



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

April 5, 2024

Dannon Featherston and Laci M Combs
1501 Whitlone Drive
Richmond, VA 23225

To Whom It May Concern:

RE: BZA 13-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, May 1, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an accessory structure (garage) to an existing single-family (detached) dwelling at 1501 WHITLONE DRIVE (Tax Parcel Number C005-0403/002), located in an R-3 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **416 197 344#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2024 drop-down, click meeting details for May 1, 2024 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 13-2024
Page 2
April 5, 2024

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Akunwafor Benedict C
6211 Debora Dr
Richmond, VA 23225

Allen Elnora H Trustee The Elnora
Hicks Allen Rev Trst
6146 Merrifield Dr
Richmond, VA 23225

Daniels Raymond E
1500 Whitelone Dr
Richmond, VA 23225

Harris Eugene T & Cheryl W
6217 Debora Dr
Richmond, VA 23225

Horne Arthur L Jr & Hattie E
6115 Westower Dr
Richmond, VA 23225

Jones John A & Renner Rachel C
6131 Westover Dr
Richmond, VA 23225

Lemay Keith E & Loretta C
6206 Westower Dr
Richmond, VA 23225

Mcclain Karen H
1513 Whitelon Dr
Richmond, VA 23225

Ohara Amy L
1519 Whitlone Dr
Richmond, VA 23225

Seward Dorothy L
6124 Westower Dr
Richmond, VA 23225

Singh Anita M
6123 Westower Dr
Richmond, VA 23225

Traylor Bryan C And Nancy Kuehl
615 Albemarle St
Richmond, VA 23220

Wade Ernest T Sr & Margaret L
6116 Westower Drive
Richmond, VA 23225

Whitaker Zachary And Campbell
Kelsey
6201 Debora Dr
Richmond, VA 23225

Wolf Carl Edward li & Pamela S
1507 Whitlone Dr
Richmond, VA 23225

Property: 1501 Whitlone Dr **Parcel ID:** C0050403002**Parcel**

Street Address: 1501 Whitlone Dr Richmond, VA 23225-
Owner: COMBS LACI MARIE AND FEATHERSON DANNON CARROLL
Mailing Address: 1501 WHITLONE DR, RICHMOND, VA 23225
Subdivision Name : APRIL ACRES
Parent Parcel ID:
Assessment Area: 174 - Willow Creek/Pine Needles
Property Class: 110 - R One Story
Zoning District: R-3 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$50,000
Improvement Value: \$233,000
Total Value: \$283,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 12105
Acreage: 0.278
Property Description 1: APRIL ACRES L1 BE
Property Description 2: 0058.07X0149.32 IRG0000.000
State Plane Coords(?): X= 11769953.50 Y= 3715667.561567
Latitude: 37.52353097 , **Longitude:** -77.51027426

Description

Land Type: Residential Lot A
Topology:
Front Size: 58
Rear Size: 149
Parcel Square Feet: 12105
Acreage: 0.278
Property Description 1: APRIL ACRES L1 BE
Property Description 2: 0058.07X0149.32 IRG0000.000
Subdivision Name : APRIL ACRES
State Plane Coords(?): X= 11769953.50 Y= 3715667.561567
Latitude: 37.52353097 , **Longitude:** -77.51027426

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$50,000	\$233,000	\$283,000	Reassessment
2023	\$50,000	\$218,000	\$268,000	Reassessment
2022	\$45,000	\$192,000	\$237,000	Reassessment
2021	\$35,000	\$146,000	\$181,000	Reassessment
2020	\$35,000	\$140,000	\$175,000	Reassessment
2019	\$35,000	\$126,000	\$161,000	Reassessment
2018	\$35,000	\$122,000	\$157,000	Reassessment
2017	\$35,000	\$114,000	\$149,000	Reassessment
2016	\$35,000	\$114,000	\$149,000	Reassessment
2015	\$35,000	\$114,000	\$149,000	Reassessment
2014	\$37,000	\$94,000	\$131,000	Reassessment
2013	\$37,000	\$94,000	\$131,000	Reassessment
2012	\$37,000	\$111,000	\$148,000	Reassessment
2011	\$37,000	\$119,000	\$156,000	CarryOver
2010	\$37,000	\$119,000	\$156,000	Reassessment
2009	\$37,100	\$115,600	\$152,700	Reassessment
2008	\$37,100	\$115,600	\$152,700	Reassessment
2007	\$37,100	\$105,100	\$142,200	Reassessment
2006	\$18,600	\$105,100	\$123,700	Reassessment
2005	\$17,700	\$103,000	\$120,700	Reassessment
2004	\$15,400	\$89,600	\$105,000	Reassessment
2003	\$14,100	\$82,200	\$96,300	Reassessment
2002	\$12,500	\$72,700	\$85,200	Reassessment
2001	\$11,000	\$63,800	\$74,800	Reassessment
1998	\$10,000	\$58,000	\$68,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/02/2023	\$285,000	STEIL JUSTIN C	ID2023-6331	1 - VALID SALE-Valid, Use in Ratio Analysis
09/10/2009	\$167,500	NEWTON RANDOLPH L	ID2009-20498	1 - VALID SALE-DO NOT USE
11/17/1988	\$50,700	Not Available	00185-0951	
02/05/1981	\$36,500	Not Available	000572-01537	
05/20/1969	\$15,000	Not Available	000956-00606	

Planning

Master Plan Future Land Use: R
Zoning District: R-3 - Residential (Single Family)
Planning District: Midlothian
Traffic Zone: 1162
City Neighborhood Code: CDHT
City Neighborhood Name: Cedarhurst
Civic Code:
Civic Association Name:
Subdivision Name: APRIL ACRES
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1011	0711001	071100
1990	201	0711002	071100

Schools

Elementary School: Southampton
Middle School: Brown
High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 312
Fire District: 20
Dispatch Zone: 183D

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Tuesday
Bulk Collection: TBD

Government Districts

Council District: 4
Voter Precinct: 404
State House District: 77
State Senate District: 15
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1962
Stories: 1
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Hardwood-std oak, Ceramic tile
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1058 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

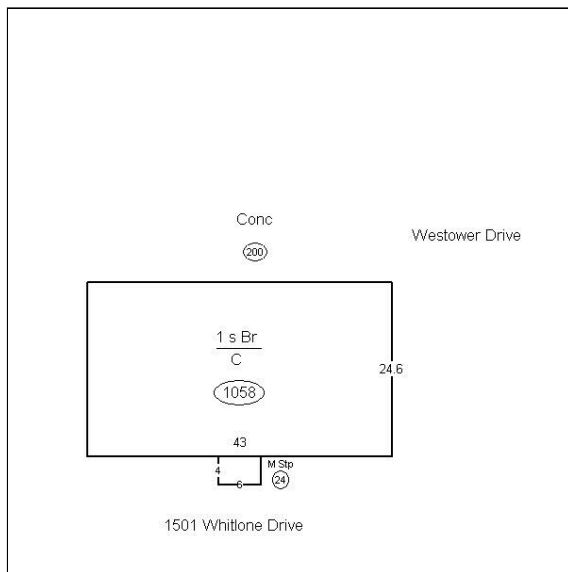
Name:C0050403002 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:C0050403002 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY Dannon Featherston & Laci M Combs PHONE: (Home) (804) 938-4726 (Mobile) (804) 502-0325
OWNER: 1501 Whitlone Drive FAX: () (Work) ()
(Name/Address) Richmond, VA 23225 E-mail Address: okiirva@gmail.com
OWNER'S REPRESENTATIVE:
(Name/Address) _____ PHONE: (Home) () (Mobile) ()

FAX: () (Work) ()

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 1501 Whitlone Drive
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-630.1, & 30-680.1 (d)
APPLICATION REQUIRED FOR: A building permit to construct an accessory structure (garage).
TAX PARCEL NUMBER(S): C005-0403/002 ZONING DISTRICT: R-3 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard requirement is not met. Accessory buildings are not permitted in the front yard, as established by the main building. A front yard is defined as "a yard extending the length of the street frontage of a lot and being the minimum horizontal distance between the street line and the main building." A front yard of 24.04 feet, as established by the existing main building, exists; a front yard of 4' is proposed for the garage.
DATE REQUEST DISAPPROVED: December 18, 2023 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: March 26, 2024 TIME FILED: 10:39 a.m. PREPARED BY: Matthew West RECEIPT NO. BZAR-145385-2024
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: April 4, 2024

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 13-2024 HEARING DATE: May 1, 2024 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 13-2024
150' Buffer

APPLICANT(S): Dannon Featherston and Laci M Combs

PREMISES: 1501 Whitlone Drive
(Tax Parcel Number C005-0403/002)

SUBJECT: A building permit to construct an accessory structure (garage)
to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-630.1(a)(1) & 30-680.1(d)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

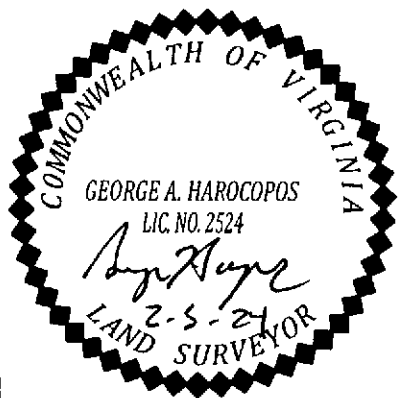
Acknowledgement of Receipt by Applicant or Authorized Agent:

A handwritten signature in black ink, appearing to read "D. Benbow", is written over a horizontal line.

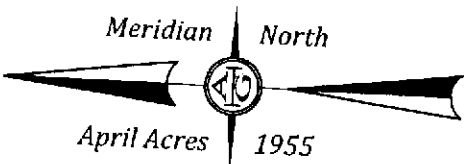
This is to certify that on 02/05/2024
I made an accurate field survey of the known premises
shown hereon; that all improvements known or visible
are shown hereon; that there are no encroachments by
improvements either from adjoining premises, or from
subject premises upon adjoining premises, other than
shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290019D

NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.

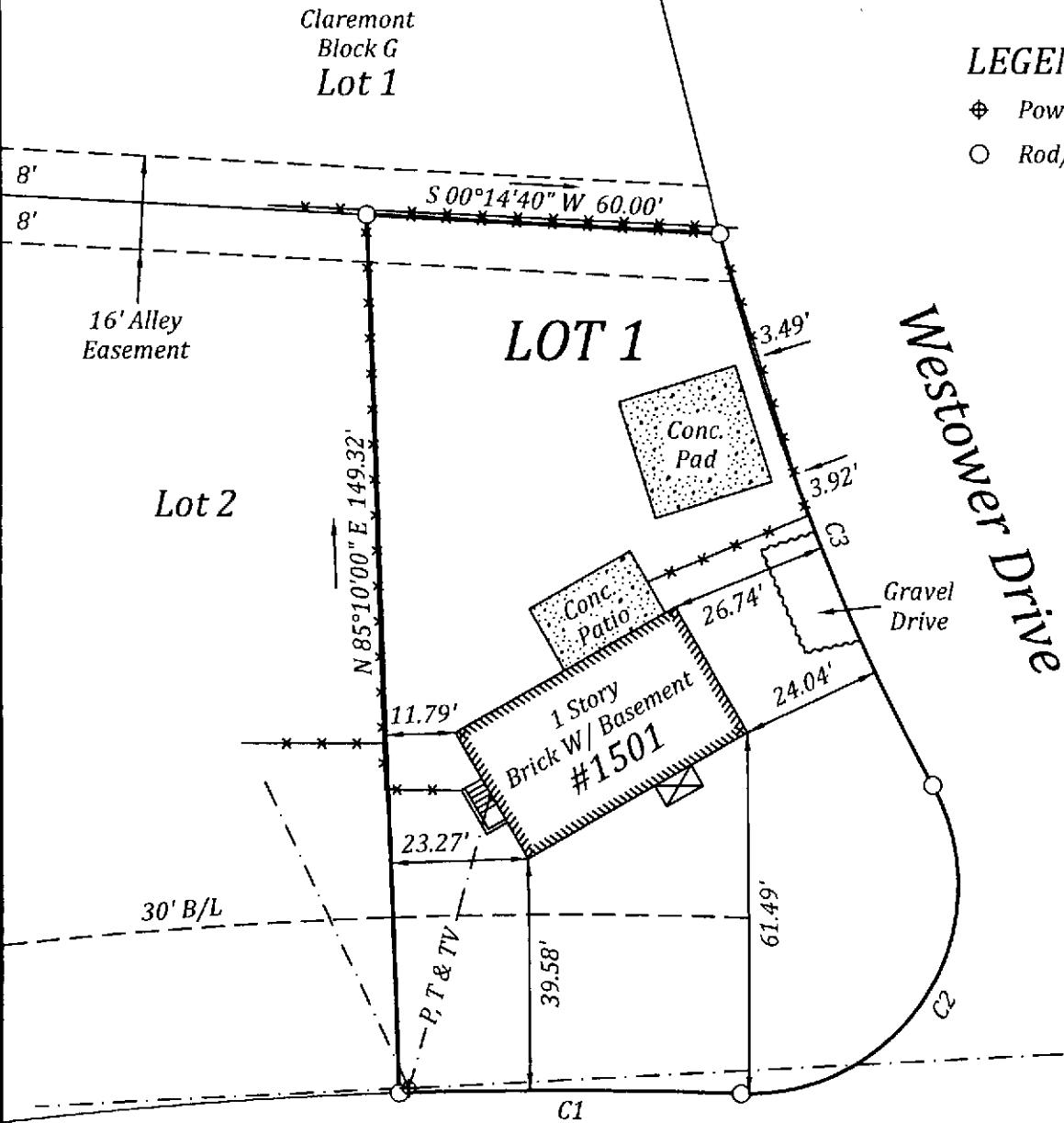


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	828.31'	58.07'	58.06'	S 02°49'30" E	4°01'01"
C2	35.62'	74.81'	61.80'	N 60°58'54" W	120°19'50"
C3	396.00'	100.47'	100.20'	S 66°07'17" W	14°32'12"



LEGEND

- ⊕ Power Pole
- Rod/F



WHITLONE DRIVE

SURVEY OF
LOT 1 BLOCK E
APRIL ACRES
RICHMOND, VIRGINIA

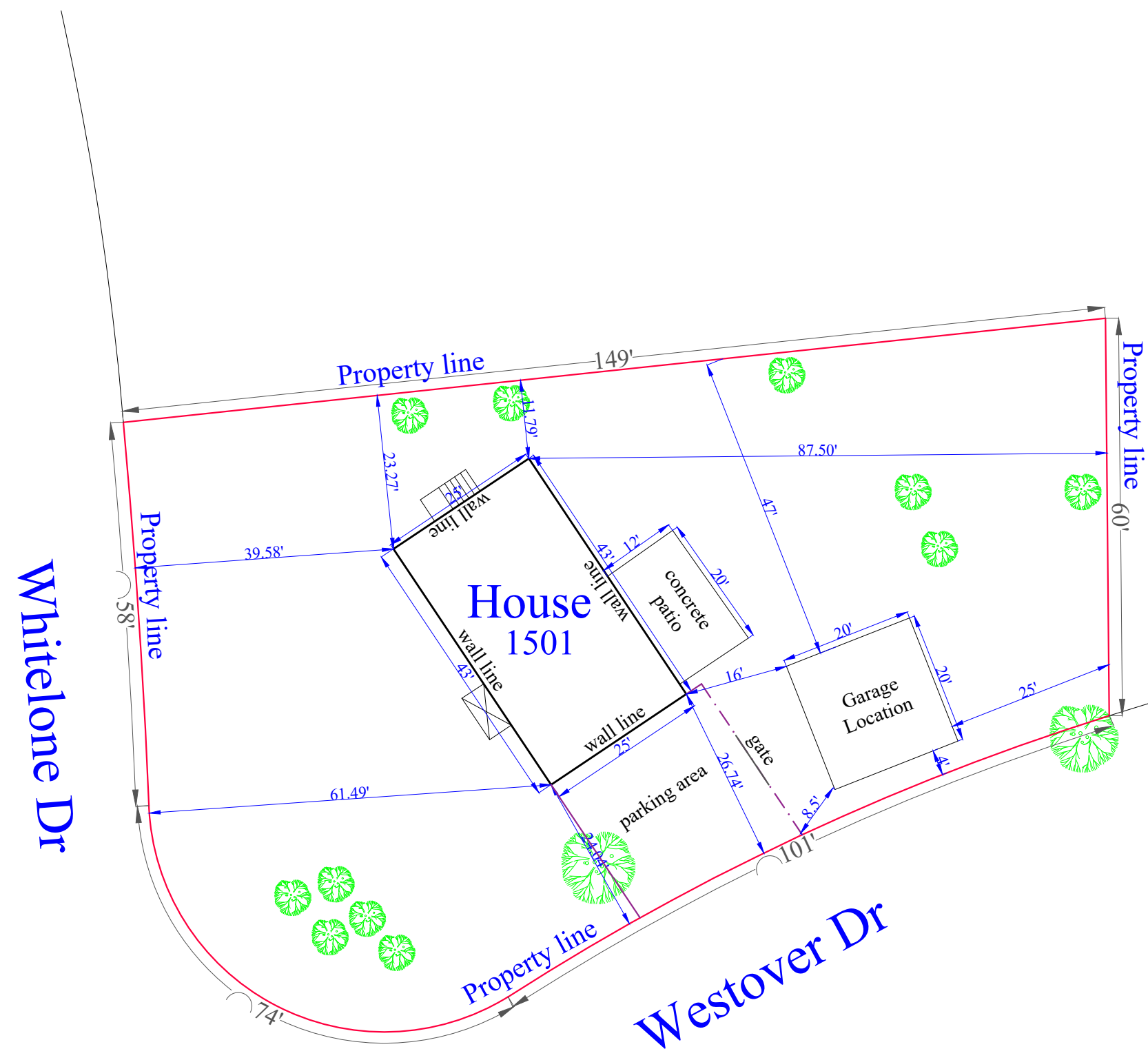
JN 52626

A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

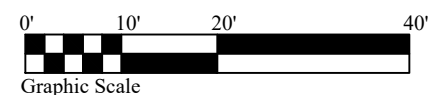
Scale 1"=30' Date 02/05/24 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
LACI COMBS & DANNON FEATHERSTON



Parcel No. (APN) C-005-0403-002
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 12,105 SF (0.28 ACRES)

ADDRESS: 1501 Whitlone Dr
Richmond, Virginia 23225
Scale: 1"=20'



THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

ACCESSORY BUILDING
20' X 20' = 400 SQ FT

DRAWING INDEX
S1 - PROJECT NOTES, ELEVATIONS
S2 - PLANS, SHEAR WALL SCHEDULE
S3 - SECTIONS, DETAILS

PROJECT NOTES

1. DESIGN REQUIREMENTS
GOVERNING CODES: 2021 IRC
OCCUPANCY GROUP: GROUP U
CONSTRUCTION TYPE: V-B
RISK CATEGORY: II
2. DESIGN SCHEDULE
A. BUILDING SIZE
WIDTH: 20'-0"
LENGTH: 20'-0"
SIDE WALL HEIGHT: 8'-1 1/8"
TOTAL HEIGHT: 12'-2 3/8"
B. ROOF PITCH: 4/12
C. BUILDING LOADS
GROUND SNOW LOAD, P_g: 20 PSF
C_s: 1.00
C_e: 1.20
I_s: 1.00
C_g: 1
ROOF SNOW LOAD, P_s: 17 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
D. DESIGN WIND
BASIC WIND SPEED, V: 115 MPH
WIND EXPOSURE: C
E. SEISMIC DESIGN CATEGORY: B
F. SITE CLASS: D
3. ROOFING SCHEDULE
A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, 24/16 RATED MIN., UNBLOCKED DIAPHRAGM. STAGGER LAYOUT PER APA CONDITION 1.
B. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
C. LIFETIME DIMENSIONAL ASPHALT SHINGLES (U.N.O.).
D. GAF FELTBUSTER.
E. TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
F. TRUSSES SHALL BE SPACED @ 24" O.C.
G. SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
H. TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION "GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI)
I. TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
J. THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
K. TRUSS MANUFACTURER: TUFF SHED, INC.
4. WOOD FRAMING
A. ALL HEADERS ARE SPF #2 (U.N.O.).
B. ALL WALL FRAMING MEMBERS SHALL BE SPF STUD GRADE OR BETTER.
C. STUDS SHALL BE SPACED @ 16" O.C.
D. FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE
E. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
F. SHEAR WALL MATERIAL AND NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
G. LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E-2600 F_b WITH THE FOLLOWING MIN. DESIGN VALUES: F_b = 2600 PSI, F_v = 1555 PSI, F_e = 285 PSI, F_{ch} = 2510 PSI, F_{cl} = 750 PSI, E = 2.0 x 10⁶ PSI, SG= 0.50
5. SOIL
A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 18" DEEP. VALUES ARE PER TABLE R401.4.1.
B. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
C. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS OR UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
6. PERMIT
A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES. SECTION R105.
B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE
7. GENERAL NOTES
A. INSTALLATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
D. GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
8. MATERIAL EVALUATION REPORT IDENTIFICATION
A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
B. SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
C. HARDIE PANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
D. HARDIE PLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2290.
E. LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
F. ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.
G. FELTBUSTER ROOFING UNDERLAYMENT BY GAF PER ICC-ES REPORT #ESR-2808.
H. HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
I. SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.

PRELIMINARY -
NOT FOR
CONSTRUCTION

STRUCTURAL DRAWINGS BY:

TUFF SHED

IN HOUSE DRAFTING

DEPARTMENT

1777 S. HARRISON STREET

DENVER, COLORADO 80210

(303) 753-TUFF

SO #. 2046359 EP #. 20033

Customer: DANNON

FEATHERSTON

Description:

ACCESSORY BUILDING

20' X 20' = 400 SQ FT

Site Address:

1501 WHITELINE DR

RICHMOND VA 23225

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TUFF SHED

Storage Buildings & Garages

TUFF SHED, INC.

1777 S. HARRISON STREET

DENVER, CO 80210

804-822-7005

804-822-7005

Drawn By: AMX

Date: 3-19-24

Checked By:

Date:

Revised:

Revised:

Title:

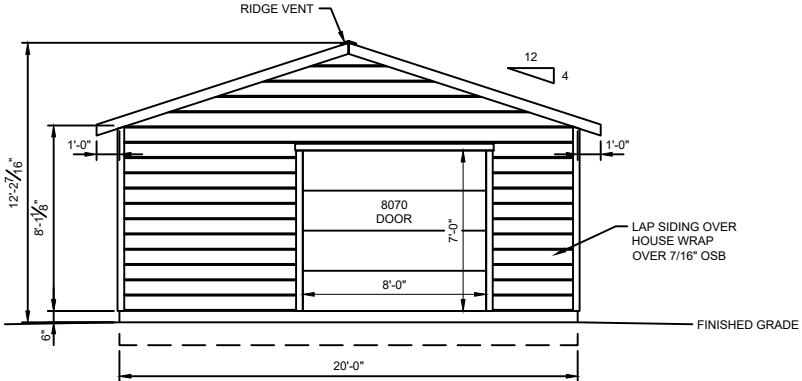
PROJECT NOTES
ELEVATIONS

Scale: 1/4" = 1'-0"

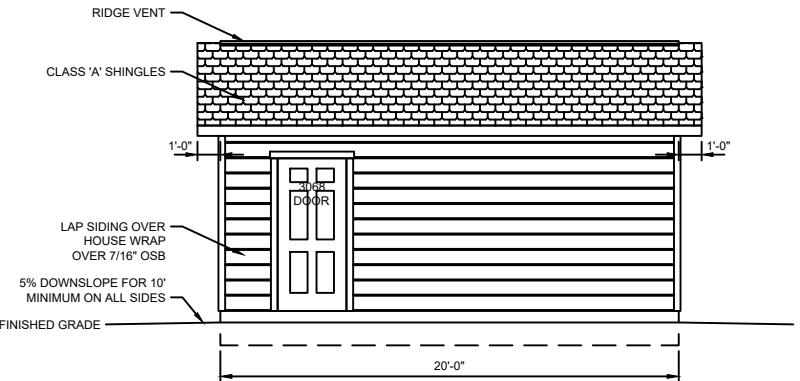
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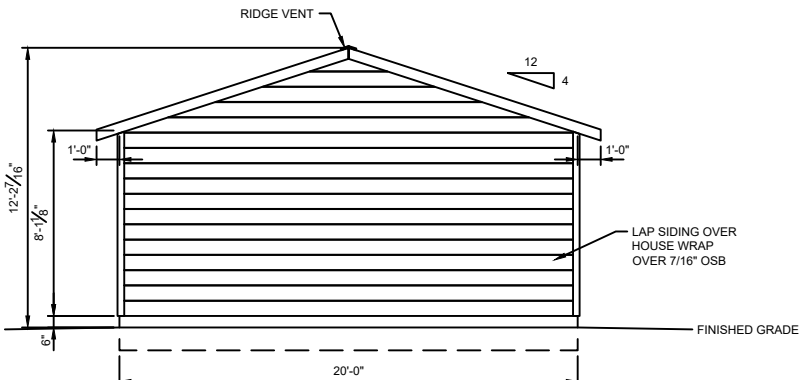
Sheet 1 of 3



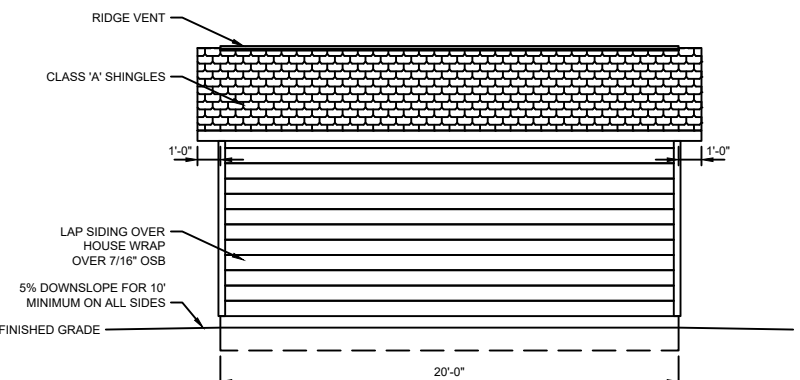
WALL A ELEVATION



WALL B ELEVATION



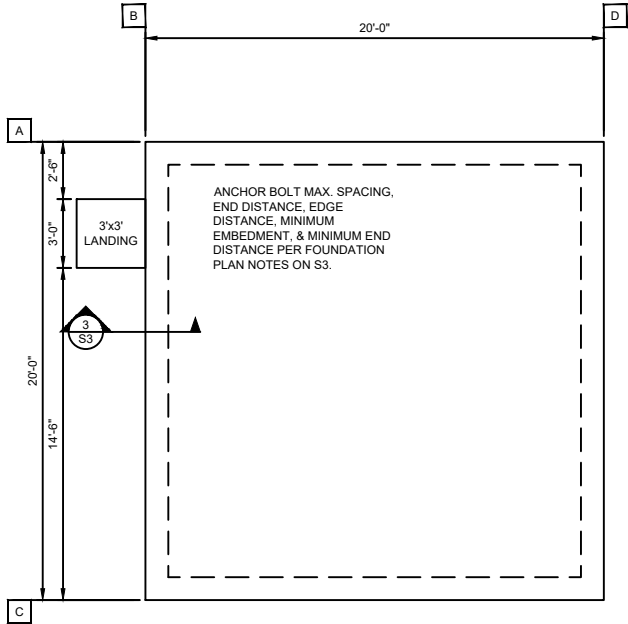
WALL C ELEVATION



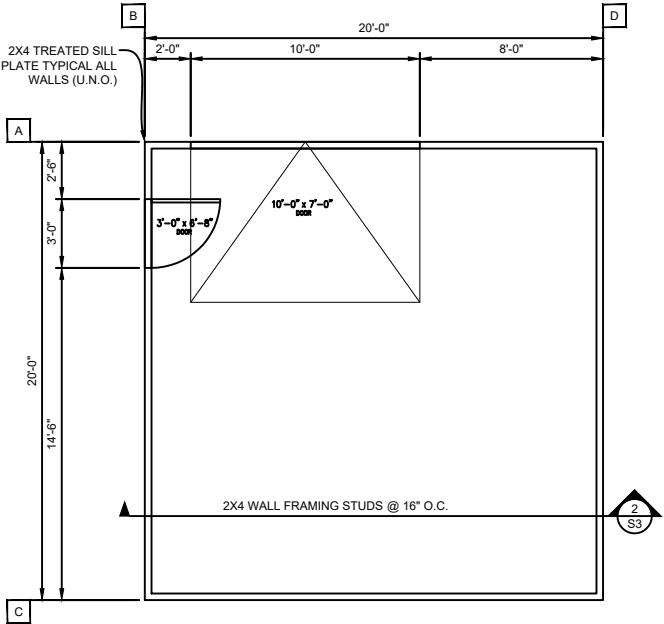
WALL D ELEVATION

NAILING SCHEDULE	SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
CHORD SPLICE NAILING: (8) 16d NAILS EACH SIDE OF SPLICE. TRUSS BLOCKING: (4) 16d (TOENAILD)	A	2X4 FRAMING. SHEATHE EXTERIOR WITH 7/16" OSB FOR LAP SIDING. 20'-0" LONG TOTAL. 8' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED.	X	164
FRAMING NAILING: STUD TO TOP PLATE, (2) 16d END NAIL STUD TO SILL PLATE, (2) 16d END NAIL OR (4) 8d TOENAIL DOUBLE HEADER 16d @ 16" OC ALONG EACH EDGE HEADER TO KING STUD (4) 8d TOENAIL OR (4) 16d END NAIL DOUBLE TOP PLATES, 16d @ 16" FACE NAIL				
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2021 IRC TABLE R602.3(1).				
UPLIFT TRANSFER: PROVIDE SIMPSON H2.5A AT EACH END OF TRUSSES.	C	2X4 FRAMING. SHEATHE EXTERIOR WITH 7/16" OSB FOR LAP SIDING. 20'-0" LONG TOTAL. 20' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED.	X	164
PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.				
UNBLOCKED ROOF DIAPHRAGM ROOF SHEATHING NAILING: BORDER: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC				
END WALL SHEAR TRANSFER: SHEATHING AT END WALL LAPS TOP PLATE OF WALL BELOW. PROVIDE EDGE NAILING. REFERENCE END WALL ASSEMBLY /S3, OR BALLOON FRAME END WALLS.	D	2X4 FRAMING. SHEATHE EXTERIOR WITH 7/16" OSB FOR LAP SIDING. 20'-0" LONG TOTAL. 20' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED.	X	150
SIDING TESTED TO MEET THE REQUIREMENTS OF SECTION R703.1.1, EXCEPTION 2 OF THE 2021 IRC. REFER TO INTERTEK LETTER REPORT NO. 104417961MID-001R1.				

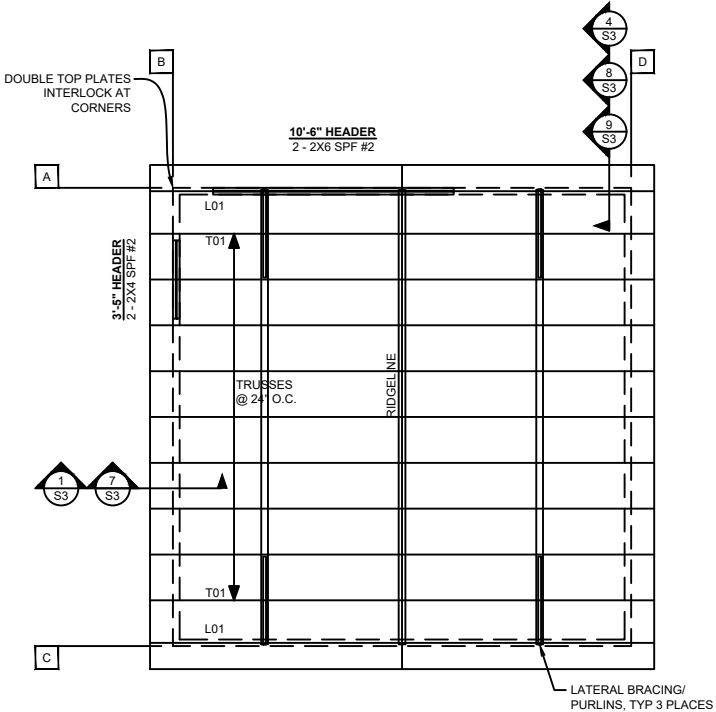
WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFER TO ANSI/AWC SDPWS.



FOUNDATION PLAN



FLOOR PLAN



ROOF FRAMING PLAN

FASTENER EQUIVALENCY	
SIMPSON	USP
H2.5A	RT7A
SSTB16-SSTB36	STB16-STB36
HDU2-HDU5	PHD2A-PHD5A
HDU8	PHD8
LUS24-LUS210	JUS24-JUS210
LS30/LS50	MP3/MP5
LSTA9-LSTA24	LSTA9-LSTA24
A24	TDL5
H1	RT15
H3	RT3A
H6	LFTA6
H8	LTW12
H10	RT16A
PA51/PA68	TA51/TA71
ABA44/ABA66	PA44E/PA66E
BC4/BC6	C44/C66
A311	TDL10
HST2	KHST2
SDS1/4X3 SCREW	WS3
A34	MP34
A35	MPA1
CS18/CS22	RE200/RS300
HTT4/HTT5	HTT16/HTT22
CMSTC16	CMSTC16

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STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAFTING
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1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

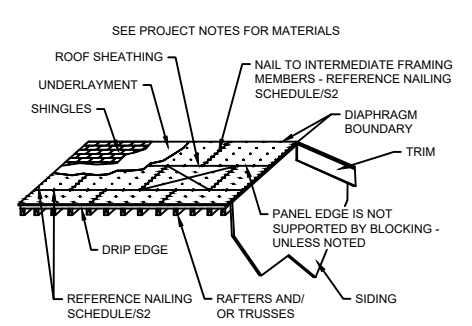
SO #. 2046359 EP #. 20033
Customer: DANNON
FEATHERSTON
Description:
ACCESSORY BUILDING
20' X 20' = 400 SQ FT
Site Address:
1501 WHITELONE DR
RICHMOND VA 23225

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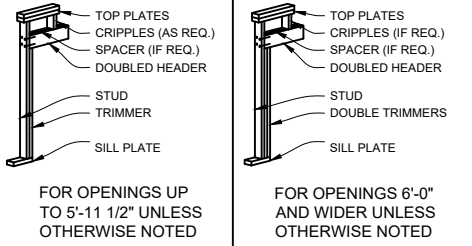
TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
RICHMOND VA 23225
804-822-7005

Drawn By: AMX
Date: 3-19-24
Checked By:
Date:
Revised:
Revised:
Title:
PLANS
SHEAR WALL SCHED
NAILING SCHEDULE
Scale: 1/4" = 1'-0"
Sheet:

S2
Sheet 2 of 3

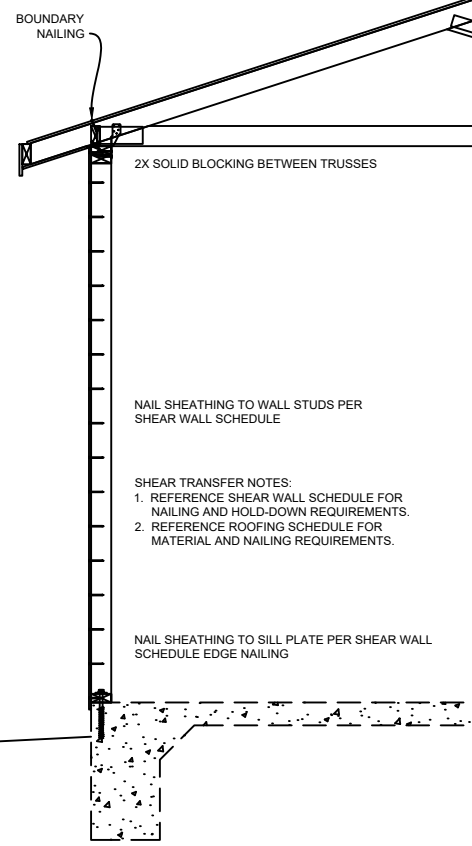


6 ROOFING SHEATHING NAILING DTL

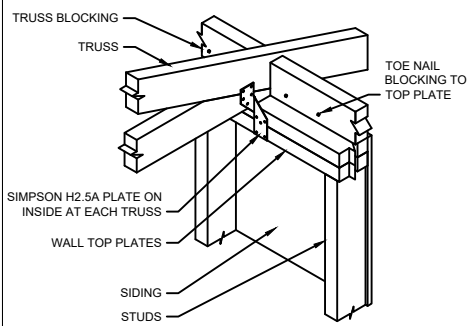


NAILING:
HEADER TO STUD - (4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER - 16d @ 16" STAGGERED FACE NAIL
REFERENCE TABLE R602.3(1)

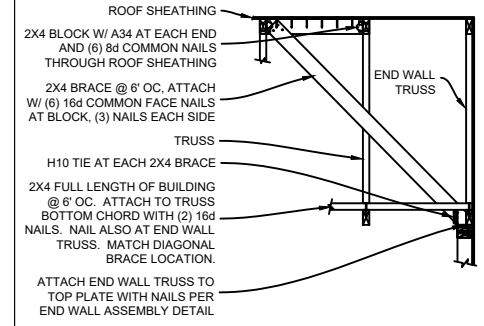
5 HEADER DETAIL
NOT TO SCALE



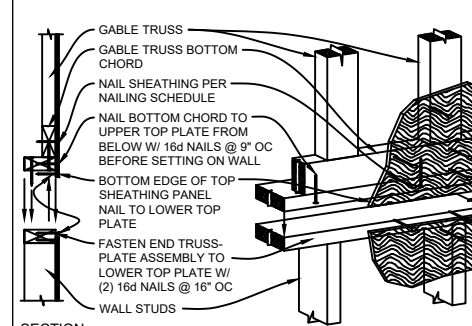
1 SHEAR TRANSFER DETAIL
3/4" = 1'-0"



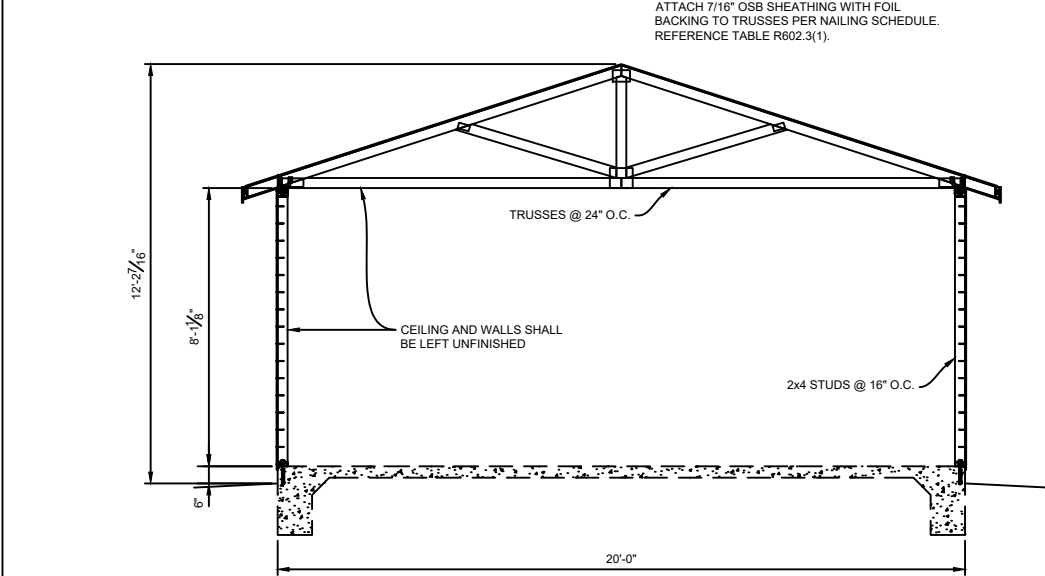
7 H2.5A RANCH TRUSS ATTACHMENT DETAIL WITH BOTTOM CHORD



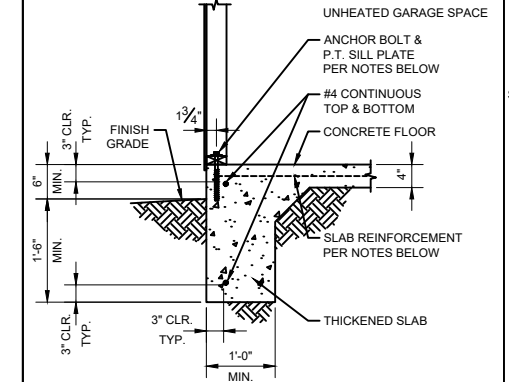
8 LATERAL BRACING/PURLIN DETAIL
NOT TO SCALE



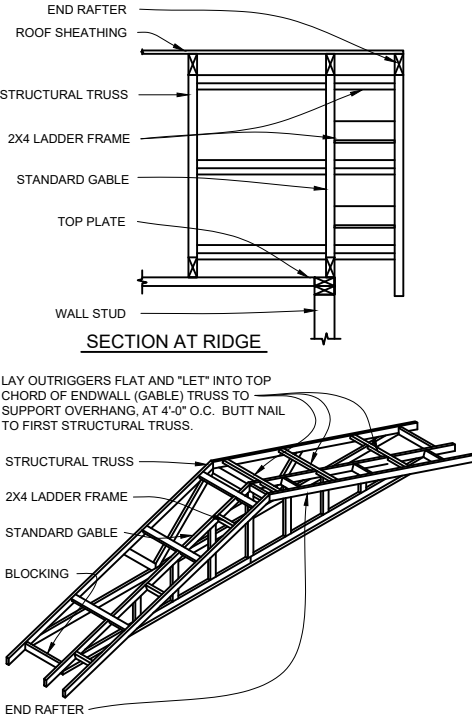
9 END WALL ASSEMBLY DETAIL



2 BUILDING SECTION
3/8" = 1'-0"



3 FOUNDATION DETAIL
3/4" = 1'-0"



4 CANTILEVERED LADDER FRAME OVERHANG DETAIL

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Storage Buildings & Garages
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RICHMOND, VA 23223
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STORE 650

Drawn By: AMX
Date: 3-19-24
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Date:
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Revised:
Title:

SECTIONS
DETAILS

Scale: NONE
Sheet:

S3
Sheet 3 of 3