

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

City of Appleton Application for Variance

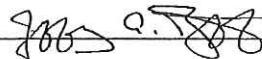
Application Deadline 02/26/2018 Meeting Date 03/19/2018

Please write legibly and also submit a complete reproducible site plan (maximum size 11" x 17"). A complete site plan includes, but is not limited to, all structures, lot lines and streets with distances to each. There is a non-refundable \$125.00 fee for each variance application. The non-refundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) 3132 N. Doris Lane	Parcel Number 311498000
Zoning District P-1	Use of Property Church and School <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

Applicant Information	
Owner Name Mt. Olive Ev. Lutheran Church & School	Owner Address 930 E. Florida Avenue Appleton WI 54911
Owner Phone Number 920-739-9194	Owner E Mail address (optional) retz@new.rr.com
Agent Name Jeff Retzlaff-Bldg. Comm. Chair	Agent Address same as owner
Agent Phone Number same as owner	Agent E Mail address (optional) same as owner

Variance Information
Municipal Code Section(s) Project Does not Comply Section 23-43(f)(2)(e), accessory buildings are not allowed in the front yard. Section 23-172(g)-Table 2 standards for parking lot landscape buffer.
Brief Description of Proposed Project See attached.

Owner's Signature (Required):  Date: 2/26/18

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

Questionnaire

In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach additional sheets, if necessary, to provide the information requested. Additional information may be requested as needed.

1. Explain your proposed plans and why you are requesting a variance:

See attached.

2. Describe how the variance would not have an adverse affect on the surrounding properties:

See attached.

3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

See attached.

4. Describe the hardship that would result if your variance were not granted:

See attached.



February 28, 2018

Mt. Olive Evangelical Lutheran Church and School, Appleton WI

The project site is located at 930 E. Florida Avenue in the City of Appleton. The 6.11 acre site is currently zoned PI (Public Institution) and is currently used as a place of worship and a school.

The existing building is located centrally on the site with parking along the west and north faces of the building. Three (3) single family homes also exist on the property; one of the homes will be removed to accommodate the proposed development. A playground and large open grass soccer field are also located north of the existing church/school building. The site is bounded by roadways around almost the entire parcel; a portion of the eastern property line abuts single family residential.

The proposed development will include a building addition off of the eastern face of the existing building, a new playground area, a parking lot expansion north of the building addition, and construction of a new 26 foot by 36 foot maintenance shed at the northeast corner of the school playground/church and school parking lot; the proposed shed will replace an existing shed that is currently located at the south end of the existing parking lot and will be similar in appearance to a typical residential garage. The new shed location is required as the current shed location will become playground area for the younger students.

Although the proposed maintenance shed will be located behind the church and school building, it will be in a location on the property that has frontage on Racine Street and Park Ridge Avenue. According to Section 23-22 of the City of Appleton Code, any side of a lot or parcel that fronts on a street is considered a front yard. Section 23-43(f)(2)(e) of the City of Appleton Code does not allow accessory buildings in the front yard.

The location of the proposed maintenance shed will not adversely affect the surrounding properties because it will be screened from view of the adjacent properties to the east by a landscaped buffer area as shown on the attached landscape plan (Plan Sheet C1.5).

The Mt. Olive property is special or unique when compared to surrounding lots because it is bounded by public streets on three (3) sides (Florida Avenue to the south, Doris Lane to the west, and Park Ridge Avenue to the north). In addition, almost half of the east side of the property is bounded by Racine Street. As a result, all of the street frontages are considered "front" yard and there is no practical alternative for placement of the shed elsewhere on the property in close proximity to the grass athletic fields.

The hardship relates directly to the fact that a majority of the property has frontage on streets and is therefore considered front yard. In order to maintain the church and school campus, lawn mowers, snow blowers and other miscellaneous equipment is required. As such, this equipment must be stored indoors to protect it from the elements and theft or vandalism. The proposed location of the maintenance building is ideal as it keeps the mowing equipment in close proximity to the athletic field. As mentioned earlier, the parking lot also doubles as a playground; this location on the outer edge of the parking lot/playground provides ease of access via the Racine Street driveway when the equipment needs to be picked up for service or delivered after being serviced thereby reducing greatly any potential conflict/safety hazard between children using the playground, parking lot patrons, and those responsible for use and maintenance of the equipment that will be stored in the maintenance building.

This application also requests a variance to Section 23-172(g)-Table 2 of the City of Appleton Code which requires parking lot screening contained within a minimum perimeter landscape buffer of eight (8) feet in width whenever a property in the Public-Institutional (P-I) District is across the street from an R1-A Single-family District as follows: *"One (1) deciduous shade tree or ornamental tree shall be planted for every forty (40) feet on center the property abuts a dedicated public street plus a two (2) to three (3) feet high staggered row of evergreens and/or deciduous shrubs at the time of planting shall be provided across 80% of the frontage of the parking lot excluding driveways to provide an opaque screen."*

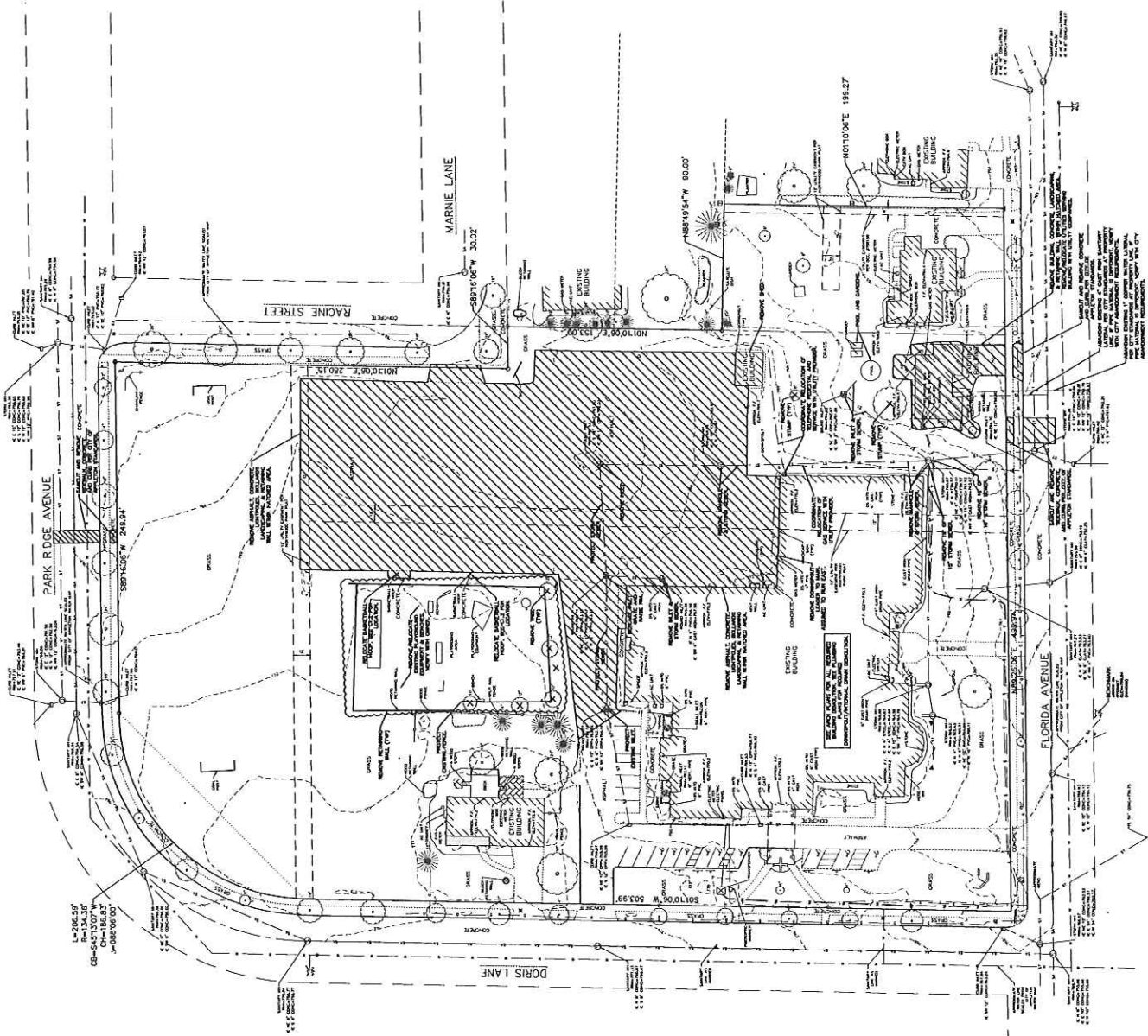
The proposed parking lot will be resurfaced and expanded to the west to compensate for the existing parking area that will be lost as a result of the school expansion and playground for the younger children. As proposed, the parking lot will not adversely affect the surrounding properties because it will not encroach any further east or north than the current parking lot; green space in excess of 100 feet in width and existing street trees buffer the parking lot from the adjacent properties fronting on Doris Lane and Park Ridge Avenue (see Plan Sheet C1.2).

The Mt. Olive property is special or unique when compared to surrounding lots because it is a large, non-residential land use and zoning district completely surrounded by small residential properties containing residential land uses.

The school and church are permitted uses in the Public-Institutional Zoning District; the playground areas (both the asphalt area and the turf athletic field) are reasonable accessory uses to the school use. The placement of the required landscape buffer along the perimeter of the parking lot creates a hardship for the following reasons:

- A buffer along the northern end of the parking lot/playground will obstruct the playground supervisors' view of the children playing on the athletic field during recess; thus creating a potential safety hazard.
- Placement of the dense landscape buffer along the interior of the public sidewalk bordering Doris Lane and Park Ridge Avenue poses a threat to the safety of children using the athletic fields in that it obscures the vision of passing motorists who might not see children darting out into the street to retrieve an errant ball.
- The dense landscape buffer also provides an attractive hiding place for misbehaving children.
- Given the state of our society, the dense landscape buffer also could provide a hiding place for people with criminal intent that might use the dense buffer to hide in for the purpose of preying on unsuspecting children or engaging in violent activities.

NOTES: THE DESIGN OF THIS PROJECT IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING BUILDING AND SITE. THE DESIGNER HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE EXISTING BUILDING OR THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A GEOTECHNICAL ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A TRAFFIC ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A NOISE ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A LIGHTING ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A VENTILATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A HEATING AND COOLING ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A PLUMBING ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A MECHANICAL ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A FIRE ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A SAFETY ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A SECURITY ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A COMPLIANCE ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A SUSTAINABILITY ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A LIFE-CYCLE ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A COST ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A RISK ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A QUALITY ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A TIME ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A RESOURCE ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A COMMUNITY ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A CULTURAL ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A HISTORIC ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A PRESERVATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A REHABILITATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A RESTORATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A RENOVATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A REPAIR ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A MAINTENANCE ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A MONITORING ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A EVALUATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A VERIFICATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A VALIDATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A CONFIRMATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A CORROBORATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A SUBSTANTIATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A SUSTAINMENT ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A VERIFICATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A VALIDATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A CONFIRMATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A CORROBORATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A SUBSTANTIATION ANALYSIS OF THE PROPOSED ADDITION. THE DESIGNER HAS NOT CONDUCTED A SUSTAINMENT ANALYSIS OF THE PROPOSED ADDITION.

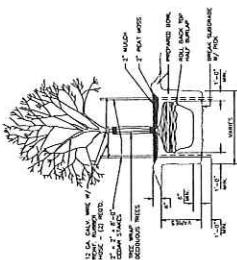


LANDSCAPING NOTES				
SPRINKLER	CONCRETE NAME	RETICULATION NOTES	PLANTED SPECIES	MANURE QUANTITY
REINFORCEMENT				
1	Rebar 10mm	None required	2"	40-45#
2	Rebar 12mm	Concrete reinforcement "Surface"	2"	25
3	Rebar 14mm	Concrete reinforcement "Surface"	2"	25
4	Rebar 16mm	Concrete reinforcement "Surface"	2"	25
5	Rebar 18mm	Concrete reinforcement "Surface"	2"	25
6	Rebar 20mm	Concrete reinforcement "Surface"	2"	25
7	Rebar 22mm	Concrete reinforcement "Surface"	2"	25
8	Rebar 24mm	Concrete reinforcement "Surface"	2"	25
9	Rebar 26mm	Concrete reinforcement "Surface"	2"	25
10	Rebar 28mm	Concrete reinforcement "Surface"	2"	25
11	Rebar 30mm	Concrete reinforcement "Surface"	2"	25
12	Rebar 32mm	Concrete reinforcement "Surface"	2"	25
13	Rebar 34mm	Concrete reinforcement "Surface"	2"	25
14	Rebar 36mm	Concrete reinforcement "Surface"	2"	25
15	Rebar 38mm	Concrete reinforcement "Surface"	2"	25
16	Rebar 40mm	Concrete reinforcement "Surface"	2"	25
17	Rebar 42mm	Concrete reinforcement "Surface"	2"	25
18	Rebar 44mm	Concrete reinforcement "Surface"	2"	25
19	Rebar 46mm	Concrete reinforcement "Surface"	2"	25
20	Rebar 48mm	Concrete reinforcement "Surface"	2"	25
21	Rebar 50mm	Concrete reinforcement "Surface"	2"	25
22	Rebar 52mm	Concrete reinforcement "Surface"	2"	25
23	Rebar 54mm	Concrete reinforcement "Surface"	2"	25
24	Rebar 56mm	Concrete reinforcement "Surface"	2"	25
25	Rebar 58mm	Concrete reinforcement "Surface"	2"	25
26	Rebar 60mm	Concrete reinforcement "Surface"	2"	25
27	Rebar 62mm	Concrete reinforcement "Surface"	2"	25
28	Rebar 64mm	Concrete reinforcement "Surface"	2"	25
29	Rebar 66mm	Concrete reinforcement "Surface"	2"	25
30	Rebar 68mm	Concrete reinforcement "Surface"	2"	25
31	Rebar 70mm	Concrete reinforcement "Surface"	2"	25
32	Rebar 72mm	Concrete reinforcement "Surface"	2"	25
33	Rebar 74mm	Concrete reinforcement "Surface"	2"	25
34	Rebar 76mm	Concrete reinforcement "Surface"	2"	25
35	Rebar 78mm	Concrete reinforcement "Surface"	2"	25
36	Rebar 80mm	Concrete reinforcement "Surface"	2"	25
37	Rebar 82mm	Concrete reinforcement "Surface"	2"	25
38	Rebar 84mm	Concrete reinforcement "Surface"	2"	25
39	Rebar 86mm	Concrete reinforcement "Surface"	2"	25
40	Rebar 88mm	Concrete reinforcement "Surface"	2"	25
41	Rebar 90mm	Concrete reinforcement "Surface"	2"	25
42	Rebar 92mm	Concrete reinforcement "Surface"	2"	25
43	Rebar 94mm	Concrete reinforcement "Surface"	2"	25
44	Rebar 96mm	Concrete reinforcement "Surface"	2"	25
45	Rebar 98mm	Concrete reinforcement "Surface"	2"	25
46	Rebar 100mm	Concrete reinforcement "Surface"	2"	25
47	Rebar 102mm	Concrete reinforcement "Surface"	2"	25
48	Rebar 104mm	Concrete reinforcement "Surface"	2"	25
49	Rebar 106mm	Concrete reinforcement "Surface"	2"	25
50	Rebar 108mm	Concrete reinforcement "Surface"	2"	25
51	Rebar 110mm	Concrete reinforcement "Surface"	2"	25
52	Rebar 112mm	Concrete reinforcement "Surface"	2"	25
53	Rebar 114mm	Concrete reinforcement "Surface"	2"	25
54	Rebar 116mm	Concrete reinforcement "Surface"	2"	25
55	Rebar 118mm	Concrete reinforcement "Surface"	2"	25
56	Rebar 120mm	Concrete reinforcement "Surface"	2"	25
57	Rebar 122mm	Concrete reinforcement "Surface"	2"	25
58	Rebar 124mm	Concrete reinforcement "Surface"	2"	25
59	Rebar 126mm	Concrete reinforcement "Surface"	2"	25
60	Rebar 128mm	Concrete reinforcement "Surface"	2"	25
61	Rebar 130mm	Concrete reinforcement "Surface"	2"	25
62	Rebar 132mm	Concrete reinforcement "Surface"	2"	25
63	Rebar 134mm	Concrete reinforcement "Surface"	2"	25
64	Rebar 136mm	Concrete reinforcement "Surface"	2"	25
65	Rebar 138mm	Concrete reinforcement "Surface"	2"	25
66	Rebar 140mm	Concrete reinforcement "Surface"	2"	25
67	Rebar 142mm	Concrete reinforcement "Surface"	2"	25
68	Rebar 144mm	Concrete reinforcement "Surface"	2"	25
69	Rebar 146mm	Concrete reinforcement "Surface"	2"	25
70	Rebar 148mm	Concrete reinforcement "Surface"	2"	25
71	Rebar 150mm	Concrete reinforcement "Surface"	2"	25
72	Rebar 152mm	Concrete reinforcement "Surface"	2"	25
73	Rebar 154mm	Concrete reinforcement "Surface"	2"	25
74	Rebar 156mm	Concrete reinforcement "Surface"	2"	25
75	Rebar 158mm	Concrete reinforcement "Surface"	2"	25
76	Rebar 160mm	Concrete reinforcement "Surface"	2"	25
77	Rebar 162mm	Concrete reinforcement "Surface"	2"	25
78	Rebar 164mm	Concrete reinforcement "Surface"	2"	25
79	Rebar 166mm	Concrete reinforcement "Surface"	2"	25
80	Rebar 168mm	Concrete reinforcement "Surface"	2"	25
81	Rebar 170mm	Concrete reinforcement "Surface"	2"	25
82	Rebar 172mm	Concrete reinforcement "Surface"	2"	25
83	Rebar 174mm	Concrete reinforcement "Surface"	2"	25
84	Rebar 176mm	Concrete reinforcement "Surface"	2"	25
85	Rebar 178mm	Concrete reinforcement "Surface"	2"	25
86	Rebar 180mm	Concrete reinforcement "Surface"	2"	25
87	Rebar 182mm	Concrete reinforcement "Surface"	2"	25
88	Rebar 184mm	Concrete reinforcement "Surface"	2"	25
89	Rebar 186mm	Concrete reinforcement "Surface"	2"	25
90	Rebar 188mm	Concrete reinforcement "Surface"	2"	25
91	Rebar 190mm	Concrete reinforcement "Surface"	2"	25
92	Rebar 192mm	Concrete reinforcement "Surface"	2"	25
93	Rebar 194mm	Concrete reinforcement "Surface"	2"	25
94	Rebar 196mm	Concrete reinforcement "Surface"	2"	25
95	Rebar 198mm	Concrete reinforcement "Surface"	2"	25
96	Rebar 200mm	Concrete reinforcement "Surface"	2"	25
97	Rebar 202mm	Concrete reinforcement "Surface"	2"	25
98	Rebar 204mm	Concrete reinforcement "Surface"	2"	25
99	Rebar 206mm	Concrete reinforcement "Surface"	2"	25
100	Rebar 208mm	Concrete reinforcement "Surface"	2"	25
101	Rebar 210mm	Concrete reinforcement "Surface"	2"	25
102	Rebar 212mm	Concrete reinforcement "Surface"	2"	25
103	Rebar 214mm	Concrete reinforcement "Surface"	2"	25
104	Rebar 216mm	Concrete reinforcement "Surface"	2"	25
105	Rebar 218mm	Concrete reinforcement "Surface"	2"	25
106	Rebar 220mm	Concrete reinforcement "Surface"	2"	25
107	Rebar 222mm	Concrete reinforcement "Surface"	2"	25
108	Rebar 224mm	Concrete reinforcement "Surface"	2"	25
109	Rebar 226mm	Concrete reinforcement "Surface"	2"	25
110	Rebar 228mm	Concrete reinforcement "Surface"	2"	25
111	Rebar 230mm	Concrete reinforcement "Surface"	2"	25
112	Rebar 232mm	Concrete reinforcement "Surface"	2"	25
113	Rebar 234mm	Concrete reinforcement "Surface"	2"	25
114	Rebar 236mm	Concrete reinforcement "Surface"	2"	25
115	Rebar 238mm	Concrete reinforcement "Surface"	2"	25
116	Rebar 240mm	Concrete reinforcement "Surface"	2"	25
117	Rebar 242mm	Concrete reinforcement "Surface"	2"	25
118	Rebar 244mm	Concrete reinforcement "Surface"	2"	25
119	Rebar 246mm	Concrete reinforcement "Surface"	2"	25
120	Rebar 248mm	Concrete reinforcement "Surface"	2"	25
121	Rebar 250mm	Concrete reinforcement "Surface"	2"	25
122	Rebar 252mm	Concrete reinforcement "Surface"	2"	25
123	Rebar 254mm	Concrete reinforcement "Surface"	2"	25
124	Rebar 256mm	Concrete reinforcement "Surface"	2"	25
125	Rebar 258mm	Concrete reinforcement "Surface"	2"	25
126	Rebar 260mm	Concrete reinforcement "Surface"	2"	25
127	Rebar 262mm	Concrete reinforcement "Surface"	2"	25
128	Rebar 264mm	Concrete reinforcement "Surface"	2"	25
129	Rebar 266mm	Concrete reinforcement "Surface"	2"	25
130	Rebar 268mm	Concrete reinforcement "Surface"	2"	25
131	Rebar 270mm	Concrete reinforcement "Surface"	2"	25
132	Rebar 272mm	Concrete reinforcement "Surface"	2"	25
133	Rebar 274mm	Concrete reinforcement "Surface"	2"	25
134	Rebar 276mm	Concrete reinforcement "Surface"	2"	25
135	Rebar 278mm	Concrete reinforcement "Surface"	2"	25
136	Rebar 280mm	Concrete reinforcement "Surface"	2"	25
137	Rebar 282mm	Concrete reinforcement "Surface"	2"	25
138	Rebar 284mm	Concrete reinforcement "Surface"	2"	25
139	Rebar 286mm	Concrete reinforcement "Surface"	2"	25
140	Rebar 288mm	Concrete reinforcement "Surface"	2"	25
141	Rebar 290mm	Concrete reinforcement "Surface"	2"	25
142	Rebar 292mm	Concrete reinforcement "Surface"	2"	25
143	Rebar 294mm	Concrete reinforcement "Surface"	2"	25
144	Rebar 296mm	Concrete reinforcement "Surface"	2"	25
145	Rebar 298mm	Concrete reinforcement "Surface"	2"	25
146	Rebar 300mm	Concrete reinforcement "Surface"	2"	25
147	Rebar 302mm	Concrete reinforcement "Surface"	2"	25
148	Rebar 304mm	Concrete reinforcement "Surface"	2"	25
149	Rebar 306mm	Concrete reinforcement "Surface"	2"	25
150	Rebar 308mm	Concrete reinforcement "Surface"	2"	25
151	Rebar 310mm	Concrete reinforcement "Surface"	2"	25
152	Rebar 312mm	Concrete reinforcement "Surface"	2"	25
153	Rebar 314mm	Concrete reinforcement "Surface"	2"	25
154	Rebar 316mm	Concrete reinforcement "Surface"	2"	25
155	Rebar 318mm	Concrete reinforcement "Surface"	2"	25
156	Rebar 320mm	Concrete reinforcement "Surface"	2"	25
157	Rebar 322mm	Concrete reinforcement "Surface"	2"	25
158	Rebar 324mm	Concrete reinforcement "Surface"	2"	25
159	Rebar 326mm	Concrete reinforcement "Surface"	2"	25
160	Rebar 328mm	Concrete reinforcement "Surface"	2"	25
161	Rebar 330mm	Concrete reinforcement "Surface"	2"	25
162	Rebar 332mm	Concrete reinforcement "Surface"	2"	25
163	Rebar 334mm	Concrete reinforcement "Surface"	2"	25
164	Rebar 336mm	Concrete reinforcement "Surface"	2"	25
165	Rebar 338mm	Concrete reinforcement "Surface"	2"	25
166	Rebar 340mm	Concrete reinforcement "Surface"	2"	25
167	Rebar 342mm	Concrete reinforcement "Surface"	2"	25
168	Rebar 344mm	Concrete reinforcement "Surface"	2"	25
169	Rebar 346mm	Concrete reinforcement "Surface"	2"	25
170	Rebar 348mm	Concrete reinforcement "Surface"	2"	25
171	Rebar 350mm	Concrete reinforcement "Surface"	2"	25
172	Rebar 352mm	Concrete reinforcement "Surface"	2"	25
173	Rebar 354mm	Concrete reinforcement "Surface"	2"	25
174	Rebar 356mm	Concrete reinforcement "Surface"	2"	25
175	Rebar 358mm	Concrete reinforcement "Surface"	2"	25
176	Rebar 360mm	Concrete reinforcement "Surface"	2"	25
177	Rebar 362mm	Concrete reinforcement "Surface"	2"	25
178	Rebar 364mm	Concrete reinforcement "Surface"	2"	25
179	Rebar 366mm	Concrete reinforcement "Surface"	2"	25
180	Rebar 368mm	Concrete reinforcement "Surface"	2"	25
181	Rebar 370mm	Concrete reinforcement "Surface"	2"	25
182	Rebar 372mm	Concrete reinforcement "Surface"	2"	25
183	Rebar 374mm	Concrete reinforcement "Surface"	2"	25
184	Rebar 376mm	Concrete reinforcement "Surface"	2"	25
185	Rebar 378mm	Concrete reinforcement "Surface"	2"	25
186	Rebar 380mm	Concrete reinforcement "Surface"	2"	25
187	Rebar 382mm	Concrete reinforcement "Surface"	2"	25
188	Rebar 384mm	Concrete reinforcement "Surface"	2"	25
189	Rebar 386mm	Concrete reinforcement "Surface"	2"	25
190	Rebar 388mm	Concrete reinforcement "Surface"	2"	25
191	Rebar 390mm	Concrete reinforcement "Surface"	2"	25
192	Rebar 392mm	Concrete reinforcement "Surface"	2"	25
193	Rebar 394mm	Concrete reinforcement "Surface"	2"	25
194	Rebar 396mm	Concrete reinforcement "Surface"	2"	25
195	Rebar 398mm	Concrete reinforcement "Surface"	2"	25
196	Rebar 400mm	Concrete reinforcement "Surface"	2"	25
197	Rebar 402mm	Concrete reinforcement "Surface"	2"	25
198	Rebar 404mm	Concrete reinforcement "Surface"	2"	25
199	Rebar 406mm	Concrete reinforcement "Surface"	2"	25
200	Rebar 408mm	Concrete reinforcement "Surface"	2"	25
201	Rebar 410mm	Concrete reinforcement "Surface"	2"	25
202	Rebar 412mm	Concrete reinforcement "Surface"	2"	25
203	Rebar 414mm	Concrete reinforcement "Surface"	2"	25
204	Rebar 416mm	Concrete reinforcement "Surface"	2"	25
205	Rebar 418mm	Concrete reinforcement "Surface"	2"	25
206	Rebar 420mm	Concrete reinforcement "Surface"	2"	25
207	Rebar 422mm	Concrete reinforcement "Surface"	2"	25
208	Rebar 424mm	Concrete reinforcement "Surface"	2"	25
209	Rebar 426mm	Concrete reinforcement "Surface"	2"	25
210	Rebar 428mm	Concrete reinforcement "Surface"	2"	25
211	Rebar 430mm	Concrete reinforcement "Surface"	2"	25
212	Rebar 432mm	Concrete reinforcement "Surface"	2"	25
213	Rebar 434mm	Concrete reinforcement "Surface"	2"	25
214	Rebar 436mm	Concrete reinforcement "Surface"	2"	25
215	Rebar 438mm	Concrete reinforcement "Surface"	2"	25
216	Rebar 440mm	Concrete reinforcement "Surface"	2"	25
217	Rebar 442mm	Concrete reinforcement "Surface"	2"	25
218	Rebar 444mm	Concrete reinforcement "Surface"	2"	25
219	Rebar 446mm	Concrete reinforcement "Surface"	2"	25
220	Rebar 448mm	Concrete reinforcement "Surface"	2"	25
221	Rebar 450mm	Concrete reinforcement "Surface"	2"	25
222	Rebar 452mm	Concrete reinforcement "Surface"	2"	25
223	Rebar 454mm	Concrete reinforcement "Surface"	2"	25
224	Rebar 456mm	Concrete reinforcement "Surface"	2"	25
225	Rebar 458mm	Concrete reinforcement "Surface"	2"	25
226	Rebar 460mm	Concrete reinforcement "Surface"	2"	25
227	Rebar 462mm	Concrete reinforcement "Surface"	2"	25
228	Rebar 464mm	Concrete reinforcement "Surface"	2"	25
229	Rebar 466mm	Concrete reinforcement "Surface"	2"	25
230	Rebar 468mm	Concrete reinforcement "Surface"	2"	25
231	Rebar 470mm	Concrete reinforcement "Surface"	2"	25
232	Rebar 472mm	Concrete reinforcement "Surface"	2"	25
233	Rebar 474mm	Concrete reinforcement "Surface"	2"	25
234	Rebar 476mm	Concrete reinforcement "Surface"	2"	25
235	Rebar 478mm	Concrete reinforcement "Surface"	2"	25
236	Rebar 480mm	Concrete reinforcement "Surface"	2"	25
237	Rebar 482mm	Concrete reinforcement "Surface"	2"	25
238	Rebar 484mm	Concrete reinforcement "Surface"	2"	25
239	Rebar 486mm	Concrete reinforcement "Surface"	2"	25
240	Rebar 488mm	Concrete reinforcement "Surface"	2"	25
241	Rebar 490mm	Concrete reinforcement "Surface"	2"	25
242	Rebar 492mm	Concrete reinforcement "Surface"	2"	25
243	Rebar 494mm	Concrete reinforcement "Surface"	2"	25
244	Rebar 496mm	Concrete reinforcement "Surface"	2"	25
245	Rebar 498mm	Concrete reinforcement "Surface"	2"	25
246	Rebar 500mm	Concrete reinforcement "Surface"	2"	25
247	Rebar 502mm	Concrete reinforcement "Surface"	2"	25
248	Rebar 504mm	Concrete reinforcement "Surface"	2"	25
249	Rebar 506mm	Concrete reinforcement "Surface"	2"	25
250	Rebar 508mm	Concrete reinforcement "Surface"	2"	25
251	Rebar 510mm	Concrete reinforcement "Surface"	2"	25
252	Rebar 512mm	Concrete reinforcement "Surface"	2"	25
253	Rebar 514mm	Concrete reinforcement "Surface"	2"	25
254	Rebar 516mm	Concrete reinforcement "Surface"	2"	25
255	Rebar 518mm	Concrete reinforcement "Surface"	2"	25
256	Rebar 520mm	Concrete reinforcement "Surface"	2"	25
257	Rebar 522mm	Concrete reinforcement "Surface"	2"	25
258	Rebar 524mm	Concrete reinforcement "Surface"	2"	25
259	Rebar 526mm	Concrete reinforcement "Surface"	2"	25
260	Rebar 528mm	Concrete reinforcement "Surface"	2"	25
261	Rebar 530mm	Concrete reinforcement "Surface"	2"	25
262	Rebar 532mm	Concrete reinforcement "Surface"	2"	25
263	Rebar 534mm	Concrete reinforcement "Surface"	2"	25
264	Rebar 536mm	Concrete reinforcement "Surface"	2"	25
265	Rebar 538mm	Concrete reinforcement "Surface"	2"	25
266	Rebar 540mm	Concrete reinforcement "Surface"	2"	25
267	Rebar 542mm	Concrete reinforcement "Surface"	2"	25
268	Rebar 544mm	Concrete reinforcement "Surface"	2"	25
269	Rebar 546mm	Concrete reinforcement "Surface"	2"	25
270	Rebar 548mm	Concrete reinforcement "Surface"	2"	25
271	Rebar 550mm	Concrete reinforcement "Surface"		

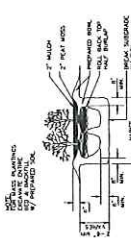
LANDSCAPE PLAN MATERIALS: IF PLANT MATERIALS ARE REQUIRED, THE OWNER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER. PLANT MATERIALS ARE SHOWN WITH STANDARD TREE AND HEIGHT.

EXISTING PAVING LANDSCAPING CALCULATIONS: PAVING LOT AREA 43,343.22' INTERIOR LANDSCAPING AREA 3,072.22' 5.0% INTERIOR LANDSCAPING IMPROVED

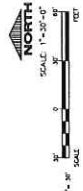
LANDSCAPE PLANT MATERIALS

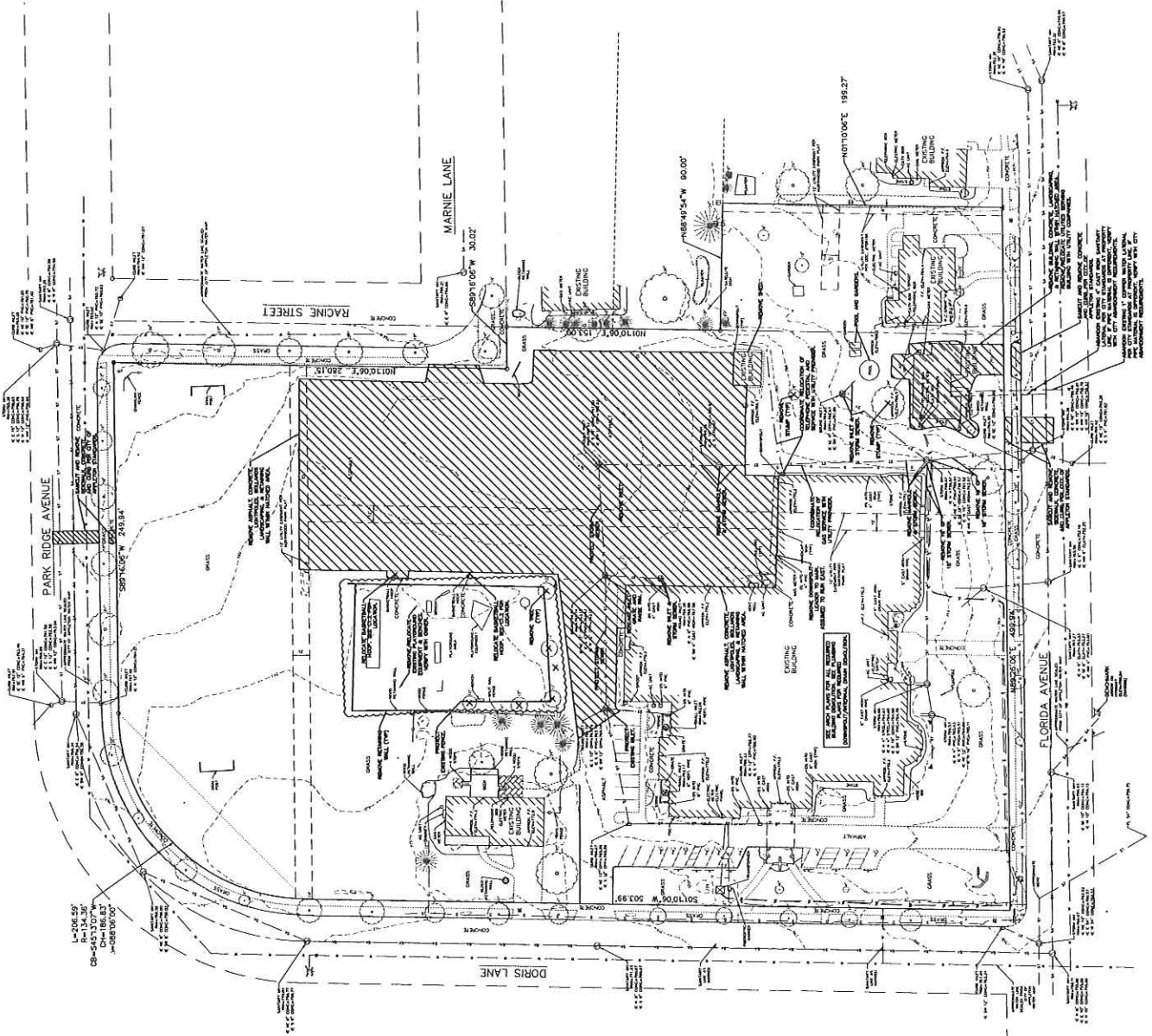


TREE PLANTING DETAIL



SHRUB PLANTING DETAIL





NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) CODES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) CODES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE) CODES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CODES.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) CODES.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE) CODES.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CODES.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) CODES.

