



**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, July 14, 2016, 2:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

PCR #16-006: Request of Walsingham Academy for a Special Use Permit to construct an 800 square foot covered deck at the Lower School and a 1,000 square foot deck at the Upper School at 1100 Jamestown Road. The property is zoned RS-1 Single-Family Dwelling District.

PCR #16-007: Request of Discount Tire Co. for a Special Use Permit to construct a retail tire store at 1508 Richmond Road (in front of the Aldi Grocery Store under construction). The property is zoned B-2 Corridor Business District.

Additional information is available at www.williamsburgva.gov/publicnotice or at the Planning Department [(757) 220-6130], 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the City Manager's office at (757) 220-6100, (TTY) 220-6108, no later than 12:00 noon, Thursday, July 7, 2016.

Gerry S. Walton
Deputy Clerk



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: June 17, 2016

SUBJECT: PCR #16-006 & SPR #16-005

Request of Walsingham Academy for a special use permit and site plan approval to construct additions to the Upper and Lower School at 1100 Jamestown Road

Walsingham Academy is requesting a special use permit and site plan approval to construct two deck additions at 1100 Jamestown Road. An 816 square foot covered deck addition is proposed for the Lower School adjacent to the kindergarten classrooms and a 1,000 square foot deck is proposed to the Upper School adjacent to the library. The Lower School addition will be used as activity space in support of the adjacent kindergarten rooms. The Upper School addition will support current library activities. No additional classrooms are proposed for either location. Both the Upper and Lower School additions will be on the southeast side of the buildings. The applicant proposes to construct the Lower School deck in the summer of 2016 with the Upper School deck following in the summer of 2017.



COMPREHENSIVE PLAN

This property is designated by the 2013 Comprehensive Plan as Public and Semi-Public land use.

ZONING

This property is zoned RS-1 Single Family Dwelling District. It is surrounded by RS-1 zoning across Jamestown Road to the west, to the north and east by Holly Hills Subdivision and to the south by Yorkshire Subdivision.

The statement of intent for the RS-1 District reads:

This district is established as a single-family residential area with low population density. The regulations for this district are designed to stabilize and protect the essential characteristics of the land and to promote and encourage a suitable environment for family life. To these ends, development is limited to a relatively low density and permitted uses are limited basically to providing homes for the residents. Certain additional uses that may be compatible with single-family neighborhoods, such as churches, schools and day care centers, may be allowed with the issuance of special permits.

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
 - (1) *In harmony with the adopted comprehensive plan;*
 - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
 - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*

- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

HISTORY

In 1991, the Zoning Ordinance was changed to require special use permits for schools. Since that time, four special use permits have been approved by City Council for the school:

- A 925 square foot addition to the lower school for activity space in support of the Pre-K program (PCR #10-018).
- A 119 space parking lot between the upper school and Jamestown Road in 2005 (PCR #05-012).
- A 5,400 square foot two-story addition to the Lower School adjacent to the Yorkshire Subdivision in 1999 (PCR #99-005).
- A 31,700 square foot gymnasium adjacent to the Upper School and Holly Hills Subdivision in 1996 (PCR #96-002).

SITE PLAN REVIEW COMMITTEE

The Site Plan Review Committee reviewed this request on May 18 and recommends approval.

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board reviewed and approved the lower school addition and conceptual design for the upper school on May 24, 2016 (ARB #16-065).

STORMWATER MANAGEMENT

Stormwater management will be handled for the proposed additions by removing 1,800 square feet of driveway along the gym for replacement with porous pavement.

ANALYSIS

This special use permit request is for two small additions one 816 square feet on the lower school which will be used as activity space for the kindergarten classrooms; and a 1,000 square foot deck to the upper school adjacent to the library. This proposal is consistent with the 2013 Comprehensive Plan, which shows this property as Public and Semi-Public land use, and with the intent of the RS-1 Zoning District. The two small additions are compatible with the character of the surrounding neighborhood and are designed and landscaped to complement the existing school buildings.

STAFF RECOMMENDATION

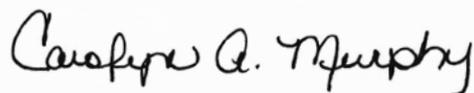
Staff recommends that Planning Commission recommend to City Council approval of the special use permit for an 816 square foot covered deck addition to the lower school and the 1,000 square foot deck addition to the upper school. Staff also recommends approval of the site plan contingent upon City Council approving a special use permit for the additions contingent upon as-built plans of the BMP being provided and recordation of the BMP maintenance agreement prior to issuance of any certificate of occupancy.

PLANNING COMMISSION RECOMMENDATION

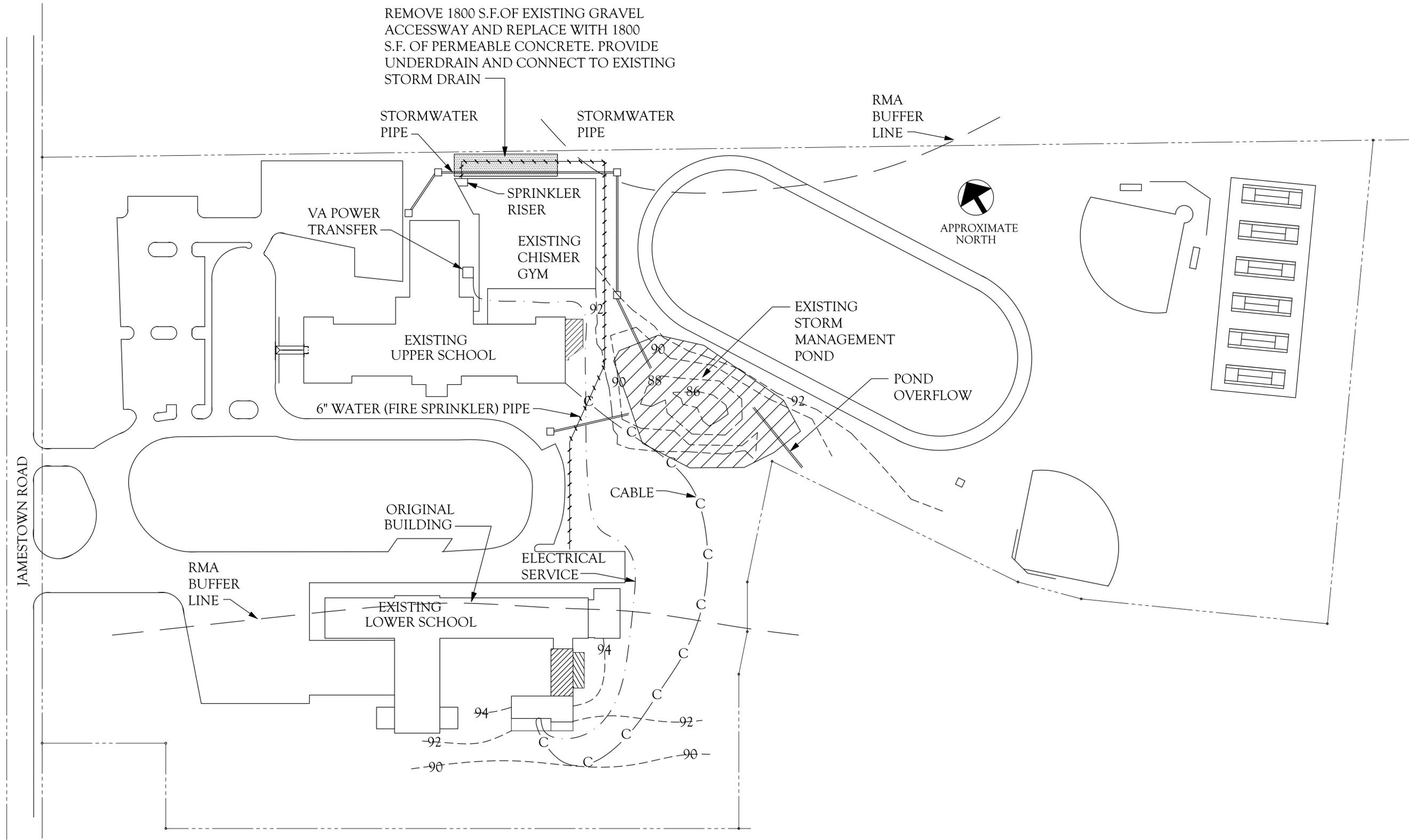
Planning Commission held a public hearing on June 15. Other than the applicant, no one spoke at the hearing. Planning Commission recommended to City Council by a vote of 6-0, that the special use permit be approved.

CITY COUNCIL PUBLIC HEARING

The City Council public hearing is scheduled for Thursday, July 14 at 2:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street.



Carolyn A. Murphy, AICP
Deputy Planning Director



REMOVE 1800 S.F. OF EXISTING GRAVEL ACCESSWAY AND REPLACE WITH 1800 S.F. OF PERMEABLE CONCRETE. PROVIDE UNDERDRAIN AND CONNECT TO EXISTING STORM DRAIN

RMA BUFFER LINE



TOANO DESIGN, INC.
 P.O. BOX 5745
 WILLIAMSBURG, VIRGINIA 23188
 PHONE: (757) 258-9506
 FAX: (757) 258-9508

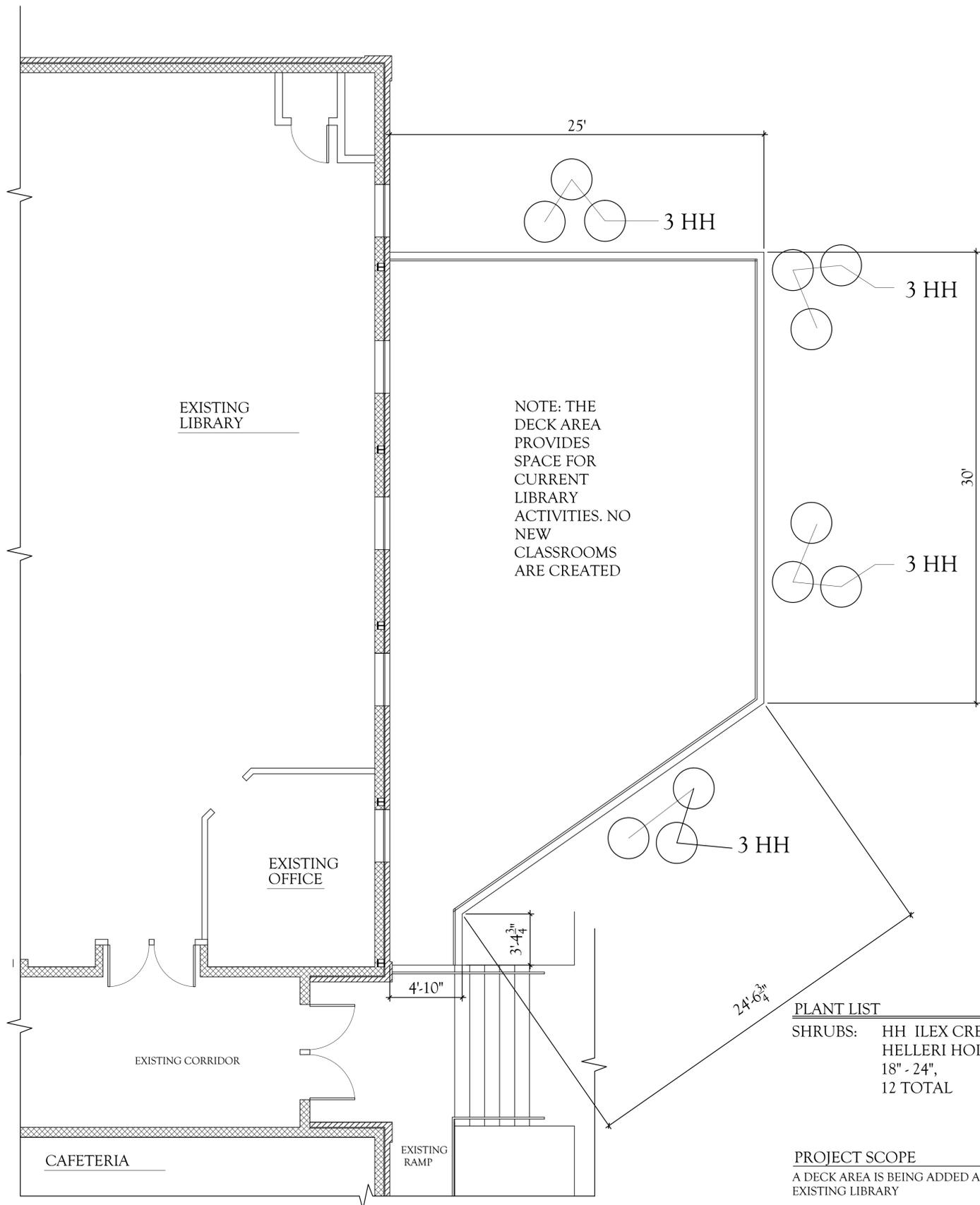


PROJECT MANAGER: JLB
 DESIGNED: JLB
 DRAWN: JBS
 DATE: 4/25/2016
 REVISIONS:

SITE PLAN WITH CONTOURS AND UTILITIES
 DECK ADDITION AT KINDERGARTEN ROOMS
 LOWER SCHOOL & DECK ADDITION AT LIBRARY UPPER
 SCHOOL AT WALSHINGHAM ACADEMY
 1100 JAMESTOWN ROAD WILLIAMSBURG, VIRGINIA

SITE PLAN
 SCALE: 1/64"=1'-0"

SHEET
 OF 6
A-6



EXISTING LIBRARY

NOTE: THE DECK AREA PROVIDES SPACE FOR CURRENT LIBRARY ACTIVITIES. NO NEW CLASSROOMS ARE CREATED

EXISTING OFFICE

EXISTING CORRIDOR

CAFETERIA

EXISTING RAMP

3 HH

3 HH

3 HH

PLANT LIST
 SHRUBS: HH ILEX CRENATA
 HELLERI HOLLY,
 18" - 24",
 12 TOTAL

PROJECT SCOPE
 A DECK AREA IS BEING ADDED ADJACENT TO THE EXISTING LIBRARY

TOANO DESIGN, INC.
 P.O. BOX 5745
 WILLIAMSBURG, VIRGINIA 23188
 PHONE: (757) 258-9506
 FAX: (757) 258-9508



PROJECT MANAGER: JLB
 DESIGNED: JLB
 DRAWN: JBS
 DATE: 4/25/2016
 REVISIONS:

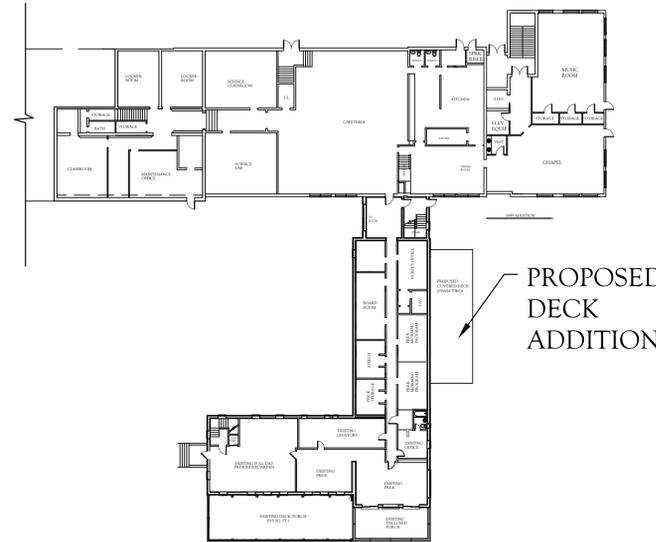
NEW WORK PLAN UPPER SCHOOL
 DECK ADDITION AT KINDERGARTEN ROOMS
 LOWER SCHOOL & DECK ADDITION AT LIBRARY UPPER
 SCHOOL AT WALSINGHAM ACADEMY
 1100 JAMESTOWN ROAD WILLIAMSBURG, VIRGINIA

1
A-5

PROPOSED DECK PLAN

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

SHEET
A-5
OF 6

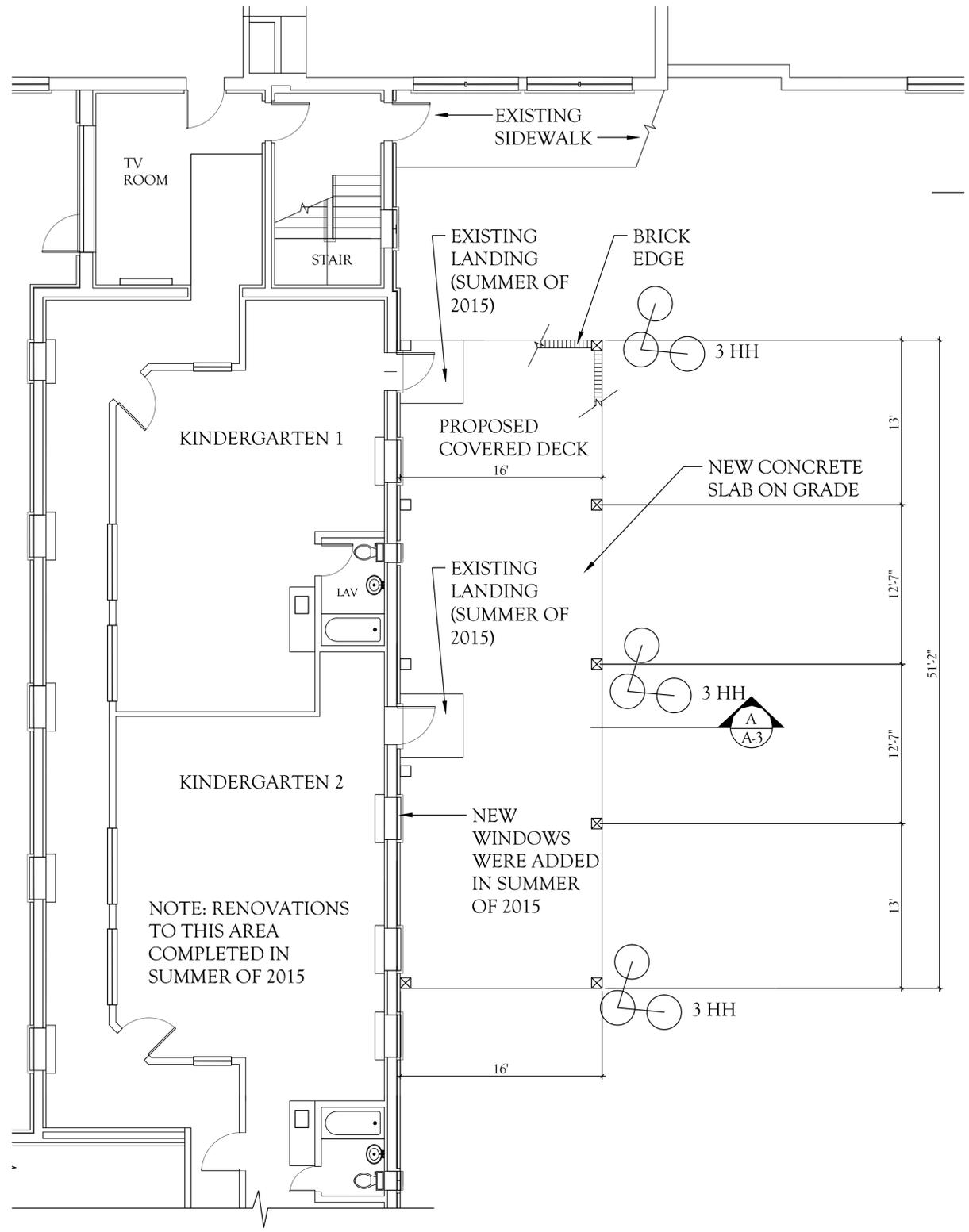


A
A-2 LOWER LEVEL/LOWER SCHOOL PARTIAL PHASING PLAN
SCALE: 1/32" = 1'-0"

NOTE
THE EXISTING LOWER SCHOOL WAS ORIGINALLY CONSTRUCTED IN 1951, AND RECEIVED A SIGNIFICANT ADDITION AROUND 1959. IN 1999, ANOTHER SIGNIFICANT ADDITION WAS CONSTRUCTED, AND THE ENTIRE LOWER SCHOOL RECEIVED AN AUTOMATIC SPRINKLER SYSTEM. THE FOLLOWING BUILDING DATA WAS DEVELOPED AT THAT TIME:

CONSTRUCTION TYPE:	III - B
ALLOWABLE AREA CALCULATION:	
FROM TABLE 503 (MOST RESTRICTIVE OF ABOVE LISTED USES)	8,400
INCREASE FOR SPRINKLERED BUILDING	16,800
OPEN PERIMETER INCREASE OF 138%	11,592
ALLOWABLE AREA PER FLOOR	36,792
ACTUAL AREA, UPPER LEVEL	35,349
ACTUAL AREA, LOWER LEVEL	16,987

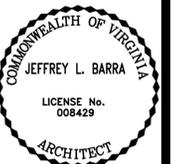
PROPOSED DECK ADDITION: 800 S.F. (LOWER LEVEL)
NOTE: ADDITIONAL DECK AREA PROVIDES SPACE FOR CURRENT CLASSROOMS. NO NEW CLASSROOMS ARE CREATED.



1
A-2 DECK AREA FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLANT LIST
SHRUBS: HH ILEX CRENATA
HELLERI HOLLY,
18" - 24",
9 TOTAL

TOANO DESIGN, INC.
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WILLIAMSBURG, VIRGINIA 23188
PHONE: (757) 258-9506
FAX: (757) 258-9508



PROJECT MANAGER: JLB
DESIGNED: JLB
DRAWN: JBS
DATE: 4/25/2016
REVISIONS:

NEW WORK PLAN LOWER SCHOOL
DECK ADDITION AT KINDERGARTEN ROOMS
LOWER SCHOOL & DECK ADDITION AT LIBRARY UPPER
SCHOOL AT WALSINGHAM ACADEMY
1100 JAMESTOWN ROAD WILLIAMSBURG, VIRGINIA



1
A-4

EXISTING SOUTH ELEVATION

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

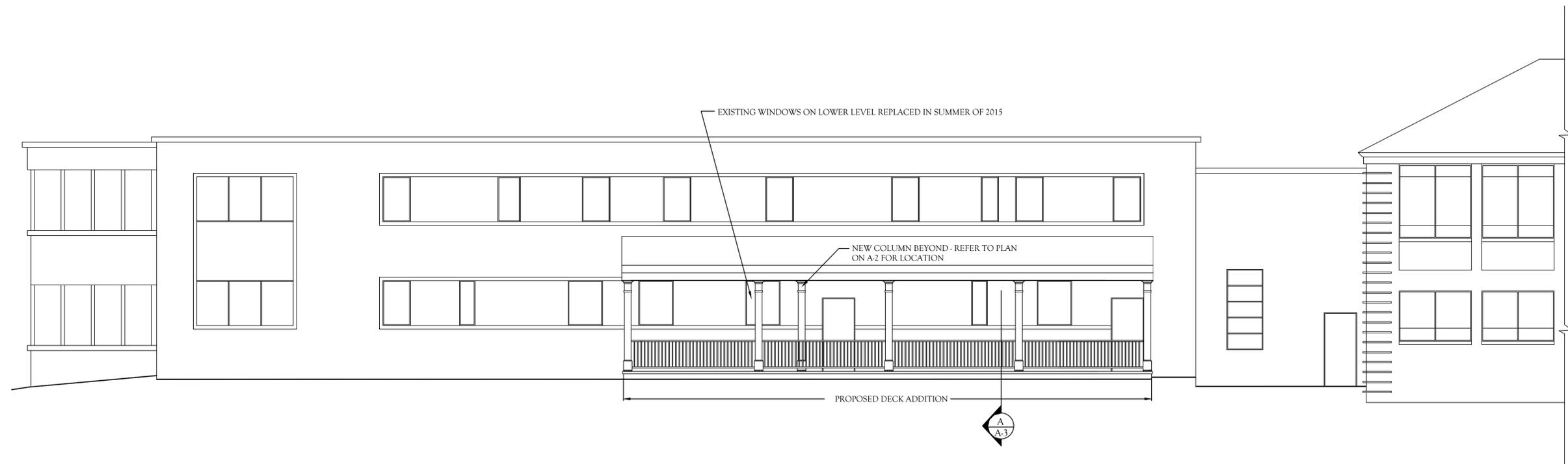


2
A-4

PROPOSED SOUTH ELEVATION

(NORTH ELEVATION OF PROPOSED DECK SIMILAR)

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



3
A-4

PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

TOANO DESIGN, INC.
P.O. BOX 5745
WILLIAMSBURG, VIRGINIA 23188
PHONE: (757) 258-9506
FAX: (757) 258-9508



PROJECT MANAGER: JLB
DESIGNED: JLB
DRAWN: JBS
DATE: 4/25/2016
REVISIONS:

ELEVATIONS
DECK ADDITION AT
KINDERGARTEN
LOWER SCHOOL AT WALSINGHAM ACADEMY
1100 JAMESTOWN ROAD WILLIAMSBURG, VIRGINIA

SHEET
OF 6

A-4

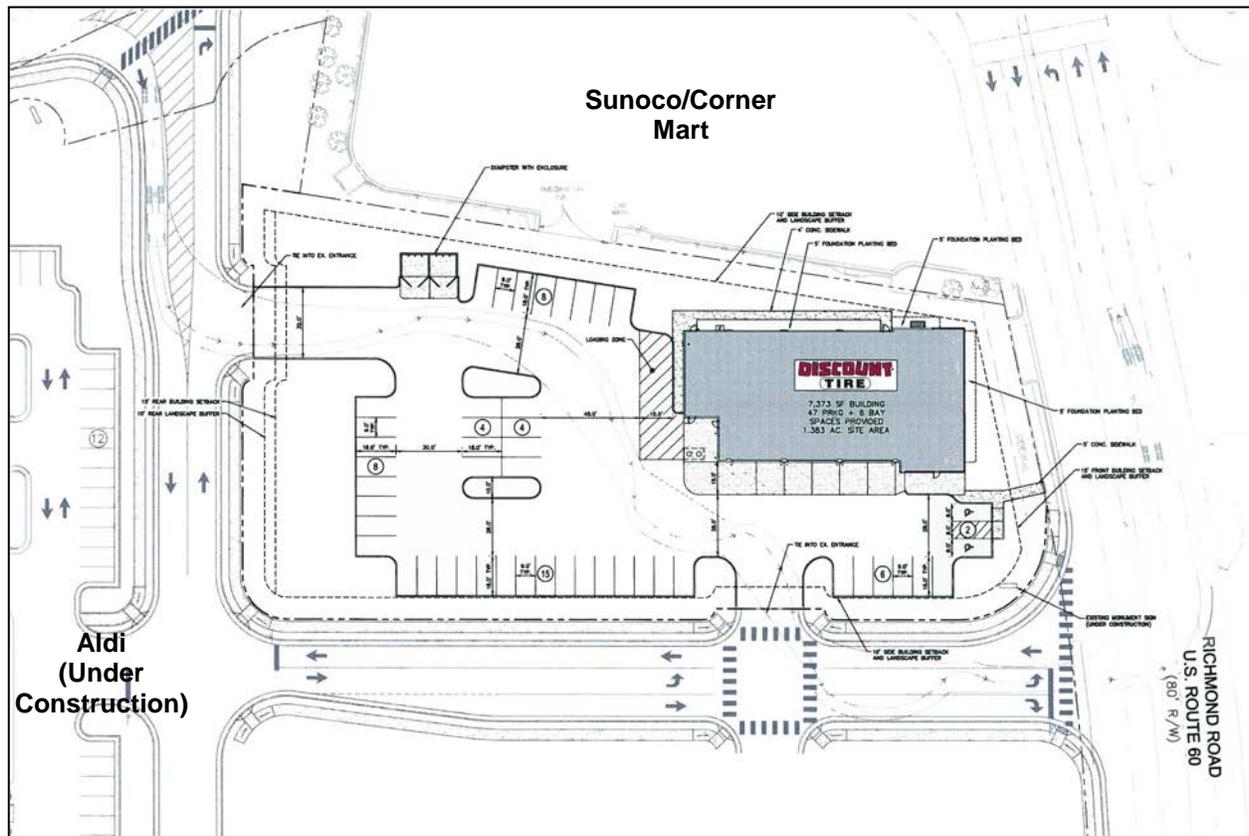


CITY OF WILLIAMSBURG
MEMORANDUM

DATE: June 17, 2016

SUBJECT: PCR #16-007
Request of Discount Tire for a special use permit for a tire store at 1508 Richmond Road

Discount Tire is requesting a special use permit for a 7,373 square foot tire store at 1508 Richmond Road. The applicant's statement notes they "provide retail sales of passenger car and light truck tires and wheels only". They only sell and service tires and wheels and do not perform any mechanical work such as brakes, shocks or batteries. All work is performed within the building and they do not handle any hazardous wastes or fluids such as oil or antifreeze. The applicant's statement is enclosed.



COMPREHENSIVE PLAN

This property is designated as Corridor Commercial in the 2013 Comprehensive Plan, which notes this category designates land on the City's heavily traveled entrance corridors for commercial and service uses primarily oriented to the automobile. "This category applies to local shopping areas, hotels, restaurants, and other tourism retail uses, as well as automobile-oriented commercial uses. Substantial sections of Richmond Road, Capitol Landing Road, York Street, Second Street and the small portion of Mooretown Road located within the City limits are currently developed in this land use pattern. To ensure high quality development, the more intensive commercial uses should require special use permits. Corridor Commercial land use is intended to promote the City's economic development policy for its limited, remaining high-visibility commercial sites."

The properties to the north, south, east and west are designated Corridor Commercial.

ZONING

This property is zoned Corridor Business District B-2. The properties to the north, south east and west are zoned Corridor Business District B-2.

The statement of intent for the B-2 District reads:

This district is established to provide locations on the heavily traveled collector and arterial highways for those commercial and service uses primarily oriented to the automobile. This district is applied along those streets primarily used to access local shopping areas, and providing locations for existing and future hotels, restaurants and other tourism retail uses.

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
 - (1) *In harmony with the adopted comprehensive plan;*
 - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
 - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
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Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

SITE PLAN REVIEW COMMITTEE

The Site Plan Review Committee reviewed this request on May 18 and recommends approval.

ARCHITECTURAL REVIEW BOARD

This site is located in the Corridor Protection District and the Architectural Review Board approved the conceptual design at their May 24, 2016 meeting.



STORMWATER MANAGEMENT

Discount Tire is a 1.383 parcel which will include facilities that will collect and control stormwater from the site before it is discharged into a stormwater channel near the southwest corner of the Aldi site. This channel directs stormwater into a regional wet

pond in the High Street development, which was designed and constructed to address both quantity control and quality for this site. An agreement is in place that allows this site to drain through the High Street Development and into the stormwater management facility (wet pond). The property is not located in a Chesapeake Bay Resource Preservation Area.

ANALYSIS

This parcel is one of the three parcels that will be carved out of the larger 6.363 acre Aldi's parcel. The proposed 1.383 acre site meets all basic City zoning requirements. The B-2 District requires 20% landscaped open space and the site contains approximately 35%. Two entrances to the parcel are proposed from a shared driveway that runs through the property from Richmond Road to Ironbound Road. This development is compatible with the new Aldi Store and other developments along Richmond Road. It is adequately served by public services and will not result in the destruction, loss or damage of any features of ecological, scenic or historic importance. It is designed and sited to complement adjacent properties and uses.

STAFF RECOMMENDATION

Staff recommends that Planning Commission recommend to City Council that a special use permit be approved to allow Discount Tire to locate at 1508 Richmond Road subject to the following:

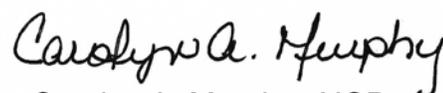
1. The special use permit approves the conceptual site plan "Concept Plan for Discount Tire, prepared by Kimley Horn and Associates, Inc., dated April, 27, 2016.
2. The outdoor storage of tires is prohibited.

PLANNING COMMISSION RECOMMENDATION

Planning Commission held a public hearing on June 15. Other than the applicant's attorney, no one spoke at the hearing. Planning Commission recommended to City Council by a vote of 4-1-1, that the special use permit be approved to allow Discount Tire to locate at 1508 Richmond Road with the two conditions recommended by staff.

CITY COUNCIL PUBLIC HEARING

The City Council public hearing is scheduled for Thursday, July 14 at 2:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street.



Carolyn A. Murphy, AICP
Deputy Planning Director



20225 N. Scottsdale Road
Scottsdale, AZ 85255
(480) 606-5781

City of Williamsburg Planning Dept.
Attn: Reed Nester
Planning Director
401 Lafayette Street
Williamsburg, VA 23185

April 27, 2016

Mr. Nester:

Discount Tire Co. is excited to submit to you this Special Use Permit application to establish a new location at 1504 Richmond Road, Williamsburg, VA 23188. We believe that our business will be a valuable asset to the community.

Retail sale of passenger car and light truck tires and wheels is our only business. We are the most successful, largest and fastest growing independent retail tire dealer in the United States. We currently have over 925 locations throughout the country and are adding about forty locations each year. We have been in business for over fifty years, and our annual sales exceed \$5 billion.

Our unique success is based on some very simple but solid principles. Each day we strive to be the best by caring for and cultivating people, delighting our customers and growing responsibly. We have an unequalled passion to serve our customers, provide valuable services to the community and create opportunity. This commitment to our customers, to our employees and to the community is the essence of our success.

Discount Tire Co. provides this customer experience in facilities that are clean, modern and efficient. Our showrooms are similar to upscale retail establishments, like an electronics specialty store. Our floors are polished, our lighting is bright and cheerful and our restrooms are spotless. We take superb care of our stores because our customers deserve the best.

We bring a unique approach to our business. For example, we only sell and service tires and wheels. We do not perform any mechanical work such as brakes, shocks or batteries. We do not handle any hazardous wastes or fluids such as oil or antifreeze. All of our work is performed within the building in a safe, clean environment. Our customers' cars are typically turned over in less than an hour, and there are no open hoods or any vehicles left in the parking lot overnight. Our stores look and function very similarly to typical retail uses because we are a tire retailer—we are not in the automobile repair business.

Our passion for customer service, the limited products we sell and our immaculate facilities differentiate us from the industry. Perhaps we are a bit misunderstood when we talk about a clean tire store, but our customers and the communities in which we do business love us. We also create great opportunity for employment and sales tax revenue.

Enthusiasm and positive attitudes are the hallmark of our employee's interaction with our customers. You may wonder how we attract and keep the best and brightest people to our organization and keep such a positive, professional outlook. The answer is simple. Our employees and their interaction with our customers is the reason for our success and success creates opportunity for our employees. Everyone that joins the organization starts with an entry-level position. They work hard and learn the business from the inside and as their skills grow, so do their careers. All our promotions are from within the organization.

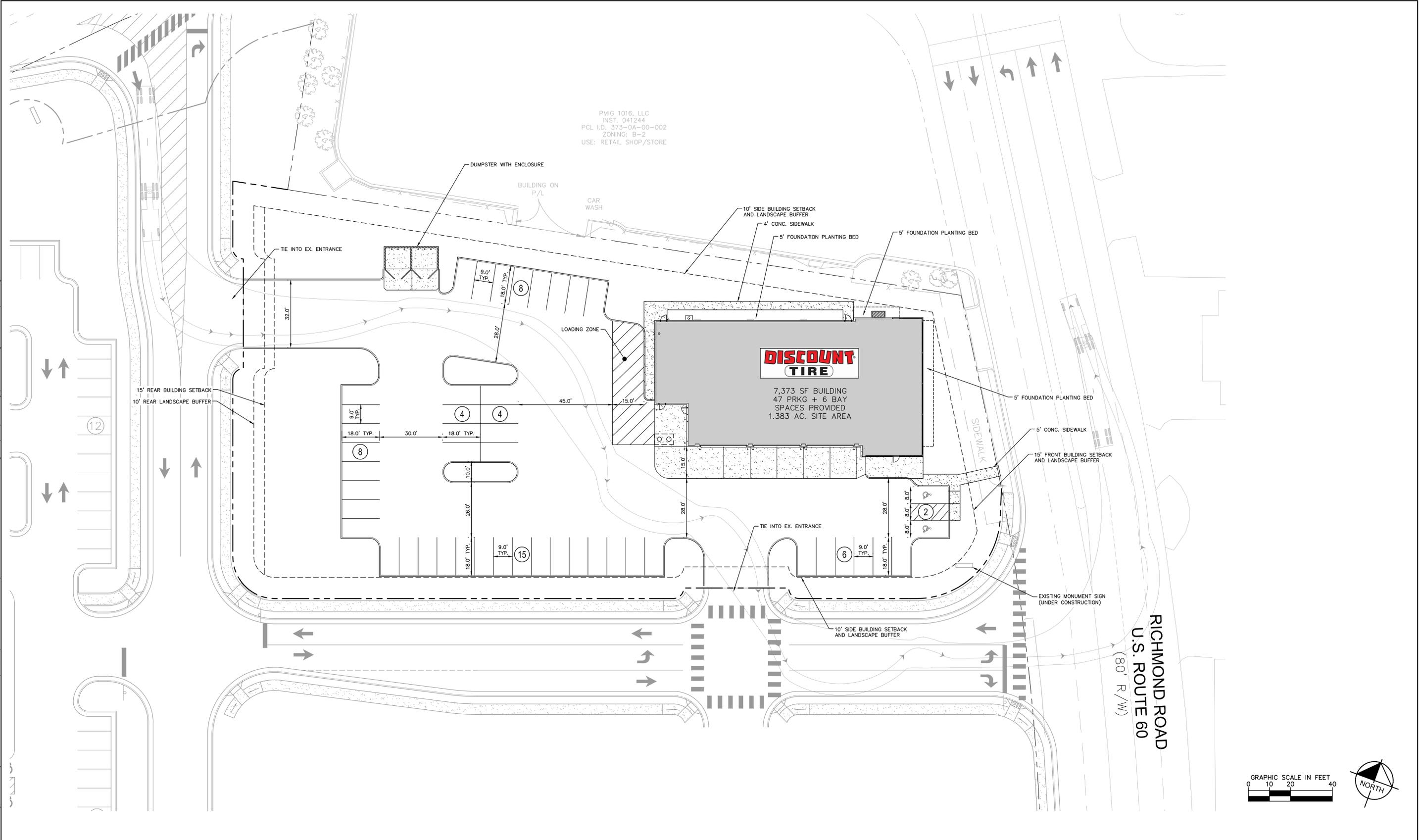
We expect to create ten new jobs in The City of Williamsburg and generate \$3,500,000 in retail sales annually. Our employees typically live in the community and contribute a positive and professional vision of success to society. We are a very family oriented company, providing medical, dental and retirement benefits, paid vacations and a network of support. One small example of our commitment to each other is our hours of operation. We are open Monday through Friday, 8:00 AM to 6:00 PM, Saturday 8:00 AM to 5:00 PM and we are closed on Sundays. We are not open at night or on Sunday because we want our employees to have time with their families.

You may sense a certain passion in my description of Discount Tire Co. We are a wonderful company and would be a great asset to the business community in The City of Williamsburg. If approved, we look forward to being a part of your community.

Sincerely,

Don Thrailkill
Assistant Vice-President

PMIG 1016, LLC
 INST. 041244
 PCL I.D. 373-0A-00-002
 ZONING: B-2
 USE: RETAIL SHOP/STORE



Plotted By: Sidor, Carter, Sheet: Set:kho Layout: SITE - May 19, 2016 10:42:03am k:\vrc_civ\113215 - Discount Tire\008 - 1504 Richmond Rd - Williamsburg, VA\CAD\Preliminary\DT Williamsburg 051916_burnpouts.dwg

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NO.	REVISION	DATE

Kimley»Horn

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 1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230
 PHONE: 804-673-3882
 WWW.KIMLEY-HORN.COM

DISCOUNT TIRE

DTC STORE VAB 10995
1508 RICHMOND ROAD
WILLIAMSBURG, VA 23185

JOB NUMBER:
113215008

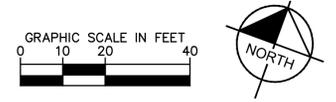
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CHS

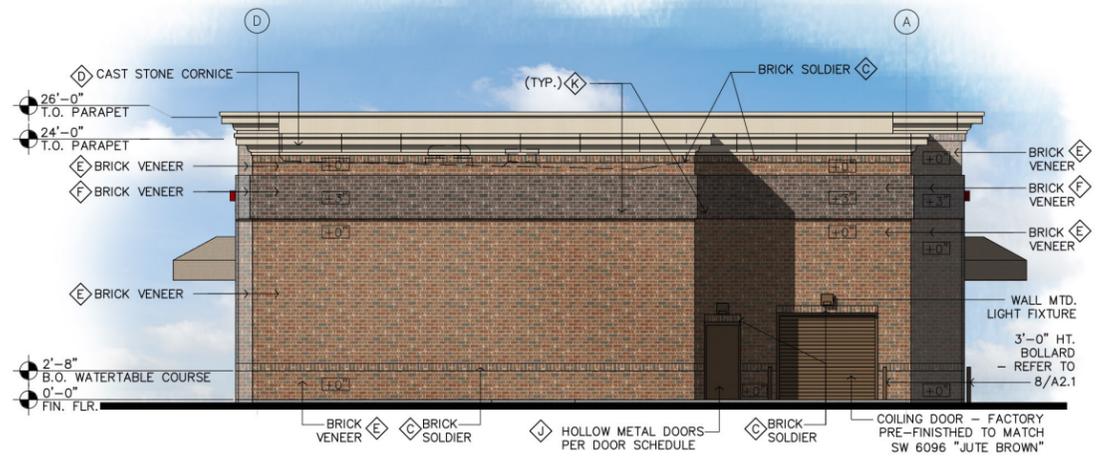
CHECKED BY:
DBE

DATE:
MAY 19, 2016

SHEET TITLE:
CONCEPT SITE PLAN

SHEET NUMBER:
1 OF 1





WEST ELEVATION

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

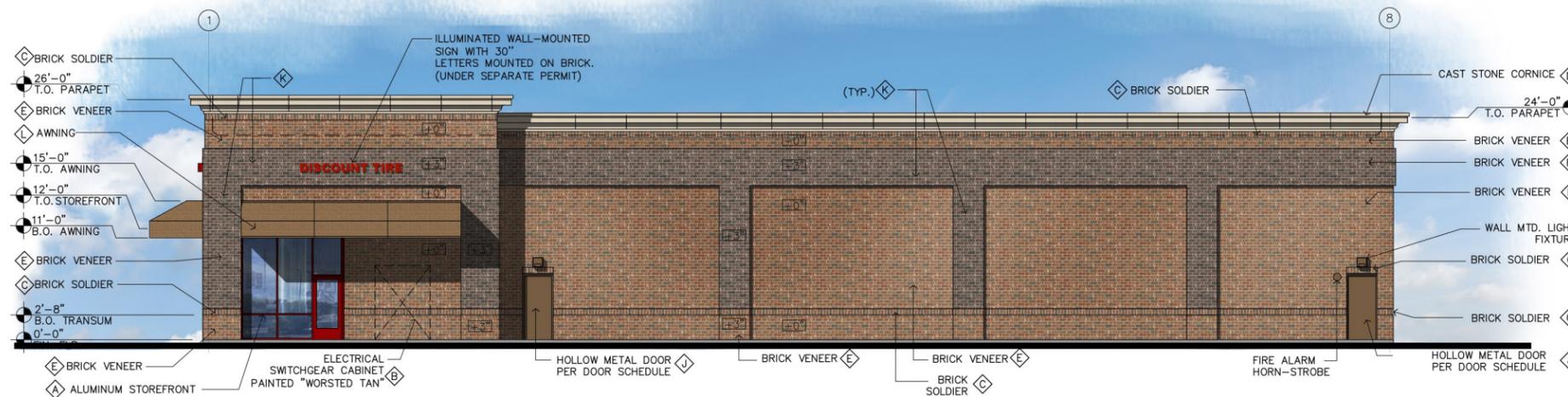


EAST ELEVATION

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

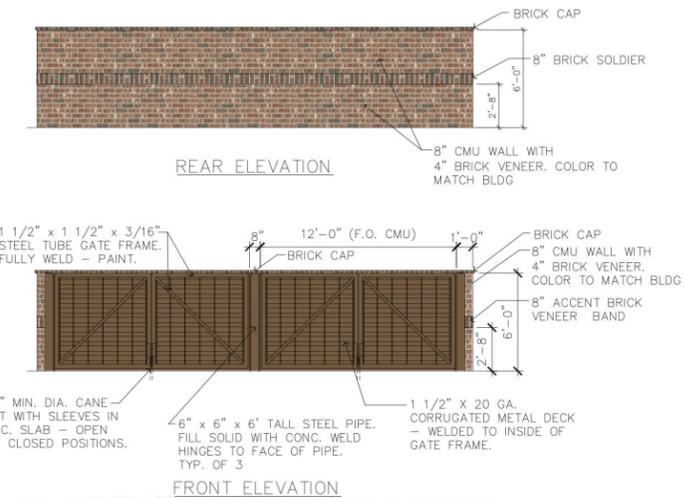
FINISH LEGEND

- Ⓐ MANUFACTURER'S STANDARD COLOR TO MATCH DURANAR UC40597 XL "BANNER RED"
- Ⓑ PAINT TO MATCH SW 6096 "JUTE BROWN"
- Ⓒ BRICK SOLDIER COURSE - HANSON BRICK "OLD WILLIAMSBURG 630"
- Ⓓ CAST STONE - PROCTER STONE "MILLSTONE LIGHT"
- Ⓔ FIELD: HANSON BRICK "OLD WILLIAMSBURG 630"
- Ⓕ ACCENT: HANSON BRICK "VISTA 556"
- Ⓖ EXPOSED STEEL PAINTED SW 6096 "JUTE BROWN"
- Ⓗ AWNING FABRIC MANUFACTURER'S STANDARD COLOR TO MATCH SW 6096 "JUTE BROWN"
- Ⓘ BOLLARDS PAINTED SW 6096 "JUTE BROWN"
- Ⓙ HOLLOW METAL DOORS PAINTED SW 6096 "JUTE BROWN"
- Ⓚ BRICK COLUMNS AND ACCENT BAND TO PROJECT 3" BEYOND ADJACENT WALL PLANE



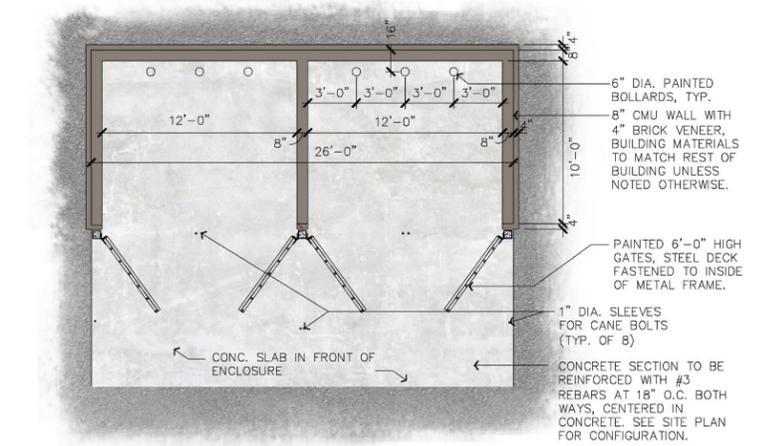
NORTH ELEVATION

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



SOUTH ELEVATION

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



TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: NOT TO SCALE

REV. 5
DATE: 06/01/2016
JOB No.: VAB 10995



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CONCEPTUAL ELEVATIONS

1508 RICHMOND RD.
WILLIAMSBURG, VA



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phoenix, az 85004
602-307-5399 | v
www.artteam.com

Sheet No.

A4