ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 23-036

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4773, AS AMENDED, TO PROVIDE FOR A MAJOR MODIFICATION TO PUD (PLANNED UNIT DEVELOPMENT) ZONING TO ALLOW A FREESTANDING EMERGENCY ROOM ON PROPERTY LOCATED AT 1075 CARPENTERS WAY; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on August 15, 2023 to consider the request of Avery Steed, Fulmer Lucas Engineering, LLC, on behalf of June 35, LLC, to amend Ordinance 4773, as amended, to modify PUD zoning to allow a freestanding emergency room on property located at 1075 Carpenters Way, as more particularly described on Attachment “A” and graphically depicted on Attachment “B” (the “Property”); and

WHEREAS, the Planning and Zoning Board approved the requested PUD zoning modification on September 19, 2023 and recommended said modification to the City Commission; and

WHEREAS, the City Commission, after due public notice and a public hearing at which all interested persons were afforded the opportunity to be heard, finds that the Property should be classified or zoned as recommended by the Planning and Zoning Board;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. The Property is hereby classified or zoned PUD (Planned Unit Development) as set forth in Exhibits "B-1," "B-2," and "B-3," subject to the following amended conditions:

Area B of Ordinance 4773, as amended:

III. Area B

A. Land Use Intensity: PUD-30

B. Permitted Uses: ~~Commercial Bank~~ Free-Standing Emergency Room

C. Development of the property shall be in accordance with the site development plan attached hereto as Exhibit "B-1" and the architectural elevations attached hereto as Exhibits "B-2" and "B-3." With the approval of the Director of Community & Economic Development, minor changes may be made at the time of site plan and building permit review without requiring a modification to the PUD.

~~D. A landscape buffer, satisfactory to the Director of Community Development Department, consisting of a hedge and/or plant materials may be substituted for a buffer fence or wall on the east property line.~~

D. Landscaping and Buffering: In accordance with Sub-Section 4.5 of the Land Development Code.

E. Signage: In accordance with the Retail Commercial and Large Lot Office Zoning District Regulations (C-2, C-3, C-4, C-5, C-6, C-7 and O-3) as specified in Sub-Section 4.9.4.4 of the Land Development Code.

F. Transportation

1. Binding Concurrency Determinations will be made at the time of site plan approval.

2. Bicycle parking shall be provided in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.

3. An ADA-compliant pedestrian route shall be provided between the Carpenters Way sidewalk and principal building entrance. This route shall not require pedestrians to walk through any patient drop off zones.

SECTION 2. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5885.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. If any word, sentence, clause, phrase, or provision of this Ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

SECTION 5. This Ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 16th day of October, A.D. 2023.

_____
H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

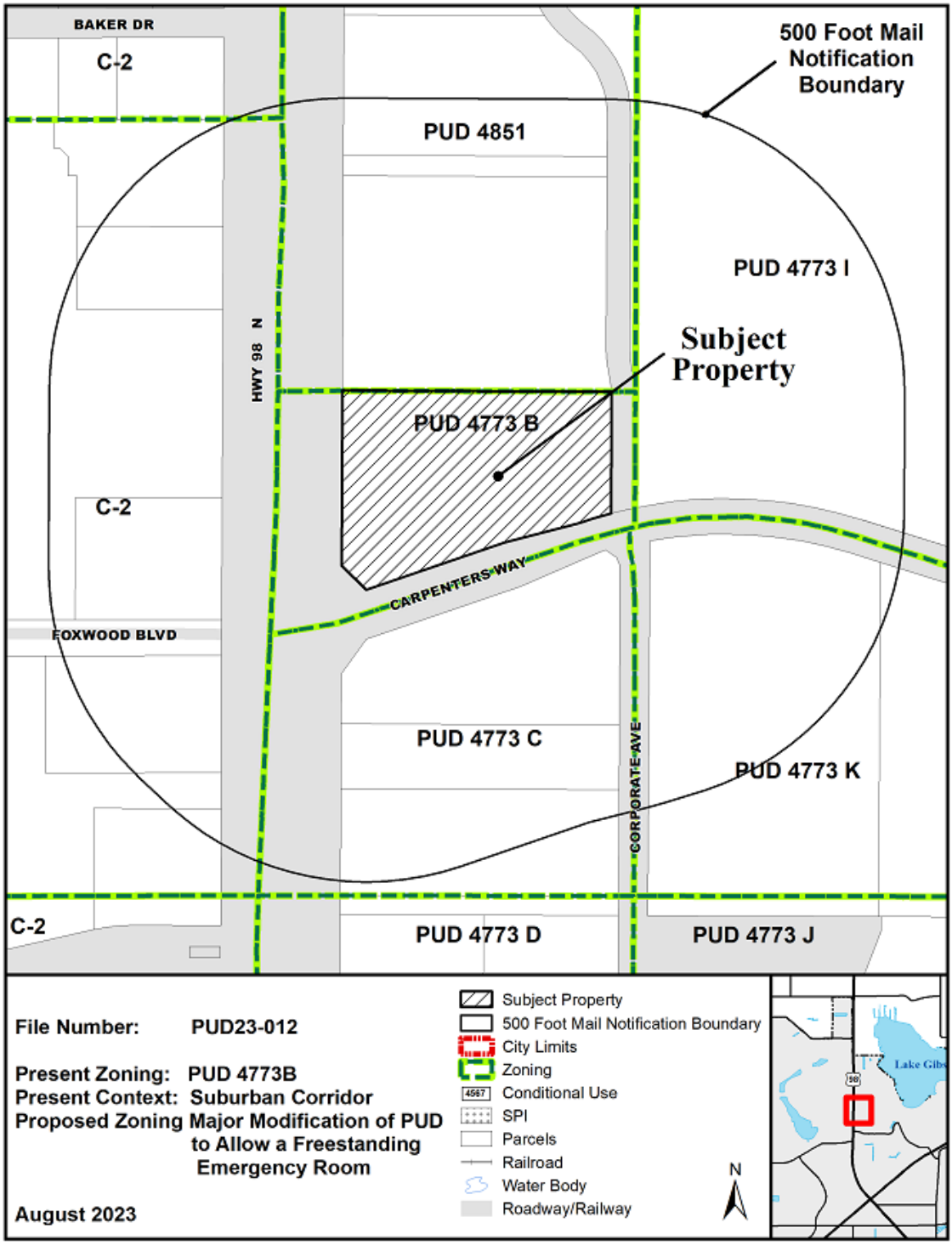
ATTACHMENT “A”

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE, AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 23 EAST; THENCE, SOUTH 89°53'35" EAST, 114.68 FEET, TO A POINT SITUATE ON THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 98 (ALSO KNOWN AS STATE ROAD 700) (204' WIDE RIGHT-OF-WAY PER FDOT SECTION 16210-2514); THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 0°13'57" EAST, 563.34 FEET, TO A POINT SITUATE AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF CARPENTERS WAY (RIGHT-OF-WAY WIDTH VARIES PER OFFICIAL RECORDS BOOK 2948, PAGE 404) ALSO BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID INTERSECTION AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 0°13'57" EAST, 300.00 FEET; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF LANDS FOUND IN OFFICIAL RECORDS BOOK 7489, PAGE 775, SOUTH 89°46'03" EAST, 459.43 FEET, TO A POINT SITUATE ON THE EAST LINE OF A SIDEWALK EASEMENT FOUND IN OFFICIAL RECORDS BOOK 8229, PAGE 1599; THENCE, LEAVING THE NORTH LINE OF SAID LANDS AND ALONG THE EAST LINE OF SAID SIDEWALK EASEMENT, SOUTH 0°13'57" WEST, 208.29 FEET, TO A POINT OF NON-TANGENT CURVATURE SITUATE ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF CARPENTERS WAY; THENCE, ALONG SAID NON-TANGENT CURVE AND NORTHERLY RIGHT-OF-WAY LINE, TO THE RIGHT AND CONCAVE TO THE SOUTHEAST FOR AN ARC DISTANCE OF 59.78 FEET, HAVING A RADIUS OF 777.82' AND A DELTA ANGLE OF 4°24'13" (CHORD = S 73°15'45" W, 59.76'), TO A POINT OF NON-TANGENCY; THENCE, CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES AND DISTANCES: SOUTH 75°32'59" WEST, 127.80 FEET; SOUTH 71°03'42" WEST, 250.00 FEET; NORTH 46°20'50" WEST, 58.52 FEET, TO THE POINT OF BEGINNING,

CONTAINING 2.91 AC or 126,552 SQ FT MORE OR LESS

ATTACHMENT “B”



~~EXHIBIT "B-1"~~

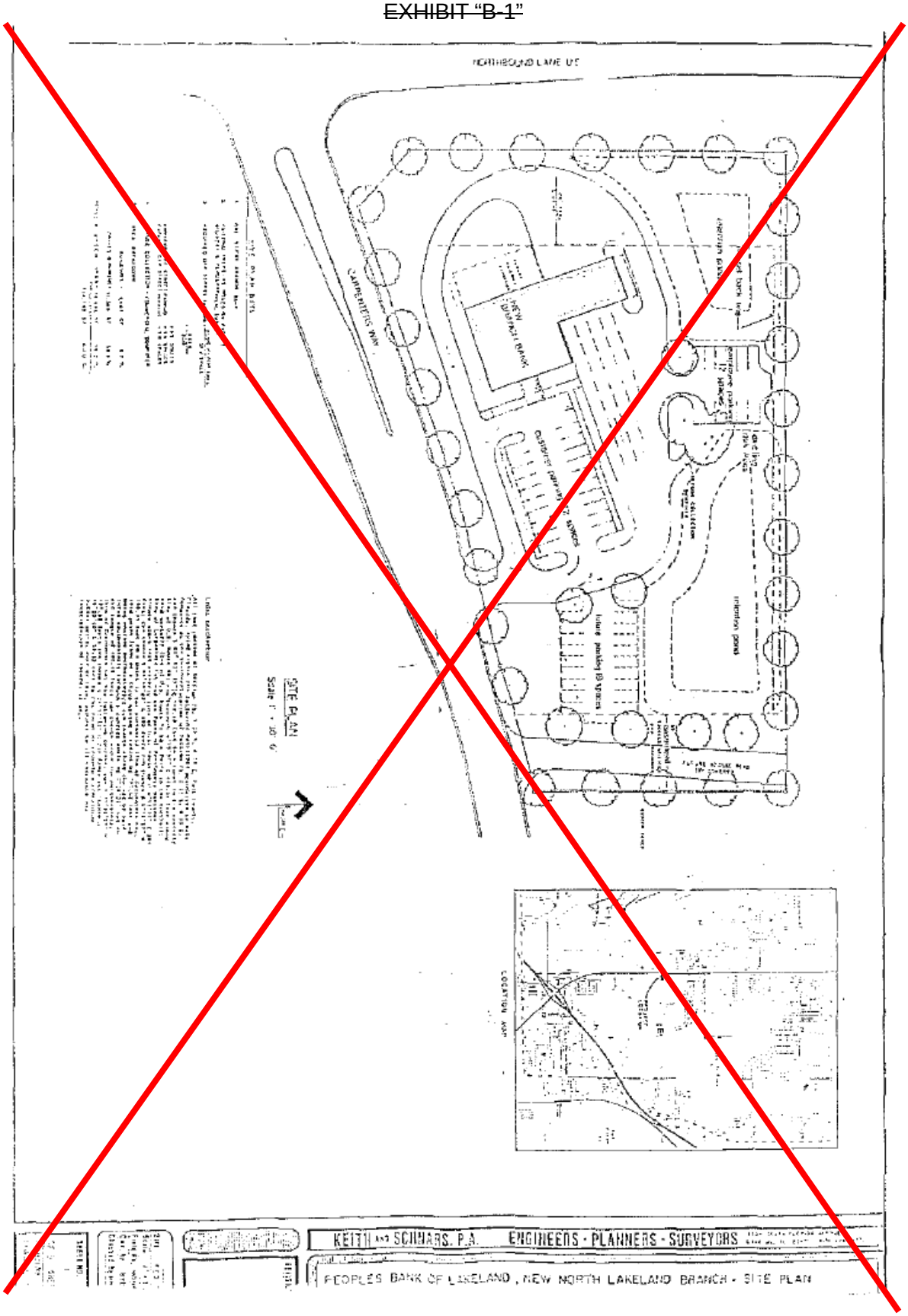

NORTHBOUND LANE U.S.
SITE PLAN
KEITH and SCHNARS, P.A. ENGINEERS · PLANNERS · SURVEYORS
PEOPLES BANK OF LAKELAND, NEW NORTH LAKELAND BRANCH - SITE PLAN

EXHIBIT “B-1”

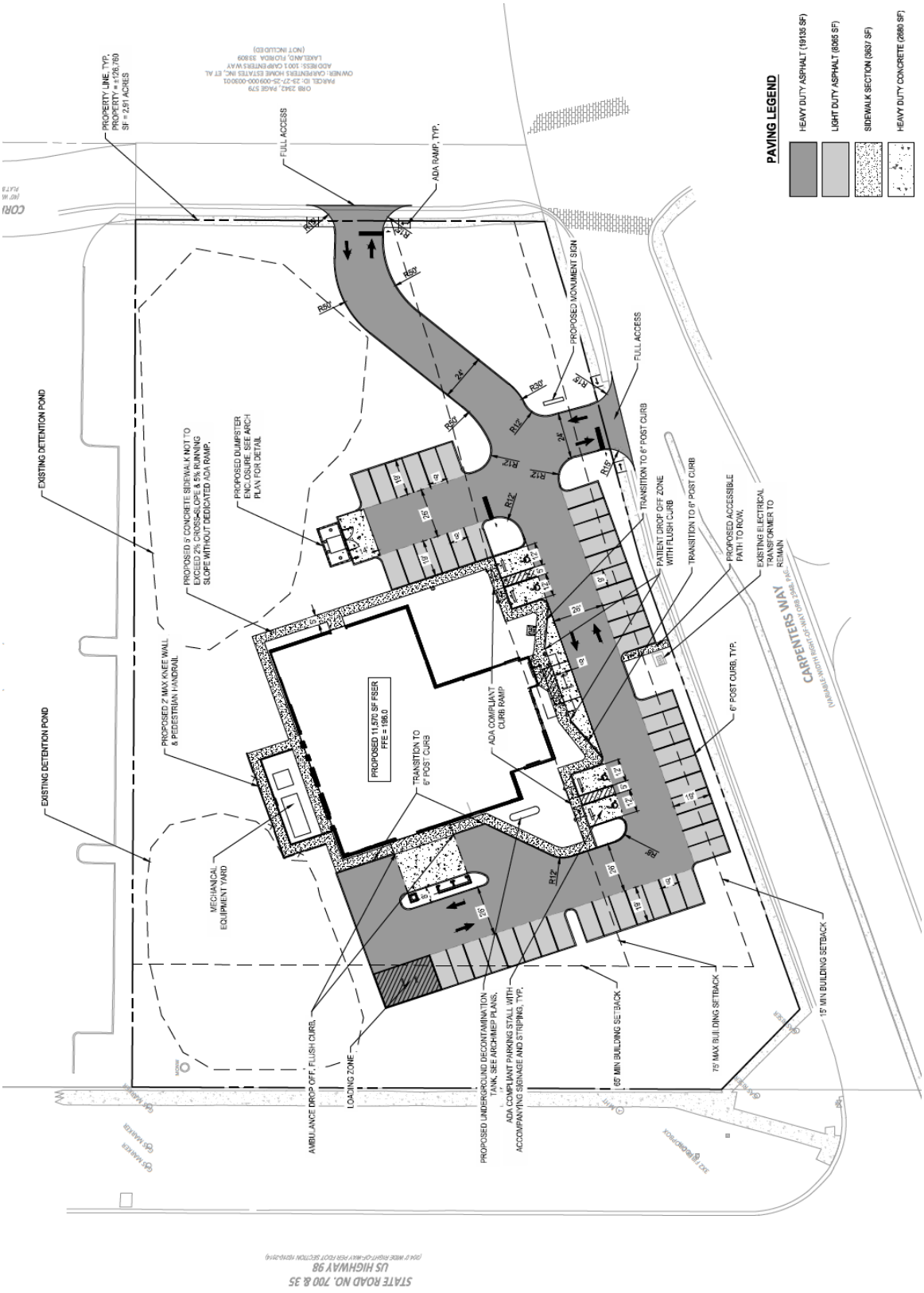

PAVING LEGEND
HEAVY DUTY ASPHALT (19135 SF)
LIGHT DUTY ASPHALT (8065 SF)
SIDEWALK SECTION (383/ SF)
HEAVY DUTY CONCRETE (2680 SF)
PROPERTY LINE, TYP.
PROPERTY = ±25,760 SF = 2.91 ACRES
FULL ACCESS
ADA RAMP, TYP.
PROPOSED MONUMENT SIGN
FULL ACCESS
EXISTING DETENTION POND
PROPOSED 5' CONCRETE SIDEWALK NOT TO EXCEED 2% CROSS-SLOPE & 5% RUNNING SLOPE WITHOUT DEDICATED ADA RAMP.
PROPOSED DUMPSTER ENCLOSURE, SEE ARCH PLAN FOR DETAIL
TRANSITION TO 6" POST CURB
PATIENT DROP OFF ZONE WITH FLUSH CURB
TRANSITION TO 6" POST CURB
PROPOSED ACCESSIBLE PATH TO ROW.
EXISTING ELECTRICAL TRANSFORMER TO REMAIN
CARPENTERS WAY
6" POST CURB, TYP.
PROPOSED 2' MAX KNEE WALL & PEDESTRIAN HANDRAIL
EXISTING DETENTION POND
PROPOSED 11,870 SF FSER FFE = 198.0
TRANSITION TO 6" POST CURB
ADA COMPLIANT CURB RAMP
MECHANICAL EQUIPMENT YARD
AMBULANCE DROP OFF, FLUSH CURB.
LOADING ZONE
PROPOSED UNDERGROUND DECONTAMINATION TANK, SEE ARCH/MEP PLANS.
ADA COMPLIANT PARKING STALL WITH ACCOMPANYING SIGNAGE AND STRIPING, TYP.
65' MIN BUILDING SETBACK
75' MAX BUILDING SETBACK
15' MIN BUILDING SETBACK
STATE ROAD NO. 700 & 35
US HIGHWAY 98

EXHIBIT “B-2”

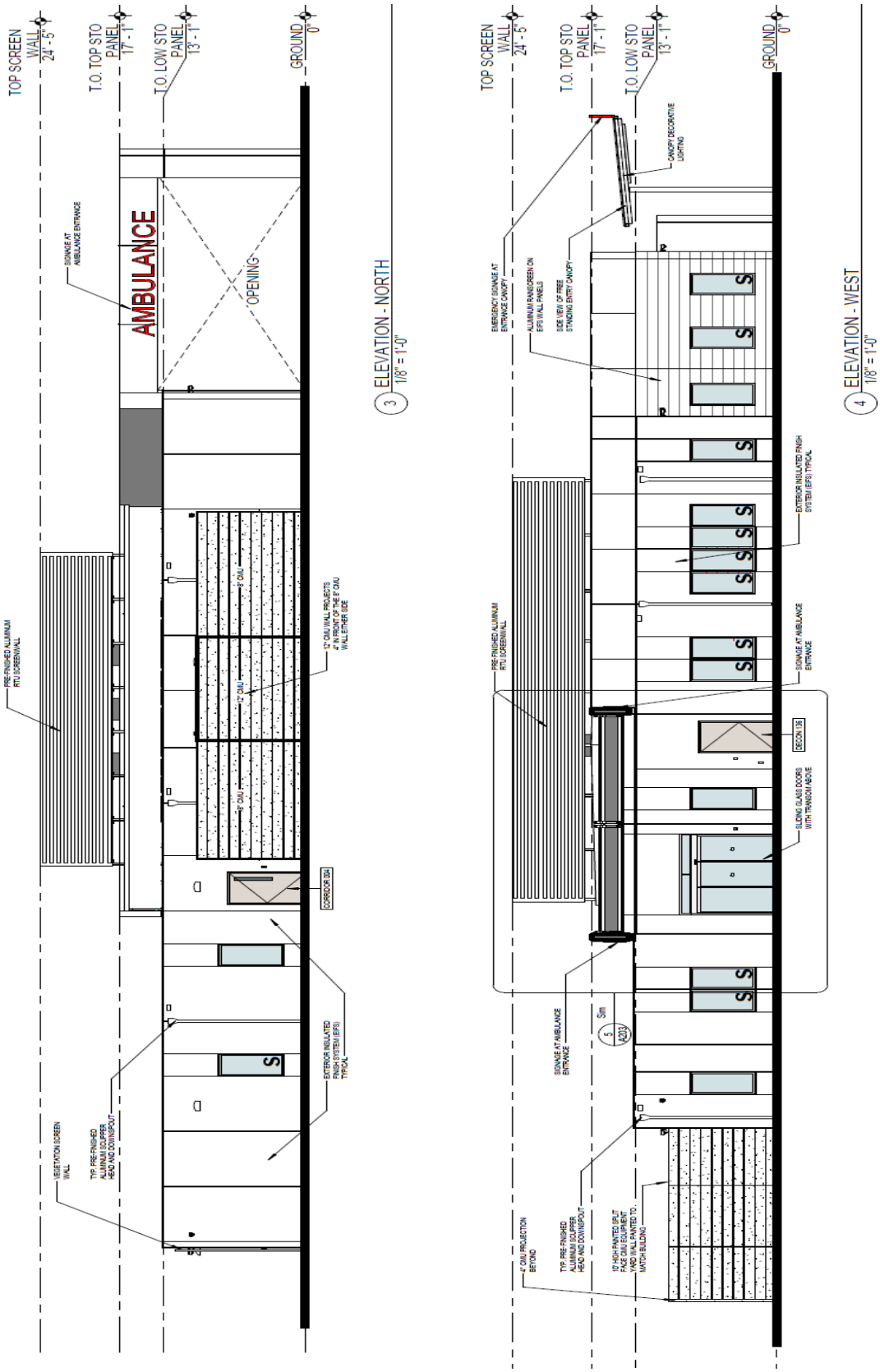
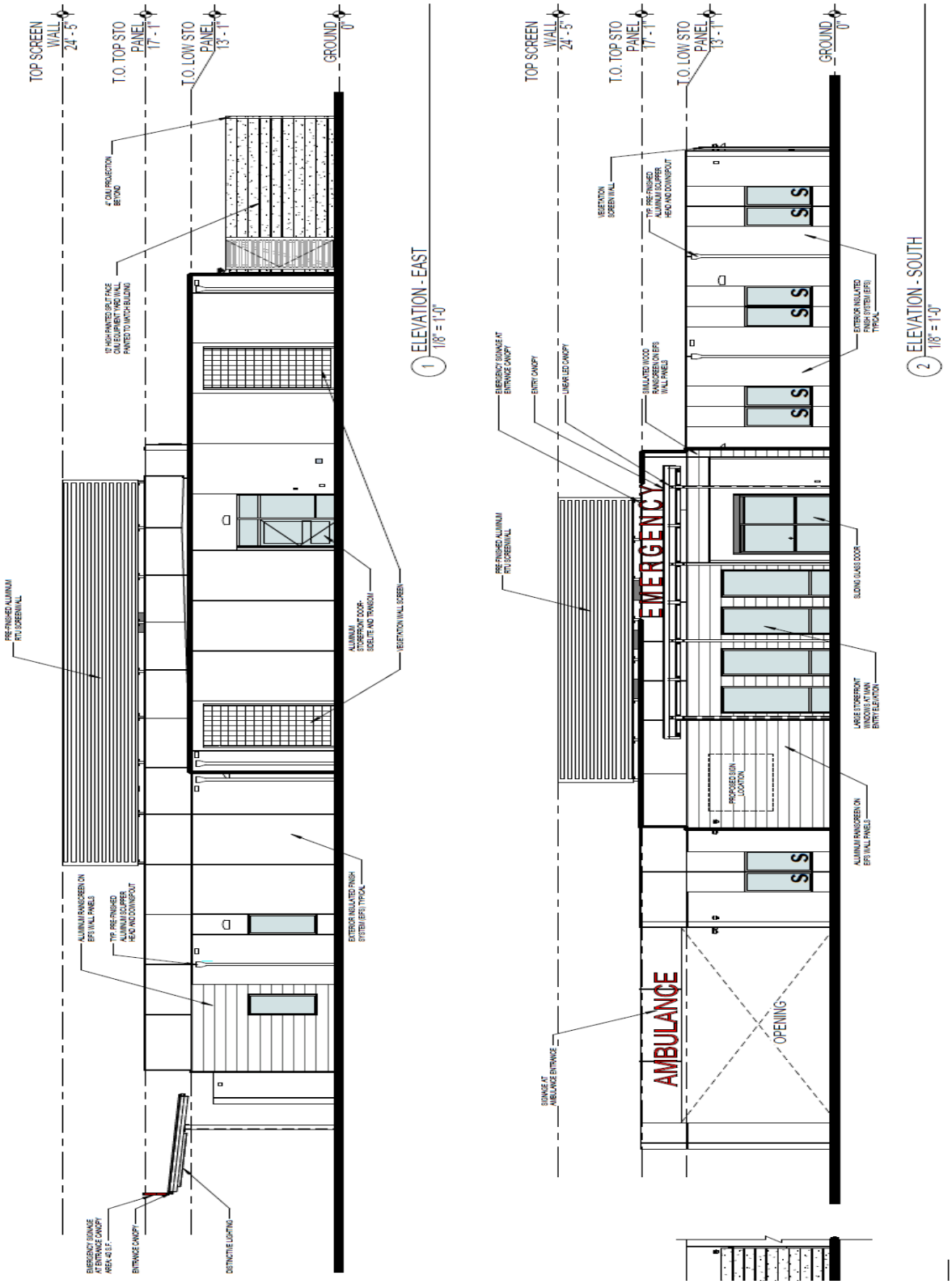

TOP SCREEN WALL 24' - 5"
T.O. TOP STO PANEL 17' - 1"
T.O. LOW STO PANEL 13' - 1"
GROUND 0"
AMBULANCE
OPENING
SIGNAGE AT AMBULANCE ENTRANCE
PRE-FINISHED ALUMINUM RTU SCREEN WALL
12" CMU WALL PROJECTS 4" IN FRONT OF THE 8" CMU WALL EITHER SIDE
8" CMU
CORRIDOR 104
EXTERIOR INSULATED FINISH SYSTEM (EIFS)
VEGETATION SCREEN WALL
TYP. PRE-FINISHED ALUMINUM GUTTER, HEAD AND DOWNSPOUT
3 ELEVATION - NORTH
1/8" = 1'-0"
EMERGENCY SIGNAGE AT ENTRANCE CANOPY
ALUMINUM RAINSCREEN ON EIFS WALL PANELS
SIDE VIEW OF FREE STANDING ENTRY CANOPY
CANOPY DECORATIVE LIGHTING
EXTERIOR INSULATED FINISH SYSTEM (EIFS) TYPICAL
SIGNAGE AT AMBULANCE ENTRANCE
DECON 106
SLIDING GLASS DOORS WITH TRANSOM ABOVE
5m
4" CMU PROJECTION BEYOND
10' HIGH PAINTED SPLIT FACE CMU EQUIPMENT YARD WALL PAINTED TO MATCH BUILDING
4 ELEVATION - WEST
1/8" = 1'-0"

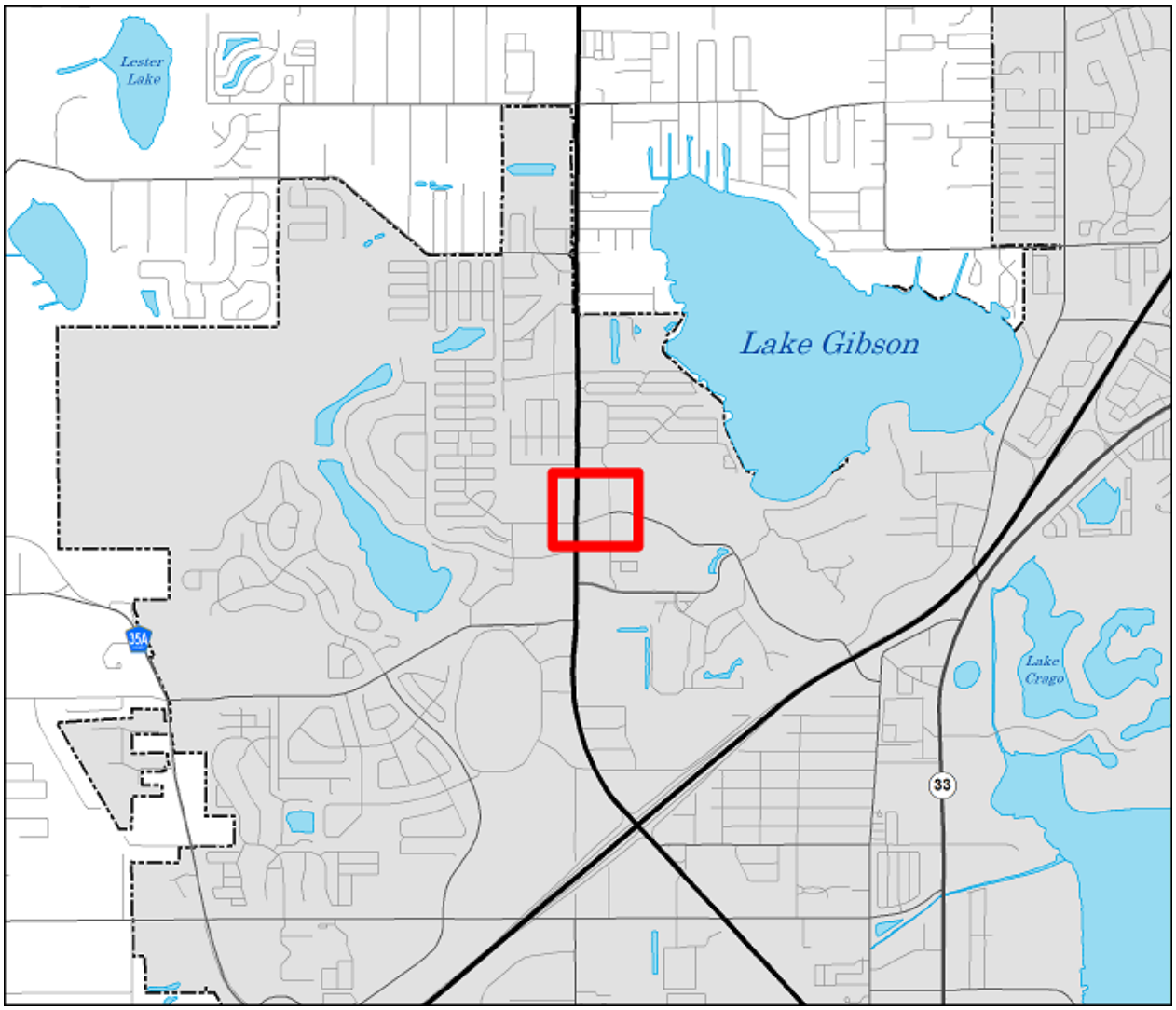
EXHIBIT “B-3”

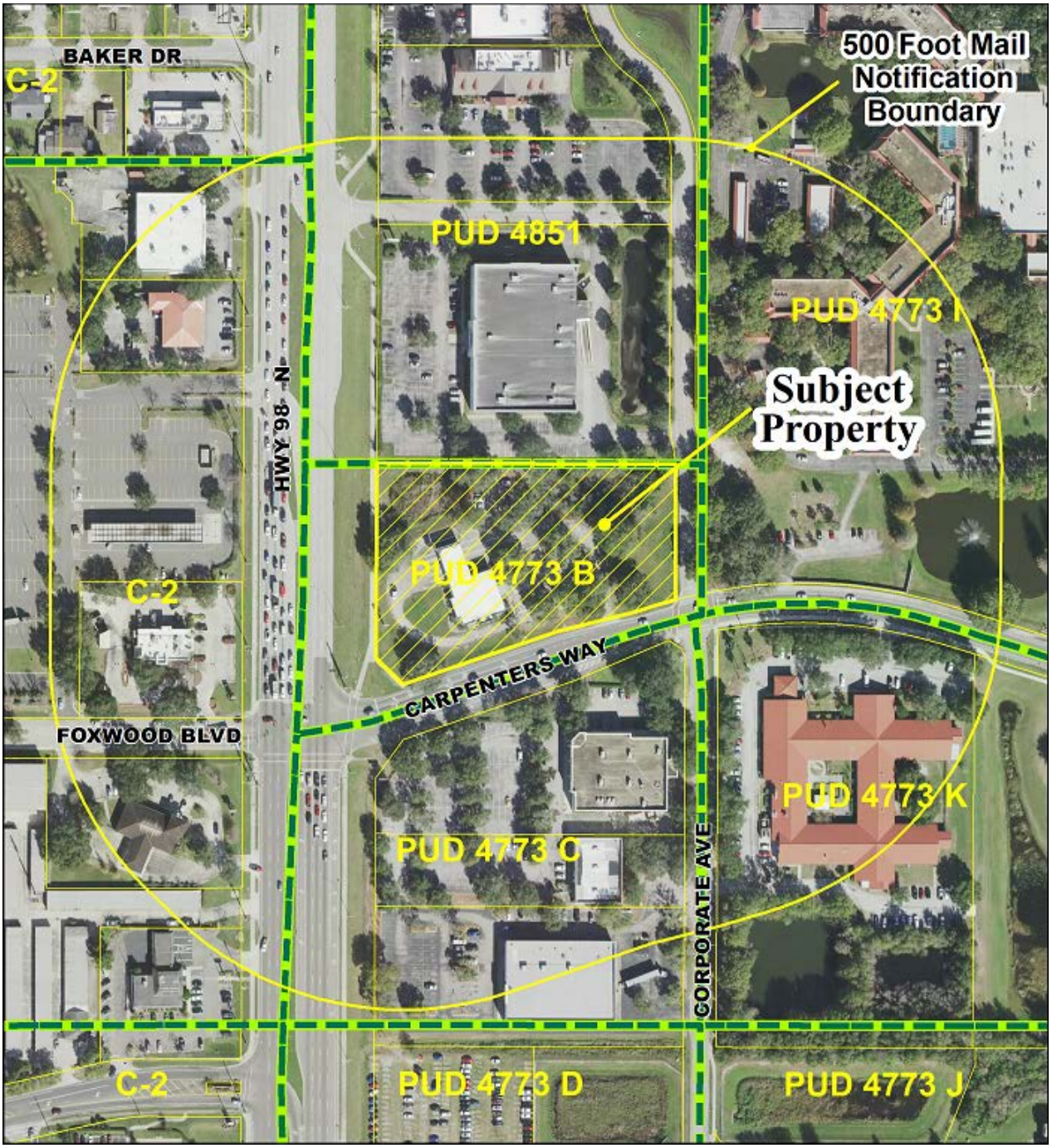

TOP SCREEN WALL 24' - 6"
T.O. TOP STO PANEL 17' - 1"
T.O. LOW STO PANEL 13' - 1"
GROUND 0"
1 ELEVATION - EAST
1/8" = 1'-0"
PRE-FINISHED ALUMINUM R.T.U. SCREEN WALL
ALUMINUM RAINSCREEN ON EPS WALL PANELS
TYP. PRE-FINISHED ALUMINUM SCUPPER HEAD AND DOWNSPOUT
EMERGENCY SIGNAGE AT ENTRANCE CANOPY AREA 42 S.F.
ENTRANCE CANOPY
DISTINCTIVE LIGHTING
ALUMINUM STOREFRONT DOOR - SIDELITE AND TRANSOM
EXTERIOR INSULATED FINISH SYSTEM (EIFS) TYPICAL
VEGETATION WALL SCREEN
10' HIGH PAINTED SPLIT FACE CMU EQUIPMENT YARD WALL PAINTED TO MATCH BUILDING
6' CMU PROJECTION BEYOND
2 ELEVATION - SOUTH
1/8" = 1'-0"
EMERGENCY SIGNAGE AT ENTRANCE CANOPY
ENTRY CANOPY
LINEAR LED CANOPY
SIMULATED WOOD RAINSCREEN ON EPS WALL PANELS
VEGETATION SCREEN WALL
TYP. PRE-FINISHED ALUMINUM SCUPPER HEAD AND DOWNSPOUT
EXTERIOR INSULATED FINISH SYSTEM (EIFS) TYPICAL
PRE-FINISHED ALUMINUM R.T.U. SCREEN WALL
EMERGENCY
SLIDING GLASS DOOR
LARGE STOREFRONT WINDOW SYSTEM AT MAIN ENTRY ELEVATION
PROPOSED SIGN LOCATION
ALUMINUM RAINSCREEN ON EPS WALL PANELS
SIGNAGE AT AMBULANCE ENTRANCE
AMBULANCE
OPENING

Planning & Zoning Board Recommendation

Date:	October 2, 2023	Reviewer:	Todd Vargo
Project No:	PUD23-012	Location:	1075 Carpenters Way
Owner:	June 35, LLC		
Applicant:	Avery Steed, Fulmer Lucas Engineering, LLC		
Current Zoning:	PUD (Planned Unit Development) 4773 B	Future Land Use:	Mixed Commercial Corridor (MCC)
Context District:	Suburban Corridor (SCO)		
P&Z Hearing:	August 15, 2023	P&Z Final Decision:	September 19, 2023
Request:	Major modification of PUD (Planned Unit Development) zoning to allow a freestanding emergency room on property located at 1075 Carpenters Way.		

1.0 Location Maps




BAKER DR
C-2
500 Foot Mail Notification Boundary
PUD 4851
PUD 4773 I
Subject Property
HWY 98 N
PUD 4773 B
C-2
CARPENTERS WAY
FOXWOOD BLVD
PUD 4773 K
PUD 4773 C
CORPORATE AVE
C-2
PUD 4773 D
PUD 4773 J

2.0 Background

2.1 Summary

Avery Steed, Fulmer Lucas Engineering LLC, requests a major modification of PUD (Planned Unit Development) zoning to allow for the development of a free-standing emergency room on property located at 1075 Carpenters Way. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property, approximately 2.9 acres in area, is located at the northeast corner of U.S. Highway 98 North and Carpenters Way. The subject property is currently improved with a one-story, 7,012 sq. ft. commercial building that was most recently used as a SunTrust branch bank. SunTrust closed the bank in early 2021 and the building has been vacant since that time.

The subject property has a future land use designation of Mixed Commercial Corridor (MCC) and is zoned PUD (Planned Unit Development) as specified by Area B of Ordinance No. 4773, as amended. Under the current PUD zoning, use of the property is limited to a commercial bank.

2.3 Project Background

The purpose of this request is to allow for the construction of a new 11,570 sq. ft. free-standing emergency room. If approved, the existing bank building will be demolished as part of the redevelopment of the property. A site development plan which shows the proposed building footprint, off-street parking, internal driveways, and storm water retention is included as Exhibit "B-1."

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Retail Commercial	MCC	PUD	SCO
South	Retail Commercial	MCC	PUD	SCO
East	Multi-Family Residential	RM	PUD	SNH
West	Retail Commercial	MCC	C-2	SCO

2.5 Attachments

Attachment "A": Legal Description

Attachment "B": Location Map

Exhibit B-1: Site Development Plan

Exhibit B-2: Proposed Free-Standing Emergency Room North/West Elevations

Exhibit B-3: Proposed Free-Standing Emergency Room South/East Elevations

3.0 Discussion

The requested PUD modification is necessary to allow for the free-standing emergency room use and adopt a binding site plan and elevations. As the city's population grows, so does the need for healthcare services, both emergency and non-emergency. Free-standing emergency rooms (FSERs) serve as alternative to traditional emergency rooms which are attached to full-service hospitals. FSERs are open 24 hours a day, 7 days a week, and provide the same level of care as traditional emergency rooms. FSERs, however, have more walk-in customers as most patients bring themselves to the ER instead of arriving by ambulance. FSERs are also more convenient, as they typically have shorter wait times than traditional emergency rooms and are often located near shopping centers in suburban or rural areas.

The proposed FSER will be operated by the Hospital Corporation of America Florida (HCA Florida). HCA Florida currently has one FSER in Lakeland located at 3526 S. Florida Avenue across from Merchant's Walk shopping center. If further treatment and care is necessary, patients will be transferred by ambulance for admission to either Brandon Hospital, the closest hospital affiliated with HCA Florida, or another hospital of the patient's choosing.

As shown on Exhibit "B-1," the proposed FSER consists of a 11,570 sq. ft., one-story building with a covered patient drop-off area on the west side facing U.S. Highway 98 North and parking located on the south, east, and west sides of the building. Existing driveway access from Carpenters Way will be retained and a new secondary driveway will be added to the east side of the property to provide access from Corporate Avenue. The new driveway will be placed as far north as possible to minimize any potential conflicts at the Corporate Avenue/Carpenters Way intersection. Exhibits "B-2" and "B-3" included architectural elevations for all four sides of the building which address the architectural relief and transparency requirements specified under Section 3.4.7 of the Land Development Code. Landscaping will be in accordance with Section 4.5 of the Land Development Code.

At the August 15, 2023, hearing before the Planning & Zoning Board, no comments were received from any nearby residents or property owners in support or against this request. One resident who lived outside the notification area, however, suggested a larger notification area.

3.1 Transportation and Concurrency

Based on information provided in the Polk Transportation Planning Organization's Roadway Network Database, dated April 8, 2022, the adjacent segment of U.S. Highway 98 North between Sleepy Hill Road and W. Daughtery Road is operating at an acceptable level of service. The adjacent segment of Carpenters Way (U.S. Highway 98 North to N. Florida Avenue) is also operating at an acceptable level of service; however, significant amount of new development is expected with the construction of the nearby Lake Gibson apartments project on the former Without Walls Church property and Gibson Trails development on the former Wedgewood Golf Course. City Public Works staff is working with the Florida Department of Transportation to make operational improvements that will help address the westbound queues on Carpenters Way approaching U.S. Highway 98 North.

The site is located on a Transit Oriented Corridor as designated in the Comprehensive Plan and is served by fixed-route transit service via the Lakeland Area Mass Transit District's (Citrus Connection's) Blue Line 2, which will be re-routed along Carpenters Way starting in October 2023 to serve the Lake Gibson apartments and Gibson Trails development. Sidewalks exist along the site's U.S Highway 98 North, Carpenters Way and Corporate Avenue frontages.

Using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition), an 11,570 square foot Free-Standing Emergency Room (Land Use Code 650) is estimated to generate approximately 289 Daily and 18 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.) trips. While ITE cautions the use of its trip generation data for this use due to a small sampling size, the expected trip generation is significantly lower than the ITE estimates for the 4,554 square foot (gross floor area) Drive-In Bank (Land Use Code 912) that previously operated on the subject property. Such a bank is estimated to generate 457 Daily and 96 PM Peak Hour (of Adjacent Street Traffic, 4-6 PM) trips. With a lower trip generation rate and secondary access point on Corporate Avenue, the proposed free-standing emergency room is expected to have a lower transportation impact on the surrounding street system than the previous bank.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning & Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request as conditioned is consistent with the Comprehensive Plan. All roadway levels of service are acceptable with mitigation as recommended in this PUD modification. Other essential services are presently available to provide concurrency for the proposed use. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends approval of the major modification to PUD zoning. Letters of notification were mailed to eighteen (18) property owners within 500 feet of the subject property and objections were received.

4.2 The Planning & Zoning Board

This recommendation was approved by a 7—0 vote of the Board.

It is recommended that the request for a major modification of PUD zoning, as described above and in Attachments "A" and "B," "Exhibits "B-1", "B-2," and "B-3," be approved, subject to the following amended conditions:

Area B of Ordinance 4773, as amended:

III. Area B

A. Land Use Intensity: PUD-30

B. Permitted Uses: ~~Commercial Bank~~ Free-Standing Emergency Room

C. Development of the property shall be in accordance with the site development plan attached hereto as Exhibit "B-1" and the architectural elevations attached hereto as Exhibits "B-2" and "B-3." With the approval of the Director of Community & Economic Development, minor changes may be made at the time of site plan and building permit review without requiring a modification to the PUD.

~~D. A landscape buffer, satisfactory to the Director of Community Development Department, consisting of a hedge and/or plant materials may be substituted for a buffer fence or wall on the east property line.~~

D. Landscaping and Buffering: In accordance with Sub-Section 4.5 of the Land Development Code.

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1. Binding Concurrency Determinations will be made at the time of site plan approval.
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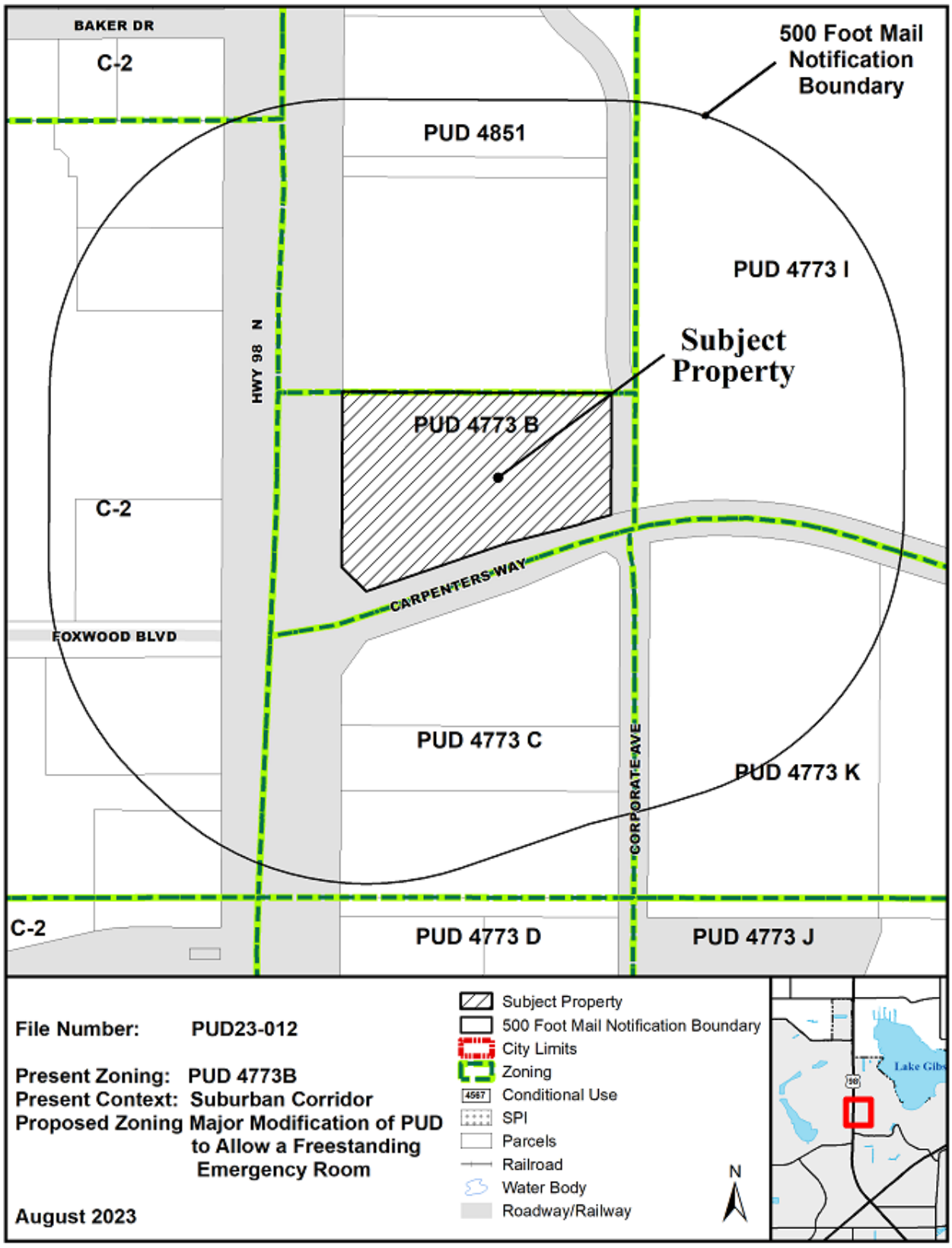
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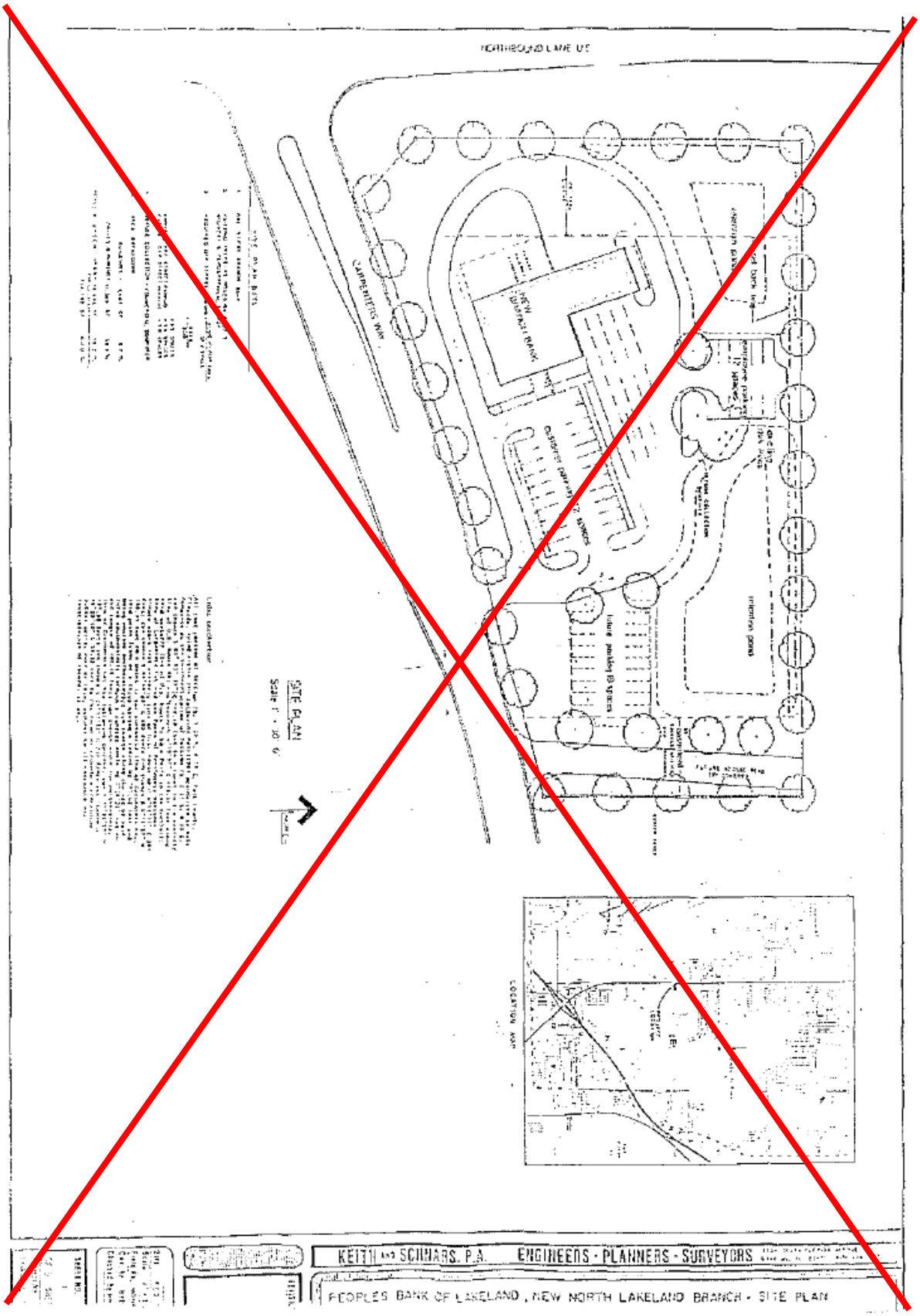

NORTHBOUND LANE U.S.
SITE PLAN
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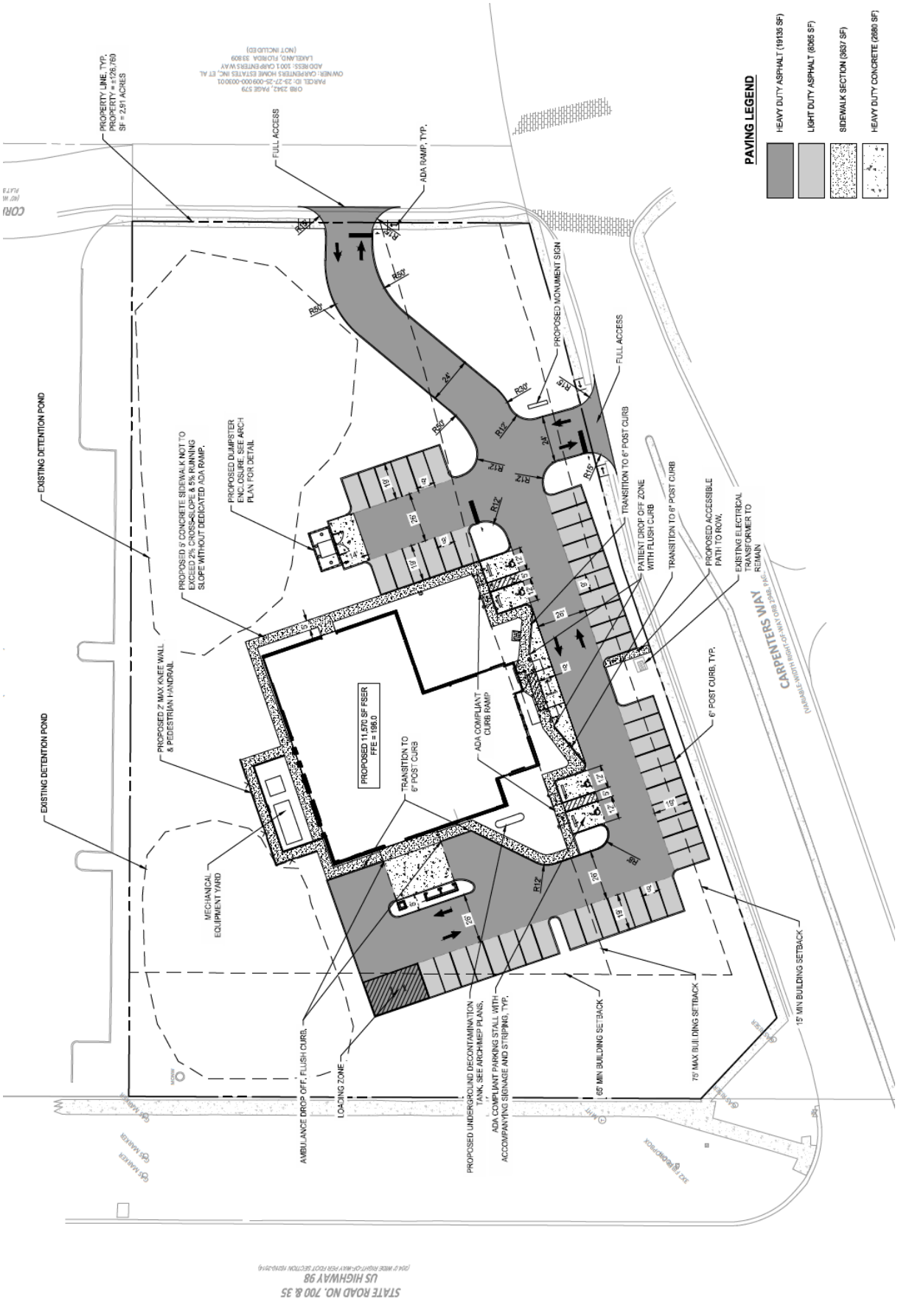

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CARPENTERS WAY
PROPOSED 2' MAX KNEE WALL & PEDESTRIAN HANDRAIL
PROPOSED 11,570 SF FSER FFE = 186.0
TRANSITION TO 6" POST CURB
ADA COMPLIANT CURB RAMP
6" POST CURB, TYP.
EXISTING DETENTION POND
MECHANICAL EQUIPMENT YARD
AMBULANCE DROP OFF, FLUSH CURB
LOADING ZONE
PROPOSED UNDERGROUND DECONTAMINATION TANK, SEE ARCH/MEP PLANS.
ADA COMPLIANT PARKING STALL WITH ACCOMPANYING SIGNAGE AND STRIPING, TYP.
65' MIN BUILDING SETBACK
75' MAX BUILDING SETBACK
15' MIN BUILDING SETBACK
STATE ROAD NO. 700 & 35
US HIGHWAY 98

EXHIBIT “B-2”

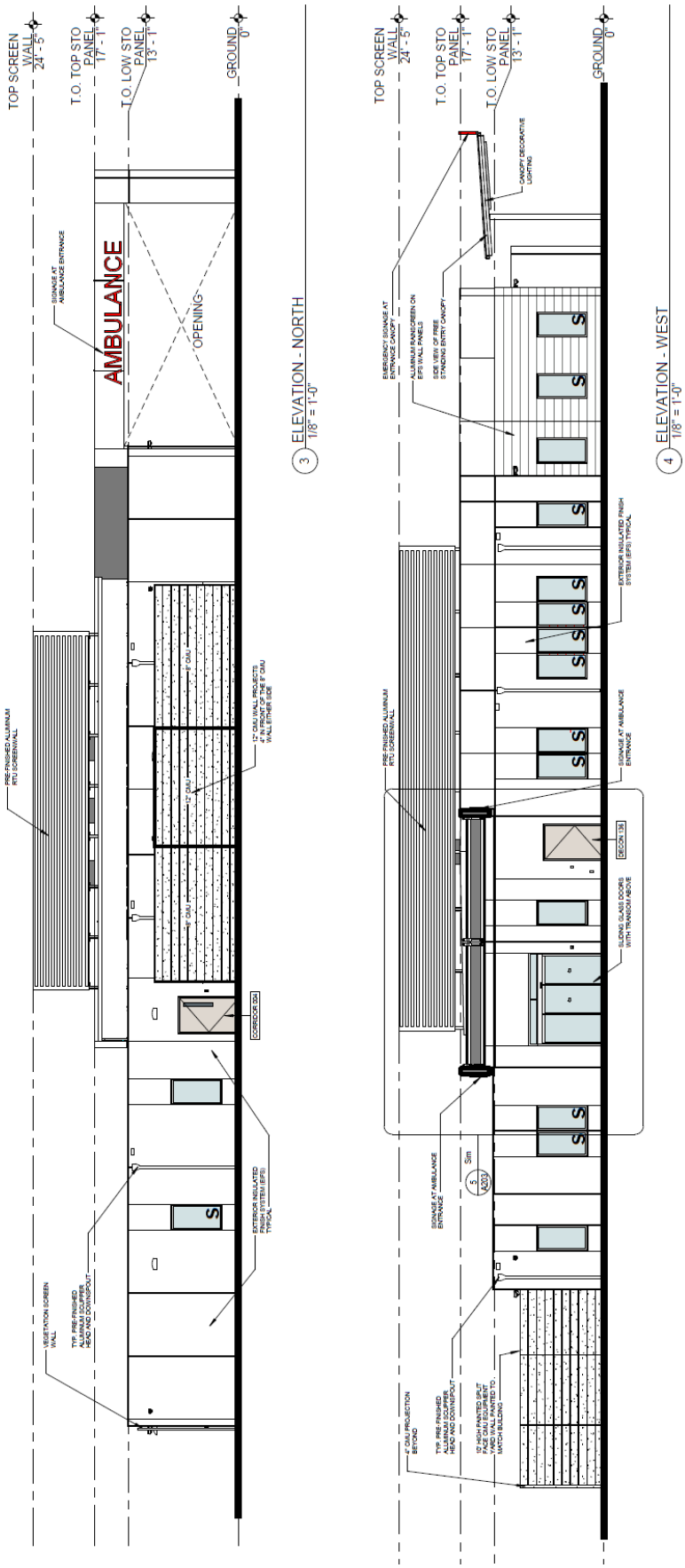
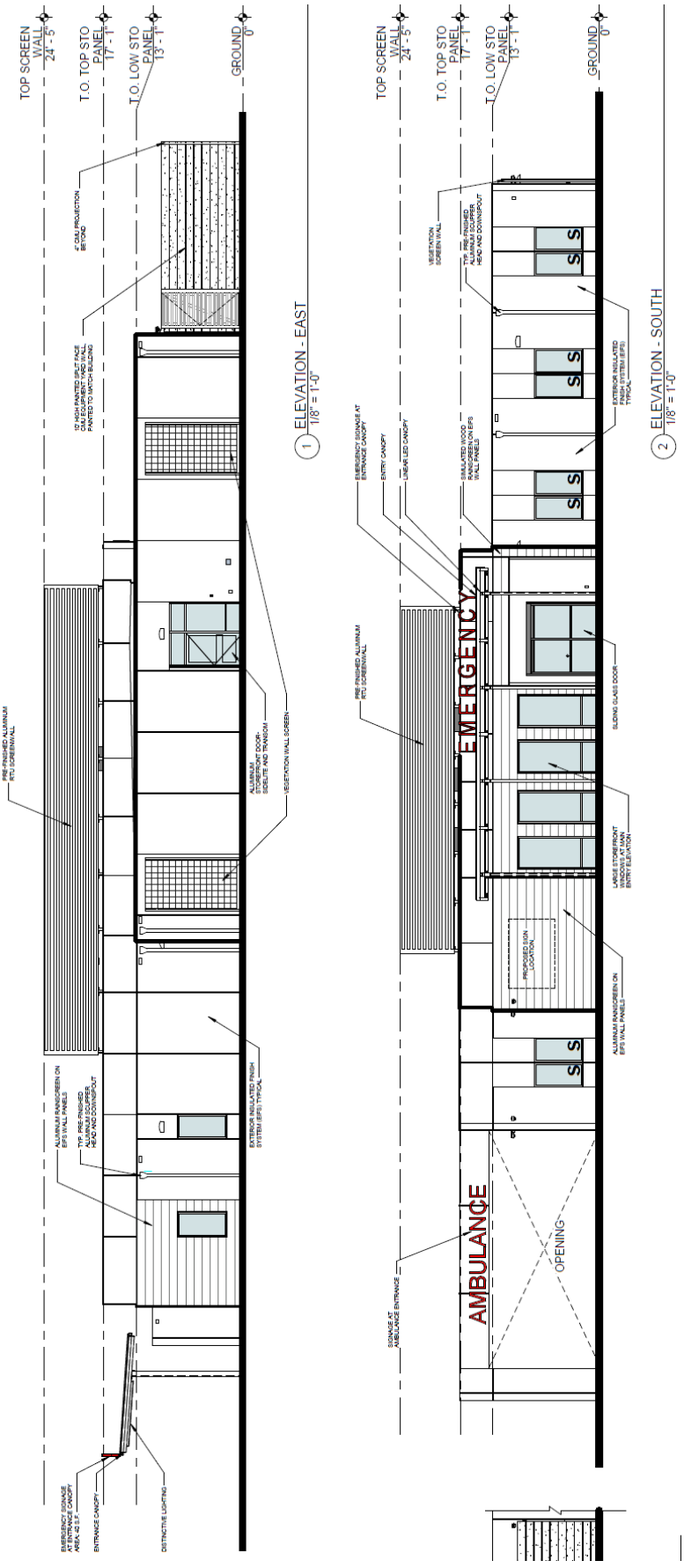

TOP SCREEN WALL 24' - 5"
T.O. TOP STO PANEL 17' - 1"
T.O. LOW STO PANEL 13' - 1"
GROUND 0"
AMBULANCE
OPENING
SIGNAGE AT AMBULANCE ENTRANCE
PRE-FINISHED ALUMINUM RTU SCREEN WALL
12" CMU WALL PROJECTS 4" IN FRONT OF THE 8" CMU WALL EITHER SIDE
8" CMU
12" CMU
CORRIDOR 306
EXTERIOR INSULATED FINISH SYSTEM (EIFS) TYPICAL
3 ELEVATION - NORTH
1/8" = 1'-0"
EMERGENCY SIGNAGE AT ENTRANCE CANOPY
ALUMINUM RAINSCREEN ON EPS WALL PANELS
SIDE VIEW OF FREE STANDING ENTRY CANOPY
CANOPY DECORATIVE LIGHTING
EXTERIOR INSULATED FINISH SYSTEM (EIFS) TYPICAL
SIGNAGE AT AMBULANCE ENTRANCE
DECON 136
SLIDING GLASS DOORS WITH TRANSOM ABOVE
SIGNAGE AT AMBULANCE ENTRANCE
5 A203
3/4in
4" CMU PROJECTION BEYOND
10' HIGH PAINTED SPLIT FACE CMU EQUIPMENT SCREEN WALL PAINTED TO MATCH BUILDING
4 ELEVATION - WEST
1/8" = 1'-0"

EXHIBIT “B-3”


TOP SCREEN WALL 24' - 5"
T.O. TOP STO PANEL 17' - 1"
T.O. LOW STO PANEL 13' - 1"
GROUND 0'
1 ELEVATION - EAST
1/8" = 1'-0"
PRE-FINISHED ALUMINUM RTU SCREEN WALL
ALUMINUM STOREFRONT DOOR, SIDELITE AND TRANSOM
VEGETATION WALL SCREEN
EXTERIOR INSULATED FINISH SYSTEM (EIFS) TYPICAL
ALUMINUM RAINSCREEN ON EIFS WALL PANELS
TYP. PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT
EMERGENCY SIGNAGE AT ENTRANCE CANOPY, AREA 40 S.F.
ENTRANCE CANOPY
DISTINCTIVE LIGHTING
2 ELEVATION - SOUTH
1/8" = 1'-0"
EMERGENCY
AMBULANCE
OPENING
SIGNAGE AT AMBULANCE ENTRANCE
PROPOSED SIGN LOCATION
SLIDING GLASS DOOR
LARGE STOREFRONT WINDOWS AT MAIN ENTRY ELEVATION
EXTERIOR INSULATED FINISH SYSTEM (EIFS) TYPICAL
SIMULATED WOOD RAILS (PAINTED) ON EIFS WALL PANEL
ENTRY CANOPY
LIGHTED CANOPY