



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
November 10, 2025 | 6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements**
4. **Presentations**
5. **Agenda Changes**
6. **Minutes**
 1. Planning Commission Meeting October 13, 2025
7. **Old Agenda Items**
8. **New Agenda Items**
 1. Building Elevations, White Oak Dental, 500 Stevens Entry
 2. Building Elevation Modifications, Royal Condos, 215 Northlake Drive
 3. Building Elevation Modifications, NCR, 200 HWY 74 S
9. **Public Hearings**
10. **Member/Staff Topics**
11. **Adjourn**

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Planning Commission of Peachtree City
Meeting Minutes
Monday, October 13, 2025
6:30 PM

Call to Order

The Peachtree City Planning Commission met for a regular meeting at City Hall on Monday, October 13, 2025. Chairman Scott Ritenour called the meeting to order. Also present were Commissioners Andrew Kriz, Robert Halverson, Jack Allen, and Hans Gant. Alternate Kenneth Hamner was absent. Others in attendance were Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Katelyn Daws.

Pledge of Allegiance

Chairman Ritenour opened the meeting with the Pledge of Allegiance.

Announcements

Ritenour welcomed new Commissioner Gant, who related a little of his background, which included work in economic development, real estate, and city planning.

Presentations

None

Agenda Changes

Because current vice chair Kenneth Hamner had been reappointed to the Commission as the alternate, Ritenour moved to amend the agenda to hold an election for vice chair, saying they would elect a new chair and vice chair in January. Kriz seconded. Motion carried unanimously.

Ritenour then moved to nominate Kriz as the current vice chair. Kriz seconded. Motion carried unanimously.

Minutes

1. Planning Commission Meeting September 22, 2025

Kriz moved that the minutes be amended to say the Planning Commission approved his motion to bring a text amendment regarding golf cart parking requirements to the City Council, not back to the Planning Commission. Ritenour explained that once the Planning Commission agreed to initiate a text amendment, it moved on to Council for discussion. If Council was in agreement, they would refer it back to the Planning Commission, which would then put everything together for consideration. Allen seconded. Motion carried unanimously.

Reed asked Kriz to explain for the record what he would like to see in the ordinance. He said he wanted a provision that allowed an applicant coming to the Commission with a site plan to substitute up to five regular parking spaces with golf cart spaces. Right now, he went on, a certain number of parking spaces were required, and some sites did not have room for additional designated cart spaces. This would allow those lots that were right at the minimum to still provide some cart parking.

Kriz then moved to approve the September 22, 2025, Planning Commission minutes as amended. Halverson seconded. Motion carried unanimously.

Old Agenda Items - None

New Agenda Items

1. Conceptual Site Plan, White Oak Dental, 500 Stevens Entry

Hooks explained that this property consisted of two parcels—one in the front that bordered the road, and the other behind it. It was rezoned to Limited Use Commercial (LUC) in 2014 in order to subdivide the property in a way that would not require conformity to the building and parking setbacks required in an Office-Institutional (OI) zoning. There was an existing building on the property at that time, and Hooks stated there was a condition in the rezoning that a new building on the rear parcel could not exceed 4,881 square feet.

She pointed out on the site plan what currently existed on the rear parcel, which was a parking area and a turnaround. The proposal was for a new building of 4,880 square feet with the turnaround removed to accommodate 10 golf cart spaces. There were no setbacks associated with the dividing line, so the front setback would be at the street, with a rear setback of 20 feet, and the sides, 10 feet. The new parcel would have 29 parking spaces for autos, along with the 10 for golf carts. In total, there would be 70 parking spaces and 10 cart spaces on the two lots.

This portion of Stevens Entry, between SR 54 and Peachtree Parkway, was considered a village collector, and an architectural review by the Planning Commission would be required.

Civil Engineer Jeff Collins of Rochester & Associates represented the applicant, saying the infrastructure was already on the site for medical office use, which had always been the plan.

Halverson said the building seemed “forced” onto the site, and Collins explained that it needed to sit where it was for several reasons, one being in order to be seen from the road.

Kriz asked if the Fire Department or City Engineer needed to look at the impact of removing the turnaround, and Hooks replied that the Fire Marshal would assess it during the review of construction drawings. They would have to return to the Planning Commission if a significant change was required.

Gant asked if the number of parking spaces met the minimum requirements. Hooks said the parking ratio for medical offices was one space per every 250 square feet, so a total of 38 would be required, and they were providing 70.

Gant and Allen had no comments, while Kriz said this should be a great addition to that area. Halverson and Ritenour echoed those comments.

Gant moved to approve the conceptual site plan for White Oak Dental at 500 Stevens Entry. Kriz seconded. Motion carried unanimously.

2. Building Elevation Modifications, Dental Offices, 100 Gates Entry

Hooks pointed out the location on a zoning map, saying there were two office parcels at the entrance to The Gates subdivision. Construction on one was complete, and construction at 100 Gates Entry was ongoing. This parcel was zoned OI with conditions.

The architectural design for the proposed dental offices was approved in November 2024, but this item was back before the Planning Commission because the architects were proposing a change to the stone veneer used on the façade. She showed renderings of the original proposal and the modified proposal. The approved stone was Harbor Bluff, and the proposed stone was Silver Dunes. She showed samples of both to the Commission.

Hooks noted that conditions established during the rezoning for these parcels required that the design, materials, and color selection be residential in character to complement the homes in the subdivision and that all sides of the office buildings should include similar architectural features, details, and color selection. Hooks said this change in stone met all the requirements.

Architect Jefferson Brown noted that there was a small difference in color but said this was their original first choice for the façade, and the owners asked for it after seeing a mockup with the other stone and learning this was again available. He said it would be complementary to the other building, but not identical, which was what they wanted. The homeowners association (HOA) for The Gates had looked at it, too. Brown said he wanted to be transparent about what they were doing and therefore brought it back to the Planning Commission.

Gant asked what the HOA said, and Brown replied that they liked it and felt this color better complemented the other building.

Halverson thanked Brown for bringing this back to the Planning Commission. Kriz said it looked great. Ritenour agreed, and he thought it would complement the other building.

Kriz moved to approve the building elevation modifications for the dental offices at 100 Gates Entry. Allen seconded. Motion carried unanimously.

Public Hearings - None

Member/Staff Topics

Kriz asked about the public hearing that had been scheduled, but cancelled, at the

previous meeting. Reed told him they didn't have a date at this time.

Ritenour noted there were no items for the October 27 Planning Commission meeting and asked if they wanted to go ahead with the Unified Development Ordinance (UDO) meeting. Kriz suggested cancelling the UDO meeting as well. However, that would push the UDO meeting to November 24, which would be Thanksgiving week. Ritenour said they would have to discuss this and decide. He briefed Gant on what had been done during the UDO process and their progress over the past year.

Allen asked about the native plants ordinance, and Reed said Hamner was still working on a list, and she hoped it could come to them in November.

Adjourn

There being no further business, Kriz moved to adjourn at 7 p.m. Halverson seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 11/05/2025
Shayla Reed, Planning Director

DATE: November 10, 2025

SUBJECT: Building Elevations, White Oak Dental, 500 Stevens Entry

Recommendation:

Staff is of the opinion the proposed building elevations for White Oak Dental to be located at 500 Stevens Entry meet the City's development standards.

Discussion:

HDA Architects have submitted building elevations for the new pediatric dental office to be located at 500 Stevens Entry. The property is located along a portion of Stevens Entry that is considered a village collector, which is a major thoroughfare per Sec. 723.3 of the Land Development Ordinance (LDO) and therefore is required to comply with the architectural design requirements as set forth in Sections 724-730 of the LDO.

Architectural Design

Section 725 of the LDO establishes general goals for architectural design. The design of all structures shall be unobtrusive and of a design, material, and color that blend harmoniously with the natural surroundings as well as the surrounding development. In addition, innovative and quality design is encouraged. Section 727 of the LDO includes material requirements. As a general rule, front facades should be at least 80% primary materials, such as brick and stone, and side facades should be at least 50%.

Per the architects, the intent of the building design is to create a welcoming farmhouse feel that suggests a home more than an office with the hope this will calm anxious children (clients) when they arrive for their dental appointment. The proposal includes fiber cement, 'board & batten' siding with a brick water table on all four sides of the building. A metal roof is also proposed.

The fiber cement siding is durable, low-maintenance, and long-lasting, similar to brick or stone, and therefore could be considered a primary material. With the fiber cement siding considered a primary material, all sides of the building would be 100% primary materials. The calculations for the brick water table are as follows:

- South facade (entrance side of the building) - 19% brick
- North facade (rear of the building) - 27% brick

- East facade (side opposite of Stevens Entry) - 29% brick
- West facade (side of building that faces Stevens Entry) - 27%

Exterior Colors

Section 728 of the LDO establishes guidelines for color selection. Facade colors should be low reflectance, and subtle, neutral or earth-tone colors. The following is the proposed color palette:

- Cementitious 'Board & Batten' siding - Sherwin-Williams Alabaster SW7008 (soft, warm but balanced white)
- Brick water table - Cherokee Brick Georgia handcrafted collection, Oxford (deep brown base with variations in tone)
- Metal storefront windows and door frames - Black anodized aluminum
- Timber brackets - Sherwin-Williams Woodscapes dark oak stain
- Roofing - Georgia Metals standing seam metal roofing (steel), preferred color is Galvalum; alternate color is Charcoal Gray

Adjacent Building



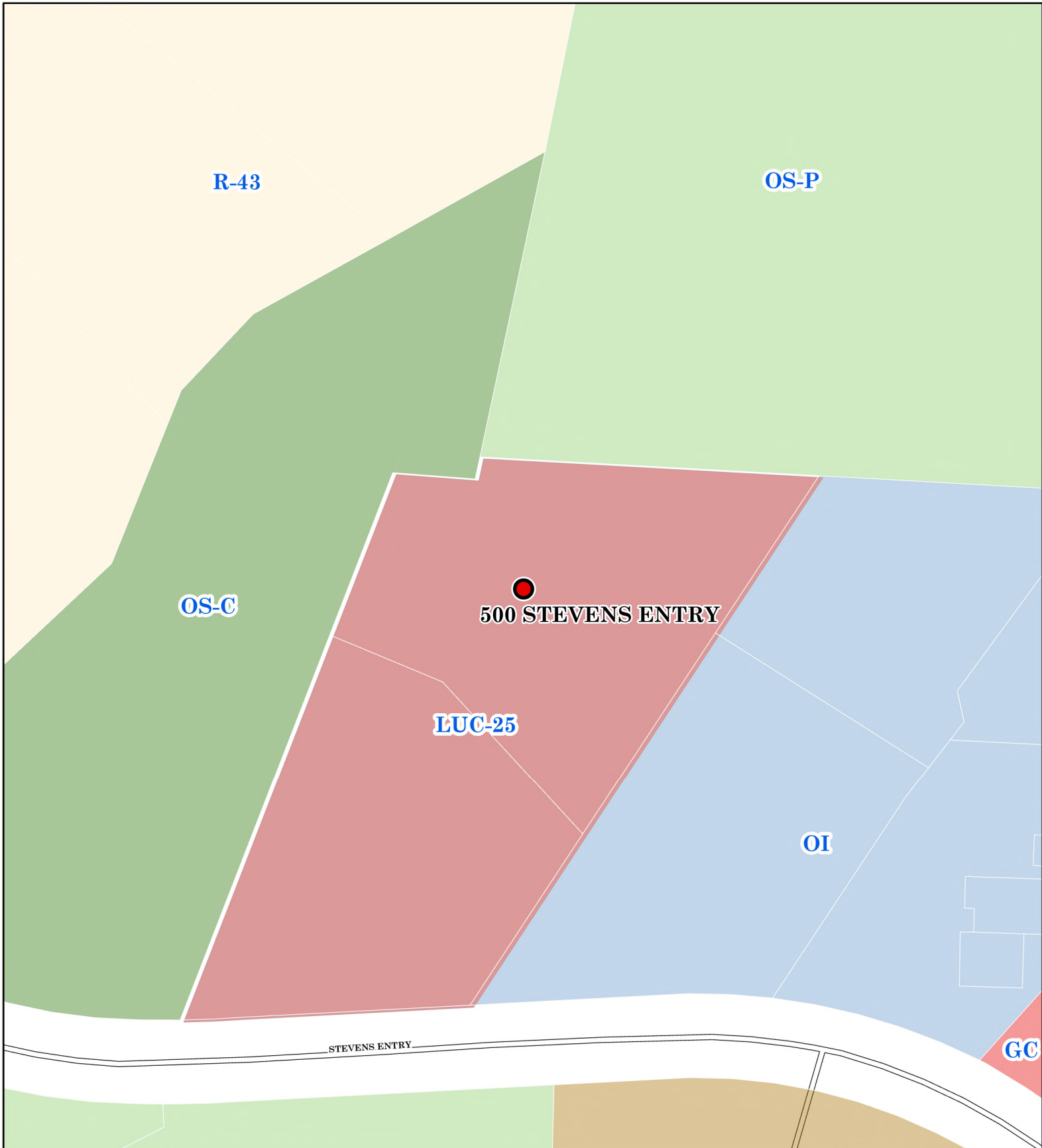
Staff feels the color palette is neutral, and the color and materials complement the neighboring development, therefore meeting the requirements of the LDO.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Building Elevations & Materials
3. Approval Letter from adjacent business



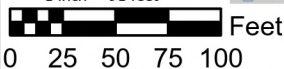
Zoning Map: 2025

500 Stevens Entry
ZONED: LUC-25

For information purposes only

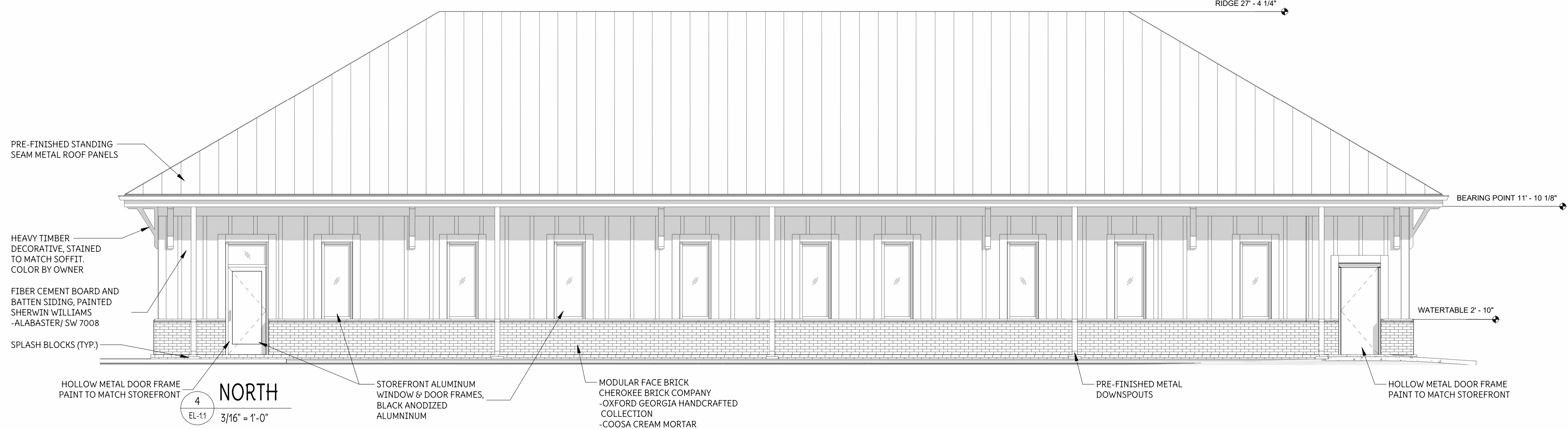
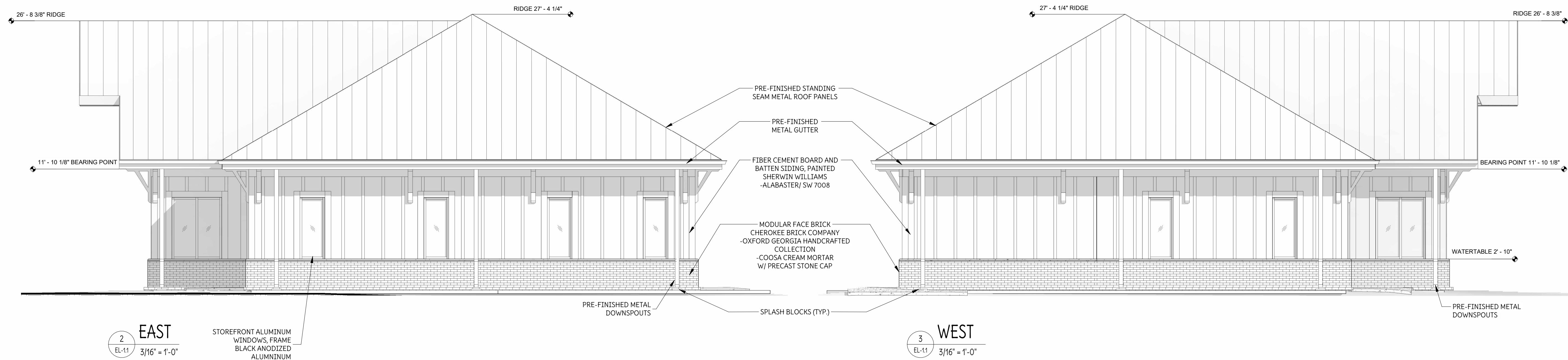


1 inch = 91 feet



	500 Stevens Entry		GC
	R-43		LUC
	GR		OS-C
	OI		OS-P

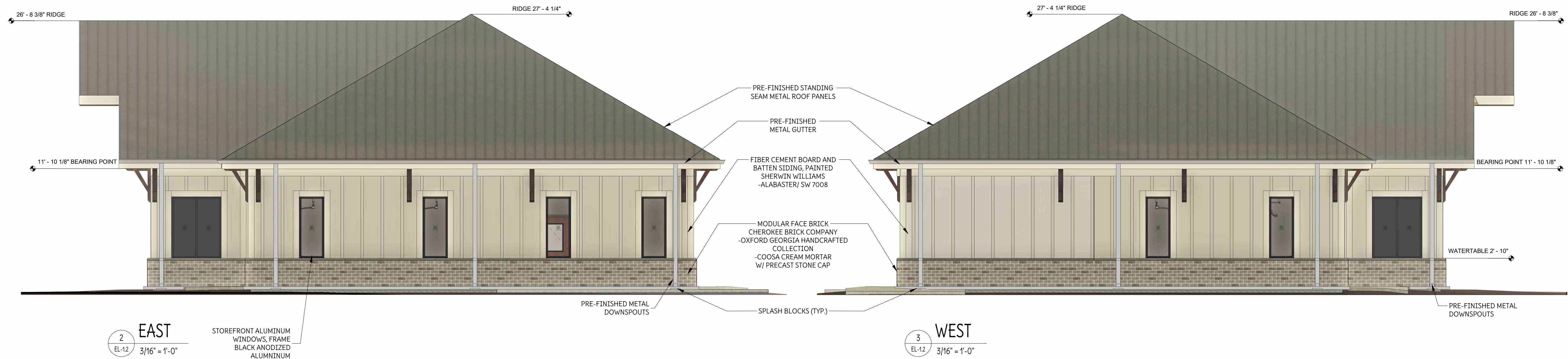




Release	Description
10-17-2025	BUILDING ELEVATION REVIEW

HDA Job Number: 2509
Date: 11-4-2025

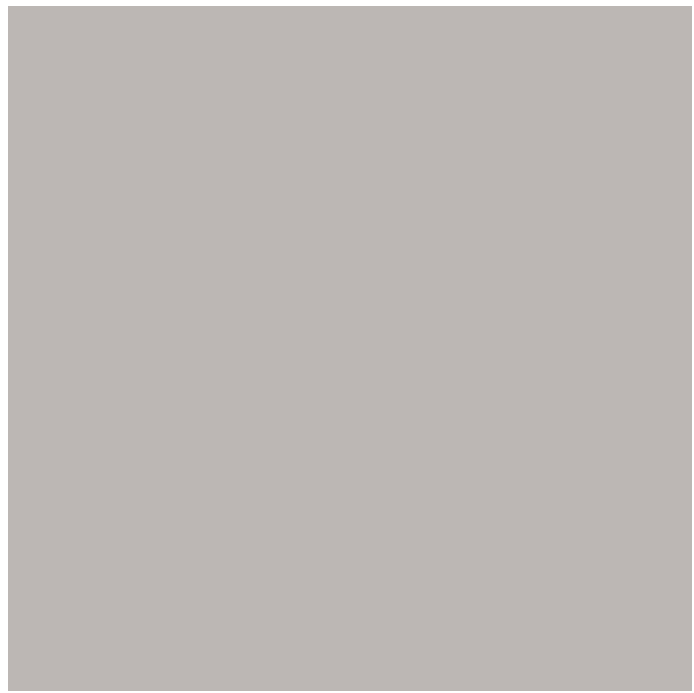
This drawing is an instrument of service & shall remain the property of the Architect. Do not reproduce publish or use in any way without the consent of the Architect.



Release	Description
10-17-2025	BUILDING ELEVATION REVIEW

HDA Job Number: 2509
Date: 11-4-2025

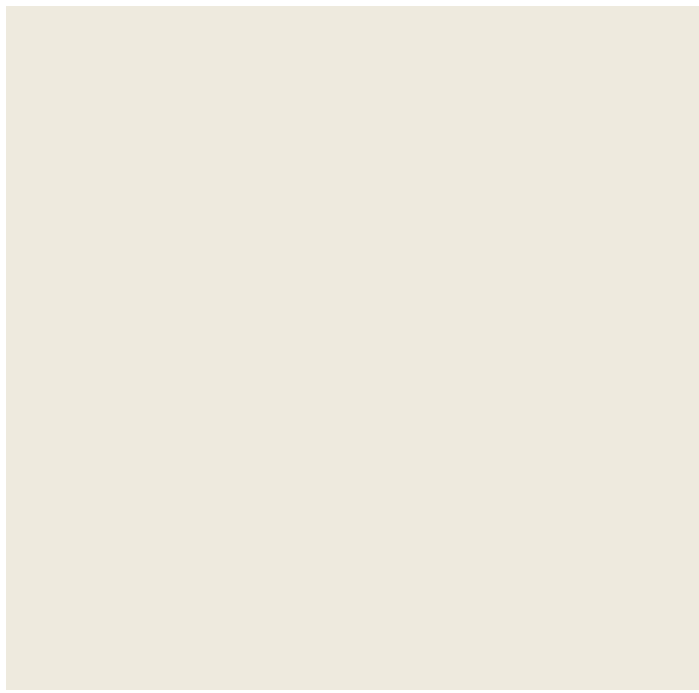
This drawing is an instrument of service & shall remain the property of the Architect. Do not reproduce publish or use in any way without the consent of the Architect.



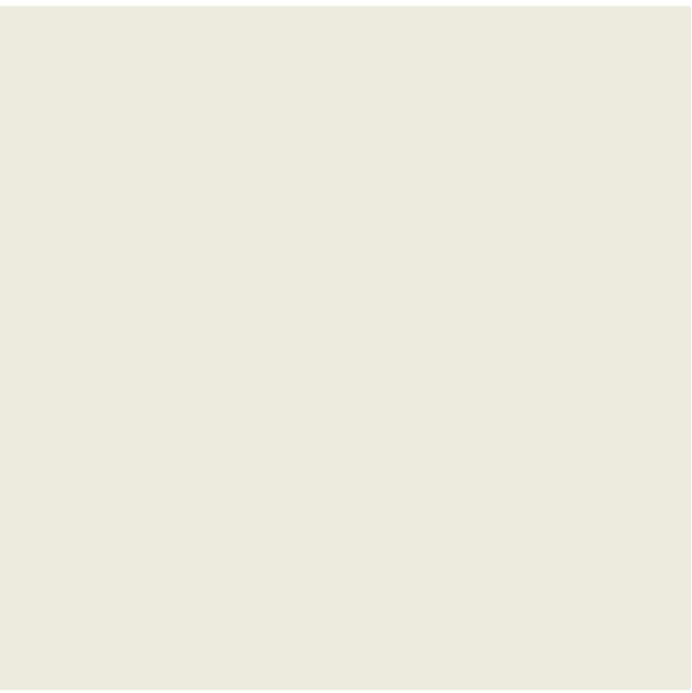
STANDING SEAM ROOF
GEORGIA METALS
COLOR: GALVALUME



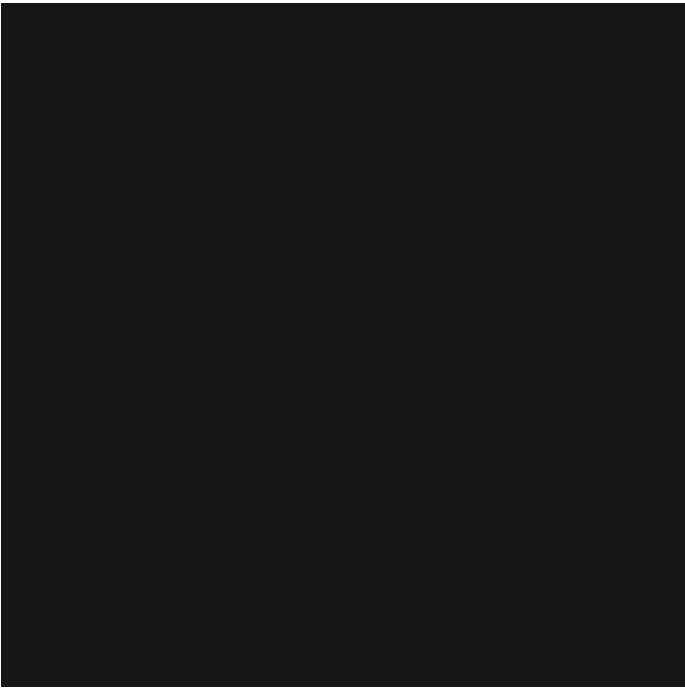
MODULAR FACE BRICK
CHEROKEE BRICK COMPANY
-OXFORD GEORGIA HANDCRAFTED
COLLECTION
-COOSA CREAM MORTAR



SIDING: CEMENTITIOUS
"BOARD & BATTEN"
SHERWIN WILLIAMS
-ALABASTER/ SW 7008



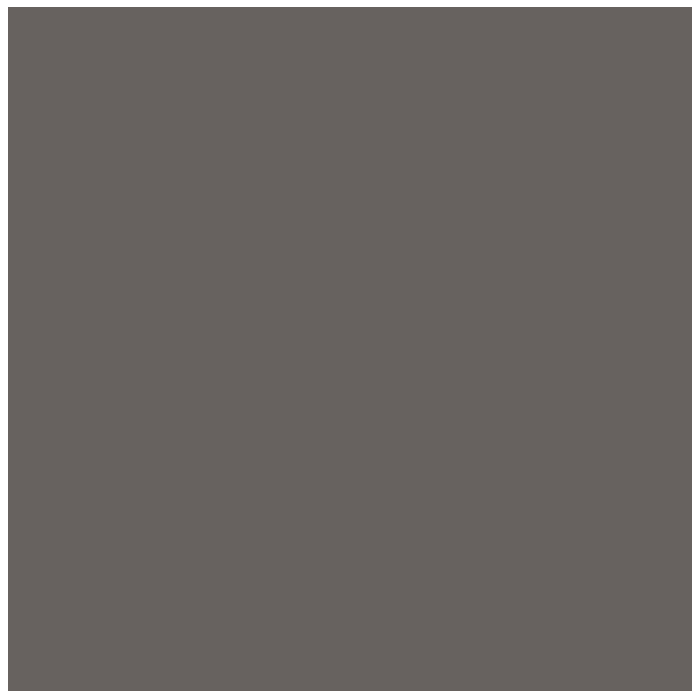
TRIM & FASCIA:
CEMENTITIOUS BOARD
SHERWIN WILLIAMS
-ALABASTER/ SW 7008



BLACK ANODIZED
ALUMNINUM
DOOR AND WINDOW
FRAMES

MASONRY PERCENTAGE CALCULATION				
NORTH FACADE:	266 SF. (MASONRY AREA) / 983 SF. (TOTAL AREA)=	0.27,	27%	
SOUTH FACADE:	234 SF. (MASONRY AREA) / 1223 SF. (TOTAL AREA)=	0.19,	19%	
EAST FACADE:	156 SF. (MASONRY AREA) / 553 SF. (TOTAL AREA)=	0.29,	29%	
WEST FACADE:	156 SF. (MASONRY AREA) / 584 SF. (TOTAL AREA)=	0.27,	27%	

ALTERNATE



STANDING SEAM ROOF
GEORGIA METALS
COLOR: CHARCOAL GRAY

Release	Description
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FLAT CREEK
family dentistry

November 5, 2025

Lora Hooks
Senior Planner
Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Subject: Design/Construction of White Oak Pediatric Dentistry

To whom it may concern,

The owner of White Oak Pediatric Dentistry, Dr. Ben Popple, has shared his architectural plan with me. I am pleased to see the building will complement our building and support this proposed design.

Sincerely,

Sherry L Padgett, DMD
Owner/Dentist
Flat Creek Family Dentistry

500 Steven Entry, Peachtree City, GA 30269

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 11/05/2025
Shayla Reed, Planning Director

DATE: November 10, 2025

SUBJECT: Building Elevation Modifications, Royal Condos, 215 Northlake Drive

Recommendation:

Staff is of the opinion the proposed material change for the Royal Condos development located at 215 Northlake Drive meets the City's design standards.

Discussion:

Jefferson Architecture has submitted a proposed modification for the color and materials to be used on the mixed-use development at 215 Northlake Drive, known as the Royal Condos. The modification is being requested due to an issue with the availability of materials.

Architectural Design

The architectural design was originally approved in November 2022. Modifications to the design were approved in September 2023 that included a softer appearance with a more traditional look compared to the warehouse character of the original design.

Only the building materials are affected by the current request for a modification. The architectural design remains the same as previously approved.

Exterior Materials and Colors

The percentage of primary materials will remain the same and the proposed colors are neutral and similar to the shades previously approved.

Approved color palette 2023:

- Brick - Millstone 6040
- Brick - Cottonwood
- Brick - Everest Gray
- Stone - Arriscraft, Opal-Laurier
- Accent Brick - Blackstone Wirecut
- Metal Accent - Burnished Slate
- Hardie Siding - Monterey Taupe and Iron Gray

Proposed color palette 2025:

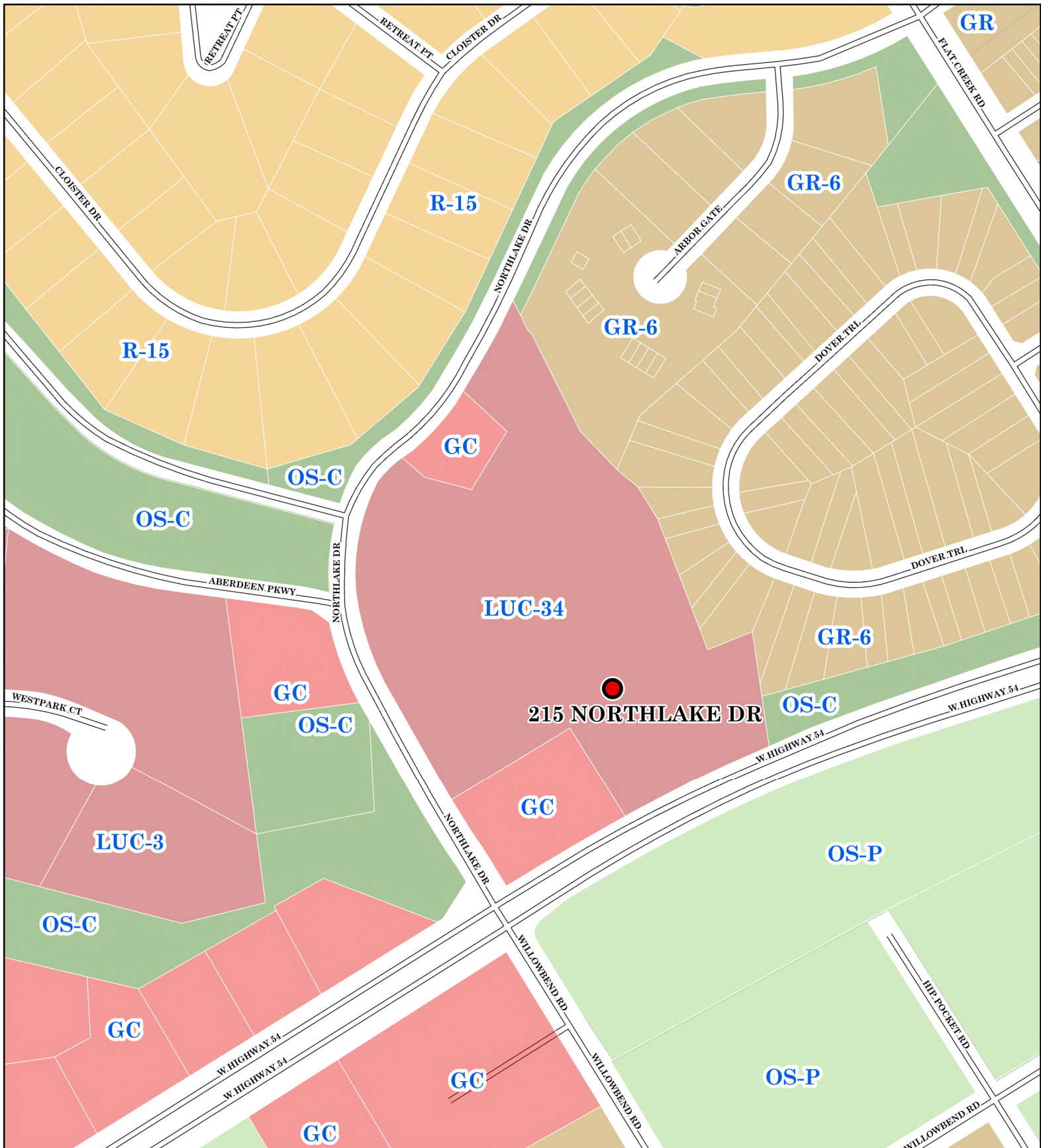
- Brick - Millstone 6040
- Brick - Cottonwood
- Brick - Everest Gray
- Stone - Echo Ridge by Cultured Stone, Sculpted Ashlar
- Accent Brick - Midnight Mist (General Shale Brick)
- Metal Accent - Block Fox (SW 7020)
- Hardie Siding - Loggia (SW 7506) and Black Fox (SW 7020)

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Materials Approved 2023
3. Materials Proposed 2025
4. Revised Renderings



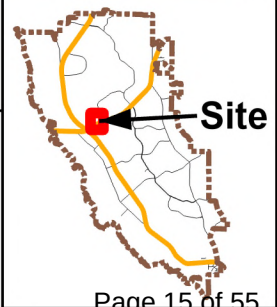
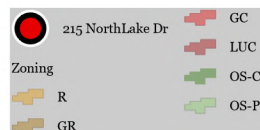
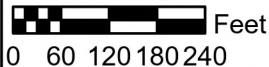
Zoning Map: 2025

215 Northlake Drive
ZONED: LUC-34

For information purposes only



1 inch = 240 feet





BRICK -
MLLSTONE 6040



BRICK -
COTTONWOOD



BRICK -
EVEREST GRAY



BRICK - ACCENT
BLACKSTONE WIRECUT

HARDIE SIDING
MONTEREY TAUPE



HARDIE SIDING - ACCENT
IRON GRAY



MISC. METALS
BURNISHED SLATE



ARRISCRAFT -STONE
OPAL - LAURIER



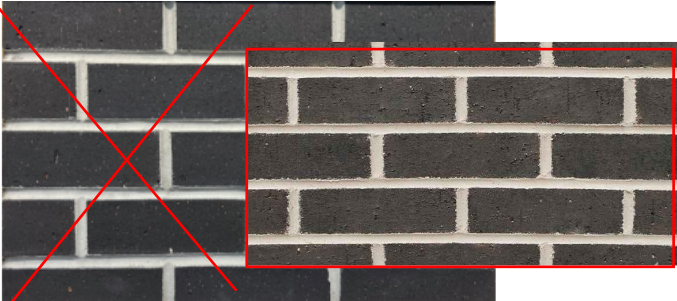
BRICK -
MLLSTONE 6040



BRICK -
COTTONWOOD



BRICK -
EVEREST GRAY



BRICK - ACCENT
~~BLACKSTONE WIRECUT~~

SUBSTITUTED TO
MIDNIGHT MIST,
QUEEN SIZE
BY GENERAL SHALE BRICK

HARDIE SIDING
~~MONTEREY TAUPE~~



SUBSTITUTED TO
SW LOGGIA 7506



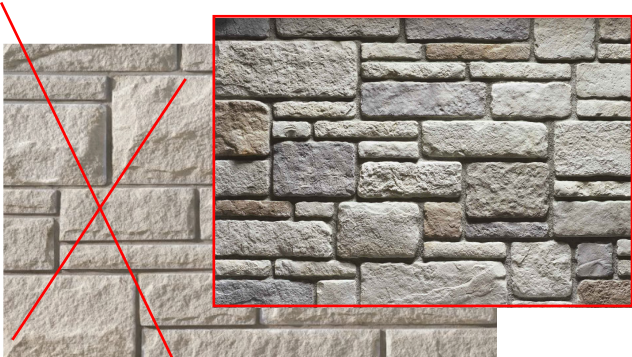
SUBSTITUTED TO
SW BLACK FOX 7020

HARDIE SIDING - ACCENT
~~IRON GRAY~~



SUBSTITUTED TO
SW BLACK FOX 7020

MISC. METALS
~~BURNISHED SLATE~~



~~ARRISCRAFT STONE~~
OPAL - LAURIER

SUBSTITUTED TO
SCULPED ASHLAR COLOR:
ECHO RIDGE
BY CULTURED STONE











CONCEPTUAL RENDERING 03

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 11/05/2025
Shayla Reed, Planning Director

DATE: November 10, 2025

SUBJECT: Building Elevation Modifications, NCR, 200 HWY 74 S

Recommendation:

The proposed architectural upgrades for NCR located at 200-259 HWY 74 S meet the ordinance requirements for architectural innovation and the colors are neutral, blending with the natural environment. While this is not a complete renovation of the existing building, the proposal does introduce some primary materials as part of the proposed upgrades. However, the amount is significantly less than 80% for the front and 50% for the side facades as required by the ordinance.

Discussion:

Jefferson Architecture has submitted proposed architectural upgrades to the existing NCR building located at 200-259 HWY 74 S. The property is located within 500 feet of the centerline of Highway 74, a major thoroughfare, and therefore an architectural review by the Planning Commission is required. The NCR property consists of two parcels, 0614 020 and 0732 018. The portion of the building located on parcel 0614 020 is not in the scope of this proposal.



Architectural Design

The existing building is composed of stucco and metal panels with a full wall of windows at the corner of the building as seen from the highway. The views of the

building from the highway are limited. In the spring and summer months, only the glass corner is visible.

Corner Facing HWY 74 - Existing



Views of East Facade from HWY 74 - Summer



View of East Facade from HWY 74 - Winter



Section 725 of the Land Development Ordinance (LDO) establishes general goals for architectural design, including high quality design and architectural innovation, as well as compatibility with surrounding development and the natural environment.

The proposal is to clean and repaint the building, introduce a new corner element facing the highway, and add three new entry features along the north side of the building and one entry feature along the east side. Included in the proposal is fiber cement cladding resembling vintage wood and steel, plus new storefront windows. The majority of the upgrades are focused on the north side of the building.

Corner facing HWY 74



North Facade



East Facade



The existing building does not contain any primary materials, such as brick or stone. The proposed upgrades introduce fiber cement siding, which is a long-lasting, low-maintenance material similar to brick and stone.

The north facade (side of the building) will contain 3,200 SF of new fiber cement siding, which is approximately 36% of the facade (not counting glass in the calculation). The east side facing HWY 74 (front of the building) will remain mostly as is with stucco and glass with the introduction of 850 SF of fiber cement, which is approximately 9.5% of the facade (not including glass in the calculation).

The south side of the building, in the rear, will remain 100% metal panels, no glass, and the west side, also in the rear of the building, will remain 100% metal panels with glass.

Exterior Colors

Sections 728 through 730 establish color requirements which state the predominant colors should be neutral or earth tones.

The proposed color palette is as follows:

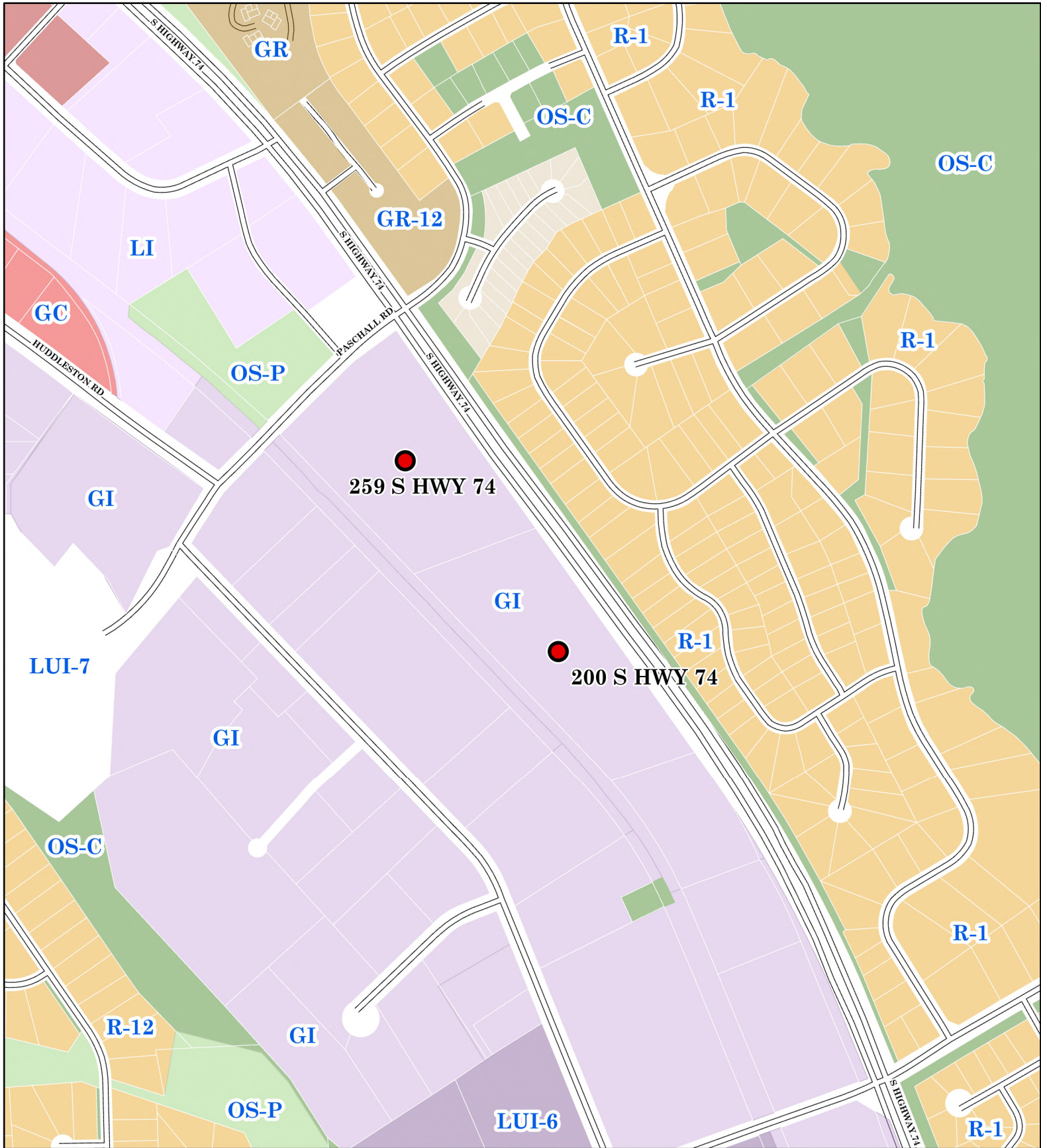
- Stucco and metal panels - repainted same as existing, off-white
- Metal Panels - repainted, Sherwin-Williams SW7040 Urbane Bronze
- Metal Panels - repainted, Sherwin-Williams SW7025 Backdrop
- Fiber Cement Panels - Nichiha Vintage Wood, Cedar
- Fiber Cement Panels - Nichiha Tuffblock, Steel

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Diagrams and Elevations
3. Renderings
4. Materials Sheet
5. Renderings-Alternate entrance 400



Zoning Map: 2025

**200 & 259 HWY 74
ZONED: GI**

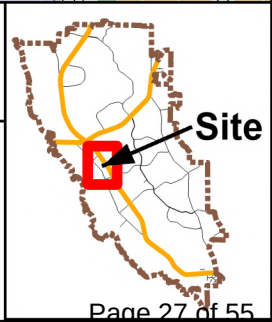
For information purposes only

1 inch = 549 feet

0 150 300 450 600 Feet

Zoning

- R
- LUR
- GR
- GC
- LUC
- LI
- GI
- LUI
- OS-C
- OS-P







1 SITE PLAN SKETCH AND DIAGRAMING
3" = 1'-0"

EXISTING TANKS TO BE REMOVED

STUCC AND STONE CANOPY

METAL PANEL WALLS

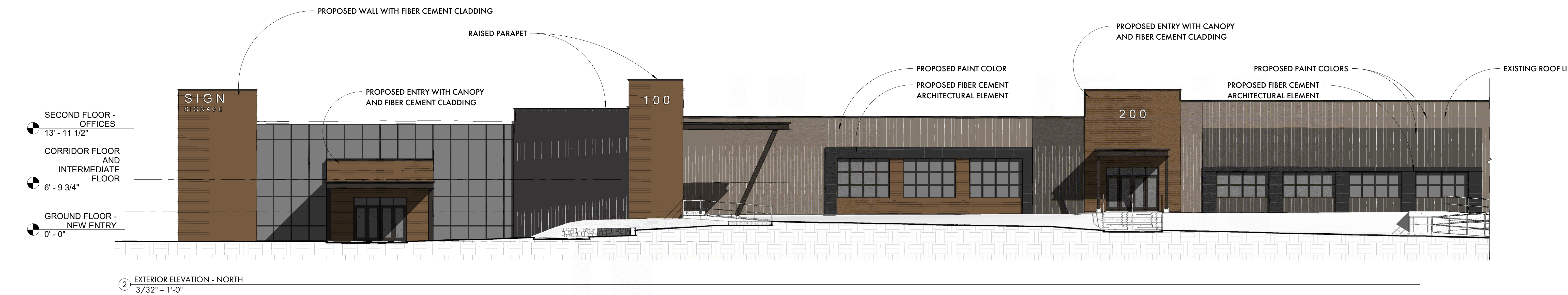
UPDATES TO EXITING FASCADE

EXISTING GLASS GLAZING SYSTEM

EXISTING ENTRY

EXISTING CORNER FACING 74

EXISTING STUCCO CORRIDOR ALONG HWY 74



MATERIAL LEGEND

FIBER CEMENT PANELS
NICHIIA: VINTAGE WOOD - CEDAR

FIBER CEMENT PANELS
NICHIIA: TUFFBLOCK - STEEL

STONE - EAGLE STONE
HILLSTONE: ELDORADO STONE

METAL PANEL
PAINTED: SW 7040 URBANE BRONZE

METAL PANEL
PAINTED: SW 7025 BACKDROP

STOREFRONT WINDOW
PAINTED: SW 7025 BACKDROP

METAL PANEL - EXISTING
PAINTED: WHERE NOT SHOWN, TO BE RECEIVE PROPOSED COAT OF PAINT

④ MATERIAL LEGEND
1/8" = 1'-0"

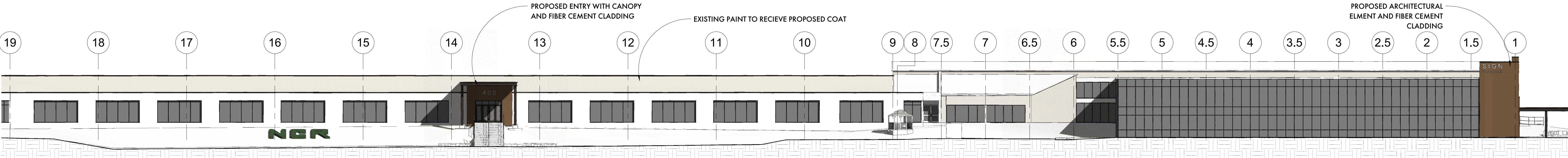
MATERIAL PERCENTAGE CALCULATIONS: EXISTING BUILDING			
NORTH ELEVATION: (METAL PANEL): 7,519 SF (STUCCO): 235 SF (STONE): ± 5 SF (GLASS): 8,509 SF Total: 16,298 SF	PERCENT: - 46.1% - 1.5% - 0% - 52.2%	(74)EAST ELEVATION: (METAL PANEL): 4,442 SF (STUCCO): 3,681 SF (STONE): 0 SF (GLASS): 8,509 SF Total: 16,632 SF	PERCENT: - 26.7% - 22.1% - 0% - 51.2%
WEST ELEVATION: (METAL PANEL): 12,445 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 12,445 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%	SOUTH ELEVATION: (METAL PANEL): 4,314 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 4,314 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%
Overall Total sf: 49,689 SF.			

MATERIAL PERCENTAGE CALCULATIONS: PROPOSED ELEVATIONS			
NORTH ELEVATION: (METAL PANEL): 5,532 SF (NEW)FIBER CEMENT: 3,200 SF (STUCCO): 0 SF (STONE): ± 45 SF (GLASS): 8,509 SF Total: 17,286 SF	PERCENT: - 32% - 18.5% - 0% - 2% - 49.2%	(74)EAST ELEVATION: (METAL PANEL): 4,328 SF (NEW)FIBER CEMENT: 850 SF (STUCCO): 3,560 SF (STONE): 0 SF (GLASS): 7,966 SF Total: 16,704 SF	PERCENT: - 25.9% - 5.1% - 21.3% - 0% - 47.7%
WEST ELEVATION: (METAL PANEL): 12,393 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 144 SF Total: 12,537 SF - 100%	PERCENT: - 88.9% - 0% - 0% - 1.1%	SOUTH ELEVATION: (METAL PANEL): 3,994 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 3,994 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%
Overall Total sf: 50,521 SF.			

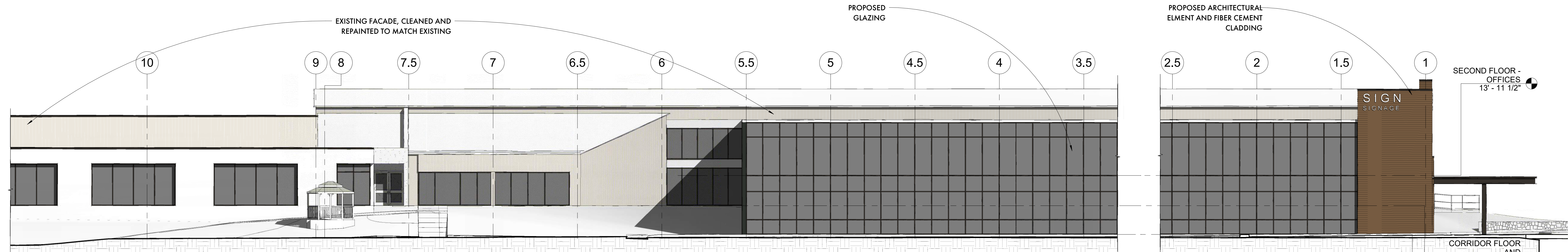
NOTE: EXISTING ELEVATIONS TO BE CLEANED AND PAINTED TO MATCH EXISTING COLOR
DRAWINGS ARE BASED ON A SCHEMATIC ANALYSIS OF THE EXISTING BUILDING

CONCEPTUAL ELEVATIONS

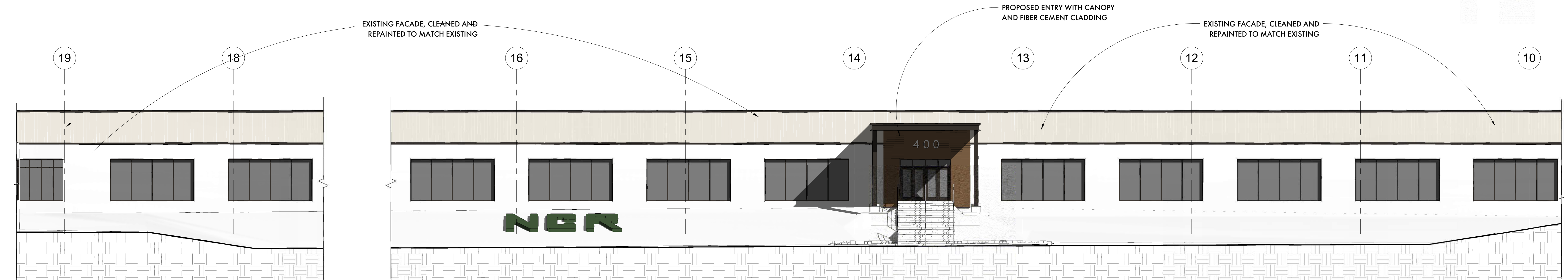
NCR - ADAPTIVE RE-USE



1 EXTERIOR ELEVATION - EAST AT 74
1" = 20'-0"



2 EXTERIOR ELEVATION - EAST AT 74
3/32" = 1'-0"



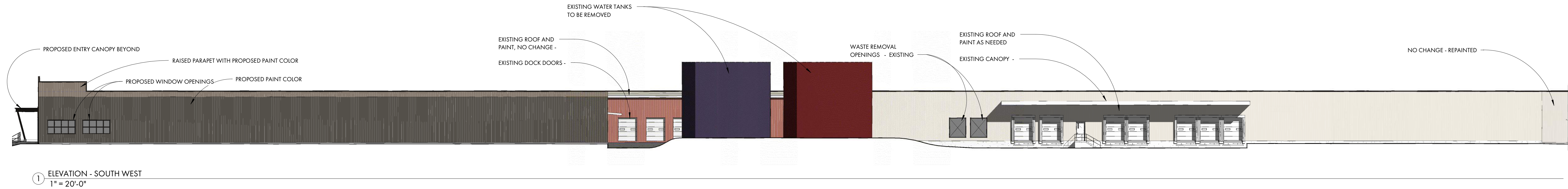
3 EXTERIOR ELEVATION - EAST AT 74
3/32" = 1'-0"

NOTE: EXISTING ELEVATIONS TO BE CLEANED AND PAINTED TO MATCH EXISTING COLOR
DRAWINGS ARE BASED ON A SCHEMATIC ANALYSIS OF THE EXISTING BUILDING

AS-BUILD ELEVATIONS - WITH MODIFICATIONS

NCR - ADAPTIVE RE-USE

10/17/2025



MATERIAL PERCENTAGE CALCULATIONS: EXISTING BUILDING			
NORTH ELEVATION: (METAL PANEL): 7,519 SF (STUCCO): 235 SF (STONE): ± 5 SF (GLASS): 8,509 SF Total: 16,298 SF	PERCENT: - 46.1% - .1.5% - 0% - 52.2%	(74)EAST ELEVATION: (METAL PANEL): 4,442 SF (STUCCO): 3,681 SF (STONE): 0 SF (GLASS): 8,509 SF Total: 16,632 SF	PERCENT: - 26.7% - 22.1% - 0% - 51.2%
WEST ELEVATION: (METAL PANEL): 12,445 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 12,445 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%	SOUTH ELEVATION: (METAL PANEL): 4,314 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 4,314 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%
Overall Total sf: 49,689 SF.			

MATERIAL PERCENTAGE CALCULATIONS: PROPOSED ELEVATIONS			
NORTH ELEVATION: (METAL PANEL): 5,532 SF (NEW)FIBER CEMENT: 3,200 SF (STUCCO): 0 SF (STONE): ± 45 SF (GLASS): 8,509 SF Total: 17,286 SF	PERCENT: - 32% - 18.5% - 0% - .2% - 49.2%	(74)EAST ELEVATION: (METAL PANEL): 4,328 SF (NEW)FIBER CEMENT: 850 SF (STUCCO): 3,560 SF (STONE): 0 SF (GLASS): 7,966 SF Total: 16,704 SF	PERCENT: - 25.9% - 5.1% - 21.3% - 0% - 47.7%
WEST ELEVATION: (METAL PANEL): 12,393SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 144 SF Total: 12,537 SF - 100%	PERCENT: - 88.9% - 0% - 0% - 1.1%	SOUTH ELEVATION: (METAL PANEL): 3,994 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 3,994 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%
Overall Total sf: 50,521 SF.			

NOTE: EXISTING ELEVATIONS TO BE CLEANED AND PAINTED TO MATCH EXISTING COLOR
DRAWINGS ARE BASED ON A SCHEMATIC ANALYSIS OF THE EXISTING BUILDING

NCR - ADAPTIVE RE-USE

AS-BUILD ELEVATIONS - WITH MODIFICATIONS































MATERIALS SHEET

MATERIAL LEGEND		
FIBER CEMENT PANELS NICHHA: VINTAGE WOOD - CEDAR		 METAL PANEL PAINTED: SW 7040 URBANE BRONZE
FIBER CEMENT PANELS NICHHA: TUFFBLOCK - STEEL		 METAL PANEL PAINTED: SW 7025 BACKDROP
STONE - EAGLE STONE HILLSTONE: ELDORADO STONE		 STOREFRONT WINDOW PAINTED: SW 7025 BACKDROP
		 METAL PANEL - EXISTING PAINTED: WHERE NOT SHOWN, TO BE RECEIVE PROPOSED COAT OF PAINT

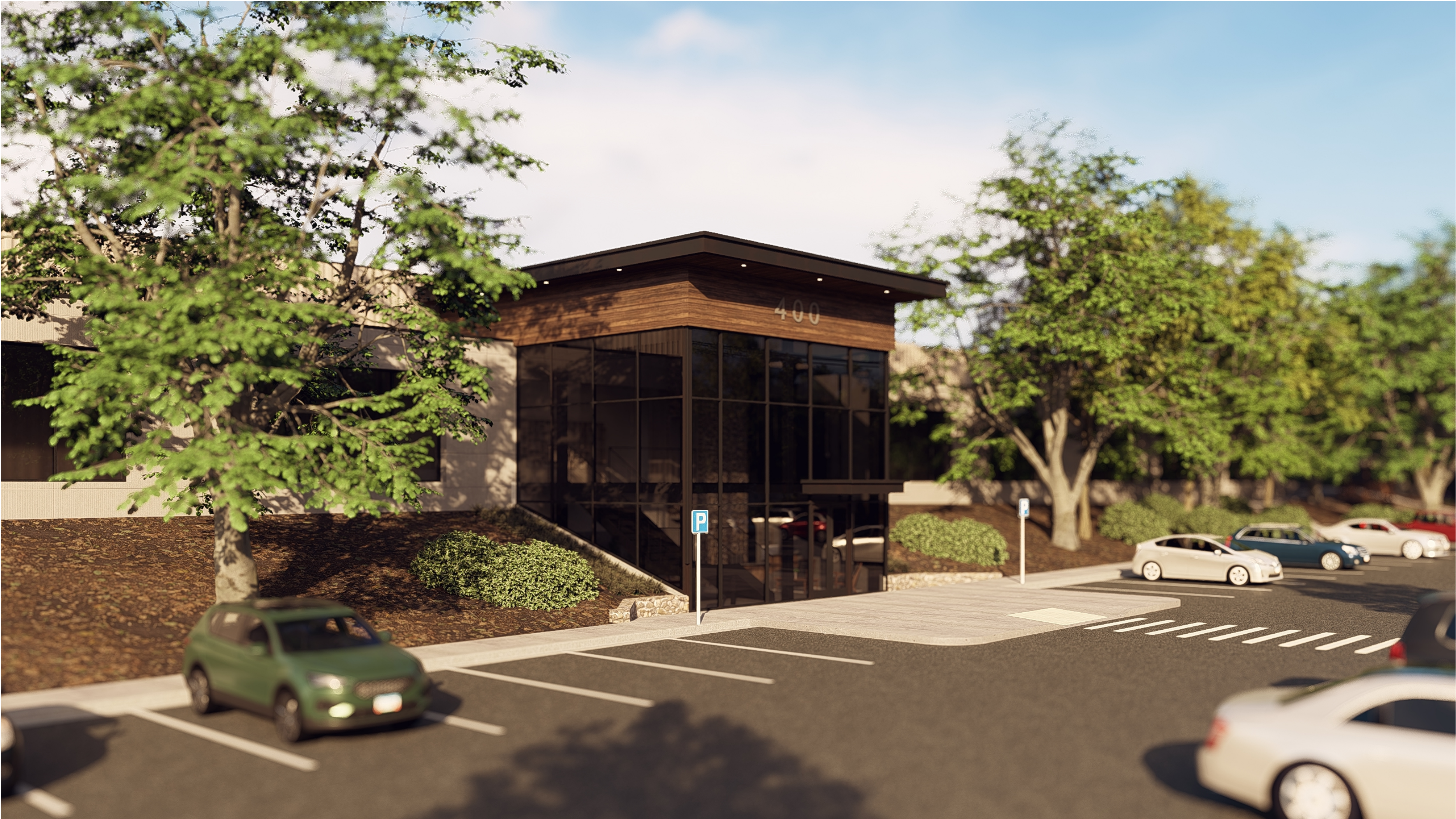
4

MATERIAL LEGEND

1/8" = 1'-0"







CONCEPTUAL RENDERINGS - OPTION B

NCR - ADAPTIVE RE-USE

10/17/2025







CONCEPTUAL RENDERINGS - OPTION B

NCR - ADAPTIVE RE-USE

10/17/2025