



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

June 12, 2025

Prince Construction, Inc.
4506 Bell Road
Powhatan, VA 23139
Attn: David Prince

To Whom It May Concern:

RE: BZA 25-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 2, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permits to construct two new single-family (detached) dwellings at 2804 MIDLOTHIAN TURNPIKE (Tax Parcel Number S000-1123/015), located in an R-5 (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 **879 372 530#**. 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 2025 drop-down, click meeting details for July 2, 2025 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 25-2025
Page 2
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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.

A Solodar Properties Llc
6804 Patterson Ave Ste C
Richmond, VA 23226

Abri Terri W
108 Berkley St
Ashland, VA 23005

Al Hardanee Harith & Mahmood Hani &
Alkaisy Mohammed
1031 Carrington Pl
Charlottesville, VA 22901

B & D Arbor Llc
5601 Hull St
Richmond, VA 23224

Byrd Byrddie
Nma
Richmond, VA 23219

Elderhomes Corporaion T/a Project
Homes
88 Carnation St
Richmond, VA 23225

Feaster Nicholas
11533 Busy St #331
N Chesterfield, VA 23236

Kattan Amal El & Essam Hawash
2807 Midlothian Tpke
Richmond, VA 23224

Mason Ruby C Life Estate
2506 Trefoil Way
N Chesterfield, VA 23235

Saint James United Holy Church Of
America Tr
16 E 28th St
Richmond, VA 23224

Sandstone Relaty Llc
3025 Q Street
Richmond, VA 23223

Sc Hanes Ave Llc
3420 Pump Rd #148
Richmond, VA 23233

Schick Sarah Eleanor
2813 Midlothian Tpke
Richmond, VA 23224

Sullivan Laura Beth And Price Jameson
Lee
2718 Bainbridge St
Richmond, VA 23225

Tartakovsky Steven
Po Box 25989
Richmond, VA 23260

Thompson Emanuel
5902 Middlefield Ln
Chesterfield, VA 23832

Tusing Brandon Michael And Ellen
Christine
2802 Midlothian Tpke
Richmond, VA 23224

York Silas Elwood Jr And Smith Laverne B
5030 Brookbury Rd
Richmond, VA 23234

Property: 2804 Midlothian Tpke **Parcel ID:** S0001123015

Parcel

Street Address: 2804 Midlothian Tpke Richmond, VA 23224-
Owner: PRINCE CONSTRUCTION INC
Mailing Address: 4506 BELL RD, POWHATAN, VA 23139
Subdivision Name : SCHUTTES PLAN
Parent Parcel ID:
Assessment Area: 248 - Newtown South
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$67,000
Improvement Value:
Total Value: \$67,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 7200
Acreage: 0.1653
Property Description 1: SCHUTTES PLAN L9PT8; 0060.00X0120.00 0000.165 AC
State Plane Coords(?): X= 11784667.360916 Y= 3711859.021872
Latitude: 37.51259803 , **Longitude:** -77.45960649

Description

Land Type: Residential Lot A
Topology:
Front Size: 60
Rear Size: 120
Parcel Square Feet: 7200
Acreage: 0.1653
Property Description 1: SCHUTTES PLAN L9PT8; 0060.00X0120.00 0000.165 AC
Subdivision Name : SCHUTTES PLAN
State Plane Coords(?): X= 11784667.360916 Y= 3711859.021872
Latitude: 37.51259803 , **Longitude:** -77.45960649

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$67,000	\$0	\$67,000	Not Available
2024	\$58,000	\$0	\$58,000	Reassessment
2023	\$58,000	\$0	\$58,000	Reassessment
2022	\$45,000	\$0	\$45,000	Reassessment
2021	\$20,000	\$0	\$20,000	Reassessment
2020	\$20,000	\$0	\$20,000	Reassessment
2019	\$20,000	\$0	\$20,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$36,000	\$0	\$36,000	Reassessment
2012	\$36,000	\$0	\$36,000	Reassessment
2003	\$6,000	\$51,900	\$57,900	Reassessment
2002	\$5,900	\$51,400	\$57,300	Reassessment
2001	\$5,630	\$49,380	\$55,010	Reassessment
1998	\$4,500	\$39,500	\$44,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/14/2024	\$65,000	Not Available	ID2024-13007	
02/02/2023	\$0	Not Available	IW2023-68	
08/21/2013	\$5,000	Not Available	ID2013-19061	
06/26/2013	\$6,500	Not Available	ID2013-14106	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
07/16/2003	\$40,000	Not Available	ID2003-26146	
06/21/2002	\$0	Not Available	IW2002-527	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1181
City Neighborhood Code: SWNO
City Neighborhood Name: Swansboro
Civic Code:
Civic Association Name: Swansboro Neighborhood Association
Subdivision Name: SCHUTES PLAN
City Old and Historic District:
National historic District:
Neighborhoods in Bloom: Swansboro
Redevelopment Conservation Area: Swansboro

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	1008	0604001	060400
1990	111	0604001	060400

Schools

Elementary School: Swansboro
Middle School: River City
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 211
Fire District: 17
Dispatch Zone: 164B

Public Works Schedules

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

Government Districts

Council District: 5
Council District for 2025 (Current Election): 5
Voter Precinct: 510
State House District: 79
State Senate District: 14
Congressional District: 4

Property Images

Name:S0001123015 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name: Desc:

Image Not Available

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 OWNER: Prince Construction, Inc. **PHONE: (Home) () () (Mobile) (804) 310-0848**
ADDRESS 4506 Bells Road **FAX: () () (Work) () ()**
Powhatan, Virginia 23139 **E-mail Address: princeconstruction500@gmail.com**
Attn: David Prince

PROPERTY OWNER'S

REPRESENTATIVE: _____ **PHONE: (Home) () () (Mobile) () ()**
(Name/Address) _____ **FAX: () () (Work) () ()**
_____ **E-mail Address:** _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 2804 Midlothian Tpke

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

APPLICATION REQUIRED FOR: A lot split and building permits to construct two (2) new single-family detached dwellings.

TAX PARCEL NUMBER(S): E000-1104/032

ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,222.0 square feet and a lot width of sixty feet (60') currently exists; lot areas of 3,611.0 square feet and lot widths of thirty feet (30') are proposed.

DATE REQUEST DISAPPROVED: May 12, 2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: May 8, 2025 **TIME FILED:** 11:55 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-166581-2025

AS CERTIFIED BY: WCF (ZONING ADMINSTRATOR)

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) (2) **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:** 5-29-25

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

CASE NUMBER: BZA 25-2025 **HEARING DATE:** July 2, 2025 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 25-2025
150' Buffer

APPLICANT(S): Prince Construction, Inc.

PREMISES: 2804 Midlothian Turnpike
(Tax Parcel Number S000-1123/015)

SUBJECT: A lot split and building permits to construct two new single-family (detached) dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are 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 (804-646-6340/6701). 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 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.

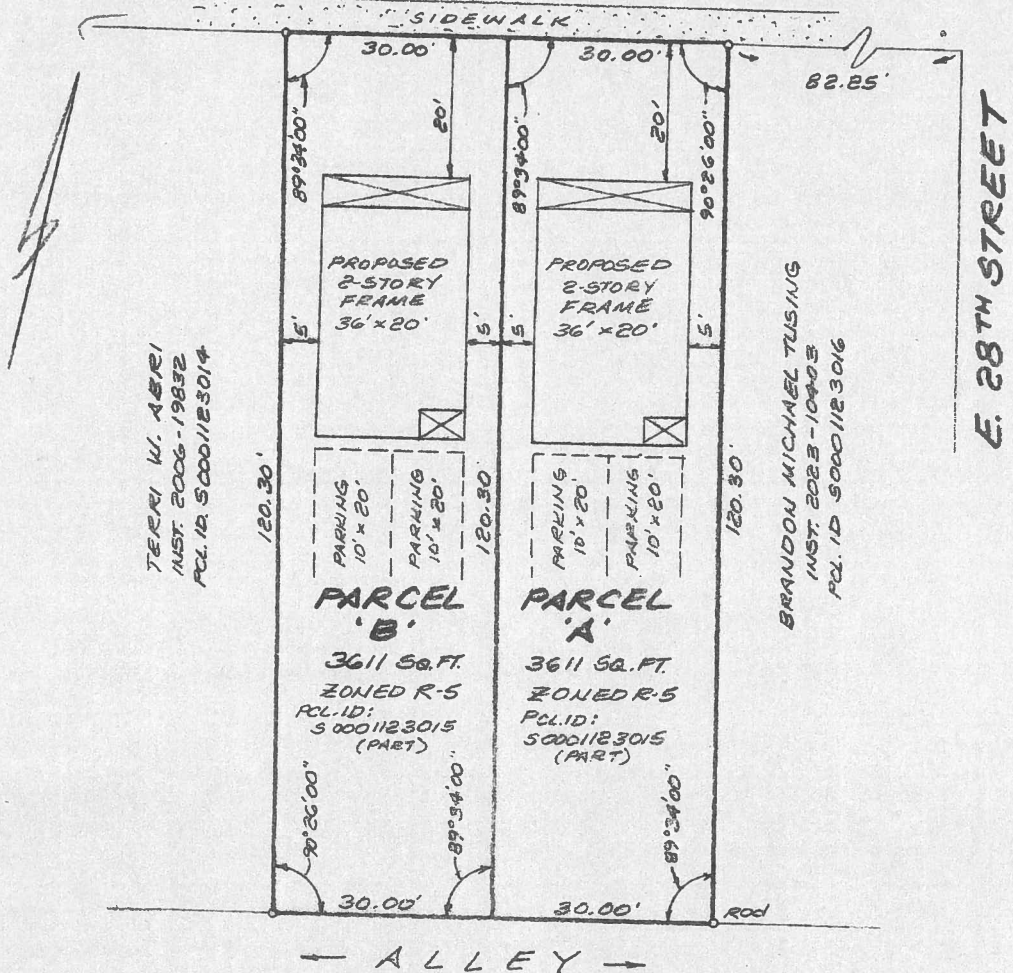
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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 \$175.00 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 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:

Revised November 4, 2020

**U.S. ROUTE 60
MIDLOTHIAN TURNPIKE**
60' R/W



**PLAT SHOWING A PROPOSED
DIVISION OF TAX PARCEL
NO. 50001123015**

CITY OF RICHMOND, VIRGINIA

DATE: JANUARY 15, 2025 SCALE: 1" = 20'
REV.: MAY 28, 2025



WOODROW K. COPER, INC.
CERTIFIED LAND SURVEYOR
POWHATAN, VIRGINIA
(804) 598-2014

JN: 4431

GENERAL NOTES AND SPECIFICATIONS:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2008 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED IN VIOLATION OF ANY APPLICABLE CODES, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO OBTAIN NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO FOLLOW THE INSTRUCTIONS OF THE ARCHITECT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES.

THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK, REASONABLE TIME NOT TO EXCEED 14 DAYS, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES.

DESIGN CRITERIA: 2008 IRC AND VRC
FLOOR: 40 PSF LL
FLOOR: 40 PSF LL
SOIL: 1000 PF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION
FROST DEPTH: 1'-6"

SEISMIC ZONE: C
THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU BLOCKS. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU BLOCKS. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU BLOCKS.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 7'0" ABOVE FINISHED FLOOR LEVEL. INSULATE WALLS FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 80 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER. PROVIDE 80 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

SQUARE FOOTAGES	
FIRST FLOOR	640 SF.
SECOND FLOOR	720 SF.
TOTAL AREA	1360 SF.
FRONT PORCH	80 SF.
REAR STOOP	24 SF.
OVERALL WIDTH	29'-0"
OVERALL DEPTH	36'-0"

BROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION LIMITS.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE EXPOSED TO THE PUBLIC.
4. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION WITH ALL UTILITIES.

ALL CONSTRUCTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. EXHAUST, FRESH AIR, AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PERMANENT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 150. FOOT PER 50 SQ. FEET OF ATTIC SPACE. ALL VENTS AND FANS SHALL BE VENTED TO THE EXTERIOR VIA METAL DUCTS. PROVIDE 80 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER.

GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

VENTILATION NOTES:

ALL CONSTRUCTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. EXHAUST, FRESH AIR, AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PERMANENT TO REGIONAL AND LOCAL CODES.

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RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCLOSE A STAIRWAY. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 8". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8". STAIRWAYS SHALL HAVE MIN. 6.5" OF HEADROOM AT THE NOSE OF THE STAIR. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD. STAIRWAYS LOCATED 34" TO 36" ABOVE FINISHED FLOOR SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD. HANDRAILS SHALL NOT BE LESS THAN 1 1/2" OR GREATER THAN 2" IN CROSSSECTIONAL DIMENSION.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL. STAIRWAYS HAVING 2 OR MORE RISERS SHALL REQUIRE A HAND RAIL. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS BALCONIES.

WALL PANEL NOTES:
1. BRACED WALL PANEL
2. 3-4" MIN. LENGTH w/ 7/8" OSB OR 1/2" PLYWOOD AND 1/2" CIP. 8D PER R 6020.0.15.1.12 CWB EACH SIDE w/ #8 X 1 1/2" TYPES S OR W SCREWS PER ASTM C1002 @ 7" o/c @ 4.3.2.1 ALTERNATE BRACED WALL PANEL

2-5" MIN. WIDTH w/ 7/8" OSB OR 1/2" PLYWOOD AND 8d COMMONS @ o/c AT ALL PANEL EDGES. 12" o/c FIELD & COMMONS @ o/c AT ALL PANEL EDGES. 12" o/c FIELD & COMMONS @ o/c AT ALL PANEL EDGES. 12" o/c FIELD & COMMONS @ o/c AT ALL PANEL EDGES.

PLAN DESIGNED ACCORDING TO 2018 VRC



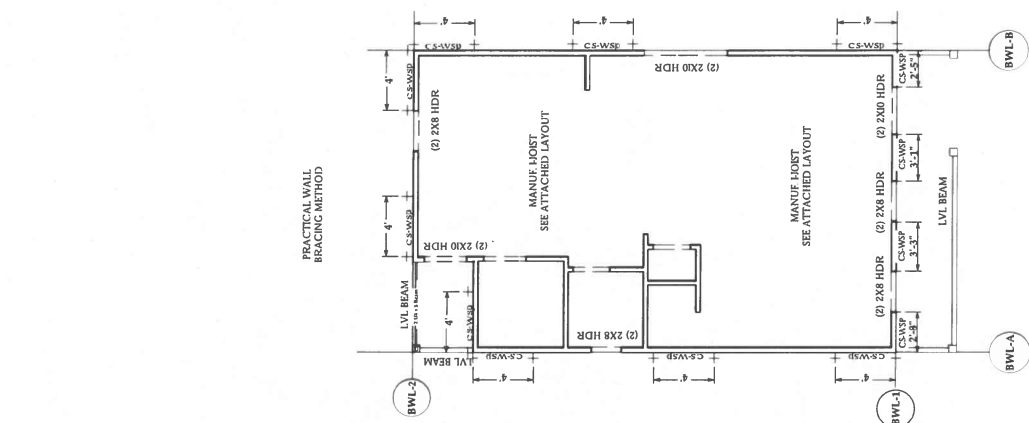
REVISION	DATE	DESCRIPTION

DRAWN BY: J. Jackson
CHECKED BY: J. Jackson
REVIEWED BY: J. Jackson

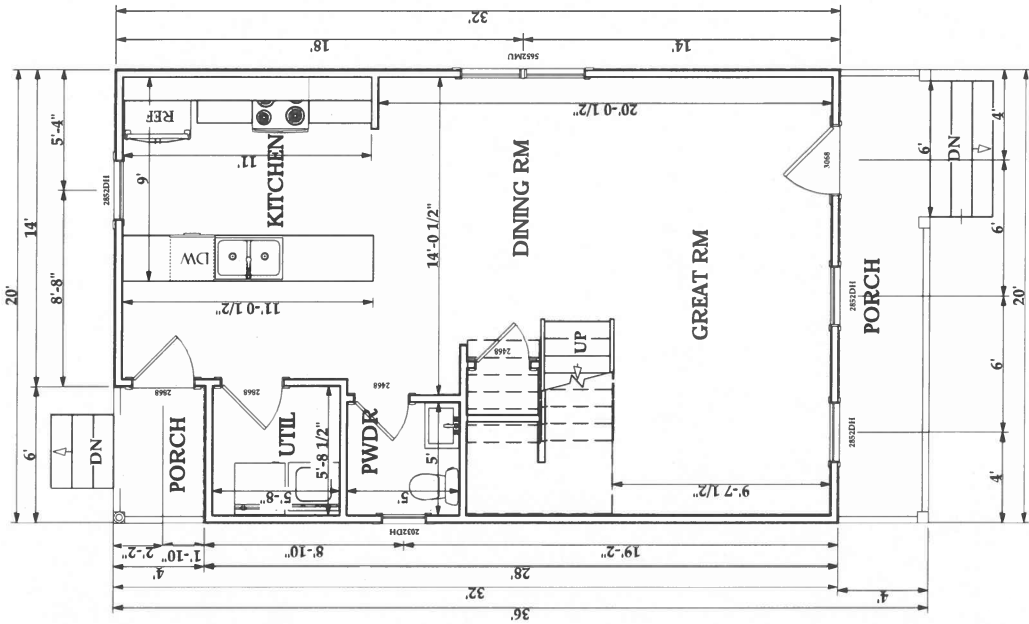
DRAWINGS PROVIDED BY: LEGACY CONSTRUCTION SOLUTIONS, LLC
BMAE, LCISL03020@CMAL.COM
PHONE 804.350.4534 / 804.429.7867
PO BOX 184 SANDY HOOK VA 23153

PRINCE CONSTRUCTION, INC.
4506 BELL ROAD, POWHATAN VA 23139
PHONE 804.304.0525

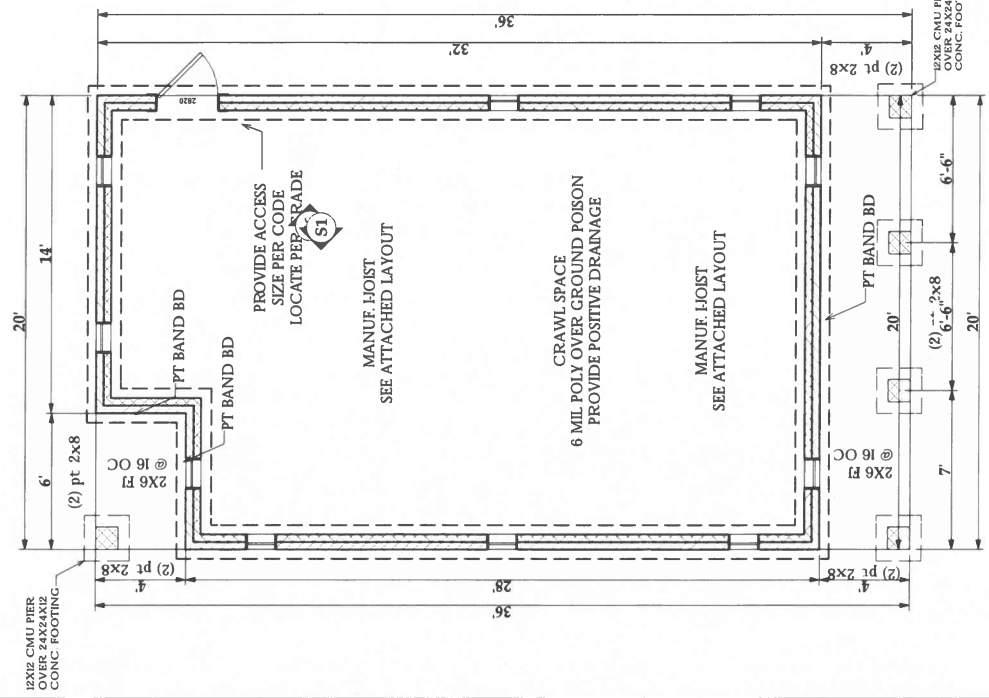
DATE: 9/17/2024
SCALE: 1/8"=1'-0"
SHEET: 1 of 4



SE STRUCTURAL PLAN
Scale: 1/8"=1'-0"



FIRST FLOOR PLAN
Scale: 3/16"=1'-0"



FOUNDATION PLAN
Scale: 3/16" = 1'-0"



REVISION TABLE			
NUMBER	DATE	REVISD BY	DESCRIPTION

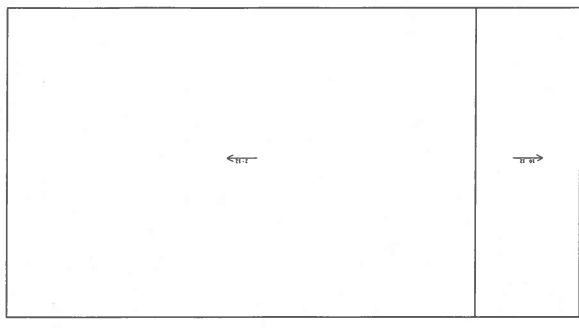
DRAWN BY:
JAMES JACKSON

CHECKED BY:
EROME JACKSON SR

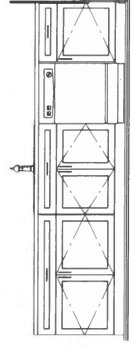
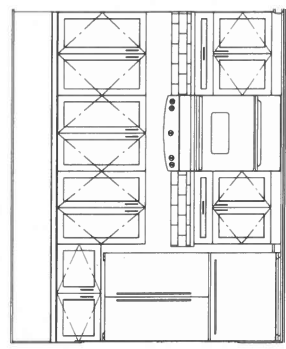
DRAWINGS PROVIDED BY:
LEGACY CONSTRUCTION SOLUTIONS, LLC
PO BOX 841 SANDY HOOK VA 23153
PHONE 804-350-1534 / 804-829-7987
EMAIL: LCS1LC0320@CMAIL.COM

PRINCE CONSTRUCTION, INC.
4506 BELL ROAD, POWHATAN, VA 23139
PHONE 804-304-0525

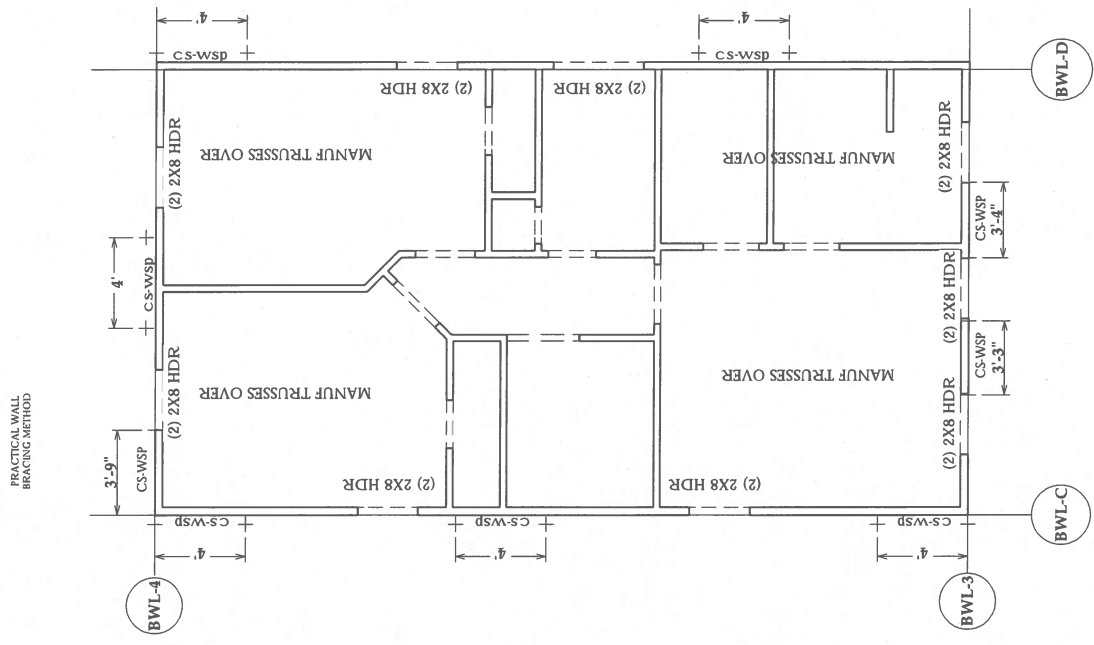
DATE:	9/17/2024
SCALE:	1/8"=1'-0"
SHEET:	3 of 4



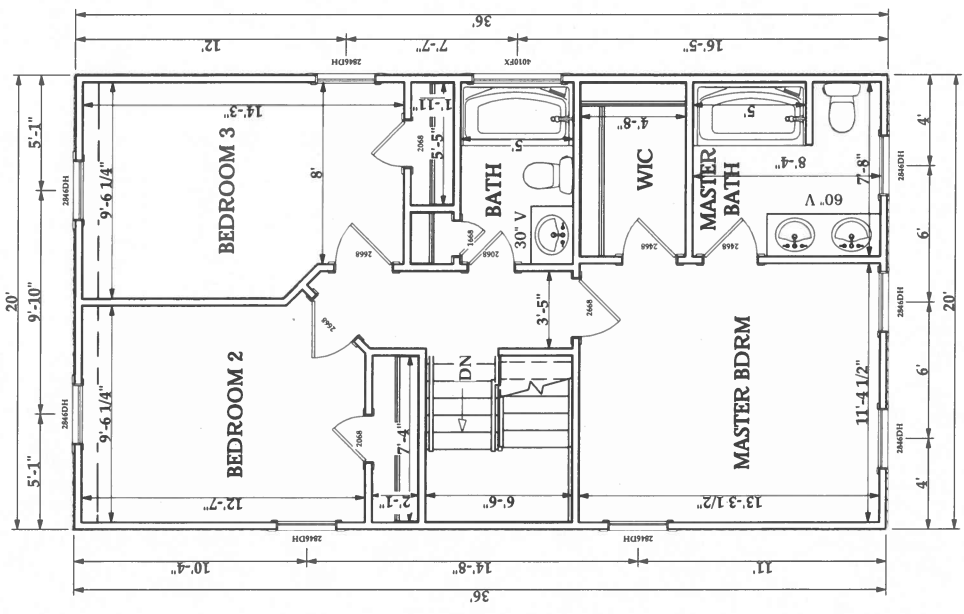
roof plan
Scale: 1/8"=1'-0"



kitchen cabinet elevations
Scale: 1/4"=1'-0"

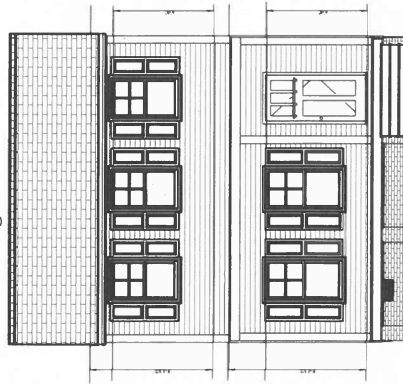


SECOND flr clg struc
Scale: 3/16"=1'-0"



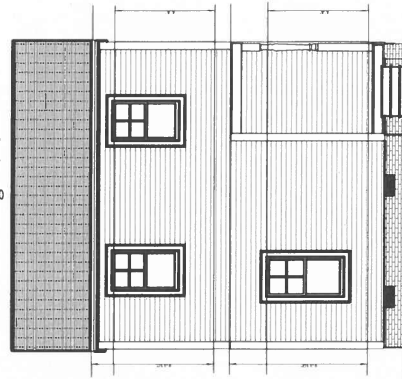
SECOND FLOOR PLAN
Scale: 3/16"=1'-0"

Ridge vent

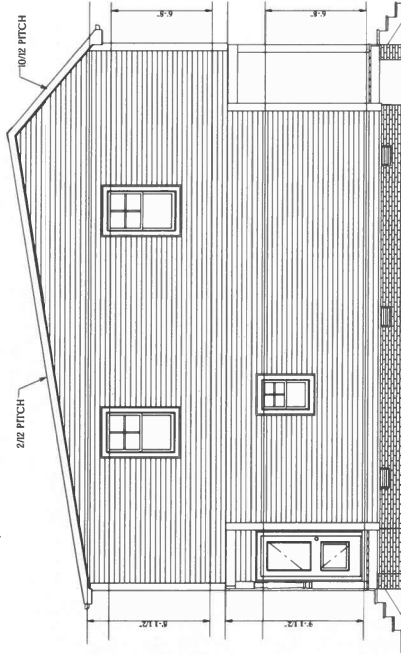


Front elevation
Scale: 1/8"=1'-0"

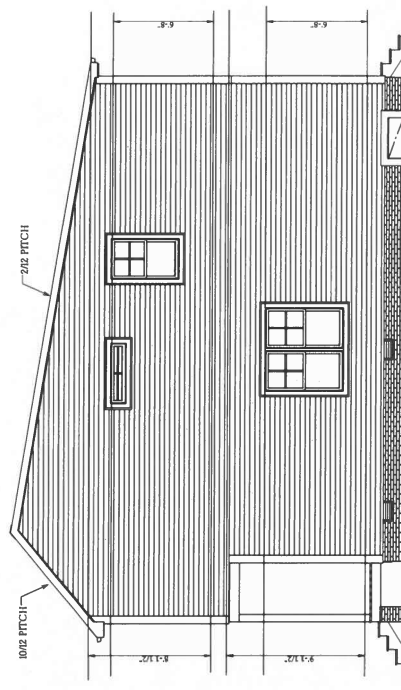
Ridge vent



Rear elevation
Scale: 1/8"=1'-0"

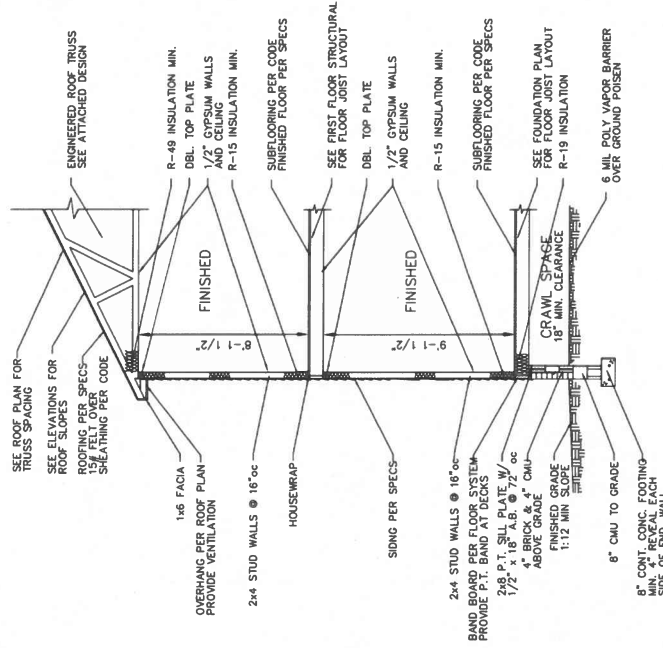


Left elevation
Scale: 1/8"=1'-0"



Right elevation
Scale: 1/8"=1'-0"

ELEVATION NOTES:
ELEVATIONS ARE NOT DRAWN ACCORDING TO THE ACTUAL
LAND TOPOGRAPHY. FIELD VERIFY TOPOGRAPHY TO DETERMINE
FOUNDATION HEIGHT, STEPS, GUARDRAILS AND HANDRAILS.



Typical wall section
Scale: NTS

Prince Construction Inc.

Construction Materials Breakdown

Project Address: 2804 Midlothian Turnpike, Richmond, VA

Date: May 21, 2025

Exterior Construction Materials

1. Siding

- Material: James Hardie Plank Lap Siding
- Type: Fiber Cement
- Finish: Factory-primed and painted
- Color: TBD
- Installation: Horizontal lap with appropriate weather barrier underneath

2. Roofing

- Material: Architectural/3-Dimensional Asphalt Shingles
- Brand: TBD
- Color: TBD
- Installation: Installed over synthetic underlayment with ridge venting

3. Foundation

- Type: Continuous Masonry Perimeter Foundation
- Material: Brick Veneer Over Concrete Block or Poured Concrete
- Appearance: Exposed brick to match surrounding architectural context
- Color: TBD