



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

February 11, 2025

Goodwin Michelle Ruth & Cherry George T  
1205 North 36<sup>th</sup> Street  
Richmond, VA 23223

Baker Development Resources  
530 East Main Street, Suite 730  
Richmond, VA 23219  
Attn: Mark Baker

To Whom It May Concern:

**RE: BZA 10-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 5, 2025 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 1205 NORTH 36<sup>th</sup> STREET (Tax Parcel Number E000-1410/003), 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 **499 866 557#**. 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 March 5, 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](mailto: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 10-2025  
Page 2  
February 11, 2025

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 name "Roy" being the most prominent.

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

722 724 Jessamine St Llc  
611 N 26th St  
Richmond, VA 23223

Balakrishnan Sarah  
1200 N 36th St  
Richmond, VA 23223

Barrett Walter C Jr  
1201 N 36th St  
Richmond, VA 23223

Callwood Austin Francis Jr  
1216 N 37th St  
Richmond, VA 23223

Chandler Austin A  
1200 1/2 N 37th St  
Richmond, VA 23223

Donaldson Listwella A  
1214 N 37th St  
Richmond, VA 23223

Farrington Eleanor And Forrest A And  
Norman E Jr  
1211 N 36th St  
Richmond, VA 23223

Gallini Paul M  
1200 N 37th St  
Richmond, VA 23223

Hoekman Robert  
1202 N 37th St  
Richmond, VA 23223

Honious Heather E  
1203 N 36th St  
Richmond, VA 23223

Jarreau Matthew P Llc  
1208 N 36th St  
Richmond, VA 23223

Judon Carolyn Maxey  
1212 N 36th Street  
Richmond, VA 23223

Lack Christina M  
1208 N 37th St  
Richmond, VA 23223

Maschoff Douglas Hart And Mary Rose  
1118 N 36th St  
Rchmond, VA 23223

Moore Thomas Boyd And Leslie Baar  
1209 N 36th St  
Richmond, VA 23223

Murray Brianna And Solomon Brian  
1204 N 37th St  
Richmond, VA 23223

Payne Deeva Louise And Kaplan Marc  
Josek  
1207 N 36th St  
Richmond, VA 23223

Poser Adam And Collins Alexandra  
1214 N 36th St  
Richmond, VA 23223

Russell Odell & Emily A  
1221 N 36th St  
Richmond, VA 23223

Salvation Army  
Po Box 12400  
Richmond, VA 23241

Swartwout Arthur  
1212 N 37th St  
Richmond, VA 23223

Turner Juanita L  
1206 N 36th St  
Richmond, VA 23223

**Property:** 1205 N 36th St **Parcel ID:** E0001410003**Parcel**

**Street Address:** 1205 N 36th St Richmond, VA 23223-  
**Alternate Street Addresses:** 1205 1/2 N 36th St  
**Owner:** GOODWIN MICHELLE RUTH AND CHERRY GEORGE T  
**Mailing Address:** 1205 NORTH 36TH ST, RICHMOND, VA 23223  
**Subdivision Name :** MCARTHYS VINEYARD  
**Parent Parcel ID:**  
**Assessment Area:** 342 - Oakwood  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2025  
**Land Value:** \$80,000  
**Improvement Value:** \$201,000  
**Total Value:** \$281,000  
**Area Tax:** \$0  
**Special Assessment District:**

**Land Description**

**Parcel Square Feet:** 7200  
**Acreage:** 0.1653  
**Property Description 1:** 0060.00X0120.00 0000.165 AC  
**State Plane Coords( ?):** X= 11801621.999988 Y= 3719032.805574  
**Latitude:** 37.53186654 , **Longitude:** -77.40096581

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 60  
**Rear Size:** 120  
**Parcel Square Feet:** 7200  
**Acreage:** 0.1653  
**Property Description 1:** 0060.00X0120.00 0000.165 AC  
**Subdivision Name :** MCARTHYS VINEYARD  
**State Plane Coords( ?):** X= 11801621.999988 Y= 3719032.805574  
**Latitude:** 37.53186654 , **Longitude:** -77.40096581

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$80,000	\$201,000	\$281,000	Not Available
2024	\$80,000	\$197,000	\$277,000	Not Available
2023	\$80,000	\$189,000	\$269,000	Not Available
2022	\$65,000	\$181,000	\$246,000	Not Available
2021	\$50,000	\$159,000	\$209,000	Not Available
2020	\$45,000	\$156,000	\$201,000	Reassessment
2019	\$40,000	\$156,000	\$196,000	Reassessment
2018	\$35,000	\$132,000	\$167,000	Reassessment
2017	\$35,000	\$124,000	\$159,000	Reassessment
2016	\$35,000	\$120,000	\$155,000	Reassessment
2015	\$27,000	\$124,000	\$151,000	Reassessment
2014	\$27,000	\$124,000	\$151,000	Reassessment
2013	\$27,000	\$124,000	\$151,000	Reassessment
2012	\$27,000	\$135,000	\$162,000	Reassessment
2011	\$27,000	\$150,000	\$177,000	CarryOver
2010	\$27,000	\$150,000	\$177,000	Reassessment
2009	\$27,000	\$150,000	\$177,000	Reassessment
2008	\$27,000	\$150,000	\$177,000	Reassessment
2007	\$27,000	\$150,000	\$177,000	Reassessment
2006	\$18,000	\$159,000	\$177,000	Reassessment
2005	\$11,300	\$71,300	\$82,600	Reassessment
2004	\$9,500	\$59,900	\$69,400	Reassessment
2003	\$9,500	\$59,900	\$69,400	Reassessment
2002	\$9,300	\$58,700	\$68,000	Reassessment
1998	\$9,000	\$57,000	\$66,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/23/2016	\$162,000	Not Available	ID2016-16338	
03/01/2016	\$0	Not Available	IW2016-128	
05/23/1962	\$6,700	Not Available	00000-0000	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1061  
**City Neighborhood Code:** OKW  
**City Neighborhood Name:** Oakwood  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** MCARTHYS VINEYARD  
**City Old and Historic District:**  
**National historic District:** Oakwood-Chimborazo  
**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	0209001	020900
1990	103	0209001	020900

**Schools**

**Elementary School:** Chimborazo  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 11  
**Dispatch Zone:** 109C

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Council District for 2025 (Current Election):** 7  
**Voter Precinct:** 703  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** 001 -  
**Year Built:** 1920  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** AV  
**Foundation Type:**  
**1st Predominant Exterior:** Common Brick  
**2nd Predominant Exterior:** Common Brick  
**Roof Style:** Gable  
**Roof Material:** Metal, preformed corrugat  
**Interior Wall:** Drywall, Drywall  
**Floor Finish:** Softwood, Vinyl tile, None  
**Heating Type:** Forced Air  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** N

**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1720 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 860 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:E0001410003 Desc:R01

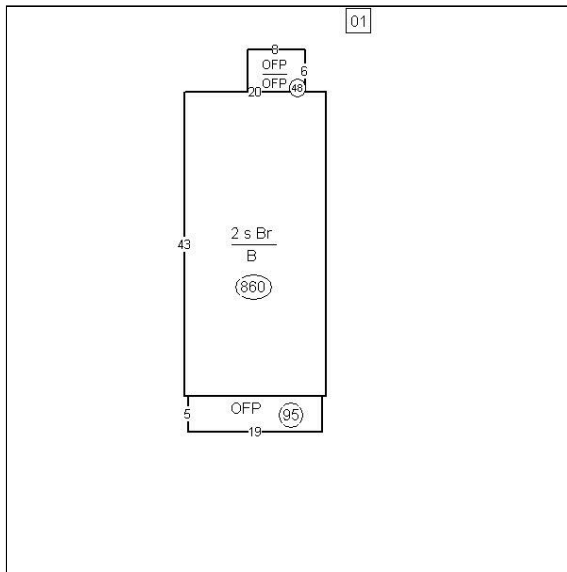


[Click here for Larger Image](#)



**Sketch Images**

Name:E0001410003 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: Goodwin Michelle Ruth & Cherry George T PHONE: (Home) ( ) (Mobile) ( )

ADDRESS 1205 N 36th Street  
Richmond, VA 23223

FAX: ( ) (Work) ( )

E-mail Address: \_\_\_\_\_

### PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) ( ) (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730

FAX: ( ) (Work) ( )

Richmond, VA 23219

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1205 N 36<sup>th</sup> Street

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 permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-1210/003 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 (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,200 square feet and a lot width of sixty feet (60') currently exists. Lot areas of 3,600 square feet and lot widths of thirty feet (30') are proposed for No. 1205 and No. 1205 1/2.

DATE REQUEST DISAPPROVED: 01/16/2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 01/16/2025 TIME FILED: 10:09 a.m. PREPARED BY: Colleen Dang

RECEIPT NO. BZAR-160871-2025

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) (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: 02/03/2025

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

CASE NUMBER: BZA 10-2025 HEARING DATE: March 5, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 10-2025  
150' Buffer

APPLICANT(S): Goodwin Michelle Ruth & Cherry George T

PREMISES: 1205 North 36th Street  
(Tax Parcel Number E000-1410/003)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

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) or at [PDRZoningAdministration@Richmondgov.com](mailto: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.

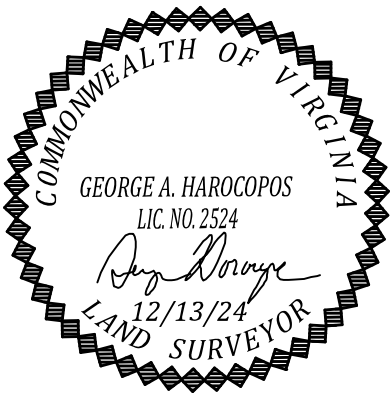
**Acknowledgement of Receipt by Applicant or Authorized Agent:** \_\_\_\_\_

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

This is to certify that on 12/13/2024  
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.

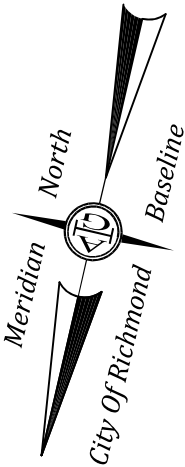
NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
5101290042D

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

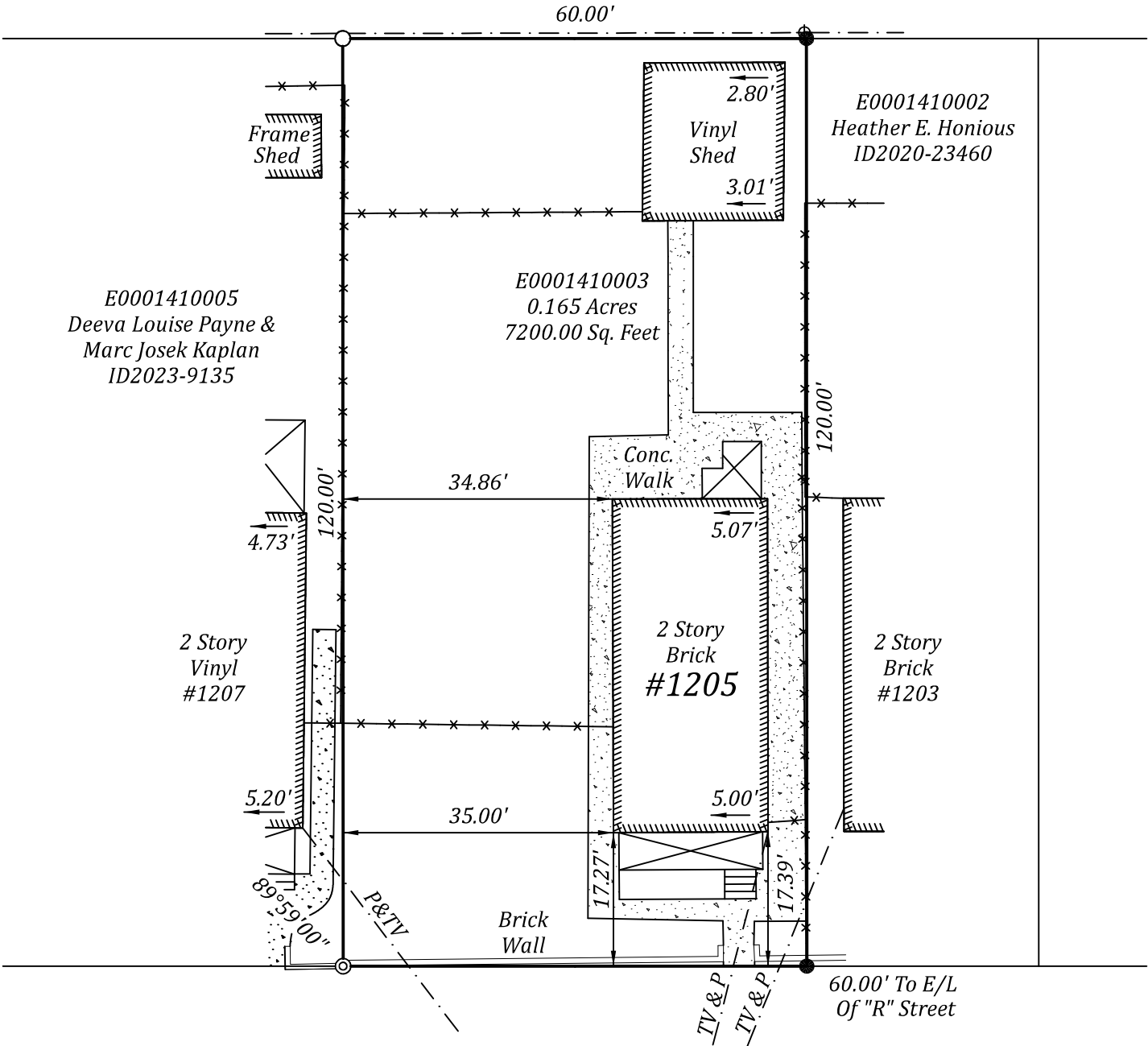


LEGEND

- ⊕ Power Pole
- Rod/F
- ⊙ Cut/X
- Rod/S



Alley



N. 36th STREET

SURVEY OF  
LOT AND IMPROVEMENTS THEREON LOCATED AT  
#1205 N. 36th STREET  
RICHMOND, VIRGINIA

JN 52692

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"=20' Date 12/13/24 Drawn by GAH

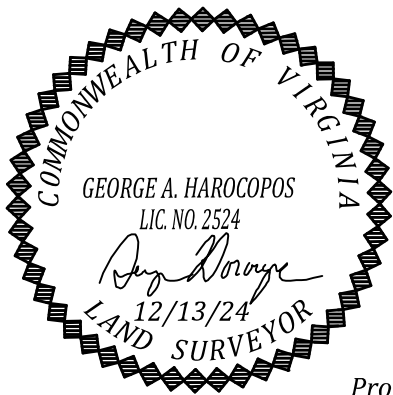
NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF THE CONVEYANCE TO  
Unlimited Renovations



This is to certify that on 12/13/2024  
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  
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COMMUNITY PANEL NUMBERS  
5101290042D

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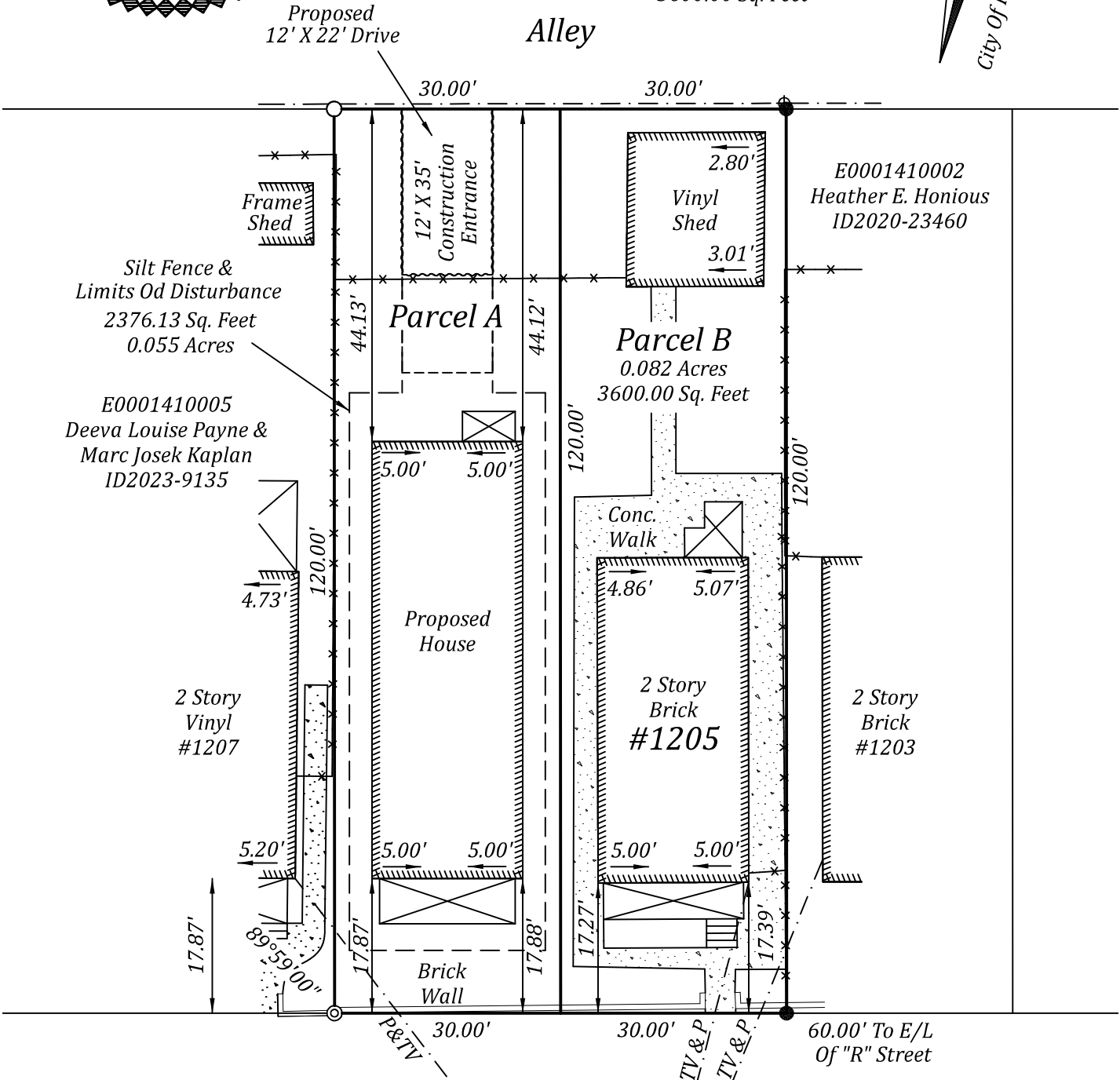
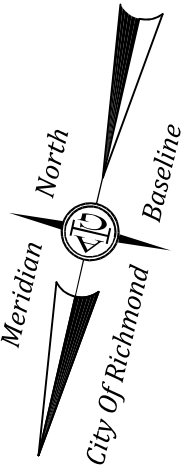


LEGEND

- ⊕ Power Pole
- Rod/F
- ⊙ Cut/X
- Rod/S

Subject Parcel Info  
E0001410003  
0.165 Acres  
7200.00 Sq. Feet

Parcel Breakdown  
**Parcel A**  
0.082 Acres  
3600.00 Sq. Feet  
**Parcel B**  
0.082 Acres  
3600.00 Sq. Feet



**N. 36th STREET**

SURVEY OF  
DIVISION OF PROPERTY LOCATED AT  
**#1205 N. 36th STREET**  
RICHMOND, VIRGINIA

JN 53902

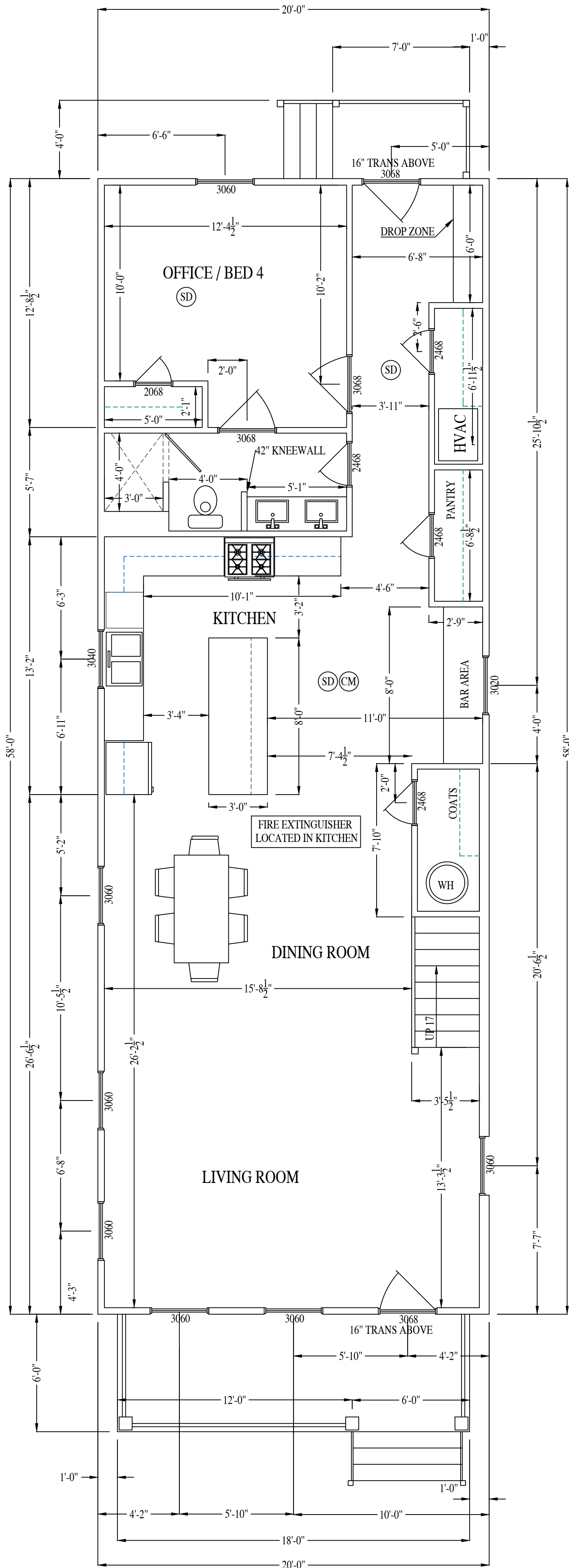
A. G. HAROCOPOS & ASSOCIATES, P.C.  
CERTIFIED LAND SURVEYOR AND CONSULTANT

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF THE CONVEYANCE TO  
Unlimited Renovations

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

Scale 1"=20' Date 12/13/24 Drawn by GAH

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

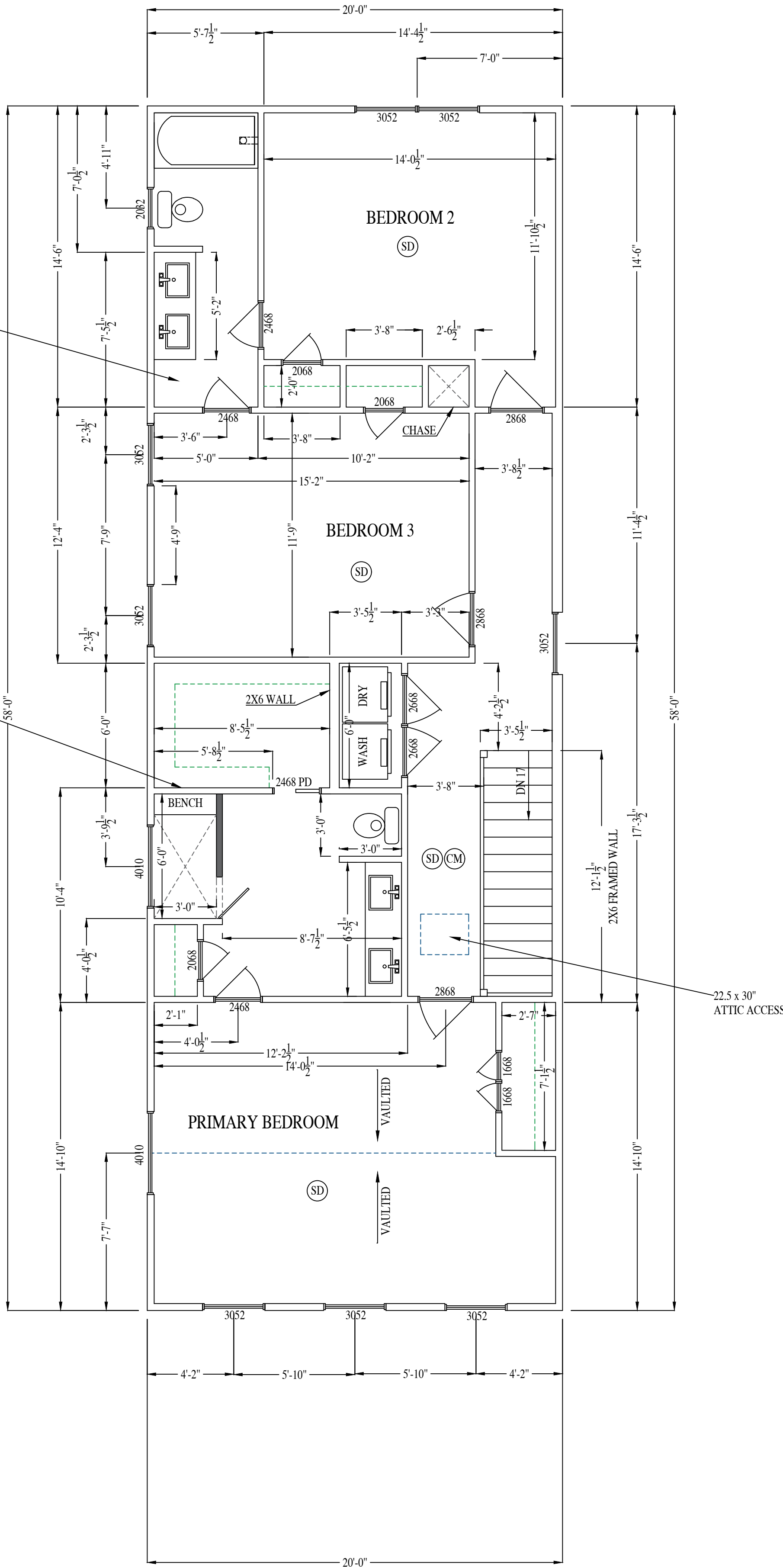


FIRST FLOOR PLAN

1160 S.F.

PER R303.3 BATHS AND WATER CLOSETS  
SHALL BE PROVIDED WITH NOT  
LESS THAN 3 SF OF GLAZING AREA  
OR EXHAUST FAN IN COMPLIANCE  
WITH SECTION M1505

PER R307.2 SHOWERS  
SHALL HAVE NONABSORBENT  
WALL SURFACES NO LESS THAN  
6\"/>



SECOND FLOOR PLAN

1160 S.F.

- (SD) SMOKE DETECTOR  
(CM) CO DETECTOR

1205.5 N 36TH ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

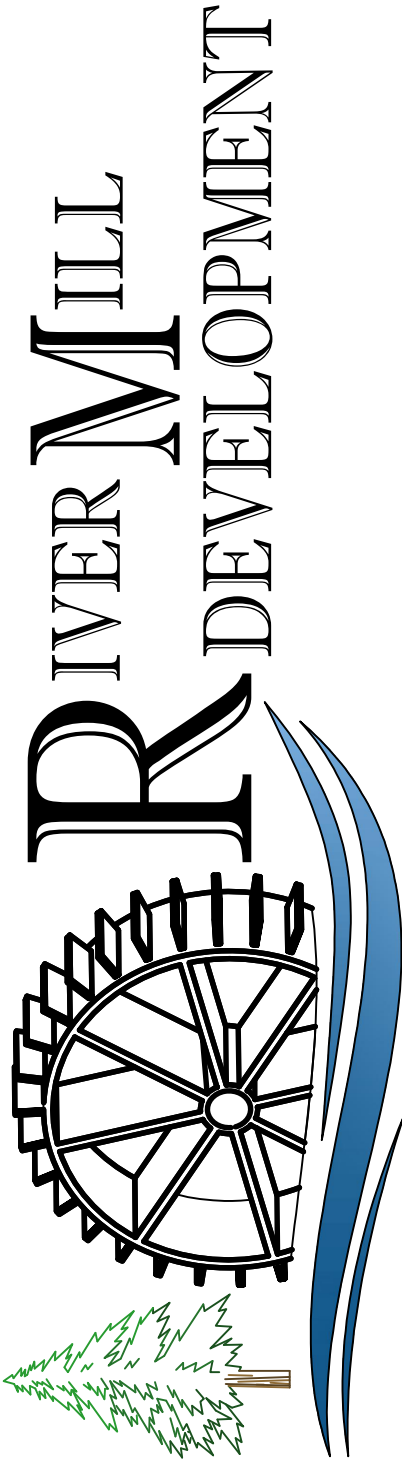
REVISION NOTES

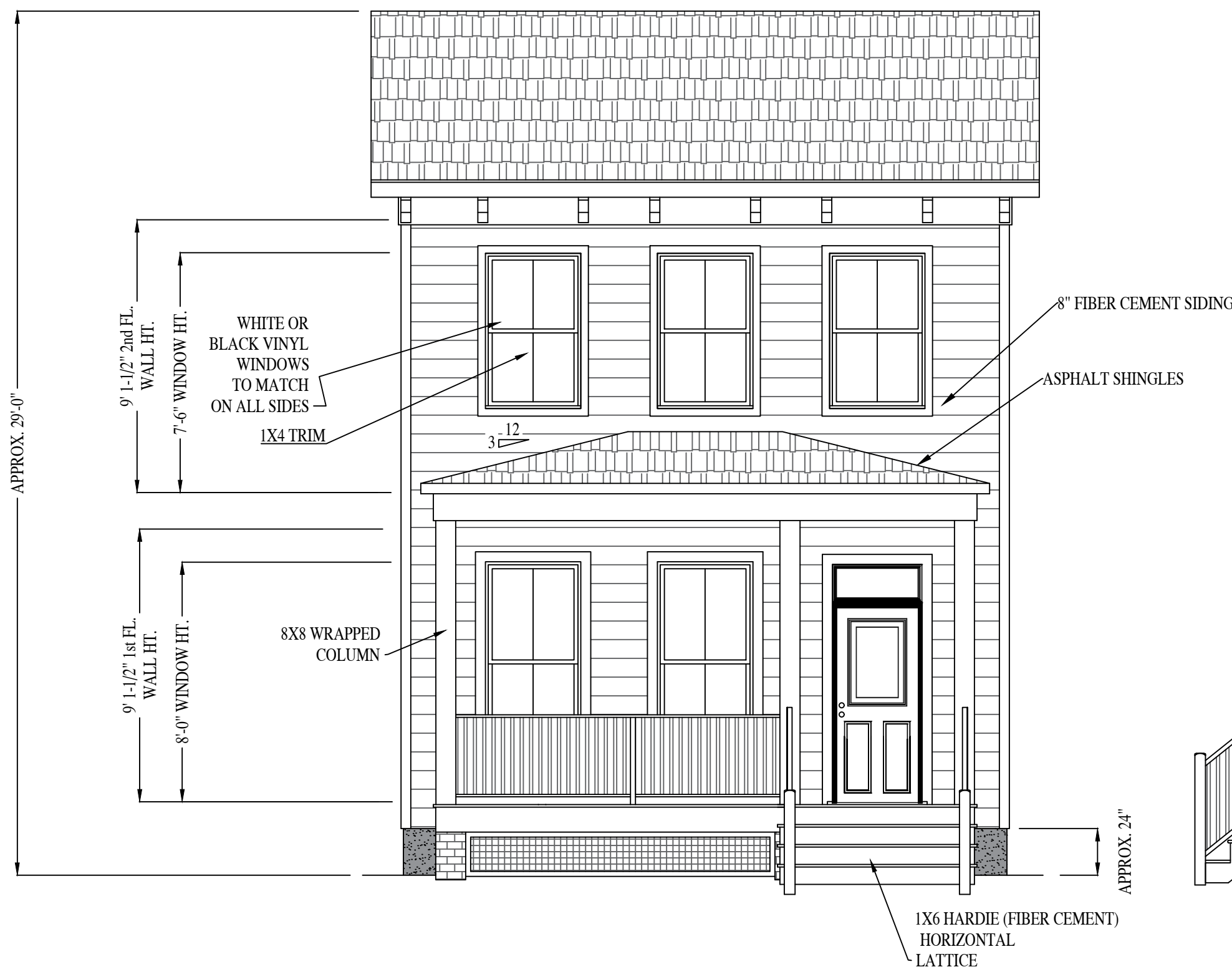
DATE	START

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

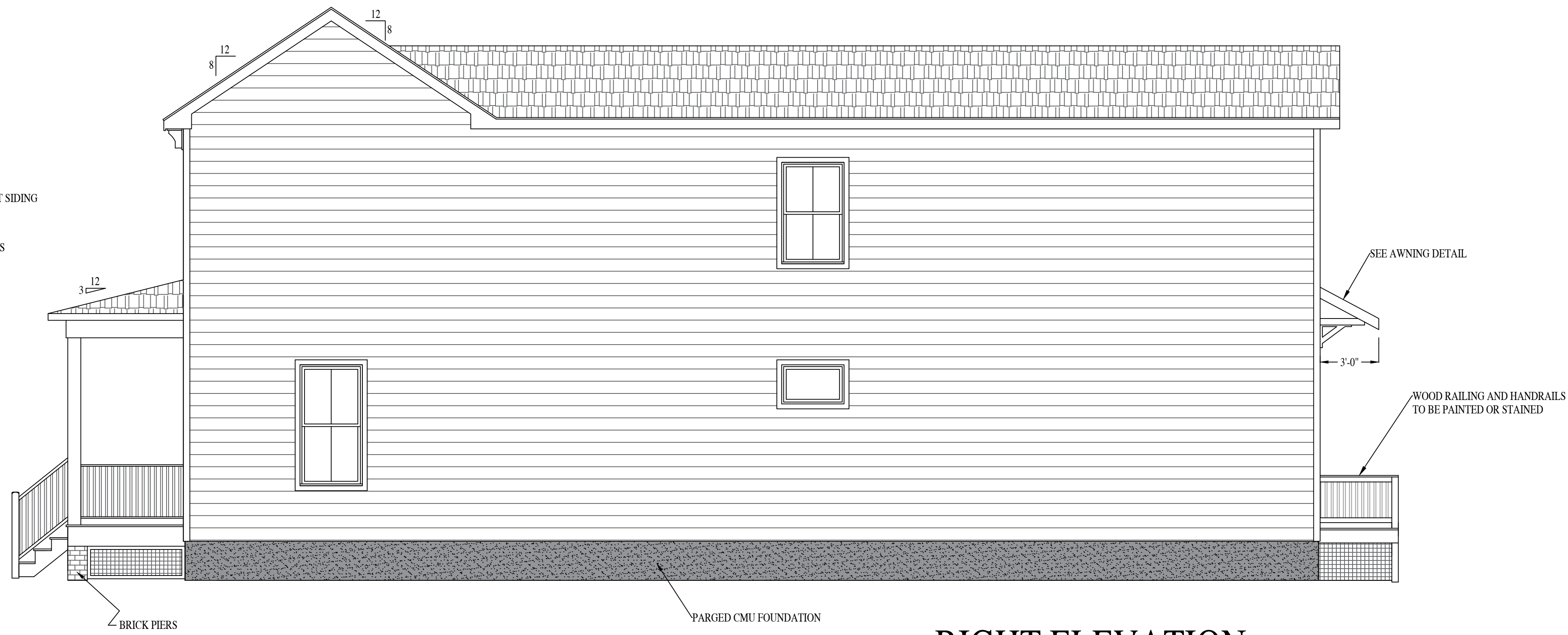
DATE:  
12-18-2024

SHEET:  
A1.1

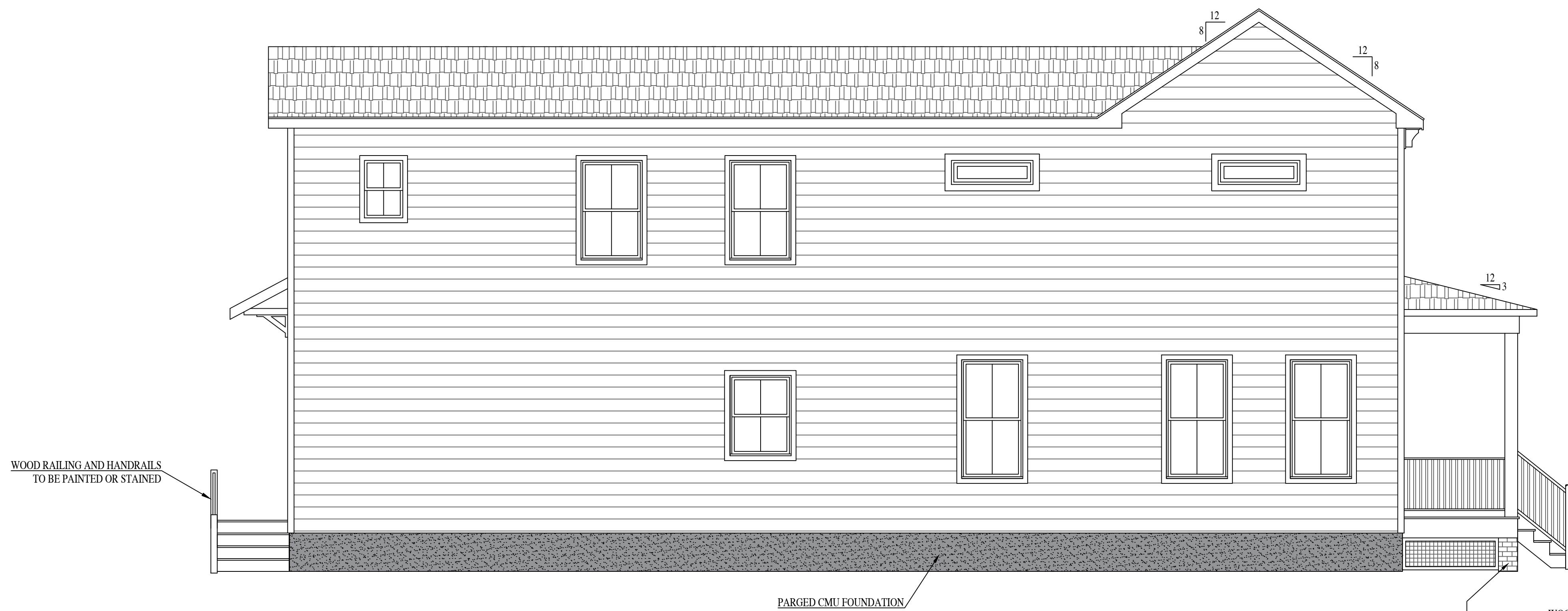




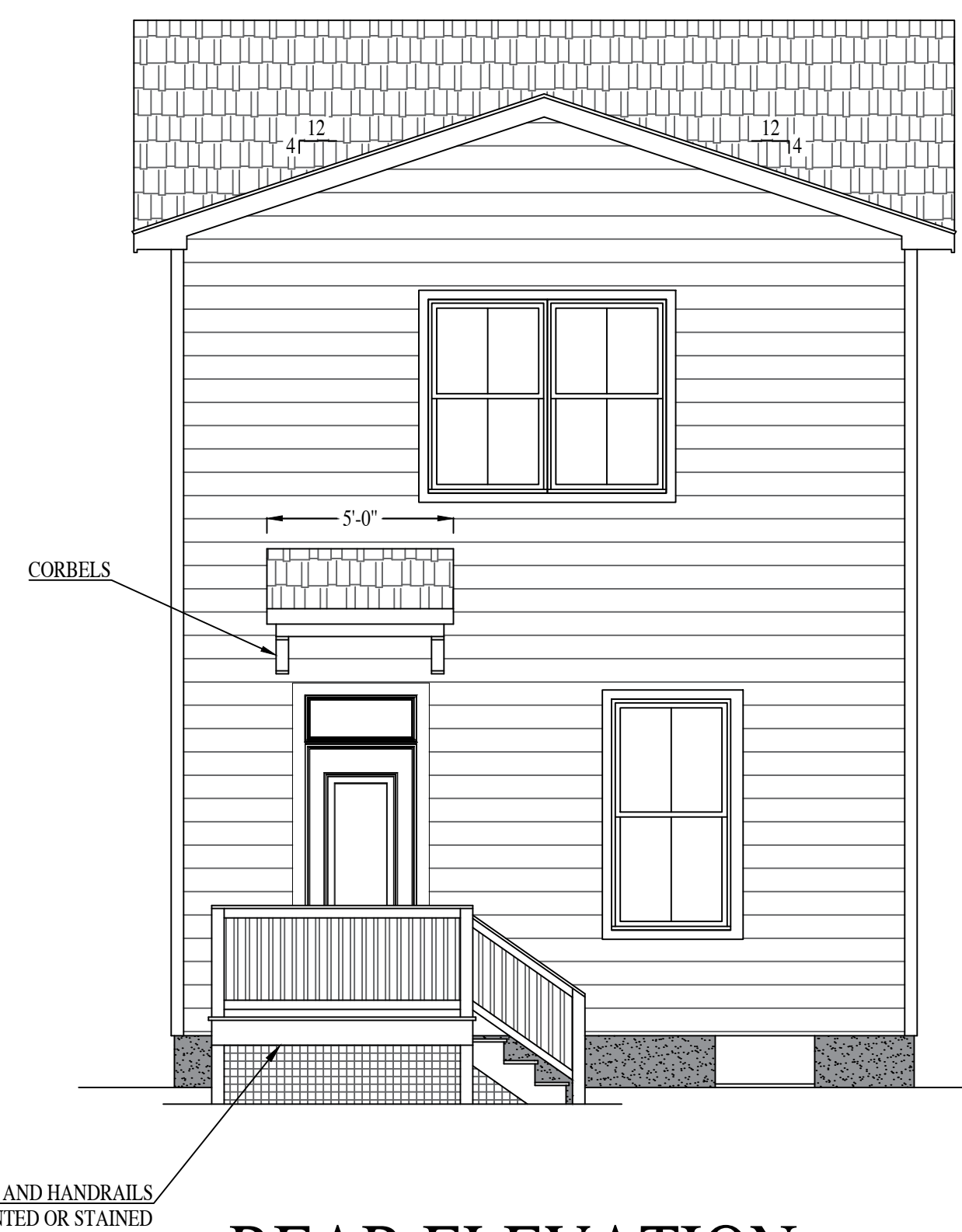
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

1205.5 N 36TH ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

4-13-22	SUP REVISIONS

SCALE:

1/4" = 1'-0"

DATE:

12-18-2024

SHEET:

A2.1

