

INTRODUCED: July 27, 2020

AN ORDINANCE No. 2020-182

To authorize the special use of the property known as 5312 Wingfield Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

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

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

PUBLIC HEARING: SEP 14 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 5312 Wingfield Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling, which use, among other things, is not currently allowed by sections 30-410.5(1), concerning front yards, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), 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

AYES:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    SEP 14 2020    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause 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 (2015), 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 5312 Wingfield Street and identified as Tax Parcel No. E000-2039/007 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Building Permit Plot Plan, 5312 Wingfield St, Lot 20, Powhatan Subdivision, Richmond, Virginia,” prepared by Parker Design Group, Inc., dated April 12, 2019, and last revised June 24, 2019, 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 a single-family detached dwelling, substantially as shown on the plans entitled “Winchester Modified,” prepared by Cardinal Homes, Inc., dated January 16, 2019, and last revised March 28, 2019, hereinafter referred to 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 a single-family detached dwelling, substantially as shown on the Plans and on the survey entitled “Building Permit Plot Plan, 5312 Wingfield St, Lot 20, Powhatan Subdivision, Richmond, Virginia,” prepared by Parker Design Group, Inc., dated April 12, 2019, and last revised June 24, 2019, a copy of which is attached to and made a part of this ordinance.

(b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 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 (2015), 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 (2015), 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 (2015), 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 (2015), 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

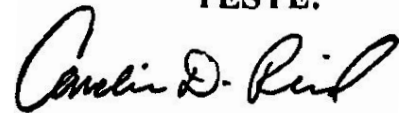
otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made with the time period stated in the previous sentence, 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 "Carole D. Reed". The signature is written in a cursive style with a large initial "C".

**City Clerk**

RECEIVED

By Barbara Fore at 9:42 am, Jul 07, 2020

# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond VA 23219  
www.richmondgov.com

RECEIVED

By Barbara Fore at 9:25 am, Jul 20, 2020


## Item Request File Number: PRE.2020.224

### O & R Request

DATE: June 26, 2020

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)  7/17/2020

THROUGH: Lenora G Reid, Acting Chief Administrative Officer 

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

FROM: Mark A. Olinger, Director, Department of Planning and Development Review 

RE: To authorize the special use of the property known as 5312 Wingfield Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 5312 Wingfield Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

**REASON:** The applicant is requesting relief from the front yard set-back requirement of Section 30-630.2(a)(1) of the City's zoning ordinance which calls for front yards to have a minimum depth of not less than the average depth of the front yards of the adjacent buildings. The dwelling does not meet these requirements. 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. This item will be scheduled for consideration by the Commission at its September 8, 2020, meeting.

**BACKGROUND:** The subject property consists of a 6,500 SF or .15 acre parcel of land improved with a 1,568 SF building recently constructed in 2019. After construction was completed, it was determined that the new building was constructed 4.2 inches off the required front yard depth. The proposed special use permit would remedy this setback issue.

The property is located in the Fulton neighborhood within the City's East Planning District. The City of Richmond's Master Plan designates the subject property for Single-Family (Low Density) land use which features primarily "...single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5."(City of Richmond Master Plan)

Adjacent properties are the same R-5 district as the subject property. Single-family and vacant land uses predominate the immediate vicinity of the subject property.

**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:** July 27, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** September 14, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
September 8, 2020

**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:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734





Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 51  
Richmond, Virginia 23219  
(804) 646-6304

DL 7-1200000000

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 5312 Wingfield Street Date 6/10/2020  
 Tax Map # E0002039007 Fee \$300  
 Total area of affected site in acres 0.149

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

**Zoning**

Current Zoning R-5

Existing Use Single-family detached dwelling

**Proposed Use**

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

The applicant is requesting a Special Use Permit to vary the front yard setback.

Existing Use Single-family detached dwelling

Is this property subject to any previous land use cases?


Yes  No  If Yes, please list the Ordinance Number \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker  
 Company: Baker Development Resources  
 Mailing Address: 1519 Summit Ave., Suite 102  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: (804) 874-6275 Fax: ( )  
 Email: MarkBaker@bakerdevelopmentresources.com

**Property Owner:** Cava Capital, LLC  
 If Business Entity, name and title of authorized signee: Frank Cava

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

Mailing Address: 5310 Market Rd, Suite 104  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: (804) 516-6742 Fax: ( )  
 Email: fcava@becava.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 permit).



June 12, 2020

Mr. Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 E Broad Street  
Richmond, Virginia 23219

Re: Special Use Permit: 5312 Wingfield Street

Dear Matthew,

I am representing the property owner in an application for a special use permit (SUP) for the property known as 5312 Wingfield Ave, identified as Tax Parcel E000-2039/007 (the "Property"). The Property is located on the eastern side of Winfield Street, south of Potomac Street. The Property consists of a lot which is 50 feet in width and 130 feet in depth and contains approximately 6,500 square feet of lot area. A single-family dwelling was constructed on the Property in good faith pursuant to a building permit (BLDR-055348-2019) issued on June 28, 2019 and is substantially complete.

The Property is zoned R-5 Single-Family Residential, which requires a front yard with a depth of not less than 25 feet subject to the exceptions outlined in Section 30-630.2 in instances where adjacent main buildings exist. According to Section 30-630.2(2), the front yard requirement for the Property is a minimum depth of not less than the average depth of the front yards of the adjacent buildings, resulting in a required setback of 17.55 feet.

The developer followed the appropriate steps and showed good faith throughout the pursuit of the needed approvals for the construction of the dwelling. The developer was aware of the applicable zoning requirements and the design and building placement reflected on the plans attached to the approved building permit demonstrated compliance. Unfortunately, the entire dwelling was unintentionally constructed approximately 0.35 feet (4.2 inches) closer to Wingfield Street than intended and as shown on the building permit plans. Furthermore, the error was not identified until the as-built survey was completed – after the dwelling had been constructed and was substantially complete. Based on the resulting setback of 17.2 feet, a special use permit is necessary in order to authorize the existing encroachment into the front yard of 0.35 feet.

This SUP would legitimize a newly constructed, infill dwelling that was built in good faith. The error is not perceptible as viewed from the street and the overall project is consistent with the development pattern in the area. The dwelling design works well in the existing development context. By providing relief for the front yard requirement, the SUP would allow for the occupancy of this quality single-family dwelling, thereby addressing objectives of the Master Plan, including:

- The desire for new and better-quality housing that is targeted to homeowners
- The desire for increased opportunities for residential development

- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

The following are factors indicted 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 SUP will not impact the safety, health, morals and general welfare of the nearby community. The site improvements and density are consistent or compatible with the lot pattern existing in the vicinity. The development and its quality/benefits provided by the SUP provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. This dwelling does not impact density as it replaced a previously existing home on the same lot. Ample off-street parking is provided on site. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property has been 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 SUP will not tend to over crowd the land or create an undue concentration of population. The dwelling replaced a previously existing home on the same lot and is consistent and compatible based on the existing varied lot pattern in the vicinity.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed SUP would not adversely affect the above referenced City services. To the contrary, the dwelling provides positive fiscal (tax) benefits that enhance the City's ability to provide these services to the proposed development.

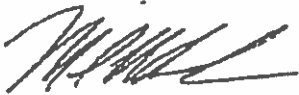
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties is not be affected.

In summary, the applicant is seeking approval for the existing quality single-family dwelling on the Property. The improvements to the Property represent an ideal, contemporary, urban infill development for this location. The SUP would not represent a substantial variation from the approved building plans while the dwelling is respectful to the existing development pattern in the vicinity and addresses multiple objectives contained within the Master Plan.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Mark R. Baker  
Baker Development Resources, LLC

cc: The Honorable Cynthia Newbille





Building Permit - Approval - Capital Cities Development  
 is granted subject to the Building Code, the approval of all subdivision documents and  
 all other applicable laws and codes and to the approval of the Building  
 Department and other appropriate departments. The approval  
 is given on the basis of the information and documents submitted. The approval  
 does not constitute any warranty or representation by the Building  
 Department and the City of Pittsburgh regarding the accuracy of the  
 information submitted or the appropriateness of the proposed work.

**2019-2020 RESISTANT CONSTRUCTION - EXTERIOR WALLS TABLE R502 (1)**

**WALLS** - MINIMUM RATING OF 1 HOUR WITH A MINIMUM FIRE SEPARATION DISTANCE OF 5 FEET

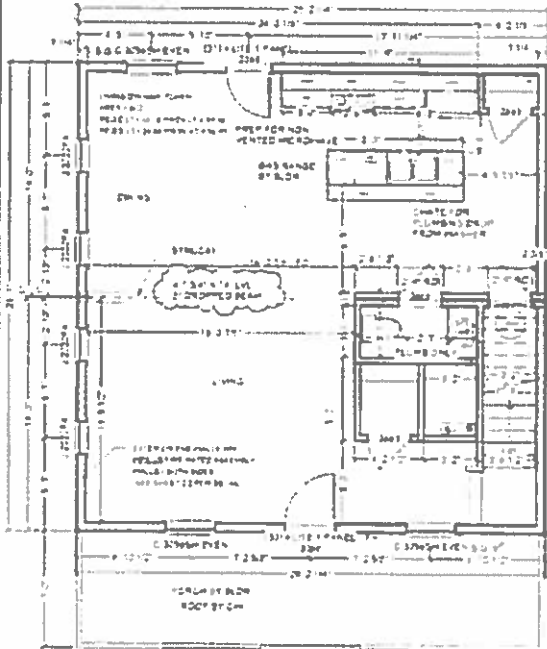
**PROJECTIONS** - FIRE RESISTANCE RATED 1 HOUR ON THE UNDERSIDE ± 2 FEET TO ± 5 FEET

**OPENING IN WALLS** - UNLIMITED WITH A 0 HOUR RATING WITH A MINIMUM FIRE SEPARATION DISTANCE OF 5 FEET

**PENETRATIONS** - PENETRATIONS ARE NOT REQUIRED TO BE FIRE RATED WITH A MINIMUM FIRE SEPARATION DISTANCE OF 5 FEET

**ATTENTION**  
**Local Building Official**  
**Additional Review and Approval Required**

Third Party approval based on stated distances in field lines and existing adjacent construction. Local Building Official to verify and approve fire ratings as stated on plans in field with actual conditions.



**NOTE**  
 ALL WATER DOOR HEADERS TO BE 2X12 SPAN 2 HEADERS PER MODULE ± 3 SPACES UNLESS OTHERWISE NOTED PER 10 BEAM SPANS

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 ALL WATER DOOR HEADERS TO BE 2X12 SPAN 2 HEADERS PER MODULE ± 3 SPACES UNLESS OTHERWISE NOTED PER 10 BEAM SPANS

Module	Span	Header	Notes
1	1	2x12	Span 2
2	1	2x12	Span 2
3	1	2x12	Span 2
4	1	2x12	Span 2

Module	Span	Header	Notes
1	1	2x12	Span 2
2	1	2x12	Span 2
3	1	2x12	Span 2
4	1	2x12	Span 2

**CARDINAL**  
**NOTES**  
 PROJECT NO 3154  
 PP NUMBER  
 PROJ NO 21011  
 DATE 01/19  
 DRAWN BY  
 SCALE  
 3/8" = 1'-0"

**REVISIONS**

1	2-19-19	PPS
2	3-14-19	BAK
3	3-27-19	PPS
4	03-28-19	JMK

**FLOOR PLAN**  
 2019 Cardinal Notes on

**SHEET**  
 20 OF 4

**WINCHESTER MODIFIED**  
**734 SQ FT FIRST FLOOR**  
**784 SQ FT SECOND FLOOR**  
**1560 TOTAL SQ FT**  
**BUILDER: CAVA CAPITAL LLC**  
**24' X 22'**

Building Permit Approved Construction Documents  
 25/2019

**EXTERIOR WALLS TABLE R302 III**

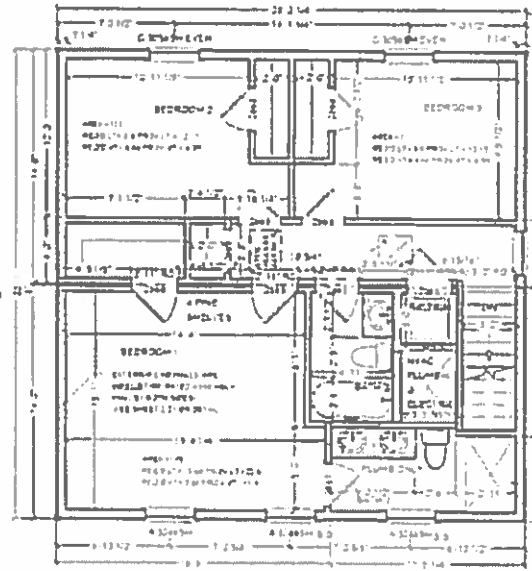
**WALLS**- MINIMUM RATING OF 1 HOUR WITH A MINIMUM FIRE SEPARATION DISTANCE OF 5 FEET

**PROJECTIONS**- FIRE RESISTANCE RATED 1 HR ON THE UNDERSIDE & 2 FEET TO 4 FEET

**OPENINGS IN WALLS**- UNLIMITED WITH A 3 HOUR RATING WITH A MINIMUM FIRE SEPARATION DISTANCE OF 5 FEET

**PENETRATIONS**- PENETRATIONS ARE NOT REQUIRED TO BE FIRE RATED WITH A MINIMUM FIRE SEPARATION DISTANCE OF 5 FEET

**APPROVED**  
 DATE 4/4/19  
**PFS CORPORATION**  
 Carriage Creek, WI



NOTE  
 ALL DOOR  
 HEADERS  
 TO BE  
 2x12

NOTE  
 ALL DOOR  
 HEADERS  
 TO BE  
 2x12

NOTE  
 ALL DOOR  
 HEADERS  
 TO BE  
 2x12

NOTE  
 ALL DOOR  
 HEADERS  
 TO BE  
 2x12

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2x12 DOOR HEADERS	12	LF	1.50	18.00
2	2x12 DOOR THRESHOLDS	12	EA	1.00	12.00
3	2x12 DOOR CASES	12	EA	2.00	24.00
4	2x12 DOOR SILL	12	EA	1.00	12.00
5	2x12 DOOR STOP	12	EA	1.00	12.00
6	2x12 DOOR LATCH	12	EA	1.00	12.00
7	2x12 DOOR HANDLE	12	EA	1.00	12.00
8	2x12 DOOR LOCK	12	EA	1.00	12.00
9	2x12 DOOR SWELLER	12	EA	1.00	12.00
10	2x12 DOOR STOP	12	EA	1.00	12.00
11	2x12 DOOR LATCH	12	EA	1.00	12.00
12	2x12 DOOR HANDLE	12	EA	1.00	12.00
13	2x12 DOOR LOCK	12	EA	1.00	12.00
14	2x12 DOOR SWELLER	12	EA	1.00	12.00
15	2x12 DOOR STOP	12	EA	1.00	12.00
16	2x12 DOOR LATCH	12	EA	1.00	12.00
17	2x12 DOOR HANDLE	12	EA	1.00	12.00
18	2x12 DOOR LOCK	12	EA	1.00	12.00
19	2x12 DOOR SWELLER	12	EA	1.00	12.00
20	2x12 DOOR STOP	12	EA	1.00	12.00
21	2x12 DOOR LATCH	12	EA	1.00	12.00
22	2x12 DOOR HANDLE	12	EA	1.00	12.00
23	2x12 DOOR LOCK	12	EA	1.00	12.00
24	2x12 DOOR SWELLER	12	EA	1.00	12.00
25	2x12 DOOR STOP	12	EA	1.00	12.00
26	2x12 DOOR LATCH	12	EA	1.00	12.00
27	2x12 DOOR HANDLE	12	EA	1.00	12.00
28	2x12 DOOR LOCK	12	EA	1.00	12.00
29	2x12 DOOR SWELLER	12	EA	1.00	12.00
30	2x12 DOOR STOP	12	EA	1.00	12.00
31	2x12 DOOR LATCH	12	EA	1.00	12.00
32	2x12 DOOR HANDLE	12	EA	1.00	12.00
33	2x12 DOOR LOCK	12	EA	1.00	12.00
34	2x12 DOOR SWELLER	12	EA	1.00	12.00
35	2x12 DOOR STOP	12	EA	1.00	12.00
36	2x12 DOOR LATCH	12	EA	1.00	12.00
37	2x12 DOOR HANDLE	12	EA	1.00	12.00
38	2x12 DOOR LOCK	12	EA	1.00	12.00
39	2x12 DOOR SWELLER	12	EA	1.00	12.00
40	2x12 DOOR STOP	12	EA	1.00	12.00
41	2x12 DOOR LATCH	12	EA	1.00	12.00
42	2x12 DOOR HANDLE	12	EA	1.00	12.00
43	2x12 DOOR LOCK	12	EA	1.00	12.00
44	2x12 DOOR SWELLER	12	EA	1.00	12.00
45	2x12 DOOR STOP	12	EA	1.00	12.00
46	2x12 DOOR LATCH	12	EA	1.00	12.00
47	2x12 DOOR HANDLE	12	EA	1.00	12.00
48	2x12 DOOR LOCK	12	EA	1.00	12.00
49	2x12 DOOR SWELLER	12	EA	1.00	12.00
50	2x12 DOOR STOP	12	EA	1.00	12.00

**WINCHESTER MODIFIED**  
 784 SQ. FT. FIRST FLOOR  
 784 SQ. FT. SECOND FLOOR  
 1568 TOTAL SQ. FT.  
**BUILDER: CAVA CAPITAL LLC**  
 24 X 28'

**CARDINAL PROJECTS**  
 PROJECT NO 1784  
 SHEET NO 21 OF 3

**FLOOR PLAN**

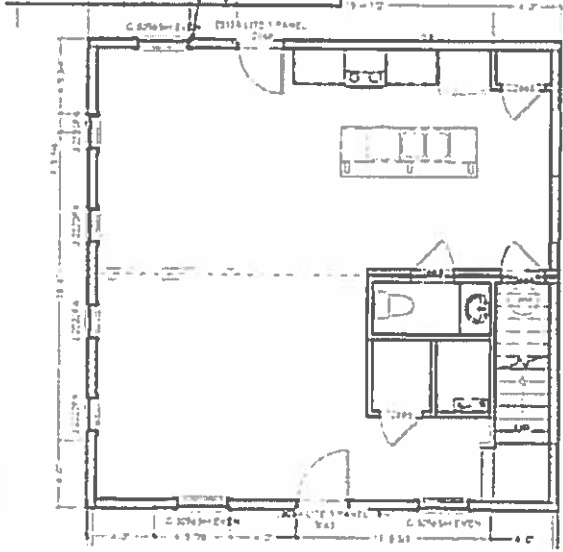
DATE 4/4/19  
 PFS CORPORATION  
 Carriage Creek, WI

SCALE 3/8" = 1'-0"

REVISIONS  
 12/18/18 GSKN  
 2/7/19 PFB  
 2/24/19 DAA  
 2/27/19 PFB  
 3/27/19 JBB

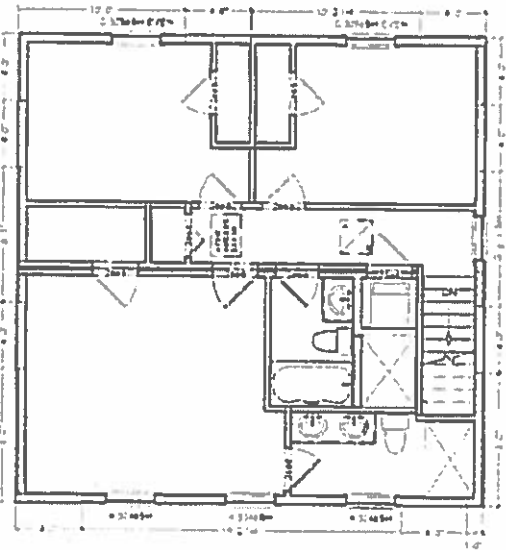


Building Permit Approved Construction Documents  
 or similar approval by the Building Dept. does not constitute an endorsement or approval of the quality of any work or materials used in the building or any other work shown on these drawings. The contractor is responsible for obtaining all necessary permits and for obtaining all required approvals from the Building Dept. Building Dept. and City of Winchester. Approval does not constitute an endorsement or approval of the quality of any work or materials used in the building or any other work shown on these drawings. The contractor is responsible for obtaining all necessary permits and for obtaining all required approvals from the Building Dept. Building Dept. and City of Winchester.

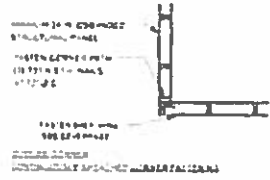


1st Floor

**PFS APPROVED**  
 DATE 4/2/19  
**PFS CORPORATION**  
 Cottage Grove, WI



2nd Floor



401 STRAP STUD TO FLOOR  
 SAND FOR SOGLED USE (3) 1/2" x 1/2"  
 STRAP IN (10) 1/2" x 1/2" NAILS  
 PER STRAP

PERMISSIBLE TO ADJUST SHEAR  
 WALL PANELS TO THE HEIGHT OF  
 STUD SPACING NECESSARY TO  
 MATCH WITH THE DIMENSIONED  
 PANEL SIZE

**WINCHESTER MODIFIED**  
 784 SQ. FT. FIRST FLOOR  
 784 SQ. FT. SECOND FLOOR  
 1568 TOTAL SQ. FT.  
 BUILDER: GAVA CAPITAL LLC  
 24' X 25'

**CARDINAL POWER**  
 PROJECT NO. 1764  
 IP NUMBER  
 PRINT NO. 21011  
 DATE 05-21-2019  
 DRAWN BY MCCORMICK  
 SCALE 1/8" = 1'-0"  
 REVISIONS

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**BRACED WALLS**  
 © 2018 Cardinal Power, Inc.

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**SHEET**  
 23 OF 9

**GENERAL NOTES:**

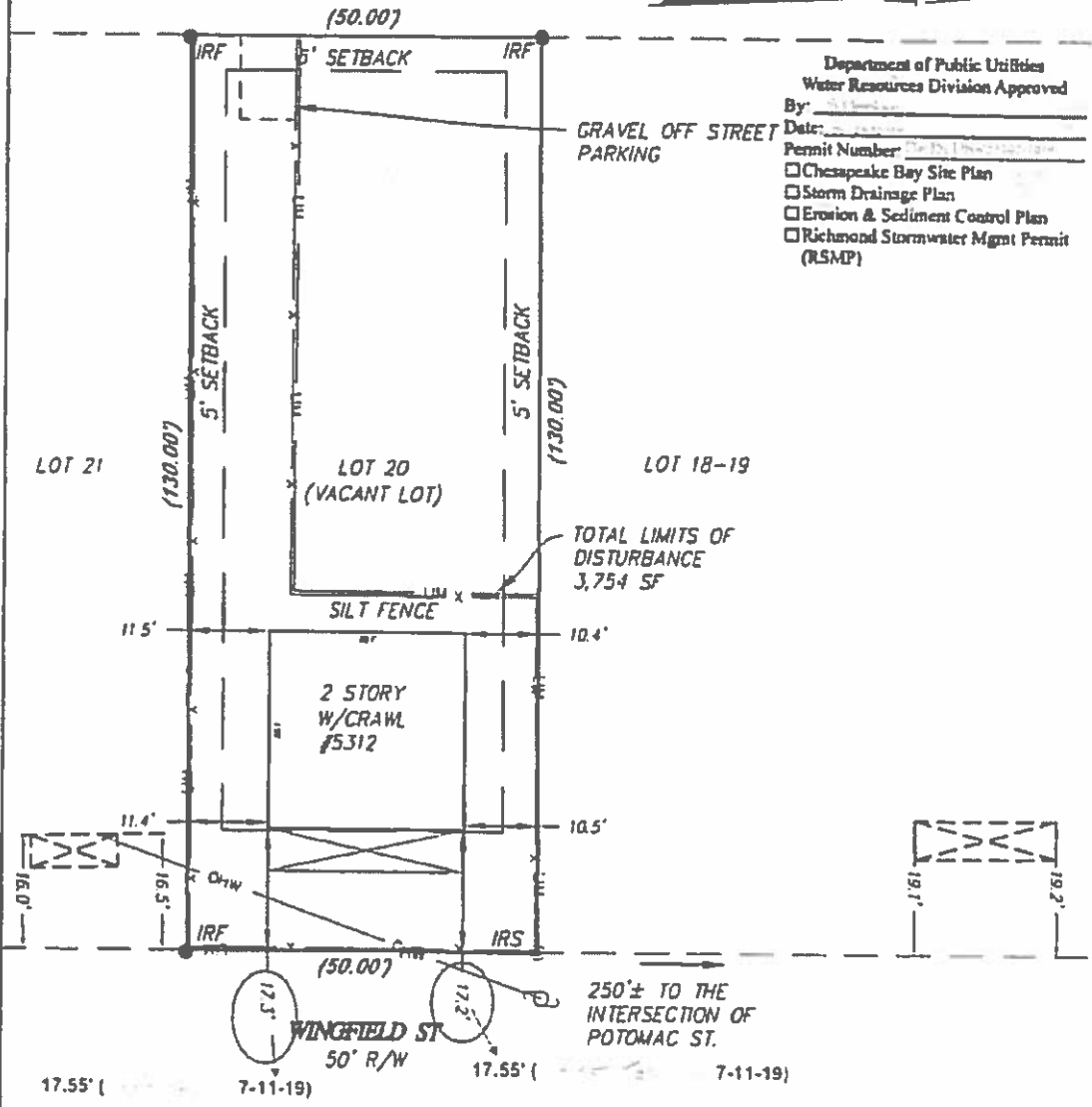
1. BUILDING PERMIT RECORDS CONSTRUCTION PERMITS REVIEWED
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290044D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THIS BUILDING IS BASED ON HOUSE SIZE INFORMATION SUPPLIED BY THE OWNER/CONTRACTOR.
4. THE OWNER/CONTRACTOR SHALL INSURE HIMSELF THAT THE LOCATION OF THE HOUSE MEETS THE SETBACK REQUIREMENTS OF THE ZONING ORDINANCE WHEN CONSTRUCTED.
5. HOUSE IS MODULAR AND WILL BE CRANED ON SITE FROM STREET NO CONSTRUCTION ENTRANCE NEEDED.

OF A TITLE REPORT AND IS SUBJECT THERETO AFFECT THE PROPERTY NOT SHOWN HEREON

**LEGEND**

- IRF = IRON ROD FOUND
  - IRS = IRON ROD SET
  - OHW = OVERHEAD WIRES
  - ☐ = UTILITY POLE
- PUBLIC ALLEY**  
16' R/W

BASELINE MAP 26SW



Department of Public Utilities  
Water Resources Division Approved  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
 Chesapeake Bay Site Plan  
 Storm Drainage Plan  
 Erosion & Sediment Control Plan  
 Richmond Stormwater Mgmt Permit (RSMP)

**BUILDING PERMIT PLOT PLAN**  
**5312 WINGFIELD ST**  
LOT 20  
POWHATAN SUBDIVISION  
RICHMOND, VIRGINIA  
SCALE 1"=20'

TAX # E0002039007  
DRAWN MCM  
CALC. MCM CHK'D JCC  
CLOSED MCM



**parker**  
DESIGN GROUP, INC.  
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

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www.parkerdg.com

DATE 12 APRIL 2019  
REV 24 JUNE 2019  
NB  
W.O. 19-500J