

**PLANNING COMMISSION SITE PLAN REVIEW SHEET
CONDITIONAL USE SITE PLAN APPROVAL**

CASE NUMBER: SPC-2012-0027C **PC DATE:** December 11, 2012

PROJECT NAME: Girls School of Austin

ADDRESS: 2007 McCall

AREA: 1.82 acres

APPLICANT: Girls School of Austin (Lisa Schmitt)
2007 McCall
Austin, Texas 78703
Phone: (512) 478-7827

AGENT: Big Red Dog Engineering (Matt Stewart)
815-A Brazos St, # 319
Austin, Texas 78701
Phone: (512) 669-5560

EXISTING ZONING: SF-3

PROPOSED DEVELOPMENT:

A conditional use permit for a demolition and reconstruction, with expansion, of an existing private primary and secondary educational facilities (Pre-K through 8th grade only). Private primary and secondary educational facilities are conditional uses in SF-3 zoning.

NEIGHBORHOOD ORGANIZATION:

Austin Parks Foundation
Austin Independent School District
Central West Austin Neighborhood Plan Area
Homeless Neighborhood Association
Home Builders Association of Greater Austin
League of Bicycling Voters
Lake Austin Collective
2222 Coalition of Neigh. Associations
Save Barton Creek Association
Super Duper Neighborhood Objectors and Appealers Organization
West Austin Neighborhood Group

AREA STUDY: West Austin Neighborhood Group (WANG)

WATERSHED: Johnson Creek (Urban)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: N/A

T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the site plan and the waiver with conditions. The site plan will comply with all requirements of the Land Development Code prior to release.

PLANNING COMMISSION ACTION:

Related Case: Planning Commission: 9/2/09: SPC-2009-0052C, Girl's School of Austin (Conditional Use Permit added private secondary educational facilities use); Zoning and Platting Commission: 2/11/03: SPC-03-0002A, Lycee Francais, French School, Conditional Use Permit (same location). Approved staff recommendation of a private primary school. (6-0-2)

CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@austintexas.gov

PROJECT INFORMATION:**ZONING:** SF-3**MAX. BLDG. CVRG:** 40%**MAX. HEIGHT:** 35'**MAX. IMP. CVRG:** 45%**EXIST. USE:** Private Primary
 Education Facilities (K-6th)**PROP. BLDG. CVRG:** 14.49**PROP. HEIGHT:** 16' (1 story)**PROP. IMPERV. CVRG.:** 43%**PROPOSED USE:** Private Primary & Secondary
 Education Facilities (Pre-K – 8th)**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The existing site has been used as a school since the late 1950s. Originally as Dill Elementary in the Austin Independent School District, and later as Dill Alternative Learning Center. In 2003, a conditional use permit was approved by the Zoning and Platting Commission under SPC-03-0002A. This was a change of use from the existing AISD *public* primary school to a *private* primary school (Lycee Francais D'Austin). Currently, The Girls School of Austin is operating on the site as a private primary education facility. The site plan includes an additional lot (an existing house to the east of the existing buildings, to remain) which houses secondary education (middle school) needs.

There is also a Compatibility waiver: 25-2-1067(F) to allow a recreational facility (trail) to be within 25 ft of property zoned or used SF-5 or more restrictive. The area currently exists as a driveway, parking lot and garage, which will be demolished. The proposed trail will circle the back portion of the lot behind the middle school building. There is a 6' wood privacy fence existing on the property line abutting residential zoning and use.

The applicant agreed to the following conditions, which were part of the previous CUP for this site: 1) Dumpster pick up times to be from 6 a.m. to 9 p.m.; 2) Maintenance workers from 7 a.m. to 9 p.m. (except for emergencies); 3) Neighborhood notification of major events; 4) No unattended public recycling; 5) Drop off and pick up times to be staggered as much as possible; 6) adequate vegetative dumpster screening shall be provided and maintained; 7) parking spaces to have concrete curbs and 8) attendance shall be limited to 150 students. These notes are included on the coversheet.

Transportation: A traffic impact analysis was not required. Access will be from existing driveways along McCall and Windsor.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Johnson Creek watershed, which is classified as urban.

SURROUNDING CONDITIONS:

Zoning/ Land use:

North: ROW of Windsor Road (60'), then SF-3, single family residences

East: SF-3 single family residences

South: SF-3 single family residences

West: ROW of McCall, then SF-3 single family residences

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Windsor Road	60'	30'	Major Arterial
McCall	50'	40'	Residential

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section."

B. A Conditional Use Site Plan Must:

1. **Comply with the requirements of this title;** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
2. **Comply with the objectives and purposes of the zoning district;** Staff Response: The proposed building and uses are compatible with the abutting uses. It complies with setbacks required as well as height, building coverage and impervious coverage.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff Response: The site plan will comply with all requirements of the zoning district.
4. **Provide adequate and convenient off-street parking and loading facilities; and** Staff Response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.** Staff Response: The site plan will comply with all requirements of the Land Development Code, and reasonably protects the health, safety, and welfare of persons and property.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a Neighborhood Plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay but

C8/A

is in the proposed WANG Neighborhood Planning Area. The school has been in existence since the 1950s.

C. A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
 2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of vehicular safety or convenience. The proposed development did not require a traffic impact analysis. The applicant has worked with PDR and PWD for a better traffic circulation for the drop-off and pick-up area.
 3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control. All signs will comply with the Land Development Code.
 4. **For a large retail use described in Section 25-2-813(Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: Not a retail use.
- D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

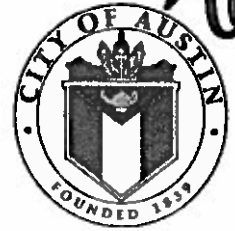
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§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SPC-2012-0027C
REVISION #: 00
CASE MANAGER: Lynda Courtney
UPDATE: U3
PHONE #: 974-2810

PROJECT NAME: Girls' School of Austin; The
LOCATION: 2007 MC CALL RD

SUBMITTAL DATE: October 10, 2012
REPORT DUE DATE: October 24, 2012
FINAL REPORT DATE: November 15, 2012
22 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is April 19, 2013.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An Informal update submittal is required. You must submit the distribution to the case manager.

Please submit 2 copies of the plans and 3 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Planner 1 : Rosemary Ramos
Site Plan : Lynda Courtney
Transportation : Ivan Naranjo
Austin Water Utility : Bradley Barron

Environmental Review - Liz Johnston - 974-1218

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1/4

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

EV 01-06 Comments Cleared.

EV 7 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1]

U2 Comment Pending. Fiscal estimate approved, please provide a copy of the receipt of payment to clear the comment. Email to: liz.johnston@austintexas.gov

U3 Comment Cleared

EV 8 Payment of the landscape inspection fee is required prior to permit/site plan approval. Payment of the fee is made through Intake. [You may use the area that lies within LOC to calculate the fee for this site.] Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is \$500. [LDC 25-2-983]

U2 Comment Pending. Please provide a copy of the receipt of payment to clear the comment.

Email to: liz.johnston@austin.texas.gov

U3 Comment Cleared

Fire For Site Plan Review - Cora Urgena - 974-0184

~~FR1 - The minimum required fire department access road width is 25 feet.~~

~~Update #1 - This is acceptable to AFD provided there is not building greater than three stories onsite.~~

~~FR2 - The minimum interior turning radius in a fire department access road is 25 feet.~~

~~Update #1 - Addressed.~~

FR3 All portions of each building (Multi-Purpose and Classroom) must be within 150 feet of an approved fire department access road.

Update #1 - Not addressed at this time.

Update #2 - The Multi-Purpose and Classroom buildings are not within 150 feet of the existing 20 foot fire department access road.

Update #3 - Addressed. The gate across the existing 13 foot fire department access road must be at least the width of the road.

~~FR4 - The Multi-Purpose Building must be provided with a 2nd fire hydrant within 500 feet of all portions of the building.~~

~~Update #1 - Addressed.~~

~~FR5 Provide the reviewer with a copy of the fire hydrant flow test report.
Update #1—Addressed.~~

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8/8

FR6 Verify which buildings will be sprinklered. Show the fire lines to the buildings on the Utility Plan.
Update #1- Not addressed at this time. The cover sheet indicates all buildings will be sprinklered. Please update this sheet.
Update #2 - The Multi-Purpose and Classroom buildings should be sprinklered to comply with the access road requirement.
Update #3 – Addressed.

APPROVED WITH COMMENTS– UPDATE 3 – 11/14/2012

Site Plan Review - Lynda Courtney - 974-2810

SP 1. Comment cleared.

SP 2. Once all comments are cleared, please contact this reviewer to discuss scheduling for Planning Commission. Notification fee is required for each notice, an additional fee is required (\$193) and must be paid prior to scheduling the PC date – please contact this reviewer to coordinate.

U 1-3. Once all comments are cleared, please contact this reviewer.

SP 3. Comment cleared.

SP 4. Please be verify if the school has been certified as a charter school (provide proof from the State of Texas). Charter schools are considered "public" schools, and therefore allowed in SF-3 zoning.

U1-3. As private primary and secondary education, the uses are conditional in SF-3 zoning and will be permitted through Conditional Use permit at Planning Commission.

SP 5. Comment cleared.

SP 6. Comment cleared.

SP 7. Comment cleared.

SP 8. Comment cleared.

SP 9. Comment cleared.

SP 10. Please all existing and proposed structures. Please add a few more dimensions to the fine arts building and verify the gross floor area for this building, and the total square footage of all buildings on the site. Gross floor area is the total enclosed area of all floors in a building with a clear height of more than six feet. Parking facilities, driveways and airspace above the atria ground floor are excluded. Please verify additional staff is required for the new buildings.

U1. Please clarify where the gross square footage for the Fine Arts Building is located.

U2. I still have some problems rectifying the calculations with what is shown on the site plan, Sheet CS101. Please call me and go over the building square footages with me.

SP 11. Comment cleared.

SP 12. Comment cleared.

C8/9

- SP 13. Comment cleared.
- SP 14. Comment cleared.
- SP 15. Comment cleared.
- SP 16. Comment cleared.

SP 17. Because the configuration of the buildings have changed, staff is checking with Legal to see if the existing Unified Development agreement will need to be amended and restated with correct exhibits that clearly ties these lots together for the construction, use, and maintenance of the proposed Detention facility, parking, access, etc. Please coordinate with this reviewer. The Legal Department will need to review and approve. For any legal document questions please contact Annette Bogusch – PDRD Legal Liaison (974-6483). Please be aware this process takes some time and now requires lien-holders information/consent

U2. Please contact this reviewer to discuss the amendment to the UDA.

SP 18. The new development is subject to Subchapter E, Design Standards and Mixed Use; it is not exempt under 1.2.2.B, because the buildings are completely demolished, this is considered new construction. Correct the note on the coversheet and add to the site plan page: "This site plan is subject to Subchapter E of the Land Development Code (Commercial Design Standards)." Please label the principal street as Windsor. However, it is not subject to 2.2 relationship of buildings to streets and walkways because it is zoned SF-3. The building will be subject to Article 3, Building Design Standards (i.e. glazing) and additional review and comments regarding shading of the building and parking for Subchapter E, Article 3 will occur during the building plan review process.

U2. Thank you for correcting the note – however, Windsor is a suburban roadway at this location.

U3. I made a mistake---the street type is actually urban, but it doesn't matter in this instance since it is SF-3. So sorry for my confusion.

- SP 19. Comment cleared.
- SP 20. Comment cleared.
- SP 21. Comment cleared.

SP 22. Flash Drive Requirement: All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Dept by the applicant after site plan approval. For more information, contact the Intake Staff.

U2. Once all comments have been cleared and the site plan approved by ZAP, please bring in the USB drive with the mylars.

SP 23. FYI - This site is located within the Windsor Neighborhood Plan – for more information about the plan contact Paul DiGiuseppe at 974-2865 or on-line at the City's website. Additional comments may be made with updates.

Transportation Review - Ivan Naranjo - 974-7649 - 10/22/12

- TR1. Comment was previously cleared w/ Update #1.
- TR2. Previous comment (Pending): The minimum requirement is 5% of the motor vehicle spaces, or 5 spaces whichever is greater, LDC, 25-6-476, Appendix A. TCM, 9.2.0, #11. Please provide an additional bicycle parking space in compliance with LDC requirements.
Update #2: Comment cleared.
- TR3. Previous comment (Pending): Please provide a joint access agreement or unified development agreement. Please note that approval from the Legal Dept. will be required.
Update #2: Comment pending. As per the applicant's response, the existing UDA is being amended and coordinated with the Legal Dept.
Update #3: Comment pending. As per the applicant's response, the existing UDA is being revised and coordinated with the Legal Dept.
- TR4. Comment was previously cleared w/ Update #1.
- TR5. Previous comment (Pending): Sidewalks, designed in accordance with the Commercial Design Standards, are required along an Urban Roadway (§ 2.2.3.B; p. 27). The sidewalk section shall consist of two zones:
- The Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and
 - The Clear Zone must be 5 feet minimum (§ 2.2.3.B.1-2., p. 28 & Figure 23). Please dimension the widths of the Planting Zone and the Clear zone on the Site Plan.
- Note: The applicant's response is noted and an AEC request is recommended for addressing this issue.
Update #2: Comment cleared.
- TR6-TR7. Comments were previously cleared w/Update #1.
- TR8. Written approval from the Fire Dept. is required prior to sign-off.
Update #3: This comment may be cleared by the case manager once approval is received from the Fire Dept.
- TR9. Additional comments may be generated as more complete information is received.

C8/10

Austin Water Utility Review - Bradley Barron - 972-0078

- WW1. The water wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. For plan review status, contact George Resendez at 972-0252. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines are ready for pickup at the Austin Water Utility Waller Creek office located at 625 E. 10th St., 3rd Floor, Austin, TX 78701. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office.

Water Quality Review - Benny Ho - 974-3402

08/11

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

This site is located at 2007 Mc Call Road in the Johnson Creek Watershed, which is classified as an Urban Watershed.

WQ1. This comment was cleared previously.

WQ2. This comment was cleared previously.

WQ3. The current EEI is 1.39, but it appears that 1.35 is used on the Application for Fee in Lieu of providing on-site water quality control. Please explain.

Update 1. The application is approvable but needs paper copy to forward to the fiscal officer for approval.

Update 2. The approved form has been forwarded to the fiscal surety officer. Please pay the fee and provide receipt to clear this comment.

Update 3. The receipt has been provided. This comment is cleared.

WQ4. This comment was cleared previously.

WQ5. This comment was cleared previously.

All water quality comments are cleared.

End of Report

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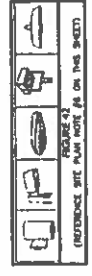
SHEET
CS101
8 OF 24

THE GIRLS' SCHOOL OF AUSTIN
2007 McCall Road
AUSTIN, TRAVIS COUNTY, TEXAS 78703

SITE PLAN



312.669.5560
WWW.BIGREDDOG.COM
1001 E. 7th St (Corner) 817-478-1111
1001 E. 7th St (Corner) 817-478-1111



REFERENCE SHEET PLAN NO. (S) ON THIS SHEET

FIGURE 1
FIGURE 2
FIGURE 3
FIGURE 4

FIGURE 5
FIGURE 6
FIGURE 7
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FIGURE 99
FIGURE 100

REQUIRED DATA
TYPE: SITE PLAN
PROJECT: GIRLS' SCHOOL OF AUSTIN
DATE: 11/17/2006

PROVIDED:
TYPE: SITE PLAN
DATE: 11/17/2006

REVISIONS:
NO. DATE BY

TOTAL: 27 * 31 MAX. EMPLOYEES
BICYCLE PARKING: 16 (8 EXIST. + 8 NEW)

LEGEND

1. EXISTING CONCRETE CURB/SIDE OF PARKING TO REMAIN.
2. EXISTING ASPHALT PAVED/TO REMOVE.
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PERMITTED TO DISCLOSE
CONSTRUCTION INFORMATION

1. LAWYER USE.
2. ARCHITECT USE.
3. ENGINEER USE.
4. CONTRACTOR USE.
5. OWNER USE.
6. AGENT USE.
7. CONSULTANT USE.
8. OTHER USE.

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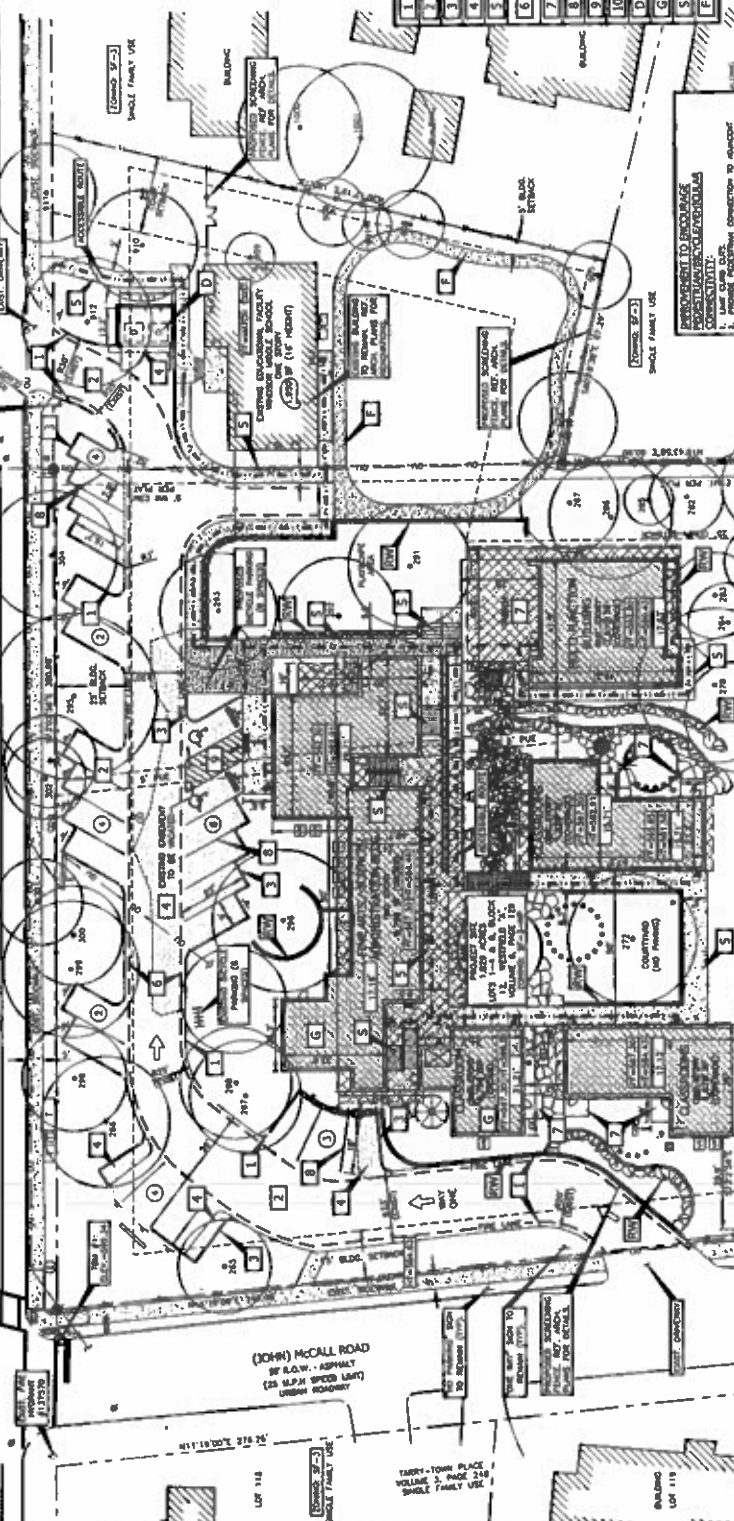
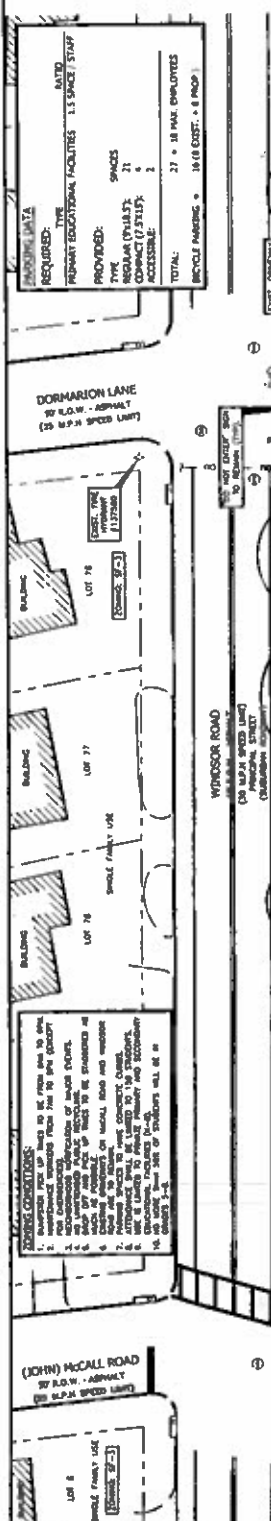
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