

EXHIBIT NO. 1

8
5-15-04

Docket Item #8
SPECIAL USE PERMIT #2003-0121

Planning Commission Meeting
May 4, 2004

ISSUE: Consideration of a request for a special use permit for continuance of a nonconforming convenience store use.

APPLICANT: 7-Eleven, Inc.
by Maynard Sipe

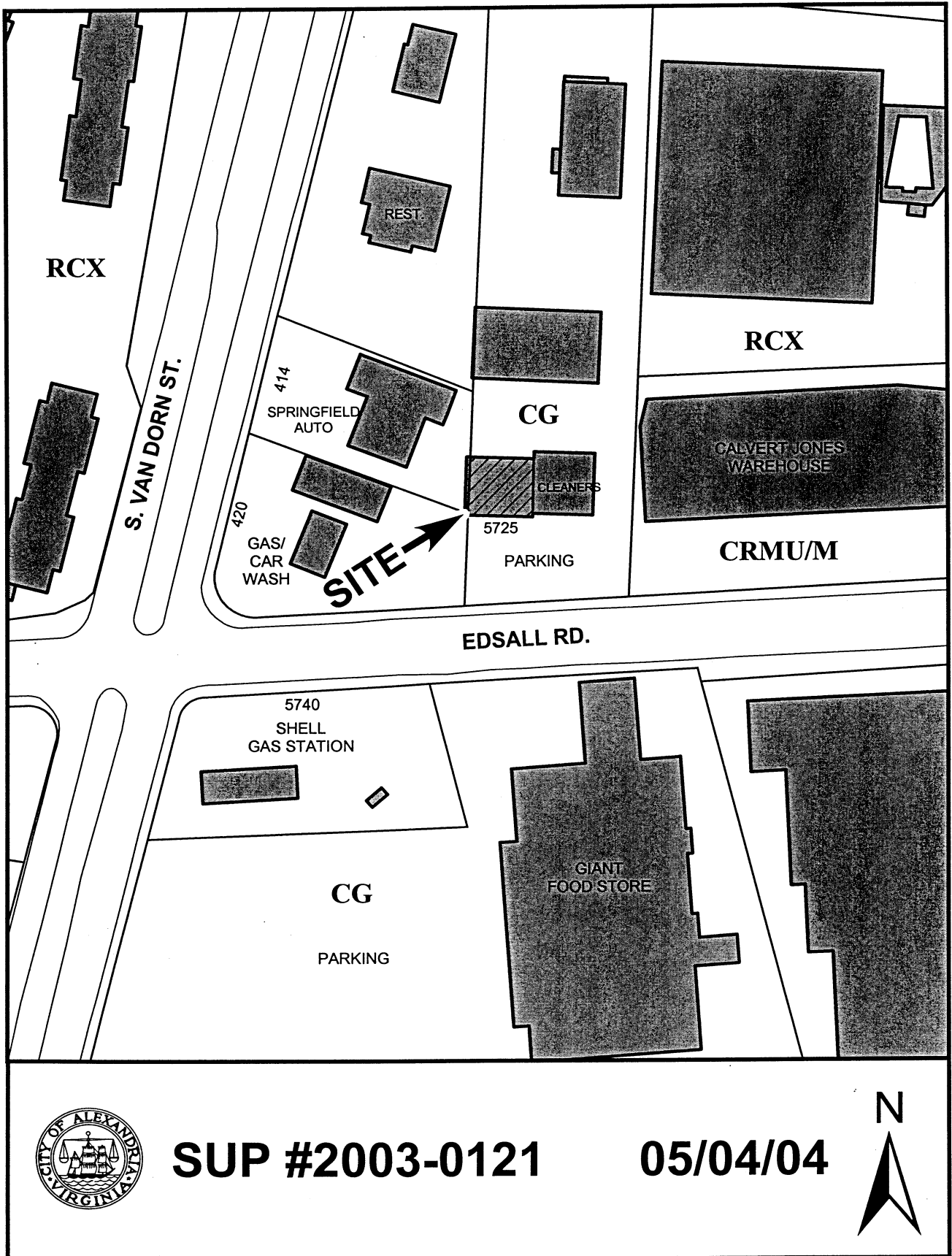
LOCATION: 5725 Edsall Road

ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, MAY 4, 2004: 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.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended conditions found in Section III of this report.



SUP #2003-0121

05/04/04



I. DISCUSSION

REQUEST

The applicant, 7-Eleven Inc., requests special use permit approval for the continued operation of a nonconforming convenience store located at 30 South Reynolds Street.

SITE DESCRIPTION

The subject property is one lot of record with 146 feet of frontage on Edsall Road, 555 feet of depth, with a total lot area of approximately 1.65 acres. The site is developed with a series of one and two story commercial buildings and surface parking. The subject tenant space is approximately 2,714 square feet.

SURROUNDING USES

The surrounding area is occupied mostly by commercial uses. There is a dry cleaning business located in the tenant space immediately adjacent to the 7-Eleven. To the west is the Mr. Wash Express car wash. To the east is the Fair Price International Supermarket. To the south is Giant supermarket and other small retail uses. To the north is the rest of the businesses of Edsall Center which include small retail and service uses.

PROJECT DESCRIPTION

The applicant proposes to continue operating the nonconforming 7-Eleven convenience store. The applicant is the lessee of the property and has been operating the store at this location since 1963. The 7-Eleven store is a typical convenience retail store selling a variety of goods including food and beverages, which are consumed off the premises. Consistent with staff's approach in other 7-Eleven cases, the following features of the continued operation are proposed:

- Hours: The store is open 24 hours a day, 365 days a year.
- ABC License: The store has an Alcoholic Beverage Control license for off-premise sale of beer and wine between the hours of 6:00 a.m. and 12:00 midnight.
- Architecture: The applicant proposes facade improvements including: removing the existing color bands from the fascia, installing new vertical metal siding to match the existing siding on the rest of the building, and adding new mouldings and trim over the windows for extra detailing (see attached plans).
- Landscaping: There is little space at the subject property and the applicant initially proposed no additional landscaping. At staff's suggestion, the applicant will be installing a planter island at the front of the store. Also at staff's suggestion, the applicant is proposing to relocate the dumpster closer to the store to widen the landscaping area along the street frontage, and install a new trash enclosure.

Sign: The existing sign over the entrance is proposed to remain. There is also a freestanding sign located closer to the street, which the applicant has agreed to remove; it proposes to install a monument sign.

Parking: The original Site Plan #64-110 approved parking for commercial uses at this building, and additional parking is not required. There are a total of 20 spaces at the front of the building, nine of which the applicant states are for the 7-Eleven. According to the applicant, the existing parking has proven adequate for the store's level of operations.

Waste Management: Trash generated is typically solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. Trash is picked up by a private hauler several times per week. Store employees perform a minimum of two litter walks per day to pick up litter around the store. Additional litter walks are performed three times per week by a contractor. There are two trash cans to control litter located at the front of the business.

ZONING

The subject property is located in the CG/Commercial General zone. Section 4-404(G) of the Zoning Ordinance allows a convenience store CG zone only with a special use permit.

MASTER PLAN

The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for uses compatible to the CG zoning.

II. STAFF ANALYSIS

Staff does not object to the continued use of the 7-Eleven located at 5725 Edsall Road. The store is compatible with the mix of uses already in the area. The business provides a valuable convenience retail service to the community. More than other stores in the City, however, the site is unattractive and staff has worked with 7-Eleven to achieve the greatest degree of enhancements feasible on this cramped site.

For example, staff had concerns regarding the facade of the building and the lack of landscaping on the premises. In response to staff's concerns, the applicant proposes to remove the colored bands at the front of the facade, install new metal siding that will match the existing siding at the complex, and add new mouldings and trim above the windows. Although staff would not normally support the metal siding material to improve the site, it will blend with the rest of the complex which is more appropriate architecturally than a design different than the rest of the complex. The existing 7-Eleven sign will remain above the entrance.

In regard to landscaping, staff made a number of recommendations to which the applicant has agreed. Included in the applicant's proposed landscaping is a hedge to screen the parking along the front of the property, and a landscaping bed in what is now the westernmost parking space along the street frontage. An unhealthy tree located in the planter strip along the street will be replaced, and two new trees will be added. At staff's suggestion, the applicant also proposes a new trash enclosure to be located closer to the building in order to widen the adjacent landscaped area, and enhance the variety of plantings in this area. The applicant also proposes the removal of the freestanding sign, and installation of a monument sign in the same location. The improvements will greatly enhance the site which is now very deprived of landscaping.

Staff was also concerned that there were a high number of calls for police service from this location as compared with other locations. The calls numbered three times of those at other locations, including a high number of public drunkenness compared to other stores. The combination of the bus stop and pay phone at the site, along with the single sales of beer and wine, create a venue for higher levels of nuisance activity.

To respond to these concerns, the applicant proposes to remove the pay phone. In regard to alcohol sales, staff recommends the standard condition prohibiting single sales. Staff finds that the removal of the pay phone and the prohibition of single sales of beer and wine, in combination with the site improvements, will better discourage nuisance activities from occurring at the site.

Staff recommends a number of other conditions similar to those already approved for the previous 7-Eleven cases, including the addition of a City trash can to control litter.

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

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 business or entity in which the applicant has a controlling interest. (P&Z)
2. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
3. No food, beverages, or other material shall be stored outside. (P&Z)

4. The business shall be permitted to operate for 24 hours daily. (P&Z)
5. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of 40 fluid ounces or more. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (Police)
6. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be permitted to accumulate on site outside of those containers. (P&Z)
7. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
8. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
9. No seats or tables shall be provided for the use of patrons. (P&Z)
10. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)
11. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
12. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
13. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. Lighting shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. (P&Z)
15. The applicant shall repair the site lighting fixtures that are not working and clean and maintain all lights. (T&ES)

16. Applicant shall pay the City the sum of \$ 850.00 for placement of a Model SD-42 Bethesda Series litter receptacle to be placed the public right-of-way. (T&ES)
17. The applicant shall implement the facade improvements as submitted in the attached plans. (P&Z)
18. The applicant shall install, and thereafter maintain in good condition, landscaping according to the attached landscaping plan. (P&Z)
19. The applicant shall remove the existing freestanding sign, and install a new monument sign to the satisfaction of the Director of Planning and Zoning. (P&Z)
20. The applicant shall screen the dumpster to the satisfaction of the Director of Planning and Zoning and shall maintain the screening in good condition. (P&Z)
21. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
22. 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 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 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) (Police)

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

- F-1 The site is located on the north side of Edsall Road east of South Van Dorn Street.. Vehicular access is from 2 city standard driveway aprons.
- F-2 The public improvements; curbs, sidewalks and driveway aprons are in good condition and no repairs needed.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-4 The applicant shall repair the site lighting fixtures that not working and clean and maintain all lights.
- R-5 Applicant shall pay the City the sum of \$ 850.00 for placement of a Model SD-42 Bethesda Series litter receptacle to be placed the public right-of-way.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

- C-4 A rodent control plan shall be submitted to this office for review and approval prior to the occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on site and the trash storage and pick up schedule.
 - (b) How food stuffs will be stored on the site.
 - (c) Rodent baiting plans.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 This facility is currently operating as 7-Eleven under Alexandria Health Dept. permit, issued to Southland Corporation.
- C-3 This facility and all modifications must meet current Alexandria City Code requirements for food establishments.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction/modifications. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-5 Permits and/or approval must be obtained prior to operation.
- C-6 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-7 Certified Food Managers must be on duty during all hours of operation.
- C-8 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.
- C-9 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

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 business.

- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 If an "ABC Off" license is approved we recommend the following conditions:
1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 fl or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 2. That the SUP is reviewed after one year.

The following recommendation related to site lighting has not been included as a condition; rather, staff has recommended that the applicant maintain lighting to the satisfaction of the Director of T&ES in consultation with the Chief of Police, which will likely result in lower lighting levels than recommended by the Police.

- R-4 The lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained.

The following recommendation related to landscaping has not been included as a condition because staff finds that mature landscaping at this location will enhance the property.

- R-5 The shrubbery is to be a maximum height of 36 inches when it is mature.

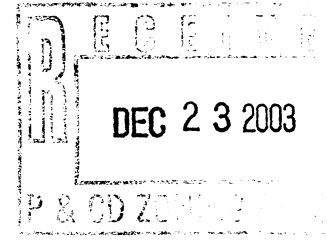
APPLICATION for SPECIAL USE PERMIT # 2003-0124

[must use black ink or type]

PROPERTY LOCATION: 5725 Edsall Road, Alexandria

TAX MAP REFERENCE: 057.04-04-05

ZONE: CG



APPLICANT Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, VA 22312

PROPERTY OWNER Name: Edsall Center

Address: c/o Jim Walton, 5707 Edsall Road, Alexandria, VA 22304


PROPOSED USE: convenience store

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 notice 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.

Maynard Sipe, Esquire
Print Name of Applicant or Agent


Signature

Vanderpool, Frostick & Nishanian, P. C.
9200 Church Street, Suite 400

Mailing/Street Address

703-369-4738
Telephone #

703-369-3653
Fax #

Manassas, VA 20110
City and State Zip Code

23 December 2003
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

JYG Holding Co.
4-1-4 Shibakoen
Minato-ku, Tokyo
Japan 105
72.51% of common stock

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

SPECIAL USE APPLICATION
7-Eleven, Inc.

Edsall Road, Alexandria

WRITTEN NARRATIVE

7-Eleven, Inc. ("7-Eleven" or "Applicant"), the lessee of the property described in the City of Alexandria land records as Tax Map Parcel Number 057.04-04-05 and having a street address of 5725 Edsall Road, Alexandria, Virginia (the "Property") requests approval of a Special Use Permit (SUP) to continue operating the existing use of a convenience store (the "Store"). This request is in accordance with Section 12-214 of the City of Alexandria's Zoning Ordinance that requires such SUP for continuance of any existing legal non-conforming use.

The Store contains approximately 2714 square feet. It is zoned Commerical General Zone (CG).

The Store is located on Edsall Road near its intersection with South Reynolds Street. The immediate area is a one comprised largely of commercial uses. 7-Eleven has operated the existing convenience store on the Property since 1963. The Store is well established and provides a valuable service to residents of the immediate area.

Nature of Activity

The 7-Eleven store is a typical convenience retail store selling a variety of goods including food and beverages. The Store is intended to provide quick and convenient shopping and goods are typically purchased in small quantities. Food and beverages are purchased for consumption off premises. The Store has an A.B.C. license for off premises sell of beer and wine between the hours of 6:00 a.m. and midnight. The Store is open 24 hours a day, 365 days a year.

Architecture

The Store building's existing façade is illustrated in the attached color photos (Exhibit A). Facade improvements will include removing the existing color bands from the fascia. A paneling effect will be used to provide detailing over the storefront windows (in the area where banner signs have been located in the past). The existing standard 7-Eleven sign will remain above the entrance.

Landscaping

There is little area available for landscape plantings. The existing mature landscaping screening the dumpster enclosure will be maintained.

Parking

Existing parking is adequate for the Store's level of operations. Since the existing non-conforming use was established prior to 1992, the existing parking is grandfathered.

Waste Management

Trash generated is typical solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. Trash is picked up by a private hauler several times per week.

Store employees perform a minimum of two litter walks per day to pick up litter around the Store and the adjacent public right-of-way. Additional litter walks are performed three times a week by a contractor.

Conclusion

The nature of the existing convenience store use and its scale of operations has proven compatible with the neighborhood and the existing uses in the surrounding area and, thus, no significant change in operations is necessary. With approval of the requested SUP, the Store will continue to provide convenience shopping for residents of the immediate neighborhood.

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,
- expansion or change to an existing use with a special use permit,
- other. Please describe: Continuation of a non-conforming use (under Section 12-214 of the Zoning Ordinance).

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).

Approximately 1,000 to 1,500 customers per day

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

Approximately fourteen (14) employees total. Maximum of four (4) per shift.

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

Day:

Hours:

365 days per year

24 hours per day

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

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

No significant noise beyond that generated by typical retail business activities.

B. How will the noise from patrons be controlled?

No significant noise from patrons expected.

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

No significant odors generated by use.

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?

Typical solid waste from small retail establishment consisting largely of paper, cardboard and plastic.

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

Approximately 24 cubic yards of waste per week.

C. How often will trash be collected?

Multiple waste pick ups per week by private hauler.

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

Employees perform litter walks twice per day on property and in vicinity of store. Additional litter walks are performed three times per week by a contractor.

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?

Store has closed circuit TV and monitored alarm system.

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.

Beer and wine are currently offered for sale.

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?

Existing parking is grandfathered as non-conforming use established prior to 1992.

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

8 Standard spaces

0 Compact spaces

1 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:

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.

- 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? Grandfathered non-conforming use.

- B. How many loading spaces are available for the use? None

- C. Where are off-street loading facilities located? Unloading performed in parking lot.

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

A consolidated delivery is made to minimize the number of truck deliveries. The consolidated delivery is made daily. Truck deliveries are scheduled to comply with the City's noise ordinance.

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

Consolidated delivery arrives daily. Other vendors deliver several times per week. typically three or four trucks deliver per 24 hour period.

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?

Existing 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? 0 square feet.

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

2,755 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2,755 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: _____



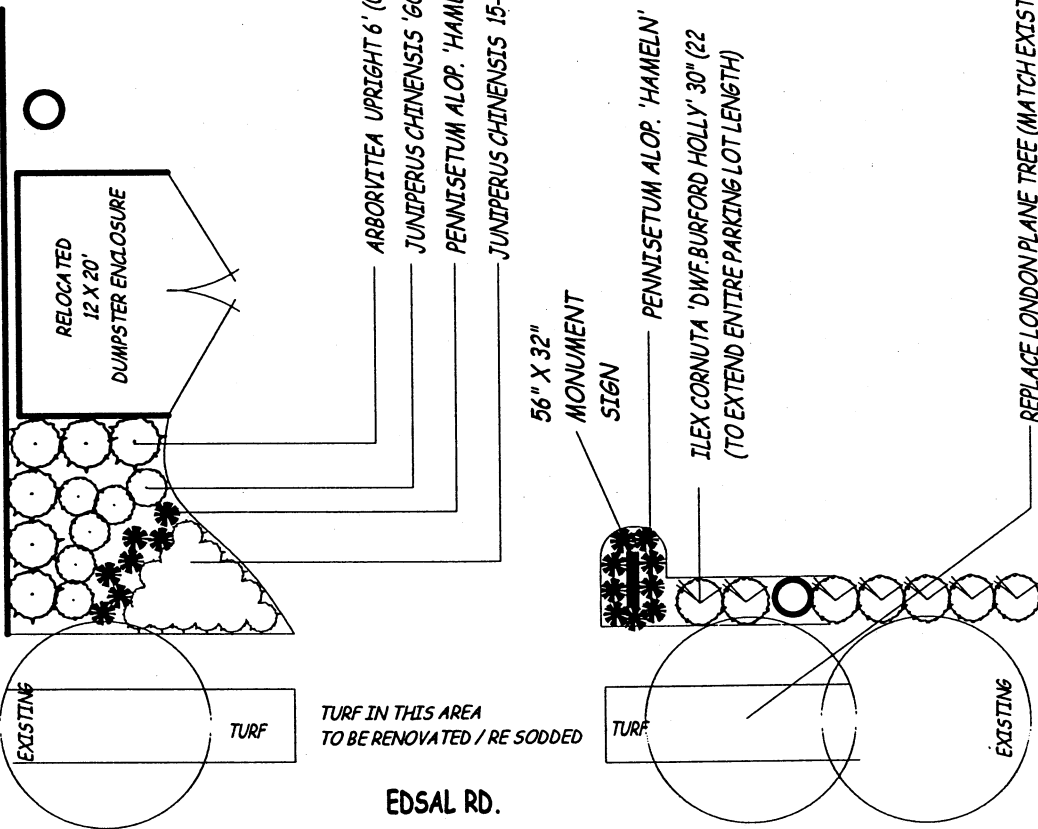
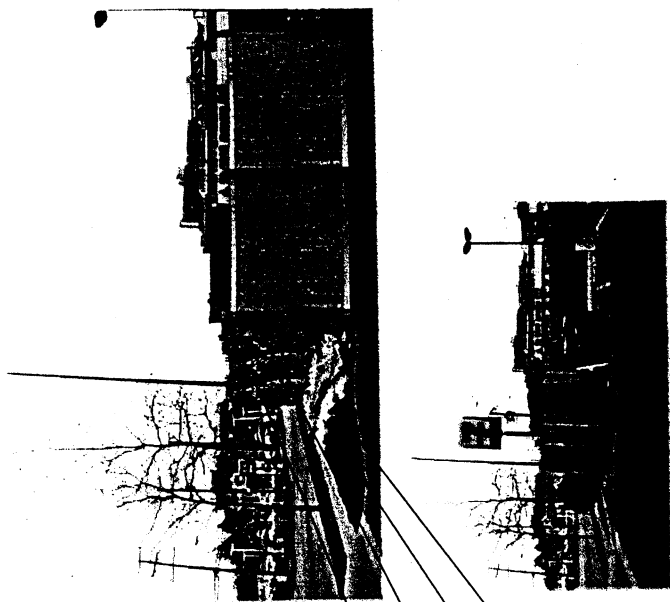
7-ELEVEN
5725 Edsall Road

View from across Edsall Road



7-ELEVEN
5725 Edsall Road

View across parking lot.



7-11 STORE #10760

LANDSCAPE DESIGN PLAN

SCALE: 1" = 10'-0"

DATE: 02-02-04

DWN. NAME: PLANVIEW/10760.TCW

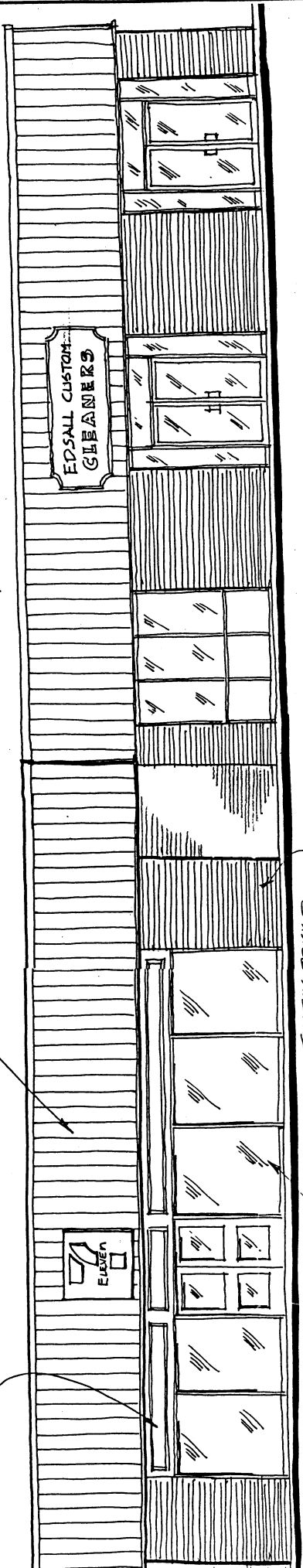
DWN. BY: R.P. RINKER



TRUGREEN LandCare™

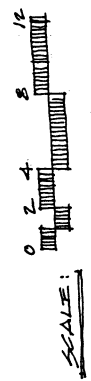
NEW VERTICAL
METAL SIDING

NEW BUILDINGS
AND TRIM



EXISTING BRICK

EXISTING STOREFRONT



Front Elevation

Scale: 1/4" = 1'-0"

7- Eleven Store

10760 - Edsall Road

URS
CONSULTING ENGINEERS AND PLANNERS