

INTRODUCED: November 14, 2022

AN ORDINANCE No. 2022-339

To authorize the special use of the property known as 2109 Newbourne Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: DEC 12 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 2109 Newbourne Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to three two-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

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

ADOPTED: DEC 12 2022    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2109 Newbourne Street and identified as Tax Parcel No. E012-0313/006 in the 2022 records of the City Assessor, being more particularly shown on a survey entitle “Plat Showing Physical Improvements of Lots 36-38, Block 23, Woodville Subdivision, for Cava Capital LLC, City of Richmond, Virginia,” prepared by Townes, and dated January 13, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to three two-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2109 Newbourne Street, Special Use Permit Request,” prepared by Townes, dated January 17, 2022, and last revised May 23, 2022, and “New Construction,” prepared by Pinnacle Design, with sheets C-1.00, C-2.00, C-2.30, C-2.40, C-3.00, and C-3.10 dated April 4, 2022, and sheets A-1.00, A-2.00, A-2.30, A-2.40, A-3.00, A-3.10, B-1.00, B-2.00, B-2.30, B-2.40, B-3.00, and B-3.10 dated May 11, 2022, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to three two-family detached dwellings, substantially as shown on the Plans.

(b) No less than one parking space per dwelling shall be provided on the Property, located to the rear of the dwellings and accessed through the alley.

(c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements, including landscaping and walkways, shall be substantially as shown on the Plans. Different building material colors will be used for each dwelling.

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to three residential lots, substantially as shown on the Survey, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,

non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

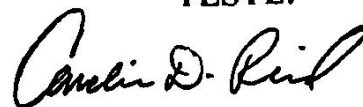
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Camille D. Reed".

**City Clerk**



# City of Richmond

## Item Request File Number: PRE.2022.0314

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

### O & R Request

**DATE:** October 17, 2022

**EDITION:**1

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

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

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

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

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

**RE:** To authorize the special use of the property known as 2109 Newbourne Street for the purpose three (3) two-family dwellings, with units arranged front to back, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 2109 Newbourne Street for the purpose three (3) two-family dwellings, with units arranged front to back, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit which would allow for three (3) two-family dwellings within an R-5 Residential (Single-Family) zoning district. The proposed use does not meet the requirements within the R-5 District for permitted principal uses, lot area and lot width, front and side yards. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

**BACKGROUND:** The property is located in the Fairfield neighborhood on Newbourne Street, between North 23rd and North 21st Streets. The property is currently an unimproved 12,600 sq. ft. (0.289 acre) parcel of land. The application is for three (3) front-to-back two-family dwellings.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. This designation is defined as a "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-5 Residential (Single-Family). Properties to the north are within the R-5 zone, properties to the west, south, and east are zoned R-53. The surrounding land uses include primarily residential with multi-family located immediately adjacent to the subject property and primarily single-family dwellings found within the greater neighborhood. Fairfield Court is located to the east.

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

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

**BUDGET AMENDMENT NECESSARY:** No

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 14, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** December 12, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
December 5, 2022

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

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

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

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

**STAFF:** Ray Roakes, Planner, Land Use Administration (Room 511) 804-646-5467



**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: 2109 Newbourne Street Date: January 26, 2022  
Tax Map #: E0120313006 Fee: \$300  
Total area of affected site in acres: 0.289

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

**Zoning**

Current Zoning: R-5

Existing Use: Vacant

**Proposed Use**

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

Construction of 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: \_\_\_\_\_

**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: Amanda Schwartz, Construction Coordinator

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

Mailing Address: 5310 Markel Road #104

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 510-0464 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

*January 25, 2022*

*Special Use Permit Request  
2109 Newbourne Street, Richmond, Virginia  
Map Reference Number: E012-0313/006*

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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 2109 Newbourne Street (the "Property"). The SUP would authorize the construction of three (3) new, two-family detached dwellings, on the currently vacant Property, which do not conform to the underlying R-5 Single-Family Residential district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Newbourne Street between N 21<sup>st</sup> and N 23<sup>rd</sup> Streets and consists of three lots from Block 23 of the original Woodville Subdivision. The Property is referenced by the City Assessor as tax parcel E012-0313/006, is roughly 90' wide by 140' in depth, contains approximately 12,600 square feet of lot area, and is vacant. Access is provided by means of an east-west alley located to the rear of the Property.





Properties along Newbourne Street are developed with a range of residential uses. Single-family dwellings in the area are a mixture of one- and two-story structures. To the west, immediately adjacent to the Property, lies a ten unit, “garden-style”, apartment complex. Further east along Newbourne Street lies the Fairfield Court housing development which is managed by the Richmond Redevelopment and Housing Authority.

## **EXISTING ZONING**

The Property and those to the north and west are zoned R-5 Single-Family Residential. Properties to the east and south lie within an R-53 Multifamily Residential district.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” use for the Property. The Master Plan describes this land use designation as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Recommended development styles are described as featuring “a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas

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 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- 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. “
  - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.

- 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 proposed development includes the construction of three two-family detached dwellings, configured as two story, front and rear units, on the vacant Property.

### PURPOSE OF REQUEST

While the Property is a single legal lot of record from a zoning perspective, it includes three original subdivision lots from the Woodville Subdivision. For that reason, the Property is exceptionally large for the area. The owner would now like to split the Property into three lots and construct three two-family detached dwellings. While a range of dwellings exist within the neighborhood, including several large, multi-family developments, the R-5 district does not permit the proposed two-family use. Therefore, a SUP is required.

The proposed lot width of 30' and area are compatible with other lots in the vicinity, which range from approximately 30 feet in width to over 100 feet. Based on this historical development and lot pattern many lots in the vicinity were developed as single subdivision lots and are nonconforming with regard to lot area and lot width. That is consistent with what is being requested here.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

## PROJECT DETAILS

The proposed two-family dwellings have been designed to be compatible with other dwellings in the area. They would be two stories in height and the building design is intended to respect the traditional building styles found in the vicinity. To remain consistent with the existing buildings in the area, the dwellings have been designed with as front and rear units which will present as single-family dwellings from the street.

The dwellings would be configured as front and rear units, with each dwelling unit occupying two floors and including approximately 1,239 Square feet of finished floor area. Entry to each unit would be provided from the first floor and accessed from private, covered front porch. Each dwelling unit would have three bedrooms and one-and-one-half baths. Bedrooms would be located on the second floor of the dwelling with an open kitchen and living area on the first floor. The dwellings will be constructed with quality building materials, including cementitious horizontal lap siding, that provide durability and consistency with other siding types found in the area. Additionally, the dwellings will be painted in a variety of complimentary colors to differentiate the individual dwellings while enlivening the streetscape. Two parking spaces, accessible from the rear alley, will be provided for each of the dwellings.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 related to the proposed dwellings and the proposed off-street parking will result in 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 would not adversely affect the above referenced City services.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed dwellings are of compatible massing and spacing to the existing dwellings throughout the neighborhood. 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 three two-family detached dwellings. The dwellings have been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with goals contained within the City's Master Plan and would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. It will help encourage a pedestrian friendly traditional neighborhood streetscape in the vicinity. This would contribute to the vibrancy of the block through the provision of pedestrian traffic. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

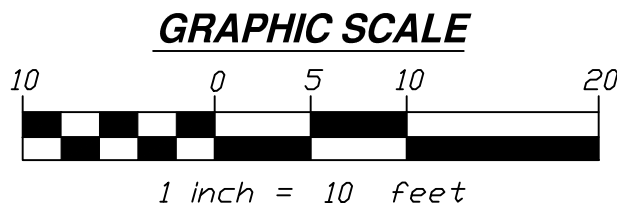
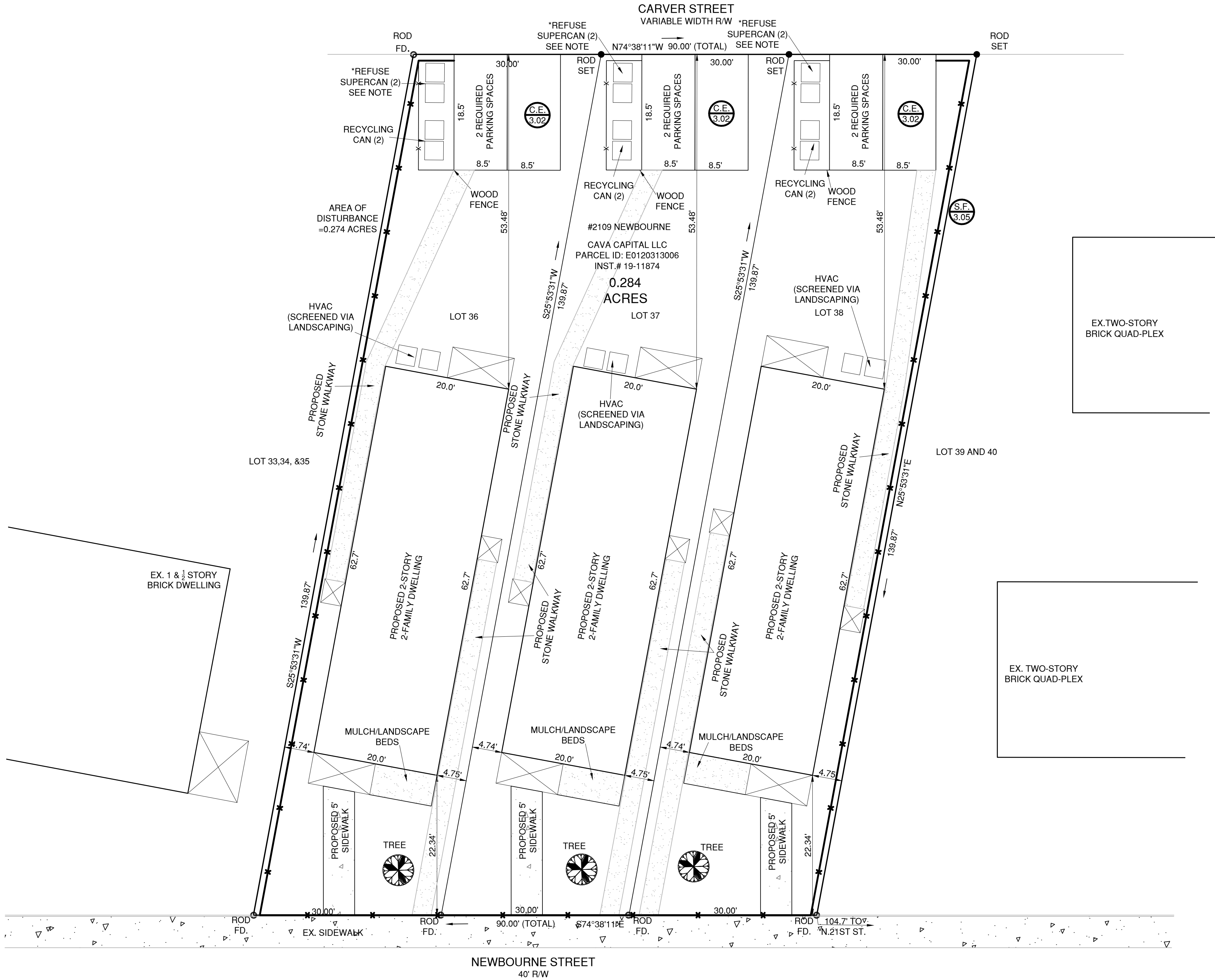
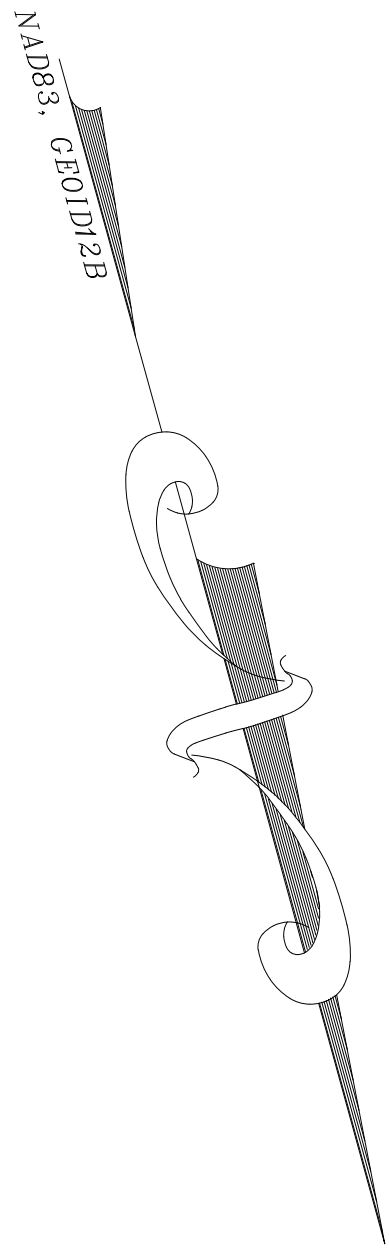








\*NOTE: OPAQUE SCREENING TO BE PROVIDED UNLESS REAR YARD AND  
REFUSE AREA IS ENCLOSED WITH OPAQUE PRIVACY FENCE



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

**townes**  
consulting engineers, planners, land surveyors

COMMONWEALTH OF VIRGINIA  
*Charles C. Townes, II*  
CHARLES C. TOWNES, II  
Lic. No. 39518  
5 / 23 / 2022  
PROFESSIONAL ENGINEER

2109 NEWBOURNE STREET  
SPECIAL USE PERMIT REQUEST  
CITY OF RICHMOND, VIRGINIA

SITE LAYOUT

DATE: JANUARY 17, 2022		
SCALE: 1" = 10'		
PROJECT NUMBER: 20210705		
DESIGN TEAM: CHARLES C. TOWNES, II, P.E., L.S. PROJECT MANAGER T.S.G. DRAWN BY:		
CHECKED BY:		
REVISIONS:		
REV.	DATE:	ITEM:
1	3-9-2022	CITY COMMENTS
1	5-23-2022	CITY COMMENTS

This drawing and the design shown is the property of townes, pc. The reproduction, copying, or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action.  
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SHEET  
C-2

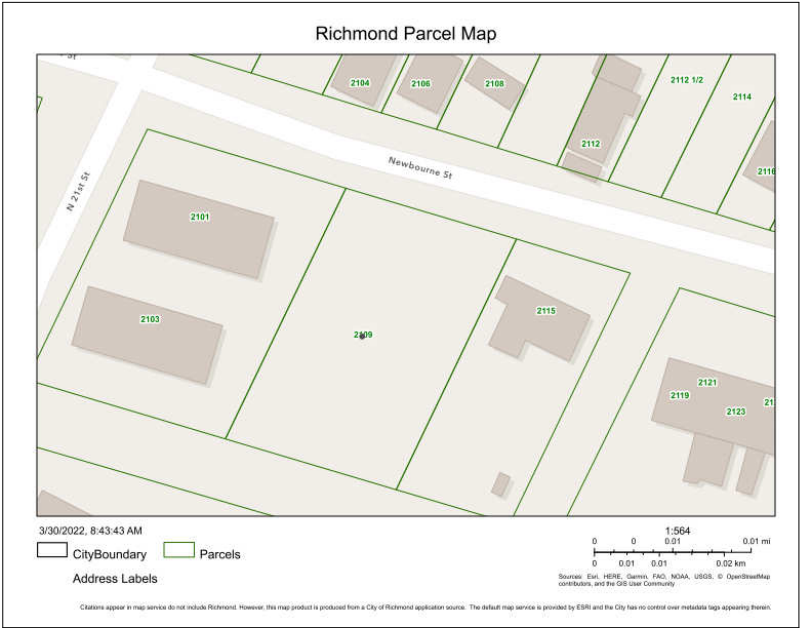
# CAVA COMPANIES

## AREA CALCULATIONS PER BUILDING

Heated Area	
1st Floor Livable UNIT A	
1st Floor Livable UNIT A	624 SF
1st Floor Livable UNIT B	
1st Floor Livable UNIT B	624 SF
2nd Floor Livable UNIT A	
2nd Floor Livable UNIT A	624 SF
2nd Floor Livable UNIT B	
2nd Floor Livable UNIT B	625 SF
Total: 4	2498 SF



2109 Newbourne st.



**COPYRIGHT NOTICE**

**APPROVAL SET  
NOT FOR CONSTRUCTION**

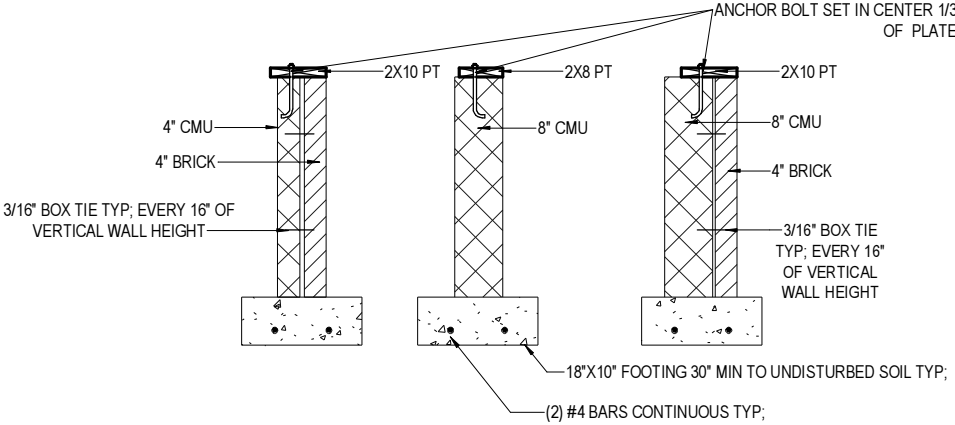
2

WALL TYPES FD2

A-1.00

3/8" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



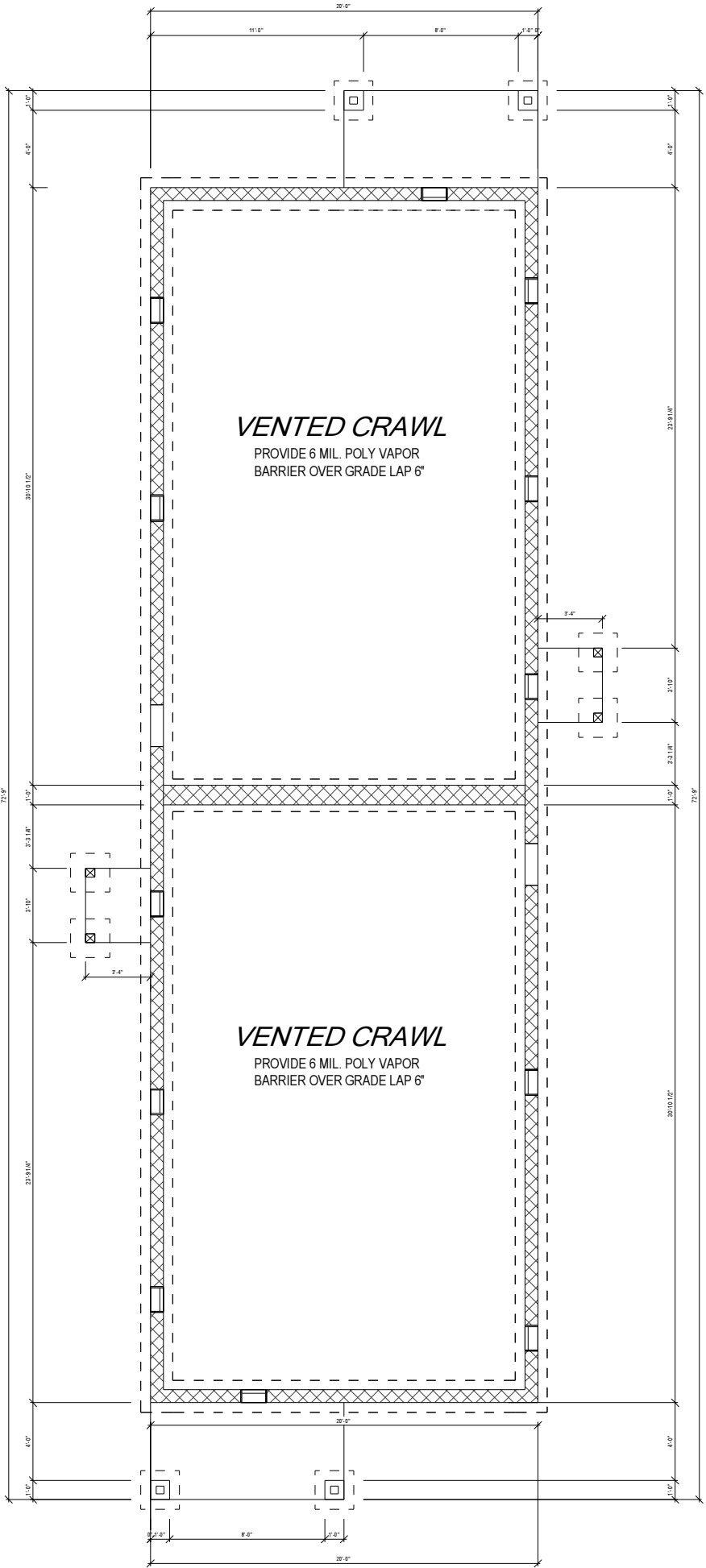
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CRAWL SPACE PLAN

A-1.00

1/8" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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



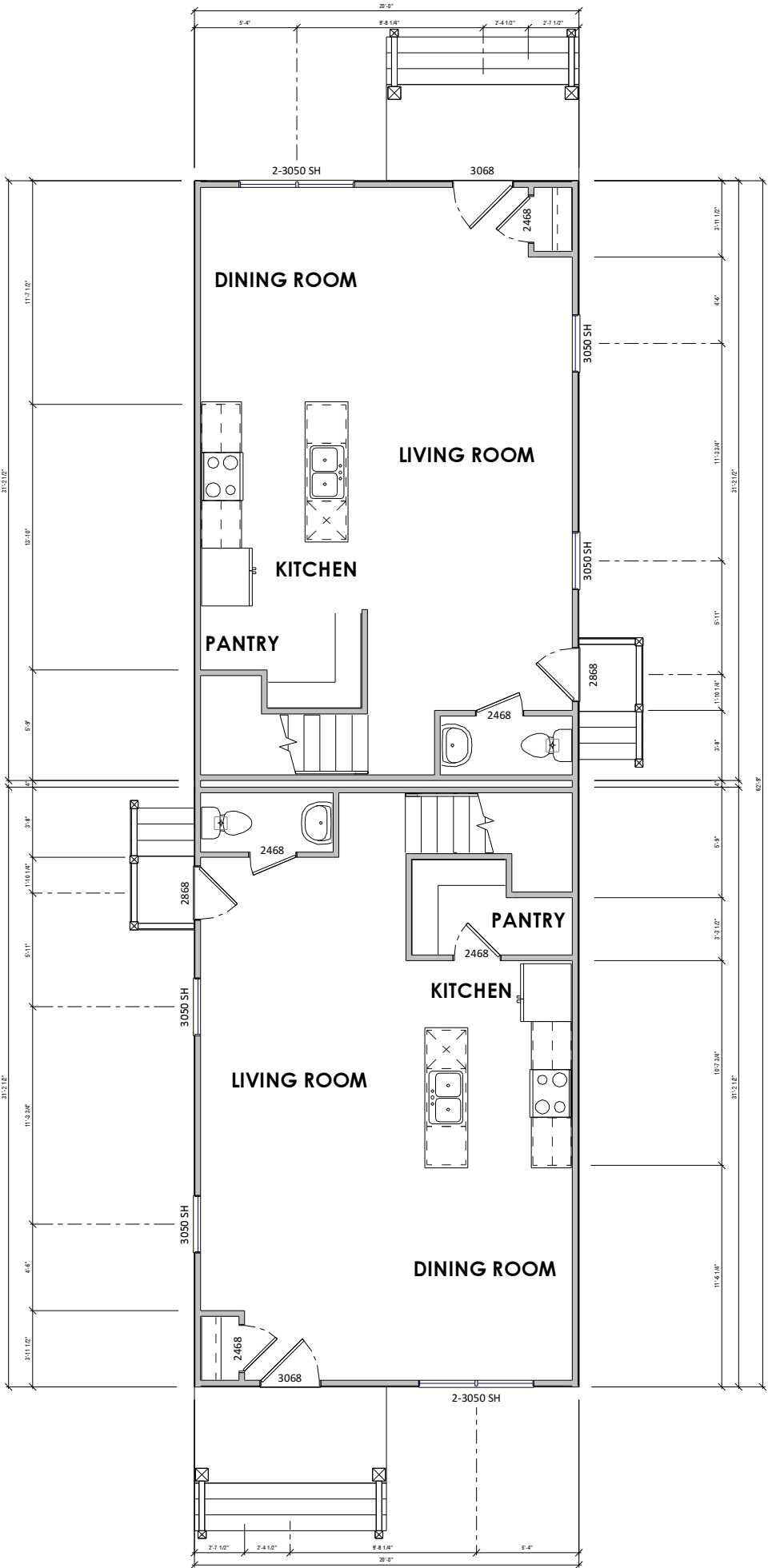
PROJECT		NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
SHEET		Foundation Plan		ADDRESS	2109 NEWBOURNE ELEV. A
ISSUE DATE		5/11/22			
DRAWN BY		PINNACLE DESIGN			
SHEET NUMBER		A-1.00			

- 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.

UNIT B

UNIT A

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



PROJECT	NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
	SHEET		ADDRESS	2109 NEWBOURNE ELEV. A
First Floor		ISSUE DATE		
		5/11/22		
		DRAWN BY		
		PINNACLE DESIGN		
		SHEET NUMBER		
		A-2.00		

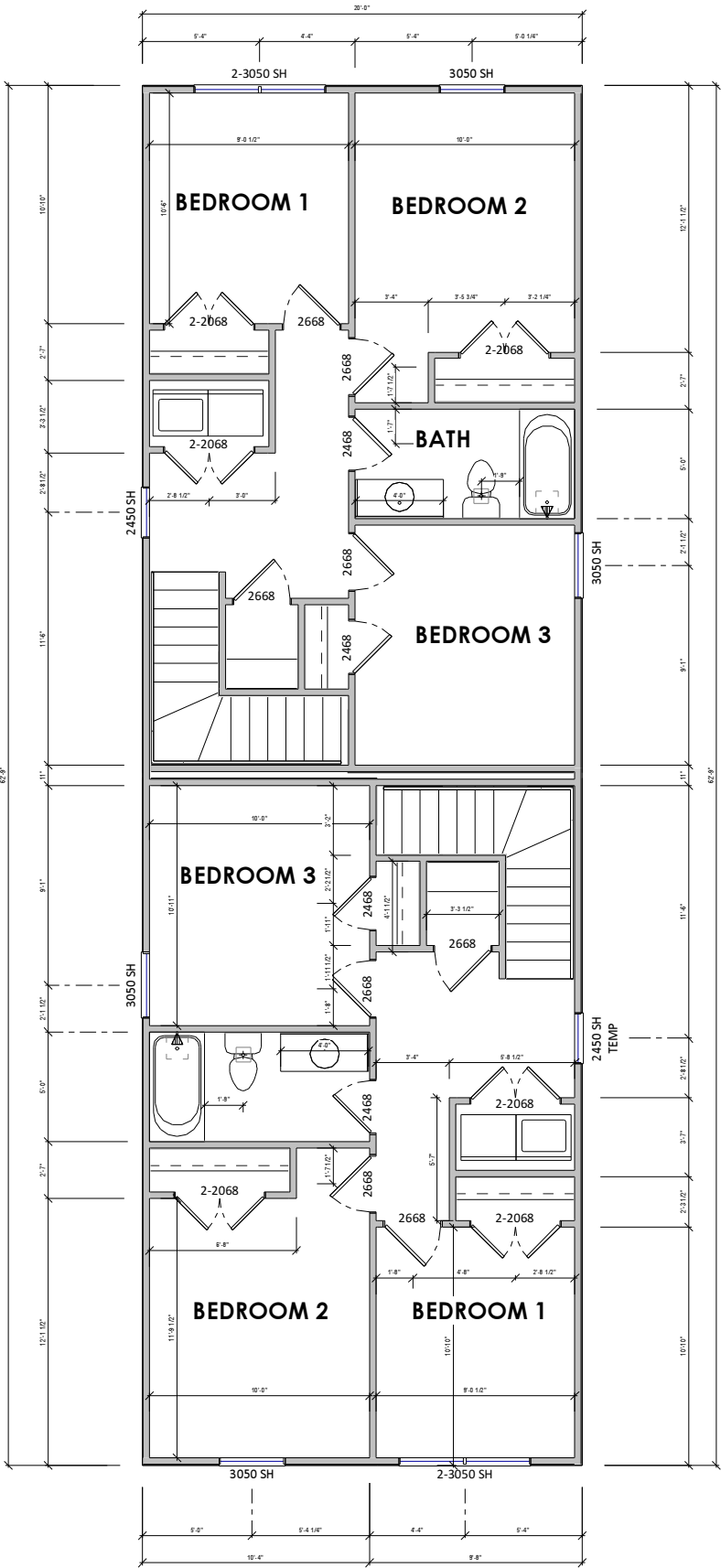
- NOTE:
- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
  - 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
  - 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
  - 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH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

UNIT B

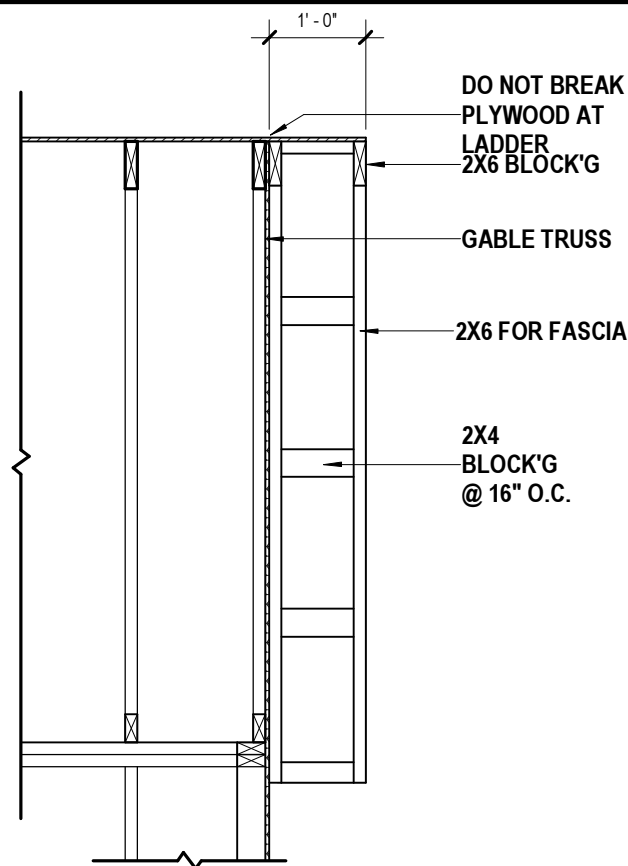
UNIT A

1 2ND FLOOR PLAN  
A-2.30 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



PROJECT	CLIENT	
	CAVA COMPANIES	
SHEET	ADDRESS	
	2109 NEWBOURNE ELEV. A	
ISSUE DATE		
5/11/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-2.30		



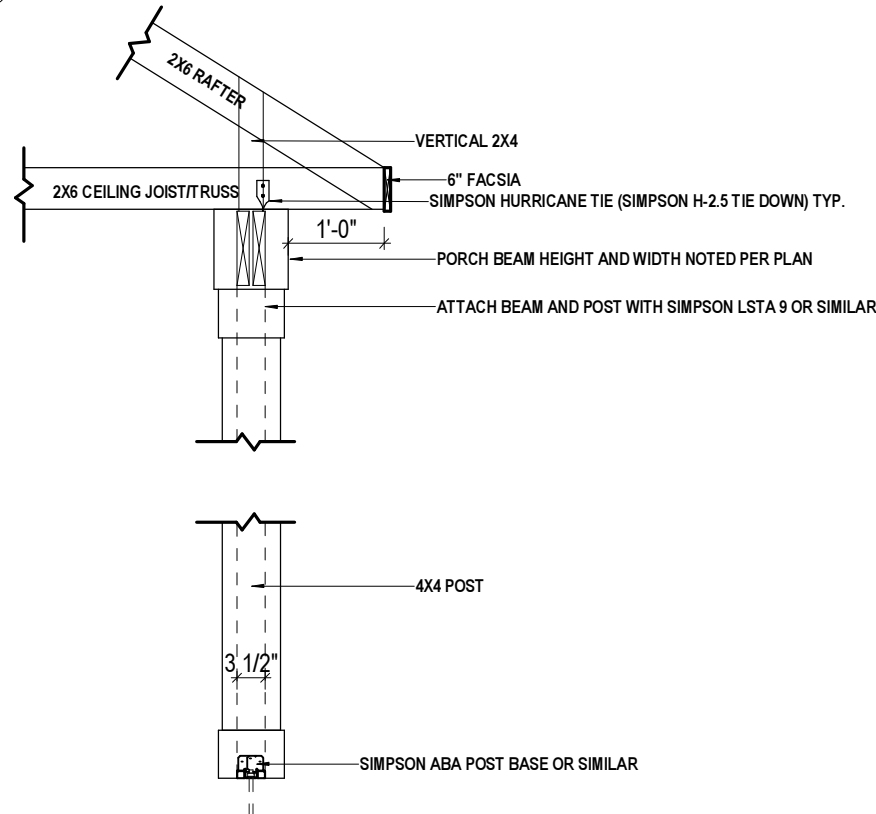


**GENERAL ROOF PLAN NOTES:**

- 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-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

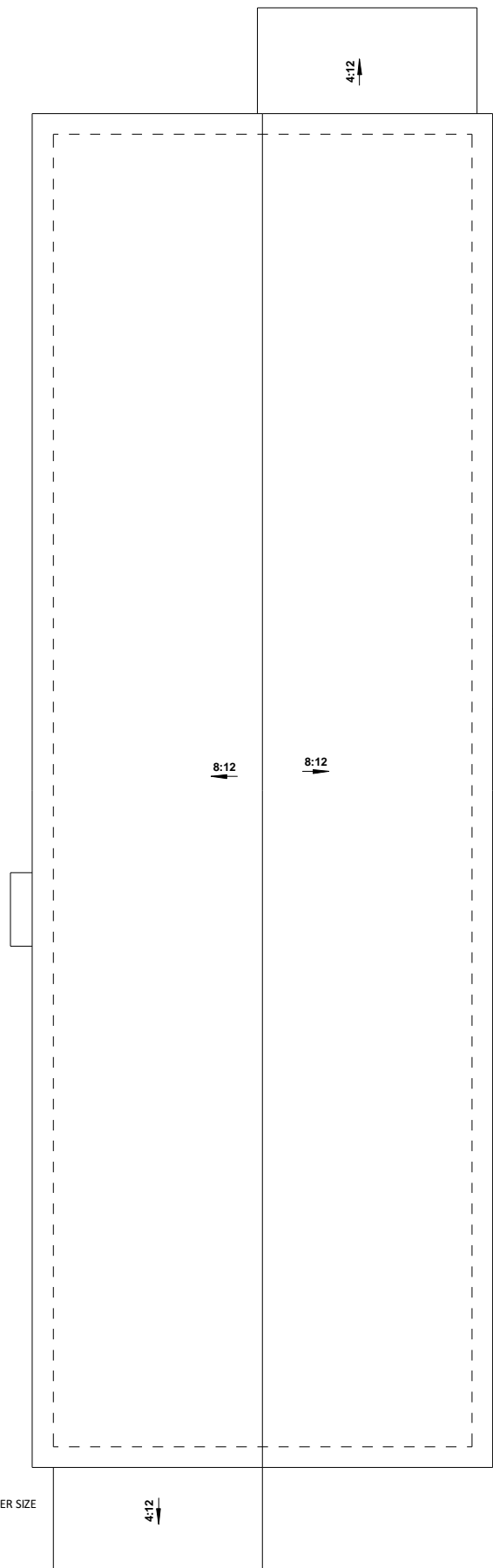


**3 PORCH BEAM ROOF DETAIL**

A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**1 ROOF PLAN**

A-2.40 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



CLIENT	CAVA COMPANIES	
	ADDRESS	2109 NEWBOURNE ELEV. A
PROJECT	NEW CONSTRUCTION	
	SHEET	Roof Plan
ISSUE DATE		
5/11/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-2.40		



PROJECT	NEW CONSTRUCTION	CLIENT	CAVA COMPANIES
		ADDRESS	2109 NEWBOURNE ELEV. A
SHEET	Elevations		
ISSUE DATE		5/11/22	
DRAWN BY		PINNACLE DESIGN	
SHEET NUMBER		A-3.00	



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



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

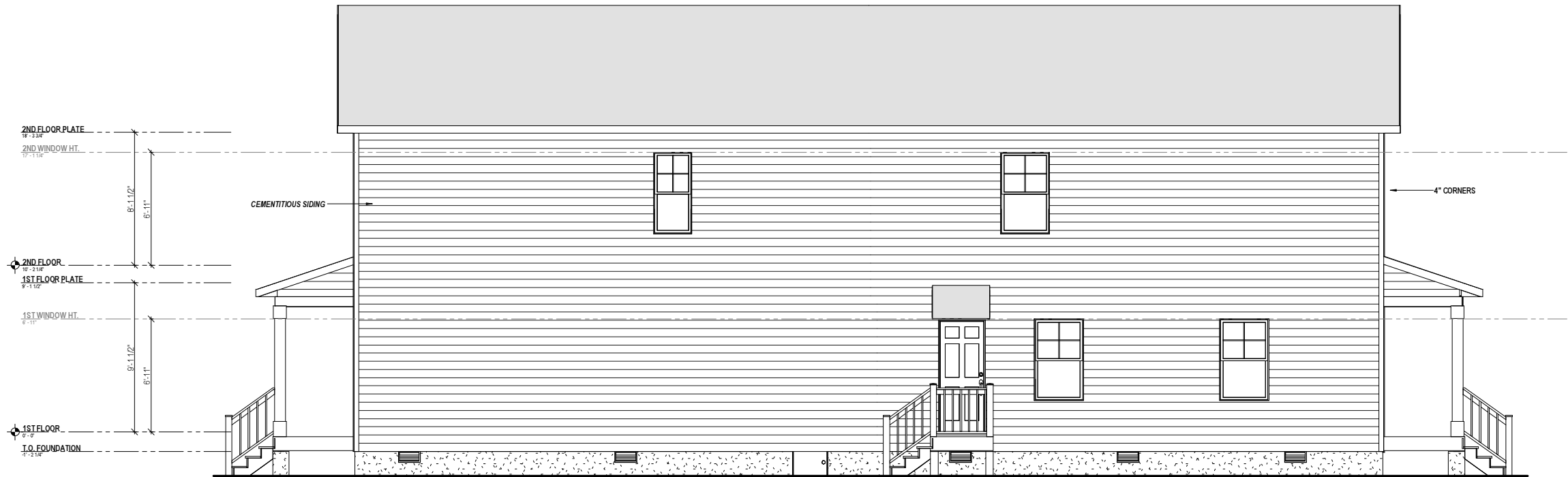




CLIENT	CAVA COMPANIES	
	ADDRESS	2109 NEWBOURNE ELEV. A
PROJECT	NEW CONSTRUCTION	
	SHEET	Elevations
ISSUE DATE		
5/11/22		
DRAWN BY		
PINNACLE		
DESIGN		
SHEET NUMBER		
A-3.10		



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

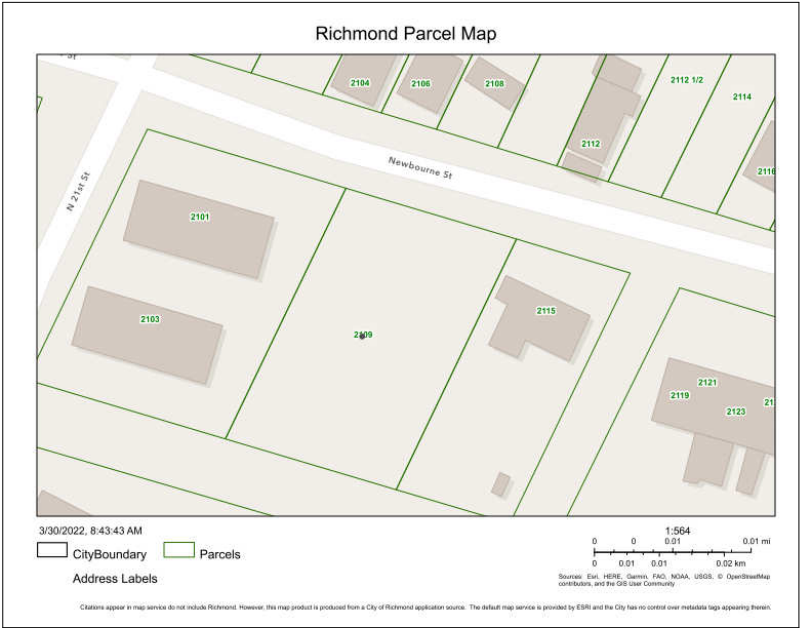
# CAVA COMPANIES

## AREA CALCULATIONS

Heated Area	
1st Floor Livable UNIT A	
1st Floor Livable UNIT A	624 SF
1st Floor Livable UNIT B	
1st Floor Livable UNIT B	624 SF
2nd Floor Livable UNIT A	
2nd Floor Livable UNIT A	624 SF
2nd Floor Livable UNIT B	
2nd Floor Livable UNIT B	625 SF
	2498 SF
Total: 4	2498 SF



2109 Newbourne st.



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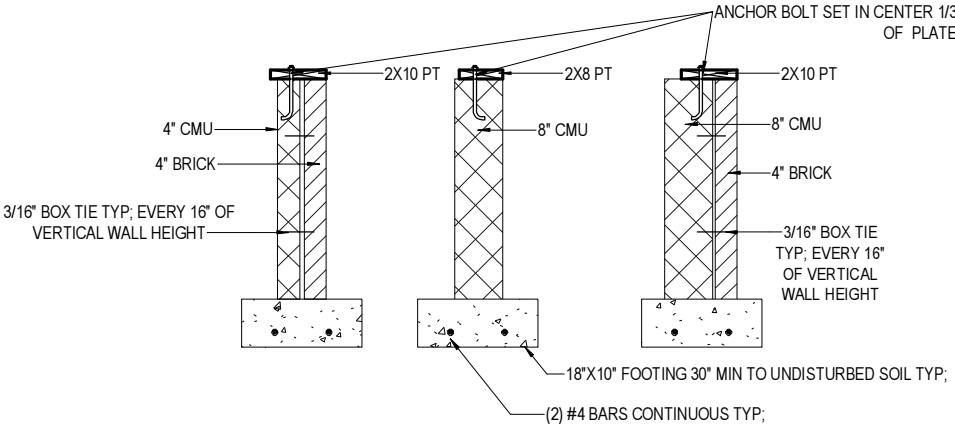
2

WALL TYPES FD2

A-1.00

3/8" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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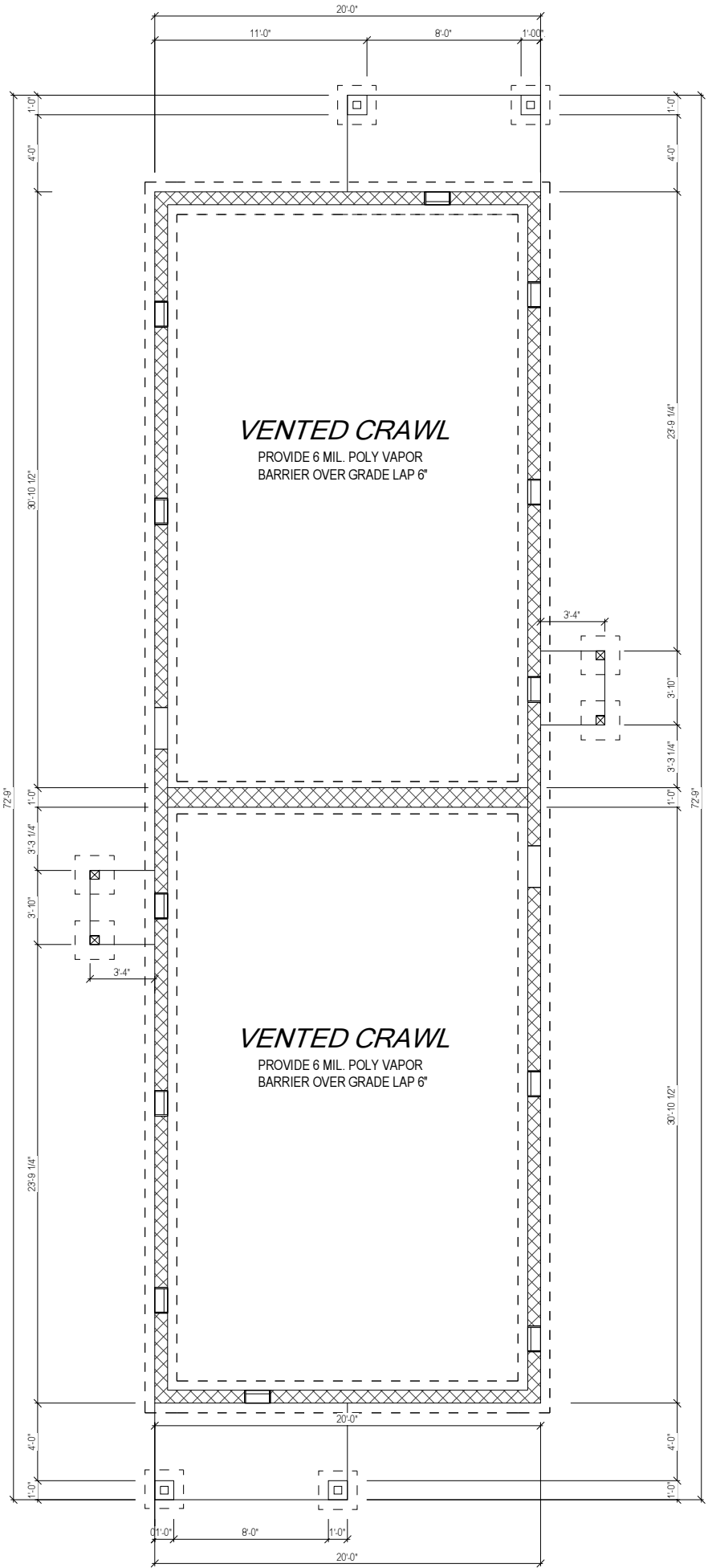
1

CRAWL SPACE PLAN

A-1.00

1/8" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



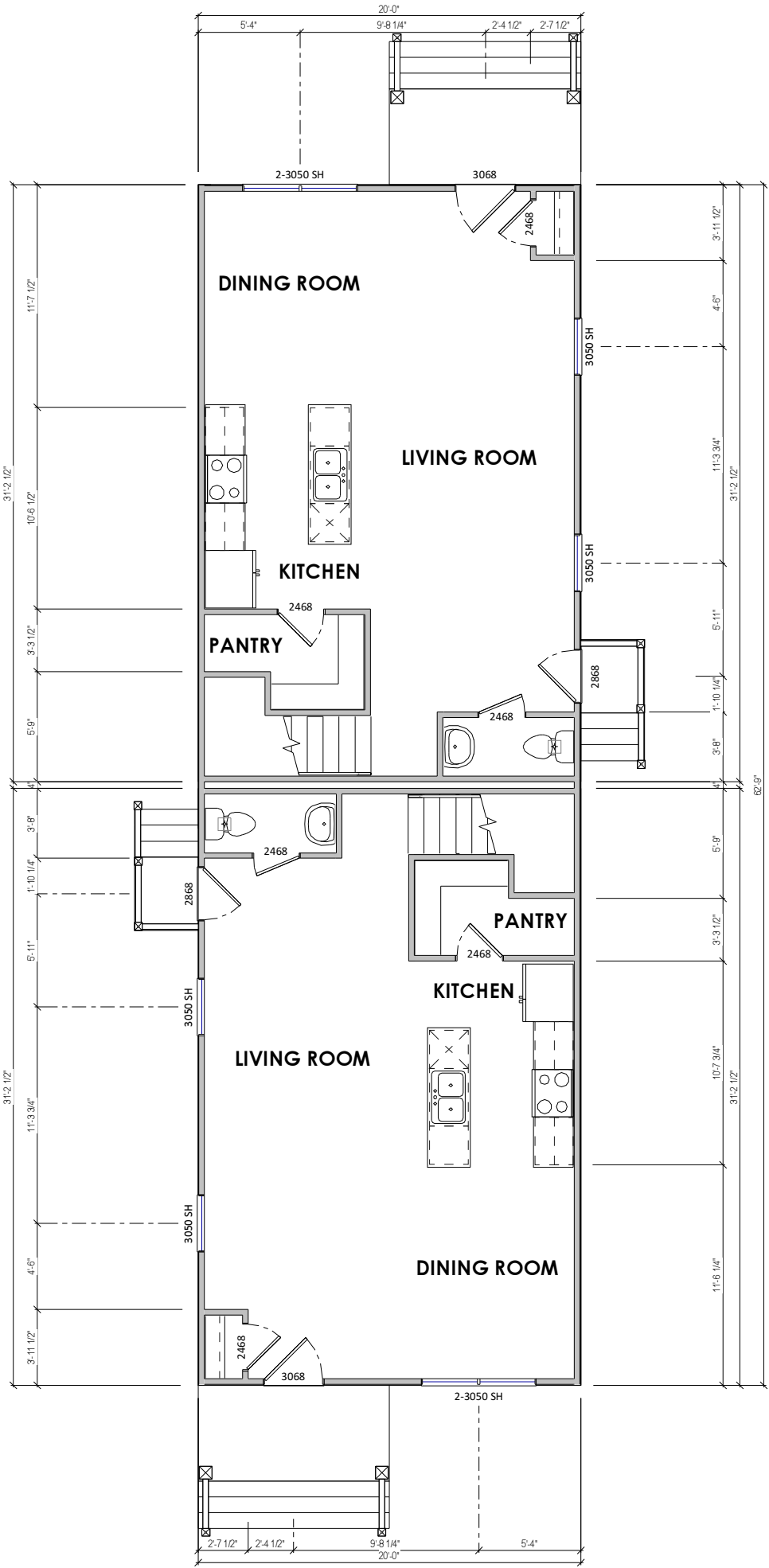
PROJECT	NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
	Foundation Plan		ADDRESS	2109 NEWBOURNE ELEV. B
ISSUE DATE			5/11/22	
DRAWN BY			PINNACLE DESIGN	
SHEET NUMBER			B-1.00	

- 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.

UNIT B

UNIT A

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



PROJECT	NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
	First Floor		ADDRESS	2109 NEWBOURNE ELEV. B
ISSUE DATE		5/11/22		
DRAWN BY		PINNACLE DESIGN		
SHEET NUMBER		B-2.00		

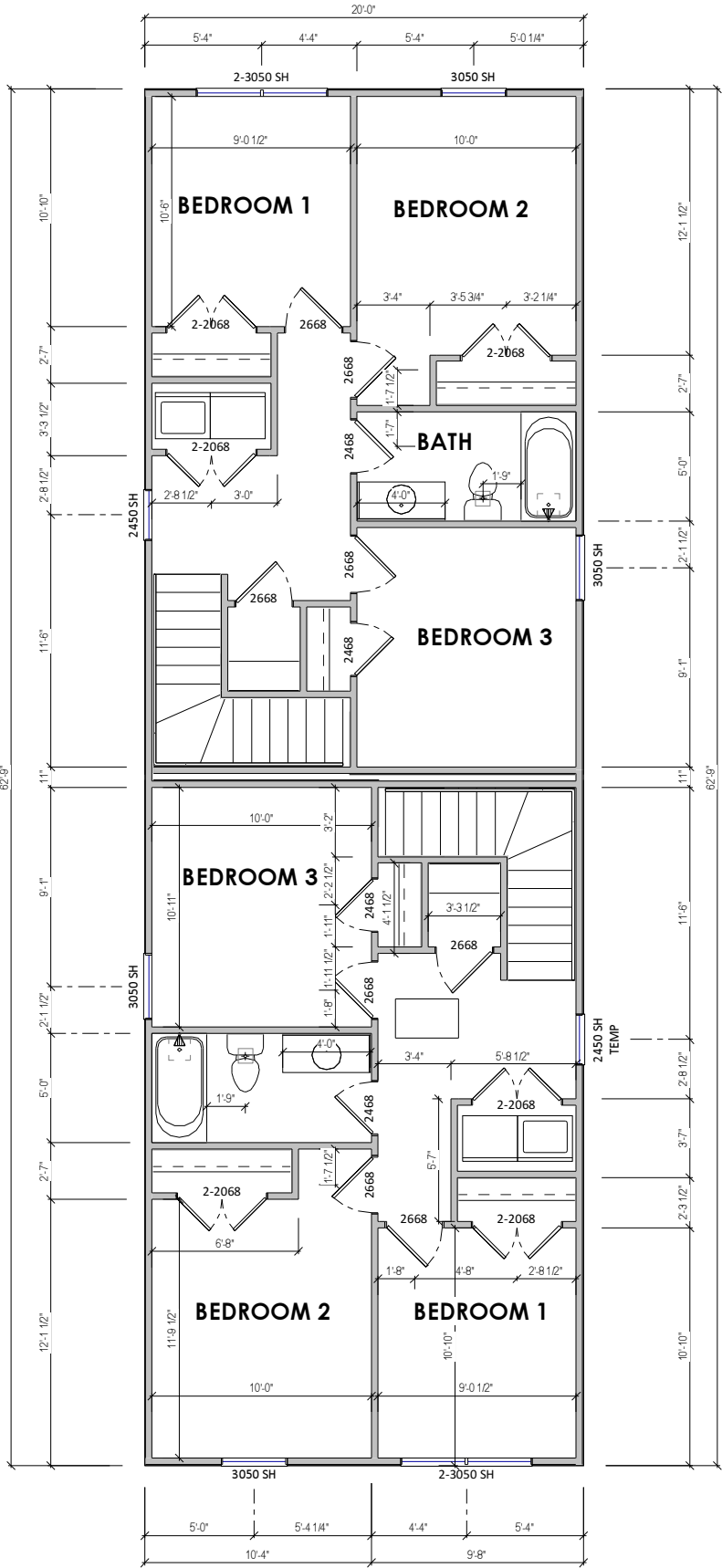
- NOTE:
- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
  - 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
  - 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
  - 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH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

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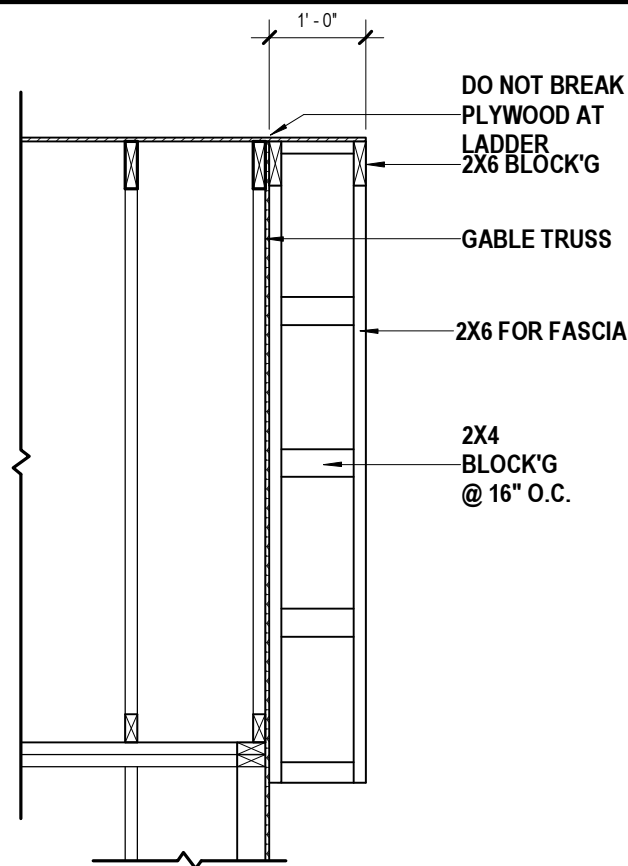
UNIT B

UNIT A

**1 2ND FLOOR PLAN**  
A-2.30 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



PROJECT	CAVA COMPANIES	
	CLIENT	2109 NEWBOURNE ELEV. B
SHEET	NEW CONSTRUCTION	
	ADDRESS	2109 NEWBOURNE ELEV. B
2nd Floor Plan		
ISSUE DATE		
5/11/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
B-2.30		

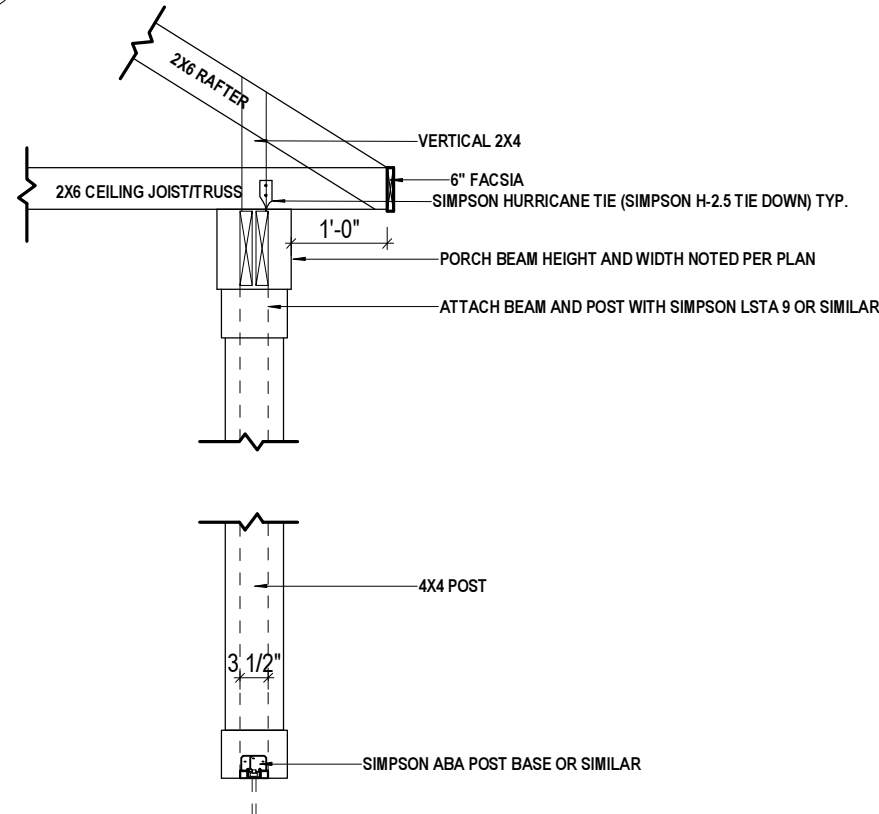


**GENERAL ROOF PLAN NOTES:**

- 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".
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**2 ROOF OVERHANG DETAIL**

A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

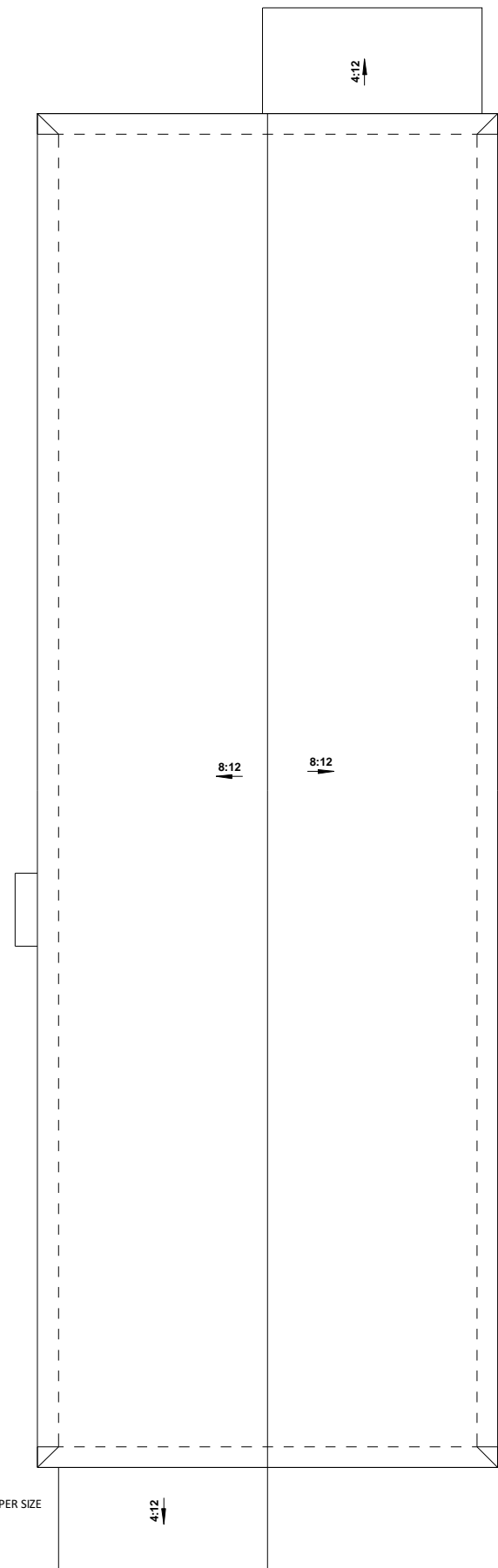


**3 PORCH BEAM ROOF DETAIL**

A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**1 ROOF PLAN**

A-2.40 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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CLIENT	CAVA COMPANIES	
	ADDRESS	2109 NEWBOURNE ELEV. B
PROJECT	NEW CONSTRUCTION	
	SHEET	Roof Plan
ISSUE DATE		
5/11/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
B-2.40		



PROJECT	NEW CONSTRUCTION	
	Elevations	
CLIENT	CAVA COMPANIES	
ADDRESS	2109 NEWBOURNE ELEV. B	
ISSUE DATE	5/11/22	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	B-3.00	



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

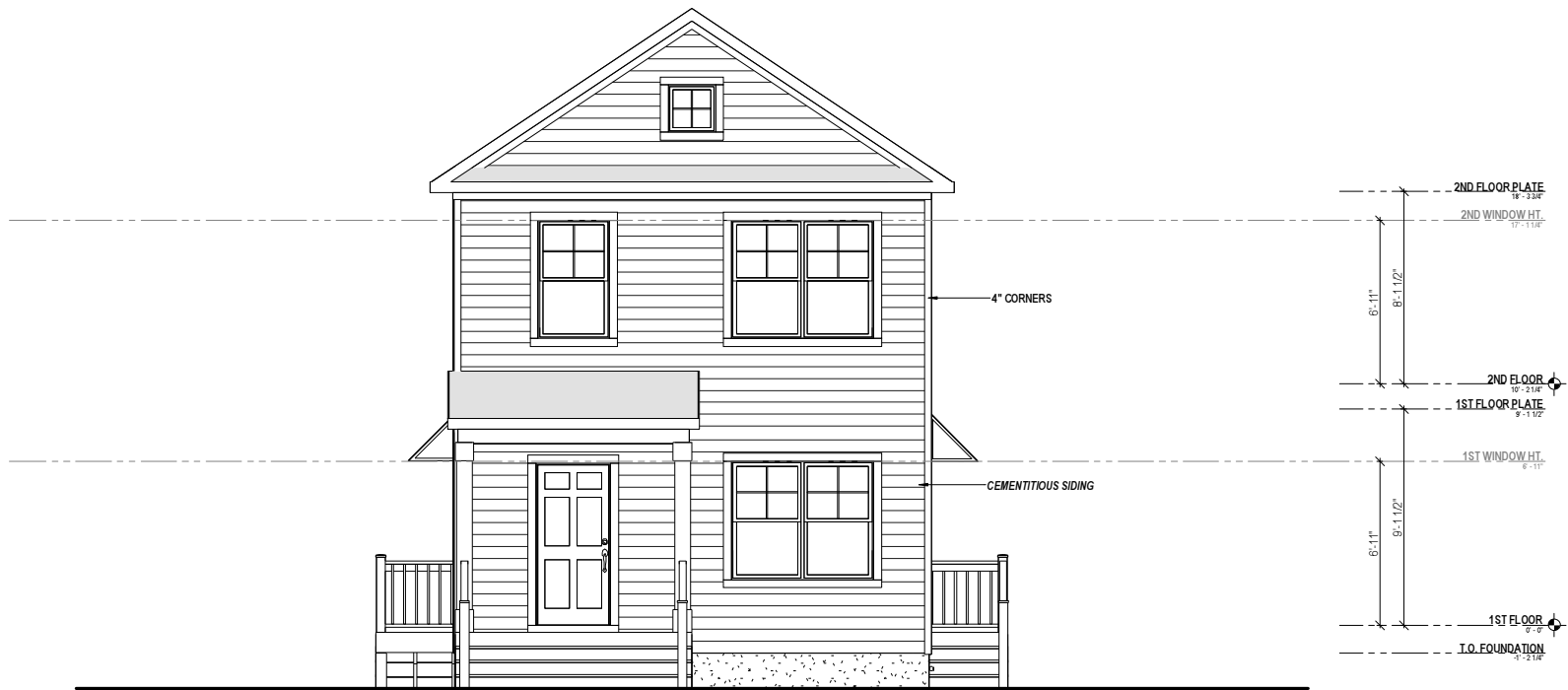


**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	CAVA COMPANIES	
	ADDRESS	2109 NEWBOURNE ELEV. B
PROJECT	NEW CONSTRUCTION	
	SHEET	Elevations
ISSUE DATE		
5/11/22		
DRAWN BY		
PINNACLE		
DESIGN		
SHEET NUMBER		
B-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



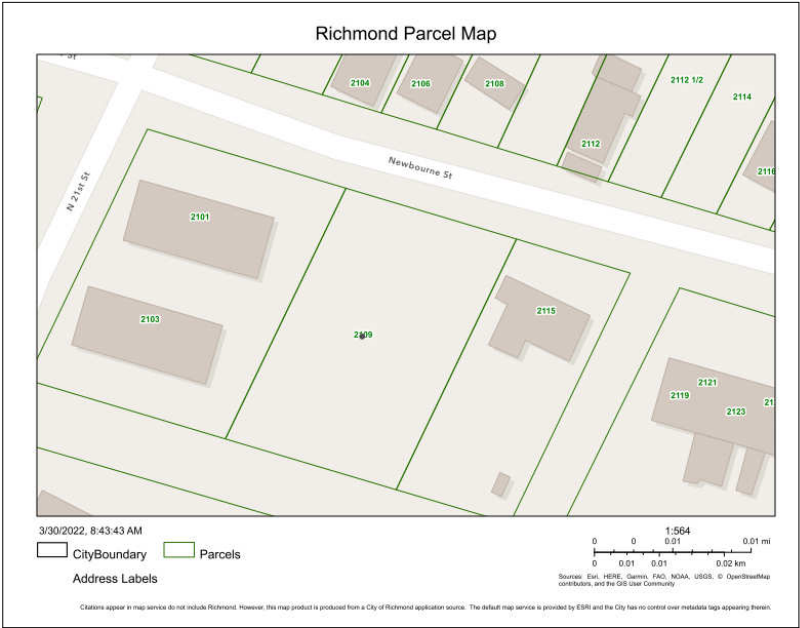
# CAVA COMPANIES

## AREA CALCULATIONS

Heated Area	
1st Floor Livable UNIT A	
1st Floor Livable UNIT A	624 SF
1st Floor Livable UNIT B	
1st Floor Livable UNIT B	624 SF
2nd Floor Livable UNIT A	
2nd Floor Livable UNIT A	624 SF
2nd Floor Livable UNIT B	
2nd Floor Livable UNIT B	625 SF
	2498 SF
Total: 4	2498 SF



2109 Newbourne st.



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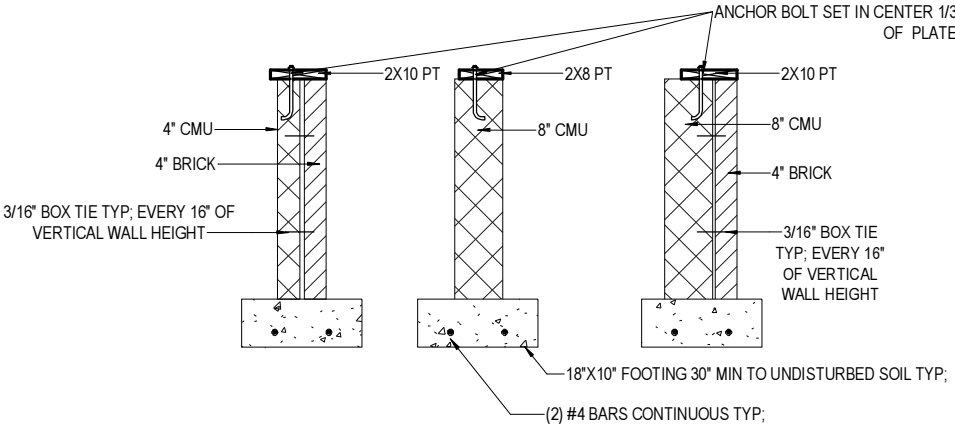
2

WALL TYPES FD2

A-1.00

3/8" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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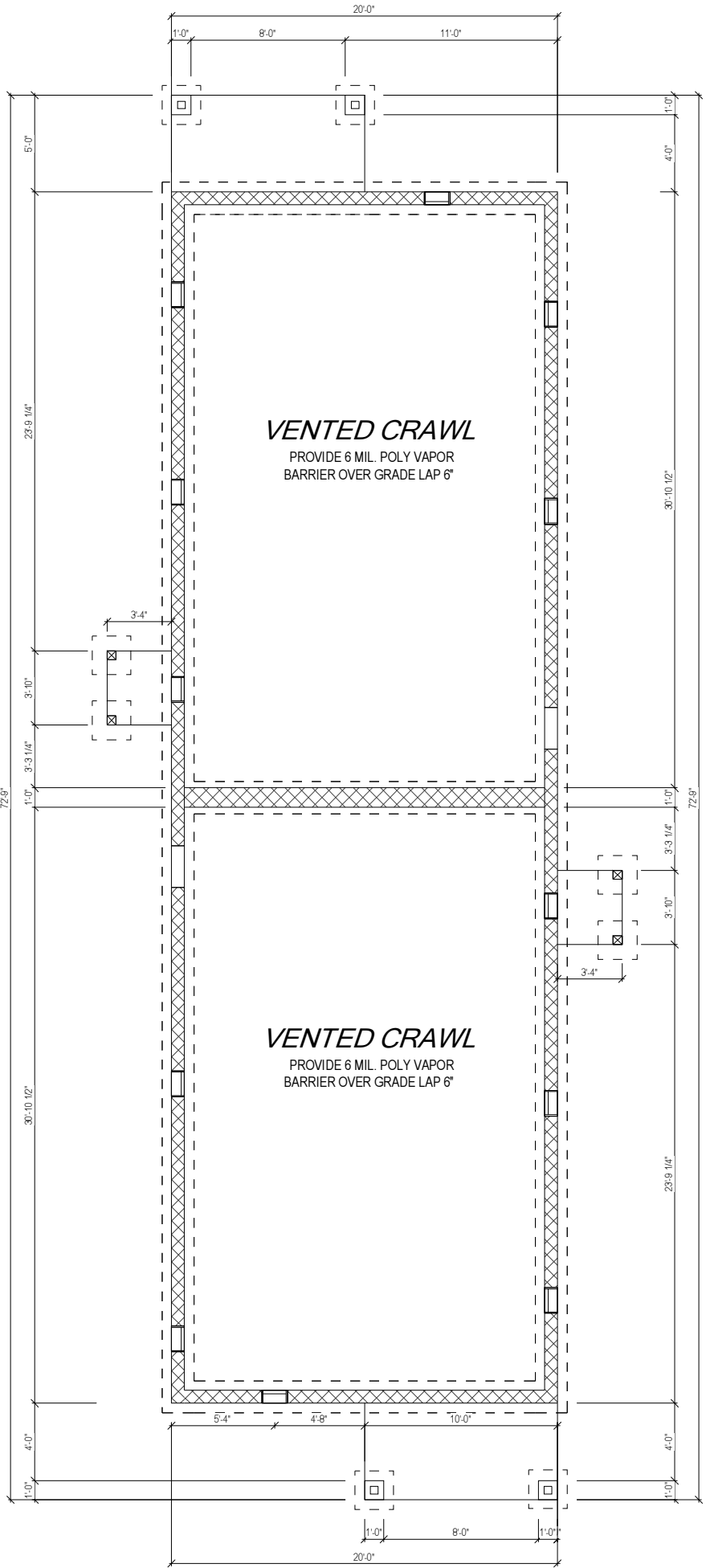
1

CRAWL SPACE PLAN

A-1.00

1/8" = 1'-0"

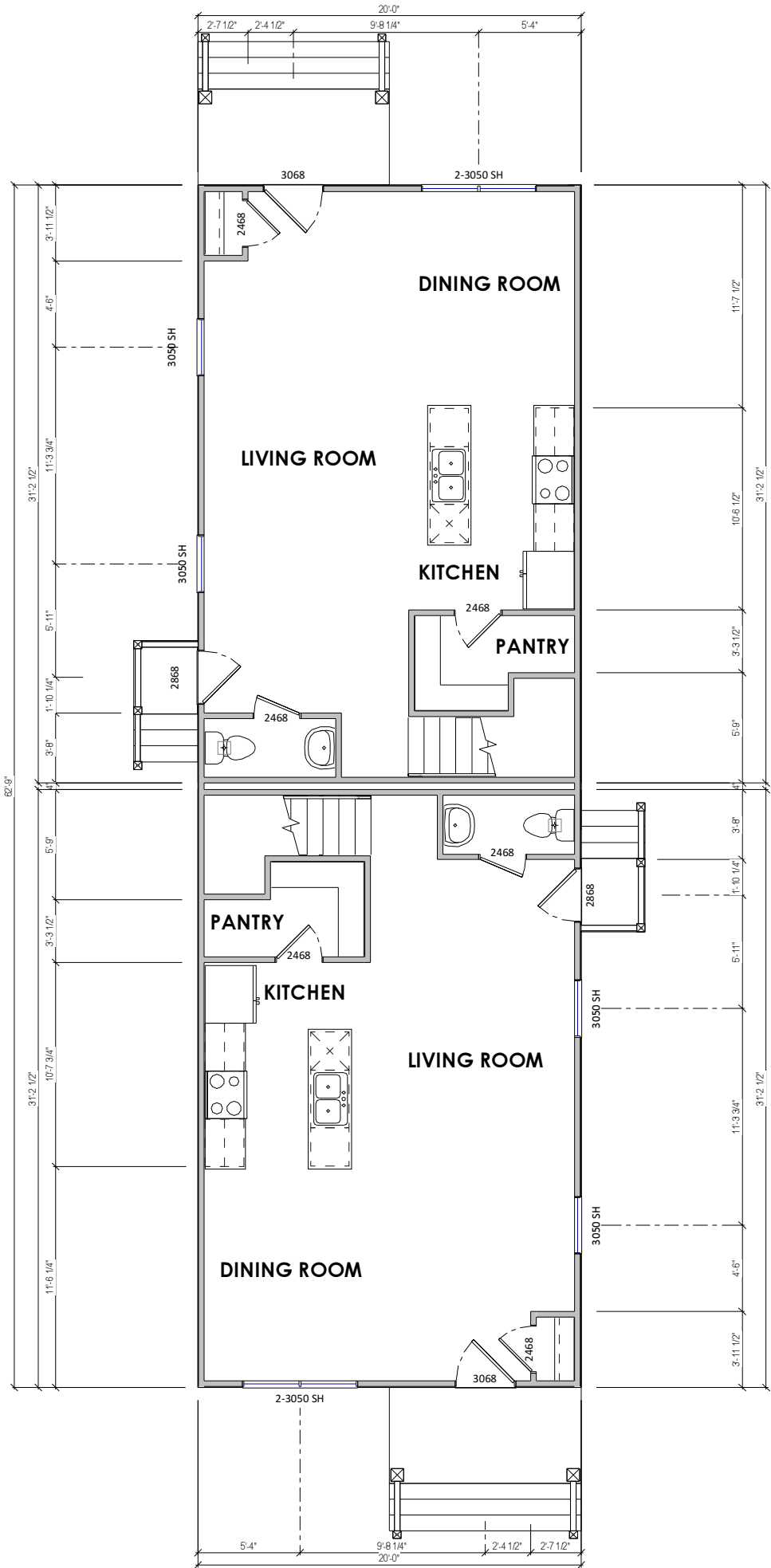
WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



PROJECT	CAVA COMPANIES	
	CLIENT	ADDRESS
NEW CONSTRUCTION	2109 NEWBOURNE ELEV. C	
	SHEET	Foundation Plan
ISSUE DATE		
4/4/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
C-1.00		

- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
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  4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

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



UNIT B

UNIT A

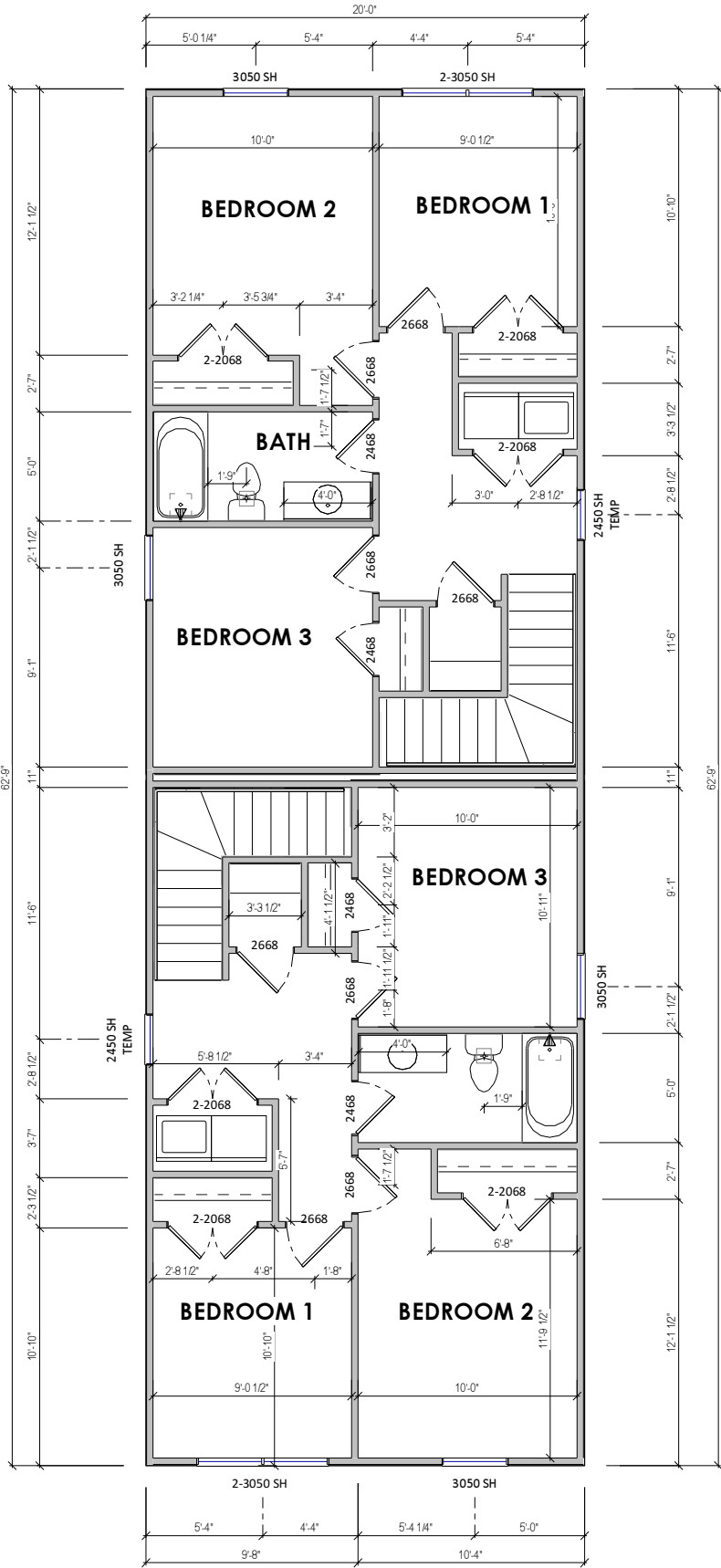


PROJECT	CAVA COMPANIES	
	CLIENT	2109 NEWBOURNE ELEV. C
NEW CONSTRUCTION	ADDRESS	
	2109 NEWBOURNE ELEV. C	
SHEET	First Floor	
	ISSUE DATE	
PINNACLE DESIGN	4/4/22	
	DRAWN BY	
SHEET NUMBER	C-2.00	
	C-2.00	

- NOTE:
- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
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**1 2ND FLOOR PLAN**  
A-2.30 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

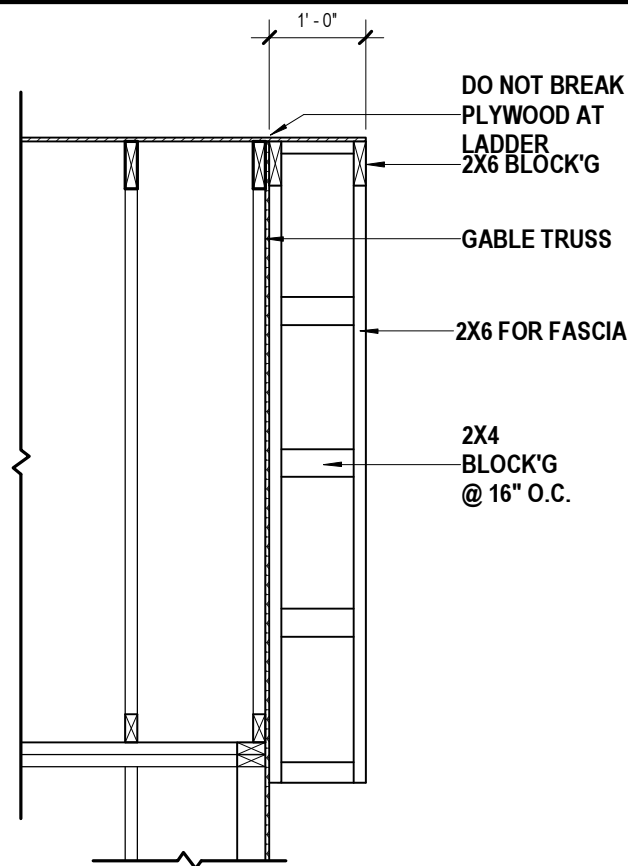


UNIT B

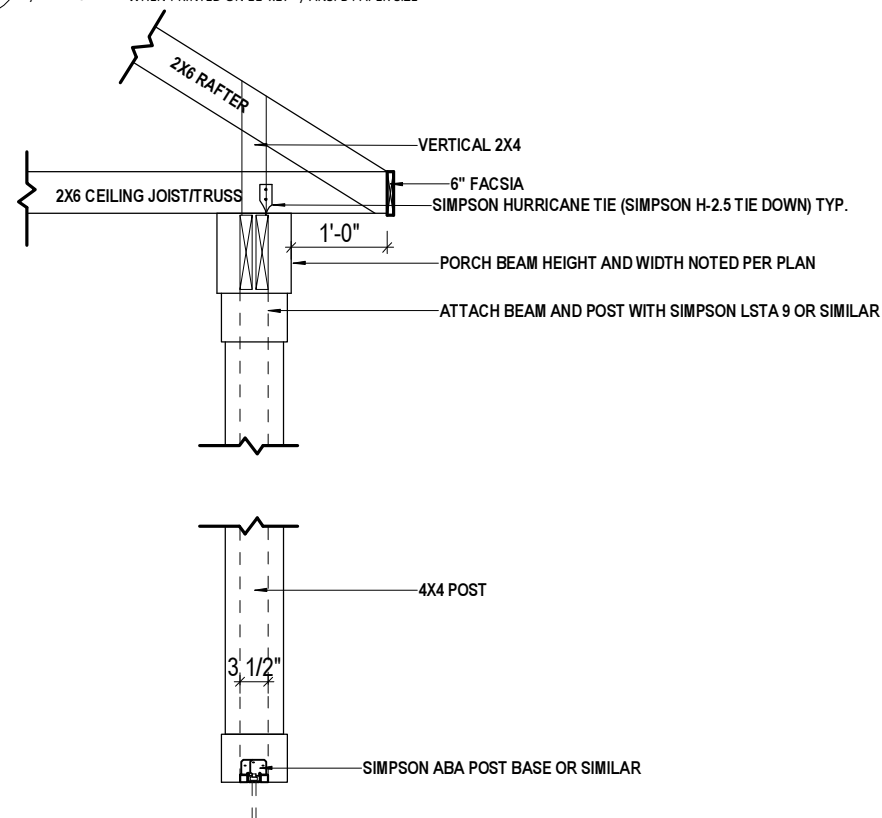
UNIT A



PROJECT	CAVA COMPANIES	
	CLIENT	2109 NEWBOURNE ELEV. C
SHEET	NEW CONSTRUCTION	
	ADDRESS	2109 NEWBOURNE ELEV. C
2nd Floor Plan		
ISSUE DATE		
4/4/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
C-2.30		



2 ROOF OVERHANG DETAIL  
A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

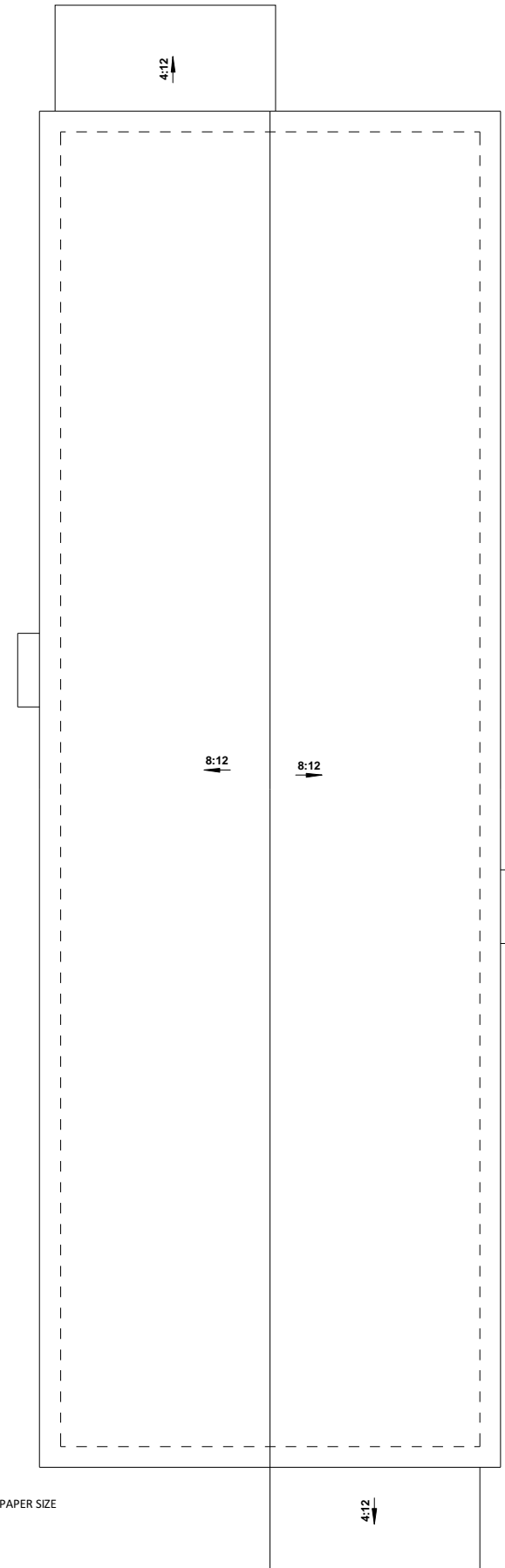


3 PORCH BEAM ROOF DETAIL  
A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

GENERAL ROOF PLAN NOTES:

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- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.

1 ROOF PLAN  
A-2.40 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



CLIENT	CAVA COMPANIES	
	ADDRESS	2109 NEWBOURNE ELEV. C
PROJECT	NEW CONSTRUCTION	
	SHEET	Roof Plan
ISSUE DATE		
4/4/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
C-2.40		



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



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

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PROJECT	CLIENT	
	CAVA COMPANIES	
SHEET	ADDRESS	
	2109 NEWBOURNE ELEV. C	
Elevations		
ISSUE DATE		
4/4/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
C-3.00		



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



2 LEFT 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	2109 NEWBOURNE ELEV. C
PROJECT	NEW CONSTRUCTION	
	SHEET	Elevations
ISSUE DATE		
4/4/22		
DRAWN BY		
PINNACLE		
DESIGN		
SHEET NUMBER		
C-3.10		