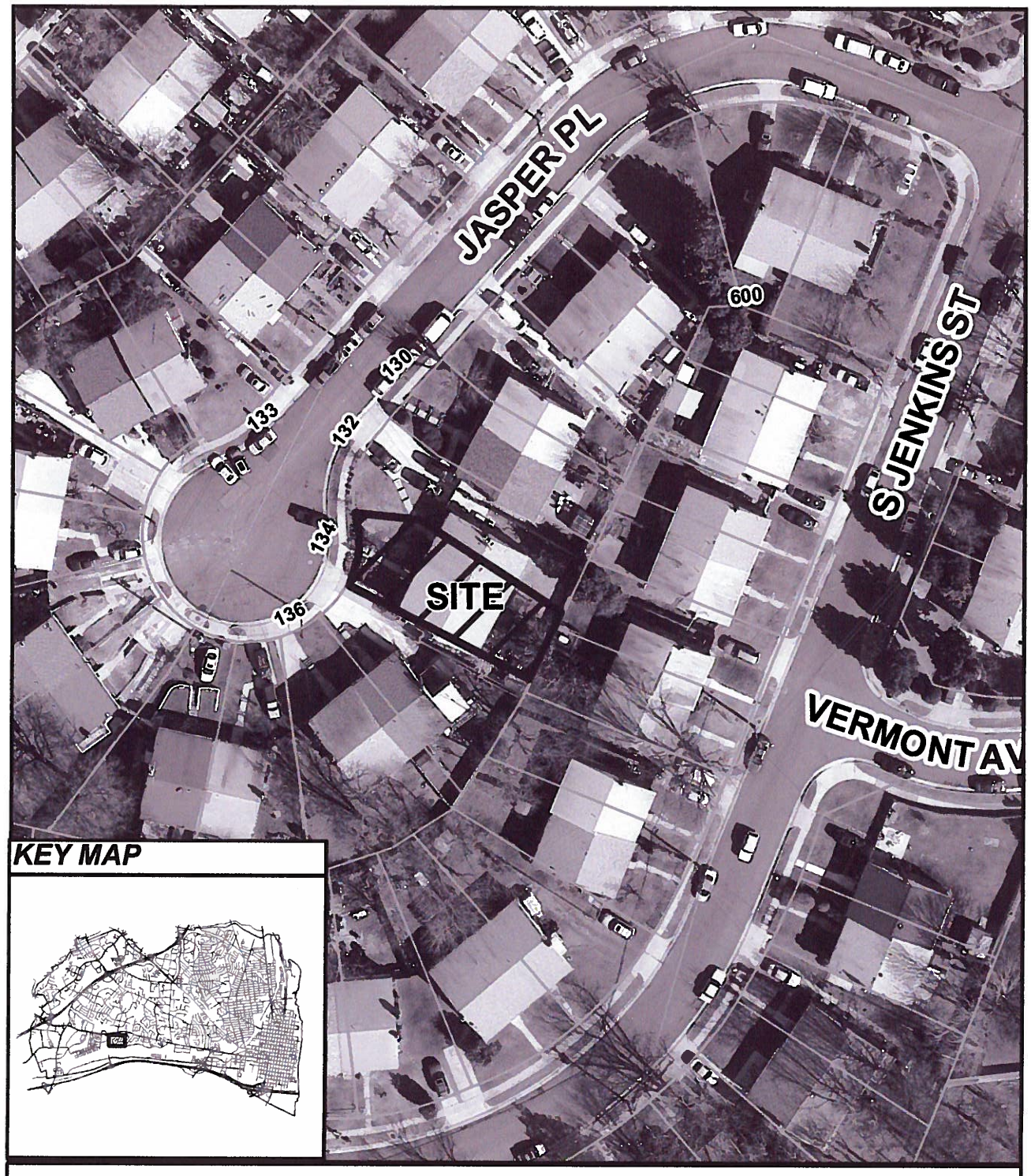
DOCKET ITEM #5
Special Use Permit #2012-0045
134 Jasper Place – Child Care Home

CONSENT AGENDA ITEM
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Consideration of a request to operate a child care home.	**Planning Commission Hearing:**	September 6, 2012
	City Council Hearing:	September 15, 2012
Address: 134 Jasper Place	**Zone:**	R-2-5/Single- and Two-Family
Applicant: Carmen Silvia Alvarado	**Small Area Plan:**	Seminary Hill

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov



SUP #2012-0045 **9/6/2012** N

I. DISCUSSION

The applicant, Carmen Silvia Alvarado, requests Special Use Permit approval to operate a child care home at 134 Jasper Place.

SITE DESCRIPTION

The subject site is one lot of record with approximately 35 feet of frontage on Jasper Place, 98 feet of depth and a total lot area of 3,377 square feet. The property is improved with a two-story semi-detached residential dwelling.

The surrounding area is comprised of primarily semi-detached residential dwellings.

PROPOSAL

The applicant proposes to provide child care in her home for up to nine children at one time. At this time she anticipates caring only for children aged three months through five years.

Hours of Operation: 7 a.m. – 6 p.m. Monday-Friday

Number of children: Nine

Play Area: Rear yard provides play area for children

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-2-5 / Single and Two-Family Residential zone. Section 7-500(B) of the Zoning Ordinance allows a child care home in residential areas only with a Special Use Permit.

The proposed use is consistent with the Seminary Hill chapter of the Master Plan which designates the property for residential uses.

PARKING

The Zoning Ordinance does not require any additional parking for child care homes than would be required for a residential use. One off-street parking space is located in the applicant's driveway and on-street public parking is available on Jasper Place.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request to operate a day care home in this location. The operation will provide additional, and much-needed, child care options in the City. The site will retain its primary function as a residence given that the overall scope of the operation is small at a maximum of nine children, which is consistent with zoning requirements and reinforced through recommended Condition #3.

Although the block in which the subject property is located contains several curb cuts leading to short driveways with only one or two off-street parking spaces, staff believes that parking will be adequate for the proposed child care home. The small size of the operation will translate into a low number vehicles arriving at the site each day for pick-up and drop-off. In addition, the applicant or her staff will be required to guide children to or from vehicles in the unlikely event that on-street parking is unavailable for parents (Condition #6). Staff has included similar condition language as a back-up measure in other recent child care home cases.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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 corporation in which the applicant has a controlling interest. (P&Z)

2. The hours of operation of the child care home shall be limited to between 6:00am and 7:00pm, Monday through Friday. (P&Z)

3. The maximum number of children, including any resident children under the age of 14, that may be cared for in the home shall be nine. (P&Z)

4. This Special Use Permit shall not be effective unless and until the child care home is licensed by the Virginia Department of Social Services. (P&Z)

5. Access to adjacent properties along Jasper Place shall be maintained during the drop-off and pick-up process. (T&ES)

6. The applicant or an assistant must be available to escort children to and from the parents' cars in the event that parking is not available on Jasper Place. (T&ES)

7. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)

8. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey and robbery readiness training for employees prior to the child care home opening for business. (Police)

9. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, 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 which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions; 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: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

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.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 The applicant or an assistant must be available to escort children to and from the parents' cars in the event that parking is not available on Jasper Place. (T&ES)

R-2 Access to adjacent properties along Jasper Place shall be maintained during the drop-off and pick-up process. (T&ES)

R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

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. (T&ES)

Code Enforcement:

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703.746.4193.

C-1 A building permit is required for this project. Five sets of *construction documents* that fully detail the layout shall be submitted. Detailed dimensional drawings including means of egress shall accompany the construction (building) permit application. If a Virginia licensed design professional prepares drawings for the project, the plans shall bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.

C-12 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof for a child daycare, in accordance with 2009 VCC §116.1.

Health:

F-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be Child Care Facility obtained prior to operation, and is not transferable between one individual or location to another.

F-2 Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a $200.00 plan review fee payable to the City of Alexandria.

F-3 Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility.

F-4 A Certified Food Manager shall be on-duty during all operating hours.

F-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

Parks and Recreation:

F-1 No comments received

Police Department:

R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the child care center. This is to be completed prior to the child care center opening for business.

F-1 The Police Department has no objections to the child care facility opening.

Human Services:

A site visit was made on June 25, 2012. This is a two level townhome, with three bedrooms and two full bathrooms. The bedrooms and one bathroom are on the main level; the second bathroom is in the basement. She is using the entire basement as her major child care area. The basement has a direct exit door that leads to the fenced backyard. In the basement, there is a small area (with a door that is kept closed) with a refrigerator, toaster and microwave. There is no stove in the basement. The main level will not be accessible to children. She has a safety gate at the bottom of the basement steps. The parents will use the basement exit door to drop off or pick up children. The electrical plugs were all covered. She has a small table with chairs to be used for daily activities. She prepares meals the night before in her kitchen on the main level and stores it in the basement kitchen refrigerator for the next day. She warms the food before serving the children.

She has two designated napping areas, one for the infants and one for older children, with two cribs and cots for the older children. She has designated areas for manipulative and active play, with appropriate toys, such as puzzles, blocks, dolls, puppets, pretend play toys, arts and crafts accessories, music CD's, and books. All play materials are well organized and accessible to children.

The pathway leading to the fenced backyard is clear. It has abundant space for the children to play, with swings, slides and other equipment. Ms. Alvarado operates her business between the hours of 7 a.m. and 6 p.m., Monday through Friday.

Recommend approval of Mrs. Carmen Alvarado's special use permit to allow her to care for up to nine (9) non-resident children, pending compliance with other departments' recommendations and subject to licensing and registration requirements and other limitations of local and state regulations.

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0045

PROPERTY LOCATION: 134 Jasper Pl. Alexandria, VA 22304

TAX MAP REFERENCE: 059.02-03-40 **ZONE:** R2-5

APPLICANT:

Name: Carmen Silvia Alvarado

Address: 134 Jasper pL. Alexandria, VA 22304

PROPOSED USE: The purpose For this SUP is to become State Lisenced Child Care Provider For up to 9(nine) children.

[✓] **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[✓] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Carmen Silvia Alvarado Print Name of Applicant or Agent	Carmen Alvarado 4-14-12 Signature Date
134 Jasper pl. Mailing/Street Address	703-370-6970 Telephone # Fax #
Alexandria, VA 22304 City and State Zip Code	Carmencita019@hotmail.com Email address

ACTION-PLANNING COMMISSION:	**DATE:**
ACTION-CITY COUNCIL:	**DATE:**

Y

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of 134 Jasper Pl. Alexandria, VA 22304, I hereby
(Property Address)
grant the applicant authorization to apply for the SUP for Childcare use as
(use)
described in this application.

Name: Carmen S. Alvarado Phone 703-370-6970
Please Print
Address: 134 Jasper Pl. Alexandria VA 22304 Email: carmencita0190@hotmail.com

Signature: _____ **Date:** _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[✓] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one)*:
[✓] Owner
[ ] Contract Purchaser
[ ] Lessee or
[ ] Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Carmen Silvia Alvarado - residing at 134 Jasper Pl. Alexandria, VA 22304 is the property owner of 134 Jasper Pl. Alexandria, VA 22304 - 100%.

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OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Carmen S. Alvarado	134 Jasper pl. Alex, VA, 22304	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 134 Jasper pl. Alex, VA 22304 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Carmen S. Alvarado	134 Jasper pl. Alexandria, VA 22304	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Carmen S. Alvarado	0%	0%
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4-14-12	Carmen Silvia Alvarado	Carmen Alvarado
Date	Printed Name	Signature

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The applicant is requesting an SUP for Home Child Care Business to Care for up to 9 (nine) Children.

The applicant is currently an approved City Child Care provider and is approved and certify to care for up to five children.

the hours of operation proposed are 7:00 am to 6:00 pm, Five days a week.

Parking will be located on property's driveway and street parking.

NARRATIVE DESCRIPTION

At my Child Care Home,each child is important.We recognize the Need for and strive to provide all children and parents with warm, Nurturing and friendly relationships with the staff.A special program Is provided that promotes well beings as children are provided with The tools to express emotions and solve social problem.A reading and writing program is provided for three and four year olds that expose Children to the writing language through the use of quality children's Literature and variety of writing experiences,infants,toddlers,and two Year old programs are rich and stimulating with emphasis on the Building of languages,perceptual motor,and self help skills.
The program to the children with ouside activities where they Can feel free to talk,move and explore.staff member join in Children's play,conversation with them.
Eating and resting are part of the program,meal and snacks are Times for children and adults to enjoy healty food in a supportive Social setting.Resting is a time for sleeping or quiet time on their Individual bed.
These home-life activities transported of necessity to the early Childhood setting,are ones around which children and their Families have built particular habits,customs,and preferences. While we recognize and respect family,our goal at these times is To assure that children continue to experience accustoms much As possible and the active learning approach that prevail in the rest of the daily routine.

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USE CHARACTERISTICS

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

[✓] a new use requiring a 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).
Requesting capacity for nine children, ages 3 mo – 5yrs. Hours of operation will be 7:00 am – 6:00 pm, 5 days a week.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Two employees will always be working on site with the children.

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

Day:	Hours:
Monday to Friday	7:00 am – 6:00 pm.

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
The applicant always teaches and educates children on good manners. The employees will be trained to control the children. No machines or mechanical equipment will be on site.

B. How will the noise be controlled?
By Educating and teaching the children. My program always has a set schedule of activities so the children are always busy and learning.

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

We will always use trash cans to place trash, diapers, Food left over. ect.

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? (i.e. office paper, food wrappers)

Office paper, art materials, food wrappers, diapers, wipes.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Around two big bags of trash per week.

C. How often will trash be collected?

the city's trash collection trucks picks up once a week. and also once a week for recycling.

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

We will always put trash on the trash cans. Childres are always instructed to use trans cans as well.

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

[ ] Yes. [X] No.

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

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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 nearby residents, employees and patrons?

The Children's activities are always inside property grounds. Also, the property has a fence. Employees will be trained in first aid / CPR, and evacuation plan.

ALCOHOL SALES

13.

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

[ ] Yes [✓] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

_____

_____

_____

_____

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PARKING AND ACCESS REQUIREMENTS

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

10 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*
[✓] on-site
[ ] off-site

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

_____

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 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.

C. 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.

[ ] Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

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B. Where are off-street loading facilities located? Spaces are in front of the home. The parents will have specific times to dropp-off and pick-up children.

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

Hours of operation are 7:00-6:00 pm. Mon-fri.

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

Parents will dropp-off children between 7:00-8:00 am. and pick up time will be from 5:00 pm - 6 pm.

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?

Yes. the street access is adequate. No improvements is necessary.

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? N/A square feet.

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

855.6 sq. ft. (existing) + N/A sq. ft. (addition if any) = 885.6 sq. ft. (total)

19. 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: _____
[ ] other. Please describe: _____

End of Application

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APPLICATION - SUPPLEMENTAL

CHILD CARE

This Supplemental information is to be filed by applicants requesting special use permit approval of a child care home or child care center. All applicants must submit a plot plan of the property, showing play areas and parking, and an interior floor plan. If a play area that is not owned or leased by the operator is to be used by the children, written permission from the owner must be obtained and a copy submitted with this application.

CHILD CARE HOMES

Applicants requesting special use permit approval of a child care home for six to nine children within a home shall complete this section.

1. Is the proposed facility the principal residence of the operator? ✓ Yes _____ No

2. Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home? ✓ Yes _____ No

3. How many children, including resident children, will be cared for? up to nine children.

4. How many children reside in the home? none

5. How old are the children? (List the ages of all children to be cared for)

Resident: none

Non-resident: 3 months - 5 years old.

6. A minimum of 75 square feet of outdoor play area on the lot must be provided for each child above age two.

Play area required:
Number of children above age two: 6 x 75 square feet = 450 square feet

Play area provided: 500 square feet

7. If the lot does not have room for on-site play area, is the child care home within 500 feet of a park or playground available for the children to play in? ✓ Yes _____ No

If yes, please describe the park's play area:
The applicant's home has a back-yard play area, but in addition there are two parks around the neighborhood within 500 feet.

NOTE: Child care homes are not permitted to display signs.

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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) shall complete this section.

1. How many employees will staff the child care facility, including the operator?
two employees including the operator.
How many staff members will be on the job at any one time? two

2. Where will staff and visiting parents park? On the property's driveway and street parking in front of the house.

3. Please describe how and where parents will drop off and pick up children.
the parents will dropp-off children on the property and park either on the drive way or street park in front of house - the same will be for pick-up time.

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

Drop-off	Pick-up
7:00 am - 8:00 am	5 pm - 6 pm

5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?
the type of play equipment current available is a sand table, Swing Set, sliding, children's playhouse, caterpillar play set and rockets. this equipment is in the backyard.

6. 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.
the fence is 6 feet tall around the property with one door at the left hand-side.

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CHILD CARE CENTERS ONLY

Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.

1. How many children will be cared for during one day? ____

2. What age children do you anticipate caring for? _____

3. Does the operation have a license from the State of Virginia for a child care facility?

_____Yes ___✓___ No

If yes, provide a copy of the license.

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Site plan

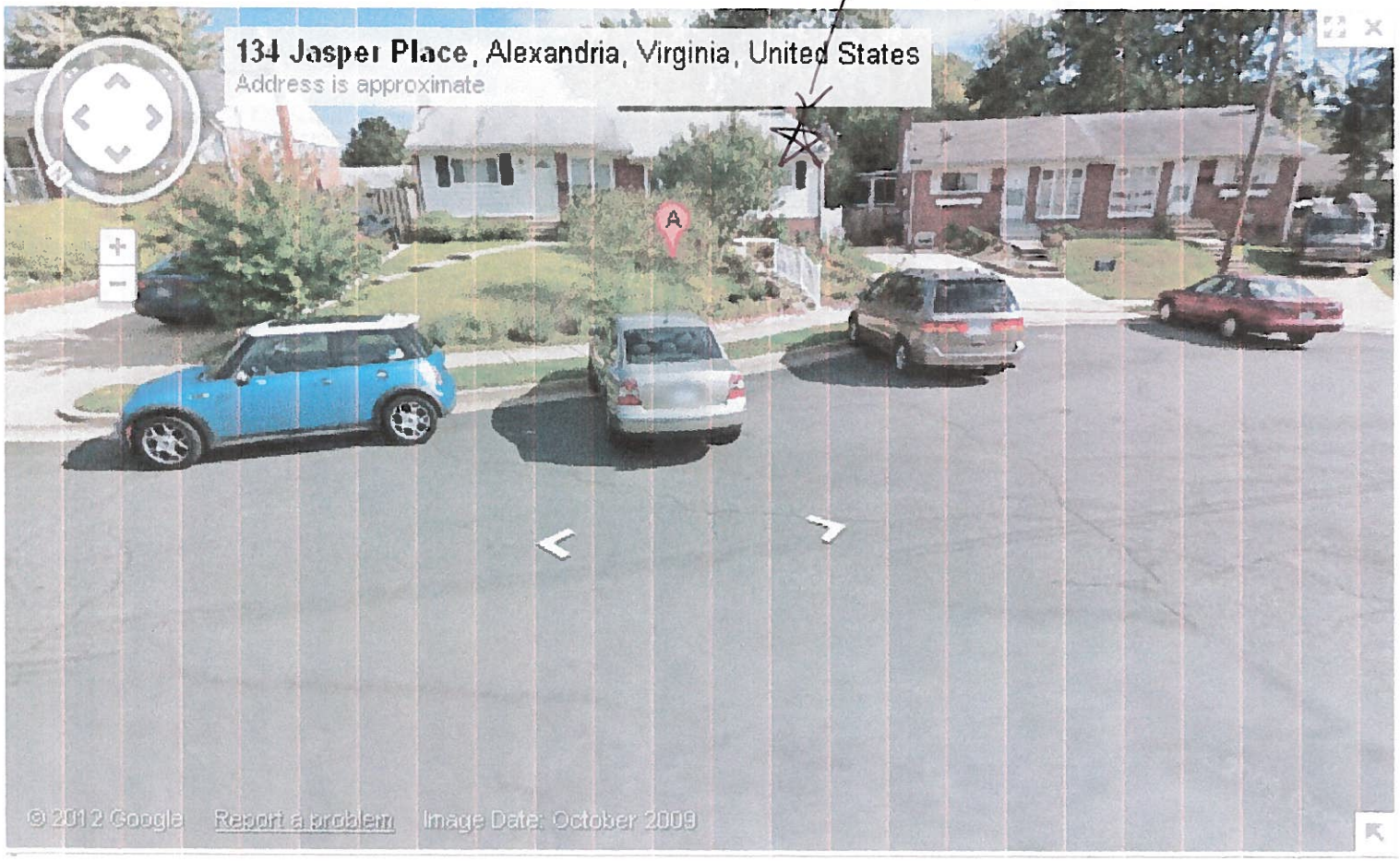
Driveway & Street Parking

134 Jasper PL Alex. VA 22304

SUP2012-0045

Driveway & STreet Parking

134 Jasper Pl.
Alex, VA 22304



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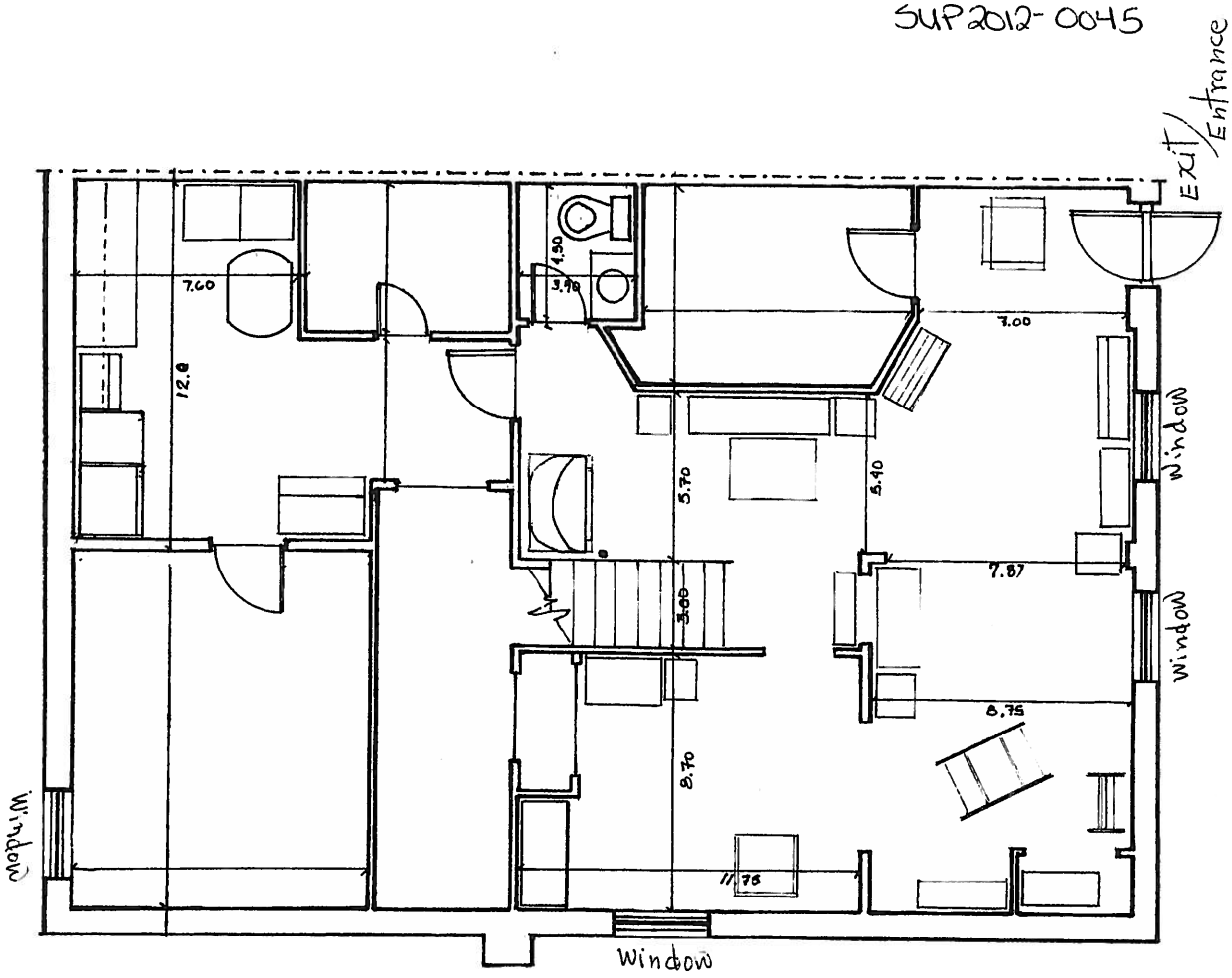
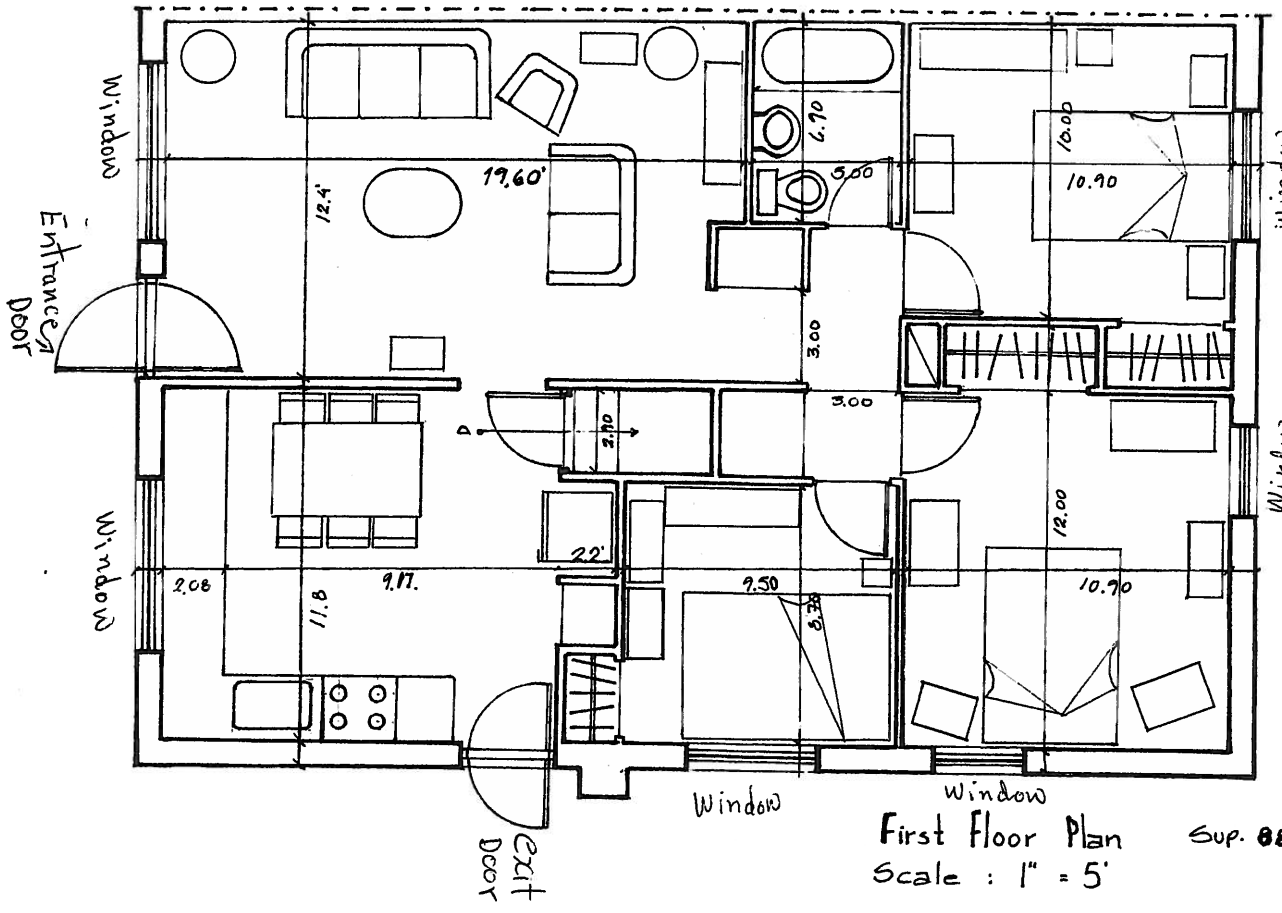


Address : 134 Jasper Place Lot 42, Block 3158, Sec 4
Name : Family Day Care
Applicant : Carmen Alvarado
Proposed Child-care Area

Basement Plan Sup. 885.6 sf.
Scale : 1" = 5'



First Floor Plan Sup. 885.6 sf.
Scale : 1" = 5'