



Administrative Approval Action

Case File / Name: ASR-0089-2020
DSLC - Grenelle Street Apartments

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 2.52 acre site zoned CX-5-UL CU (Z-25-2020) , is located on the south side of Olympia Drive and in the southeast corner of the intersection of Olympia Drive and Grenelle Street at 3421 Oylmpia Drive.

REQUEST: This is a 116 unit multi-family apartment building development with associated infrastructure. The proposed total building size is 108,780 sf.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 17, 2021 by WithersRavenel.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Public Utilities

1. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Public Utilities

1. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions (in this case any necessary downstream sewer improvements). The downstream sewer capacity study could show a requirement for the payment of a fee-in-lieu (FIL) of construction depending upon the available capacity.

Stormwater

2. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A public infrastructure surety for 13 shade trees planted in the right-of-way shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Grenelle St. and 5 street trees along Olympia Dr.
7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation area (UDO 9.1) and area removed for buy out.

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

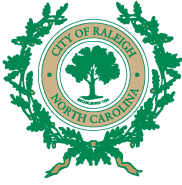
EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: April 13, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.



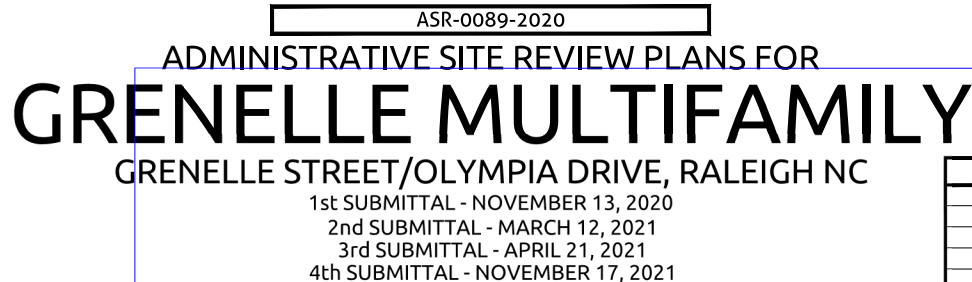
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I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 12/15/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters



1st SUBMITTAL - NOVEMBER 13, 2020
2nd SUBMITTAL - MARCH 12, 2021
3rd SUBMITTAL - APRIL 21, 2021
4th SUBMITTAL - NOVEMBER 17, 2021

[illegible][illegible]

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. BUILDING "A" TRASH COLLECTION WILL BE HANDLED WITH AN INTERNAL TRASH ROOM. MINIMAL COMPACTORS WILL BE PROVIDED FOR TRASH COLLECTION AND RECYCLING. ON TRASH COLLECTION DAY, BINS WILL BE ROLLED OUT TO COLLECTION POINT WITHIN THE PARKING LOT TO BE PICKED UP BY THE PRIVATE VENDOR. THE COLLECTION POINT IS IDENTIFIED ON SHEET C2-6.
4. BUILDING "B" TRASH AND RECYCLING COLLECTION WILL BE HANDLED WITH INTERNAL COLLECTION POINTS. 96-GALLON ROLL OUT CARTS WILL BE PROVIDED INSIDE BUILDING "B" AND WILL BE ROLLED OUT TO THE COLLECTION POINT WITHIN THE PARKING LOT TO BE PICKED UP BY THE PRIVATE VENDOR. THE COLLECTION POINT IS IDENTIFIED ON SHEET C2-6.

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R); A NFPA 13R SPRINKLER SYSTEM IS PROPOSED.
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 500' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFP 507.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2018 NCFP, SECTION 507.3.

1. STREET, LAWN, AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LAWN, SIDEWALK, OR SIDEWALK RAMP SHALL BE APPROVED BY THE CITY OF SEAWALK. REQUESTS FOR CLOSURES OR DETOURS SHALL BE SUBMITTED TO THE CITY OF SEAWALK AT LEAST 14 DAYS PRIOR TO THE START OF WORK.

2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTWAYPERMITS@CITYOFSEAWALK.ORG OR WALKING@CITYOFSEAWALK.ORG BY THE CITY OF SEAWALK.

3. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFICATIONS OF THE APPROVED PLAN AND ENGINEER'S PERMIT.

4. THE CITY OF SEAWALK REQUESTS THAT ALL PERMIT HOLDERS OBTAIN A PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NOODT WORK WITHIN SPECIFIC JURISDICTION.

5. ALL PERMIT HOLDERS, ROADWAY SITES, AND PRACTICES SHALL ADHERE TO THE MANUAL ON URBAN TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES," NCDOT "ROADWAY STANDARD DRAWINGS/UNIFORM," AND THE NCDOT SPECIFICATION TO THE MUTCD.

6. ALL PERMIT HOLDERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJACENT PROPERTIES. THE CITY OF SEAWALK REQUESTS THAT ALL PERMIT HOLDERS BE COMPLIANT WITH THE PUBLIC WORKS ACTING ACCORDANCE GUIDELINES PROVIDED BY THE CITY OF SEAWALK. THE CITY OF SEAWALK REQUESTS THAT ALL PERMIT HOLDERS BE COMPLIANT WITH THE CITY OF SEAWALK, CIVILIAN'S PROTECT.

7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #		Planner (print)	
Building Type		Site Transcription History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case # <u>SCB-0005-2020</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Certificate of Appropriateness # <u>SUBP-0110-2020</u>	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Title of Board of Adjustment # _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> CWA	Voting Case # <u>C-206-20</u>	
		Administrative Alternative # _____	
GENERAL INFORMATION			
Development name <u>GRENNELLE STREET APARTMENTS</u>			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es) <u>3421 Olympia Drive</u>			
Site P.L. (in 17-02310674)			
Please describe the scope of work, including any additions, expansions, and change of use the project requires construction of a 115 and multifamily apartment building with associated site amenity and parking.			
Current Property Owner/Developer Contact Name <u>NOEL JENSEN, jensen.jacob@earthlink.net</u> (when submitting this form)			
Company <u>The Young Group Inc, DBA Olympia One</u> Title <u>Bob Young, President</u>			
Address <u>800 Broad Street, Ste 333, Falls Church, VA 22044-3146</u>			
Phone <u>703.556.8800</u>		Email <u>young@young-group.com</u>	
Applicant Name <u>Bob Casade, PE, Project Manager</u>			
Company <u>WithnerRavenel</u>		Address <u>137 S. Wilmington Street, Suite 200, Raleigh, NC 27601</u>	
Phone <u>919-238-0359</u>		Email <u>rcasade@withneraravenel.com</u>	

Page 1 of 2

DEVELOPMENT TYPE - SITE DATA TABLE (Applicable to all developments)				BUILDING DATA	
Zoning district (if more than one, please provide the average of zoning): CX-6.4-CU		Existing gross floor area to be demolished: Existing gross floor area to be demolished: Existing gross floor area to be demolished:			
SITE DATA Number of units: 2,522 AC ⁽¹⁾ Number of parking spaces proposed: 108 ⁽²⁾ # of parking spaces proposed: 108 ⁽²⁾ Overlay District (if applicable): SWPOD Existing use: (UDO 6.1.4): Vacant Proposed use: (UDO 6.1.4): Apartment 108 AC		New gross floor area: 108,780 Gross floor area to be demolished: 108,780 Proposed # of buildings: 2 Proposed # of stories for each: 4			
STORMWATER INFORMATION				1.200 AC	
Existing Impervious Surface: _____		Squares Feet: _____		Proposed Impervious Surface: _____	
Is the final site landscaped area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Acres: _____		Squares Feet: _____	
Is there any paved, impervious area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Acres: _____		Squares Feet: _____	
Allowable use: 0/0		Flood study: 0/0		FEMA Flood Panel: 0/0	
Nucleus Base Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Nucleus Base Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
RESIDENTIAL DEVELOPMENT					
Total # of building units: 115		Total of total units: _____			
# of detached units: 107		# of townhomes: 107		# of multi-unit: 0	
# of lots: 1		Is a project a cottage court: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
SIGNATURE BLOCK					
I hereby designate: <u>Rob Caldwell, WilshirePower</u> to serve as my agent to represent and act on my behalf in connection with all residential projects on my behalf, and to represent me in any public meeting regarding this information.					
I have read, acknowledge, and affirm that the project is conforming to all applicable requirements and that the project proposed development use, including the proposed use, is subject to the City of Los Angeles and all applicable policies which state applicants will expire after six consecutive months of inactivity.					
Signature: _____		Date: <u>11/7/20</u>			
Printed Name: _____					

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THE YOUNG GROUP
800 W. BROAD STREET
FALLS CHURCH, VA 22046
703-356-8800

ATTN: ROBERT YOUNG (ryoung@young-grp.com)

WithersRavenel
Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

DANIEL WHATLEY, PLA
919-238-0312
dwhatley@withersravenel.com

ROB CAUDLE, PE
919-238-0359
rcaudle@withersravenel.com

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SITE PLAN DETAILS
C3.0	GRADING PLAN
C3.1	AVERAGE GRADE CALCULATIONS
C4.0	STORMWATER PLAN
C5.0	UTILITY PLAN
C5.1	FIRE ACCESS PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
SL1.0	LIGHTING PLAN
A1.01	ARCHITECTURAL FLOOR PLAN - GROUND
A3.01	ARCHITECTURAL ELEVATIONS - BLDG A
A3.02	ARCHITECTURAL ELEVATIONS - BLDG B

ORDINANCE NO. (2020) 141 ZC 802
Z-25-20 - 3421 OLYMPIA DRIVE, LOCATED SOUTH OF THE INTERSECTION OF OLYMPIA DRIVE AND SOUTH WILMINGTON STREET, BEING WAKE COUNTY PIN 1702310674. APPROXIMATELY 4.93 ACRES REZONED TO COMMERCIAL MIXED USE - 5 STORIES - URBAN LIMITED - CONDITIONAL USE (CX-SUL-CU) WITH PARTIAL SWPOD.

1. THE FRONT BUILDING SETBACK SHALL BE TEN FEET (10') MINIMUM. THIS CONDITION DOES NOT PROHIBIT STOOPS, LANDINGS, SIDEWALKS, AND SIMILAR BUILDING ENTRY FEATURES FROM BEING LOCATED IN THE 10' SETBACK.
2. POLE-EXTENDED OUTDOOR LIGHTS ON THE SITE, IF ANY, SHALL BE DIRECTED AWAY FROM THE RESIDENTIAL LAND USES LOCATED ON THE SUBJECT PROPERTY. ALL PROPOSED LIGHTING SHALL COMPLY WITH SECT. 3.5.5 OF THE UGA FOR SITE LIGHTING IN TERMS OF HEIGHT & FOOTCANDLES.
3. THE FOLLOWING LAND USES SHALL NOT BE ALLOWED ON THE SUBJECT PROPERTY: BOARDING HOUSE; CONCRETE CARE; DORMITORY; FRATERNITY; SORORITY; SPECIAL CARE FACILITY; CEMETERY; TELECOMMUNICATION TOWER; ADULT ESTABLISHMENT; HOSPITAL; SERVING HOSPITALS; HELP OUT, ALL TYPES OF; TRUCKS; TRAILERS; MOTORHOMES; GASOLINE AND DIESEL FUEL DISTRIBUTION; JAIL, PRISON TOWING YARD FOR VEHICLES; CAR WASH; VEHICLE REPAIR (MINOR); VEHICLE REPAIR (MAJOR)

SITE ADDRESS:	OLYMPIA DRIVE, RALEIGH, NC 27603
PIN NUMBER:	1707-31-0674
DEED BOOK 617996:	PG 619-69
ZONING DISTRICT:	C-2-S-10-CU (EXISTING)
ZONING CONDITION:	C-2-S-10-CD; ORDINANCE#2020 141 ZC 802
OVERLAY DISTRICT(S):	SWPOD
ADDITIONAL CONDITIONS:	TRANSIT ORIENTED DISTRICT, CORE TRANSIT AREA
GROSS SITE ACREAGE:	LOT#1 = 109.929 SF [2.52AC]
NET ACREAGE:	LOT#1 = 109.929 SF [2.52AC]
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY
CUD (CONDITIONAL USE DISTRICT) CASE #:	Z-25-20

BUILDING INFORMATION

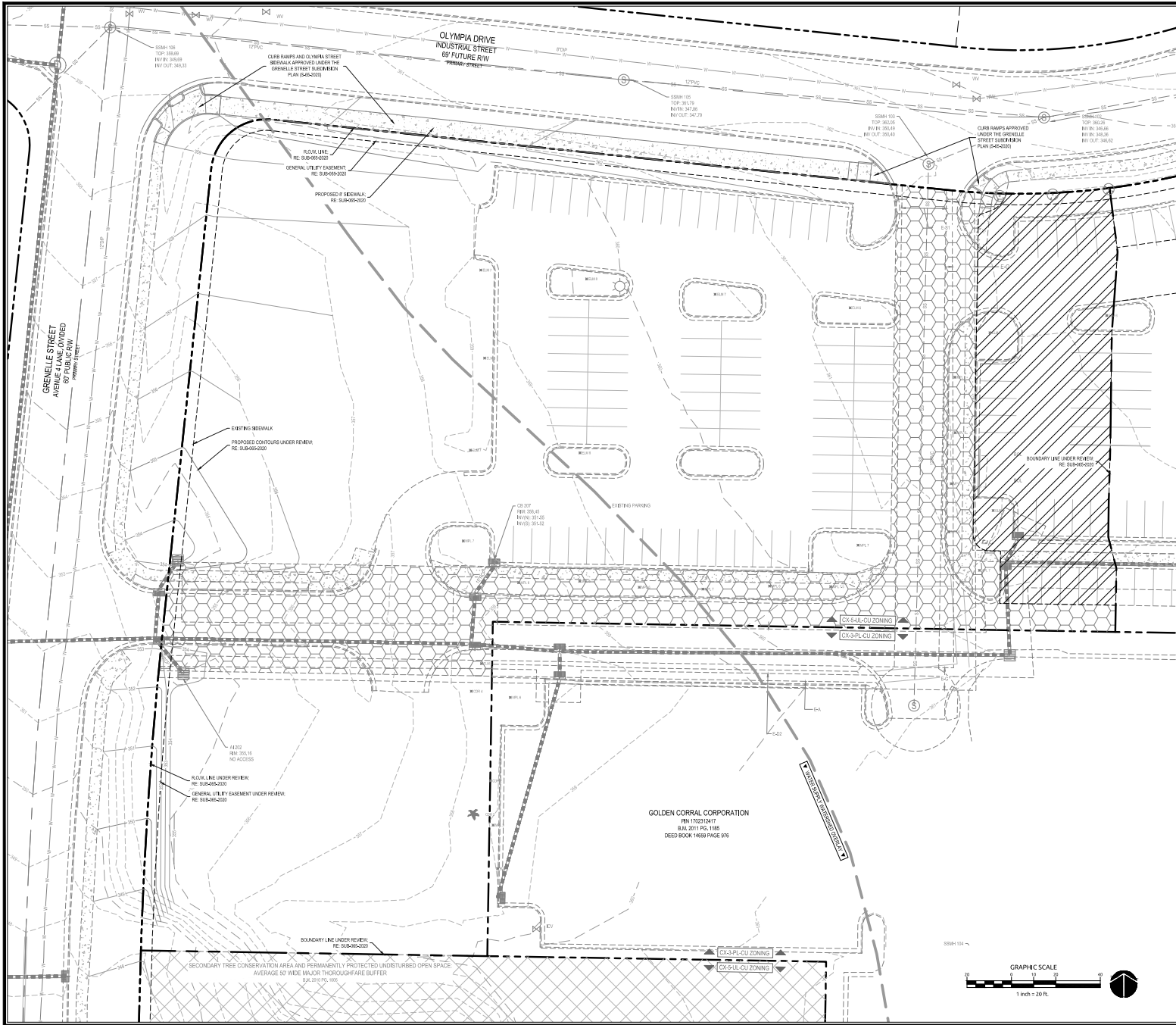
PROPOSED BUILDINGS: 2
BUILDING A (NORTH): 85 UNITS
BUILDING B (SOUTH): 31 UNITS
TOTAL DWELLING UNITS: 116

BUILDING A: 79,030 SF
BUILDING B: 29,750 SF
GROSS BLDG SF: 108,780 SF

BUILD-TO PERCENTAGE FOR PRIMARY STREETS:
 REQUIRED: 50%
 PROVIDED - GRENELLE STREET: 57.9%
 PROVIDED - OLYMPIA DRIVE: 87.5%

*NOTE: NO SIDE STREET BUILD-TO PERCENTAGE CALCULATIONS ARE REQUIRED. SEE SHEET C2.0 FOR
 PRIMARY STREET BUILD-TO CALCULATIONS.

PARKING:	REQUIRED: 101 SPACES PROVIDED: 107 SPACES
BICYCLE PARKING:	REQUIRED - LONG-TERM: NO REQUIREMENT REQUIRED - SHORT-TERM: 1 SPACE PER 20 UNITS ÷ 116 UNITS = 6 SPACES PROVIDED - SHORT-TERM: 26 SPACES



EXISTING CONDITIONS LEGEND:

SYMBOL	DESCRIPTION
	MAGNETIC NAIL
	IRON PIPE
	CLEAN OUT
	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	ELECTRIC METER
	ELECTRIC BOX
	CATY BOX
	TELEPHONE PEDESTAL
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	AREA INLET
	CATCH BASIN
	FLARED END SECTION
	BOM
	ROOF DRAIN
	AIR CONDITIONER
	BLOW OFF
	ORNAMENTAL TREE
	SHADE TREE
	HANDICAP PARKING SPACE

EXISTING LINETYPE LEGEND:

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ADJOINER (NOT SURVEYED)
	STORM DRAINAGE PIPE
	SEWER LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	SEWER EASEMENT
	ACCESS EASEMENT
	STREAM BUFFER
	EXISTING TREE LINE
	EXISTING CURB & GUTTER
	EXISTING BUILDING
	EXISTING SIDEWALK

EASEMENTS LEGEND:

EXISTING EASEMENTS (E-4)

- E-4-1 PRIVATE DRAINAGE EASEMENT (SAL 2007 P/L 164488)
- E-4-2 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (SAL 2011 P/L 1185)
- E-4-3 VARIABLE WIDTH PRIVATE CROSS ACCESS & PEDESTRIAN ACCESS EASEMENT (SAL 2011 P/L 1185)
- E-4-4 PERMANENT UTILITY EASEMENT (DEED BOOK 14659, PAGE 979; SAL 1995 DEED BOOK 14659, PAGE 220)
- E-4-5 CITY OF RALEIGH TRANSIT EASEMENT (SAL 2015, P/L 1005 DEED BOOK 14130, PAGE 220)
- E-4-6 CITY OF RALEIGH TRANSIT EASEMENT (SAL 2015, P/L 1005 DEED BOOK 14130, PAGE 220)
- E-4-7 CITY OF RALEIGH TRANSIT EASEMENT (SAL 2015, P/L 1005 DEED BOOK 14130, PAGE 220)
- E-4-8 CITY OF RALEIGH TRANSIT EASEMENT (SAL 2015, P/L 1005 DEED BOOK 14130, PAGE 220)
- E-4-9 CITY OF RALEIGH TRANSIT EASEMENT (SAL 2015, P/L 1005 DEED BOOK 14130, PAGE 220)
- E-4-10 CITY OF RALEIGH TRANSIT EASEMENT (SAL 2015, P/L 1005 DEED BOOK 14130, PAGE 220)



ELEVATION - BUILDING A WEST
 3/8" = 1'-0"

2



ELEVATION - BUILDING A EAST
 3/8" = 1'-0"

1



ELEVATION - BUILDING A NORTH
 3/8" = 1'-0"

3



ELEVATION - BUILDING A SOUTH
 3/8" = 1'-0"

4

PROJECT: 3047
 DATE: 10/2021
 REVISION:

DESIGNED BY: JDA
 CHECKED BY: JDA
 CONTENT: OVERALL ELEVATION - BUILDING A

PROJECT:	210P	SITE:	03-20-2201
REV:			
REVISIONS:			
DESIGNED BY:	MDW		
CHECKED BY:	CHM		
CONTENT:	ORIGINAL BUILDING - BL-20 B		



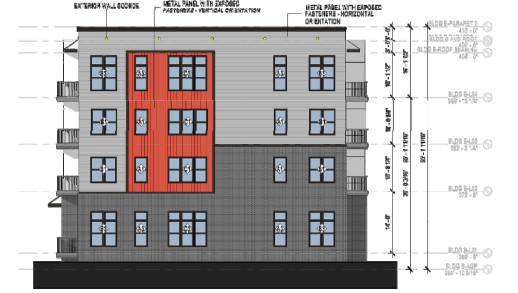
ELEVATION - BUILDING B EAST 2
 88'0" x 11'0"



ELEVATION - BUILDING B NORTH 1
 88'0" x 11'0"



ELEVATION - BUILDING B WEST 4
 88'0" x 11'0"



ELEVATION - BUILDING B SOUTH 3
 88'0" x 11'0"