

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209**

Due to rising cases of COVID-19 this meeting will be conducted via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/87503049884>

Meeting ID: 875 0304 9884

One tap mobile

+13126266799,,87503049884# US (Chicago)

AGENDA

Thursday, April 8, 2021
6:00 p.m.

1. Call to Order / Roll Call.
2. Adoption of Minutes of the Community Development Authority Meeting Held on March 4, 2021.
3. Public Hearing for a Conditional Use Permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.
 - a. Review and approval of Conditional Use Permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility
4. Adjournment.

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

– Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
March 4, 2021**

The Community Development Authority held via Zoom Video Conferencing.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Ald. Jim Daugherty, Ald. Vukovic, Peter Brennan, Casey Shorts, Donald Voith, and Danielle Bailey. Absent: None.

Other Officials Present: Rachel Safstrom, Executive Director; John Fuchs, City Attorney; and Megan Humitz, City Clerk.

Open Meeting Notice.

The Executive Director advised that in accordance with the Open Meeting Law the City's official newspaper was advised on Thursday, February 25, 2021, of the date of this meeting, that the Agenda was posted on the official bulletin board of City Hall, the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

Approval of the minutes of meeting held on August 18, 2020.

Motion was made by Mr. Daugherty, seconded by Mr. Brennan, to approve the minutes of meeting held on August 18, 2020. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, and Mr. Voith. Absent: None. Abstain: Ms. Bailey. Motion carried.

Review and approval of Residential Development at 5800 N. Bayshore Drive.

Administrator Safstrom gave a brief overview of the residential plans for 5800 N. Bayshore Drive, submitted by Engberg Anderson Architects on behalf of Cypress Equities. There are four residential buildings with 316 units total. The site plan and building space plan layouts along with building elevations and renderings were provided, as well as design guidelines to be followed. The plans have been reviewed by Planning, North Shore Health Department, Building Inspection, and City Engineer. The developer was made aware of concerns identified by staff and requested to comment. Lydell Avenue utility upgrades have been completed. Administrator Safstrom stated the developer and contractors have been made aware of the raw water line that goes through the Bayshore property. It is important to note and for them to take care as they plan and proceed with construction not to damage the raw water line.

Mayor Kennedy stated the Bayshore TIF is fully established, and what is before the CDA is to determine if what has been submitted meets previously agreed upon guidelines.

Kirk Williams of Cypress Equities gave a presentation to the CDA of the building plans and renderings and was available for questions from the committee.

Mr. Voith expressed concern regarding the location of the raw water supply pipeline to the North Shore Water Treatment Plant, and the importance of including language surrounding the pipeline in the conditions of the motion.

Ald. Daugherty raised concern over the rooftop mechanical units and the potential for any additional noise shielding units. Administrator Safstrom added there have been developments in the past which have produced noise that has been bothersome to neighbors, and therefore the hope is to be proactive against potential noise issues. Mayor Kennedy clarified there was a commitment in the development contract that additional screening would be added if noise exceeded the allowable decibel levels. Mr. Williams stated larger pieces of equipment will be screened with landscaping, and there will be follow-through if there are any issues with noise on rooftop units.

Ald. Vukovic raised concerns regarding the traffic pattern and requested assurance it is not being directed onto Lydell Avenue. Mayor Kennedy confirmed the northern units have covered parking area and a surface lot from Lydell Avenue, however the existing structure will have an entrance on Port Washington Road.

Motion by Mr. Voith, seconded by Ald. Vukovic, to approve the residential plans for 5800 N. Bayshore Drive as submitted with the following conditions: 1) Comply with all building and fire codes to the satisfaction of the Building Inspector, North Shore Fire Department, and North Shore Health Consortium; 2) Work with Police and Fire on an emergency vehicle access plan during construction; and 3) Prior to construction, work with staff on a pre-construction meeting to alleviate concerns with construction near raw water line on the property. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, Ms. Bailey, and Mr. Voith. Absent: None. Abstain: None. Motion carried.

Atty Randall, representing the Village of Whitefish Bay, expressed concerns on behalf of the residents and administration of the Village regarding traffic access, stormwater management, and landscape plans. Mayor Kennedy expressed an interest in maintaining open communication with neighboring communities and plans for green infrastructure as the project moves forward, as well as keeping with MMSD standards and guidelines.

Review and approval of Lot 2 Bayshore Development – Culver's Restaurant.

Administrator Safstrom stated Kimley Horn, engineering consultant, has submitted on behalf of Neo Gen II for a development at Lot 2 of Bayshore for a Culver's Franchise. The Culver's will be open seven days a week with standard operation from 10 a.m. – 10 p.m. Concerns identified by staff were forwarded to the developer. A site plan and building space plan layouts along with building elevations and renderings were provided. The

plans have been reviewed by the North Shore Health Department, Building Inspection, North Shore Fire Department, and City Engineer.

Dimitri Dimitropoulos of Neo Gen II, Inc. and Kirk Williams of Cypress Equities were present to answer questions from the CDA. Mr. Dimitropoulos is working with Cypress Equities on the Culver's project for guidelines to ensure it is within the City's scope, and previously worked on the design of the Shorewood Culver's location. Mr. Joe Mayer of Kimley-Horn and Associates gave a presentation to the CDA of the building plans and renderings and was available for questions from the committee.

Motion by Mr. Brennan, seconded by Ald. Vukovic, to approve the Lot 2 of Bayshore – Culver's Restaurant as submitted with the following conditions: 1) Comply with all building and fire codes to the satisfaction of the Building Inspector, North Shore Fire Department and North Shore Health Consortium; 2) Work with Police and Fire on an emergency vehicle access plan during construction; and 3) Prior to construction, work with staff on a pre-construction meeting to alleviate concerns with construction near raw water line on the property. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, Mr. Wadzinski, and Mr. Voith. Absent: None. Abstain: None. Motion carried.

Initial Review and schedule of Public Hearing for a Conditional Use Permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.

Administrator Safstrom stated Nurturing Nook, Inc. is looking to relocate their operations to 4425 N. Port Washington Road. As this property is in an active Tax Incremental Financing District (#7-Technology), the Community Development Authority acts as the Plan Commission for the proposed project. The property is currently zoned M-1 Warehouse, Light Manufacturing, Office, and Service District. In the M-1 District, Child Care facilities require the Conditional Use Permit. A conditional use request requires a public hearing. The public hearing will be noticed in the newspaper as well as the surrounding property owners within 100 feet of the property.

Staff has reviewed the proposal. There is minimal change to the exterior of the building. There is a small addition of a cement fenced area for outdoor play for the facility. They will have to make certain they are able to obtain the necessary State of Wisconsin Department of Children and Family Licensed Group Child Care Center License. Nurturing Nook has been in business for many years and likely knows how to navigate the childcare licensing requirements.

Bradley Spencer of East Lake Towers Corporate Center and Jill Niebler, Nurturing Nook, Inc. business owner were present to answer question from the CDA.

Motion by Mr. Voith, seconded by Ald. Daugherty, to schedule a public hearing for the review of the request for a conditional use permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for

Nurturing Nook, Inc. - Childcare facility. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, Ms. Bailey, and Mr. Voith. Absent: None. Abstain: None. Motion carried.

ADJOURNMENT

There being no further business, motion was made by Mr. Shorts, seconded by Ald. Daugherty to adjourn the meeting. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, Mr. Wadzinski, and Mr. Voith. Absent: None. Abstain: None. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 7:32 p.m. until April 8, 2021 at 6:00 p.m.

Megan Humitz
City Clerk

Recorded: March 5, 2021.

SUBJECT: Public Hearing and Review and Approval for a Conditional Use Permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.

FROM: Rachel Safstrom, Executive Director of the CDA

MEETING DATE: April 8, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

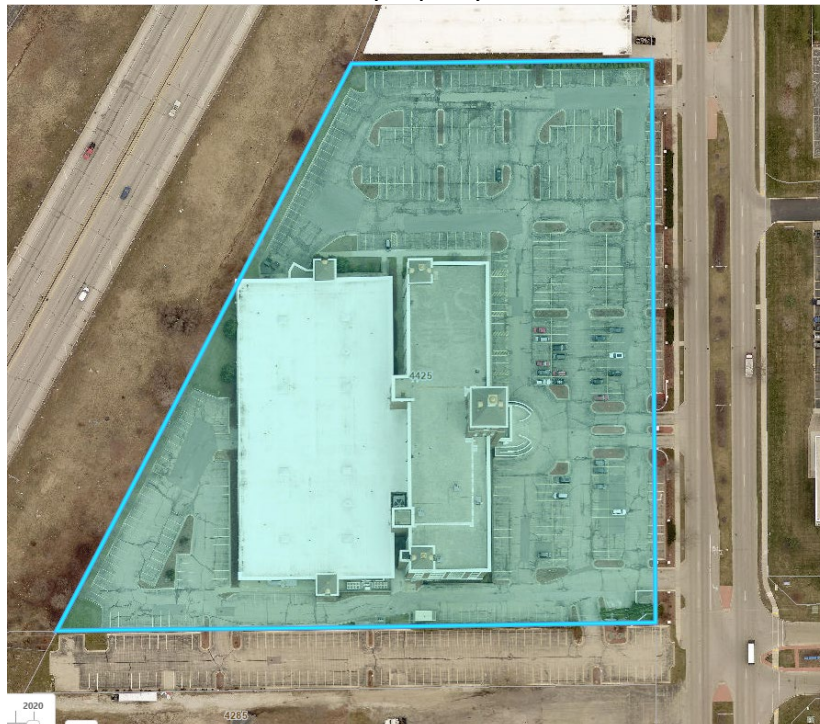
Wisconsin Statutes:	N/A
Municipal Code:	13.1.63

BACKGROUND/ANALYSIS:

Nurturing Nook, Inc. is looking to relocate their operations to 4425 N. Port Washington Road. As this property is in an active Tax Incremental Financing District (#7-Technology), the Community Development Authority acts as the Plan Commission for the proposed project.

The property is currently zoned M-1 Warehouse, Light Manufacturing, Office and Service District. In the M-1 District Child Care facilities require the Conditional Use Permit.

The map below shows an overview of the entire property.





5909 North Milwaukee River Parkway
Glendale, WI 53209

A conditional use request requires a public hearing.

RECOMMENDATION:

Staff has reviewed the proposal. There is minimal change to the exterior of the building. You will notice the small addition of a cement fenced area for outdoor play for the facility.

They will have to make certain that they are able to obtain the necessary State of Wisconsin Department of Children and Families (DCF) Licensed Group Child Care Center License. Nurturing Nook has been in business for many years and likely knows how to navigate the childcare licensing requirements.

ACTION REQUESTED:

Motion to approve a conditional use permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.

ATTACHMENTS:

1. Project Application
2. Complete Plans and Elevations



CITY OF GLENDALE
COMMUNITY DEVELOPMENT PLANNING DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725

CONDITIONAL USE APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Peter Schneider - GROTH Design Group (on behalf of Nurturing Nook & East Lake Towers)

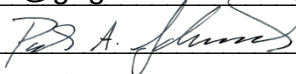
Legal Name of Business: Nurturing Nook Inc.

Name of Business Owner (if different from Applicant): Jill Niebler

Applicant Address (City, State, and Zip Code): 575 W. Riverwoods Parkway
Glendale, WI 53212

Office Phone Number: 414.961.1482 Cell: 414.333.5183 Fax: _____

Applicant E-Mail: pschneider@gdg-architects.com

Applicant Signature:  Date: 02.19.2021

PROPERTY INFORMATION

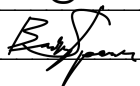
Property Address: 4425 N. Port Washington Road Tax Key Number: 2331173002 Zoning District: M-1

Property Owner (if different from Applicant): East Lake Towers Corporate Center, LP - Attn Bradley Spencer

Property Owner Address (City, State, and Zip Code): 12180 South 300 East, Suite 1243, Draper, Utah 84020

Property Owner Phone: 801-999-1807 ext. 1003 Cell: 801-695-6159 Fax: _____

Property Owner E-Mail: bspencer@nortonweber.com

Property Owner Signature:  Date: Feb 18, 2021

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): _____

Nurturing Nook - Childcare

Total Building Area: 241,000 To Be Occupied Area: 12,000

Lot Size: Depth: 12,000 Width: 12,000 Area: 12,000

Previous Occupant in To Be Occupied Space: Columbia St Mary's - School of Nursing

Other Uses of This Site: Office, Education, Medical Office

Total Number of Parking Spaces: 625 Parking Spaces Available to Tenancy: 625

Business Hours (Days and Hours of Operation): Monday - Friday; 6:30am - 6pm

Total Number of Employees: 40 Maximum Number of Employees at Site at One Time: 21

Primary Contact Person for This Project: Jill Niebler - Nurturing Nook

Primary Contact Phone: 414.961.1482 Cell: 414.333.5183 Fax: _____

Primary Contact E-Mail: thenurturingnook@aol.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____

G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

PLAN OF OPERATION OUTLINE

Submit a detailed cover letter and outline, addressing all applicable items listed below:

1. Name of Business, Address, Telephone Number (Office and Mobile) and Facsimile Number
2. Name of Business Owner, Address, Telephone Numbers (Office and Mobile) and Facsimile Number
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key Parcel Number
6. Zoning District of Property
7. Lot Size (Depth, Width, Area)
8. Building Dimensions
9. Total Floor Area of Building to be Occupied
10. Specific Proposed Uses and Other Uses of the Property
11. Minimum and maximum numbers of employees at the site at any give time
12. Days of Operation
13. Hours of Operation
14. Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s))
15. What Conditions has the State or County imposed upon your use of the property
16. Security Fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
18. Are you proposing food services?
19. Did the State of Wisconsin approve your interior building plans?
20. What provisions are you making for fire protection and human safety?
21. What are your rules and regulations of the property?
22. List the timetable for completion of building construction and anticipated opening date
23. Proposed On-site Security Measures
24. Anticipated maximum number of facility users and viewers at one time (including special events)
25. Any other information you or the Plan Commission feels is pertinent
26. Business Plan
27. Applicant Signature and Date on the Plan of Operation Outline Document

OTHER INFORMATION REQUIRED

In addition to the completed Conditional Use Application form and Plan of Operation, the following items are also required:

- ☐ 5 Full size and 15 reduced size sets of building plans (elevation drawings, architectural renderings, floor plans)
- ☐ 5 Full size and 15 reduced size sets of any site and landscaping plans
- ☐ 5 Full size and 15 reduced size sets of any lighting
- ☐ 20 Copies of a cover letter to include a detailed description of the proposed use and operations.
- ☐ Any other information required per the Zoning Code (refer to the specific Zoning District) or by the Plan Commission

NURTURING NOOK - PROJECT NARRATIVE

DATE: February 19, 2021

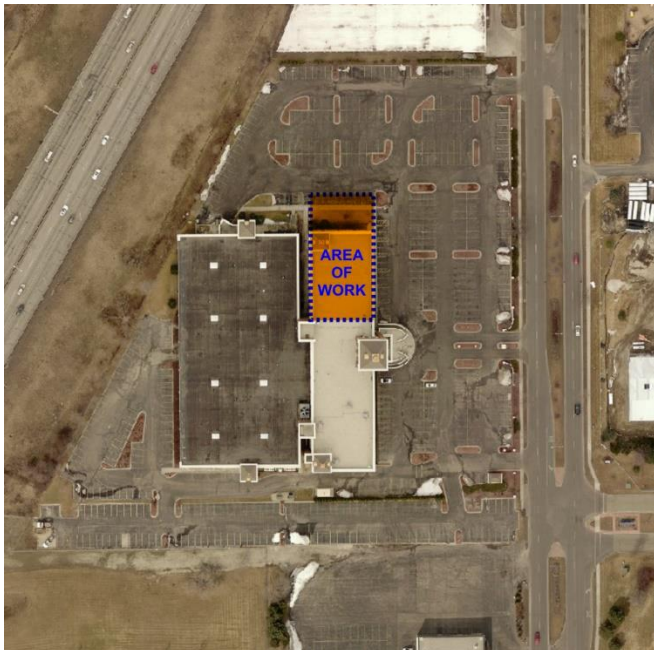
LOCATION: East Lake Towers , Lower Level, 4425 N. Port Washington Road, Glendale, WI 53212

General Project Information

The East Lake Towers Corporate Center ("East Lake Towers") is located North of Milwaukee in the highly desirable suburb of Glendale, Wisconsin. The property boasts impressive freeway frontage and easy highway access as Interstate 43 runs directly adjacent to the property. The four - story office building was originally an industrial space that was completely renovated in 2003 into the area's most impressive office complex. Today the building comprises 242,000 square feet on 6.6 acres of property. The building is occupied by a strong tenant mix that includes: Milwaukee Oral Surgery & Implants, the University of Wisconsin Milwaukee, Larsen and Toubro, the Injury and Disability Law Office of Wisconsin, the Murdock Law Firm , the Walther Law Firm, and the Mishlove Law Firm.

The proposed Nurturing Nook project is an alteration and addition to the garden level of the East Lake Towers facility. The project will consist of approximately 10,000 square feet of alterations, 700 square foot entry addition, and 4,500 square feet of exterior alterations for a new play area and drop off area.

The project location will be approximately as indicated in the image below at the garden level and grade level of the existing building:



The proposed tenant occupancy is assumed to be I-4 Institutional – day care facility. The majority of the rest of the building is either B-Business or A-3 Assembly.

Nurturing Nook Background Information

Purpose/Mission:

The Nurturing Nook Inc. was created to provide a small, warm, inviting and safe home-like atmosphere. We offer an educationally enriching and developmentally appropriate environment for your child to grow and develop to his or her potential.

Philosophy:

Our Caregivers are responsible for creating an environment that encourages your child to achieve his/her full potential in terms of physical, intellectual and psychological growth. Our Caregivers provide safety and security, stimulation and encouragement, and reasonable expectations and limits. We believe children need both emotional support and structure as they meet each developmental challenge.

Our Goals:

- Provide a safe atmosphere for all our children.
- Provide a balance of healthy and nutritious foods; giving your child the opportunity to make good food choices.
- Provide a variety of developmentally appropriate activities geared to individual needs.
- Provide parents with daily communication about their child's daily activities.

PLAN OF OPERATION OUTLINE

1. Name of Business, Address, Telephone Number (Office and Mobile) and Facsimile Number
Nurturing Nook
575 West River Woods Parkway
Glendale WI 53212
Phone: (414) 961-1482
Fax: (414) 961-1748
E-mail: thenurturingnook@aol.com
2. Name of Business Owner, Address, Telephone Numbers (Office and Mobile) and Facsimile Number
Bradley D. Spencer
EAST LAKE TOWERS CORP. CENTER, L.P.
12481 Fort Street, Suite 150
Draper, Utah 84020
Phone: 801-999-1807 ext. 1003
E-mail: bspencer@nortonweber.com

3. Name of Applicant (if different from owner)

Peter Schneider
GROTH Design Group, Inc.
600 West Virginia Street, Suite 602
Milwaukee, WI 53204
Office: 414.810.7613
E-mail: pschneider@gdg-architects.com

4. Legal Description of Property

CERTIFIED SURVEY MAP NO. 7757, NW 1/4 & SW 1/4 5-7-22, PARCEL 1

5. Tax-Key Parcel Number

2331173002

6. Zoning District of Property

M-1 Warehouse, Light Mfg, Office and Service District

7. Lot Size (Depth, Width, Area)

320'-638.14' (E-W) x 600' (N-S)

Total Area = 287,434 SF (6.5986 Acres)

8. Building Dimensions

Existing 80,547 SF Footprint

Approximately 258' (E-W) x 313' (N-S)

9. Total Floor Area of Building to be Occupied

EXISTING:

Lower Level:	27,146 SF
First Floor:	80,051 SF
Second Floor:	79,558 SF
Third Floor:	26,848 SF
Fourth Floor:	26,848 SF
<u>Fifth Floor:</u>	<u>1,455</u>
Existing Total:	241,906

NEW ADDITION:

Ground Level:	699 SF
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10. Specific Proposed Uses and Other Uses of the Property
Office, Educational, Daycare
11. Minimum and maximum numbers of employees at the site at any give time
Allowable at building: 2,430 occupants (@ 100 ppl / SF)
New Occupant: 21
12. Days of Operation
Monday – Friday
13. Hours of Operation
6:30am-6:00pm
14. Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s))
Undetermined – to be submitted / approved in separate submittal
15. What Conditions has the State or County imposed upon your use of the property
Compliance with Wisconsin Administrative Code DCF 251 - LICENSING RULES FOR GROUP CHILD CARE CENTERS as administered by the Wisconsin Department of Children & Families
16. Security Fencing
New 6'H Precast Concrete Privacy Fencing proposed around new outdoor play area – see renderings provided
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
No
18. Are you proposing food services?
Food is provided via catering service. No on-site food production proposed
19. Did the State of Wisconsin approve your interior building plans?
No, Glendale CDA approval is our first step. State of Wisconsin submittal to follow. Building plans are being developed by architect experienced in daycare and office building design.
20. What provisions are you making for fire protection and human safety?
Building currently employs sprinkler and fire alarm system. New occupancy will utilize fire sprinkler and alarm systems as well. The new tenant will be separated from any adjacent tenants by 1 hour fire barriers per International Building Code Requirements.

21. What are your rules and regulations of the property?
No change from existing rules and regulations
22. List the timetable for completion of building construction and anticipated opening date
Completion of building Construction: November 30, 2021
Opening date: January 1, 2022
23. Proposed On-site Security Measures
Existing security company to remain to patrol building & campus. New proposed tenant to have separate entry and security controls at all exterior door locations.
24. Anticipated maximum number of facility users and viewers at one time (including special events)
Building: 1,600
Proposed Tenant: 125
25. Any other information you or the Plan Commission feels is pertinent
N/A
26. Business Plan
Nurturing Nook is an existing Glendale business operating at 575 West River Woods Parkway Glendale, WI 53212. They have been in operation since 1989 as a licensed daycare facility and have 2 additional locations. Their business plan is to continue to deliver high quality childcare to residents and workers of Glendale. See background information above.
27. Applicant Signature and Date



Peter Schneider, AIA, LEED AP
Partner | Senior Project Manager
GROTH Design Group, Inc.
02.17.2021



SITE PLAN - SCOPE OF WORK

1" = 80'-0"



SYMBOL KEY

EXISTING WALL TO REMAIN

EXISTING DOOR TO REMAIN

REMOVED WALL

REMOVED DOOR

NEW WALL

NEW DOOR

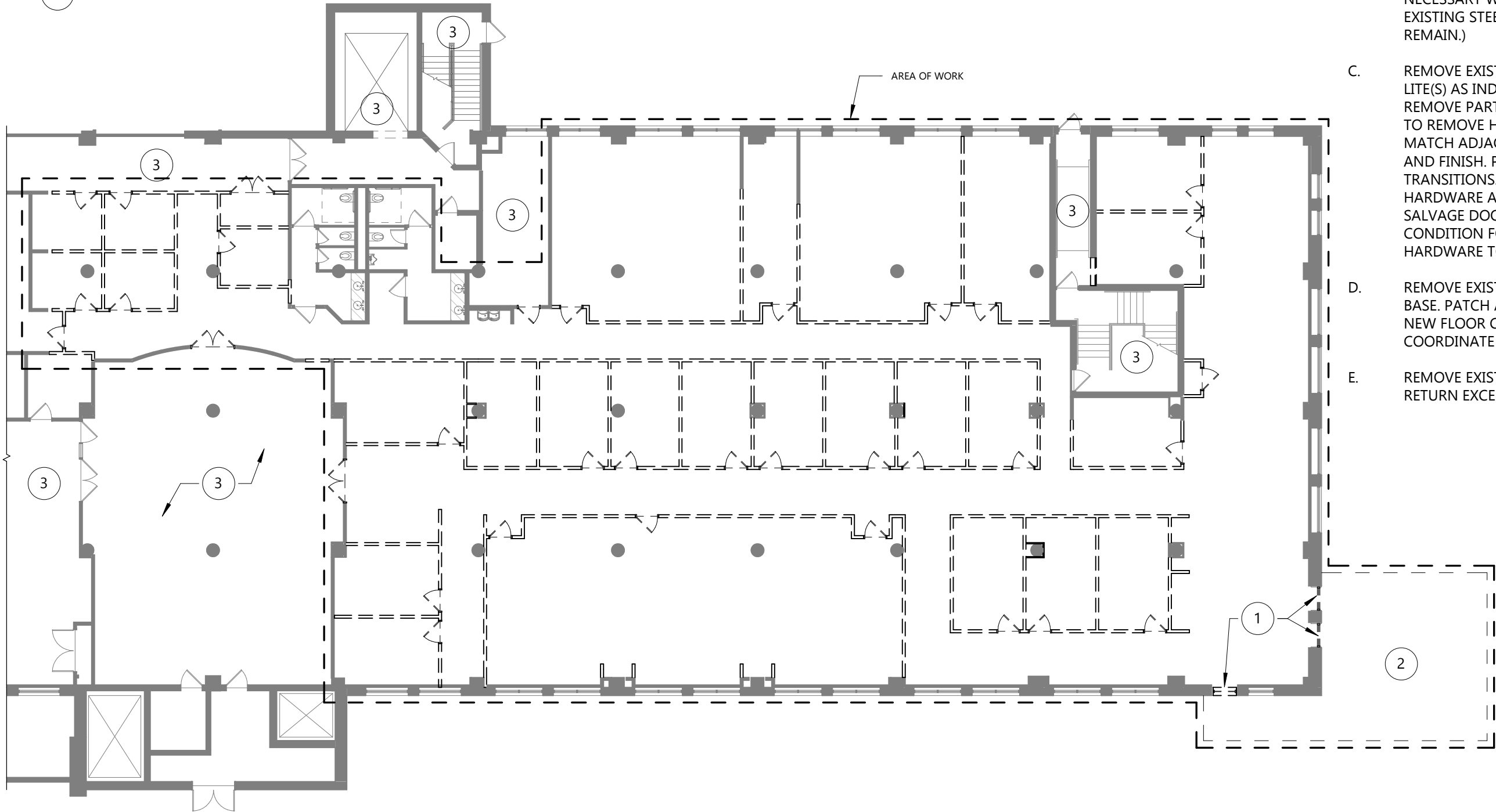
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KEYNOTE

KEYED DEMOLITION PLAN NOTES	
#	DESCRIPTION
1	REMOVE EXISTING WINDOW AND PORTION OF WALL FROM SILL DOWN TO NEW LANDING ELEVATION TO ACCOMMODATE NEW DOOR. COORDINATE EXTENT W/ NEW CONSTRUCTION.
2	EXCAVATE AS REQUIRED FOR NEW ADDITION. COORDINATE W/ NEW CONSTRUCTION.
3	EXISTING CONDITIONS TO REMAIN

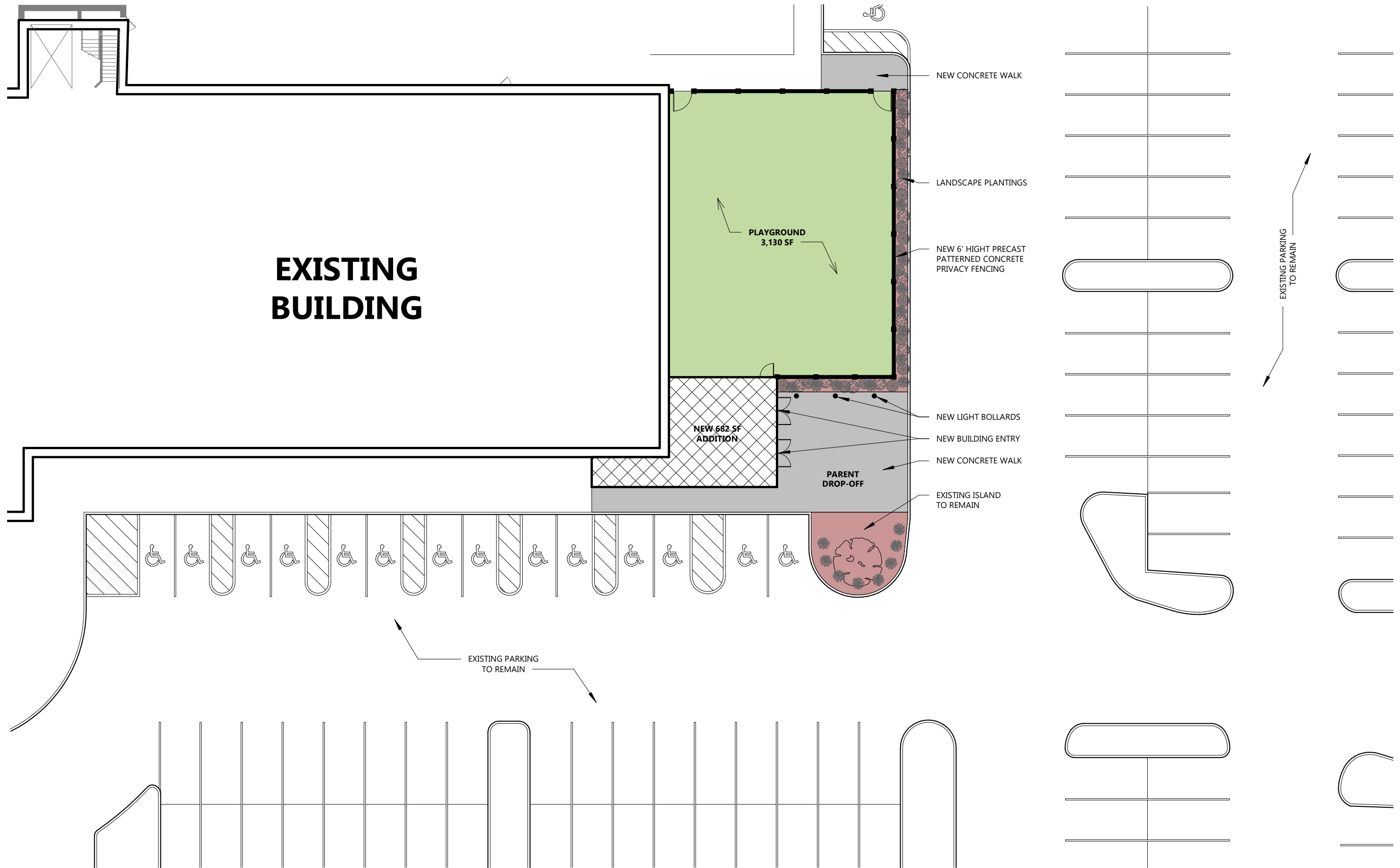
DEMOLITION PLAN GENERAL NOTES:
(TYPICAL IN AREA OF WORK)

- A. CONTRACTOR TO REVIEW SCOPE OF NEW CONSTRUCTION IN CONJUNCTION WITH DEMOLITION PLANS TO COORDINATE SCOPE OF WORK. CONTRACTOR TO CONTACT OWNER & ARCHITECT WITH ANY QUESTIONS OR CONCERNS PRIOR TO MATERIAL REMOVAL
- B. DEMO SECTION OF EXISTING PARTITION. COORDINATE EXTENT WITH NEW CONSTRUCTION. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT. (NOTE: EXISTING STEEL COLUMNS AND BEAMS ARE TO REMAIN.)
- C. REMOVE EXISTING DOOR, FRAME, AND SIDE LITE(S) AS INDICATED. IF POCKET DOOR, REMOVE PARTITION AT POCKET AS NECESSARY TO REMOVE HARDWARE. PATCH PARTITION TO MATCH ADJACENT PARTITION CONSTRUCTION AND FINISH. PROVIDE SMOOTH, PLUMB TRANSITIONS. DISCONNECT ALL ELECTRICAL HARDWARE AS NECESSARY AND PER CODE. SALVAGE DOORS AND HARDWARE IN GOOD CONDITION FOR REUSE. RETURN EXCESS HARDWARE TO OWNER.
- D. REMOVE EXISTING FLOOR COVERING AND BASE. PATCH AND PREPARE FLOOR TO RECEIVE NEW FLOOR COVERING AND BASE. COORDINATE WITH NEW WORK.
- E. REMOVE EXISTING CEILING AND FIXTURES. RETURN EXCESS TO OWNER.



PROPOSED DEMOLITION PLAN

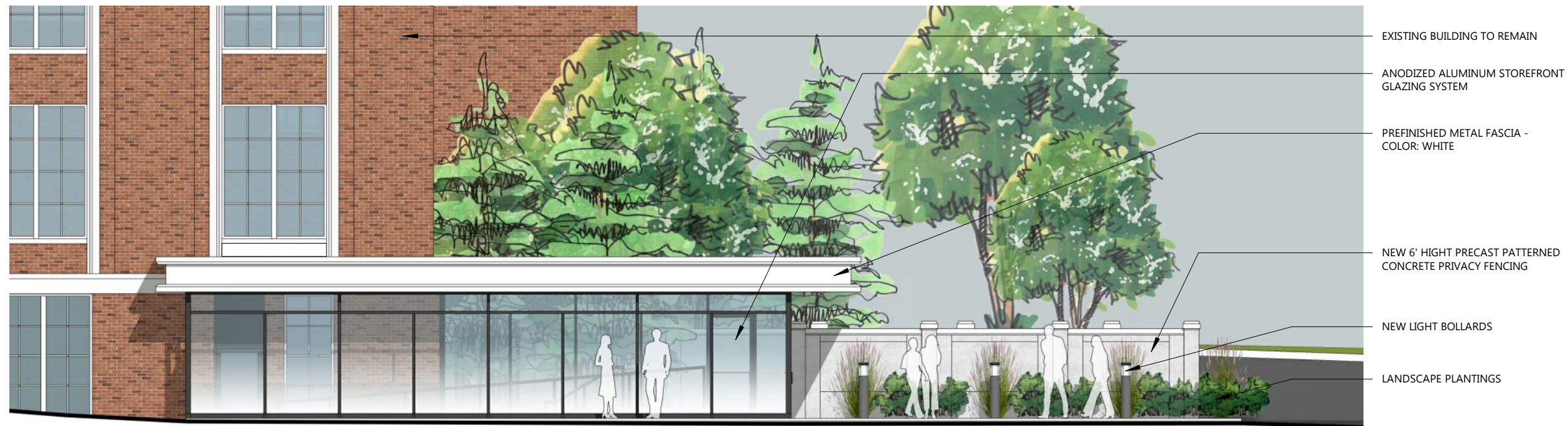
1/16" = 1'-0"



PROPOSED SITE PLAN

1" = 20'-0"





EAST Elevation

1/8" = 1'-0"



NORTH Elevation

1/8" = 1'-0"



SCHEMATIC PERSPECTIVE