

**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*

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 21st and N 23rd 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.

CITY OF RICHMOND SUBDIVISION NOTES

REQUIRED UTILITY NOTES

1. ALL MATERIALS FOR SEWER & WATER SYSTEMS SHOWN SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE LOCAL AGENCY APPLICABLE AT THE TIME OF NOTICE TO PROCEED.

2. WATER LINES ARE TO BE CLASS 150 PIPE WITH CAST IRON FITTINGS WITH RINGS - TIGHT BELL CONFORMING TO ASA2110 AND AWWA C - 100.

3. ALL WATER LINES TO EXTEND A MINIMUM OF ONE (1) SECTION PAST VALVE BEFORE CAPPING.

4. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-952-7001) BEFORE BEGINNING ANY EXCAVATION.

5. FOR TYPICAL DETAILS OF WATER IMPROVEMENTS, SEE APPURTENANCE STANDARDS BY THE CITY OF RICHMOND WATER & SEWER SPECIFICATIONS & PROCEDURES.

6. FIRE HYDRANTS TO BE THREADED ACCORDING TO CITY OF RICHMOND FIRE DEPARTMENT REQUIREMENTS.

7. MINIMUM CLEAR COVER OVER TOP OF PIPE SHALL BE 3' - 6'.

8. BEFORE CONSTRUCTION OF THIS WATER LINE CAN BEGIN , THE ENGINEER MUST CERTIFY IN WRITING THAT THE ROADS ARE WITHIN 6" OF THE FINAL SUB - GRADE.

9. ALL WATER SERVICES TO BE TYPE K COPPER, DRAWN TUBING, NO JOINTS.

10. CONTRACTOR SHALL ACQUIRE ANY HIGHWAY PERMITS PRIOR TO CONSTRUCTION AND FORWARD COPIES TO THE CITY.

11. CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.

12. USE THRUST BLOCKS PER MANUFACTURES RECOMMENDATION.

13. ALL WATER METERS WHOSE ELEVATION IS AT 122.00 OR BELOW WILL REQUIRE INDIVIDUAL PRESSURE REGULATORS TO BE INSTALLED ON THE CUSTOMERS SIDE OF THE WATER METER.

14. DATUM FOR ALL ELEVATIONS IS NAVD88.

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT SANITARY SEWER SPECIFICATIONS OF THE CITY OF RICHMOND. ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF RICHMOND INSPECTORS. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO NOTIFY THE PROPER COUNTY OFFICIALS 48 HOURS PRIOR TO START OF WORK. A PRECONSTRUCTION MEETING BETWEEN CONTRACTOR AND ENGINEER WILL BE MANDATORY.

16. GRADE STAKES WILL BE SET BY TOWNES P.C. COPIES OF CUT SHEETS WILL BE SENT TO THE CITY OF RICHMOND.

17. PIPE STRENGTHS TO BE AS FOLLOWS:
A. PVC ASTM D3034, SDR - 35.
B. EXCEPT AS SHOWN ON PROFILE.

18. ALL MANHOLES TO BE PRECAST CONCRETE.

19. JOB SHALL BE BID ON A UNIT PRICE BASIS. ALL EXCAVATION SHALL BE UNCLASSIFIED.

20. EXISTING UTILITIES WHERE SHOWN, ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY ALL SUCH LOCATIONS BEFORE START OF WORK.

21. ALL PIPE BEDDING TO BE CLASS B EXCEPT AS SHOWN FOR PLASTIC PIPE.

22. ALL SANITARY SEWER LINES WITH LESS THAN 8" OF COVER WILL BE MADE OF DUCTILE IRON PIPE IF WITHIN A RIGHT OF WAY.

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

EROSION AND SEDIMENT CONTROL NOTES

1. Soil Erosion and Sediment Control shall be per the current edition of the Virginia Erosion and Sediment Control Handbook.

2. Sediment basins and traps, perimeter dikes, sediment barriers, and other measures intended to trap sediment on-site, must be constructed as a first step in grading and be made functional before upslope land disturbance takes place. Stabilization measures shall be applied to earthen structures such as dams, dikes, and diversions immediately after installation.

3. Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven (7) days to denuded areas that may not be at final grade, but will remain dormant (undisturbed) for longer than thirty (30) days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one (1) year.

4. During construction, soil stockpiles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site, as well as soil intentionally transported from the site.

5. All storm sewer inlets that are made functionally operable during construction, shall be protected so that sediment laden water cannot enter the conveyance systems without first being filtered or otherwise treated to remove sediment.

6. The Department of Planning shall make a continuing review and evaluation of the erosion and sediment control methods used and the overall effectiveness of the erosion control program and shall direct changes to be made if deemed necessary.

SEEDING SCHEDULE

ALL CUT AND FILL SLOPES AND CHANNELSIDE SLOPES WHICH ARE NOT TO BE PAVED SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE FOLLOWING:

A. 100 LBS PER 1,000 SQ. FT. GROUND LIMESTONE OR EQUIVALENT

B. 20 LBS. OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQ. FT.

C. VARIETIES TO BE SEEDED:
1. SPRING SEEDING: MARCH 1 THROUGH APRIL 30; SPRING OATS (2.5 LBS. PER 1,000 SQ. FT.)
2. SUMMER SEEDING: MAY 1 THROUGH AUGUST 1; WEEPING LOVE GRASS AT (2 OZ. PER 1,000 SQ. FT. MIXED WITH 1 BUSHEL SAWDUST FOR UNIFORM SEEDING.
3. AUTUMN SEEDING: AUGUST 1 THROUGH NOVEMBER 15; TALL FESCUE (KY 31) AT (1.5 LBS. PER 1,000 SQ. FT.)

NOTE: THE "CITY INSPECTOR" FOR E & S ISSUES IS THE DIRECTOR OF PLANNING. THE "CITY INSPECTOR" FOR PUBLIC WORKS AND PUBLIC UTILITIES ISSUES IS THE DIRECTOR OF PUBLIC WORKS OR HIS REPRESENTATIVE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES-1: UNLESS OTHERWISE INDICATED, ALL VEGATATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-05-00 EROSION AND SEDIMENT CONTROL REGULATIONS.

ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.

ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP ON CLEARING.

ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO COMMENCING LAND DISTUBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

STATE AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PLAN. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR BECAUSE OF CHANGED CIRCUMSTANCES THE PLAN CANNOT BE CARRIED OUT.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS.

PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

LATITUDE: 37.5490023
LONGITUDE: -77.4080155
RECEIVING CHANNEL / WATERS: JAMES RIVER
VAH06 WATERSHED CODE: JL01

SITE SUMMARY AND NOTES

1. OWNER / DEVELOPERCAVA CAPITAL LLC

2. PARCEL ID'S E0120313006

3. SITE ADDRESS 2109 NEWBOURNE STREET

4. ZONING R-5 (RESIDENTIAL - SINGLE FAMILY)

5. SITE AREA0.284 ACRES

6. WATER PUBLIC

7. SEWER PUBLIC

8. THIS SITE IS LOCATED WITHIN A 100-YEAR FEMA DEFINED FLOOD PLAIN **ZONE X** PER COMMUNITY PANEL NUMBER 5101290041E , EFFECTIVE DATE JULY 16, 2014 .

9. THERE ARE NO WETLANDS LOCATED ON THIS SITE.

10. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING TELEPHONE, CATV, AND GAS.

11. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.

12. CONSTRUCTION TRAFFIC INGRESS/EGRESSS SHALL BE RESTRICTED TO FRONTAGE ROAD ENTRANCE ONLY.

LEGEND

ROAD & DRAINAGE

SEWER

EROSION CONTROL

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

townes

consulting engineers, planners, land surveyors

CHARLES C. TOWNES, II
Lic. No.39518
5 / 23 / 2022

PROFESSIONAL ENGINEER

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

COVER SHEET

DATE:
JANUARY 17, 2022

SCALE:
N/A

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

SHEET
C-1

LOCATION MAP: 1" = 2000'

APPLICANT'S NAME: CAVA CAPITAL LLC

ZONING & CASE #: R-5

PLANNING COMMISSION APPROVAL DATE:

CITY APPROVAL:

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

INDEX TO SHEETS

SHEET #

LATEST
REVISION DATE

DESCRIPTION

C-1

COVER SHEET

C-2

SITE LAYOUT

PROJECT NAME

2109 NEWBOURNE STREET

CONTACT INFORMATION

DEVELOPER NAME: CAVA CAPITAL LLC

ADDRESS: 5310 MARKEL ROAD SUITE 104
RICHMOND, VIRGINIA 23230

CONTACT PERSON: AMANDA SCHWARTZ

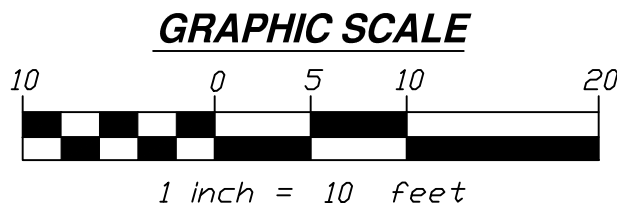
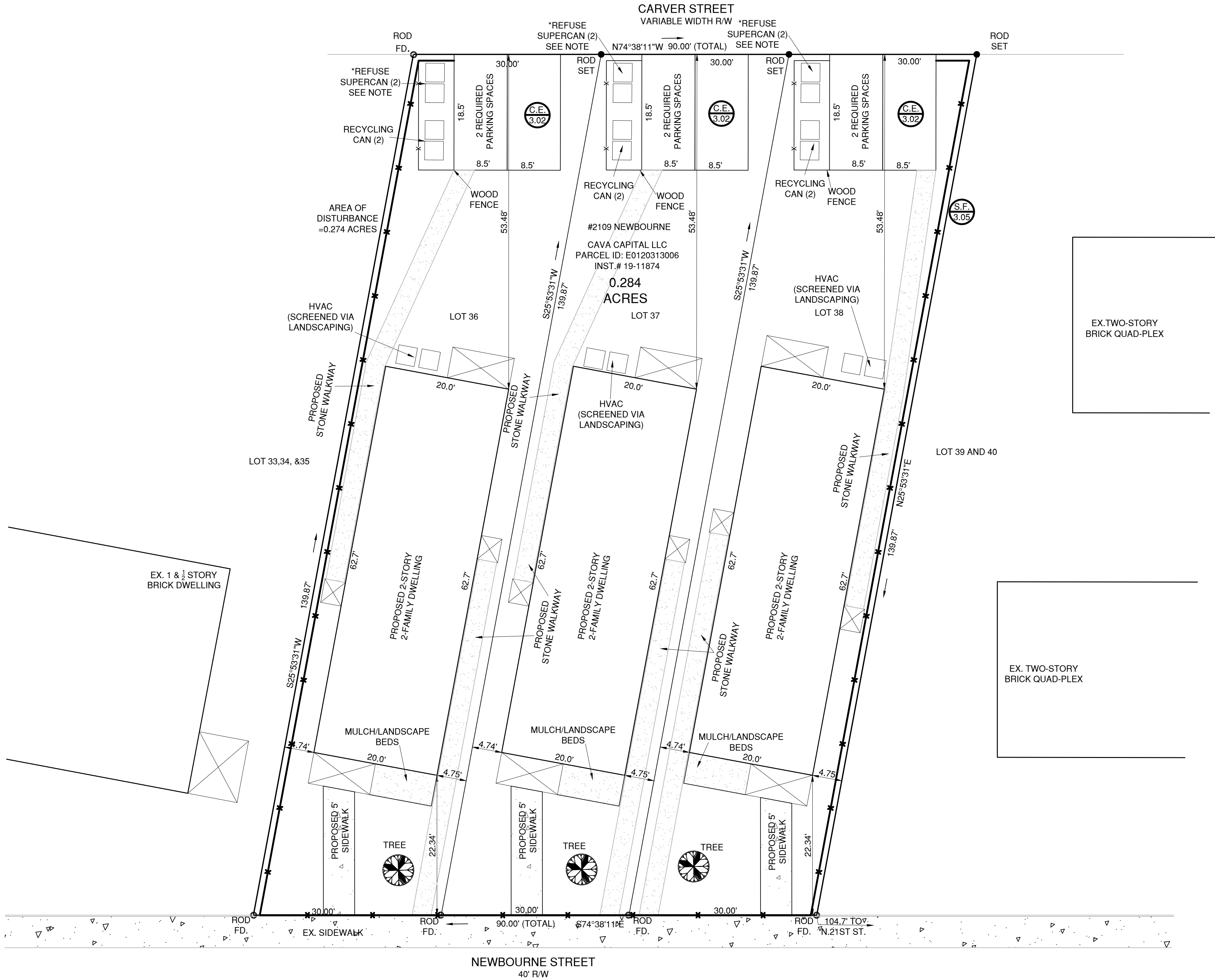
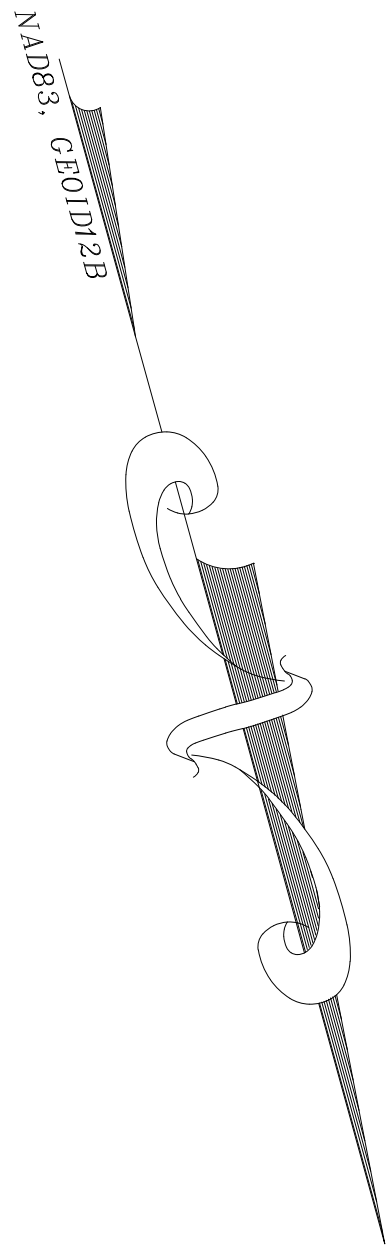
TELEPHONE: (804) 385-6587

FACSIMILE:

EMAIL:

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.
© 2022 townes, pc

*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



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:

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.
© 2022 townes, pc

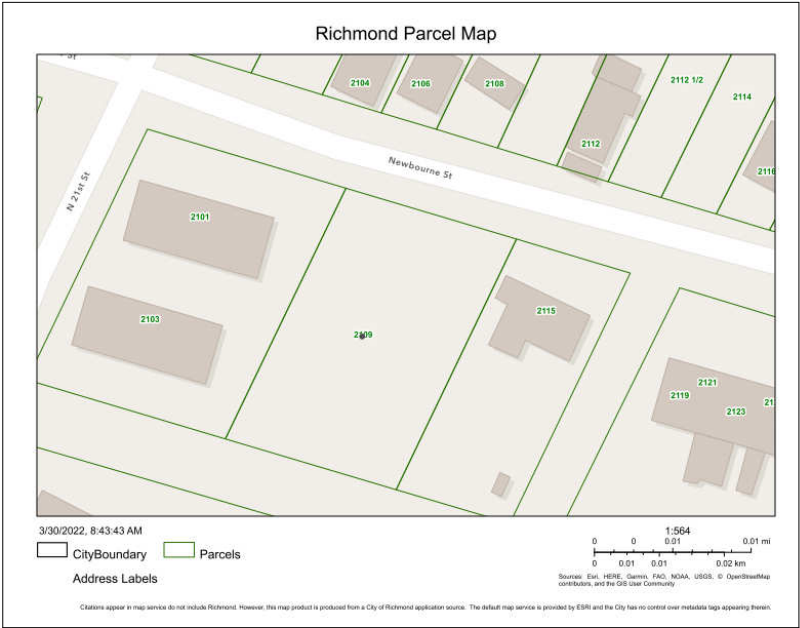
CAVA COMPANIES

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

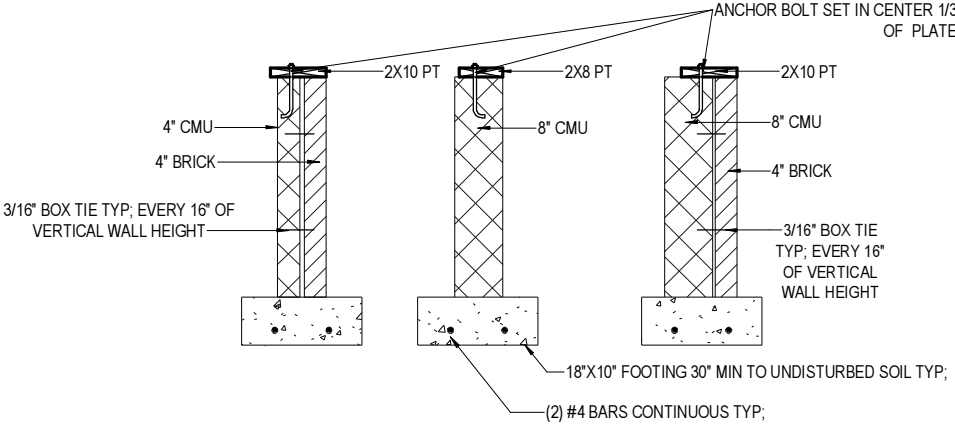
2

WALL TYPES FD2

A-1.00

3/8" = 1'-0"

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



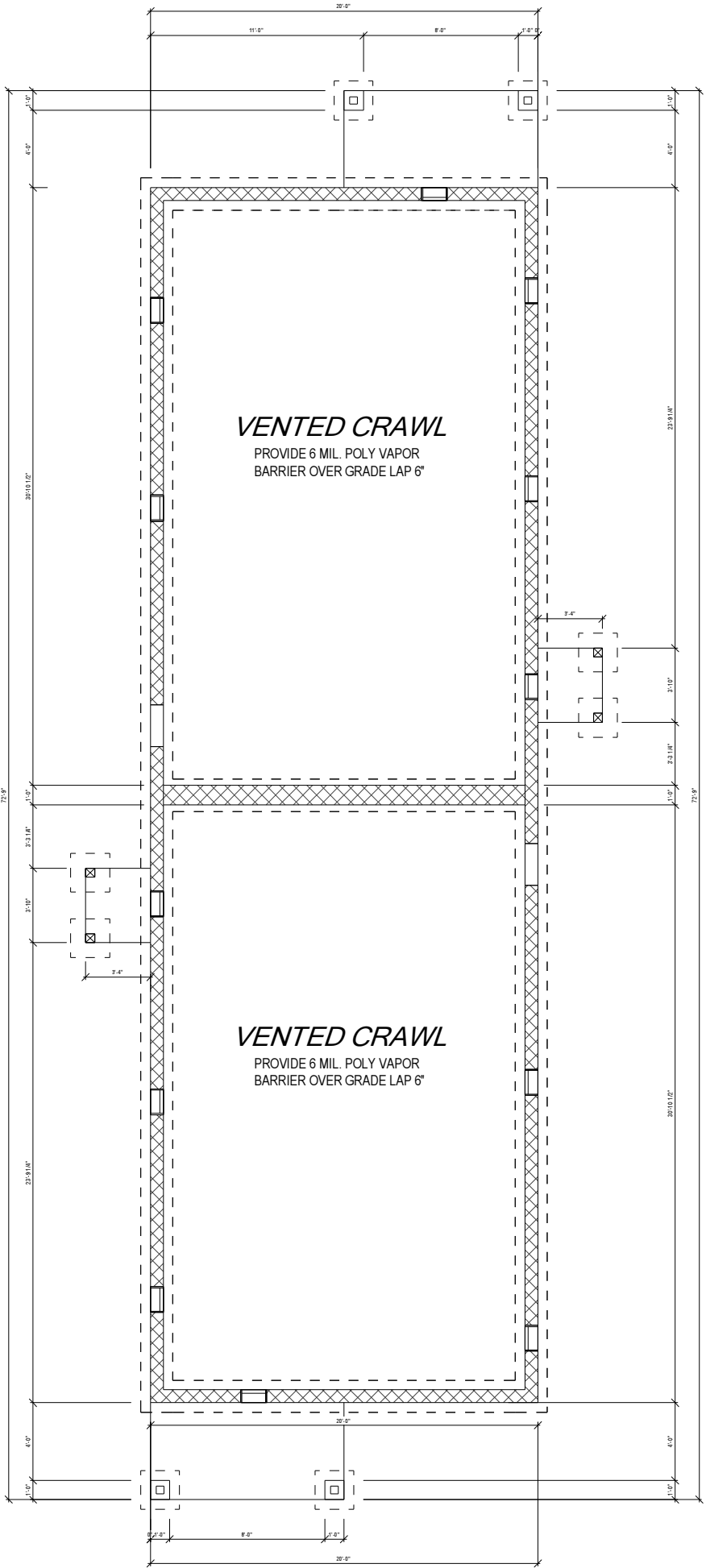
1

CRAWL SPACE PLAN

A-1.00

1/8" = 1'-0"

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



© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.



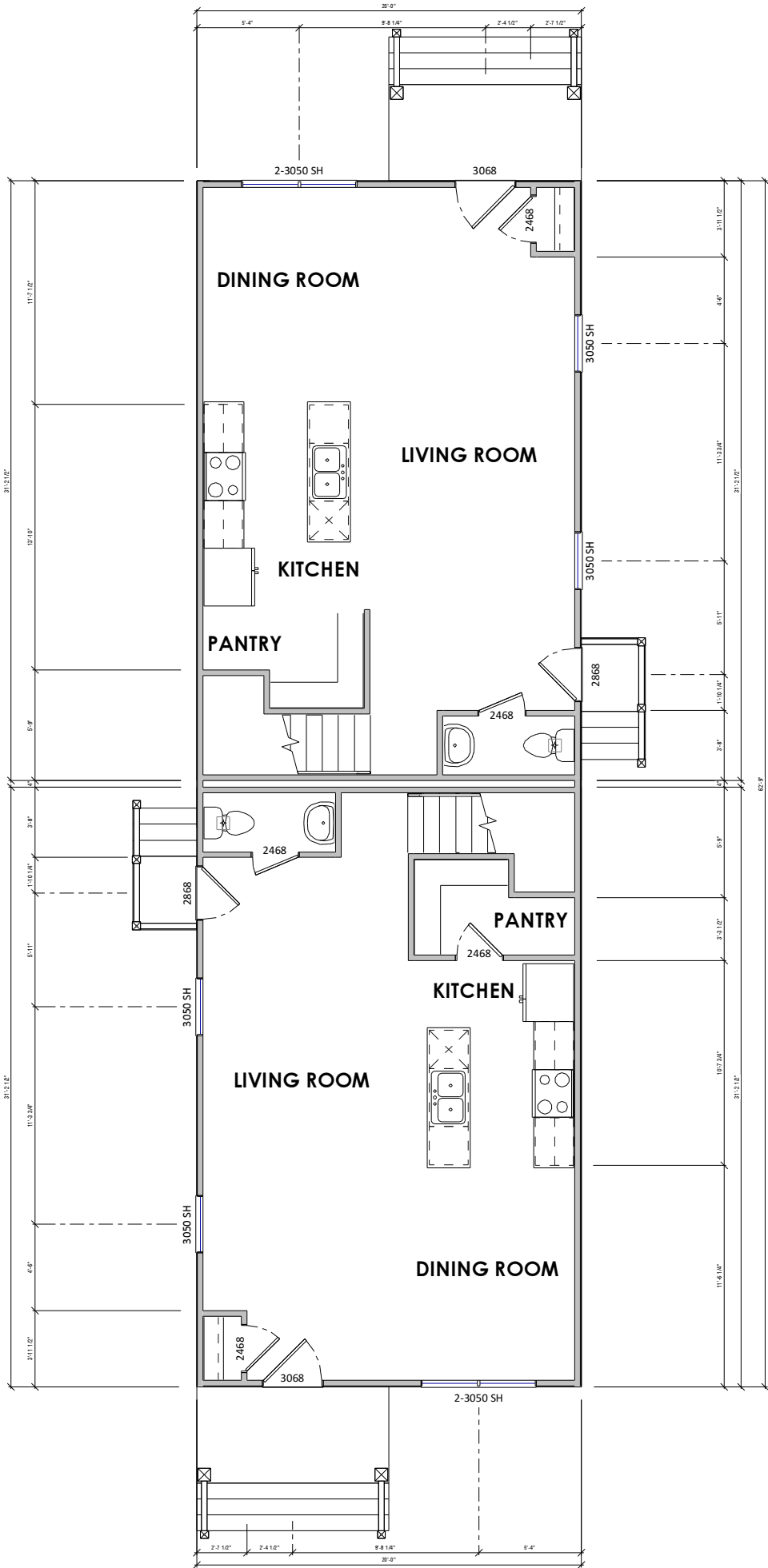
PROJECT		NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
SHEET		Foundation Plan		ADDRESS	2109 NEWBOURNE ELEV. A
ISSUE DATE		5/11/22			
DRAWN BY		PINNACLE DESIGN			
SHEET NUMBER		A-1.00			

- 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		First Floor		ADDRESS	2109 NEWBOURNE ELEV. A
ISSUE DATE		5/11/22			
DRAWN BY		PINNACLE DESIGN			
SHEET NUMBER		A-2.00			

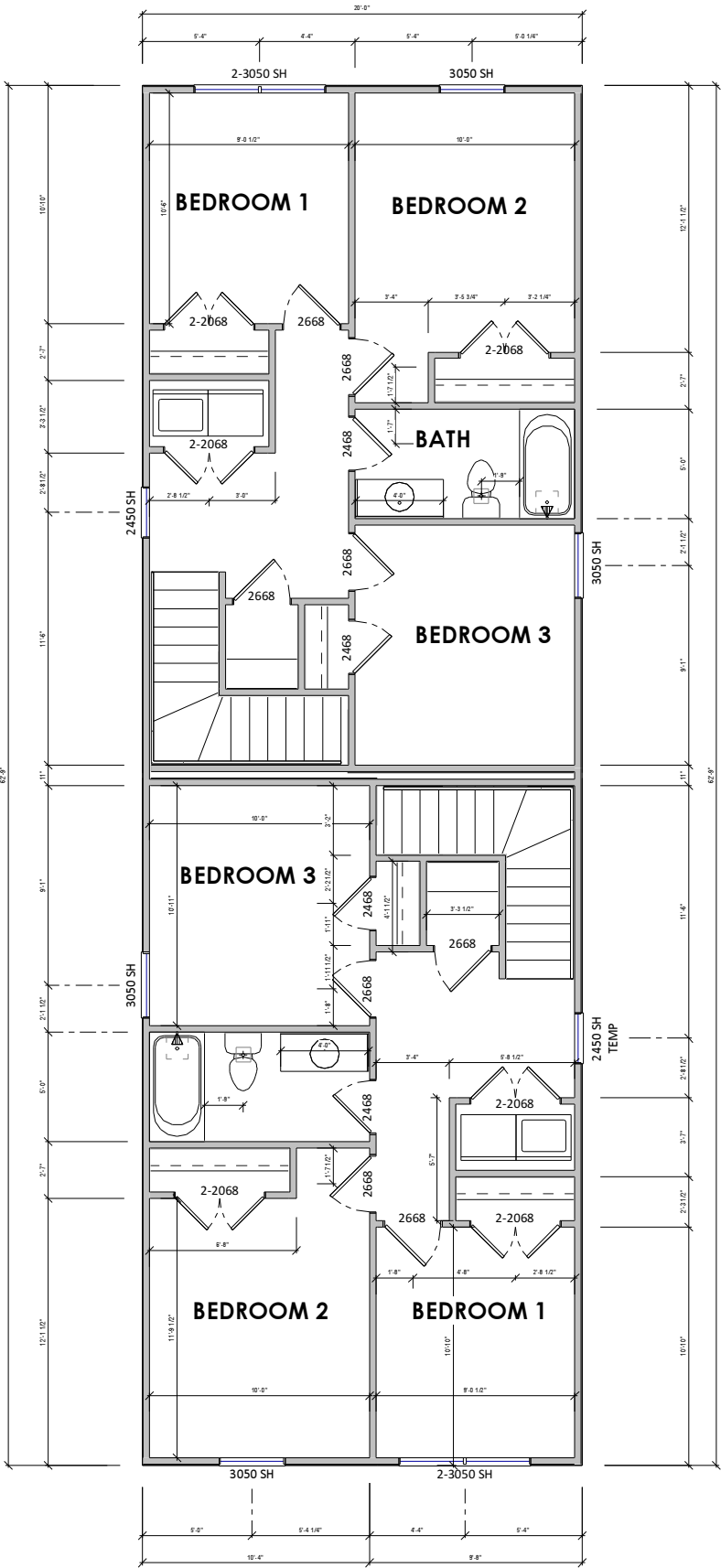
- NOTE:
- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
 - 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
 - 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
 - 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH &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

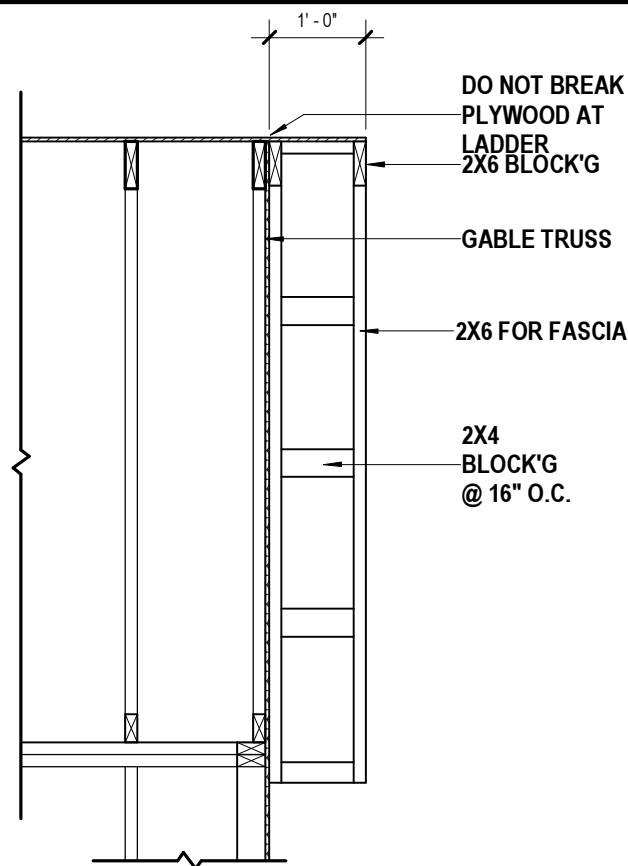
UNIT B

UNIT A

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



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

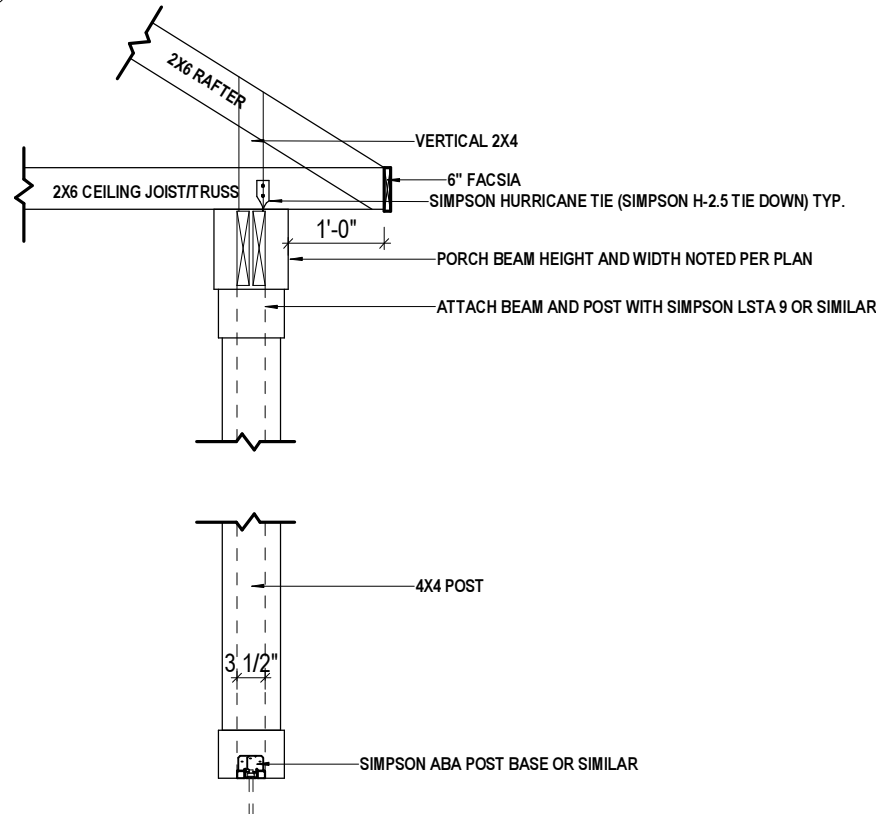


GENERAL ROOF PLAN NOTES:

- 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

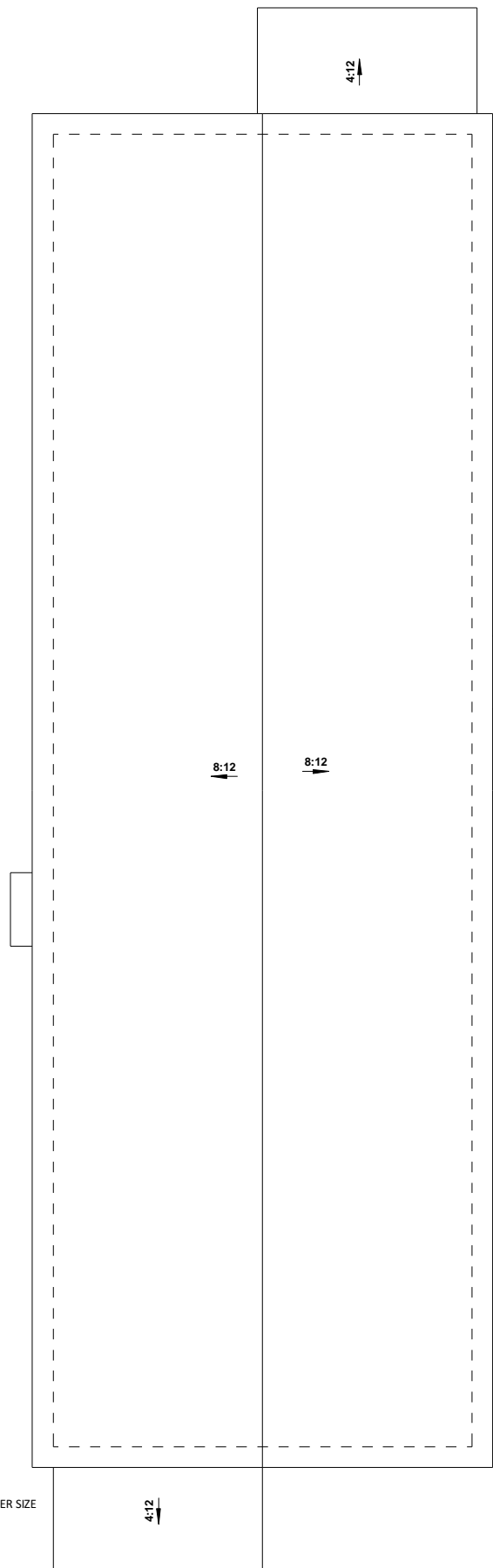


3 PORCH BEAM ROOF DETAIL

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



© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.



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		



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-3.00		



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

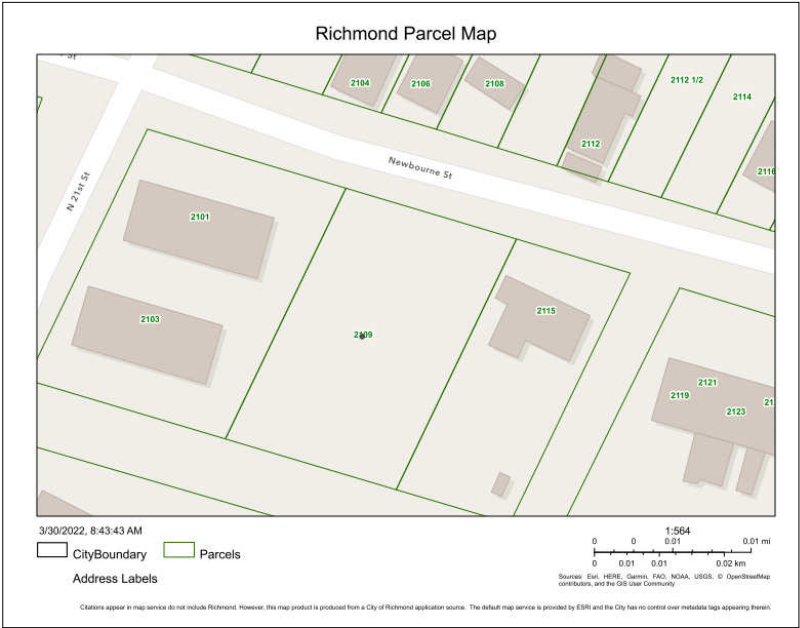
CAVA COMPANIES

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.



COPYRIGHT NOTICE

APPROVAL SET
NOT FOR CONSTRUCTION



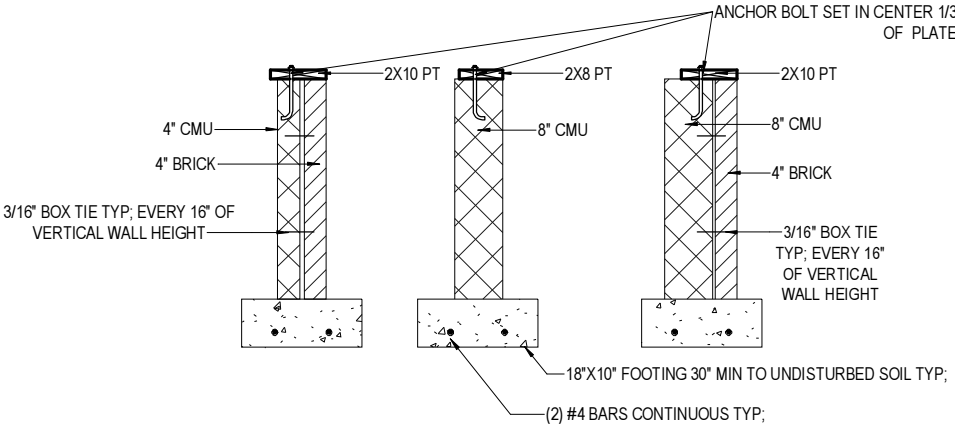
2

WALL TYPES FD2

A-1.00

3/8" = 1'-0"

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



© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.

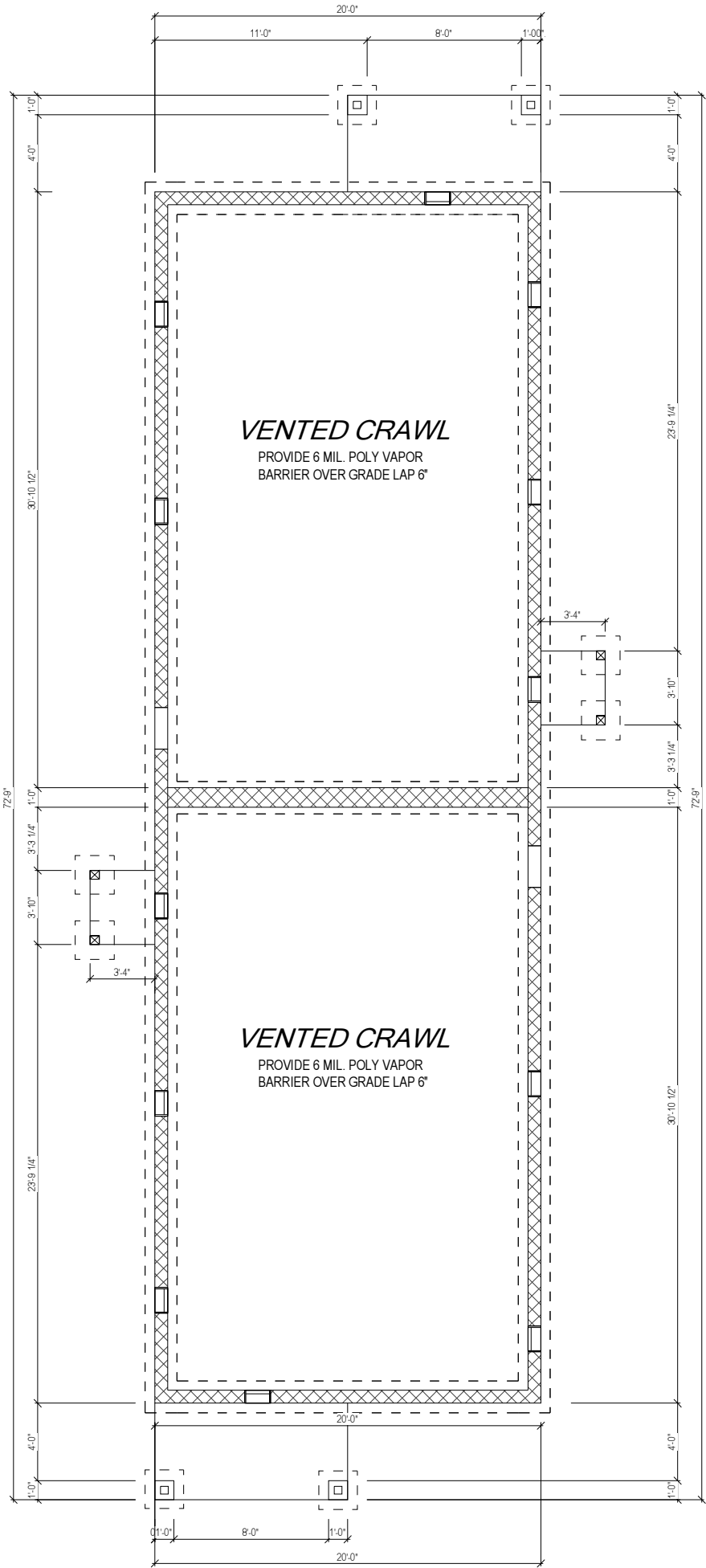
1

CRAWL SPACE PLAN

A-1.00

1/8" = 1'-0"

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



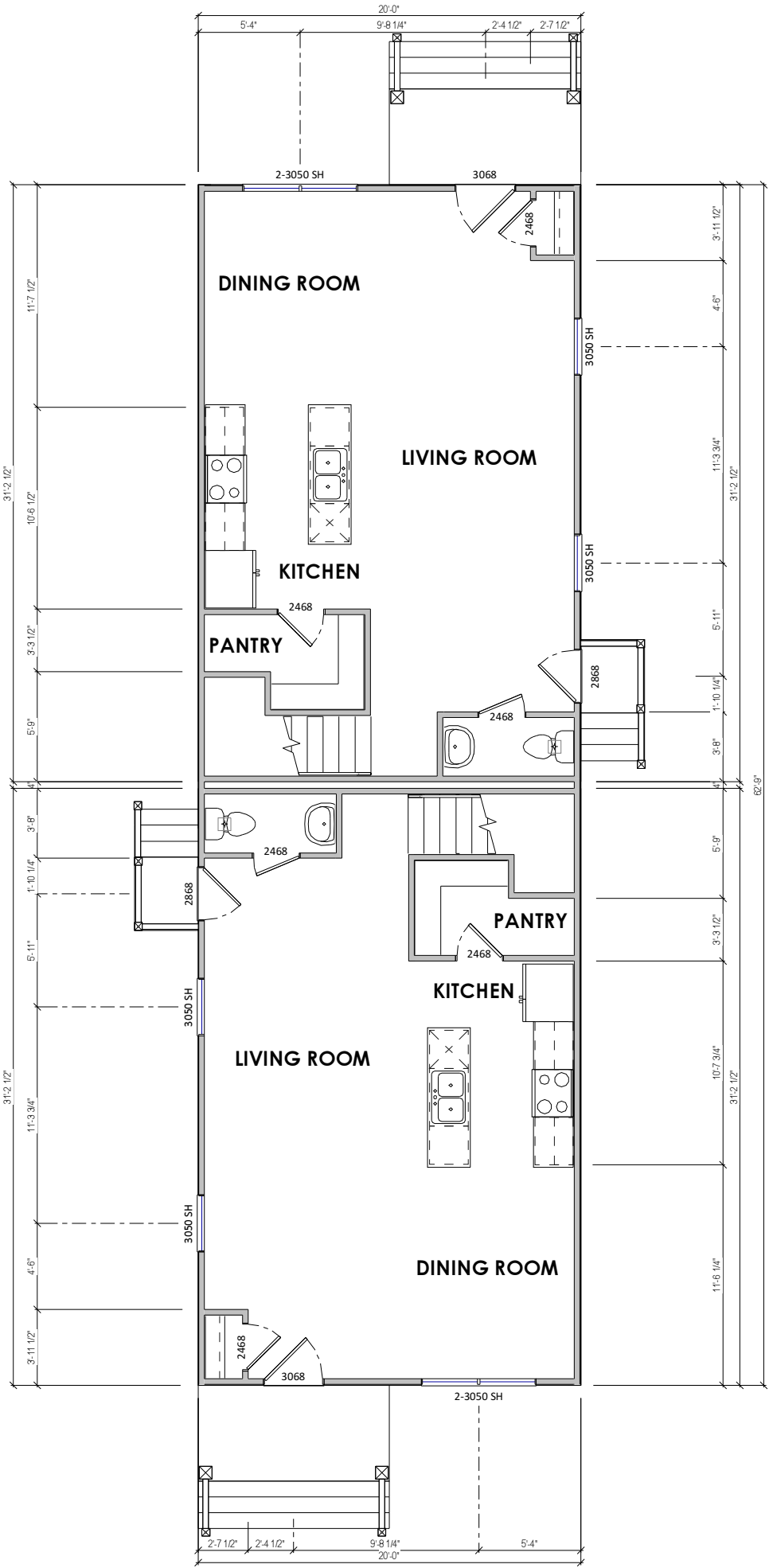
PROJECT	NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
	Foundation Plan		ADDRESS	2109 NEWBOURNE ELEV. B
ISSUE DATE			5/11/22	
DRAWN BY			PINNACLE DESIGN	
SHEET NUMBER			B-1.00	

- 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
	SHEET		ADDRESS	2109 NEWBOURNE ELEV. B
First Floor		ISSUE DATE		
		5/11/22		
		DRAWN BY		
		PINNACLE DESIGN		
		SHEET NUMBER		
		B-2.00		

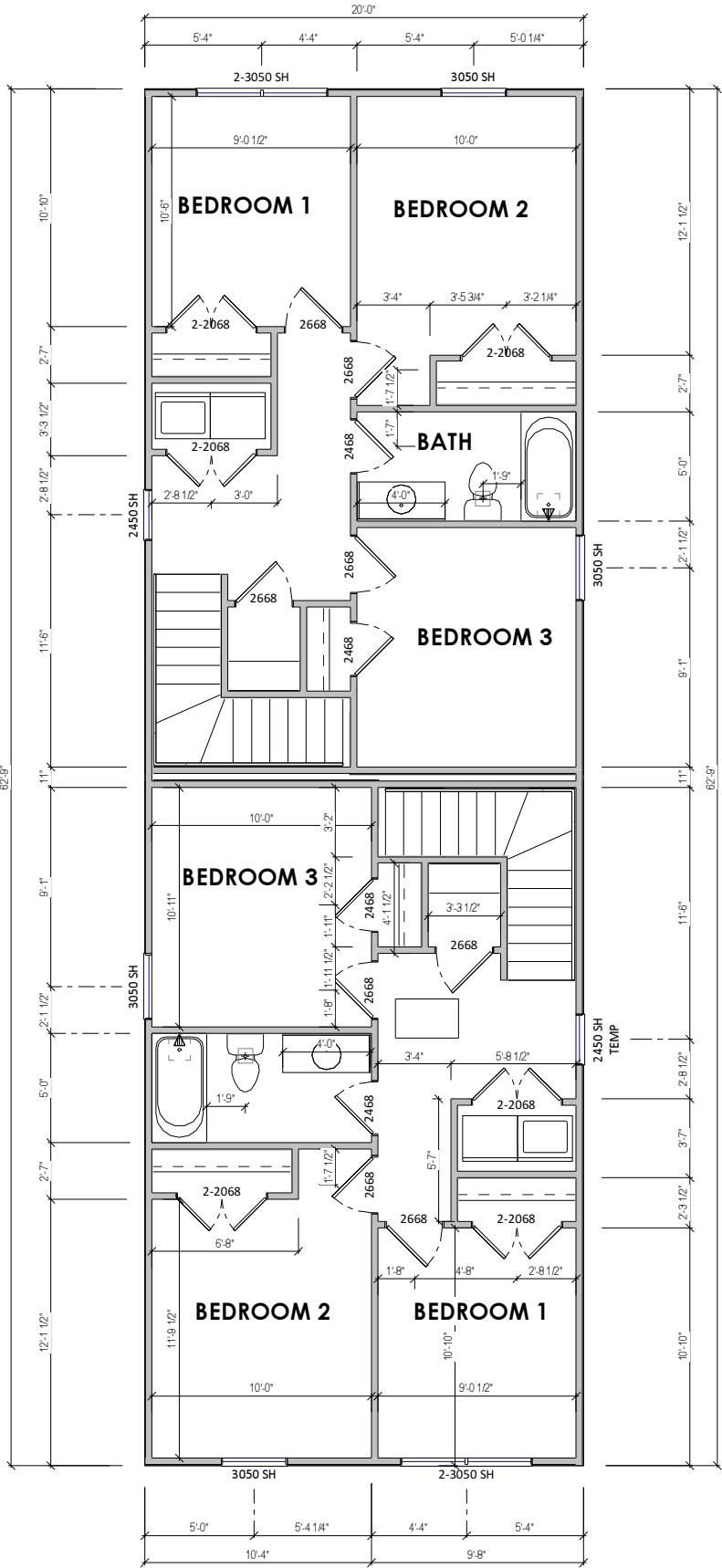
- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES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

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".

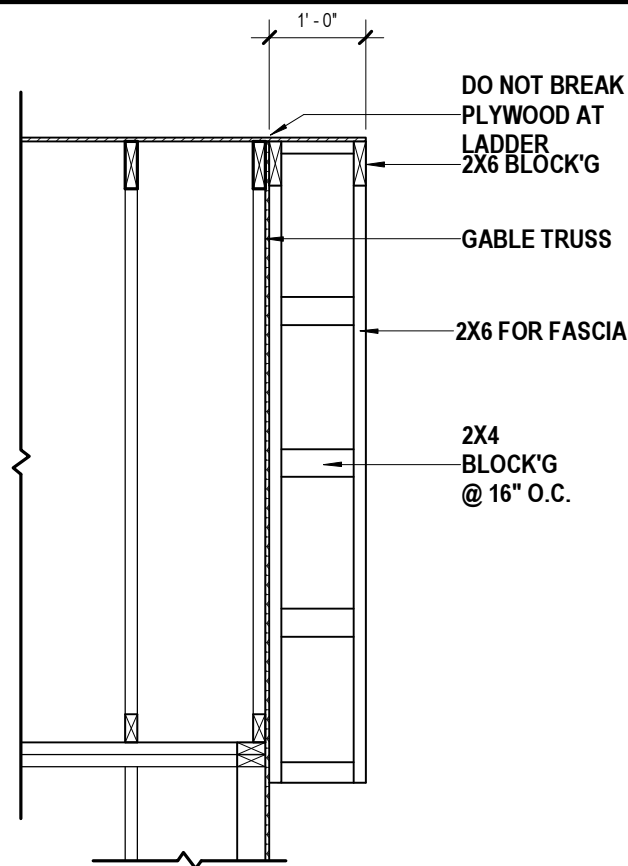
UNIT B

UNIT A

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



PROJECT	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		

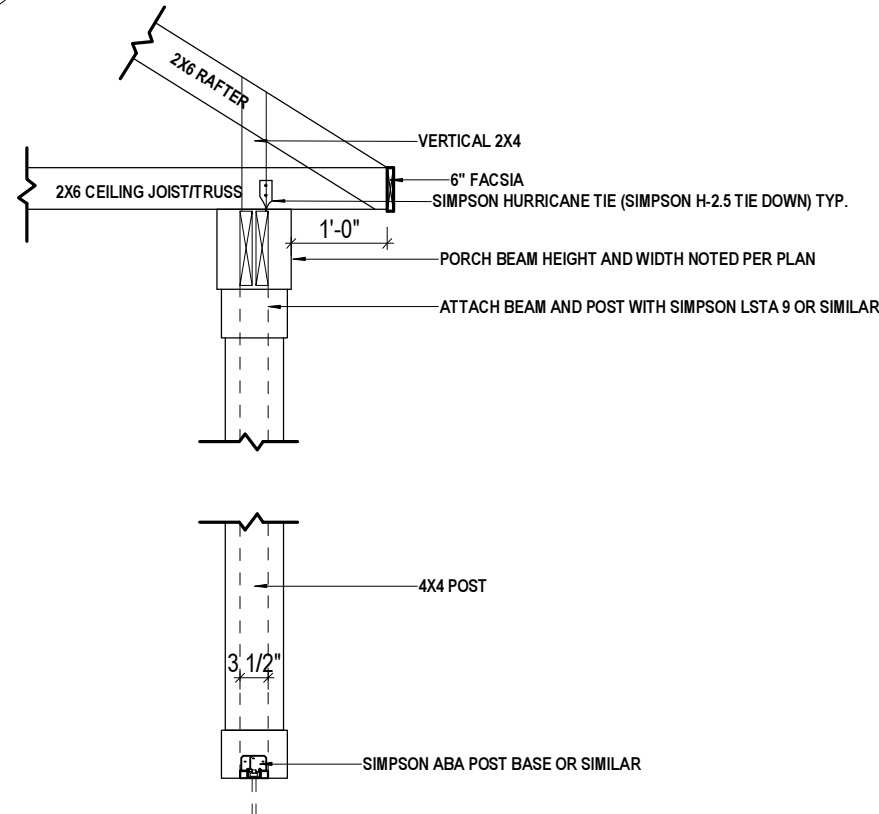


GENERAL ROOF PLAN NOTES:

- 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".
- 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

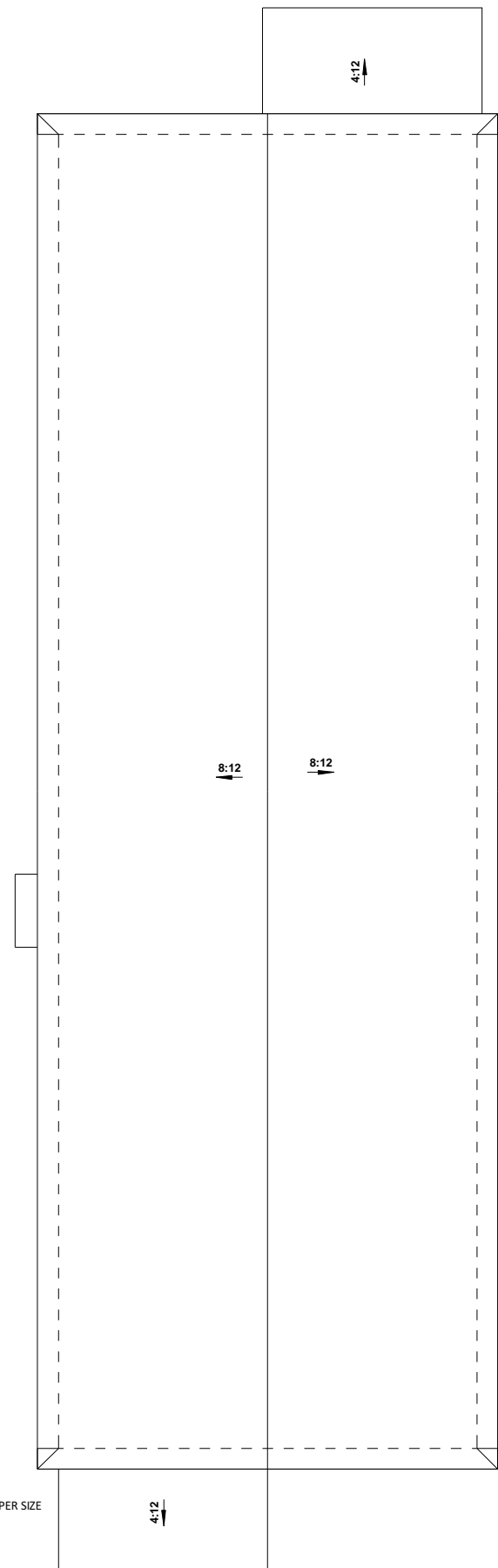


3 PORCH BEAM ROOF DETAIL

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. 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	



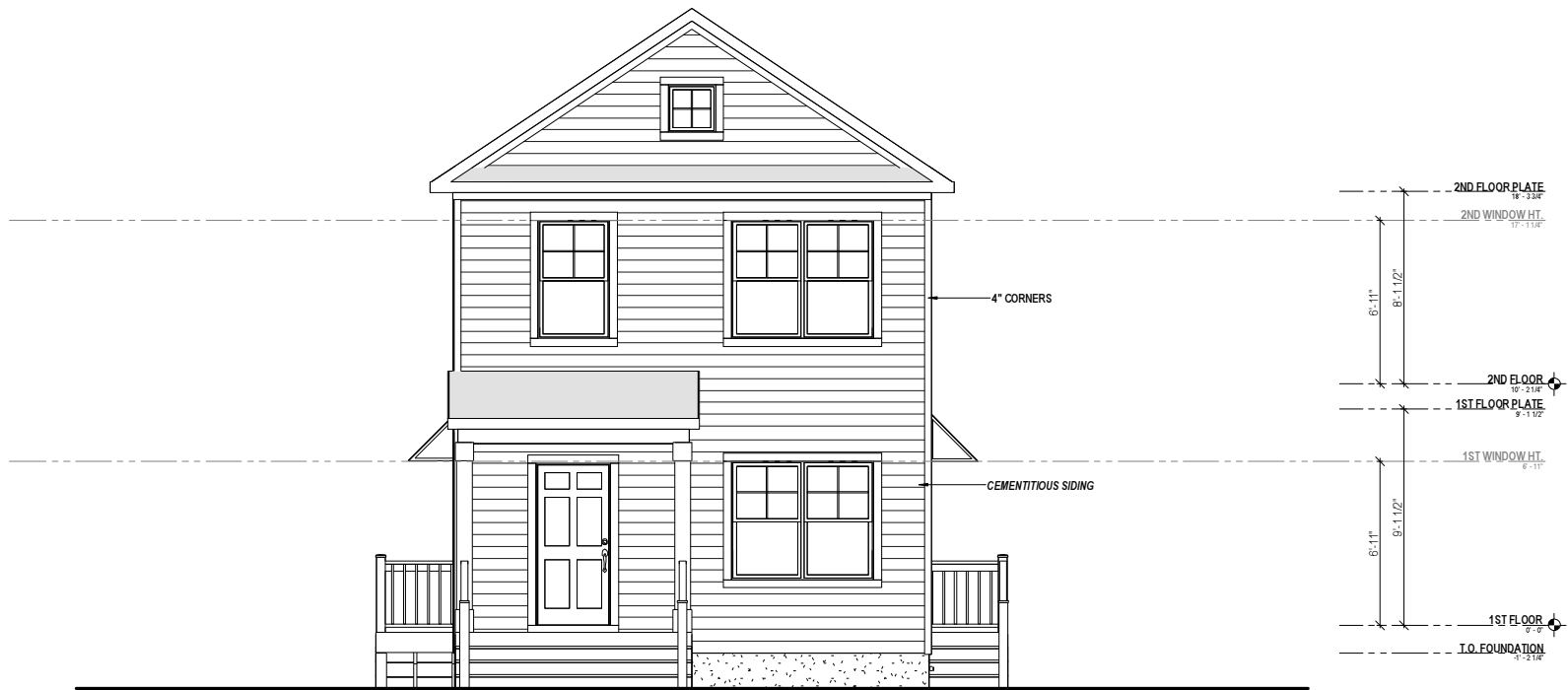
1 FRONT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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



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

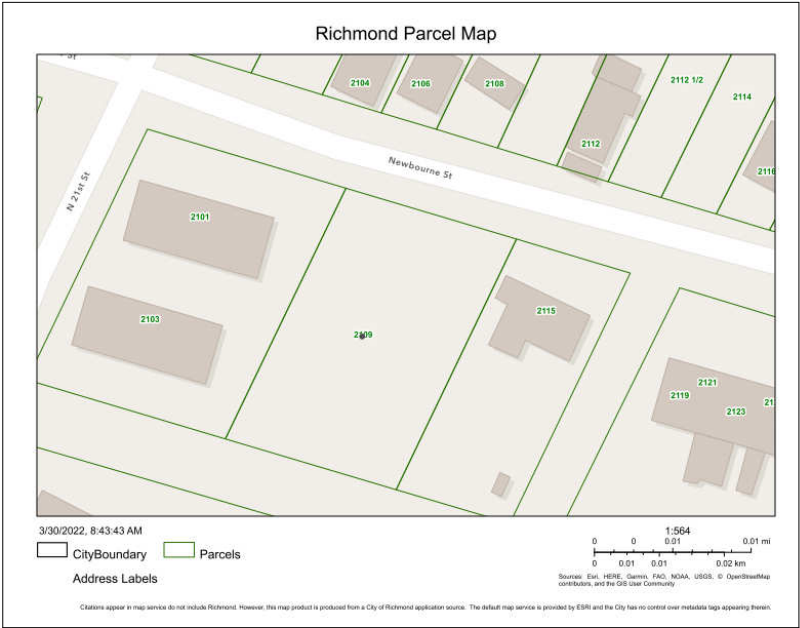
CAVA COMPANIES

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.



COPYRIGHT NOTICE



APPROVAL SET
NOT FOR CONSTRUCTION

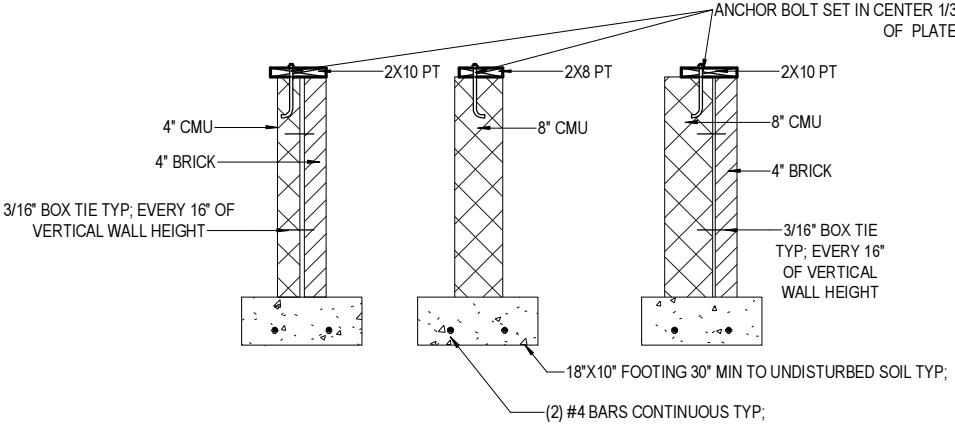
2

WALL TYPES FD2

A-1.00

3/8" = 1'-0"

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



© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.

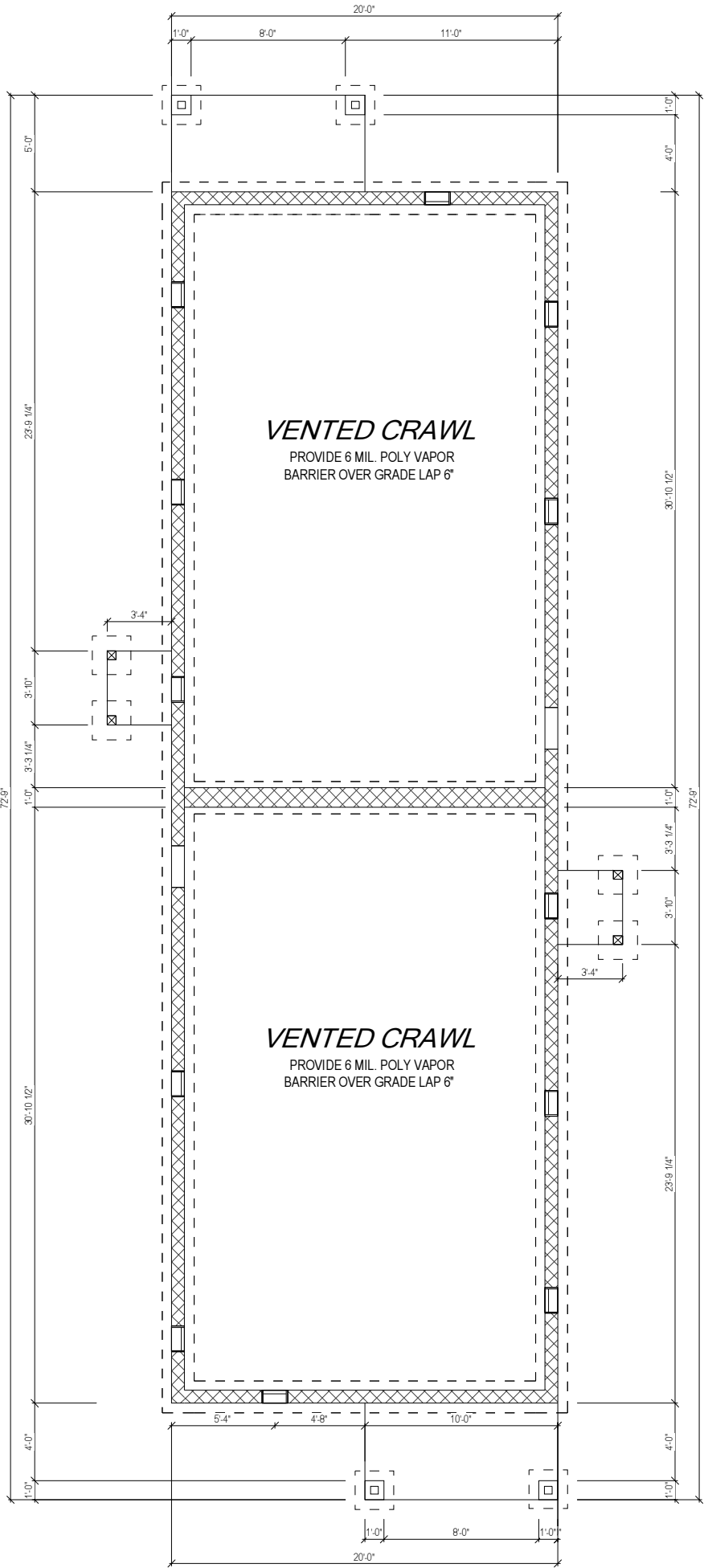
1

CRAWL SPACE PLAN

A-1.00

1/8" = 1'-0"

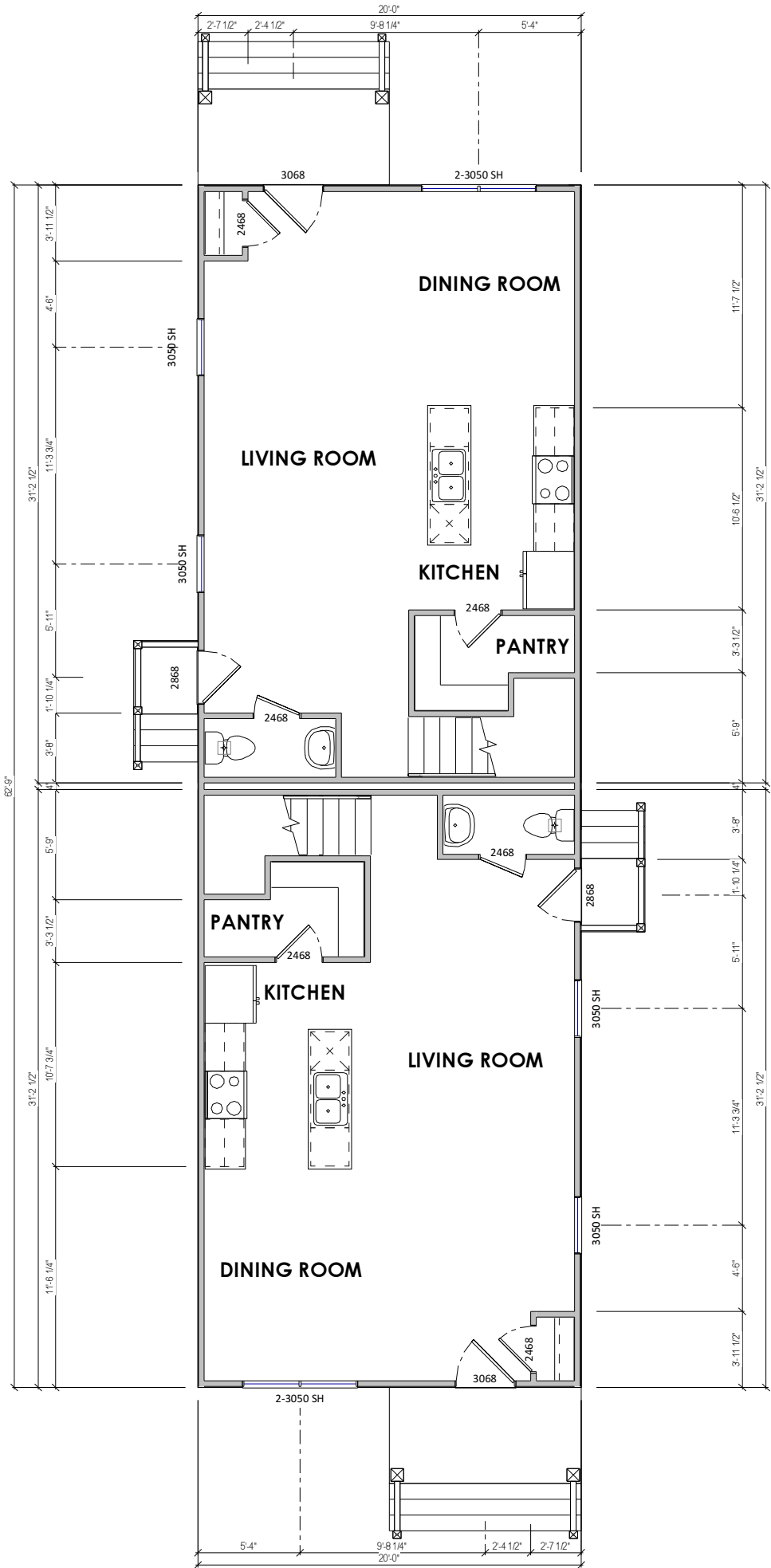
WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



PROJECT	NEW CONSTRUCTION	
	CLIENT	CAVA COMPANIES
SHEET	Foundation Plan	
	ADDRESS	2109 NEWBOURNE ELEV. C
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.
 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.

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



UNIT B

UNIT A

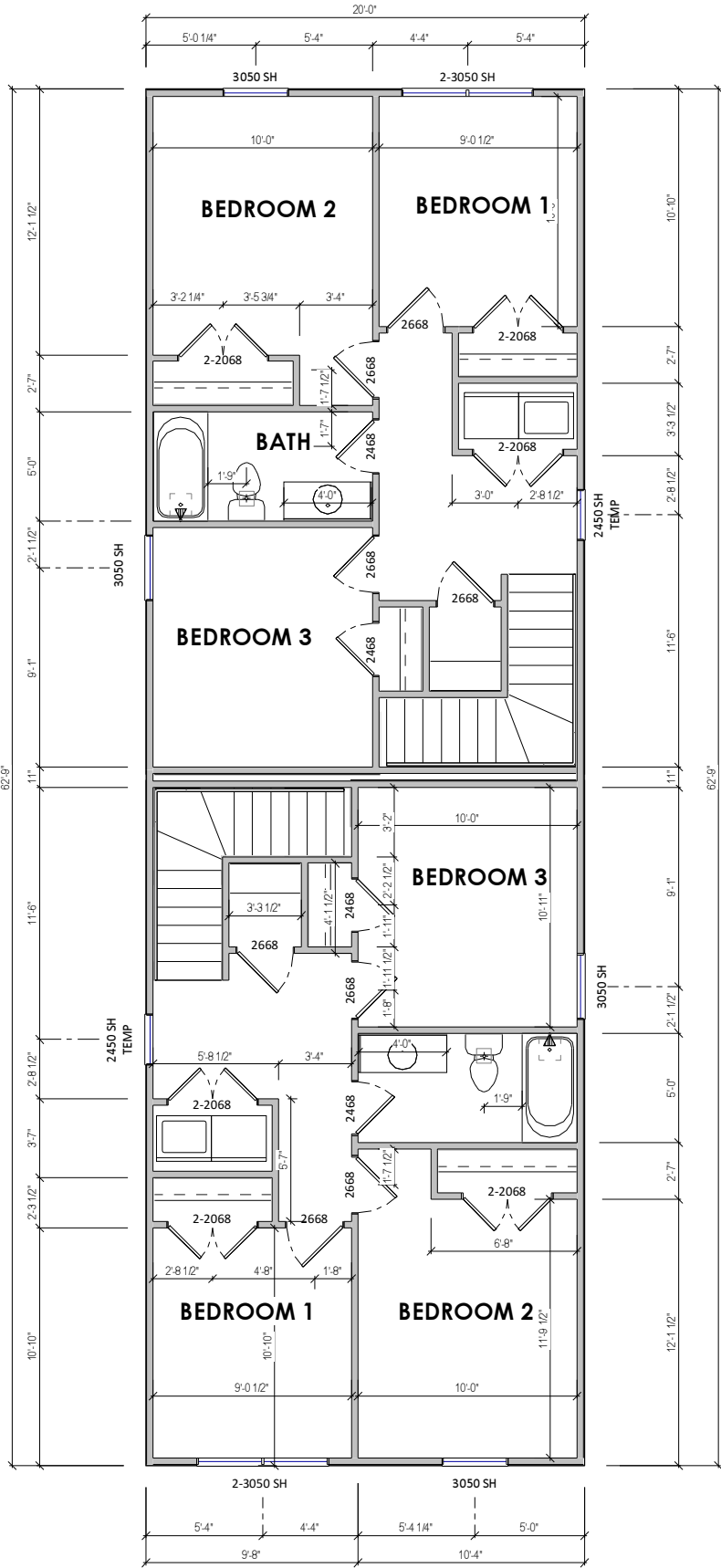


PROJECT	CAVA COMPANIES	
	CLIENT	2109 NEWBOURNE ELEV. C
SHEET	NEW CONSTRUCTION	
	ADDRESS	2109 NEWBOURNE ELEV. C
First Floor		
ISSUE DATE		
4/4/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
C-2.00		

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

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

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

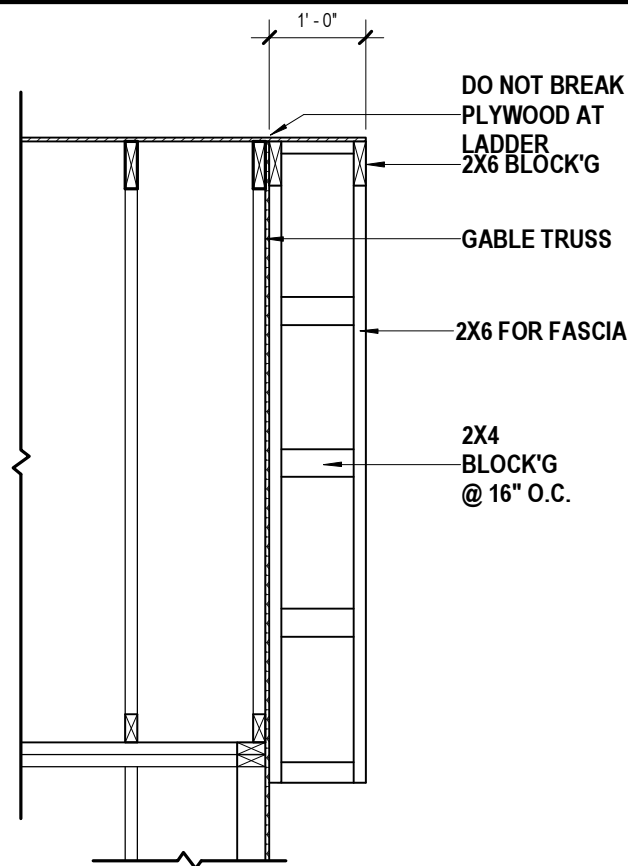


UNIT B

UNIT A



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

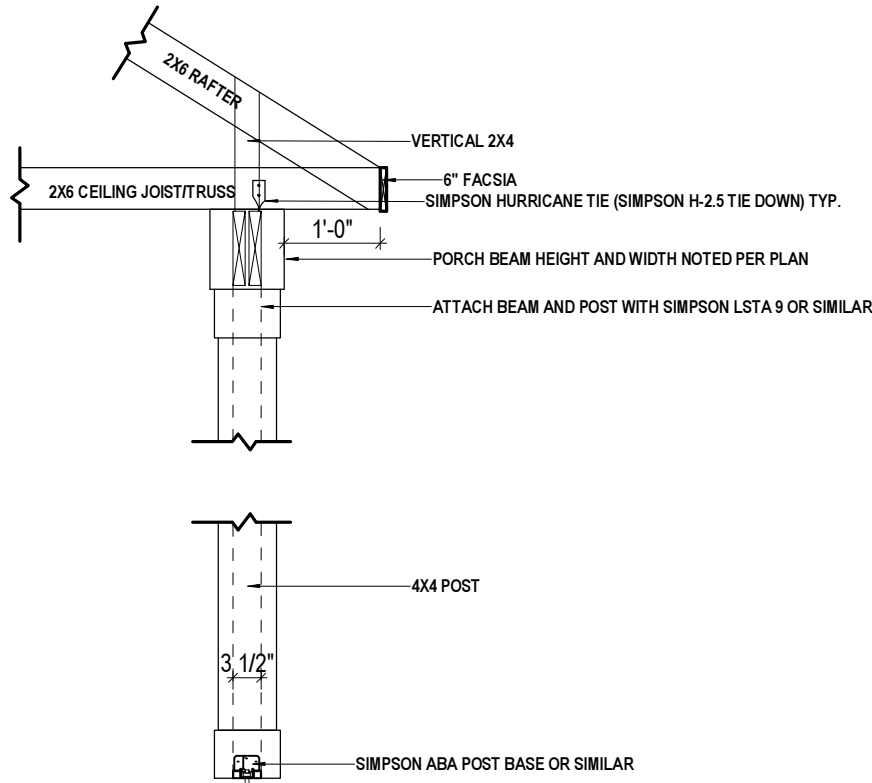


GENERAL ROOF PLAN NOTES:

- 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

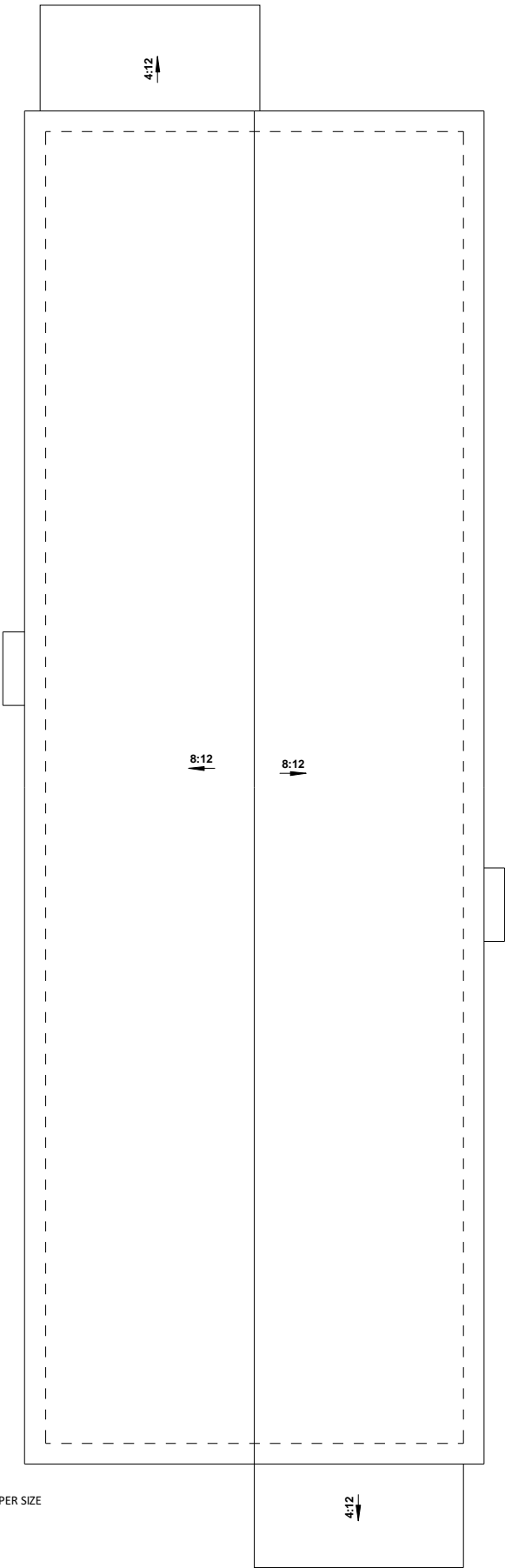


3 PORCH BEAM ROOF DETAIL

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. C
PROJECT	NEW CONSTRUCTION	
	SHEET	Roof Plan
ISSUE DATE		
4/4/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
C-2.40		



© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.



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

PROJECT	CLIENT	
	CAVA COMPANIES	
NEW CONSTRUCTION	ADDRESS	
	2109 NEWBOURNE ELEV. C	
SHEET	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

© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.

PROJECT	CAVA COMPANIES	
	NEW CONSTRUCTION	
	Elevations	
CLIENT	2109 NEWBOURNE ELEV. C	
ADDRESS	2109 NEWBOURNE ELEV. C	
SHEET	Elevations	
ISSUE DATE	4/4/22	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	C-3.10	