

EXHIBIT NO. 1

4
9-13-03

Docket Item #4
SPECIAL USE PERMIT #2003-0073

Planning Commission Meeting
September 4, 2003

ISSUE: Consideration of a request for a special use permit to operate a child day care center.

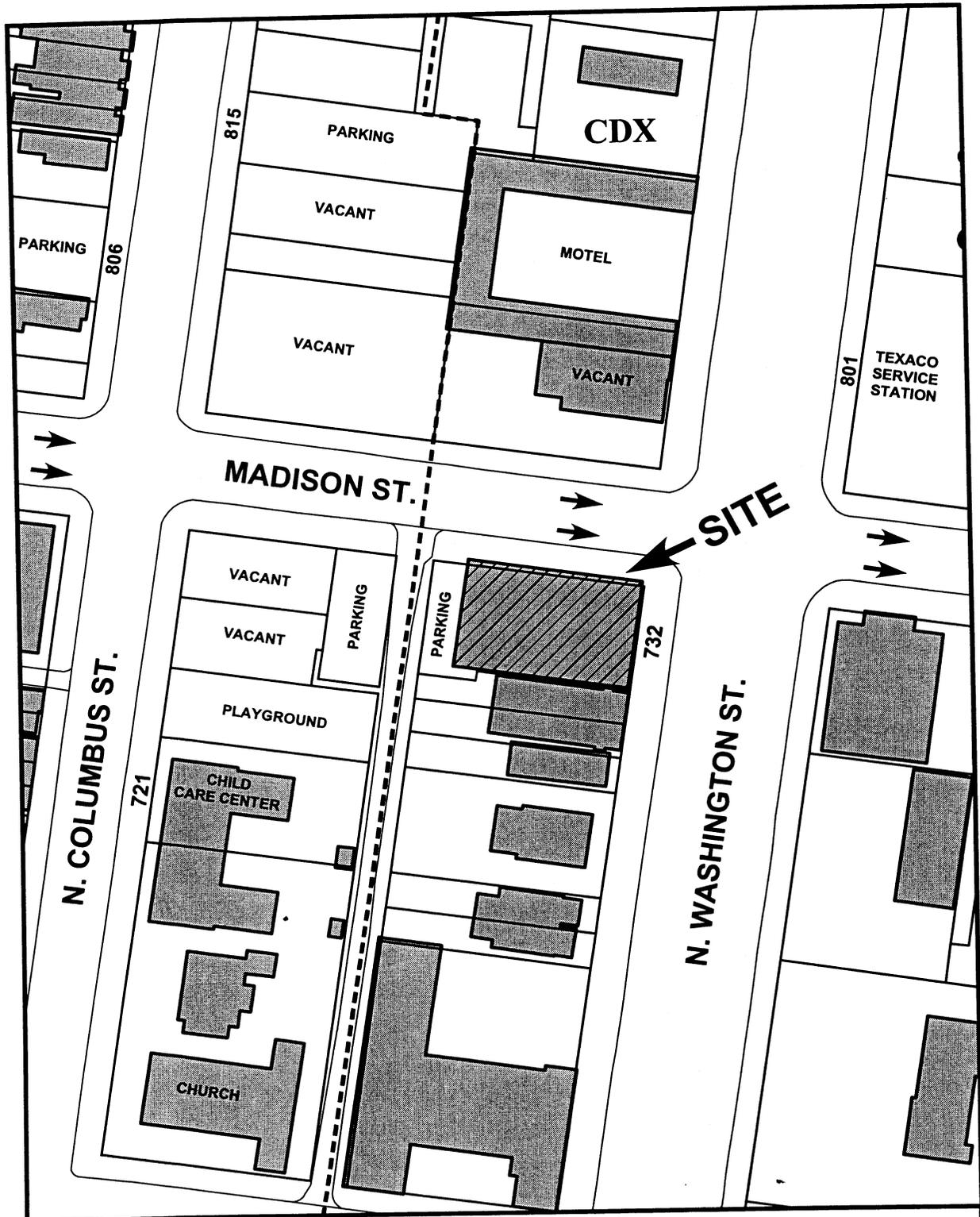
APPLICANT: Flagstone Associates
by Harry Hart

LOCATION: 732 North Washington Street

ZONE: CDX/Commercial Downtown

PLANNING COMMISSION ACTION, SEPTEMBER 4, 2003: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2003-0073

09/04/03



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to between 7:00 A.M. and 6:30 P.M., Monday through Friday. (P&Z)
3. The maximum number of children permitted at the child care facility at any one time shall be that number for which the facility has been licensed by the state. (P&Z)
4. The applicant shall provide outdoor play area to the satisfaction of the Virginia State Department of Social Services, Division of Licensing Programs. (P&Z)
5. The applicant shall require that its employees who drive use off-street parking. Employees who drive shall use the lots located at 806-812 North Columbus Street and at 815-817 North Columbus Street, except that employees may utilize any of the 14 spaces behind the building if they are designated with signage for the child care center. (P&Z) (T&ES)
6. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center and safety programs available through the department for the children. (Police)
7. Traffic rules prohibit stopped cars on Washington Street between 4:00 p.m. and 6:00 p.m. During that time, all vehicles involved in the pick-up of children shall use the rear alley access, or Madison Street if parking spaces are available. (P&Z)
8. Landscaping shall be installed and maintained around the off site parking lots located at 806-812 North Columbus Street, and 815-817 North Columbus Street, in accordance with a plan approved by the Department of Planning and Zoning. (P&Z)
9. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions. (P&Z)
10. The property owner shall comply with the off-street parking requirement for the building, even in the event that the child care center vacates the premises. (P&Z)

11. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Flagstone Associates, Inc, by Harry P. Hart, attorney, requests special use permit approval for the operation of a child care center located at 732 North Washington Street.
2. The subject property is one lot of record with 60 feet of frontage on North Washington Street, 113 feet of depth and a total lot area of 6,919 square feet. The site is developed with a four story brick office building and is occupied by office uses, and a pharmacy that occupies half of the first floor. The applicant proposes to operate the child care center on the first and second floors of the building, and the pharmacy is proposed to vacate the premises.

Across North Washington is a four story office building and a gas station. To the north is a vacant three story residential/commercial building. Behind the subject property is an alley with parking, followed by an open grassy area. To the south is a small office building. The applicant operates two other child day care centers which will remain in operation in addition to the one proposed here; one is located at 721 North Columbus Street (SUP#2443-B), and the other center is located 618-622 North Washington Street (SUP#96-0190).

3. The applicant requests approval to operate a child day care/preschool facility of up to 140 children between the ages of 2 months and 6 years. The facility will occupy the first and second floors of the office building, for a total of 6,800 square feet. There will be up to 26 staff members on the premises at any one time. The center proposes to be open from 7:00 a.m. to 6:30 p.m. Monday through Friday.
4. Children will be dropped off between 7:00 a.m. and 9:30 a.m. and picked up between 4:00 p.m. and 6:30 p.m. The main entrance to the facility will be on Washington Street. The applicant proposes that children be dropped off from either the alley or available street parking on Madison Street. Two hour parking is available on Washington Street during morning drop-off hours. However, the applicant states that because of safety concerns, she will advise parents to only drop off and pick up their children from Madison Street, or from the alley behind the building, and not from Washington Street.

The applicant would like to designate a loading area about the size of three car lengths on Madison Street for children to be dropped off and picked up, similar to the pick up and drop off area in front of the 721 North Columbus Street facility. If the applicant wishes to pursue the loading area, she will have to file an application with the Department of Transportation and Environmental Services.

5. The applicant proposes to use the playground located behind the applicant's other child care facility at 721 North Columbus Street. The playground is also utilized by the applicant's facility at 618-611 North Washington Street.
6. Pursuant to Section 8-200 (A)(11), a child day care center is required to provide two parking spaces for each classroom. In this case, the applicant's proposed layout indicates a total of 9 classrooms for a requirement of 18 spaces. The parking requirement for the entire building with the proposed child day care center is as follows:

	<u>Child Care Center</u>	<u>Office</u>
First Floor	8	0
Second Floor	8	3
Third Floor	0	9
Fourth Floor	0	9

TOTAL PARKING REQUIREMENT 37 spaces

The subject building has only six on site parking spaces, but has 33 spaces located in three off-site locations. The following number of parking spaces and their location are provided for the building:

<u>Location</u>	<u># Spaces</u>
On site	6
815-817 North Columbus Street	13
806-812 North Columbus Street	12
West side of alley, along Madison Street	8

TOTAL PARKING PROVIDED 39 spaces

According to Section 8-200(C)(3) of the zoning ordinance, parking for commercial uses may be located off-site, but must be within 500 feet of the property, and only in commercial or industrial zones. In this case, the off-site lots are located within 500 feet, but are in the RB/Townhouse zone. However, at the time that the subject building was built, off-site parking was permitted in residential zones with a special use permit. The above off-site lots were approved as parking for the subject building with SUPs in 1963, which makes them noncomplying (SUPs #543, #544, and #561). Therefore, the use complies with the parking requirement.

The parking located closest to the building along both sides of the alley is designated with signs either for visitors or other tenants of the building. There is also a sign with a map directing patrons to the availability of parking on North Columbus Street.

7. Zoning: The subject property is located in the CDX/Commercial downtown zone. Section 4-603 (F) of the zoning ordinance allows a child day care center in the CDX zone only with a special use permit.
8. Master Plan: The proposed use is consistent with the Old Town North chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff does not object to a child care center located at 732 North Washington Street. The property is adjacent to a number of other commercial uses and on an arterial street; it is therefore convenient for users and compatible with nearby uses. The alleyway access in the back provides a pick-up and drop-off area for children, as does available street parking on Washington and Madison. The Office of Human Services supports approval of the application.

Staff is concerned about the appearance of the off-site parking lots on North Columbus. Both have overgrown weeds and detract from the residential character of the block. Current parking lot standards require screening of parking areas, and staff finds this to be particularly important given that the lots are located in a residential setting. Therefore, staff recommends that the applicant work with the property owner and staff on a plan to install landscaping on the lots to screen the parking and improve the appearance and maintenance of the lots.

In addition, because the parking located closest to the building appears to be utilized for visitors and other tenants, staff recommends that all employees of the child care center utilize the off-street parking lots on North Columbus, which currently appear to be underutilized. Staff observed on two occasions only one or two cars at the off-site lots.

Finally, while the applicant proposes the pick-up and drop-off of children from Madison Street and the alley, parents might choose to park on Washington Street because it is more convenient to the front entrance. However, parking on Washington Street is prohibited between 4:00 p.m. and 6:00 p.m., therefore, staff recommends that evening pick-up take place only from the alley, or from Madison Street if spaces are available. Staff also recommends a one year review to ensure compliance with all SUP conditions.

With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 T&ES believes the N. Columbus Street parking lots will receive light use during the hours that the facility is open, and no use during evening. No improvements to paving or site lighting are required.
- R-1 The applicant shall require that its employees who drive to work use the provided off-street parking.

Code Enforcement:

- F-1 The existing structure is classified as a B use group. The existing construction type is classified as 2C (unprotected) construction. The proposed use is I-2, and is to be occupied on 2 floors. The USBC limits height and area requirements for I-2 occupancies in 2C construction type buildings to one story, not to exceed 7200 sqft. The applicant shall apply for a change of use and provide the necessary building modifications to change the construction type to 2B (protected) construction. 2B construction is permitted in I-2 occupancies for 2 floors up to 11,250 sqft.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-4 A fire prevention code permit is required for the proposed operation.

- C-5 The current use is classified as B; the proposed use is I-2. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 115.4) and compliance with USBC 118.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-6 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 A Certified Food Manager must be on duty during all hours of operation.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction.
- C-5 This facility must meet state and city Social Services requirements for air and floor space, toilet facilities, separate isolation room for sick children, lighting, temperature, storage for cots, clothing. Other items may be required by state or city codes.
- C-6 If food preparation or food handling is done on the premises, five sets of plans of the food handling areas are to be submitted to the Health department for approval.
- C-7 This facility must meet commercial standards (13 or more). Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. A \$135.00 fee is required for review of plans for food facilities.
- C-8 If enrollment is kept to a maximum of 12 children at any one time, the facility may use home-style (semi-public restaurant) standards for food service.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department for the children.

Human Services (Social Services):

- R-1 On Thursday July 10, 2003, a site visit was made to 732 N. Washington Street to review the proposed plans to renovate the first and second floors of the existing structure for use as a child care center for children two months to six years old. There was nothing to view at the site because the renovations had not begun. The details in the plans that were submitted are not sufficient to allow for a detailed response. However, generally, the plans for the renovation appear to be appropriate for the proposed use as a child care center. It is recommended that another site visit be scheduled when the renovations are scheduled to begin.
- F-1 The application for this SUP states that the existing Flagstone sites are accredited through NAEYC. However, when staff accessed the NAEYC website, Flagstone was not listed among the accredited programs in Alexandria. A call to the owner, Joanne Barney, verified that they are not actually accredited but that they operate using NAEYC accreditation standards. She indicated that the statement in the application was in error and that she would notify her attorneys that it needed to be corrected.

APPLICATION for SPECIAL USE PERMIT # 2003-0073

PROPERTY LOCATION: 732 N. Washington Street

TAX MAP REFERENCE: 054.04-08-04 & -03 ZONE: CD-X

APPLICANT Name: Flagstone Associates, Inc.

Address: 5000 Treetop Lane, Alexandria, VA 22310

PROPERTY OWNER Name: Madison Building Associates

Address: c/o Carydale Rlty., 2727 Duke Street, C-3, Alexandria, VA 22314

PROPOSED USE: Request for a Special Use Permit for Day Care Center/Preschool, ~~and~~
~~for Parking within 300 feet of a private school.~~

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Harry P. Hart
Print Name of Applicant or Agent


Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757 (703) 548-5443
Telephone # Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

June 24, 2003
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

NARRATIVE DESCRIPTION

4. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

In leasing the property at ⁷³²~~723~~ N. Washington Street, Flagstone plans to use the first and second floors (approximately 6800 s.f.), as a licensed child care center/preschool for children 2 months to 6 years old. There are two centers run by Flagstone within this block, the 721 N. Columbus St. site and 618-622 N. Washington St. site. Both use the current playground at the Columbus Street building. They are seeking to plan for more space for the future.

Flagstone operates NAEYC accredited preschools and seek to operate at this location from Monday through Friday, 7am to 6:30 pm. VA State licensing requirements for the proposed 140 children (48 infants and 92 toddlers) will dictate a staff of about 26 based upon the number and the inclusion of infant care at this site. As the children will use a playground across the alley behind the property that Flagstone currently uses, the noise level will not be any higher than the previous use.

As to parking, the building has two off-street parking lots at its back which open on to Madison Street through a 20 foot alley. These lots have 6 and 8 spaces each on site and the landlord also owns two parking lots within a half block of this site on the 800 block of N. Columbus Street at 806 and 815 N. Columbus. 806 N. Columbus has 12 spaces and 815 N. Columbus has 13 spaces, for a total of 39 spaces available to this entire building. The total requirement for the building after the Applicant occupies the space on the first and second floors of this four story building will be 36 spaces. See parking requirements sketch attached hereto. The pharmacy on the first floor of this building will not longer be in existence, therefore, no retail parking will be required.

Parents will drop off and pick up their children either via the alley behind the site or on Madison Street adjacent to the building.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Up to 140 children, 2 months to 6 years of age, daily.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift).

An average of 26 employees at any one time.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
<u>Monday-Friday</u>	<u>7:00 a.m. to 6:30 p.m.</u>
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

The only noise will be from the children going to the playground at the adjacent site to the rear of this site. The noise levels will be minimal. There will be no mechanical noise.

B. How will noise from patrons be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Normal type generated by preschool and infant care use.

B. How much trash and garbage will be generated by the use.?

Approximately 3-5 bags daily.

C. How often will trash be collected?

Daily

D. How will you prevent littering on the property, streets and nearby properties?

The applicant will provide adequate trash facilities to prevent littering and will monitor the area on an as needed basis. Flagstone's current contract with BFI for trash pick up will be expanded to cover this site as well.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example, paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

The day care center/preschool will operate pursuant to State and local
licensing requirements.

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

18 (2 per classroom x 9 classrooms)

B. How many parking spaces of each type are provided for the proposed use:

18 Standard spaces

 Compact spaces

 Handicapped accessible spaces.

 Other.

C. Where is required parking located? on site off-site (*check one*)

If the required parking will be located off-site, where will it be located?

Two lots in the 800 block of N. Columbus Street (806 and 815)

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100(A)(4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes. No.

Do you propose to construct an addition to the building? Yes. No.

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

6800 sq. ft. (existing) + _____ sq. ft. (addition if any) = 6800 sq. ft. (total)

21. The proposed use is located in (check one):

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: 732
~~723~~ N. Washington Street

other, please describe: _____

CHILD CARE HOMES AND CHILD CARE CENTERS

Applicants for both child care homes and child care centers (day care center, day nursery, and nursery schools) must complete the following section:

8. How many employees will staff the child care facility, including the operator?

26

How many staff members will be on the job at any one time? 26

9. Where will staff and visiting parents park? On site and on two lots within a half of a block on N. Columbus Street

10. Please describe how and where parents will drop-off and pick-up children.

The application would propose drop-off and pick up parking along three spaces on Madison Street and ~~N. Washington Street~~ ^{8/13/03} or in the alley behind the building.

11. At what time will children usually be dropped-off and picked-up?

Drop-off	Pick-Up
<u>7:00 a.m. to 9:30 a.m.</u>	<u>4:00 p.m. to 6:30 p.m.</u>

12. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?

Children will use playground at existing location at 721 N. Columbus Street.

13. Are play areas on the property fenced? Yes. No.

If no, do you plan to fence any portion of the property? Yes. No.
Please describe the existing or proposed fence.

Playground has been approved by the State licensing agency.

CHILD CARE CENTERS ONLY

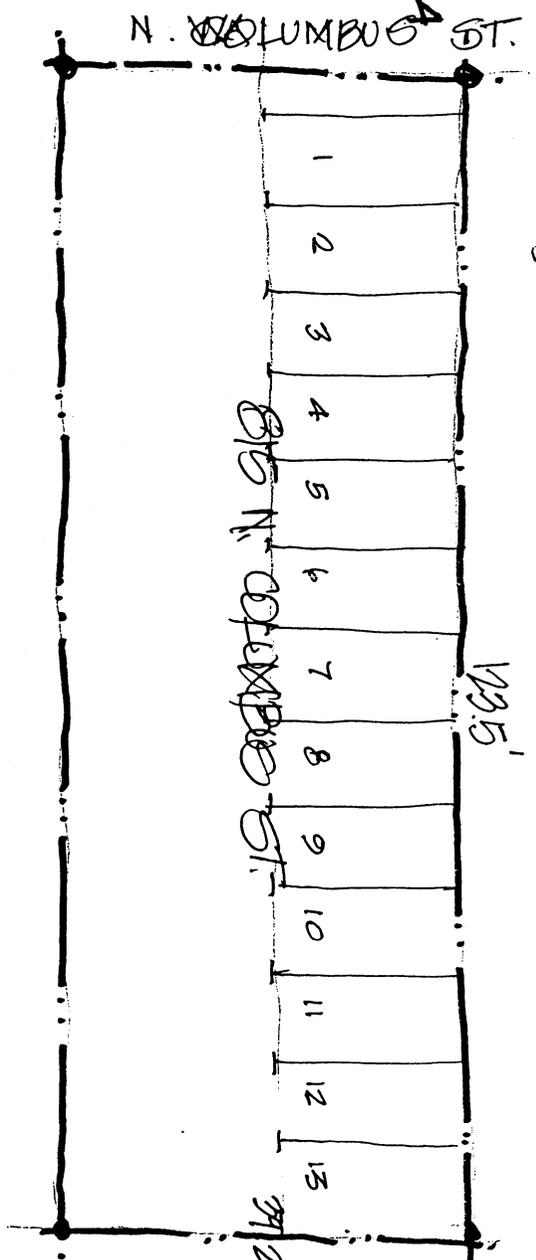
Applicants for child care centers (day care center, day nursery, and nursery schools) must complete the following section:

13. How many children will be cared for during one day? Up to 140 (48 infants and 92 toddlers)
14. What age children do you anticipate caring for? 2 months to 6 years
15. Does the operation have a license from the State of Virginia for a child care facility?
 Yes. No. If yes, provide a copy of license.

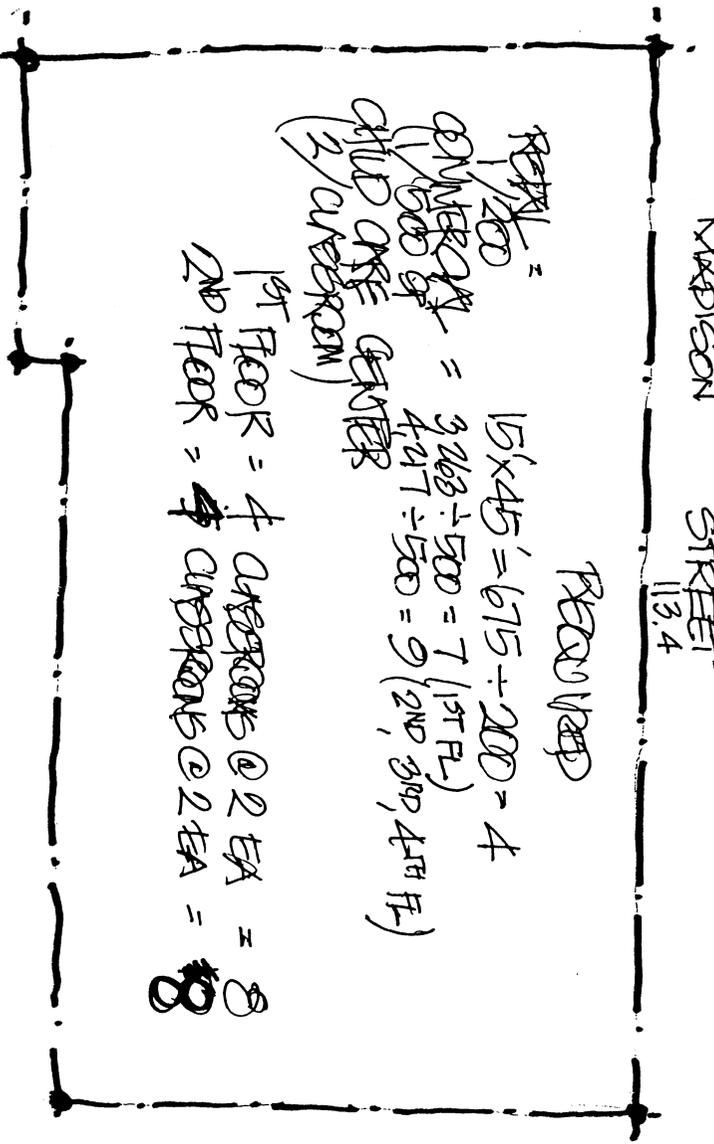
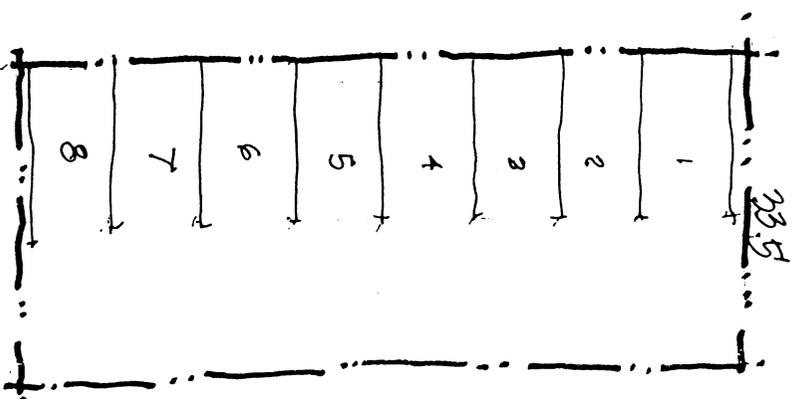
FRANK REQUREMENTS

606-808 12 SPACES

	RETAIL	CHILD-CARE	OFFICE
1 ST FLOOR:	4	8	0-74
2 ND FLOOR:	-	8	3-9
3 RD FLOOR:	-	-	9
4 TH FLOOR:	-	-	9
	4	16	21



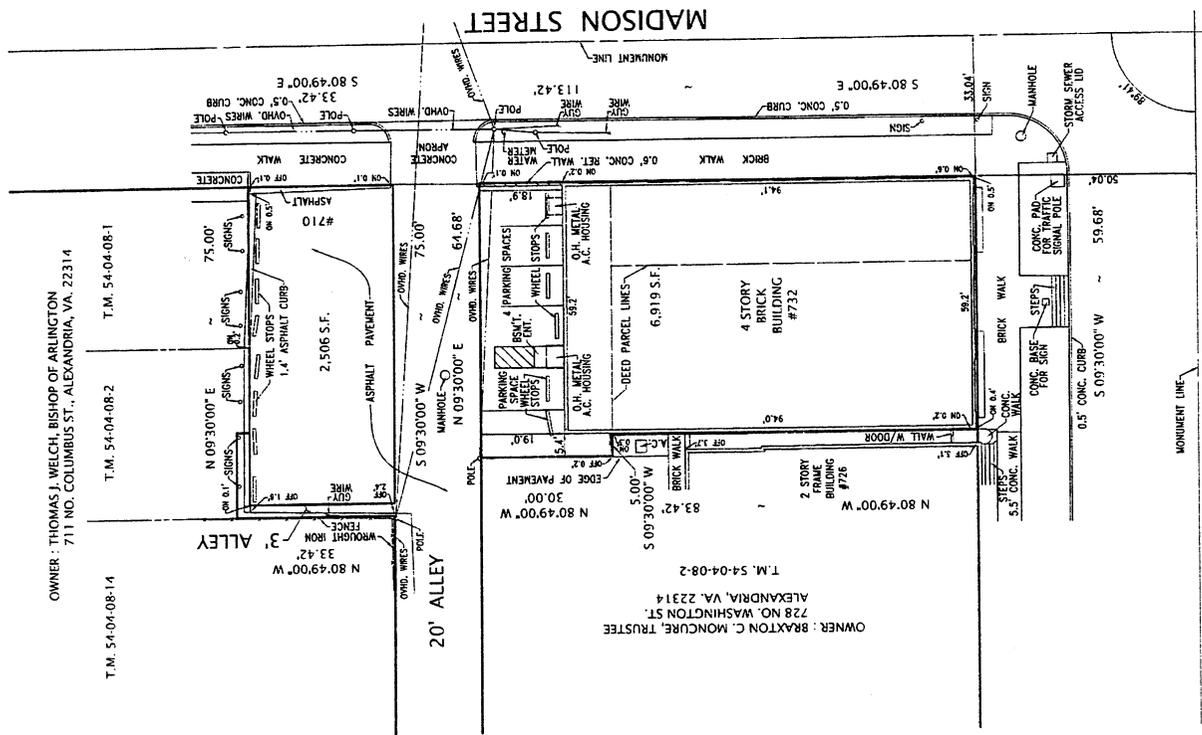
40 FEED W/ CHILD-CARE ; 38 FEED IF OFFICE USE



N. WASHINGTON ST.

NOTES :

1. THE PROPERTY Delineated HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP AS PARCELS 54-04-08-2 & 4. PARCEL 2 IS ZONED RB AND IS WITHIN THE PARKER-GRAY DISTRICT. PARCEL 4 IS ZONED CDX AND IS WITHIN THE OLD AND HISTORIC DISTRICT.
2. OWNER : MANSION BUILDING ASSOCIATES
C/O CARDOALE REALTY
2727 DUKE STREET, SUITE C-3
ALEXANDRIA, VIRGINIA 22314
3. TOTAL AREA = 9,425 S.F.

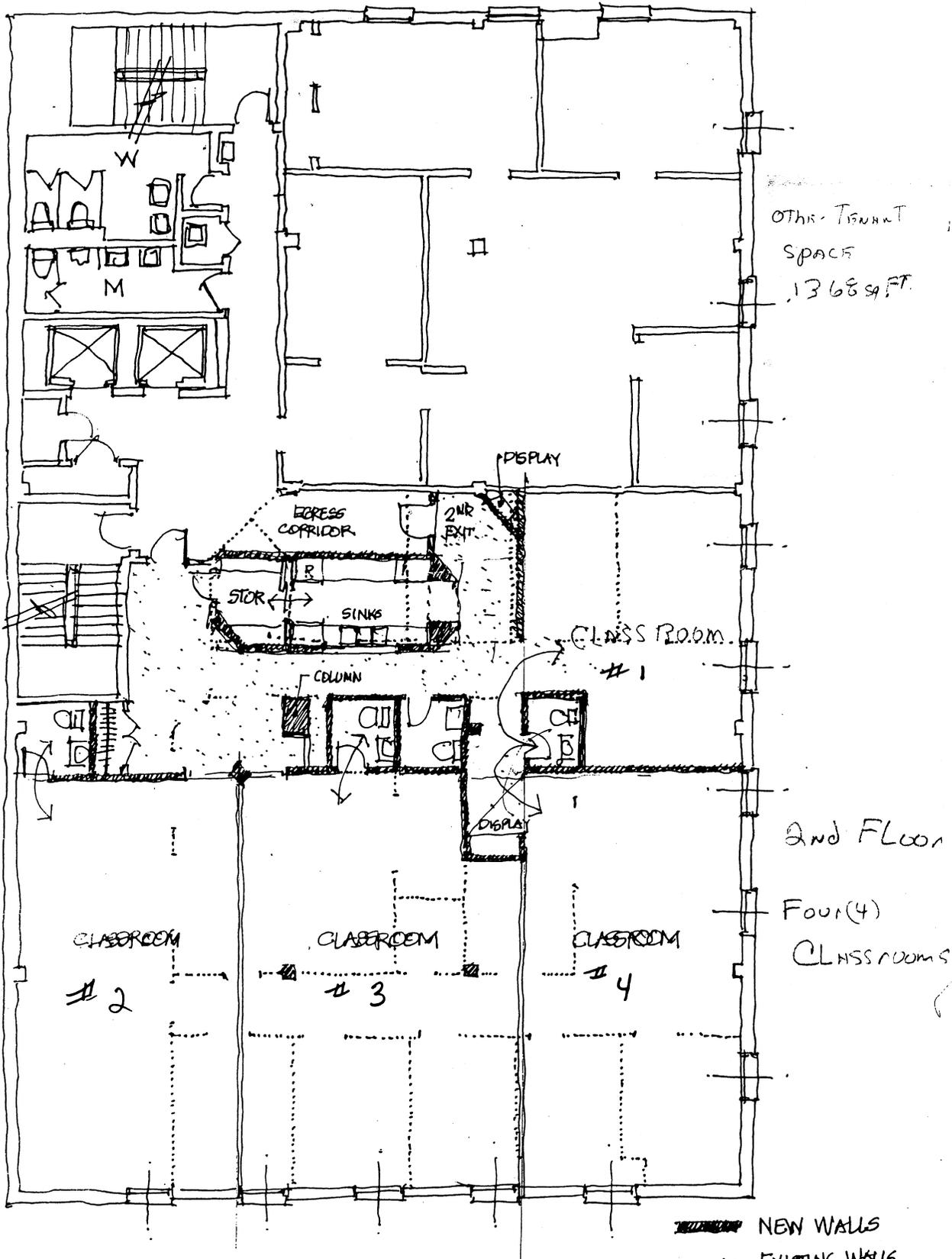


PLAT
SHOWING THE IMPROVEMENTS ON
THE PROPERTY LOCATED AT
732 NORTH WASHINGTON STREET
AND
710 MADISON STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MAY 5, 2003



CASE NAME IVY	REDEVELOPER ALEXANDRIA SURVEYS INTERNATIONAL LLC 6143 SOUTH KING HIGHWAY ALEXANDRIA, VIRGINIA 22314 TEL NO. 703.699.0815 FAX NO. 703.782.7744
	PLAT SUBJECT TO RESTRICTIONS OF RECORD TITLE REPORT NOT FURNISHED. I HEREBY CERTIFY THAT THE PORTIONS OF THIS PLAT WHICH ARE NOT SHOWN AS BEING AFFECTED BY ANY PREVIOUS SURVEY ARE IN ACCORDANCE WITH THE RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
SURVEYOR BRYANT L. ROBINSON LICENSE NO. 001936	

#030425028



OTHER TENANT
SPACE
1368 SQ. FT.

2nd Floor

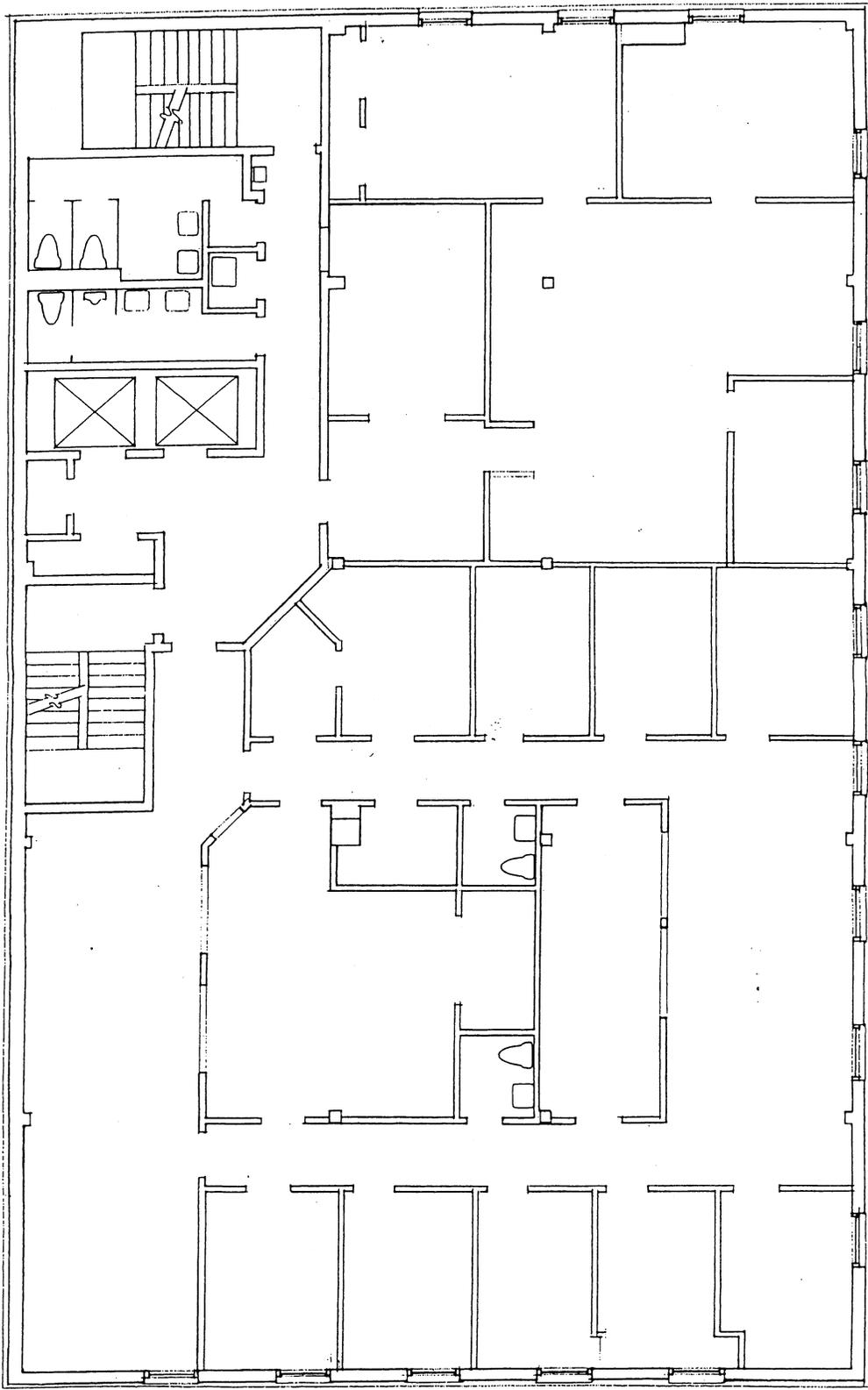
Four (4)
CLASSROOMS

NEW WALLS
.....
**EXISTING WALLS
TO BE REMOVED**

25

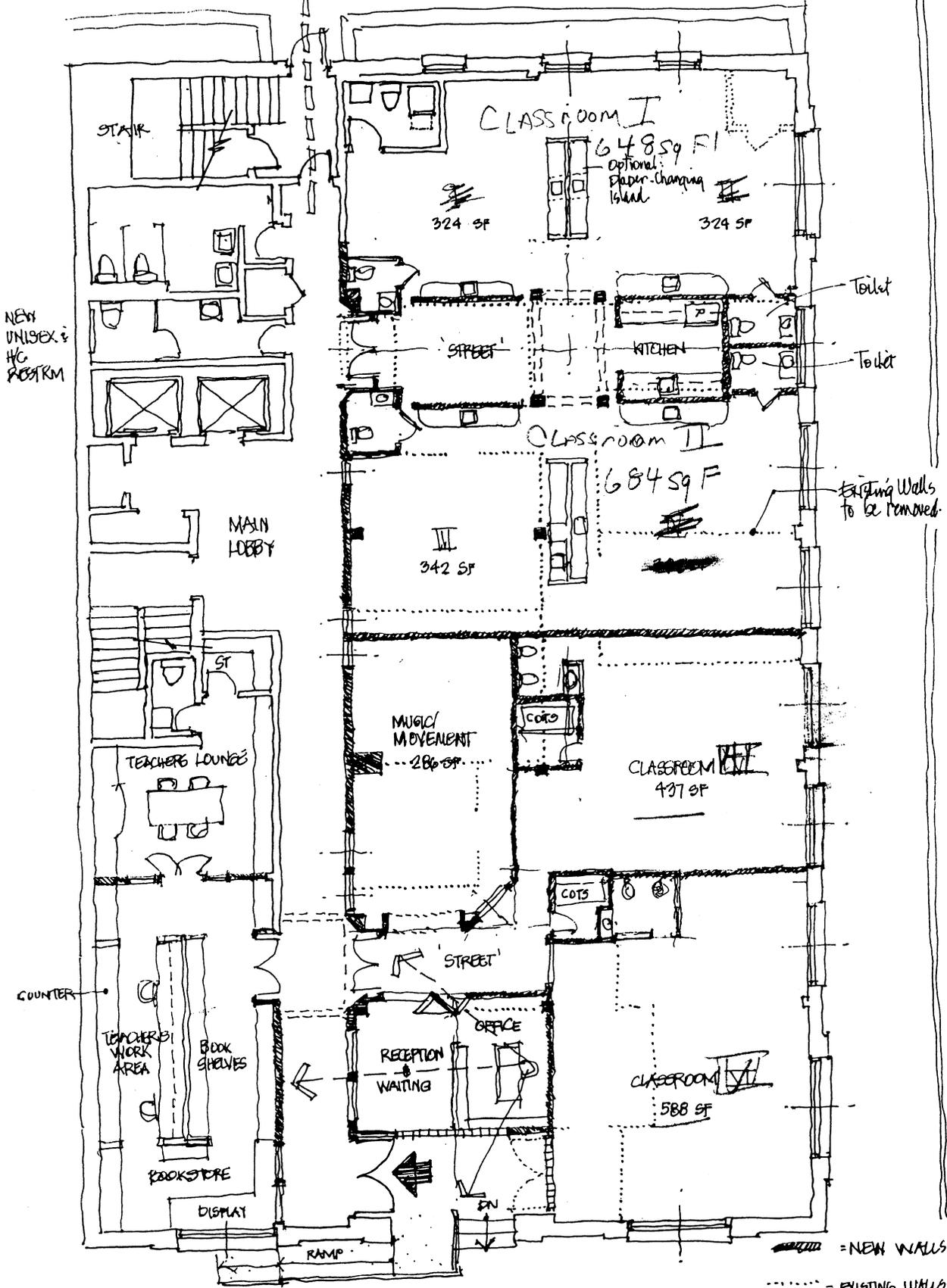
PROPOSED 2ND FLOOR PLAN

GRAPHIC SCALE: 1/8" = 1'-0"

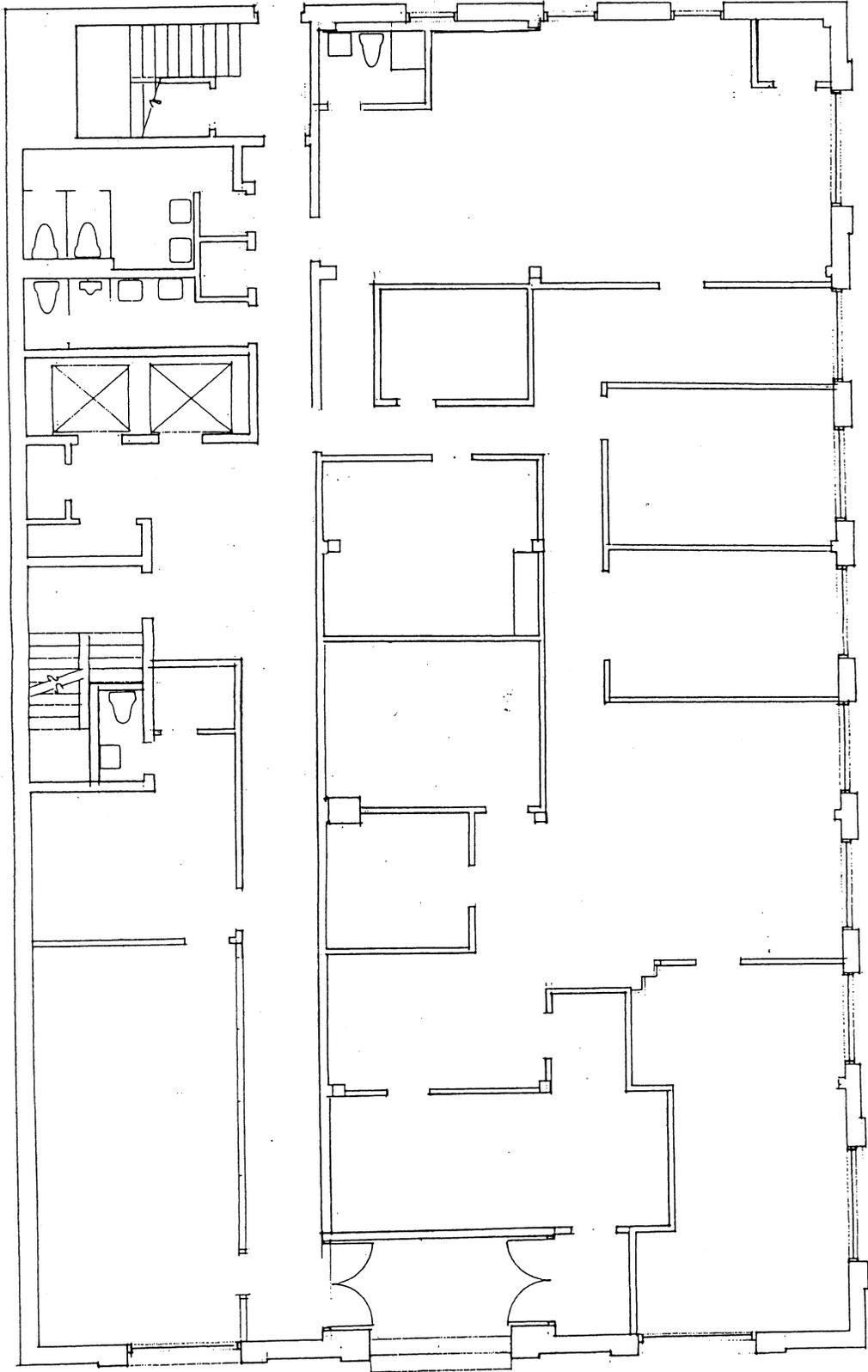


EXISTING 2ND FLOOR PLAN

Classroom I 648 sq ft
 Classroom II 684 sq ft
 Classroom III 437 sq ft
 Classroom IV 588 sq ft



——— = NEW WALLS
 - - - - - = EXISTING WALLS TO BE REMOVED



EXISTING 1st FLOOR PLAN