

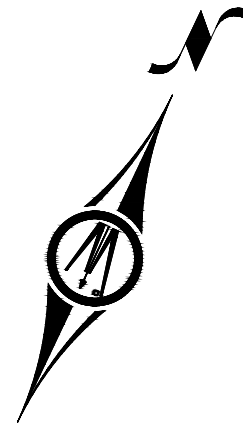
SITE PLAN LAYOUT - ENCROACHMENT AREAS

**Encroachment #1:**

The encroachment begins at a point 5'-7" north of the southeast corner of Lot 321, Block 53, Duluth Proper Second Division extending north 10' along the east property line and east 3'-10" into the right of way of North 20th Avenue (West) and extending vertically from an elevation of 639.00 feet to 665.42 feet (NAVD88 Vertical Datum) comprising a volume of space 10' in length by 3'-10" by 26.42 in height vertically for the purpose accommodating third and fourth floor residential balconies.

**Encroachment #2:**

The encroachment begins at a point 70'-2" south of the northeast corner of Lot 321, Block 53, Duluth Proper Second Division extending south 10' along the east property line and east 3'-10" into the right of way of North 20th Avenue (West) and extending vertically from an elevation of 639.00 feet to 665.42 feet (NAVD88 Vertical Datum) comprising a volume of space 10' in length by 3'-10" by 26.42 in height vertically for the purpose accommodating third and fourth floor residential balconies.



ARCHITECTURE ELEVATION - ENCROACHMENT AREA

ELEVATION DRAWING NOT TO SCALE

DULUTH MIXED USE

2001 AND 2009 W  
SUPERIOR STREET  
DULUTH, MN 55812

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	REVISION SCHEDULE	DATE
	DESCRIPTION	

ENCROACHMENT  
FIGURE

1.00

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