<u>Ownership Certificate</u>
THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREON.
·
SCILEPPI PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS DAY OF, 20
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS
BY as of HGC PLUM CREEK, LLC. WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES

Title Certification

I, ______, AN AUTHORIZED REPRESENTATIVE OF ____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE SATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDERS SUBORDINATION CERTIFICATE & THE SIGNATORIES IN THE LIENHOLDER SUBORDINATION CERTIFICATE HAVE BEEN VERIFIED.

AUTHORIZED REP	RESENTATIVE	
TITLE INSURANCE	COMPANY	
SIGNED THIS	DAY OF	, 20
NOTARY BLOCK		
	SMORN TO BEFORE ME THIS	6 DAY OF
BYREPRESENTAT	A5 AI	UTHORIZED
0F	·	
WITNESS MY HAND	D AND OFFICIAL SEAL.	
NOTARY PUBLIC		
	EXPIRES	

<u>Lienholder Subordination</u> <u>Certificate</u>

MY COMMISSION EXPIRES:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 21, 2022, AT RECEPTION NO. 2022050280, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS,

MIDFIRST BANK	
SIGNED THIS DAY OF	, 20
NOTARY BLOCK	
SUBSCRIBED AND SMORN TO BEFORE ME THIS	DAY <i>o</i> f
20BY	
WITNESS MY HAND AND OFFICIAL SEAL.	

Design Review Board Approval

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE____DAY OF_____, 20____.

CHAIR ATTEST:	DATE
DIRECTOR OF DEVELOPMENT SERVICES	 DATE

Site Development Plan

General Notes:

- Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.
- 2. This site is zoned B Business Commercial.
- 3. Retaining walls in common areas or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.
- 4. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assignsshall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- 5. Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- 6. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP
- 7. The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.
- 8. A sign permit for each sign must be obtained from the Town of Castle Rock Zoning Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code or applicable Planned Development Zoning regulations.
- 9. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- IO. The Developer shall conform to the Town of Castle Rock @Mater Use Management Program Implementation Policy $^\Delta$, as amended from time to time, for this project.
- II. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- 12. All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document
- 13. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, water meters, fire hydrants and curb boxes as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.
- 14. All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system and erosion control facilities, telecommunications and other utilities required to provide each utility to each occupied structure in the subdivision.
- 15. No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.
- 6. Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

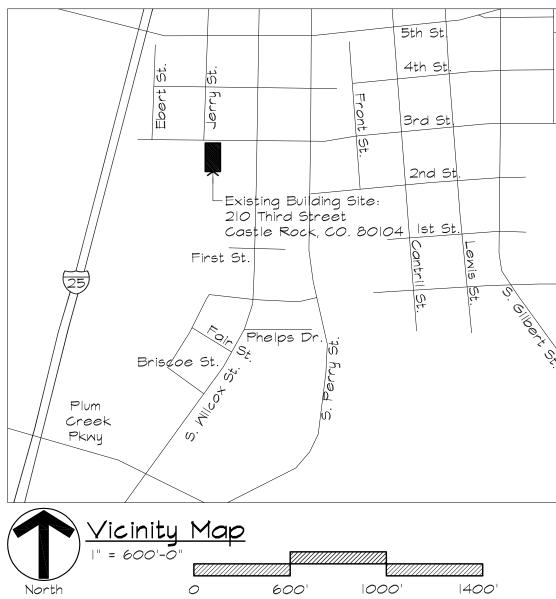
LOT 1, BLOCK 23, TOWN OF CASTLE ROCK, AMENDMENT 35

AMENDING THE SITE DEVELOPMENT PLAN FOR ND 12. BLOCK 23. TOGETHER WITH THE ADJACENT 5 FEET X 140 FEET OF VACATED JER

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH THE ADJACENT 5 FEET X 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY

AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



North	0 600'	1000' 1400'		
Zoning Comparison ,	And Developme	ent Standards		
Zoning:	B - Business	6 Commercial		
Overlay District:	DOD - Downtown	Overlay District		
DOD Area:	Co	pre		
Downtown Parking Area	North Non-Residential			
	Requirement	Provided SDP22-0044	Provided This SDP	
Minimum Lot Size S.F./Acres	N/A	N/A	N/A	
Permitted Uses	Restaurant and Others	Restaurant	Restaurant	
Use By S.F.	N/A	Restaurant	Restaurant	
Building Ground Coverage	Max 100%	54%	53%	
Maximum Lot Coverage	Max 100%	100%	100%	
Minimum Front Yard Setback	20-FT	46.7% (18.3 FT EXG)	46.7% (18.3 FT EXG)	
Minimum Rear Yard Setback	O-FT	59% (20 FT EXG)	59% (20 FT EXG)	
Minimum Side Yard Setback	0-FT	46.7% (I.8 FT EXG)	46.7% (I.8 FT EXG)	
Minimum Side Yard to Street Setback	O-FT	43.1% (1.6 FT EXG)	43.1% (1.6 FT EXG)	
Maximum Building Setback to Roadway	20-Feet. A Minimum of 25% of a Building's Linear Footage Facing a Public Roadway Must Have a Setback of O to 20 Feet With a Direct Pedestrian Connection	46.7% (43.3 Linear Footage)	46.7% (43.3 Linear Footage)	
Maximum Stories	4-Stories	1-Story	1-Story	
Maximum Building Height	60-FT	Approximately 31'-0" to T.O. Existing Chimney @ Church	Approximately 31'-0" to T.O. Existing Chimney @ Church	
Minimum Parking	For the North Non-Residential Downtown Parking Area: I Parking Space Per 500 Sq. Ft. of New Construction. The First 2,000 Sq. Ft. of New Non-Residential Construction Shall be Exempt From Parking Requirements. Demolished Square Footage Shall Be Deducted From The New Building Square Footage for Parking Calculations		See Parking Table	
Minimum ADA Parking	I-25 Spaces in Lot Requires ADA Parking Spaces	See Parking Table	See Parking Table	
Minimum Bicycle Parking	5% of Total Parking Spaces Provided	See Parking Table	See Parking Table	
Site Utilization Table	Show SF/Acre	eage and %)		
	Provided SDP22-0044	Provided This SDP		
Category	SF/Acreage	SF/Acreage	% of Total	
Gross Site S.F.	12,087 S.F.	12,087 S.F.	100 %	
Building Coverage	645 S.F.	6399 S.F.	53 %	
Parking Coverage	1,146 S.F.	1,146 S.F.	9 %	
Street Coverage	0 S.F.	0 S.F.	0 %	
Landscape Open Space Coverage	1,900 S.F.	1,952 S.F.	17 %	
Other Coverage	2,467 S.F.	2,467 S.F.	21 %	
TOTAL	12,087 S.F.	12,087 S.F.	100 %	
Building Size Table	Provided SDP22-0044	Provided This SDP		
Description	Square Footage	Square Footage		
	_	_		
Basement Existing to Remain	997 S.F.	3,662 S.F.		
ı	997 S.F. 3092 S.F.	3,662 S.F. 6,451 S.F.		
Basement Existing to Remain		·		
Basement Existing to Remain Main Level Existing	3092 S.F.	6,451 S.F.		
Basement Existing to Remain Main Level Existing Basement New	3092 S.F. 2665 S.F.	6,451 S.F. No Change		
Basement Existing to Remain Main Level Existing Basement New Main Floor New	3092 S.F. 2665 S.F. 3359 S.F.	6,451 S.F. No Change -52 S.F. (Reduction)		

Name & Addresses

Owner: Scileppi Properties LLC Contact: Lou Scileppi

PH: 303-419-2886 | Plan Preparer:

DLH Architecture, LLC 200 Front Street Castle Rock, Colorado 80104 Contact: Dave Hieronymus PH: 303-688-5273 Email: nalbers@dlharchitecture.com

Black Hills Energy: P.O. Box 6006 Rapid City, SD 57709 PH: 1-888-890-5554

<u>CORE:</u> 5496 US-85 Sedalia, CO. 80135 PH:303-688-3100

Town of Castle Rock Public Works: 4175 N. Castleton Court Castle Rock, Colorado 80104 PH: 720-733-2462

Castle Rock Water: 175 Kellogg Court Castle Rock, Colorado 80109 PH: 720-733-6000

Sheet Index

GI.O General Cover Sheet I of 3
AI.O Exterior Elevations 2 of 3
AI.I Patio Plan 3 of 3

Legal Description

LOT I BLOCK 23 TOWN OF CASTLE ROCK AMD 35

Sheet Index

GI.O General Cover Sheet I of 4
AI.O Existing Site Plan 2 of 4
A2.O Patio Plan 3 of 4
A3.O Exterior Elevations 4 of 4

Building Location Summary

Location: 210 Third Street Castle Rock, CO 80104

County: Douglas County

Fire District:

Town of Castle Rock Fire Department

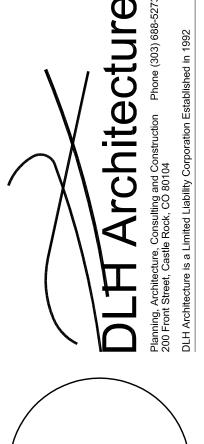
Approved Variances

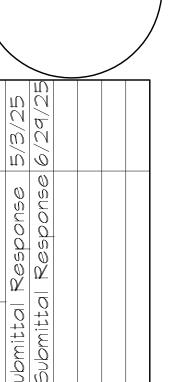
Purpose Statement

The Recent Addition to the East Side of the Old Stone Church Provided a New Kitchen Area and Dining. This Will Allow for the Existing Kitchen, Bathrooms & Dining Area to be Remodeled Into a New Dining Area & Bathroom. The Only Impact is to The Exterior Elevations the Footprint of the Building is Not Changing. The Existing Patio Will Also Be Renovated. No Grade Changes, Utilities, or Drainage Will Be Changed.

Required Parkina

Required Parking	
Required Parking Per SDP22-0044	7 Parking Spaces
Total Commercial (Gross S.F.) Per SDP22-0044 Addition	5,704 S.F.
Total Demolished (Gross S.F.)	-52 S.F.
Total Reduced Commercial S.F.	5,652 S.F.
Additional Parking Required With This SDP	O Parking Spaces
Parking Code	I Space required for each 500 square feet of net new commercial square footage over 2,000 square feet.





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Scileppi's Exterior Renovat

Date: 6/29/25 Drawn By: RGB Checked By: NWA Scale: as noted

Sheet 1 of 4

Cover Sheet G1.0

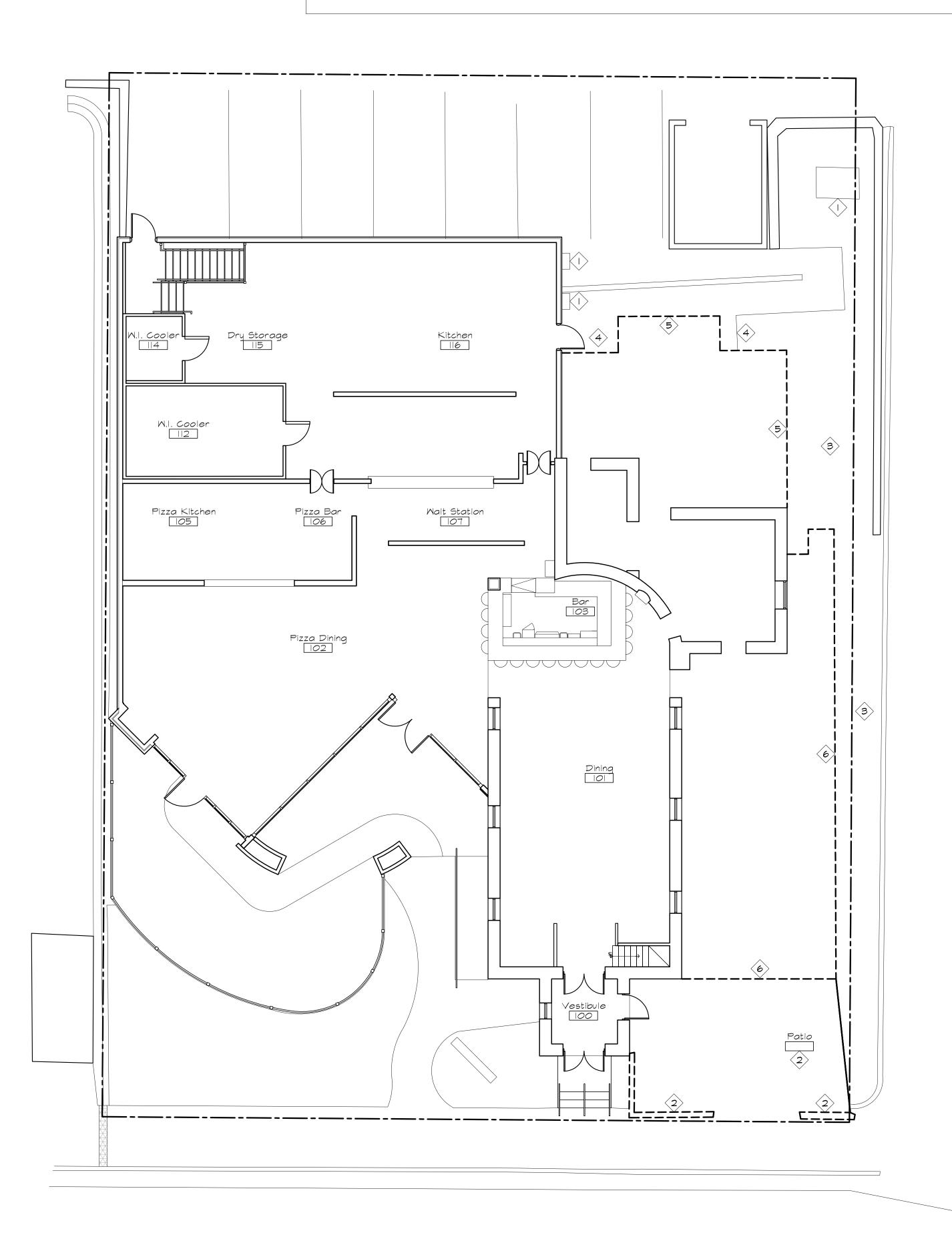
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1, BLOCK 23, TOWN OF CASTLE ROCK, AMENDMENT 35 AMENDING THE SITE DEVELOPMENT PLAN FOR

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH THE ADJACENT 5 FEET X 140 FEET OF VACATED JERRY STREET **RIGHT-OF-WAY**

AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Existing Site Demo Plan

1/4" = 1'-0"

Key Notes

- Existing Transformer, Fused Disconnect, and Electrical Meter Protect To Remain.
- 2 Demo Existing Concrete Patio.
- 3 Existing Landscaping Gravel to Be Removed and Stored For Reinstallation After Footer Construction.
- Existing Concrete Sidewalk Demo To Build Foundation to Be Restored After Construction.
- 5 Demo Existing Kitchen Structure.
- 6 Demo Existing Dining Structure.



Scileppi's Exterior Renovati	210 Third Street	Cactle Rock CO 80104
Scied	210 Thi	Cactle

Project #: 2426 Date: 6/29/25 Drawn By: RGB Checked By: NWA Scale: as noted

Sheet 2 of 4

Site Demo Plan A1.0

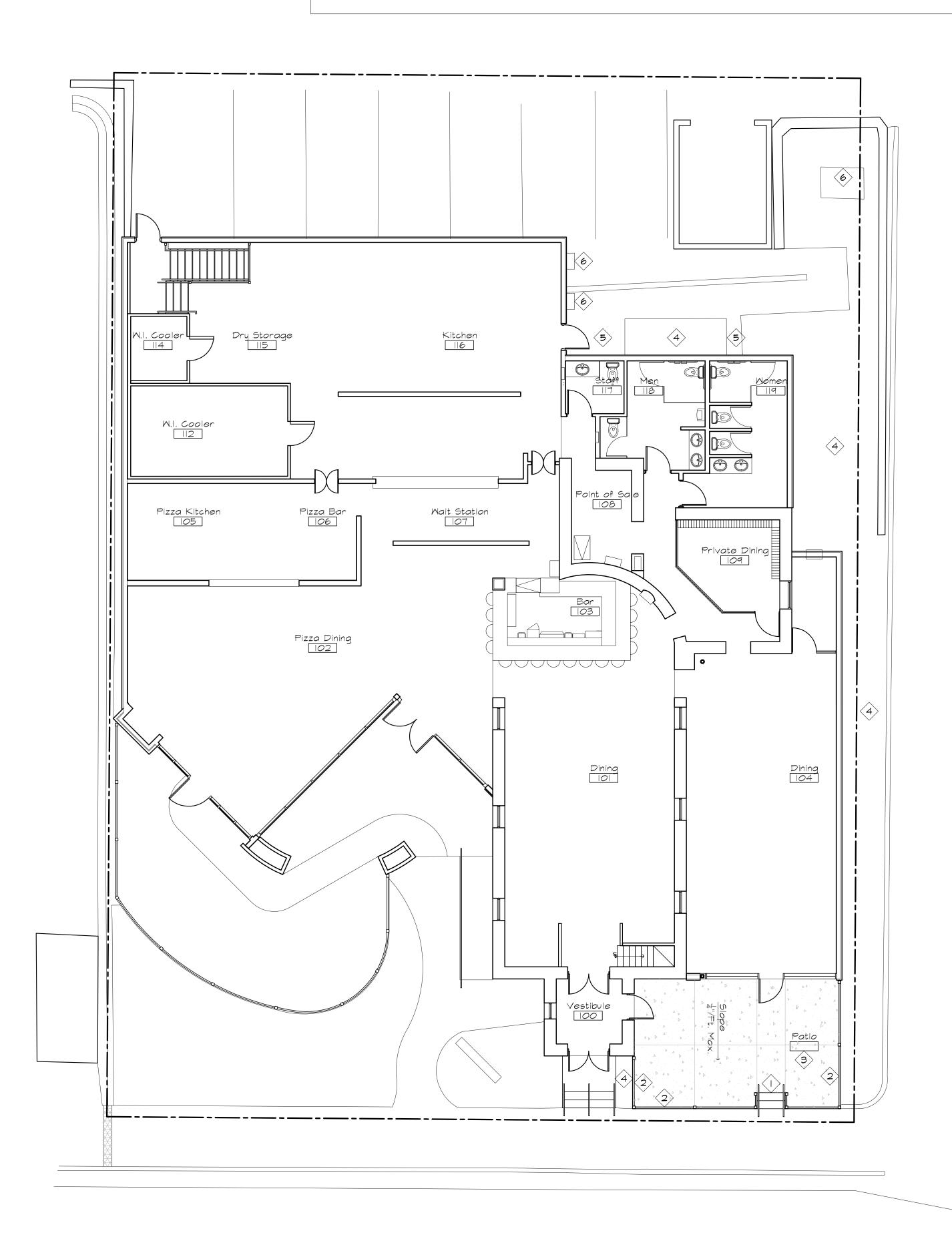
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Patio Plan

1/4" = 1' - 0"

Key Notes

- $\left|\left\langle I\right\rangle \right|$ Provide New Concrete Stair and Handrail.
- Provide New Patio Railing System Match Existing on East Side.
- 3 Provide New Concrete Patio.
- Existing Landscaping Gravel to Be Restored After Construction.
- Existing Concrete Sidewalk to Be Restored After Construction.
- Existing Transformer, Fused Disconnect, and Electrical Meter Protect To Remain.



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Description	t Submittal Response 5/3/25	nd Submittal Response 6/29/25			

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Project #: 2426 Date: 6/29/25 Drawn By: RGB Checked By: NWA Scale: as noted

Sheet 3 of 4

Patio A2.0

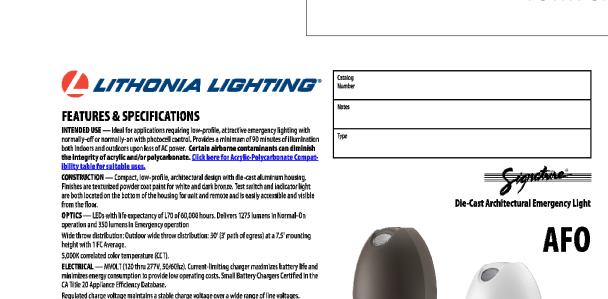
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RELATED PRODUCTS

CYPHER™

CATALOG #:

CONSTRUCTION INSTALLATION (CONTINUED) Main housing shroud is made of fabricated 5052-H32 aluminum alloy Fixture attaches by two Allen-head hidden Housing mounting interface has a stamped · Luminaire housing is free of any visible heat · Bracketry and hardware is stainless steel

 Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

architectural arealighting

CY2

FEATURES

PEDESTRIAN SCALE

4G Vibration Tested

 Integral Battery Backup Option 360° Light Distribution

Multiple Fascia Options and Finishes

CONTROL TECHNOLOGY

SPECIFICATIONS

Bluetooth DMX S12

RGBW or Static White Luminous Front Option

LED/OPTICS LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and Optical lenses is clear injection molded Optical array is recessed in order to shield each LED optic across the length of the

 Optical array is sealed for IP66 rating Secondary lens is impact resistant 5/32" INSTALLATION

• JUNCTION BOX: Standard with zinc-plated, Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of

Page 1/7 Rev. 09/16/21

 Drivers are 0-10V dimming control with a dimming range of 100%-10%. Drivers are 277 volt input and have integral surge protection."Thermal Shield", secondary side, thermistor provides protection for the

© 2021 Architectural Area Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.

17760 Rowland 5t, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.ast.net

 "Thermal Shield", primary side, thermister provides protection for the sustainable life of LED module and electronic components Drivers have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C Luminaires have integral surge protection current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be

I.L. listed. All luminaires shall accept 120sustainable life of LED module and electronic

asteners for tamper resistance Optional mounting arrangements utilize Fixture | Gray Dimming Lead (+) | Purple Dimming Lead (+) | Housing | ← 1 mA Max surface conduit and through branch wiring Housing is able to hang freely in an open service position for inspection of internal wire ELECTRICAL (CONTINUED) connections. Once in service position, the nousing shall be able to be removed for service Integral battery backup provides emergency path of egress lighting for the required 90 minutes for -20°C ambient environments by lifting the assembly up off the rear mounting Luminaire are capable of operating at 100% Driver assembly is mounted to a prewired brightness in a 40°C environment. Both nternal tray with quick disconnects for driver and optical array shall have integral ELECTRICAL upon detection of temperatures in excess Drivers are in direct contact with the die-cast aluminum housing across the entire surface CONTROLS area of the widest face for maximum thermal Button photocontrol for dusk to dawn energy • •PC12 for 120V, PC20 for 208V, PC24 for 240V, PC27 for 277V Photocell is factory installed inside the housing with a fully gasketed sensor on the fixture is supplied with a photocell to operate the others. Photocell adapter shall include an internal twist lock receptacle. Photocell continued on page 3

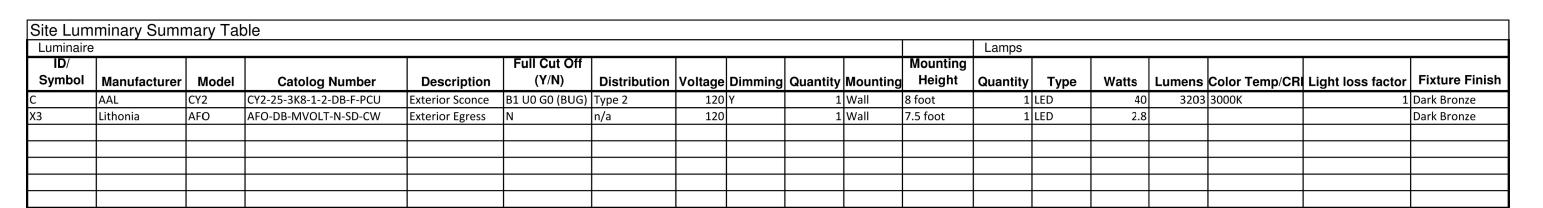
KEY DAT	Ά
LUMEN RANGE	1,906-5,083
WATTAGE RANGE	26–52
EFFICACY RANGE (LPW)	67–109
WEIGHT	Refer to page 5

8UCB



Hợ I EU								
† Small Battery Chargers Certified	Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.							
SELF-POWERED MODELS	ELF-POWERED MODELS							
ORDERINGINFORMATION	ORDERING INFORMATION For the shortest lead times, configure product using bolded options . Example: AFO DB MVOLT N SD CV							
Series	Housing Color	Voltage	Battery Type	Automatic Testing	Options			
AFO Signature® Oval	W White textured	MYOLT 120-277, 50/60hz	N Nicad	SD Self-diagnostics	CW Cold Weather (-30 - 50C)			
	DB Dark bronze textured	·		_				
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		LISTED										
Title 20 Appliance Efficiency Database.												
or the shortest lead times, co	onfigure produc	t using bolded options.					Exan	nple: AFO DB MVOLT N SD CV				
ng Color	Voltage		Batt	tery Type	Auto	matic Testing	Optio	ns				
White textured Dark bronze textured	WAOLI	120-277, 50/60hz	N	Nicad	SD	Self-diagnostics	CW	Cold Weather (-30 - 50C)				
							l					



5 6

5 0 6

5 0 6

Label	Calc Type	Units	Average	Min	Max	AVG Min Max
С	N/A	N/A	N/A	N/A	N/A	N/A
X3	N/A	N/A	N/A	N/A	N/A	N/A

5 0 6



Specifications subject to change without notice.

EMERGENCY

North Elevation

1/8" = 1' - 0"

AFO EMERGENCY LIGHT

West Elevation 1/8" = 1' - 0"

◆Plate Height 115'-0" ◆Plate Height ||12'-0" 2 Top of concrete

South Elevation

1/8" = 1' - 0"

$\boldsymbol{\omega}$ Reno xterior Street Scileppi's 210 Third Stre Castle Rock,

 $\frac{0}{0}$

Plate Height •

Plate Height | +

Top of Concrete •

- 2 8 4 8 9

0

Elevation Key Notes

(3) Protect Existing Building to Remain.

(1) Prefinished Metal Cap Flashing Match Existing.

2 Preformed Vertical Metal Siding Panel, Match Existing.

(5) Prefinished Metal Collector & Downspout.

(6) Prefinished Metal Scupper - Overflow.

(8) Exterior Lighting. AFO Emergency Light.

(9) Exterior Lighting. CY2 Accent Light.

\(\frac{7}{}\) Lambs Tongue, See Detail.

Aluminum Storefront Windows, Factory Finish, Match Existing.

Project #: 2426 Date: 6/29/25 Drawn By: RGB Checked By: NWA Scale: as noted

Sheet 4 of 4

Exterior Elevations A3.0