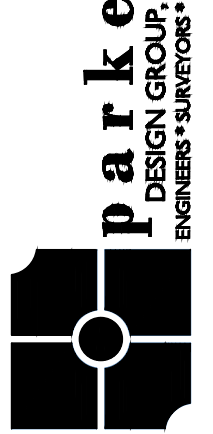


E0000801013  
JOYCE P. LIBRON

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Phone: 804-358-2947  
Fax: 804-359-9645  
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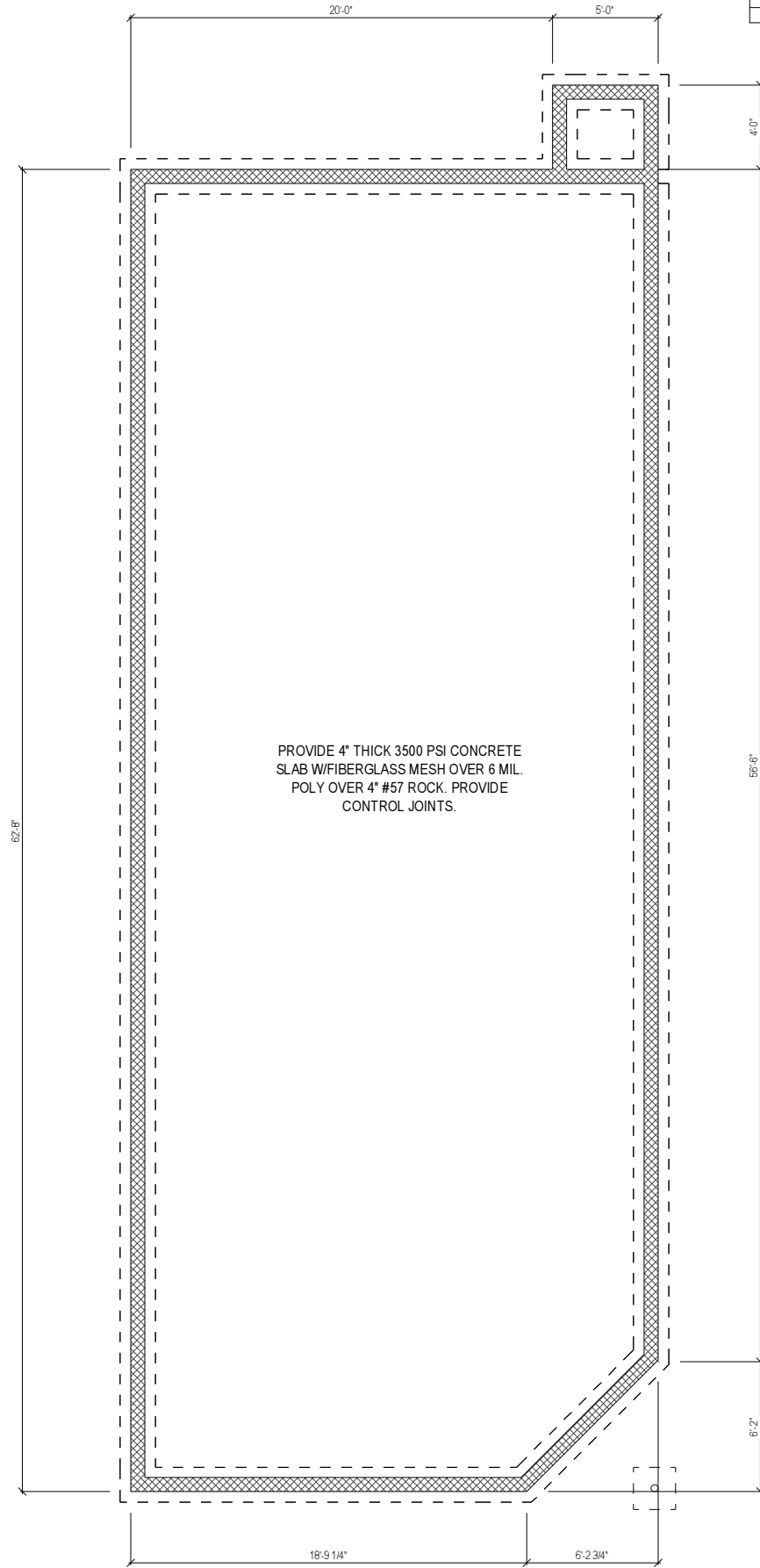


**1301 N. 32nd Street**  
**Site Layout Exhibit**  
**City of Richmond, VA**

SCALE: 1" = 10'
PROJECT NO. 18-5159
DATE: February 2, 2021
REV: July 15, 2021



Revision Schedule		
Revision Number	Revision Description	Revision Date



PROVIDE 4" THICK 3500 PSI CONCRETE  
SLAB W/FIBERGLASS MESH OVER 6 MIL.  
POLY OVER 4" #57 ROCK. PROVIDE  
CONTROL JOINTS.

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

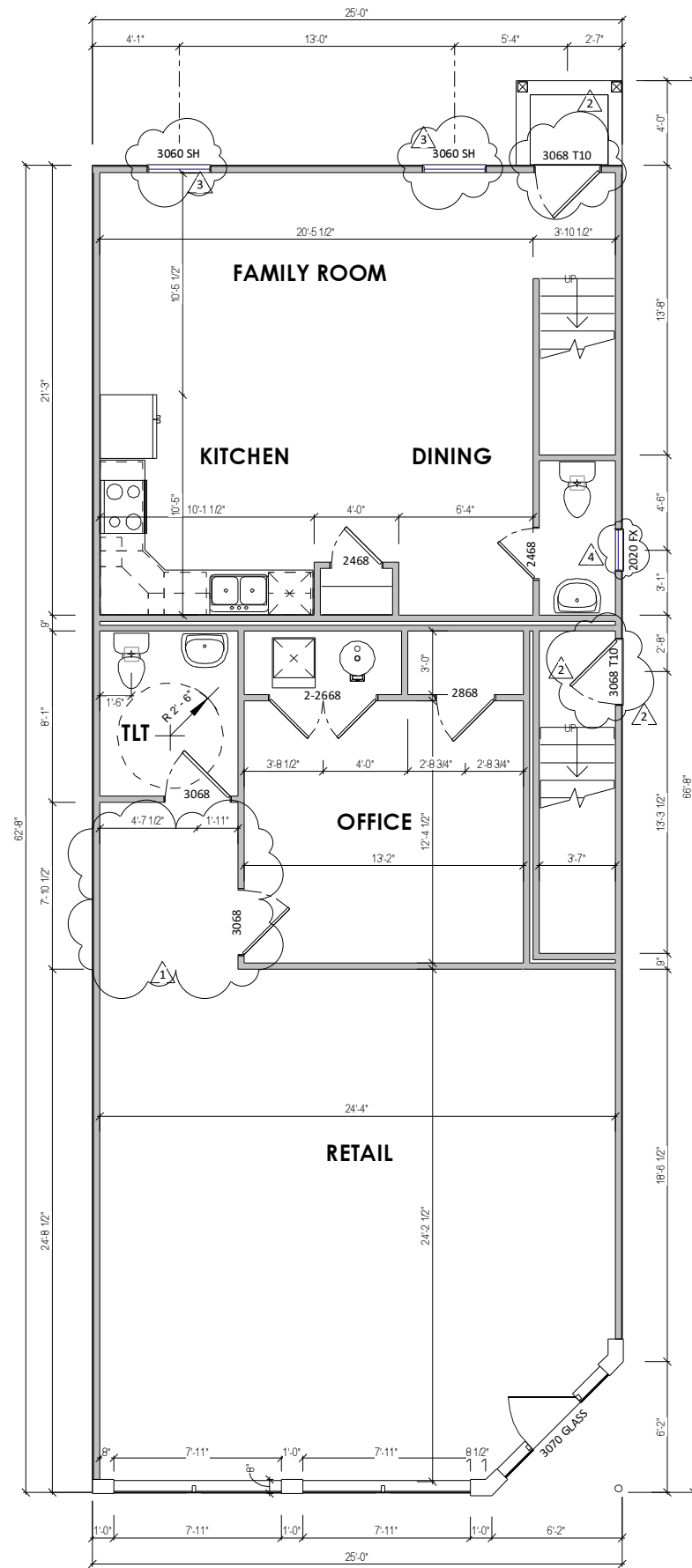
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CLIENT	<b>CAVA COMPANIES</b>	
	ADDRESS	1301 N32ND
PROJECT	<b>NEW CONSTRUCTION</b>	
SHEET	Foundation Plan	
ISSUE DATE	5/19/21	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	<b>A-1.00</b>	

**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.

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	Updated Layout	5/19/21
2	Add Door Transom	5/19/21
3	Change Window Sizes	5/19/21
4	Add Additional Windows	5/19/21



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

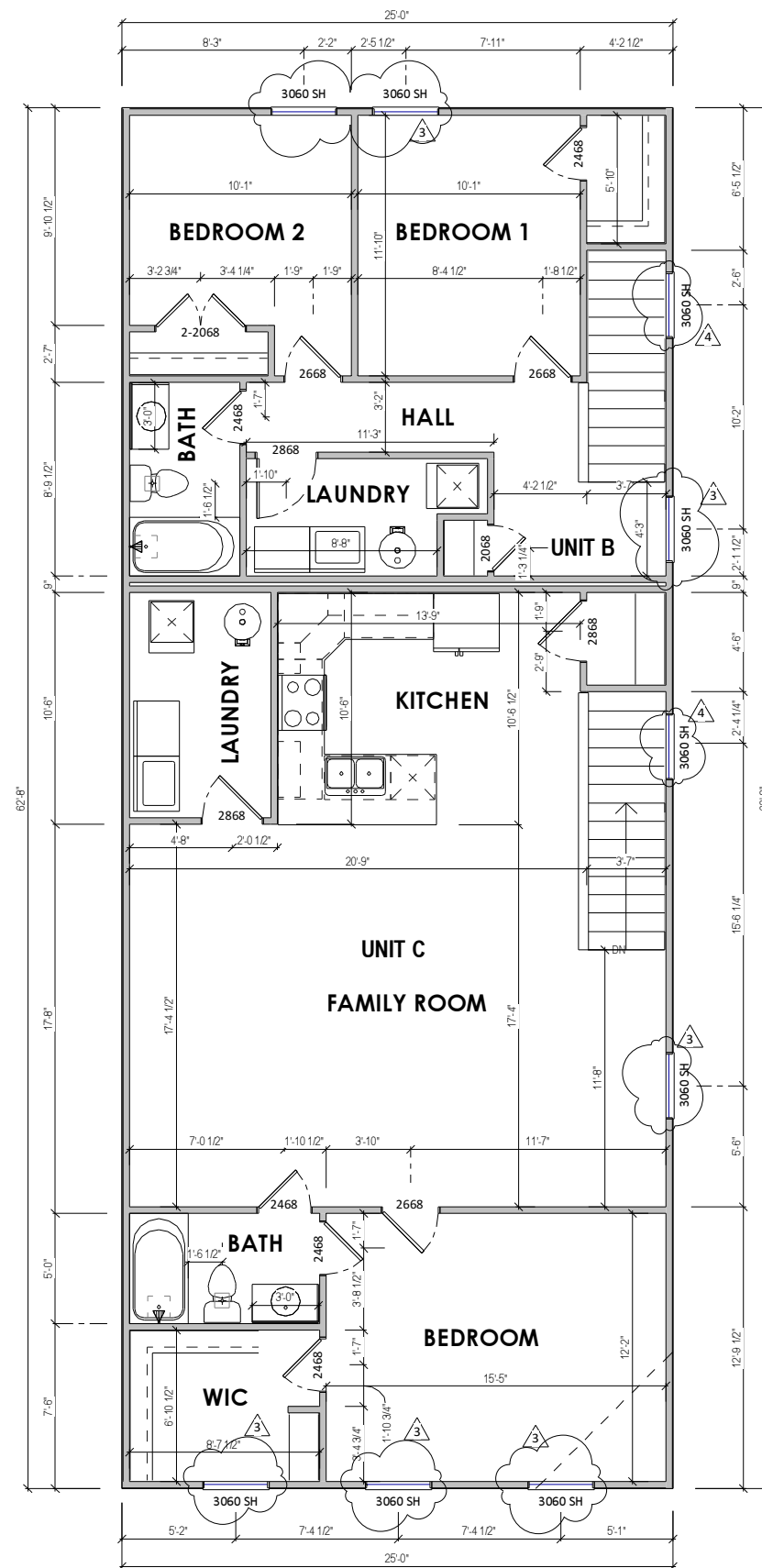
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PROJECT	NEW CONSTRUCTION	CLIENT	CAVA COMPANIES
	SHEET	1st Floor Plan	ADDRESS
ISSUE DATE		5/19/21	
DRAWN BY		PINNACLE DESIGN	
SHEET NUMBER		A-2.00	



Revision Schedule		
Revision Number	Revision Description	Revision Date
3	Change Window Sizes	5/19/21
4	Add Additional Windows	5/19/21



**1 2ND FLOOR PLAN**  
 A-2.65 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

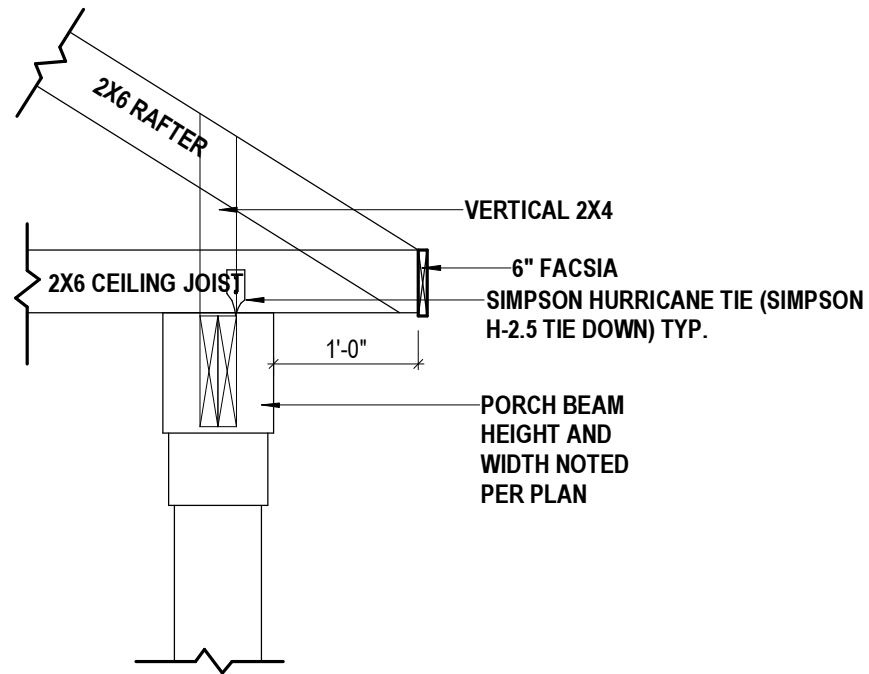
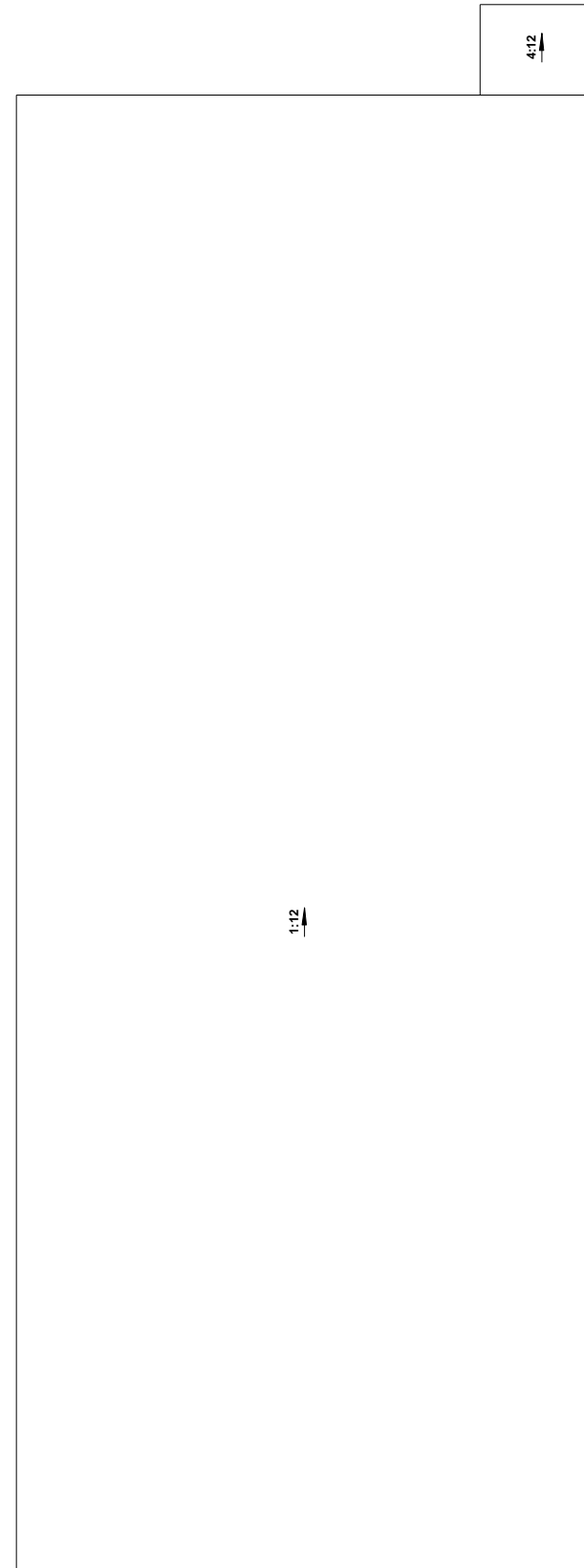
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CLIENT	<b>CAVA COMPANIES</b>	
	ADDRESS	1301 N32ND
PROJECT	<b>NEW CONSTRUCTION</b>	
SHEET	<b>Second Floor Plan</b>	
ISSUE DATE	5/19/21	
DRAWN BY	<b>PINNACLE DESIGN</b>	
SHEET NUMBER	<b>A-2.65</b>	

**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.

Revision Schedule		
Revision Number	Revision Description	Revision Date



**3 PORCH BEAM ROOF DETAIL**  
A-2.70 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**1 ROOF PLAN**  
A-2.70 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

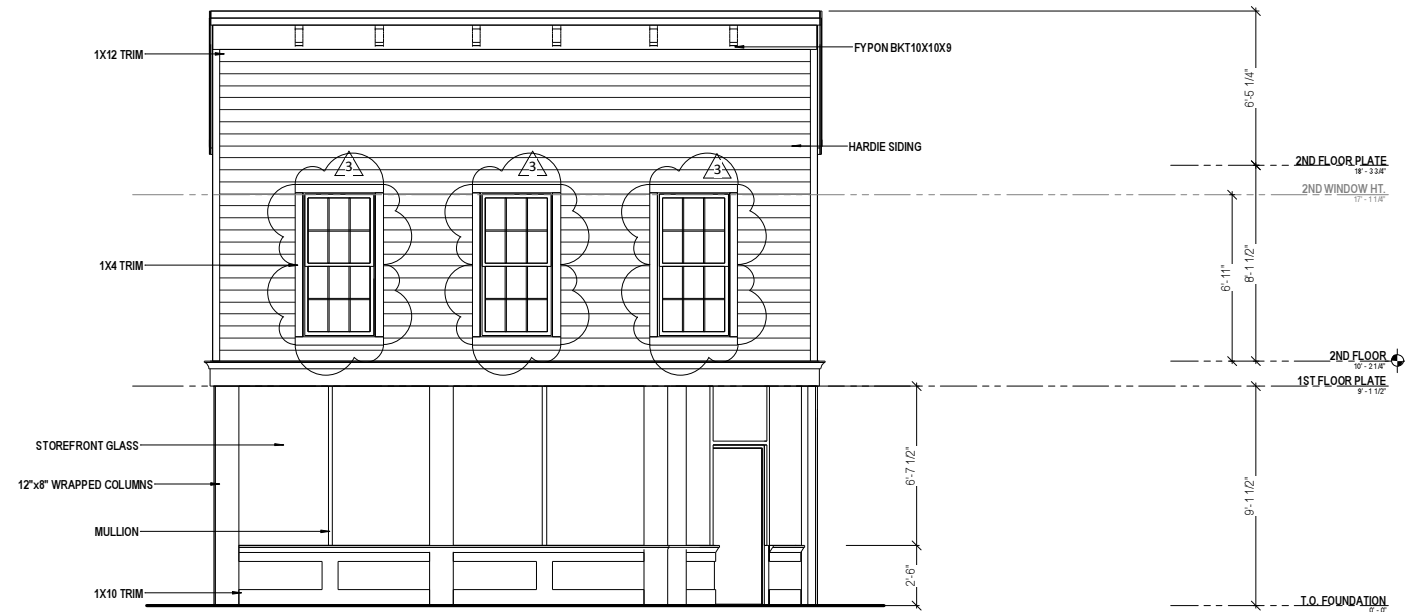
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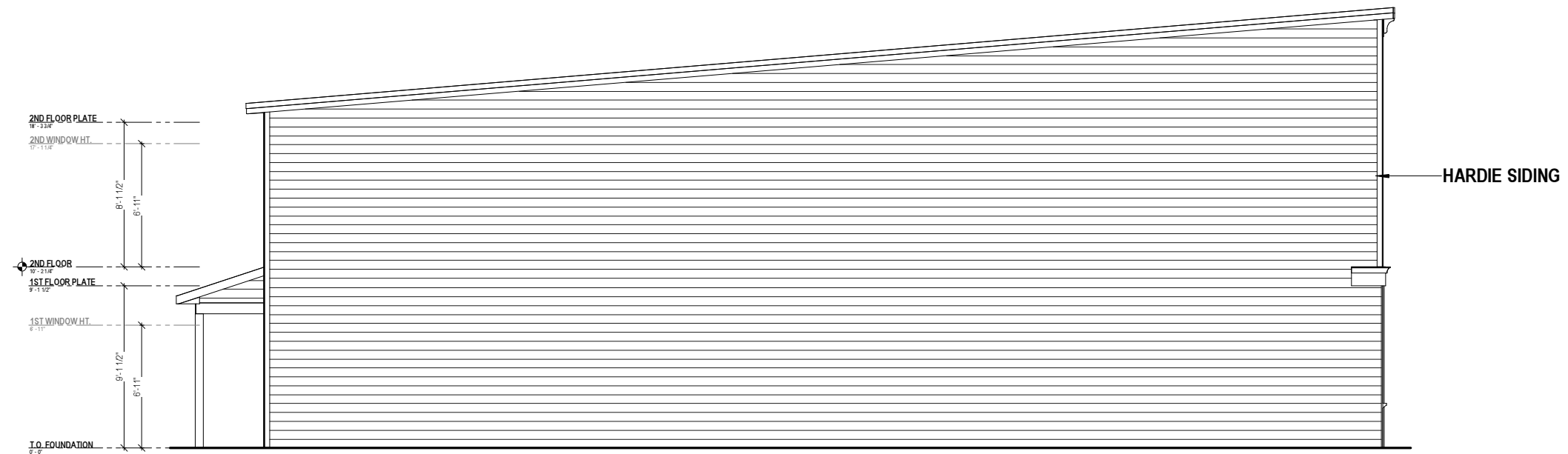
CLIENT	CAVA COMPANIES
ADDRESS	1301 N32ND
PROJECT	NEW CONSTRUCTION
SHEET	Roof Plan

ISSUE DATE	5/19/21
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.70

Revision Schedule		
Revision Number	Revision Description	Revision Date
3	Change Window Sizes	5/19/21



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



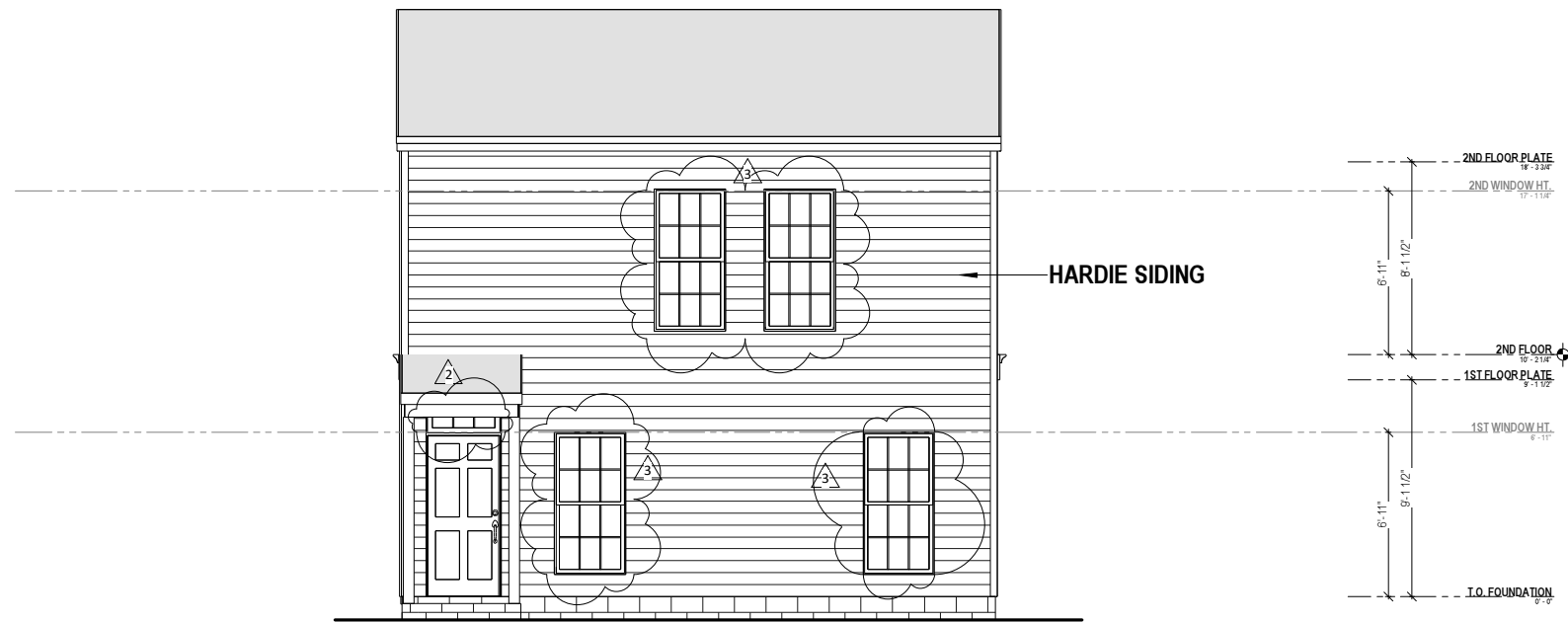
**2 LEFT VIEW**  
 A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	<b>CAVA COMPANIES</b>
ADDRESS	1301 N32ND
PROJECT	<b>NEW CONSTRUCTION</b>
SHEET	Elevations
ISSUE DATE	5/19/21
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	<b>A-3.00</b>

Revision Schedule		
Revision Number	Revision Description	Revision Date
2	Add Door Transom	5/19/21
3	Change Window Sizes	5/19/21
4	Add Additional Windows	5/19/21



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



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

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CLIENT	<b>CAVA COMPANIES</b>
ADDRESS	1301 N32ND
PROJECT	<b>NEW CONSTRUCTION</b>
SHEET	<b>Elevations</b>

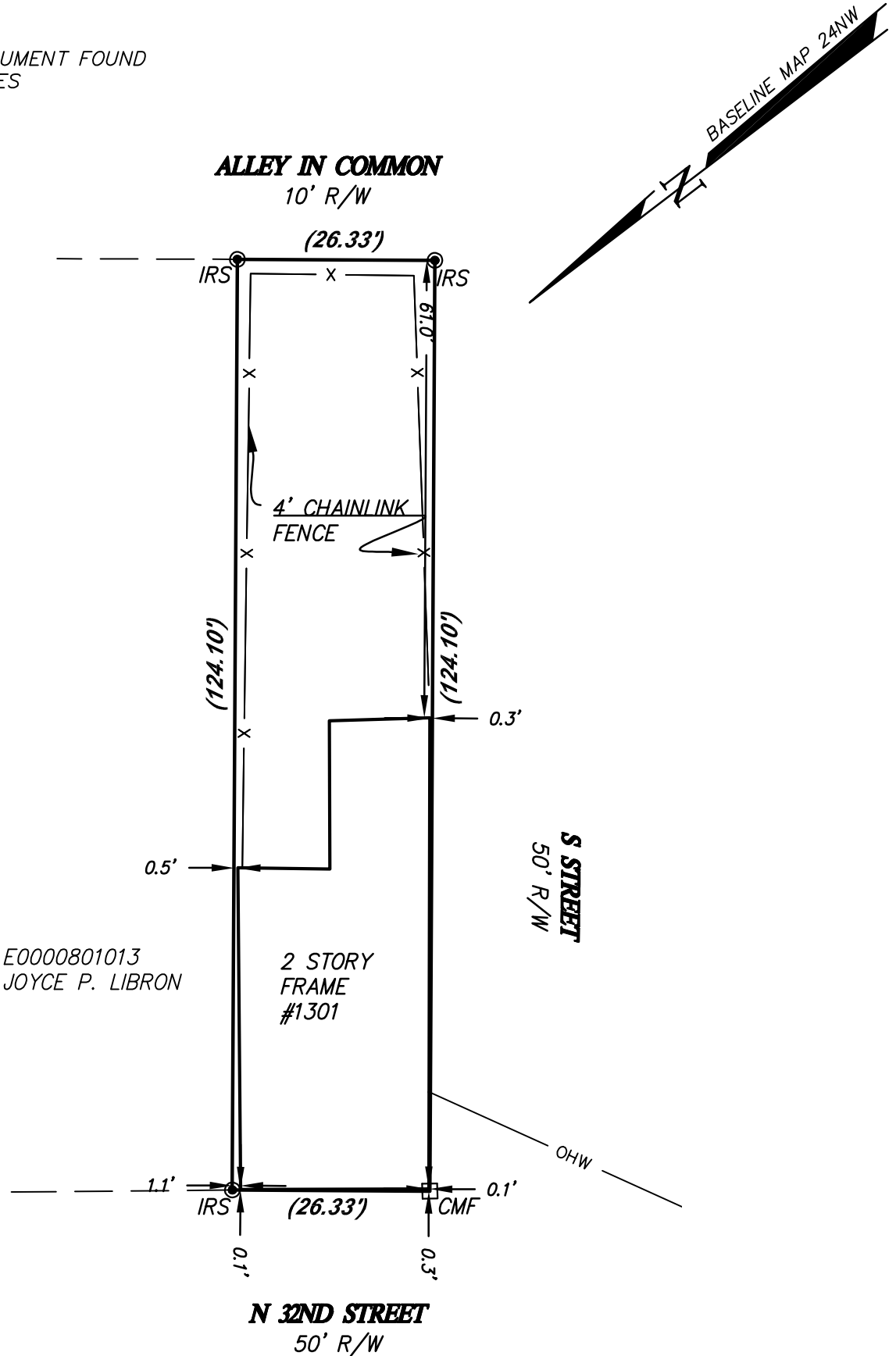
ISSUE DATE	5/19/21
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	<b>A-3.10</b>

**GENERAL NOTES:**

1. OWNER OF RECORD: CAVA CAPITAL
2. LEGAL REFERENCES: INST. 180023459
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290042D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

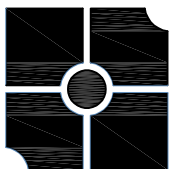
**LEGEND**

- IRS = IRON ROD SET
- CMF = CONCRETE MONUMENT FOUND
- OHW = OVERHEAD WIRES



PHYSICAL IMPROVEMENT SURVEY  
**1301 N 32ND STREET**  
 RICHMOND, VIRGINIA  
 SCALE: 1"=20'

TAX #. E0000801012  
 DRAWN MGM  
 CALC. MGM CHK'D JCG  
 CLOSED: MGM



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 DESIGN GROUP, INC.  
 ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

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DATE: 12 OCTOBER 2019  
 D- \_\_\_\_\_  
 N.B. \_\_\_\_\_  
 W.O.: 18-5129