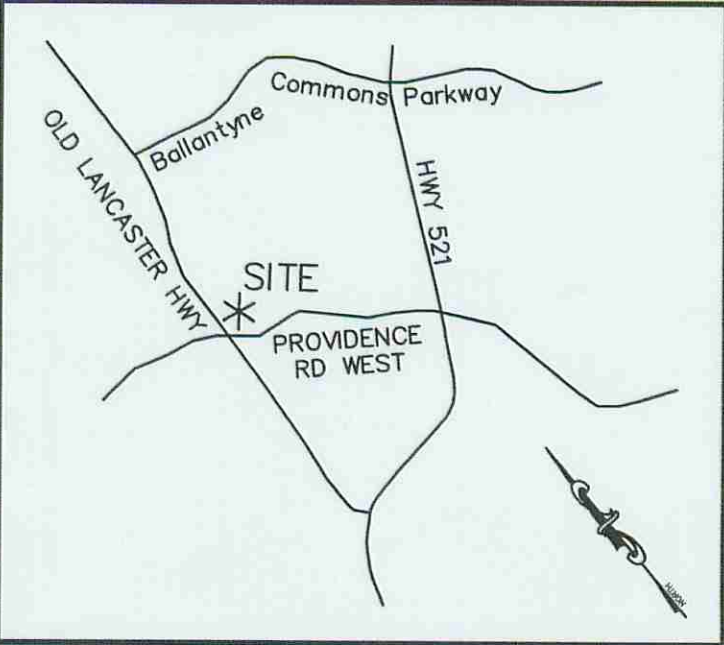


DEVELOPMENT STANDARDS:

1. THE DEVELOPMENT FOR THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL BUILDINGS AND OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.02(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A NEIGHBORHOOD SERVICES MIXED USE DEVELOPMENT. THE MAXIMUM ALLOWABLE SQUARE FOOTAGE SHALL BE 54,000 SQFT OF 1 STORY OFFICE AND 23,000 SQFT OF RETAIL. FOR A COMBINED TOTAL SQFT OF 77,000 SQFT.
4. AS SHOWN ON THE SITE PLAN, TREE SAVE AREAS SHALL BE ESTABLISHED. TREE SAVE AREAS SHALL REMAIN SUBSTANTIALLY UNDISTURBED AREAS EXCEPT THAT ANY NECESSARY CLEARING AND GRADING NEEDED TO PLANT NEW PLANT MATERIAL, AS REQUIRED SHALL BE ALLOWED AS WELL AS ANY GRADING NEEDED TO INSTALL UTILITIES, PEDESTRIAN PATHS, AND/OR FENCING, AND STORM WATER OUTLET PIPE. FIELD DESIGN / ROUTING WILL BE USED TO MINIMIZE DISTURBANCE FOR THE ABOVE MENTIONED ITEMS POSSIBLE IN TREE SAVE AREA. A SOLID WOODEN FENCE DESIGNED AND PLACED IN ACCORDANCE WITH ORDINANCE STANDARDS SHALL BE USED AS THE MEANS TO PRESERVE THE TREE SAVE AREA AND PROVIDE ADDITIONAL SCREENING.
5. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
6. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
7. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED WITH CAPPED AND FULLY SHIELDED LIGHTING. LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25'.
8. WALL PACK LIGHTING SHALL BE PROHIBITED.
9. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/ OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

10. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 1 STORY OR 30 FEET.
11. ALL USES PERMITTED SHALL BE: BEAUTY SHOPS, BARBERS, LAUNDRIES, DRY CLEANING, RESTAURANTS, RETAIL SALES, GROCERY, DRUG STORE, CAFETERIA, BAKERY, FLORIST SHOPS, OPTICIAN, THEATERS, BANK, SIGNAGE, DAY CARE FACILITIES, OFFICE, AND OFFICE CONDOS.
12. ALL BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE, AND OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS. ALTHOUGH SOME INDIVIDUAL TENANTS BRANDING AND OR THE ARCHITECTURAL / DETAIL DIVERSITY IS ALLOWED, THERE WILL BE AN OVERALL ARCHITECTURAL THEME AND COMPATIBILITY OF BUILDINGS DESIGNED FOR THE SITE. STAFF TO REVIEW ELEVATIONS PRIOR TO BUILDING PERMIT SUBMITTAL. THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF SHALL REVIEW THE PROPOSED BUILDING ELEVATIONS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT TO INSURE COMPLIANCE WITH THE ARCHITECTURAL/BUILDING MATERIALS REQUIREMENTS.
13. THE MINIMUM PARKING AND BUILDING SETBACK LINES SHALL CONFORM TO THE NS ZONING. THE SETBACK LINES SHALL BE MEASURED FROM THE RIGHT-OF-WAY AS SHOWN IN ASSOCIATION WITH NCDOT & CDOT ROW ALONG OLD LANCASTER HWY AND PROVIDENCE RD WEST.
14. PUBLIC SIDEWALKS WILL BE BUILT AROUND THE PERIMETER AND INTERIOR OF THE SITE AS OUTLINED ON THE PLAN. THE DEVELOPER SHALL CONNECT TO THE EXISTING SIDEWALK SYSTEM AS IT RELATES TO ADJACENT PROPERTIES.
15. THE SETBACK AREA ALONG THE SITE'S OLD LANCASTER HWY & PROVIDENCE RD WEST FRONTAGE SHALL BE LANDSCAPED WITH LARGE, MATURING TYPE TREES PLANTED IN ACCORDANCE WITH THE STANDARDS OF THE TREE ORDINANCE. THIS AREA SHALL BE AUGMENTED WITH A MANICURED LAWN (SEE INSET DETAIL). ALSO, AS REQUIRED, PARKING AREAS ADJACENT TO S. TRYON STREET SHALL BE SCREENED PER REQUIREMENTS BY WAY OF NATURAL SCREEN PLANTINGS.
16. CLEARING AND GRADING IS NOT ALLOWED THE TREE SAVE AREAS.
17. THE TREE SAVE AREA MAY BE DISTURBED TO INSTALL STORM DRAINAGE PIPE AND RIP RAP APRONS REQUIRED BY THE CITY OF CHARLOTTE - ENGINEERING DEPARTMENT. NEW LANDSCAPE MATERIAL SHALL BE REPLANTED IN DISTURBED AREAS AS CLOSE AS POSSIBLE TO THE RIP RAP APRON IN ORDER TO SCREEN THE SITE.
18. WHEN THE FUTURE BRYANT FARMS ROAD EXTENSION IS CONSTRUCTED, AND PROVIDENCE ROAD WEST IS WIDENED, THE DRIVEWAY AT PROVIDENCE ROAD WEST SHALL BE MODIFIED TO ALLOW RIGHT IN - RIGHT OUT MOVEMENTS ONLY.
19. IF THE ADJACENT ROADWAYS DO NOT HAVE A 50' RIGHT OF WAY, THE DEVELOPER / PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE TITLE, A 50' RIGHT OF WAY MEASURED FROM THE ROAD CENTERLINE.

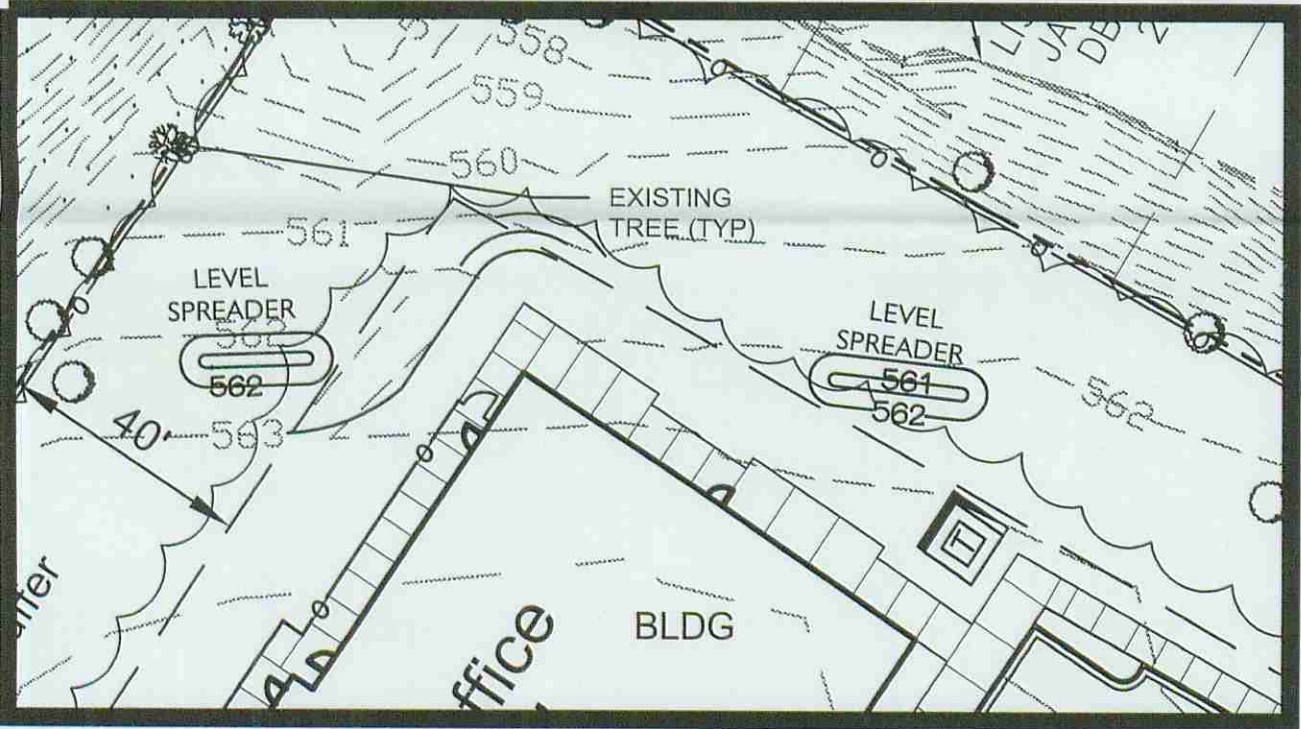
20. THE PROPOSED STORM WATER SYSTEMS SHALL BE DESIGNED WITH THE SITES "STORM WATER MANAGEMENT PLAN" APPROVED BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES.
21. THE USE OF DRIVE - THRU WINDOWS IS PROHIBITED.
22. NO PARKING IS ALLOWED BETWEEN THE FRONTAGE STREETS AND THE FRONT BUILDINGS.
23. PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE.
24. THE DETENTION POND IN THE REAR OF THE SITE WILL BE SIZED TO MAXIMIZE THE TREE SAVE AREA.
25. METER BOXES AND UTILITY TROUGHES SHALL BE SCREENED WHEREVER POSSIBLE WITH SCREEN WALLS.
26. THE DEVELOPER SHALL TREAT THE 42" DIA. WATER OAK WITH CAMBISTAT. THE TREE WILL BE PRUNED TO LIFT THE CANOPY TO 12' AND STRUCTURALLY WEAK BRANCHES AND DEADWOOD WILL BE REMOVED. "TREE PRESERVATION AREA" SIGNS WILL BE HUNG ON THE TREE PROTECTION FENCE SURROUNDING THE TREE. TREE ROOTS WILL BE PRUNED ALONG THE PERIMETER OF THE TREE PROTECTION FENCE. DEEP ROOT INOCULATE WILL BE APPLIED IN THE SPRING OF 2008. LIGHTING ROD PROTECTION SHALL BE INSTALLED AT THE TREE.
27. TREE PROTECTION FENCE WILL BE INSTALLED PER THE LAND DEVELOPMENT ORDINANCE AROUND TREES IN THE SETBACKS AND ROAD RIGHT OF WAYS.
28. THERE WILL BE NO DUMPSTER COLLECTION BEFORE 6 AM AND AFTER 11 PM.
29. LIMIT THE HEIGHT OF THE BERM AS IT RELATES TO THE DETENTION IN THE NORTH EAST CORNER OF THE SITE AS NOT TO IMPEDE INTO THE DETENTION POND.
30. CLASS B BUFFER ON THE NORTH EAST PROPERTY LINE TO BE 56.25' AND THE OUTER 40' WILL BE UNDISTURBED WHERE THERE ARE EXISTING TREES AND VEGETATION. STORMWATER MANAGEMENT MEASURES REQUIRED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT CAN BE CONSTRUCTED IN THE INTERIOR 16.25' OF THE BUFFER.
31. IN ORDER TO FUNCTION PROPERLY, LEVEL SPREADERS MUST BE CONSTRUCTED PARALLEL TO THE EXISTING GROUND. AS A RESULT, LEVEL SPREADERS MAY BE CONSTRUCTED IN THE BUFFER ADJACENT TO BUILDING "F". THE LEVEL SPREADERS SHALL BE CONSTRUCTED WITHOUT CUTTING ANY EXISTING TREES.



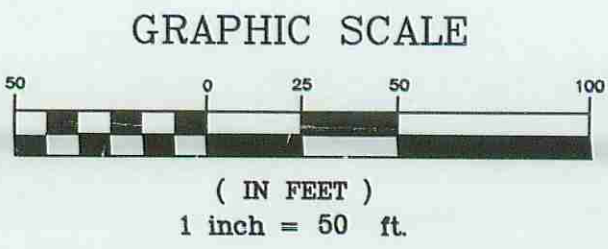
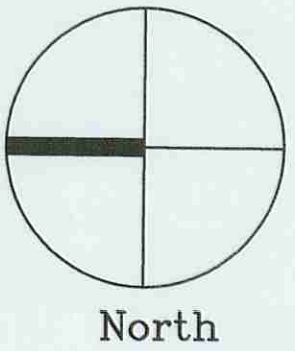
Vicinity Map - NTS

SITE DATA:

EXISTING ZONING: O-I (CD) & B-1(CD)
PROPOSED ZONING: NS(CD)
SITE ACREAGE: ±11.7 AC.
MAX BUILDING SQFT: OFFICE: 54,000 SQFT
RETAIL: 23,000 SQFT
TOTAL: 77,000 SQFT
MAX BUILDING HEIGHT: 1 STORY OR 30 FT
PARKING STANDARDS:
OFFICE: 1 SPACE PER 300 SQFT
RETAIL: 1 SPACE PER 250 SQFT
RESTAURANT: 1 SPACE PER 125 SQFT



- PROPOSED LARGE TREE
- PROPOSED SMALL TREE
- EXISTING TREE
W/O - WATER OAK
W/O - WILLOW OAK
S/M - SILVER MAPLE



NO. 1 MONUMENT "LOWERY"
R# 474-253-22
E 1443-362-75

Olde Lancaster Town Center
Mixed Use Development
Charlotte
North Carolina

Project No: 2737
Drawn By: B Cannella
Designed By: B Cannella
Checked By: B Rialler
Date: 8.19.05

Revisions:		
Per Planning Review	11.21.05	
Per Planning Review	12.12.05	
Per Planning Review	12.19.05	
Per Owner Review	01.11.06	
Per Planning Review	04.20.06	
Per Planning Review	05.05.06	
Developer Revisions	05.30.06	

Sheet Title:

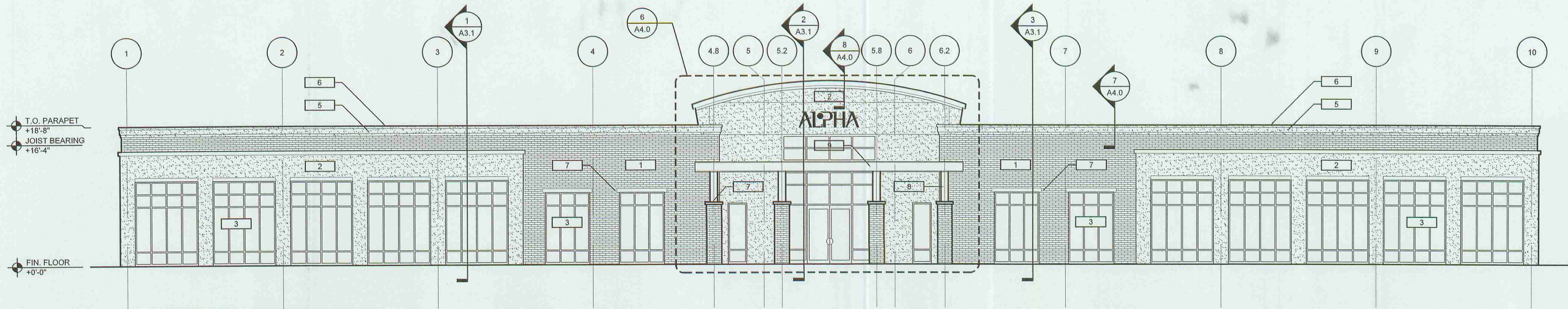
REZONING SITE
PLAN APPROVAL
TO PETITION
#2005-156

Sheet No:
R.1

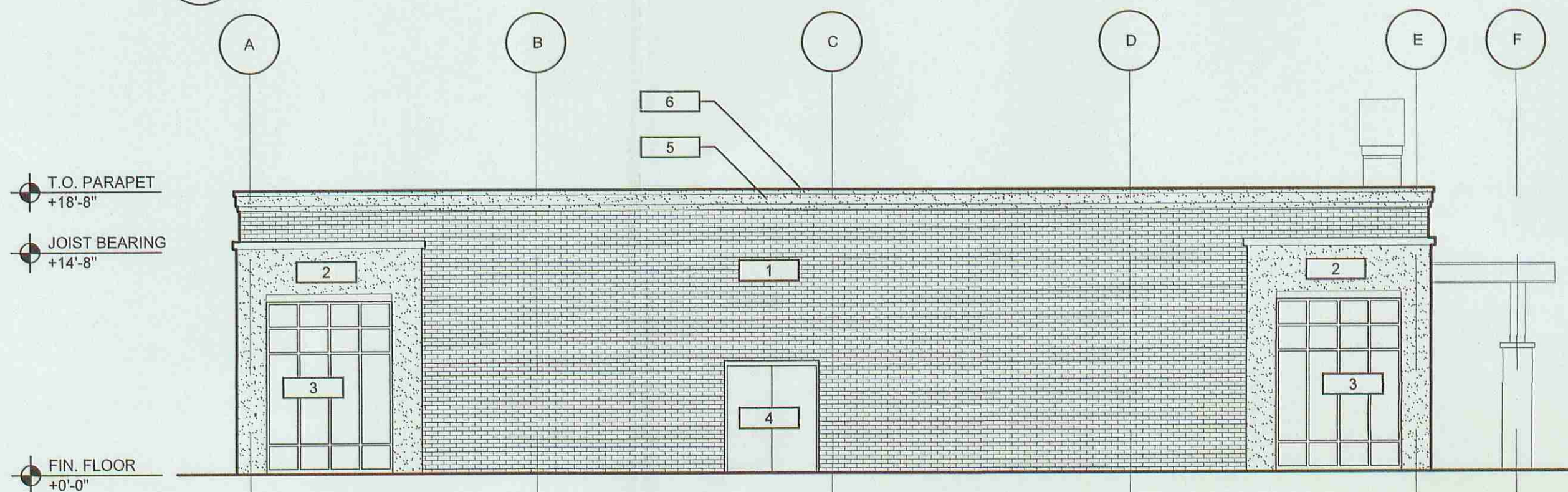
ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: Jan 15 2006
BY: DEBRA D. CAMPBELL

- REVISION FOUR MODIFIES INTERIOR PARKING CIRCULATION, RETAIL BUILDING LOCATIONS AND REDUCTION IN PARKING. ORIENTATION.
- REVISION TWO MODIFIES INTERIOR PARKING CIRCULATION, PARKING FOR 10,000 SF BUILDING AT EAST PROPERTY CORNER AND 15,000 SF BUILDING. ORIENTATION.
- REVISION ONE MODIFIES INTERIOR PARKING CIRCULATION AND (2) BUILDINGS PARALLELING TREE SAVE ON EAST PROPERTY LINES.

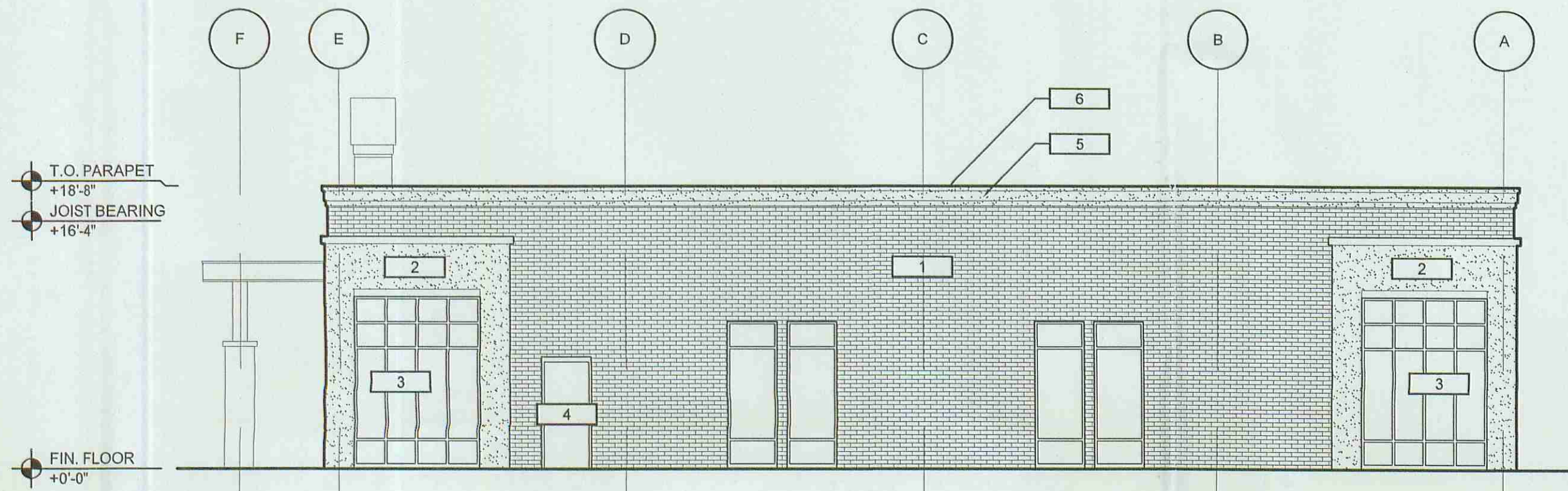
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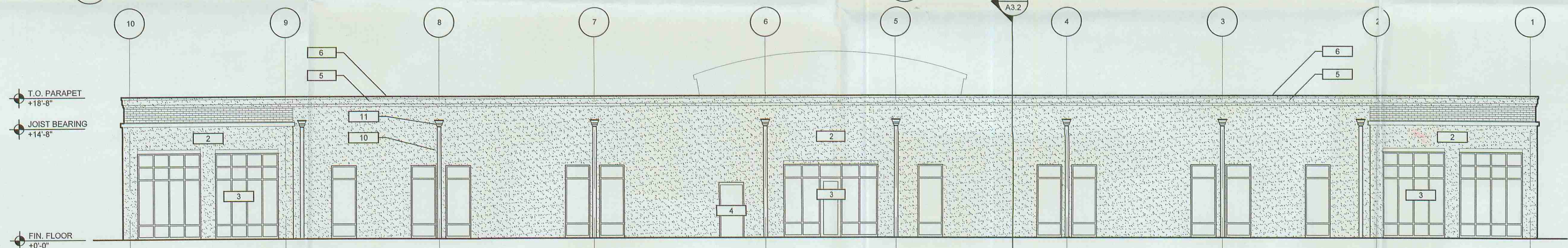
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A2.0
FRONT ELEVATION
1/8" = 1'-0"



2
A2.0
SIDE ELEVATION
1/8" = 1'-0"



3
A2.0
SIDE ELEVATION
1/8" = 1'-0"



4
A2.0
REAR ELEVATION
1/8" = 1'-0"

NOTE:
1. BUILDING SIGNAGE TO BE PERMITTED BY SIGN
CONTRACTOR

LEGEND	
1	BRICK VENEER: BORAL BRICKS #10-200 "RED" - MODULAR SIZE. MORTAR TO BE HOLCIM "BUFF".
2	E.I.F.S. WALL SYSTEM. COLOR TO BE STO "MOONLIT SAND" #10611.
3	CLEAR ANODIZED ALUMINUM STORE FRONT SYSTEM W/ TINTED LOW-E INSULATED GLASS
4	HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH ADJACENT MATERIAL
5	E.I.F.S. CORNICE. COLOR TO BE STO "MOONLIT SAND" #10611.
6	PRE-FINISHED METAL "SNAP-LOC" COPING TO MATCH E.I.F.S. ON CORNICE.
7	PRECAST CONCRETE
8	PREFINISHED ALUMINUM COLUMN COVER. COLOR TO BE RED TO MATCH ALPHA CORPORATE COLOR.
9	PREFINISHED METAL FASCIA. BRUSHED ALUMINUM FINISH.
10	PREFINISHED 6" ALUMINUM DOWNSPOUT. COLOR TO MATCH BRICK.
11	PREFINISHED METAL DOWNSPOUT COLLECTOR BOX. COLOR TO MATCH BRICK.

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: August 24, 2006
BY: DEBRA D. CAMPBELL

2005-15.6

CORPORATE
OFFICES
ALPHA SECURITY
PRODUCTS

CHARLOTTE, NC

REVISION DATE

DRAWN BY NB
CHECKED BY GB
ISSUE DATE 06.23.06
PROJECT NUMBER 06-745R

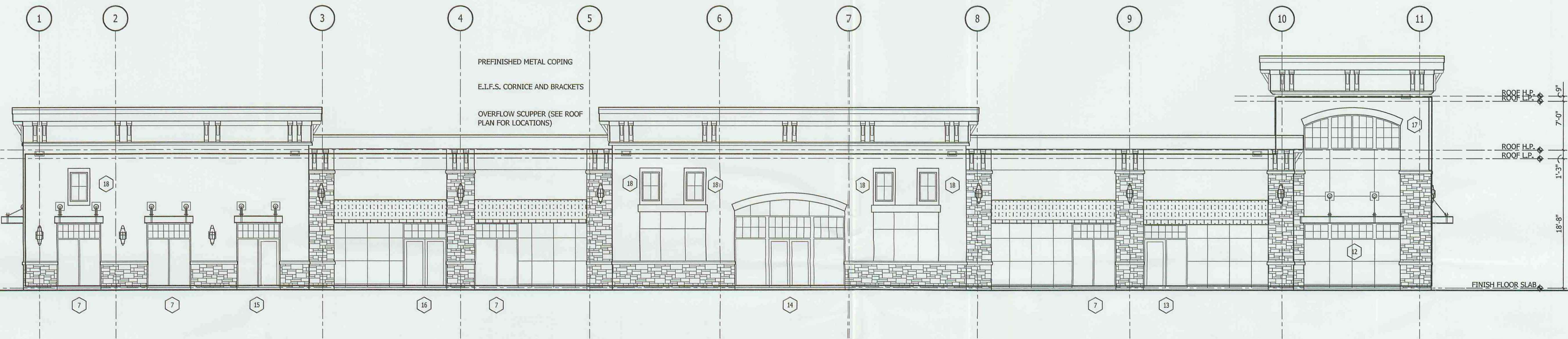
BUILDING
ELEVATIONS

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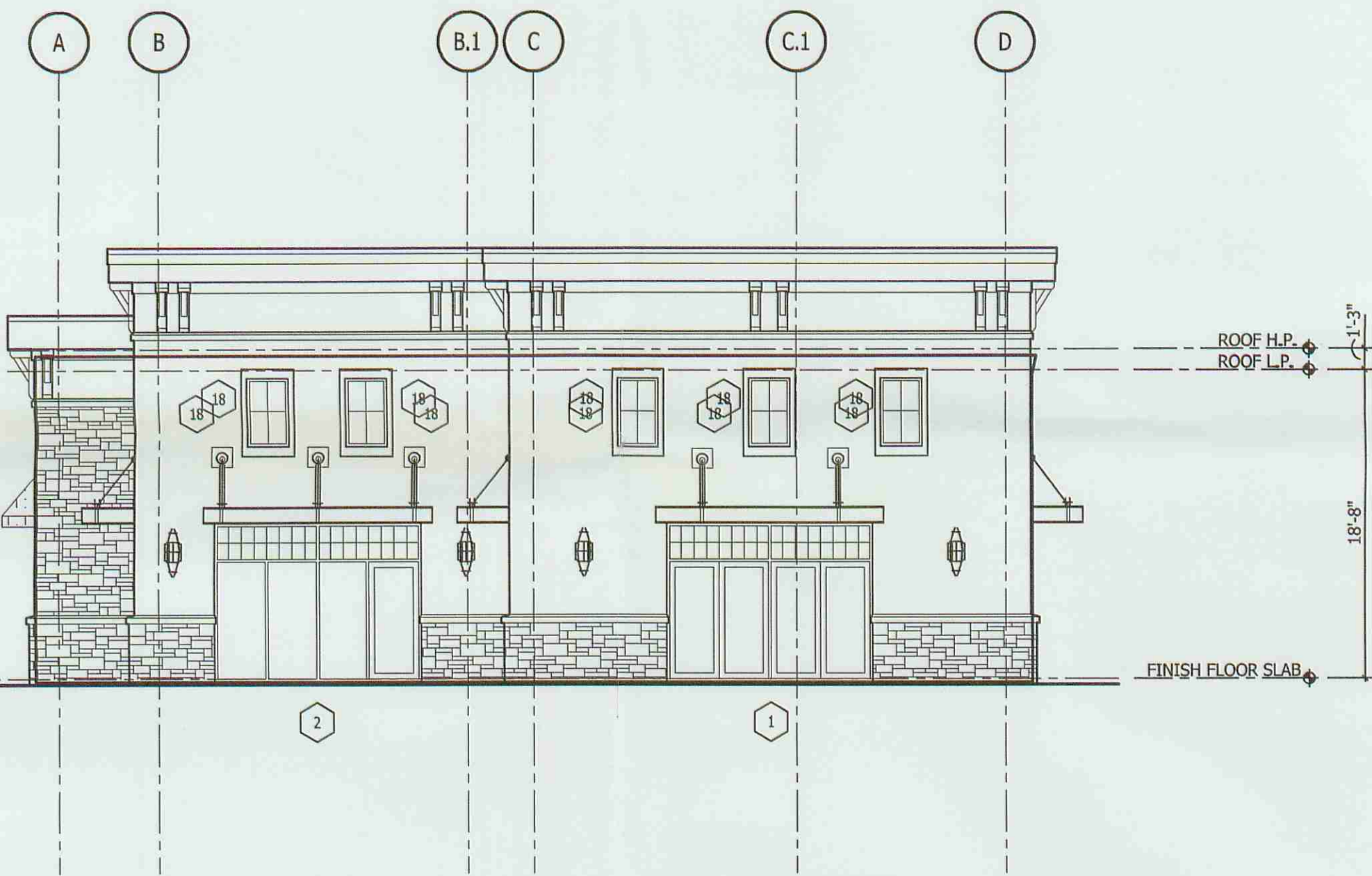


Overcash Demmitt
Architects

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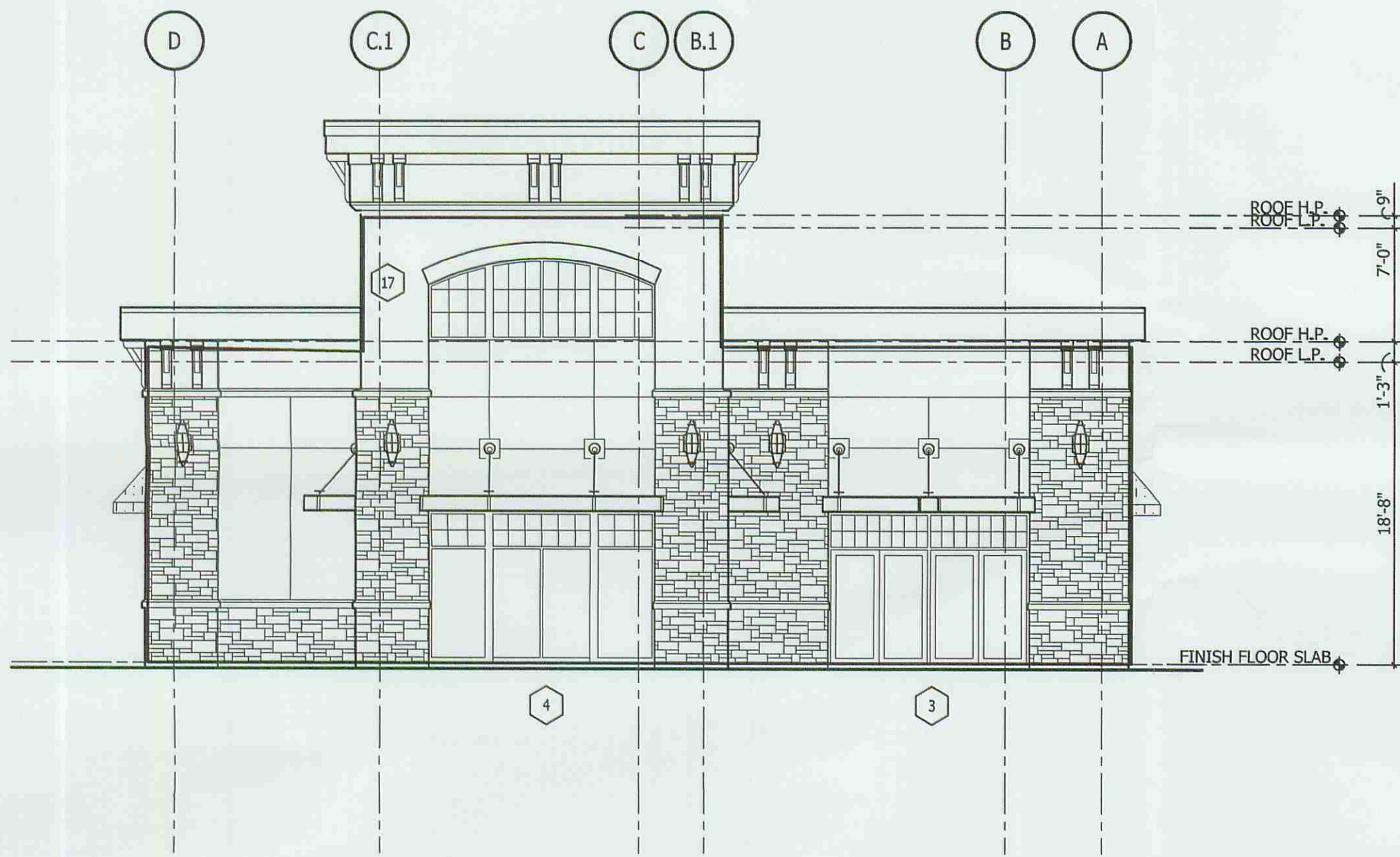


scale: 1/8" = 1'-0"



scale: 1/8" = 1'-0"

02 SOUTH ELEVATION

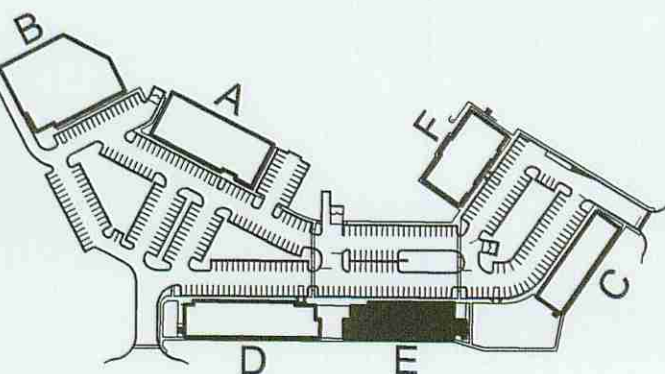


scale: 1/8" = 1'-0"

Olde Lancaster Town Center Building E

11926 Providence Road West
Charlotte, North Carolina

KEY PLAN

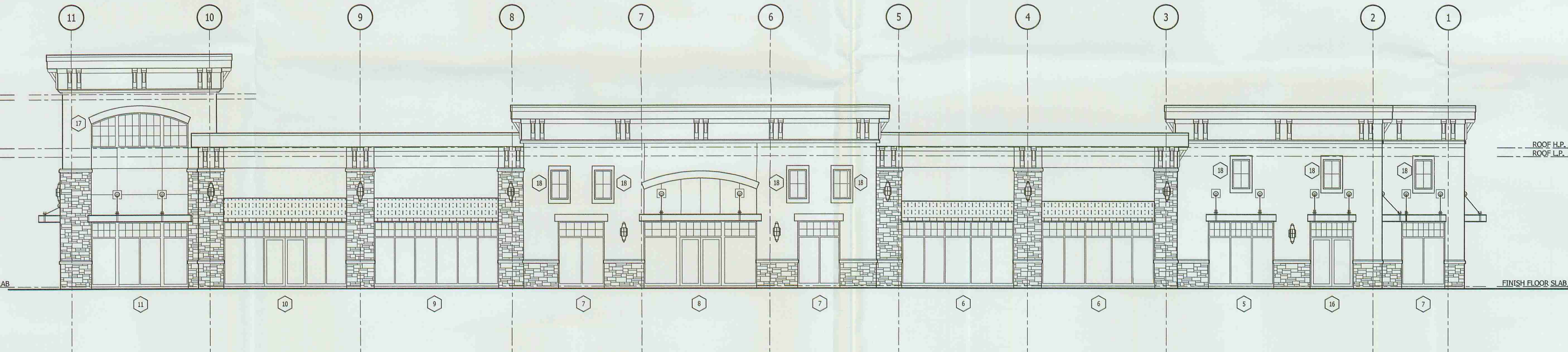


Preliminary Review	:	3/2/06
Background Issued	:	3/10/06
Owner Review	:	4/4/06
For Construction	:	4/11/06
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ATTACHED TO ADMINISTRATIVE ELEVATIONS
APPROVAL

DATED: June 2, 2006

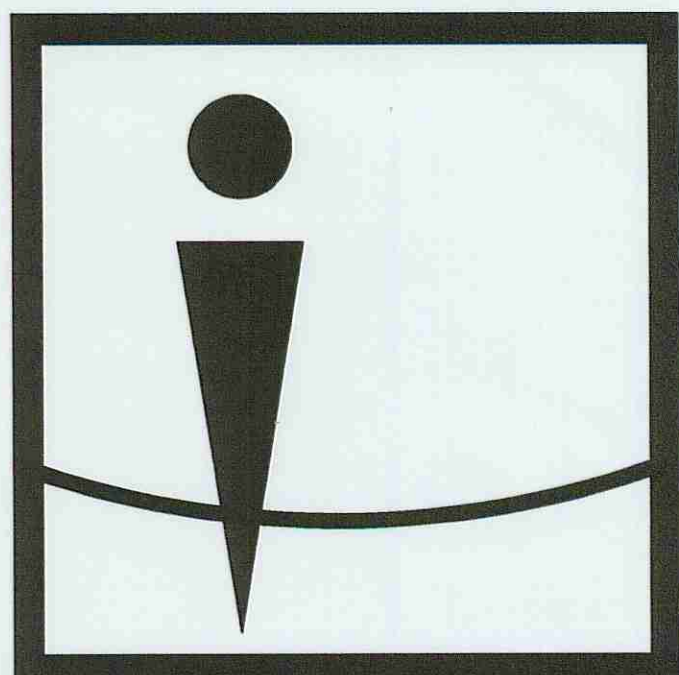
BY: DEBRA D. CAMPBELL



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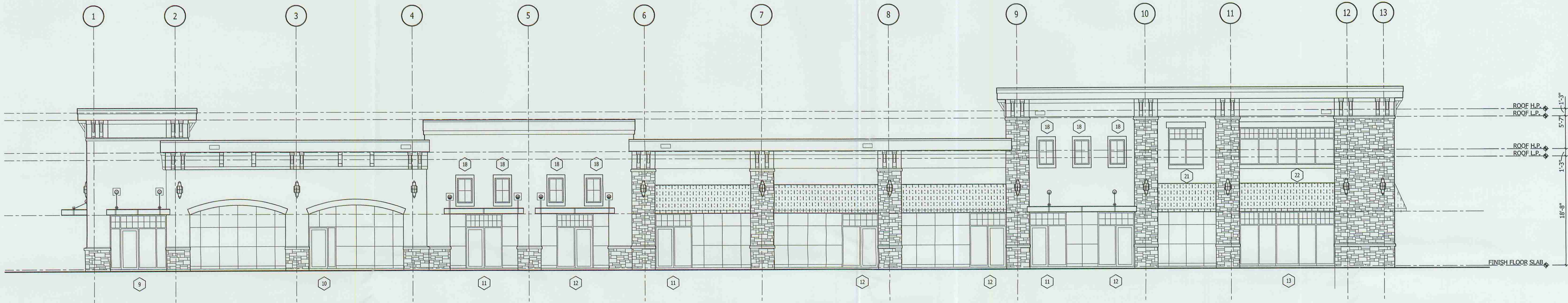
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ODA No. 051991.00 CADD File: drawings/A2.1.dwg



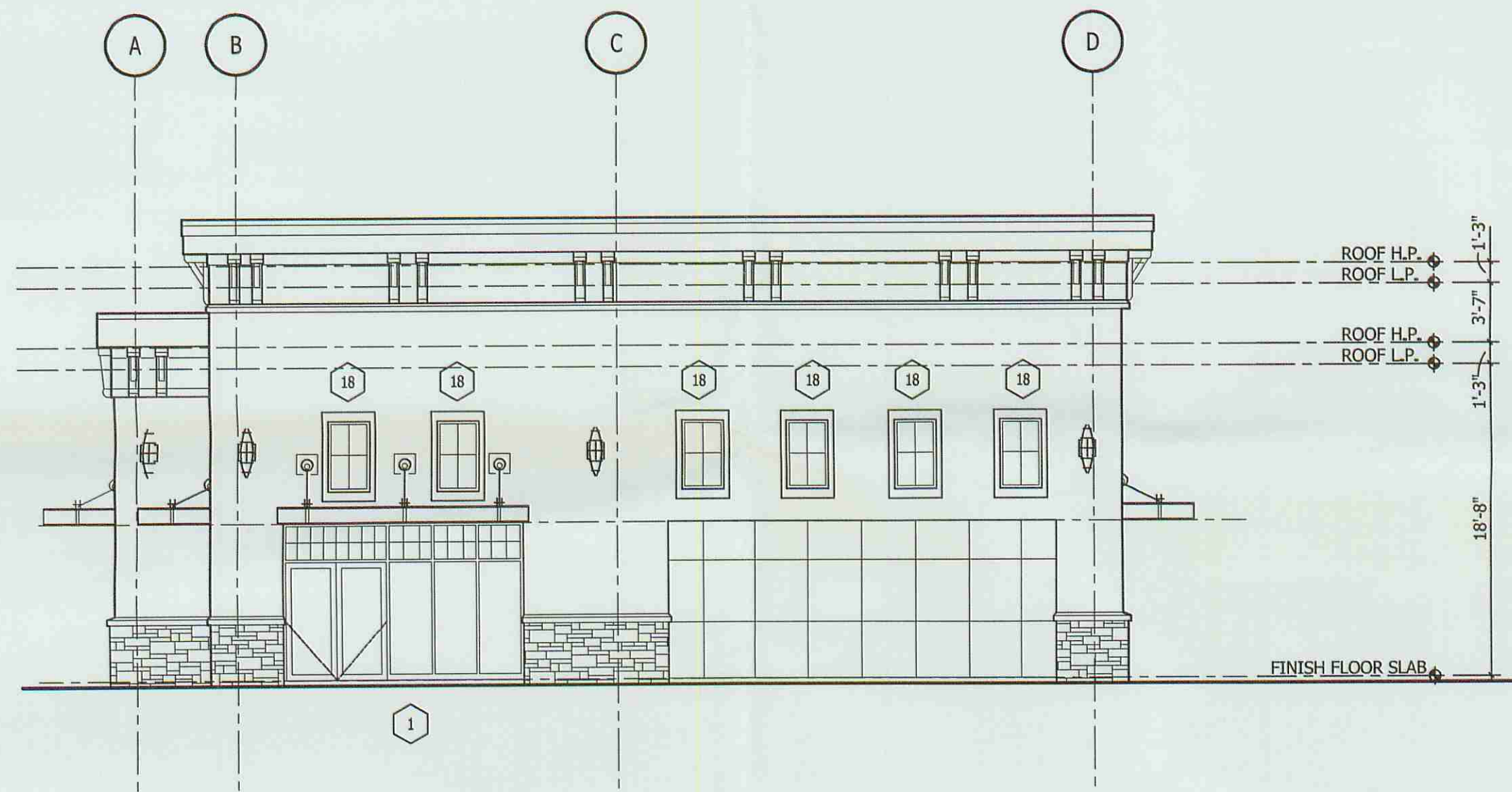
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charlotte north carolina 28203
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fax • 704.332.0117
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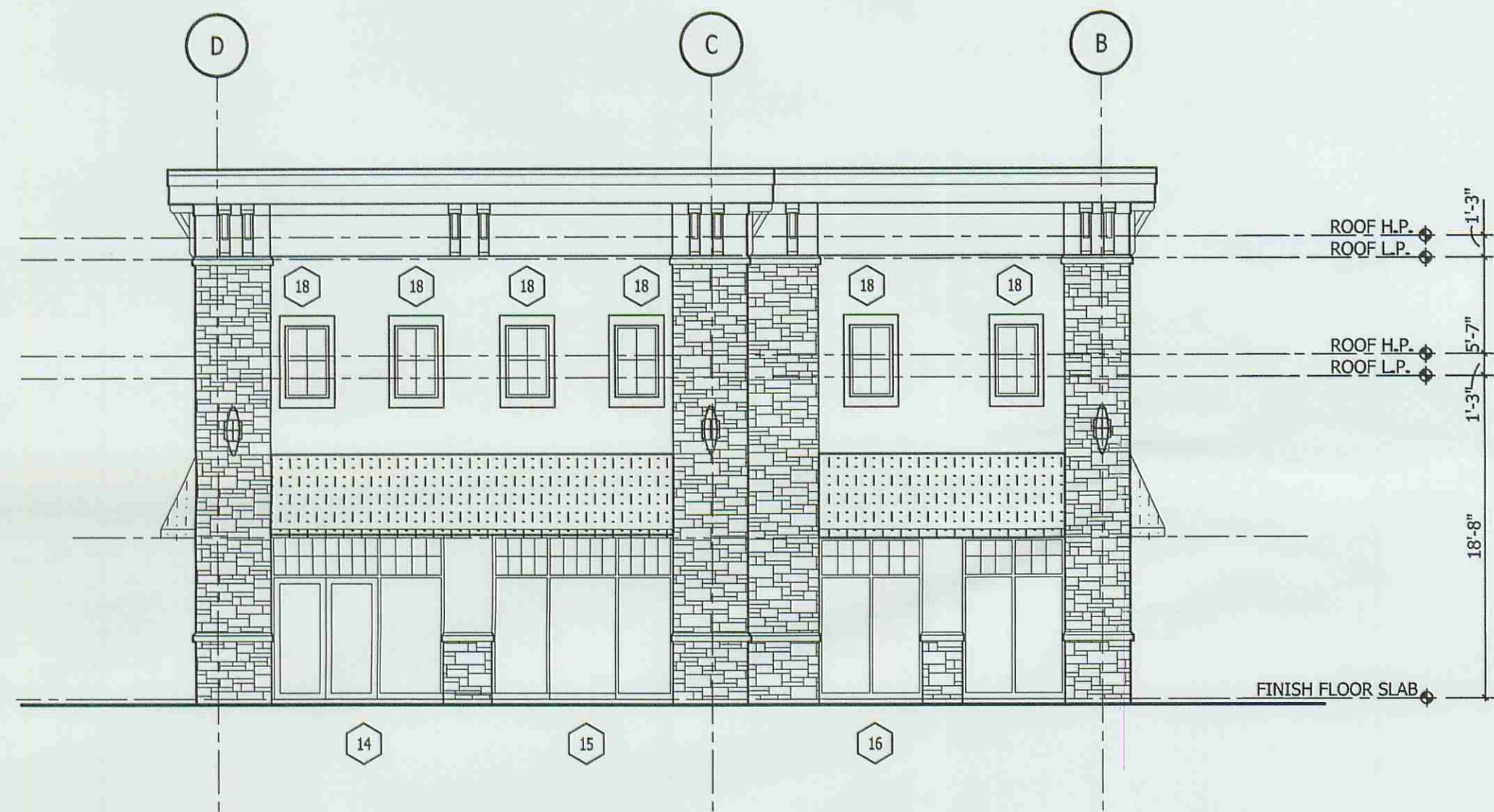
04 WEST ELEVATION

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03 NORTH ELEVATION

scale: 1/8" = 1'-0"



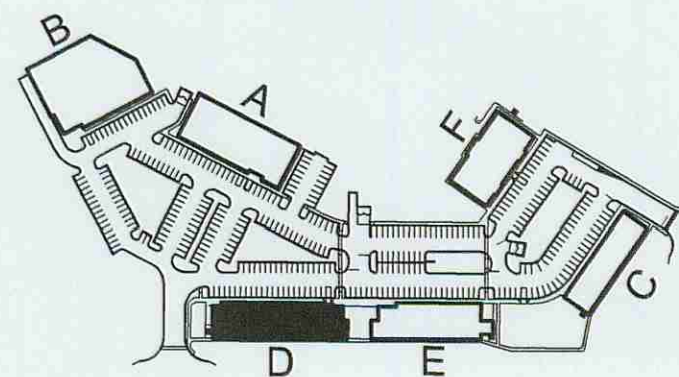
02 SOUTH ELEVATION

scale: 1/8" = 1'-0"

Olde Lancaster Town Center Building D

15025 Lancaster Highway
Charlotte, North Carolina

KEY PLAN



Preliminary Review :	3/2/06
Background Issued :	3/10/06
Owner Review :	4/4/06
For Construction :	4/11/06

ELEVATIONS

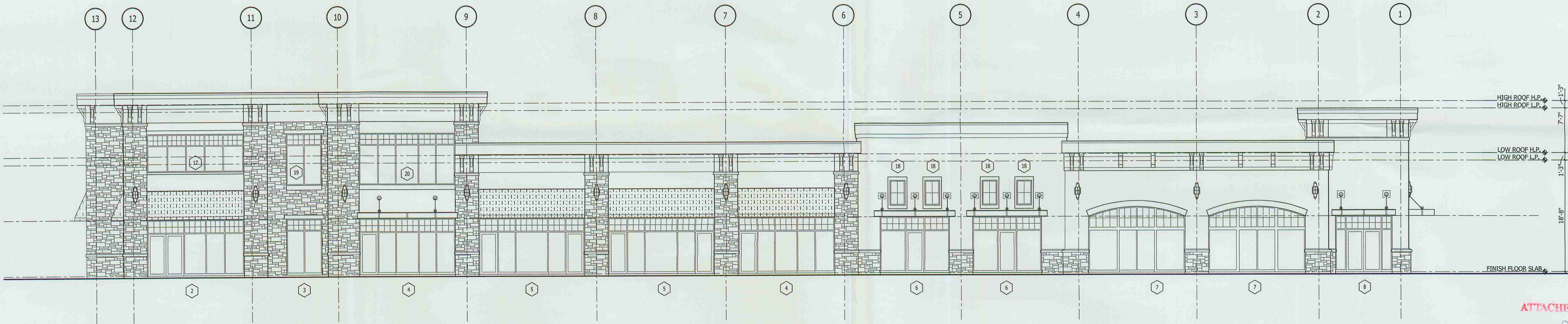
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APPROVAL
DATED: June 2, 2006
BY: DEBRA D. CAMPBELL

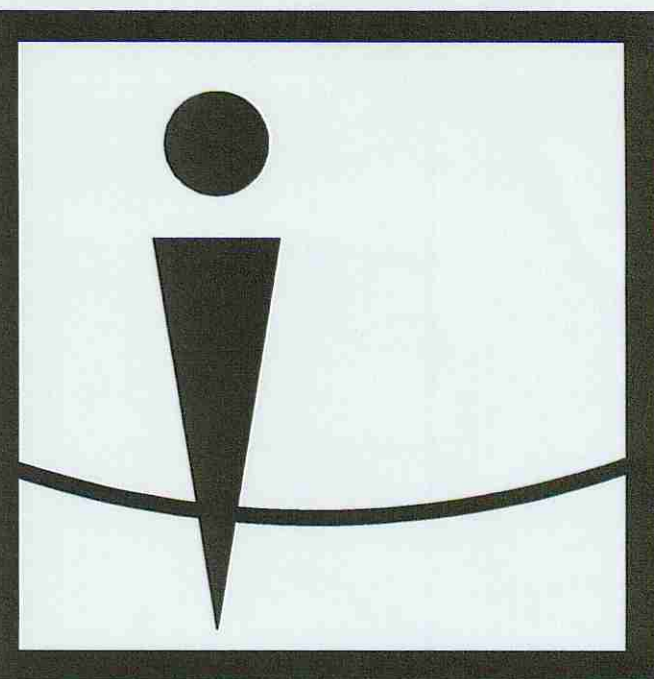
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ODA No. 051991.00 CADD File: drawings/A2.1.dwg

01 EAST ELEVATION

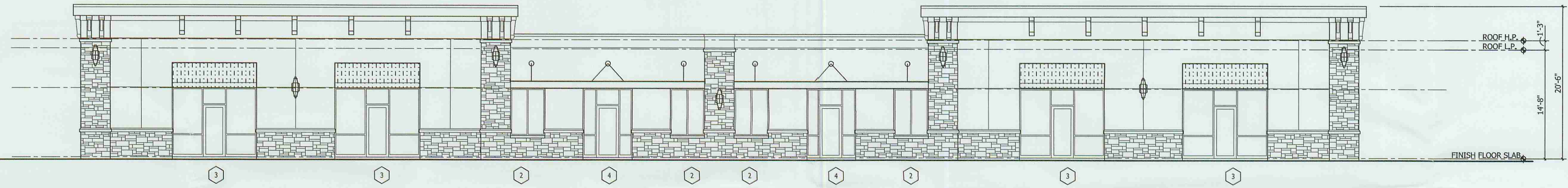
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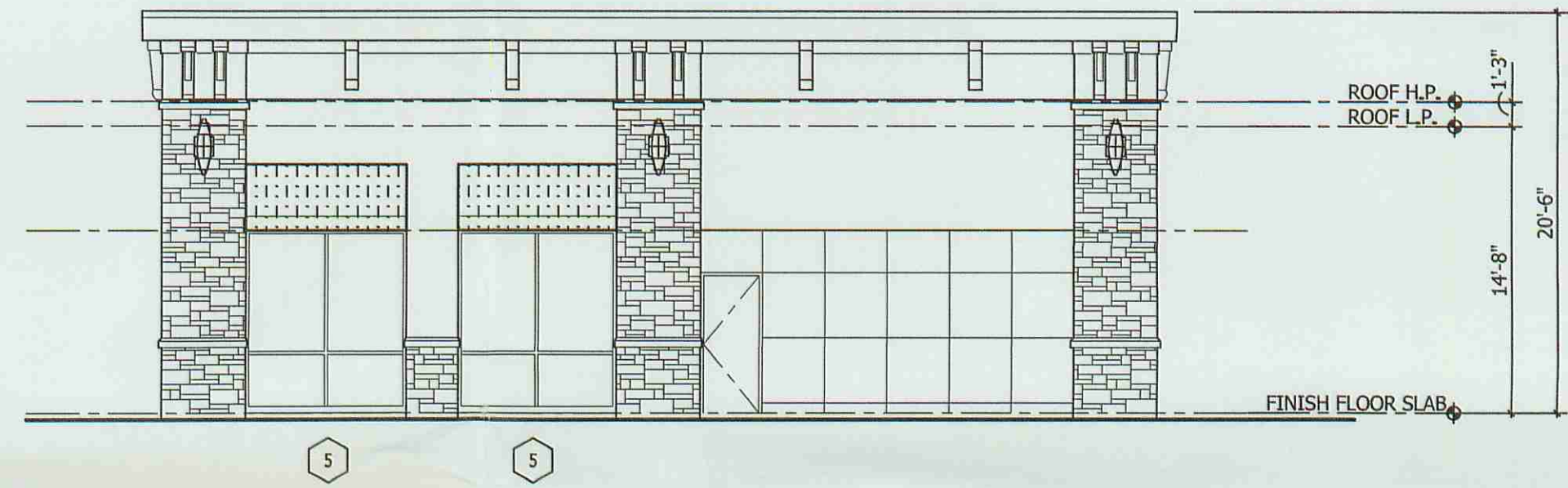


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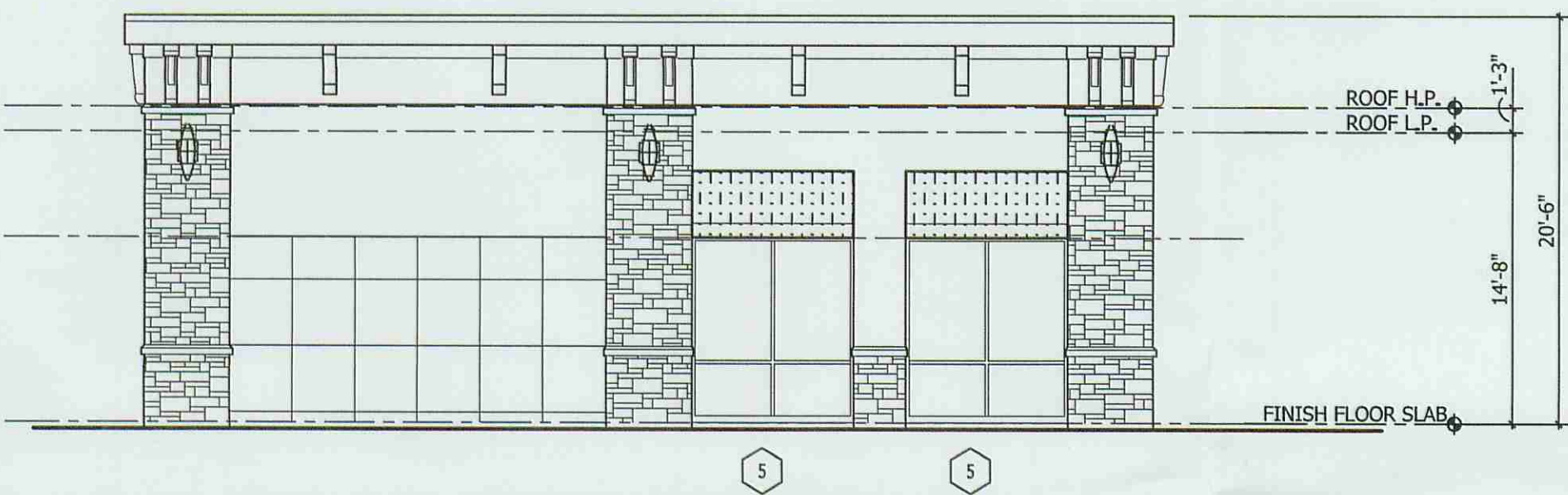
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scale: 1/8" = 1'-0"



scale: 1/8" = 1'-0"



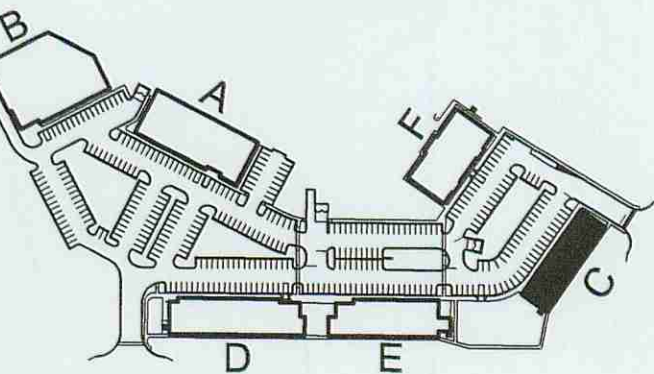
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02 EAST ELEVATION

Olde Lancaster Town Center Building C

11930 Providence Road West
Charlotte, North Carolina

KEY PLAN



Preliminary Review	:	3/2/06
Background Issued	:	3/10/06
Owner Review	:	4/4/06
For Construction	:	4/11/06
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ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: June 2, 2006

BY: DEBRA M. CAMPBELL

ELEVATIONS

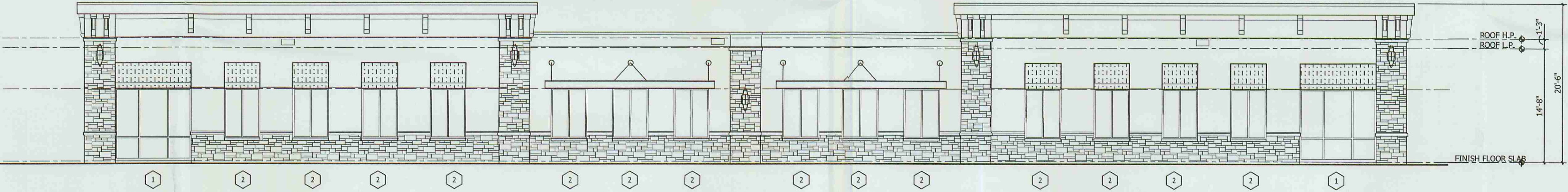
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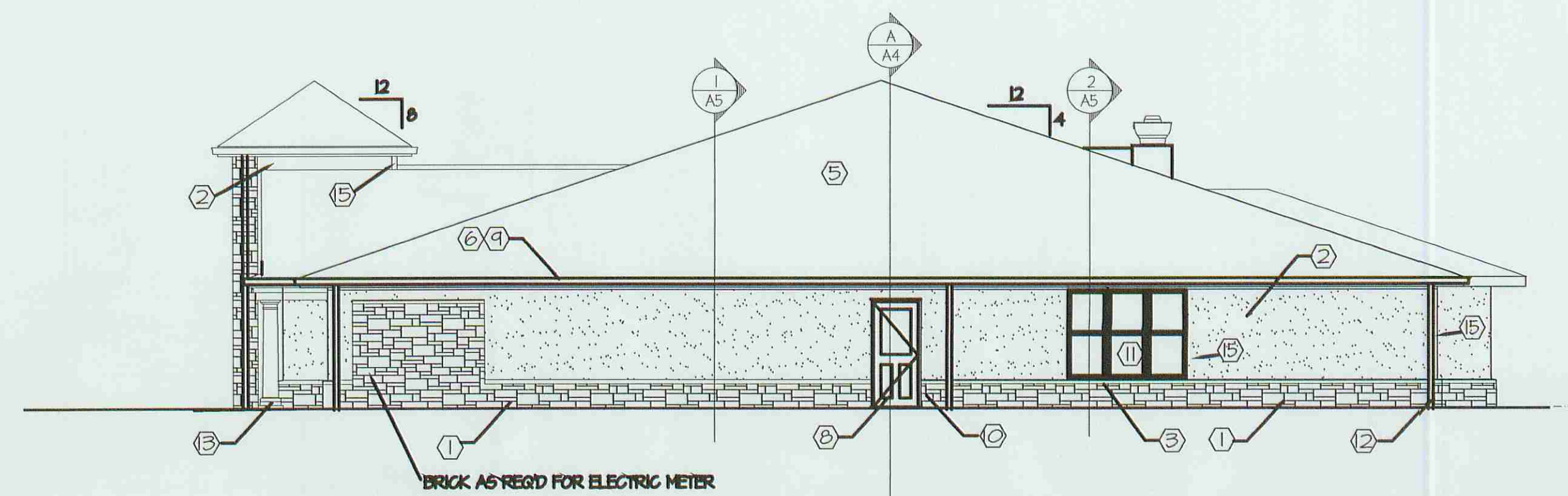
Planning

A2.1

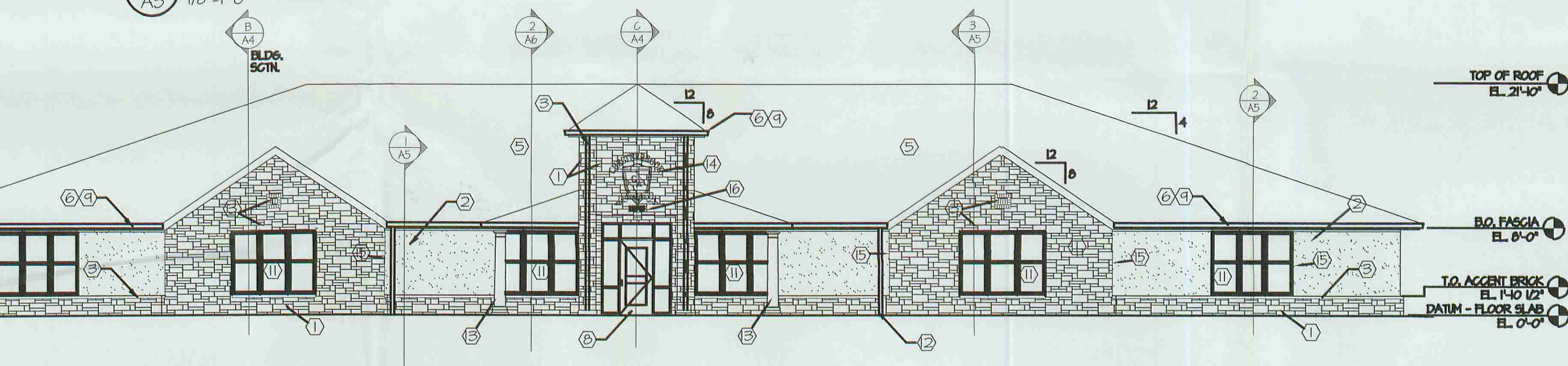
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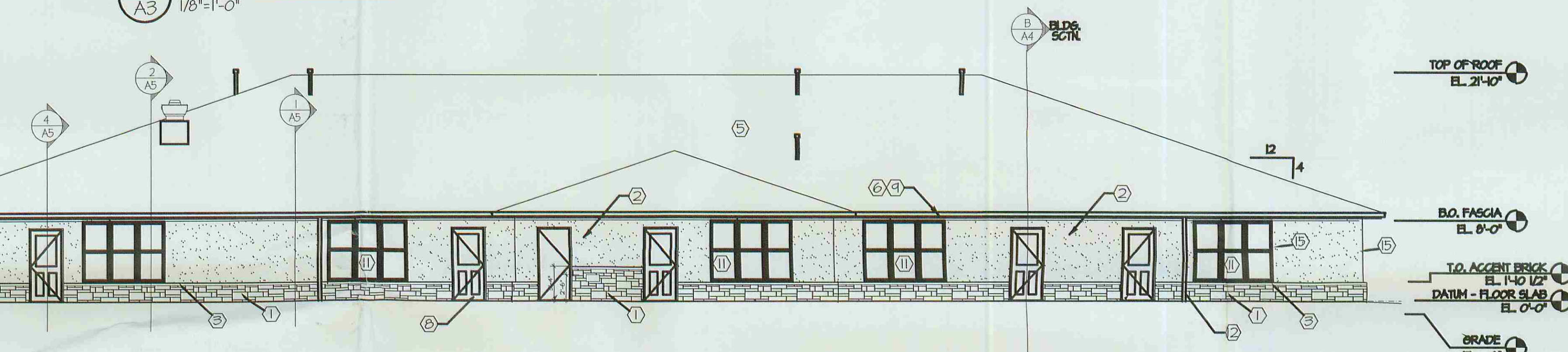




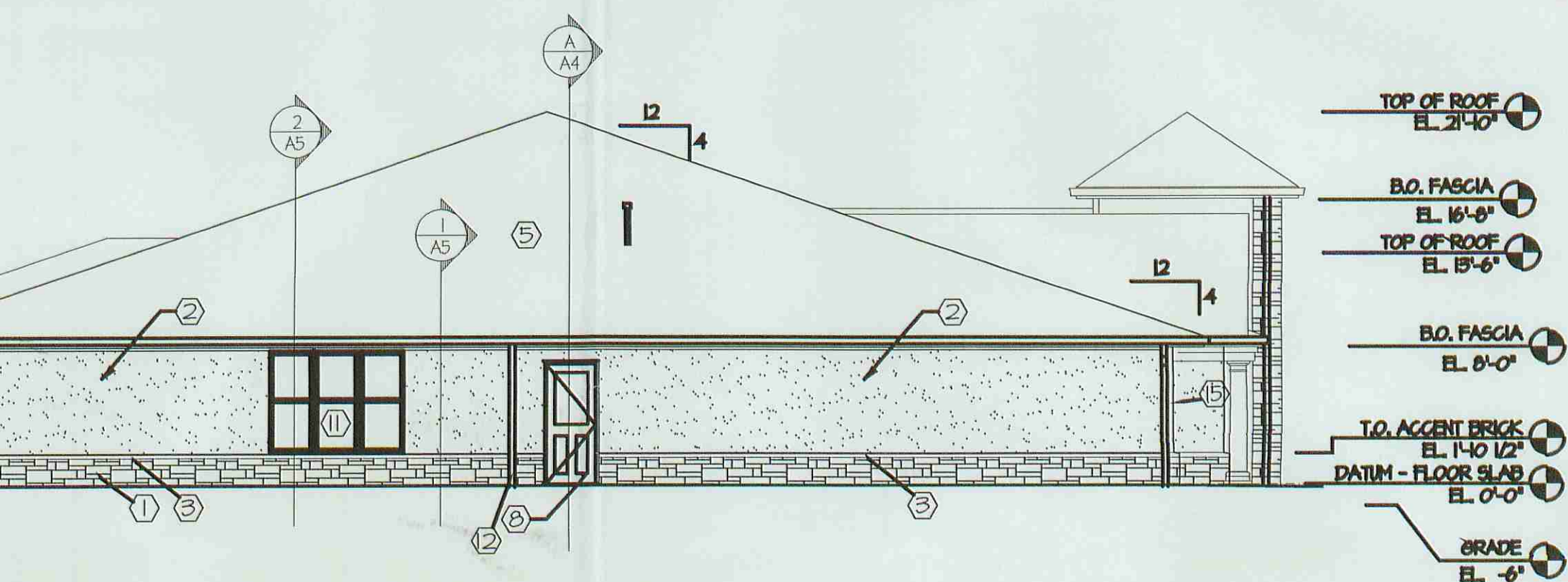
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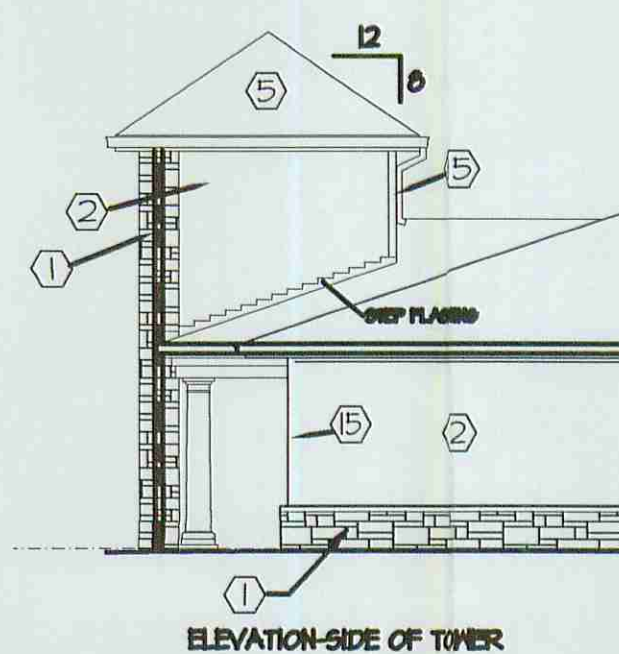
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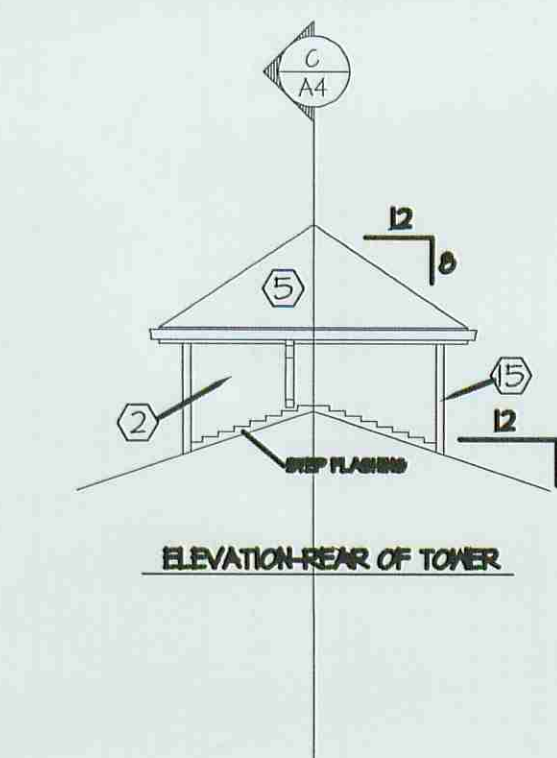
2 REAR ELEVATION
1/8"=1'-0"



5 WEST ELEVATION
1/8"=1'-0"



6 NORTH ELEVATION
1/8"=1'-0"



7 WINDOW ELEVATIONS & DIMS
1/4" = 1'-0"

MATERIALS KEY

- ① STANDARD BRICK TYPE 1 - CAROLINA CERAMICS ROSEWOOD CONTACT SCOTT WOOD 1-800-786-7116
- ② VINYL SIDING - CERTAINTED MONOGRAM - DOUBLE 4" CLAPBOARD CANYON BLEND
- ③ BRICK ACCENT BAND/ FEATURE - CLOUD CERAMICS BLACK DIAMOND TEXTURE: VELOUR
- ④ EIFS - DELETED
- ⑤ 25 YR SHINGLE ROOF - 6AF TIMBERLINE SLATE BLEND
- ⑥ VINYL FASCIA - COLOR = HUNTER GREEN
- ⑦ METAL COPING - COLOR = HUNTER GREEN
- ⑧ HOLLOW METAL DOOR & FRAME - COLOR = HUNTER GREEN
- ⑨ 6" GUTTER - COLOR = HUNTER GREEN
- ⑩ HOLLOW METAL DOOR AND FRAME - HUNTER GREEN
- ⑪ DOUBLE HUNG VINYL WINDOWS - COLOR = HUNTER GREEN
- ⑫ 9"x4" DOWNSPOUT - COLOR = HUNTER GREEN
- ⑬ 10" DIAMETER ROUND PYPON COLUMN #201006 SMOOTH W/ #413982 ATTACHING DISK, #180406 CAP AND #180400 BASE - COLOR TO MATCH EIFS
- ⑭ WALL SIGN - SEE SIGN-1
- ⑮ CERTAINTED VINYL CARPENTRY DECORATIVE TRIM - 5-1/2" I.E. FLUTED CORNER, TRIM BOARDS, ETC.
- ⑯ 6" HIGH METAL NUMBERS FOR STREET ADDRESS, WHITE LOCATE AS DIRECTED IN THE FIELD

A New School For:

Nobel Learning Communities, Inc

1615 West Chester Pike
West Chester, Pennsylvania 19382



NOBEL
Learning Communities, Inc.

Children's Design Group

MARK D. PAVEY A.I.A.

ARCHITECT

71 MARKET PLACE
MONTGOMERY, ALABAMA 36117
(334)-265-3050
(334)-265-3014 FAX
pavey@krology.net

Site:



OLD LANCASTER TOWN CENTER
11449 PROVIDENCE
ROAD WEST
MECKLENBURG COUNTY, NC

Drawing Title:

EXTERIOR
ELEVATIONS

Date:

3/31/2006

Drm:

MD

Ckd:

MD

Drawing Number:

A-3

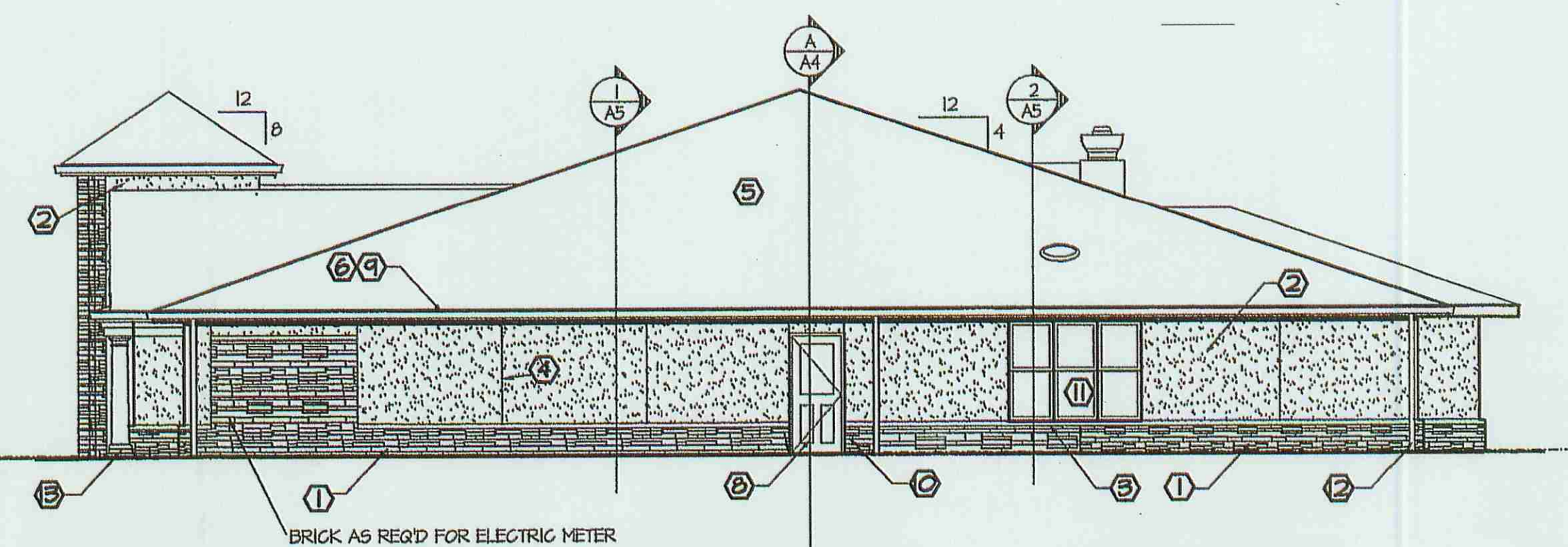
Revisions:

- △
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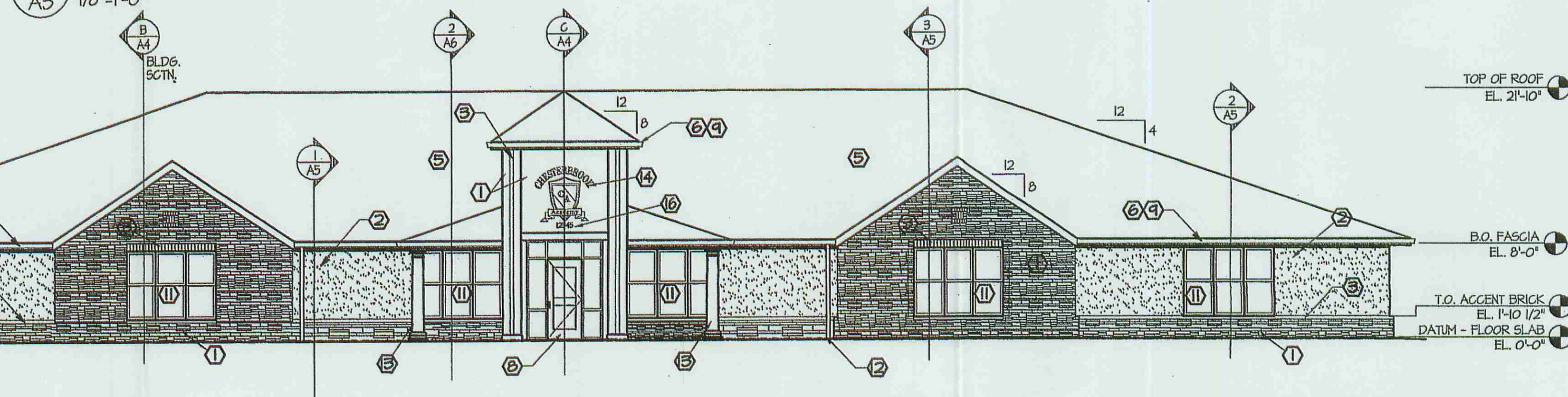
ATTACHED TO ADMINISTRATIVE
APPROVAL

DATE: June 2, 2006
BY: DEBRA D. CAMPBELL

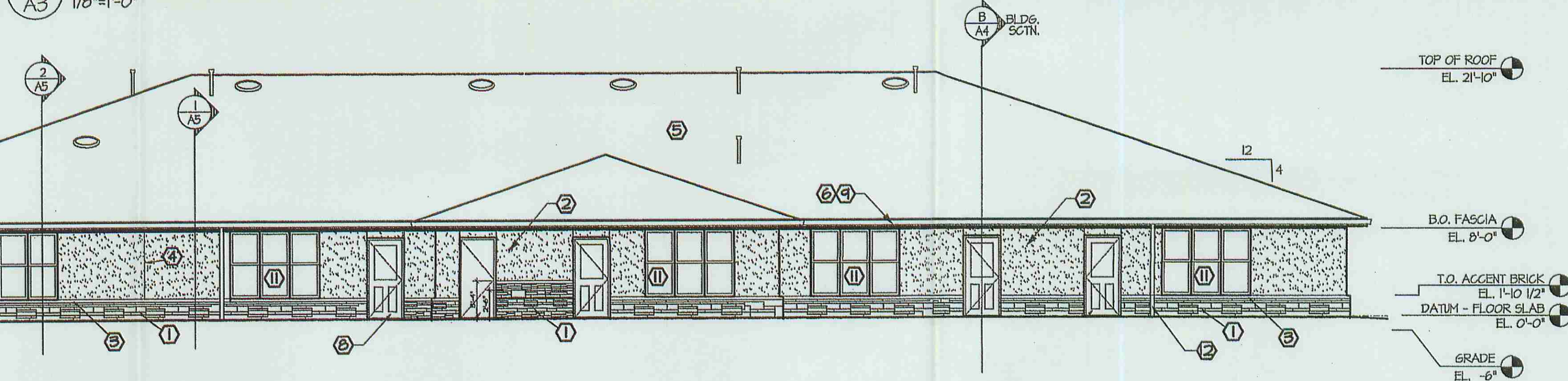
Building "F"



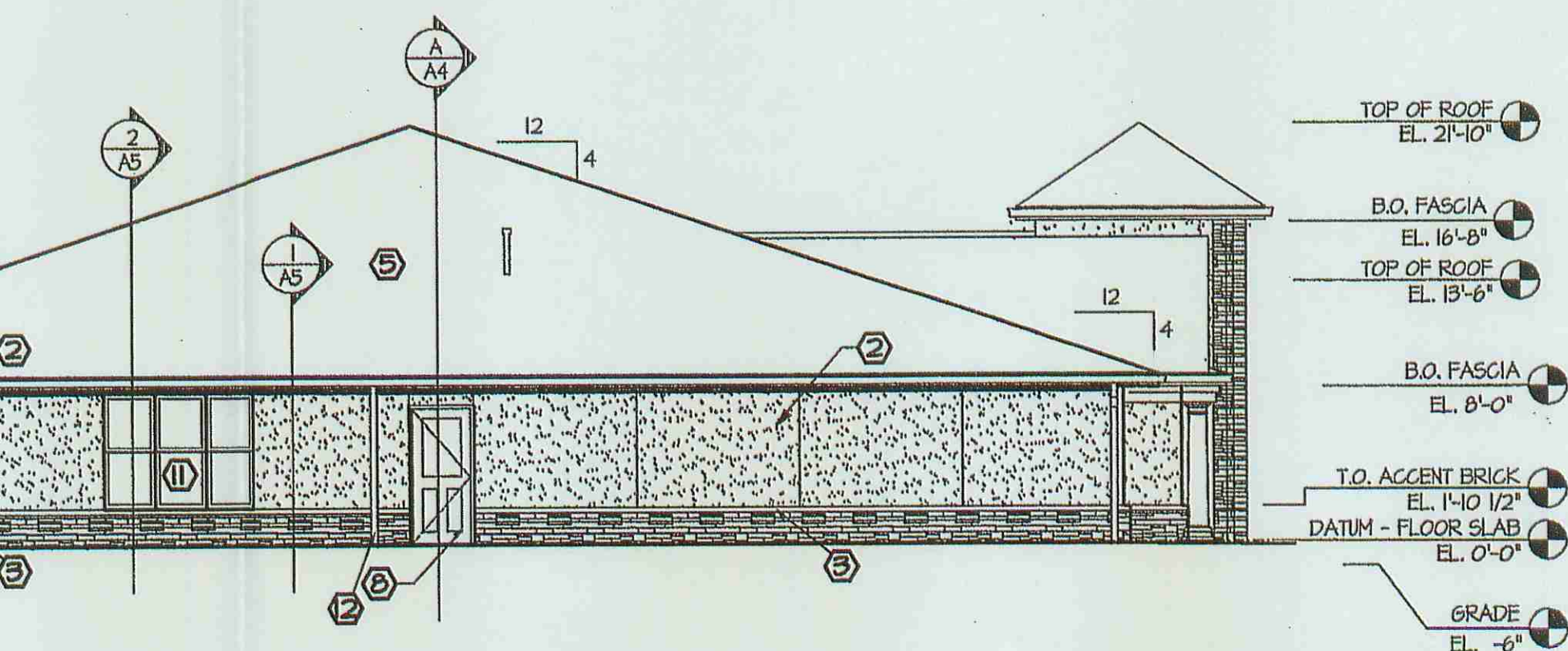
1 RIGHT ELEVATION
A3 1/8"=1'-0"



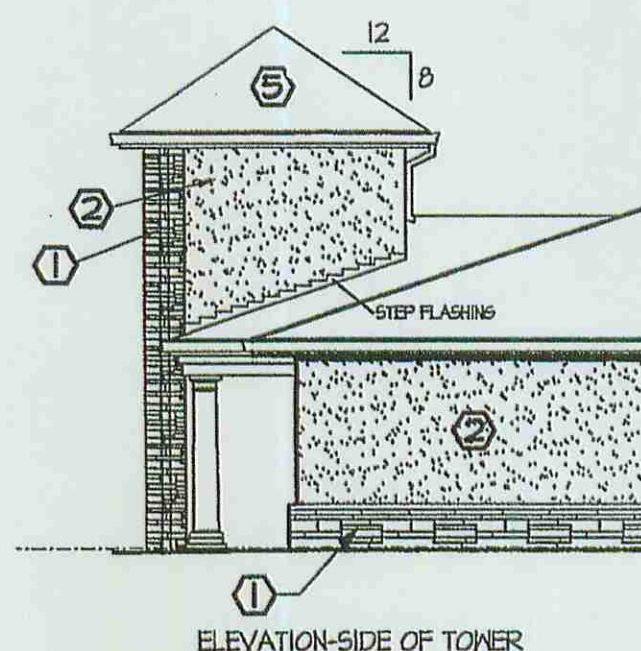
3 FRONT ELEVATION
A3 1/8"=1'-0"



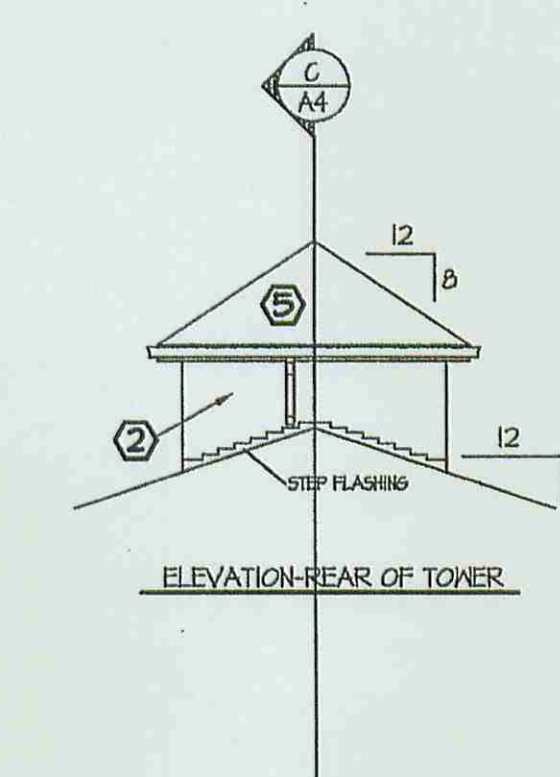
2 REAR ELEVATION
A3 1/8"=1'-0"



5 WEST ELEVATION
A3 1/8"=1'-0"



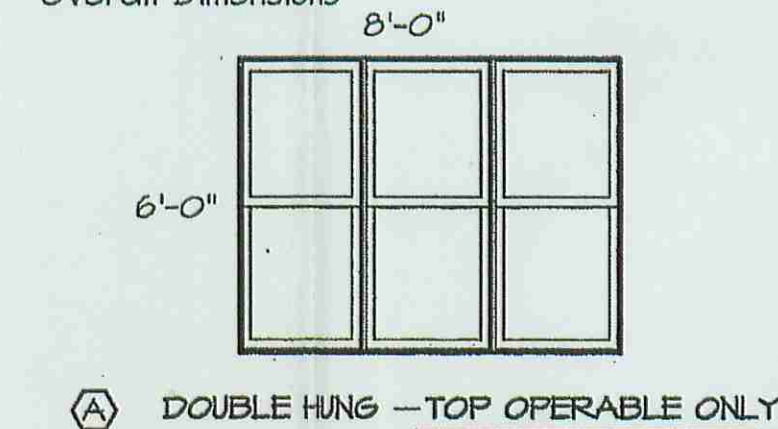
6 NORTH ELEVATION
A3 1/8"=1'-0"



MATERIALS KEY

- 1 STONE VENEER AND ROUNDED CAP TO MATCH CENTER STONE
- 2 3/4" STUCCO W/ SENERGY ACRYLIC FINISH ON WOOD FRAMED WALL - COLOR TO MATCH B.M. HC-31
- 3 BRICK ACCENT BAND/ FEATURE - CLOUD CERAMICS BLACK DIAMOND TEXTURE, VELOUR
- 4 STUCCO CONTROL JOINT - GALVANIZED
- 5 25 YR SHINGLE ROOF - GAF TIMBERLINE SLATE BLEND
- 6 VINYL FASCIA - COLOR = HUNTER GREEN
- 7 METAL COPING - COLOR = HUNTER GREEN
- 8 HOLLOW METAL DOOR & FRAME - COLOR = HUNTER GREEN
- 9 6" GUTTER - COLOR = HUNTER GREEN
- 10 HOLLOW METAL DOOR AND FRAME - HUNTER GREEN
- 11 DOUBLE HUNG VINYL WINDOWS - COLOR = HUNTER GREEN
- 12 3"x4" DOWNSPOUT - COLOR = HUNTER GREEN
- 13 10" DIAMETER ROUND FYPON COLUMN #201008 SMOOTH W/ #473382 ATTACHING DISK, #180403 CAP AND #180400 BASE - COLOR TO MATCH EIFS
- 14 WALL SIGN - SEE SIGN-1
- 15 DELETED
- 16 6" HIGH METAL NUMBERS FOR STREET ADDRESS, WHITE LOCATE AS DIRECTED IN THE FIELD

Overall Dimensions



7 WINDOW ELEVATIONS & DIMS
A3 1/4"=1'-0"

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: July 28, 2006
BY: DEBRA L. CAMPBELL

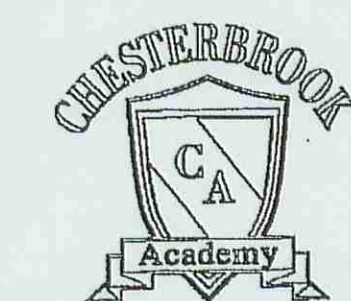
2005-156

Children's Design Group

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Site:



OLD LANCASTER TOWN CENTER
11948 PROVIDENCE
ROAD WEST
MECKLENBURG COUNTY, NC

Drawing Title:

EXTERIOR
ELEVATIONS

Date: 3/31/2006 Dm: MDP
Ckd: MDP

Drawing Number:

A-3

Revisions:

1 7/16



A New School For:
Nobel Learning Communities, Inc.
1615 West Chester Pike
West Chester, Pennsylvania 19382



NOBEL
Learning Communities, Inc.

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