



STAFF REPORT

CASE NUMBER: 23-13

DATE: July 17, 2023

PETITIONER: 5932 Jackson Ave LLC
Hugo Dixon Oates, Manager
107 Southgate Drive
Chandler, AZ 85226

PROPERTY OWNERS: Same

REQUEST: Special Use Permit

PROPERTY ADDRESS: 5932 Jackson Avenue,
Berkeley, MO 63134

CURRENT ZONING: “M-1” Industrial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Vacant (one tenant in southern part of facility)

PROPOSED USE: Marijuana growth facility

RECOMMENDATIONS: Staff recommends referral to the Plan Commission



REPORT TO CITY COUNCIL

NO TAXES DUE

TO: Mayor and Members of the City Council

FROM: Nathan Mai-Lombardo, City Manager

DATE: July 17, 2023

SUBJECT: Case # 23-13 – A request for a Special Use Permit by 5932 Jackson Ave LLC to operate a marijuana growing facility located at 5932 Jackson Avenue, in Berkeley, MO.

We have investigated the Subject item, above, and present the following as our findings:

PROPERTY LOCATION

5932 Jackson Avenue, Berkeley, MO, 63134. The proposed use would occupy roughly 65,000 square feet.

ZONING

5932 Jackson Avenue is zoned “M-1” Industrial District.

This use is allowed as a Special Use under *Section 400.160 (D)(15)(a-c)*.

BACKGROUND

The Applicant: 5932 Jackson Ave LLC (Hugo Dixon Oates), is seeking a Special Use Permit to operate a marijuana growing facility at 5932 Jackson Avenue. The proposed facility would occupy the entire 65,000 square feet in several phases. The first phase will occupy approximately 35,000 square feet; the remainder of the building is currently occupied by the existing owner, and will be developed in one or two future phases depending on when the current occupant vacates the premises. The Applicant currently operates several dispensaries and cultivation facilities in Arizona, and recently acquired a dispensary in Lake of the Ozarks (Latitude Dispensary). They have been operating in the legal cannabis industry since 2012. The facility will follow all applicable state and federal regulations. When the facility is fully operational the Applicant anticipates employing at least 60 full and part-time staff.

RECOMMENDATION

Staff recommends referral to the City Plan Commission Meeting, Wednesday, August 9, 2023.

SUPPORTING DOCUMENTS

1. Application, with Floor Plan
2. Supporting documents
3. Preliminary development plan with elevation drawings

Respectfully submitted,

**Nathan Mai-Lombardo
City Manager**



PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

☐ Preliminary (Plats)	☒ Special Use Permit
☐ Re-Approval (Plats)	☐ Zoning Change
☐ Amending (Plats)	☐ Resubdivision/Reconsolidation
☐ Site Plan	☐ Business Name/Ownership Change
☐ Lot Consolidation	☐ Variance (Land Use)
☐ Street Name (New, Change)	☐ Variance (Building Code)
☐ Street Vacation	☐ Liquor/Lottery/Financials (Money Grams/Order
☐ Medical Marijuana (Dispensary)	☒ Medical Marijuana (Grow Facility)
☐ Medical Marijuana (Researching/Testing)	☐ Building Code Appeal
☐ Food Truck - SUP \$100.00 (City Events Only)	☐ Food Truck - Fire Inspection \$75.00
☐ Food Truck Business License \$75.00	☐ Other

REQUIREMENTS:

1. Prepare one (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Plan Commission Meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

5932 Jackson Ave LLC by Hugo Dixon Oates its Manager

APPLICANT(S) LEGAL NAME(S):

APPLICANT IS (check one): OWNER ☒ AGENT ☐ PURCHASER OF CONTRACT ☐ TENANT ☐

APPLICANT(S) ADDRESS: 107 S Southgate Dr.

Street

Chandler

City

Arizona

State

85226

Zip

PHONE: (____) ____ - ____

EMAIL: _____

LOCATION OF PROPOSED USE

STREET ADDRESS: 5932 Jackson Avenue. St. Louis Missouri 63134

LEGAL DESCRIPTION: Multiple Parcels

PRESENT ZONING DISTRICT: Industrial

PROPOSED ZONING DISTRICT (IF APPLICABLE): _____

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Mostly vacant with a small machining operator in the southern section.

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): DHSS Licensed Marijuana Cultivation Facility

DAYS & HOURS OF OPERATION ETC: 6Am - 8PM

PROPOSED NAME OF BUSINESS: Round 2 Enterprises Inc (no DBA yet)

APPROXIMATE SIZE OF TRACT: ACRES 3.92

SQ. FT. OF SPACE (UNDER ROOF) 65,500

**IF APPLICANT IS NOT OWNER:**

OWNER(S) NAME: _____

OWNER(S) ADDRESS: _____

STREET

CITY

STATE

ZIP

PHONE: (____) ____ - ____ EMAIL: _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: _____

Applicant(s) Signature

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

Applicant(s) signature: _____

Date: 07 / 07 / 2023

Owner(s) Signature: _____

Date: 07 / 07 / 2023

OFFICE USE ONLY

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: _____

Date: ____ / ____ / ____

Date Paid: ____ / ____ / ____

☐ Cash☐ Check☐ Money Order☐ Debit/Credit

Receipt No: _____ Case No: _____

DESCRIPTION AND EXPLANATION OF PROPOSED PROJECT: 5932 Jackson Avenue

State 24 Holdings LLC, Round 2 Enterprises Inc, Heya Excello Cultivation LLC, and 5932 Jackson Ave LLC propose to develop a Missouri Department of Health & Senior Services ("DHSS") issued Comprehensive Marijuana Cultivation License ("CUL000072") at 5932 Jackson Avenue. The 60,645 square foot facility once housed the Miller Tool & Die company and is now mostly vacant. We propose to repurpose the facility in converting it into a cannabis cultivation facility. The conversion will require considerable tenant improvement investment, including substantive life safety upgrades. We plan to complete construction in either 2 or 3 phases that will eventually result in a flowering cannabis canopy between 25,000 and 30,000 square feet. Phase One will include approximately 35,000 sq ft in the two northern sections of the facility. The second and third phase timing will depend on the departure of the existing tenant that occupies the southern third of the building, project success, and marketplace capital availability.

Dixon Oates and James Christensen, two principal owners of State 24 Holdings LLC, Round 2 Enterprises Inc, and 5932 Jackson Ave LLC, have demonstrated success as operators in the cannabis industry since 2012 and 2016, respectively. Their Arizona facilities, which included 3 dispensaries, a cultivation facility with both greenhouse and indoor cultivation, an extraction lab, and an infusion kitchen, employed over 250 people when they merged in 2021 with a publicly traded Canadian company. James and Dixon are also Principals in "Latitude Dispensary" at the Lake of the Ozarks, which just won "Best Dispensary" by Missouri Magazine, and in a Manufacturing license in Humansville Missouri which produces vape pens, infused pre-rolls, gummies, tinctures, and water-soluble THC isolate.

The organization is excited to vertically integrate their Missouri operations with the proposed cultivation project and believe 5932 Jackson Avenue is a perfect fit to realize this critical organizational goal. The facility has over 6,000 amps of active 480 voltage power, saving 12 months in power equipment lead time. Approximately 60 percent of the building has ceiling heights in excess of 19 feet, which allows a taller, two-tiered rack thereby maximizing flower production per square foot. By increasing flower production, the facility will process more biomass through the facility, a strategy that creates long-term business efficiencies and requires a larger support workforce. At full operations, Phase One will require at least 20 team members, while full-phased operations will require at least 60 team members. Finally, the large, existing fenced parking lot will provide additional security for our future team member workforce.

The development does not plan to expand the building's existing footprint, but will add an exterior carbon dioxide tank, possibly an exterior water tank, and ground and possibly roof-mounted mechanical units that will support the additional cooling and dehumidification needs of the indoor agricultural functions. The facility will comply with all DHSS cannabis program rules, including all security requirements. These will include a programmable and trackable access control system at certain facility doors, an alarm system with battery backup, and an encrypted video surveillance system boasting 60 minutes of battery backup, 60 days of recorded footage, and cameras that will cover the building's perimeter and all interior spaces with double coverage where marijuana is present.

We appreciate your consideration of this Special Use Permit application and look forward to a long and mutually beneficial partnership with the City of Berkeley.

Explanation of DHSS Cultivation License Location and Ownership Transfer Processes

Dear Council and/or Planning Commission Member,

The purpose of this letter is to explain the complex process required to change the location of a Department of Health and Senior Services (“DHSS”) marijuana license’s location as well as its ownership.

The applicants of the Special Use Permit are Owners of State 24 Holdings LLC, which entered into a binding LOI purchase agreement with Heya Excello Cultivation LLC on June 9th to purchase a DHSS marijuana cultivation license (“CUL000072”). This agreement allows 45 days of due diligence and definitive deal document development, at which time, State 24 Holdings LLC, or a related entity, will purchase the rights to the cultivation license. Unfortunately, DHSS does not allow ownership transfers until a marijuana license has completed build-out and has been “commenced” by DHSS. Given this process constraint, State 24 Holdings, or a related entity, has to apply to move the license location, complete a first phase build-out, have DHSS inspect the building for program compliance after receiving a Certificate of Occupancy from the City of Berkeley, then finally submit an ownership change application to DHSS.

State 24 Holdings LLC is an existing entity owned, in part, by Dixon Oates and James Christensen. Since a 3rd State 24 Holdings LLC partner is not joining this business venture, Dixon and James formed Round 2 Enterprises Inc to complete the purchase of license CUL000072. Dixon and James also formed 5932 Jackson Ave LLC to own the physical property.

Give this background information, the following lays out the timeline for change the location and ownership of CUL000072.

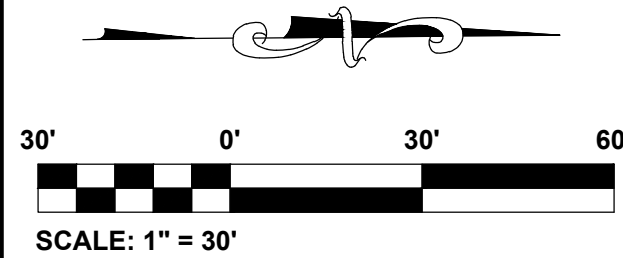
- State 24 Holdings LLC - Entered into a binding LOI contract with Heya Excello Cultivation LLC to purchase license CUL000072 (June 9th, 2023). This contract will fully execute by July 24th, 2023.
- 5932 Jackson Ave LLC - Entered into a purchase contract to purchase 5932 Jackson Avenue (mid June)
- Principals of State 24 Holdings LLC formed a new entity, Round 2 Enterprises Inc, to execute the purchase of CUL000072 in place of State 24 Holdings LLC.
- 5932 Jackson Ave LLC submits a Special Use Permit application to the City of Berkeley for a licensed marijuana cultivation facility.
- If approved, the Special Use Permit will be issued to the property owner, 5932 Jackson Ave LLC.
- Heya Excello Cultivation LLC will enter into a lease agreement with 5932 Jackson Ave LLC to occupy 5932 Jackson Avenue.
- Heya Excello Cultivation LLC will submit the Special Use Permit along with a “Location Change Application” to DHSS to move CUL000072 from its current location, an undeveloped rural parcel, to 5932 Jackson Avenue. This process takes up to 30 days.
- Once DHSS approves the location change, 5932 Jackson Ave LLC will complete the purchase of 5932 Jackson Avenue.
- Round 2 Enterprises LLC on behalf of Heya Excello Cultivation LLC, will submit construction documents to the City of Berkeley. This may occur prior to receiving approval from DHSS.

- Round 2 Enterprises Inc will complete Phase One development and call for final inspections with the City of Berkeley. Once the City of Berkeley issues a Certificate of Occupancy, Heya Excello Cultivation LLC will request a DHSS Commencement Inspection.
- Once CUL000072 passes its Commencement Inspection, Heya Excello Cultivation LLC will submit an Ownership Change Application to DHSS to transfer CUL000072 to Round 2 Enterprises Inc. This process takes 6 months.
- In the end, Round 2 Enterprises Inc will own CUL000072 and will lease 5932 Jackson Avenue from 5932 Jackson Ave LLC.

We appreciate your taking the time to understand this complex State mandated process with marijuana location and ownership changes.

Dixon Oates

Manager 5932 Jackson Ave LLC



CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE OR 811
www.mo1call.com

PARCEL INFORMATION (SOURCE OF RECORD):	
PARCEL 1 N/F BERKELEY DEV. CORP. DB 8847, PG 698 5926 JACKSON AVENUE ST. LOUIS, MO 63134 LOC.# 12J-43-1851	PARCEL 5 N/F BERKELEY DEV. INC. DB 7182, PG 315 5425 JACKSON AVENUE ST. LOUIS, MO 63134 LOC.# 12J-43-2502
PARCEL 2 N/F BERKELEY DEV. INC. DB 20488, PG 1260 (LOTS 1-4 BLK 28) 8601 5TH AVENUE ST. LOUIS, MO 63140 LOC.# 12J-43-2416 (LOTS 5-8 BLK 28) 5900 JACKSON AVENUE ST. LOUIS, MO 63134 LOC.# 12J-43-2663	PARCEL 6 N/F BERKELEY DEV. INC. DB 6404, PG 799 (LOTS 23-26 BLK 28) BERKELEY DEV. INC. DB 2800, PG 300 (LOTS 21, 22, 47, 48 BLK 28) 5932 JACKSON AVENUE ST. LOUIS, MO 63134 LOC.# 12J-43-2553
PARCEL 3 N/F BERKELEY DEV. INC. DB 5604, PG 639 5980 JACKSON AVENUE ST. LOUIS, MO 63134 LOC.# 12J-43-1934	PARCEL 7 N/F BERKELEY DEV. INC. DB 6423, PG 360 6002 JACKSON AVENUE ST. LOUIS, MO 63134 LOC.# 11J-11-2430
PARCEL 4 N/F BERKELEY DEV. INC. DB 10632, PG 1264 5910 JACKSON AVENUE ST. LOUIS, MO 63134 LOC.# 12J-43-2511	PARCEL 8 N/F BERKELEY DEV. INC. DB 8464, PG 1043 6002 JACKSON AVENUE ST. LOUIS, MO 63134 LOC.# 11J-11-0616

PARCEL 9 N/F BERKELEY DEV. INC. DB 7182, PG 315 (LOTS 53-58 BLK 28) DB 10632, PG 1264 (LOTS 57-60 BLK 28) 5911 ROMAN COURT ST. LOUIS, MO 63134 LOC.# 12J-43-2542	PARCEL 10 N/F BERKELEY DEV. INC. DB 2800, PG 300 5922 ROMAN COURT ST. LOUIS, MO 63140 LOC.# 12J-43-1761
PARCEL 13 N/F BERKELEY DEV. INC. DB 7399, PG 909 5946 ROMAN COURT ST. LOUIS, MO 63140 LOC.# 11J-11-0102	PARCEL 14 N/F BERKELEY DEV. INC. DB 8306, PG 1536 5961 ROMAN COURT ST. LOUIS, MO 63134 LOC.# 11J-11-2441
PARCEL 15 N/F BERKELEY DEV. INC. DB 8932, PG 1093 6007 WASHINGTON AVENUE ST. LOUIS, MO 63134 LOC.# 11J-11-2302	

LEGEND		NOT ALL SYMBOLS APPEAR ON ALL PLANS	
DESCRIPTION	EXISTING	NEW	
SITE PROPERTY LINE			
ADJACENT PROPERTY LINE			
PARKING COUNT (MINOR)			
PARKING COUNT (MAJOR)			
TREE (SIZE SPECIFIED)			
SHRUB			
STREET SIGN			
FLAGPOLE			
MAILBOX			
COMMUNICATIONS CONDUIT OR CABLE (ABOVE/BELOW GRADE)			
ELECTRIC CONDUIT OR CABLE (ABOVE/BELOW GRADE)			
FIBER OPTIC LINE			
FIRE WATER LINE			
SANITARY FORCE MAIN			
GAS LINE			
WATER LINE			
UTILITY POLE			
GUY WIRE			
UTILITY METER (TYPE SPECIFIED)			
UTILITY VALVE (TYPE SPECIFIED)			
UTILITY MANHOLE (TYPE SPECIFIED)			
STREET LIGHT			

DESCRIPTION	EXISTING	NEW
FIRE HYDRANT		
SANITARY SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)		
STORM SEWER DESIGNATION		
SANITARY SEWER DESIGNATION		
DOWNSPOUT		
STORM SEWER (SIZE, TYPE)		
STREET OR AREA INLET		
MANHOLE		
FLARED END SECTION		
FENCE		
GUARDRAIL		
DRAINAGE V-DITCH		
DRAINAGE FLAT BOTTOM DITCH		
LIMITS OF DISTURBANCE		
ASPHALT PAVEMENT		
CONCRETE PAVEMENT		
CRUSHED STONE		

DEVELOPMENT NOTES

- OVERALL AREA OF TRACT: 3.28 ACRES
DISTURBED AREA: 0.18 ACRES
- CURRENT ZONING: "M-1" INDUSTRIAL DISTRICT
- PROPOSED USE: CANNABIS CULTIVATION FACILITY
- PARCEL ID#:
12J-43-1934
11J-11-2430
11J-11-2441
12J-43-2542
- OWNER/DEVELOPER: ROUND 2 ENTERPRISES, INC.
107 S SOUTHGATE DR
CHANDLER, ARIZONA 85226
- REQUIRED BUILDING SETBACKS:

FRONT YARD: 30 FEET
REAR YARD: 25 FEET
SIDE YARD: 15 FEET
MAX. BUILDING HEIGHT: 90 FEET

- PARKING REQUIRED:

MANUFACTURING OR INDUSTRIAL USE
"FOR STRUCTURES WITH GROSS FLOOR AREA OF ONE HUNDRED THOUSAND (100,000) SQUARE FEET OR LESS, ONE (1) SPACE FOR EACH FIVE THOUSAND (5,000) SQUARE FEET OF FLOOR SPACE."

EX BUILDING = 60,540 SF
EX MAINTENANCE SHED = 1,250 SF
TOTAL = 61,790 SF
61,790/5000 = 12.36 = 13 SPACES REQUIRED
EX SPACES REUSED = 78 SPACES
NEW SPACES = 6 SPACES
TOTAL = 84 SPACES PROVIDED
(INCLUDING 6 ADA COMPLIANT SPACES)

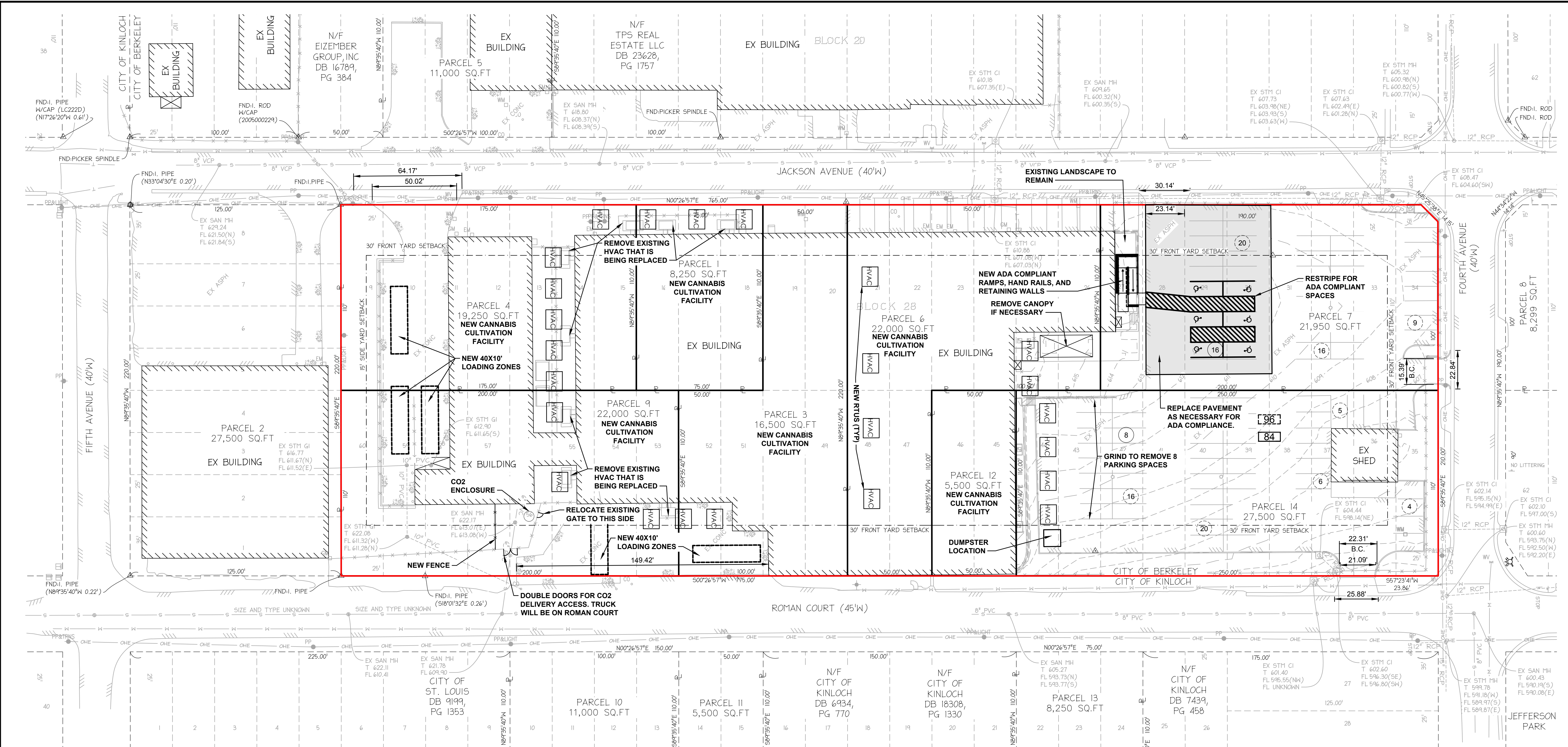
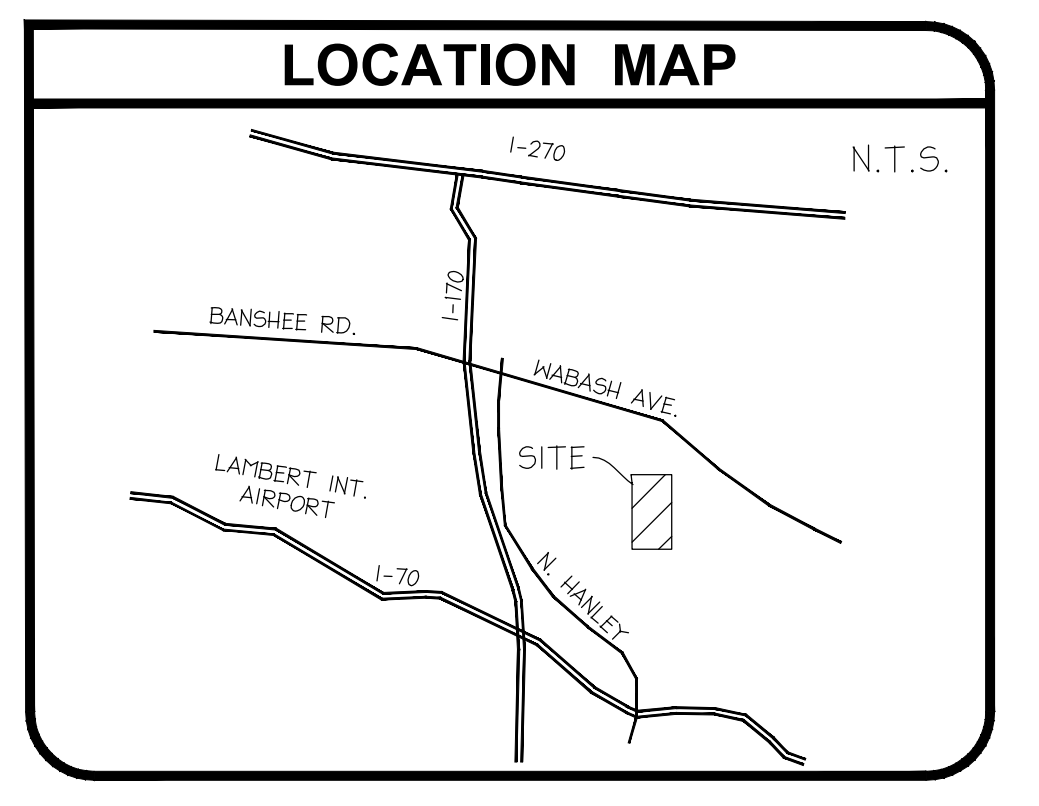
- LOADING REQUIREMENTS:

ONE (1) SPACE FOR EACH FIVE THOUSAND (5,000) TO TWENTY-FIVE THOUSAND (25,000) SQUARE FEET OF GROSS FLOOR AREA.

ONE (1) ADDITIONAL SPACE FOR EACH SEVENTY-FIVE THOUSAND (75,000) SQUARE FEET OF GROSS FLOOR AREA.

25,000/5,000 = 5 LOADING SPACES
61,790/75,000 = 0.82 = 0 LOADING SPACES
5 + 0 = 5 LOADING SPACES REQUIRED

NOTES:
1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.



ENGINEER:
HORNER SHIFRIN

ROUND 2 ENTERPRISES, INC.
JACKSON CANNABIS CULTIVATION FACILITY
PRELIMINARY DEVELOPMENT PLAN

APRIL M. GIESMANN
CIVIL ENGINEER
E-12-31-2023
07/07/2023

APRIL M. GIESMANN
CIVIL ENGINEER
E-12-31-2023

DATE: 07/07/2023

DESIGNED: JMU/AMG
DRAWN: MN/LSR
CHECKED: AMG

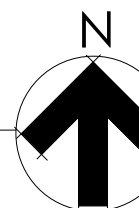
JOB NO. 2319700

SHEET 1 OF 1

C1

NO. DATE

REVISION



NOT FOR
CONSTRUCTION

GEOFFREY LEWIS CROWLEY #A - 2007035149
I hereby specify, pursuant to RSMo 327.411,
this drawing sheet is authenticated
by my seal.

JACKSON AVENUE CULTIVATION

5932 JACKSON AVE.
BERKLEY, MO 63134

SCHEMATIC DESIGN

[illegible]

THIS SHEET IS PART OF A COMPLETE SET.
REFER TO GENERAL NOTES FOR COMPLETE
LIST OF DOCUMENTS. SHEET SIZE 24 X 36

VERVE PROJECT NO.: 23083

ISSUE DATE: 07/07/2023

SHEET NAME:

SHEET NO.

SD100

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SCHEMATIC DESIGN

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VERVE PROJECT NO.: 23083

ISSUE DATE: 07/07/2023

SHEET NAME:
FLOOR PLAN - AREA A

SHEET NO.

SD101

© 2022 VERVE



1 FLOOR PLAN - AREA A
SD101 1/8" = 1'-0"

GROSS AREA PLAN

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by my seal.

5932 JACKSON AVE.
BERKLEY, MO 63134

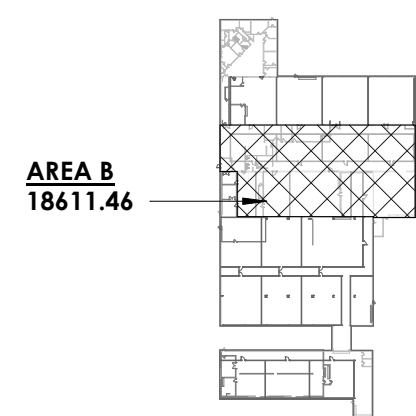
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VERVE PROJECT NO.:	23083
ISSUE DATE:	07/07/2023

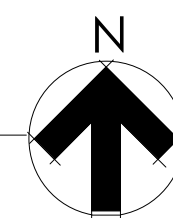
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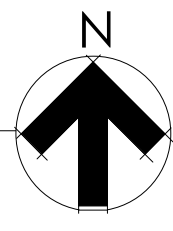
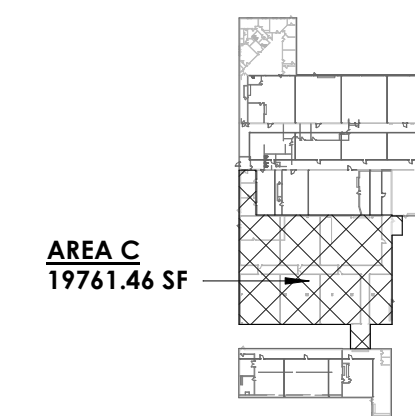
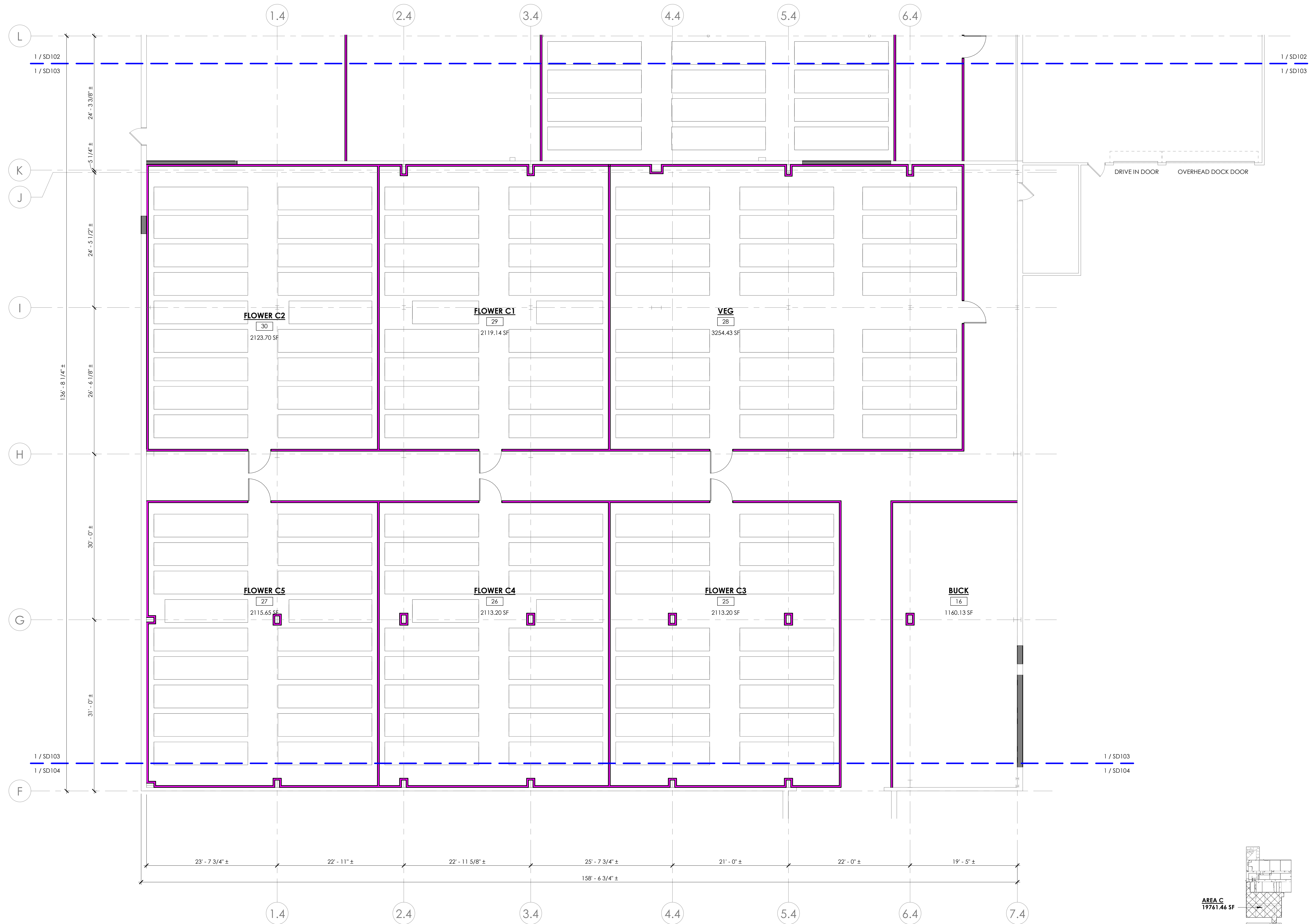
SD102

2022 VERVE



GROSS AREA PLAN





GROSS AREA PLAN

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JACKSON AVENUE CULTIVATION

5932 JACKSON AVE.
BERKLEY, MO 63134

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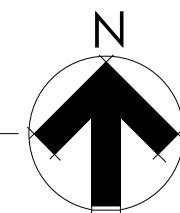
VERVE PROJECT NO.: 23083

ISSUE DATE: 07/07/2023

SHEET NAME:
FLOOR PLAN - AREA C

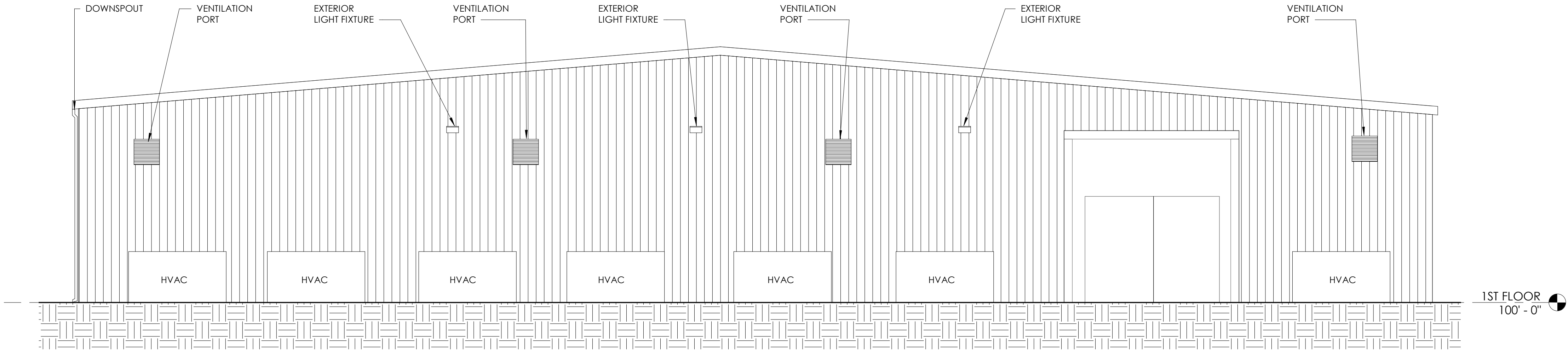
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SD103

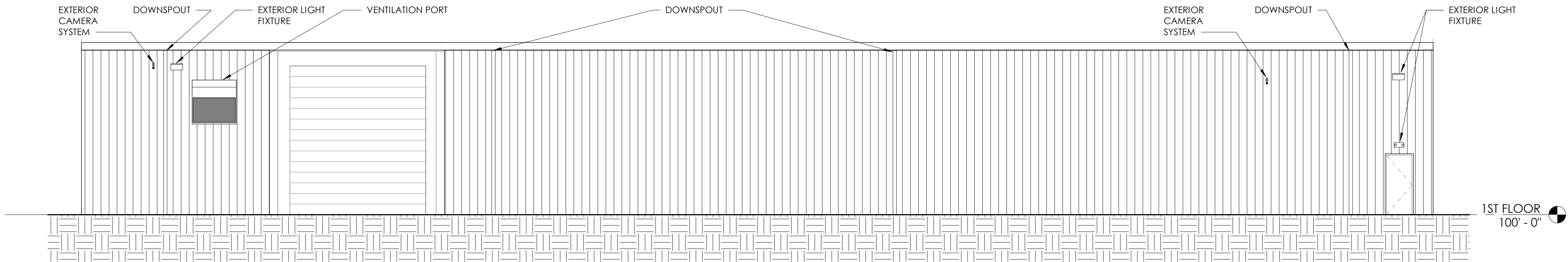


AREA D
8571.39 SF

7/17/2023 2:11:28 PM C:\Users\jiose\Documents\23083 Jackson Avenue Cultivation CENTRAL_jioseM74X5.rvt



1
SD202
Area C - South Elevation
1/8" = 1'-0"



2
SD202
Area D - North Elevation
1/8" = 1'-0"

VERVE

DESIGN STUDIO

1558 S. BROADWAY
ST. LOUIS, MISSOURI 63104
314-822-4007
www.VERVEDS.com
STATE OF MISSOURI CERTIFICATE
OF AUTHORITY # A-2013038641

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CONSTRUCTION

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I hereby specify, pursuant to RSMo 327.411,
this drawing sheet is authenticated
by my seal.

JACKSON AVENUE CULTIVATION

5932 JACKSON AVE.
BERKLEY, MO 63134

SCHEMATIC DESIGN

MARK	DATE	DESCRIPTION

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REFER TO GENERAL NOTES FOR COMPLETE
LIST OF DOCUMENTS. SHEET SIZE 24 X 36

VERVE PROJECT NO.:	23083
ISSUE DATE:	07/07/2023

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO.
SD202

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