

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT
COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Burel, LLC</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Peoples Bank and Trust</u>
ADDRESS: <u>4480 Commerce Dr., Suite A</u>	ADDRESS: <u>1899 Buford Hwy.</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u>	
APPLICANT'S E-MAIL: <u>mitchpeevy@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:		
<input type="checkbox"/> OWNERS AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>C-2</u>		PRIOR ZONING CASE: <u>RZC-07-008</u>
LAND DISTRICT (S): <u>3</u>	LAND LOT (S): <u>001</u>	ACREAGE: <u>1.023</u>
ADDRESS OF PROPERTY: <u>1858 Auburn Road</u>		
PROPOSED DEVELOPMENT: <u>Dairy Queen Restaurant with Drive Thru</u>		
RESIDENTIAL DEVELOPMENT:		NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____		NO. OF BUILDINGS/UNITS: <u>1</u>
DWELLING UNIT SIZE (SQ. FT.): _____		TOTAL GROSS SQUARE FEET: <u>3400</u>
GROSS DENSITY: _____		DENSITY: <u>3323.56 SF/AC</u>
NET DENSITY: _____		

LETTER OF INTENT

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Tract 3
The Veranda at Fort Daniel

All that tract or parcel of land lying and being in General Militia District 1749, Gwinnett County, Georgia and being particularly described as follows:

To find the point of beginning, commence at the intersection of the southeasterly right of way of Hog Mountain Church Road (60' right of way) and the northeasterly right of way of Old Auburn Road (right of way varies); THENCE from said point, traveling on the northeasterly right of way of Old Auburn Road South 42 Degrees 24 Minutes 50 Seconds East for a distance of 93.53 feet to a point; THENCE traveling South 54 Degrees 01 Minutes 01 Seconds West for a distance of 39.71 feet to a point in the centerline of Old Auburn Road; THENCE traveling on said centerline (said centerline adjoins Gwinnett County) along a curve to the right having a radius of 1199.77 feet and an arc length of 99.49 feet being subtended by a chord bearing of South 38 Degrees 04 Minutes 37 Seconds East and a chord distance of 99.46 feet to a point; THENCE traveling on a line common to Gwinnett County South 47 Degrees 08 Minutes 32 Seconds West for a distance of 40.33 feet to a point, said point being the northeasterly right of way of Re-aligned Auburn Road (right of way varies); THENCE traveling on said right of way along a curve to the right having a radius of 1159.77 feet and an arc length of 8.96 feet being subtended by a chord bearing of South 35 Degrees 13 Minutes 55 Seconds East and a chord distance of 8.96 feet to a point; THENCE continuing on said right of way South 35 Degrees 00 Minutes 38 Seconds East for a distance of 366.70 feet to a point marked by a ½ inch rebar pin set, said point being the common corner of Tracts 1 and 3 and the TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said right of way and traveling on the property line common to Tracts 1 and 3, North 53 Degrees 43 Minutes 34 Seconds East for a distance of 283.59 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling on the property line common to Tracts 2 and 3 South 36 Degrees 16 Minutes 26 Seconds East for a distance of 180.08 feet to a point, said point marked by a ½ inch rebar pin set; THENCE continuing on said property line common to Tracts 2 and 3 South 53 Degrees 43 Minutes 34 Seconds West for a distance of 226.78 feet to a point on the northeasterly right of way of Re-aligned Auburn Road (right of way varies), said point marked by a ½ inch rebar pin set; THENCE traveling on said right of way the following four (4) courses and distances:

along a curve to the left having a radius of 954.69 feet and an arc length of 36.71 feet being subtended by a chord bearing of North 45 Degrees 46 Minutes 15 Seconds West and a chord distance of 36.71 feet to a point; THENCE North 30 Degrees 59 Minutes 37 Seconds West for a distance of 83.44 feet to a point; THENCE South 54 Degrees 59 Minutes 22 Seconds West for a distance of 59.75 feet to a point; THENCE North 35 Degrees 00 Minutes 38 Seconds West for a distance of 59.49 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property being Tract 3 and containing 1.023 Acres as shown on Final Plat for The Veranda at Fort Daniel recorded in Plat Book 142, page 75-76, Gwinnett County Records.

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THE VERANDA AT FORT DANIEL

PROPERTY OWNERS:
PO 3001C257 PEOPLES BANK & TRUST
PROJECT OWNER:
JOHN WEN CONSLAK
IN-TRANSITION REALTY, INC.
807 BRISTOL INDUSTRIAL WAY
STE C, BUFORD GA 30818
678-467-0079
SURVEY PROVIDED BY:
GEORGIA NEGAR LAND SURVEYING, INC.
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30517
770-614-8261

SITE DATA:
GROSS ACRES: 1.023 ACRES
EXISTING ZONING: C2
PROPOSED ZONING: C2
HEATED FLOOR AREA: +/- 3,400 SF
MAX BLDG HEIGHT: 45'
BUILDING SETBACKS:
FRONT: 15'
REAR: 30'
SIDE: 10'
FRONT L/S STRIP: 10'

OVERLAY DISTRICT NOTE:
SITE IS LOCATED IN THE BRANFLETTON HIGHWAY (S.R. 324) GRAVEL SPRINGS RD.
(S.R. 324) HAMILTON MILL RD. OVERLAY DISTRICT AND SHALL MEET OVERLAY
REQUIREMENTS.

FEMA NOTE:
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR
FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC
PLOTING DATA PER F.L.R.M. PANEL NO. 131300000P, DATED 9/28/2008 AND
F.L.R.M. PANEL NO. 131300000P, DATED 3/4/2013.

SEWER NOTE:
SEWER SERVICE PROVIDED BY GWINNETT COUNTY. SANITARY LINE TO
CONNECT WITH EXISTING SEWER MANHOLE WITHIN TRACT 3.

GRADE/UTILITY NOTE:
CLEARCUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY
OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY, WATER EXISTING WITHIN TRACT 3.

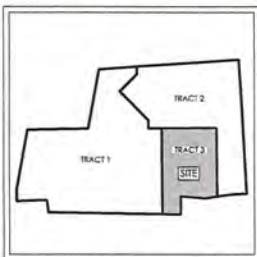
TREES NOTE:
TREES NOT ALLOWED IN UTILITY EASEMENTS ACCORDING TO CURRENT
GWINNETT COUNTY POLICY. STREET TREES TO BE SPACED BY O.C. OR
GROUNDSPACED AT 10' O.C. ALONG RIGHT OF WAY OF ROAD.

STORMWATER NOTES:
1. STORMWATER WILL BE DIVERTED TO A MASTER DRY EXTENDED DETENTION
POND POND 1 LOCATED ON TRACT 2.
2. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR
STORAGE OF NATURAL OR ARTIFICIAL DRAINAGE BEYOND THE EXTENT OF THE
STREET RIGHT-OF-WAY. OR FOR THE EXTENSION OF COLLECTS BEYOND THE
POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY
DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN
DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
3. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND
UNDISTURBED CONDITION.
4. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
5. THERE IS FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A
DRAINAGE AREA EXCEEDING 100 ACRES.
6. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
7. THERE ARE NO STREAM BUFFERS ON THIS SITE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM
WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF
OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS,
BLT, AND DEBRIS AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS.

OFF STREET PARKING - TRACT 3	MIN. REQUIRED	TOTAL PROVIDED
RESTAURANT	+/- 3,400 SF	1,150 SF (23)
		37



SITE VICINITY MAP - NOT TO SCALE
LAND (C1)(2): 1 DISTRICT: 360
GWINNETT COUNTY, STATE OF GEORGIA



SITE KEY: THE VERANDA AT FORT DANIEL
NOT TO SCALE

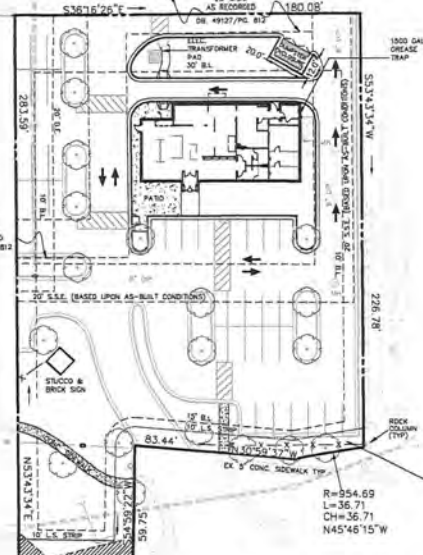
DRY EXTENDED DETENTION
POND 1
EDD 0A01-T
150 YR EL. 1171.44

N/F PEOPLES BANK & TRUST
TRACT 2
94,957 S.F.
2.180 ACRES
1854 AUBURN ROAD
TAX PARCEL NO. 3001C256
MFE - 1174.44

N/F PEOPLES BANK AND TRUST
TRACT 1
152,700 S.F.
3.506 ACRES
1862 AUBURN ROAD
TAX PARCEL NO. 3001109
24,261 S.F. (EXT. FOOTPRINT)

EXISTING BUILDING

EXISTING BUILDING



N/F PEOPLES BANK AND TRUST
TRACT 3
44,352 S.F.
1.023 ACRES
1858 AUBURN ROAD
TAX PARCEL NO. 3001C257
MFE - 1174.44

AUBURN ROAD
S.R. 324
R/W VARIES

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HOC MOUNTAIN CHURCH ROAD
(60' R/W)

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE WITHOUT THE CHANGE IN CONDITIONS.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES, THE SUBJECT PROPERTY IS DESIGNATED AS A NEIGHBORHOOD NODE.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

SEE LETTER OF INTENT.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Burel, LLC, requests a Change in Conditions to case number RZC-07-008. The rezoning at that time was approved as C-2 and Condition 1.A. among other restrictions did not allow a Drive In Restaurant with the exception of a Coffee and Deli Shop. The retail center has struggled to maintain tenants and was foreclosed on by the Peoples Bank. The existing buildings are really nice looking, and it is hoped that the realignment of Hog Mountain Church Road intersection with Auburn Road will also help the center to become profitable. The outparcel proposed for the Dairy Queen has never been built on and has remained vacant since the main center was constructed. There have been several announcements recently about the retail apocalypse going on in the country with almost 6,000 store closings already being planned. That is more than what occurred in all of last year. The applicant and the owner believe that a Dairy Queen at this location will benefit all the tenants in the center by attracting more customers for the food and the ice cream offered by the restaurant. It is then hoped that while those folks are there, they might utilize the services of some of the other tenants. At the very least they might notice one of the other businesses and come back and try them out. All the other conditions of the current rezoning are agreeable, and the applicant looks forward to meeting with anyone that has any questions or concerns about the proposed restaurant.

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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

MAY 1, 2019

Date

C.F.O; SECRETARY, BUREL, LLC

Type or Print Name and Title



Signature of Notary Public

5/1/19

Date



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CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

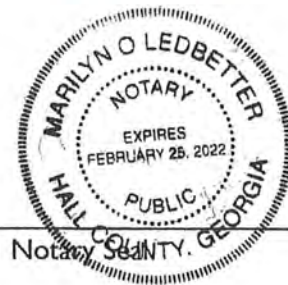
Luanne M. Rosser, ALP
Signature of Property Owner

5-1-19
Date

Luanne M. Rosser, Assistant Vice President
Type or Print Name and Title

Marilyn O. Ledbetter
Signature of Notary Public

May 01-19
Date



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PEOPLES BANK & TRUST

*Committed to fulfilling the
Financial Needs of our Banking Community
by providing
Superior Customer Service and Innovative Products*

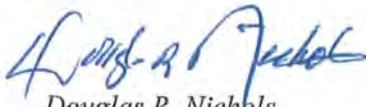
July 29, 2015

To Whom It May Concern:

Please accept this as my authorization that Ted A. Williams, EVP and Luanne M. Rosser, AVP, of Peoples Bank & Trust, has the authority to negotiate and sign any and all sales contracts and related documents on behalf of Peoples Bank & Trust.

Please let me know if you need any additional information, or if I can be of any further assistance.

Sincerely,


Douglas R. Nichols
President/CEO



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Main Office: 1899 Buford Hwy • Buford, GA 30518 | Downtown Branch: 101 East Main Street • Buford, GA 30518
Friendship Road Branch: 4977 Friendship Road, Suite 113 • Buford, GA 30518 | Harris Branch: 2370 Buford Drive • Lawrenceville, GA 30043
Peachtree Industrial Branch: 255 Peachtree Industrial Blvd. • Sugar Hill, GA 30518 | Operations: 1809 Red Cruce Court • Buford, GA 30518
Annex: 4420 S. Lee Street • Buford, GA 30518
770-932-1900 | www.peoplesbanktrust.com

VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 3 - 001C - 257
(Map Reference Number) District Land Lot Parcel

[Signature] MAY 01, 2019
Signature of Applicant Date
SADIQ PATHRAWALA CFO; SECRETARY, BUREL LLC
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Ingrid Espinal TSA #
NAME TITLE
5/1/2019
DATE

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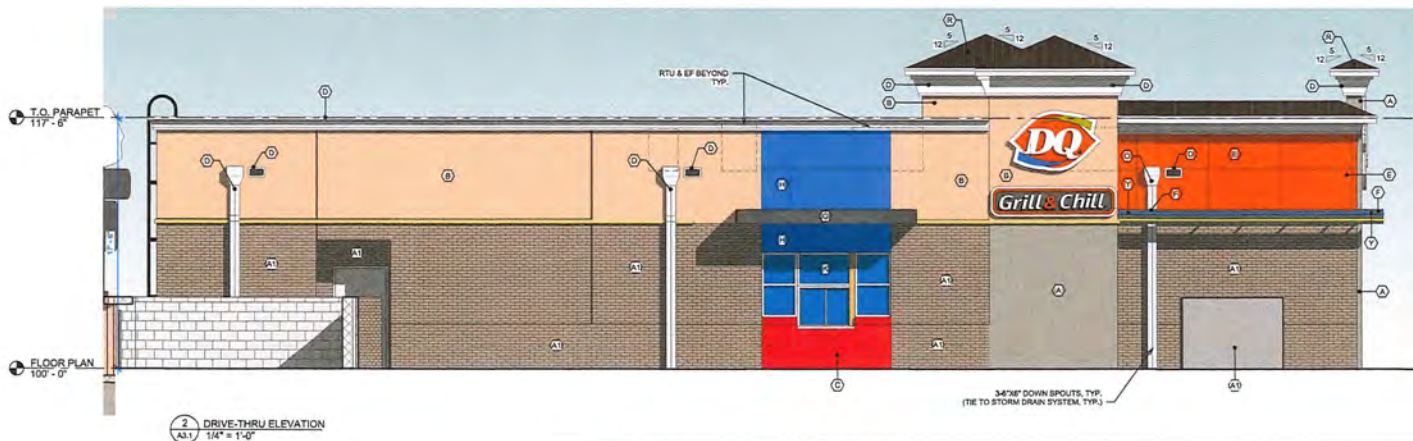
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1360 CHRIS LAKE DR.
LAWRENCEVILLE, GA. 30046
678-682-9666
WWW.BIMCUBE.COM
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NOTE: THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUM, STOREFRONT MFG, MUST COORD. LOOK & HANDLE, LOCATION & HEIGHTS



EXTERIOR ELEVATION KEYNOTES:

- | | | |
|---|--|--|
| <p>A STONE:
MGR: CULTURED STONE
STONE: COUNTRY LEDGE STONE - WET STACK
COLOR: CHARDONNAY 2008
PRIMER: BULK STONE
GROUT: GREY</p> <p>B MGR: ST-02 CORPORATION
COLOR: SANDY BROWN #1608
MATCHES BENJAMIN MOORE SANDY BROWN #1608</p> <p>C MGR: ST-02 CORPORATION
COLOR: MEDIUM SAND
MATCHES BENJAMIN MOORE MEDIUM SAND
NOTE: PROVIDE HIGH IMPACT EPS FROM GRADE TO 3'-0" AFF.</p> <p>D MGR: MARAZZI
COLOR: DOB BLUE
COLOR: CHAIONS RED LUSTER
GROUT: "LATICRETE"
PRIMER: COOL PLANET ARNING
SUPPLIER: LUX
NOTE: TO BE INSTALLED PER THE COUNCIL OF NORTH AMERICA "W2446-09" AND ANSI "A118.1".</p> <p>E COFFING & SOUTHERN
COLOR: ALMOND
MATCH: 24 GA STEEL
COLOR: ALMOND
FINISH: KYNAR 500</p> <p>F MGR: KAPIC
STYLE: 3M
COLOR: DO RED
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ANCHORS ON BACK OF PANEL. SILLAGE BE ALIGNED IN THE SAME DIRECTION.
VENDOR: NU LOOK EXTERIORS</p> | <p>G METAL EYEBROW & FLASHING:
MGR: UNIC-CLAD
STYLE: 340 ALUMINUM
COLOR: MATT BLACK
FINISH: KYNAR 500
VENDOR: NU LOOK EXTERIORS</p> <p>H METAL EYEBROW & FLASHING:
MGR: UNIC-CLAD
STYLE: 340 ALUMINUM
FINISH: CLEAR ANODIZED SATIN
VENDOR: NU LOOK EXTERIORS</p> <p>I METAL EYEBROW & FLASHING:
MGR: UNIC-CLAD
STYLE: 340 ALUMINUM
COLOR: DOB BLUE
VENDOR: NU LOOK EXTERIORS</p> <p>J FASBOLD ADDING:
MGR: COOL PLANET ARNING
MATERIAL: SUNBELLA
COLOR: SMOKEY IRON
FRAME: 1" ALUMINUM (FIELD ALL JOINTS, GRIND SMOOTH)
FINISH: ANODIZED CLEAR SATIN
VENDOR: COOL PLANET ARNING OR J&B</p> <p>K STORFORD:
MGR: YKK AP AMERICA INC.
STYLE: 2-4 1/2"
FINISH: DARK BROWN SATIN ANODIZED ALUMINUM
GLAZING: CLEAR, 1" INSULATED, LOW E</p> <p>L WINDOW SILL FLASHING:
MGR: YKK AP AMERICA INC.
FINISH: ANODIZED CLEAR SATIN
SIZE: 2" AS REQ'D BY LOCATION</p> <p>M DAYTON WINDOW:
MGR: DAYTON WINDOW
MATERIAL: ALUMINUM
FINISH: ANODIZED CLEAR SATIN
VENDOR: R. WASSERSTROM & SONS</p> <p>N TYLEE LOG-HOME VINYL BLACK TRAC
MGR: MORGAN HOPE
STYLE: LED-70 VINYL BLACK TRAC
COLOR: LED-40S-120VBS (BLUE LED)
VENDOR: KHC
NOTE: MUST BE ORDERED PER MANUFACTURERS REQUIREMENTS</p> <p>O COOL PLANET STAIN:
MGR: BENJAMIN MOORE
COLOR: STAIN #645
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)</p> <p>P STAIN BRICK:
COLOR: CHARDONNAY 2008</p> | <p>Q STANDING SEAM METAL ROOF:
MGR: LUGAN LITE
STYLE: 18" METAL
COLOR: SANDY BROWN #1608
PRODUCT: ALUMINUM EXTERIOR PANT LUSTRE #54
PRIMER: FIRST COAT ALUM. EXTERIOR PANT LUSTRE #54</p> <p>R TRANSITION TRIM:
SIZE: 1 1/2" X 3/4" X 1/2" HAT CHANNEL
FINISH: CLEAR SATIN ANODIZED</p> <p>S PAINT:
MGR: BENJAMIN MOORE
COLOR: SANDY BROWN #1608
PRODUCT: ALUMINUM EXTERIOR PANT LUSTRE #54
PRIMER: FIRST COAT ALUM. EXTERIOR PANT LUSTRE #54</p> <p>T MGR: ST-02 CORPORATION
COLOR: NAK-3018 MATCHES BENJAMIN MOORE LUGAN LITE #1608
FINISH: 309 ST-02 MEDIUM SAND
VENDOR: ST-02 CORPORATION
NOTE: PROVIDE HIGH IMPACT EPS FROM GRADE TO 3'-0" AFF.</p> <p>U WALKING CORK FLOORFLEX:
MGR: NOLAN
COLOR: PREPARED FROM MANUFACTURER TO MATCH BUILDING
VENDOR: WASSERSTROM
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS</p> <p>V METAL CLOSURE:
MGR: UNIC-CLAD
FINISH: CLEAR SATIN ANODIZED ALUMINUM
VENDOR: NU LOOK EXTERIORS</p> |
|---|--|--|

EXTERIOR ELEVATIONS

WRD	
Principal-in-Charge	Project No.
J.P.	
Project Manager	Date
Project Architect	
Drawing No.	

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