

INTRODUCED: November 14, 2022

AN ORDINANCE No. 2022-333

As Amended

To authorize the special use of the property known as 2003 Dinwiddie Avenue for the purpose of three single-family detached dwellings and a home occupation with up to three employees who do not reside on the property, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 12 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 2003 Dinwiddie Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of three single-family detached dwellings and a home occupation with up to three employees who do not reside on the property, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, ~~and~~ 30-410.6, concerning lot coverage, and 30-694.1(1), concerning employment of persons for home occupations, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 13 2023 REJECTED: _____ STRICKEN: _____

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v)

adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2003 Dinwiddie Avenue and identified as Tax Parcel No. S000-0346/014 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Survey of a Division of Lots 2, 4 and 6, Block 1621, Richmond Manchester Land Company, Richmond, Virginia,” prepared by A. G. Harocopos, & Associates, P.C., and dated December 21, 2020, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of three single-family detached dwellings and a home occupation with up to three employees who do not reside on the Property, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Parking, Shed and Trash Diagram,” provided as an overlay on a survey entitled “Survey of a Division of Lots 2, 4 and 6, Block 1621, Richmond Manchester Land Company, Richmond, Virginia,” prepared by A. G. Harocopos, & Associates, P.C., and dated December 21, 2020; “Architecture 2001 Dinwiddie,” prepared by Parker Unique Designs, and dated March 14, 2022; “Architecture 2005 Dinwiddie,” prepared by Parker Unique Designs, and dated March 14, 2022; and the untitled plans, prepared by an unknown preparer, and undated, and hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors

in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as three single-family detached dwellings and a home occupation with up to three employees who do not reside on the Property, substantially as shown on the Plans. The home occupation shall be located within the existing dwelling labeled on the Plans as “2 Story Shingle #2003.”

(b) No less than one off-street parking space per dwelling shall be provided on the Property. Off-street parking shall not be required for the home occupation located within the existing dwelling labeled on the Plans as “2 Story Shingle #2003.”

(c) All building materials, elevations and site improvements pertaining to the Special Use shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) Prior to the issuance of a certificate of occupancy for the first newly constructed dwelling, the establishment of three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. General Terms and Conditions. This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

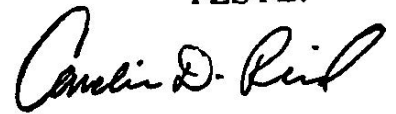
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the

application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Camille D. Rind". The signature is written in a cursive, flowing style.

City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.0315

O & R Request

DATE: September 12, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)



THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

J.E. Lincoln
Saunders / RCS

Digitally signed by J.E. Lincoln
Saunders / RCS
Date: 2022.09.22 13:28:19 -0400



THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review



RE: To authorize the special use of the property known as 2003 Dinwiddie Avenue for the purpose of three single-family dwelling units and a home occupation, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 2003 Dinwiddie Avenue to be subdivided; to construct two additional dwellings; and to allow a home occupation to include two (2) nonrelated employees and utilize greater than 25% of the floor area of the existing dwelling, upon certain terms and conditions.

REASON: The proposed new dwellings do not meet the R-5 zone requirements for minimum lot area, minimum lot width, and maximum lot coverage - per Section 30-410.1 of the City Code. Further, home occupation uses are limited to employees residing within the dwelling and no greater than 25% utilization of the floor area - per Section Sec. 30-694 of the City Code. A Special Use Permit is requested.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its November 7, 2022, meeting.

BACKGROUND: The property is located in the Blackwell neighborhood at 2003 Dinwiddie Avenue, between East 21st and East 20th Streets. The property is 10,440 sq. ft. (0.24 acre) in size and contains an existing 1,504 sq.

ft. single-family detached dwelling. The application requests to subdivide the existing property, construct two additional dwellings, and allow a home occupation.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The current zoning for this property is R-5 Residential (Single Family). Adjacent properties to the northwest and south are zoned the same R-5 Zone, adjacent properties to the west are zoned R-6 Residential, and properties to the northeast are zoned R-7 Residential (Single Family Attached). The surrounding land uses include primarily residential.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 10, 2022

CITY COUNCIL PUBLIC HEARING DATE: November 14, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
November 7, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Ray Roakes, Planner, Land Use Administration (Room 511) 804-646 5467



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov/>

Application is hereby submitted for: (check one)

- ☒ special use permit, new
☐ special use permit, plan amendment
☐ special use permit, text only amendment

Project Name/Location

Property Address: 2003 Dinwiddie Ave. Richmond, VA 23223

Date: 01.11.22

Tax Map #: _____ Fee: \$300

Total area of affected site in acres: NA

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5

Existing Use: Single-family residential district

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

2 bedrooms to be used as office space for Capital Counseling llc (providing community-based mental health services, licensed under DBHDS).

Existing Use: This permit application is for change of use only; no required work nor structural changes are to be done.

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Katherine Jordan

Company: Capital Counseling llc

Mailing Address: 2003 Dinwiddie Ave

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 334-1865

Fax: (804)

454.0781

Email: capitalcounselingllc@gmail.com

Property Owner: Jefferson Property mgmt LLC by Tammie Jefferson

If Business Entity, name and title of authorized signer: Owner

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3818 Noble Avenue Ste B

City: Richmond

State: VA

Zip Code: 23222

Telephone: (804) 257-7368

Fax: (804)

257-7369

Email: _____

Authentisign

Property Owner Signature: Jefferson Property Management Co, LLC B Tammie Jefferson

01/14/22

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

19 August 2022

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219

re: 2003 Dinwiddie Ave – Special Use Permit

I. INTRODUCTION

Tommie Jefferson (“Applicant”), owners of 2003 Dinwiddie Ave (the “Property”) are applying for a special use permit to build affordable housing on the lots on each side of the property. The property is located on the southside of Richmond in the Manchester/Blackwell area. The property is zoned as R-6 Single Family Residential

II. PROPOSED DEVELOPMENT

The existing two unused lots are not keeping with the aesthetics of the neighborhood. We plan on adding affordable homes on the lots. Where the rent is not exceeded 36 percent of their monthly household income. Also one of the properties is a one level rancher style that is perfect for an old population. These homes will increase the home value in the area and generate the city more real estate tax revenue .

III. FACTORS IN SECTION 17.11 OF THE CHARTER AND SECTION 32.1-1050.1 OF THE ZONING ORDINANCE

A. Effect on Safety, Health, Morals and General Welfare of the Community.

The proposed changes will have a positive effect on the neighborhood by adding affordable houses in the neighborhood on the rise, it will have a positive effect on the neighborhood and property values.

B. Effect on the Streets, Roads, Alleys and Public Ways and Places.

The access to the proposed development would be unchanged from the existing conditions. The existing access easement to the adjacent property remains unchanged. There will be no adverse effect on the streets. As mentioned above, the change will be positive by increasing the availability of on street parking on Dinwiddie Avenue with rear parking

C. Effects on the Hazards from Fire, Panic and Other Dangers.

The access for emergency vehicles will be unchanged, therefore there will be no adverse effects.

D. Effect of Crowding of Land and Concentration of Population.

The proposed improvements will not change the density of the underlying zoning. The required setbacks and lot coverage for R-6 Zoning are as permitted by right in the proposed improvements.

E. Effect on Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation and Other Public Improvements.

The property is served by public water and sewer. The demands of the City services will not be affected as the property will remain for residential use.

F. Effect on Adequate Light and Air.

The proposed improvements will not adversely affect the light and air of the adjoining parcels.

IV. CONCLUSION

Permitting the proposed development is a win for the city.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Jefferson', with a stylized flourish at the end.

Tommie Jefferson,
Homeowner



2 March '22

Department of Planning and Development Review
Land and Use Administration Division, Room 511
City Hall, 900 East Broad St. RVA 23219

RE: 2003 Dinwiddie Ave. Special Use Permit Plan Amendment

I. INTRODUCTION

Katherine Jordan ("Applicant"), leaseholder at 2003 Dinwiddie Ave. (the "Property") is applying for a special use permit plan amendment to utilize two bedrooms as home-based office space. The applicant is the owner of Capital Counseling, llc, which is licensed under the Virginia Department of Behavioral Health and Developmental Services (DBHDS) and the Department of Medicaid Services (DMAS) as a community-based mental health provider. Capital Counseling llc provides intensive clinical services to adults and children with severe mental health diagnoses. All services are community-based. There will be no clients at the proposed home-office location. The client charts and clinical medical records will be stored in the proposed home-office, securely locked according to DBHDS policies and procedures.

In a 2nd notion, Tommie Jefferson, property owner ("owner"), is requesting to add an additional property on the surrounding lots, 2001 and 2005 Dinwiddie Avenue, respectfully.

II. PROPOSED DEVELOPMENT

The proposal requests to utilize two bedrooms, totaling approximately 200 square feet out of the available 1500+ available sq.ft. The remaining 1300 sq. ft. will remain residential space. There are no structural changes required within the proposal for this property.

Secondarily, the owner is requesting to build properties on Lot 6 and Lot 2, as illustrated within the survey plot. It is further requested to split the lots into separate TAX parcel #s.



III. FACTORS IN SECTIONS: 17.11 OF THE CHARTER + 32.1-1050.1 OF THE ZONING ORDINANCE

A. Effect on Safety, Health, Morals and General Welfare of the Community

The proposed changes will have a positive effect on the community. It is our mission and goal to continue to empower each individual on the journey to self-actualization through a holistic health paradigm. Capital Counseling currently provides multiple services, to include intensive in-home, mental health skill-building, mobile crisis response and community stabilization services. Due to the scope of the service, allowing Capital Counseling to operate in the home-based office will on the contrary improve the safety, health and general welfare of the community in whole.

The additional proposed homes will further improve the overall value of the property, as well as add additional residential space and increase tax dollars in the neighborhood.

B. Effect on the Streets, Roads, Alleys, Public Ways and Places

There will be no adverse effect on the streets, roads or public ways of the community. The two employees, the applicant and partner Ms. Latesha Anderson, reside at the property. The listed hours of operation will be Mon-Thu 10-3; by appointment only, however clients are not permitted to be at the home-office. Thus, there will be no concerns with congestion, vehicular traffic or any adverse effect or interference. There is additional parking available alongside the property on 20th street.

If needed, additional parking areas can be designated in the rear of each parcel upon building the proposed properties, as illustrated in the parking plot.

C. Effects on the Hazards from Fire, Panic + Other Dangers

The access for emergency vehicles will be unchanged, therefore there will be no adverse effects.

D. Effects on Crowding of Land and Concentration of Population

The proposed use of the home-based office space will not change the density of the underlying zoning; there are no structural changes required.

The building of properties on the two adjoining parcels and lot coverage for R-5 zoning are as permitted by right in the proposed improvements. The proposed spacing between properties is uniform with all other homes on Dinwiddie Ave.

E. Effect on Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation + Other Public Improvements

The proposed home-office space will use standard super trash cans; the property is served by public water and sewer. The demands of the city services will not be affected as the property will remain for residential use.

F. Effects on Adequate Light and Air

The proposed use of home-based office space will not adversely affect the light and air of the adjoining parcels, as there are no proposed structural changes.



IV. CONCLUSION

Capital Counseling, llc has been operating in Chesterfield county for 4+ years, while servicing clients in the greater Richmond area. The proposed home-based office space will allow for continued operation in the heart of the community we call home. We are most grateful to be in the position to provide therapeutic services to the individuals in need, in our community. We have been in communications with the neighborhood and the Blackwell Historic Association, all of whom are in favor of this proposal. Thank you for the opportunity to continue to do our work and to operate in our purpose.

Katherine Jordan; MS/QMHP
CEO
Capital Counseling llc
12530 Iron Bridge Rd. K
Chester, VA 23831
804.334.1865 (o) 804.454.0851 (f) 804.454.0781

This is to certify that on 12/21/20
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 5101290039E

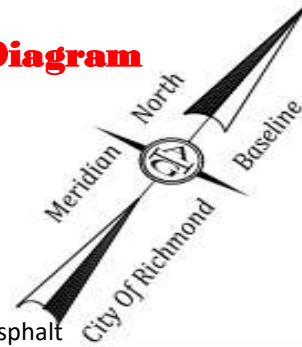
NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



Parking, Shed and Trash Diagram

LEGEND

- Rod/S
- ⊙ Drill Hole
- Rod/F
- Trash enclosure 5ft x 2.5ft
- 🚗 Parking area 9ft x18ft paved asphalt

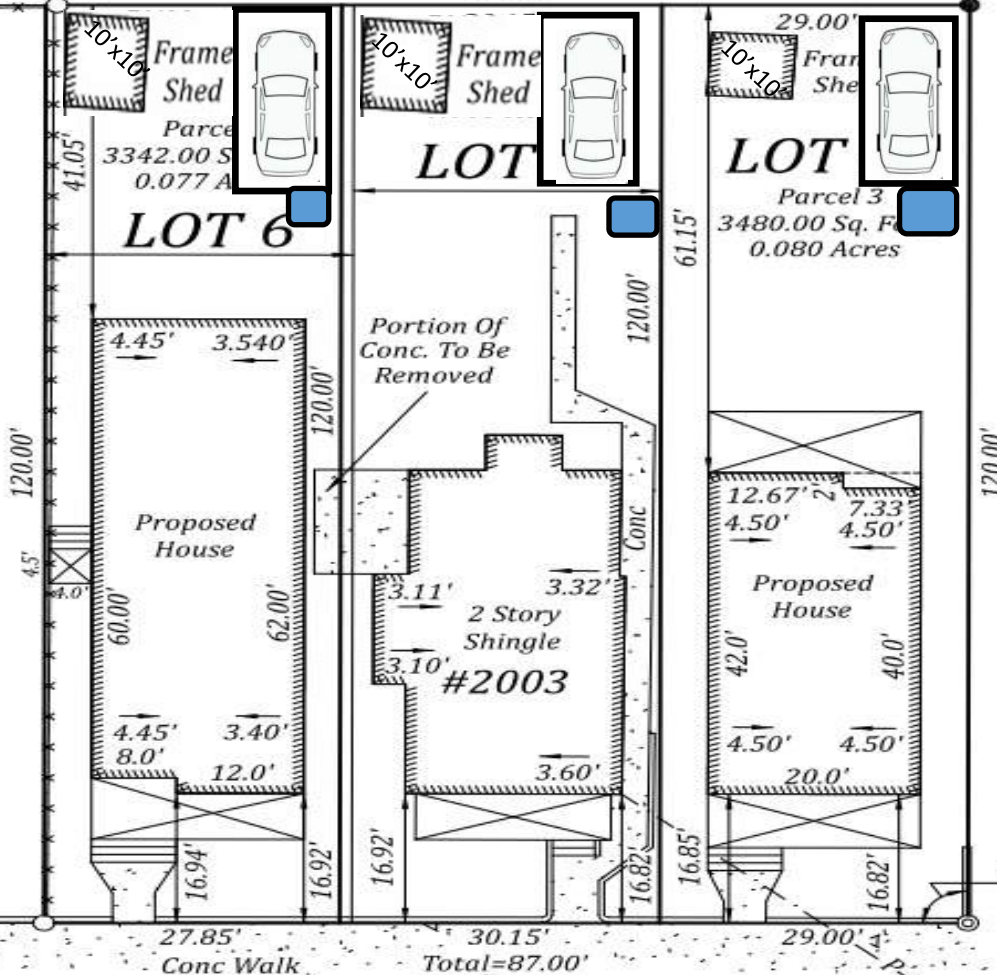


Rod/F 1.05'
E. Of Corner

ALLEY

87.00'

Lot 8



E. 20th STREET

DINWIDDIE AVENUE

SURVEY OF
A DIVISION OF

LOTS 2,4 AND 6 BLOCK 1621

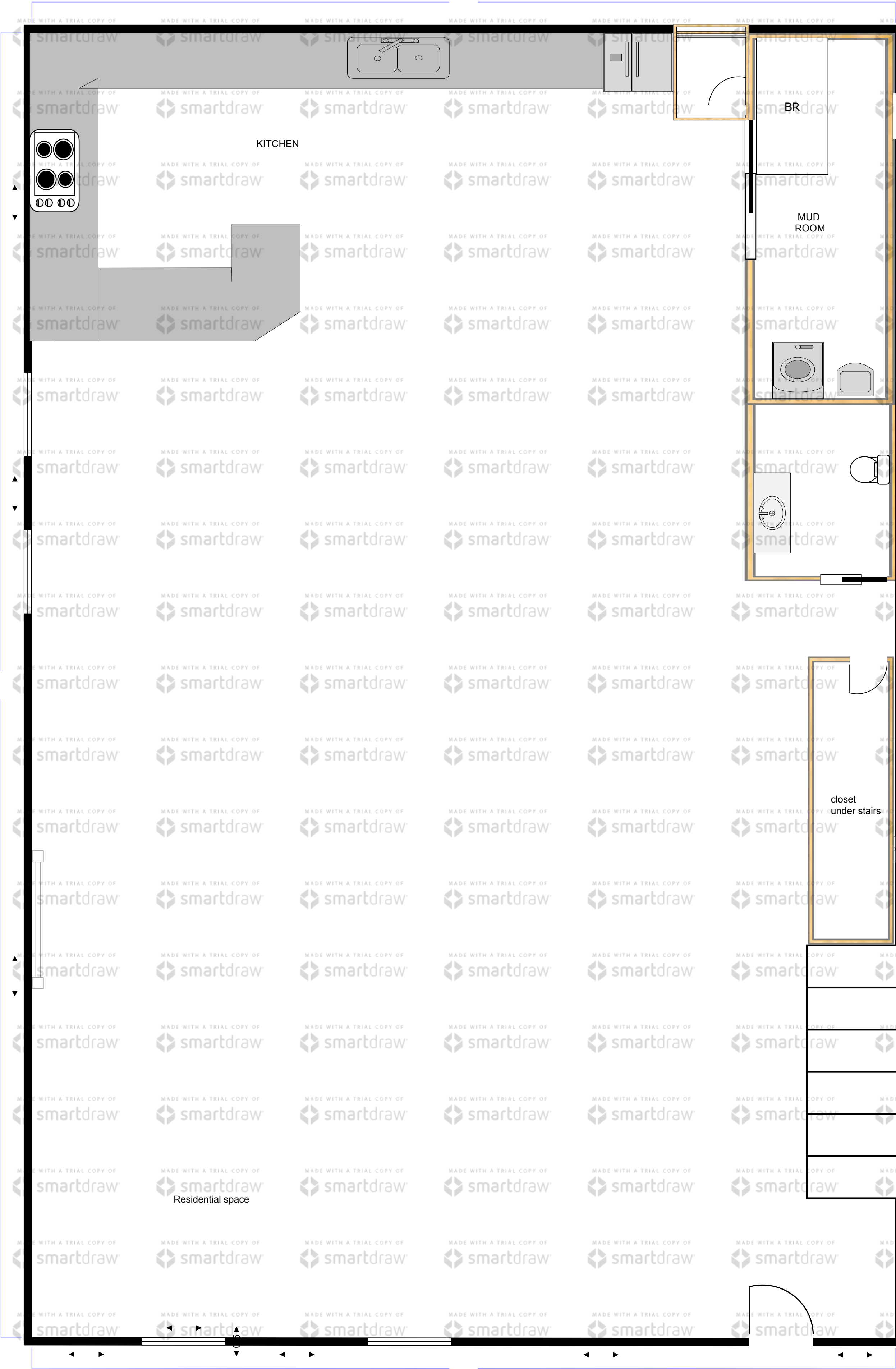
**RICHMOND MANCHESTER
LAND COMPANY**

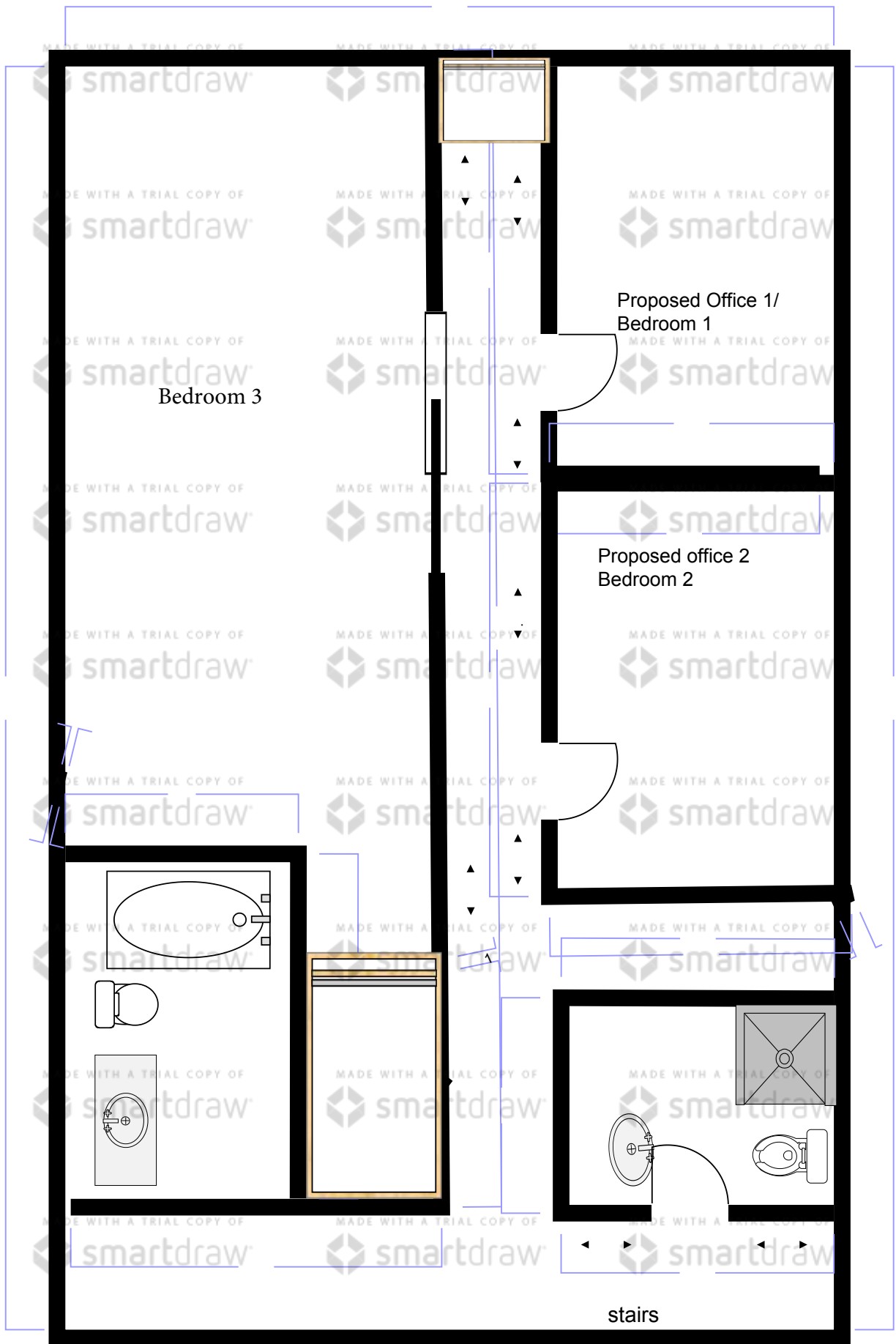
RICHMOND, VIRGINIA

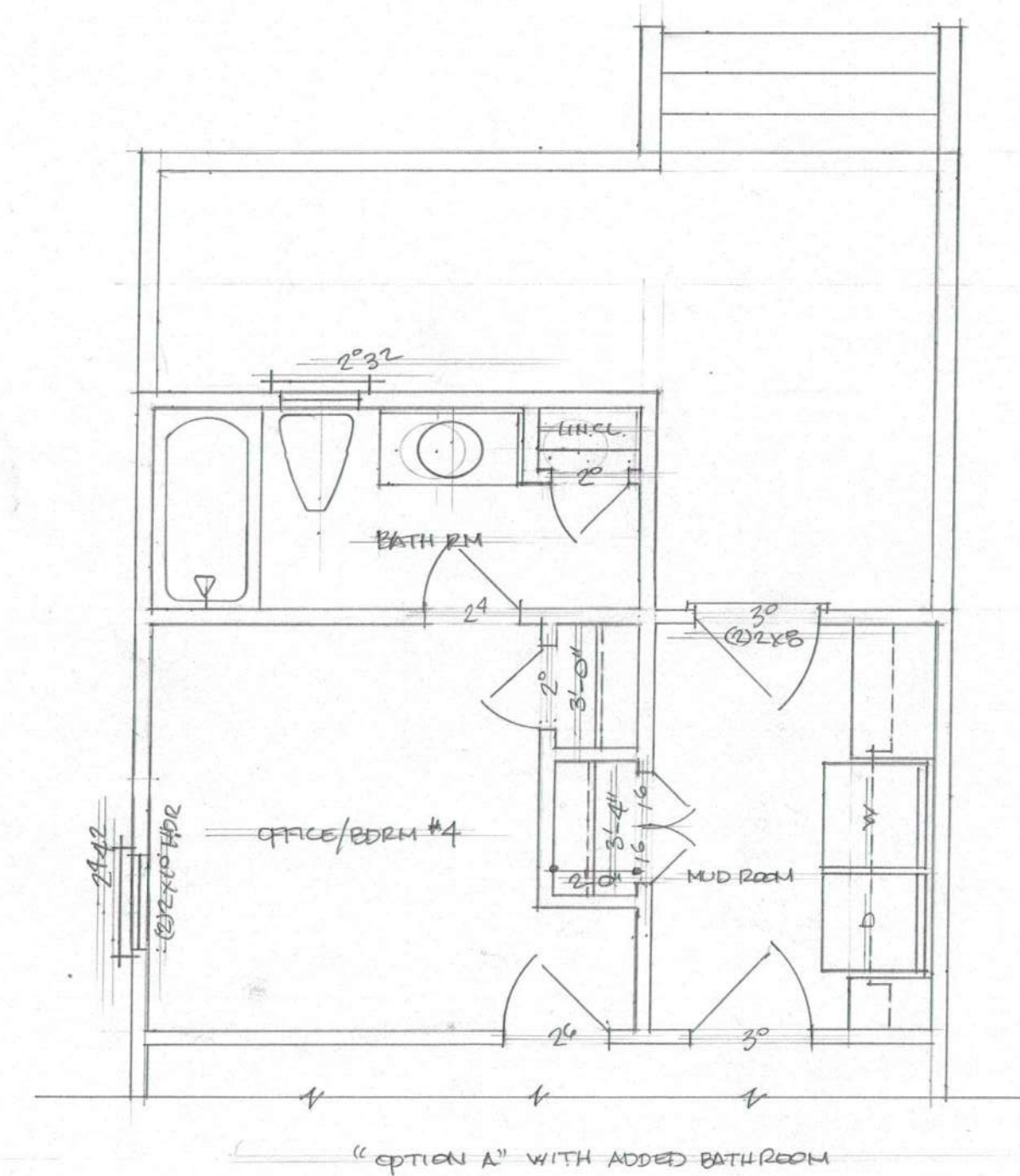
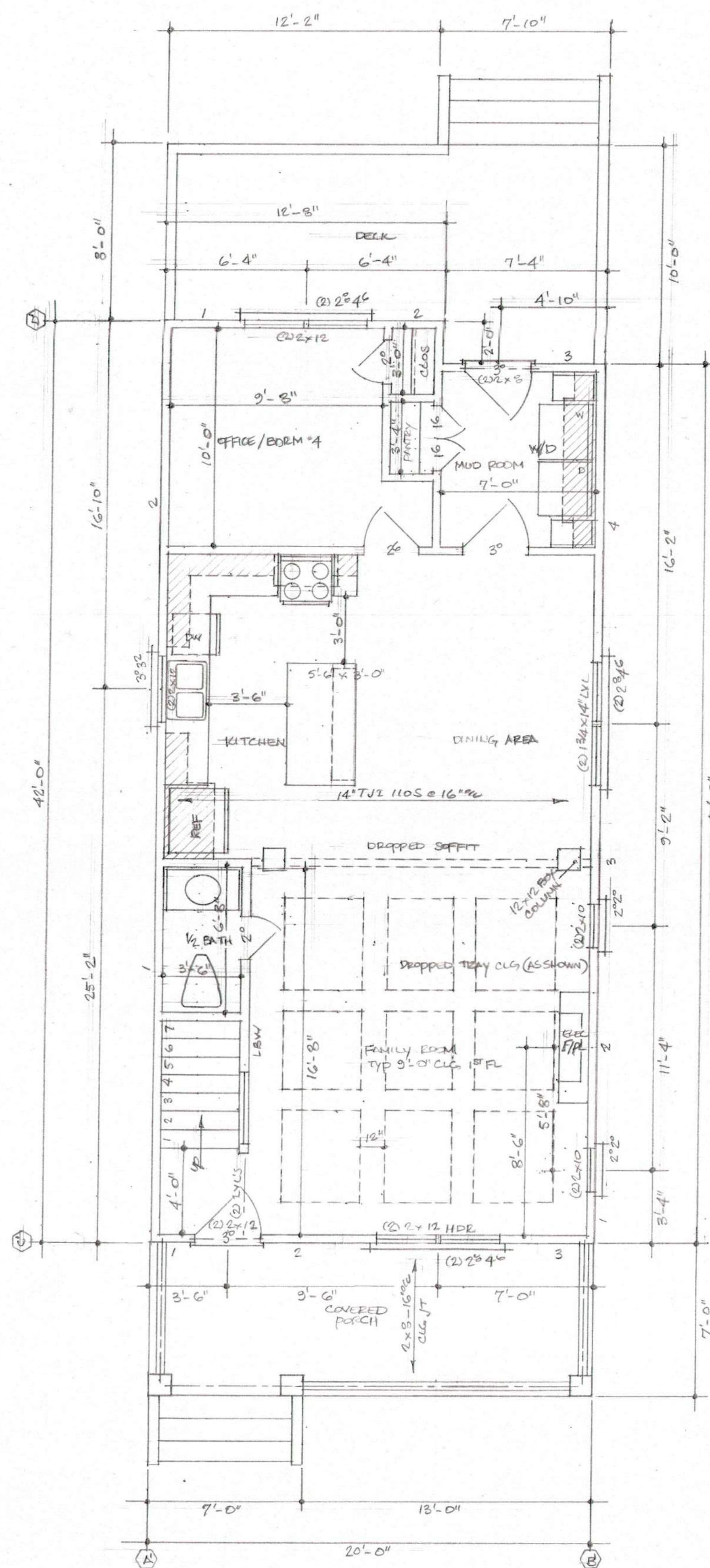
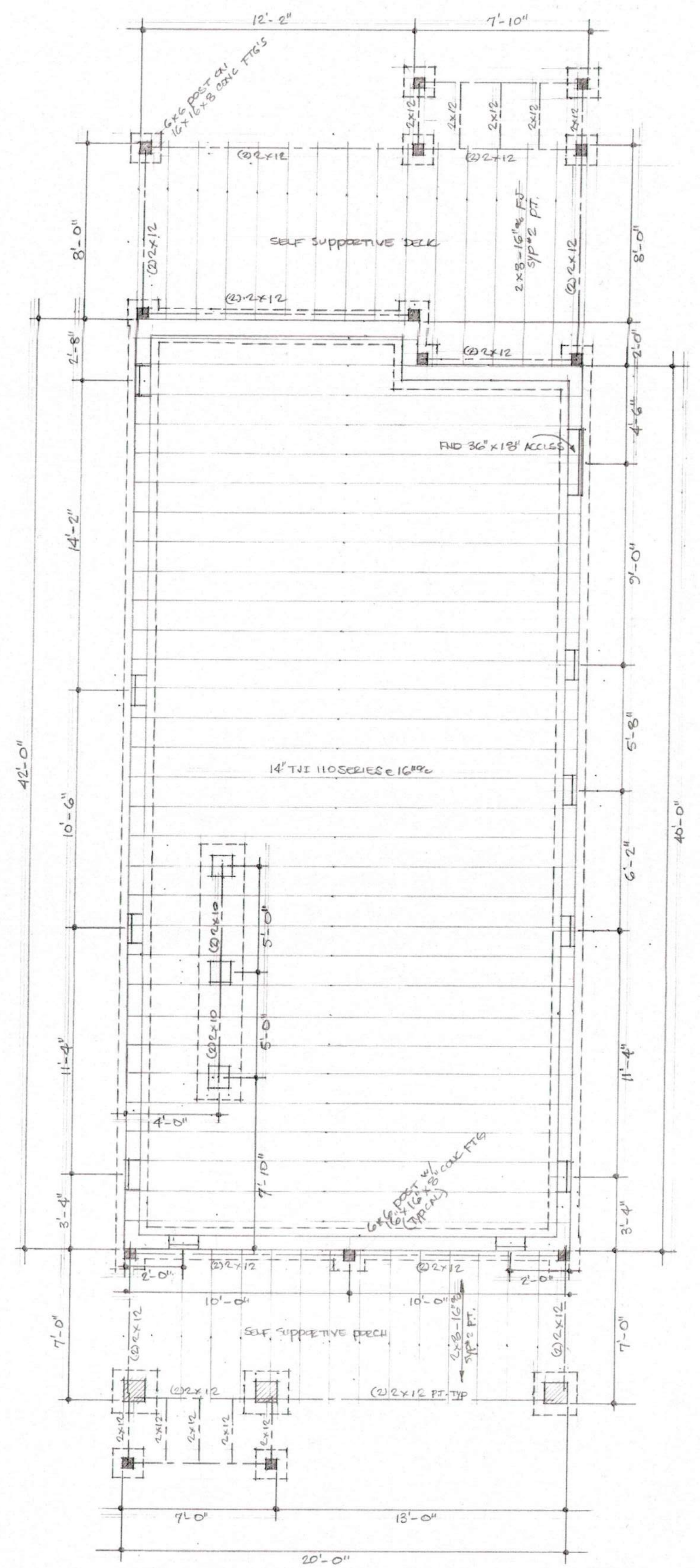
NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
TOMMIE JEFFERSON

JN 50142

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 12/21/20 Drawn by GAH





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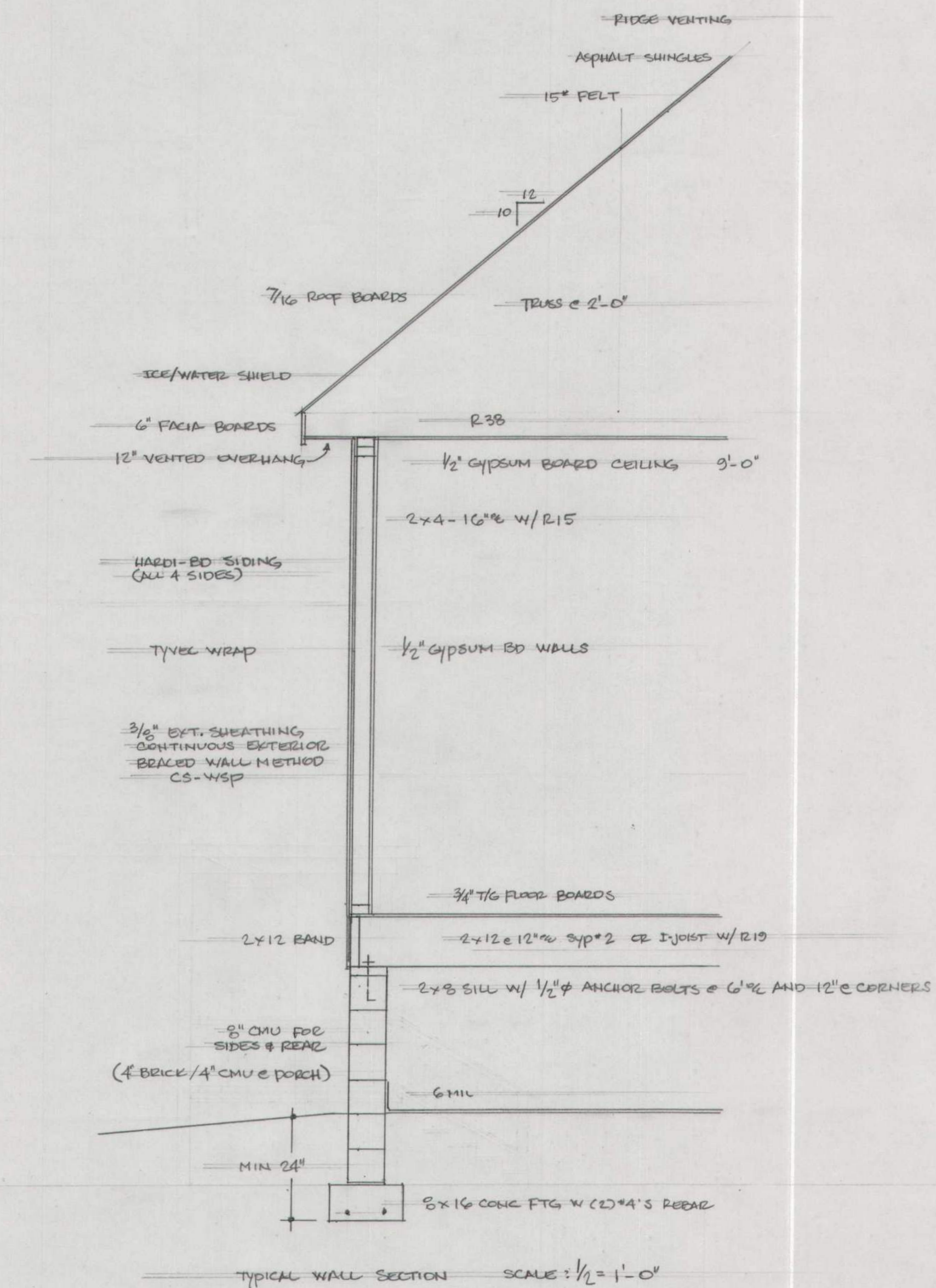
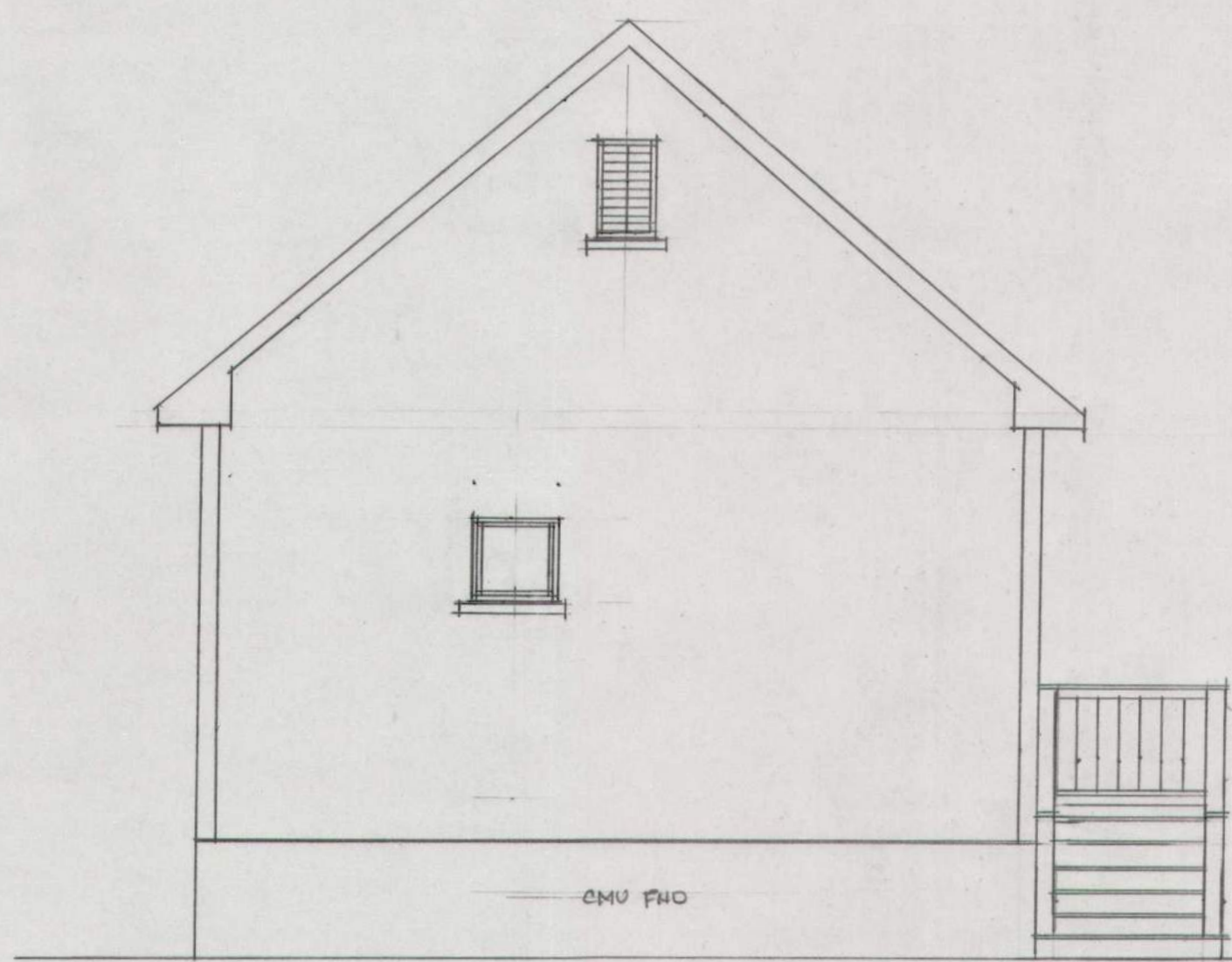
**PARKER
UNIQUE
DESIGNS**

ARCHITECTURAL
DESIGNS
AND
DRAWING
SERVICES

DATE: _____
JOB #: _____

DRAWN BY: _____
TRAVIS
PARKER

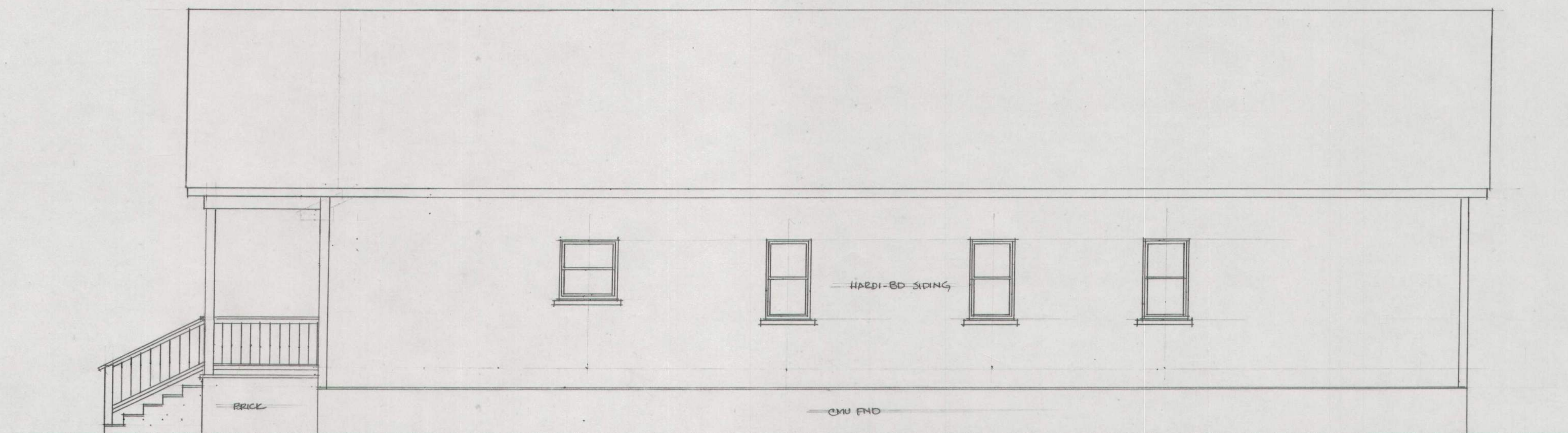
MIDI OHLIAN, VA
(PH) 643-0733



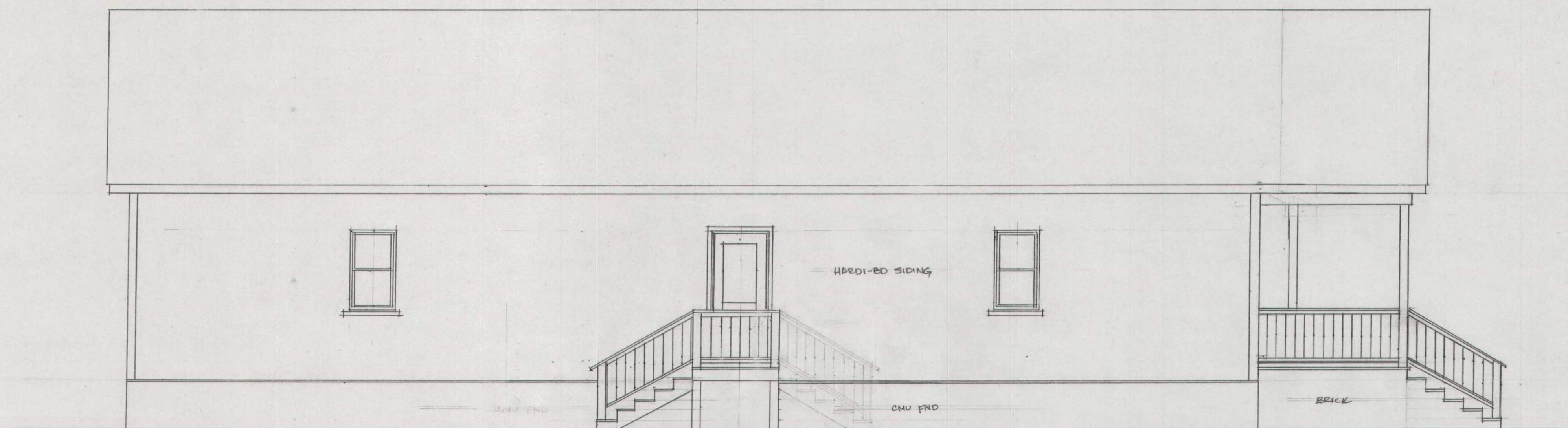
ARCHITECTURAL
DESIGNS
AND
DRAFTING
SERVICES
PARKER
UNIQUE
DESIGNS
P U D

DATE: 3/14/2022
JOB #:
DRAWN BY: TRACY K
MIDLOTHIAN, VA
(804) 683-0733

REVISIONS	BY



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



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

ARCHITECTURAL
 DESIGNS
 AND
 DRAWING
 SERVICES
 PARKER
 UNIQUE
 DESIGNS
 P U D
 MIDDLETOWN, VA
 (804) 683-0733
 DATE: 8/14/2022
 FOR: TRAVIS PARKER
 DRAWN BY: TRAVIS PARKER

Date: 8/14/2022
 Scale: 1/4" = 1'-0"
 Drawn: TP, PARKER
 Job:
 Sheet:
 Of: 3 Sheets

