



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

September 6, 2019

Elliot and Kristine Becker  
4401 Stuart Avenue  
Richmond, VA 23221

RA Praught  
9524 Downing Street  
Richmond, Virginia 23238

To Whom It May Concern:

RE: **BZA 45-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, October 2, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct an addition and porch on the rear of an existing single-family detached dwelling at 4401 STUART AVENUE (Tax Parcel Number W019-0265/001), located in an R-5 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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

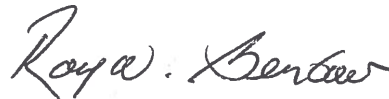
BZA 45-2019  
Page 2  
September 6, 2019

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. 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.

Please 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. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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,



Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
Fax: (804) 646-5789  
E-mail: Roy.Benbow@richmondgov.com

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.

Barger Brian Wesley Jr And Meghan  
Scott  
4403 Stuart Ave  
Richmond VA 23221

Bundy Peyton Carter  
4406 Stuart Ave  
Richmond VA 23221

Calvert George E Jr & Imogene Birdsong  
4321 Hanover Ave  
Richmond VA 23221

Crews John W  
4319 Stuart Ave  
Richmond VA 23221

Edwards John K And Karen C  
4405 Stuart Ave  
Richmond VA 23221

Farley James C Jr And Lynn L Co  
Trustees  
4404 Hanover Ave  
Richmond VA 23221

Foster John Clifford Iv & Carter  
Williams  
4412 Hanover Ave  
Richmond VA 23231

Galeski David S  
4402 Stuart Ave  
Richmond VA 23221

Huynh Christine Nhu  
4400 Stuart Ave  
Richmond VA 23221

Jeffries Gloria L  
4407 Stuart Ave  
Richmond VA 23221

Muzik Gregory P & Sandra H L  
4318 Hanover Ave  
Richmond VA 23226

Savage Richard E  
4408 Hanover Ave  
Richmond VA 23221

Slocum Amy C  
4316 Hanover Avenue  
Richmond VA 23221

Way Lawton B & Shelton W  
400 Woodlawn Ave  
Richmond VA 23221

**Property:** 4401 Stuart Ave **Parcel ID:** W0190265001**Parcel**

**Street Address:** 4401 Stuart Ave Richmond, VA 23221-  
**Owner:** BECKER ELLIOT F AND KRISTINE P  
**Mailing Address:** 4401 STUART AVENUE, RICHMOND, VA 23221  
**Subdivision Name :** COLONIAL PLACE  
**Parent Parcel ID:**  
**Assessment Area:** 114 - Thomas Jefferson  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$108,000  
**Improvement Value:** \$318,000  
**Total Value:** \$426,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 6412.5  
**Acreage:** 0.147  
**Property Description 1:** COLONIAL PLACE L1-2 B23 SB  
**Property Description 2:** 0047.50X0135.00 0000.000  
**State Plane Coords( ?):** X= 11773958.000021 Y= 3731039.120809  
**Latitude:** 37.56568538 , **Longitude:** -77.49579274

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 47  
**Rear Size:** 135  
**Parcel Square Feet:** 6412.5  
**Acreage:** 0.147  
**Property Description 1:** COLONIAL PLACE L1-2 B23 SB  
**Property Description 2:** 0047.50X0135.00 0000.000  
**Subdivision Name :** COLONIAL PLACE  
**State Plane Coords( ?):** X= 11773958.000021 Y= 3731039.120809  
**Latitude:** 37.56568538 , **Longitude:** -77.49579274

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

| Assessment Year | Land Value | Improvement Value | Total Value | Reason        |
|-----------------|------------|-------------------|-------------|---------------|
| 2020            | \$150,000  | \$326,000         | \$476,000   | Reassessment  |
| 2019            | \$108,000  | \$318,000         | \$426,000   | Reassessment  |
| 2018            | \$108,000  | \$305,000         | \$413,000   | Reassessment  |
| 2017            | \$90,000   | \$296,000         | \$386,000   | Reassessment  |
| 2016            | \$90,000   | \$287,000         | \$377,000   | Reassessment  |
| 2015            | \$85,000   | \$286,000         | \$371,000   | Reassessment  |
| 2014            | \$84,000   | \$314,000         | \$398,000   | Reassessment  |
| 2013            | \$84,000   | \$314,000         | \$398,000   | Reassessment  |
| 2012            | \$84,000   | \$291,000         | \$375,000   | Reassessment  |
| 2011            | \$84,000   | \$313,000         | \$397,000   | CarryOver     |
| 2010            | \$84,000   | \$313,000         | \$397,000   | Reassessment  |
| 2009            | \$84,000   | \$313,300         | \$397,300   | Reassessment  |
| 2008            | \$84,000   | \$313,300         | \$397,300   | Reassessment  |
| 2007            | \$84,000   | \$316,000         | \$400,000   | Reassessment  |
| 2006            | \$59,500   | \$287,400         | \$346,900   | Reassessment  |
| 2005            | \$59,500   | \$247,800         | \$307,300   | Reassessment  |
| 2004            | \$54,100   | \$225,300         | \$279,400   | Reassessment  |
| 2003            | \$50,600   | \$210,600         | \$261,200   | Reassessment  |
| 2002            | \$45,200   | \$188,000         | \$233,200   | Reassessment  |
| 2001            | \$42,600   | \$177,400         | \$220,000   | Reassessment  |
| 2000            | \$33,000   | \$137,500         | \$170,500   | Reassessment  |
| 1998            | \$33,000   | \$125,000         | \$158,000   | Not Available |

**Transfers**

| Transfer Date | Consideration Amount | Grantor Name                  | Deed Reference | Verified Market Sale Description            |
|---------------|----------------------|-------------------------------|----------------|---------------------------------------------|
| 06/14/2019    | \$556,000            | KELLEY MICHAEL C AND BRITTA M | ID2019-11772   | 1 - VALID SALE-Valid, Use in Ratio Analysis |
| 08/26/2011    | \$410,000            | HILL EDWARD L & ERIN K        | ID2011-14784   | 1 - VALID SALE-Valid, Use in Ratio Analysis |
| 08/05/2004    | \$290,000            | BRABSON L THERESA             | ID2004-26417   |                                             |
| 05/15/1989    | \$43,000             | Not Available                 | 00201-1888     |                                             |
| 11/05/1982    | \$54,000             | Not Available                 | 000803-00936   |                                             |

**Planning**

**Master Plan Future Land Use:** SF-LD  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** Far West  
**Traffic Zone:** 1116  
**City Neighborhood Code:** COLP  
**City Neighborhood Name:** Colonial Place  
**Civic Code:**  
**Civic Association Name:** Grove Crest Colonial Place Civic Association  
**Subdivision Name:** COLONIAL PLACE  
**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        | 3015  | 0502003     | 050200 |
| 1990        | 310   | 0502003     | 050200 |

**Schools**

**Elementary School:** Mary Munford  
**Middle School:** Hill  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 311  
**Fire District:** 18  
**Dispatch Zone:** 060B

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Monday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 1  
**Voter Precinct:** 105  
**State House District:** 68  
**State Senate District:** 9  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1925  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 9  
**Number Of Bed Rooms:** 4  
**Number Of Full Baths:** 2  
**Number Of Half Baths:** 1  
**Condition:** good for age  
**Foundation Type:** Full Bsmt  
**1st Predominant Exterior:** Alum/Vinyl  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Hip  
**Roof Material:** Slate or tile  
**Interior Wall:** Plaster  
**Floor Finish:** Hardwood-std oak  
**Heating Type:** Hot water or steam  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items) :** Residential Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 1958 Sqft  
**Attic:** 896 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 896 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 324 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 341 Sqft  
**Deck:** 144 Sqft

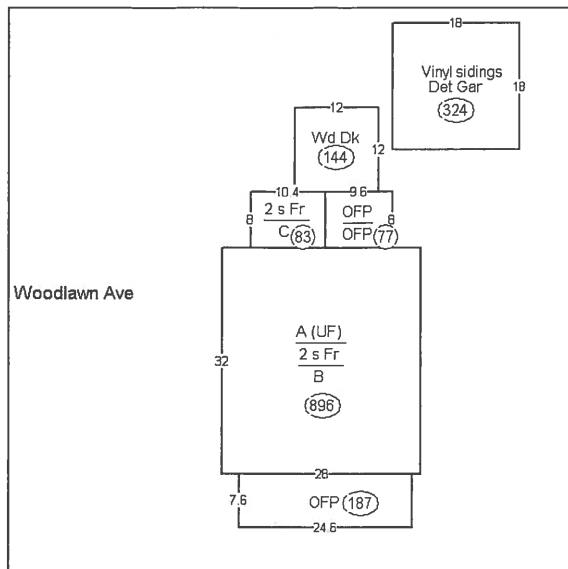
**Property Images**

Name:W0190265001 Desc:R01

[Click here for Larger Image](#)

## Sketch Images

Name:W0190265001 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

**PROPERTY****TO BE COMPLETED BY THE APPLICANT**

OWNER: Elliot and Kristine Becker PHONE: (Home) ( ) (Mobile) (804) 543-9940  
ADDRESS 4401 Stuart Avenue FAX: ( ) (Work) ( )  
Richmond, VA 23221 E-mail Address: elliott.becker@mckesson.com

**PROPERTY OWNER'S**

REPRESENTATIVE: RA Praught PHONE: (Home) ( ) (Mobile) (804) 370-9435  
(Name/Address) 9524 Downing Street FAX: ( ) (Work) ( )  
Richmond, VA 23239 E-mail Address: rap@rapraught.com

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**PROPERTY ADDRESS (ES) 4401 Stuart AvenueTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1) & 30-630.1(a)(1)APPLICATION REQUIRED FOR: A building permit to construct an addition and porch on the rear of an existing single-family detached dwelling.TAX PARCEL NUMBER(S): W019-0265/001 ZONING DISTRICT: R-5 (Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The front yard (setback) requirement is not met. A front yard of twenty-five feet (25') is required along Woodlawn Avenue; 16.9 feet ± is proposed. A nonconforming front yard of 16.3 feet exists for the dwelling and 16.9 feet ± is proposed for the addition.

DATE REQUEST DISAPPROVED: August 15, 2019FEE WAIVER: YES ☐ NO: ☒DATE FILED: August 16, 2019 TIME FILED: 2:14 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-059575-2019AS 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: Elliot Becker DATE: 8/27/19**\*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\***CASE NUMBER: BZA 45-2019 HEARING DATE: October 2, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 45-2019  
150' Buffer

APPLICANT(S): Elliot and Kristine Becker

PREMISES: 4401 Stuart Avenue

(Tax Parcel Number W019-0265/001)

SUBJECT: A building permit to construct an addition and porch  
on the rear of an existing single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(1) &  
30-630.1(a)(1) 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

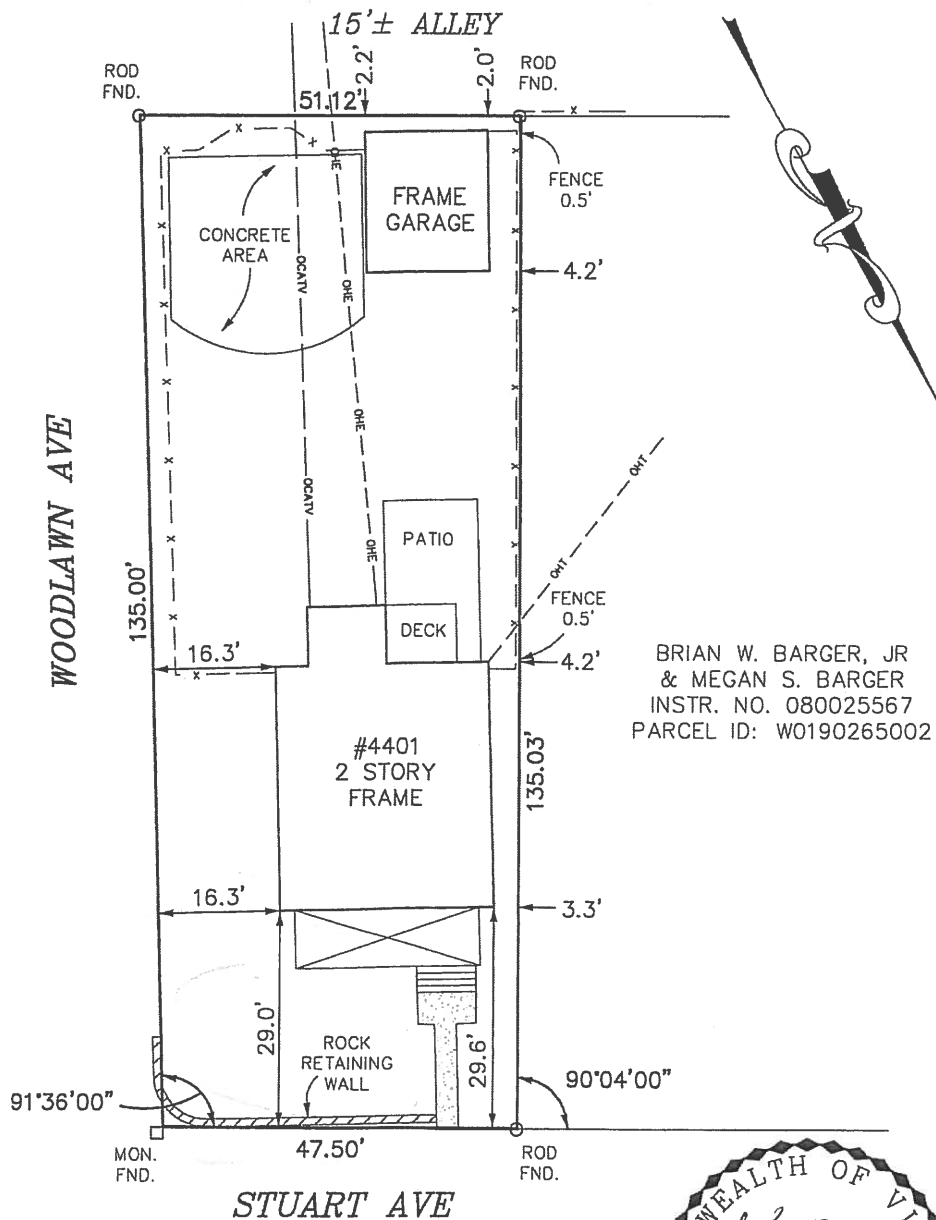
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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 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 (646-6340/6701). 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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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: Racquel A. Smith

8-21-19

(Revised: 4/28/16)

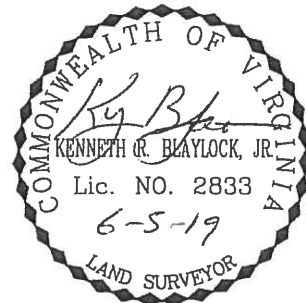


BRIAN W. BARGER, JR  
& MEGAN S. BARGER  
INSTR. NO. 080025567  
PARCEL ID: W0190265002

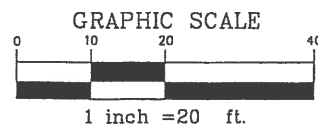
#### NOTES:

- 1.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN ZONE "X" OF THE FIRM DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 5101290028D, DATED APRIL 2, 2009.
- 2.) THIS IS TO CERTIFY THAT ON 6/5/19 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.
- 3.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: MAY 15, 2019 COMMITMENT NO Z19-0901D

PARCEL ID: W0190265001



PLAT SHOWING A PHYSICAL SURVEY OF  
LOTS 1 AND 2, BLOCK 23  
SECTION B  
COLONIAL PLACE  
CITY OF RICHMOND, VIRGINIA



JENNING STEPHENSON, P.C.



LAND SURVEYORS  
& PLANNERS



10160 STAPLES MILL ROAD  
GLEN ALLEN, VA 23060  
PHONE (804) 545-6235  
FAX (804) 545-6239

DATE: JUNE 5, 2019

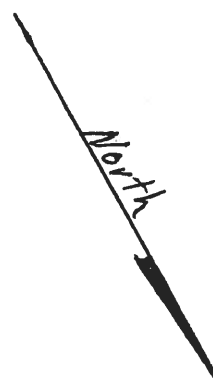
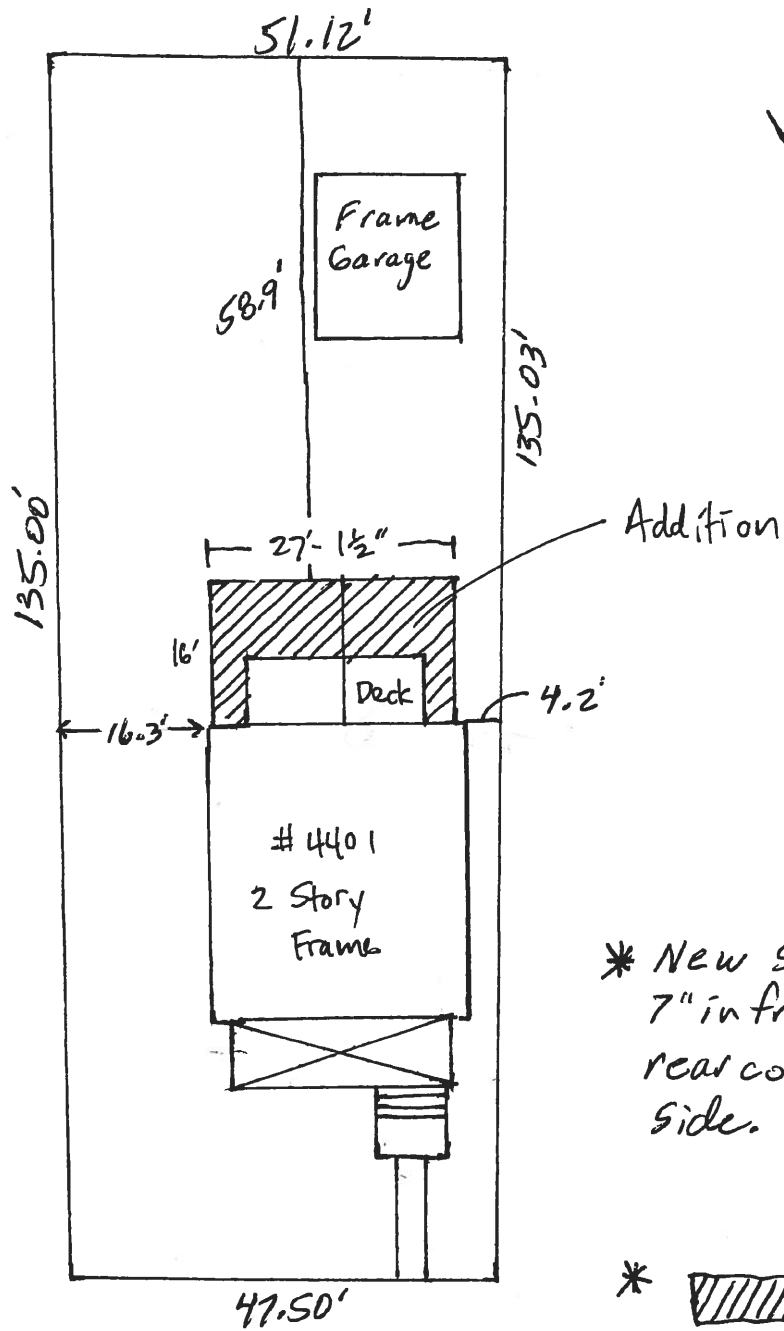
SCALE: 1" = 20'

J.N.: 19-589

DRAWN BY: KRB

CHECK BY: KRB

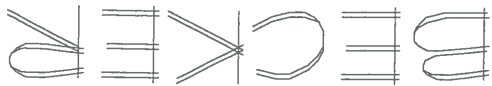
Woodlawn Ave



\* New structure is 7" in from outside rear corner on each side.

\*  Shaded area is to be added.

4401 Stuart Ave.



**PR**  
**PRAUGHT**  
9524 DOWNING STREET  
RICHMOND, VIRGINIA 23233  
PHONE: 804.441.9243  
FAX: 804.270.1025  
JOB #:  
19-046A-7-23-19

**C. L. Shade Drafting**  
RESIDENTIAL DESIGN  
7703 Wood Road  
Henrico, Virginia  
P-804-405-4931  
23229-5942  
cshadedesign.com  
clshaded@cshtadefdesign.com  
© 2019

Lot = 1  
Blk = 23  
Sec = B  
COLONIAL

7.31.2019

4401 STUART  
AVENUE

## GENERAL NOTES

3. THE GENERAL CONTRACTOR AND EACH TRADE CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR THE COMPLIANCE OF THEIR PLANS WITH ALL REQUIREMENTS OF THE SPECIFICATIONS, BUILDING CODES IN FORCE AT THE TIME OF CONSTRUCTION, AND ALL APPLICABLE PERMITS, ORDINANCES, REQUIREMENTS, AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO BEGINNING WORK AND DURING CONSTRUCTION.

3. EACH GENERAL CONTRACTOR AND EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO THEIR OPERATION AND SHALL REPAIR OR REPLACE AS REQUIRED ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.

4. THE CONTRACTOR SHALL MAINTAIN SAFE WORKING CONDITIONS FOR ALL WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO THEIR OPERATION. ALL UTILITIES SHALL BE EXAMINED 4" WITHIN EACH TRENCH TAKEN DEEP TO THE BOTTOM OF THE TRENCH AND SHALL BE PROTECTED FOR ALL APPLICABLE TRENCH DEPTHS AND ALL OTHER APPLICABLE DEPTHS.

6. EACH TRADE CONTRACTOR SHALL VERIFY THEIR PROPOSED WORKING LAYOUTS AND ALL PROCEEDINGS WITH WORK SHALL BE APPROVED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THEIR WORK.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE DESIGN OF THE ATE, HVAC, PLUMBING, AND ELECTRICAL TRADE CONTRACTORS. ANY PLUMBING, HVAC, OR ELECTRICAL DIAGRAMS INCLUDED IN THIS PLAN ARE ONLY CONSIDERED AS A GUIDE TO PLACEMENT, NOT NECESSARILY THE FINAL PLACEMENT.

SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM OR SLEEPING SPACE AND IN ADJACENT ENTRY SPACE AND ON EACH LEVEL OF THE DWELLING.

CEILING

SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSI.  
FOOTINGS PLACED ON CLEAN UNCOMPRESSED SOIL. COHESIVE  
SOILS, VERIFIED BY AND NEIGHBORING ENGINEERS FIRST CLASS  
DOES NOT ALLOW FOR VARIATION IN BEARING UNLESS OTHERWISE  
NOTED

CONCRETE  
CONCRETE TO BE PRODUCT COMPRESSION STRENGTH PER INC  
#49497

[illegible]

IN AREAS WHERE COLUMNS OR POSTS ARE SLOTTED ON FOUNDATION PLAYS THE CHU CELLS SHALL BE FILLED BOL-10.

3. BRICK COLUMNS SUPPORTING RAISED DECKS AND PORCHES SHALL BE FILLED SOLID INCH FOOTING TO CAP

4. ALL BELLS IN CONTACT WITH MASONRY TO BE FRESHLY PLACED (REF. MATERIAL PARTIES IN CONTACT WITH PT. MATERIAL TO BE HOT CURED OR VARIOUS COMPOUNDS TO AVOID CRACKS EXCEPT FOUNDATION BELLS GREATER THAN 17" DIA

5. 6000 PIPERS ARE DESIGNED AS SOUTHERN YELLOW PINE (SYP) MATERIAL, UNLESS NOTED OTHERWISE (UNCL. FLOOR JOISTS

[illegible]

c. OVERHEAD DOOR LEADERS (OCLD) ARE NOT USED FOR CONTAINED SPAN ARCHES AT ALL DOORS.

NORMAL ROOF LIVE LOAD, 20 PSF / 13 PSF DEAD LOAD  
 ROOFED BUT NOT FLOOR, 20 PSF DEAD LOAD, 40 PSF  
 ATTIC FLOOR AREAS  
 20 PSF DEAD LOAD, 40 PSF  
 BELOW FLOOR AREAS  
 20 PSF FOR CLEAR HEIGHT  
 GREATER THAN 4'  
 10 PSF FOR CLEAR HEIGHT  
 LESS THAN 4'

RAFTERS NEEDED TO ROOF THEMSELVES (MEDICAL H.P. VARIETY)  
 TO BEAN ARE REQUIRED TO BE MECHANICALLY FASTENED  
 WITH NAILS BETWEEN AS ON EXAM.

WHERE APPLICABLE TEMPORARY TRUSS BRACING, 1.0 PSF THIS

THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS AGENT SHALL FOLLOW RECOMMENDATIONS OF THE FRAME PANEL MANUFACTURER. THE FRAME PANEL MANUFACTURER SHALL BE THE AUTHORITY FOR THE FRAME PANELS. A GUIDE TO GOOD PRACTICE FOR HANDLING AND INSTALLATION OF FRAME PANELS CAN BE OBTAINED FROM THE FRAME PANEL MANUFACTURER. A GUIDE TO GOOD PRACTICE FOR HANDLING AND INSTALLATION OF FRAME PANELS CAN BE OBTAINED FROM THE FRAME PANEL MANUFACTURER.

FOUR FLOORS WARE A FUTURE ROOF MAY BE CONSTRUCTED  
FIRST FLOOR WALLS TO BE FRAMED IN ACCORDANCE WITH IRC  
R-602.1 AND TABLE R-602.1.5 AND R-602.1

COLLOW MANUFACTURERS' RECOMMENDATIONS FOR VENTILATION EXHAUST COLUINS.

[illegible]

HOPIING MATERIAL DEAD LEADS BASED ON  
 CERTAINTY AS TO COMPOSITE SHAPE. 30 Shagell  
 CONTAINING PLASTIC RINGING SHAPE. 25 Shagell  
 CONCRETE TIE 13 Shagell  
 MATERIAL SELECTED AS SHOWN ON PLANS  
 EXISTING DETAILS 127 columns, shutters, decorative items, etc.  
 MATERIALS

ON DRILL PATTERNS ARE ILLUSTRATED ONLY. DRILL PATTERNS ARE DETERMINED BY THE MANUFACTURER OF THE UNION SPECIFIED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR AND TRADE CONTRACTOR WILL DETERMINE PANEL PLACEMENT AND MATERIALS FOR ALL EXTERIOR DETAILS AS WELL AS THE REQUIREMENTS FOR EXPOSURE OF SCHED MESEL AND OTHER MATERIALS THAT MAY BE FASTENED TO THE EXTERIOR CLADDING OR SUBSTRATE.

[illegible]

THE UNITED STATES GOVERNMENT  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
WATER RESOURCES DIVISION  
1615 NORTH 1ST AVENUE  
DENVER, COLORADO 80202  
TELEPHONE (303) 733-8000  
FAX (303) 733-8001  
WWW.BLM.GOV

NOTE: USE OF FELT PAPER MEETING ASTM D 4462 IS NOT RECOMMENDED. THE BUILDING PAPER ON FELT SHALL BE AFFIXED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 3".

WHERE VERTICAL JOINTS OCCUR THE FELT OR PAPER SHALL BE LAPPED NOT LESS THAN 6".

THEN INSTALLED GALVANIZED 25 LB. (OR HEAVIER) DIAPHRAGM SHALL BE EXPANDED METAL LATH ON AN 18 GAUGE WOVEN WIRE MESH

ATTACH THE LATH USING GALVANIZED NAILS OR STAPLES 3" ON CENTER, 16" ON THE END, AND 16" ON CENTER HORIZONTALLY. THE LATH SHOULD BE PLACED OVER THE PETAL LATH SUCH THAT THE PETAL LATH IS IN THE MIDDLE OF THE POINTING LATHS.

DO NOT SEAL PETAL LATH WITH A THICKER OF 1" ANGLE IRON. DO NOT SEAL THE OUTSIDE CORNERS. LEAVE 1/4" AIR GAP. LEAVE 1/4" AIR GAP BETWEEN THE PETAL LATH AND ALLOW TO DRY COMPLETELY.

1/2" x 4" x 8" INSIDE / DOORS

ALL EXTERIOR OPENINGS FROM BEDROOMS SHALL HAVE A

INSUFFICIENT CLEAR OPENING OF 8" LEAVES FEET BUT NOT MORE THAN 4" FROM PALMED FLOOR TO 1" LEAVES FEET AND HAVE INSUFFICIENT CLEAR OPENING HEIGHT OF 74" AND WITHIN 40" OF CONTRIBUTE TO VERY HEIGHT OF MINOR LAIL ABOVE GRADE OR DETERMINE THE NEED FOR GUARD RAIL OR OTHER MEASURES TO PREVENT FALLS FROM OPENING AT ENTRANCE.

ALL EXTERIOR OPENINGS SHALL BE PROTECTED FROM WATER INFLUX BY GENERALLY ACCEPTED BUILDING PRACTICES AND REQUIRED BY THE VARIOUS UBC.

Some plans are being provided without the benefit of external review by a third party. The client accepts responsibility for plans as clean and will notify designer of any deficiencies that may be encountered during plan review or construction. If the reviewer or contractor discovers missing or incomplete details or conflicting items of work, they are obliged to call attention to them.

These means to the attention of the designer. Failure to do so may result in the designer overlooking any culture for cost, learned due to these disturbances.

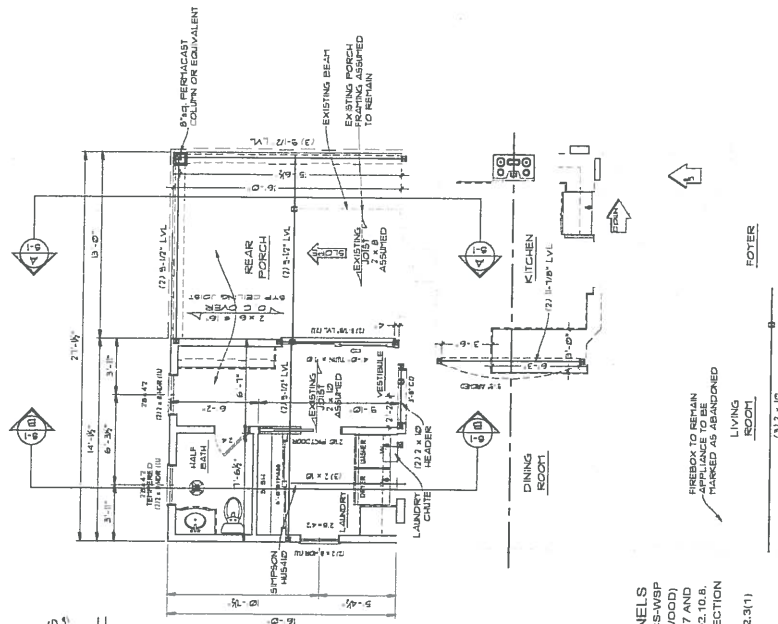


- WINDOW AND DOOR SIZING IS FOR REFERENCE ONLY  
- CONTRACTOR TO VERIFY ALL SIZES PRIOR TO REPLACEMENT.

EXISTING WALLS

REMOVED WALLS

NEW WALLS



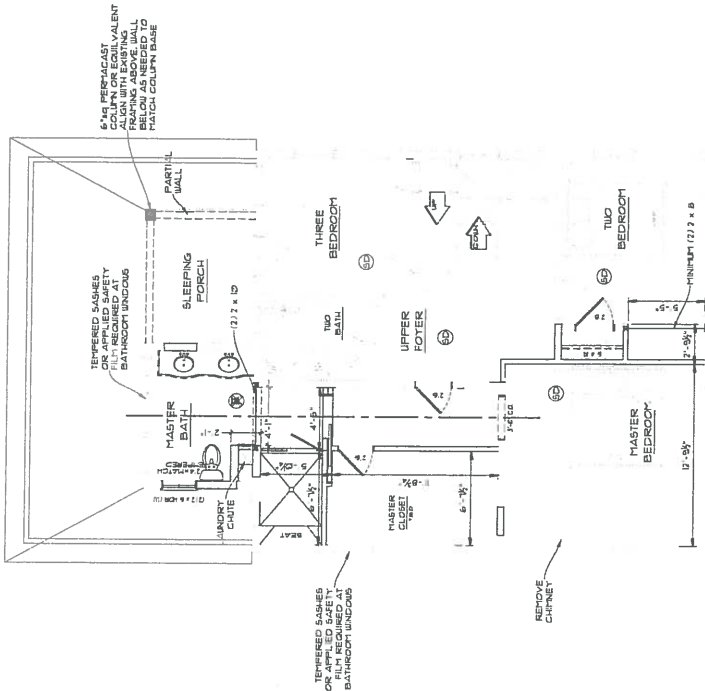
BRACED WALL PANELS  
IRC §R602.10.4 METHOD CSA/IBP  
(7/16\"/>

PLAN: 1st FLOOR

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

FLOOR CEILING AND RAFTERS TO BE 2\"/>

EXTERIOR HEADINGS IN BRG WALLS TO BE MIN. HEADINGS OVER 4\"/>



PLAN: 2nd FLOOR

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

LEGEND:

- ☒ DENOTES BLOCKING OR POST TO BEAT OR FOUNDATION
- WALLS NOTED OTHERWISE (INDICATED BY DIMENSIONS) ARE TO BE 2\"/>

BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION.

C. L. Shade Drafting  
RESIDENTIAL ARCHITECTURE  
7700 New Market Road  
Richmond, VA 23233  
301-304-0400

7.3.12.019

NARI  
NATIONAL ASSOCIATION OF  
RESIDENTIAL ARCHITECTS

Praught  
PRAUGHT  
9624 DOWNING STREET  
RICHMOND, VIRGINIA 23233  
PHONE: 804.441.9243  
FAX: 804.270.1025

Lot # 1  
Blk # 23  
Sec # B  
COLONIAL  
RICHMOND  
4401 STUART  
AVENUE  
JOB #  
19-046A-1-23-19

FIRST  
FLOOR PLAN

KRISTINE  
4 ELLIOT  
BECKER  
RESIDENCE

A-2  
SCALE: 1/4" = 1'-0"



C. L. Shade Drafting

RESIDENTIAL DESIGN

1100 Westwood Drive  
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www.cshadedrafting.com

7.31.2019



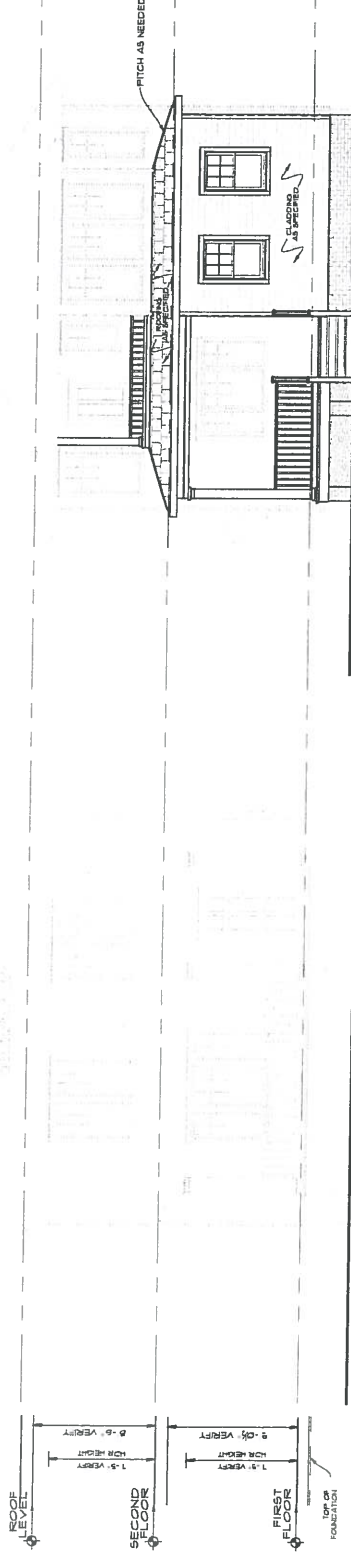
**Praught**  
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3532 DOBSON DRIVE  
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PHONE: 804.441.9243  
FAX: 804.270.1025

Lot = 1  
Blk = 23  
Sec = B  
COLONIAL  
PLACE  
RICHMOND  
4401 STUART  
AVENUE  
JOB #  
19-046A-1-23-19

FRONT / REAR  
ELEVATIONS

KRISTINE  
& ELLIOT  
BECKER  
RESIDENCE

A-4  
SCALE: 1/4" = 1'-0"

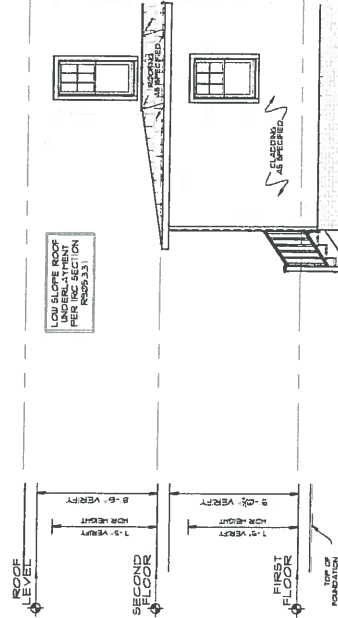


ELEVATION: REAR

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

ELEVATION: FRONT

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



ELEVATION: LEFT

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

BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION

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7.31.2019

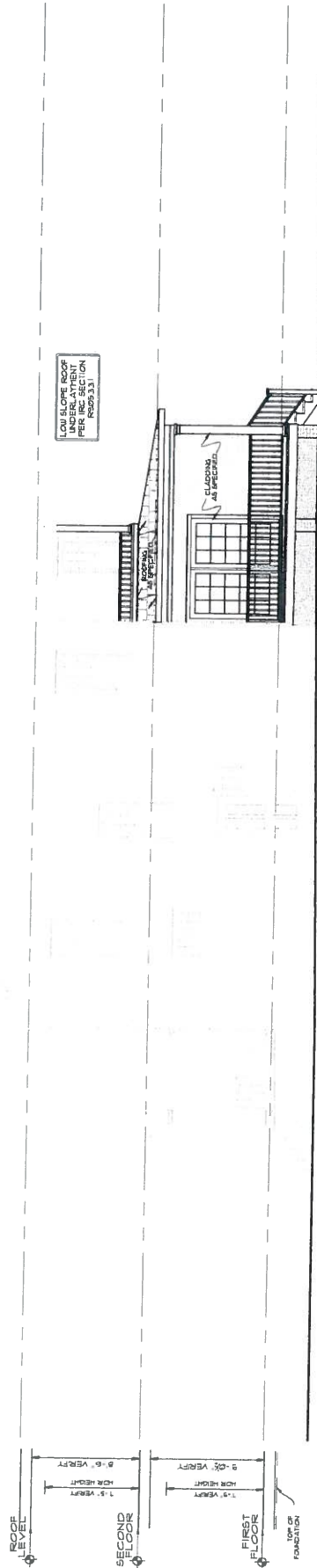
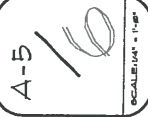


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PHONE: (804) 731-2019  
FAX: (804) 731-2019

Lot = 1  
Blk = 23  
Sec = B  
LOCAL  
RICHMOND  
4401 STUART  
AVENUE  
JOE #1  
19-046A-1-23-19

LEFT / RIGHT  
ELEVATIONS

KRISTINE  
& ELLIOT  
BECKER  
RESIDENCE



ELEVATION: RIGHT

Scale: 1/4\"/>

BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION

17" x 1'-0"



BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION.