



Shaping
our community
together

Community & Economic Development
420 College Street SE
Lacey, Washington 98503
(360) 491-5642

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

- The following projects will be considered on **Wednesday, December 13, 2023**
- **VIA VIDEO CONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**
- SPR Team Meeting will be held on the Tuesday prior to presub meeting date

Meeting Time	Assigned Staff	Project Details
10:00	S. Bartz, Planner T. Stiles, Public Works	Case #23-0340 – Kaufman Construction Address/Parcel: 8501 Martin Way Zoning: MHDC Description of Proposal: Two new retail buildings
11:00	S. Schelling Planner T. Stiles, Public Works	Case #23-0345 – Transform Lacey WA, LLC Address/Parcel: 651 Sleater Kinney Rd SE Zoning: WD Description of Proposal: Subdivide property, building pad, utility connections for new restaurant with drive thru.
1:30	R. Fant, Planner T. Stiles, Public Works	Case #23-0338 – Jubilee Address/Parcel: 8487 Bainbridge Loop NE Zoning: LD Description of Proposal: Expansion of the Ballroom



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
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OFFICIAL USE ONLY

CASE NUMBER:
RELATED CASE NUMBERS:
PLANNER ASSIGNED:
PW ASSIGNED:

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CITY.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED.
SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: MIKE DRENNON W/ KAUFMAN CONSTRUCTION & DEVELOPMENT

ADDRESS: 7908 SWEET IRON CT	CITY: TUMWATER	STATE: WA	ZIP: 98501
PHONE NUMBER: 360.791.1301	EMAIL: MIKED@KAUFMANCD.COM		

REPRESENTATIVE: BRANDON JOHNSON, PE W/ JSA CIVIL

ADDRESS: 111 Tumwater Blvd 111	CITY: Tumwater	STATE: WA	ZIP: 98501
PHONE NUMBER: 3602696346	EMAIL: BRANDON.JOHNSON@JSA-CIVIL.COM		

PROJECT ADDRESS: 8501 MARTIN WAY
ASSESSOR'S TAX PARCEL NUMBER(S): 11812330101
BRIEF DESCRIPTION OF PROJECT: TWO NEW RETAIL BUILDINGS TOTALING 18,775 SF. BUILDING 1 AND ALL SITE DEVELOPMENT IMPROVEMENTS TO BE CONSTRUCTED AS PHASE 1, AND BUILDING 2 CONSTRUCTED AS PHASE 2.
TOTAL ACREAGE: 1.37 TOTAL SQ. FT OF BLDG: 18,775 ZONING: MHDC
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: GERALD&LITT PROPOSED ACCESS: EXISTING TO REMAIN

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: ANY TIME: ANY

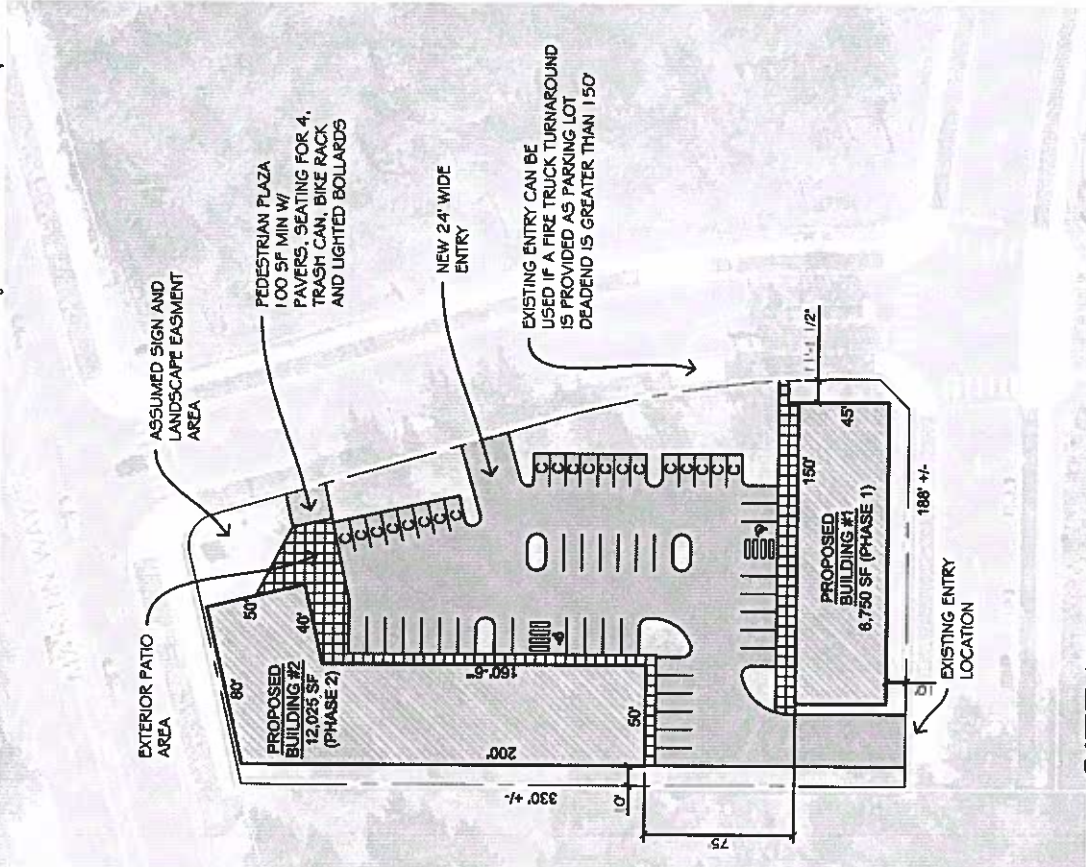
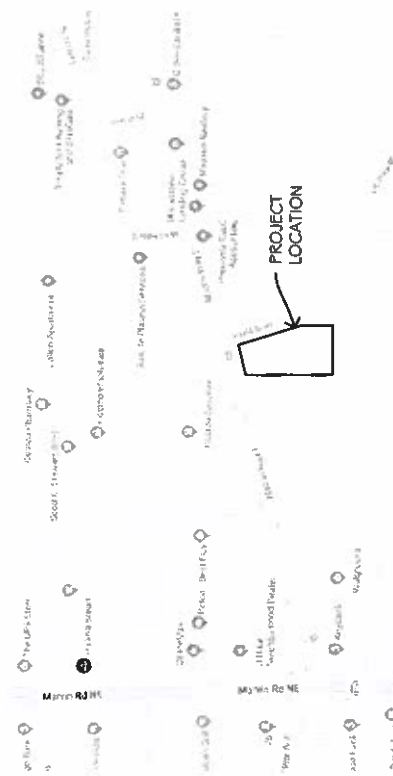
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PROJECT NUMBER	7.26.19
DATE	08/19/19
PROJECT MANAGER	BJD

CONTRACTOR'S NOTE:
 THIS PLAN IS THE PROPERTY OF KAUFMAN CONSTRUCTION & DEVELOPMENT, INC. ANY REPRODUCTION OR ALTERATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF KAUFMAN CONSTRUCTION & DEVELOPMENT, INC. IS PROHIBITED BY LAW. CONTACT SHALL NOT BE MADE WITHOUT WRITTEN CONSENT.

OPTION 1

PARCEL NUMBER: 11812330101
ADDRESS: 8501 MARTIN WAY E, LACEY, WA 98516
LOT SIZE: 1.37 ACRES (59,677 SF)
ZONING: MHDC (MIXED USE HIGH DENSITY CORRIDOR)
SETBACK REQUIREMENTS: 15' FRONT MAX, 10' SIDE, 15' REAR.
BUILDING SIZE: BUILDING 1 = 6,750 SF (NON-SPRINKLERED)
 BUILDING 2 = 12,025 SF (SPRINKLERED)
 TOTAL = 18,775 SF
OCCUPANCY: B OCCUPANCY (SMALL BUSINESS)
CONSTRUCTION TYPE: VB
PARKING REQUIREMENTS: 2 MIN 4 MAX / 1,000 SF
 38 MIN / 75 MAX (56 PROVIDED)
 30% MIN 50% MAX COMPACT STALLS ALLOWED
 20 COMPACTS SHOWN (36%)
MAX BUILDING ALLOWED: 35% (20,887 SF)
MAX IMPERVIOUS ALLOWED: 65% (38,790 SF)
IMPERVIOUS SHOWN: 79% (47,400 SF)
IMPERVIOUS 30% BONUS: 95% (56,693 SF) ALLOWED
LANDSCAPING: IF PEDESTRIAN PLAZA IS ADDED
 8' TYPE II LANDSCAPE BUFFER AT PERIMETER
 AND LANDSCAPE ISLAND MAX OF 7 STALLS
PHASING: BUILDING 1 AND ENTIRE PARKING LOT TO BE
 BUILT OUT IN PHASE 1, BUILDING 2 TO BE BUILT
 IN PHASE 2



A SITE PLAN
 SCALE: 1"=60'-0"



City of Lacey
DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: 11/27/23 Project No.: _____
Project Name: 8501 MARTIN WAY EAST RETAIL Parcel No.: 11812330101
Project Address: 8501 MARTIN WAY EAST, LACEY, WA
Applicant's Name: MIKE DRENNON W/ KAUFMAN CD Phone: 360.791.1301
Applicant's Address: 7908 SWEET IRON CT SE, TUMWATER, WA 98501

Existing Use

Is there an existing use on the proposed project site: Yes No
Has the existing use been vacant for more than 18 months? Yes No
Will any of the existing buildings be demolished? N/A Yes No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

N/A - PARCEL IS CURRENTLY VACANT

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

PROJECT SIZE GROSS ACRES: 1.37	Number of Gas Pumps / Fueling Positions: N/A
BUILDING SIZE GROSS SF: 18,775 SF	Number of Drive-through Windows: N/A
NUMBER OF EMPLOYEES: TBD	Number of Service Bays: N/A
NUMBER OF PARKING STALLS: 56	Number of Car Wash Stalls: N/A
Number of Students / Children: <u> N/A </u>	Number of Seats (Theaters, etc.): <u> N/A </u>
Number of Rooms (Hotels, etc.): <u> N/A </u>	Number of Courts / Fields / Tees: <u> N/A </u>

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

THE PROPOSED DEVELOPMENT WILL BE 2 STRIP RETAIL BUILDINGS TOTAL 18,775 SF

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature _____ Date: _____

For Official Use Only:			
HTE	Number:	Approved for Traffic Division	By:
Development	Reviewer:	Planner:	_____
Land Use	Code:	Discounts	Applied:
Total PM Peak Hour Trips:	_____	New PM Peak Hour Trips:	_____
Comments:	_____		
Calculated by:	_____		



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

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RELATED CASE NUMBERS:
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PW ASSIGNED:

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SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Transform Lacey WA, LLC

ADDRESS: 5407 Trillium Boulevard	CITY: Hoffman Est.	STATE: IL	ZIP: 60192
PHONE NUMBER: 847-286-2500	EMAIL: thu.darling@transformco.com		

REPRESENTATIVE: Michele Jain, PE

ADDRESS: 1201 3rd Ave, Ste 2500	CITY: Seattle	STATE: WA	ZIP: 98101
PHONE NUMBER: 206-756-0965	EMAIL: michele.jain@kimley-horn.com		

PROJECT ADDRESS: 651 Sleater Kinney Road SE
ASSESSOR'S TAX PARCEL NUMBER(S): 65100900100
BRIEF DESCRIPTION OF PROJECT: Subdivide the property and construct site improvements, building pad, and utility connections for a new restaurant with drive-through.
TOTAL ACREAGE: 0.94 TOTAL SQ. FT OF BLDG: 5,000 ZONING: Woodland District
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL () M.H. PARK
EXISTING ACCESS: Sleater Kinney Road SE PROPOSED ACCESS: Sleater Kinney Road SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) **DATE:** 12/13/2023 **TIME:**

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.

ST-1

Sheet No.

Date: JULY 18, 2023

Drawn By: AI

6501 GRAPE RD US 23

LACEY, WASHINGTON

PROPOSED OUTLOT SITE PLAN

TRANSFORM

5407 TRILLIUM BOULEVARD
SUITE 8120
HOFFMAN ESTATES, ILLINOIS

Real Estate
Division

PLAN KEY:

[] PROPERTY LINE

[- - -] PROPOSED OUTLOT AREA

PROPOSED OUTLOT
AREA ± 94 ACRES

POTENTIAL
BUILDING SPACE
± 5,000 SQFT

CHANGELISTEN/PAVED IMPACT BEYOND

SUMMARY FOR LACEY, WA - PARKING

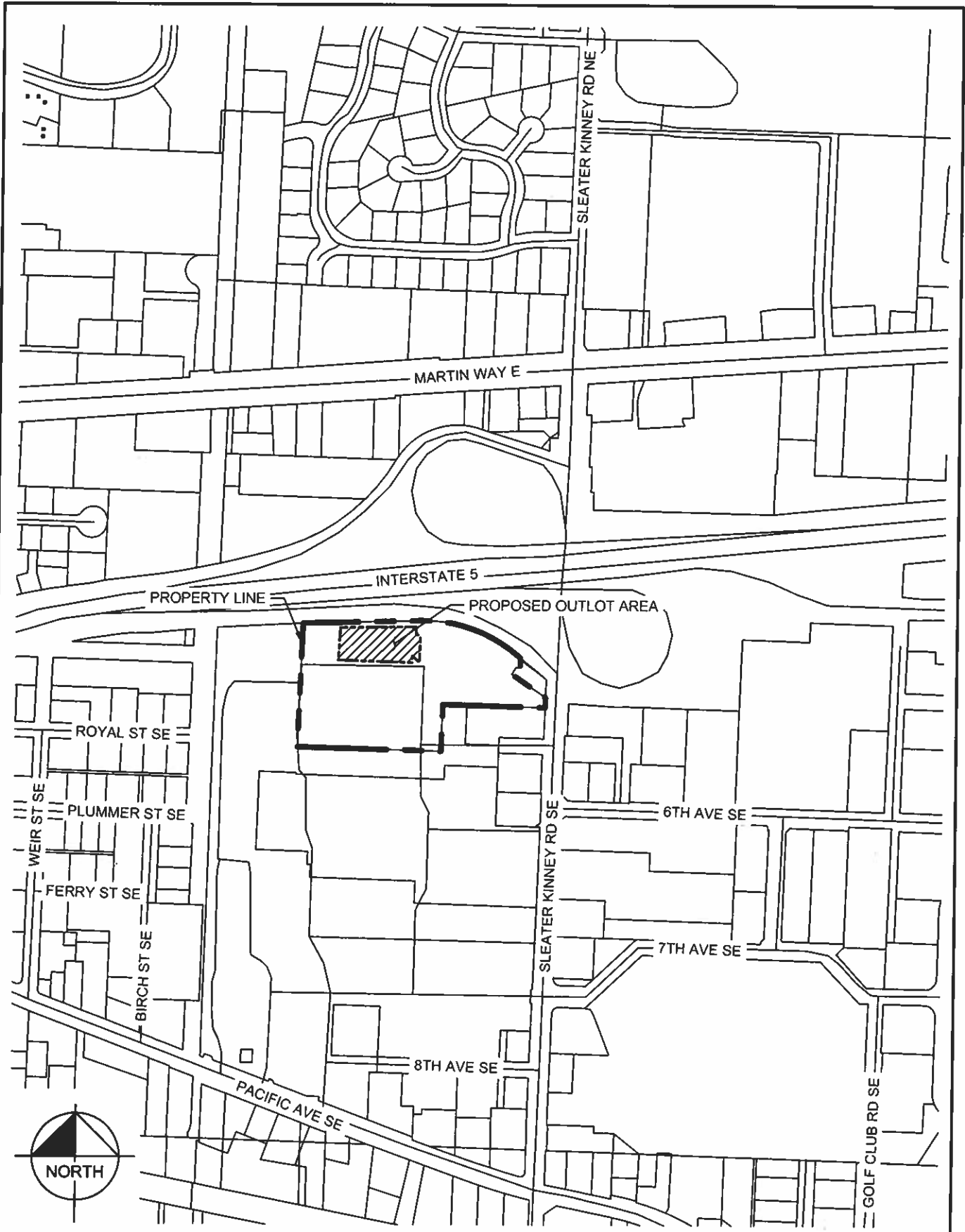
BUILDING GLA (SQFT)	82,138
CURRENT PARKING SPACES	452 (6.5 STALLS / 1000 SQFT)
PARKING LOST DUE TO OUTLOT CONSTRUCTION	30
CURRENT PARKING SPACES (PROFORMA FOR OUTPARCEL PLAN)	422

OUTLOT PARKING REQUIREMENT	36 (1 STALL / 100 SQFT)
AT HOME PARKING REQUIREMENT	378 (4.6 STALLS / 1000 SQFT)
TOTAL PARKING REQUIREMENT	414

PROPOSED
OUTLOT SITE PLAN

1
ST-1

SCALE: NTS



NO.	REVISION	DATE

SCALE (H): 1"=500'
 SCALE (V): -
 DESIGNED BY: JM
 DRAWN BY: RT
 CHECKED BY: JM
 DATE: 11/29/23

Kimley»Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1201 THIRD AVENUE, SUITE 2800, SEATTLE WA 98101
 PHONE: 206-607-2600 WWW.KIMLEY-HORN.COM

**SLEATER KINNEY
 OUTPARCEL**
 PREPARED FOR
TRANSFORM LACEY WA LLC
 QTY OF LACEY WASHINGTON

PROJECT NO.
 090160000
 DRAWING NAME
 VICINITY MAP
 1 OF 1



City of Lacey

DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 11/29/2023

Project No.: _____

Project Name: Sleater Kinney Outparcel

Parcel No.: 65100900100

Project Address: 651 Sleater Kinney Road SE

Applicant's Name: Transform Lacey WA, LLC

Phone: 847-286-2500

Applicant's Address: 5407 Trillium Boulevard, Suite B120; Hoffman Estates, IL 60192

Applicant Representative: Michele Jain, P.E. Kimley-Horn; 206-756-0965, 1201 3rd Ave, STE 2500, Seattle, WA 98101

Existing Use

Is there an existing use on the proposed project site:

Yes

No

Has the existing use been vacant for more than 18 months?

Yes

No

Will any of the existing buildings be demolished?

Yes

No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

The current site contains a vacant Sears department store. There is an approved permit (#22-0963) for tenant improvements to open an At Home store. Construction start date and anticipated store opening date are not yet known.

Gross Square Feet = 82,138

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project Site Gross Acres: Total Parcel: 8.35, Outparcel: 0.94	Number of Gas Pumps/Fueling Positions: 0
Building Size Gross Square Feet: 5,000	Number of Drive-through Windows: 1
Number of Employees: Unknown	Number of Service Bays: 0
Number of Parking Stalls: 40	Number of Car Wash Stalls: 0
Number of Students / Children: <u>N/A</u>	Number of Seats (Theaters, etc.): <u>N/A</u>
Number of Rooms (Hotels, etc.): <u>N/A</u>	Number of Courts / Fields / Tees: <u>N/A</u>

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

End user/tenant is not known yet, however, the outparcel development will most likely contain a 5,000-8,000 square foot restaurant with a drive through window and associated parking/landscaping.

Project is anticipated to add approximately 75 new PM peak trips after pass-by reduction.

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature  Date: 12/1/2023

For Official Use Only:			
HTE	Number:	Approved for Traffic	Division By:
Development	Reviewer:	Planner: _____	
Land Use	Code:	Discounts	Applied:
Total PM Peak Hour Trips: _____		New PM Peak Hour Trips: _____	
Comments: _____			
Calculated by: _____			



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APPLICANT:

ADDRESS:	CITY:	STATE:	ZIP:
PHONE NUMBER:	EMAIL:		

REPRESENTATIVE:

ADDRESS:	CITY:	STATE:	ZIP:
PHONE NUMBER:	EMAIL:		

PROJECT ADDRESS:		
ASSESSOR'S TAX PARCEL NUMBER(S):		
BRIEF DESCRIPTION OF PROJECT:		
TOTAL ACREAGE:	TOTAL SQ. FT OF BLDG:	ZONING:
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL () M.H. PARK		
EXISTING ACCESS:	PROPOSED ACCESS:	

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE:	TIME:

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JUBILEE AT HAWKS PRAIRIE
8487 BAINBRIDGE LOOP NE
LACEY, WA. 98516

Hawks Prairie Golf Course

46th Ave NE

Meridian Rd NE

41st Ave NE

Harbor Wholesale

Marvin Rd NE

TraderJoes Warehouse

Willamette Dr NE

William Ives Trail

Meridian Rd NE

Target Distribution Warehouse

Willamette Dr NE

ULINE S6 Distribution Center

Marvin Rd NE

Orion Dr NE

Meridian Rd NE

Greg Cuoio Park Primary Access and Entrance

Marvin Rd NE

Willamette Dr NE

Meridian Rd NE

Treaty of Medicine Creek National Memorial

Britton Pkwy NE

Willamette Dr NE

Medicine Creek Cafe

Britton Pkwy NE

Cabela's

Martin Way E

Walmart Supercenter

Costco Wholesale

Google

Carpenter Rd NE

Meridian Rd NE

Dutarrow Rd SE

Draham St NE

5

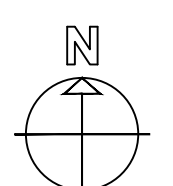
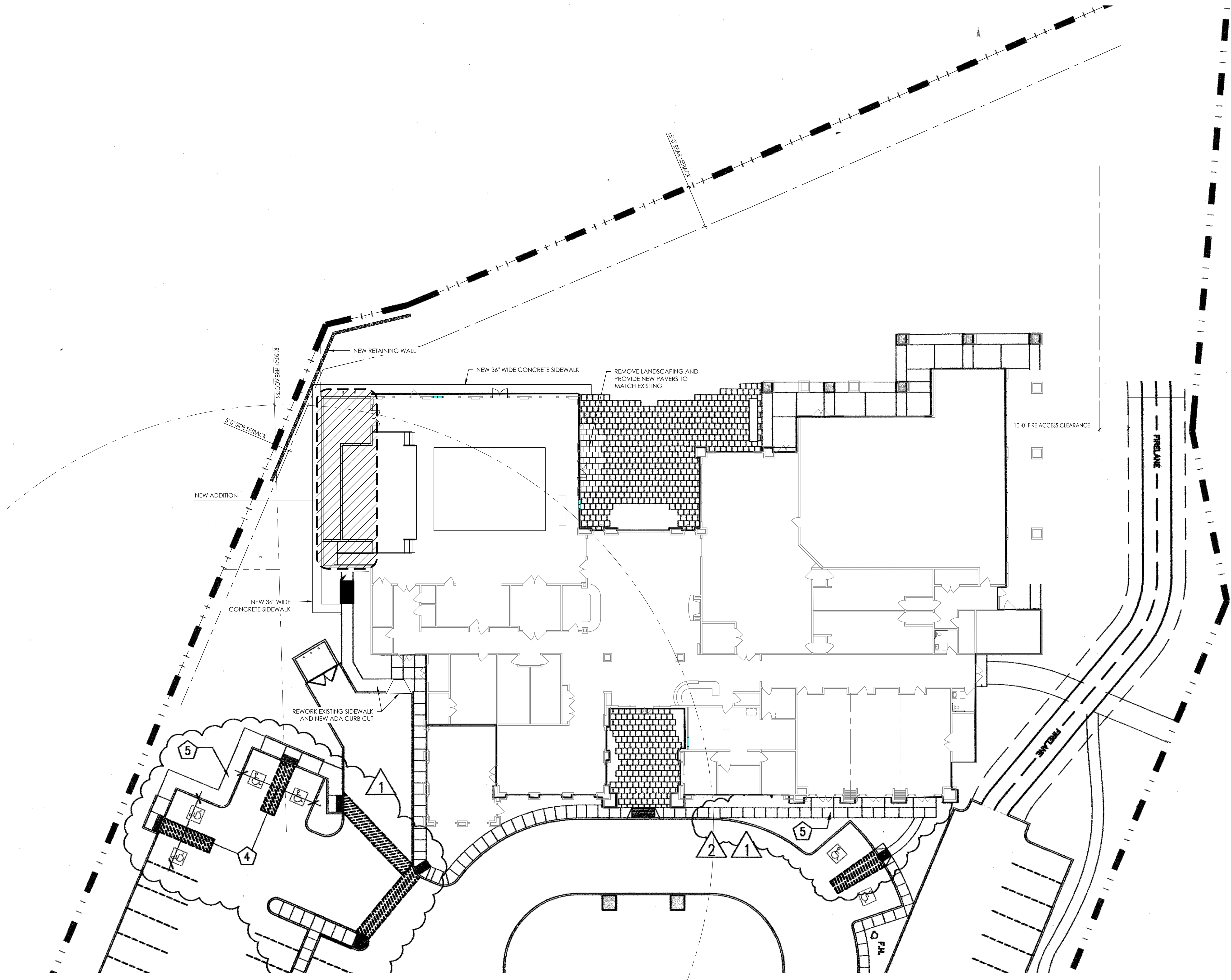
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5

5

21-157-21-157-A1.10 SITE PLAN.dwg - genel - 11/22/2023 4:07 PM



SITE PLAN
1
A1.10
1/16" = 1'-0"

X,XXX S.F.

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

○ Keynotes

General Notes:

Legend

p 360 943 6774 f 360 352 7005
www.msgsarch.com
msgs architects
510 capital way south
olympia, washington 98501

JUBILEE LODGE
IMPROVEMENTS
8487 BAINBRIDGE LOOP NE, LACEY, WA 98516

PRELIMINARY
NOT FOR CONSTRUCTION

PRE-SUB NOV 2023

Revisions Closing Date

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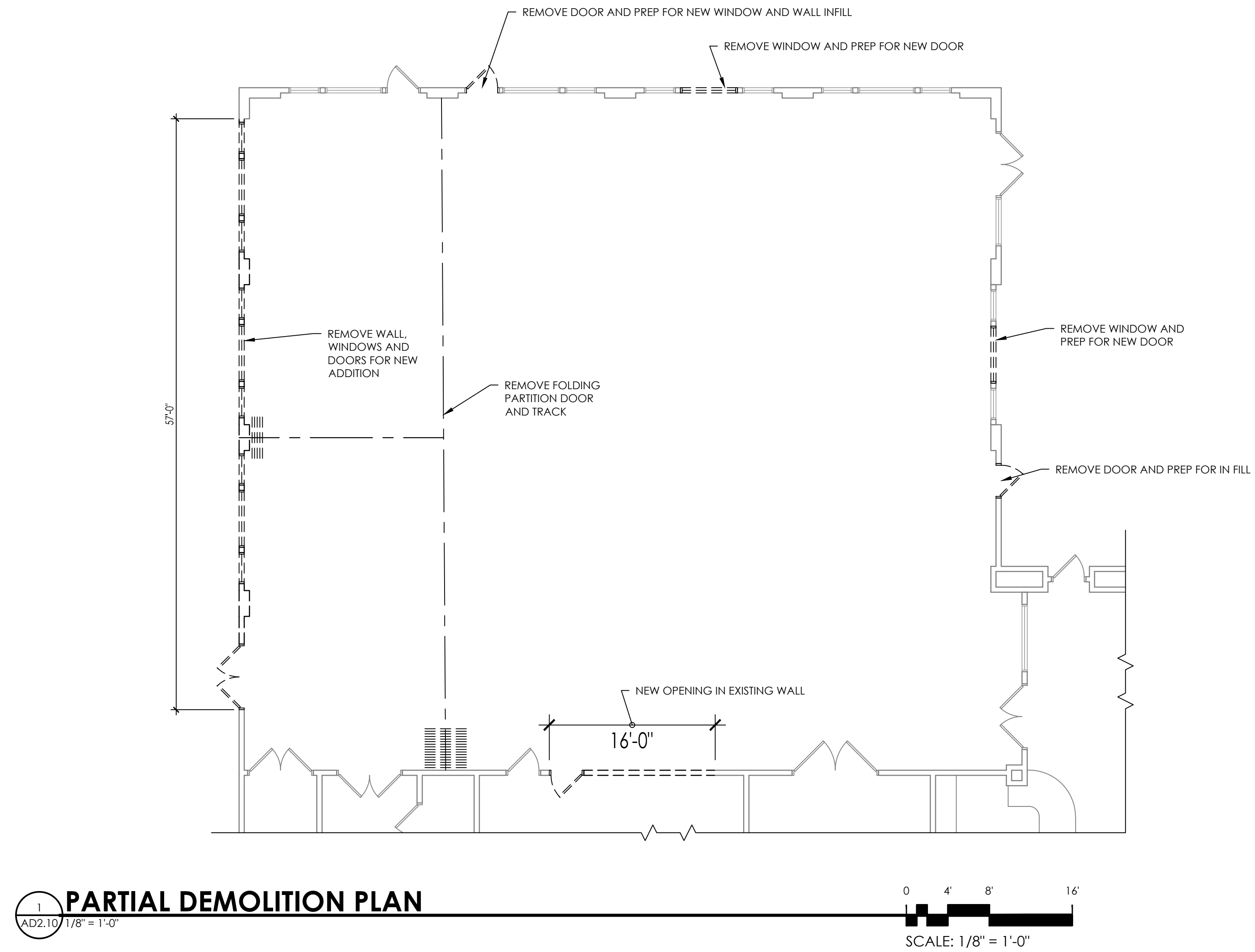
Sheet Title

SITE PLAN

Sheet No.

A1.10

MSGS Project No.
21-157



Keynotes

General Notes:

Legend

p 360 943 6774 f 360 352 7005
www.msgsarch.com



JUBILEE LODGE
IMPROVEMENTS
8487 BAINBRIDGE LOOP NE, LACEY, WA 98516

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SD FEB 2022

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Sheet Title

DEMOLITION
FLOOR PLAN

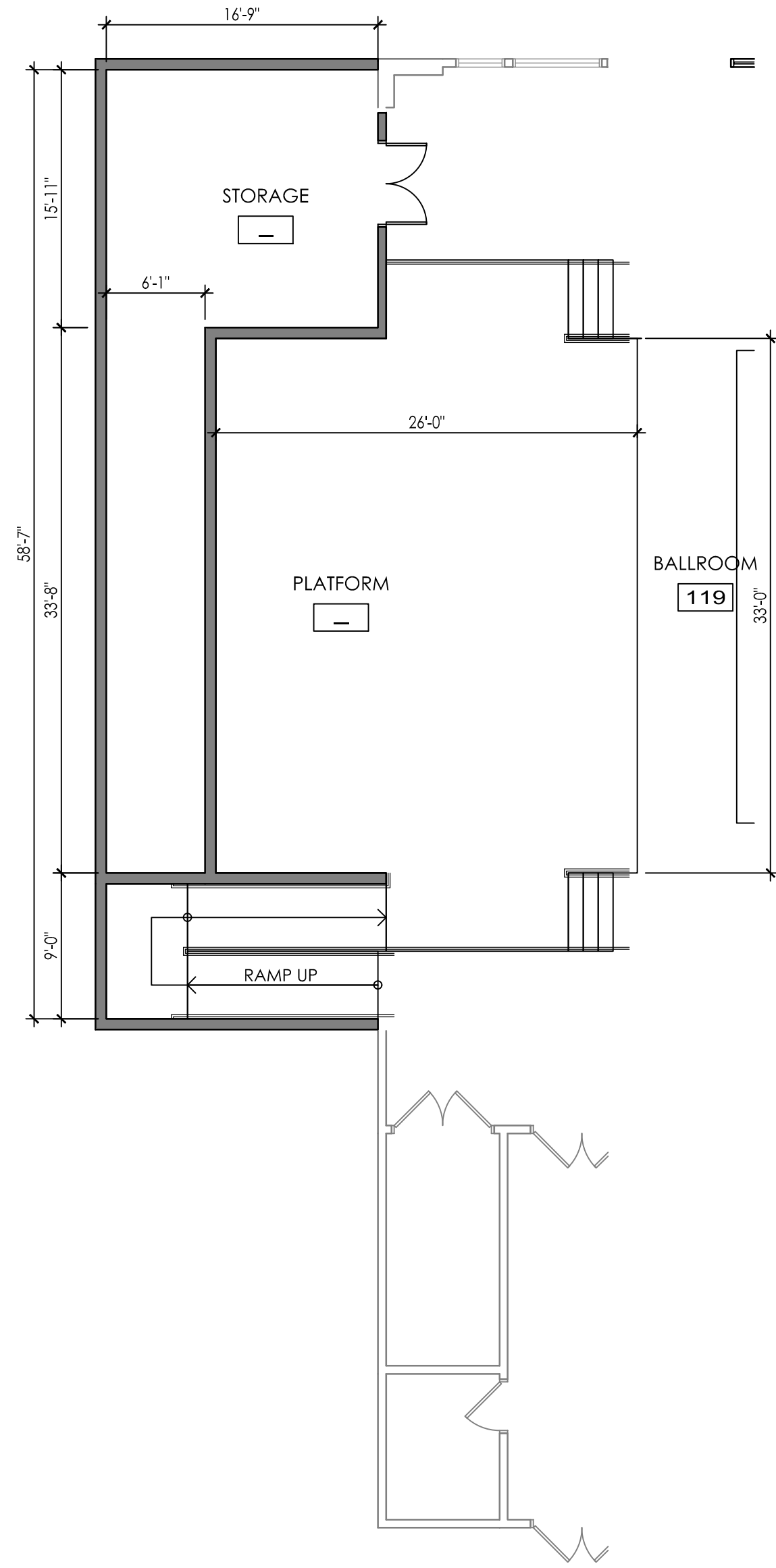
Sheet No.

AD2.10

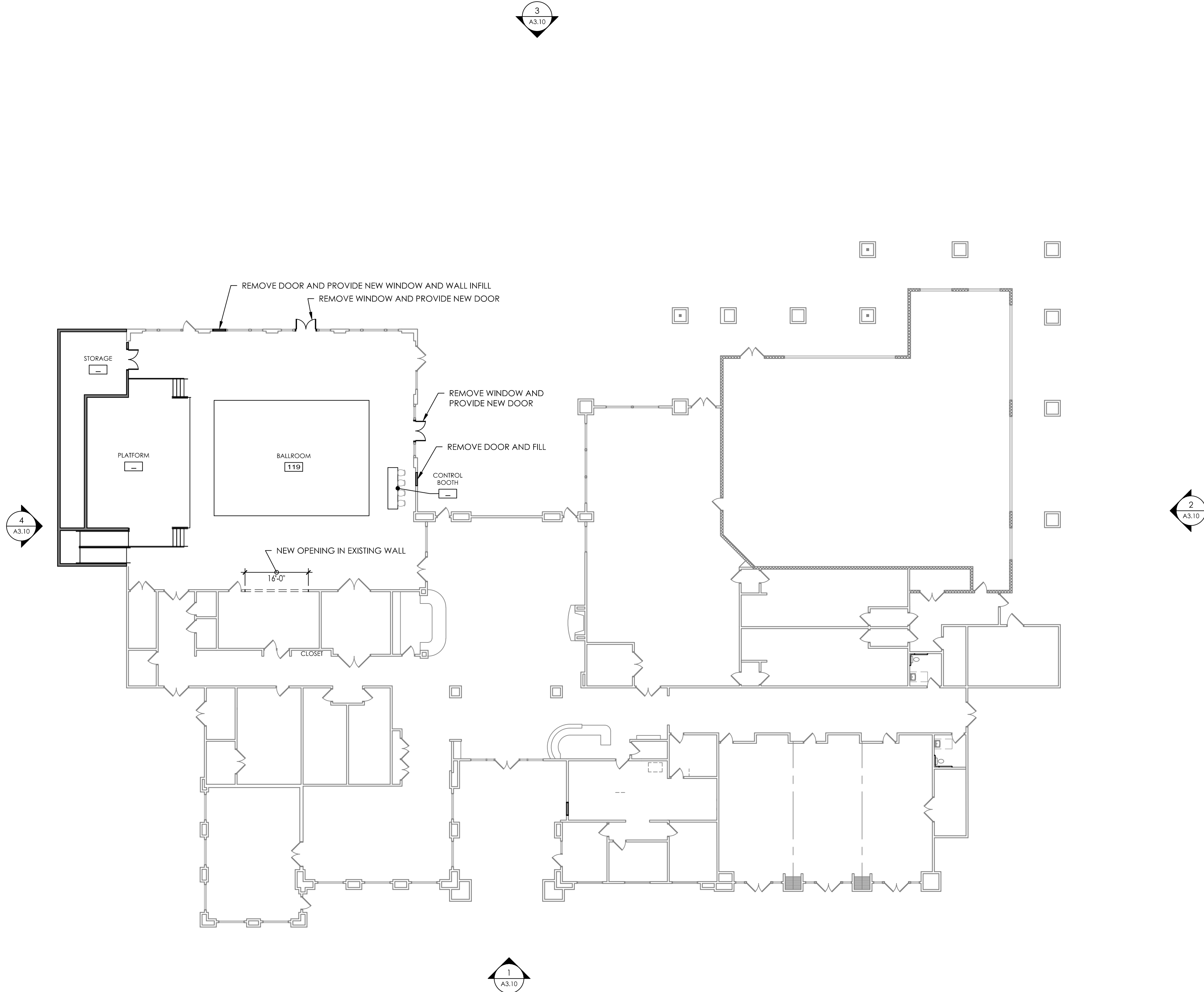
MSGS Project No.
21-157

21-157 - 21-157-A2.10 OVERALL NEW FLOOR PLAN.dwg - genl - 7/14/2023 8:37 AM

2 ENLARGED PERFORMANCE AREA PLAN
A2.10 1/8" = 1'-0"



1 OVERALL NEW FLOOR PLAN
A2.10 1/16" = 1'-0"



0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Keynotes

General Notes:

Legend

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SD FEB 2022

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Sheet Title

OVERALL NEW
FLOOR PLAN

Sheet No.

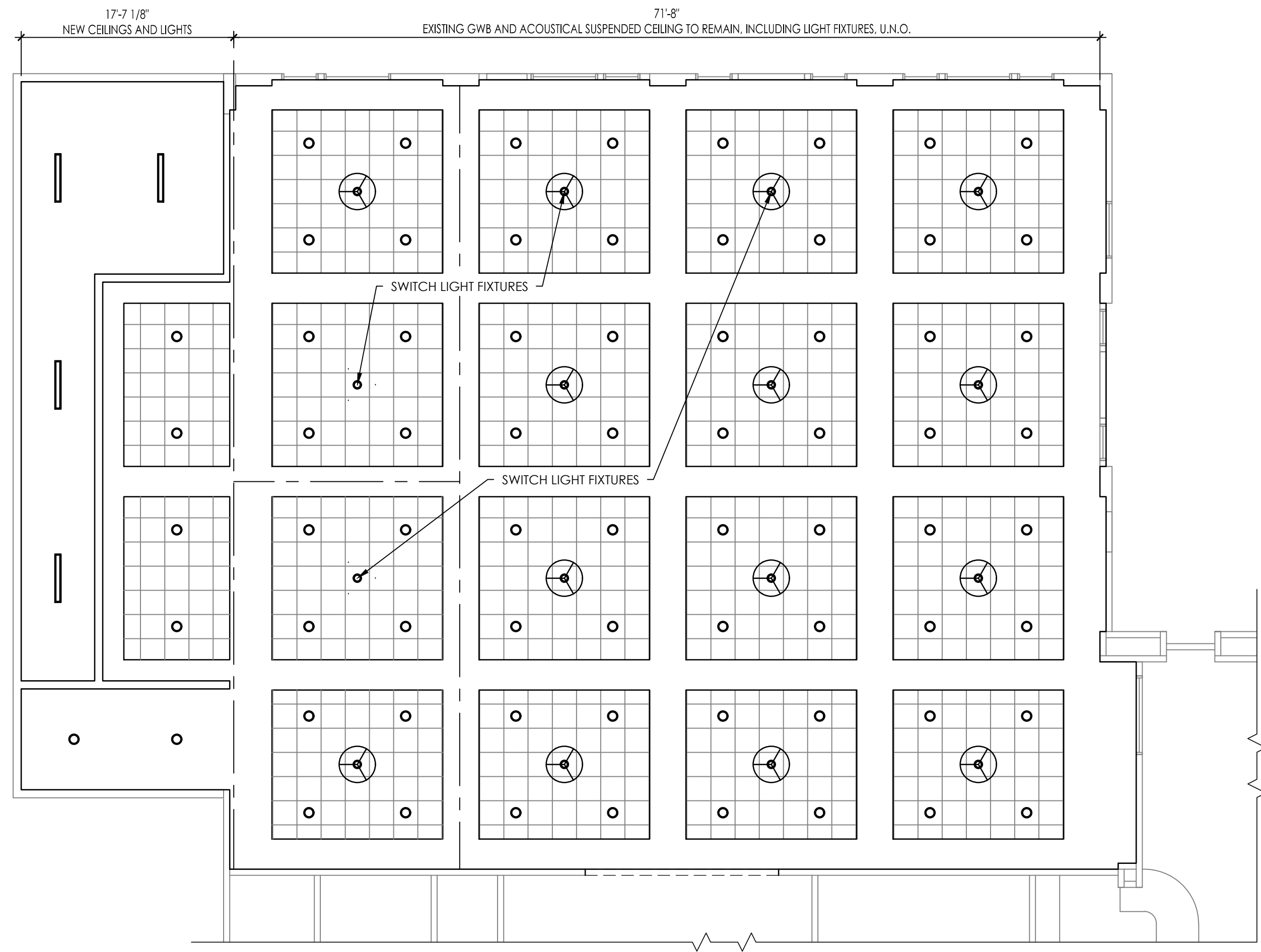
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MSGS Project No.

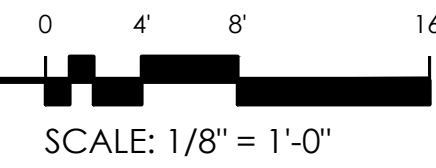
21-157

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IMPROVEMENTS
8487 BAINBRIDGE LOOP NE, LACEY, WA 98516

msgs architects
p 360 943 6774 f 360 352 7005
www.msgsarch.com
510 capital way south
olympic, washington 98501



PARTIAL REFLECTED CEILING PLAN



Keynotes

General Notes:

Legend

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PARTIAL REFLECTED CEILING PLAN

Sheet No.

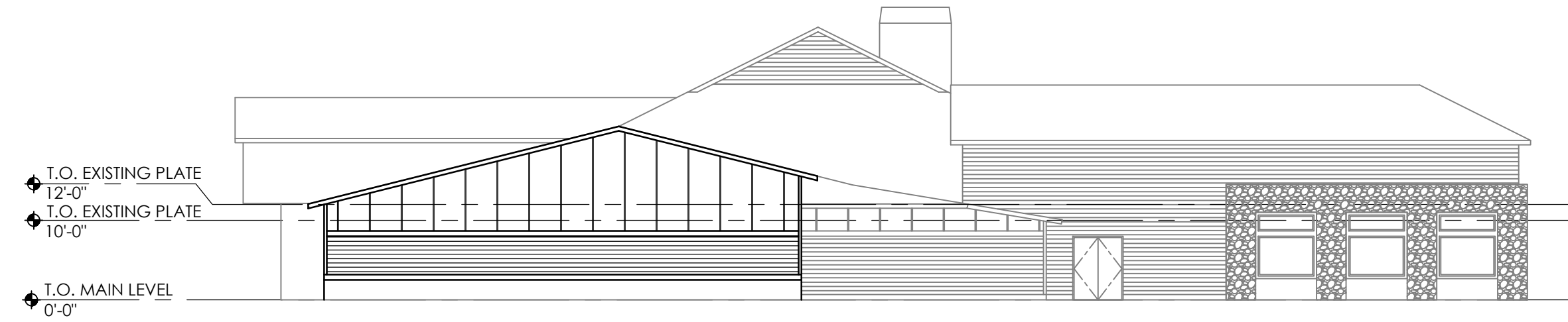
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MSGS Project No.
21-157

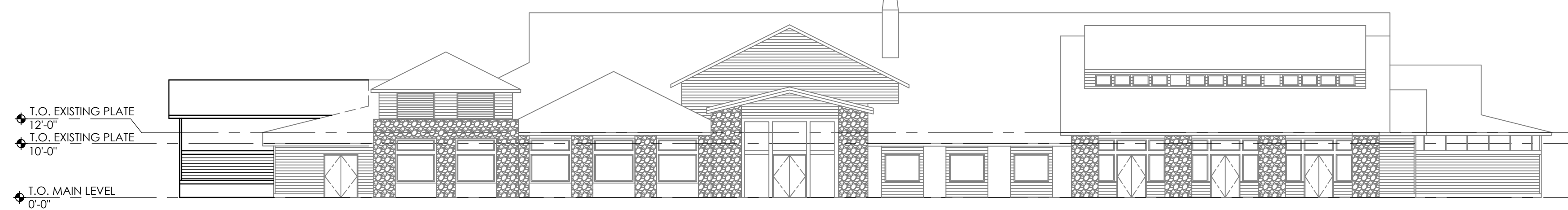
21-157 - 21-157-A3.10 NEW EXTERIOR ELEVATIONS.dwg - genel - 7/13/2023 7:29 AM



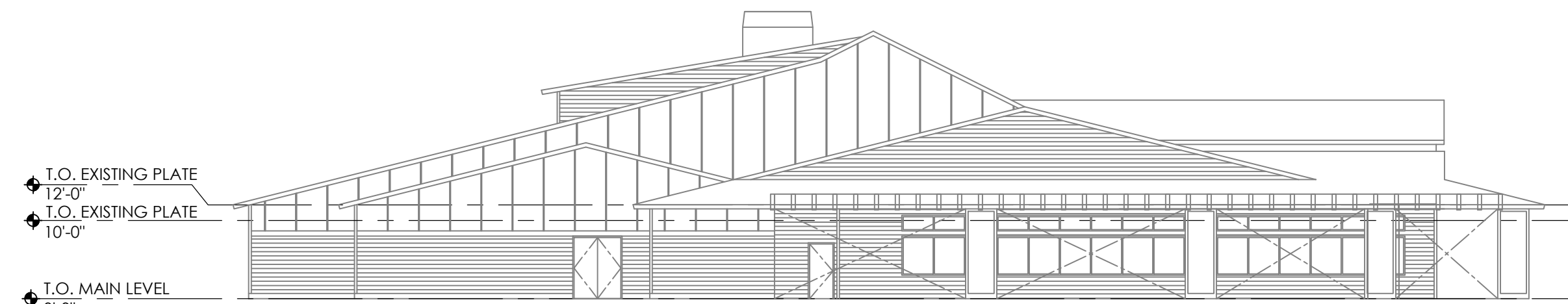
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A3.10 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



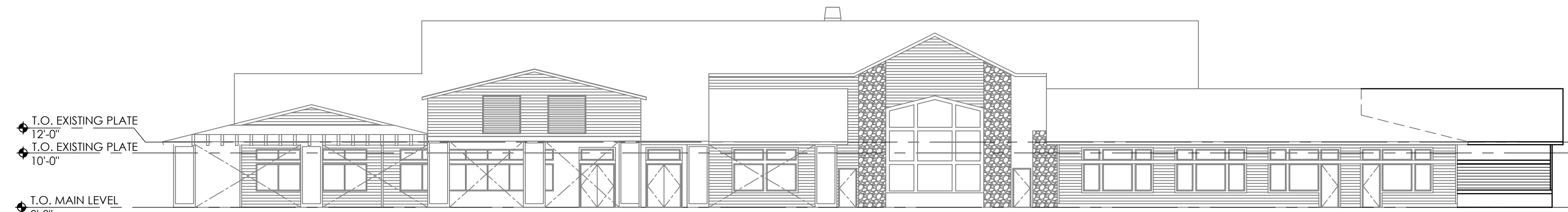
4 OVERALL NEW WEST ELEVATION
A3.10 1/16" = 1'-0"
SCALE: 1/16" = 1'-0"



3 OVERALL NEW SOUTH ELEVATION
A3.10 1/16" = 1'-0"
SCALE: 1/16" = 1'-0"



2 OVERALL NEW EAST ELEVATION
A3.10 1/16" = 1'-0"
SCALE: 1/16" = 1'-0"



1 OVERALL NEW NORTH ELEVATION
A3.10 1/16" = 1'-0"
SCALE: 1/16" = 1'-0"

Keynotes

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Legend

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NEW EXTERIOR
ELEVATIONS

Sheet No.

A3.10

MSGS Project No.

21-157