

APPLICANT: LIDL US

PHONE#: (703) 403-3506 **EMAIL:** yomi.sanya@lidl.us

REPRESENTATIVE: Garvis L. Sams Jr.

PHONE#: (770) 422-7016 **EMAIL:** gsams@slhb-law.com

TITLEHOLDER: 4730 Floyd Road, LLC, Joyce Brown, Estate of

Thurston Brown, Betty James Barnes, Dianne Sue Weldon

PROPERTY LOCATION: On the north side of White Boulevard, and
on the west side of Floyd Road

(No address given)

ACCESS TO PROPERTY: Floyd Road and White Boulevard

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses
and undeveloped acreage

PETITION NO: Z-58

HEARING DATE (PC): 07-07-16

HEARING DATE (BOC): 07-19-16

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Grocery Store and Retail

SIZE OF TRACT: 7.8346 Acres

DISTRICT: 17

LAND LOT(S): 31

PARCEL(S): 1,2,27,37

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family house
- SOUTH:** NRC/Hardee's; R-20/Single-family houses
- EAST:** NRC/Undeveloped; R-20/Floyd Middle School
- WEST:** R-20/Sinlge-family house and undeveloped acreage

Adjacent Future Land Use:

- Northeast: Low Density Residential (LDR)
- Southeast: Neighborhood Activity Center (NAC)
- Southwest: Neighborhood Activity Center (NAC)
- Northwest: Neighborhood Activity Center (NAC)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

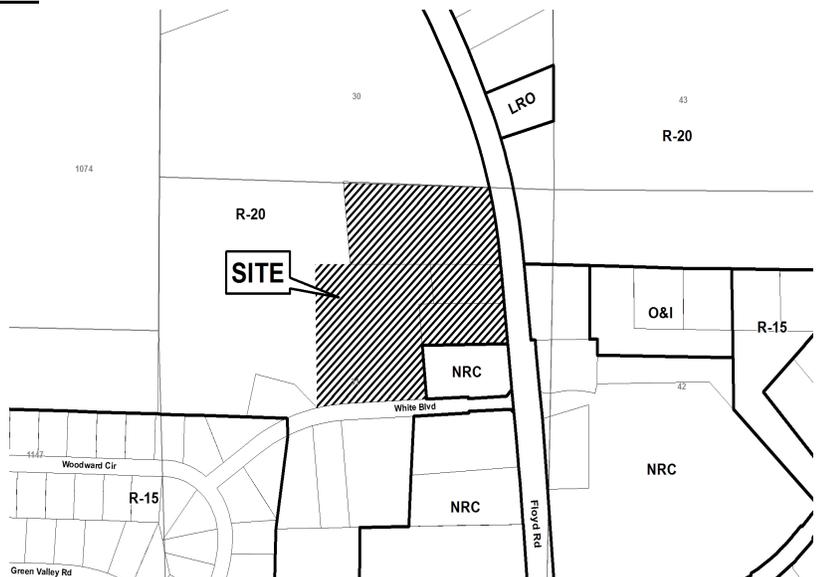
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

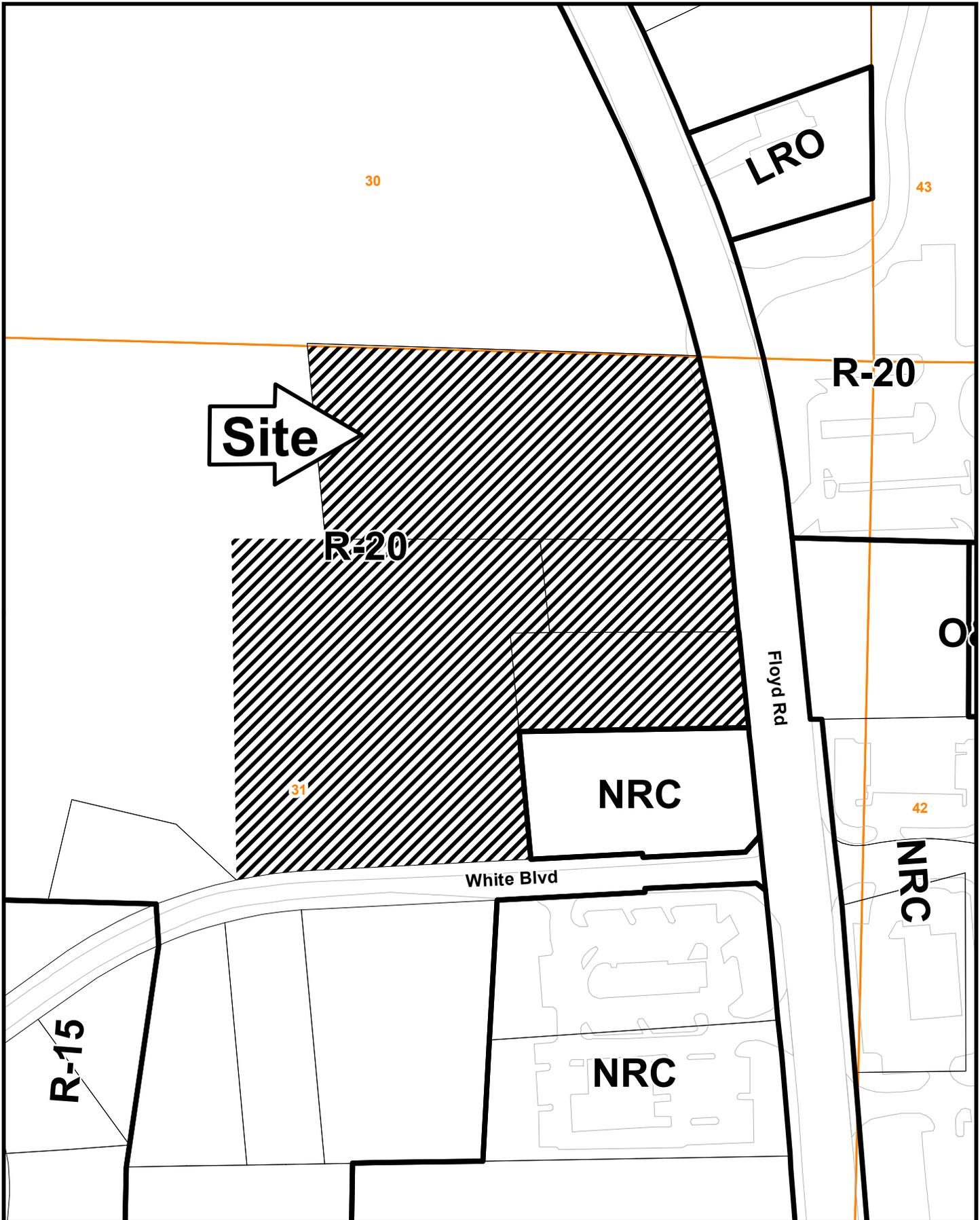
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-58-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet

City Boundary
Zoning Boundary

APPLICANT: LIDL US

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: NRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)/Low Density Residential (LDR)

Proposed Number of Buildings: 2 **Total Square Footage of Development:** 36,185

F.A.R.: 0.106 **Square Footage/Acre:** 4,618

Parking Spaces Required: 180 **Parking Spaces Provided:** 186

Applicant is requesting the Neighborhood Retail Commercial (NRC) zoning district for the purpose of a grocery store and retail. The applicant’s representative has indicated that LIDL is a well-established, major European food retailer providing top quality products at the lowest possible prices across Europe and now in the United States. The hours of operation will be Monday through Sunday from 6 a.m. until midnight, seven days a week. The architectural style and composition of the grocery store is attached to this analysis.

The proposed site plan indicates the planned 36,185 square-foot grocery store and the northern parcel (1.61 acres) is designed for a proposed fast food restaurant with a drive-thru. That design is to be permitted by someone other than the applicant and the subject site plan does not indicate the square footage of the restaurant. Parking is detailed on the plan, but is not included in the number given for the grocery store. Also, the southernmost parcel is only designated for future commercial use with no particular building layout, parking or use indicated.

The proposed site plan will require a contemporaneous variance to waive the required 20-foot landscape buffer abutting residentially zoned properties to 15 feet.

Cemetery Preservation: No comment.

APPLICANT: LIDL US

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: NRC

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: LIDL US
PRESENT ZONING: R-20

PETITION NO.: Z-58
PETITION FOR: NRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to NRC for the purpose of a grocery store and retail. The 7.8346 acre site is located on the north side of White Boulevard, and on the west side of Floyd (no address given).

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

All but 2.452 acres of the site is within a Neighborhood Activity Center (NAC) future land use category,. That northern portion is within Low Density Residential future land use category. The zoning designation for the entire property is R-20. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Specific Area Policy Guidelines:

In order to better implement and promote the nodal concept of development at the intersection of Floyd Road and Nickajack Road, the Board of Commissioners has extended the NAC to the west side of Floyd Road in Land Lots 31 and 32 of the 17th District. In order to encourage development plans which are architecturally compatible with the existing uses on the east side of Floyd Road and to promote coordinated access within the NAC, the Board of Commissioners has determined the necessity for a unified development plan for this extension. All highlighted properties or substantial combination thereof, must be assembled and included in one rezoning/development plan. Buffering to adjacent residential uses, architectural compatibility, shared access and land use transition will be of paramount importance and assemblage rezoning applications will be evaluated for appropriateness based upon this criteria. The map of this highlighted area is show in the Appendix [10 of the “Cob County 2030 Comprehensive Plan: Mapping Cobb’s Future.”]

Adjacent Future Land Use:

- Northeast: Low Density Residential (LDR)
- Southeast: Neighborhood Activity Center (NAC)
- Southwest: Neighborhood Activity Center (NAC)
- Northwest: Neighborhood Activity Center (NAC)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

APPLICANT: LIDL US

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: NRC

PLANNING COMMENTS:

Continued

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The South Cobb Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT LIDL US

PETITION NO. Z-058

PRESENT ZONING R-20

PETITION FOR NRC

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 12" DI / W side of Floyd Rd

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: Along White Blvd frontage

Estimated Waste Generation (in G.P.D.): A D F= 1448 Peak= 3619

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Public sewer to be extended to future outparcels at Plan Review Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: LIDL US

PETITION NO.: Z-58

PRESENT ZONING: R-20

PETITION FOR: NRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Clay Branch FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location:

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream .
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on receiving system.

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PRESENT ZONING: R-20

PETITION FOR: NRC

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide stormwater conveyance to accommodate development of out-parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. This site is located at the northwest corner of Floyd Road and White Boulevard. The parcel is mixture of woodland and pasture with average slopes less than 10%. The entire site drains to the south to the White Boulevard right-of-way.
2. The existing tree stand and undergrowth provide significant air/water quality, soil stabilization and storm flow mitigation benefits for this watershed. Construction of this project will eliminate the vast majority of this vegetation and increase pavement, storm runoff and non-point source pollution. To compensate, the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event and each larger storm discharge controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).
3. Stormwater management for the proposed grocery store will be provided underground. It is anticipated that the two outparcels will be required to provide their own stormwater management. The site must be designed to accommodate tie-in and conveyance for these parcels as well as the 3.1 acres of offsite area to the north of the site. The proposed stormwater system will be required to tie into the recently installed Hardees Restaurant site located at the southeast corner of the parcel.

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PRESENT ZONING: R-20

PETITION FOR: NRC

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
White Boulevard	N/A	Local	25 mph	Cobb County	50'
Floyd Road	35,200	Arterial	40 mph	Cobb County	100'

Based on 2007 traffic counting data taken by Cobb County DOT for Floyd Road.

COMMENTS AND OBSERVATIONS

White Boulevard is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Floyd Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of White Boulevard, a minimum of 25' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Floyd Road, a minimum of 50' from the roadway centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend curb, gutter, and sidewalk along the White Blvd frontage.

Recommend restricting the Floyd Road driveway to right in/right out and to be in compliance with commercial driveway standards.

Recommend keeping current 10-12' multi-use trail along Floyd Road frontage.

STAFF RECOMMENDATIONS

Z-58 LIDL US

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties for most of the applicant's proposal. Properties south of this area of Floyd Road have been rezoned and developed for retail, restaurants and an urgent care facility.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property for the portion of the property within the commercial node. Staff is concerned with expanding the commercial area at this node.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the majority of the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates most of the subject property as being in the Neighborhood Activity Center (NAC) land use category. The northern parcel in this application is approximately 1.61 acres and is delineated as being in the Low Density Residential (LDR) land use category for densities ranging from 1-2.5 units per acre. The requested NRC zoning district and the proposed grocery store are compatible with the NAC land use designation. The northern portion of the subject property is in LDR land use category and the NRC zoning district is not compatible with LDR.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to NRC and LRO. The proposed grocery store portion of the development is compatible with the NAC land use designation. When located on the edge of a NAC, the LRO zoning district should provide for office uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings. The Low Rise Office (LRO) zoning district can be utilized as a transition from heavier commercial zoning to residential zoning. Staff believes low scale offices will be more compatible abutting residential zonings than a fast food restaurant.

Based on the above analysis, Staff recommends DELETING to NRC and LRO subject to the following conditions:

1. Site plan received May 5, 2016 for the grocery store parcel;
2. Northern parcel of 1.61 acres deleted to LRO;
3. 1.04-acre property to be approved by the Board of Commissioners as Other Business;
4. Variance mentioned in Zoning Comments section of this analysis;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations; and
8. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Summary of Intent for Rezoning *

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): N/A
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: _____
- R E C E I V E D

MAY 5 2016

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Grocery Store & Retail
- b) Proposed building architecture: The architectural style and composition of the grocery store is being submitted concurrently herewith. The architectural style and composition of the retail component will be submitted under separate cover.
- c) Proposed hours/days of operation: Monday - Sunday, 6:00 a.m. until Midnight, 7 days a week.
- d) List all requested variances: Landscape buffer reduction on the northwest property line from from twenty feet (20') to fifteen feet (15').

* If LIDL does not close on the subject property for any reason whatsoever within 18 months of approval, the Zoning Classification shall revert to the original Zoning Classification of R-20 without any further action being necessary on the part of Cobb County or on the part of the Property Owners.

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

A portion of the subject property is located within a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map which contemplates the type of uses proposed.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

Not applicable

*Applicant specifically reserves the right to amend and/or revise any information set forth in this Summary of Intent for Rezoning or any portion of the Application for Rezoning at any time during the Rezoning process.



ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION
OF LIDL, US

COMES NOW, LIDL US, and pursuant to § 134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of Floyd Road Corridor. The subject property is zoned R-20; however, the preponderance of properties within this section of the Floyd Road Corridor are zoned and utilized for Commercial purposes.

- B. The zoning proposal will have no adverse effect or impact upon the exiting uses or usability of adjacent or nearby properties.

- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. The existing R-20 zoning classification is a significant economic detriment to the owners of the subject property.

- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.
- E. The zoning proposal is consistent with the uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with a portion of the subject property being within a Neighborhood Activity Center ("NAC") under and pursuant to Cobb County's Future Land Use Map and Comprehensive Land Use Plan.
- F. There is no substantial relationship between the existing zoning classifications of R-20 and NRC which limits the property in terms of its present utilization and the public health, safety and general welfare.

STATEMENT OF INTENT

This Rezoning concerns an assemblage of four (4) tracts which total 7.8346 acres which is located along the western side of Floyd Road north of White Boulevard. The assembled tract currently consists of four (4) parcels which are all zoned in the R-20 zoning district; however, a sizeable portion of the subject property is located within a Neighborhood Activity Center ("NAC") on Cobb County's Future Land Use Map. The Applicant is requesting a rezoning of the subject property from R-20 to NRC for a LIDL Grocery Store and other retail users. The first LIDL stores were opened in 1973 and by the 1980s, LIDL was a household name throughout Germany. During the 1990s,

LIDL began opening stores outside of Germany and today LIDL grocery stores can be found in nearly every country in Europe. LIDL is now a well-established, major European food retailer with an extensive network of stores which is unmatched in Europe.

LIDL takes pride in providing top quality products at the lowest possible prices to all of its customers across Europe and now the United States. Its stores are operated by a network of dedicated store staff, helping to establish and further development of this successful company. LIDL will continue to play a major role in the exploration of new markets in Europe, the United States and beyond.

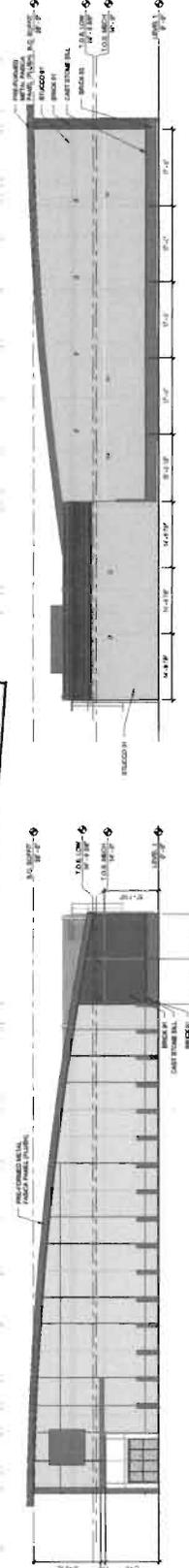
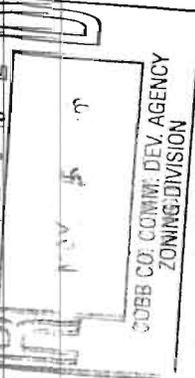
Since establishing itself in the United Kingdom in 1994, LIDL has grown consistently and today has more than 600 stores with many more to come both in Europe and the United States.

Respectfully submitted, this the 5 day of May, 2016.

SAMS, LARKIN, HUFF & BALLI, LLP

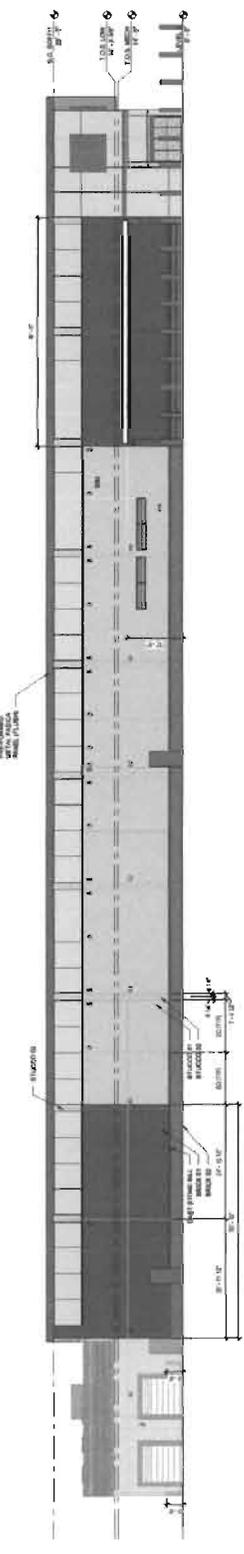
By: 
GARVIS L. SAMS, JR.
Attorney for Applicant
Ga. Bar No. 623950

MATERIAL QUANTITIES		STOREROOM (SYSTEM/ FRAMING)	STUCCO 1	STUCCO 2	BRICK	CAST STONE SILL	SOLID DOORS	METAL FASCIA	TPO ROOFING
TOTAL AREA OF FACADE	SIGNAGE	2481 SF							
EAST FACADE	2% = 64 SF	85%			11% = 325 SF	0.1% = 4 SF	0.7% = 21 SF	8% = 200 SF	
WEST FACADE	3,342 SF	81% = 2,708 SF	18% = 598 SF	1% = 34 SF	12% = 423 SF	0.7% = 24 SF	3% = 97 SF	4% = 124 SF	
SOUTH FACADE	7,845 SF	81% = 6,346 SF	18% = 1,409 SF	1% = 86 SF	20% = 1,584 SF	0.0% = 0 SF	3% = 267 SF	4% = 364 SF	
NORTH FACADE	8,205 SF	81% = 6,646 SF	18% = 1,459 SF	1% = 100 SF	20% = 1,584 SF	0.07% = 8 SF	0.2% = 22 SF	5% = 412 SF	1.0% = 3,855 SF

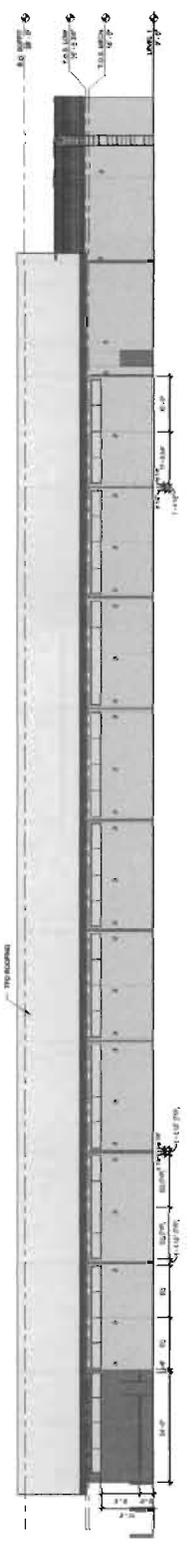


1. REVISIONS EXTERIOR ELEVATION - EAST
DATE: 08/14/16

2. REVISIONS EXTERIOR ELEVATION - WEST
DATE: 08/14/16



3. REVISIONS EXTERIOR ELEVATION - SOUTH
DATE: 08/14/16



4. REVISIONS EXTERIOR ELEVATION - NORTH
DATE: 08/14/16