

Conceptual Review Agenda

Schedule for 01/22/18 to 01/22/18

281 Conference Room A

Monday, January 22, 2018

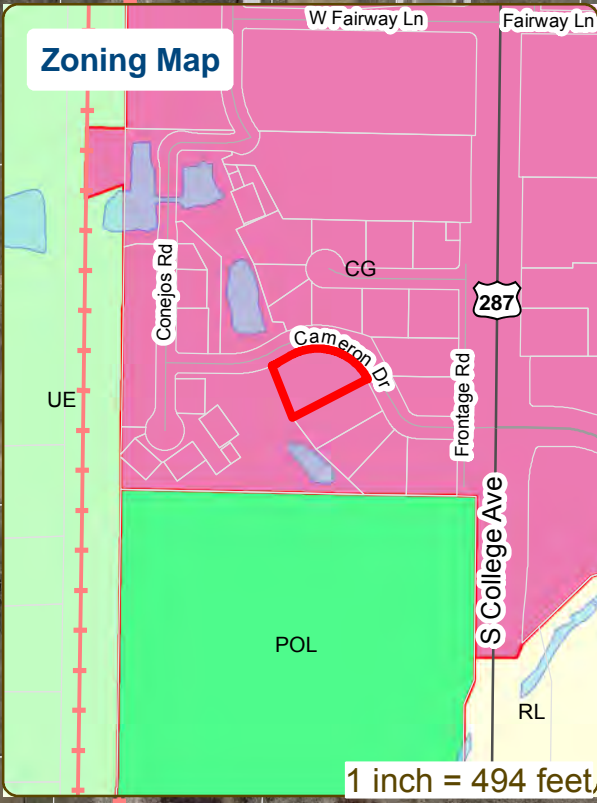
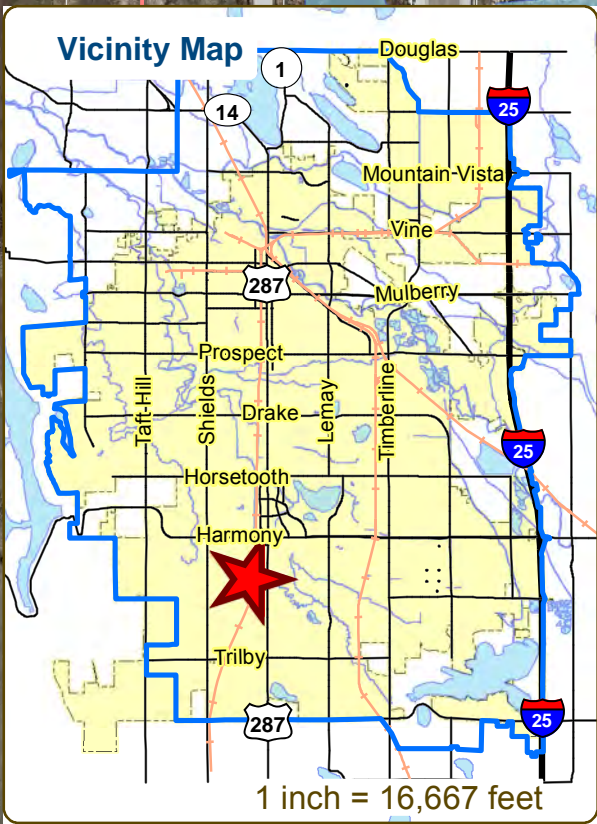
Time	Project Name	Applicant Info	Project Description	Planner
9:30	117 Cameron Dr - Health Club CDR180001	Jon McKeon (970) 420-5114 jon@crossfit-evolve.com	This is a request to construct a 6,000 square, single-story foot gym/health club at 117 Cameron Dr (parcel #9602407005). The proposed site plan shows the building at the southwest portion of the lot with parking and site access along Cameron Dr. The proposed project is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) review.	Pete Wray
10:15	N Mason Storage CDR180002	Matt Rankin (970) 224-0630 matt@r4architects.com	This is a request to construct a 20-unit enclosed storage facility at North Mason and Hemlock Streets (parcel #s 9702424020, 9702407021). The property would be accessed from the north off Hemlock St with a second emergency access located along the south at Pinon St. On-site detention is provided at the south end of the property. The proposed project is within the Service Commercial (CS) zone district and is subject to Administrative (Type 1) review.	Clay Frickey

Monday, January 22, 2018

Time	Project Name	Applicant Info	Project Description	Planner
11:00	1621 W Harmony WTE CDR180003	Shawn Turk (720) 834-4361 turks@bv.com	This is a request to install cellular equipment at 1621 W Harmony Rd (parcel# 9603000919). The proposal includes 9 new wireless antennas and support equipment; the existing place of worship has a central lighthouse/cupola feature and the equipment would be placed within this feature. The feature would be rebuilt with materials compatible with the equipment and would thus increase 5 feet in height. Accessory ground equipment would be screened by a 6-foot fence behind the existing building. The proposed project is within the Low-Density Mixed-Use (LMN) zone district and is subject to Planning and Zoning Board (Type 2) review.	Clark Mapes

117 Cameron Dr Gym/Health Club

Aerial Site Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW:

APPLICATION

General Information

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Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

Age of any Existing Structures _____

Info available on Larimer County’s Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ S.F.

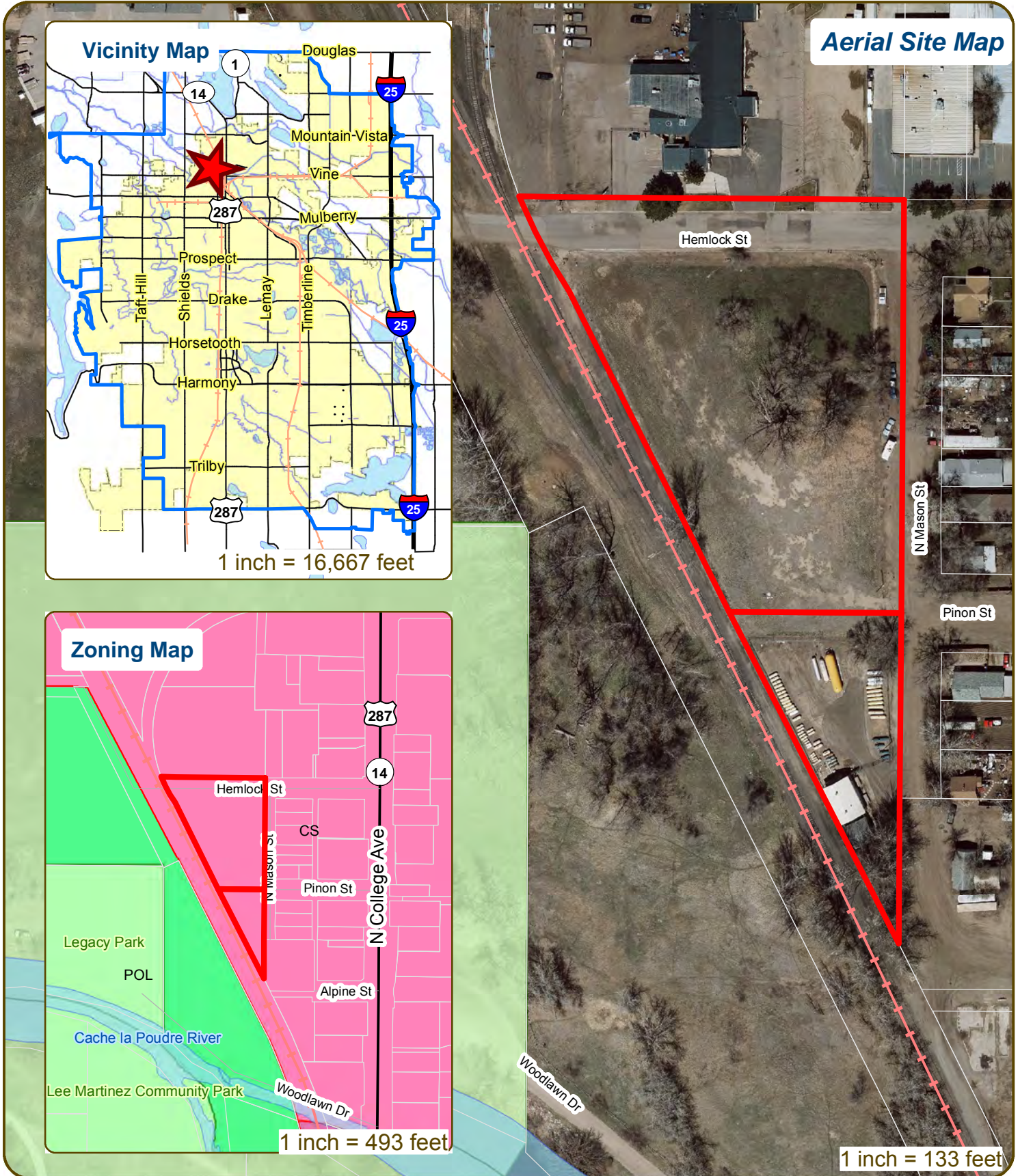
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

AMRAP LLC Conceptual Review: January 2018



N Mason St Executive Storage



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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Tyler Texeira - Contractor/Owner; Matt Rankin - Architect

Business Name (if applicable) Executive Storage

Your Mailing Address 226 Remington St., Unit 3, Fort Collins, CO 80524

Phone Number MR 224-0630; TT 566-1432 Email Address matt@r4architects.com, tyler@beacon-con.com

Site Address or Description (parcel # if no address) North Mason Street: Parcels 9702424020 and 9702424021

Description of Proposal (attach additional sheets if necessary) Construction of a new, enclosed storage facility including 20 storage units, management office, secure fencing, concrete yard and emergency access. Water quality and detention shall be provided in parcel to south.

Proposed Use Storage Existing Use Vacant lot

Total Building Square Footage 28,500 S.F. Number of Stories 1 Lot Dimensions Irregular pie shape

Age of any Existing Structures Unknown RR gas fueling station on South parcel

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

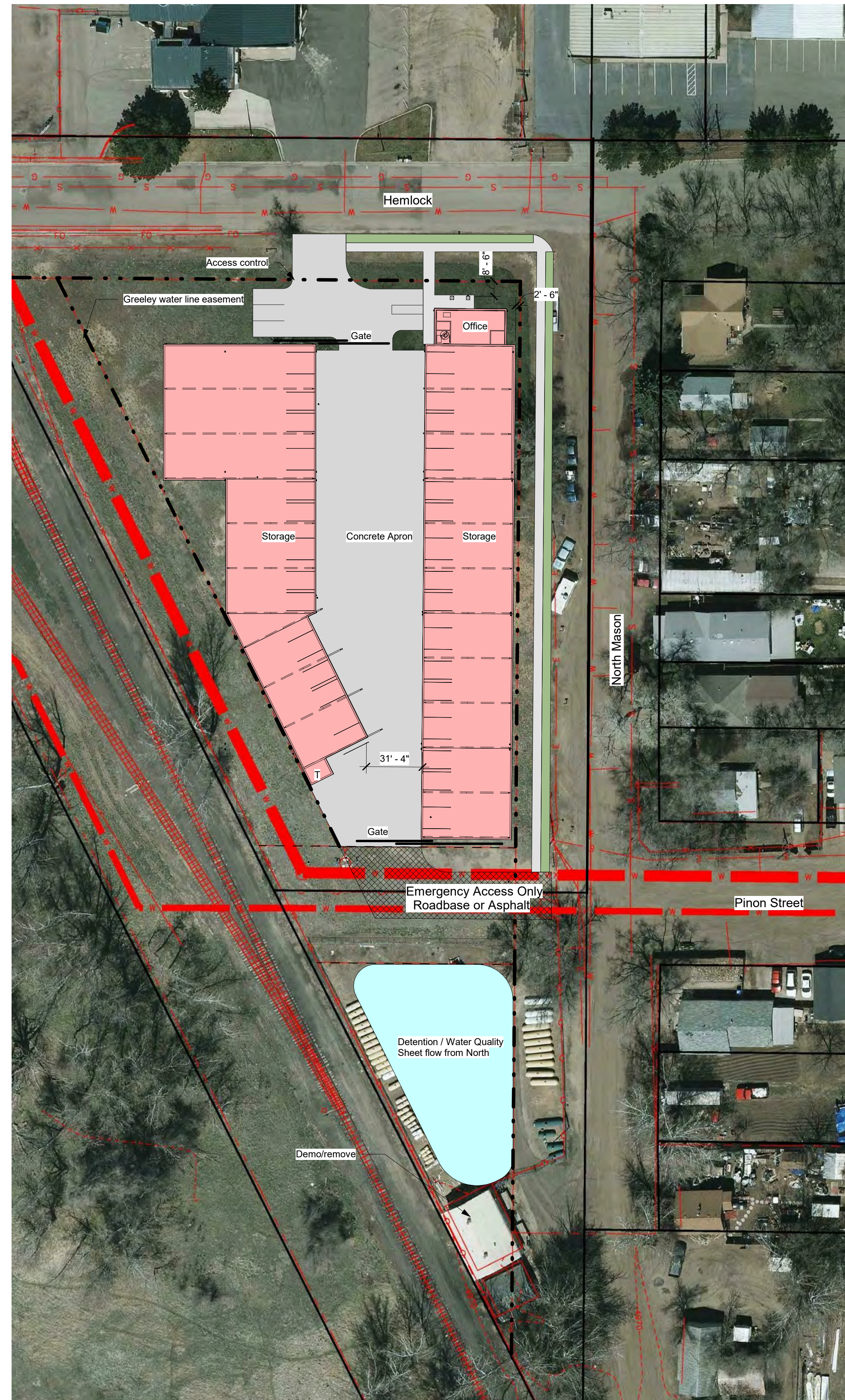
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 47,500 s.f. S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



1 Site Plan
1" = 40'-0"

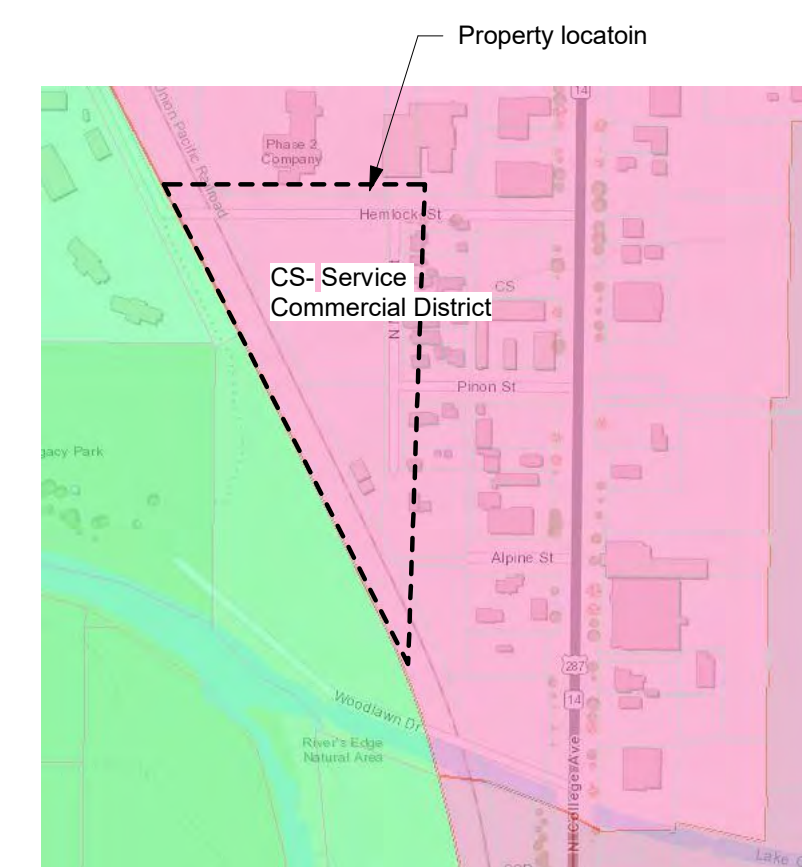


2 Vicinity Map
1/2" = 1'-0"

SCOPE

Construction of enclosed, single story RV and vehicle storage facility in CS zoning designation. Facility will include:

- Management Office
- 20 enclosed storage units
- Parking: 5 spaces including handicap
- Detention/water quality
- Trash
- Gate and secured yard



3 Zoning Map
1/4" = 1'-0"



4 Parcel Map
1/4" = 1'-0"

Executive Storage

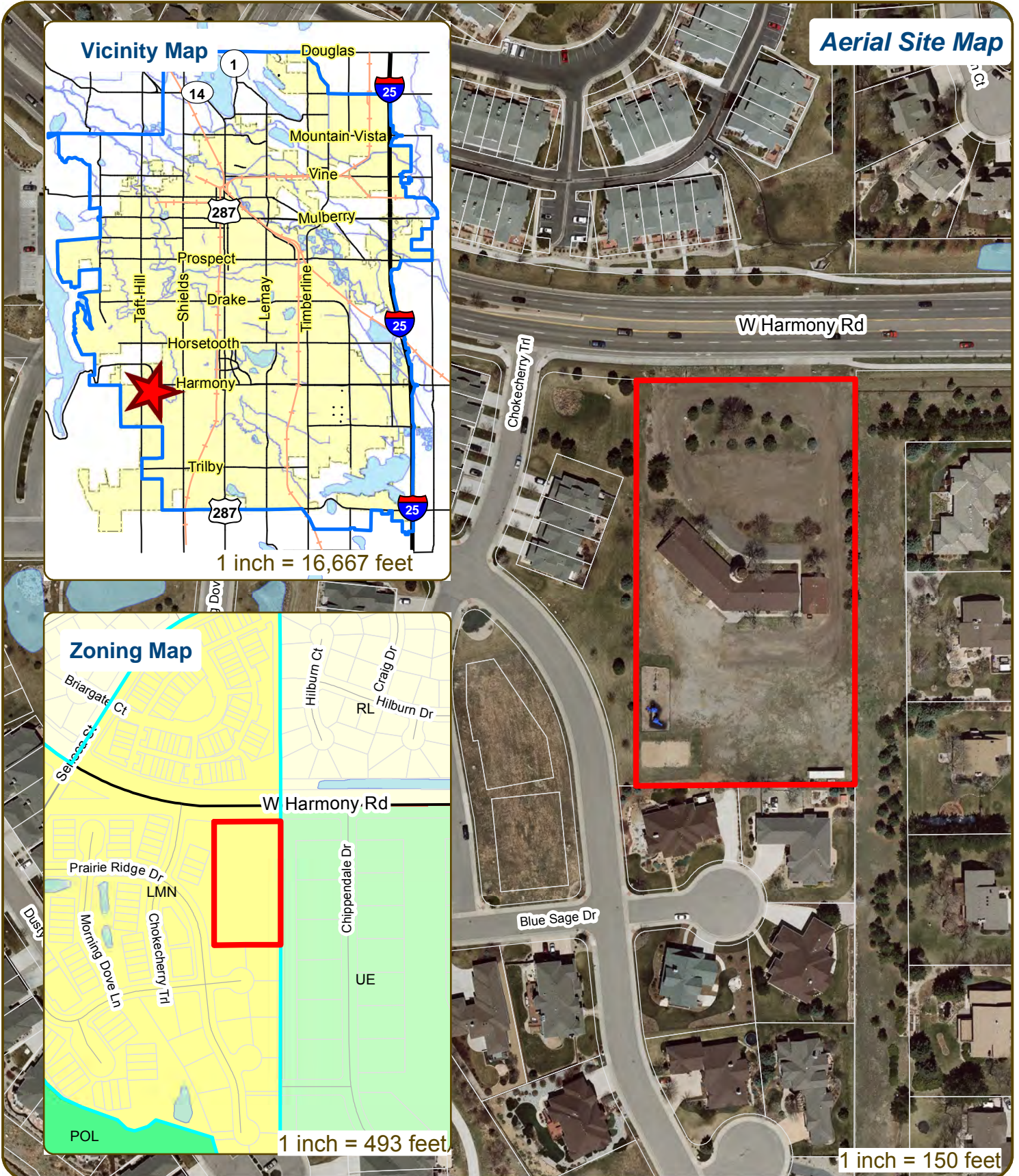
Project Number: 2017-17
12/13/17

Site Survey



117 E. Mountain Ave.
Suite 205
Fort Collins, CO
80524
phone 970-224-0630
fax 970-224-0634
www.r4arch.com

1621 W Harmony Wireless Equipment



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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Shawn Turk, Consultant on behalf of Verizon Wireless

Business Name (if applicable) Black & Veatch

Your Mailing Address 4600 S. Syracuse Street, Denver, CO 80237

Phone Number 720-834-4361 Email Address turks@bv.com

Site Address or Description (parcel # if no address) 1621 Harmony Road, Fort Collins, CO 80526, APN 96030000919

Description of Proposal (attach additional sheets if necessary) Installation of 9 new wireless antennas, with support equipment, within lighthouse enclosure. Enclosure will be replaced to accommodate RF transparent materials, increasing height by 5'. Ground equipment to be screened by new 6' fence behind existing building.

Proposed Use Wireless Facility Existing Use Church

Total Building Square Footage 7,638 S.F. Number of Stories 1 Lot Dimensions 250' x 462'

Age of any Existing Structures 1982

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

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Is your property in a Flood Plain? Yes No If yes, then at what risk is it?

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Increase in Impervious Area None S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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SITE NAME: **FTC WESTBURY**

PROJECT: NEW BUILD - CONCEPT

SITE ADDRESS: 1621 WEST HARMONY ROAD
FORT COLLINS, CO 80526



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION
SITE NAME

FTC WESTBURY

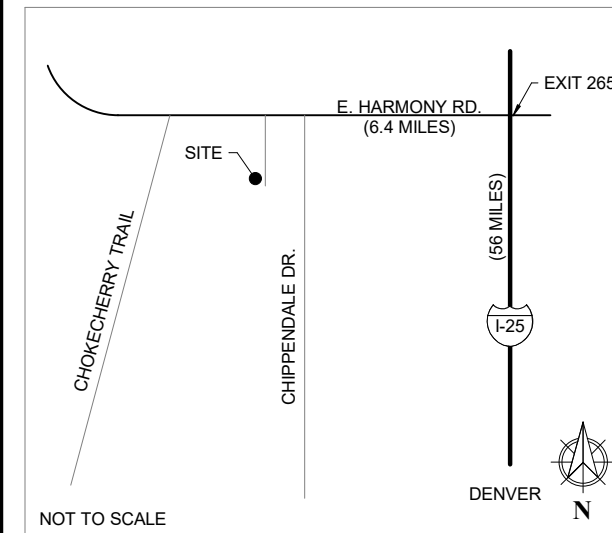
1621 WEST HARMONY ROAD
FORT COLLINS, CO 80526

CONSULTANT

EXISTING CONDITIONS



VICINITY MAP



DIRECTIONS

- FROM DENVER
- I-25 NORTH (56 MILES)
 - EXIT 265 TURN LEFT TO HEAD WEST ON E. HARMONY ROAD
 - LEFT ON EAST HARMONY ROAD (6.4 MILES)
 - SITE IS ON THE LEFT WITH A DIRT ACCESS ROAD AFTER CHIPPENDALE DRIVE

PROJECT DATA

JURISDICTION	CITY OF FORT COLLINS
APN	9603000919
ZONING DESIGNATION	LOW DENSITY MIXED USE

EXISTING BUILDING

OCCUPANCY GROUP	A-3
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	NO
NO. STORIES	1

EQUIPMENT AREA

OCCUPANCY GROUP	U
CONSTRUCTION TYPE	V-B, NEMA 3R
FULLY SPRINKLERED	N/A
NO. STORIES	N/A

GOVERNING CODES:

2015 IBC, 2015 IFC, 2015 IMC, 2015 IECC, 2017 NEC

A.D.A. COMPLIANCE

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY (DRAFT)
A1.0	SITE PLAN
A2.0	ENLARGED SITE PLAN
A2.1	ANTENNA PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS

A 11/27/17 CONCEPT IMR

1st REVIEW KMS 2nd REVIEW SGP

CHARLES STECKLY

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

TITLE SHEET

T1.0

PROJECT DESCRIPTION

- (6) NEW AND (3) FUTURE VERIZON WIRELESS ANTENNAS AND EQUIPMENT WITHIN RF TRANSPARENT LIGHTHOUSE CUPOLA
- NEW OUTDOOR EQUIPMENT CABINETS AND DIESEL GENERATOR WITHIN NEW FENCED LEASE AREA
- NEW U.G. ELECTRICAL SERVICE
- NEW U.G. FIBER SERVICE

PROJECT TEAM

OWNER
INTERNATIONAL CHURCH
OF THE FOUR SQUARE GOSPEL
AARON SCHULER
1910 W. SUNSET BLVD #200
LOS ANGELES, CA 90026
PHONE: 701.391.9377

CLIENT
VERIZON WIRELESS
CONSTRUCTION ENGINEER
JASON SHELLEDY
3131 S. VAUGHN WAY
SUITE 550
AURORA, CO. 80014
PHONE: 970.646.1283

RF ENGINEER
VERIZON WIRELESS
RAM NANDIRAJU
4600 S. SYRACUSE STREET
SUITE 800
DENVER, CO 80237
PHONE: 720.467.0443

SITE ACQUISITIONIST
BLACK & VETCH
SHAWN TURK
4600 S. SYRACUSE STREET
SUITE 800
DENVER, CO 80237
PHONE: 303.229.4681

SURVEYOR
RLF CONSULTING, LLC
1214 N. STADEM DR
TEMPE, AZ 85281
PHONE: 480.445.9189

ARCHITECT
CSAI
CHARLES STECKLY, AIA
5935 S. ZANG STREET
SUITE 280
LITTLETON, CO 80127
CELL: 303.210.8972
OFFICE: 303.932.9974

BB/RRH HYBRID & COAX CABLES
 MW/FIBER EQ. FIBER
 O/P/ELEC. EQ. POWER/GROUNDING
 ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT
 LEASE AREA EXISTING EASEMENT
 ANTENNAS
 PENETRATIONS

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC TITLE NATIONAL TITLE COMPANY, ORDER NO.: 01-17076426-011 EFFECTIVE DATE: 10/09/2017.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF LARIMER, STATE OF COLORADO:

A PARCEL OF LAND SITUATE IN THE NW 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

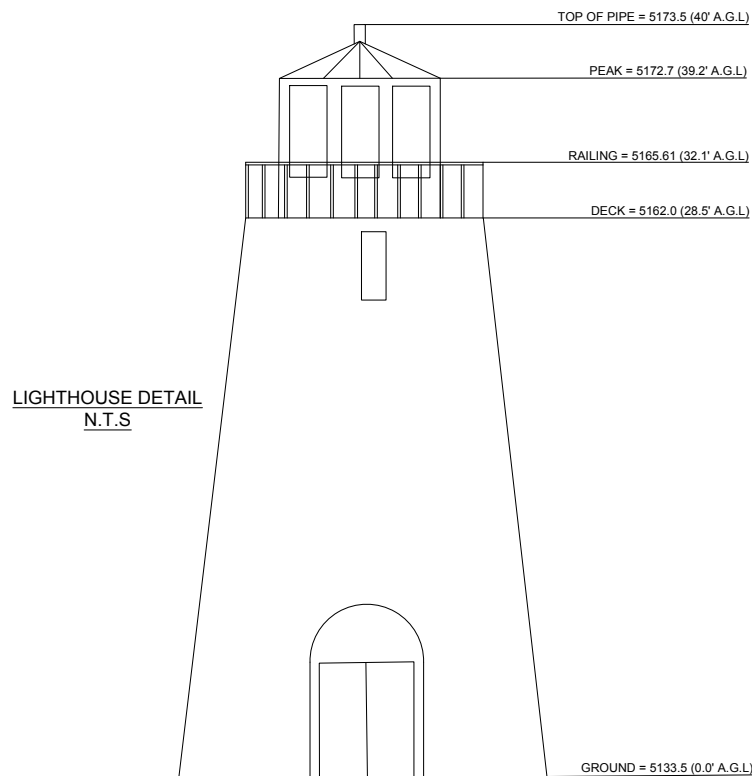
CONSIDERING THE NORTH LINE OF SAID NW 1/4 AS BEARING N 89°00'00" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, SAID LINE ALSO BEING THE WEST LINE OF THE RIDGE, PUD SUBDIVISION, S 00°37'30" E A DISTANCE OF 522.72 FEET; THENCE PARALLEL TO THE NORTH LINE OF SAID SECTION S 89°00'00" W, A DISTANCE OF 250.00 FEET; THENCE PARALLEL TO THE WEST LINE OF THE RIDGE PUD SUBDIVISION, N 00°37'30" W, A DISTANCE OF 522.72 FEET-MORE OR LESS TO THE NORTH SECTION LINE; THENCE ALONG THE NORTH LINE OF SAID SECTION, N 89°00'00" E, A DISTANCE OF 250.00 FEET MORE OR LESS TO THE NORTH 1/4 CORNER OF SAID SECTION AND THE TRUE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET FOR A ROAD RIGHT OF WAY, COUNTY OF LARIMER, STATE OF COLORADO.

SCHEDULE B EXCEPTIONS

- SUBJECT TO THE RIGHT OF WAY SET FORTH IN THE DEED, RECORDED 02/24/1981, IN BOOK 73, PAGE 64 OF THE LARIMER COUNTY RECORDS. (ILLEGIBLE DOCUMENT)
- SUBJECT TO THE RIGHT OF WAY SET FORTH IN THE DEED, RECORDED 02/13/1997, IN BOOK 77, PAGE 191 OF THE LARIMER COUNTY RECORDS. (ILLEGIBLE DOCUMENT)
- EXEMPTION PLAT, RECORDED 01/23/1980, IN BOOK 2020, PAGE 734 OF THE LARIMER COUNTY RECORDS. (REFERENCED)
- RIGHT-OF-WAY EASEMENT IN FAVOR OF Poudre Valley Rural Electric Association, RECORDED 12/11/1980 IN BOOK 2091, PAGE 510 OF LARIMER COUNTY RECORDS. (REFERENCED)

ITEMS 1, 2, 4, AND 6 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.



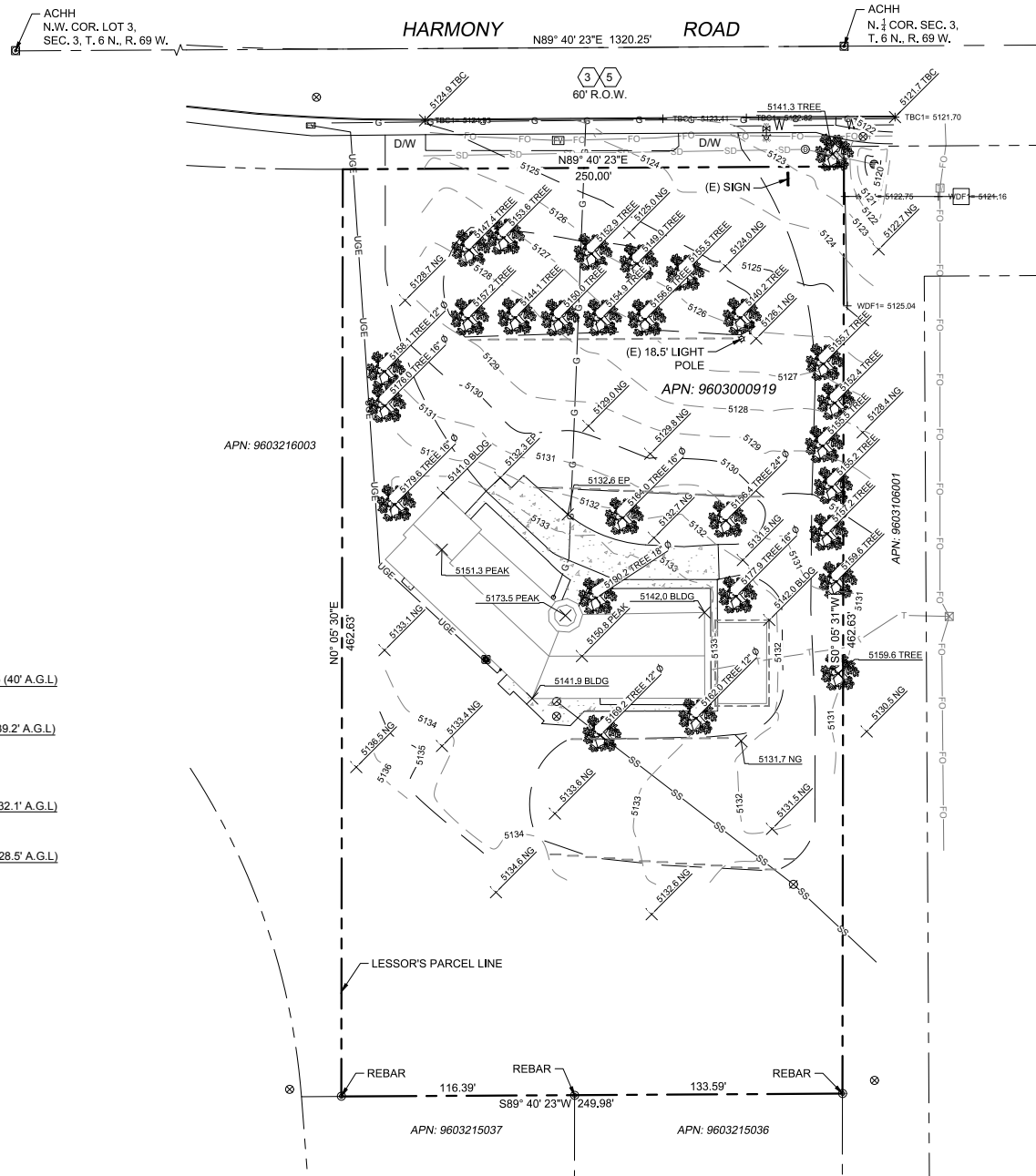
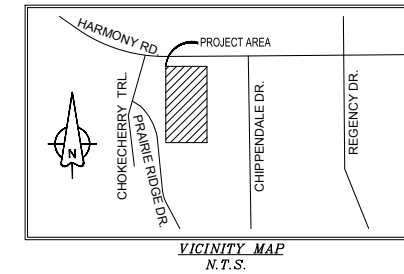
PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 11/08/17.

FLOOD ZONE DESIGNATION

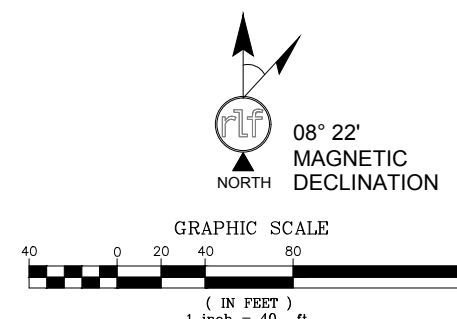
THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08069C1000F DATED 12/19/06.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.



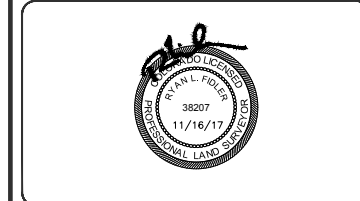
LEGEND

- APN ASSESSORS PARCEL NUMBER
- BLDG BUILDING
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- NG NATURAL GRADE
- PV ASPHALT
- SW SIDEWALK
- R.O.W. RIGHT OF WAY
- TBC TOP OF CURB
- ACHH ALUMINUM CAP IN HANDHOLE (ACHH)
- REBAR
- AIR CONDITIONING UNIT
- ELECTRICAL PULL BOX
- ELECTRIC METER
- ELECTRIC VAULT
- FIBER MANHOLE
- FIBER VAULT
- TELEPHONE PEDESTAL
- TELEVISION RISER
- LIGHT POST
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER CLEANOUT
- STORM MANHOLE
- DRY WELL
- DECIDUOUS TREE
- CURB STOP
- BREAKLINE
- SPOT ELEVATION
- SCHEDULE B HEX
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- CENTERLINE
- WOOD FENCE
- U/G ELECTRIC LINE
- U/G TELECOMMUNICATION LINE
- U/G FIBER OPTIC LINE
- U/G GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE



FIELD BY:	JWS
DRAWN BY:	JTJ
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/16/17	PRELIMINARY



REUSE OF DOCUMENT
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PROJECT No.
15010137

SITE NAME:
FTC WESTBURY

SITE ADDRESS:
1621 W. HARMONY RD.
FORT COLLINS CO, 80526

SHEET TITLE:
TOPOGRAPHIC SURVEY

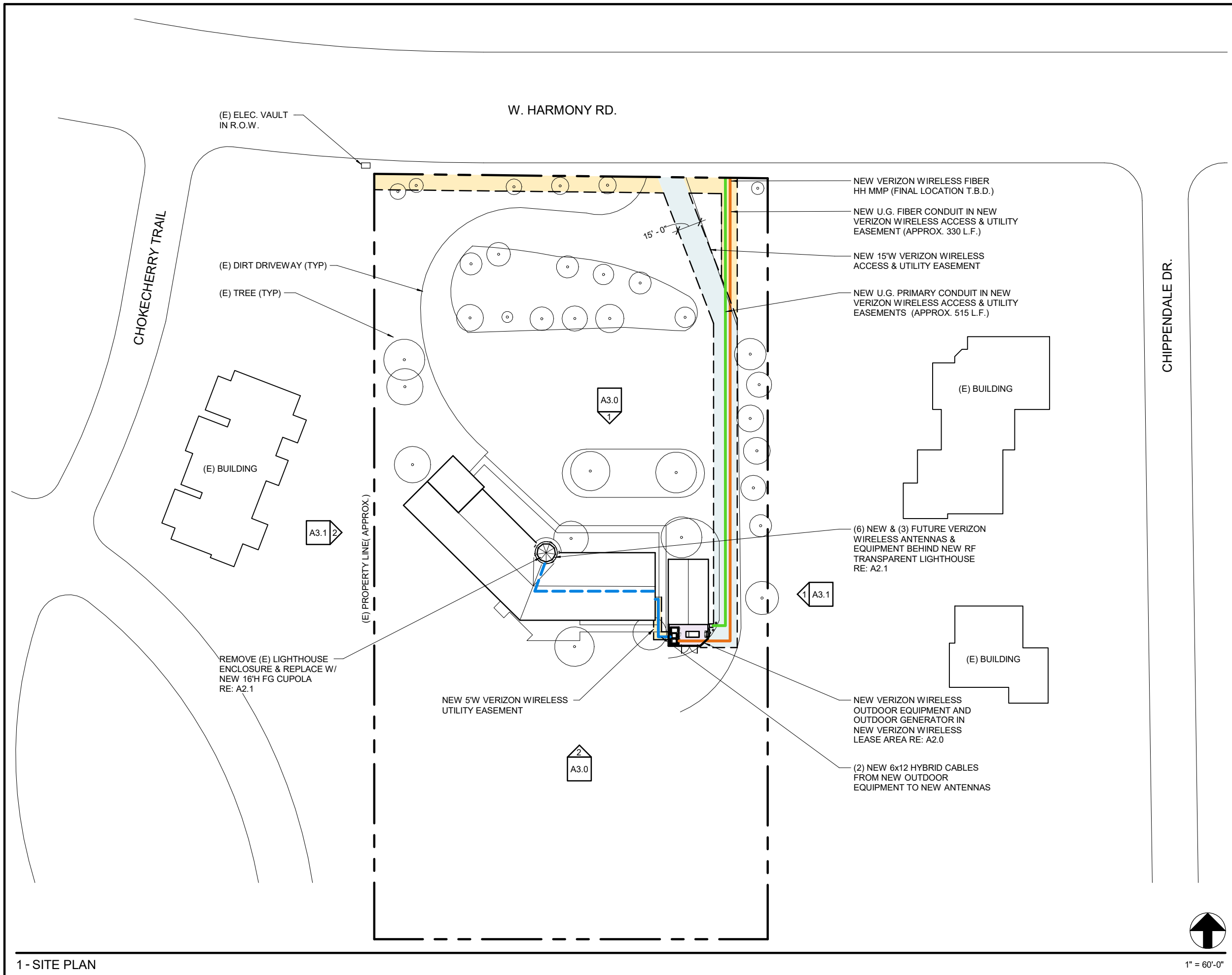
SHEET NO.
LS-1

REVISION:

CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**NOT FOR
CONSTRUCTION**

- BBU/RRH HYBRID & COAX CABLES
- MW/FIBER EQ. FIBER
- OV/PELEC. EQ. POWER/GROUNDING
- ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT
- LEASE AREA EXISTING EASEMENT
- ANTENNAS
- PENETRATIONS



1 - SITE PLAN



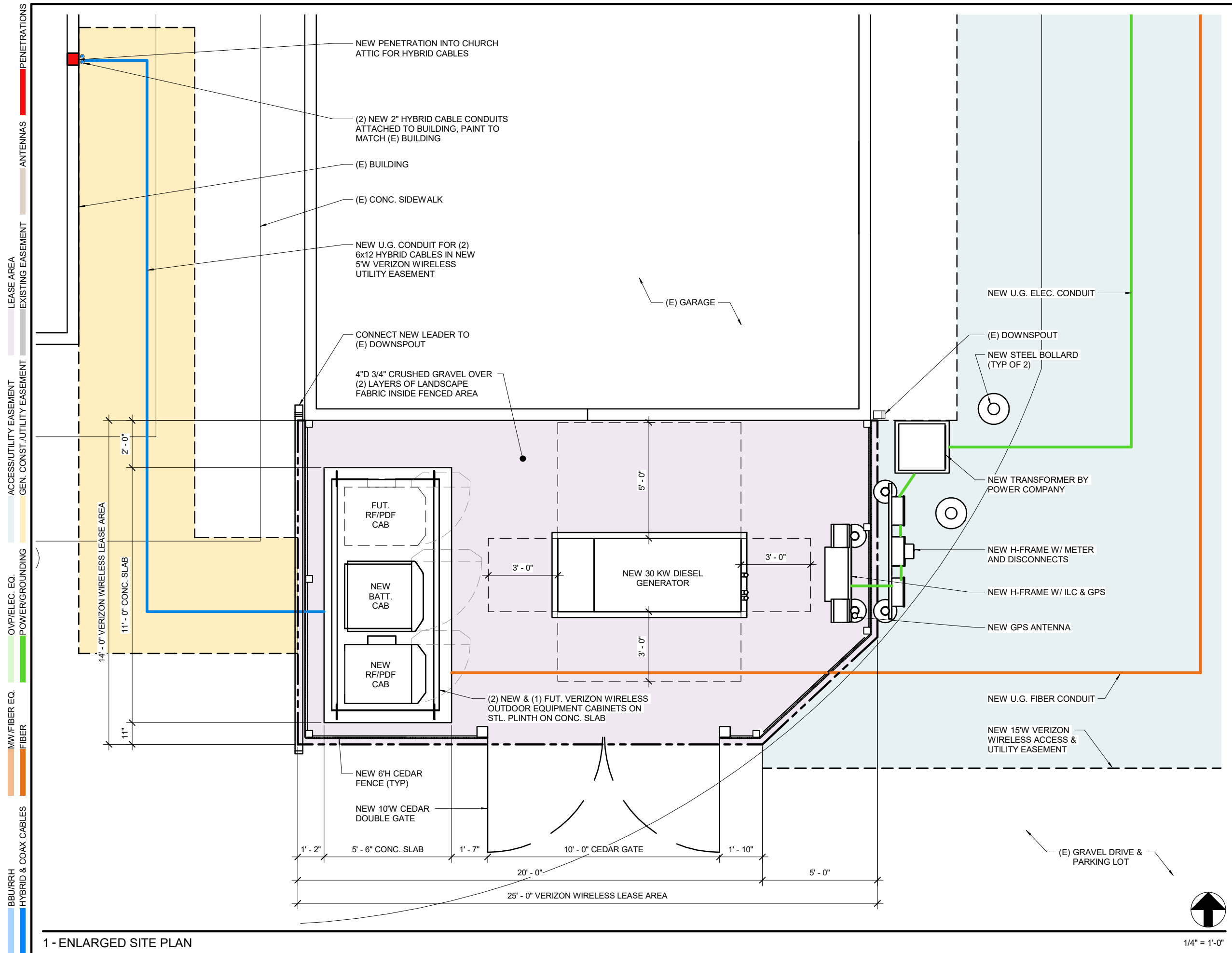
1" = 60'-0"

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ENLARGED SITE PLAN

A2.0



1 - ENLARGED SITE PLAN

1/4" = 1'-0"

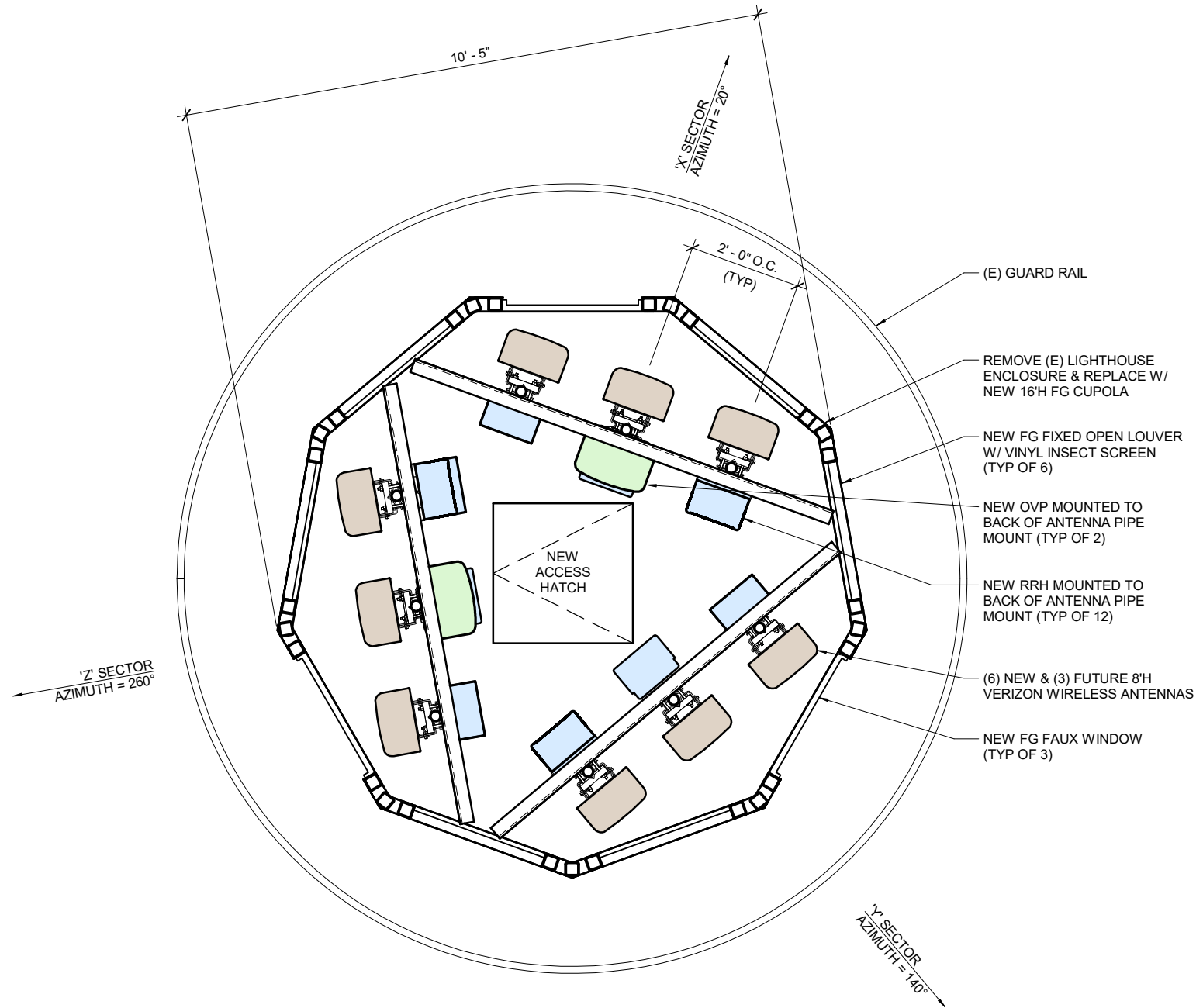
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- BBU/RRH HYBRID & COAX CABLES
- MW/FIBER EQ. FIBER
- OVP/ELEC. EQ. POWER/GROUNDING
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- LEASE AREA EXISTING EASEMENT
- ANTENNAS
- PENETRATIONS

2 - NOT USED

1 - VERIZON WIRELESS RAD CENTER



3/8" = 1'-0"

PROJECT INFORMATION

SITE NAME

FTC WESTBURY

1621 WEST HARMONY ROAD
FORT COLLINS, CO 80526

CONSULTANT

A 11/27/17 CONCEPT IMR

1st REVIEW KMS 2nd REVIEW SGP

**CHARLES
STECKLY**

ARCHITECTURE

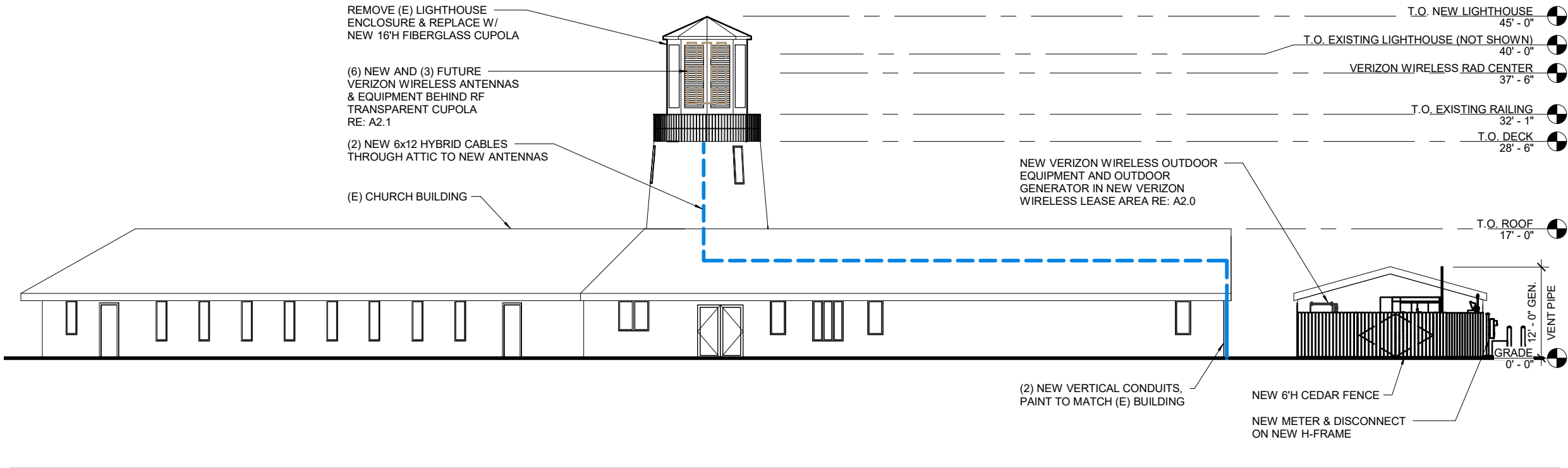
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**NOT FOR
CONSTRUCTION**

ELEVATIONS

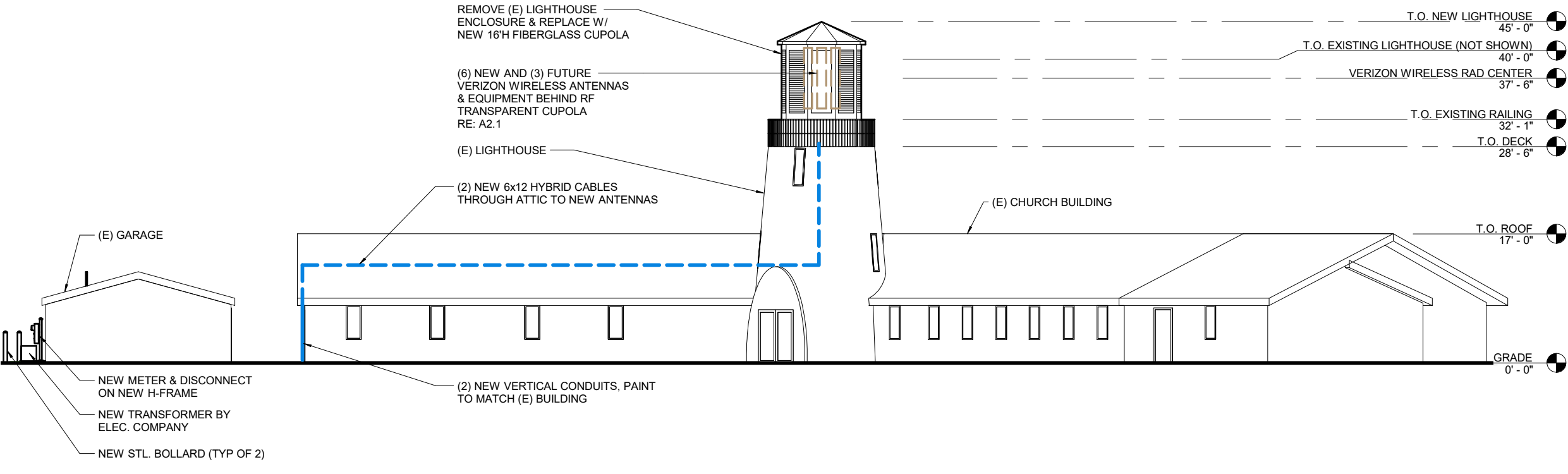
A3.0

PENETRATIONS
 ANTENNAS
 LEASE AREA
 EXISTING EASEMENT
 ACCESS/UTILITY EASEMENT
 GEN. CONST./UTILITY EASEMENT
 OVP/ELEC. EQ.
 POWER/GROUNDING
 MW/FIBER EQ.
 FIBER
 BB/URRH
 HYBRID & COAX CABLES



2 - SOUTH ELEVATION

1/16" = 1'-0"



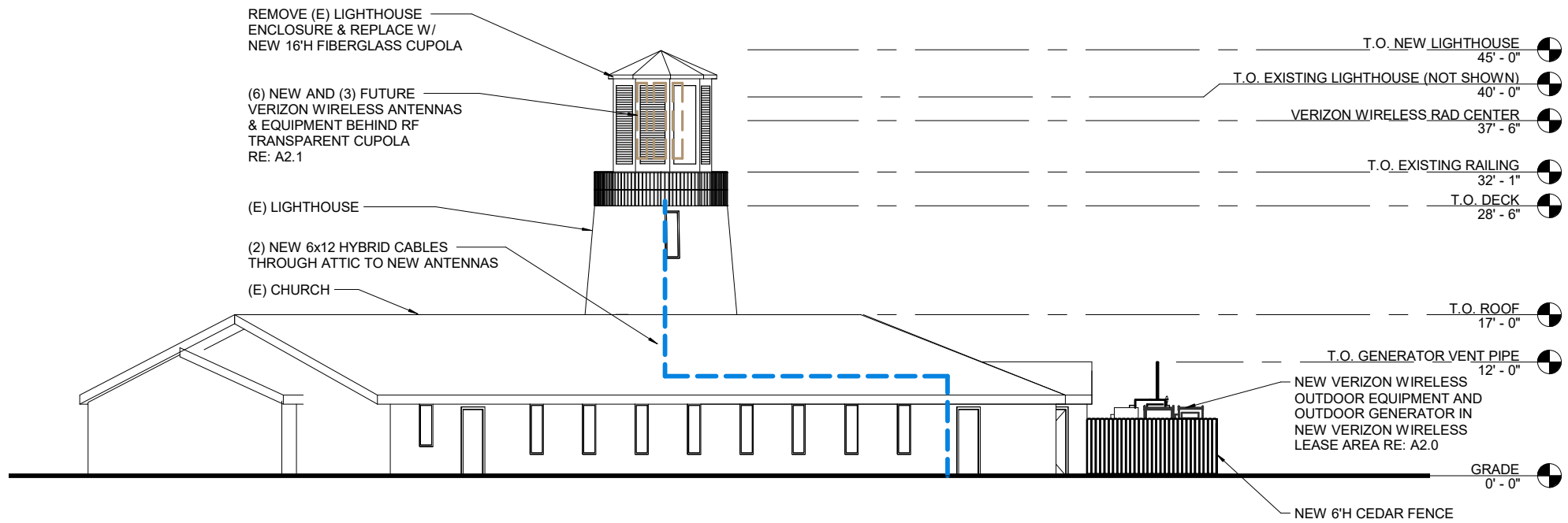
1 - NORTH ELEVATION

1/16" = 1'-0"

PENETRATIONS
 ANTENNAS
 LEASE AREA
 EXISTING EASEMENT
 ACCESS/UTILITY EASEMENT
 GEN. CONST./UTILITY EASEMENT
 OVP/ELEC. EQ.
 POWER/GROUNDING
 MW/FIBER EQ.
 FIBER
 BB/URRH
 HYBRID & COAX CABLES

2 - WEST ELEVATION

1/16" = 1'-0"



1 - EAST ELEVATION

1/16" = 1'-0"

