



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

February 2, 2023

Siwel Renovations, LLC
P.O. Box 8301
Richmond, Virginia 23226
Attn: Lewis Little

To Whom It May Concern:

RE: BZA 02-2023 (CONTINUED FROM FEBRUARY 1, 2023 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 1, 2023 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 rebuild on the existing foundation and enlarge footprint for a new single-family (detached) dwelling at 6418 STUART AVENUE (Tax Parcel Number W021-0156/020, 1st District), located in an R-4 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 **764 300 946#**. 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 2023 drop-down, click meeting details for March 1, 2023 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.

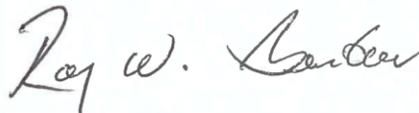
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 02-2023
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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 cursive script that reads "Roy W. Benbow".

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.

6413 Stuart Llc
1707 Park Ave
Richmond, VA 23220

Abernethy Thomas D Jr
6501 Kensington Ave
Richmond, VA 23226

Anderson Jack
6500 Stuart Ave
Richmond, VA 23226

Ash Steven E Jr And Courtney M
9 West Glenbrook Cir
Henrico, VA 23226

Becker Karen Marie
6415 Stuart Ave
Richmond, VA 23226

Byrne T Bryan
6412 Stuart Ave
Richmond, VA 23226

Cederholm Claire Tither
6417 Kensington Ave
Richmond, VA 23226

Dunkum Austin N And Dunkum Sandra J
And James E Jr
1606 Wood Grove Cir
Henrico, VA 23238

Frost Samuel Taylor And Maya Zaidi
6413 Kensington Ave
Richmond, VA 23226

Grillo Nicholas Jr & Barbara A
12610 Donegal Dr
Chesterfield, VA 23832

Malakoff Cari A
6415 Kensington Ave
Richmond, VA 23226

Maudeco Llc
1702 Delafayette Pl
Henrico, VA 23238

Middleton Samuel B
6410 Stuart Ave
Richmond, VA 23226

Oosthuizen Bartholomeus And Virginia
6419 Stuart Ave
Richmond, VA 23226

Pleasants Deborah G
6503 Stuart Ave
Richmond, VA 23226

Smart Morgan S Living Trust & Nancy P
Smart Living Trust
F301, 7090 Covenant Woods Dr
Mechanicsville, VA 23111

Taylor Brian P
6505 Stuart Ave
Richmond, VA 23226

Terry William Parker Iii
6416 Stuart Ave
Richmond, VA 23225

Trimmer Peroperties Llc
12104 Axel Court
Richmond, VA 23233

Volante Daniel R & Nancy B
508 Belle Grove Ln
Richmond, VA 23229

Wells Thomas Arthur And Samantha
Henderson
6502 Stuart Ave
Richmond, VA 23226

Property: 6418 Stuart Ave **Parcel ID:** W0210156020

Parcel

Street Address: 6418 Stuart Ave Richmond, VA 23226-
Owner: SIWEL RENOVATIONS LLC
Mailing Address: PO BOX 8301, RICHMOND, VA 23226
Subdivision Name : WESTHAMPTON HEIGHTS
Parent Parcel ID:
Assessment Area: 100 - Westhampton Hghts/College View
Property Class: 110 - R One Story
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2023
Land Value: \$106,000
Improvement Value: \$1,000
Total Value: \$107,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7500
Acreage: 0.172
Property Description 1: WESTHAMPTON HGTS L20 B2
Property Description 2: 0050.00X0150.00 0000.172 AC
State Plane Coords(?): X= 11765374.000003 Y= 3737751.975196
Latitude: 37.58421067 , **Longitude:** -77.52527554

Description

Land Type: Residential Lot A
Topology:
Front Size: 50
Rear Size: 150
Parcel Square Feet: 7500
Acreage: 0.172
Property Description 1: WESTHAMPTON HGTS L20 B2
Property Description 2: 0050.00X0150.00 0000.172 AC
Subdivision Name : WESTHAMPTON HEIGHTS
State Plane Coords(?): X= 11765374.000003 Y= 3737751.975196
Latitude: 37.58421067 , **Longitude:** -77.52527554

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$106,000	\$1,000	\$107,000	AdminCorrect
2022	\$106,000	\$105,000	\$211,000	Reassessment
2021	\$88,000	\$99,000	\$187,000	Reassessment
2020	\$88,000	\$90,000	\$178,000	Reassessment
2019	\$88,000	\$83,000	\$171,000	Reassessment
2018	\$70,000	\$88,000	\$158,000	Reassessment
2017	\$70,000	\$83,000	\$153,000	Reassessment
2016	\$70,000	\$81,000	\$151,000	Reassessment
2015	\$70,000	\$80,000	\$150,000	Reassessment
2014	\$70,000	\$80,000	\$150,000	Reassessment
2013	\$70,000	\$82,000	\$152,000	Reassessment
2012	\$70,000	\$82,000	\$152,000	Reassessment
2011	\$70,000	\$84,000	\$154,000	CarryOver
2010	\$70,000	\$84,000	\$154,000	Reassessment
2009	\$70,000	\$87,100	\$157,100	Reassessment
2008	\$50,000	\$107,100	\$157,100	Reassessment
2007	\$50,000	\$101,700	\$151,700	Reassessment
2006	\$46,300	\$96,900	\$143,200	Reassessment
2005	\$38,300	\$90,600	\$128,900	Reassessment
2004	\$34,200	\$80,900	\$115,100	Reassessment
2003	\$32,000	\$75,600	\$107,600	Reassessment
2002	\$27,600	\$65,200	\$92,800	Reassessment
2001	\$25,100	\$59,300	\$84,400	Reassessment
2000	\$22,000	\$52,000	\$74,000	Reassessment
1998	\$22,000	\$49,500	\$71,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/11/2022	\$270,000	WOOD SUDIE R	ID2022-22382	1 - VALID SALE-Valid, Use in Ratio Analysis
11/24/1997	\$68,000	Not Available	09700-25866	
09/26/1983	\$0	Not Available	000818-01909	

Planning

Master Plan Future Land Use: R
Zoning District: R-4 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1112
City Neighborhood Code: TCHP
City Neighborhood Name: Three Chopt
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: WESTHAMPTON HEIGHTS
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	1028	0505001	050500
1990	140	0505001	050500

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 19
Dispatch Zone: 057A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 115
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1950
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: Full Crawl
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall:
Floor Finish:
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 0 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

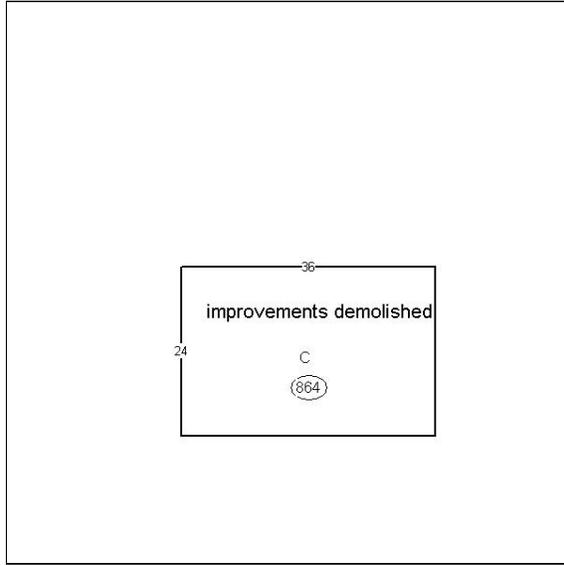
Name:W0210156020 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0210156020 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 OWNER: Siwel Renovations, LLC PHONE: (Home) () (Mobile) (804) 513-6000
ADDRESS P.O. Box 8301 FAX: () (Work) ()
Richmond, Virginia 23226 E-mail Address: siwelholdingsllc@gmail.com
Attn: Lewis Little

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) 6418 Stuart Avenue

TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-408.5(2) & 30-630.1(a)

APPLICATION REQUIRED FOR: A building permit to rebuild on the existing foundation and enlarge footprint for a new single-family detached dwelling.

TAX PARCEL NUMBER(S): W021-0156/020 ZONING DISTRICT: R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side and street side yard (setback) requirements are not met. A side yard of six feet (6') is required; four feet (4') is proposed along the eastern property line. A street side yard of ten feet (10') is required along Chantecler Avenue; 5.4 feet is proposed.

DATE REQUEST DISAPPROVED: November 25, 2022 FEE WAIVER: YES [] NO: [X]

DATE FILED: November 25, 2022 TIME FILED: 8:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-122678-2022

AS CERTIFIED BY: [Signature] for William C. Ovidon (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: 12/29/2022

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

CASE NUMBER: BZA 02-2023 HEARING DATE: March 1, 2023 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 02-2023
(CONTINUED FROM FEBRUARY 1, 2023 MEETING)
150' Buffer

APPLICANT(S): Siwel Renovations, LLC

PREMISES: 6418 Stuart Avenue
(Tax Parcel Number W021-0156/020)

SUBJECT: A building permit to rebuild on the existing foundation and enlarge footprint for a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(2) & 30-630.1(a) of the Zoning Ordinance for the reason that:
The side yard (setback) and street side yard (setback) 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.

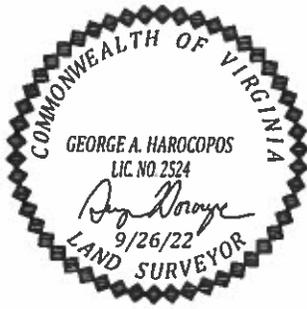
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

Revised: November 4, 2020

This is to certify that on 9/26/22
 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.

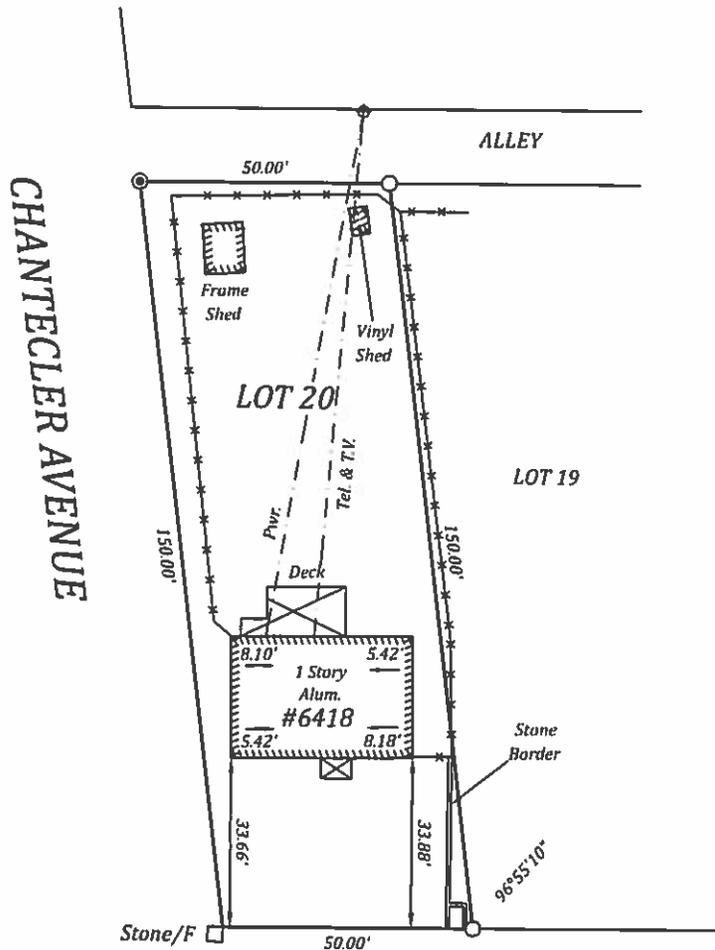
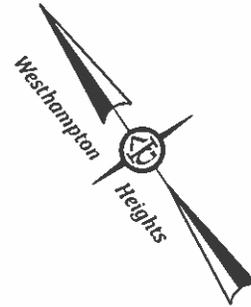
NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
 & AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
510129009D

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



LEGEND

- ⊕ Power Pole
- Rod/F
- ⊙ Cut Cross/F



STUART AVENUE

SURVEY OF
 LOT 20, BLOCK 2
WESTHAMPTON HEIGHTS
 RICHMOND CITY, VIRGINIA

JN 52188

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

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF THE CONVEYANCE TO:
 LEWIS LITTLE

Scale 1"=30' Date 9/26/22 Drawn by AGH

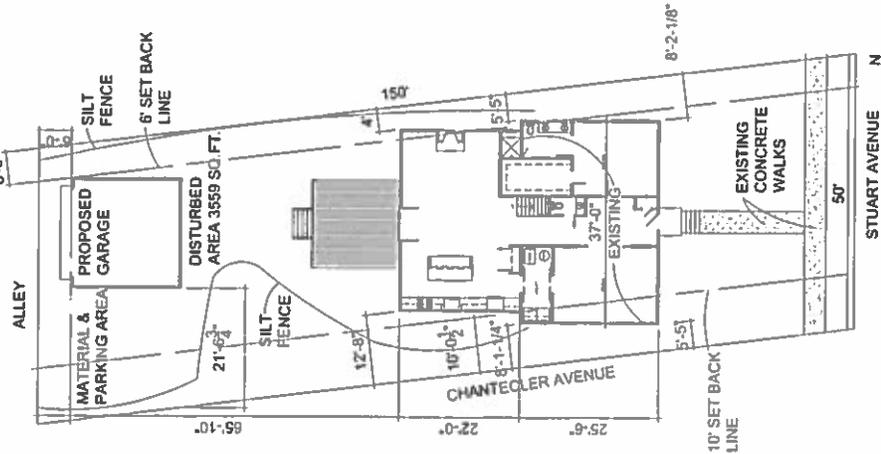
SIWEL HOLDINGS LLC

ALTERATIONS & ADDITIONS
6418 STUART AVENUE
RICHMOND, VIRGINIA 23226

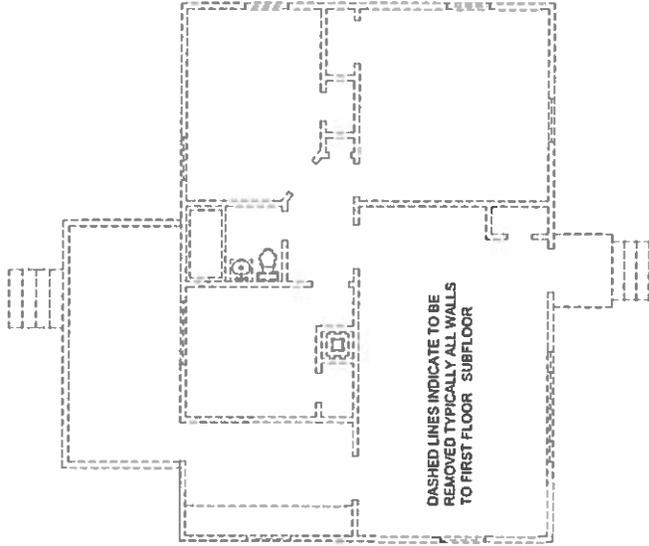
1. IRC 2018 & ALL LOCAL CODES SHALL APPLY
2. USE NO. 2 GRADE FRAMING MATERIAL
3. HEADERS (2) 2X8'S UNLESS NOTED OTHERWISE
4. SHEATHING 7/16" OSB THROUGHOUT
5. BRACED WALL CONTINUOUS SHEATHING
6. INSULATE WALLS WITH R-20. ATTIC/ROOF AREAS R49 BATT CRAWL SPACE W/R-19
7. FINISH WITH 1/2" GYPSUM BOARD AND PAINT.
8. ASSUMED SOIL BEARING CAPACITY 2000 PSI CONCRETE 3000 PSI
9. LOADS: FLOOR - LIVE 40 PSF, DEAD 10 PSF ROOF - LIVE 20 PSF, DEAD 10 PSF
10. WIND SPEED 115 MPH
11. SIMPSON CONNECTORS AS REQUIRED

FIRST FLOOR (EXISTING)
FIRST FLOOR (NEW)
SECOND FLOOR (NEW)
DECK
GARAGE

1079 SQ.FT.
735 SQ.FT.
742 SQ.FT.
286 SQ.FT.
400 SQ.FT.



SITE PLAN
SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN (DEMOLITION)
SCALE: 1/4" = 1'-0"





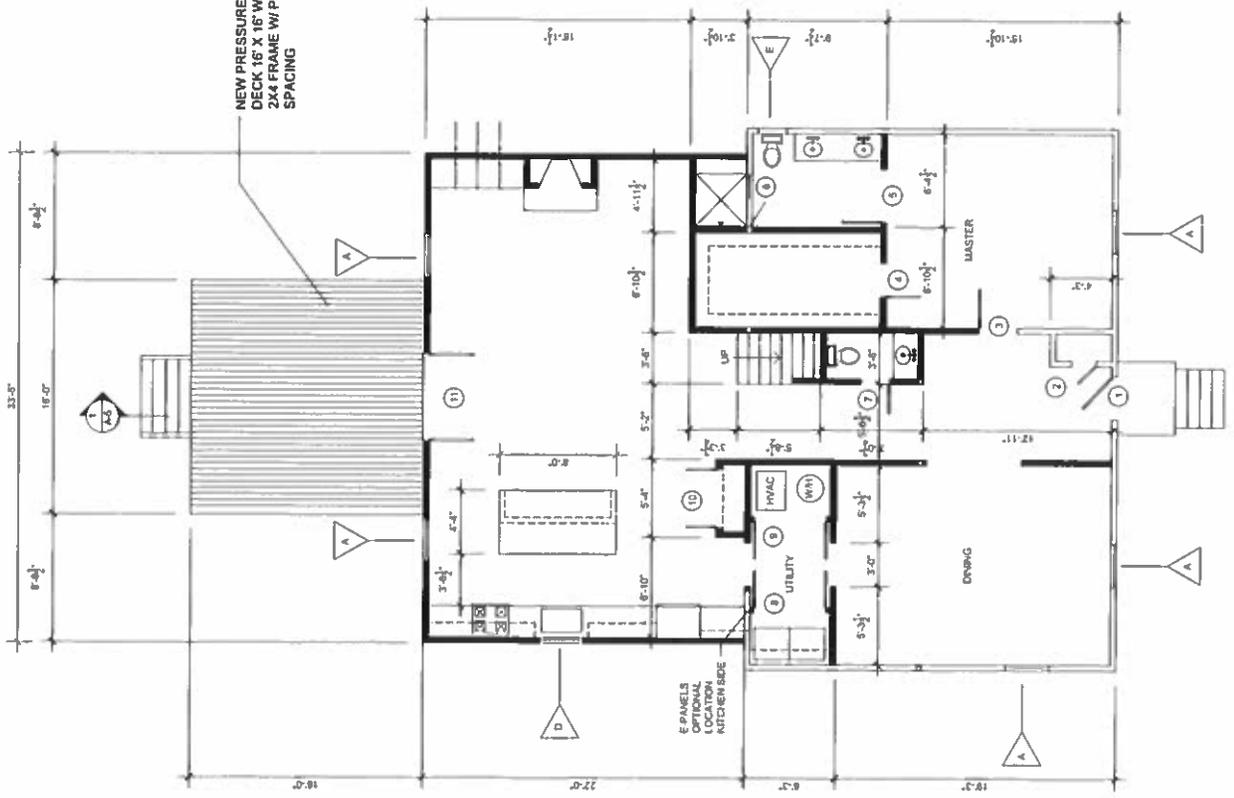
WINDOW SCHEDULE

- A - 32" X 62" D.H. GGG VINYL
- B - 32" X 46" D.H. GGG VINYL
- C - 40" X 62" D.H. GGG VINYL
- D - 36" X 42" D.H. GGG VINYL
- E - 28" X 42" D.H. GGG VINYL
- F - 32" X 40" D.H. GGG VINYL

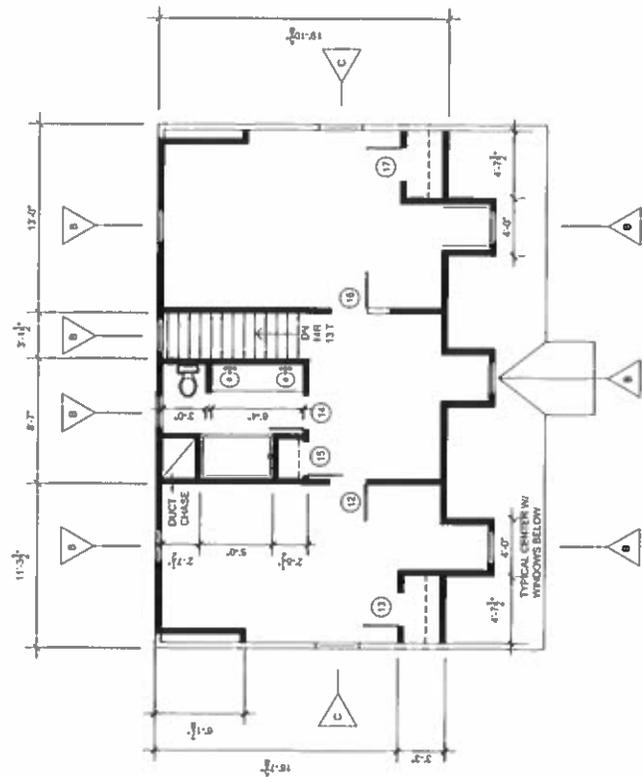
DOOR SCHEDULE

- 1 - 36" X 6'-8" X 1-3/4" - FIBERGLASS ENTRY DOOR
- 2 - EXISTING
- 3 - 32" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 4 - 28" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 5 - 32" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 6 - 24" X 6' X 3/8" - TEMPERED SHOWER DOOR
- 7 - 24" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 8 - PAIR 30" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 9 - PAIR 30" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 10 - PAIR 24" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 11 - PR 36" X 6'-8" X 1-3/4" FRENCH CLAD 10 LITE
- 12 - 30" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 13 - 28" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 14 - 28" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 15 - 2" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 16 - 30" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD
- 17 - 28" X 6'-8" X 1-3/8" - COLONIAL - HOLLOW WOOD

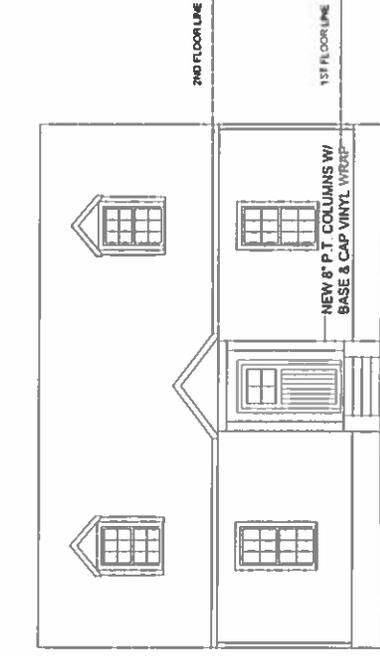
NEW PRESSURE TREATED WOOD (P.T.)
 DECK 16" X 16" W/ 2X6 TOP RAIL 36" HIGH
 2X4 FRAME W/ PICKETS 4" MAXIMUM
 SPACING



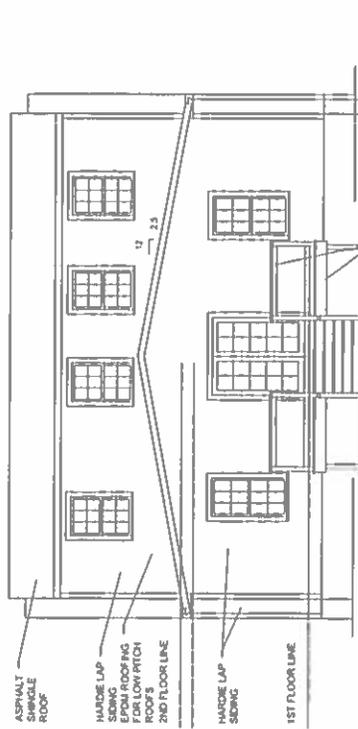
FIRST FLOOR PLAN (NEW)
 SCALE: 1/4" = 1'-0"
 NEW WALLS HATCHED SOLID



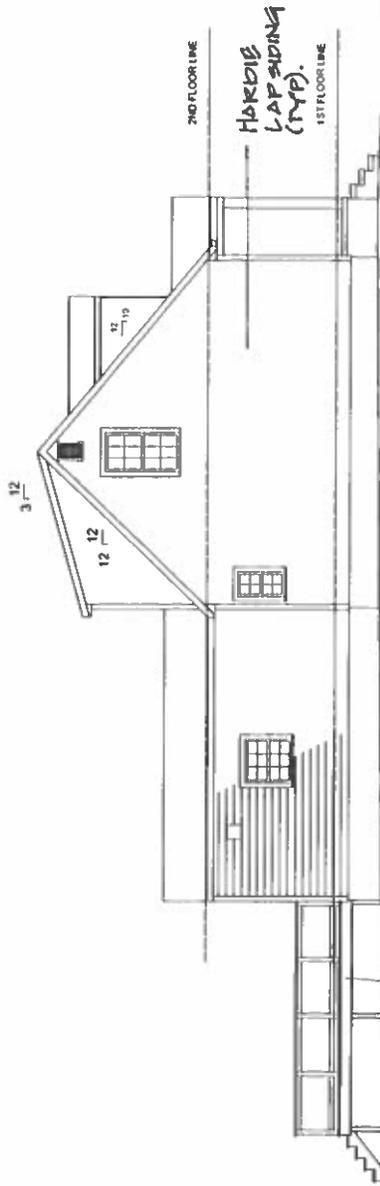
SECOND FLOOR PLAN (NEW)
 SCALE: 1/4" = 1'-0"
 NEW WALLS HATCHED SOLID



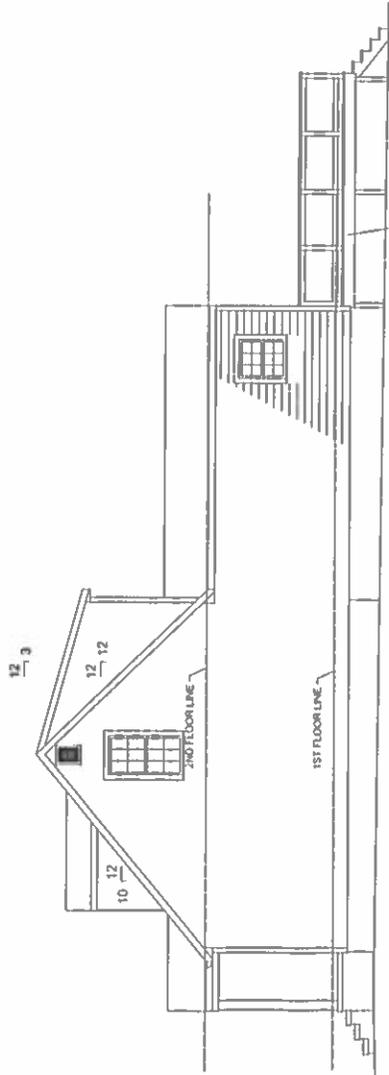
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



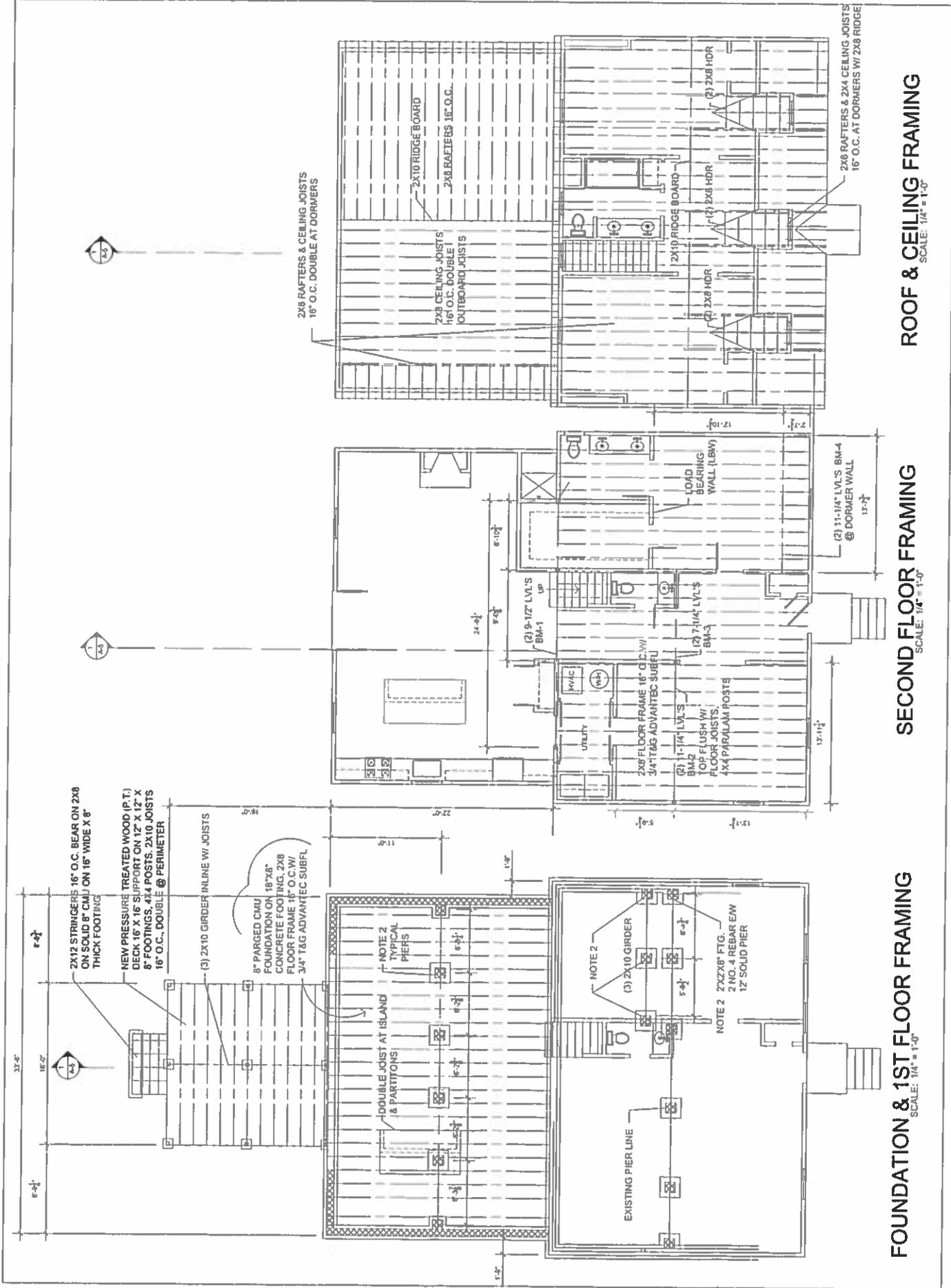
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

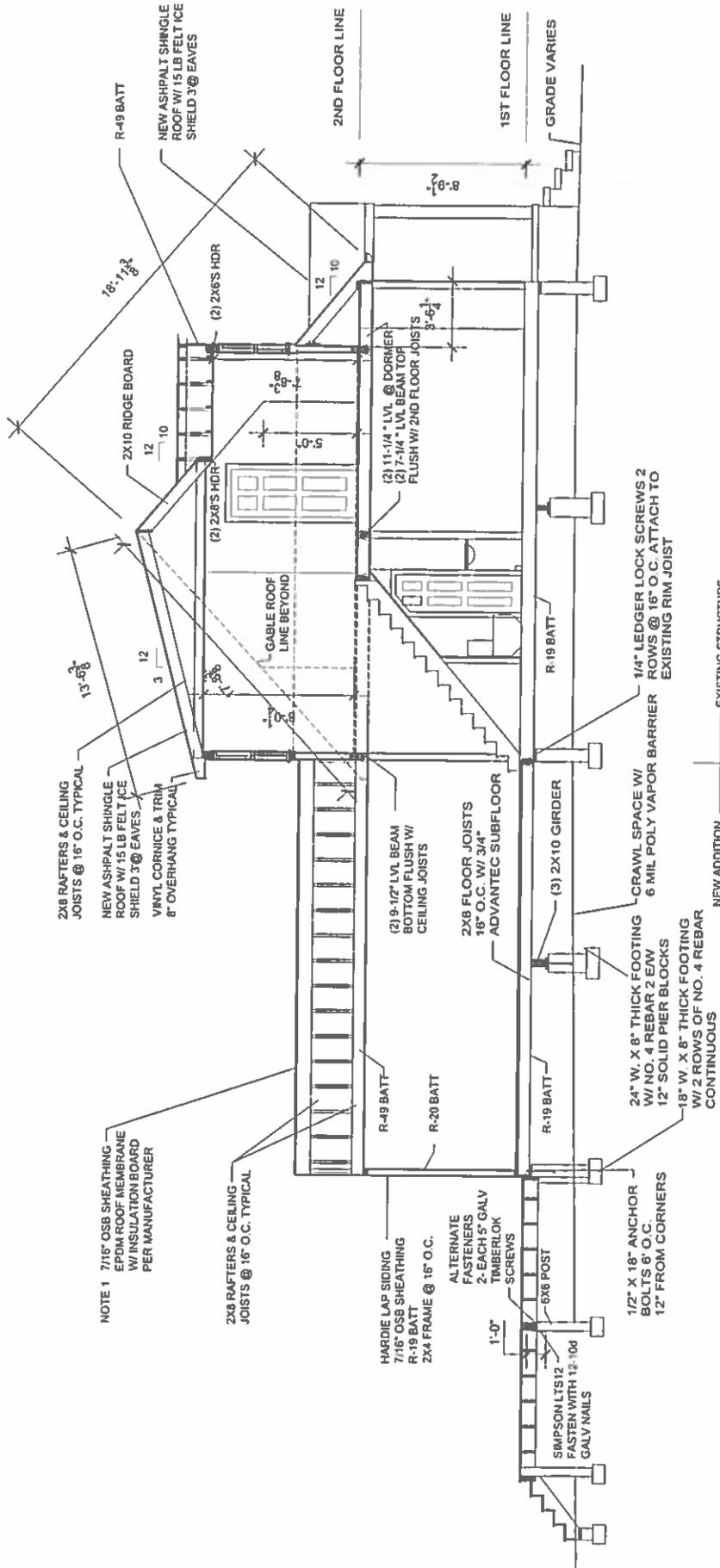


EAST ELEVATION
 SCALE: 1/4" = 1'-0"

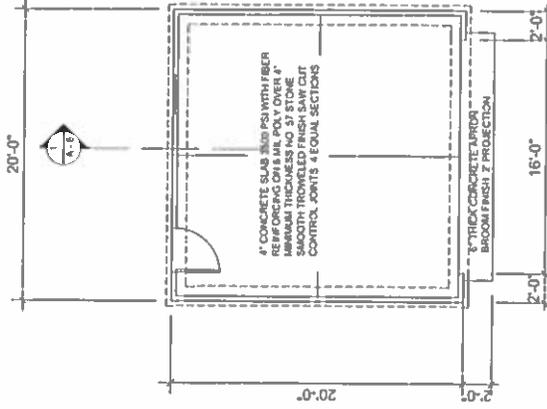


WEST ELEVATION
 SCALE: 1/4" = 1'-0"

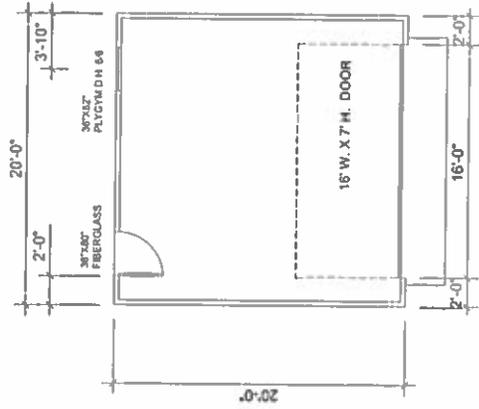




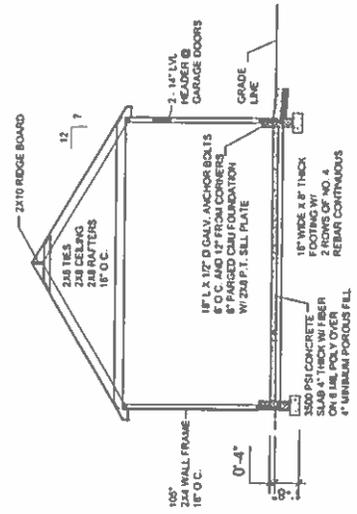
CROSS SECTION
 SCALE: 3/8" = 1'-0"



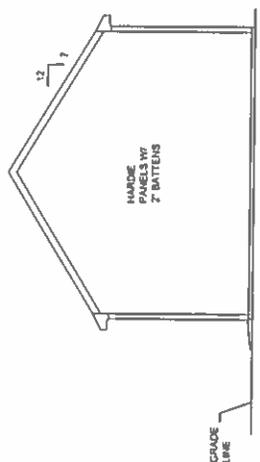
FOOTING & FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



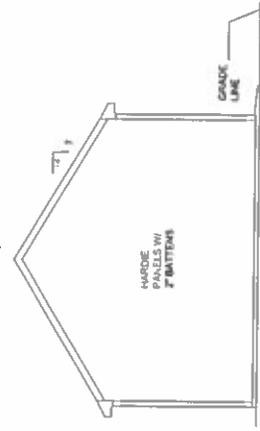
FLOOR PLAN
 SCALE: 1/4" = 1'-0"



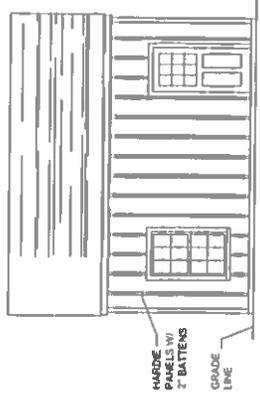
CROSS SECTION
 SCALE: 1/2" = 1'-0"



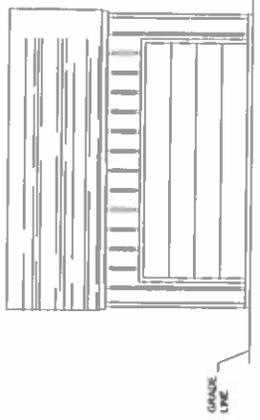
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"