



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

March 22, 2019

Ms. Emily Liu, Director
Louisville Metro Planning & Design Services
444 S. 5th Street, Suite 300
Louisville, KY 40202

**RE: Jewish Community Center
Conditional Use Permit**

Ms. Liu,

Enclosed please find a Conditional Use Permit Pre-Application with all required documentation for the new Louisville Jewish Community Center. The subject site consists of three separate parcels totaling 24 acres located at 3600 Dutchmans Lane in Louisville, KY. It is zoned OR-3 and R-5 and is in the Neighborhood Form District. It is bounded on the north by Dutchmans Lane, on the south by Interstate 264, on the east by single family residential housing, and on the west by Hosparus and multi-family residential housing. The property also wraps around the Anshei Sfard Synagogue and the Shalom Tower which is a 13 story multi-family residential structure. Neither of these properties are a part of the project scope, but they are both deeply rooted in the local Jewish Community.

The new Jewish Community Center will be a state-of-the-art multi-purposed recreational and community facility designed to serve the Louisville community for years to come. The main structure will be a one and two-story building consisting of: the Social Area; the Early Learning Childhood Center (ELC); the Fitness Area with indoor Aquatics; and integration spaces to connect them all together. This new facility will be constructed at the rear of the property to allow the existing facility to remain operational during construction.

The outdoor facilities will include soccer fields, cabins or small structures for day camp, a basketball court, and an outdoor exercise yard. For now, they will continue to utilize the existing exterior pool. Ingress and egress will be improved for the site with a proposed full entrance at the signalized intersection of Cannons Lane and Dutchmans Lane. New parking areas will be constructed and there will be drop offs located at the main entrance and the ELC. The existing entrance at Henrietta Road will be maintained for now because there is an existing access easement that serves the Shalom Tower. It is the applicant's hope that, in the future, an agreement can be reached to close this entrance.

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DESIGN SERVICES

PATRICK R. DOMINIK, Landscape Architect • DAVID J. SEDLAR, Civil Engineer • DENNIS L. KRAUS, Land Surveyor
ERIC W. PENLAND, Civil Engineer • JOSEPH S. MARSHALL, Civil Engineer • DAVID W. SIPES, Civil Engineer

Jewish Community Center CUP
March 22, 2019

Site construction for this project will be phased so that the existing Jewish Community Center building can remain operational while the new facility is constructed. Once the new facility is operational, the existing facility will be demolished and the new full entrance can be constructed at the intersection of Dutchmans Lane and Cannons Lane.

Due to the variation in zoning on the property, this project will require both a Category 3 review (OR2) and a Conditional Use Permit (R5). We also anticipate waivers and variances. These additional applications will be provided at the time of formal filing for the CUP.

This is an exciting project for the Louisville community and we are excited to be a part of it. As I indicated when we spoke, we are hoping to move this through the process as expeditiously as possible by taking all matters simultaneously to the Board of Zoning Adjustment. Please let me know if you have any questions. I can be reached at 584-6271 or kelli.jones@swlinc.com.

Sincerely,



Kelli Jones, RLA

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**DEMONSTRATION OF APPROPRIATENESS
CONDITIONAL USE PERMIT CATEGORY 4.2.65
JEWISH COMMUNITY OF LOUISVILLE, INC., APPLICANT
3600, 3640-rear, 3650-rear Dutchmans Lane**

The owner of the property, ("Owner/Applicant") hereby applies for and files this application for approval of a conditional use permit, Conditional Use Permit Category 4.2.65 ["Private Institutional Use in a Single-Family Zoning District"], to be applied to a 8.7-acre parcel, zoned Residential Single-Family District R-5, and having a street addresses of 3600, 3640-rear, 3650-rear and 3600-rear Dutchmans Lane, Louisville, Kentucky.

The proposed use of the property site ("site") of the conditional use permit is camp buildings, multi-purpose athletic fields and a parking field of 190 parking spaces, all as shown on the "Category 3 & Conditional Use Permit Plan for Jewish Community Center," prepared by Sabak, Wilson & Lingo, Inc., and dated 12/09/19 (the "CUP Plan.") These facilities will be utilized by members and guests of the Jewish Community Center.

Pursuant to the requirements of Land Development Code §§11.5A.4.A.1 and 11.5A.1.B Owner/Applicant states as follows:

- 1. The use of the property as described above will conform to the purpose and intent and all other requirements of the Land Development Code.**
- 2. The proposed conditional use permit is consistent with the applicable policies of the Comprehensive Plan.**

COMMUNITY FORM GOAL 1, POLICY 11. The application conforms with Community Form Goal 1, Policy 11 because the camp structures shown on the CUP Plan shall be a minimum of 30 feet from the nearest property line.

COMMUNITY FORM GOAL 1, POLICY 19. The application conforms with Community Form Goal 1, Policy 19 because outdoor lighting will be limited to the parking lot area and will be shielded per the requirements of the Land Development Code. The multi-purpose athletic fields will not have permanent lighting.

No other Goals, Objectives or Policies of the Comprehensive Plan are applicable to this application.

- 3. The proposed use is compatible with surrounding land uses and the general character of the area, including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc.**

The property site is the southeastern part of the Jewish Community Center campus. It is bounded by the Watterson Expressway (I-264), the rear yards of homes on Almara Circle, Shalom Tower, an independent living facility, and Anshei Sfard Synagogue, now owned by the Jewish Community of Louisville, Inc. The facilities on site are all low intensity. Although parking facilities will be situated closer to homes on Almara Circle than they are presently situated, the parking spaces will be screened from view by perimeter landscaping and will be located 45-feet, at their closest point, from the common property line of abutting homes.

The day camp buildings and existing athletic fields will not be a source of noise, odor, significant traffic generation, drainage, dust or lighting nuisances.

4. All necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. are available to the site and will be adequate to serve the proposed use.

Located within the Watterson Expressway, the site is easily accessible at its Dutchmans Lane location. Dutchmans Lane is a collector-level roadway. The site has access to all required drainage facilities, utilities and community facilities.

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**REQUEST FOR RELIEF FROM LISTED REQUIREMENT A. OF LAND
DEVELOPMENT CODE §4.2.65 TO ALLOW 29 PARKING SPACES TO BE LOCATED
WITHIN 30 FEET OF THE PROPERTY LINE ABUTTING
THE SHALOM TOWER SITE**

The Applicant respectfully requests relief from Listed Requirement A. of Land Development Code §4.2.65 to allow 29 parking spaces to be located within 30 feet of the property line abutting the Shalom Tower site. A fifteen-foot landscape buffer area will be planted and maintained in this area as shown on the CUP Plan.

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PHONE : (502) 584-6271 • FAX : (502) 584-6292

NEIGHBORHOOD MEETING NOTIFICATION

DATE SENT: November 21, 2019

TO: All 1st & 2nd Tier Adjoining Property Owners of 3600, 3600 R, & 3640 R Dutchmans Lane, Neighborhood Group Representatives expressing interest in this area, and Councilman Brent Ackerson (District 26).

FROM: The Jewish Community of Louisville

RE: **Category 3 Development Plan for a new Jewish Community Center along with a Conditional Use Permit (CUP) to allow associated parking, day camp facilities & athletic fields in an R-5 zoning district.**

In accordance with procedures of Louisville Metro Planning and Design Services, we are inviting adjoining property owners and neighborhood group representatives to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the applicant and their representatives. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or Board of Zoning Adjustment. This will be the final neighborhood meeting before we file our formal application with Planning and Design Services.

The meeting to discuss this development proposal will be held as follows:

Thursday, December 5th at 6:00 P.M.
The Jewish Community Center - Patio Gallery
3600 Dutchmans Lane, Louisville, KY 40205

At this meeting, representatives from The Jewish Community of Louisville and Sabak, Wilson & Lingo, Inc., will explain the revisions that took place since the previous neighborhood meeting and then discuss any concerns you have. The purpose of this meeting is to increase your understanding of this proposal early in the process. We encourage you to attend this meeting and to share your thoughts.

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Neighborhood Meeting Attendance Sheet JCC

11/14/19

Name	Street Address	Zip	Phone	Email
Mary Horner	1610 Almar Cr	40205	502 458-3397	mary@gmail.com
Don Horner	1610 Almar Cr	40205	Same	
Fred Bennett	1641 Almar Cr	"	459-7705	
Charles V. Buckner	1652 Almar Cr	"	240-9097	
MAURICE + Don FREDRICK	1606 Almar Cr	"	451-5129	
RICHARD DEGENER	1636 Almar Cr	"	454-0404	
Fred Joseph	172 Arrowhead	40207	893-5427	
Charlotte Hendrick	1616 Almar Cr	40205	593-4417	
Rout Rebecca Ireland	5810 Delethner	40205	502-558955	
Julie DeMunbrun	3532 Ephraim W. Jones	40205	719 8933	demunbrun@kspgus.org
CHRISTOPHER YOST	212 KENNEDY AVE	40206	917 5164764	
Chris Carvide	1412 Halley Pl	40204	502 381 1944	
Lisa Jarnay	Stover	40209	502 299-5559	
MARK + Amye Proctor	1666 Almar Cr		502 486 533	

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11/23/2019

Neighborhood Meeting Attendance Sheet JCC

12/5/19

Name	Street Address	Zip	Phone	Email
LAWRENCE MCINTYRE	5908 DUTCHMAN'S LN	40205	(502) 553-8007	lawrence.mcintyre@ yahoo.com
JUDY MCINTYRE	"	"	(502) 338-1865	judiabae@aol.com
Jerry Schenkfelden	1662 Almarie Cir	40205	502-452-0114	Jamschenk@aol.com
CHRISTOPHER YOST	212 KENNEDY AVE	40206	917-586-4218	ccyost@gmail.com
Jeannie Roberts	1621 Al-Mar Circle	40205	502-599-6847	jeannie.m1@gmail.com
Don Platoff	3650 Dutchman's	40205	502-200-4755	Platoff.dan@ gmail.com
Julie Segal	3650 Dutchman's	40205	454-3579	jsegal@earthlink.net
Greg Bennett	1649 Almarie	40205	559-7705	bennettg106@ aol.com
Alexam Kahn	2903 Ashcroft	40205	502-341-1595	opmconcal@ yahoo.com
Chris Canale	1412 Hadleigh Pl	40202	502-381-1914	chris@plangefix.com
Wanda Pruitt	1603 H. W. Wagon	40205		
Rick Tonini	3944 Grandview	40207	502-895-9444	RICK@TOWNI.NET
Dick DeGena	1630 Almarie Cir	40205	454-040x	nd

SUMMARY OF NEIGHBORHOOD MEETING

Jewish Community Center
3600 Dutchmans Lane
Case No. 19CUP1056

Neighborhood meetings were held on Monday, May 6, 2019, Thursday, November 14, 2019, and Thursday, December 5, 2019, at 6:00 p.m. at the Jewish Community Center, 3600 Dutchmans Lane, Louisville, KY 40207. Attendance averaged around 21 people, including representatives of the proposal.

Sara Wagner gave an introduction of those in attendance on behalf of the applicant. Kelli Jones, Landscape Architect with Sabak, Wilson and Lingo, then introduced a general summary of the purpose of the meeting and the proposal. Ms. Jones discussed a power point presentation showing the proposed new building, parking, camp facilities, and fields.

Following these presentations, the following questions were raised by those in attendance:

1. What will happen to CenterStage?
All of the current programs will continue in the new space.
2. What lighting will be used for the fields?
No permanent lighting is proposed. Any issues with the temporary lighting can be corrected or mitigated quickly after being brought to the JCC's attention.
3. Will the existing trees be removed?
Every attempt is being made to preserve existing trees. Some grading will be necessary at the end of the new parking lot, but little to no disturbance will be required in the fields.
4. What traffic improvements are proposed or possible to alleviate existing issues?
A left turn lane is currently recommended by the traffic study. Combined with the new full access at the entrance, the new pattern should mitigate some of the existing issues.
5. Is a fence proposed on the west side of the site?
Only the existing fencing around the pool is proposed. The old building will be a field with no fencing proposed.

The last meeting concluded at approximately 6:35 p.m.

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NEIGHBORHOOD MEETING NOTIFICATION

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DATE SENT: April 11, 2019

TO: All 1st & 2nd Tier Adjoining Property Owners of 3600, 3600 R, & 3640 R Dutchmans Lane, Neighborhood Group Representatives expressing interest in this area, and Councilman Brent Ackerson (District 26).

FROM: The Jewish Community of Louisville

RE: **Category 3 Development Plan for a new Jewish Community Center along with a Conditional Use Permit (CUP) to allow associated parking, day camp facilities & athletic fields in an R-5 zoning district.**

In accordance with procedures of Louisville Metro Planning and Design Services, we are inviting adjoining property owners and neighborhood group representatives to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the applicant and their representatives. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held as follows:

Monday, May 6th at 6:00 P.M.
The Jewish Community Center - Patio Gallery
3600 Dutchmans Lane, Louisville, KY 40205

At this meeting, representatives from The Jewish Community of Louisville and Sabak, Wilson & Lingo, Inc., will explain the proposal and then discuss any concerns you have. The purpose of this meeting is to increase your understanding of this proposal early in the process. We encourage you to attend this meeting and to share your thoughts.

19CUP1056

Neighborhood Meeting Sign-In Sheet

Jewish Community Center

May 6, 2019

	Name	Address	E-mail
1.	Donald Platt	3650 Dutchman	Platt@x.com
2.	Ron & Judy Auland	5810 Dutchman Hwy	smil.com
3.	Beverly Jutt	2904 Abigail Dr #4	bev.jutt@gmail.com
4.	Avraham Litvin & wife	1022 Almar Circle	
5.	FRED BENNETT	1649 ALMARA	
6.	Charles Bucken	1652 AL MARA CIR	
7.	Tomas Garces	1626 AL MARA CIR	tomasgarlat@gmail.com
8.	AVRAM KAHN	2903 ABIGAIL	OPMCONCERTS
9.	Angie Brown	1608 Almar Circle	@AOL
10.	Fred Joseph	Commuter	membr
11.	Mauryn Young	Staff	
12.	Stacy Lonic	Staff	
13.	MAUREEN & DON RIEOLINO	1606 ALMARA CIR	
14.	Servy N. Schenkels	1662 Almar Cir.	
15.	Sara Warner	Staff	
16.	Angie Rose	Staff	
(media) 17.	Matt Glowicki	Courier Journal	mglowicki@gannett.com
18.	Jean Fowler	2802 Arden Rd.	
19.	James	" " " "	
20.	Sara Sidney	- WDRB	
21.	Jack Crabtree	- WDRB	
22.	Chris Cornille		
23.	Chris Manzo	GIBSON	

Media

Neighborhood Meeting Attendance Sheet JCC

11/14/19

Name	Street Address	Zip	Phone	Email
Mary Florence	1610 Old Main Dr	40205	502 458-3397	mary@mei.com
Don Florence	1600 Old Main Dr	40205	Same	
Fred Bennett	16401 Almar Cir	"	459-7705	
Nedlos V. Bunker	1652 Almar Cir	"	240-9097	
MAUREN + Don FREDERICKS	1606 Almar Cir	"	451-5129	
RICHARD D. GENE	1636 Almar Cir	"	454-0404	
Fred Joseph	172 Arrowhead	40207	893-5427	
Charlotte Hendrick	1616 Almar Cir	40205	593-1417	
Rout Rebecca Ireland	5810 Dulestward	40205	502-558559	
Julie Dehndorun	3532 Ephraim W. Davis	40205	719 8933	dehndorun@mei.com
CHRISTOPHER YOST	212 KENNEDY AVE	40206	917 516414	
Chris Caride	1412 Maple St	40204	502-381 1944	
Lisa Johnson	Jason	40209	502-299-5354	
MAUR + Mary Thoreson	1635 Almar Cir		502 458 533	

dehndorun@mei.com

VARIANCE JUSTIFICATION
JEWISH COMMUNITY OF LOUISVILLE, INC., APPLICANT
3600 Dutchmans Lane

This is a request for a variance from Land Development Code Table 5.3.2 to allow the building to be set back beyond the maximum setback.

- 1. The granting of the variance will not adversely affect the public health, safety or welfare.**

To allow for the new building and new day camp buildings, parking area and multi-purpose athletic fields it is necessary to locate these facilities where they will least impact adjacent properties. Abutting residences on Almara Circle will be buffered from the parking lot and athletic fields by perimeter landscaping. Parking spaces will be located 45-feet from the common property line of abutting Almara Circle residences. Hence, the granting of the variance will not adversely affect the public health, safety or welfare.

- 2. The grant of the variance will not alter the essential character of the general vicinity.**

This portion of the Jewish Community Center campus has traditionally been used for outdoor athletic activities and parking. As such, the grant of the variance will not alter the essential character of the general vicinity.

- 3. The grant of the variance will not cause a hazard or nuisance to the public.**

None of the activities contemplated by the grant of the conditional use permit will cause a hazard or nuisance to the public.

- 4. The grant of the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.**

The relocation of the building and the location of the multi-purpose athletic fields, day camp buildings and parking area where shown on the CUP Plan will allow the Jewish Community Center to continue to fulfill its mission to its members and guests through facility modernization. There is no other location on-site to accomplish this goal. Hence, the grant of the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Additional considerations.

- 1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone.**

Because of the location of Shalom Tower adjacent to the Jewish Community Center site and because a general consensus about the use of the Anshei Sfard Synagogue site has not been reached, it is necessary to locate the multi-purpose athletic fields, additional parking area and day camp buildings where shown on the CUP Plan.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The strict application of the setback maximum would deprive the Applicant of its ability to enlarge its building, thereby causing it to be unable to provide an acceptable level of services to its members and guests. That would deprive the Applicant of the reasonable use of its land and would create an unnecessary hardship on the Applicant. The Applicant intends to continue operations in the current facility for as long as possible during the development of the new building. Strict application of the setback maximum would render continued operations impossible during construction.

3. The circumstances [giving rise to the request for variance] are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

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**VARIANCE JUSTIFICATION
A VARIANCE FROM LAND DEVELOPMENT CODE TABLE 5.3.2 TO ENCROACH
INTO THE REQUIRED BUILDING SETBACK ADJACENT TO SHALOM TOWER
(NON-C.U.P. AREA ONLY)
JEWISH COMMUNITY OF LOUISVILLE, INC., APPLICANT**

This is a request for a variance from Land Development Code Table 5.3.2 to encroach into the required building setback extending from the Shalom Tower property into Henrietta Road (a 30' private access easement) and into parking and maneuvering areas on the Jewish Community of Louisville, Inc. property.

1. The grant of the variance will not adversely affect the public health, safety or welfare.

The request for this variance is internal to the site and will allow for vehicular access, and parking and maneuvering on the site. This condition is existing and causes no impact to the public health, safety or welfare.

2. The grant of the variance will not alter the essential character of the general vicinity.

The grant of this variance will duplicate the existing setback from the Shalom Tower property and, therefore, will not alter the essential character of the general vicinity.

3. The grant of the variance will not cause a hazard or nuisance to the public.

The grant of this variance will not cause a hazard or nuisance to the public because it will duplicate the existing setback from the Shalom Tower property which has never caused a hazard or nuisance.

4. The grant of the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The grant of this variance will not allow an unreasonable circumvention of the requirements of the zoning regulations because it will duplicate an existing condition, which causes no impact to the public health, welfare or safety.

Additional considerations:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone.

The grant of this variance will allow the Applicant access through its site from Dutchmans Lane to the terminus of Henrietta Drive (near I-264). The special circumstance is the location of the Shalom Tower property centrally within the Jewish Community of Louisville, Inc. campus, from which the requirement extends.

- 2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.**

The strict application of the provisions of the regulation would both deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant because it would disallow the Applicant from utilizing its primary vehicular accessway and associated parking and loading to the main building.

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WAIVER JUSTIFICATION
A REQUEST FOR A WAIVER FROM LAND DEVELOPMENT CODE §10.2.4 TO
ELIMINATE THE LANDSCAPE BUFFER REQUIRED BETWEEN R-5 AND OR-3
JEWISH COMMUNITY OF LOUISVILLE, INC., APPLICANT

A center vehicular driveway is proposed to extend from Dutchmans Lane to the rear of the site near the Watterson Expressway, as shown on the CUP Plan. The driveway will impact the area normally contemplated for use as a buffer between OR-3 and R-5. In this case, parked vehicles will also pull out into the vehicular driveway, which is also used for loading and maneuvering. For these reasons, a waiver is requested from LDC §10.2.4 to eliminate the required landscape buffer.

1. The waiver will not adversely affect adjacent property owners.

The waiver will not adversely affect adjacent property owners because the landscape requirement is internal to the site.

2. The waiver will not violate the Comprehensive Plan.

The waiver will not violate the Comprehensive Plan. No provisions of the Comprehensive Plan will be violated by the grant of the waiver.

3. The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant.


Only the area subject to the requirement has been requested for waiver.

4. Either:

- (i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); or
- (ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

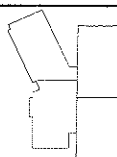
This waiver request is interior to the site. Without the grant of the waiver the Applicant would lose vehicular access to necessary parking and maneuvering areas and to loading facilities, which would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant

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9400 Williamsburg Plaza, Suite 120
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www.PC-Design.com

Construction Management
CALHOUN CONSTRUCTION SERVICES

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Lawrence, KY 40302
www.sntinc.com

Structural Engineer
Brown & Kober
3000 University Commons Pl
2701, Louisville, KY 40228

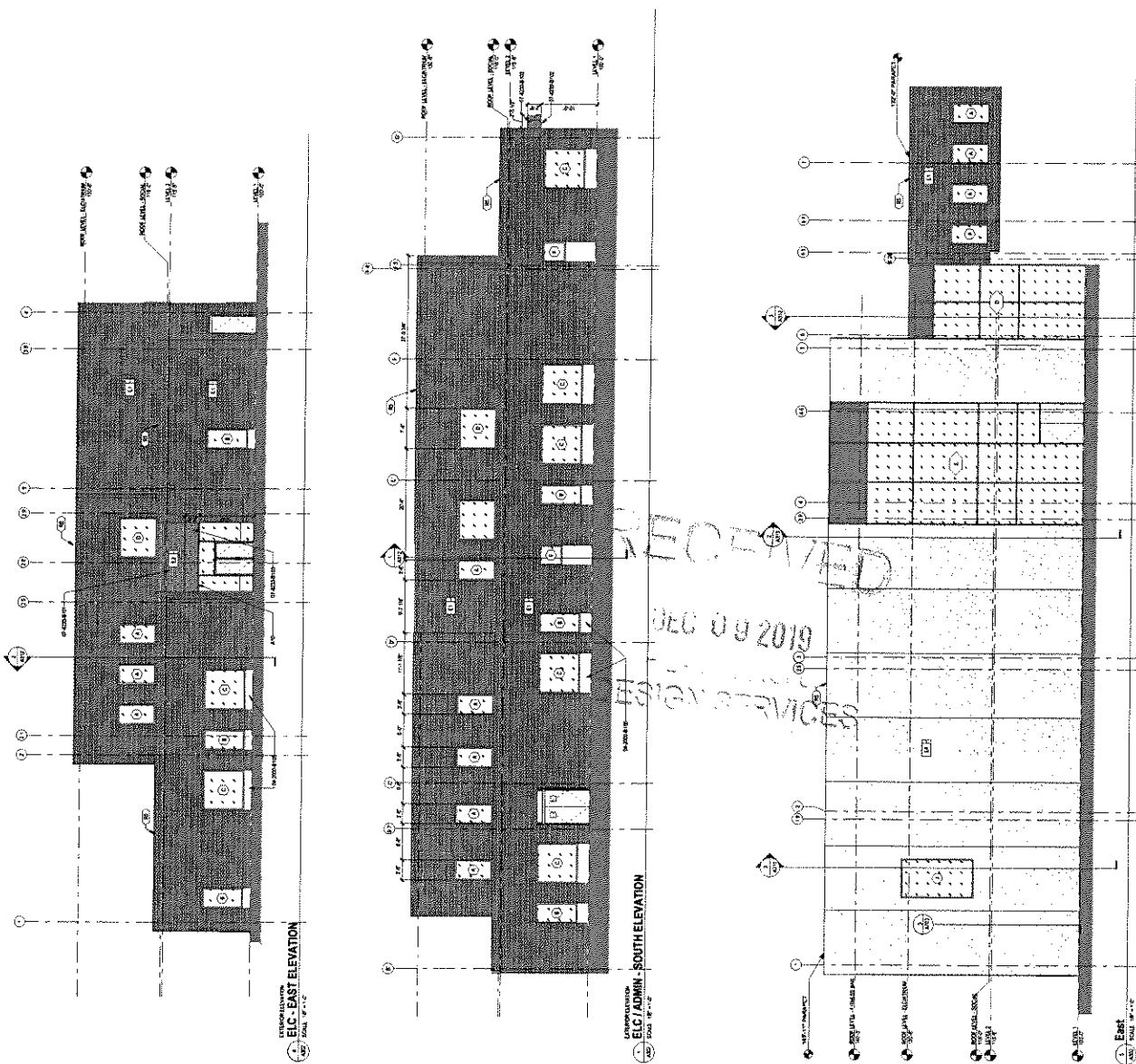
Mechanical/ Electrical
CASA
1553 Reynolds Pkwy, #11
P1, Thomas, Kentucky 40375
952442 8050


60% DD PRICING
SET

[illegible]BUILDING
ELEVATIONS

	Unbranded	Branded	Indicated	Preliminary Not for Construction
	125 ft			


A302





Project Architect
GBBN Architects Inc.
 1151241 690
 1151241 690
 1151241 690
 1151241 690

JCC, Louisville
 3000 RITCHIEMAN
 LANE, LOUISVILLE, KY
 40202



Owner Representative
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 Louisville, KY 40202
 502.581.1100
 jcc@jcc.com

Construction Management
 CALADIA CONSTRUCTION SERVICES
 1505 Anderson Way, #11
 Louisville, KY 40202
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CM
 605 South 30 Street
 Louisville, KY 40202
 502.581.1100

Structural Engineer
 Bruce E. Kuhn
 1800 Greenway Commerce Pl
 Louisville, KY 40202

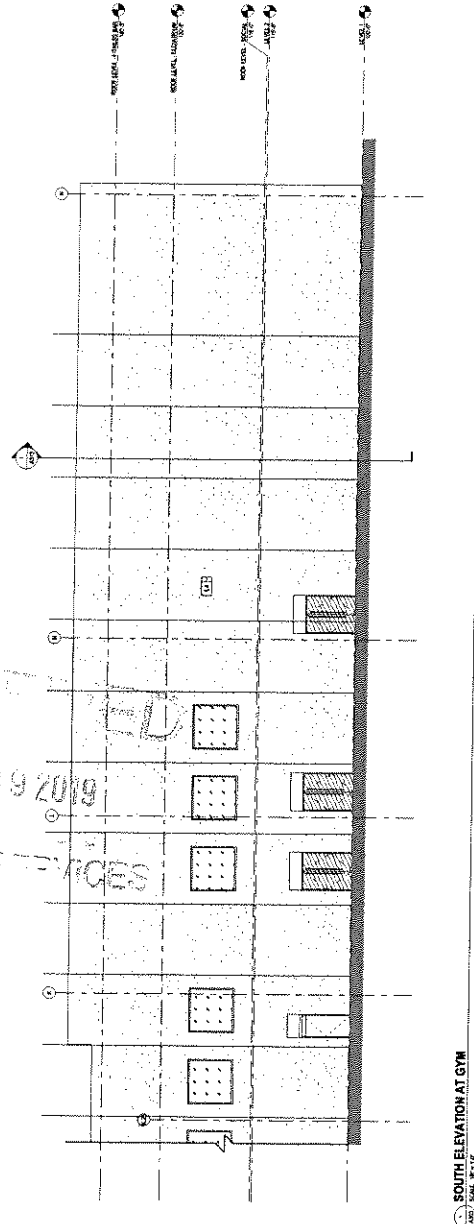
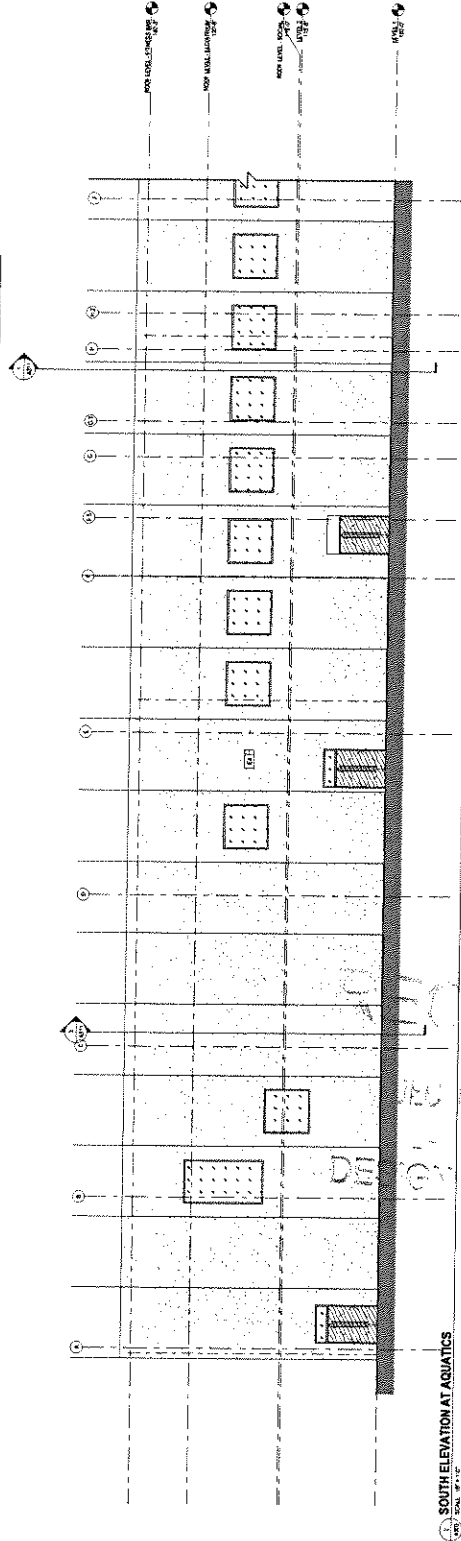
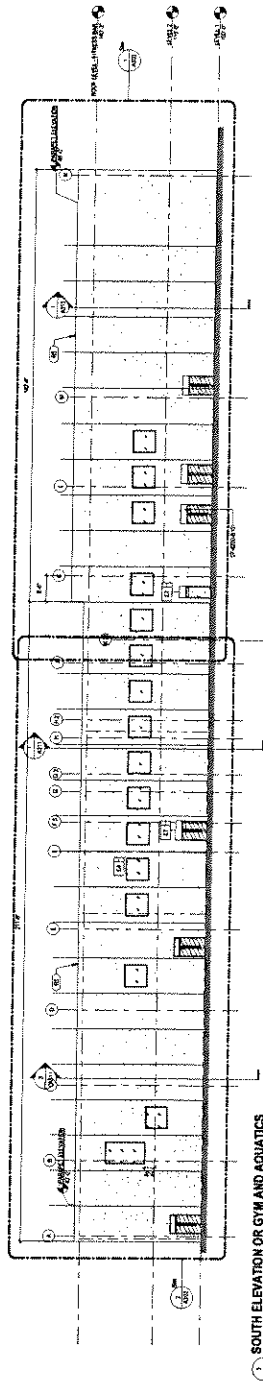
Mechanical/Electrical
 CH2M
 1505 Anderson Way, #11
 Louisville, KY 40202
 502.581.1100

60% DD PRICING SET

BUILDING ELEVATIONS

PRELIMINARY NOT FOR CONSTRUCTION

A303



GENERAL NOTES - ELEVATIONS

1. ELEVATIONS SHOWN ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION.
2. ELEVATIONS SHOWN ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION.
3. ELEVATIONS SHOWN ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION.
4. ELEVATIONS SHOWN ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION.

Project Name: _____

Project Location: _____

Project Date: _____

Project Status: _____

Project Manager: _____

Project Engineer: _____

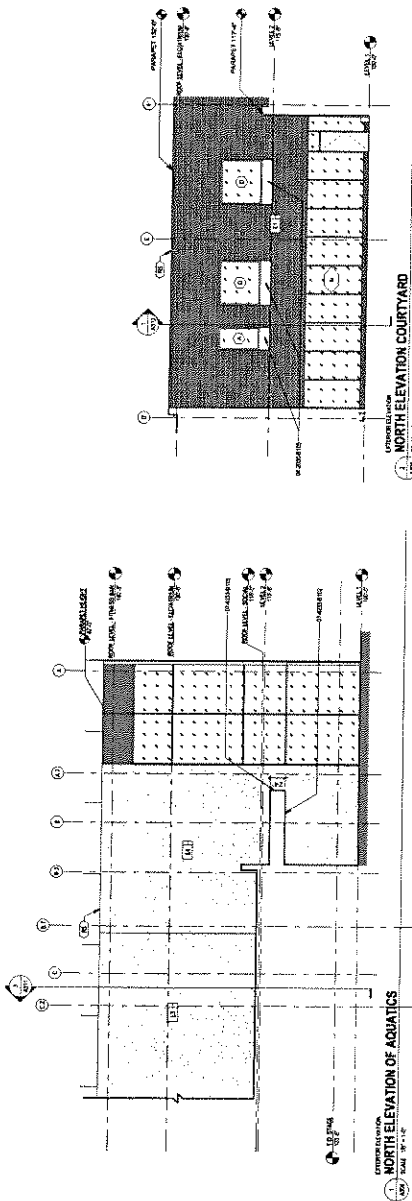
Project Architect: _____

Project Designer: _____

Project Drafter: _____

Project Checker: _____

Project Approver: _____



GENERAL NOTES - ELEVATIONS
 1. REFER TO ARCHITECTURAL ELEVATION SHEET FOR DIMENSIONS AND FINISHES.
 2. REFER TO ARCHITECTURAL ELEVATION SHEET FOR DIMENSIONS AND FINISHES.
 3. REFER TO ARCHITECTURAL ELEVATION SHEET FOR DIMENSIONS AND FINISHES.

The information on these sheets is based on the information provided by the client and is not to be used for any other purpose without the written consent of the architect.
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE SCHEDULE.
 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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NO.	DESCRIPTION	DATE
1	REVISION	10/1/18
2	REVISION	10/1/18
3	REVISION	10/1/18
4	REVISION	10/1/18
5	REVISION	10/1/18



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BUILDING ELEVATIONS

A304

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