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SW PARK APARTMENTS

2057 SW PARK AVE, PORTLAND, OREGON 97201

Development Program Summary

The proposal is to build an 89-unit affordable housing building on a 6,016 square foot parcel at 2055-2057 SW Park Avenue. The building is an 11-story structure, modular units, prefabricated structure utilizing mass plywood panels and light gauge steel for a Type IV B building. Zoning on the property is RM4(d) with a base floor area (FAR) of 4:1 with a bonus option of 3:1 additional FAR for “deeper housing affordability” meaning a minimum of 50% of all units must accommodate residents that earn no more than 60% average median family income (AMI). All of the proposed apartments will be for 60% AMI residents. Base height for the structure is 100 feet, the proposal is for 94 feet as measured for the base point one calculation. The site is close and convenient to several transit options, served by six different Tri-Met bus lines and three light rail lines, closest is 897 feet away at SW 6th and College Street.

No specific “plan area” design guidelines apply to this location as it is just across the 405 Freeway to the south in a dead-end pocket of residential properties all zoned RM4 with the same opportunity for development. The property is in the SW Hills Residential League Neighborhood and is accessible to the Green Loop Concept of the Central City 2035 Plan.

This project joins the six-mile linear park across the small Park Avenue Bridge that enters the North Park Blocks leg of the Green Loop through Portland State University and on through the Central City. The Park Avenue Apartment project has utilized the six “Design Principles” for the Green Loop in the design of the project. They are:

1. Building Orientation:

This new development oriented the building lobby and common amenity spaces toward the Green Loop along Park Avenue and SW Clifton Street, providing greater visibility and activity to the street frontages.

2. Multi-Use Path:

Park Avenue designated a “local Street” will provide the most direct access to the North Park Blocks approximately 200 feet north.

3. Physical Separation:

The ground floor of the building is recessed from the sidewalk 12 feet to the main entry door to form a covered entry plaza for benches, plantings and short-term bicycle parking.

4. Connected Canopy:

The building does not front directly on the actual Green Loop but serves as an adjacent extension of it and will contribute to it with distinctive tree plantings and green features.

5. Branding Identity:

The building, due to the highly visible corner location and 11 stories high, will identify for residents and visitors where they are along the Loop.

6. Unique Street Furnishings:

Unique street furnishings will be prominent along the frontages of Park Avenue and Clifton Street.

ZONING: RM4(d)

The RM4 Zone is a high-density- multifamily dwelling zone applied near the Central City and in centers, station areas, and along civic corridors. Housing is intensely urban with a high percentage of building coverage, with little or no front setback. Allowed housing is characterized by mid-to-high-rise buildings.

DESIGN (d)

The Design (d) overlay zone promotes the conservation, enhancement and continued vitality of areas of the city with special scenic, architectural, or cultural value. This project requires Design Commission Review as a Type III process due to the size and value of the project.

DESIGN EXCEPTION

A Design Exception is requested to:

“Window Projection into Public Right-of-Way (IBO/32/#1) - Standards for windows allowed to project into public right-of-way to increase the minimum width of each oriel window projecting into the public right-of-way from 12'-0” to 18'-0” on SW Park Avenue.

SHEET INDEX

CONTEXT

SITE & VICINITY:

The 6016 square foot site is located at the northeast corner of SW Park Avenue and SW Clifton Street. The site has two older, two-story single-family homes that will be deconstructed to build the proposed Park Avenue Apartments. Surrounding development consists of a mix of older single-family homes and smaller multifamily development. Most recently, the five story Amy Apartments has been built approximately 150 feet to the west, and has been open for about a year. The site is part of a small dead-end location due to steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. The site is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks and is accessed via the Park Avenue Bridge. Portland State Campus has numerous buildings 10 story or higher, residential, commercial and institutional approximately 250 feet from the subject site. SW Clifton and SW Park Avenue are designated as Local Service Streets. The Park Avenue Bridge across I-405 connects the site and this district to the Green Loop, the North Park Blocks, and several transit connections. The site is separated from the Central City Plan District by I-405.

SITE PLAN

The proposed building is set into the sloping site to have the main entry lobby at existing sidewalk grade on SW Park Avenue. The west end of the building will be set approximately seven feet into the site. An entry plaza of 12 feet deep wraps the corner of Park Avenue and SW Clifton. The northeast corner of the site has a predominantly nine story glass corner that faces PSU and the downtown area that will offer desirable views from those dwelling units. The building has a lot coverage of 63% of the site with 10-foot setbacks on the south and west sides that abut properties that are zoned for the same type of development of the subject site. A narrow long extension of the site exists at the southwest corner of the site that offers a convenient and natural courtyard area of over 1,000 square feet for the residents use and to contribute to the required outdoor area requirement in addition to the common areas inside the building. The courtyard will provide a welcome relief to the interior (rear) area of the adjoining three properties, now and in the future. When combined with minimum setbacks (10 ft.) required for buildings over 45 feet height the interior core of this block will be assured to be a minimum of 45 feet wide by 50 feet long, a valuable open space for the block.

CONCEPT DESIGN

The building design concept is deliberately disciplined to employ a certain construction type and method while achieving a Portland personality that has a

pedestrian emphasis and assists in a 24-hour Central City by being walkable to jobs, services, parks, transit choices and food choices. The building is designed to offer studio residences to a population earning no more than 60% of the average median family income of the area. The location and size of the site presents a constrained construction area. The building is being designed in close collaboration with a modular prefabrication company to be able to build as much of the project off site in a climate-controlled environment. The completed modular units will be trucked to the site, predominately 12 feet by 24 feet long units that will then be crane lifted into place, by a rubber tire crane, and attached to a ledger on the poured in place concrete stair and elevator shafts. A rubber tire crane can be used as the “mods” are relatively light, approximately 15,000 pounds each, due to the use of mass plywood panels, used for the floor and ceiling systems of the mod. The walls will be light gauge steel framed with a stucco panel exterior. The mods will be trucked in as finished units with windows in place and required exterior vents. The construction benefits are an efficient way to construct on a tight site, with limited construction staging areas, and speed of construction by prefabricating the majority of the project off site, with very little construction waste. Due to the need to maximize repetition for an efficient, feasible prefabricated project as much standardization as possible is needed to accomplish the project.

PORTLAND PERSONALITY

Rather than include specific symbols of Portland identity, the project emphasizes Portland themes such as light rail, active streets, views to the street and nature beyond and a commitment to environmental design.

ENHANCE, EMBELLISH AND IDENTIFY AREAS

The building places entries and views toward the street as much as possible. Every unit has either a view of the street towards downtown or towards the common courtyard.

ESTABLISH AND MAINTAIN A SENSE OF URBAN ENCLOSURE

The building is built up to or slightly over the public right-of-way creating a positive urban edge on the SW Clifton Street frontage that faces towards PSU and downtown. The urban edge has been further articulated through the use of oriel windows on both streets.

CONTRIBUTE TO VIBRANT STREETScape

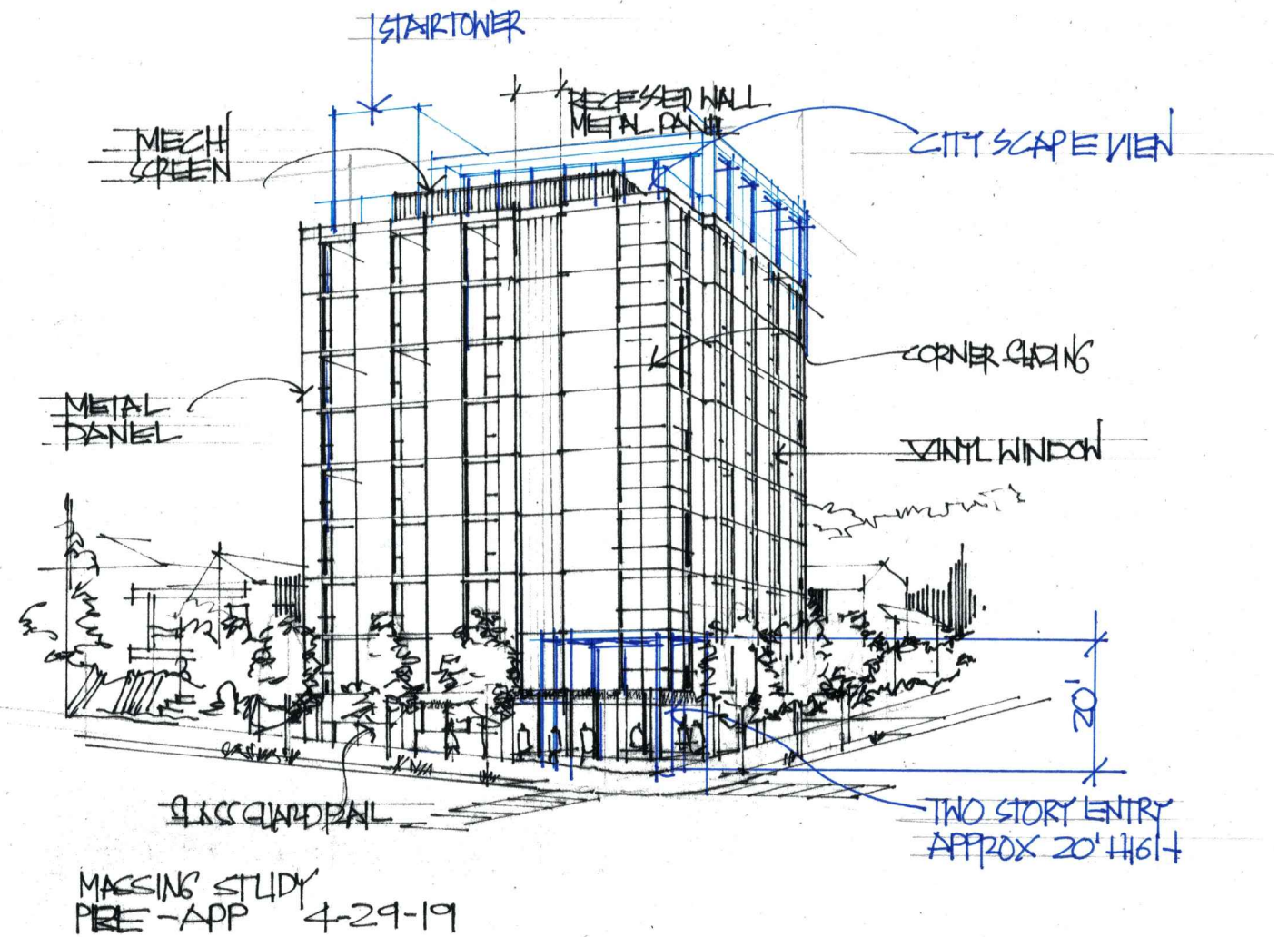
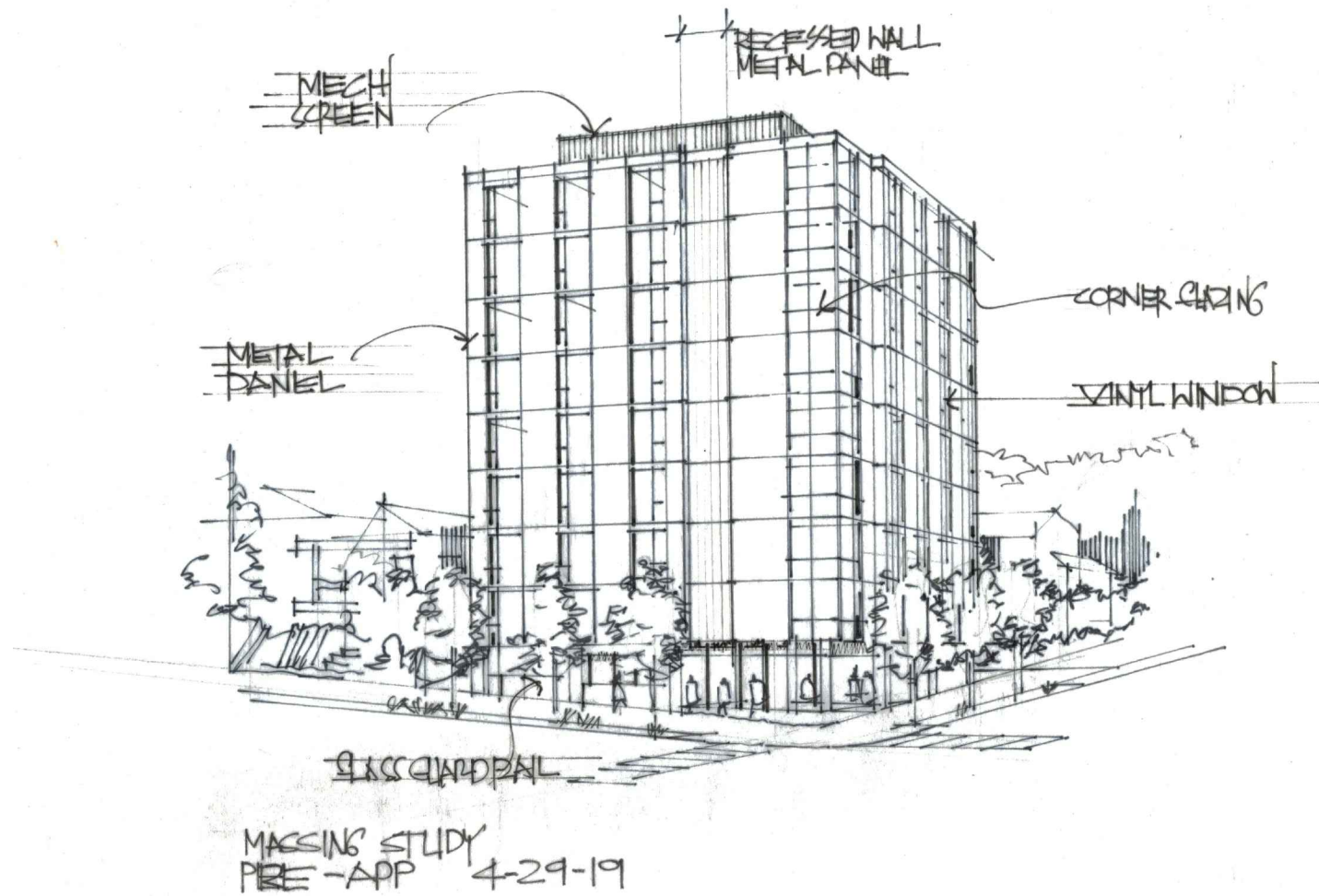
The sidewalk level area will be articulated and extended by recessing the glass window wall 12 feet. This combined with the projecting bays at levels 3 through 11 will create a generous protected area for pedestrians and residents.

STRENGTHEN GATEWAYS

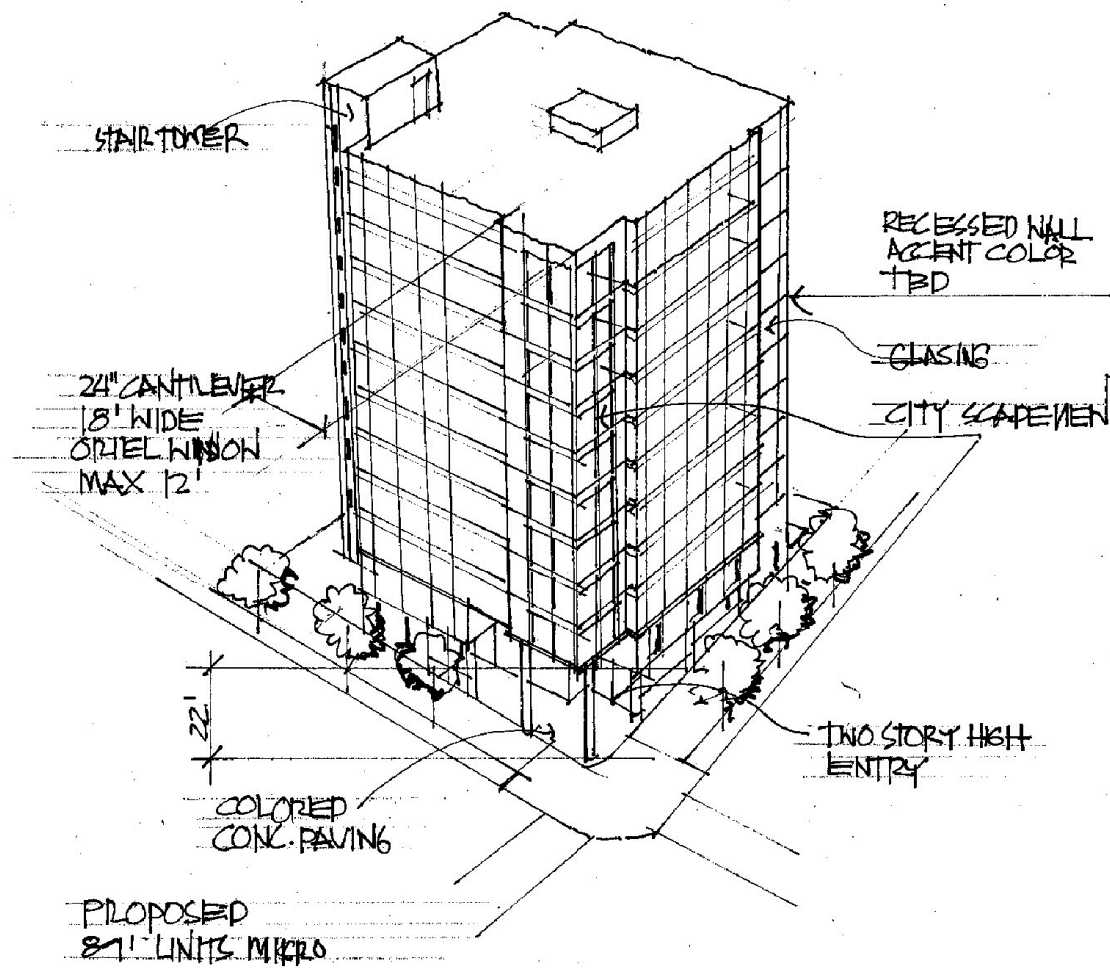
The location of the project is near the north boundary edge defined by I-405. This building will be the first building one sees when crossing the Park Avenue Bridge from the North Park Blocks. The height of the building, the glass corner, the slender proportions and overall massing will establish a strong entryway to this high-density residential niche.

MAKE PLAZAS AND OPEN SPACES SUCCESSFUL

Building elements; like main entries, lobbies, and windows face the street directly and or the large internal courtyard area. All units have either a street side view or a courtyard view.



MASSING STUDY

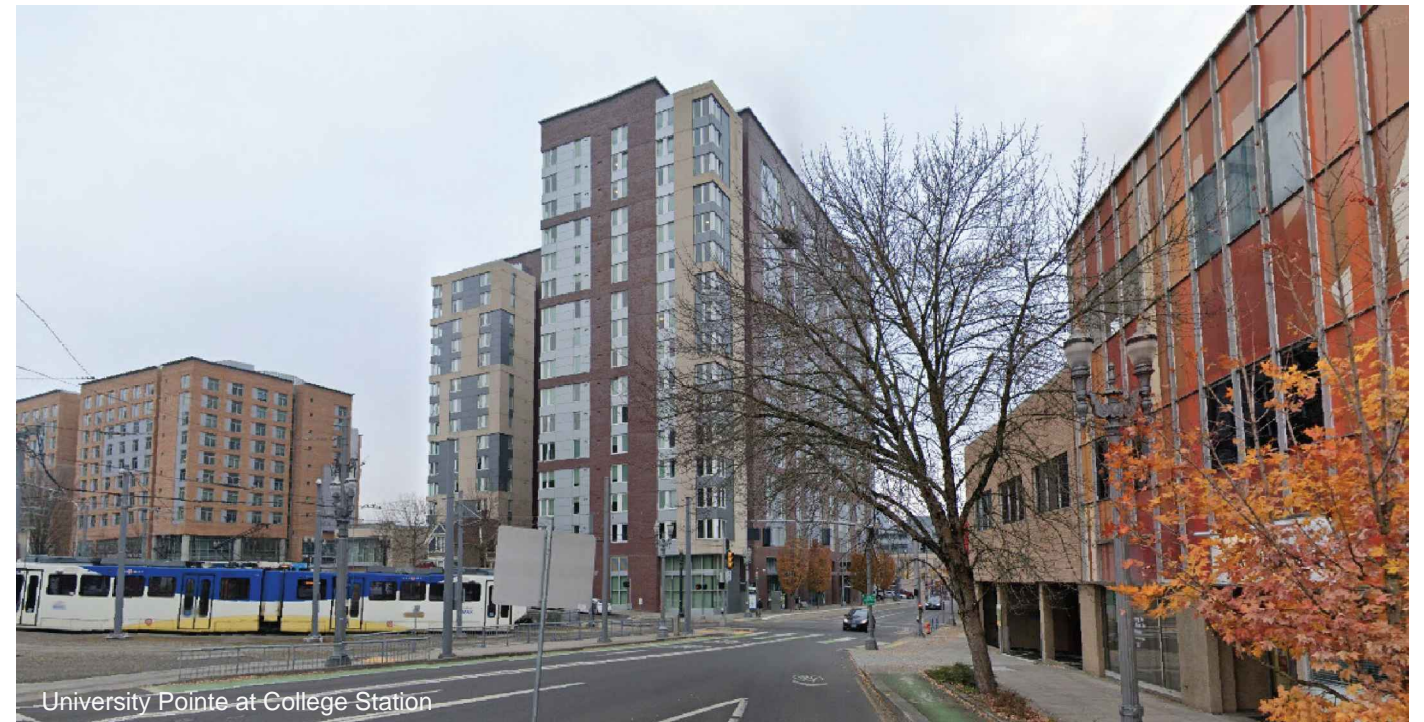
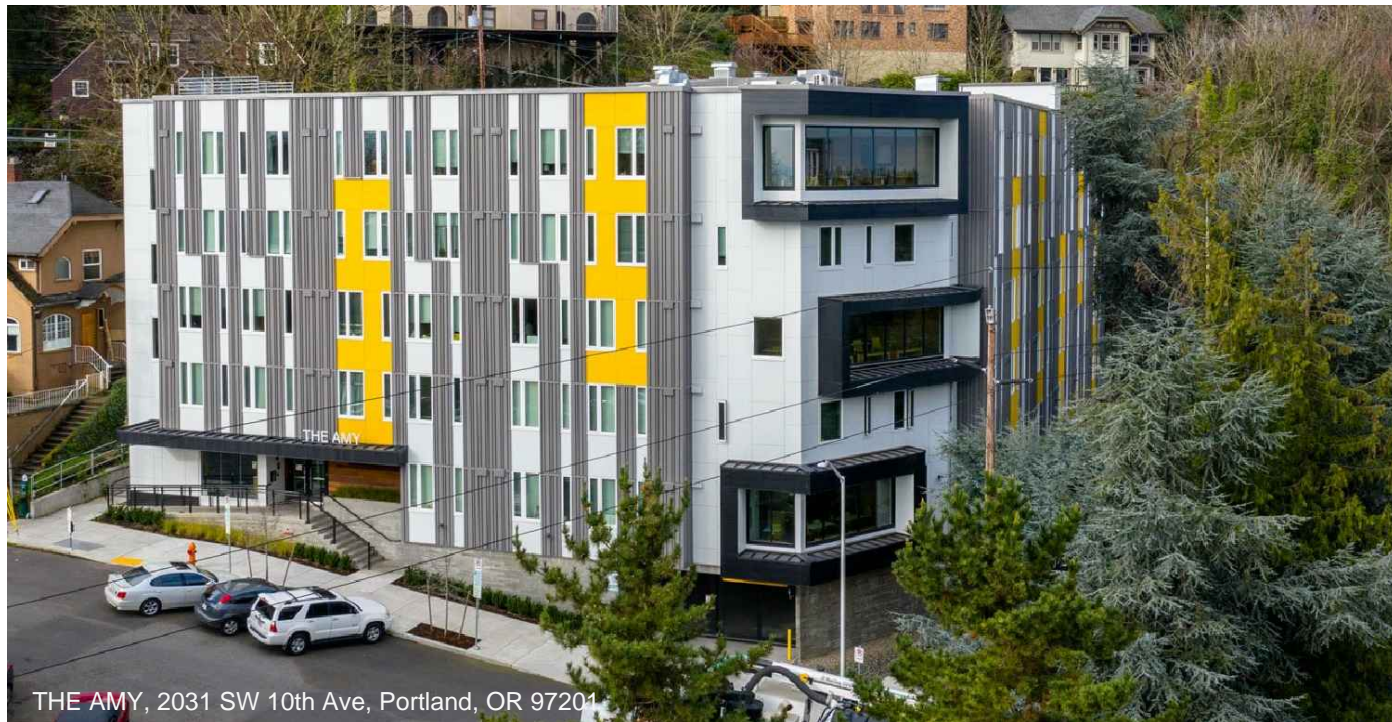


MASSING STUDY



1 VICINITY MAP
N.T.S.





SITE PHOTOS



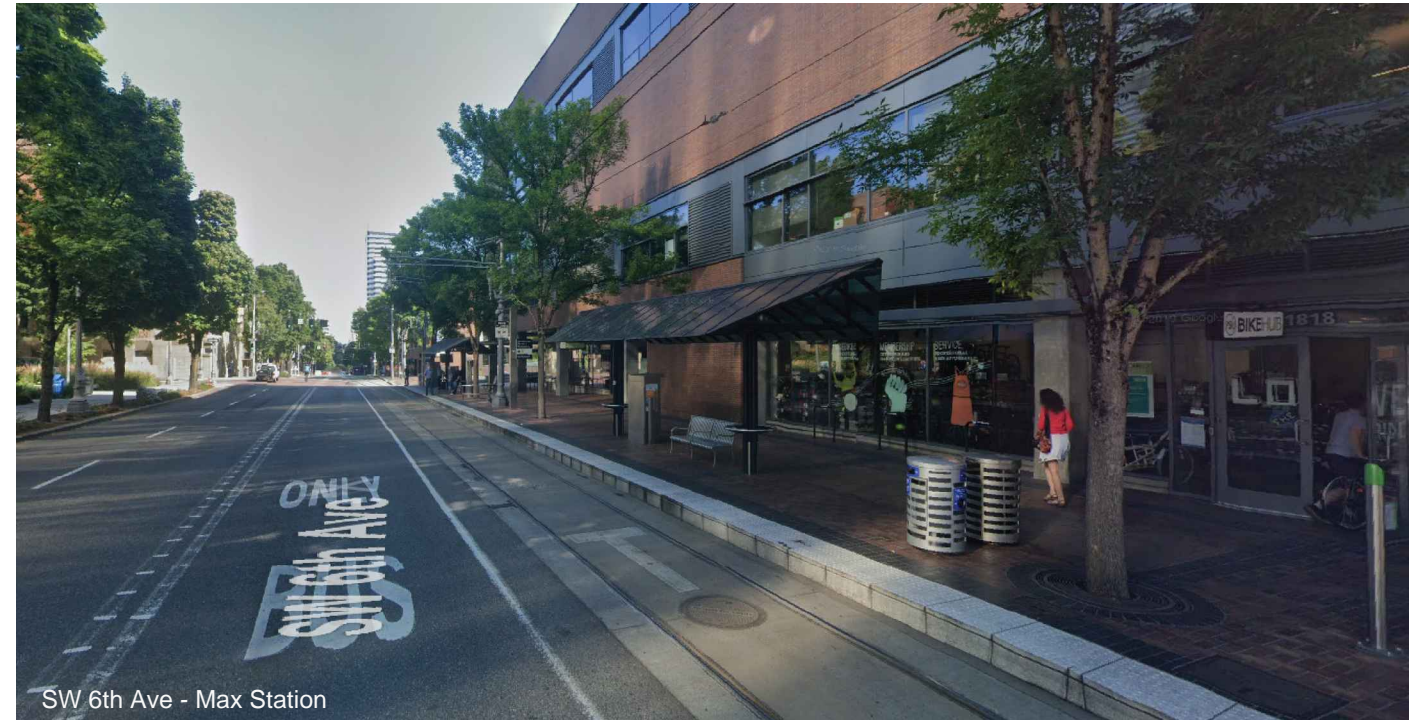
SW Broadway - Portland State University



SW 5th Ave - Max line



PROPOSED SITE - Corner SW Park Ave and SW Clifton St



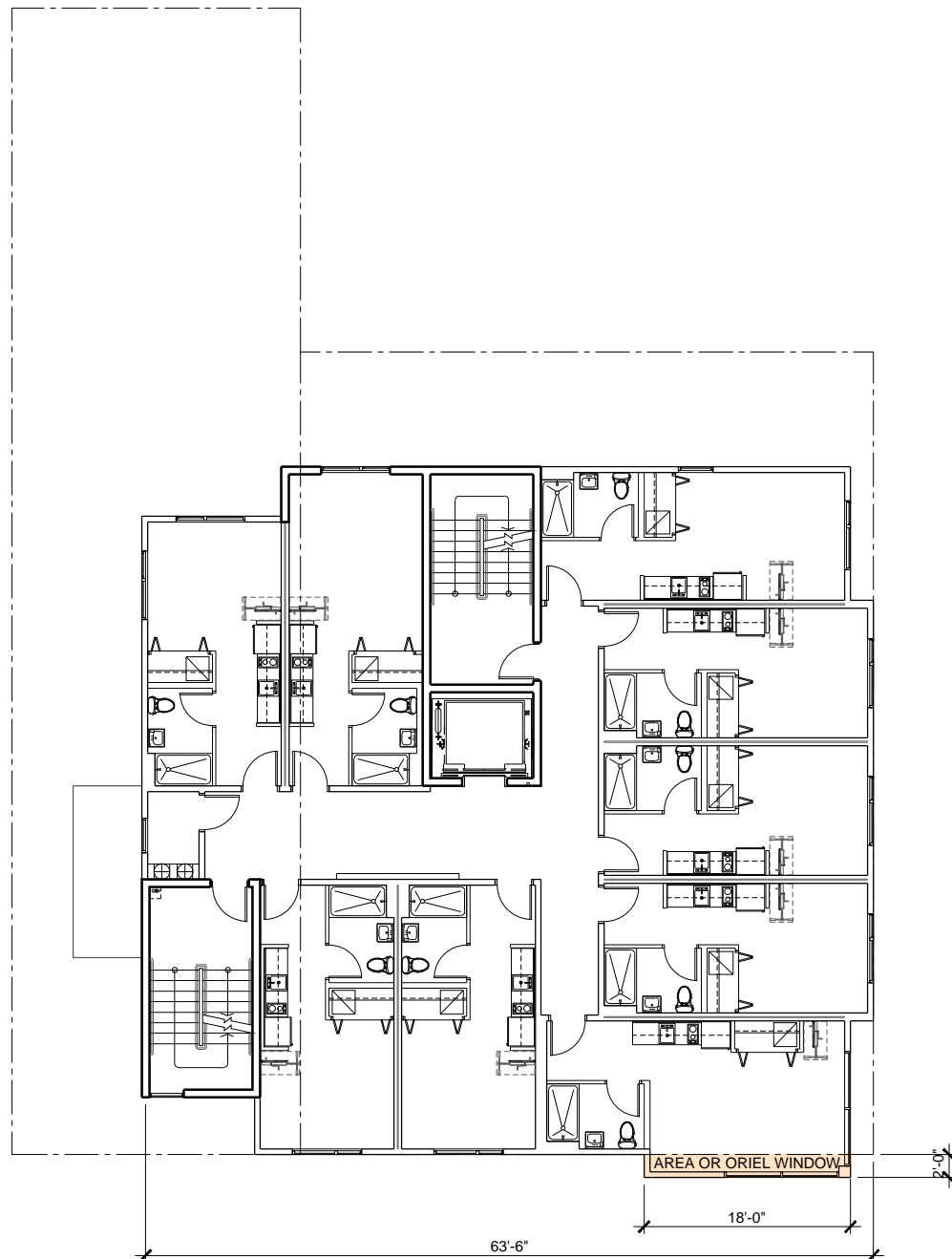
SW 6th Ave - Max Station

SITE PHOTOS



PERSPECTIVE





1 AREA OF ORIEL WINDOW = 36 SF LEVEL 3 TO 11
SCALE: 1/16" = 1'-0"

OSSC 2019
CHAPTER 32
ENCROACHMENT INTO PUBLIC RIGH-OF-WAY

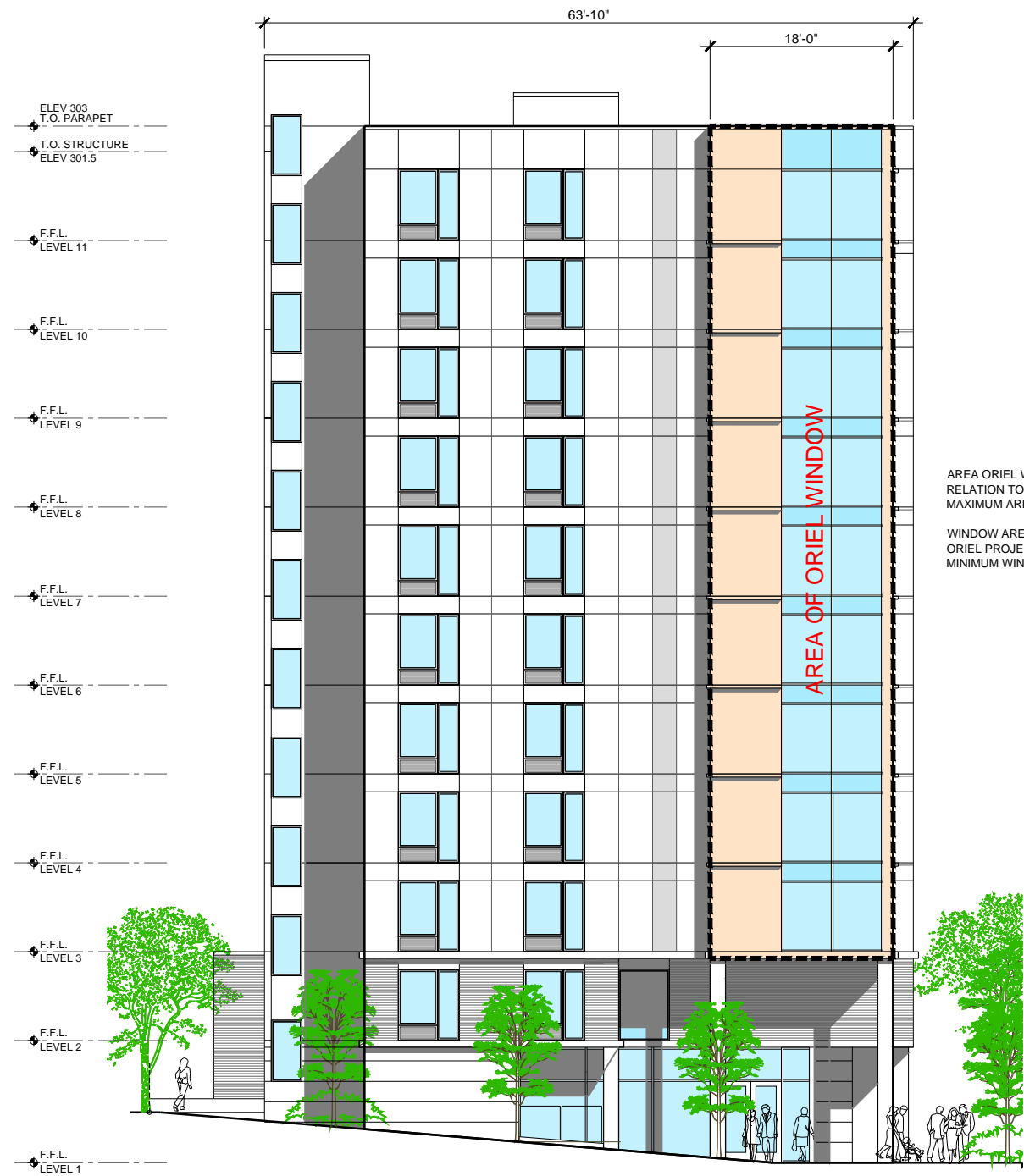
- A. PROJECTION. MAXIMUM PROJECTION OF 4 FEET INTO THE RIGHT-OF-WAY INCLUDING TRIM, EAVES AND ORNAMENT. **COMPLIANT: 2'-6" PROJECTION**
- B. 3202.2 ENCROACHMENT ABOVE THE GRADE AND BELOW 8 FEET IN HEIGHT **COMPLIANT: 20'-0" ABOVE THE GRADE**
- C. AREA. MAXIMUM WALL AREA OF ALL WINDOWS WHICH PROJECT INTO PUBLIC RIGHT-OF-WAY ON A WALL IS 40% OF THE WALL'S AREA. **COMPLIANT: S.W. PARK AVENUE 28.14% FACADE, S.W. CLIFTON STREET FACADE 2.06%.**

33.120 MULTI-DWELLING ZONES

33.120.220 SETBACKS

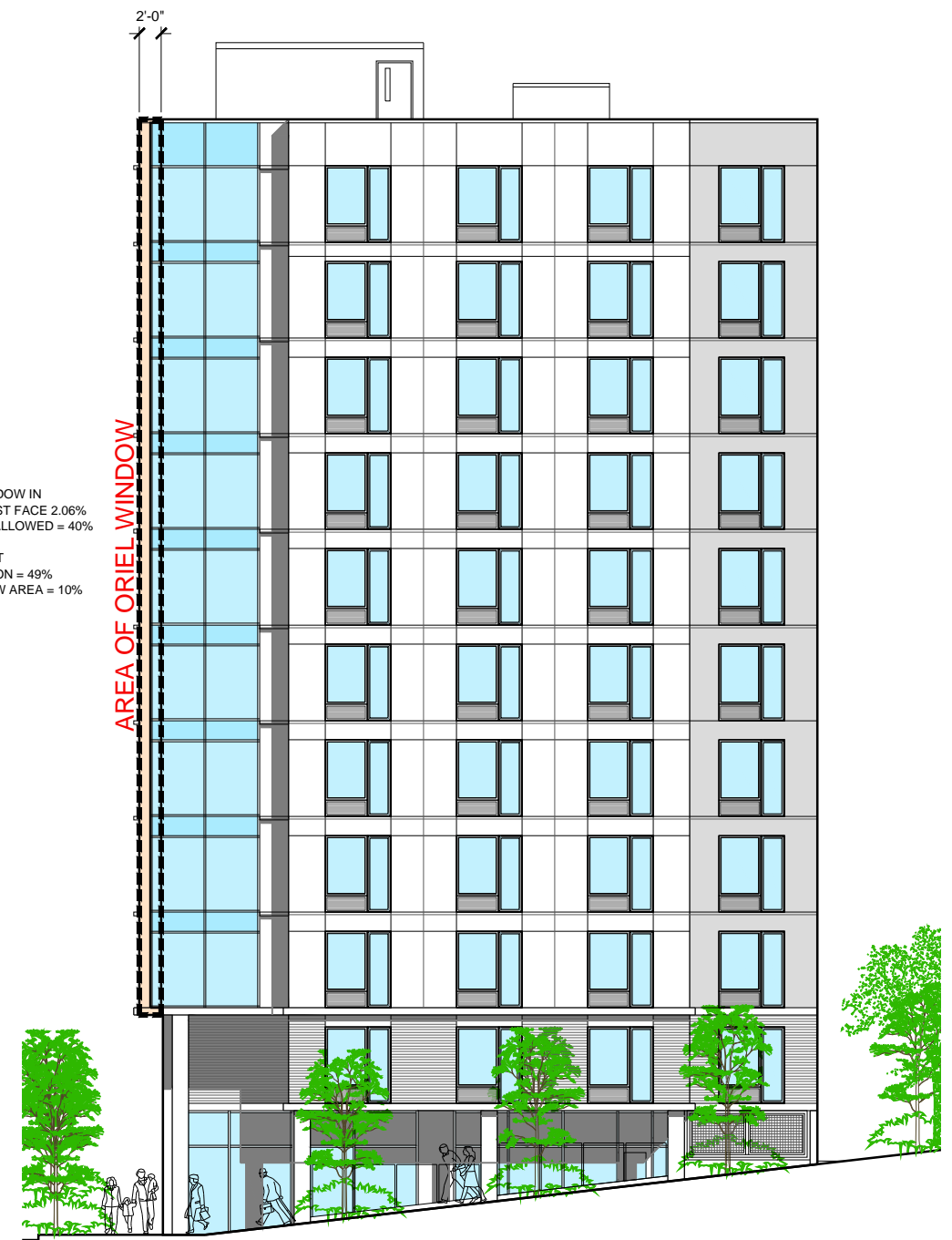
EACH BAYS AND BAY WINDOWS BUT ONLY ALONG A STREET LOT LINE AND MUST MEET THE FOLLOWING REQUIREMENTS:

- a) EACH BAY AND BAY WINDOW MAY BE UP TO 12 FEET LONG, BUT THE TOTAL AREA OF ALL BAYS AND BAY WINDOWS ON A BUILDING FACADE CANNOT BE MORE THAN 30 PERCENT OF THE AREA OF THE FACADE;
- b) AT LEAST 30 PERCENT OF THE AREA OF THE BAY WHICH FACES THE PROPERTY LINE REQUIRING THE SETBACK MUST BE GLAZING OR GLASS BLOCK; AND BAYS AND BAY WINDOWS MUST CANTILEVER BEYOND THE FOUNDATION OF THE BUILDING.
- c) BAYS AND BAY WINDOWS MUST CANTILEVER BEYOND THE FOUNDATION OF THE BUILDING.



AREA ORIEL WINDOW IN
RELATION TO EAST FACE 28.14%
MAXIMUM AREA ALLOWED = 40%

WINDOW AREA AT
ORIEL PROJECTION = 55%
MINIMUM WINDOW AREA = 10%

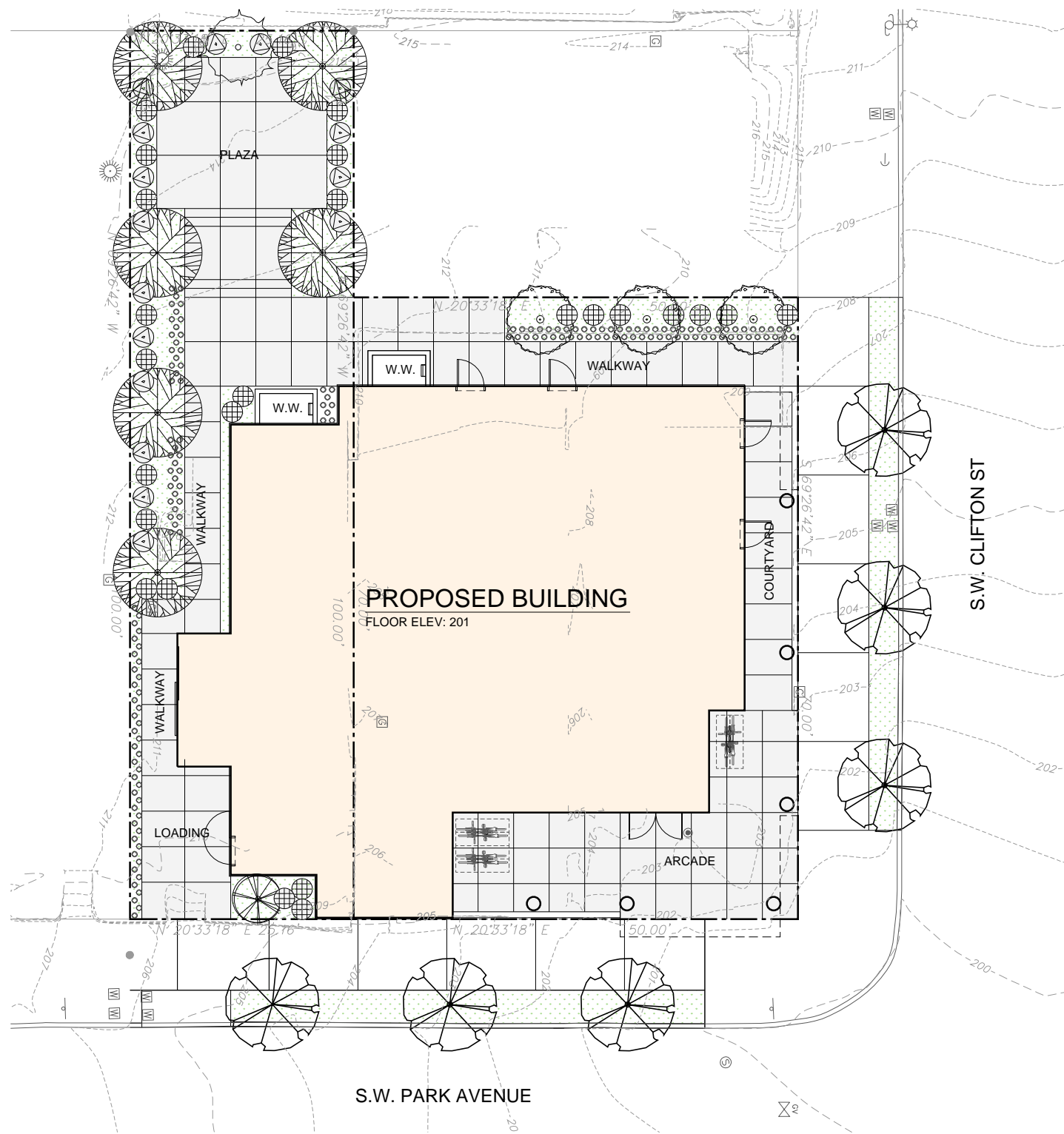


AREA ORIEL WINDOW IN
RELATION TO EAST FACE 2.06%
MAXIMUM AREA ALLOWED = 40%

WINDOW AREA AT
ORIEL PROJECTION = 49%
MINIMUM WINDOW AREA = 10%

1 AREA OF ORIEL WINDOW - EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 AREA OF ORIEL WINDOW - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



PLANTING LEGEND

TREE	CODE	COMMON NAME	CONT	CAL	QUANTITY	SIZE	HEIGHT
	TBD	NEW DECIDUOUSE TREE MATCH EXISTING ALONG SIDEWALK	B&B	2 CAL	6	LARGE	5FT
	FRAN	FRAXINUS ANGUSTIFOLIA NARROWLEAF ASH	B&B	2 CAL	6	LARGE	5FT
	ACER	ACER NIGRUM 'GREENCOLUMN' GREENCOLUMN MAPLE	B&B	2 CAL	1	MEDIUM	5FT
	JRM	ACER X FREEMANII 'JEFFERSON RED' JEFFERSON RED MAPLE	B&B	2 CAL	3	MEDIUM	5FT
	ESRED	EASTERN REDBUD CERCIS CANADENNIS	B&B	2 CAL	1	SMALL	5FT
SHRUBS	CODE	COMMON NAME	CONT	SPACING	QUANTITY		
	PF	POTENTILLA FRUTICOSA CVS.	3 GAL	3' O.C.	24		
	ROSA	ROSA 'CAREFREE DELIGHT' CAREFREE DELIGHT ROSE	3 GAL	5' O.C.	15		
GROUND COVER	CODE	COMMON NAME	CONT	SPACING	QUANTITY		
	FGE	FESTUCA GLAUCA 'ELIJAH BLUE'	1 GAL	12" O.C.	TBD		

1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



ZONING RM4
33.120 MULTI-DWELLING ZONES
TABLE 120-5 SUMMARY OF BONUS FAR

F.A.R. ALLOWED	7:1
SITE AREA	6,016 SF
ALLOWED AREA	42,112 SF

LAND INFORMATION

RESIDENTIAL LAND	
PROPERTY ID: R246517	3,500 SF
PROPERTY ID: R246519	2,516 SF
TOTAL AREA	6,016 SF

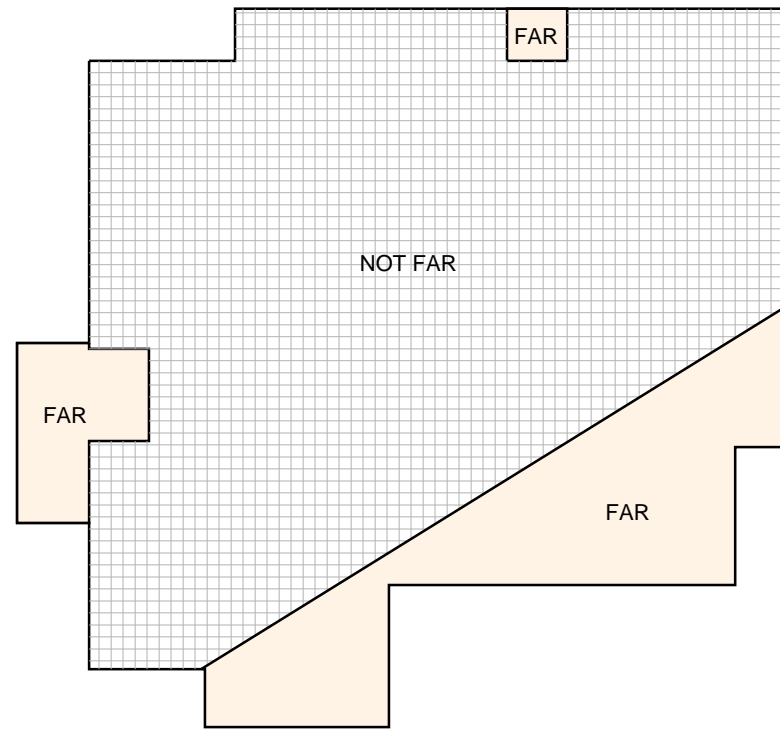
MAXIMUM DENSITY WITH INCLUSIONARY HOUSING
BONUS (SEE 33.120.205.F)

NOTES:
(1) IF THE BASE FAR IS 2 TO 1 THEN THE MAXIMUM WITH BONUS IS 2.5 TO 1. IF THE BASE FAR IS 4 TO 1, THEN THE MAXIMUM WITH BONUS IS 5 TO 1.

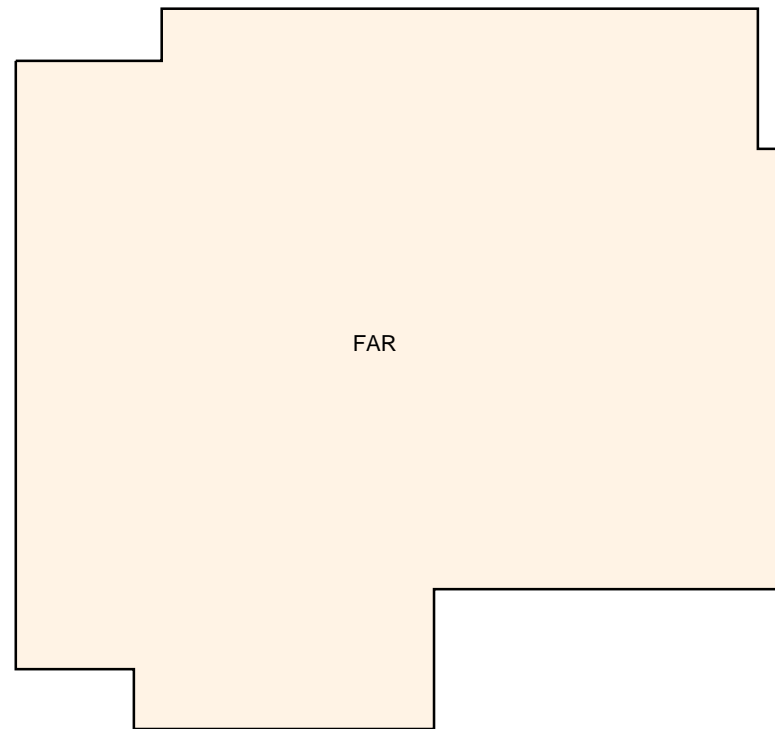
NOTE:
SHADED AREA DOES NOT INCLUDE FAR
AREA BELOW GRADE = 2,338.95 SF

FAR AREA CALCULATION

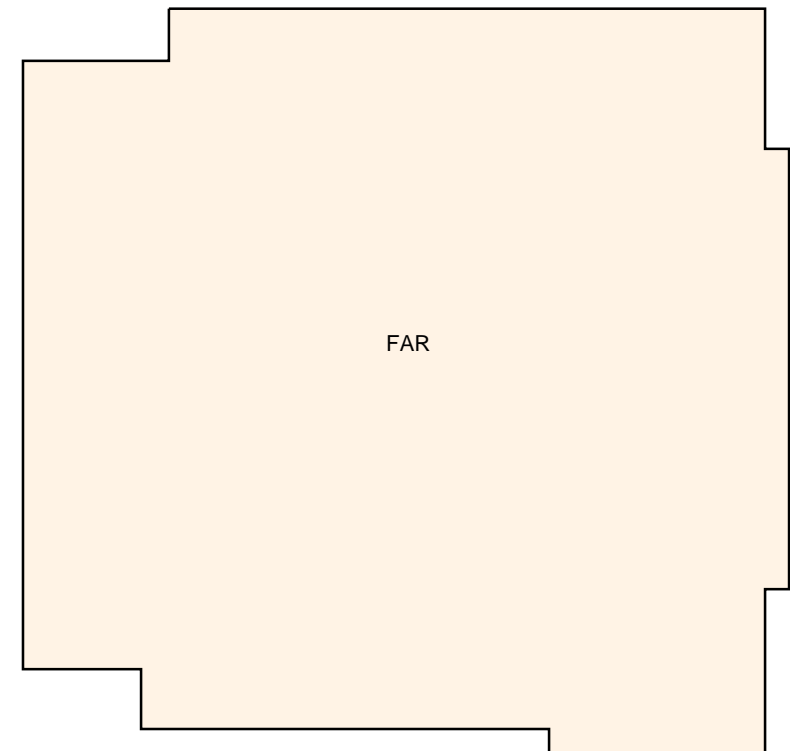
LEVEL 1	667.48 SF
LEVEL 2	3,366.81 SF
LEVEL 3	3,366.81 SF
LEVEL 4	3,366.81 SF
LEVEL 5	3,366.81 SF
LEVEL 6	3,366.81 SF
LEVEL 7	3,366.81 SF
LEVEL 8	3,366.81 SF
LEVEL 9	3,366.81 SF
LEVEL 10	3,366.81 SF
LEVEL 11	3,366.81 SF
TOTAL AREA	33,774.54 SF



1 LEVEL 1
SCALE: 1/16" = 1'-0"

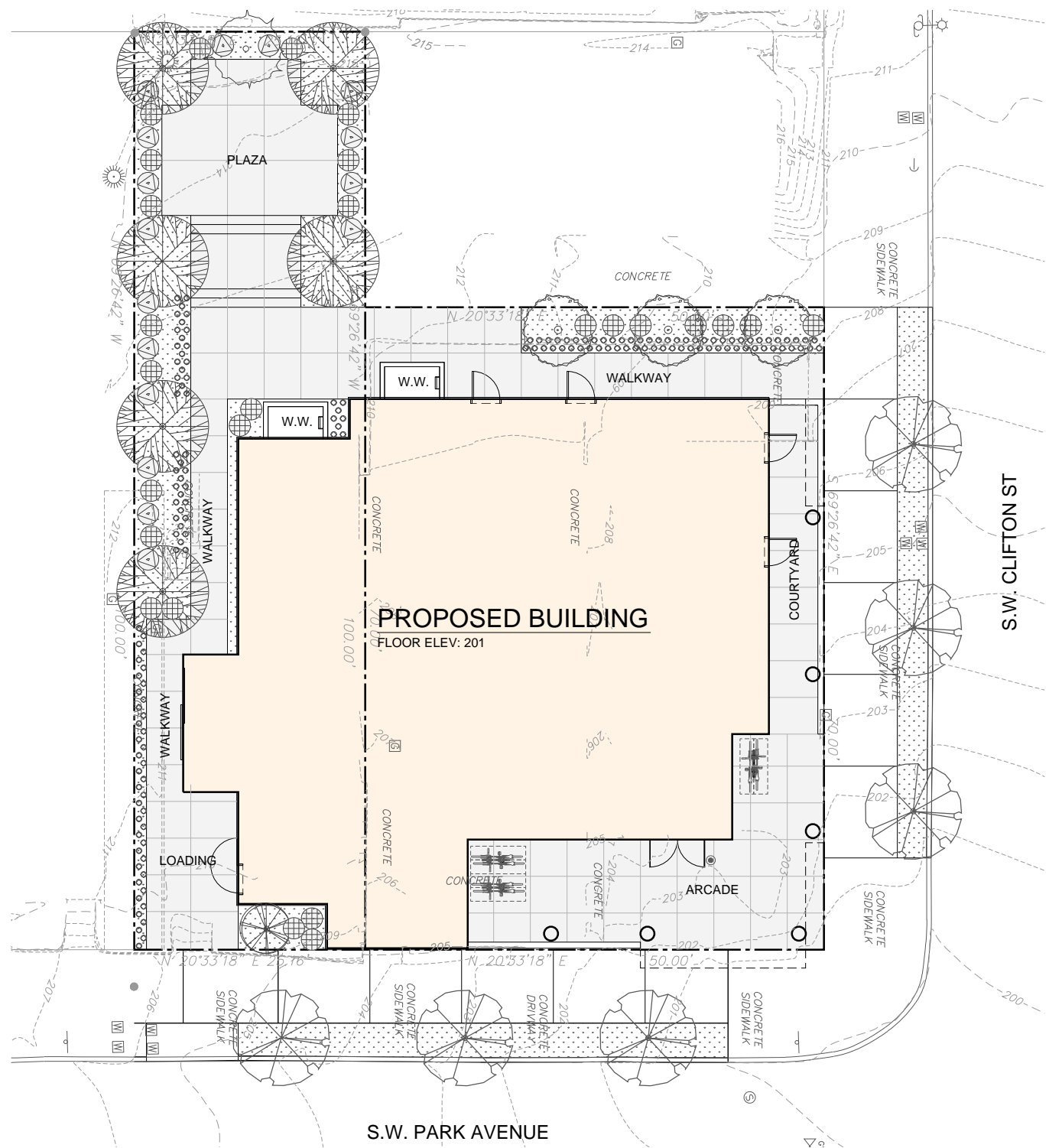


1 LEVEL 2
SCALE: 1/16" = 1'-0"

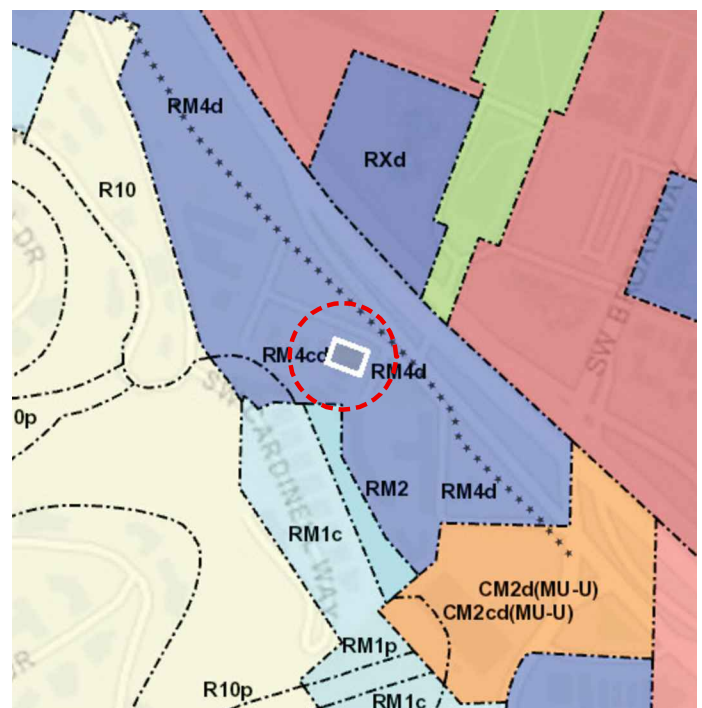


1 LEVEL 3 TO 11
SCALE: 1/16" = 1'-0"





1 SITE PLAN
SCALE: 1/16" = 1'-0"



GENERAL INFORMATION

2055-2057 SW PARK AVE
 PROPERTY ID: R246517
 COUNTY: MULTNOMAH
 STATE ID: 1S1E04DA 8800
 ALT ACCOUNT #: R667725410
 MAP NUMBER: 3228 OLD

2061 SW PARK AVE
 PROPERTY ID: R246519
 COUNTY: MULTNOMAH
 STATE ID: 1S1E04DB 700
 ALT ACCOUNT #: 1S1E04DB 700
 MAP NUMBER: 3228 OLD

SITE INFO

SITE ADDRESS:
 2055-2057 SW PARK AVE
 PORTLAND, OR 97201

NEIGHBORHOOD

SOUTHWEST HILLS RESIDENTIAL LEAGUE
 JURISDICTION: PORTLAND / MULTNOMAH

ZONING

ZONE: RM4 (d)
 DESCRIPTION: RESIDENTIAL MULTI-DWELLING 4
 OVERLAY: d
 BASE OVERLAY COMBINATION: RM4d
 COMP PLAN: MD-U - Multi-Dwelling - Urban Center

LAND INFORMATION

RESIDENTIAL LAND	
PROPERTY ID: R246517	3,500 SF
PROPERTY ID: R246519	2,516 SF
TOTAL AREA	6,016 SF

SETBACK

FRONT BUILDING SETBACK	0 FT
STREET BUILDING SETBACK	0 FT
MAXIMUM HEIGHT	75/100 FT

ROOFTOP MECHANICAL EQUIPMENT AND STAIRWELL ENCLOSURES THAT PROVIDE ROOFTOP ACCESS MAY EXTEND ABOVE THE HEIGHT LIMIT AS FOLLOWS, PROVIDED THAT THE EQUIPMENT AND ENCLOSURES ARE SET BACK AT LEAST 15 FEET FROM ALL ROOF EDGES ON STREET FACING FACADES.



2 VICINITY PLAN
NTS



AREA CALCULATIONS

SW Park Avenue Apartments

2055-2057 SW PARK AVE
PORTLAND, OREGON 97201

Property Information	Area SF
Property ID : R246517	3,500.00 SF
Property ID : R246519	2,516.00 SF
Lot Area	6,016.00 SF
FAR	42,112.00 SF
Zone: RM4	
Total Number of Units	91 Studio

Location	Unit Area	Common Area	Total Area	ST
Basement		2,244.53 SF	2,244.53 SF	with Stair
Level 1		2,545.15 SF	2,545.15 SF	without stair 2
Level 2	2,428.00 SF	938.81 SF	3,366.81 SF	with Stair 8
Level 3	2,788.00 SF	445.59 SF	3,233.59 SF	without stair 9
Level 4	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair 9
Level 5	2,788.00 SF	445.59 SF	3,233.59 SF	without stair 9
Level 6	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair 9
Level 7	2,788.00 SF	445.59 SF	3,233.59 SF	without stair 9
Level 8	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair 9
Level 9	2,788.00 SF	445.59 SF	3,233.59 SF	without stair 9
Level 10	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair 9
Level 11	2,788.00 SF	445.59 SF	3,233.59 SF	without stair 9
Total	24,732.00 SF	8,984.44 SF	32,243.44 SF	91

FAR 7 to 1 or 6 to 1 (1)

Location	Total Area
Level 1	677.48 SF
Level 2	3,366.81 SF
Level 3	3,717.53 SF
Level 4	3,717.53 SF
Level 5	3,717.53 SF
Level 6	3,717.53 SF
Level 7	3,717.53 SF
Level 8	3,717.53 SF
Level 9	3,717.53 SF
Level 10	3,717.53 SF
Level 11	3,717.53 SF
Total Area	33,784.54 SF

BIKE PARKING

Location	Type	18"x44"	18"x60"	No of Bike
Level 1	Long Term	0		
Level 2	Long Term	8		8
Level 3	Long Term	9		9
Level 4	Long Term	9		9
Level 5	Long Term	9		9
Level 6	Long Term	9		9
Level 7	Long Term	9		9
Level 8	Long Term	9		9
Level 9	Long Term	None		
Level 10	Long Term	None		
Level 11	Long Term	None		
Basement	Long Term	12	30	42
Arcade	Short Term	6		6
Total Bike Parking		80	30	110

Floor area Calculation

Level 1	Floor Area	Studio	No. of Toilet
Lobby	252.00 SF		
Amenity	422.00 SF		
Leasing	432.00 SF		
Fitness room	640.00 SF		
Electrical room	489.00 SF		
Sprinkler Room	22.00 SF		
Machine Room	30.00 SF		
Trash Enclosure	123.00 SF		
Corridor	135.15 SF		
Total Area	2,545.15 SF		

Level 2	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	300.00 SF	Studio	1
Unit 3	300.00 SF	Studio	1
Unit 4	340.00 SF	Studio	1
Unit 5	324.00 SF	Studio	1
Unit 6	288.00 SF	Studio	1
Unit 7	288.00 SF	Studio	1
Unit 8	288.00 SF	Studio	1
Total Number of Units	2,428.00 SF		8

Level 3 to 11	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	300.00 SF	Studio	1
Unit 3	300.00 SF	Studio	1
Unit 4	340.00 SF	Studio	1
Unit 5	324.00 SF	Studio	1
Unit 6	288.00 SF	Studio	1
Unit 7	288.00 SF	Studio	1
Unit 8	288.00 SF	Studio	1
Unit 9	360.00 SF	Studio	1
Total Number of Units	2,788.00 SF		9

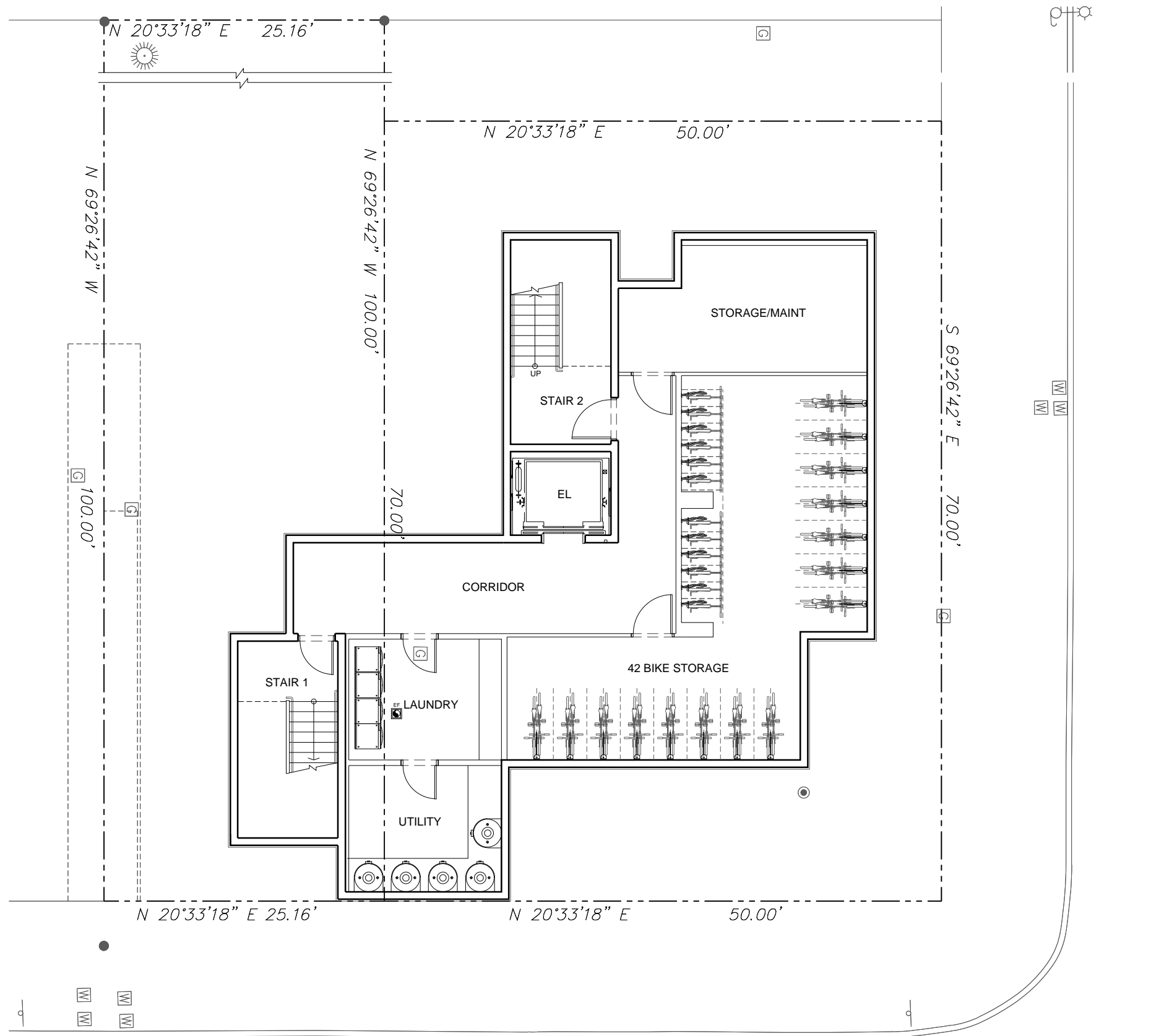
Location	No of Units
Level 1	0
Level 2	8
Level 3	9
Level 4	9
Level 5	9
Level 6	9
Level 7	9
Level 8	9
Level 9	9
Level 10	9
Level 11	9
Total Number of Units	89

Outdoor Area Calculation

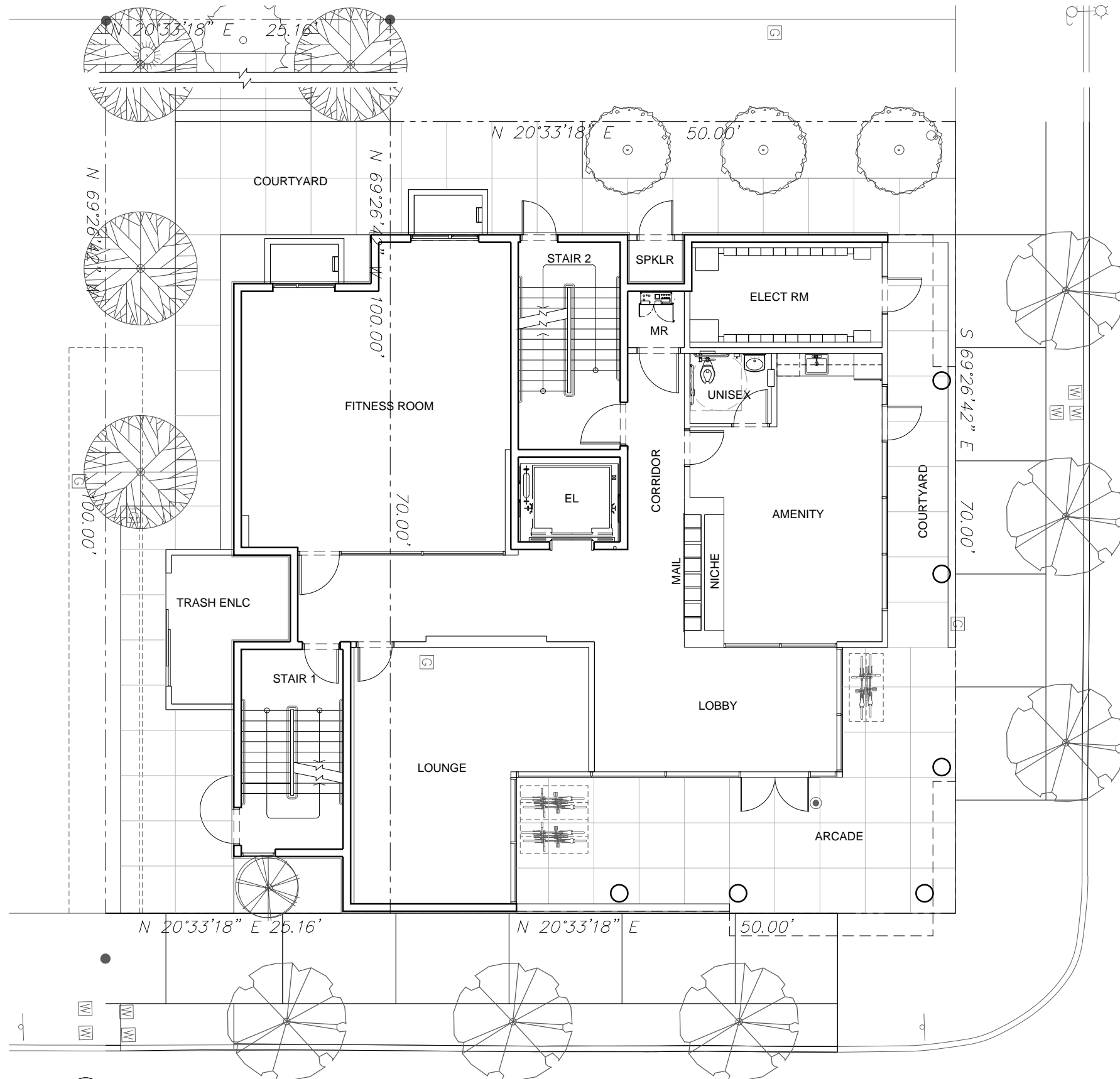
89 Units x 36 sf =	3,204 SF	
Arcade/Courtyard	800 SF	
Amenity	422 SF	
Fitness room	640 SF	
Leasing	432 SF	432
Plaza	1,006 SF	
Total Outdoor area	3,300 SF	

Landscape Area Calculation

Building Footprint	3,810 SF		63.33 %
Plaza/Walkway (15%)	1,260 SF	189.00 SF	
Arcade/Courtyard (15%)	756 SF	113.40 SF	
Landscape	813 SF	813.00 SF	
Total Landscape Area		1,115.40 SF	20.30 %



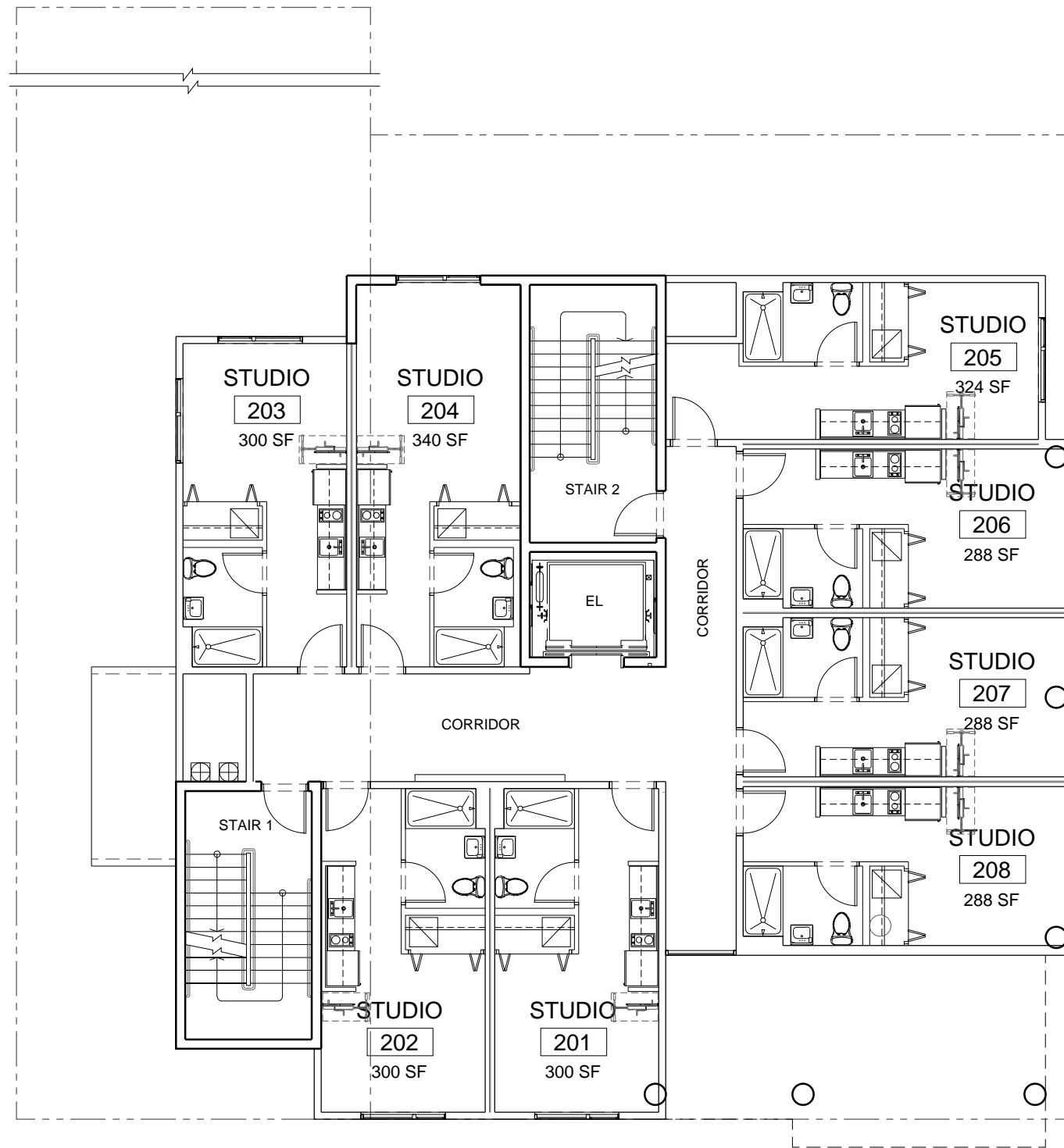
1 BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"



S. W. CLIFTON STREET

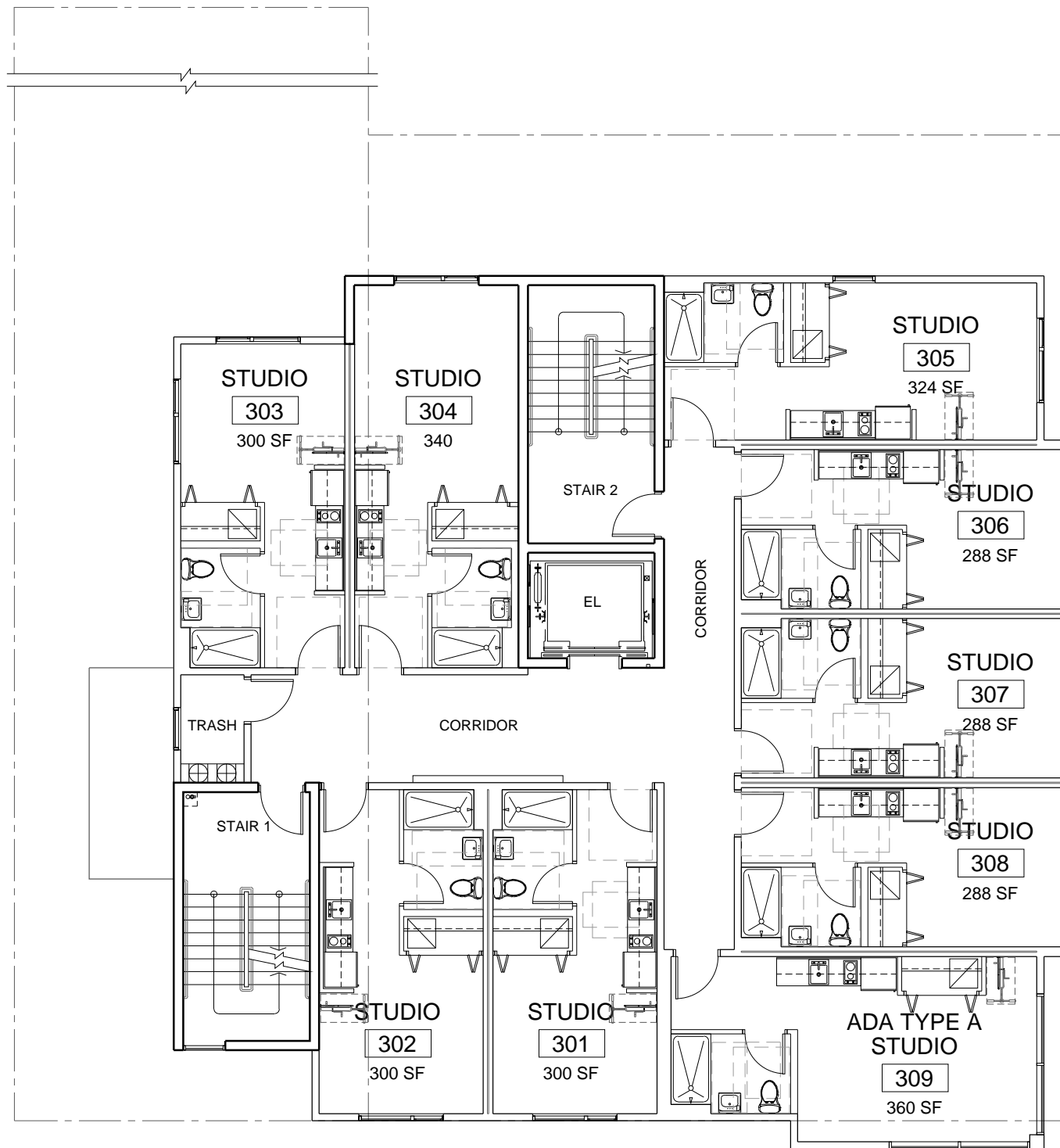
1 LEVEL 1
SCALE: 3/32" = 1'-0"





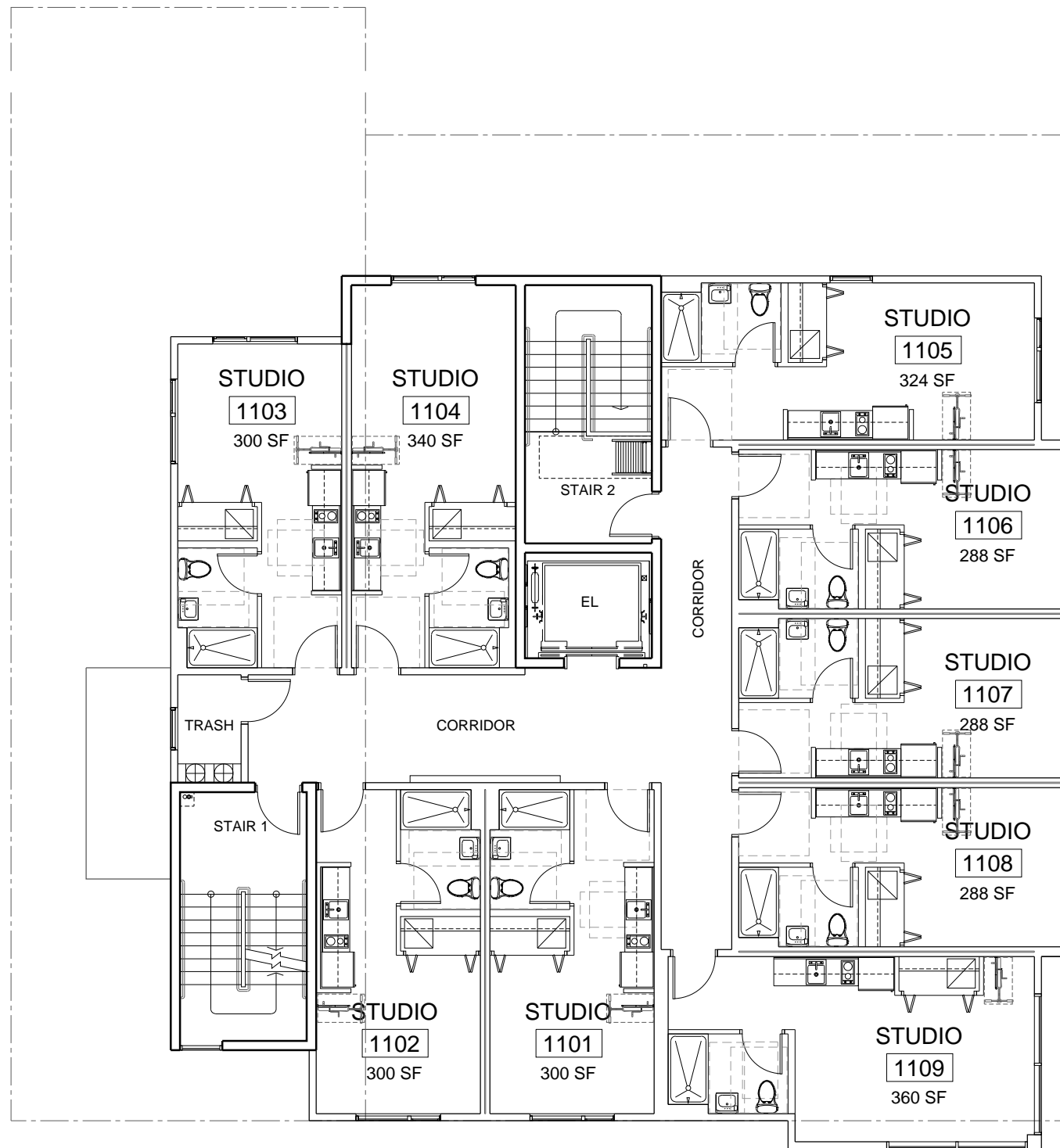
1 LEVEL 2
SCALE: 3/32" = 1'-0"





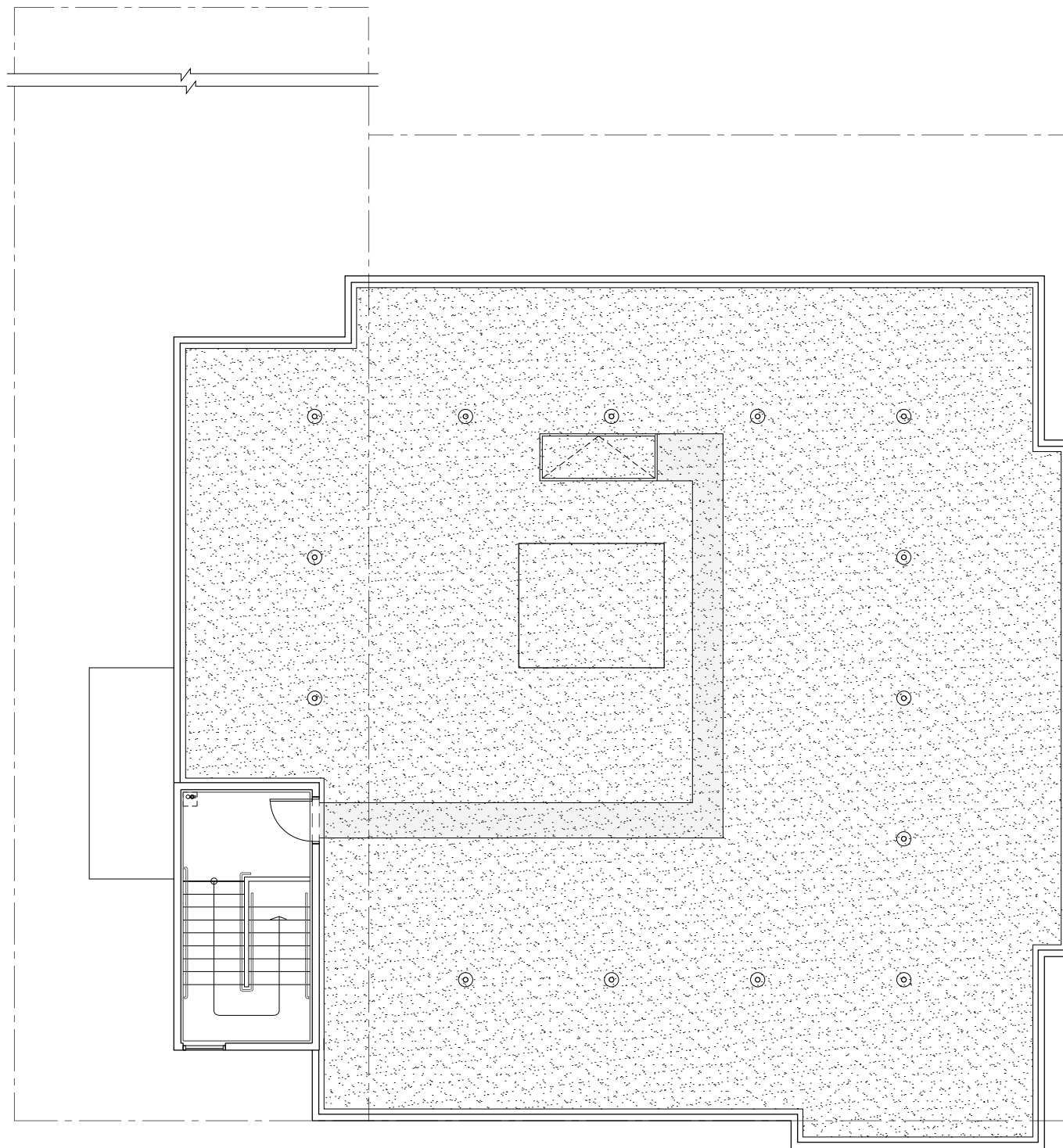
1 LEVEL 3 TO 10
SCALE: 3/32" = 1'-0"





1 LEVEL 11
SCALE: 3/32" = 1'-0"





1 ROOF PLAN
SCALE: 3/32" = 1'-0"





1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



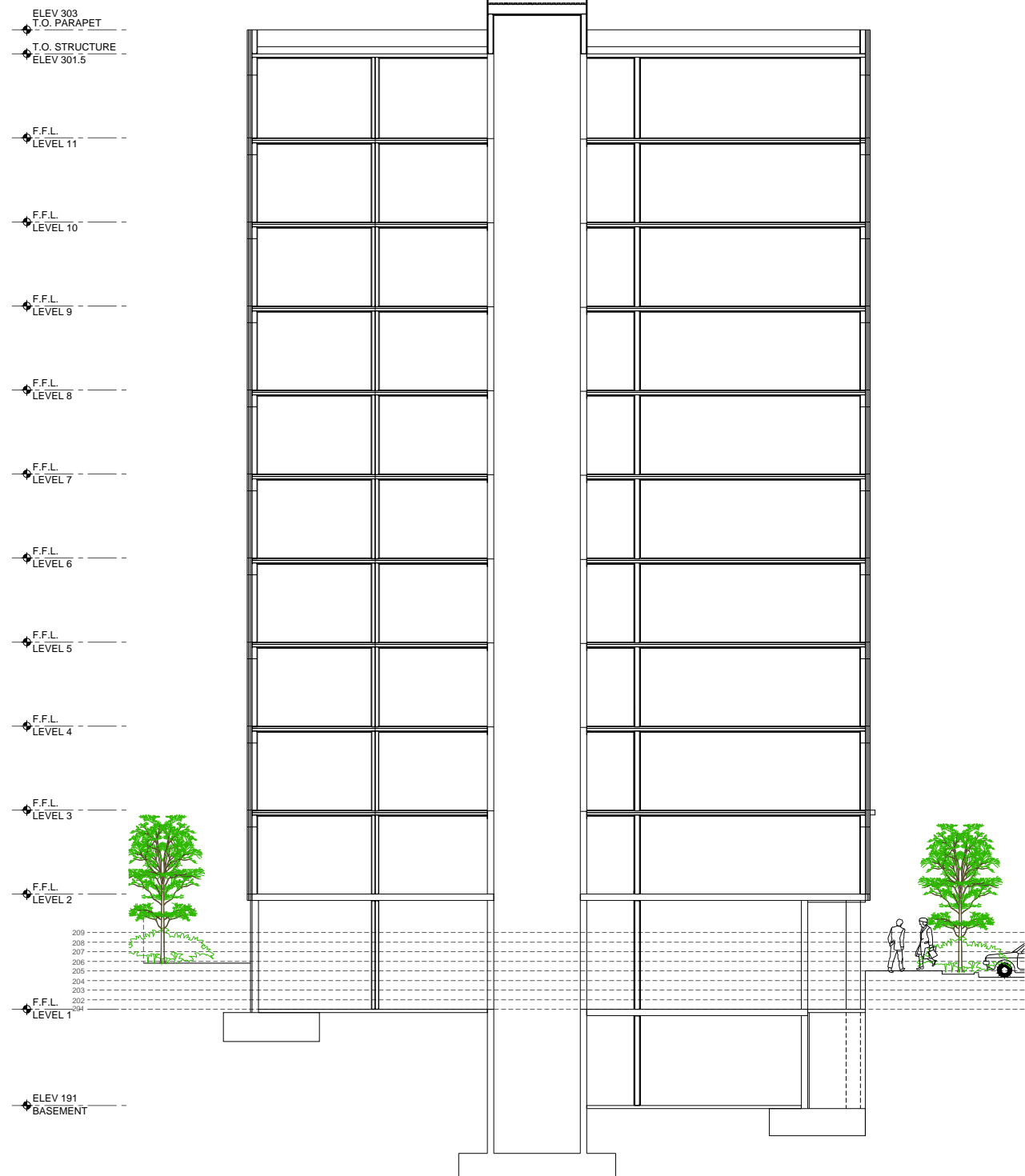
2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



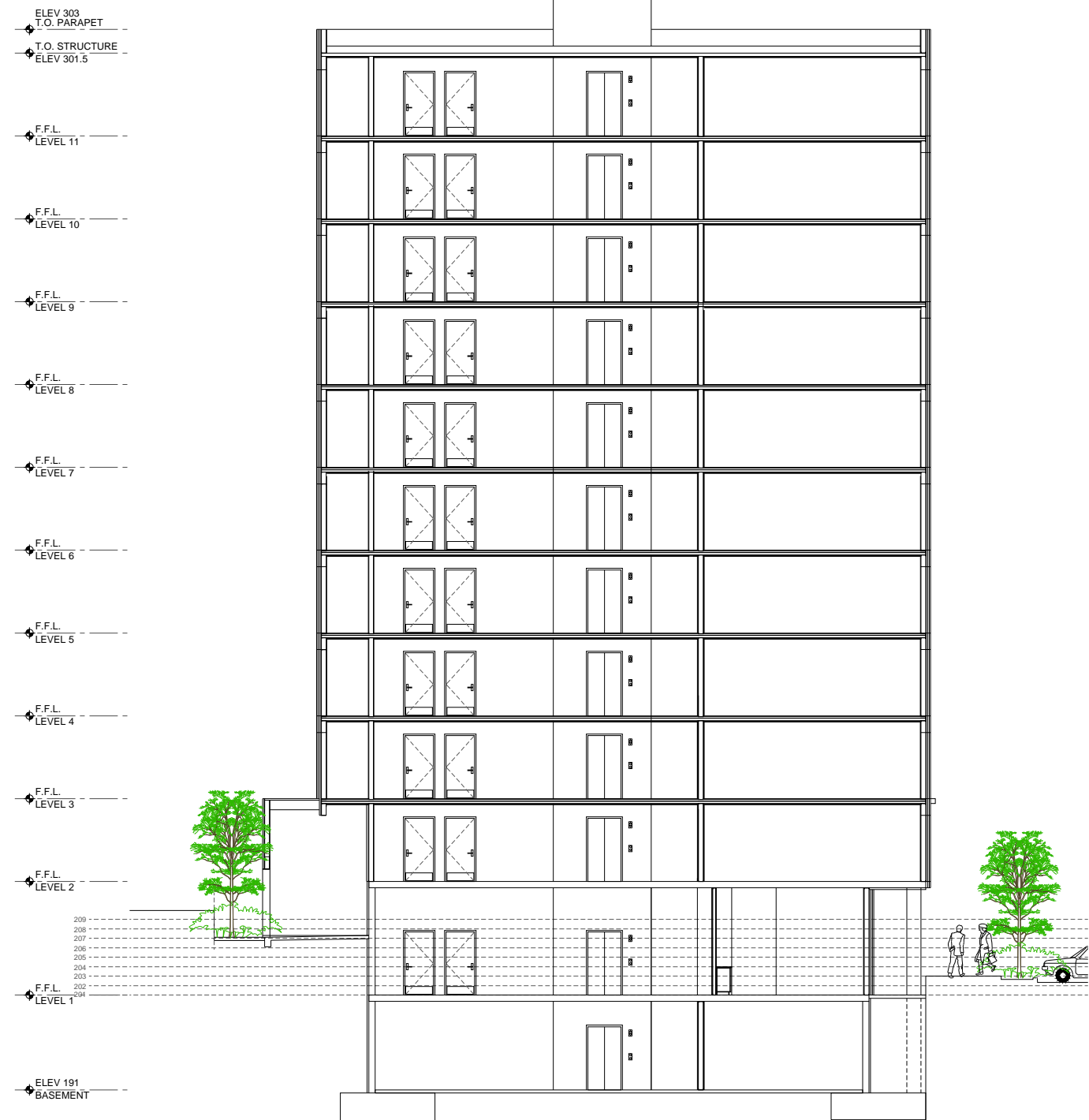
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



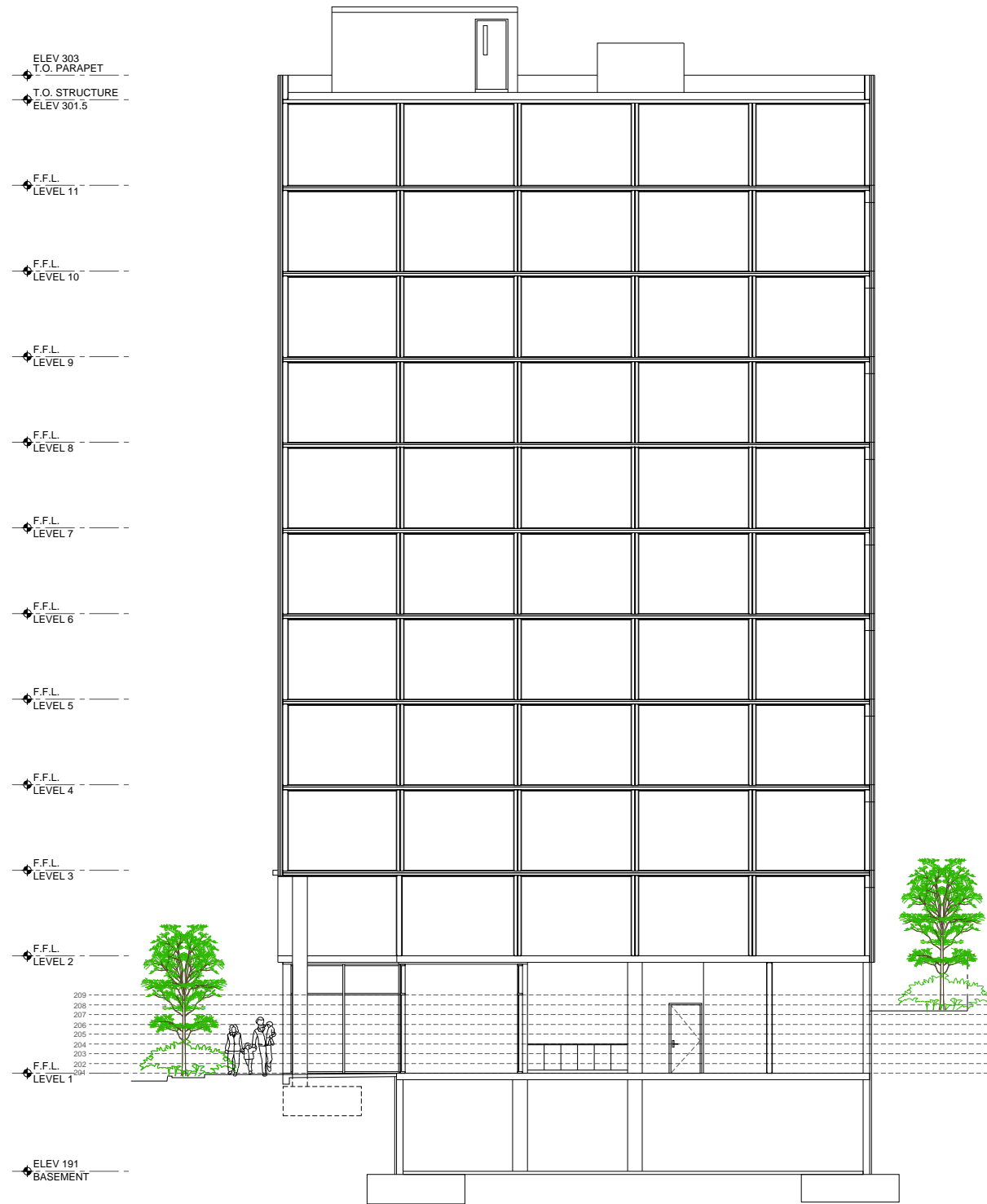
2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



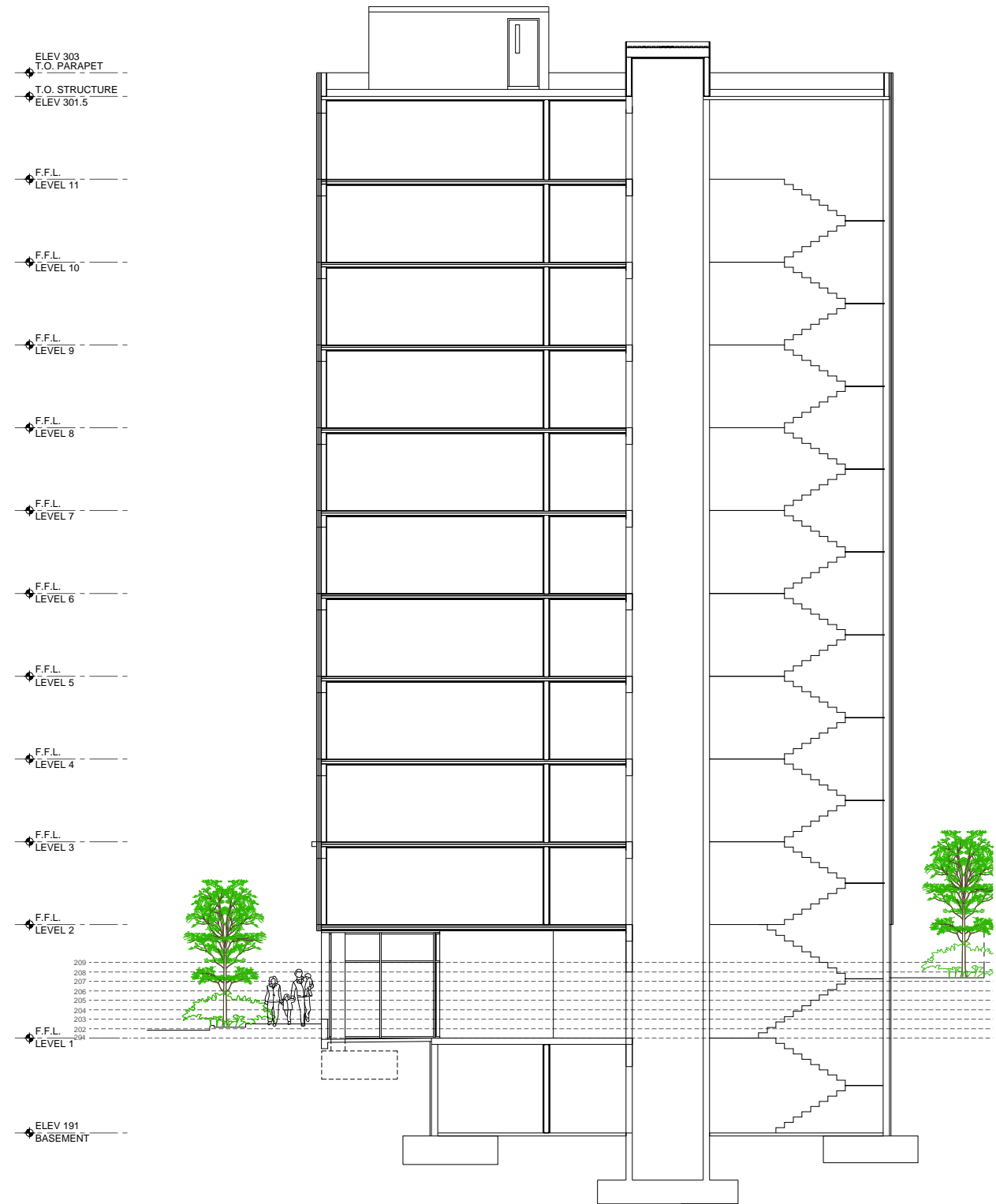
1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION
SCALE: 1/16" = 1'-0"