



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

March 6, 2025

Cava Capital LLC
2405 Westwood Avenue #200
Richmond, VA 23230

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

To Whom It May Concern:

RE: BZA 12-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, April 2, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 2203 FAIRFAX AVENUE (Tax Parcel Number S000-0459/012), located in an R-5 (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 **230 457 884#**. 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 April 2, 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 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 12-2025
Page 2
March 6, 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 cursive script that reads "Roy W. Benbow".

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: 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.

Aljabar Samir And Meliha
12426 Kain Rd
Glen Allen, VA 23059

Brooks Bethany C
2217 Fairfax Ave
Richmond, VA 23224

Brown Herbert L & Jimmye L
2208 Edwards Ave
Richmond, VA 23224

Diaz Duanel
2118 Edwards Ave
Richmond, VA 23224

Dreams & Opportunities Llc
11436 Great Willow Dr
Moseley, VA 23120

Fairfax Avenue Llc
3930 Williage Townes Walk
Glen Allen, VA 23060

Fatunmise Falope And Donnetta L
2210 Edwards Ave
Richmond, VA 23224

Fleming William J & Bazzella M
2214 Fairfax Ave
Richmond, VA 23224

Gerardi David W
2210 Fairfax Ave
Richmond, VA 23224

Hicks Jane Y
2201 Fairfax Ave
Richmond, VA 23224

Jones Cynthia Y
2200 Edwards Ave
Richmond, VA 23224

Ling Austin J
2212 Edwards Ave
Richmond, VA 23224

Madden Kuniko & Tipton Greg & Galloway
Monica
2206 Edwards Ave
Richmond, VA 23224

Powell Wardell Jr
2219 Fairfax Ave
Richmond, VA 23224

Real Deal Llc
2621 Seminary Ave
Richmond, VA 23220

Religious Congreg Of Redeemed
Assembly Of Jesus Christ Tr
2200 Fairfax Ave
Richmond, VA 23224

Russo Matthew And Maddox Jessica
2204 Edwards Ave
Richmond, VA 23224

Smith Jessica
2214 Edwards Ave
Richmond, VA 23224

Upcycle Homes Llc
2118 Fairfax Ave
Richmond, VA 23224

Wenham Flatt Keir A
1501 Perry St Apt B
Richmond, VA 23224

Property: 2203 Fairfax Ave **Parcel ID:** S0000459012

Parcel

Street Address: 2203 Fairfax Ave Richmond, VA 23224-
Owner: CAVA CAPITAL LLC
Mailing Address: 2405 WESTWOOD AVE #200, RICHMOND, VA 23230
Subdivision Name : MASON PARK
Parent Parcel ID:
Assessment Area: 356 - Oak Grove
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$55,000
Improvement Value: \$108,000
Total Value: \$163,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 9438
Acreage: 0.2167
Property Description 1: MASON PARK ADD L20-21 B12; 0066.00X0143.00 0000.000
State Plane Coords(?): X= 11788770.434731 Y= 3710278.374770
Latitude: 37.50805140 , **Longitude:** -77.44537248

Description

Land Type: Residential Lot A
Topology:
Front Size: 66
Rear Size: 143
Parcel Square Feet: 9438
Acreage: 0.2167
Property Description 1: MASON PARK ADD L20-21 B12; 0066.00X0143.00 0000.000
Subdivision Name : MASON PARK
State Plane Coords(?): X= 11788770.434731 Y= 3710278.374770
Latitude: 37.50805140 , **Longitude:** -77.44537248

Other

Street improvement:
Sidewalk:

Assessments

| Assessment Year | Land Value | Improvement Value | Total Value | Reason |
|-----------------|------------|-------------------|-------------|---------------|
| 2025 | \$55,000 | \$108,000 | \$163,000 | Not Available |
| 2024 | \$45,000 | \$107,000 | \$152,000 | Not Available |
| 2023 | \$36,000 | \$95,000 | \$131,000 | Not Available |
| 2022 | \$36,000 | \$77,000 | \$113,000 | Not Available |
| 2021 | \$20,000 | \$62,000 | \$82,000 | Not Available |
| 2020 | \$20,000 | \$55,000 | \$75,000 | Reassessment |
| 2019 | \$10,000 | \$62,000 | \$72,000 | Reassessment |
| 2018 | \$10,000 | \$56,000 | \$66,000 | Reassessment |
| 2017 | \$10,000 | \$56,000 | \$66,000 | Reassessment |
| 2016 | \$10,000 | \$56,000 | \$66,000 | Reassessment |
| 2015 | \$10,000 | \$56,000 | \$66,000 | Reassessment |
| 2014 | \$10,000 | \$56,000 | \$66,000 | Reassessment |
| 2013 | \$20,000 | \$58,000 | \$78,000 | Reassessment |
| 2012 | \$19,000 | \$66,000 | \$85,000 | Reassessment |
| 2011 | \$26,000 | \$78,000 | \$104,000 | CarryOver |
| 2010 | \$26,000 | \$78,000 | \$104,000 | Reassessment |
| 2009 | \$26,000 | \$77,800 | \$103,800 | Reassessment |
| 2008 | \$26,000 | \$81,900 | \$107,900 | Reassessment |
| 2007 | \$14,000 | \$66,000 | \$80,000 | Reassessment |
| 2006 | \$13,000 | \$60,000 | \$73,000 | Reassessment |
| 2005 | \$13,000 | \$52,200 | \$65,200 | Reassessment |
| 2004 | \$10,900 | \$26,300 | \$37,200 | Reassessment |
| 2003 | \$10,900 | \$26,300 | \$37,200 | Reassessment |
| 2002 | \$10,800 | \$26,000 | \$36,800 | Reassessment |
| 2001 | \$10,400 | \$25,000 | \$35,400 | Reassessment |
| 1998 | \$10,000 | \$25,000 | \$35,000 | Not Available |

Transfers

| Transfer Date | Consideration Amount | Grantor Name | Deed Reference | Verified Market Sale Description |
|---------------|----------------------|---------------|----------------|----------------------------------|
| 03/04/2024 | \$151,000 | Not Available | ID2024-3210 | |
| 06/25/2018 | \$55,000 | Not Available | ID2018-12762 | |
| 06/10/2016 | \$0 | Not Available | ID2016-10822 | |
| 01/27/1994 | \$41,000 | Not Available | 00382-2080 | |
| 07/08/1981 | \$18,900 | Not Available | 000576-01844 | |
| 03/19/1980 | \$8,700 | Not Available | 000563-00760 | |

Planning

Master Plan Future Land Use: COMM-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1200
City Neighborhood Code: OKGR
City Neighborhood Name: Oak Grove
Civic Code: 4028
Civic Association Name: Oak Grove Civic Association
Subdivision Name: MASON PARK
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 | 3008 | 0602003 | 060200 |
| 1990 | 313 | 0602003 | 060200 |

Schools

Elementary School: Blackwell
Middle School: Boushall
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 112
Fire District: 13
Dispatch Zone: 154B

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: 802
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1925
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 2
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: AV
Foundation Type:
1st Predominant Exterior: Wood Siding
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Metal, preformed corrugat
Interior Wall: Drywall
Floor Finish: Hardwood
Heating Type: Forced Air
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1250 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

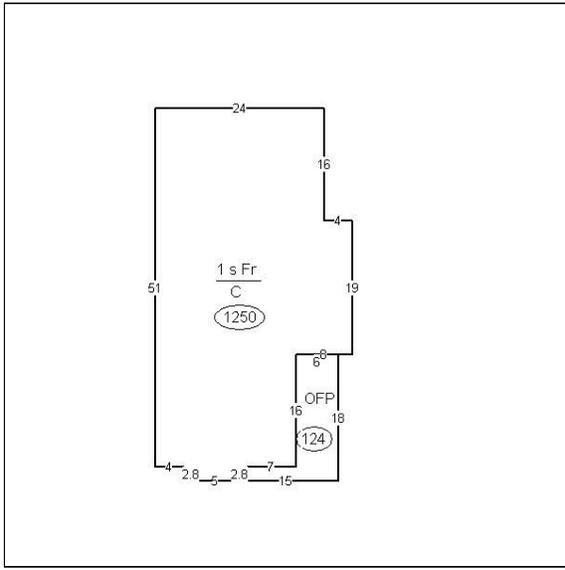
Name:S0000459012 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:S0000459012 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 CAVA CAPITAL LLC PHONE: (Home) () (Mobile) _____
OWNER: 2405 Westwood Avenue #200 FAX: (Home) () (Mobile) _____
(Name/Address) Richmond, VA 23230 E-mail Address: _____
OWNER'S Baker Development Resources PHONE: (Home) _____ (Mobile) 804-847-6275
REPRESENTATIVE Mark Baker FAX: (Home) () (Mobile) _____
(Name/Address) 530 East Main Street, Suite 730 E-mail Address markbaker@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 2203 Fairfax Avenue
TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 and 30-410.4
APPLICATION REQUIRED FOR: A lot split and a building permit to construct a new single-family detached dwelling.
TAX PARCEL NUMBER(S): S000-0459/012 ZONING DISTRICT: R-5 Single-family residential district.
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and width requirement is not met. Lots of 6,000 square feet in area with a width of not less than fifty feet (50') feet are required. For zoning purposes, one (1) lot having a lot area of nine thousand four hundred thirty eight square feet (9,438 SQ. FT. and sixty-six feet wide (66') exists. A lot area of four thousand seven hundred nineteen square feet (4,719) and thirty three feet (33') wide for 2203 and a lot area of four thousand seven hundred nineteen square feet (4,719) and thirty three feet (33') wide is proposed for the newly created lot.
DATE REQUEST DISAPPROVED: 2-10-2025 FEE WAIVER: YES NO
DATE FILED: 2-10-2025 TIME FILED: 9:00am PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-162094-2025
AS CERTIFIED BY: [Signature] (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: [Signature] DATE: 03/03/2025

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

CASE NUMBER: BZA 12-2025 HEARING DATE: April 2, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 12-2025
150' Buffer

APPLICANT(S): Cava Capital LLC

PREMISES: 2203 Fairfax Avenue
(Tax Parcel Number S000-0459/012)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are 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. 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: _____

2010.9

AVL

| | | | | | | | | | |
|-----|----|----|----|----|----|----|----|----|---|
| 88 | 87 | 86 | 85 | 84 | 83 | 82 | 81 | 80 | |
| 120 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 |

| | | | | | | | | | |
|-----|----|----|----|----|----|----|----|----|---|
| 88 | 87 | 86 | 85 | 84 | 83 | 82 | 81 | 80 | |
| 120 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 |

| | | | | | | | | | |
|-----|----|----|----|----|----|----|----|----|---|
| 78 | 77 | 76 | 75 | 74 | 73 | 72 | 71 | 70 | |
| 120 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 |

Map showing a grid of streets and lots. A yellow highlight is present on a lot at the intersection of MASON and FAIRFAX.

Streets labeled include: MASON, FAIRFAX, GORDON, HIGHLAND, EDWARDS, DELAWARE, NORWOOD, and ROBERT.

Each lot contains a numerical identifier, often with a street name and lot number (e.g., 120 9 8 7 6 5 4 3 2 1).

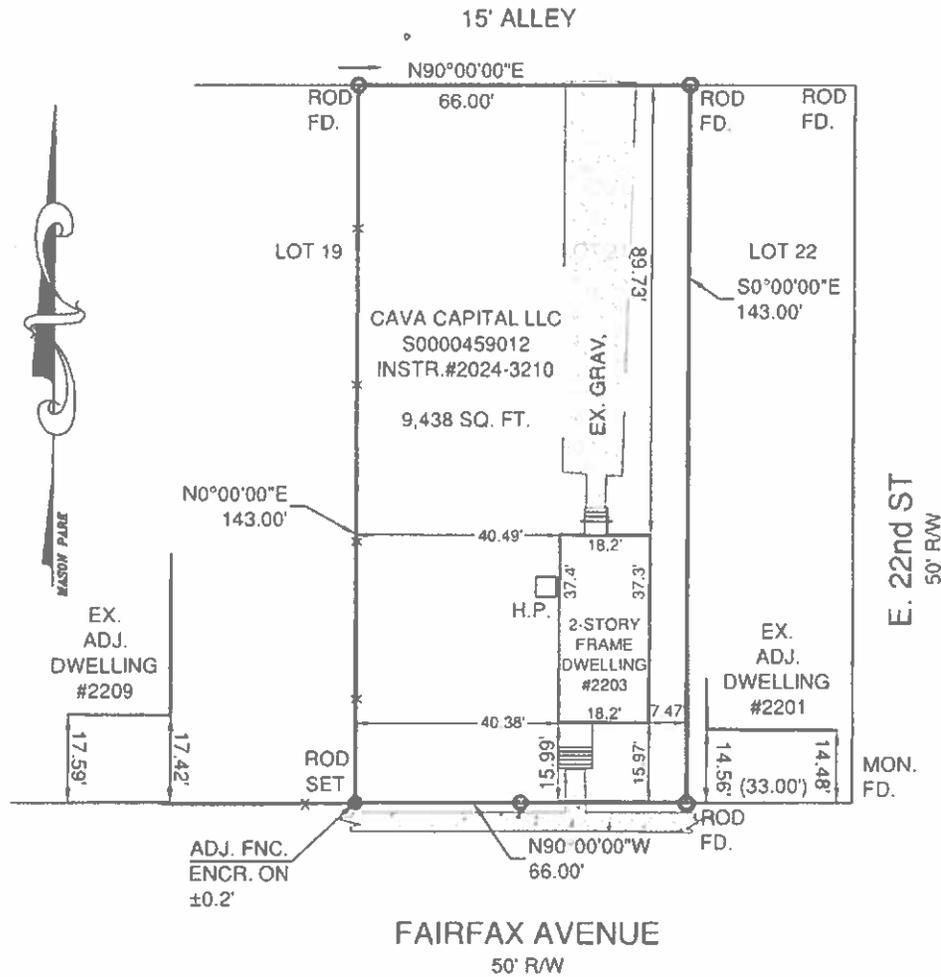
The yellow highlight is located on a lot at the intersection of MASON and FAIRFAX, with the number 2022.

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL # 5101290039E, EFFECTIVE DATE: 7/18/2014.

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.

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.

REFERENCE PLAT: MASON'S PARK ADDITION



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON JANUARY 16, 2025. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



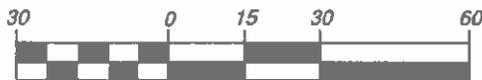
 CHARLES C. TOWNES, II
 Lic. No. 2803
 2/3/2025
 LAND SURVEYOR

PLAT
 SHOWING
 PHYSICAL IMPROVEMENTS OF
 LOT 21, BLOCK 12
 MASON'S PARK ADDITION
 SUBDIVISION

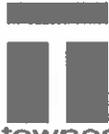
FOR
 CAVA CAPITAL, LLC
 CITY OF RICHMOND, VIRGINIA

DATE: FEBRUARY 3, 2025 SCALE: 1"=30'

GRAPHIC SCALE



1 inch = 30 feet


 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: CJE

CHECKED BY:

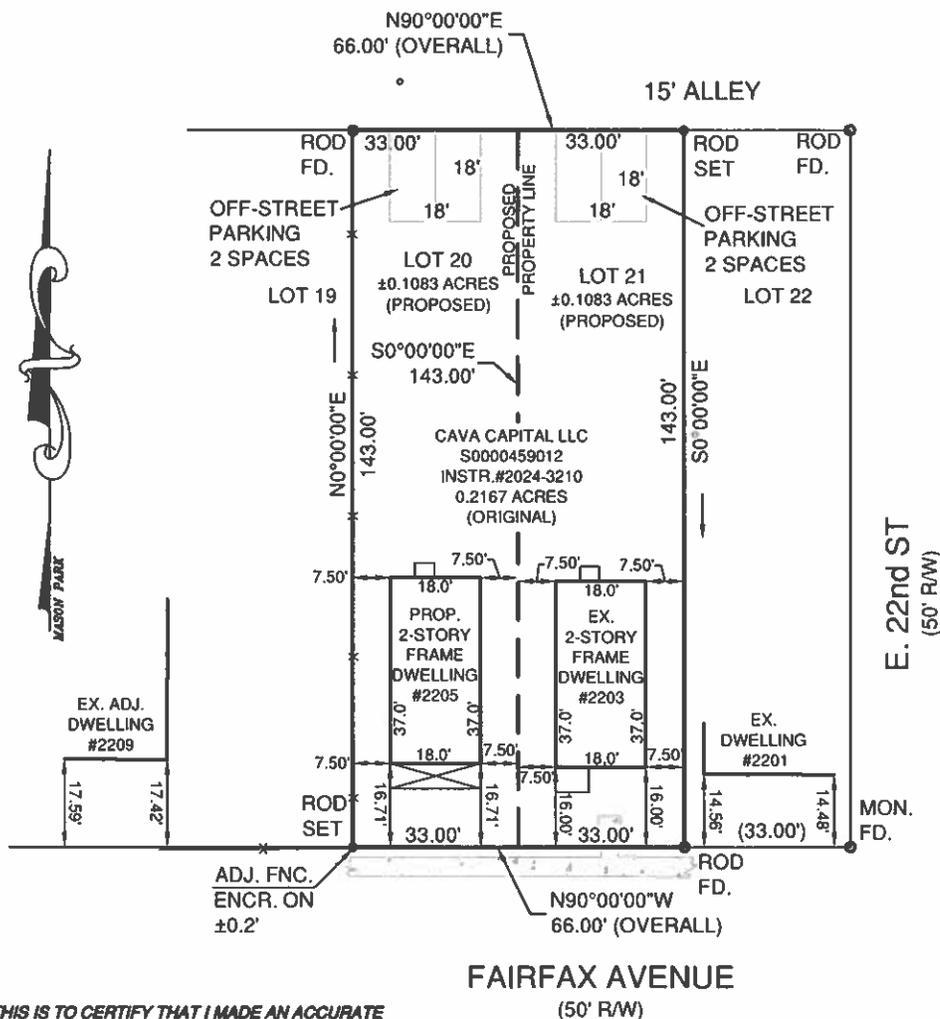
ATTN: CATHY OYLER

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #5101290039E, EFFECTIVE DATE: 7/18/2014.

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.

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.

REFERENCE PLAT: MASON'S PARK ADDITION

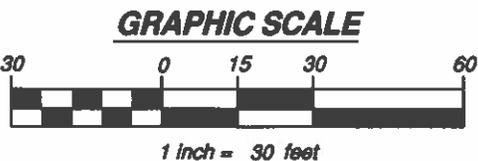


THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON AUGUST 15, 2024. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

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

PLAT
 SHOWING PROPOSED
 LOT SPLIT OF
 2203 FAIRFAX AVE
 FOR
 CAVA CAPITAL, LLC
 CITY OF RICHMOND, VIRGINIA
 LAST REVISED: MARCH 3, 2025

DATE: FEBRUARY 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

ATTN: CATHY OYLER

DRAWN BY: CLE, III

CHECKED BY:

TPC PROJECT #20240404

CAVA COMPANIES

AREA CALCULATIONS

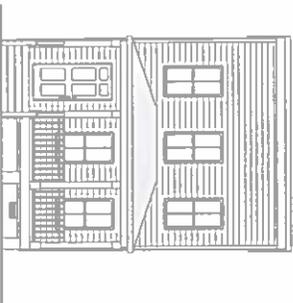
| | |
|-------------------|----------------|
| Heated Area | 668 SF |
| 1st Floor Livable | 668 SF |
| 2nd Floor Livable | 1335 SF |
| Total | 1335 SF |

SINGLE FAMILY DWELLING
 NEW CONSTRUCTION
 2 STORY 24'-9" FROM
 APPROXIMATE GRADE

OCCUPANCY R-5
 CONSTRUCTION TYPE VB

VIRGINIA RESIDENTIAL 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



2203 FAIRFAX AVE

| SHEET INDEX | |
|----------------|----------------------|
| 2-ARCHITECTURE | |
| A-0-00 | Cover |
| A-1-00 | Foundation Plan |
| A-2-20 | 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 |

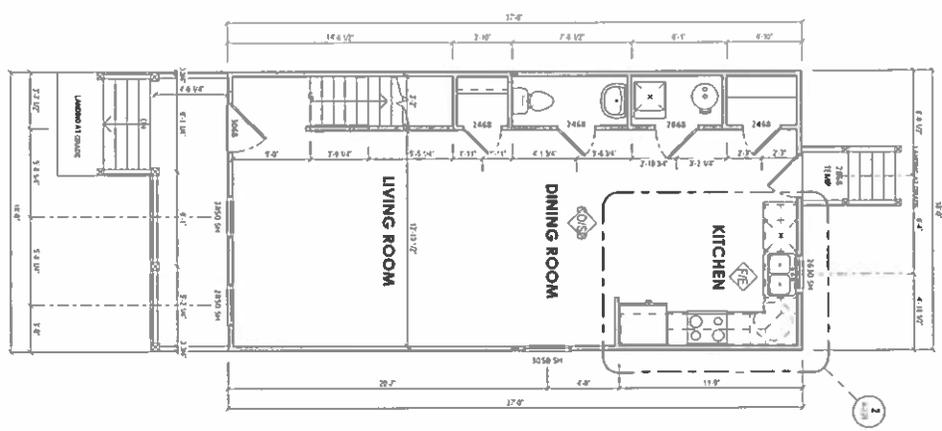


COPYRIGHT NOTICE

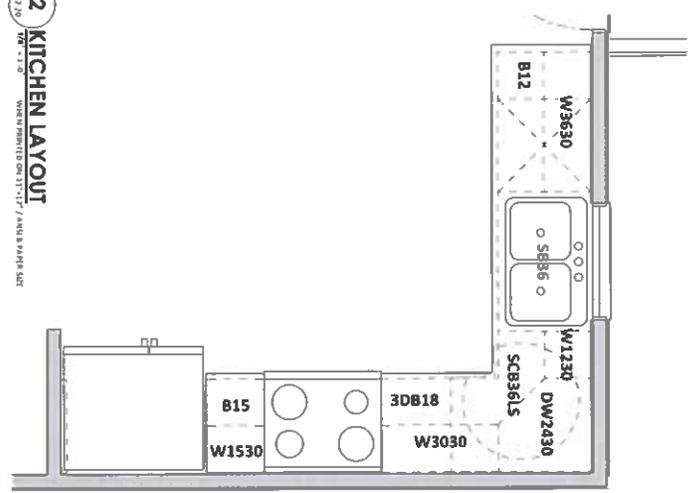
PERMIT SET

Copyright 2024
 This Drawings and Design in-whole or in-part shall
 not be reproduced or copied without written
 permission from Cava Companies.

1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 KITCHEN LAYOUT
SCALE: 1/4" = 1'-0"
VIEW IS PRINTED ON 31" x 47" / ANSI B PAPER, AWT

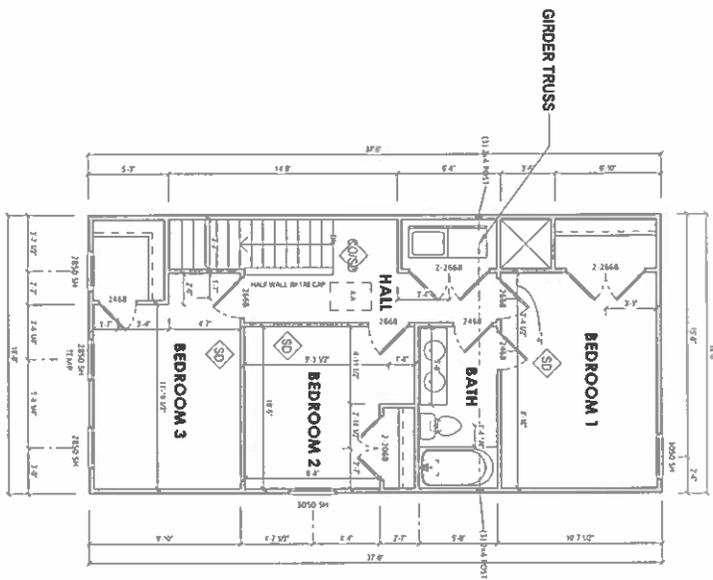


NOTE:
 THE FINISHED GRADE SHALL BE
 SLOPED AWAY FROM THE
 FOUNDATION WALLS A MINIMUM
 OF 3% WITHIN THE FIRST 10 FT
 FROM THE FOUNDATION
 [R401.3 VRC]
 NOTE:
 EXTERIOR RISER HEIGHT: MAX 8
 1/4" AND MIN TREAD DEPTH 9"
 [R311.7.5 VRC]

| | | |
|---|------------------------------------|------------------------------------|
| A-2.20 <small>SCALE: 1/8" = 1'-0"</small> | PROJECT NEW CONSTRUCTION | CLIENT CAVA COMPANIES |
| | SHEET First Floor | ADDRESS 2203 FAIRFAX AVE |



- 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.



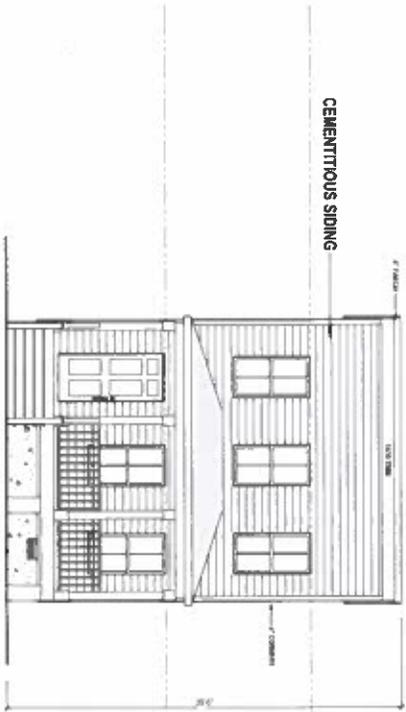
Per Section R310 of the 2021 VA Residential Code, basements, habitable attics, and every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min. net 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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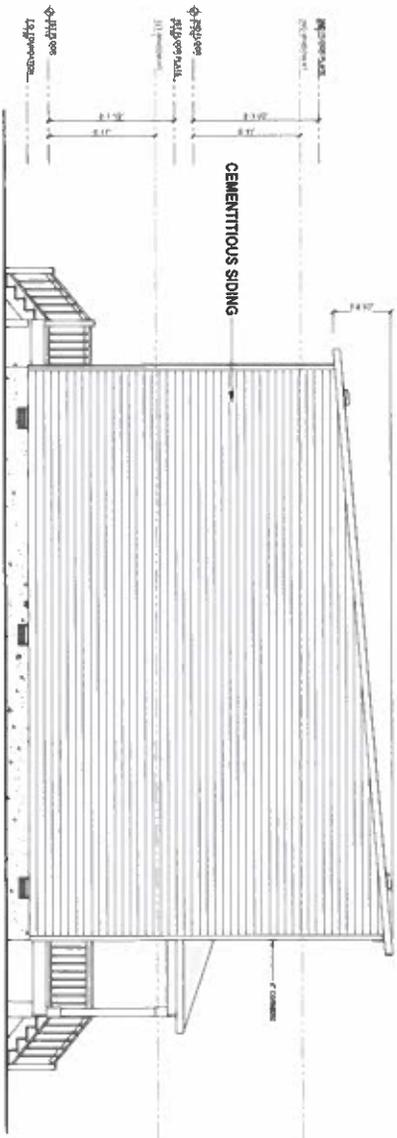
1 2ND FLOOR PLAN

| | | |
|--|------------------------------------|------------------------------------|
| SHEET DATE 2/28/25 DRAWN BY PINNACLE DESIGN RVA PROJECT NUMBER A-2.60 | PROJECT NEW CONSTRUCTION | CLIENT CAVA COMPANIES |
| | SHEET 2nd Floor Plan | ADDRESS 2203 FAIRFAX AVE |





1 FRONT VIEW
 1/8" = 1'-0"
 W/INTERMITTENT ON 11'-11" / MAX 8 PANEL SIZE



2 LEFT VIEW
 1/8" = 1'-0"
 W/INTERMITTENT ON 11'-11" / MAX 8 PANEL 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

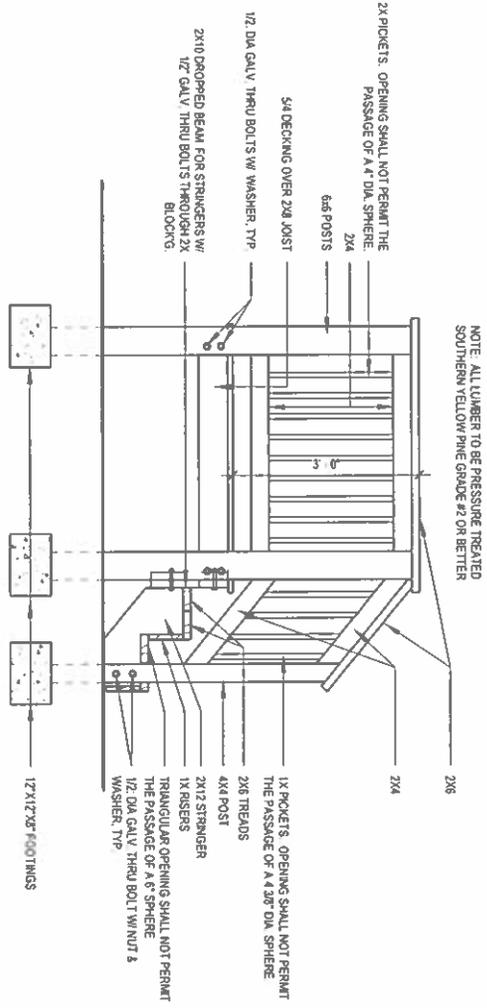
NOTE:
 REQUIRED GUARDS AT OPEN SIDED WALKING SURFACE INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS SHALL NOT BE LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGE OF TREADS. [R312.1.2 VRC]

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]

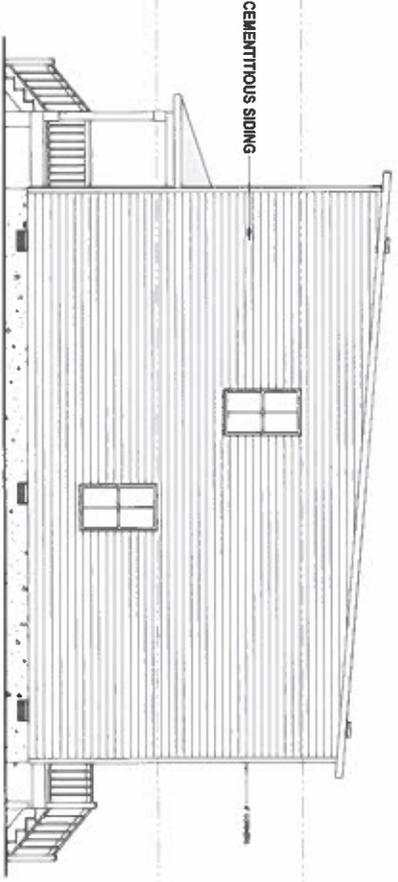
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| PROJECT NEW CONSTRUCTION | CLIENT CAVA COMPANIES |
| SHEET Elevations | ADDRESS 2203 FAIRFAX AVE |
| DATE PLOT 2/28/25 | |
| DESIGNER PINNACLE DESIGN RVA | |
| A-3.00 | |



3 STAIR AND RAIL DETAIL



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1 REAR VIEW
A-3.10 2/8" = 1'-0"
WHEN PRINTED ON 11" x 17" / A408 8/24/24 RVA

2 RIGHT VIEW
A-3.10 2/8" = 1'-0"
WHEN PRINTED ON 11" x 17" / A408 8/24/24 RVA

| | | |
|--|------------------------------------|------------------------------------|
| PINNACLE DESIGN RVA <small>ARCHITECTS</small> A-3.10 | PROJECT NEW CONSTRUCTION | CLIENT CAVA COMPANIES |
| | SHEET Elevations | ADDRESS 2203 FAIRFAX AVE |





Newly constructed house located at 2203 Fairfax Avenue.