

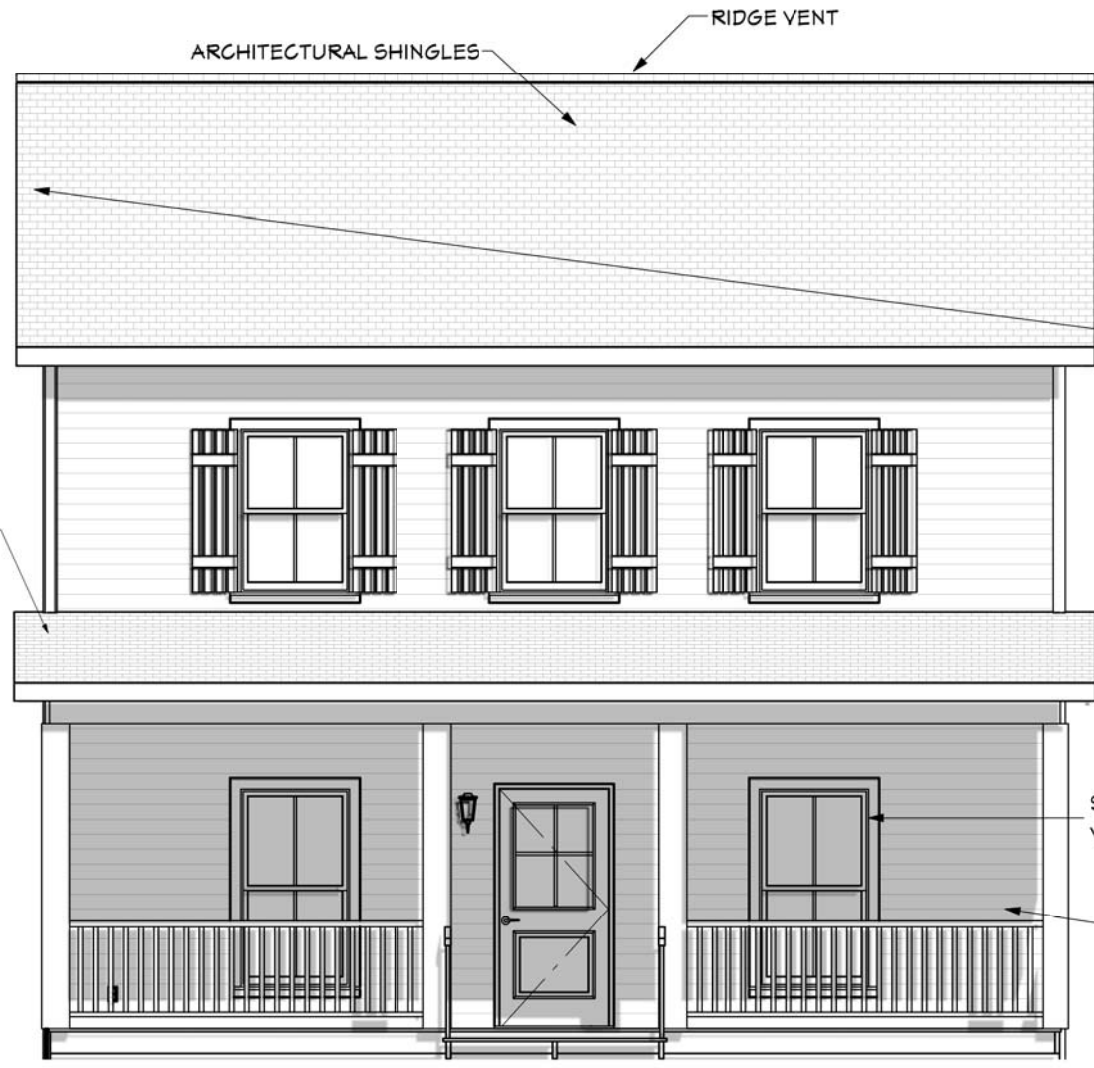
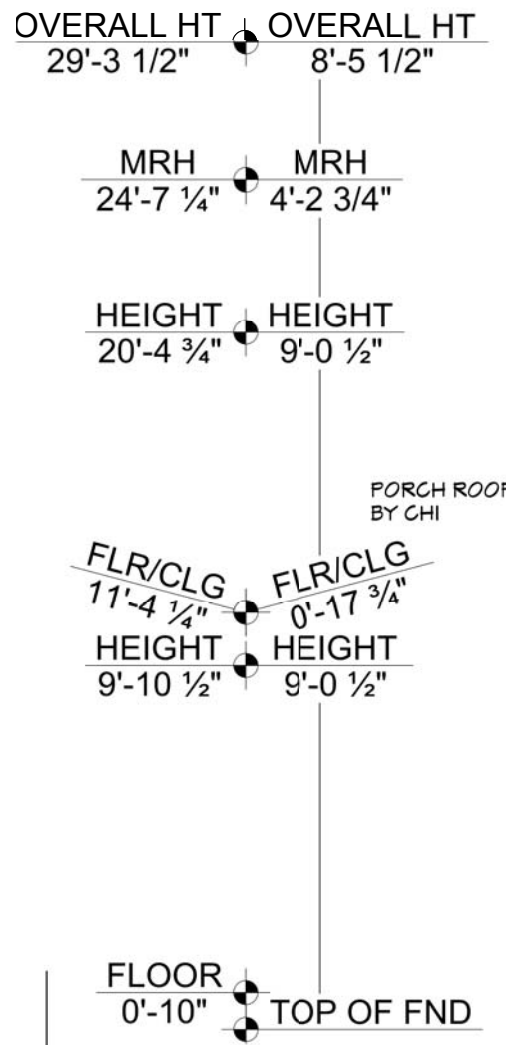
Building Permit - Approved Construction Documents
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 06/28/2019
 THIS IS A BASIC SET OF INSTRUCTIONS TO HELP GUIDE THE SET CREW ON DAY OF SET. SET CREW SHOULD READ THE PLANS THOROUGHLY PRIOR TO SET DAY. THESE SET INSTRUCTIONS COVER THE SET ORDER AND ANY MAJOR POINTS THAT MAY NEED TO BE ADDRESSED, PROPER MODULE CONNECTIONS AND FASTENING IS NOT PART OF THESE INSTRUCTIONS. SET CREW TO FOLLOW INDUSTRY STANDARD SAFETY PRACTICES AND OSHA REQUIREMENTS.

PFS APPROVED
 Sharron Barry
 DATE 4/4/19
 Approval Limited to Factory Built Portion Only
PFS CORPORATION
 Cottage Grove, WI

NOTE:
 PORCHES, DECKS AND/OR GARAGE TO BE THE DECISION OF THE BUILDER OR OWNER PER LOCAL CODES & REQUIREMENTS.

BASIC TWO-STORY/ FINISHED CAPE
 SET FIRST FLOOR MODULES
 INSTALL 2X ACROSS MARRIAGE LINE DIVIDED EQUALLY
 SET 2ND FLOOR MODULES
 RAISE ROOF AND PULL THE KNEEWALL INTO POSITION
 SET GABLE WALLS
 FLIP THE UPPER PANELS
 INSTALL TURN GABLES/DORMERS AS PER PLAN IF APPLICABLE
 FINISH DRYING IN

ADD FOUNDATION EXPOSURE TO OVERALL DIMENSIONS FOR AN ACCURATE ASSESSMENT OF THE OVERALL HEIGHT AND MEAN ROOF HEIGHT- BUILDING OFFICIAL TO VERIFY AND APPROVE ACTUAL MEAN ROOF HEIGHT ON-SITE.



DUE TO SETBACK REQUIRMENTS, (1) LAYER OF 5/8" "TYPE X" GYPSUM SHEATHING UNDER GABLE OVERHANGES

NOTE:
 THESE RENDERINGS ARE AN ARTIST'S DEPICTION ONLY, MAY NOT REFLECT THE ACTUAL FINAL PRODUCT. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.
 RV-1 REVISED PAGE 4/3/2019

WINCHESTER MODIFIED
 784 SQ. FT. FIRST FLOOR
 784 SQ. FT. SECOND FLOOR
 1568 TOTAL SQ. FT.
BUILDER-GAVA CAPITAL LLC
 28' X 28'



PROJECT NO.
 3764
FP. NUMBER
 -
PRINT NO.
 219111
DATE
 1/16/19
DRAWN BY:
 GKW
SCALE:
 3/16" = 1'-0"

REVISIONS
1/24/19 GKW
2-5-19 PPB
2-14-19 DAA

ELEVATION
 © 2018 Cardinal Homes Inc.

SHEET:
 1.0 OF 6

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06/28/2019



DKM



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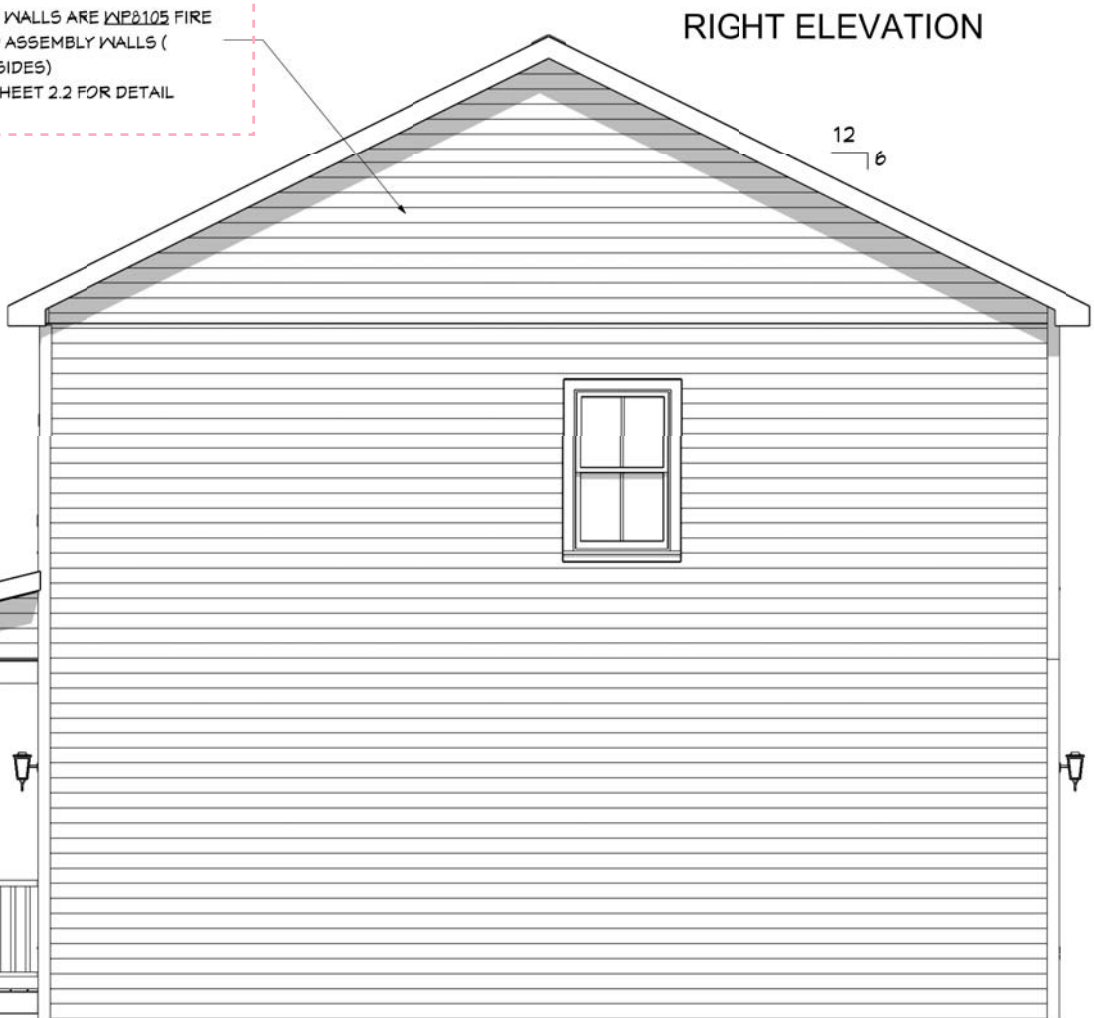
SCALE:
3/16" = 1'-0"

REVISIONS
1/24/19 GKW
2-6-19 PPB
2-14-19 DAA
03-27-19 JM



REAR ELEVATION

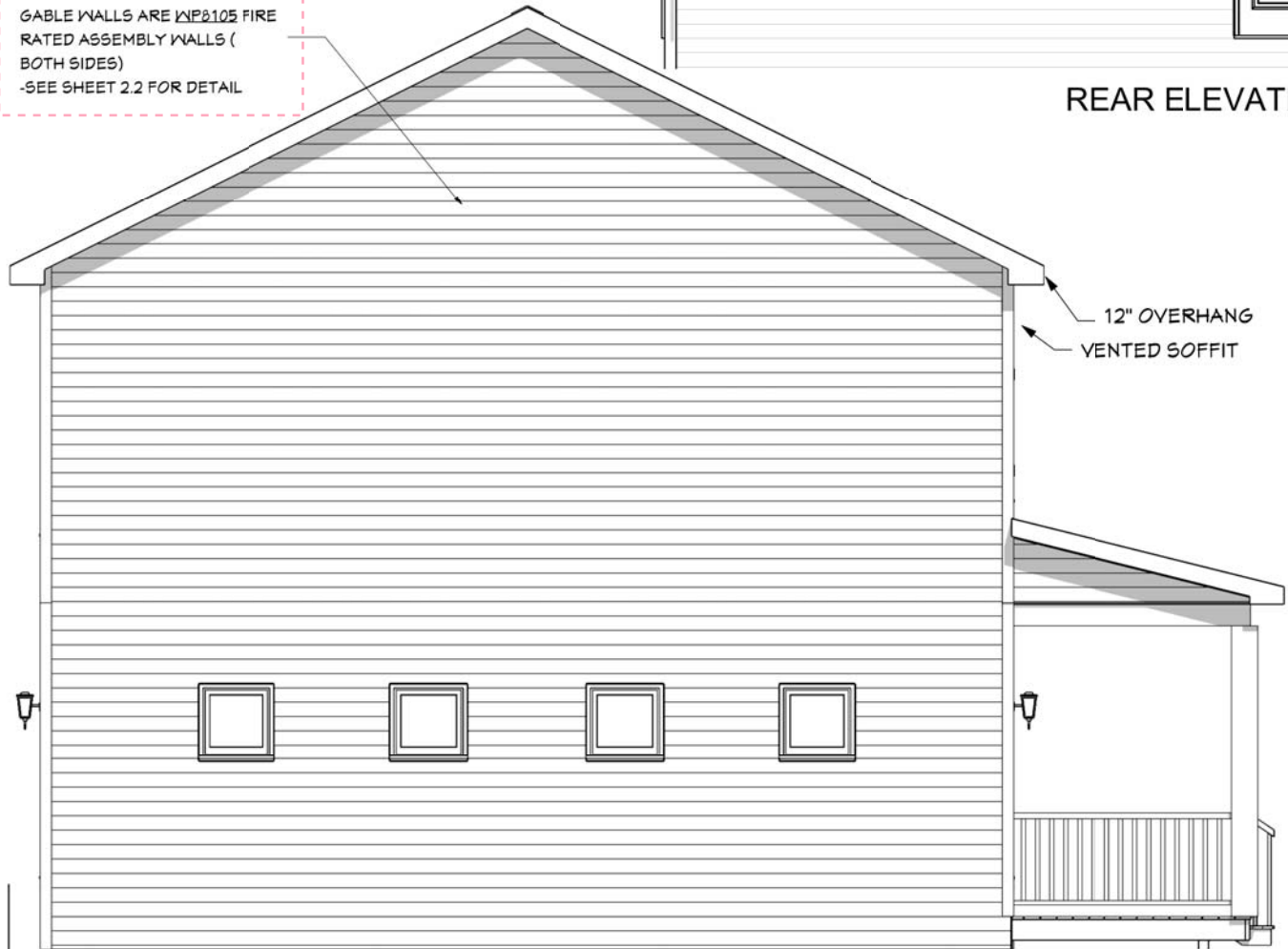
GABLE WALLS ARE WP2105 FIRE
RATED ASSEMBLY WALLS (BOTH SIDES)
-SEE SHEET 2.2 FOR DETAIL



RIGHT ELEVATION

LEFT ELEVATION

GABLE WALLS ARE WP2105 FIRE
RATED ASSEMBLY WALLS (BOTH SIDES)
-SEE SHEET 2.2 FOR DETAIL



12" OVERHANG
VENTED SOFFIT

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1.1 OF 6

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06/28/2019 FIRE-RESISTANT CONSTRUCTION- EXTERIOR WALLS TABLE R302.1(1)

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

PROJECTIONS - FIRE-RESISTANCE RATED 1 HR 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.

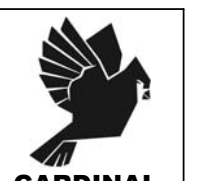
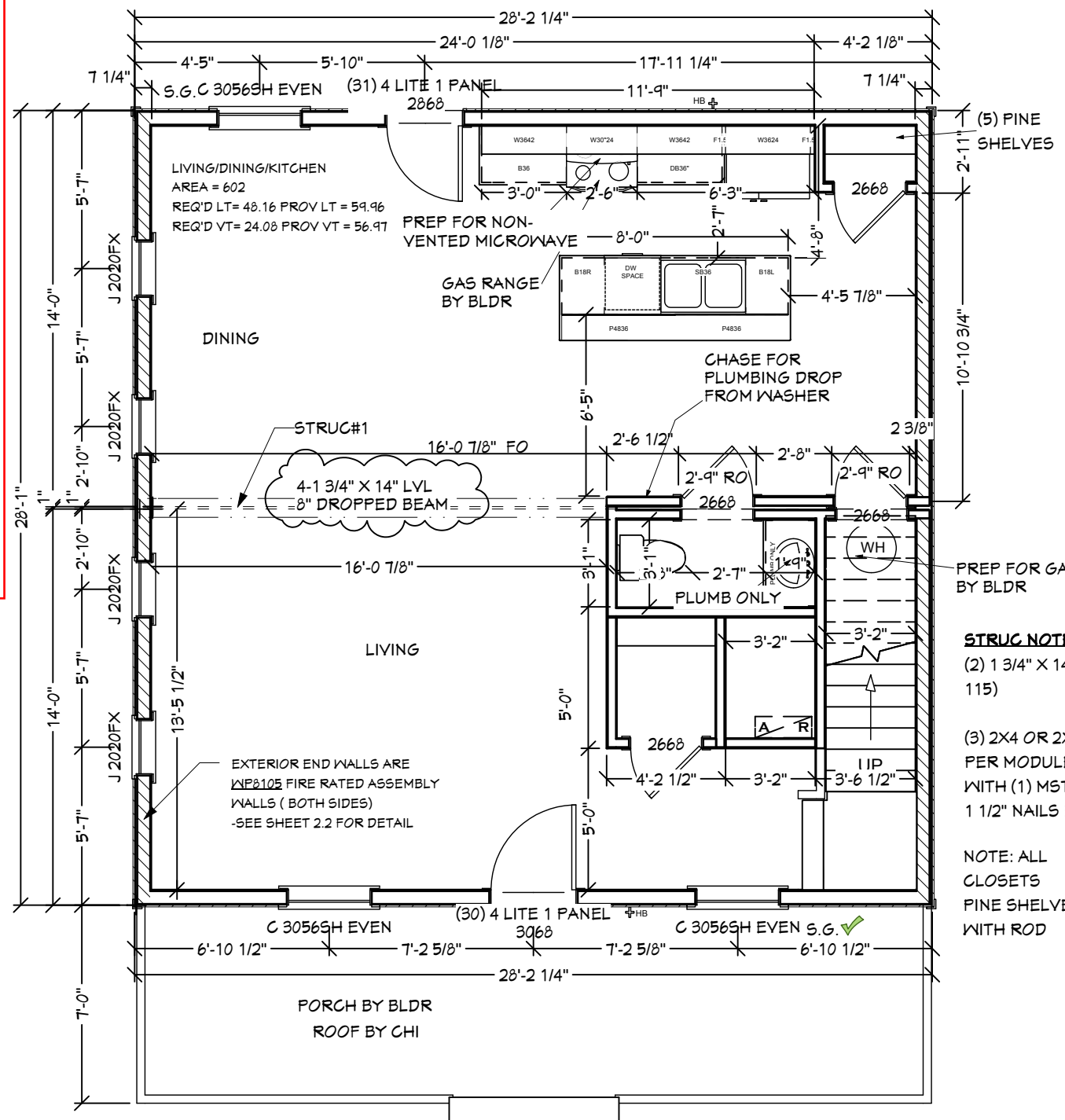
ATTENTION
Local Building Official
Additional Review and Approval Required

Third Party approval based on stated distances from lot 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 MATELINE DOOR HEADERS TO BE (2) 2X4 SPF#2 HEADER
 -PER MODULE/ NO SPLICE
 -UNLESS OTHERWISE NOTED
 -PG 92, BEAM SPANS

NOTE:
 INTERIOR DOORS NOT ON A MARRIAGE LINE HAVE A 2X4 FLAT HEADER
 OTHER HEADER STRUCTURAL SUPPORT OPTIONS MAYBE LISTED ON FLOOR PLAN

NOTE:
 ALL EXTERIOR WINDOW & DOOR HEADERS TO BE (3) 2X6 SPF#2 HEADER UNLESS OTHERWISE NOTED
 -PG 63, BEAM SPANS



PROJECT NO.
3764

FP. NUMBER
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219111

DATE
1/16/19

DRAWN BY:
GKW

SCALE:
3/16" = 1'-0"

REVISIONS
2-6-19 PPB
2-14-19 DAA
2-27-19 PPB
03-21-19 JM
03-28-19 JM

FLOOR PLAN

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WINDOW SCHEDULE 1ST FLOOR						
LABEL	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION
C 3056SH EVEN	3	1	36 "	66 "	38 1/2"X69 3/4"	SINGLE HUNG
J 2020FX	4	1	24 "	24 "	26 1/2"X27 3/4"	FIXED GLASS

DOOR SCHEDULE 1ST FLOOR							
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
(31) 4 LITE 1 PANEL 2868	1	1	2868 L EX	32 "	80 "	34 1/2"X83"	EXT. HINGED-DOOR E01
2668	1	1	2668 L IN	30 "	80 "	33"X82 1/2"	HINGED-PER ORDER
2668	1	1	2668 R IN	30 "	80 "	33"X82 1/2"	HINGED-PER ORDER
2668	2	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-PER ORDER
(30) 4 LITE 1 PANEL 3068	1	1	3068 R EX	36 "	80 "	38 1/2"X83"	EXT. HINGED-DOOR E01

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SHEET:
2.0 OF 6

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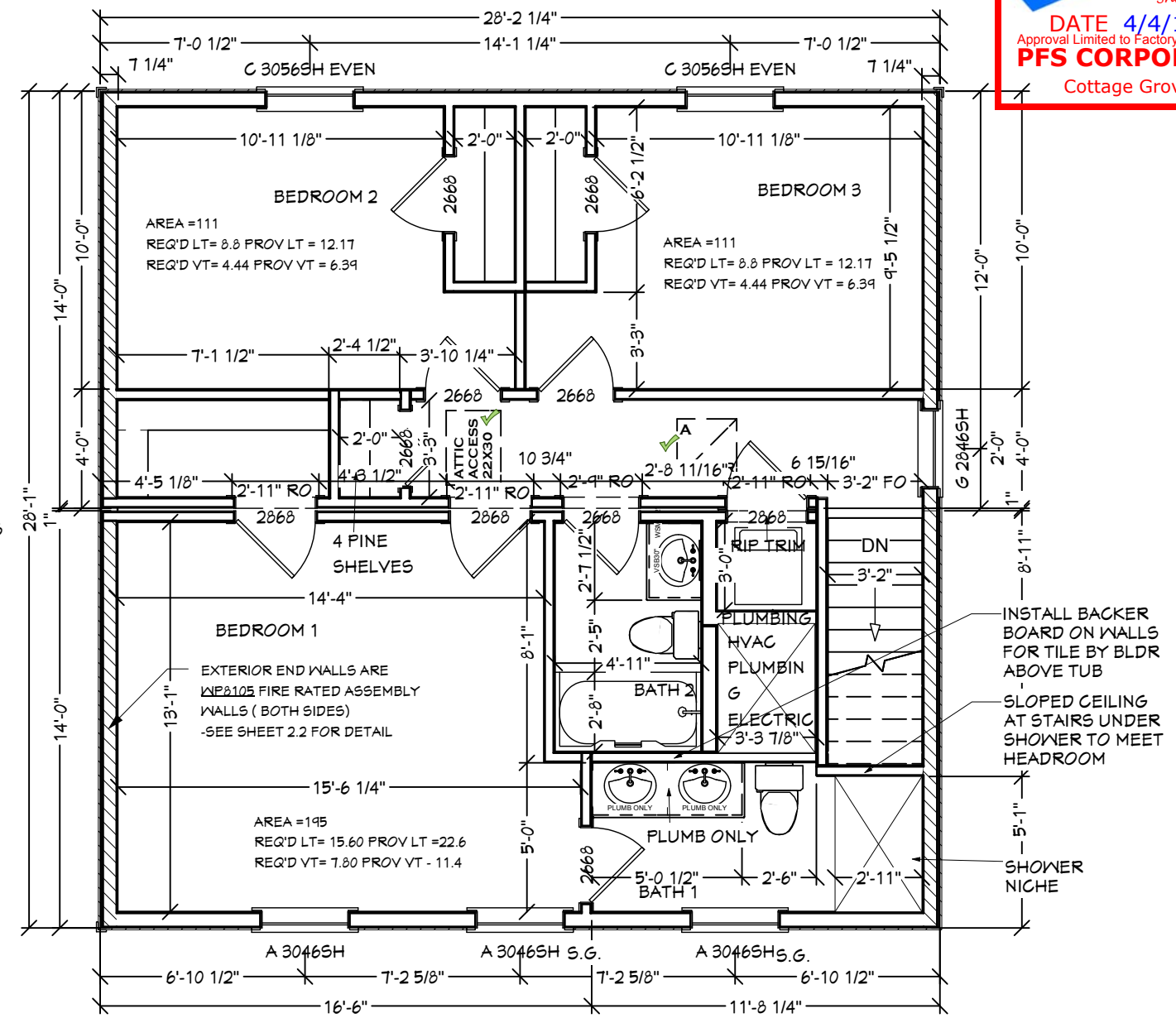
PENETRATIONS- PENETRATIONS ARE NOT REQUIRED TO BE FIRE RATED WITH A MINIMUM FIRE SEPARATION DISTANCE OF 5 FEET.

NOTE: ALL CLOSETS PINE SHELVES WITH ROD

NOTE:
 ALL EXTERIOR WINDOW & DOOR HEADERS TO BE (3) 2X4 SPF#2 HEADER UNLESS OTHERWISE NOTED
 -PG 32, BEAM SPANS

NOTE:
 INTERIOR DOORS NOT ON A MARRIAGE LINE HAVE A 2X4 FLAT HEADER
 OTHER HEADER STRUCTURAL SUPPORT OPTIONS MAYBE LISTED ON FLOOR PLAN

NOTE:
 ALL MATELINE DOOR HEADERS TO BE (2) 2X4 SPF#2 HEADER
 -PER MODULE/ NO SPLICE
 -UNLESS OTHERWISE NOTED
 -PG 2. BEAM SPANS



INSTALL BACKER BOARD ON WALLS FOR TILE BY BLDR ABOVE TUB
 SLOPED CEILING AT STAIRS UNDER SHOWER TO MEET HEADROOM
 SHOWER NICHE

WINDOW SCHEDULE 2ND FLOOR						
LABEL	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION
A 3046SH	3	2	36 "	54 "	38 1/2"X57 3/4"	SINGLE HUNG
C 3056SH EVEN	2	2	36 "	66 "	38 1/2"X69 3/4"	SINGLE HUNG
G 2846SH	1	2	32 "	54 "	34 1/2"X57 3/4"	SINGLE HUNG

DOOR SCHEDULE 2ND FLOOR							
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
2868	1	2	2868 L IN	32 "	80 "	35"X82 1/2"	HINGED-PER ORDER
2668	2	2	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-PER ORDER
2668	1	2	2668 R IN	30 "	80 "	33"X82 1/2"	HINGED-PER ORDER
2668	3	2	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-PER ORDER
2668	1	2	2668 R IN	30 "	80 "	32"X82 1/2"	2 DR. BIFOLD-PER ORDER
2868	2	2	2868 R IN	32 "	80 "	35"X82 1/2"	HINGED-PER ORDER

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 784 SQ. FT. FIRST FLOOR
 784 SQ. FT. SECOND FLOOR
 1568 TOTAL SQ. FT.
 BUILDER-GAYA CAPITAL LLC
 28' X 28'



PROJECT NO. 3764

FP. NUMBER -

PRINT NO. 219111

DATE 1/16/19

DRAWN BY: GWK

SCALE: 3/16" = 1'-0"

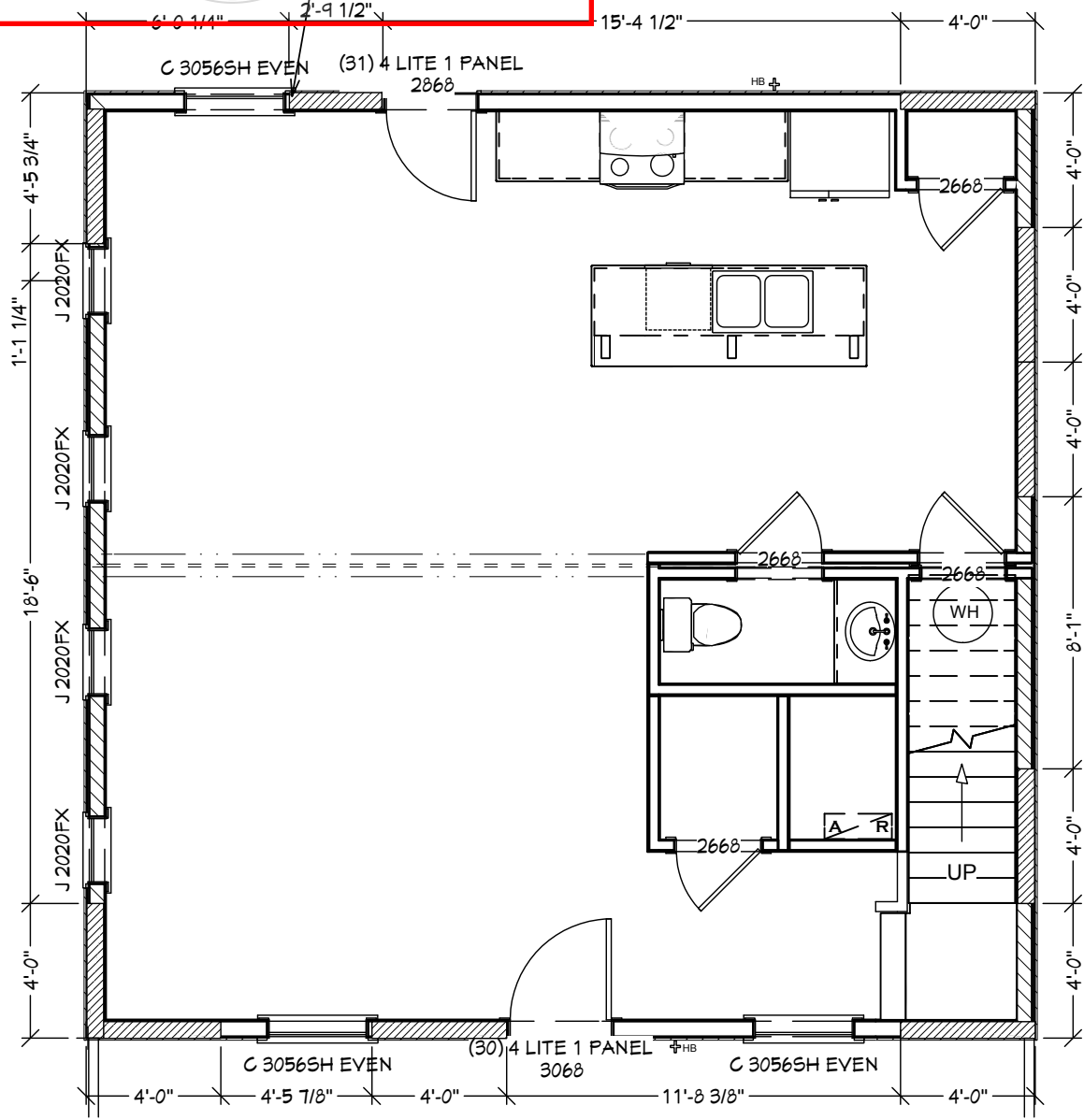
REVISIONS
1/24/19 GWK
2-7-19 PPB
2-14-19 DAA
2-27-19 PPB
03-20-19 JM

FLOOR PLAN

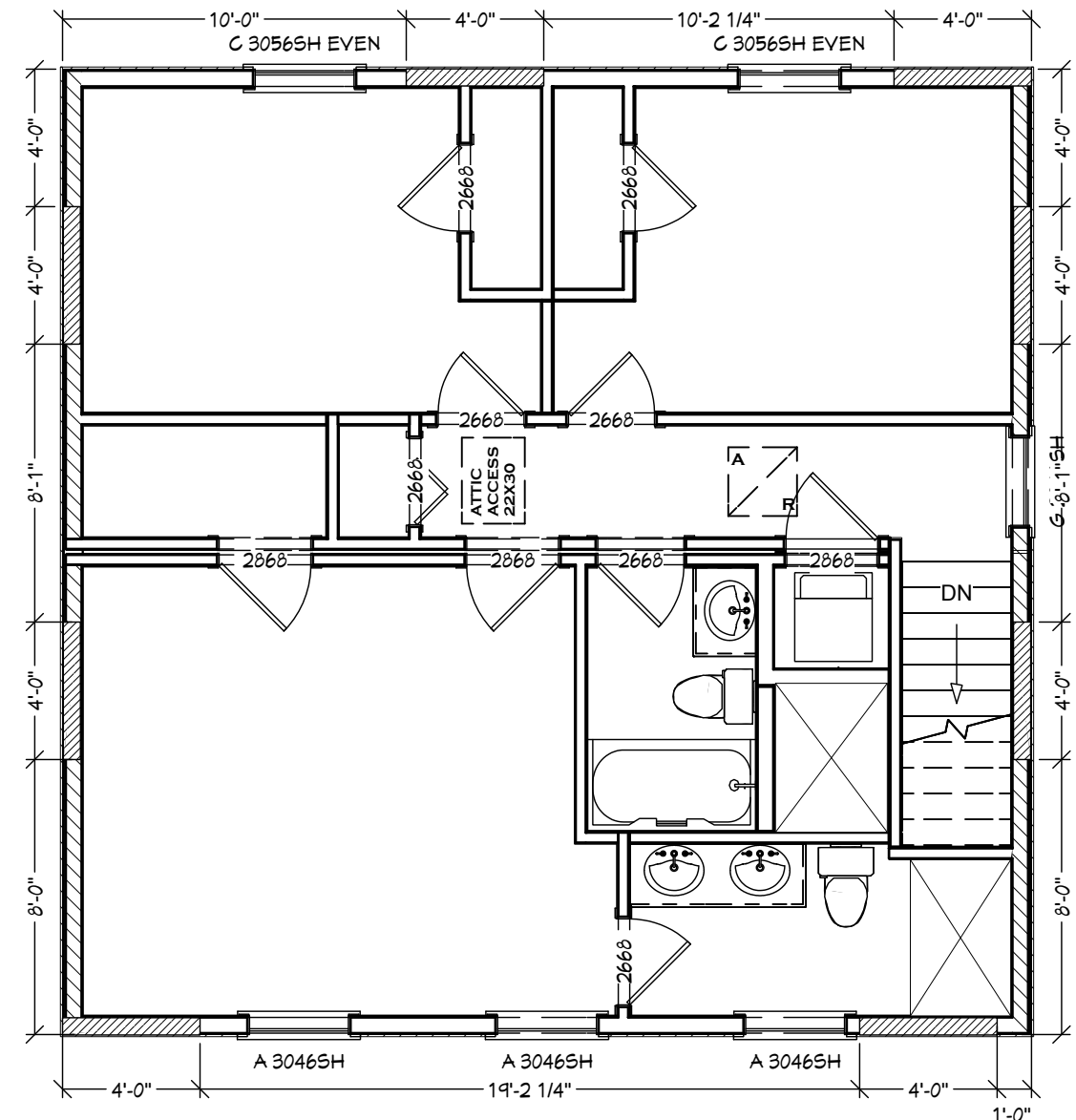
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 06/28/2019
 HD1
 C 3056SH EVEN (31) 4 LITE 1 PANEL 2868
 15'-4 1/2"
 4'-0"
 4'-5 3/4"
 1'-1 1/4"
 J 2020FX
 18'-6"
 J 2020FX
 4'-0"
 J 2020FX
 4'-0"
 C 3056SH EVEN (30) 4 LITE 1 PANEL 3068
 4'-0"
 4'-5 7/8"
 4'-0"
 11'-8 3/8"
 4'-0"

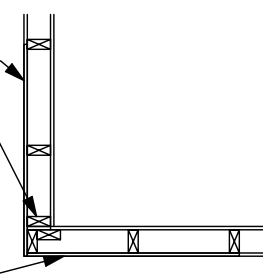


1st Floor



2nd Floor

MINIMUM 24 IN. OSB WOOD STRUCTURAL PANEL
 FASTEN CORNER WITH (1) .131 X 3 1/4" NAILS AT 12" O.C.
 FASTEN SHEATHING (SEE COVERPAGE)
 OUTSIDE CORNER CONTINUOUSLY SHEATHED CORNER FASTENING



HD1 - STRAP STUD TO FLOOR BAND FOR 800 LBS- USE (1) MSTA15 STRAP W/ (10) .148 X 1 1/2" NAILS PER STRAP

PERMISSIBLE TO ADJUST SHEAR WALL PANELS TO THE NEAREST O.C STUD SPACING AS NECESSARY WHILE MAINTAINING THE DIMENSIONED PANEL SIZE.

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CARDINAL HOMES®

PROJECT NO. 3764

FP. NUMBER -

PRINT NO. 219111

DATE 03-21-2019

DRAWN BY: J. MCCORMICK

SCALE: 3/16" = 1'-0"

REVISIONS

BRACED WALLS
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SHEET: 2.3 OF 6

GENERAL NOTES:

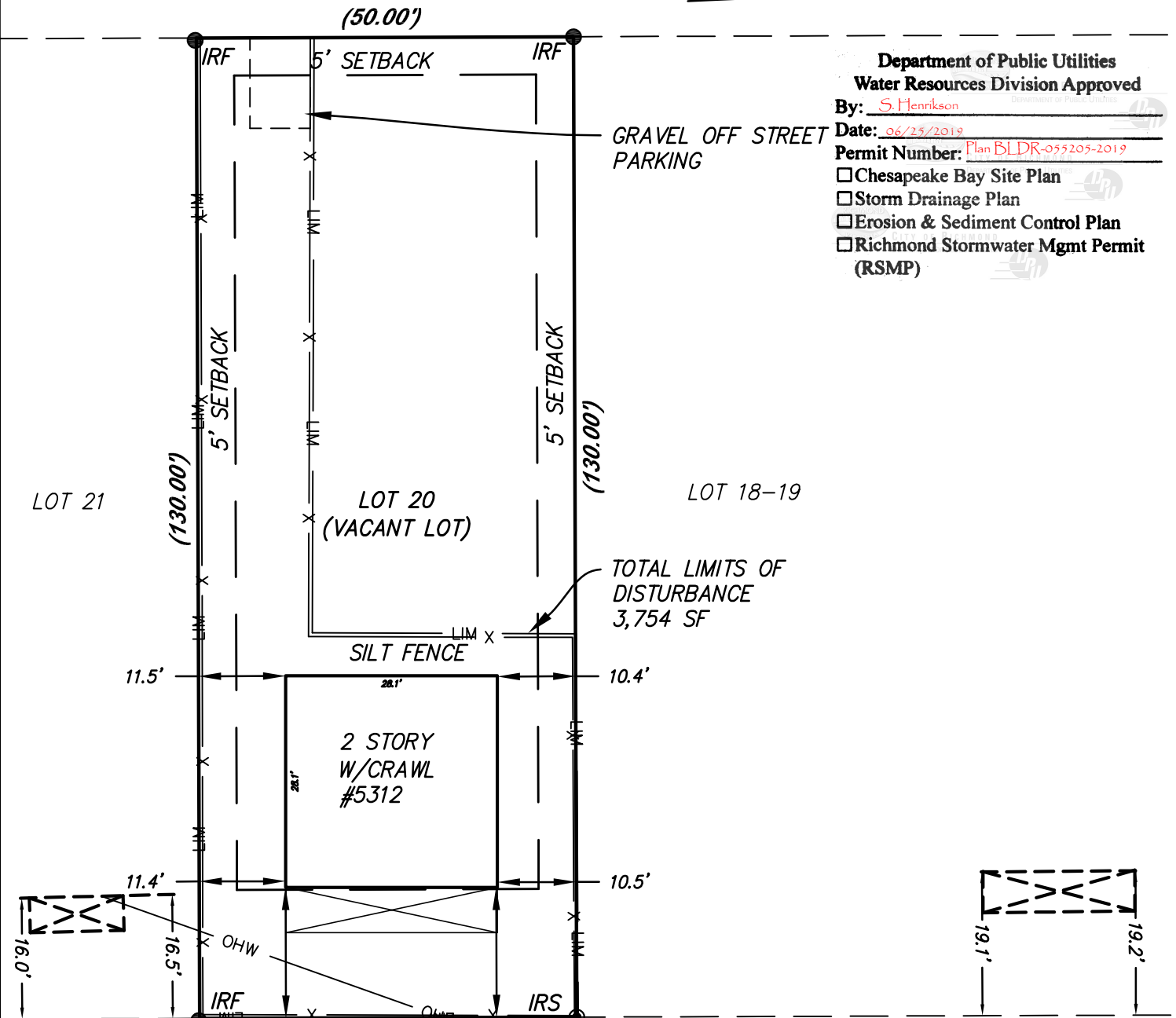
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2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO.
 3. THERE MAY BE EXISTING ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #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.
 5. THIS BUILDING IS BASED ON HOUSE SIZE INFORMATION SUPPLIED BY THE OWNER/CONTRACTOR.
 6. THE OWNER/CONTRACTOR SHALL INSURE HIMSELF THAT THE LOCATION OF THE HOUSE MEETS THE SETBACK REQUIREMENTS OF THE ZONING ORDINANCE WHEN CONSTRUCTED.
 7. HOUSE IS MODULAR AND WILL BE CRANED ON SITE FROM STREET NO CONSTRUCTION ENTRANCE NEEDED.

LEGEND

IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 OHW = OVERHEAD WIRES
 = UTILITY POLE

PUBLIC ALLEY
 16' R/W



Department of Public Utilities
Water Resources Division Approved
 By: S. Henrikson
 Date: 06/25/2019
 Permit Number: Plan BLDR-075205-2019

Chesapeake Bay Site Plan
 Storm Drainage Plan
 Erosion & Sediment Control Plan
 Richmond Stormwater Mgmt Permit (RSMP)

17.55' (Hole 7-11-19) 17.3' 17.2' 17.55' (Hole 7-11-19)
 250'± TO THE INTERSECTION OF POTOMAC ST.

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

TAX #. E0002039007
 DRAWN MGM
 CALC. MGM CHK'D JCG
 CLOSED: MGM



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 Richmond, Virginia 23220
 Phone: 804-358-2947
 Fax: 804-359-9645
 www.parkerdg.com

DATE: 12 APRIL 2019
 REV: 24 JUNE 2019
 N.B. _____
 W.O.: 19-5003