

AGENDA

La Vergne Board of Zoning Appeals

January 30, 2024 at 5:30 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: January 9, 2024 Meeting.

NEW BUSINESS

2. Request for Special Exception to Allow Sales and Leasing of Trucks and Trailers, Property located at 470 Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.
3. Request for Sign Variance, Property located at 5145 Murfreesboro Road (Tax Map 15, Parcel 2.11). C-4 (Shopping Center) Zoning District. Property owned by Kroger LTD Partnership I.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF THE CITY OF LA VERGNE, TENNESSEE ON JANUARY 9, 2024 IN LA VERGNE CITY HALL, LA VERGNE, TENNESSEE

The La Vergne Board of Zoning Appeals met in a regular meeting on January 9, 2024 in La Vergne City Hall starting at 5:30 p.m. The meeting was called to order by Chairman Graeme Coates.

Members Present

Members present: Chairman Graeme Coates, Vice-Chairman Craig Pollock, Charles Jones, Terrence Smith, and Alfred Lane.

Staff Members Present

Staff members present: City Attorney Phillip Dodd, Assistant City Administrator Kyle Brown, City Planner Bo Logan, Planning and Engineering Technician Jake Blair, Engineering Director Gary Lide, Executive Assistant Juliet Williams, and Media Services Jerry Davenport.

ORDER OF BUSINESS

1. Approve Minutes: November 28, 2023, Regular Meeting

A motion, made by Vice-Chairman Craig Pollock, seconded by Alfred Lane, to approve the minutes of the November 28, 2023 Regular Meeting, was adopted with all voting AYE.

2. Nominate and Elect Chairman for a One Year Term.

This item was deferred. No action was taken.

3. Nominate and Elect Vice-Chairman for a One Year Term.

This item was deferred. No action was taken.

NEW BUSINESS

4. Request for Special Exception to Allow Sales and Leasing of Trucks and Trailers. Property located at 486 Waldron Road (Tax Map 17, Parcel 28.03). I-2 (Heavy Industrial) Zoning District. Property owned by Ryder Truck Rental, Inc.

Mr. Bo Logan gave his report.

Chairman Coates swore in Mr. Dan Johnson and Mr. Andres Carvallo, with Ryder Truck Rental. Mr. Carvallo explained the request. Chairman Coates asked about the process. Mr. Johnson stated that this site was for retail sales, not rentals. He stated that this location would be 100% sales. Chairman Coates asked if any maintenance would be done at this location. Mr. Johnson stated that no maintenance would be done. A discussion ensued.

Chairman Coates asked about the temporary building and their plans for it. Mr. Carvallo stated they wanted this site to be the permanent building and they would do upgrades to the building.

Mr. Lane asked about their rentals in the past and the retired trucks. Mr. Carvallo explained. A discussion ensued.

A motion, made by Vice-Chairman Craig Pollock, seconded by Charles Jones, to approve the special exception request, was adopted with all voting AYE.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Coates declared the meeting adjourned at 5:41 p.m.

Chairman

City Recorder

Approved: _____



Item #: 2.

Item Title: Request for Special Exception to Allow Sales and Leasing of Trucks and Trailers, Property located at 470 Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.

Reviewed By: Bo Logan

Summary: The applicant would like to gain permission to allow sales and leasing of trucks and trailers on this property. The site is located at 470 Dick Buchanan.

The proposed business would generally operate during normal business hours. The applicant will need to explain the exact operating hours.

According to the **Municipal Zoning Ordinance** as codified in **Article V**, commercial uses allowed in C-1, C-2, C-3 and C-4 zoning can be allowed in I-2 zoning districts if the Board of Zoning Appeals grants a special exception for those commercial uses. Vehicle leasing and/or sales is one such use.

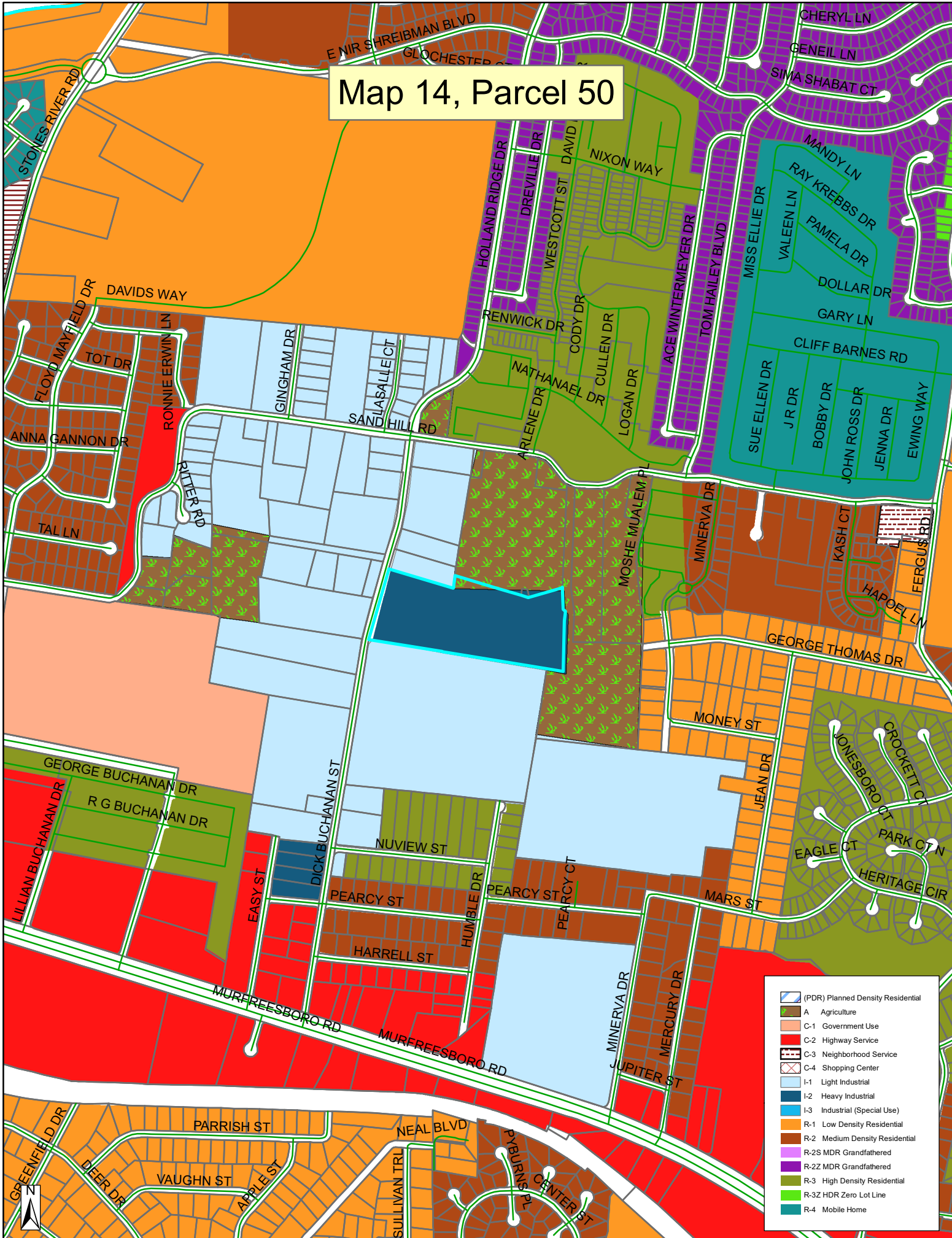
Background Information:

Other Comments: There has been a sign posted on the property for approximately four (4) weeks, and Staff has not received any phone calls.

Map 14, Parcel 50



Map 14, Parcel 50



 **FOR SALE**
15.47 Acres
Call Bobbi Ford 908-875-0070
www.bobbi.com

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

(Please Print or Type - Any Correspondence will be addressed to the individual.)

1. Date of Application: January 2, 2024 2. Phone Number: 615-948-9788
3. Property Owner's Name: 470 Dick Buchanan LLC
4. Property Owner's Address: 800 S. Pointe Dr., Apt 701
Miami Beach, FL 33139-7164
5. Your Name (If Different): Alex Dickerson -- attorney for applicant
6. Address: 1801 West End Ave, Suite 1550, Nashville TN 37203

7. Property Location: 470 Dick Buchanan Street, La Vergne TN 37086

(If additional space is needed, please use an additional sheet of paper.)

Section 1 - Appeal the Decision of the Building Inspector / Codes Enforcement Officer.

8. Decision of the Building Inspector / Codes Enforcement Officer: _____

(If additional space is needed, please use an additional sheet of paper.)

Section 2 - Application for a Variance / Special Exception.

9. Type of Variance / Special Exception Needed: Use exception for trailer rental and leasing.
See attached letter for details.

10. Peculiar or Unusual conditions which justify the Variance Requested: _____

(If additional space is needed, please use an additional sheet of paper.)

In granting a variance, the Board shall ascertain that the following criteria are met:

1. Variances shall be granted only where special circumstances or conditions, fully described in the finding of the Board, do not apply generally in the district.
2. Variances shall not be granted to allow a use otherwise excluded from the particular district in which requested.
3. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.
4. The granting of any variance shall be in harmony with the general purpose and intent of this ordinance and shall not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development.
5. In reviewing an application for a variance, the burden of showing that the variance should be granted shall be upon the persons applying therefore.
6. Variances must return to the planning commission for site approval and be accompanied by a written explanation from the Board of Zoning Appeals stating the reason the variances was granted or was not granted.




Applicant Signature

Date: 1/2/24

Certification Statement

I hereby certify that 470 Dick Buchanan LLC is the owner of the property located at 470 Dick Buchanan Street, La Vergne TN 37086 which is the subject of this application, and that I, Alex Dickerson, in my capacity as attorney for the applicant, am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.



Signature

1/2/24

Date

R. Alex Dickerson - attorney for applicant

Printed Name and Title

Note: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.

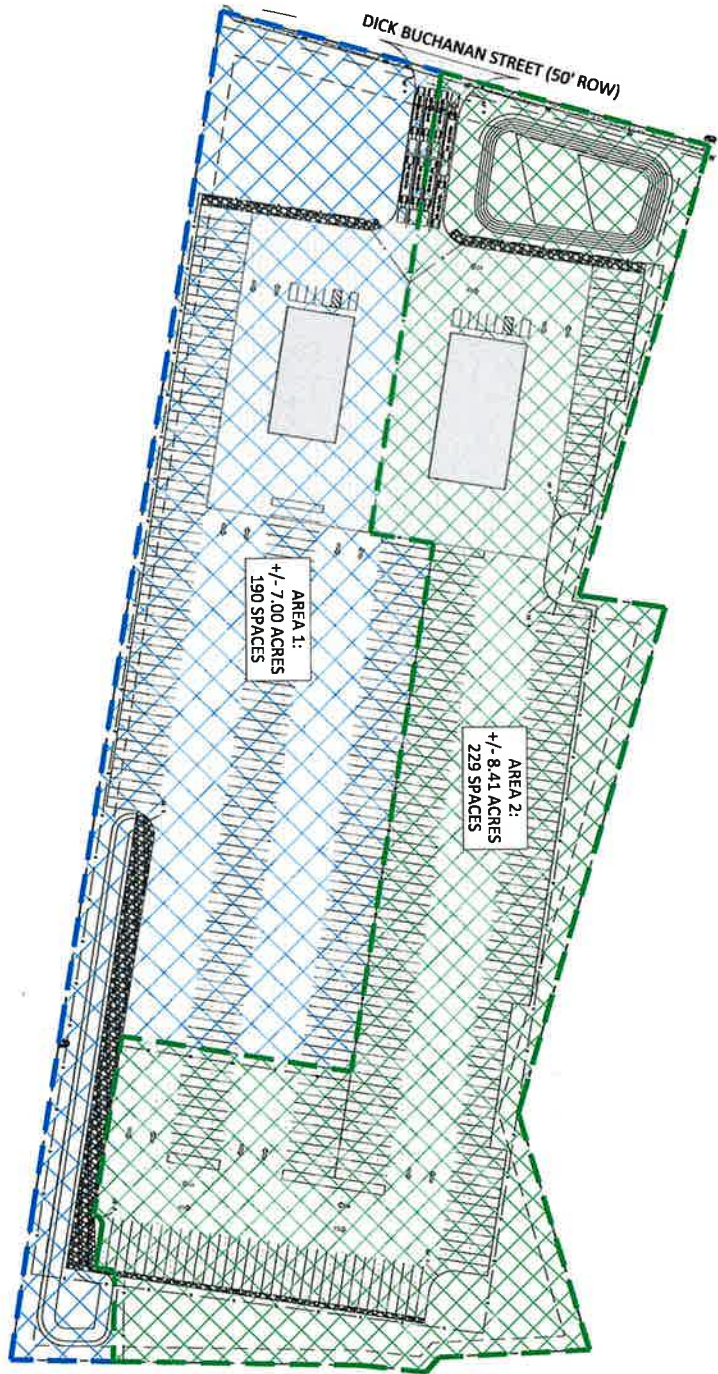


Notary Signature

9-8-25

Date



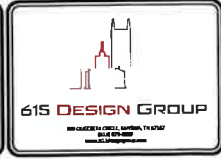
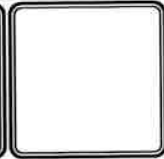


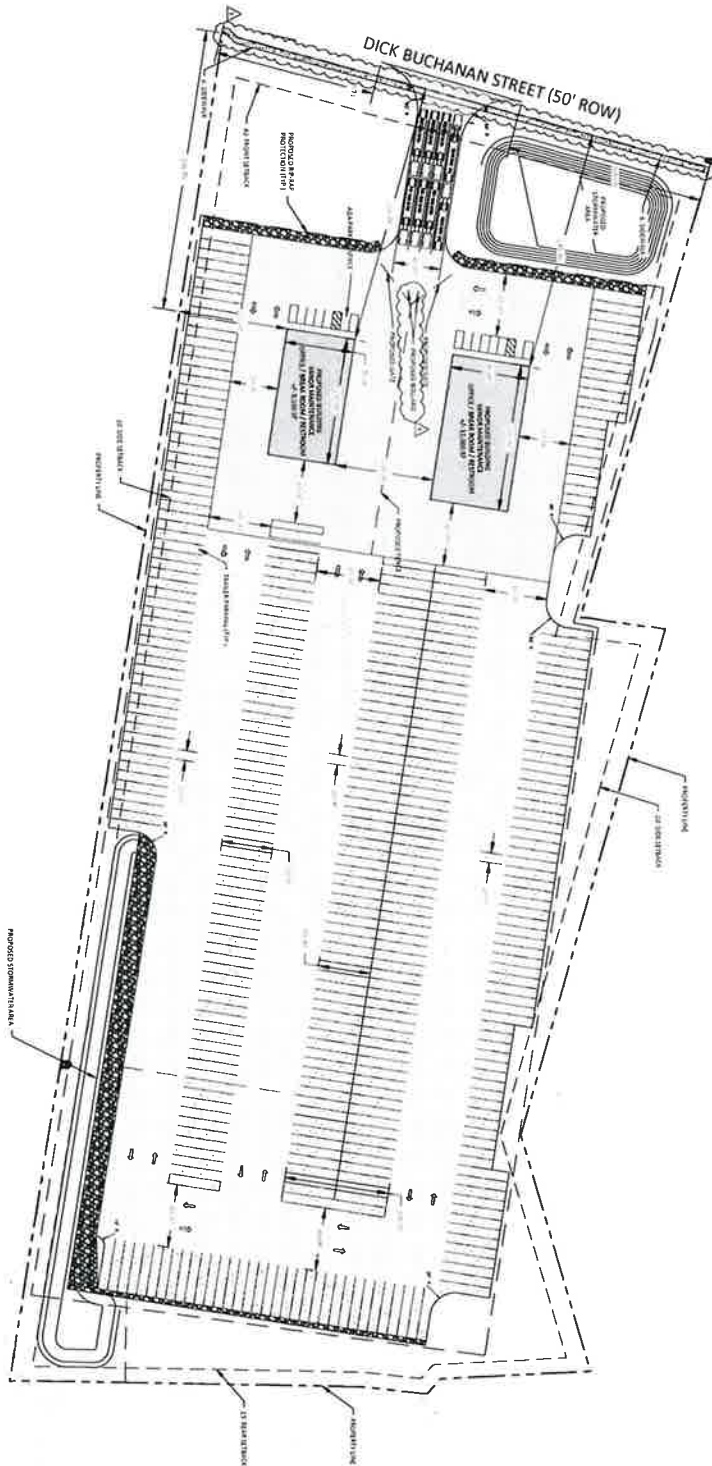
1

SITE TENANT EXHIBIT

NO.	REVISION	DATE

**470 DICK BUCHANAN STREET
LAVERGNE, TN**





PAVEMENT SCHEDULE
HEAVY DUTY

1.5" 11.5mm CUR	PAVEMENT SCHEDULE (TYPE & CUR)
2" 20R GRADE	
4" MED. ASPHALT	
4" ASPHALT	
4" MED. ASPHALT	

PAVEMENT LEGEND

PROPPOSED ASPHALT	
PROPPOSED CONCRETE	
EXISTING ASPHALT	
EXISTING CONCRETE	

SITE DATA TABLE

DATE OF SUBMITTAL	04/26/2016
OWNER	470 DICK BUCHANAN, LLC
PROJECT #	14-0000-001/P/AVC/00-00
PROJECT BOOK	1055
PROJECT SHEET	1055
SITE AREA	~7.13 ACRES (312,000 SQ FT)
EXISTING ZONING	1-1 (COMMERCIAL)
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
PROPOSED LOT	42
PROPOSED AREA	10
PROPOSED PERCENTAGE	1.1%
PROPOSED BUILDING FOOTPRINT	~1.13 ACRES
MAX BUILDING HEIGHT	1 STORY / 20' MAX
PROPOSED SIGNAGE	NO SIGNAGE
PROPOSED SIGNAGE TYPE	NO SIGNAGE
PROPOSED SIGNAGE AREA	NO SIGNAGE
PROPOSED SIGNAGE HEIGHT	NO SIGNAGE
PROPOSED SIGNAGE DISTANCE	NO SIGNAGE
PROPOSED SIGNAGE TYPE	NO SIGNAGE
PROPOSED SIGNAGE AREA	NO SIGNAGE
PROPOSED SIGNAGE HEIGHT	NO SIGNAGE
PROPOSED SIGNAGE DISTANCE	NO SIGNAGE

NOTES:

- PROPOSED SIGNAGE TYPE, HEIGHT, AREA, AND DISTANCE ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF TENNESSEE.
- PROPOSED SIGNAGE TYPE, HEIGHT, AREA, AND DISTANCE ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF TENNESSEE.
- PROPOSED SIGNAGE TYPE, HEIGHT, AREA, AND DISTANCE ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF TENNESSEE.

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT

PROJECT INFORMATION

PROJECT #	14-0000-001/P/AVC/00-00
PROJECT NAME	470 DICK BUCHANAN, LLC
PROJECT SHEET	1055
PROJECT BOOK	1055
PROJECT AREA	~7.13 ACRES (312,000 SQ FT)

SITE PLAN

C2.0

470 DICK BUCHANAN STREET
LAVERGNE, TN 37086



THOMPSON BURTON PLLC

A T T O R N E Y S A T L A W
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1800 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Alex Dickerson
alex@thompsonburton.com

615-988-1629

January 2, 2024

La Vergne Board of Zoning Appeals

Graeme Coates, Chairman
Craig Pollock, Vice-Chairman
Charles Jones
Alfred Lane
Terrence Smith

Re: *Land uses at 470 Dick Buchanan Street*

Dear Board Members,

I represent American Trailer Rental Group, the applicant for use approvals at 470 Dick Buchanan Street in La Vergne. ARTG, which acquired Meisler Trailer Rental in 2020, employs eight employees at the La Vergne location and has been in business for 50 years.

The tenant's uses at this facility include renting semi-trailers to clients to be used as on-site storage units (90% of business) and renting semi-trailers for road freight travel (10% of business). ATRG's semi-trailers are also repaired at the facility. ATRG does not conduct semi-trailer sales.

470 Dick Buchanan is currently zoned I-2, which allows for a variety of industrial uses, including general warehousing, general commodity storage, self-storage warehousing, vehicular storage, primary metal industries, distributive businesses/wholesaling (permitted I-1 use), and automobile repair (permitted I-1 use). Accordingly, ATRG's uses are permitted by right under I-2 zoning.

Even if the Board determines that these uses are not covered by I-2 zoning, the applicant requests that the Board permit ATRG's uses as a special exception to the zoning code. Special exception options would include C-2 general business services, automobile sales, rental, and delivery, or as a use not otherwise listed within the zoning code.

ATRГ's uses are also allowed uses under the new proposed La Vergne zoning code, assuming the code is adopted in its proposed form. 470 Dick Buchanan is expected to be in the Innovation District. The Innovation District permits similar uses as I-2, allowing outdoor sales, outdoor storage, general warehousing, industrial sales, industrial services, self-storage facilities, vehicle sales and rental, vehicle service facilities, and vehicle repair facilities.




For the reasons stated above, the American Trailer Rental Group and the property owner respectfully request that the Board allow the proposed uses in accordance with I-2 zoning.

Respectfully,




A handwritten signature in blue ink, appearing to read 'A. Dickerson', with a long horizontal flourish extending to the right.

Alex Dickerson
Attorney for the applicant

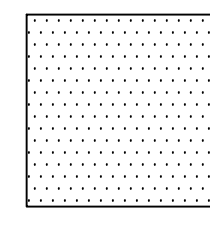
PAVEMENT SCHEDULE (HEAVY DUTY)

- 1.5" 411-E MIX 
- 3" 307 BM MIX 
- 8" MINERAL AGGREGATE 

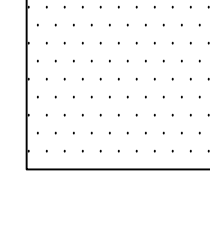
PAVEMENT SCHEDULE (TAR & CHIP)

- 1.5" TAR AND CHIP 
- PRIME COAT 
- 8" MINERAL AGGREGATE 

PAVEMENT LEGEND



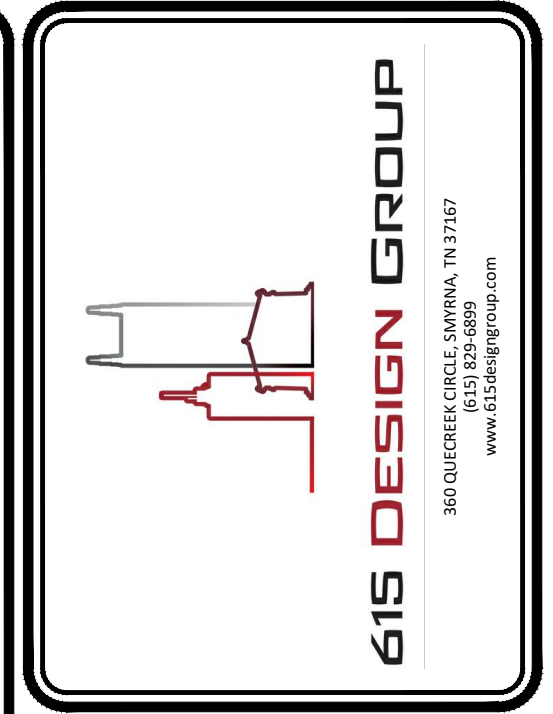
PROPOSED HEAVY DUTY ASPHALT



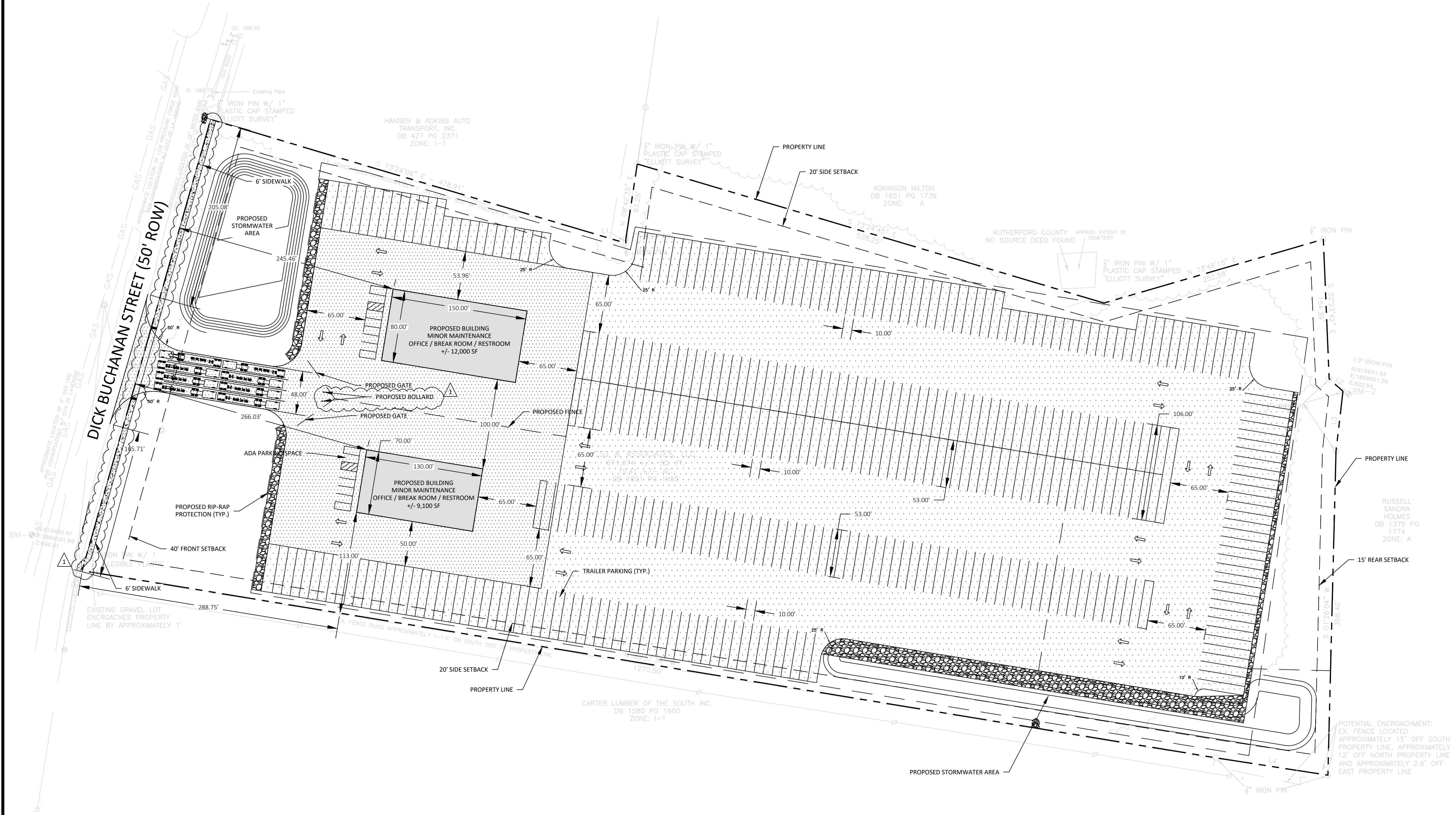
PROPOSED CHIP AND TAR

SITE DATA TABLE

SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	470 DICK BUCHANAN, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK:	1651
PAGE #:	1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS:	
FRONT:	40'
REAR:	15'
SIDE:	20'
EXISTING BUILDING SQ. FT.:	+/- 1,250 SF
PROPOSED BUILDING SQ. FT.:	21,100 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
PROPOSED BLDG USE:	MINOR MAINTENANCE/OFFICE/BREAK ROOM/RESTROOM
DISTURBED AREA:	+/- 15.41 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	3.1%
PARKING PROVIDED:	398 SPACES
NOTES:	
1.	EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY BZL LAND SURVEYORS, DATED 03/21/2022.
2.	NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AS PER F.E.M.A. MAP NO. 47149C00201, DATED 10/16/2008.
3.	MAILBOXES TO BE PLACED PER THE POST MASTER'S DIRECTION. CLUSTER MAILBOXES TO BE USED.



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086



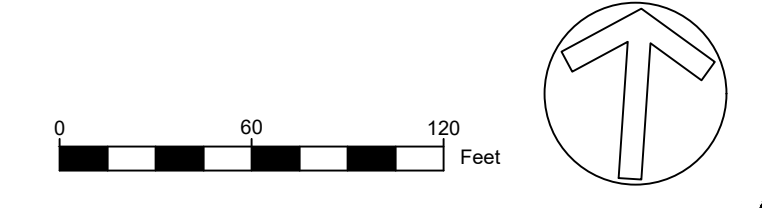
REVISIONS

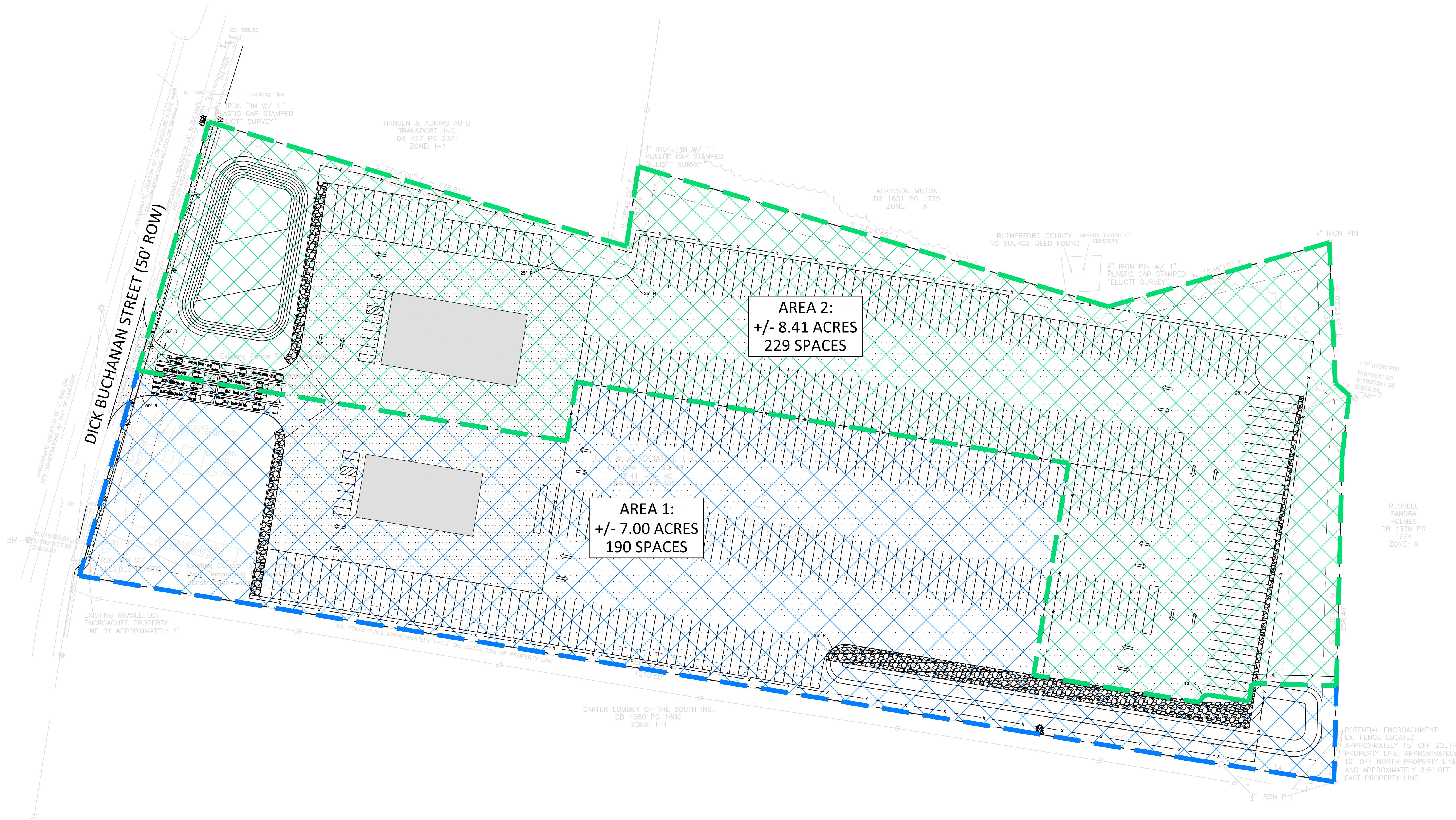
NUMBER	DESCRIPTION	DATE
1	GRADING & UTILITY REVISION	8/16/2023

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	6/19/2023

SITE PLAN

C2.0



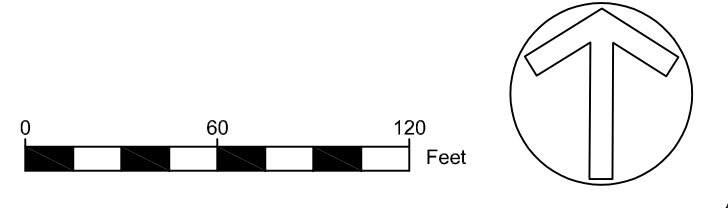


**470 DICK BUCHANAN STREET
LAVERGNE, TN**

REVISIONS NUMBER	DESCRIPTION	DATE

PROJECT #: ####
DESIGNED BY: ####
DRAWN BY: ####
DATE: 12/1/2023

SITE TENANT EXHIBIT





Item #: 3.

Item Title: Request for Sign Variance, Property located at 5145 Murfreesboro Road (Tax Map 15, Parcel 2.11). C-4 (Shopping Center) Zoning District. Property owned by Kroger LTD Partnership I.

Reviewed By:

Summary: The applicant is requesting approval of a sign variance on behalf of their client, Kroger Ltd. Partnership. The site plan for Kroger was approved at the planning commission many years ago.

The applicant has identified a need for more signage than is allowed by the municipal zoning ordinance. Per the signage regulations codified in Section 4.070 of the zoning ordinance, commercial and industrial structures are allowed additional signage as long as they meet the requirements set forth in the ordinance.

In addition to the normal wall signage allowed, the owners would like to install more wall signage at this location. The shape and colors of the sign are indicated on the plans in the packet.

There has been a BOZA sign on the property for 3 weeks (at the time of this writing), and staff has not received any phone calls of inquiry.

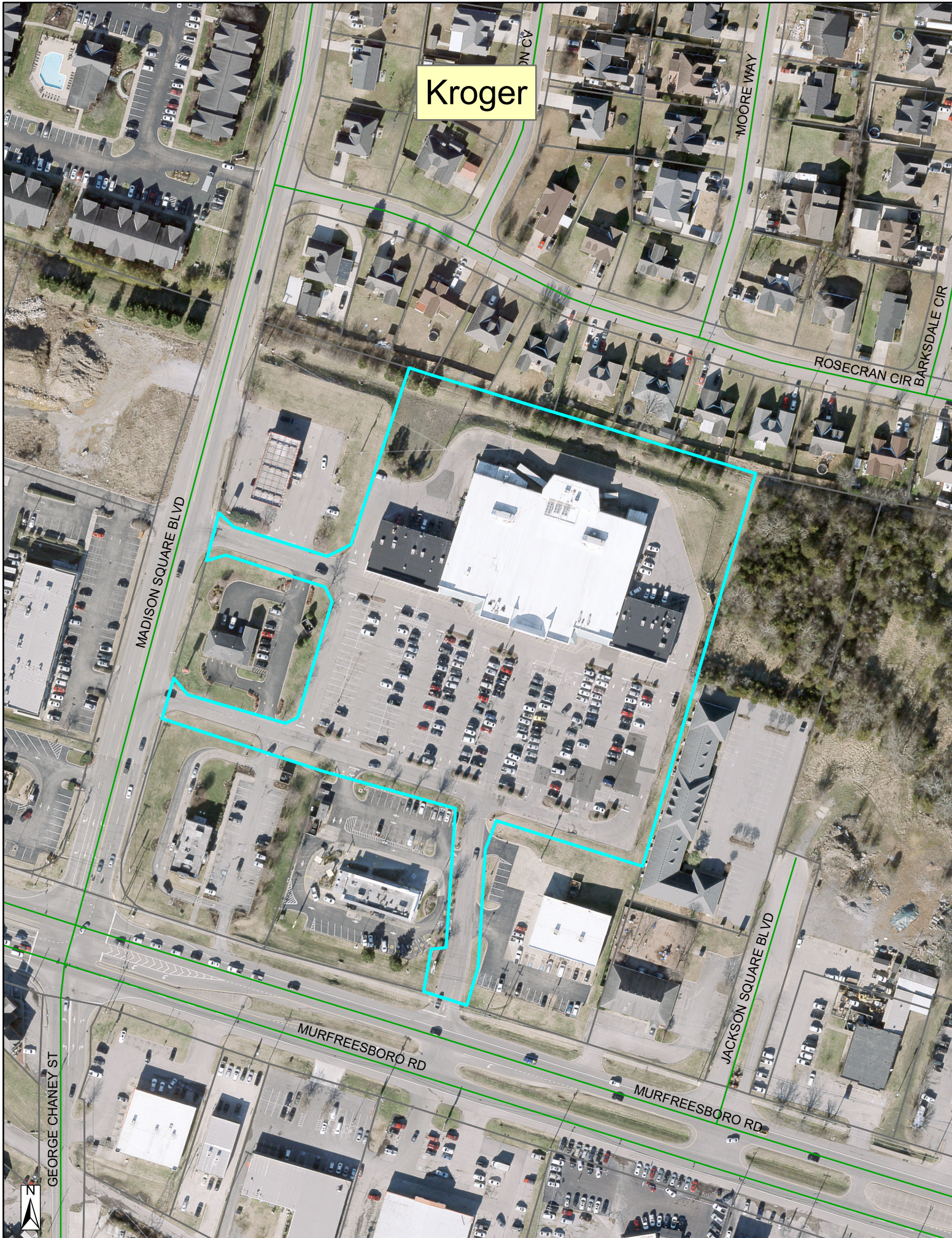
Background Information:

Other Comments:

Kroger



	(PDR) Planned Density Residential
	A Agriculture
	C-1 Government Use
	C-2 Highway Service
	C-3 Neighborhood Service
	C-4 Shopping Center
	I-1 Light Industrial
	I-2 Heavy Industrial
	I-3 Industrial (Special Use)
	R-1 Low Density Residential
	R-2 Medium Density Residential
	R-2S MDR Grandfathered
	R-2Z MDR Grandfathered
	R-3 High Density Residential
	R-3Z HDR Zero Lot Line
	R-4 Mobile Home
	City
	LAVERGNE



Kroger

MADISON SQUARE BLVD

MURFREESBORO RD

JACKSON SQUARE BLVD

ROSECRAN CIR

MOORE WAY

BARKSDALE CIR

GEORGE CHANEY ST







City of La Vergne, Tennessee
5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

(Please Print or Type - Any Correspondence will be addressed to the individual.)

1. Date of Application: 12-29-23 2. Phone Number: 615-687-4165
3. Property Owner's Name: Kroger LTD Partnership Inc
4. Property Owner's Address: 1014 Vine St.
Cincinnati, OH 45202
5. Your Name (If Different): Tri Star Transport dba Premier Sign Co
6. Address: 1720 Ed Temple Blvd.
Nashville, TN 37208
7. Property Location: 5145 Murfreesboro Rd.

(If additional space is needed, please use an additional sheet of paper.)

Section 1 - Appeal the Decision of the Building Inspector / Codes Enforcement Officer.

8. Decision of the Building Inspector / Codes Enforcement Officer: _____
Add Pick up signage - Needs to go to BOZA
(If additional space is needed, please use an additional sheet of paper.)

Section 2 - Application for a Variance / Special Exception.

9. Type of Variance / Special Exception Needed: Additional square footage needed
10. Peculiar or Unusual conditions which justify the Variance Requested: _____

Customers need to know where to pick up their online orders.
The store is over 525' off the main road, and they are behind other buildings, which
even further limits visibility. Customers getting off the road and maneuvering the parking
lot, need to be able to quickly and easily find where to pick up their grocery order.
With out this sign the functionality and flow of the parking lot for this particular building
(If additional space is needed, please use an additional sheet of paper.)
will be challenging.

In granting a variance, the Board shall ascertain that the following criteria are met:

1. Variances shall be granted only where special circumstances or conditions, fully described in the finding of the Board, do not apply generally in the district.
2. Variances shall not be granted to allow a use otherwise excluded from the particular district in which requested.
3. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.
4. The granting of any variance shall be in harmony with the general purpose and intent of this ordinance and shall not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development.
5. In reviewing an application for a variance, the burden of showing that the variance should be granted shall be upon the persons applying therefore.
6. Variances must return to the planning commission for site approval and be accompanied by a written explanation from the Board of Zoning Appeals stating the reason the variances was granted or was not granted.

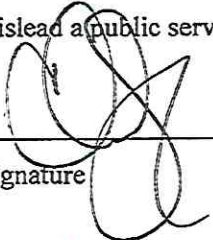
Betsy Shackelford
Applicant Signature

Date: 12-29-23

Certification Statement

I hereby certify that Kroger LTD Partnership Inc is the owner of the property located at 1014 Vine St., Cincinnati, OH 45202 which is the subject of this application, and that I, Clay Curtis, in my capacity as General Manager for Premier Sign Co., am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.



Signature

12-29

Date

Clay Curtis GM Premier Sign

Printed Name and Title

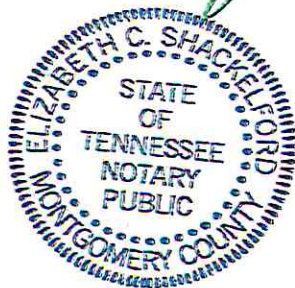
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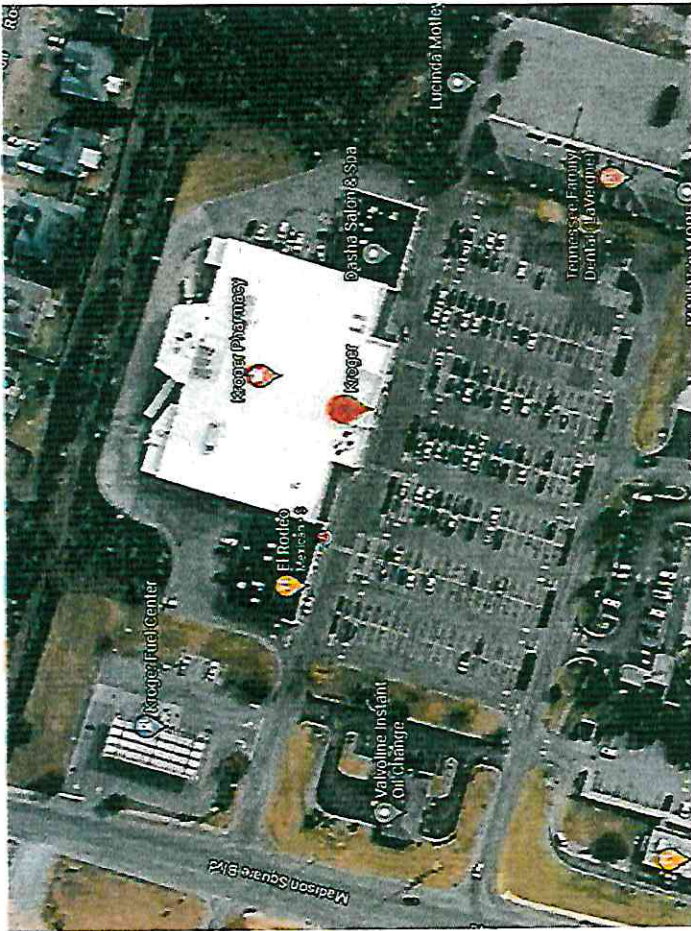


Notary Signature

12-29

Date





QTY.	DESCRIPTION	SQ. FT.
1	PICKUP LTR. SET W/CART ON BACKER	92.0



EXISTING STOREFRONT ELEVATION

KROGER #686
6145 MURFREESBORO ROAD
LAVERGNE, TN



DRAWING NO:
1108531859.01
0.11.2023
S. Hawke

DATE	BY
Rev #4	
Rev #5	
Rev #6	

DATE	BY
Rev #1	
Rev #2	
Rev #3	

CUSTOMER APPROVAL:
DATE: _____

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
OWNERSHIP AND ALL RIGHTS ARE RESERVED FOR
THE DESIGNER. NO PART OF THIS DRAWING
OR ANY INFORMATION CONTAINED HEREIN IS TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM.





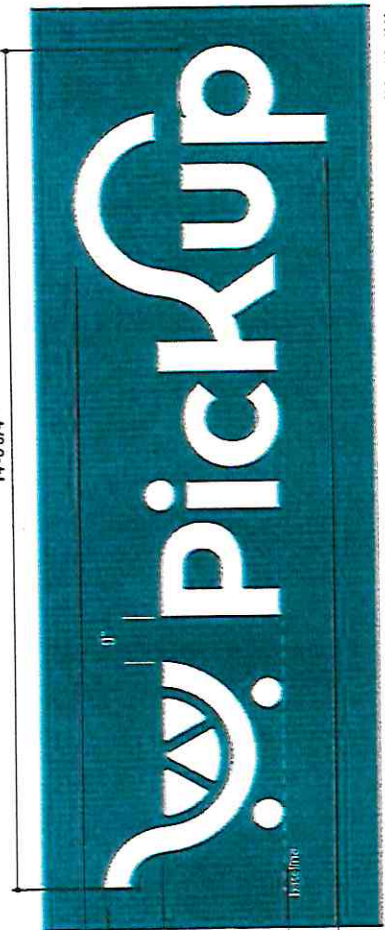
A INSTALL NEW PICKUP SIGN AS SHOWN.

KROGER #566
 5145 MURFREESBORO ROAD
 LAVERGNE, TN

	THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS THE PROPERTY OF GUMMINGBROS. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GUMMINGBROS.	CUSTOMER APPROVAL:		DATE:	
		_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
		Rev. #1 _____ Rev. #2 _____ Rev. #3 _____	BY _____ DATE _____	Rev. #4 _____ Rev. #5 _____ Rev. #6 _____	DATE _____ BY _____
		DRAWING NO: 1108531859.01		8.11.2023 S. Hawke	

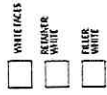
INTERNALLY ILLUMINATED CHANNEL LETTERS ON BACKER PANEL

14'-6 3/4"



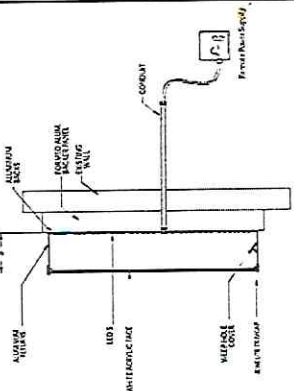
SCALE: 1/2" = 1'-0"

- INTERNALLY ILLUMINATED CHANNEL LETTERS, ALUMINUM SIDES & BACK PAINTED WHITE. WHITE TRIMCAP RETAINER. FLAT, WHITE POLYCARBONATE FACE WHITE LED ILLUMINATION.



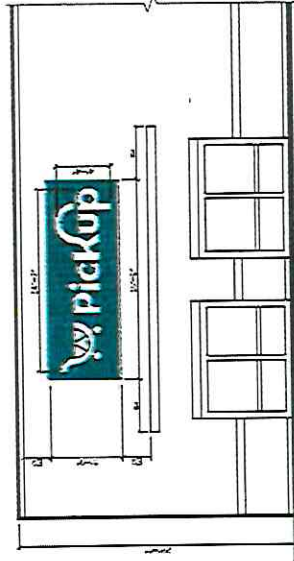
- FORMED ALUMINUM BACKER PANEL ALUMINUM TO BE PAINTED TO MATCH KROGER BLUE VINYL (letters installed onto panel at mfg. plant)

3159 1311 PROCEER BLUE

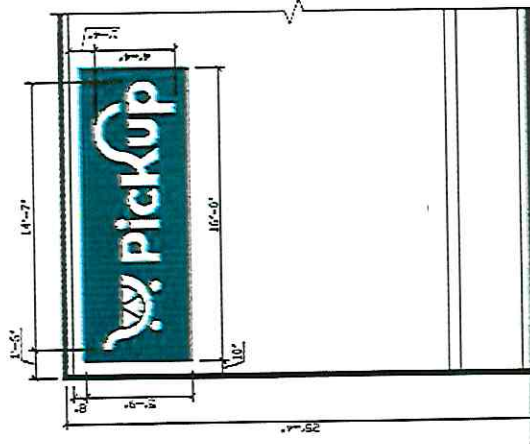


BANNER COLOR BACKER WITH WHITE ILLUMINATED CHANNEL LETTERS. FOR USE ON ALL NEW EXISTING SUBSTRATES.

NOTE: IF LOCAL JURISDICTIONS WILL NOT ALLOW COLORED BACKER BOARDS FOR TYPE 2 STORES, ILLUMINATED BANNER COLOR OR WHITE CHANNEL LETTERS (DEPENDING ON COLOR OF SUBSTRATE) MAY BE MOUNTED DIRECTLY TO BUILDING.



SIDE FACADE CENTERED HORIZONTALLY OVER CANOPY/DOORS CENTERED VERTICALLY BETWEEN TOP OF DOORS/CANOPY AND BOTTOM OF CORNICE/COPING



FRONT FACADE - NO PHARMACY DRIVE THRU

92.0 SQ. FT.

PART # 403-23-CL36-BLPU6BK

DRAWING NO: 7699332377.02A2
DATE: 6.27.2023
S. Hawke



Rev. #1	DATE	BY
Rev. #2	DATE	BY
Rev. #3	DATE	BY
Rev. #4	DATE	BY
Rev. #5	DATE	BY
Rev. #6	DATE	BY

CUSTOMER APPROVAL:
DATE

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