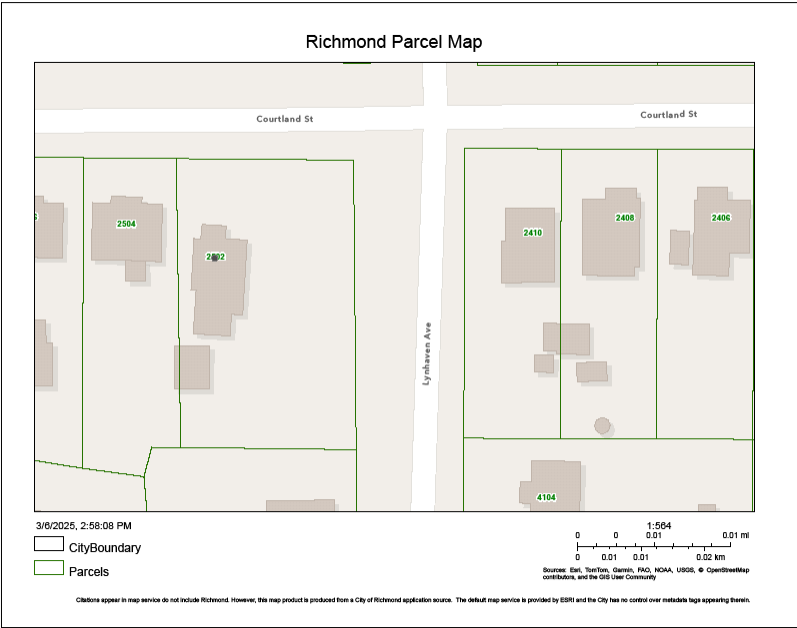
FROST DEPTH-18 INCHES

DESIGN WIND SPEED - 90MPH, 3-SECOND GUST

ULTIMATE DESIGN WIND SPEED FOR RISK

CATEGORY II BUILDINGS -115 MPH

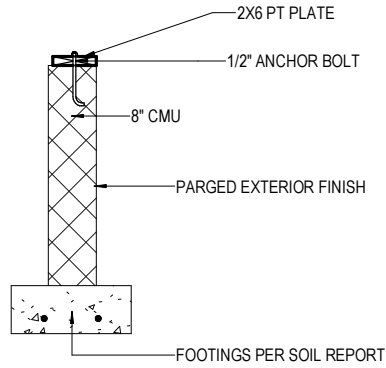
SNOW LOAD - 20 PSF



PERMIT SET

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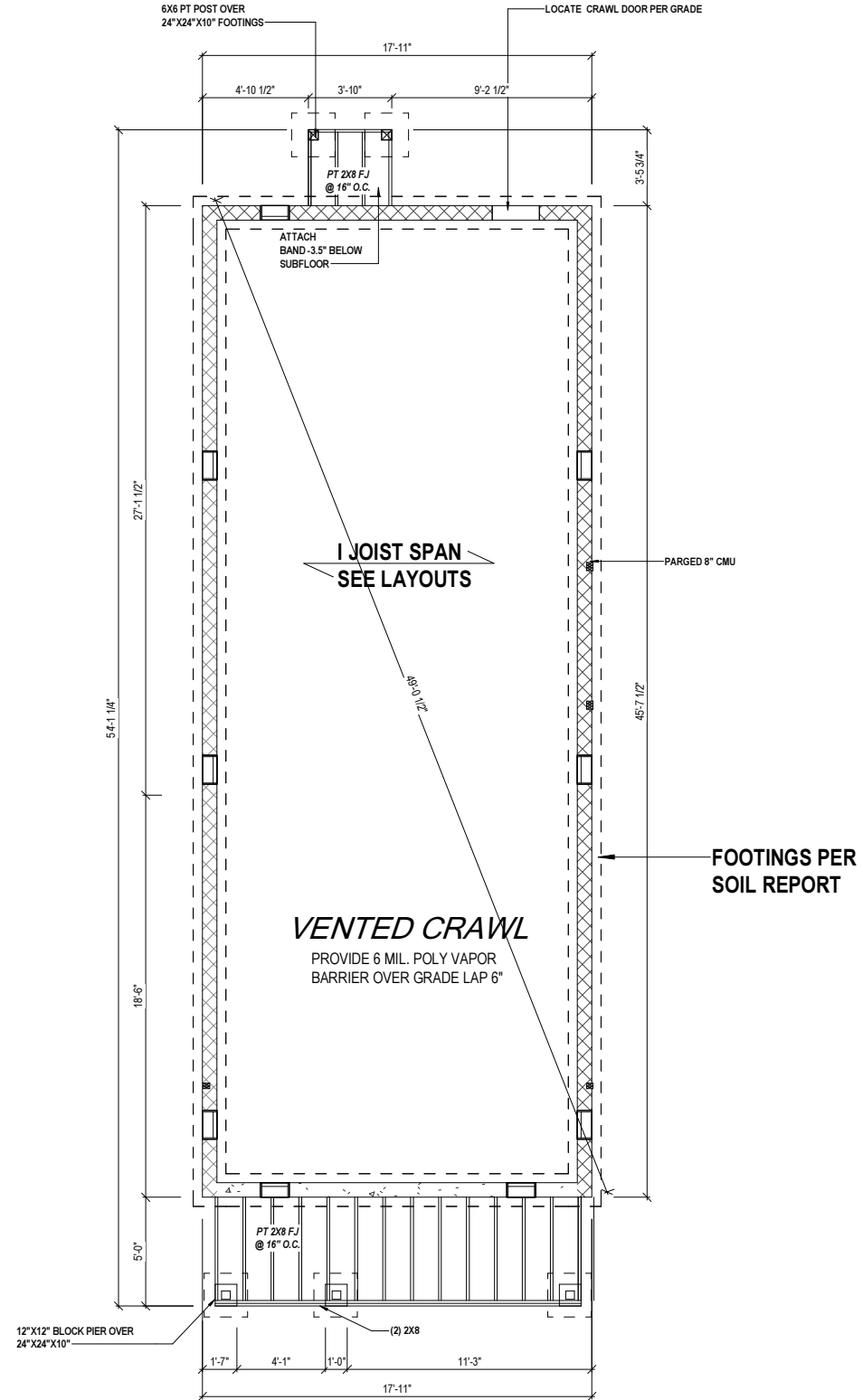
## 2 WALL TYPE FD

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

NOTE:  
CRAWL DOOR ACCESS TO BE MIN.  
24"X16" [R408.4]  
WITH MECHANICAL EQUIPMENT  
MIN. OPENING TO BE 30"X22"  
M1305.1.4

## 1 CRAWL SPACE PLAN

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



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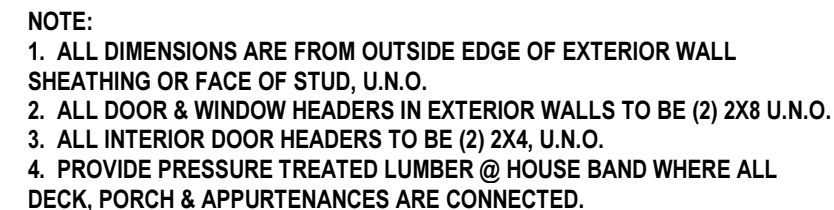
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	ADDRESS	2502 COURTLAND AVE
PROJECT	NEW CONSTRUCTION	
	SHEET	Foundation Plan
ISSUE DATE		
4/11/25		
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PINNACLE		
DESIGN RVA		
SHEET NUMBER		
A-1.00		



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



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]



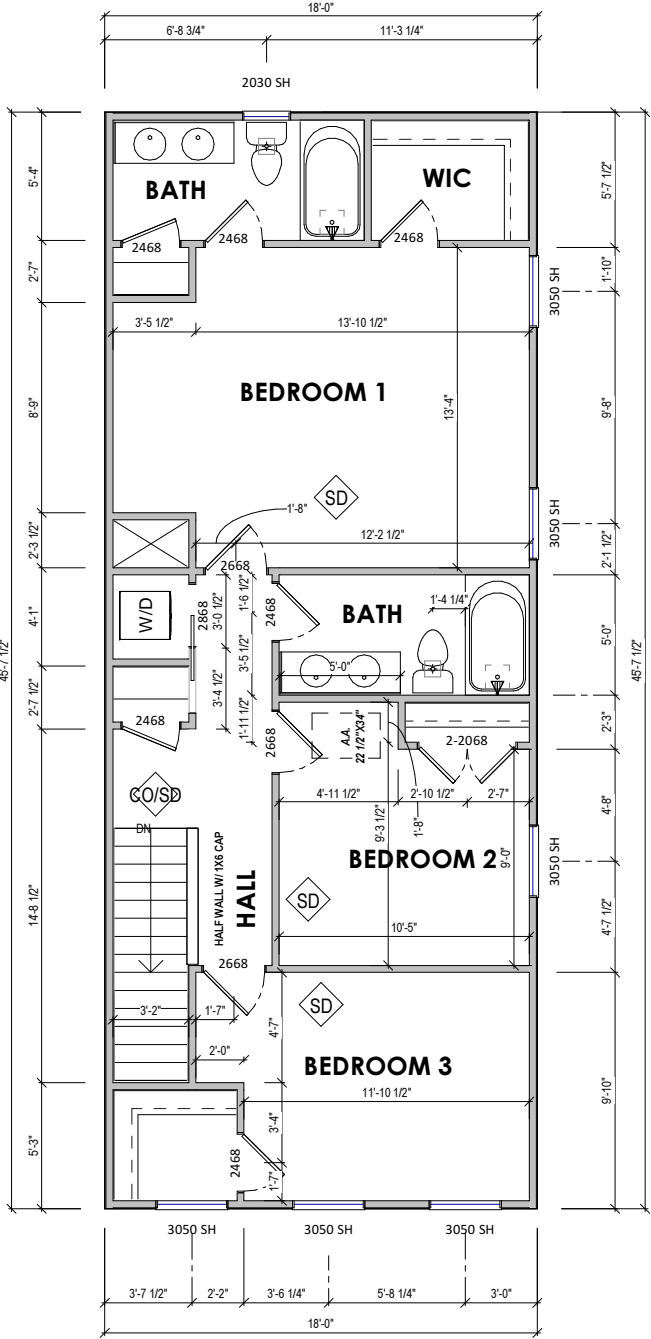
PROJECT	NEW CONSTRUCTION	CLIENT	CAVA COMPANIES
		SHEET	First Floor
ISSUE DATE		ADDRESS	
4/11/25		2502 COURTLAND AVE	
DRAWN BY			
PINNACLE			
DESIGN RVA			
SHEET NUMBER			
A-2.00			

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- 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 2021 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".



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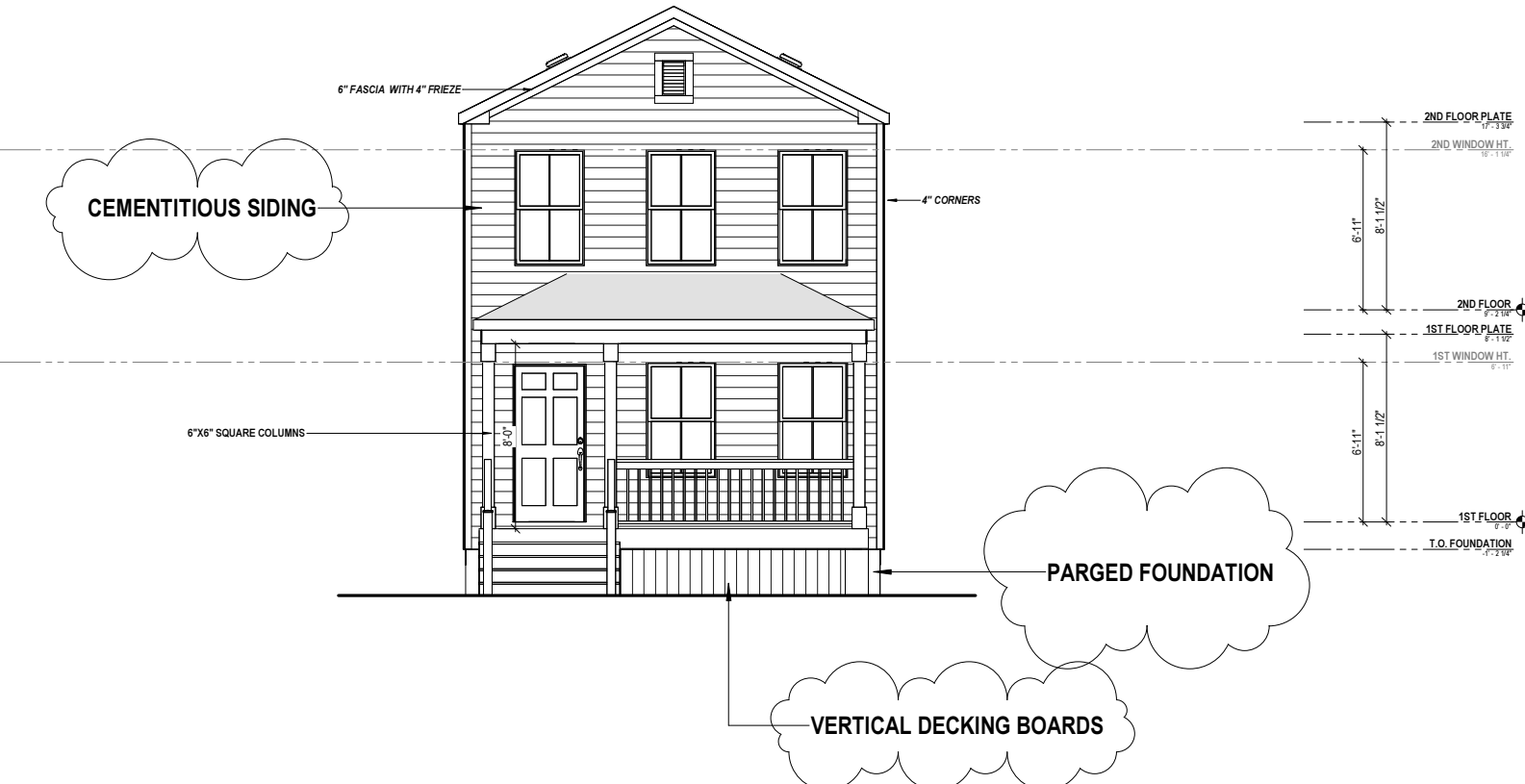


PROJECT	CAVA COMPANIES	
	CLIENT	2502 COURTLAND AVE
SHEET	NEW CONSTRUCTION	
	ADDRESS	2502 COURTLAND AVE
2nd Floor Plan		
ISSUE DATE		
4/11/25		
DRAWN BY		
PINNACLE DESIGN RVA		
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A-2.60		





CLIENT	CAVA COMPANIES	
	ADDRESS	2502 COURTLAND AVE
PROJECT	NEW CONSTRUCTION	
	SHEET	Elevations
ISSUE DATE		
4/11/25		
DRAWN BY		
PINNACLE DESIGN RVA		
SHEET NUMBER		
A-3.00		



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

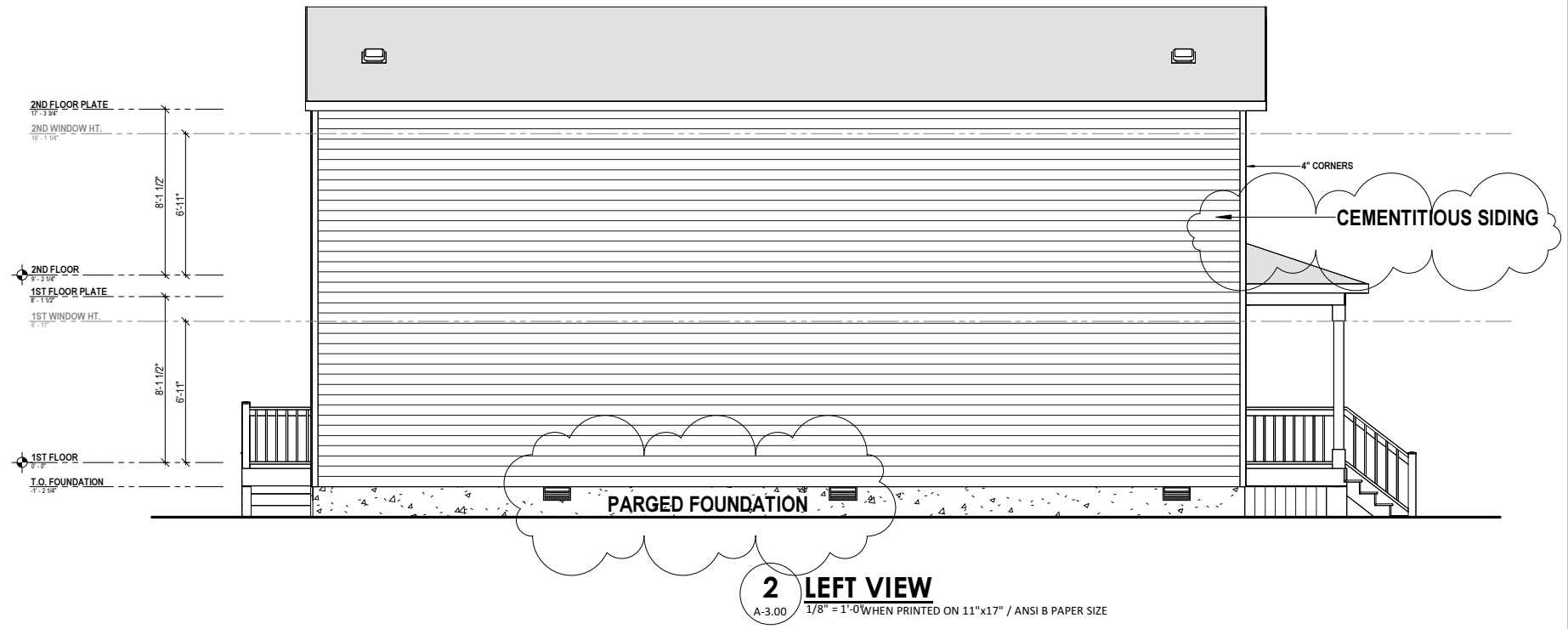
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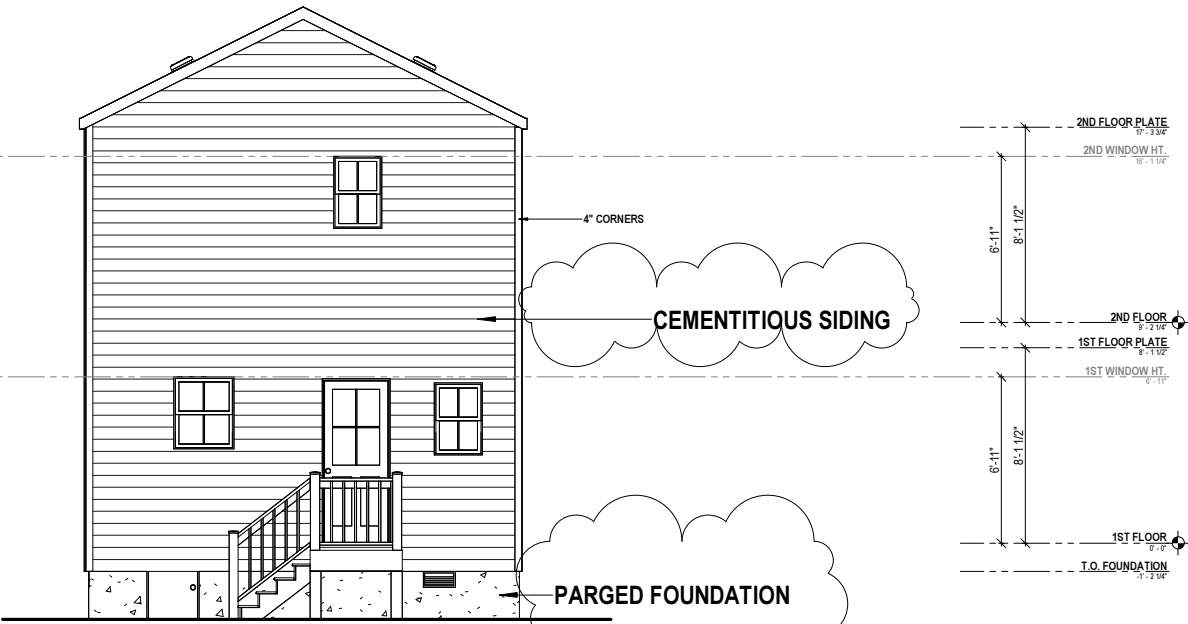
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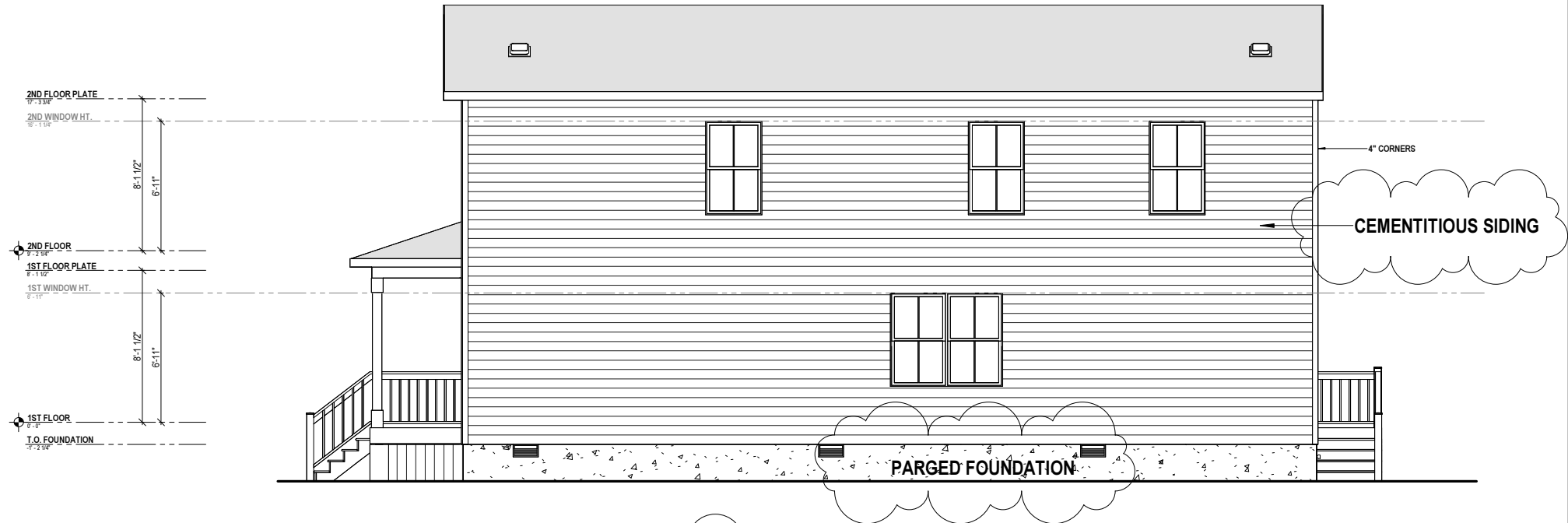
**2 LEFT VIEW**  
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ISSUE DATE		
4/11/25		
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**1 REAR VIEW**  
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