

SITE DEVELOPMENT DATA:

-ACREAGE: ± 1.474 ACRES -TAX PARCEL #: 125-174-02, 125-174-08 -EXISTING ZONING: B-I PED AND MUDD -- EXISTING USES: OFFICE -- PROPOSED USES: UP TO 350 MULTI-FAMILY SWELLING UNITS TOGETHER WITH ACCESSORY USES , AS ALLOWED IN THE MUDD ZONING DISTRICT -MAXIMUM BUILDING HEIGHT: UP TO ONE HUNDRED SEVENTY (170) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE



I) TAX PARCEL ID #: - PARCELS | 25-174-02, | 25-174-08

2) JURISDICTION: CITY OF CHARLOTTE 3) TOTAL SITE SF (ACREAGE):

4) EXISTING ZONING & USES: - B-I PED, MUDD

5) PROPOSED ZONING :

6) PROPOSED USES: - MULTI-FAMILY RESIDENTIAL DEVELOPMENT

7) PROPOSED SETBACKS: -26' SETBACK ON E. MOREHEAD STREET

8) BUILDING HEIGHT: -170' MAX.

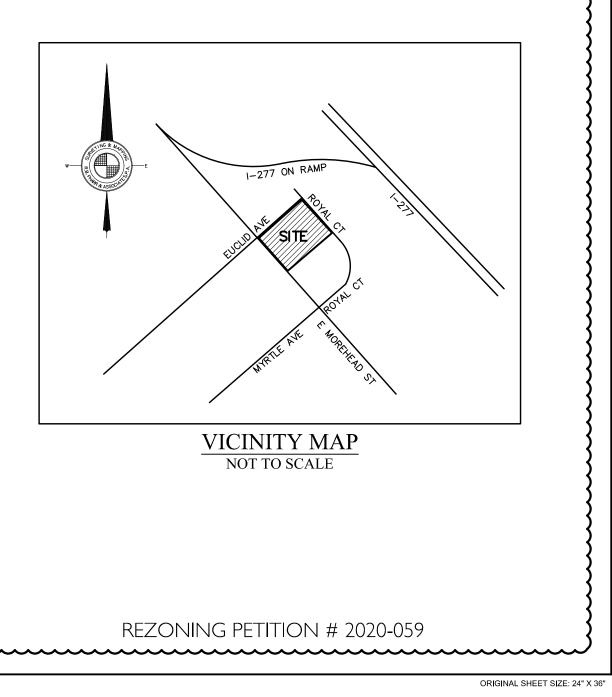
9) URBAN OPEN SPACE: AS REQUIRED BY THE ORDINANCE I I) PARKING PROVIDED: 1.25 SPACES PER DWELLING UNIT MINIMUM 12) BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE

NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING AND CIRCULATION RELATIONSHIPS.



- MIXED USE DEVELOPMENT DISTRICT, OPTIONAL "MUDD-O"

-14' SETBACKS ON ROYAL COURT & EUCLID AVENUE



Land I)+ 223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW LANDDESIGN COM ZCA **RESIDENTIAL, LLC** Ziegler Cooper Architects Bank of America Center Suite 350 700 Louisiana Street Houston, Texas 77002 vc 713|374|0000 fx 713|374|0001 711 EAST MOREHEAD **REZONING - SITE PLAN** HANOVER R.S. LIMITED PARTNERSHIP 1780 S POST OAK LN HOUSTON, TEXAS 77056 NDDESIGN PROJ. 1020025 **REVISION / ISSUANCE** NO. DESCRIPTION DATE $\overline{\Lambda}$ REVISIONS PER 06-15-2020 COMMENTS DESIGNED BY: DRAWN BY: CHECKED BY: VERT: HORZ: 1"=30' TECHNICAL DATA SHEET **RZ-1**

Hanover R.S. Limited Partnership <u>Development Standards</u> <u>6/15/2020</u>

Site Development Data

- **--Acreage**: ± 1.474
- --Tax Parcel Nos: 125-174-02 and 125-174-08
- --Existing Zoning: B-1 PED and MUDD --Proposed Zoning: MUDD-O
- --Existing Use: Office

--Proposed Use: Up to 350 multi-family dwelling units together with accessory uses, as allowed in the MUDD zoning district.

--Maximum Building Height: 170 feet as measured under the Ordinance.

<u>General Provisions</u> 1.

Site Location. These Development Standards form a part of the Rezoning Plan associated a. with the Rezoning Petition filed by Hanover R.S. Limited Partnership ("Petitioner") to accommodate the development of a residential community on approximately 1.474 acre site generally located on the southeast corner of the intersection of East Morehead Street and Euclid Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 125-174-02 and 125-174-08.

Zoning Districts/Ordinance. Development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.

Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, c. building, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

Number of Buildings Principal and Accessory. The total number of principal residential buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

Optional Provisions 2.

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c.

The optional provisions set out below shall apply to the development of the Site.

The maximum height of the building to be constructed on the Site shall be 170 feet as a. measured under the Ordinance.

The first/ground floor building facade fronting Royal Court shall include a combination of windows and operable doors for a minimum of 15% of the first/ground floor building facade fronting Royal Court with transparent glass between 2 feet and 10 feet on the first/ground floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 feet clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.

Encroachments into the setbacks from adjacent streets shall be permitted as set out below.

(1) Transformers and other electrical equipment may encroach into the setback from Royal Court provided that these items or features do not encroach into the required clear sidewalk zone. Additionally, the screening elements for the transformers and other electrical equipment may encroach into the setback from Royal Court provided that these items or features do not encroach into the required clear sidewalk zone. Such screening elements shall comply with the requirements of the Ordinance.

(2) Stairs, stoops, low walls, railings, fencing, perpendicular sidewalks, pavers and other ground level architectural items or features may encroach into the setbacks from all adjacent streets provided that these items or features do not encroach into the required clear sidewalk zone.

(3) Balconies may encroach up to 8 feet into the setbacks from all adjacent streets. Balconies shall maintain a minimum vertical clearance of 12 feet above grade.

(4) Awnings, sunshades and roof overhangs may encroach into the setbacks from all adjacent streets up to 4 feet from the back of curb and shall maintain a minimum vertical clearance of 9 feet above grade.

Bay windows may project up to a maximum of three feet from each building facade line. (5) Bay windows shall maintain a minimum vertical clearance of 12 feet.

Access, and Transportation Improvements Transportation ("NCDOT") in accordance with applicable published standards. frontages. on the Site, Petitioner shall: Avenue and Royal Court.

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(6)

a.

(2) Install a stop sign, stop bar and cross walk on Royal Court on the southerly leg of the intersection of Royal Court and Euclid Avenue.

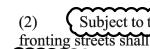
(3) Subject to the availability of existing right of way within which to install these improvements, Petitioner shall install a stop sign, stop bar and cross walk on Royal Court on the northerly leg of the intersection of Royal Court and Euclid Avenue. If existing right of way is not available to accommodate the foregoing improvements, Petitioner shall not be required to install the same.

(4) Notwithstanding anything contained in this paragraph 4.d to the contrary, Petitioner shall not be required to install the improvements set out in this paragraph 4.d if these improvements have been installed by others or others have commenced to install these improvements prior to the issuance of the first certificate of occupancy for the building to be constructed on the Site.

All transportation improvements set out in this Section 4 shall be constructed and approved prior to the issuance of the first certificate of occupancy for the Site. Architectural Standards 5.

Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

(1) The building shall be placed so as to present a front or side facade to all streets.



Subject to the optional provision set out in paragraph 2.b above, the ground floors of facades Λ fronting streets shall include a combination of windows and operable doors for a minimum of 60% of the ground floor frontage elevation with transparent glass between 2 feet and 10 feet on the first ground floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 feet clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.

(3) The facades of first/ground floor of the building along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.

(4) Direct pedestrian connections shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.

Building elevations shall not have expanses of blank walls greater than 20 feet in all (5) directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment or such walls.

(6) architectural elements.

{{	(7)	The building shall have a minimum of 20% transparency on the aggregate of all upp				
C	6.	<u>Streetscape</u>				
	a.	Streetscape improvements shall be provided as depicted on the Rezoning Plan.				
	7 .	Environmental Features:				
	a.	Development of the Site shall comply with the City of Charlotte Tree Ordinance.				
	b. Constru	Petitioner shall comply with the Charlotte City Council approved and adopted Pos ction Stormwater Ordinance.				

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Sills, belt courses, eaves, cornices and ornamental features may project from the building facade no more than 2 feet and may extend over a public or private sidewalk, shared use path, amenity zone or planting strip.

Permitted Uses/Development Limitations

The Site may only be devoted to a maximum of 350 multi-family dwelling units together with any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of

The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

In lieu of dedicating any right of way along the Site's public street frontages, Petitioner shall grant a sidewalk utility easement to the City of Charlotte along the Site's public street frontages to that point that is located at the back of the sidewalks to be installed along the Site's public street

Prior to the issuance of the first certificate of occupancy for the building to be constructed

(1) Install a stop sign, stop bar and cross walk on Euclid Avenue at the intersection of Euclid

The maximum height of the building to be constructed on the Site shall be 170 feet.

Building elevations shall be designed with vertical bays or articulated features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other

> ave a minimum of 20% transparency on the aggregate of all upper floors.

<u>atures</u>:

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<u>A</u> { 9.

Amendments to the Rezoning Plan

may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

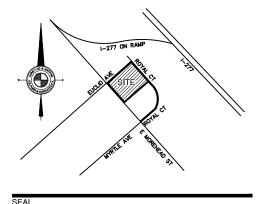
Future amendments to the Rezoning Plan (which includes these Development Standards)







vc 713|374|0000 fx 713|374|0001



711 EAST MOREHEAD

REZONING - SITE PLAN

HANOVER R.S. LIMITED PARTNERSHIP 1780 S POST OAK LN

HOUSTON, TEXAS 77056

LANDDESIGN PROJ.# 1020025						
F	REVISION / ISSUANCE					
NO.	DESCRIPTION	DATE				
Δ	REVISIONS PER COMMENTS	06-15-2020				
	SIGNED BY:					
	AWN BY: ECKED BY:					
SCALE		NORTH				
	_					
VER HOF	RT: RZ: 1"=30'					
0	15' 30'	60'				
SHEET TI	TLE					

DEVELOPMENT STANDARDS

ORIGINAL SHEET SIZE: 24" X 36"



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. ALL CORNERS MONUMENTED AS SHOWN.

3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE. BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

6. EAST MOREHEAD STREET IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MEETS OR EXCEEDS THE FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.

7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES. 8. ELEVATIONS BASED ON NGS MONUMENT "MCDOWELL" ELEV. = 681.79' (NAVD88)

LEGEND: BFP - BACK FLOW PREVENTOR C&G - CURB & GUTTER CB - CATCH BASIN CI - CURB INLET CMP - CORRUGATED METAL PIPE CP - CALCULATED POINT CPP - CORRUGATED PLASTIC PIPE C/O - CLEAN OUT D.B. - DEED BOOK DI - DROP INLET DIP - DUCTILE IRON PIPE ECM - EXISTING CONCRETE MONUMENT EIP - EXISTING IRON PIPE EIR - EXISTING IRON ROD EMM - EXISTING METAL MONUMENT EN - EXISTING NAIL EOG - EDGE OF GRAVEL EOP - EDGE OF PAVEMENT EU - END UNKNOWN FC - FIRE CONNECTION FH - FIRE HYDRANT FP - FLAG POLE FV - FIRE VALVE GDP - GUARD POST GLT - GROUND LIGHT GM - GAS METER GP - GATE POST GV - GAS VALVE GW - GUY WIRE HVAC - HEATING, VENTILATION, AIR COND. *HW - HEADWALL* ICV - IRRIGATION CONTROL VALVE JBX - JUNCTION BOX LMP - LAMP POST LP - LIGHT POLE (M) - MEASURED MBX - MAILBOX M.B. - MAP BOOK MW - MONITORING WELL N.G.S. - NATIONAL GEODETIC SURVEY NIR - NEW IRON ROD NN - NEW NAIL O/HANG - OVERHANG PB - POWER BOX PIN - PARCEL IDENTIFICATION NUMBER PM - POWER METER PMH - POWER MANHOLE PP - POWER POLE PG. - PAGE PVC - PLASTIC PIPE (R) - RECORDED *R/W - RIGHT-OF-WAY* RCP - REINFORCED CONCRETE PIPE RW - RETAINING WALL SBB - BILLBOARD SDMH - STORM DRAIN MANHOLE SMP - MULTI-POST SIGN SSMH - SANITARY SEWER MANHOLE

(T) - TOTALTB - TELEPHONE BOX TERR. - TERRACOTTA PIPE TMH - TELEPHONE MANHOLE TSB - TRAFFIC SIGNAL BOX TVB - CABLE TV BOX WB - WATER BOX WM - WATER METER WSP - WATER SPIGOT

LINE LEGEND:

WV - WATER VALVE

EASEMENT FENCE _____ x _____ x _____ x _____ GUARD RAIL _____O_____ PROPERTY LINE PROPERTY LINE (NOT SURVEYED) RIGHT-OF-WAY RIGHT-OF-WAY (NOT SURVEYED) -----SETBACK CABLE TV LINE FIBER OPTIC LINE GAS LINE POWER LINE POWER LINE (UNDERGROUND) SANITARY SEWER PIPE STORM DRAIN PIPE STORM DRAIN PIPE >12" TELEPHONE LINE TELEPHONE LINE (UNDERGROUND) —— u —— u —— u —— u WATER LINE

__ __ __ _____ _____c _____c ____ ----- GAS ------ GAS ------ GAS ------— ss — ss — ss — _____t ____t ____t ____

UTILITIES: POWER

WOOD FENCE

DUKE POWER ENERGY 1-800-777-9898

TELEPHONE

BELL SOUTH TELECOMMUNICATIONS 1-888-757-6500

WATER & SEWER CHAR.-MECK. UTILITY DEPT. (CMUD) (704) 336-2564 WATER (704) 357-6064 SEWER

GAS

PIEDMONT NATURAL GAS CO. 1-800-752-7504

CABLE TELEVISION TIME WARNER CABLE 1-800-892-2253



Know what's **below. Call** before you dig.

ZONING:

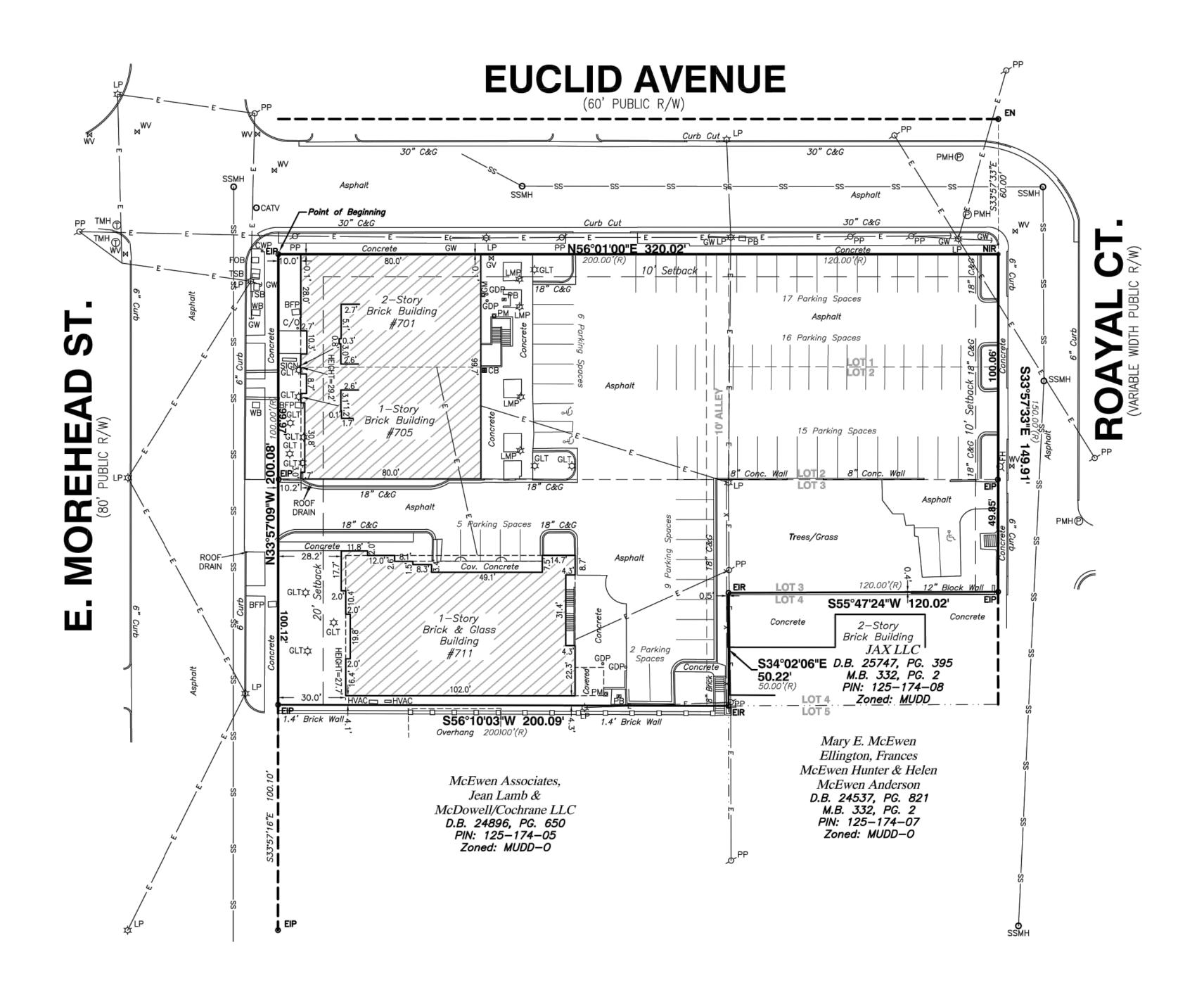
ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: B-1

MINIMUM SETBACK: - 20' NONE MINIMUM SIDE YARD: MINIMUM REAR YARD: MAX. BUILDING HEIGHT:

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

PARKING:

REGULAR PARKING SPACES - 70 HANDICAPPED PARKING SPACES - 3 TOTAL PARKING SPACES



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT

AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015

MAP NUMBER: 3710454300L; ZONE X

THIS IS TO CERTIFY THAT ON THE **26TH** DAY OF **OCTOBER** 20 **15** AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

SURVEYOR'S DESCRIPTION

That certain tract or parcel of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pipe at the southeast intersection of East Morehead Street (80 foot Public R/W) and Euclid Avenue (60 foot Public R/W); Thence with and along the southeast right-of-way margin of said Euclid Avenue N 56°01'00" E a distance of 320.02 feet to a new iron road marking the intersection of said Euclid Avenue and Royal Court (Variable width Public R/W); Thence with and along the southwest right-of-way margin of said Royal Court S 33°57'33" E (passing an existing iron pipe at 100.06 feet) a distance of 149.91 feet to an existing iron pipe, said point being the northeast corner of the property of Jax LLC (now or formerly) as described in Deed Book 25747, Page 395 in the Mecklenburg County Public Registry (the "Registry"); Thence with and along the boundary of said property of Jax LLC for the following two (2) courses and distances: (1) S 55°47'24" W a distance of 120.02 feet to an existing iron rod; (2) S 34°02'06" E a distance of 50.22 feet to an existing iron rod, said point being a common corner of aforesaid property of Jax LLC and the property of McEwen Associates, Jean Lamb, and McDowell/Cochrane LLC (now or formerly) as described in Deed Book 24896, Page 650 in the Registry; Thence with and along the northwest boundary of said property of McEwen Associates, Jean Lamb, and McDowell/Cochrane LLC S 56°10'03" W a distance of 200.09 feet to an existing iron pipe on the northeast right-of-way margin of aforesaid East Morehead Street (80 foot Public R/W); Thence with and along said northeast right-of-way margin of East Morehead Street N 33°57'09" W (passing an existing iron pipe at 100.12 feet) a distance of 200.08 feet to the point of BEGINNING;

having an area of 58,093 square feet or 1.3336 acres, as shown on a survey prepared by R. B. Pharr & Associates, p.a. dated March 16, 2015 (map file XX-4088).



223 NORTH GRAHAM STREET

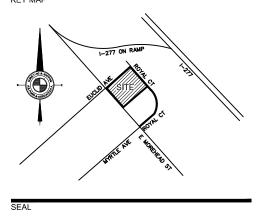
CHARLOTTE, NC 28202

704.333.0325

WWW LANDDESIGN COM

Ziegler Cooper Architects Bank of America Center Suite 350 700 Louisiana Street Houston, Texas 77002

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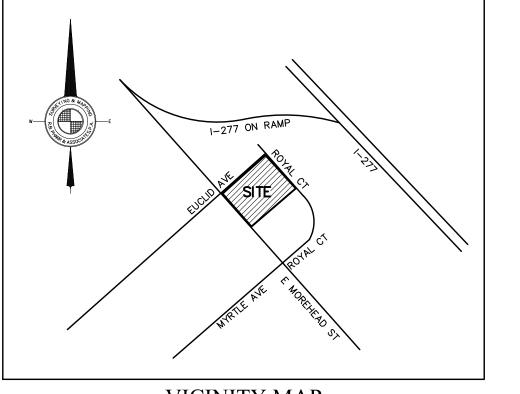


ALTA/ACSM CERTIFICATION:

TO: L.C. STEPHENS & COMPANY; CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 16, 2015.

Jack Reilan 3/26/15 C. CLARK NEILSON DATE PROFESSIONAL LAND SURVEYOR

TOTAL AREA=58,196 SQ. FT. OR 1.34 ACRES



VICINITY MAP NOT TO SCALE

REVISIONS	FOR:			
	701, 705, 711 EAST MOREHEAD STREET 710 & 714 ROYAL COURT CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA DEED REFERENCE: 8433–499; 4518–303; 3737–60 MAP REFERENCE: BOOK 332, PAGE 2 TAX PARCEL #: 125–174–02 & 08			
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO: C-1471			
CREW: DRAWN: REVISED:	420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376–2186 SCALE: DATE: FILE NO. XX-4088A			

711 EAST MOREHEAD

REZONING - SITE PLAN

HANOVER R.S. LIMITED PARTNERSHIP

1780 S POST OAK LN HOUSTON, TEXAS 77056

LANDDES	GN PROJ.# 1020025					
F	REVISION / ISSUANCE					
NO.	DESCRIPTION	DATE				
1	REVISIONS PER COMMENTS	06-15-2020				
		_				
	SIGNED BY:					
	AWN BY: ECKED BY:					
SCALE		NORTH				
VER HOR						
0	15' 30'	60'				
SHEET TI	LE					
Ε>	EXISTING CONDITIONS					



ORIGINAL SHEET SIZE: 24" X 36"