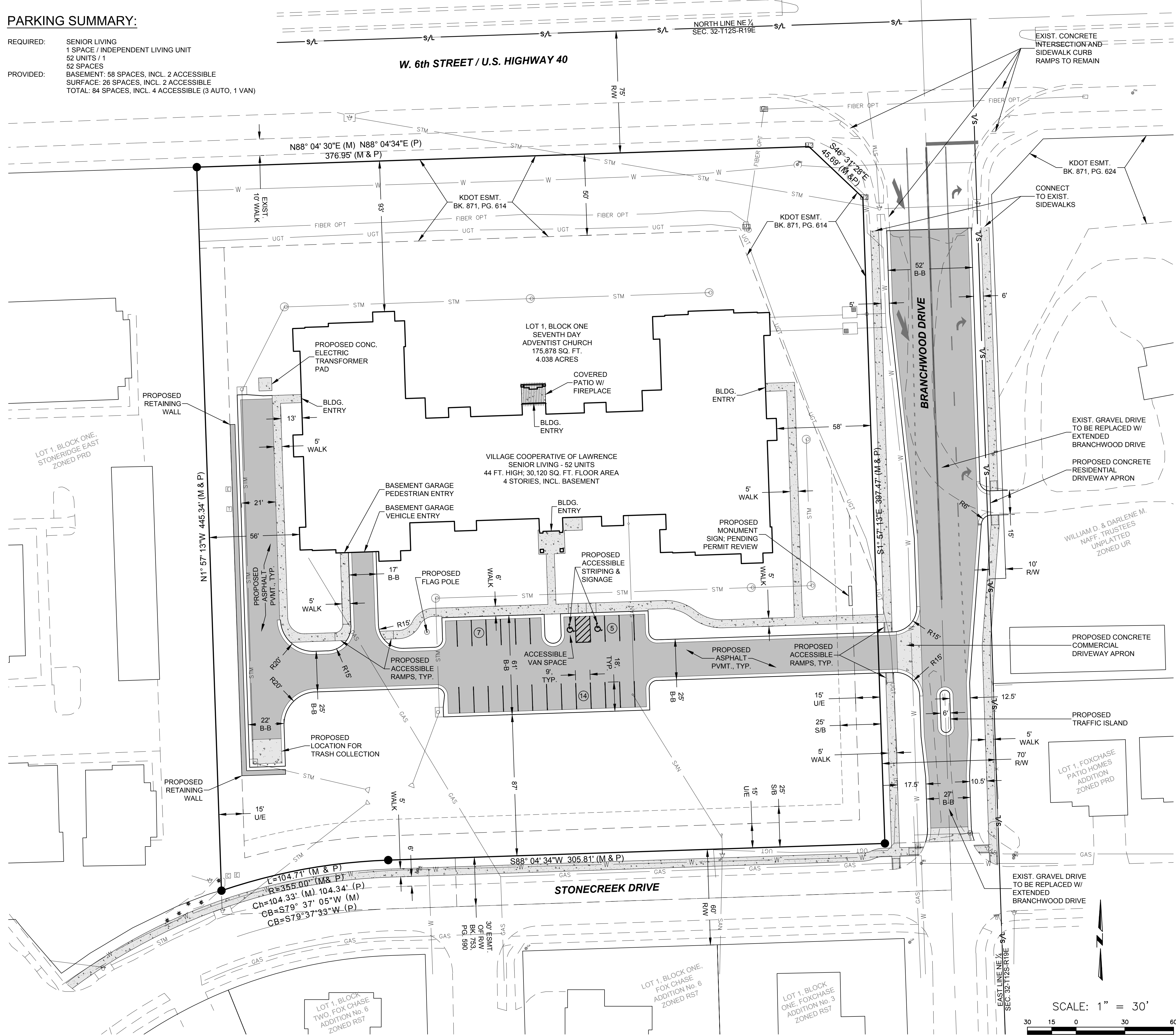


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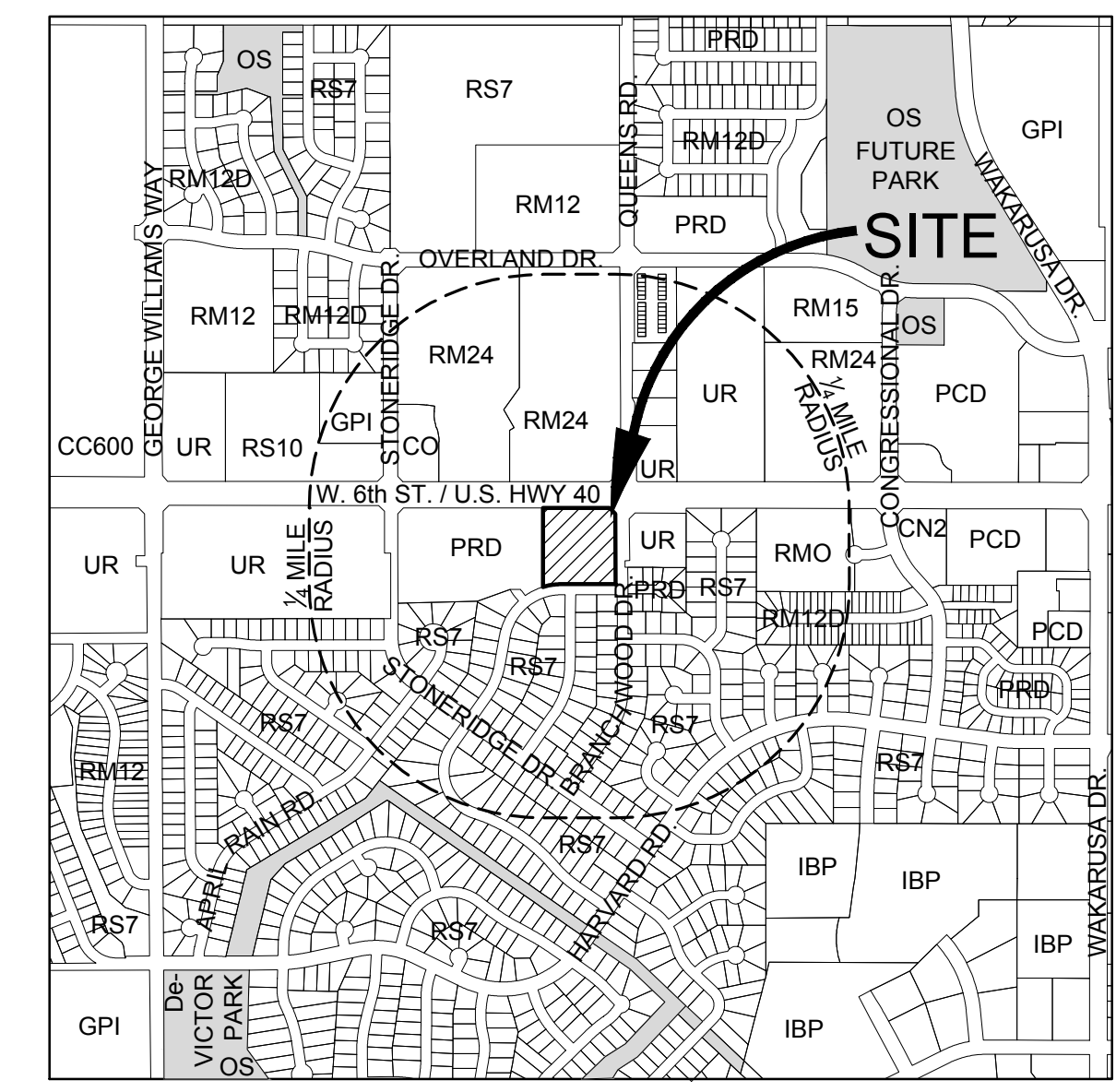
LOT 1, BLOCK ONE, SEVENTH DAY ADVENTIST CHURCH, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PARKING SUMMARY:

REQUIRED: SENIOR LIVING
1 SPACE / INDEPENDENT LIVING UNIT
52 UNITS / 1
52 SPACES
PROVIDED: BASEMENT: 58 SPACES, INCL. 2 ACCESSIBLE
SURFACE: 26 SPACES, INCL. 2 ACCESSIBLE
TOTAL: 84 SPACES, INCL. 4 ACCESSIBLE (3 AUTO, 1 VAN)



LOCATION MAP:



GENERAL NOTES:

- OWNER: KANSAS/NEBRASKA ASSOCIATION OF SEVENTH DAY ADVENTIST, INC. 3440 S.W. URISH ROAD TOPEKA, KANSAS 66614
- LAND PLANNER/ CIVIL ENGINEER/ SURVEYOR: LANDPLAN ENGINEERING, P.A. 1310 WAKARUSA DRIVE LAWRENCE, KANSAS 66049
- TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., JULY, 2015.
- EXISTING ZONING: RS7
- PROPOSED ZONING: RM15-PD
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SENIOR LIVING
- NO PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 152, MAP NUMBER 20045C0152E, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
- THIS SITE HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
- ALL CONCRETE CURBS AND GUTTERS SHALL BE INSTALLED AS "TYPE CG-1" PER CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.
- ALL CURB INLETS AND JUNCTION BOXES SHALL BE INSTALLED PER CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.
- THE CONCRETE COMMERCIAL DRIVEWAY APRON SHALL BE INSTALLED PER CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.
- ALL INTERNAL SIDEWALKS AND ACCESS RAMPS SHALL BE INSTALLED PER CITY OF LAWRENCE DETAILS AND SPECIFICATIONS.
- ALL OFF-STREET PARKING AREAS AND DRIVEWAYS SHALL BE SURFACED WITH A MINIMUM OF 5 INCHES OF FULL DEPTH ASPHALT IN ACCORDANCE WITH SECTION 20-913(e)(1)(iv) OF THE CITY CODE.
- THE LOCATION OF THE MONUMENT SIGN, AS DEPICTED, IS PRELIMINARY AND WILL BE FINALIZED UNDER A SEPARATE PERMIT THROUGH THE CITY OF LAWRENCE SERVICES DIVISION.
- THE CITY OF LAWRENCE SHALL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE ON PRIVATE STREETS CAUSED DUE TO THE WEIGHT OF SOLID WASTE MANAGEMENT VEHICLES.
- ALL MECHANICAL EQUIPMENT WILL BE HOUSED IN THE BASEMENT AND THEREBY SCREENED IN ACCORDANCE WITH SECTION 20-1006(b) OF THE CITY CODE.
- TREES SHALL BE PLANTED NO CLOSER THAN 8 FEET FROM EXISTING UTILITY LINES, WHERE PRACTICAL AND APPROVED BY THE PLANNING DIRECTOR, IN ACCORDANCE WITH SECTION 20-811(g)(2)(iv)(d) OF THE CITY CODE.
- UNLESS OTHERWISE NOTED, ALL AREAS NOT DESIGNATED AS PAVEMENT OR BUILDING WILL BE SEEDED, SODDED OR LANDSCAPED WITH PLANT MATERIALS. REFER TO SHEET 4 FOR THE LANDSCAPE PLAN.
- THE LANDOWNER WILL PROVIDE FOR THE MAINTENANCE OF COMMON OPEN SPACE, RECREATION FACILITIES, NON-ENCROACHABLE AREAS, PRIVATE STREETS AND ANY OTHER AREA WITHIN THE PROPOSED DEVELOPMENT THAT IS TO BE RETAINED PRIMARILY FOR THE EXCLUSIVE USE AND BENEFIT OF THE RESIDENTS, LESSEES, AND OWNER OF THE PLANNED DEVELOPMENT.
- NO VARIANCES, MODIFICATIONS, REDUCTIONS AND WAIVERS ARE BEING REQUESTED AS PART OF THE PLAN APPROVAL.
- THERE ARE NO EXISTING STRUCTURES, BUILDINGS OR PAVEMENT CURRENTLY EXISTING ON THE SITE.
- A PHOTOMETRIC PLAN IS REQUIRED FOR REVIEW AND ACCEPTANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES WITH APPROVAL OF SUBSEQUENT FINAL DEVELOPMENT PLANS, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- SITE LIGHTING WILL BE SHIELDED TO PREVENT OFF-SITE GLARE.
- THE APPLICANT INTENDS TO FILE FOR FINAL DEVELOPMENT PLAN APPROVAL IMMEDIATELY FOLLOWING CITY COMMISSION APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN. THE APPLICANT INTENDS TO CONSTRUCT THIS DEVELOPMENT IN A SINGLE PHASE.
- AS DEPICTED ON SHEET 4 OF THIS PRELIMINARY DEVELOPMENT PLAN, THIS SITE HAS ACCESS TO PUBLIC AND PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO WASTE WATER, DOMESTIC WATER, STORM WATER, GAS AND ELECTRICITY.
- AT THIS TIME, THE APPLICANT DOES NOT PROPOSE TO DEDICATE ANY ADDITIONAL EASEMENTS OVER OR ACROSS THE SUBJECT SITE, NOR DO THEY INTEND TO RECORD ANY COVENANTS, GRANTS OR RESTRICTIONS WHICH WOULD OTHERWISE IMPACT THE USE OF THE LAND, BUILDINGS AND STRUCTURES.
- THE DETENTION BASIN WILL BE PRIVATELY OWNED AND MAINTAINED. THE LAND OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN. FAILURE TO MAINTAIN THE DETENTION BASIN WILL RESULT IN THE LOSS OF THE STORMWATER DETENTION CREDIT. THE DETENTION BASIN WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES, AND WALLS.)

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**5325 W. 6th STREET
LAWRENCE, KANSAS 66049
VILLAGE COOPERATIVE OF LAWRENCE
PRELIMINARY DEVELOPMENT PLAN
LAYOUT PLAN**

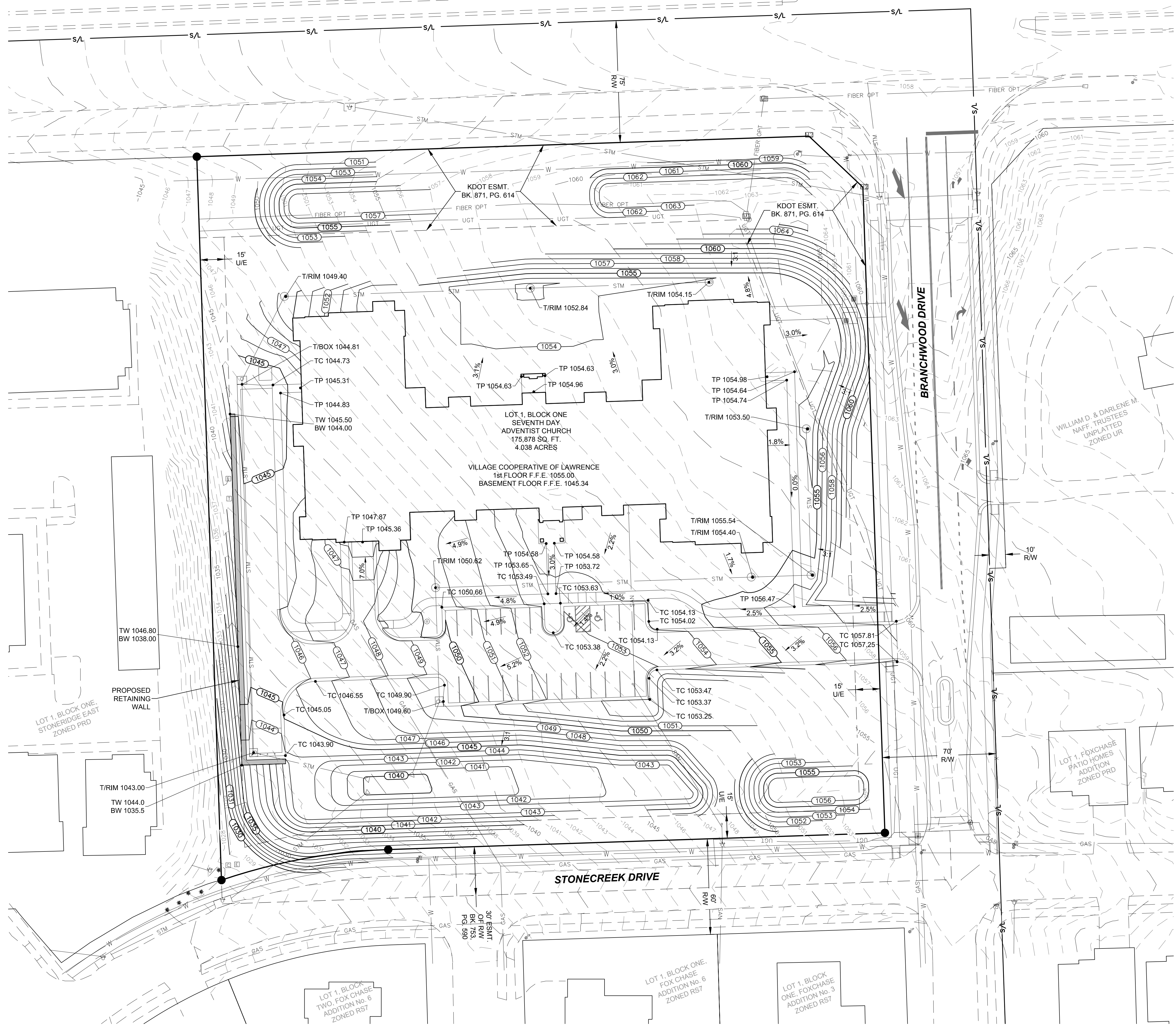
REV	DATE	DESCRIPTION
1	11/23/15	PER DEPT. COMMENTS

DATE:	11/23/15
PROJECT NO.:	20153015
DESIGNED BY:	REEAL/PE
DRAWN BY:	BS
CHECKED BY:	BS

FILE NAME: Z:\20153015\CAD\Planning\FDP\153015C-PDP-LAYO.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 1/11/2016 3:14 PM PLOTTED: 1/11/2016 3:14 PM

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W. 6th STREET / U.S. HIGHWAY 40



GRADING LEGEND:

- F.F.E FINISH FLOOR ELEVATION
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- T/BOX TOP OF BOX
- T/RIM TOP OF RIM
- TW TOP OF WALL
- BW BOTTOM OF WALL

SITE SURFACE SUMMARY:

EXIST. CONDITIONS	AREA (SF)	PROP. CONDITIONS	AREA (SF)
TOTAL BUILDING	0 (0%)	TOTAL BUILDING	30,120 (17%)
TOTAL PAVEMENT	0 (0%)	TOTAL PAVEMENT	24,786 (14%)
TOTAL IMPERVIOUS	0 (0%)	TOTAL IMPERVIOUS	54,906 (31%)
TOTAL PERVIOUS	175,878 (100%)	TOTAL PERVIOUS	120,972 (69%)
TOTAL PROPERTY	175,878 (100%)	TOTAL PROPERTY	175,878 (100%)

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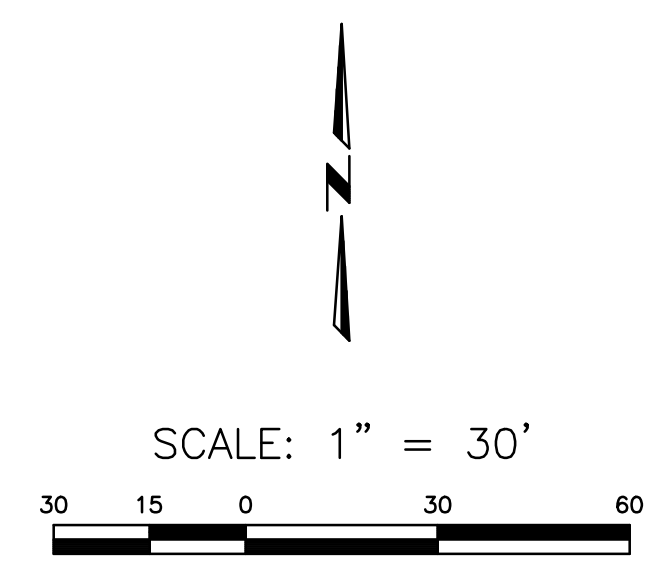
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**5325 W. 6th STREET
 LAWRENCE, KANSAS 66049
 VILLAGE COOPERATIVE OF LAWRENCE
 PRELIMINARY DEVELOPMENT PLAN
 GRADING PLAN**

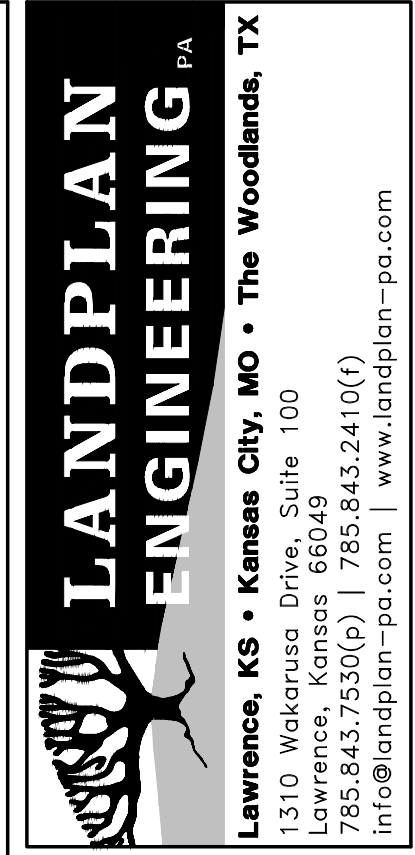
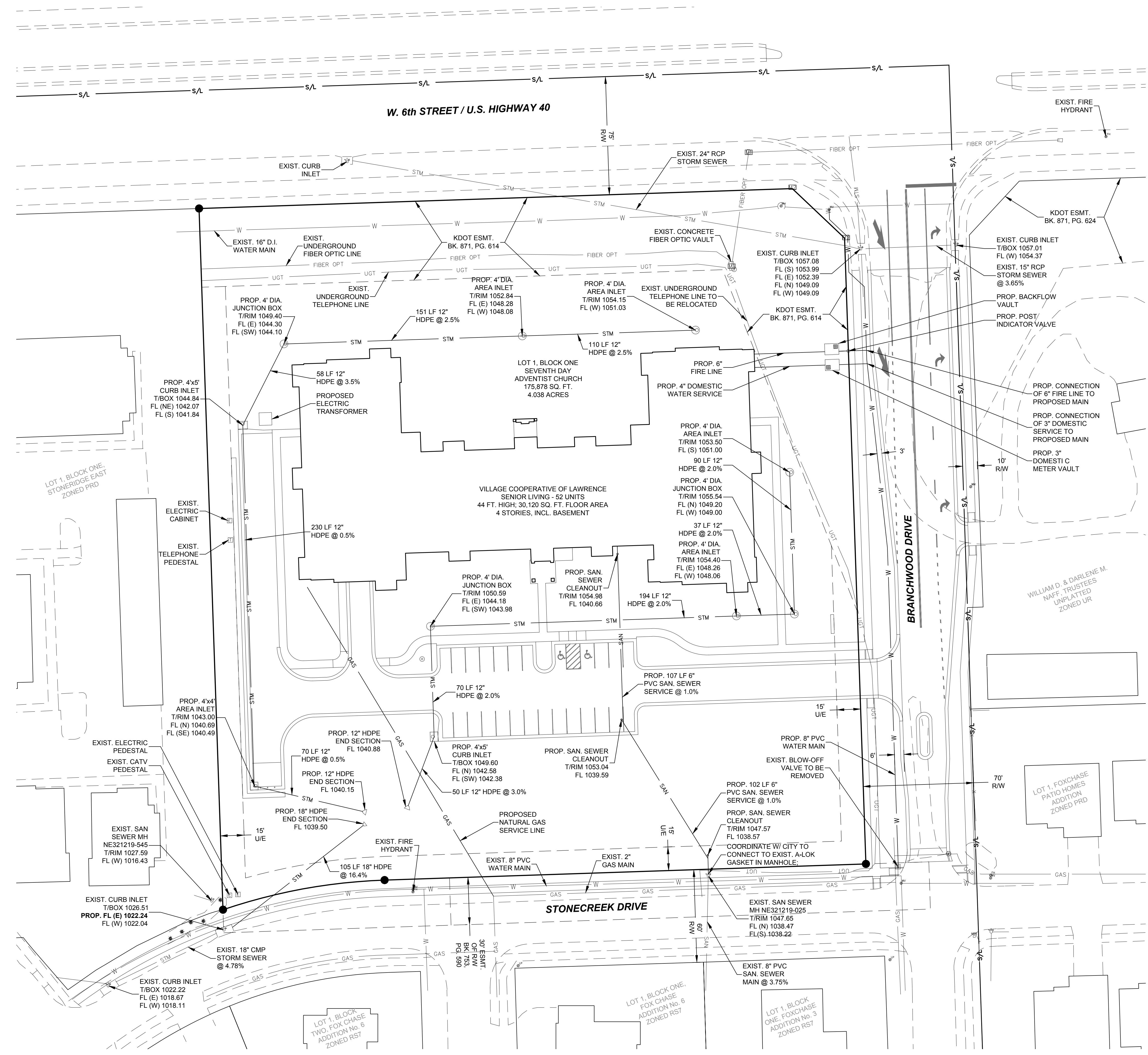
REV	DATE	DESCRIPTION
1	1/11/16	PER DEPT. COMMENTS

DATE:	11/23/15
PROJECT NO.:	20153015
DESIGNED BY:	REEA/LPE
DRAWN BY:	BS
CHECKED BY:	BS

ISSUE	SHEET NO.
	2



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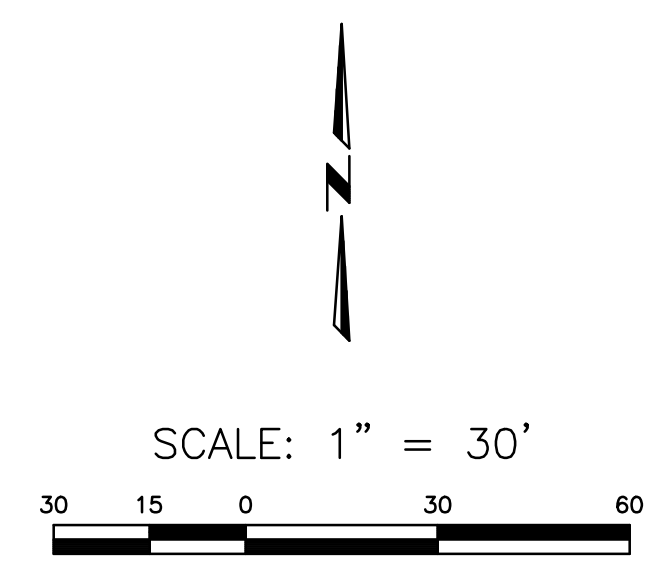
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**5325 W. 6th STREET
 LAWRENCE, KANSAS 66049
 VILLAGE COOPERATIVE OF LAWRENCE
 PRELIMINARY DEVELOPMENT PLAN
 UTILITY PLAN**

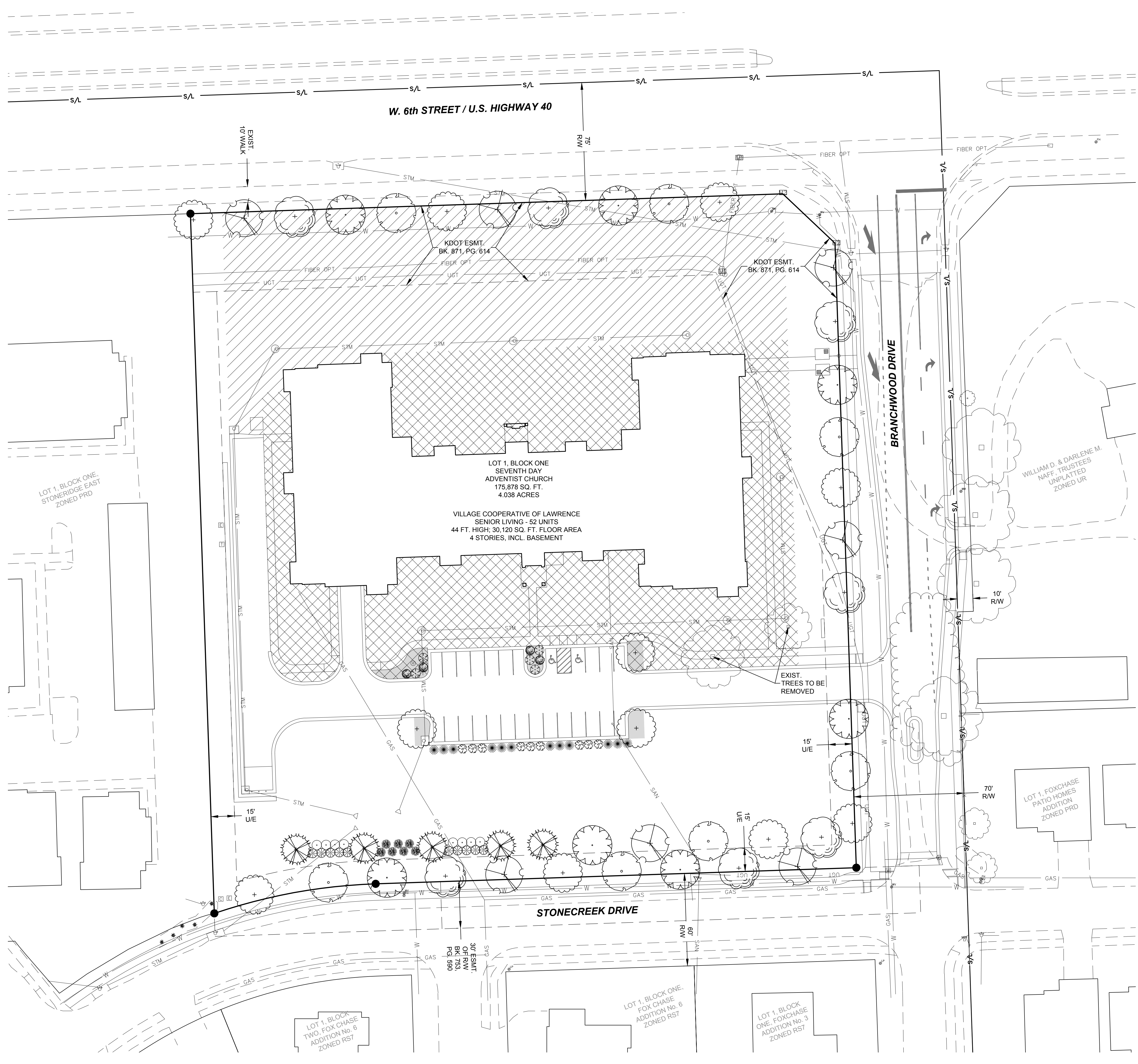
REV	DATE	DESCRIPTION
1	1/11/16	PER DEPT. COMMENTS

DATE:	11/23/15
PROJECT NO.:	20153015
DESIGNED BY:	REEA/LPE
DRAWN BY:	BS
CHECKED BY:	BS

ISSUE	SHEET NO.
	3
	OF 9 SHEETS



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PLANT SCHEDULE:

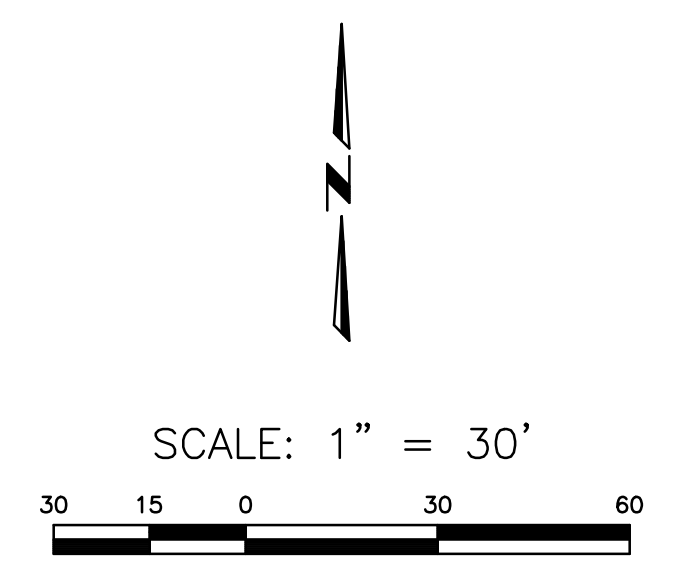
SYMBOL	QTY.	NAME	SIZE	COND.
PROPOSED TREES				
	11	ACER SACCHARUM 'GREEN MOUNTAIN' 'GREEN MOUNTAIN' SUGAR MAPLE	2.5" CAL.	B&B
	7	GLEDTISIA TRICANTHOS 'SKYLINE' 'SKYLINE' HONEYLOCUST	2.5" CAL.	B&B
	7	PLATANUS x ACERIFOLIA 'BLOODGOOD' 'BLOODGOOD' LONDON PLANE TREE	2.5" CAL.	B&B
	5	TAXODIUM DISTICHUM BALD CYPRESS	2.5" CAL.	B&B
	7	QUERCUS MACROCARPA BUR OAK	2.5" CAL.	B&B
	7	TILIA CORDATA 'GREENSPIRE' LITTLELEAF LINDEN	2.5" CAL.	B&B
PROPOSED SHRUBS				
	9	BUXUS MICROPHYLLA x 'WINTERGREEN' WINTERGREEN BOXWOOD	5 GAL.	CONT.
	5	ILEX VERTICILLATA 'AFTERGLOW' AFTERGLOW WINTERBERRY	5 GAL.	CONT.
	4	ILEX VERTICILLATA 'JIM DANDY' JIM DANDY WINTERBERRY	5 GAL.	CONT.
	10	JUNIPERUS CHINENSIS 'SEA GREEN' 'SEA GREEN' JUNIPER	5 GAL.	CONT.
	8	PHYSOCARPUS OPULIFOLIUS 'DIABLO' DIABLO NINEBARK	5 GAL.	CONT.
	7	PINUS MUGO var. 'PUMILO' DWARF MUGO PINE	5 GAL.	CONT.
	12	TAXUS x MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	5 GAL.	CONT.

OPEN SPACE SUMMARY:

COMMON OPEN SPACE		
REQUIRED:	20% OF THE TOTAL AREA OF THE PD	
	0.20 x 175,878 SF	
	35,176 SF	
PROVIDED:	70,000 SF	
RECREATIONAL OPEN SPACE		
REQUIRED:	50% OF THE COMMON OPEN SPACE	
	0.50 x 70,000 SF	
	35,000 SF	
PROVIDED:	35,230 SF	

LANDSCAPE SUMMARY:

STREET TREES, PER MASTER STREET TREE PLAN, RECORDED IN BOOK 982, PAGE 5971	
REQUIRED:	1 TREE / 40 FEET OF R.O.W. FRONTAGE
	424 FEET OF W. 6th STREET / U.S. HIGHWAY 40 R.O.W. / 40 = 11
	397 FEET OF BRANCHWOOD DRIVE R.O.W. / 40 = 10
	421 FEET OF STONECREEK DRIVE R.O.W. / 40 = 10
PROVIDED:	31 TREES
INTERIOR PARKING LOT LANDSCAPING	
REQUIRED:	40 SF LANDSCAPING AREA / PARKING SPACE
	40 SF x 26 PARKING SPACES = 1,040 SF LANDSCAPING AREA
	1 SHADE TREE & 3 SHRUBS / 10 PARKING SPACES
	3 TREES & 9 SHRUBS x (26 PARKING SPACES / 10) = 3 & 9
PROVIDED:	1,050 SF LANDSCAPING AREA
	3 TREES & 9 SHRUBS
PARKING LOT PERIMETER LANDSCAPING	
REQUIRED:	CONTINUOUS ROW OF EVERGREEN SHRUBS
PROVIDED:	21 EVERGREEN SHRUBS
BUFFERYARDS	
REQUIRED:	TYPE 1 ADJACENT TO SOUTH PROPERTY LINE
	25 FEET WIDE, 2 TREES & 5 SHRUBS / 100 LF
	421 LF / 100 = 4.21
	10 TREES & 25 SHRUBS
PROVIDED:	10 TREES & 25 SHRUBS



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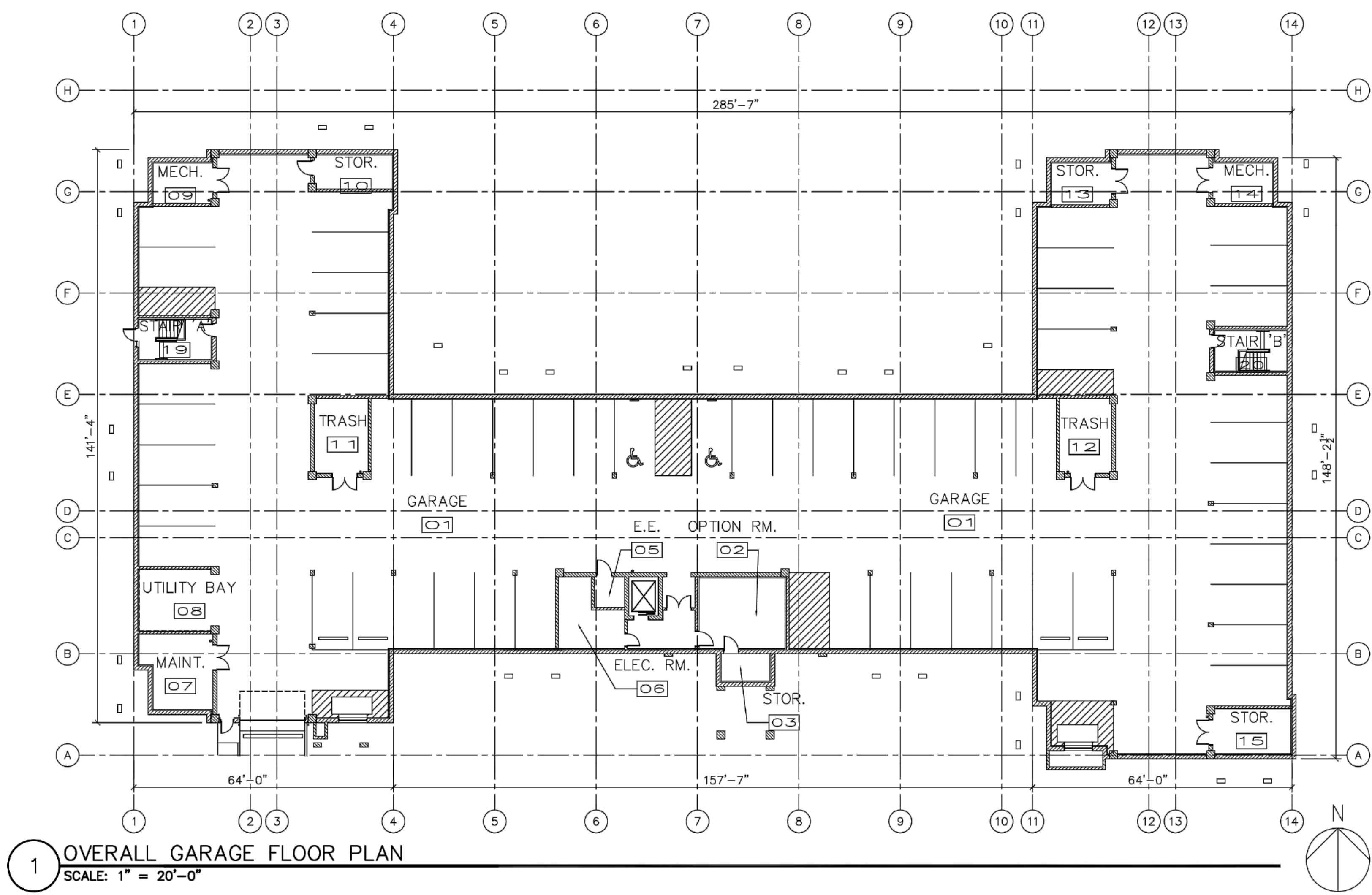
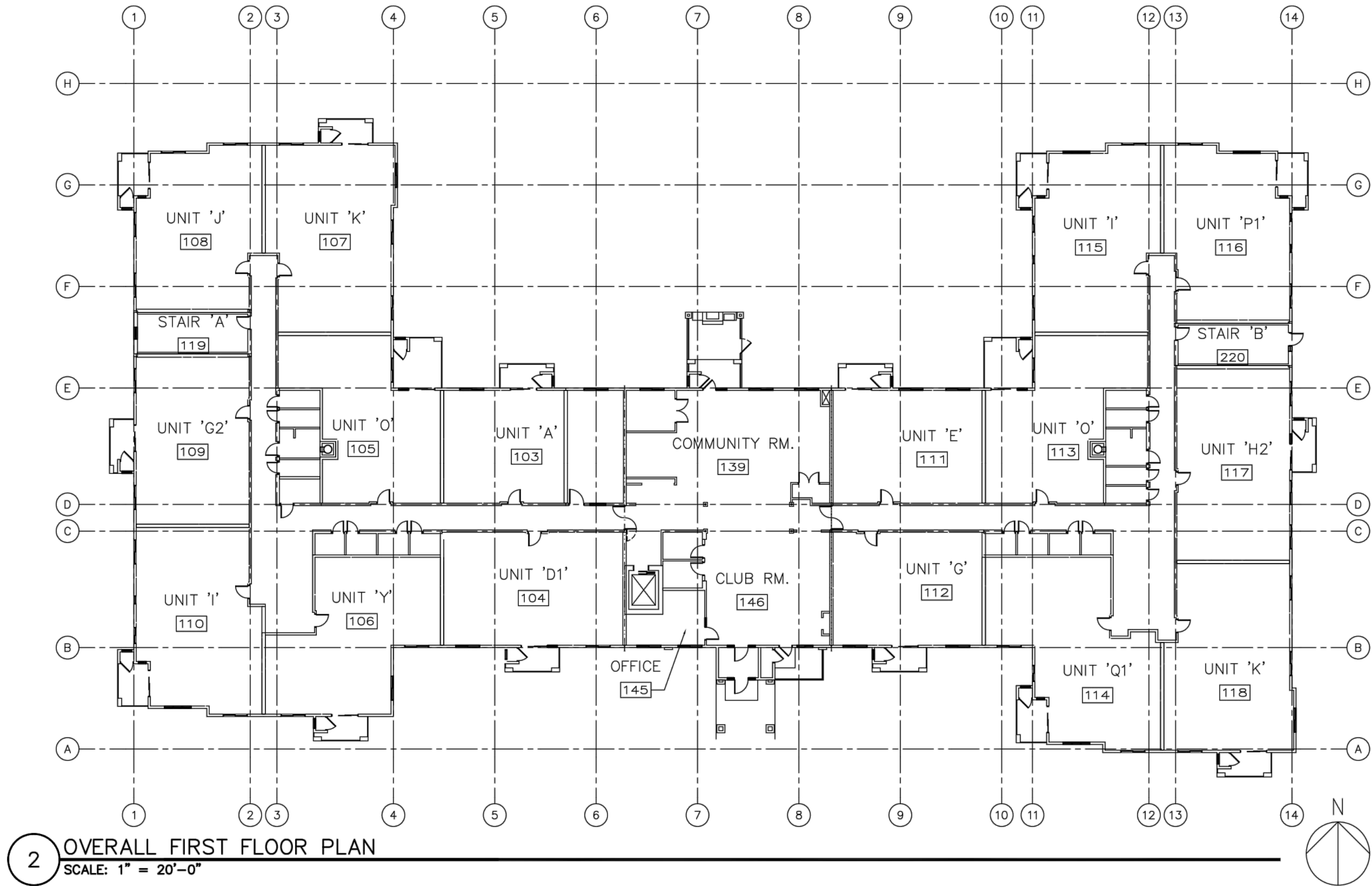
**5325 W. 6th STREET
 LAWRENCE, KANSAS 66049
 VILLAGE COOPERATIVE OF LAWRENCE
 PRELIMINARY DEVELOPMENT PLAN
 LANDSCAPE PLAN**

REV.	DATE	DESCRIPTION
1	1/11/16	PER DEPT. COMMENTS

DATE: 11/23/15
 PROJECT NO.: 20153015
 DESIGNED BY: REEA/LPE
 DRAWN BY: BS
 CHECKED BY: BS

ISSUE SHEET NO.
4
 OF 9 SHEETS

FILE NAME: Z:\20153015\CAD\Planning\FDP\153015C-FDP-ARCH.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 1/7/2016 4:31 PM PLOTTED: 1/11/2016 3:00 PM



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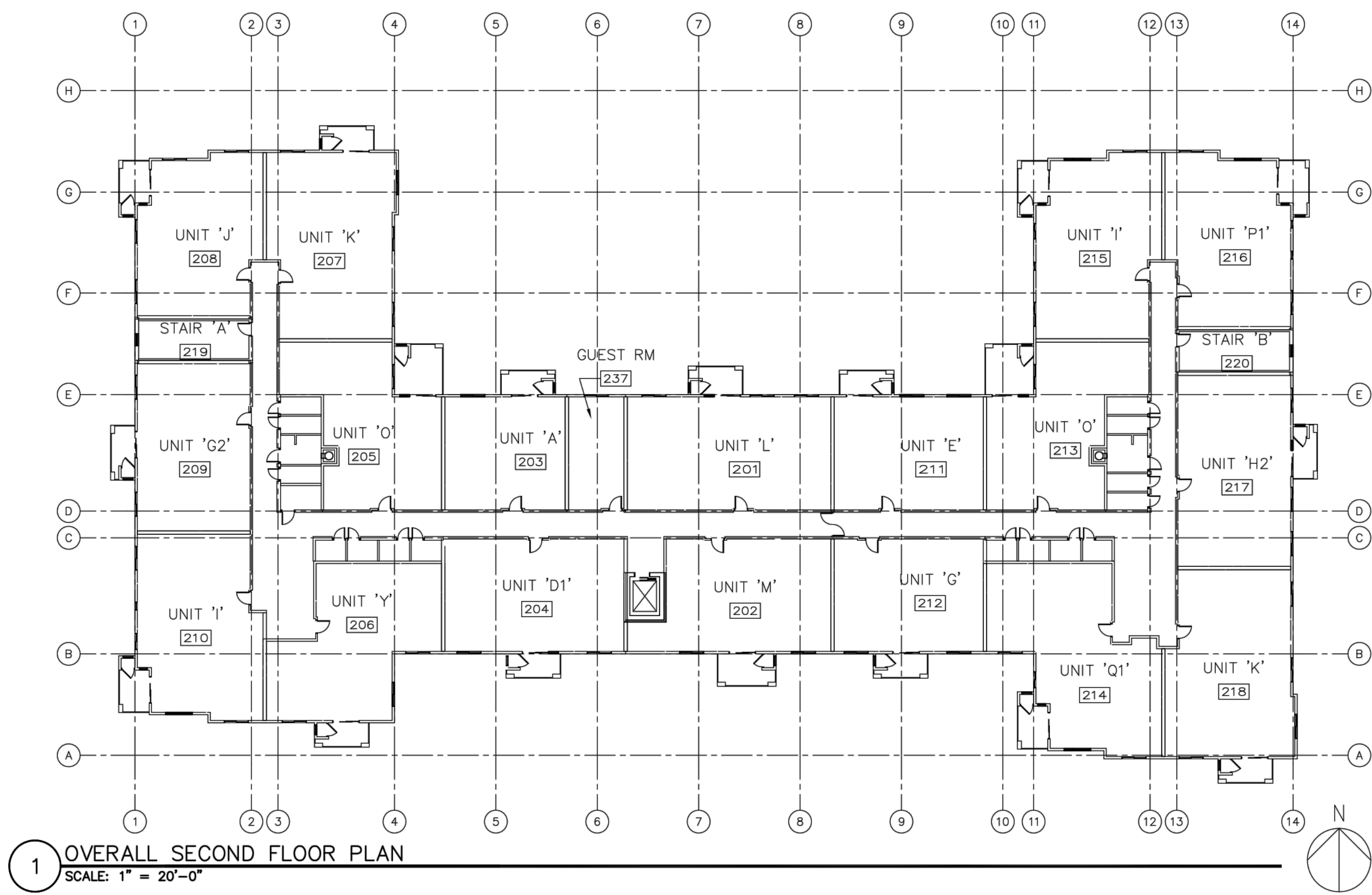
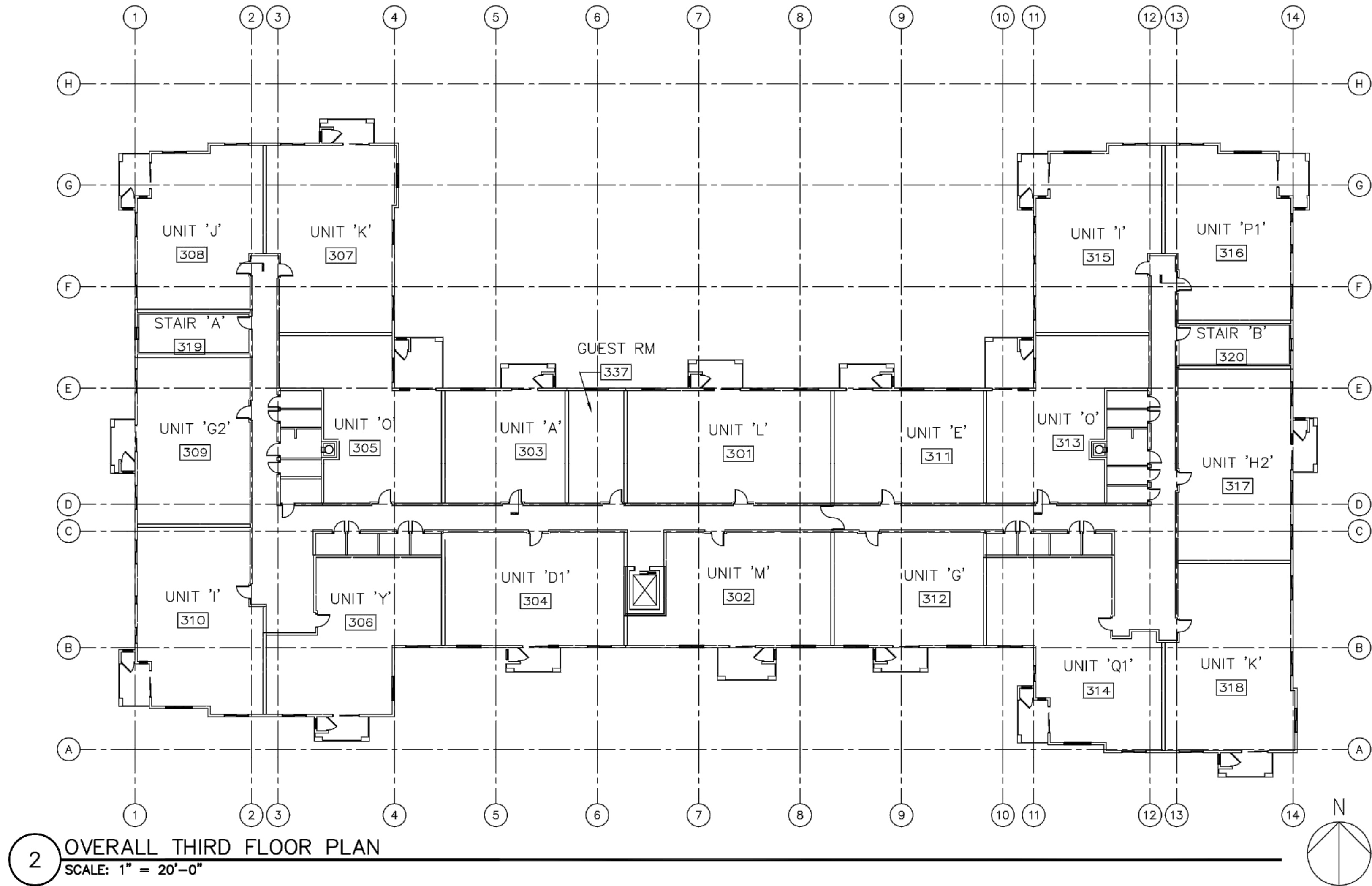
5325 W. 6th STREET
LAWRENCE, KANSAS 66049
VILLAGE COOPERATIVE OF LAWRENCE
PRELIMINARY DEVELOPMENT PLAN
GARAGE (BASEMENT) & FIRST FLOOR PLANS

REV	DATE	DESCRIPTION
1	1/7/16	PER DEPT. COMMENTS

DATE:	11/23/15
PROJECT NO.:	20153015
DESIGNED BY:	REEA/LPE
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ISSUE	SHEET NO.
	5
	OF 9 SHEETS

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**5325 W. 6th STREET
LAWRENCE, KANSAS 66049
VILLAGE COOPERATIVE OF LAWRENCE
PRELIMINARY DEVELOPMENT PLANS
SECOND & THIRD FLOOR PLANS**

REV	DATE	DESCRIPTION
1	1/7/16	PER DEPT. COMMENTS

DATE: 11/23/15
PROJECT NO.: 20153015
DESIGNED BY: REEA/LPE
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CHECKED BY: BS

ISSUE: **6**
SHEET NO. **6**
OF **9** SHEETS

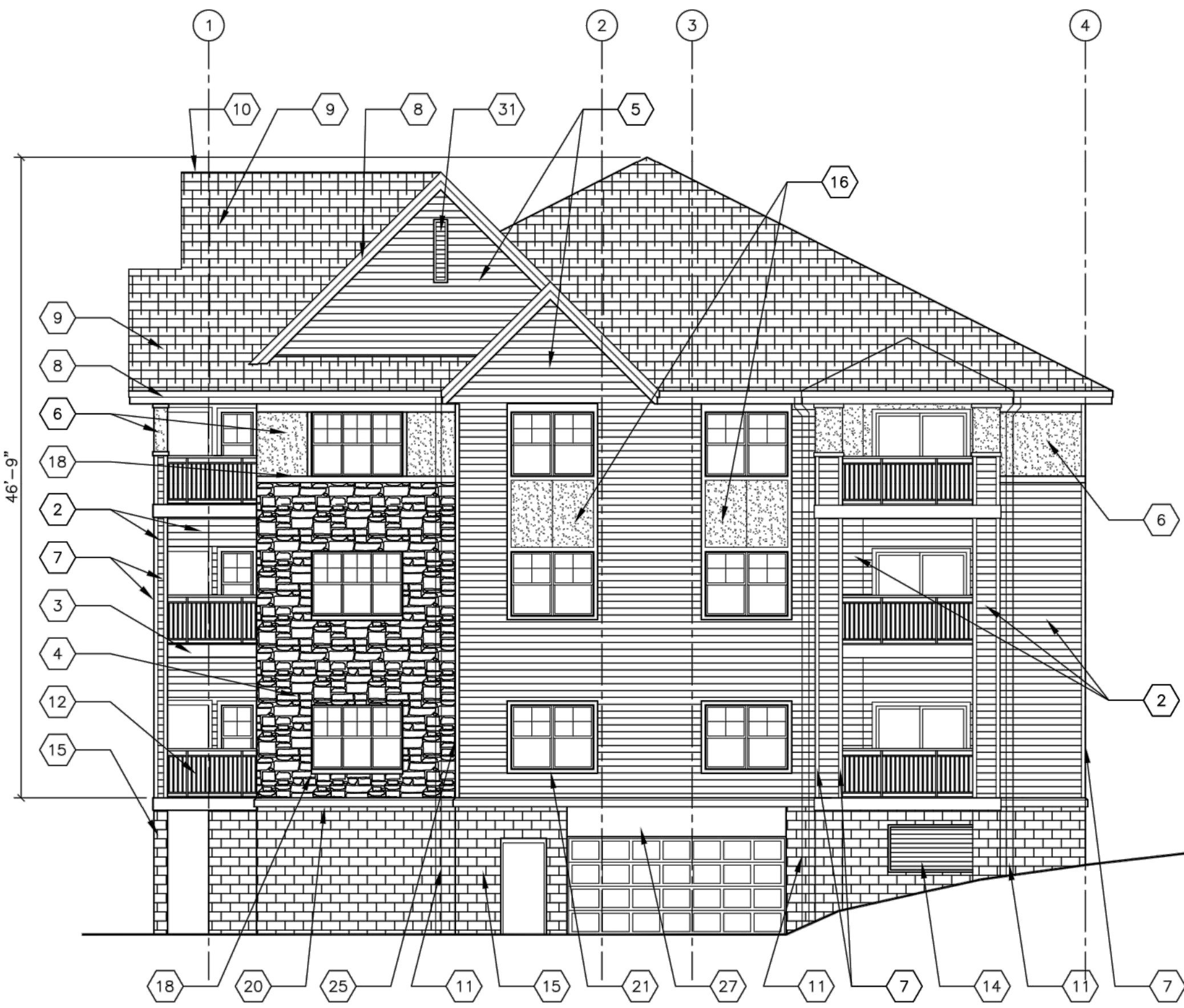
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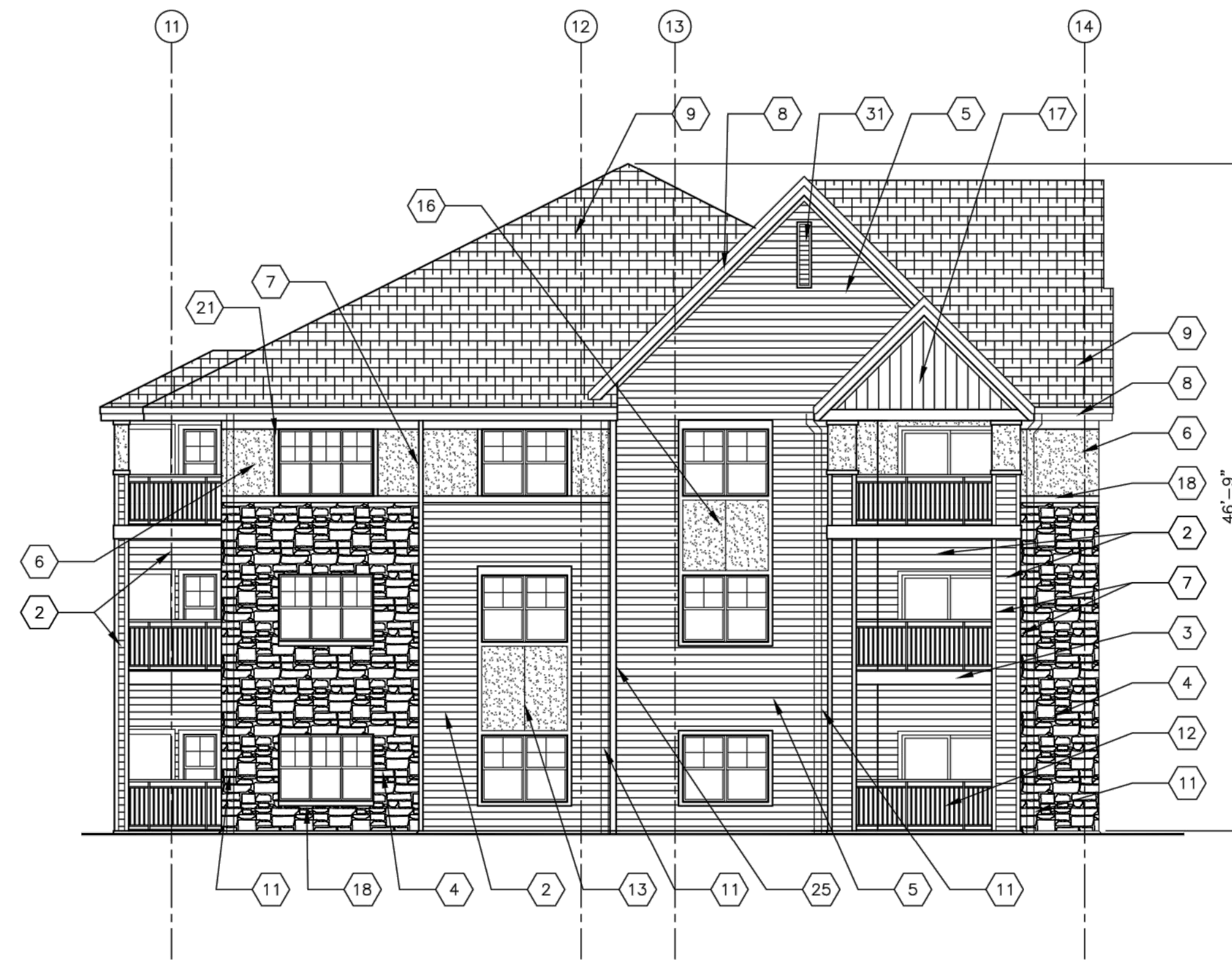
ELEVATION KEY NOTES:

- 1 METAL GUARD RAIL
- 2 LAP SIDING - COLOR 1
- 3 12" CEMENT BOARD TRIM
- 4 STONE VENEER
- 5 LAP SIDING - COLOR 2
- 6 CEMENT BOARD PANEL - COLOR 1
- 7 3-1/2" CORNER TRIM
- 8 PREFINISHED METAL FASCIA
- 9 ASPHALT SHINGLES
- 10 CONTINUOUS RIDGE VENT
- 11 PREFINISHED METAL DOWNSPOUT
- 12 PREFINISHED METAL RAILING
- 13 CONTROL JOINT
- 14 LOUVER - MATCH ADJACENT COLOR
- 15 ROCK FACE CMU
- 16 CEMENT BOARD PANEL - COLOR 2
- 17 BOARD AND BATTEN SIDING
- 18 CONCRETE SILL
- 19 STONE VENEER FIREPLACE
- 20 CMU SILL
- 21 3-1/2" CEMENT BD. TRIM
- 22 PREFINISHED CAP AND TRIM
- 23 PTAC UNIT w/DECORATIVE GRILL
- 24 ADDRESS NUMBERS
- 25 5-1/2" x 1" CEMENT BD. TRIM
- 26 METAL ROOF
- 27 7-1/2" x 1" CEMENT BD. TRIM
- 28 (3) 18" ELEC. METER SATELITES
- 29 CONDUIT PIPE - PT. TO MATCH SIDING
- 30 3-1/2" CEMENT BD. TRIM
- 31 DECORATIVE LOUVER (12"W x 54"H) PT
- 32 9-1/2" x 1" CEMENT BD. TRIM
- 33 CONCRETE BEAM, PAINT TO MATCH ADJACENT CONCRETE BLOCK COLOR

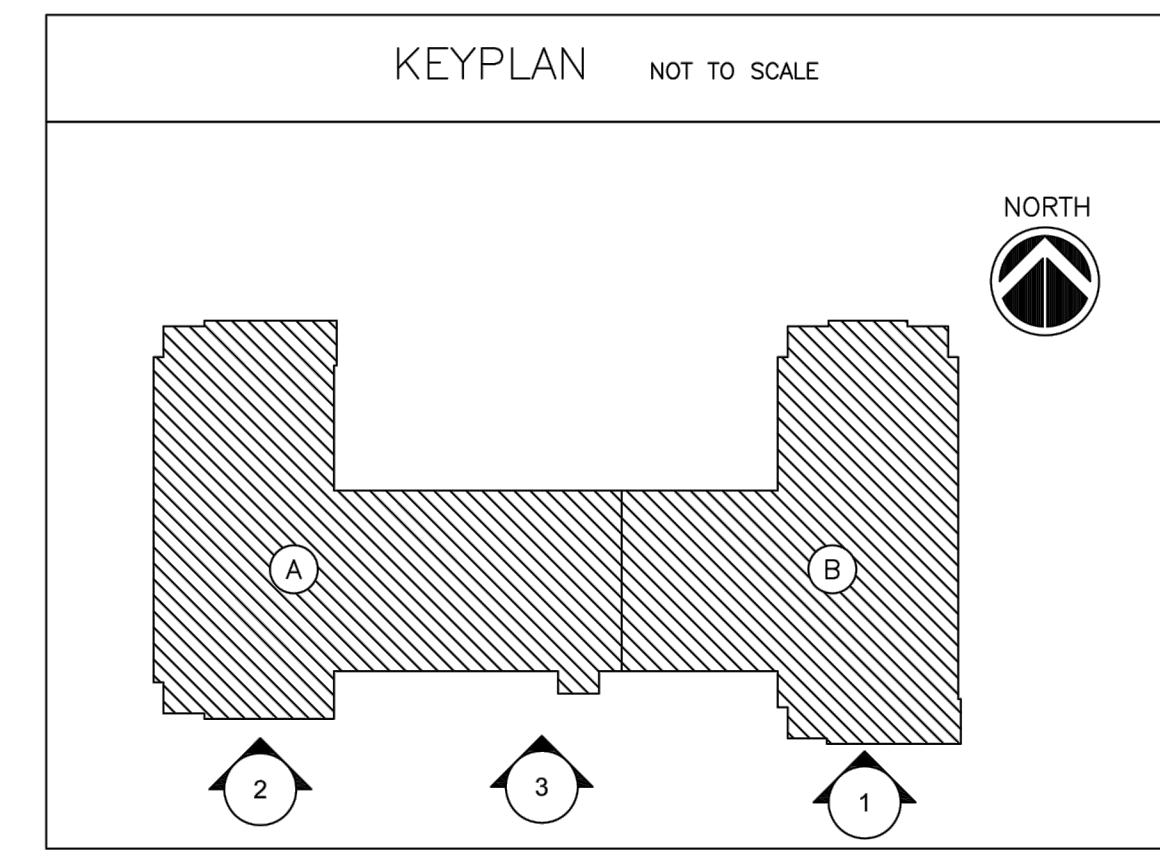
3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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5325 W. 6th STREET
LAWRENCE, KANSAS 66049
VILLAGE COOPERATIVE OF LAWRENCE
PRELIMINARY DEVELOPMENT PLAN
EAST & WEST BUILDING ELEVATIONS

REV	DATE	DESCRIPTION
1	1/7/17/16	PER COMMENTS

DATE: 11/23/15
PROJECT NO.: 20153015
DESIGNED BY: REEA/LPE
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CHECKED BY: BS

ISSUE SHEET NO.
7
OF 9 SHEETS

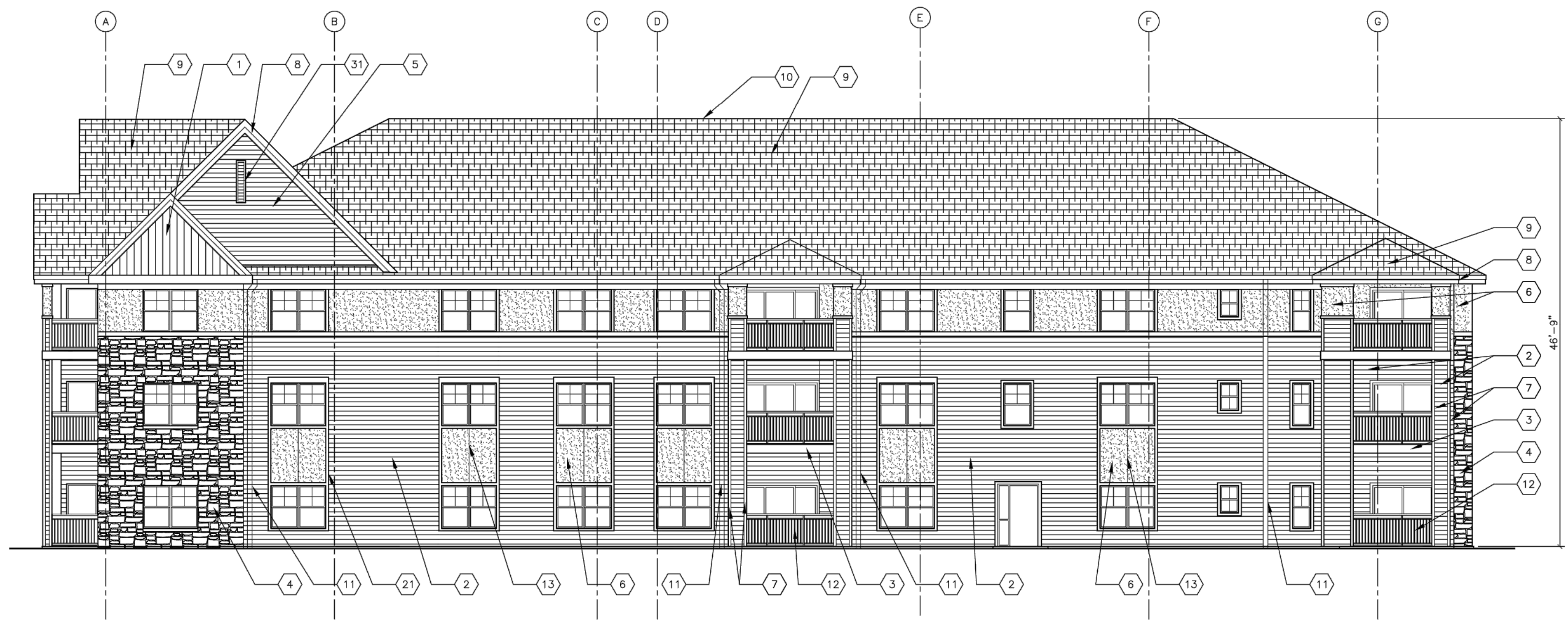
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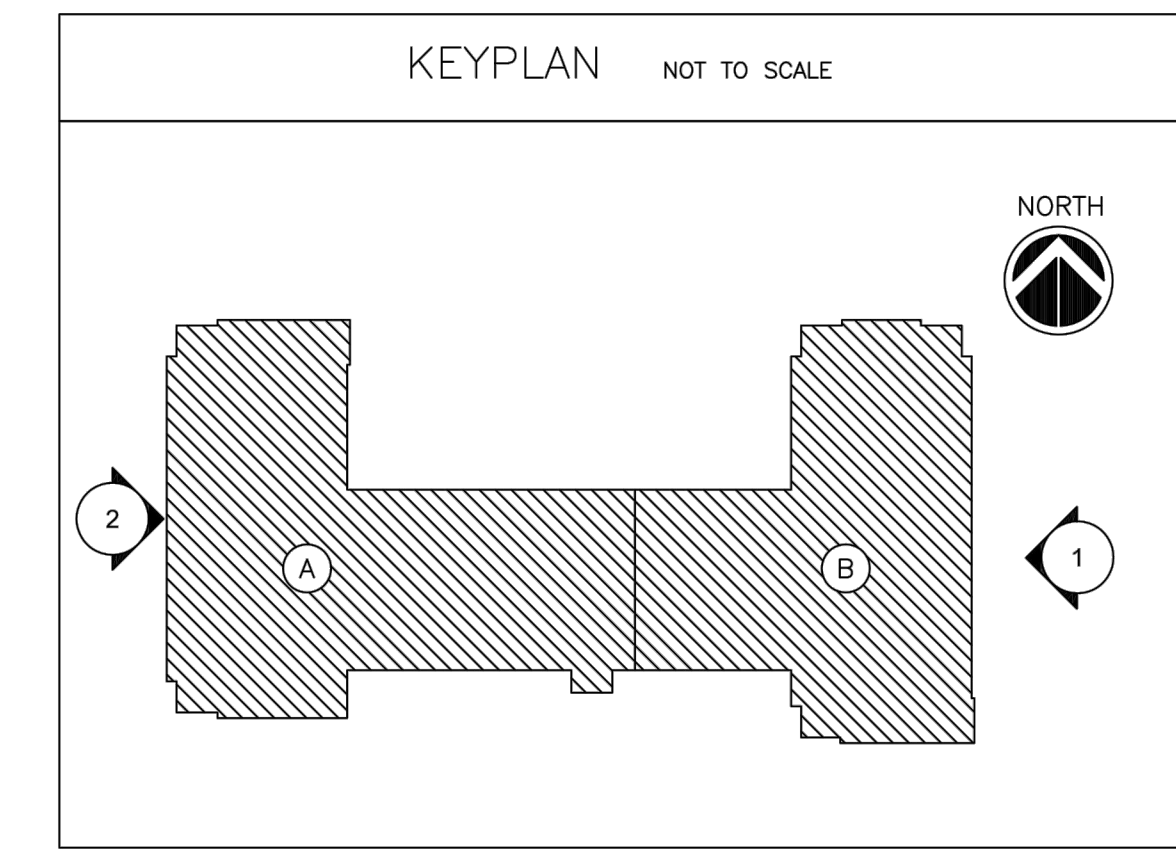
2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

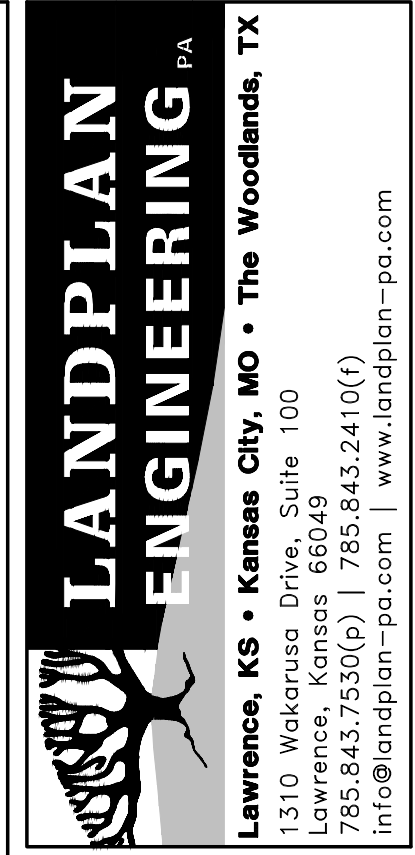
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- 14 LOUVER - MATCH ADJACENT COLOR
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- 16 CEMENT BOARD PANEL - COLOR 2
- 17 BOARD AND BATTEN SIDING
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- 33 CONCRETE BEAM, PAINT TO MATCH ADJACENT CONCRETE BLOCK COLOR



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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1400 Corporate Center Curve, Suite 100
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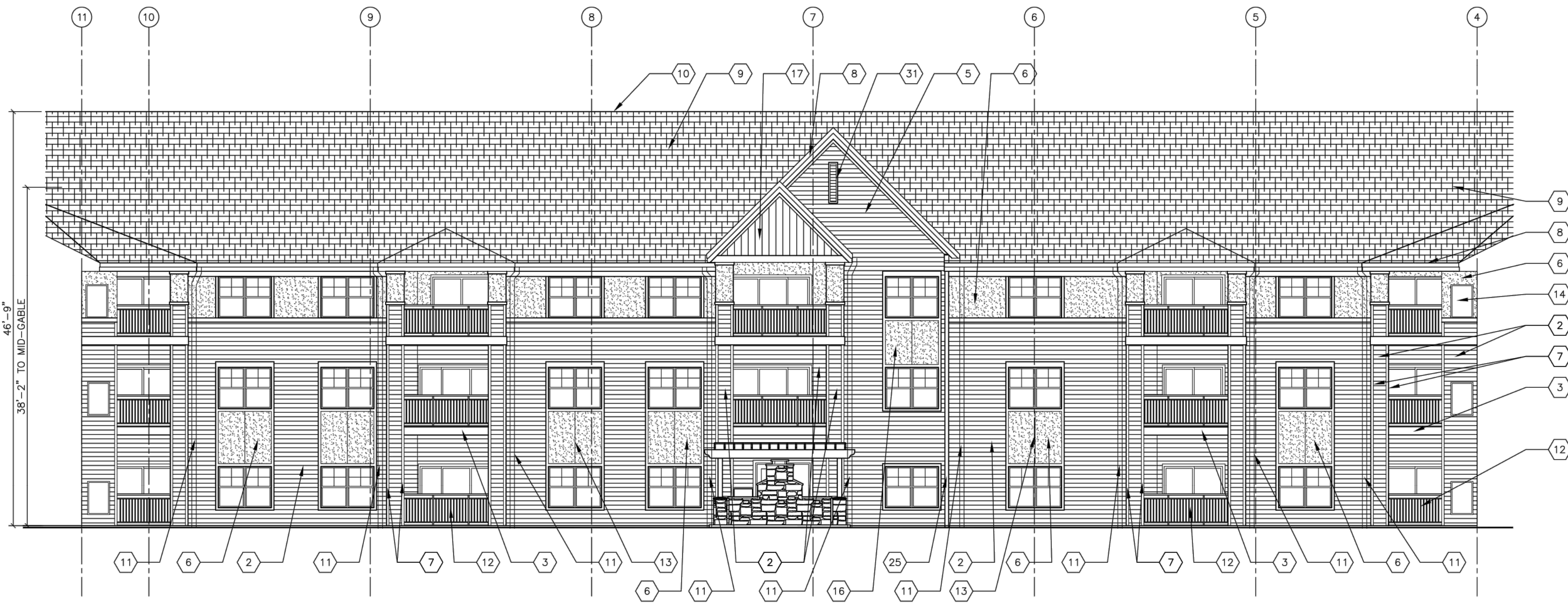
5325 W. 6th STREET
LAWRENCE, KANSAS 66049
VILLAGE COOPERATIVE OF LAWRENCE
PRELIMINARY DEVELOPMENT PLAN
SOUTH BUILDING ELEVATIONS

REV	DATE	DESCRIPTION
1	1/7/16	PER CLIENT COMMENTS

DATE:	11/23/15
PROJECT NO.:	20153015
DESIGNED BY:	REEA/LPE
DRAWN BY:	BS
CHECKED BY:	BS

ISSUE	SHEET NO.
	8

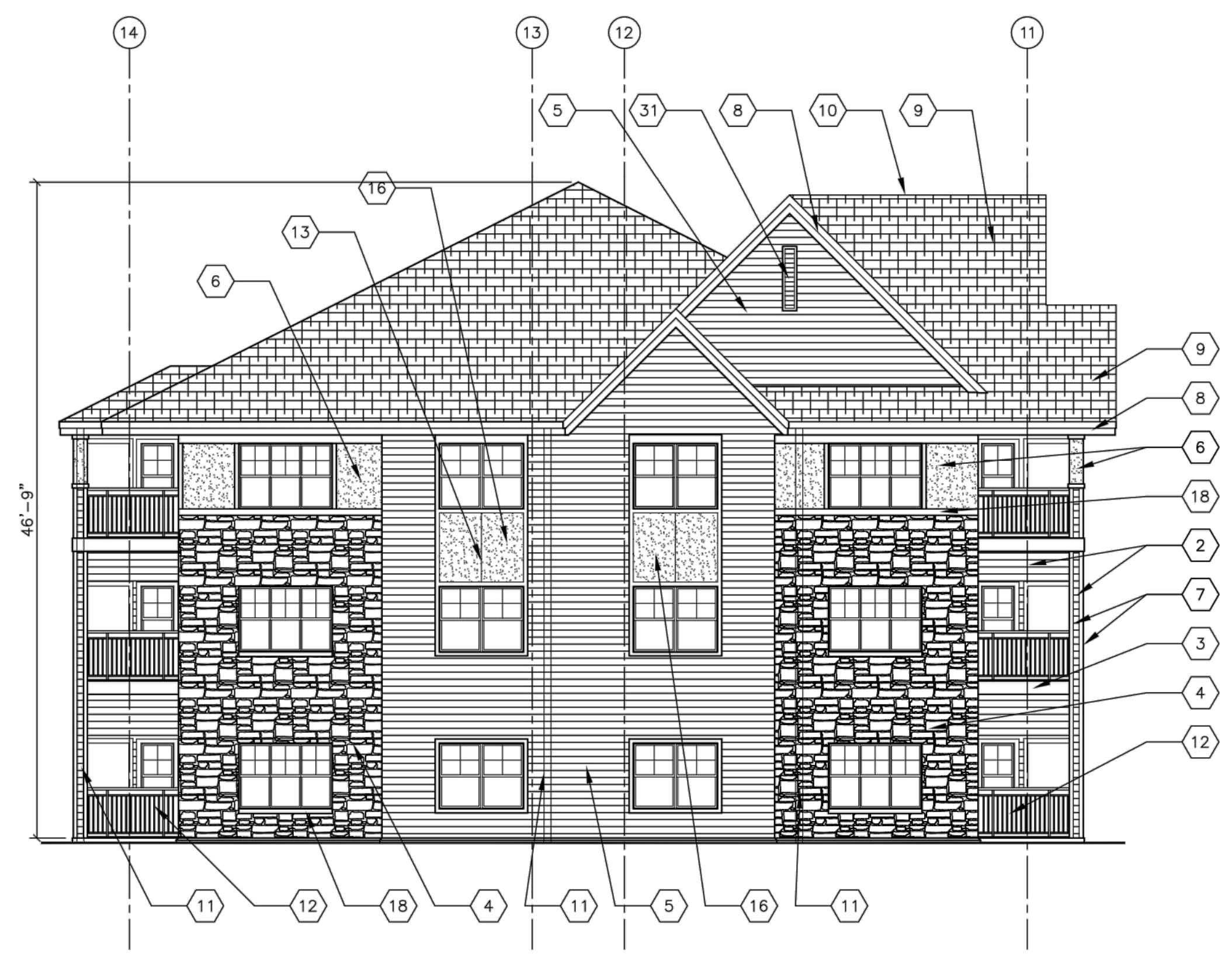
FILE NAME: Z:\20153015\CAD\Planning\FDP\153015C-FDP-ARCH.dwg LAST SAVED BY: Brian Sturm SAVED DATE: 1/7/2016 4:31 PM PLOTTED: 1/11/2016 3:00 PM



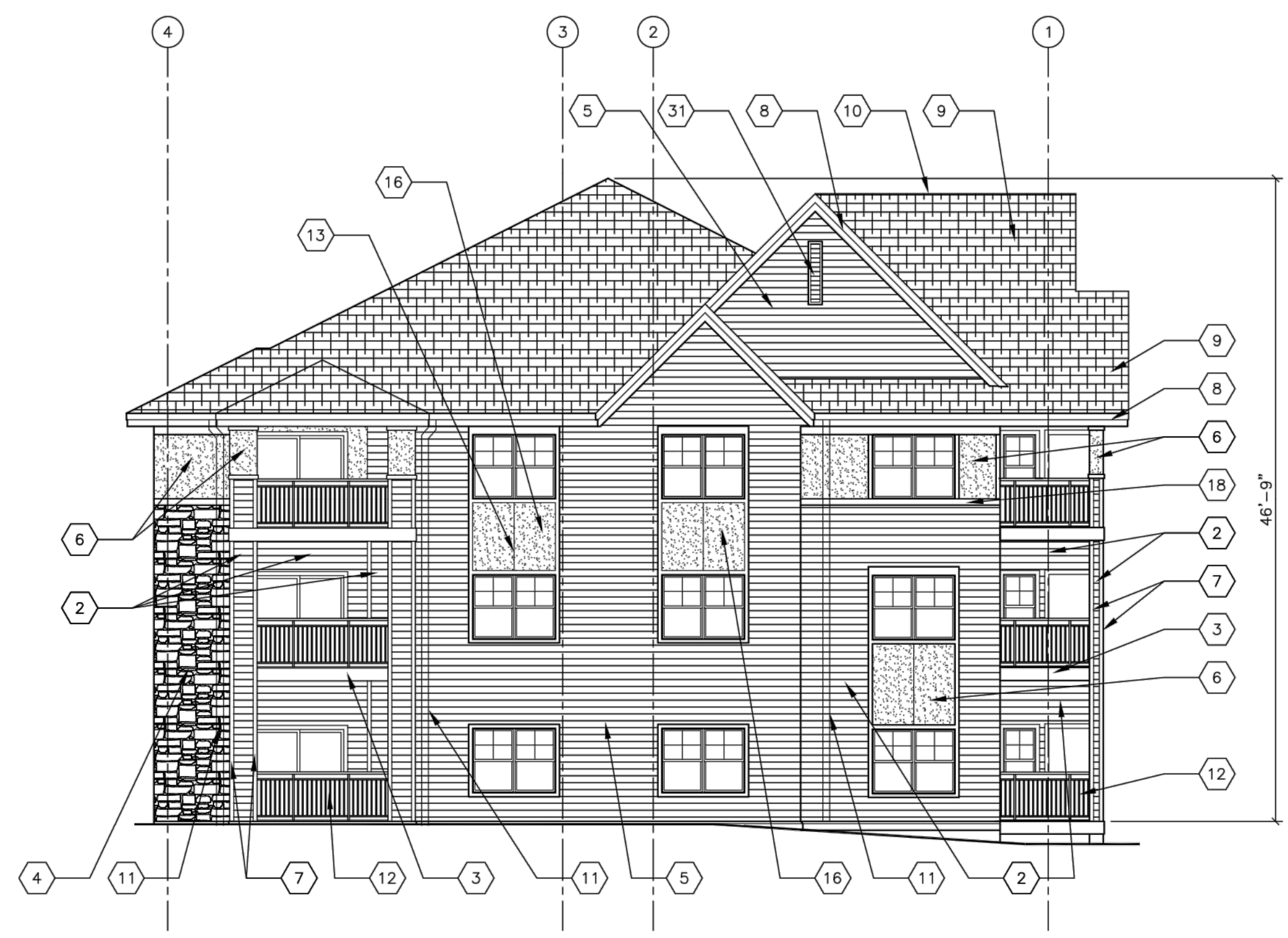
ELEVATION KEY NOTES:

- | | |
|----------------------------------|--|
| 1 METAL GUARD RAIL | 19 STONE VENEER FIREPLACE |
| 2 LAP SIDING - COLOR 1 | 20 CMU SILL |
| 3 12" CEMENT BOARD TRIM | 21 3-1/2" CEMENT BD. TRIM |
| 4 STONE VENEER | 22 PREFINISHED CAP AND TRIM |
| 5 LAP SIDING - COLOR 2 | 23 PTAC UNIT w/DECORATIVE GRILL |
| 6 CEMENT BOARD PANEL - COLOR 1 | 24 ADDRESS NUMBERS |
| 7 3-1/2" CORNER TRIM | 25 5-1/2" x 1" CEMENT BD. TRIM |
| 8 PREFINISHED METAL FASCIA | 26 METAL ROOF |
| 9 ASPHALT SHINGLES | 27 7-1/2" x 1" CEMENT BD. TRIM |
| 10 CONTINUOUS RIDGE VENT | 28 (3) 18" ELEC. METER SATELITES |
| 11 PREFINISHED METAL DOWNSPOUT | 29 CONDUIT PIPE - PT. TO MATCH SIDING |
| 12 PREFINISHED METAL RAILING | 30 3-1/2" CEMENT BD. TRIM |
| 13 CONTROL JOINT | 31 DECORATIVE LOUVER (12"W x 54"H) PT |
| 14 LOUVER - MATCH ADJACENT COLOR | 32 9-1/2" x 1" CEMENT BD. TRIM |
| 15 ROCK FACE CMU | 33 CONCRETE BEAM, PAINT TO MATCH ADJACENT CONCRETE BLOCK COLOR |
| 16 CEMENT BOARD PANEL - COLOR 2 | |
| 17 BOARD AND BATTEN SIDING | |
| 18 CONCRETE SILL | |

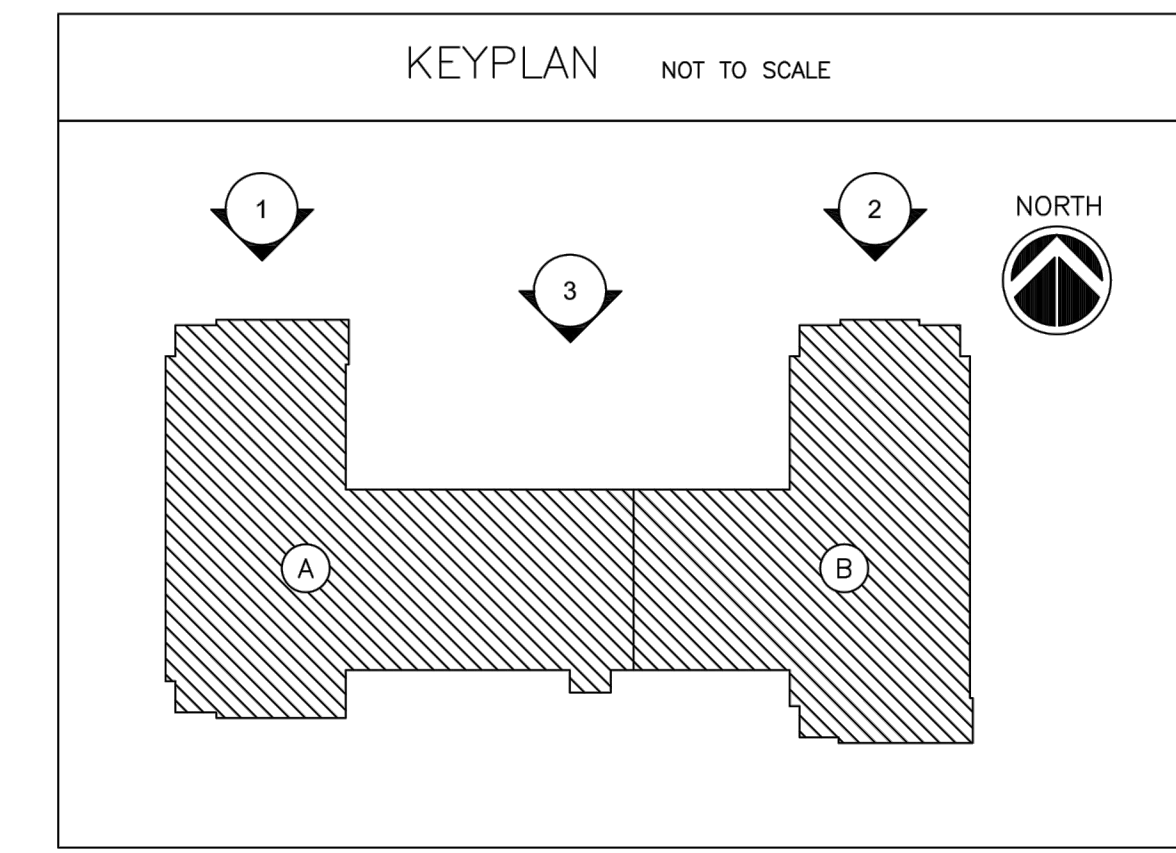
3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



Real Estate Equities Architecture, LLC
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ISSUE SHEET NO.
9
OF 9 SHEETS

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