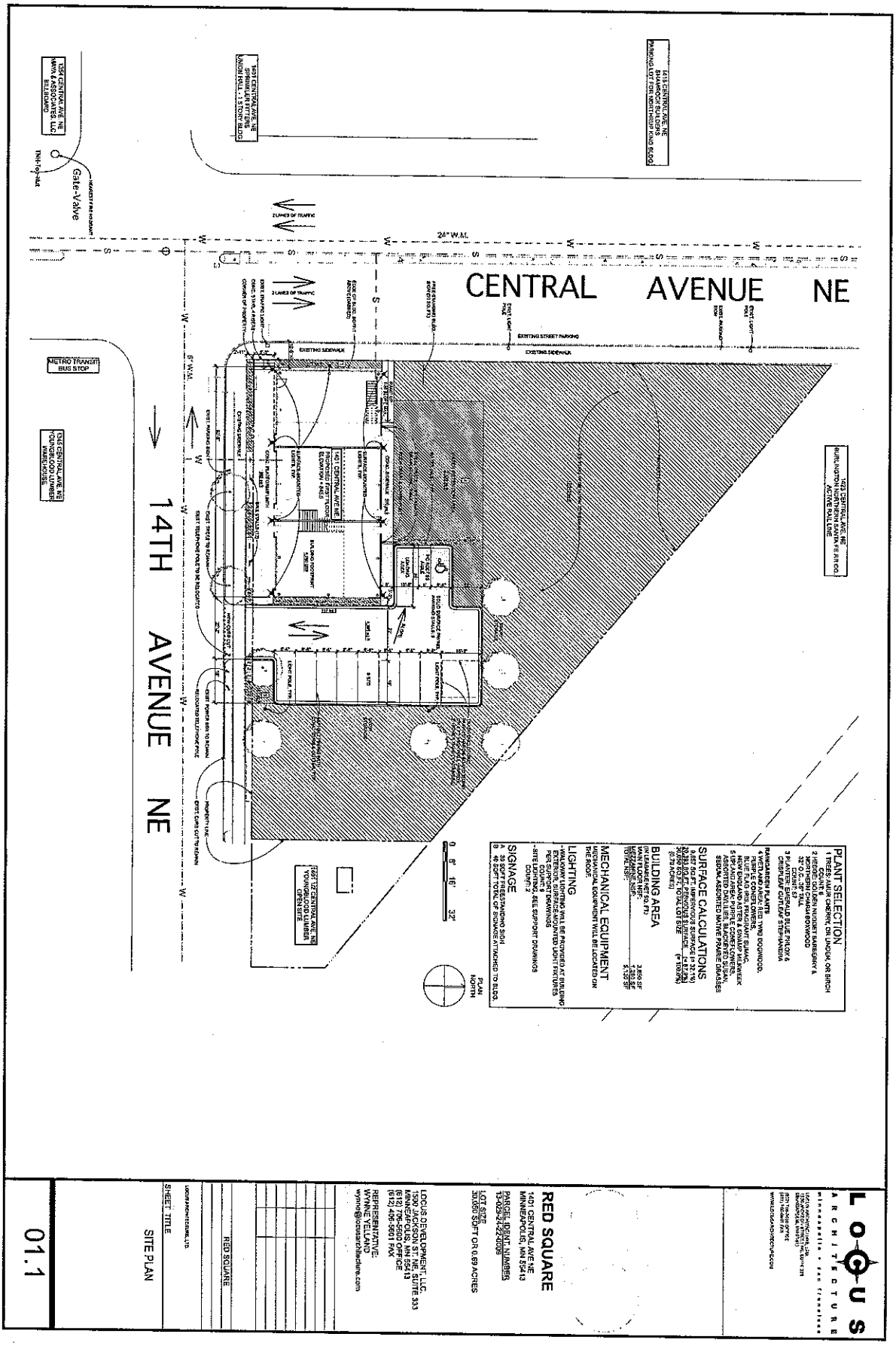PROPOSED 5,000 S.F. CONCEPT