



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

October 18, 2016

Daniel Wecker
5248 Grovemont Drive
Elkridge, MD 21075

RE: WP-16-088 Elkridge Furnace Inn
5735 Race Road/5774 Furnace Avenue

Dear Mr. Wecker:

This is to advise you that your original Alternative Compliance plan exhibit was approved on October 17, 2016, and will be kept on file with this Department (DPZ). You may order copies of this plan at the public service desk of the Department of Planning and Zoning, Monday thru Friday, 8:00 a.m. to 5:00 p.m.

Within 1 year of signature approval of the Alternative Compliance plan exhibit original (**on or before October 17, 2017**), the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site.

This Department will perform an inspection to verify installation of the required plant materials to ensure the completion of your landscaping obligation for this project. This inspection will occur **on or about April 17, 2018**. Should your landscaping be installed prior to that date, you may contact this office in writing to request an earlier inspection date and to forward the required 1 year plant warranty.

Please be advised that the Department of Inspections, Licenses and Permits may not formally accept your building permit application until you have submitted 2 complete sets of the signed plan exhibit. Contact the Department of Inspections, Licenses and Permits at 410-313-2455 for more information.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
Bob Frances, Plan Review Division, DILP
Landscaping Coordinator
Timothy Prigg & Associates
Adam D. Baker- Whiteford, Taylor & Preston, LLP
BA-16-001C&V

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12, IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- DEED REFERENCE: 2501/3/3
- PLAT REFERENCE: N/A
- GROSS AREA OF TRACT: PARCEL 313 (5735 RACE RD.) 1.420± AC.
PARCEL 414 (5774 FURNACE AVE.) 0.470± AC.
TOTAL 1.890± AC.
- AREA OF 100 YEAR FLOODPLAIN: PARCEL 313 (5735 RACE RD.) 0.930± AC.
PARCEL 414 (5774 FURNACE AVE.) 0.251± AC.
TOTAL 1.181± AC.
- AREA OF STEEP SLOPES: 15% TO 25% = 0.00± AC.
25% OR GREATER = 0.00± AC.
- PROPOSED LIMIT OF DISTURBANCE: PARCEL 313 (5735 RACE RD.) 0.201± AC.
PARCEL 414 (5774 FURNACE AVE.) 0.251± AC.
TOTAL 0.453± AC.
- NET AREA OF TRACT: PARCEL 313 (5735 RACE RD.) 0.490± AC.
PARCEL 414 (5774 FURNACE AVE.) 0.419± AC.
TOTAL 0.909± AC.
- FLOOR AREA: EX. WARMING KITCHEN = 2,908 SQ.FT.
PROP. EVENT AREA (TENT) = 2,236 SQ.FT.
- EXISTING USE: STORAGE AND ACCESSORY PARKING
- PROPOSED USE: RESTAURANT AND ACCESSORY PARKING
- THE BOUNDARY SHOWN HEREON WAS PREPARED BY DEVELOPMENT DESIGN CONSULTANTS IN MAY 2016. TOPOGRAPHY AND EXISTING CONDITIONS SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY GIS AND SUPPLEMENTED WITH FIELD LOCATIONS IN MAY 2016.
- PROJECT BACKGROUND INFORMATION:
 - PROPERTY ADDRESS: 5735 RACE ROAD & 5774 FURNACE AVENUE
 - TAX MAP/PARCEL: MAP 38 PARCELS 313 & 414
 - ZONING: R-12
 - ELECTION DISTRICT: 1ST
 - TOTAL (GROSS) TRACT AREA: 2.090± AC.
 - APPLICABLE DEPARTMENT OF PLANNING & ZONING FILE NO.'S: HP-16-088, BA-16-001CV
- ATTORNEY FOR THE PROJECT:

ADAM BAKER
WINTERFORD TAYLOR AND PRESTON, LLP
8830 STANFORD BLVD., SUITE 400
COLUMBIA, MD. 21045
(410)992-2052
- BULK REGULATIONS:
 - THE FOLLOWING MAXIMUM HEIGHT LIMITATIONS SHALL APPLY:
 - PRINCIPAL STRUCTURE34 FEET
 - ACCESSORY STRUCTURE15 FEET
 - REGULATIONS FOR MANDATORY SETBACKS:
 - MINIMUM LOT SIZE (EXCEPT AS PROVIDED IN SECTION 104.0.F OF THESE REGULATIONS FOR MANDATORY SETBACKS)2,000 SQ. FT.
 - MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE60 FEET
 - MINIMUM SETBACK REQUIREMENTS
 - FROM ARTERIAL OR COLLECTOR PUBLIC STREET RIGHT-OF-WAY
 - ALL STRUCTURES
 - FRONT OR SIDE30 FEET
 - REAR30 FEET
 - PRINCIPAL STRUCTURE50 FEET
 - ACCESSORY STRUCTURE10 FEET
 - FROM OTHER PUBLIC STREET RIGHT-OF-WAY
 - ALL STRUCTURES
 - FRONT OR SIDE20 FEET
 - REAR20 FEET
 - PRINCIPAL STRUCTURE30 FEET
 - ACCESSORY STRUCTURE10 FEET
 - USES (OTHER THAN STRUCTURES) IN ALL DEVELOPMENT PROJECTS EXCEPT SINGLE-FAMILY DETACHED OR SEMI-DETACHED20 FEET
 - FROM LOT LINES
 - PRINCIPAL STRUCTURES
 - FRONT20 FEET EXCEPT PIPESTEM LOTS FACING AND ADJOINING THE PROJECT BOUNDARY30 FEET
 - SIDE7.5 FEET EXCEPT:
 - ZERO LOT LINE DWELLINGS0 FEET
 - AT LEAST 15 FEET MUST BE MAINTAINED BETWEEN STRUCTURES;
 - SINGLE-FAMILY SEMI-DETACHED DWELLING15 FEET ONE SIDE
 - REAR30 FEET
 - ACCESSORY STRUCTURES
 - FRONT20 FEET
 - SIDE7.5 FEET
 - REAR10 FEET
 - USES (OTHER THAN STRUCTURES) IN ALL DEVELOPMENT PROJECTS EXCEPT SINGLE-FAMILY DETACHED20 FEET
 - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$2,287.00 FOR THE 0.07 AC. AFFORESTATION OBLIGATION.
 - THE PROPOSED EVENT AREA (TENT) IS LIMITED TO SEATING FOR 50 PEOPLE PER BA CASE NO. 16-001CV.
 - PARKING TABULATION

A. ENTIRE PARKING SPACES REQUIRED		= 131 SPACES	
ELKRIDGE FURNACE INN (141,000)	= 94 SPACES		
EX. WARMING KITCHEN (141,000)	= 21 SPACES		
PROP. EVENT AREA (771,000)	= 16 SPACES		
PARKING SPACES PROVIDED		= 137 SPACES	
ELKRIDGE FURNACE INN	= 115 SPACES		
WARMING KITCHEN AND EVENT AREA	= 22 SPACES		
B. WARMING KITCHEN AND EVENT AREA PARKING SPACES REQUIRED		= 37 SPACES	
EX. WARMING KITCHEN (141,000)	= 21 SPACES		
PROP. EVENT AREA (771,000)	= 16 SPACES		
C. PARKING SPACES PROVIDED		= 22 SPACES	
PROP. ON SITE	= 22 SPACES		
 - A PRESUBMISSION COMMUNITY MEETING WAS HELD ON DECEMBER 22, 2015 AT THE ELKRIDGE FURNACE INN.
 - THERE ARE NO WETLANDS IMPACTED AS A RESULT OF THE PROPOSED IMPROVEMENTS.
 - THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - THE HANDICAP RAMP WILL BE CONCRETE AND THE RAILING WILL BE FORGED STEEL.
 - PROPERTY LOCATED ON RACE ROAD - APPROXIMATELY 280' WEST OF THE INTERSECTION OF RACE ROAD AND FURNACE AVENUE.
 - THE TENT WILL BE TEMPORARY AND THE FABRIC WILL BE REMOVED PERIODICALLY.
 - PROPOSED USE CATEGORY IS COMMUNITY MEETING SPACE THE SITE IS CURRENTLY USED FOR STORAGE FOR THE ELKRIDGE FURNACE INN. THE PROPOSED USE WILL BE, PRIMARILY, A RECEPTION HOSTING AREA FOR CATERED EVENTS SUCH AS REHEARSAL LUNCHEONS, DINNER, WEDDINGS, CORPORATE MEETINGS, MEMORIAL LUNCHEONS ETC.
 - THE SITE IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, AND THE MARYLAND HISTORIC TRUST, INVENTORY NUMBER HO-587.
 - EXISTING VEGETATION WILL BE USED TO SATISFY THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - THE MD STATE DEPT. OF NATURAL RESOURCES REQUESTED THE EXISTING PARKING AREA ON PARCEL 414 REMAIN AS GRAVEL IN AN E-MAIL FROM TONY REDMAN - DNR TO THE DEPARTMENT OF PLANNING AND ZONING DATED MAY 17, 2016.
 - THE PROPOSED GRAVEL PARKING AREA EXPANSION AND BRICK PAVEMENT WALKWAY ARE CONSIDERED PERMITTED AND WILL BE PERMITTED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN AS SHOWN ON THIS PLAN EXHIBIT.
 - BA CASE NO. 16-001CV WAS HEARD BY THE HOWARD COUNTY BOARD OF APPEALS HEARING OFFICER ON SEPTEMBER 14, 2016 WITH THE FOLLOWING DECISION AND ORDER:

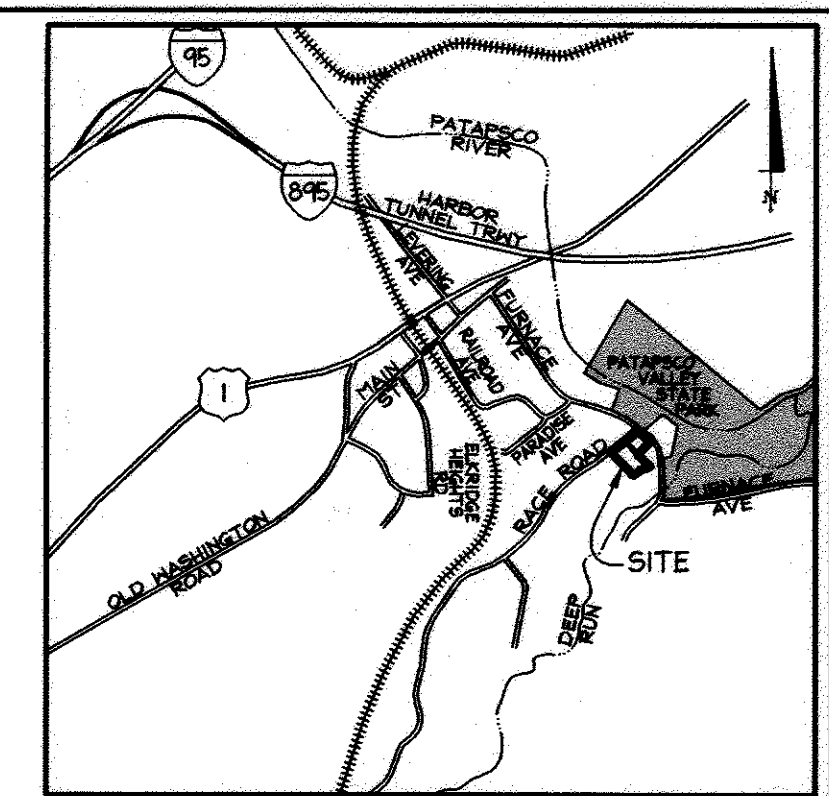
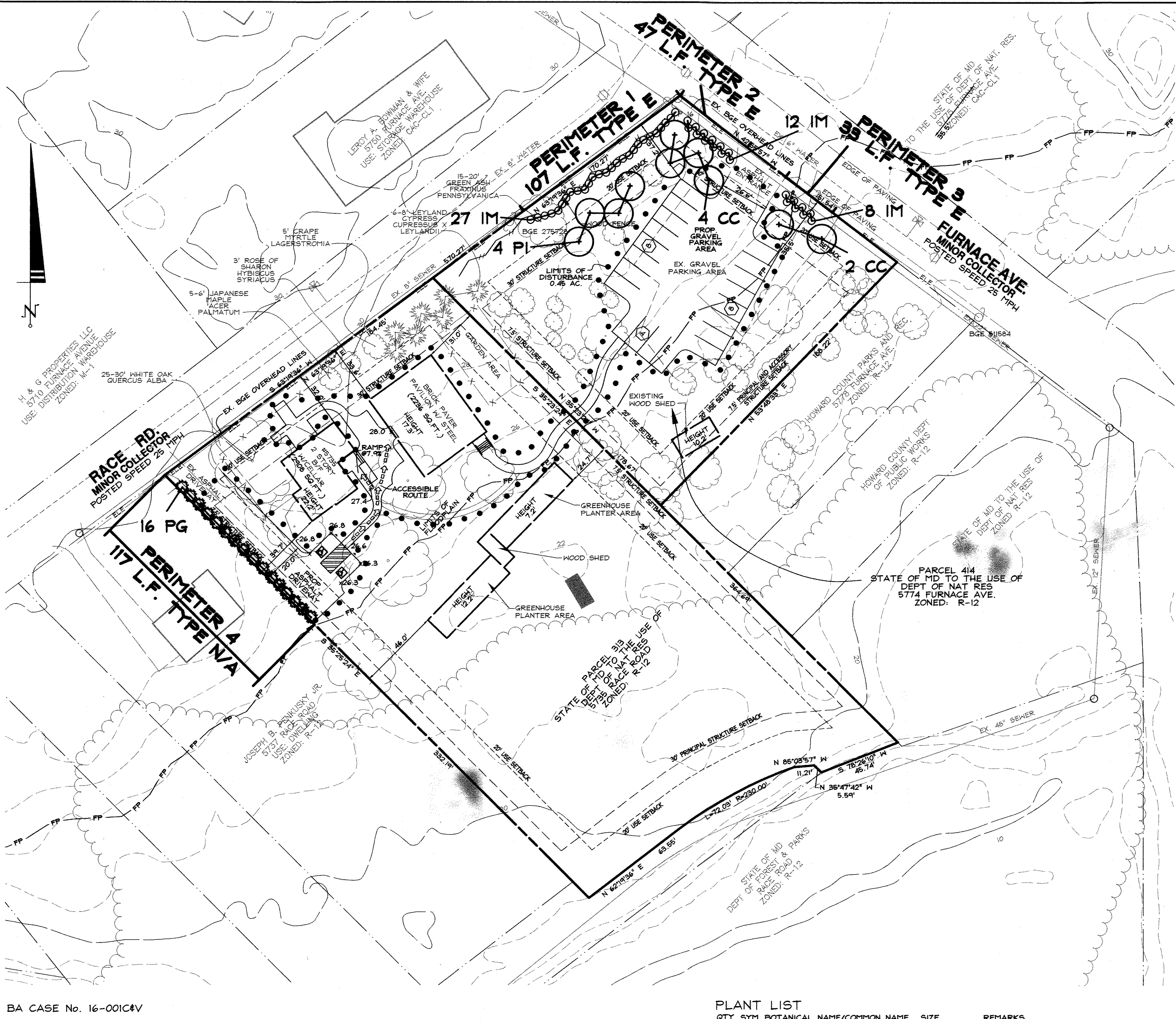
ORDER

Based upon the foregoing, it is this 29th day of September 2016, by the Howard County Board of Appeals Hearing Examiner, ORDERED:

That the petition of The Weckers, Inc. for an Historic Building Use/ Standard Restaurant conditional use and five related variances in an R-12 (Residential: Single) zoning district, is GRANTED.

Provided, however, that:

 - The Conditional Use shall be conducted in conformance with and shall apply only to the Conditional Use as described in the petition and depicted on the July 19, 2016 Conditional Use/Variance Plan and not to any other activities, uses or structures on the Property.
 - Petitioners shall install a "Type 'E'" landscape buffer along the parking perimeter following Race and Furnace Road, with credit for existing vegetation to remain, and with shrub plantings near the Furnace Road ingress to meet visibility and sight distance at the intersection.
 - Petitioners shall install a row of evergreen shrubs along the common lot line with the adjoining Parcel 0883, beginning at a point at Race Road, between the driveway and the lot line, that will not interfere with visibility and sight distance at the intersection and ending at the southernmost area of the driveway for which a variance is granted. Petitioners shall consult with DPZ, which shall determine the appropriate type of shrubbery to be planted.
 - No delivery vehicle shall park in the western driveway next to the side entry of the Dixon's Brick House except for drop-offs and pick-ups.
 - Petitioners shall emphasize on their website and all advertising (internet and paper) and shall require event organizers and persons/organizations who rent event space to emphasize that the event space is located in an historic, environmentally sensitive area with limited parking and to plan their visits accordingly.



DRAWING LEGEND

682	EXISTING MINOR CONTOUR (2' INTERVAL)
680	EXISTING MAJOR CONTOUR (4' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	EX. ROAD / EDGE OF PAVING
---	EX. BUILDING
---	EXISTING TREELINE
---	EXISTING TREES/SHRUBS
---	LIMITS OF DISTURBANCE

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS			
	P1'E	P2'E	P3'E	P4'NA*
LANDSCAPE TYPE	107	47	33	117
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	L.F.	L.F.	L.F.	L.F.
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	NA	NA	NA	NA
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	NA	NA	NA	NA
NUMBER OF PLANTS REQUIRED				
SHADE TREES	3	1	1	0
EVERGREEN TREES	0	0	0	16
SHRUBS	27	12	8	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	0	0	0
EVERGREEN TREES	0	0	0	16
OTHER TREES (2:1 SUBSTITUTION)	6	2	2	0
SHRUBS	27	12	8	0

*PERIMETER REQUIRED AS PART OF BA-16-001CV. SEE GENERAL NOTE 30

DATA SOURCES:
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DDC Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER: STATE OF MARYLAND TO THE USE OF DEPT. OF NAT. RES. TAWES STATE OFFICE BLDG. ANNAPOLIS, MD 21401

LESSEE: THE WECKERS, INC. 010 THE ELKRIDGE FURNACE INN 5745 FURNACE AVENUE ELKRIDGE, MD 21075

SITE ADDRESS: 5735 RACE RD. / 5774 FURNACE AVE. ELKRIDGE, MD 21075

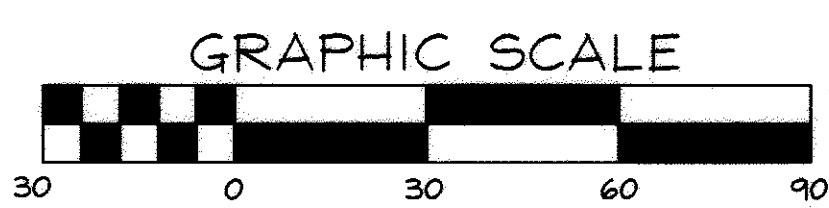
5735 RACE RD. / 5774 FURNACE AVE. ELKRIDGE, MARYLAND
PLAN EXHIBIT TO ACCOMPANY ALTERNATIVE COMPLIANCE PETITION
1ST ELECTION DISTRICT HOWARD COUNTY, MD

NO.		DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	TAX ACC. #:	TAX MAP:	BLK. / GRID:	PARCEL #:	ZONE / USE:
DES. BY: LJC/BKC	DRN. BY: LJC	CHK. BY: BKC	DATE: 10/12/16	DDC JOB#: 16045.1	SHEET NUMBER:
					1 of 2

PLANT LIST

QTY	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
6	CC	FLOWERING TREES CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	2" CALIPER 6'-8" HT. MIN.	B & B
4	PI	PRUNUS X INCAMP 'OKAME' OKAME CHERRY	2" CALIPER 6'-8" HT. MIN.	B & B
16	PG	EVERGREEN TREES PICEA ALBA 'CONICA' DWARF ALBERTA SPRUCE	3 GAL.	CONTAINER
47	IM	SHRUBS & GROUNDCOVERS ILEX X MESERVEAE 'MESOG' * CHINA GIRL HOLLY	18" HT.	#5/#7 CONTAINER

* NOTE: 1 'CHINA BOY' (MESDOB) SHALL BE PROVIDED FOR EVERY 12 'CHINA GIRL' PLANTS IN ORDER TO PROMOTE FRUIT SET.



10/12/16
DATE

BRIAN K. COLLINS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Vestibule 10-17-16
Chief, Division of Land Development

Chad 10-17-16
Chief, Development Engineering Division

Walter 10-17-16
Director, Department of Planning and Zoning

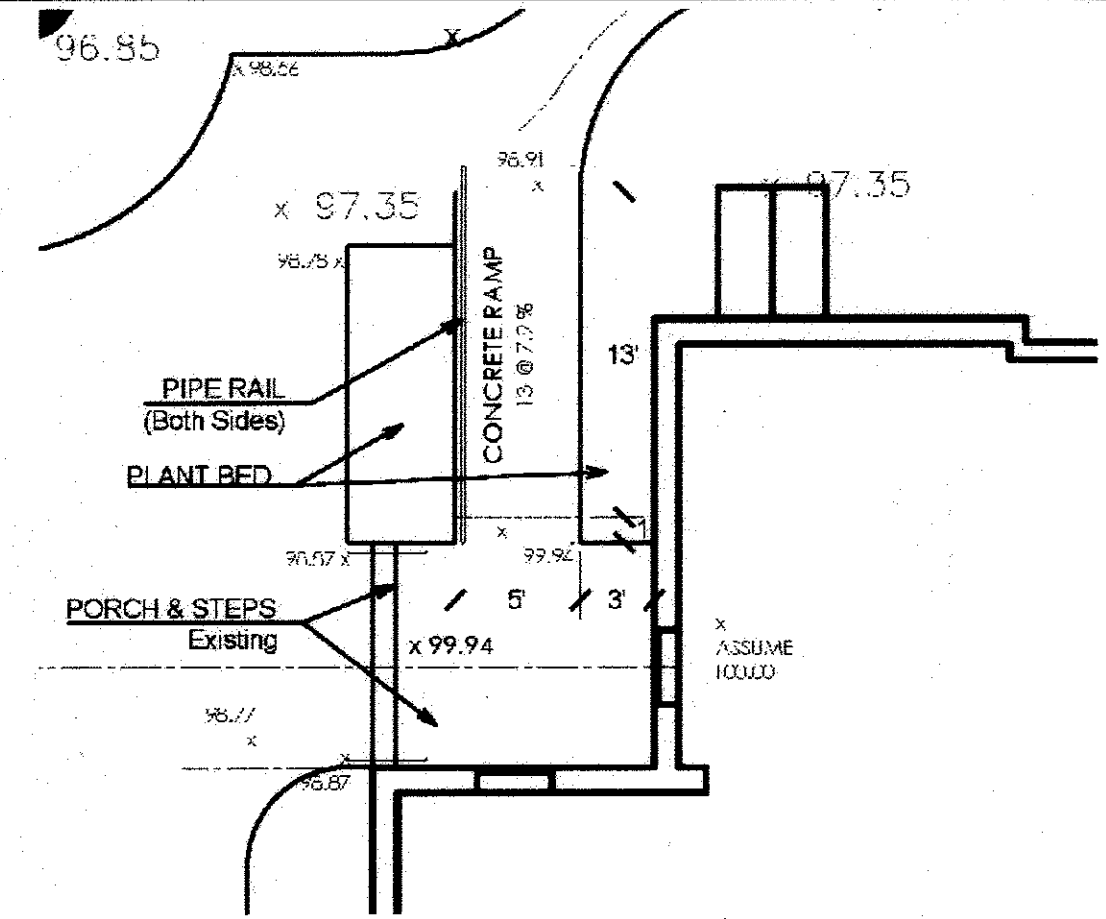
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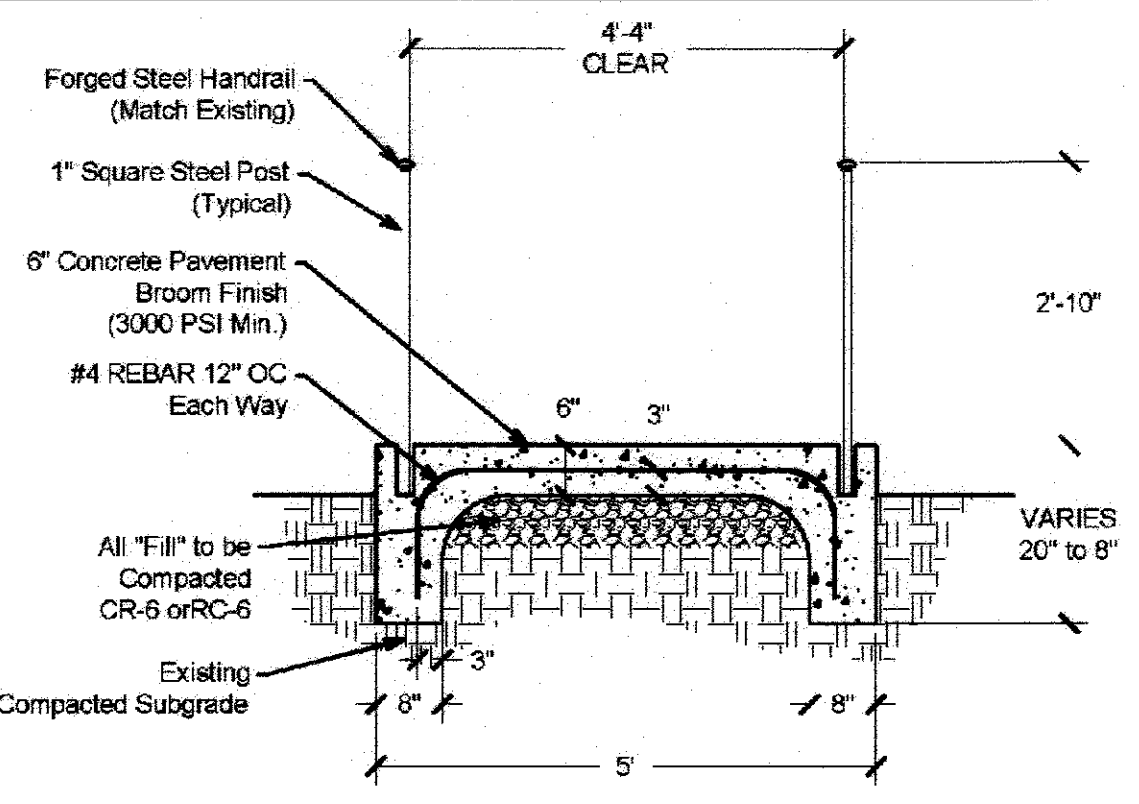
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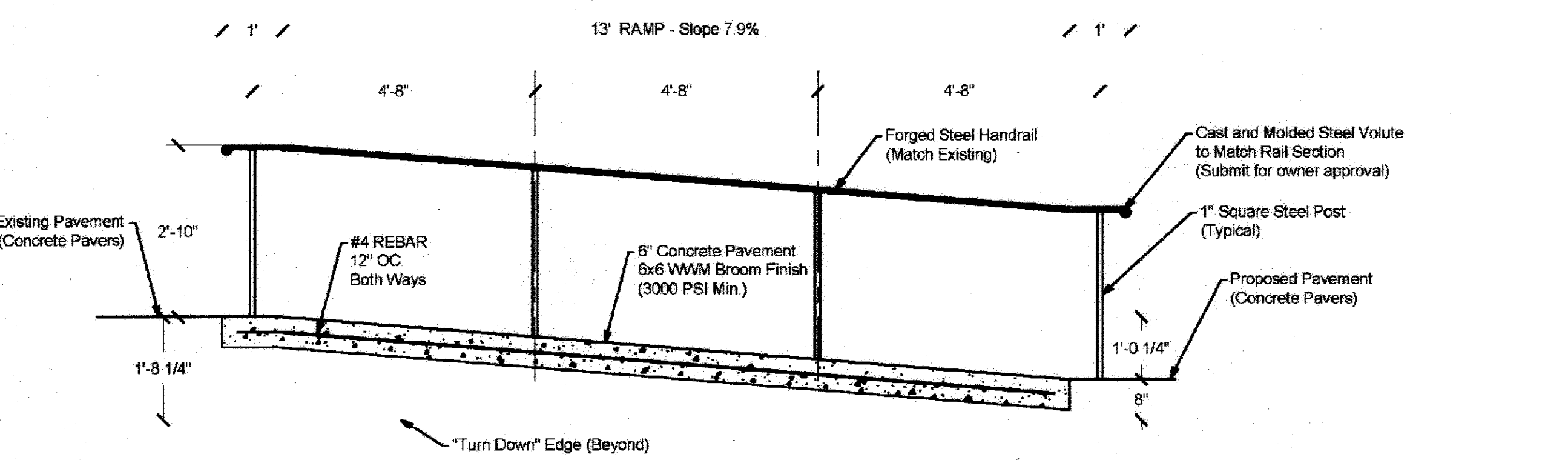
- No shuttle service pickup or drop off is permitted.
- The hours of operation shall be: Sunday to Thursday: 9:00am to 10:00pm; Friday and Saturday 9:00am to 11:00pm. All music shall end 1/2 hour before the evening closing time.
- All amplification for DJs and all speakers or sound projectors and all amplified music, live or recorded, shall be oriented/directed toward Furnace Road.
- Prior to applying for a permit for the patio tent, Petitioners shall consult with DPZ and/or FRS, who shall make a determination as to whether the tent will be erected for more than 180 calendar days within one year. This determination shall control Petitioners' application for the appropriate permit for the patio tents.
- Petitioners shall install "back-in parking" only signage on the southern parking spaces.
- Petitioners shall comply with the Historic Preservation Commission's August 1, 2016 decision.
- Petitioners shall comply with all Maryland Department of Natural Resources project approval conditions, as set forth in the March 13, 2015 letter introduced as Petitioners Exhibit 1.
- Petitioners shall comply with all agency comments.
- Petitioners shall obtain all required permits.
- Petitioners shall comply with all applicable federal/ state and county regulations and laws.
- Because the granting of the conditional use petition is contingent on these conditions of approval/ a failure to comply with any condition is a violation of the HCZR and DPZ may enforce the zoning violation pursuant to Howard County Zoning Regulations § 102.0.



CONCRETE RAMP LAYOUT PLAN
Scale: 1/8" = 1'-0"



CONCRETE RAMP & RAILING SECTION
Scale: 1/2" = 1'-0"



CONCRETE RAMP and RAILING ELEVATION / SECTION
Scale: 1/2" = 1'-0"

**FOREST CONSERVATION WORKSHEET
VERSION 1.0
(Enter in Yellow Cells)**

06/30/16

NET TRACT AREA:

A. Total tract area.....	=	2.09
B. Area within 100 year floodplain.....	=	1.18
C. Area to remain in agricultural production.....	=	0.46
D. Net tract area.....	=	0.45

NET TRACT (LOD) PER DLD COMMENTS DATED 5/25/16

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. Afforestation Threshold..... 15% x D = 0.07

F. Conservation Threshold..... 20% x D = 0.09

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....	=	0.00
H. Area of forest above afforestation threshold.....	=	0.00
I. Area of forest above conservation threshold.....	=	0.00

BREAK EVEN POINT:

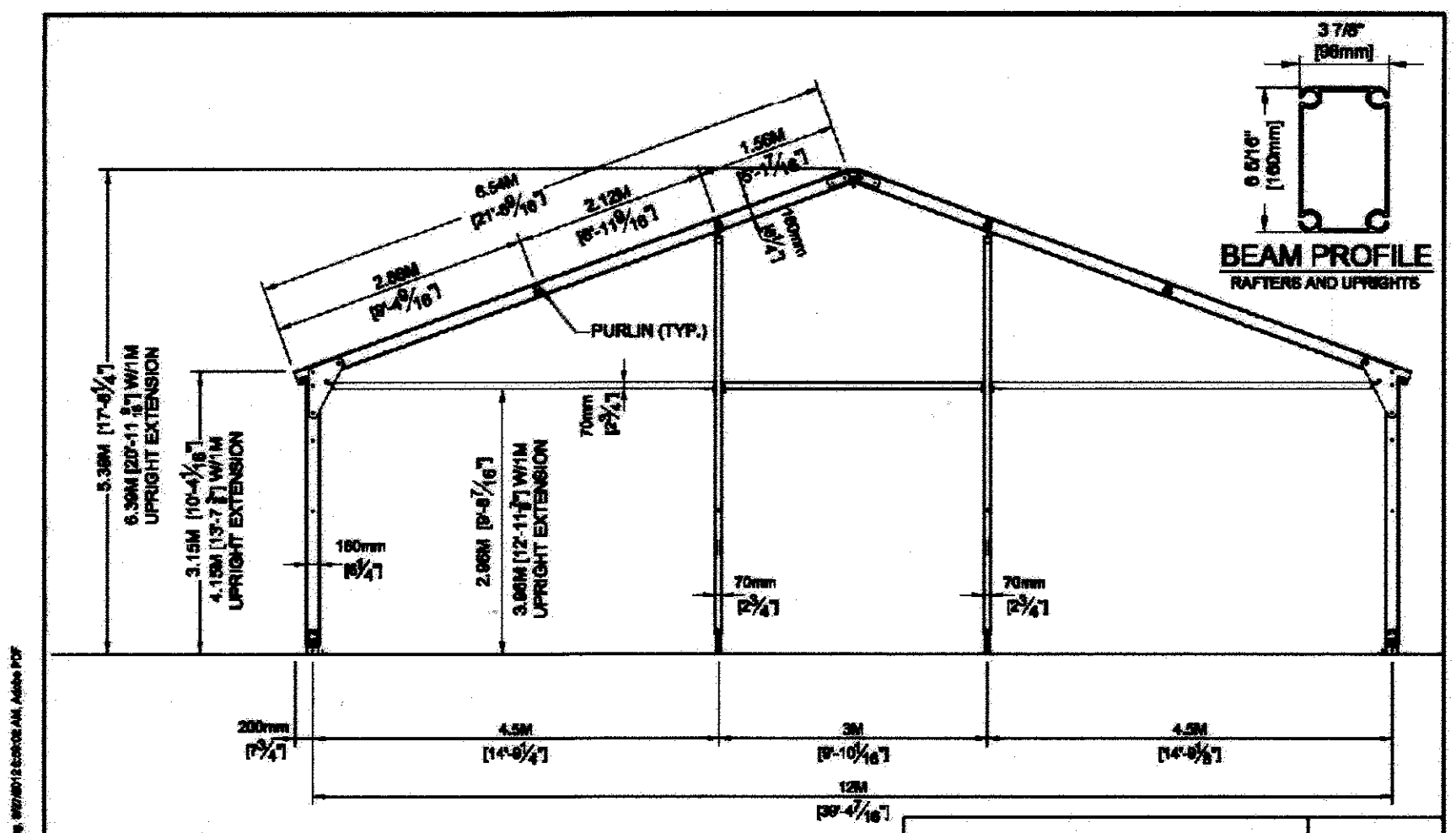
J. Forest retention above threshold with no mitigation.....	=	0.00
K. Clearing permitted without mitigation.....	=	0.00

PROPOSED FOREST CLEARING:

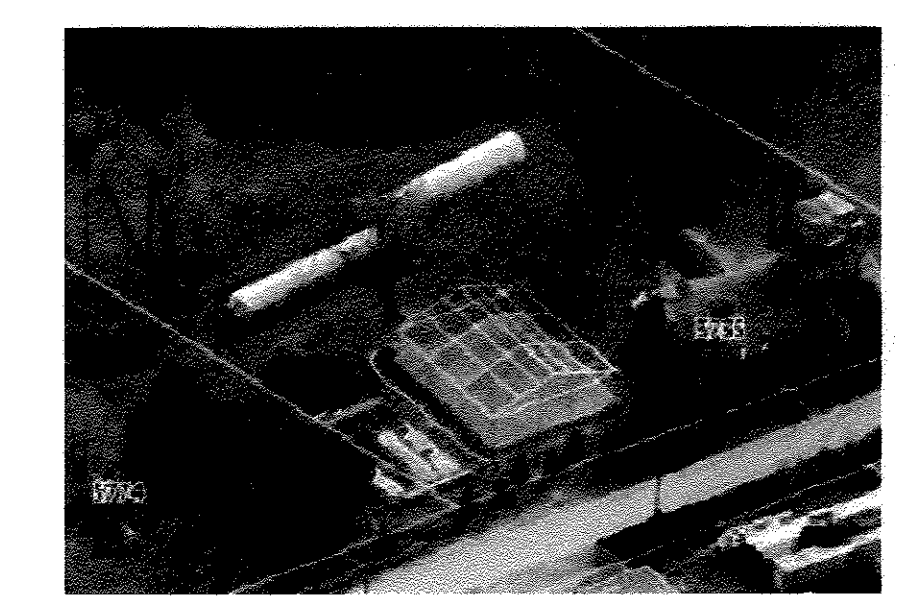
L. Total area of forest to be cleared.....	=	0.00
M. Total area of forest to be retained.....	=	0.00

PLANTING REQUIREMENTS:

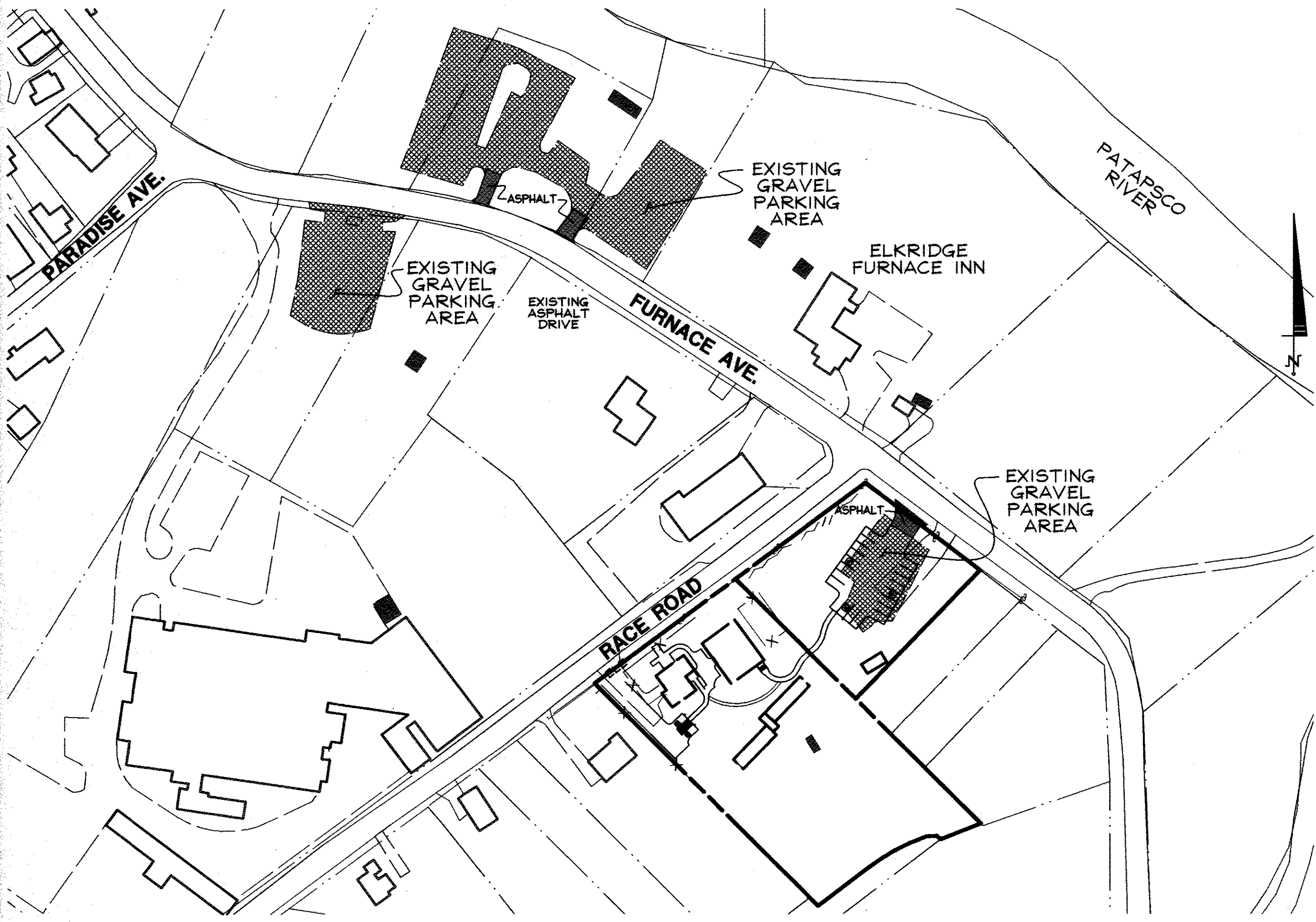
N. Reforestation for clearing above conservation threshold..	=	0.00
P. Reforestation for clearing below conservation threshold..	=	0.00
Q. Credit for retention above conservation threshold.....	=	0.00
R. Total reforestation required.....	=	0.00
S. Total afforestation required.....	=	0.07
T. Total reforestation and afforestation required.....	=	0.07



12M VENUE ELEVATION
DIMENSIONS PER CUSTOMER REQUEST



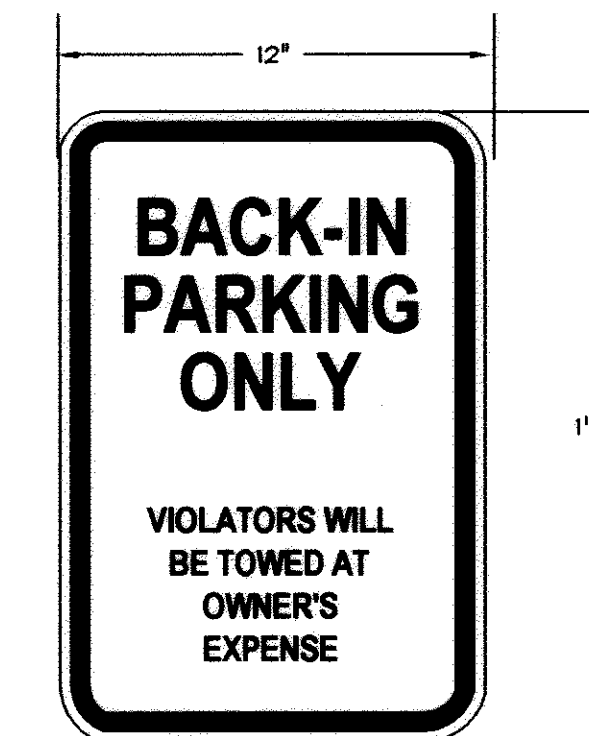
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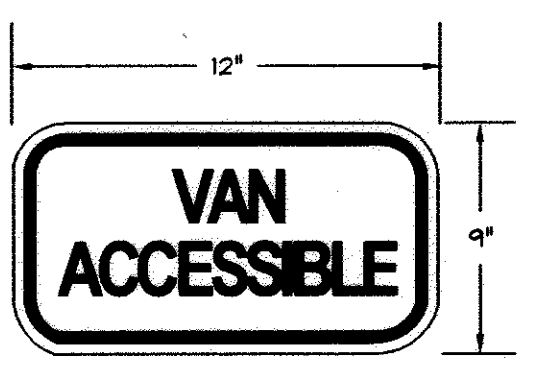
RESERVED PARKING SIGN HANDICAPPED
N.T.S.



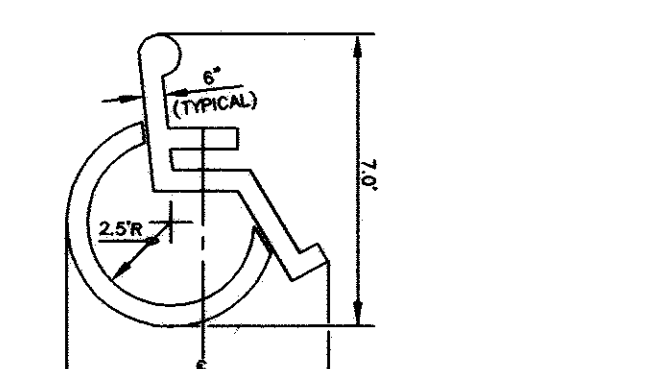
NO PARKING SIGN VAN ACCESS AISLE
N.T.S.



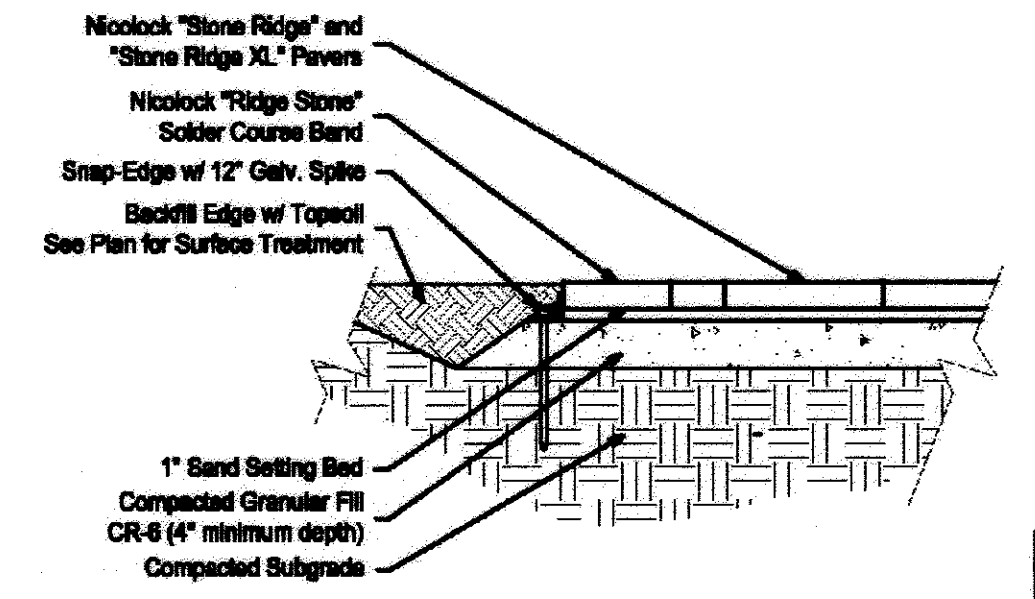
BACK-IN PARKING SIGN (OR EQUIV.)
N.T.S.



VAN ACCESSIBLE
N.T.S.



ACCESSIBLE PARKING SYMBOL
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



PAVER SECTION
Scale 3/4" = 1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10-17-16
Chief, Division of Land Development

[Signature] 10-17-16
Chief, Development Engineering Division

[Signature] 10-17-16
Director, Department of Planning and Zoning

10/12/16
DATE

STATE OF MARYLAND
BRIAN K. COLLINS

DDC
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER:
STATE OF MARYLAND TO THE USE OF DEPT. OF NAT. RES. TAWES STATE OFFICE BLDG. ANNAPOLIS, MD 21401

LESSEE:
THE WEGMERS, INC. C/O THE ELKRIDGE FURNACE INN 5745 FURNACE AVENUE ELKRIDGE, MD 21075

SITE ADDRESS:
5735 RACE RD. / 5774 FURNACE AVE. ELKRIDGE, MD 21075

5735 RACE RD. / 5774 FURNACE AVE. ELKRIDGE, MARYLAND
PLAN EXHIBIT TO ACCOMPANY ALTERNATIVE COMPLIANCE PETITION
1ST ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	DES. BY: LJC/BKC			
TAX ACC. #: 01-168371/01-187422	DRN. BY: LJC			
TAX MAP: 38	CHK. BY: BKC			
BLOCK / GRID: 04	DATE: 10/12/16			
PARCEL #: 313/414	DDC JOB#: 16045.1			
ZONE / USE: R-12	SHEET NUMBER:			
DWG. SCALE: 1"=30'	2 of 2			