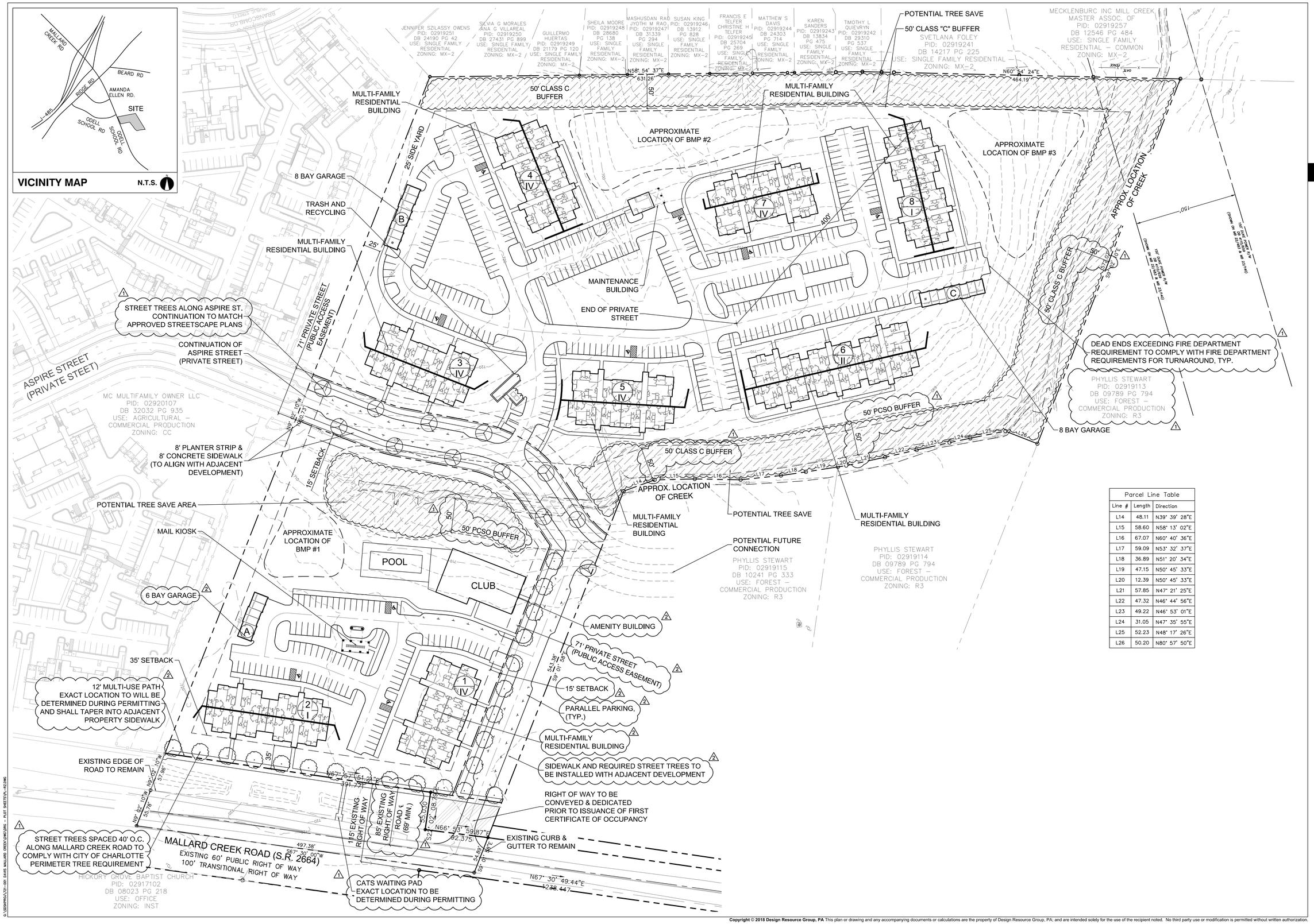

Parcel Line Table		
Line #	Length	Direction
L14	48.11	N39° 39' 28"E
L15	58.60	N58° 13' 02"E
L16	67.07	N60° 40' 36"E
L17	59.09	N53° 32' 37"E
L18	36.89	N51° 20' 34"E
L19	47.15	N50° 45' 33"E
L20	12.39	N50° 45' 33"E
L21	57.85	N47° 21' 25"E
L22	47.32	N46° 44' 56"E
L23	49.22	N46° 53' 01"E
L24	31.05	N47° 35' 55"E
L25	52.23	N48° 17' 26"E
L26	50.20	N80° 57' 50"E

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REZONING PETITION

FOR PUBLIC HEARING

2017 - 179

REZONING DOCUMENT

DAVIS DEVELOPMENT

DAVIS (MALLARD) APARTMENTS

CHARLOTTE, NORTH CAROLINA

DAVIS DEVELOPMENT
403 CORPORATE CENTER DRIVE
SUITE 201
STOCKBRIDGE, GA 30281

SCHEMATIC SITE PLAN

30 0 30 60

SCALE: 1" = 60'

PROJECT #: 721-001
DRAWN BY: DK
CHECKED BY: SK

NOVEMBER 27, 2017

REVISIONS:
1. JANUARY 16, 2018
2. MARCH 12, 2018

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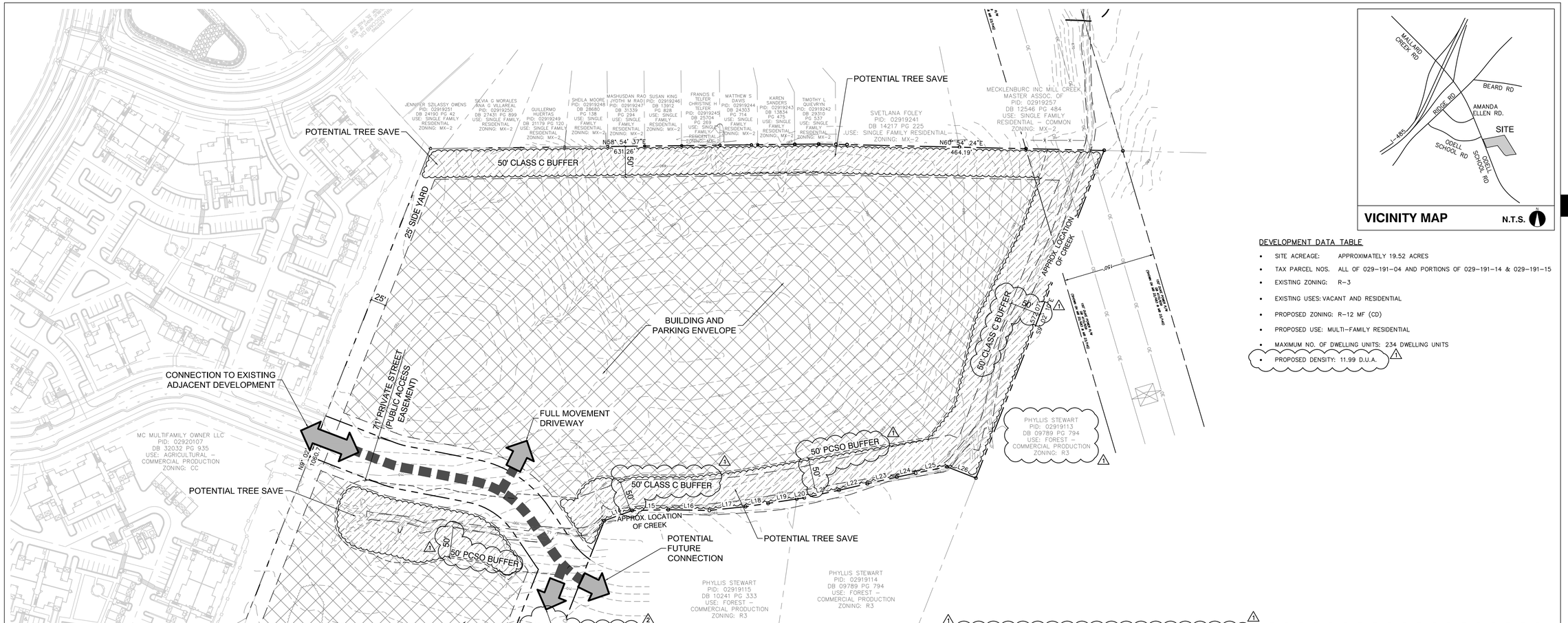
C:\USERPROFILE\DESIGN RESOURCE GROUP, P.A.\DRG - PLOT SHEETS\DRG - REZONING



VICINITY MAP N.T.S.

DEVELOPMENT DATA TABLE

- SITE ACREAGE: APPROXIMATELY 19.52 ACRES
- TAX PARCEL NOS. ALL OF 029-191-04 AND PORTIONS OF 029-191-14 & 029-191-15
- EXISTING ZONING: R-3
- EXISTING USES: VACANT AND RESIDENTIAL
- PROPOSED ZONING: R-12 MF (CD)
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL
- MAXIMUM NO. OF DWELLING UNITS: 234 DWELLING UNITS
- PROPOSED DENSITY: 11.99 D.U.A. 1

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DAVIS DEVELOPMENT, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THE REZONING SITE LOCATED ON THE NORTH SIDE OF MALLARD CREEK ROAD NEAR ITS INTERSECTION WITH ODELL SCHOOL ROAD, WHICH REZONING SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF ALL OF TAX PARCEL NO. 029-191-04, AND PORTIONS OF TAX PARCEL NOS. 029-191-14 AND 029-191-15. 1

B. DEVELOPMENT 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"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12 MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES, PARKING AREAS AND INTERNAL SIDEWALKS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

D. THE MAXIMUM NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL BE NINE. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE, SUCH AS GARAGES AND MAINTENANCE BUILDINGS, SHALL NOT BE CONSIDERED WHEN DETERMINING THE MAXIMUM NUMBER OF PRINCIPAL BUILDINGS LOCATED ON THE SITE.

E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 234 MULTI-FAMILY DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-12 MF ZONING DISTRICT.

3. TRANSPORTATION

A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

B. OFF-STREET VEHICULAR PARKING AND BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

C. THE ALIGNMENT OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE 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. 1

D. GARAGES MAY BE PROVIDED ON THE SITE, AND THE PARKING SPACES LOCATED WITHIN THE GARAGES SHALL BE COUNTED TOWARDS THE TOTAL NUMBER OF PARKING SPACES REQUIRED TO BE LOCATED ON THE SITE. THE LOCATIONS AND CONFIGURATIONS OF THE GARAGES DEPICTED ON THE REZONING PLAN MAY BE MODIFIED.

E. PETITIONER SHALL CONTINUE THE PRIVATE STREET LOCATED ON THE ADJACENT PARCEL OF LAND (ASPIRE STREET) ACROSS THE SITE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND PETITIONER SHALL GRANT A PUBLIC ACCESS EASEMENT ACROSS THE SAME. 1

F. PETITIONER SHALL CONSTRUCT A PRIVATE STREET FROM MALLARD CREEK ROAD TO ASPIRE STREET AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND PETITIONER SHALL GRANT A PUBLIC ACCESS EASEMENT ACROSS THE SAME.

G. SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON MALLARD CREEK ROAD ON THE SITE'S FRONTAGE ON MALLARD CREEK ROAD IN A LOCATION THAT DOES NOT CONFLICT WITH A RIGHT TURN LANE INTO THE SITE. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED IN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO CATS DEVELOPMENT STANDARD 60.01B. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHELTER ON THE WAITING PAD.

H. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO MALLARD CREEK ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 69 FEET FROM THE EXISTING CENTERLINE OF MALLARD CREEK ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

I. ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING TO BE CONSTRUCTED ON THE SITE OR PHASED PER THE SITE'S DEVELOPMENT PLAN

3. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT IN STORIES OF THE MULTI-FAMILY RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE FOUR STORIES.

B. THE MAXIMUM HEIGHT IN FEET OF THE MULTI-FAMILY RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.

C. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED. 1

D. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS ARE DESIGNATED AND LABELLED ON THE RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.

E. VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, DOORS, GARAGE DOORS, TRIM AND RAILINGS.

F. ROOFTOP HVAC UNITS AND RELATED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AT GRADE FROM THE NEAREST STREET.

G. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES ON THE SITE. SUCH DESIGN SHALL INCLUDE A MINIMUM OF 20 PERCENT OF THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS. 2

5. STREETSCAPE/LANDSCAPING/BUFFER

A. A 50 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND SUCH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. EXCEPT AS PROVIDED BELOW IN PARAGRAPH B, THE WIDTH OF THE CLASS C BUFFER MAY NOT BE REDUCED.

B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

C. INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

B. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

7. LIGHTING

A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET.

C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

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REZONING PETITION

FOR PUBLIC HEARING

2017 - 179

REZONING DOCUMENT

DAVIS DEVELOPMENT

DAVIS (MALLARD) APARTMENTS

CHARLOTTE, NORTH CAROLINA

DAVIS DEVELOPMENT
403 CORPORATE CENTER DRIVE
SUITE 201
STOCKBRIDGE, GA 30281

TECHNICAL DATA PLAN

40 0 40 80
SCALE: 1" = 80'

PROJECT #: 721-001
DRAWN BY:
CHECKED BY:

NOVEMBER 27, 2017

REVISIONS:
1. JANUARY 16, 2018
2. MARCH 12, 2018

ELEVATION KEYNOTES

1	FIBER CEMENT LAP SIDING - 6" EXPOSURE
2	FIBER CEMENT TRIM
3	BRICK VENEER
4	BRICK BAND- ROWLOCK OVER SOLDIER
5	BRICK COLUMN
6	BRICK SOLDIER COURSE
7	STONE VENEER
8	STONE HEADER COURSE
9	F.C. BOARD AND BATTEN VERTICAL SIDING
10	FIBER CEMENT 8" SHAKES
11	COMPOSITE SHINGLE ROOF
12	STANDING SEAM METAL ROOF
13	VERTICAL STONE BAND
14	OMIT
15	OMIT
16	GARAGE DOOR
17	42" HIGH RAILING
18	PVC DECORATIVE BRACKET
19	FAUX BATTEN SHUTTER
20	ALUMINUM DOWNSPOUT
21	OMIT
22	BUILDING SIGNAGE-VERFIY SIZE AND LOCATIONS
23	OPENING WITH WOOD MULLIONS
24	ORNAMENTAL LOUVERED VENT

1 TYPE 1 (BLDGs - 2 & 8) - FRONT ELEVATION
SCALE: 1/32" = 1'-0"

2 TYPE 1 (BLDGs - 2 & 8) - RIGHT ELEVATION
SCALE: 1/32" = 1'-0"

3 TYPE 1 (BLDGs - 2 & 8) - BACK ELEVATION
SCALE: 1/32" = 1'-0"

4 TYPE 1 (BLDGs - 2 & 8) - LEFT ELEVATION
SCALE: 1/32" = 1'-0"

FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	1605	11.5
masonry - brick	5362	38.4
siding, shake & board and batten	7010	50.2
TOTAL:	13977	100

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1/12/2018

MALLARD CEEK
TYPE 1

A5-1

ELEVATION KEYNOTES

1	FIBER CEMENT LAP SIDING - 6" EXPOSURE
2	FIBER CEMENT TRIM
3	BRICK VENEER
4	BRICK BAND- ROWLOCK OVER SOLDIER
5	BRICK COLUMN
6	BRICK SOLDIER COURSE
7	STONE VENEER
8	STONE HEADER COURSE
9	F.C. BOARD AND BATTEN VERTICAL SIDING
10	FIBER CEMENT 8" SHAKES
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12	STANDING SEAM METAL ROOF
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15	OMIT
16	GARAGE DOOR
17	42" HIGH RAILING
18	PVC DECORATIVE BRACKET
19	FAUX BATTEN SHUTTER
20	ALUMINUM DOWNSPOUT
21	OMIT
22	BUILDING SIGNAGE-VERFIY SIZE AND LOCATIONS
23	OPENING WITH WOOD MULLIONS
24	ORNAMENTAL LOUVERED VENT

1 TYPE 2 (BLDG - 6) - FRONT ELEVATION
A5-2 1/32"=1'-0"

2 TYPE 2 (BLDG - 6) - BACK ELEVATION
A5-2 1/32"=1'-0"

3 TYPE 2 (BLDG - 6) - RIGHT ELEVATION
A5-2 1/32"=1'-0"

4 TYPE 2 (BLDG - 6) - LEFT ELEVATION
A5-2 1/32"=1'-0"

FRONT ELEV. MATERIAL CALCS.

MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	2762	14.2
masonry - brick	6289	32.4
siding, shake & board and batten	10374	53.4
TOTAL:	19425	100

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1/12/2018

MALLARD CREEK
TYPE 2

A5-2

ELEVATION KEYNOTES

1	FIBER CEMENT LAP SIDING - 6" EXPOSURE
2	FIBER CEMENT TRIM
3	BRICK VENEER
4	BRICK BAND- ROWLOCK OVER SOLDIER
5	BRICK COLUMN
6	BRICK SOLDIER COURSE
7	STONE VENEER
8	STONE HEADER COURSE
9	F.C. BOARD AND BATTEN VERTICAL SIDING
10	FIBER CEMENT 8" SHAKES
11	COMPOSITE SHINGLE ROOF
12	STANDING SEAM METAL ROOF
13	VERTICAL STONE BAND
14	OMIT
15	OMIT
16	GARAGE DOOR
17	42" HIGH RAILING
18	PVC DECORATIVE BRACKET
19	FAUX BATTEN SHUTTER
20	ALUMINUM DOWNSPOUT
21	OMIT
22	BUILDING SIGNAGE-VERFIY SIZE AND LOCATIONS
23	OPENING WITH WOOD MULLIONS
24	ORNAMENTAL LOUVERED VENT

1 TYPE 3 (BLDG - 1) - FRONT ELEVATION
A5-3 3/32"=1'-0"

2 TYPE 3 (BLDG - 1) - RIGHT ELEVATION
A5-3 3/32"=1'-0"

3 TYPE 3 (BLDG - 1) - BACK ELEVATION
A5-3 3/32"=1'-0"

4 TYPE 3 (BLDG - 1) - LEFT ELEVATION
A5-3 3/32"=1'-0"

FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	938	8.1
masonry - brick	4365	37.7
siding, shake & board and batten	6276	54.2
TOTAL:	11579	100

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1/12/2018

MALLARD CREEK
TYPE 3

A5-3

ELEVATION KEYNOTES

1	FIBER CEMENT LAP SIDING - 6" EXPOSURE
2	FIBER CEMENT TRIM
3	BRICK VENEER
4	BRICK BAND- ROWLOCK OVER SOLDIER
5	BRICK COLUMN
6	BRICK SOLDIER COURSE
7	STONE VENEER
8	STONE HEADER COURSE
9	F.C. BOARD AND BATTEN VERTICAL SIDING
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14	OMIT
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16	GARAGE DOOR
17	42" HIGH RAILING
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19	FAUX BATTEN SHUTTER
20	ALUMINUM DOWNSPOUT
21	OMIT
22	BUILDING SIGNAGE-VERFIY SIZE AND LOCATIONS
23	OPENING WITH WOOD MULLIONS
24	ORNAMENTAL LOUVERED VENT

1 TYPE 4 (BLDGs - 3, 4, 5 & 7) - FRONT ELEVATION
A5-4 1/32"=1'-0"

2 TYPE 4 (BLDGs - 3, 4, 5 & 7) - RIGHT ELEVATION
A5-4 1/32"=1'-0"

3 TYPE 4 (BLDGs - 3, 4, 5 & 7) - BACK ELEVATION
A5-4 1/32"=1'-0"

4 TYPE 4 (BLDGs - 3, 4, 5 & 7) - LEFT ELEVATION
A5-4 1/32"=1'-0"

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MALLARD CREEK
TYPE 4

FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	1140	8.7
masonry - brick	5592	42.6
siding, shake & board and batten	6406	48.8
TOTAL:	13138	100

A5-4