

# DEVELOPMENT PLAN SUBMITTAL FOR:

# FIFTY-FOUR PLAZA

CASE #: Z1300021

## 5904, 5802 S MIAMI BLVD. DURHAM, NC

### DESIGN COMMITMENTS

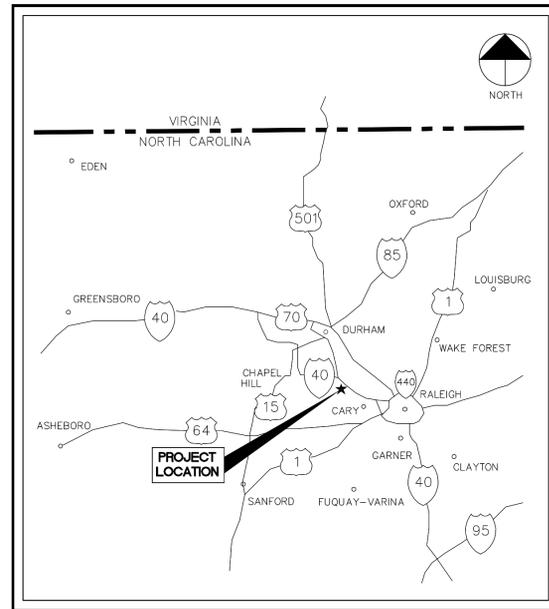
1. DESCRIPTION OF PROPOSED ARCHITECTURE
  - a. DESCRIBE THE GENERAL ARCHITECTURAL STYLE(S) PROPOSED FOR THE BUILDINGS:  
THE BUILDINGS WILL INCLUDE A VARIETY OF PARAPET HEIGHTS. FLAT ROOFS WILL BE USED. SOME SLOPED ROOF FEATURES WILL BE USED. MULTIPLE STOREFRONT DESIGNS WILL BE PROVIDED TO BREAK UP THE FACADE.
  - b. DESCRIBE THE PROPOSED ROOFLINE(S):  
THE ROOF LINE WILL INCLUDE A VARIETY OF PARAPET HEIGHTS. SECOND FLOOR ROOF LINES WILL VARY LESS IN HEIGHT.
  - c. DESCRIBE THE PROPOSED BUILDING MATERIALS:  
ROOF MATERIALS WILL INCLUDE SINGLE PLY MEMBRANE, SHINGLES, STANDING SEAM METAL, OR ARTIFICIAL SLATE. WALL MATERIALS WILL INCLUDE MASONRY, EIFS, STUCCO, WOOD OR CEMENTITIOUS SIDING AND TRIM, ALUMINUM STOREFRONT AND GLASS, METAL PANELS OR TRIM, FABRIC, METAL FRAMES, CONCRETE, METAL SCREENS OR LOUVERS, AND METAL OR PVC SHUTTERS.
  - d. DESCRIBE ANY DISTINCTIVE ARCHITECTURAL FEATURES:  
ARCHITECTURAL FEATURES WILL INCLUDE ANY OF THE FOLLOWING: WINDOWS, AWNINGS, TRELLISES, CANOPIES, CORNICES, ROOFS, OR LIGHT FIXTURES.
2. DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA
  - a. HOW WILL THE PROPOSED DESIGN TRANSITION TO THE CONTEXT AREA?  
THE TYPES OF BUILDING MATERIALS WILL BE SIMILAR TO OTHER BUILDINGS IN THE AREA.
  - b. WHAT IS THE PROPOSED DEVELOPMENT'S RELATIONSHIP TO THE EXISTING DEVELOPMENT?  
BUILDINGS FACE THE STREET SIMILAR TO OTHER BUILDINGS IN THE AREA WITH ENTRIES AND WINDOWS.

### TEXT COMMITMENTS

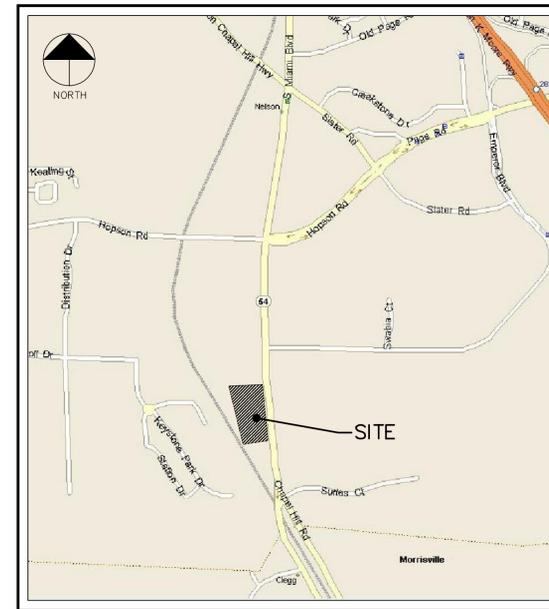
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**
1. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON S. MIAMI BOULEVARD AT THE NORTHERN ENTRANCE.
  2. IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS, THE DEVELOPER WILL WIDEN THE FULL WESTERN FRONTAGE OF MIAMI BOULEVARD TO PROVIDE A 4-FOOT PAVED SHOULDER FROM THE EXISTING TRAVELWAY. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A FUTURE BICYCLE LANE.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**
3. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG S. MIAMI BOULEVARD AS ILLUSTRATED ON SHEET EX-2.
  4. DEDICATE CROSS-ACCESS EASEMENTS FOR VEHICULAR ACCESS TO/FROM THE ADJACENT PARCELS TO THE SOUTH (PIN 0747-03-41-0713) AND NORTH (PIN 0747-03-32-7576) AS ILLUSTRATED ON SHEET EX-2. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED WITH THE FIRST BUILDING PERMIT APPLICATION.

### GENERAL NOTES

- TRAFFIC IMPACT ANALYSIS (TIA) STATEMENT**
1. A TRAFFIC IMPACT ANALYSIS (TIA) DATED JANUARY 4, 2013 WAS PREPARED BY KIMLEY-HORN & ASSOCIATES, INC.
- ROADWAY IMPROVEMENTS STATEMENT**
2. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.



**PROJECT LOCATION**  
NTS



**VICINITY MAP**  
NTS

SITE DATA	
APPLICANT:	DURHAM IMPERIAL INVESTORS LLC 100 WESTON ESTATES WAY CARY, NC 27513 ATTN: MS. VANESSA JENKINS
PIN:	0747-03-32-9022 0747-03-32-8264
ZONING CASE #:	Z1300021
CURRENT ZONING:	CN (COMMERCIAL NEIGHBORHOOD)
ZONING APPLIED FOR:	CG(D) (COMMERCIAL GENERAL)
TIER:	SUBURBAN
RIVER BASIN:	LOWER NEUSE RIVER
CURRENT USE:	VACANT

AREA CALCULATIONS:	
GROSS ACREAGE (OF INITIAL ZONING-INCLUDES RIGHT-OF-WAY):	5.436 AC
EXISTING RIGHT-OF-WAY:	0.825 AC
PROPERTY ACREAGE:	4.611 AC
COMMITTED RIGHT-OF-WAY DEDICATION:	0.051 AC
ADJUSTED GROSS ACREAGE (GROSS ACREAGE MINUS EXISTING & PROPOSED R/W):	4.56 AC

PROJECT OWNER AND CONSULTANT	
<b>APPLICANT/AGENT</b> DURHAM IMPERIAL INVESTORS LLC 100 WESTON ESTATES WAY CARY, NC 27513 MS. VANESSA JENKINS PH. (919) 481-3000	<b>CIVIL ENGINEER/LANDSCAPE ARCHITECT</b> KIMLEY-HORN AND ASSOCIATES, INC. 333 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601 MR. CHRIS BOSTIC, P.E. PH. (919) 653-2927 MR. BRANDON WHITE, ASLA, PLA, LEED AP BD+C PH. (919) 653-2928 FAX (919) 653-5847
<b>ARCHITECT</b> FINLEY DESIGN, PA 7806 NC HIGHWAY 751, SUITE 110 DURHAM, NC 27713 KERRY GRAY FINLEY, AIA PH. (919) 493-8200 EX. 11 FAX (919) 493-8113	<b>SURVEYOR</b> WITHERS AND RAVENEL 111 MACKENAN DRIVE CARY, NC 27511 MICHAEL DICKERSON, P.L.S. PH. (919) 469-3340 FAX (919) 467-6008

### INDEX TO SHEETS

Sheet List Table	
Sheet Number	Sheet Title
EX-0	COVER SHEET
EX-1	EXISTING CONDITIONS
EX-2	PROPOSED CONDITIONS

REVISIONS		
DATE	DESCRIPTION	BY
1/15/2014	CITY OF DURHAM PLANNING COMMISSION REVISION	WJB
10/17/2013	CITY OF DURHAM COMMENTS ADDRESSED	BPW
9/19/2013	CITY OF DURHAM COMMENTS ADDRESSED	BPW
DATE		BY

### APPROVALS:



**Kimley-Horn  
and Associates, Inc.**

333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NORTH CAROLINA 27604  
PHONE: (919) 835-1494 FAX: (919) 653-5847

CITY OF DURHAM CASE NUMBER:  
**Z1300021**  
NC CERT. OF AUTH: F-0102

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DRAWING:  
DATE:  
**SEPT 19, 2013**

SEAL:  
JOB NUMBER:  
**012325025**

**SITE DATA:**

CURRENT ZONING: CN (COMMERCIAL NEIGHBORHOOD)  
OVERLAY: N/A  
TIER: SUBURBAN  
RIVER BASIN: LOWER NEUSE RIVER  
CURRENT USE: VACANT  
ADOPTED PLANS: DURHAM LONG RANGE BICYCLE PLAN PER MAP 4.8 SHOWS A PROPOSED BICYCLE LANE ALONG SOUTH MIAMI BOULEVARD  
JURISDICTION: CITY (PENDING ANNEXATION, CASE BDG 1300014)

EXISTING IMPERVIOUS SURFACE ON-SITE: .168 AC  
EXISTING IMPERVIOUS SURFACE WITHIN 100' OFF-SITE: ~1.45 AC

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 28°43'31" W	49.45'
L2	N 28°14'15" W	50.00'
L3	N 27°38'20" W	50.00'
L4	N 26°57'55" W	50.00'

**CURVE TABLE**

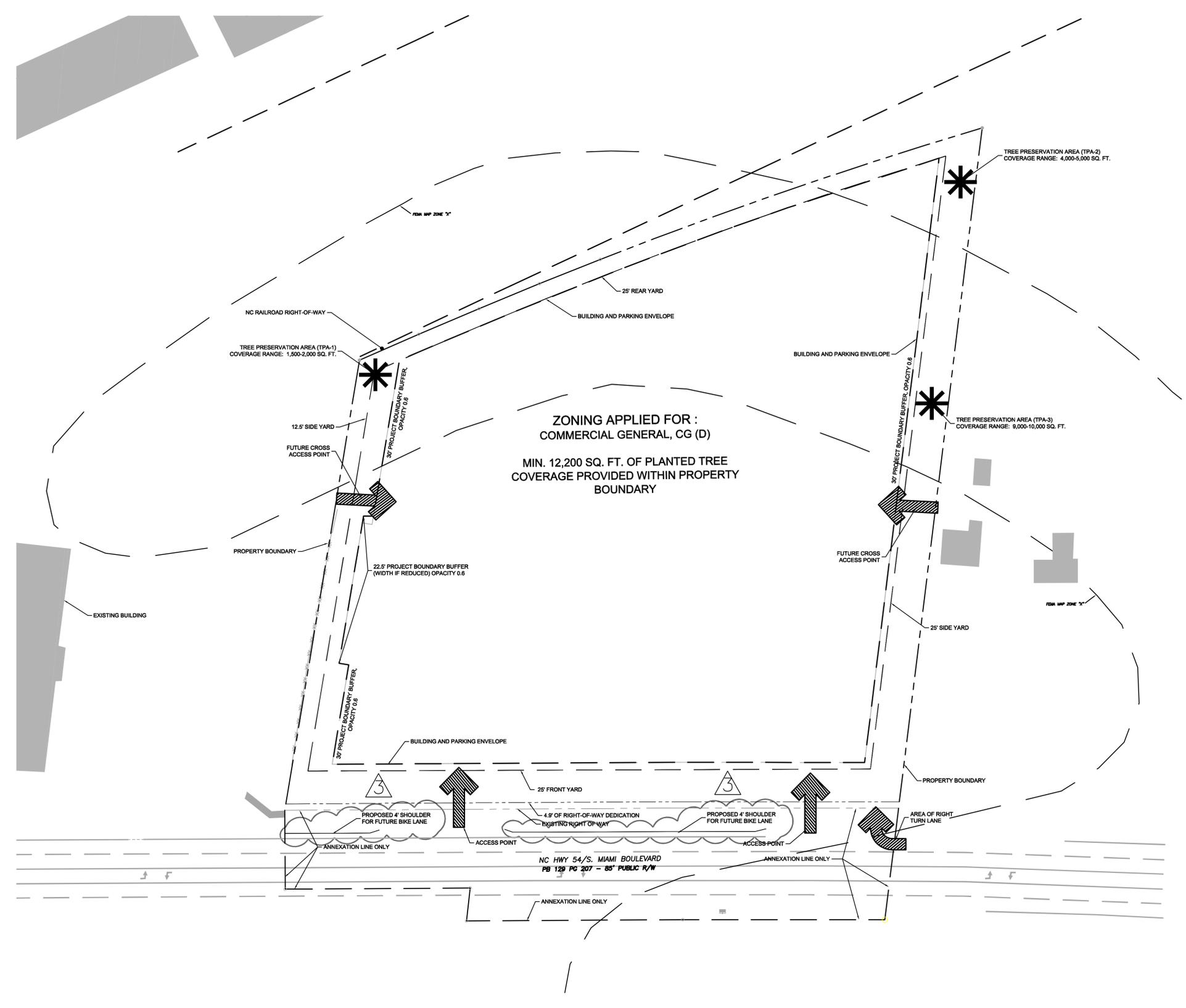
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C1	3719.83'	308.99'	308.91'	N24°11'50"W	4°45'34"	154.59

- LEGEND:**
- CATCH BASIN
  - EXISTING IRON PIPE
  - WATER METER
  - EDGE OF PAVEMENT
  - CURB & GUTTER
  - CATCH BASIN
  - SEWER MANHOLE
  - WATER MANHOLE
  - UTILITY POLE
  - TREE
  - LEFT TURN ARROW

- LINE TYPE LEGEND:**
- ADJOINER
  - BOUNDARY
  - EASEMENT
  - STORM DRAINAGE
  - SANITARY SEWER
  - CURB AND GUTTER
  - TREELINE
  - OVERHEAD ELECTRIC
  - FENCE
  - PAVEMENT MARKING (BROKEN WHITE STRIPE)
  - PAVEMENT MARKING (SOLID YELLOW STRIPE)

**TREE TABLE**

TYPE	SIZE(')	TYPE	SIZE(')	TYPE	SIZE(')	TYPE	SIZE(')	
1200	PINE	15	1538	DAK	12	1538	MAPLE	14
1201	GUM	12	1539	PINE	12	1539	PINE	20
1202	PINE	24	1560	PINE	13	1540	GAK	9
1203	PINE	12	1561	GUM	13	1541	GAK	14
1204	PINE	15	1562	MAPLE	11	1548	TW GUM	8
1205	PINE	13	1563	GUM	14	1550	GUM	10
1206	PINE	11	1564	GUM	11	1551	GUM	20
1207	PINE	11	1565	GUM	11	1552	GUM	15
1208	PINE	11	1566	GUM	11	1553	GUM	15
1209	PINE	11	1567	GUM	11	1554	GUM	15
1210	PINE	11	1568	GUM	11	1555	GUM	15
1211	GAK	14	1370	PINE	10	1556	GUM	15
1212	PINE	17	1371	PINE	10	1557	GUM	15
1213	PINE	17	1372	GUM	12	1560	TW GUM	14
1214	PINE	17	1373	MAPLE	9	1561	PINE	15
1215	PINE	16	1374	MAPLE	9	1562	GAK	9
1216	PINE	15	1375	MAPLE	9	1563	GAK	15
1217	PINE	15	1376	GUM	10	1564	PINE	20
1218	PINE	15	1377	PINE	10	1565	PINE	9
1219	PINE	15	1378	PINE	11	1566	PINE	9
1220	PINE	15	1379	PINE	11	1567	PINE	10
1221	PINE	15	1380	PINE	11	1568	PINE	10
1222	PINE	15	1381	PINE	11	1569	PINE	10
1223	PINE	15	1382	GUM	8	1574	GUM	21
1224	PINE	15	1383	MAPLE	13	1575	GUM	25
1225	PINE	15	1384	GUM	14	1576	GUM	10
1226	PINE	15	1385	PINE	15	1578	CEGAR	6
1227	PINE	15	1386	PINE	15	1579	GUM	10
1228	PINE	15	1387	PINE	15	1580	GUM	11
1229	PINE	15	1388	PINE	15	1581	GUM	11
1230	PINE	15	1389	PINE	15	1582	GUM	11
1231	PINE	15	1390	PINE	15	1583	GUM	11
1232	PINE	15	1391	PINE	15	1584	GUM	11
1233	PINE	15	1392	PINE	15	1585	GUM	11
1234	PINE	15	1393	PINE	15	1586	GUM	11
1235	PINE	15	1394	GUM	16	1587	TW PINE	9
1236	PINE	15	1395	TW GUM	16	1615	PINE	15
1237	PINE	15	1396	PINE	12	1616	PINE	18
1238	PINE	15	1397	MAPLE	9	1617	GUM	12
1239	PINE	15	1398	PINE	12	1623	PINE	18
1240	PINE	15	1399	GUM	9	1624	GUM	19
1241	PINE	15	1400	GUM	10	1631	PINE	22
1242	PINE	15	1401	GUM	12	1632	GUM	12
1243	PINE	15	1402	MAPLE	10	1633	PINE	12
1244	PINE	15	1403	PINE	9	1634	PINE	12
1245	PINE	15	1404	PINE	9	1635	PINE	12
1246	PINE	15	1405	GUM	13	1636	GAK	12
1247	PINE	15	1406	MAPLE	11	1640	PINE	12
1248	PINE	15	1407	MAPLE	11	1647	PINE	16
1249	PINE	15	1408	MAPLE	11	1648	PINE	16
1250	PINE	15	1409	PINE	11	1649	PINE	12
1251	PINE	15	1410	PINE	11	1650	PINE	12
1252	PINE	15	1411	PINE	11	1651	GAK	9
1253	PINE	15	1412	PINE	11	1652	GAK	9
1254	PINE	15	1413	PINE	11	1653	PINE	14
1255	PINE	15	1414	PINE	11	1654	PINE	14
1256	PINE	15	1415	PINE	11	1655	PINE	14
1257	PINE	15	1416	PINE	11	1656	PINE	14
1258	PINE	15	1417	PINE	11	1657	PINE	14
1259	PINE	15	1418	PINE	11	1658	PINE	14
1260	PINE	15	1419	PINE	11	1659	TW GUM	8
1261	PINE	15	1420	PINE	11	1660	PINE	12
1262	PINE	15	1421	PINE	11	1661	PINE	12
1263	PINE	15	1422	PINE	11	1662	PINE	12
1264	PINE	15	1423	GAK	13	1663	PINE	12
1265	PINE	15	1424	MAPLE	15	1664	PINE	12
1266	PINE	15	1425	MAPLE	11	1667	PINE	16
1267	PINE	15	1426	MAPLE	11	1668	PINE	16
1268	PINE	15	1427	PINE	11	1669	PINE	12
1269	PINE	15	1428	PINE	11	1670	PINE	12
1270	PINE	15	1429	PINE	11	1671	GAK	9
1271	PINE	15	1430	PINE	11	1672	GAK	9
1272	PINE	15	1431	PINE	11	1673	PINE	14
1273	PINE	15	1432	PINE	11	1674	PINE	14
1274	PINE	15	1433	GUM	22	1675	TW GUM	8
1275	PINE	15	1434	TW MAPLE	12	1676	PINE	24
1276	PINE	15	1435	GUM	12	1677	PINE	12
1277	PINE	15	1436	GUM	12	1678	PINE	12
1278	PINE	15	1437	GUM	12	1679	PINE	12
1279	PINE	15	1438	GUM	12	1680	PINE	12
1280	PINE	15	1439	GUM	12	1681	PINE	12
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1283	PINE	15	1442	GUM	12	1684	PINE	12
1284	PINE	15	1443	GUM	12	1685	PINE	12
1285	PINE	15	1444	GUM	12	1686	PINE	12
1286	PINE	15	1445	GUM	12	1687	PINE	12
1287	PINE	15	1446	GUM	12	1688	PINE	12
1288	PINE	15	1447	GUM	12	1689	PINE	12
1289	PINE	15	1448	GUM	12	1690	PINE	12
1290	PINE	15	1449	GUM	12	1691	PINE	12
1291	PINE	15	1450	GUM	12	1692	PINE	12
1292	PINE	15	1451	GUM	12	1693	PINE	12
1293	PINE	15	1452	GUM	12	1694	PINE	12
1294	PINE	15	1453	GUM	12	1695	PINE	12
1295	PINE	15	1454	GUM	12	1696	PINE	12
1296	PINE	15	1455	GUM	12	1697	PINE	12
1297	PINE	15	1456	GUM	12	1698	PINE	12
1298	PINE	15	1457	GUM	12	1699	PINE	12
1299	PINE	15	1458	GUM	12	1700	PINE	12
1300	PINE	15	1459	GUM	12	1701	PINE	12
1301	PINE	15	1460	GUM	12	1702	PINE	12
1302	PINE	15	1461	GUM	12	1703	PINE	12
1303	PINE	15	1462	GUM	12	1704	PINE	12
1304	PINE	15	1463	GUM	12	1705	PINE	12
1305	PINE	15	1464	GUM	12	1706	PINE	12
1306	PINE	15	1465	GUM	12	1707	PINE	12
1307	PINE	15	1466	GUM	12	1708	PINE	12
1308	PINE	15	1467	GUM	12	1709	PINE	12
1309	PINE	15	1468	GUM	12	1710	PINE	12
1310	PINE	15	1469	GUM	12	1711	PINE	12
1311	PINE	15	1470	GUM	12	1712	PINE	12
1312	PINE	15	1471	GUM	12	1713	PINE	12
1313	PINE	15	1472	GUM	12	1714	PINE	12
1314	PINE	15	1473	GUM	12	1715	PINE	12
1315	PINE	15	1474	GUM	12	1716	PINE	12
1316	PINE	15	1475	GUM	12	1717	PINE	12
1317	PINE	15	1476	GUM	12	1718	PINE	12
1318	PINE	15	1477	GUM	12	1719	PINE	12
1319	PINE	15	1478	GUM	12	1720	GUM	10
1320	PINE	15	1479	GUM	12	1721	PINE	10
1321	PINE	15	1480	GUM	12	1722	PINE	10
1322	PINE	15	1481	GUM	12	1723	PINE	10
1323	PINE	15	1482	GUM	12	1724	PINE	10
1324	PINE	15	1483	GUM	12	1725	PINE	10
1325	PINE	15	1484	GUM	12	1726	PINE	10
1326	PINE	15	1485	GUM	12	1727	PINE	10
1327	PINE	15	1486	GUM	12	1728	PINE	10
1328	PINE	15	1487	GUM	12	1729	PINE	10
1329	PINE	15	1488	GUM	12	1730	PINE	10
1330	PINE	15	1489	GUM	12	1731	PINE	10
1331	PINE	15	1490	GUM	12	1732	PINE	10
1332	PINE	15	1491	GUM	12	1733	PINE	10
1333	PINE	15	1492	GUM	12	1734	PINE	10
1334	PINE	15	1493	GUM	12	1735	PINE	10
1335	PINE	15	1494	GUM	12	1736	PINE	10
1336	PINE	15	1495	GUM	12	1737	PINE	10
1337	PINE	15	1496	GUM	12	1738	PINE	10
1338	PINE	15	1497	GUM	12	1739	PINE	10
1339	PINE	15	1498	GUM	12	1740	PINE	10
1340	PINE	15	1499	GUM	12	1741	PINE	10
1341	PINE	15	1500	GUM	12	1742	PINE	10
1342	PINE	15	1501	GUM	12	1743	PINE	10
1343	PINE	15	1502	GUM	12	1744	PINE	10
1344	PINE	15	1503	GUM	12	1745	PINE	10
1345	PINE	15	1504	GUM	12	1746	PINE	10
1346	PINE	15	1505	GUM	12	1747	PINE	10
1347	PINE	15	1506	GUM	12	1748	PINE	10
1348	PINE	15	1507	GUM	12	1749	PINE	10
1349	PINE	15	1508	GUM	12	1750	PINE	10
1350	PINE	15	1509	GUM	12	1751	PINE	10
1351	PINE	15	1510	GUM	12	1752	PINE	10
1352	PINE	15	1511	GUM	12	1753	PINE	10
1353	PINE	15	1512	GUM	12	1754	PINE	10
1354	PINE	15	1513</					



ZONING APPLIED FOR :  
COMMERCIAL GENERAL, CG (D)  
MIN. 12,200 SQ. FT. OF PLANTED TREE  
COVERAGE PROVIDED WITHIN PROPERTY  
BOUNDARY

**DEVELOPMENT PLAN NOTES:**

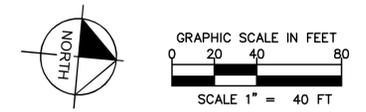
PROPOSED ZONING: CG(D) (COMMERCIAL GENERAL)  
 OVERLAY: N/A  
 TIER: SUBURBAN  
 DEVELOPMENT INTENSITY: COMMITTED NON-RESIDENTIAL BUILDING SQ. FT.: 33,000 SF  
 ACREAGE: (SEE AREA CALCULATIONS TABLE)  
 IMPERVIOUS SURFACE COMMITTED: 4.00 ACRES OR 88.0%

**TREE COVERAGE CALCULATIONS:**

TOTAL TREE COVERAGE REQUIRED (MINIMUM):	14%	0.64 ACRE
TREE PRESERVATION PROVIDED (MINIMUM):	7.3%	0.34 ACRE
TREE REPLACEMENT PROVIDED (MINIMUM):	6.7%	0.3 ACRE

**AREA CALCULATIONS:**

GROSS ACREAGE (OF INITIAL ZONING-INCLUDES RIGHT-OF-WAY):	5.436 AC
EXISTING RIGHT-OF-WAY:	0.825 AC
PROPERTY ACREAGE:	4.611 AC
COMMITTED RIGHT-OF-WAY DEDICATION:	0.051 AC
ADJUSTED GROSS ACREAGE (GROSS ACREAGE MINUS EXISTING & PROPOSED R/W):	4.56 AC



5					
4					
3	REVISED PER CITY OF DURHAM PLANNING COMMISSION PROFFER	1/15/2014	WJB	BPW	
2	REVISED PER CITY OF DURHAM 2ND ROUND OF COMMENTS	10/17/2013	BPW	BPW	
1	REVISED PER CITY OF DURHAM 1ST ROUND OF COMMENTS	9/24/2013	HRH	BPW	
REV. No.:	REVISION:	DATE:	DRAWN BY:	CHECKED BY:	

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**Kimley-Horn and Associates, Inc.**  
 333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NORTH CAROLINA 27604  
 PHONE: (919) 835-1494 FAX: (919) 653-5847  
 NC CERT. OF AUTH: F-0102

APPLICANT: **DURHAM IMPERIAL INVESTORS LLC**  
 TITLE: **DEVELOPMENT PLAN**

DATE: 7/30/13  
 HORIZONTAL SCALE: AS SHOWN  
 VERTICAL SCALE: N/A  
 DRAWN BY: HRH  
 DESIGNED BY: BPW  
 CHECKED BY: COB

PROJECT: **FIFTY-FOUR PLAZA**

ATTACHED REFERENCE FILES: \_\_\_\_\_ SHEET NUMBER: **EX-2**