



WEIGAND CENTER REMODEL/ADDITION

235 S. RIO GRANDE STREET SALT LAKE CITY, UT 84101



KNIT

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BUILDING & SITE DESIGN NARRATIVE

THE PROPOSED SITE AND BUILDING REMODEL/ADDITION ARE DESIGNED WITH THE FOLLOWING PRINCIPLES:

NATURAL SURVEILLANCE:
THE BUILDING INCLUDES WINDOWS AND DOORS IN SUFFICIENT QUANTITIES AND LOCATIONS TO ALLOW PEOPLE INSIDE THE BUILDING TO SEE ALL EXTERIOR AREAS OF THE SITE. EXISTING SITE LIGHTING IS SHIELDED AND DOWNWARD POINTED AND SUFFICIENT TO ILLUMINATE BUILDING SITE, ENTRANCES, AND ACCESS POINTS FROM PUBLIC STREETS AND SIDEWALKS TO THE BUILDING. EXISTING LANDSCAPING ON THE SITE DOES NOT CREATE HIDDEN SPACES OR BLOCK SIGHT LINES BETWEEN THE BUILDING, PUBLIC SPACES, PARKING AREAS AND LANDSCAPED AREAS.

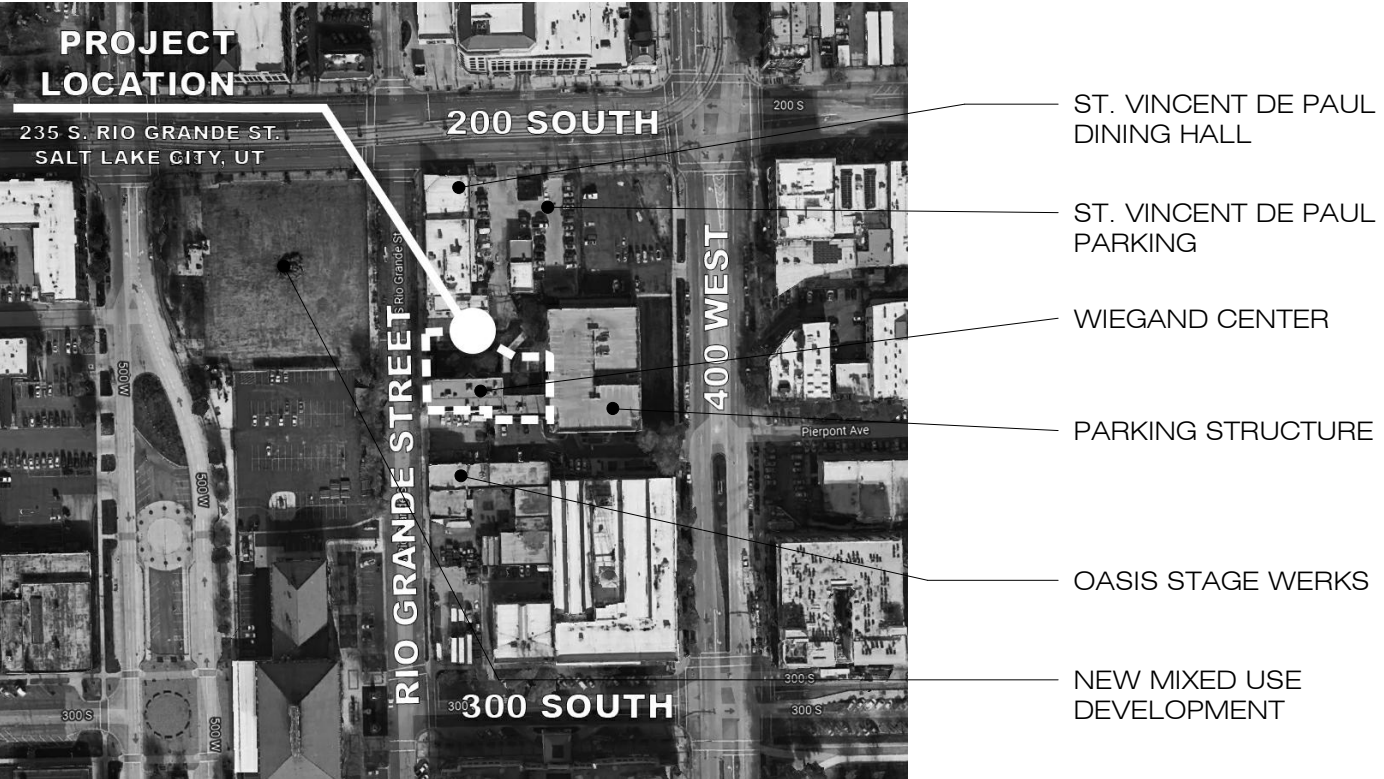
NATURAL ACCESS CONTROL:
BUILDINGS INCLUDE LIGHTED, DIRECT WALKWAYS FROM THE PUBLIC SIDEWALK AND FROM THE PARKING AREAS TO THE PRIMARY BUILDING ENTRANCES. WITHIN THE SITE, LOW GROWING LANDSCAPE, AND CURBING ARE USED TO GUIDE PEDESTRIANS ALONG WALKWAYS. BUILDING ENTRANCES WILL BE CLEARLY IDENTIFIED WITH UNIVERSALLY ACCESSIBLE SIGNS.

TERRITORIAL REINFORCEMENT:
THE LANDSCAPED AREAS ALONG THE PERIMETER OF THE SITE ARE VISIBLE FROM THE BUILDING OR PUBLIC SPACES AND DO NOT CREATE HIDDEN SPACES. PARKING AREAS ARE SECURED BY A LOCKED GATE OUTSIDE OF DAYLIGHT HOURS. THE BUILDING ITSELF PROVIDES A BARRIER ON THE SOUTH SIDE LOT LINE, AN EXISTING PARKING STRUCTURE WITH SOLID CONCRETE WALLS PROVIDES A BARRIER ON THE REAR (EAST) LOT LINE, THE EXISTING ST. VINCENT DE PAUL DINING HALL, ALSO OWNED AND OPERATED BY CATHOLIC COMMUNITY SERVICES AND A SIX FOOT FENCE THAT DOES NOT CREATE A VISIBLE BARRIER PROVIDES A PHYSICAL BARRIER AT THE NORTH LOT LINE. AN EXISTING SIX FOOT FENCE THAT DOES NOT CREATE A VISIBLE BARRIER IS LOCATED AT THE FRONT PROPERTY LINE TO MARK THE TRANSITION FROM PUBLIC SPACE TO PRIVATE SPACE

MAINTENANCE:
THE BUILDING AND SITE, INCLUDING FENCING, WALLS, PAVING, AND WALKWAYS, ARE MAINTAINED IN GOOD REPAIR WITH PROPERTY DAMAGE REPAIRED IN A TIMELY MANNER. BUILDING AND SITE ARE FREE FROM GRAFFITI, LITTER, GARBAGE, AND OTHER ITEMS THAT CONSTITUTE A NUISANCE. THE WEIGAND CENTER WILL COMPLY WITH ALL APPLICABLE BUILDING AND ZONING REGULATIONS.

DURABLE MATERIALS:
100% OF THE BUILDING ADDITION'S FACADE, AS WELL AS RENOVATIONS TO THE EXISTING FACADE, NOT INCLUDING DOORS OR WINDOWS, ARE TO BE CONSTRUCTED OF CMU BLOCK AND MASONRY BRICK VENEER.

VICINITY MAP



PROJECT NARRATIVE

THE WEIGAND CENTER PROVIDES SOCIAL SERVICES, AS WELL AS A VARIETY OF OTHER RESOURCES INCLUDING CASE MANAGEMENT, STORAGE FACILITIES, HYGIENE PRODUCTS, AND SHOWERING AND LAUNDRY FACILITIES. THE WEIGAND CENTER ALSO PROVIDES ITS CLIENTS WITH A COMPUTER LAB, AS WELL AS RESUME AND JOB APPLICATION ASSISTANCE AND A CLOTHING ROOM. THE WEIGAND CENTER, ALONG WITH THE ADJACENT ST. VINCENT DE PAUL DINING HALL (437 W. 200 SOUTH), IS OPERATED BY CATHOLIC COMMUNITY SERVICES. THE CENTER HAS IN-HOUSE PARTNERSHIPS WITH THE SALT LAKE CITY JUSTICE COURT, DEPARTMENT OF WORKFORCE SERVICES OF UTAH, FOURTH STREET CLINIC, THE VA, AND UTAH COMMUNITY ACTION TO PROVIDE ADDITIONAL RESOURCES SUCH AS HOUSING PLACEMENT, BENEFIT ENROLLMENT, AND MEDICAL SERVICES. THE FACILITY OPERATES DAILY FROM 7:00AM TO 7:00PM, CLOSED HOLIDAYS, WITH PEAK HOURS TYPICALLY OCCURRING FROM 7:00 AM TO 9:00 AM & 1:00 PM TO 3:00 PM.

THE PROPOSED PROJECT SHALL BE A REMODEL AND ADDITION TO THE EXISTING WIEGAND CENTER. THE COMPLETED PROJECT WILL PROVIDE A TOTAL OF 16,212 SF, INCLUDING AN ADDITION OF 5,579 SF. THE WORK CONSISTS OF, BUT IS NOT LIMITED TO, SELECTIVE DEMOLITION OF EXTERIOR BUILDING ELEMENTS AND INTERIOR FINISHES, EXTERIOR BUILDING IMPROVEMENTS, NEW OFFICE SPACE, NEW SKILLS TRAINING SPACE, AND NEW INTERIOR FINISHES. IT IS NOT ANTICIPATED THAT THE PROJECT WILL REQUIRE A SIGNIFICANT AMOUNT OF GRADING NOR IS IT ANTICIPATED THAT THERE WILL BE REMOVAL OF CONTAMINATED SOIL FROM THE SITE. THE COMPLETED PROJECT WILL FACILITATE THE WEIGAND CENTER IN THEIR SOCIAL SERVICE MISSION TO SERVE THE COMMUNITY DURING OPERATING HOURS.

IT IS EXPECTED THAT THE COMPLETED PROJECT WILL NOT GENERATE EMISSIONS NOR WILL THE COMPLETED PROJECT SIGNIFICANTLY INCREASE THE AMOUNT OF WASTE GENERATED. CURRENTLY, WASTE AND RECYCLING MATERIALS GENERATED BY THE WEIGAND CENTER ARE DEPOSITED DAILY, OR AS NEEDED, INTO DUMPSTERS SHARED WITH AND LOCATED AT THE ADJACENT ST. VINCENT DE PAUL DINING HALL (437 W. 200 SOUTH), WHICH IS ALSO OPERATED BY CATHOLIC COMMUNITY SERVICES. THE SHARED DUMPSTERS ARE EMPTIED NUMEROUS TIMES PER WEEK, WASTE 6 TIMES AND RECYCLING 4 TIMES, BY CATHOLIC COMMUNITY SERVICES WASTE MANAGEMENT VENDOR, REPUBLIC SERVICES. THE PROPOSED USE WILL NOT PRODUCE ANY DUST, ODOR, SMOKE, NOISE, VIBRATIONS, OR USE ANY CHEMICALS. IT IS ESTIMATED THAT THE PROJECT WILL CONSUME APPROXIMATELY 3500 GALLONS OF WATER PER DAY. THE LOCATIONS OF ALL UTILITIES ARE IDENTIFIED ON THE SITE PLAN AND CONSTRUCTION PLANS WILL ACCOMMODATE EXISTING UTILITY HOOKUPS. THE CONTRACTOR WILL NOTIFY A UTILITY LOCATOR SERVICE BEFORE CONSTRUCTION BEGINS TO COORDINATE WORK WITH UNDERGROUND UTILITIES.

THE WORK WILL NOT REMOVE ANY TREES WITH A CIRCUMFERENCE GREATER THAN 6 INCHES. IT IS ANTICIPATED THAT CLIENTS OF THE WEIGAND CENTER WILL USE THE LANDSCAPE AREAS AND OUTDOOR AREAS ON THE SITE FOR SITTING WHILE WAITING FOR SERVICES DURING OPERATIONAL HOURS ONLY. THE SITE HAS EXTERIOR SITE LIGHTING THAT IS POINTED DOWNWARDS AND SHIELDED. THE LOCATION OF THE EXISTING WEIGAND CENTER PROVIDES A SEPARATION FROM THE EXISTING OASIS STAGE WERKS TO THE SOUTH, WHILE THE ST. VINCENT DE PAUL DINING HALL FACILITY TO THE NORTH SERVES A SIMILAR USE AS THE WEIGAND CENTER. THE EXISTING 4 STORY PARKING STRUCTURE TO THE EAST OF THE WEIGAND CENTER, WITH ACCESS FROM 400 SOUTH, PROVIDES SCREENING FROM THE EAST. THE SITE HAS AN EXISTING 8'-0" METAL FENCE ALONGSIDE THE PUBLIC WAY ON RIO GRANDE STREET WITH AN ACCESS GATE FOR VEHICULAR ACCESS AND FOR SITE SECURITY DURING NON-OPERATIONAL HOURS. EXISTING TREES ON THE SITE AND ALONG THE PUBLIC WAY REDUCE THE VISIBILITY INTO THE SITE FROM THE WEST. ADDITIONAL INFORMATION ABOUT ABUTTING PROPERTIES CAN BE FOUND ON SHEET ZR.03 - EXTERIOR ELEVATIONS.

S.L.C. ZONING REQUIRES 7 PARKING STALLS FOR A BUILDING OF THIS SIZE IN THE D-3 ZONING DISTRICT. SEE SITE AND BUILDING DATA FOR CALCULATIONS. THE WEIGAND CENTER CURRENTLY PROVIDES 5 PARKING SPACES INCLUDING 1 VAN ACCESSIBLE ADA STALL. THE ADJACENT ST. VINCENT DE PAUL DINING HALL PROVIDES AN ADDITIONAL 38 PARKING SPACES INCLUDING 2 VAN ACCESSIBLE ADA PARKING SPACES TO SERVE THE WEIGAND CENTER. THE COMPLETED ADDITION WILL NOT CONFLICT WITH WALKWAYS, SIDEWALKS, DRIVEWAYS, PUBLIC STREETS, OR PUBLIC SPACES NOR WILL THE COMPLETED PROJECT CONFLICT WITH EXISTING STRUCTURES ON THE PROPERTY OR ANY ADJACENT PROPERTY.

THE COMPLETED PROJECT WILL COMPLY WITH APPLICABLE PROVISIONS OF THE CODE, AND CAN BE MADE COMPATIBLE WITH SURROUNDING USES WITH CONDITIONS OF APPROVAL. THE USE IS CONSISTENT WITH ADOPTED CITY PLANNING POLICIES, DOCUMENTS, AND MASTER PLANS; AND THE ANTICIPATED DETRIMENTAL EFFECTS OF THE PROPOSED USED CAN BE MITIGATED BY THE IMPOSITION OF REASONABLE CONDITIONS.

SITE & BUILDING DATA

ADDRESS:	235 SOUTH RIO GRANDE STREET SALT LAKE CITY, UT 84101				
APN:	15-01-179-002-0000				
JURISDICTION:	SALT LAKE CITY, UTAH				
ZONING:	D-3, DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT				
LOT SIZE:	AREA				
ACREAGE:	0.37 ACRE				
SQUARE FOOTAGE:	16,117 S.F.				
BUILDING COVERAGE PROVIDED:	AREA 8,314 SF	% OF LOT 51.6 %			
SETBACKS:					
FRONT:	NOT REQ. / EXISTING				
SIDE:	NOT REQ. / EXISTING				
REAR:	NOT REQ. / EXISTING				
LANDSCAPE COVERAGE PROVIDED:	AREA EXISTING				
VEHICLE PARKING REQUIRED:	(21A.44.030 - D3 DISTRICT SPECIFIC REQUIREMENTS) 1 SPACES PER 1,000 SF OVER 10,000 SF = 16,212 SF - 10,000 SF = 6,212 SF = 6,212 SF / 1,000 SF / SPACE = 6.21 -> (7) SPACES REQ'D 5 SPACES (AT WEIGAND CENTER) + 38 SPACES (AT ST. VINCENT DE PAUL DINING HALL)				
PROVIDED					
ACCESSIBLE PARKING REQUIRED:	1 SPACES (VAN ACCESSIBLE)				
PROVIDED:	1 SPACES (VAN ACCESSIBLE)				
BICYCLE PARKING REQUIRED:	(21A.44.040 - D3 DISTRICT SPECIFIC REQUIREMENTS) 1 SPACES PER 2,000 SF = 16,212 SF / 2,000 SF / SPACE = 8.11 -> (9) SPACES REQ'D 9 SPACES (AT WEIGAND CENTER)				
PROVIDED					
OCCUPANCY GROUP(S)	GROUP A-3				
AREA SEPARATION	N/A				
SPECIFIC REQUIREMENTS	NONE				
TYPE OF CONSTRUCTION	TYPE III-B				
AUTOMATIC SPRINKLER SYSTEM	YES				
FIRE ALARM	YES W/ VOICE				

AREA (IBC TABLE 506.2) ALLOWABLE	ACTUAL BUILDING :
FIRST FLOOR: 28,500 SF	FIRST FLOOR: 8,314 SF
SECOND FLOOR: 28,500 SF	SECOND FLOOR: 7,898 SF
TOTAL BUILDING: 57,000 SF	TOTAL BUILDING: 16,212 SF

TOTAL SQUARE FOOTAGE: 16,212 SF

OCCUPANT LOAD: TOTAL 366
BUILDING :
FIRST FLOOR: 214
SECOND FLOOR: 80
Total Occupant Load: 294

HEIGHT AND NUMBER OF STORIES (IBC TABLES 504.3 AND 504.4)

GROUP	ALLOWED HEIGHT	ACTUAL HEIGHT	ALLOWED STORY	ACTUAL STORY
A-3	75 FEET	32 FEET	3	2

ROOF CLASSIFICATIONS (IBC SECTION 1505.1)

MINIMUM CLASS C ROOF COVERING MATERIAL

PROJECT TEAM

Owner	Catholic Community Services of Utah 224 North 2200 West Salt Lake City, UT 84116 CONTACT: Randy Chappell PH: 801.428.1276 EMAIL: rchappell@ccsutah.org
Architect	KNIT 868 South McClelland St., Suite 2 Salt Lake City, Utah 84102 CONTACT: Brian D. McCarthy, AIA, NCARB PH: 801.797.1771 EMAIL: brianm@knitstudios.com
Structural Engineer	MJ Structural Engineers 5673 Redwood Road, Suite 22 Salt Lake City, Utah 84123 CONTACT: Matt Jackson, S.E. PH: 801.905.1097 EMAIL: mjackson@mjstructuralengineers.com
Mechanical Engineer	Olsen & Peterson Consulting Engineers, Inc. 14 East 2700 South Salt Lake City, UT 84115 CONTACT: Paul Laird, P.E. PH: 801.486.4646 EMAIL: paul@op-eng-com
Electrical Engineer	BNA Consulting 4225 Lake Park Boulevard, Suite 275 West Valley City, Utah 84120 CONTACT: Richard Wardle, Principal PH: 801.532.2196 EMAIL: richard@bnaconsulting.com
Building Department	Salt Lake City Building Services - Permits 451 South State Street, Room 215 Salt Lake City, UT 84111 CONTACT: PH: 801.535.7752 EMAIL:
Planning Division	Salt Lake City Planning Division 451 South State Street, Room 406 Salt Lake City, UT 84111 CONTACT: PH: 801.535.7757 EMAIL: zoning@slgov.com
Fire Department	Salt Lake City Fire Department 475 South 300 East Salt Lake City, UT 84111 CONTACT: PH: 801.752.3473 EMAIL:

ISSUE DATE: October 31, 2022

REV	DATE	COMMENT
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ZONING REVIEW - COVER SHEET

WEIGAND CENTER REMODEL/ADDITION

235 S. RIO GRANDE STREET
SALT LAKE CITY, UT 84101

CATHOLIC COMMUNITY SERVICES OF UTAH

TITLE	PROJECT	CLIENT
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JOB NO: 210101

ZR.00



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ZONING REVIEW - SITE PLAN

WEIGAND CENTER REMODEL/ADDITION
235 S. RIO GRANDE STREET
SALT LAKE CITY, UT 84104

233 S. RIO GRANDE STREET
SALT LAKE CITY, UT 84101

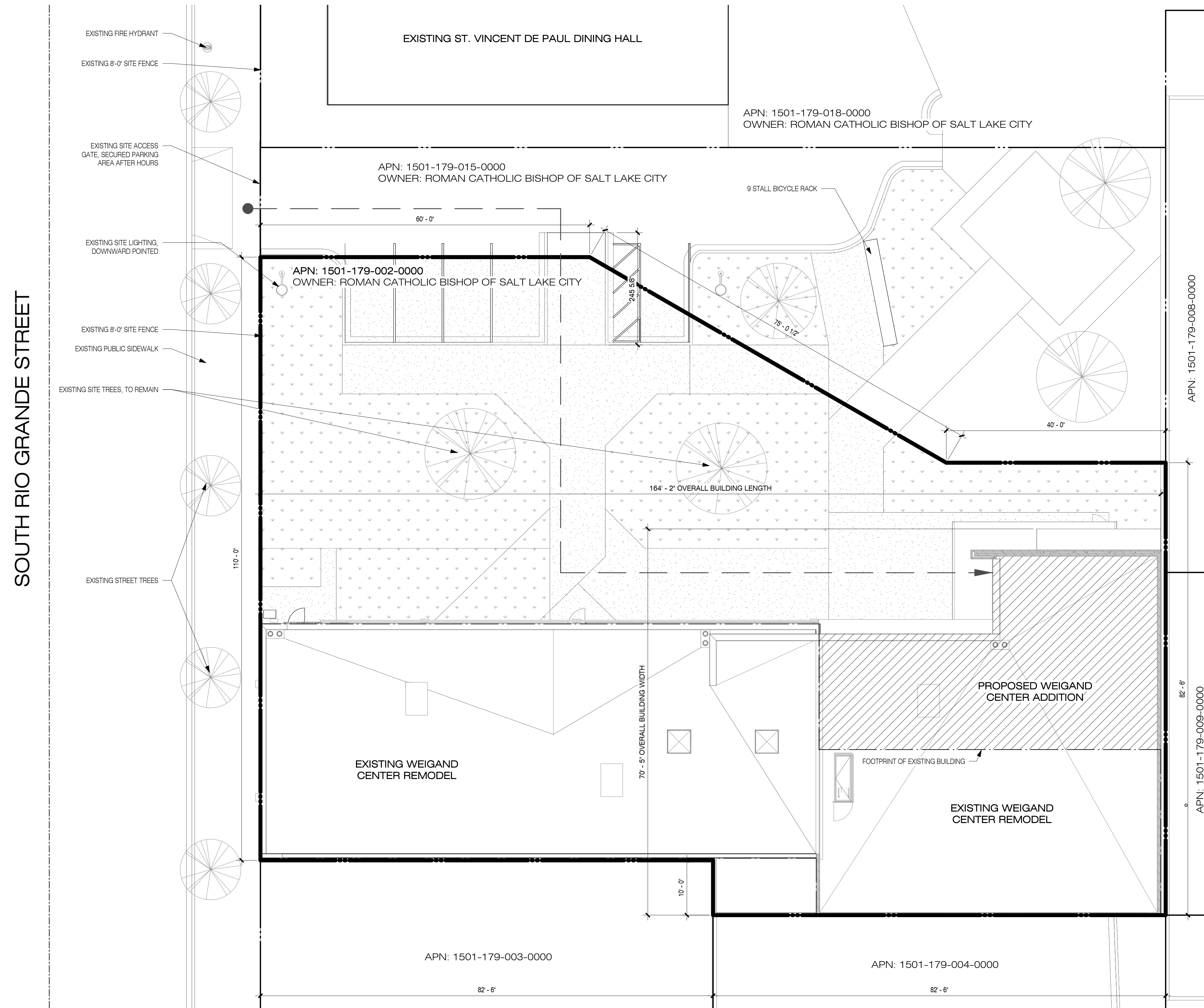
TITLE

PROJECT

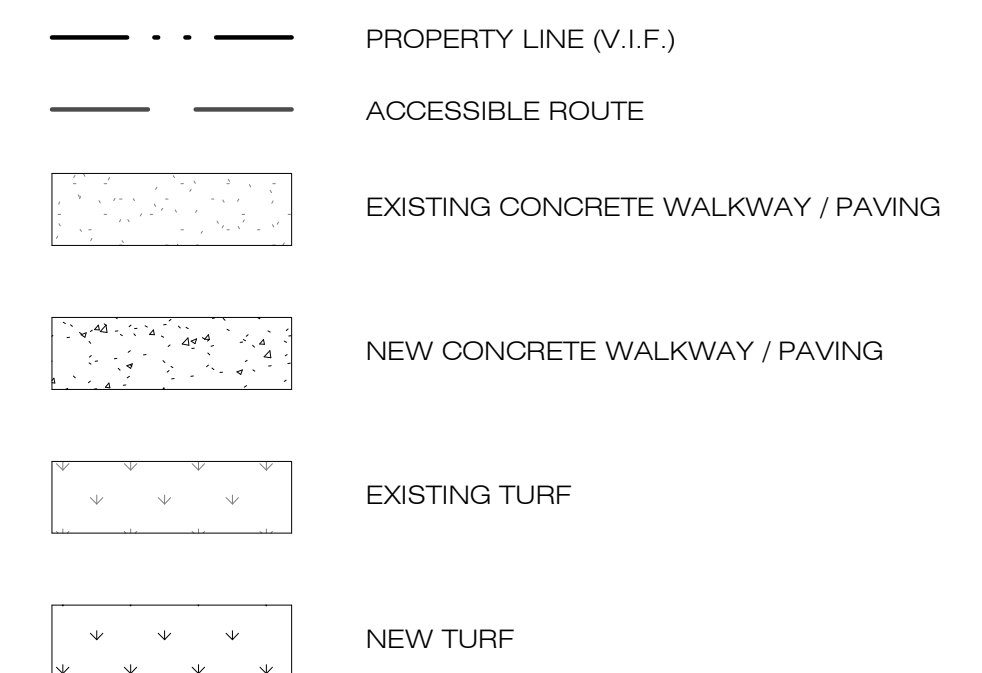
CLIENT

DB NO: 210101

ZR.01



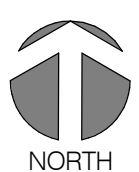
LEGEND

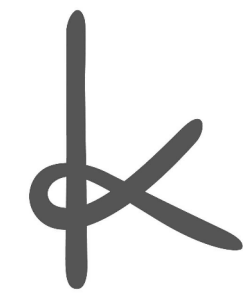


ZONING REVIEW - SITE PLAN

$$1'' = 10'-0''$$

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ZONING REVIEW - FLOOR PLANS

WEIGAND CENTER REMODEL/ADDITION

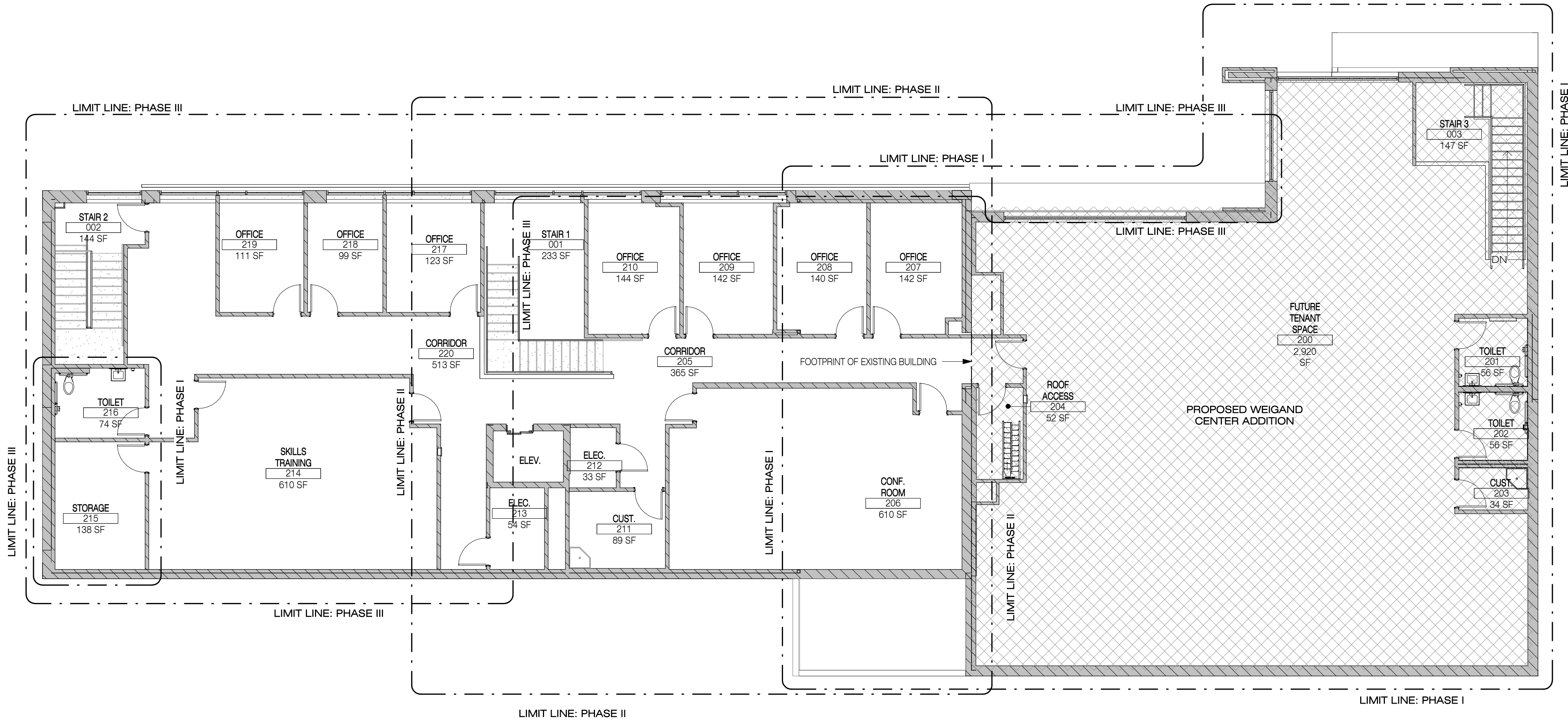
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CATHOLIC COMMUNITY SERVICES OF UTAH

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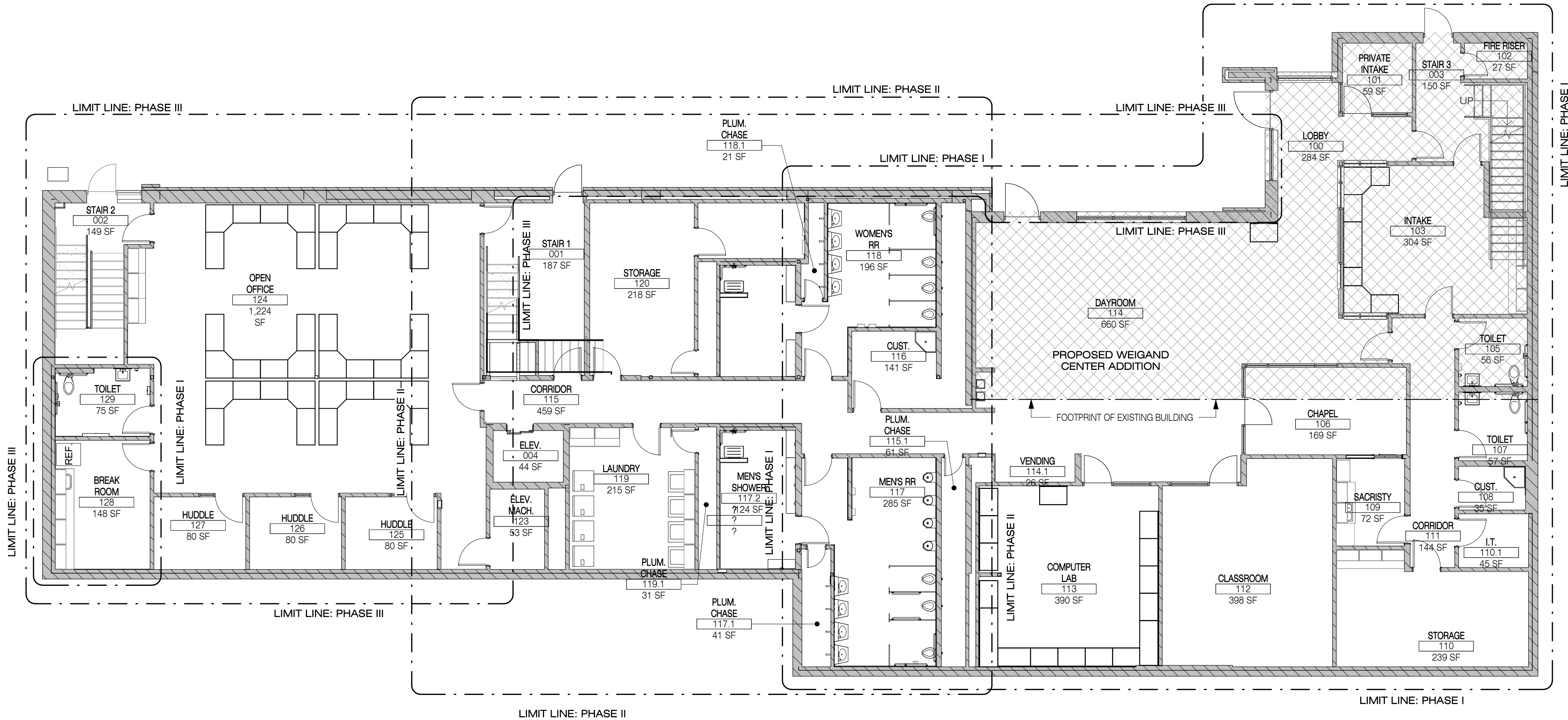
ZR.02



ZONING REVIEW - SECOND FLOOR PLAN

1/8" = 1'-0"

2



ZONING REVIEW - FIRST FLOOR PLAN

1/8" = 1'-0"

1

EXISTING CONDITIONS & ADJACENT USES



EXISTING WIEGAND CENTER BUILDING @ 235 S. RIO GRANDE STREET



EXISTING SITE FENCE AND ACCESS TO WIEGAND CENTER



EXISTING ST. VINCENT DE PAUL DINING HALL; NORTH OF WIEGAND CENTER @ 437 W. 200 S.



EXISTING OASIS STAGE WERKS; SOUTH OF WIEGAND CENTER @ 249 S. RIO GRANDE ST.



NEW CONSTRUCTION OF MIXED USE DEVELOPMENT ACROSS THE STREET; WEST OF WEIGAND CENTER @ 205 S. 500 W.



EXISTING PARKING AND PARKING STRUCTURE AS SEEN FROM 400 W.; EAST OF WEIGAND CENTER @ 244 S. 400 W.

LEGEND

- PROPERTY LINE (V.I.F.)
- MATCHLINE
- EXISTING TO REMAIN, PROTECT
- EXISTING CMU TO REMAIN
- EXISTING BRICK TO REMAIN
- BRICK VENEER (BR-1): INTERSTATE BRICK MODULAR FACE BRICK, WALNUT, 4'X2 1/4'X8"
- CMU BLOCK (CMU-1): SUNROC COMMON BLOCK, 8X8X16 [BEHIND BRICK VENEER]
- CMU BLOCK WALL (CMU-2): SUNROC HONED NATURAL BLOCK, 8X8X16
- CMU BLOCK WALL (CMU-3): SUNROC HONED BLACK BLOCK, 8X8X16
- CMU VENEER (CMU-4): SUNROC HONED WHITE BLOCK, 4X8X16
- CMU INFILL (CMU-5): SUNROC SCORED COMMON BLOCK, PAINTED, 8X8X16
- NOT IN PHASE SCOPE



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ZONING REVIEW - EXTERIOR ELEVATIONS

WEIGAND CENTER REMODEL/ADDITION

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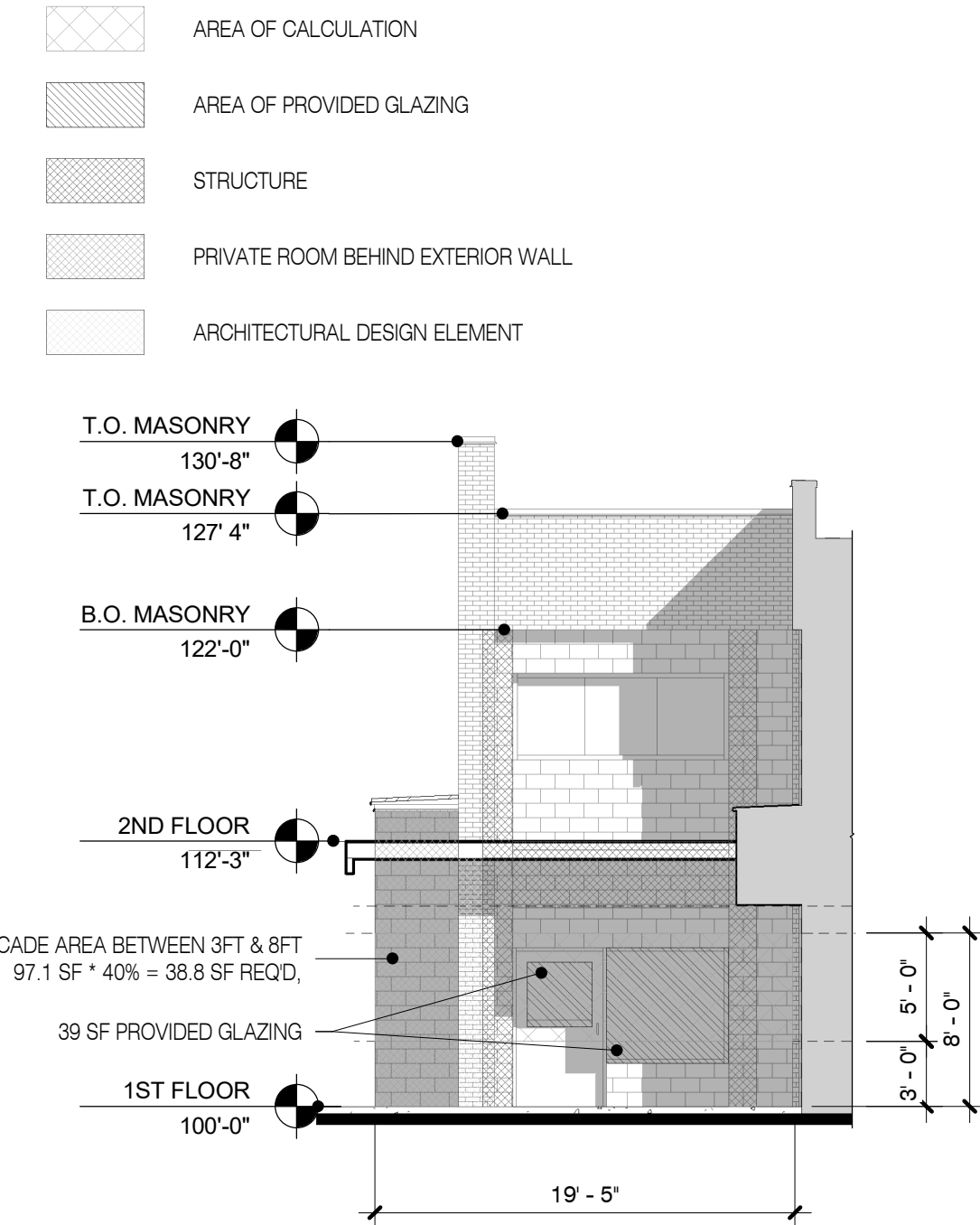
CATHOLIC COMMUNITY SERVICES OF UTAH

TITLE	PROJECT	CLIENT
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JOB NO: 210101

ZR.03

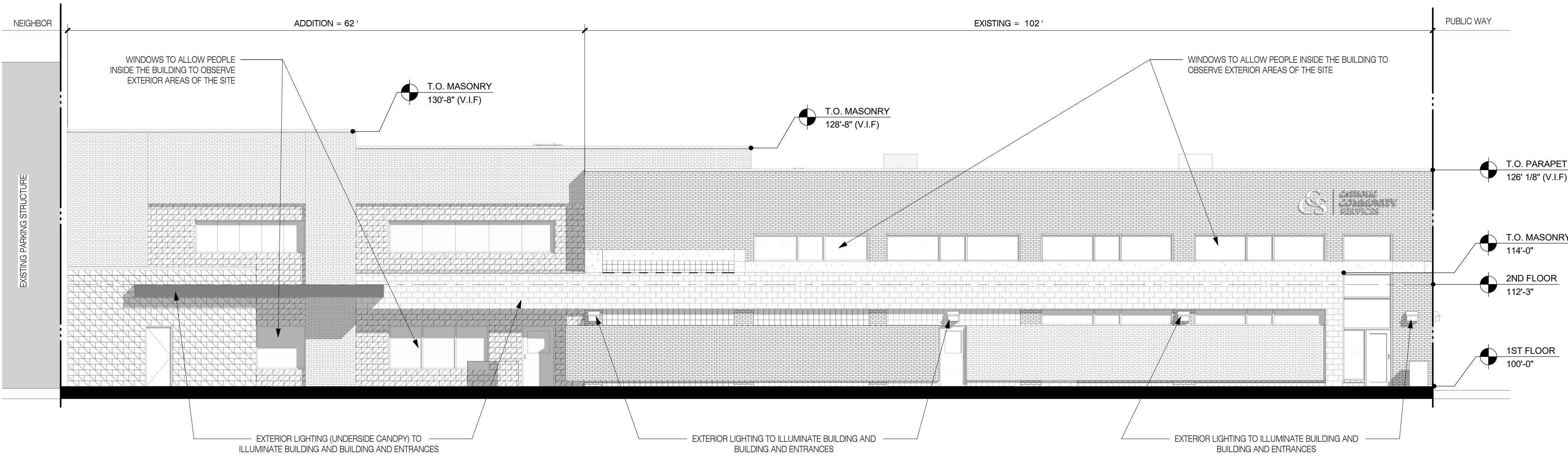
GLAZING REQUIREMENT CALCULATIONS



ZONING REVIEW - WEST ELEVATION

1/8" = 1'-0"

2



ZONING REVIEW - NORTH ELEVATION

1/8" = 1'-0"

1