Building Code Floor Area - Total Project		
Level	Name	Area
Basement	B Occupancy - Lobby	361 SF
Basement	Elevator	82 SF
Basement	S-2 Occupancy - Electrical Room	257 SF
Basement	S-2 Occupancy - Elev. Eq.	63 SF
Basement	S-2 Occupancy - Parking Garage	15758 SF
Basement	S-2 Occupancy - Trash	135 SF
Basement	Stair	266 SF
Basement		16923 SF
1st Story	A-3 Occupancy - Court Yard	5285 SF
1st Story	B Occupancy - Fitness Room	646 SF
1st Story	B Occupancy - Lobby	231 SF
1st Story	B Occupancy - Outdoor Sitting	605 SF
1st Story	Elevator	83 SF
1st Story	R-2 Occupancy - Corridor	1398 SF
1st Story	R-2 Occupancy - Units	7341 SF
1st Story	S-2 Occupancy - Bike Parking	273 SF
1st Story	S-2 Occupancy - Cable Room	67 SF
1st Story	S-2 Occupancy - Trash	88 SF
1st Story	Stair	420 SF
1st Story		16436 SF
2nd Story	B Occupancy - Lobby	231 SF
2nd Story	Elevator	83 SF
2nd Story	R-2 Occupancy - Corridor	1409 SF
2nd Story	R-2 Occupancy - Units	8634 SF
2nd Story	S-2 Occupancy - Bike Parking	259 SF
2nd Story	S-2 Occupancy - Cable Room	67 SF
2nd Story	S-2 Occupancy - Trash	88 SF
2nd Story	Stair	413 SF
2nd Story		11183 SF
3rd Story	B Occupancy - Lobby	231 SF
3rd Story	Elevator	83 SF
3rd Story	R-2 Occupancy - Corridor	1410 SF
3rd Story	R-2 Occupancy - Units	8631 SF
3rd Story	S-2 Occupancy - Bike Parking	0 SF
3rd Story	S-2 Occupancy - Cable Room	66 SF
3rd Story	S-2 Occupancy - Trash	88 SF
3rd Story	Stair	417 SF
3rd Story		10925 SF
Grand total		55467 SF

Zoning Code Floor Area - Total Project		
Level	Name	Area
Basement	B Occupancy - Lobby	361 SF
Basement	S-2 Occupancy - Trash	135 SF
Basement		497 SF
1st Story	B Occupancy - Fitness Room	646 SF
1st Story	B Occupancy - Lobby	231 SF
1st Story	R-2 Occupancy - Corridor	1398 SF
1st Story	R-2 Occupancy - Units	7341 SF
1st Story	S-2 Occupancy - Trash	88 SF
1st Story		9704 SF
2nd Story	B Occupancy - Lobby	231 SF
2nd Story	R-2 Occupancy - Corridor	1409 SF
2nd Story	R-2 Occupancy - Units	8634 SF
2nd Story	S-2 Occupancy - Trash	88 SF
2nd Story		10361 SF
3rd Story	B Occupancy - Lobby	231 SF
3rd Story	R-2 Occupancy - Corridor	1410 SF
3rd Story	R-2 Occupancy - Units	8631 SF
3rd Story	S-2 Occupancy - Trash	88 SF
3rd Story		10360 SF
Grand total		30922 SF

Area Tabulation - Gross Total		
Level	Name	Area
Not Placed	B Occupancy - Lobby	0 SF
Not Placed	B Occupancy - Roof Deck	0 SF
Not Placed	Elevator	0 SF
Not Placed	R-2 Occupancy - Balcony	0 SF
Not Placed	R-2 Occupancy - Corridor	0 SF
Not Placed	R-2 Occupancy - Units	0 SF
Not Placed	S-2 Occupancy - Bike Parking	0 SF
Not Placed	S-2 Occupancy - Cable Room	0 SF
Not Placed	S-2 Occupancy - Trash	0 SF
Not Placed	Stair	0 SF
Not Placed		0 SF
Basement	B Occupancy - Lobby	392 SF
Basement	Elevator	82 SF
Basement	S-2 Occupancy - Electrical Room	281 SF
Basement	S-2 Occupancy - Elev. Eq.	63 SF
Basement	S-2 Occupancy - Parking Garage	14461 SF
Basement	S-2 Occupancy - Trash Room	142 SF
Basement	Stair	1962 SF
Basement		17384 SF
1st Story	A-3 Occupancy - Court Yard	5286 SF
1st Story	B Occupancy - Balcony	73 SF
1st Story	B Occupancy - Fitness Room	659 SF
1st Story	B Occupancy - Lobby	245 SF
1st Story	B Occupancy - Outdoor Sitting	605 SF
1st Story	Elevator	83 SF
1st Story	R-2 Occupancy - Balcony	496 SF
1st Story	R-2 Occupancy - Corridor	1398 SF
1st Story	R-2 Occupancy - Units	7558 SF
1st Story	S-2 Occupancy - Bike Parking	273 SF
1st Story	S-2 Occupancy - Cable Room	32 SF
1st Story	S-2 Occupancy - Trash	137 SF
1st Story	Stair	233 SF
1st Story		17077 SF
2nd Story	B Occupancy - Lobby	246 SF
2nd Story	Elevator	83 SF
2nd Story	R-2 Occupancy - Balcony	569 SF
2nd Story	R-2 Occupancy - Corridor	1409 SF
2nd Story	R-2 Occupancy - Units	8873 SF
2nd Story	S-2 Occupancy - Bike Parking	273 SF
2nd Story	S-2 Occupancy - Cable Room	67 SF
2nd Story	S-2 Occupancy - Trash	138 SF
2nd Story	Stair	439 SF
2nd Story		12096 SF
3rd Story	Area	35 SF
3rd Story	B Occupancy - Lobby	246 SF
3rd Story	Elevator	83 SF
3rd Story	R-2 Occupancy - Balcony	569 SF
3rd Story	R-2 Occupancy - Corridor	1409 SF
3rd Story	R-2 Occupancy - Units	8873 SF
3rd Story	S-2 Occupancy - Bike Parking	273 SF
3rd Story	S-2 Occupancy - Cable Room	32 SF
3rd Story	S-2 Occupancy - Trash	138 SF
3rd Story	Stair	439 SF
3rd Story		12096 SF
Grand total		58653 SF

Density Tabulation:
Lot Area Gross= 24,299.4 s.f.
Lot Area NET= 23,099.4 s.f.
Proposed Zone R3= 1 unit/ 800 s.f.
Allowable Density= 28 units
(23,099.4 / 800)

Buildable Lot Area= 18,089.4 s.f.
F.A.R.= 1.71 : 1

Built-up Grade Tabulation:
Required:
Total Perimeter of Bld'g= 574'
(86'+86'+201'+201')
50% of perimeter req'd to be less than 6-feet from grade to 1st Floor and no more than 12-feet @ any point.
(574' / 2) 50% of perimeter= 287 L.F.
287-Lineal Feet required w/in 6' of 1st Flr

Provided:
South: 0 L.F.
West: 104.5 L.F.
North: 80.0 L.F.
East: 104.5 L.F.
Total Provided: 289.0 L.F.

Bike Parking:
Required:
Long Term Stalls @ 1 per unit
Short Term Stalls @ 1 per 10 units

28-Unit Apartment requires:
Long Term (28 x 1) 28 stalls
Short Term (28/10) 3 stalls

Provided Bike Parking		
Level	Description	Count
1st Story	Long Term Bike Parking	24
2nd Story	Long Term Bike Parking	24
3rd Story	Long Term Bike Parking	24
Grand total		72

Open Space Tabulation:
Required Open Space:
Less than 3 Habitable Rooms= 100 s.f. each
3 Habitable Rooms= 125 s.f. each
4 Habitable Rooms= 175 s.f. each

(7) Units @ <3 Habitable Rooms= 700 s.f.
(12) Units @ 3 Habitable Rooms= 1,500 s.f.
(9) Units @ 4 Habitable Rooms= 1,575 s.f.
Total Open Space Required= 3,775 s.f.

Provided Open Space:
Court Yard= 5,285 s.f.
Rear Yard= 1,500 s.f.
Outdoor Sitting= 605 s.f.
Fitness Room= 605 s.f.
Private Balconies= 1,150 s.f.
(23 units @ 50 s.f. each)
Total Open Space = 9,145 s.f.

Unit Tabulation- Total Project		
Level	Description	Count
1st Story	Plan B alt (2-Bedroom/ 2-Bath)	1
1st Story	Plan C (3-Bedroom/ 2-Bath)	2
1st Story	Plan D (3-Bedroom/ 2-Bath)	1
1st Story	Plan E (2-Bedroom/ 2-Bath)	2
1st Story	Plan E alt (2-Bedroom/ 2-Bath)	1
1st Story	Plan F (1-Bedroom/ 1-Bath)	1
1st Story		8
2nd Story	Plan A (1-Bedroom/ 1-Bath)	1
2nd Story	Plan B alt (2-Bedroom/ 2-Bath)	1
2nd Story	Plan C (3-Bedroom/ 2-Bath)	2
2nd Story	Plan D (3-Bedroom/ 2-Bath)	1
2nd Story	Plan E (2-Bedroom/ 2-Bath)	2
2nd Story	Plan E alt (2-Bedroom/ 2-Bath)	1
2nd Story	Plan F (1-Bedroom/ 1-Bath)	1
2nd Story	Plan G (1-Bedroom/ 1-Bath)	1
2nd Story		10
3rd Story	Plan A (1-Bedroom/ 1-Bath)	1
3rd Story	Plan B alt (2-Bedroom/ 2-Bath)	1
3rd Story	Plan C (3-Bedroom/ 2-Bath)	2
3rd Story	Plan D (3-Bedroom/ 2-Bath)	1
3rd Story	Plan E (2-Bedroom/ 2-Bath)	2
3rd Story	Plan E alt (2-Bedroom/ 2-Bath)	1
3rd Story	Plan F (1-Bedroom/ 1-Bath)	1
3rd Story	Plan G (1-Bedroom/ 1-Bath)	1
3rd Story		10
Grand total		28

Unit Tabulation Total	
Description	Count
Plan A (1-Bedroom/ 1-Bath)	2
Plan B alt (2-Bedroom/ 2-Bath)	3
Plan C (3-Bedroom/ 2-Bath)	6
Plan D (3-Bedroom/ 2-Bath)	3
Plan E (2-Bedroom/ 2-Bath)	6
Plan E alt (2-Bedroom/ 2-Bath)	3
Plan F (1-Bedroom/ 1-Bath)	3
Plan G (1-Bedroom/ 1-Bath)	2
	28

A301 4

Legal Description:
Site Address 12917 W ADDISON ST
ZIP Code 91423
PIN Number 171B161 972
Lot/Parcel Area (Calculated) 24,399.4 (sq ft)
Thomas Brothers Grid PAGE 562 - GRID E3
Assessor Parcel No. (APN) 2358027004
Tract TR 1337
Map Reference M B 20-62/63
Block None
Lot FR 39
Arb (Lot Cut Reference) 1
Map Sheet 171B161
Existing Zone: RE15-1
Proposed Zone: R3
Special Grading: No
Methane: No
Fire Zone: No
Alquist-Priolo: No
Landslide: No
Liquefaction: Yes
Construction Type:
Proposed 3-Story 28-Unit Apt.
Type VA R-2 Occupancy o/
Basement Garage Type 1A S-2 Occ.
(Fully Sprinklered NFPA-13)
Maximum Building Height= 45'-0"

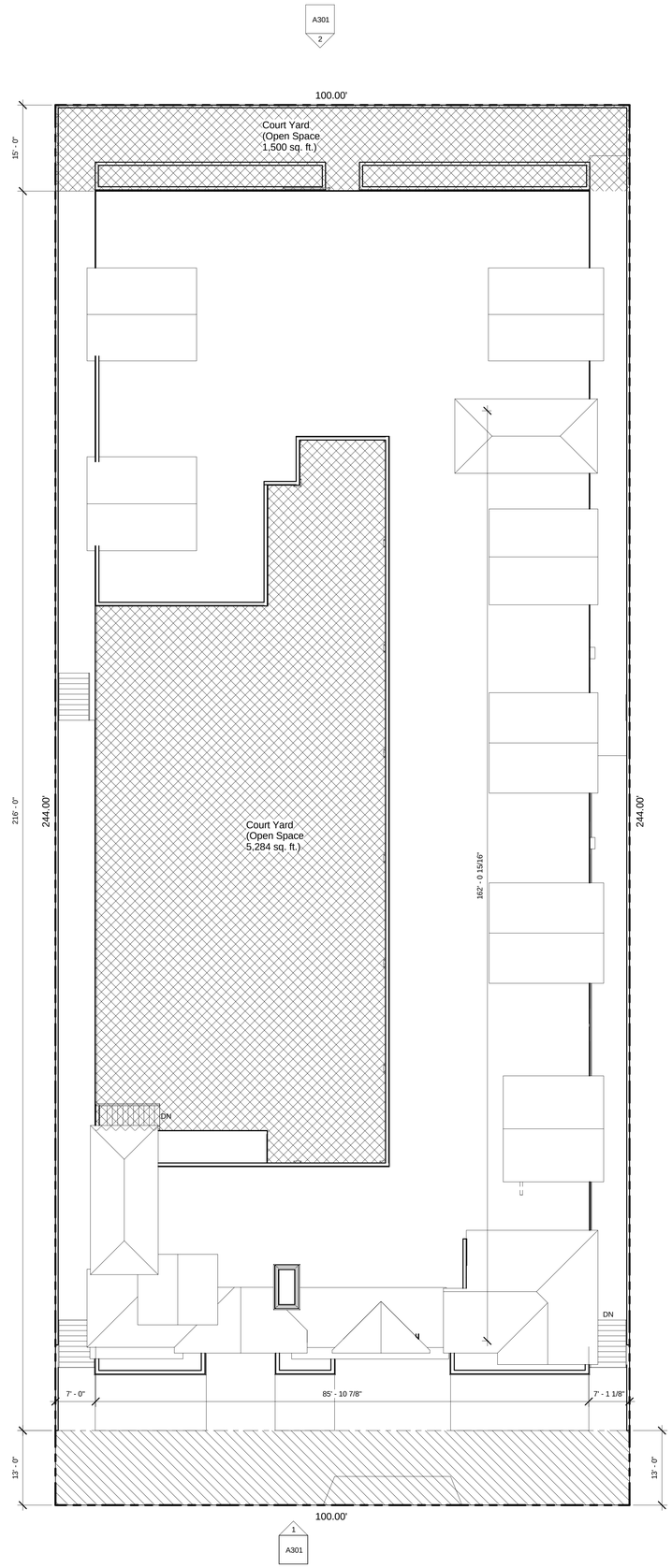
Codes Referenced:
2013 California Building Code
2013 California Green Building Standards
2013 California Plumbing Code
2013 California Mechanical Code
2013 California Electrical Code
2013 California Energy Code
*including All Los Angeles City Amendments

Parking Tabulation:
Parking Required:
(1-1/2) stall per 1-Bedroom unit
(2) stalls per 2 & 3-bedroom units

(7) 1-Bedroom Units = 10.5 Stalls
(12) 2-Bedroom Units = 24 Stalls
(9) 3-Bedroom Units = 18 Stalls
Total Parking Req'd= 52 Stalls

Bike Parking Ordinance allows 10% Automobile Parking reduction at a ratio of 1:4 for Bike Parking
(5) stall reduction maximum
Total Parking Req'd after reduction= 47 stalls

Parking Schedule- Basement Level		
Level	Description	Count
Basement	Accessible (9' x 18') w/ 8' Van Loading	1
Basement	Accessible (9'-0" x 18'-0") Shared Loading	1
Basement	Compact (7'-6" x 15'-0")	1
Basement	Compact (8'-6" x 15'-0")	8
Basement	Standard (8'-6" x 18'-0")	37
Grand total		48



ADDISON STREET

1 Architectural Site
1" = 10'-0"

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Client

West Koast Properties
10000 Riverside Drive, Unit #1
Bubank, CA 91602

Project

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12917 Addison Street
Sherman Oaks, CA 91423

Consultants

Architect
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Date	Description	Issued to

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Preliminary Only

Architectural Site Plan

Date	June 1, 2016
Drawn By	R.Stockton
Checked By	K.Stockton

A100

Scale As indicated

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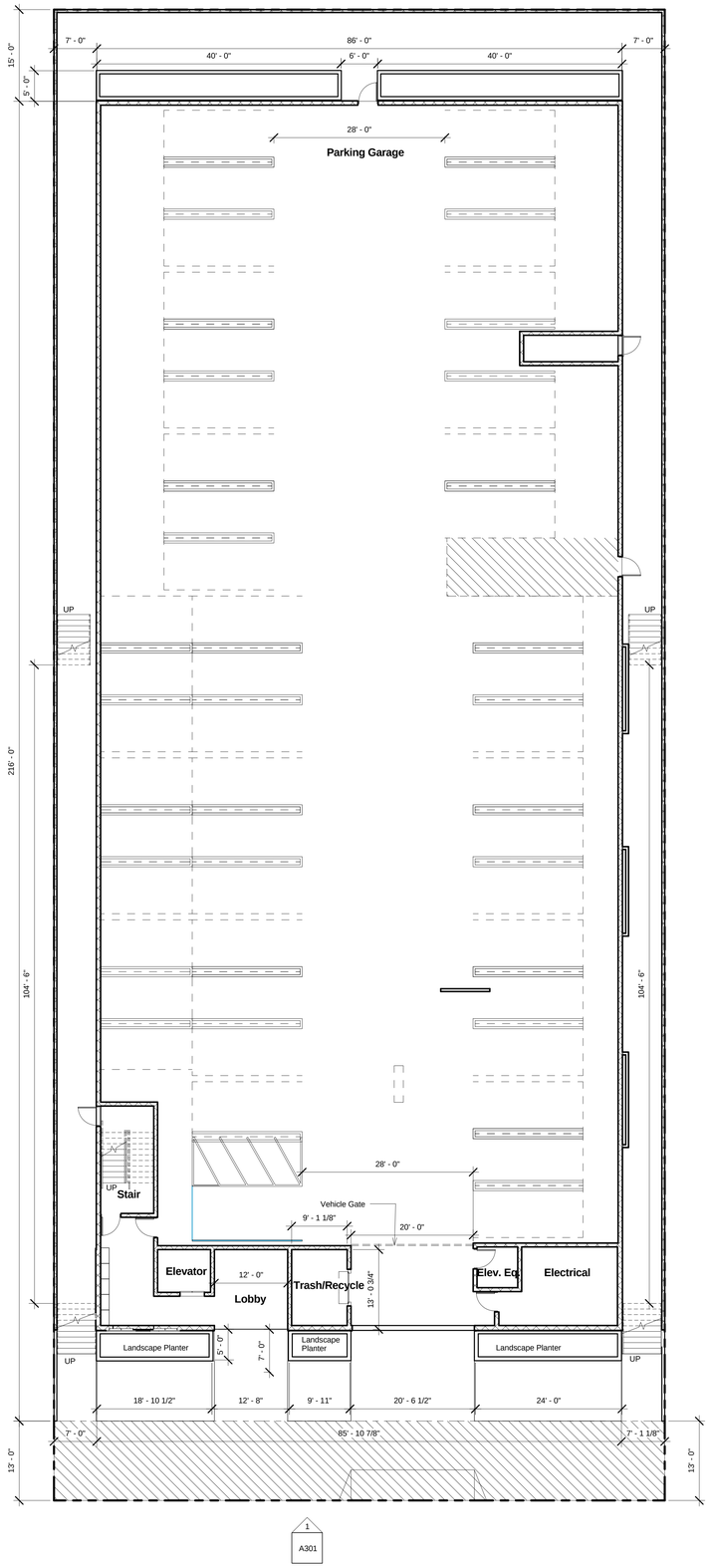

1 Basement
1" = 10'-0"

Area Tabulation- Gross Basement Garage		
Level	Name	Area
Basement	B Occupancy - Lobby	392 SF
Basement	Elevator	82 SF
Basement	S-2 Occupancy - Electrical Room	281 SF
Basement	S-2 Occupancy - Elev. Eq.	63 SF
Basement	S-2 Occupancy - Parking Garage	14461 SF
Basement	S-2 Occupancy - Trash Room	142 SF
Basement	Stair	1962 SF
Grand total		17384 SF

Building Code Floor Area - Basement		
Level	Name	Area
Basement	B Occupancy - Lobby	361 SF
Basement	Elevator	82 SF
Basement	S-2 Occupancy - Electrical Room	257 SF
Basement	S-2 Occupancy - Elev. Eq.	63 SF
Basement	S-2 Occupancy - Parking Garage	15758 SF
Basement	S-2 Occupancy - Trash	135 SF
Basement	Stair	266 SF
Grand total		16923 SF

Zoning Code Floor Area - Basement		
Level	Name	Area
Basement	B Occupancy - Lobby	361 SF
Basement	S-2 Occupancy - Trash	135 SF
Grand total		497 SF

Built-up Grade Tabulation:
Required:
Total Perimeter of Bld'g= 574'
(86'+86'+201'+201')
50% of perimeter req'd to be less than 6-feet from grade to 1st Floor and no more than 12-feet @ any point.
(574' / 2) 50% of perimeter= 287 L.F.
287-Lineal Feet required w/in 6' of 1st Flr

Provided:

South:	0 L.F.
West:	104.5 L.F.
North:	80.0 L.F.
East:	104.5 L.F.
Total Provided:	289.0 L.F.

Parking Schedule- Basement Level		
Level	Description	Count
Basement	Accessible (9' x 18') w/ 8' Van Loading	1
Basement	Accessible (9'-0" x 18'-0") Shared Loading	1
Basement	Compact (7'-6" x 15'-0")	1
Basement	Compact (8'-6" x 15'-0")	8
Basement	Standard (8'-6" x 18'-0")	37
Grand total		48

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Date	Description	Issued to

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Basement Garage

Date	June 1, 2016
Drawn By	R.Stockton
Checked By	K.Stockton

A200

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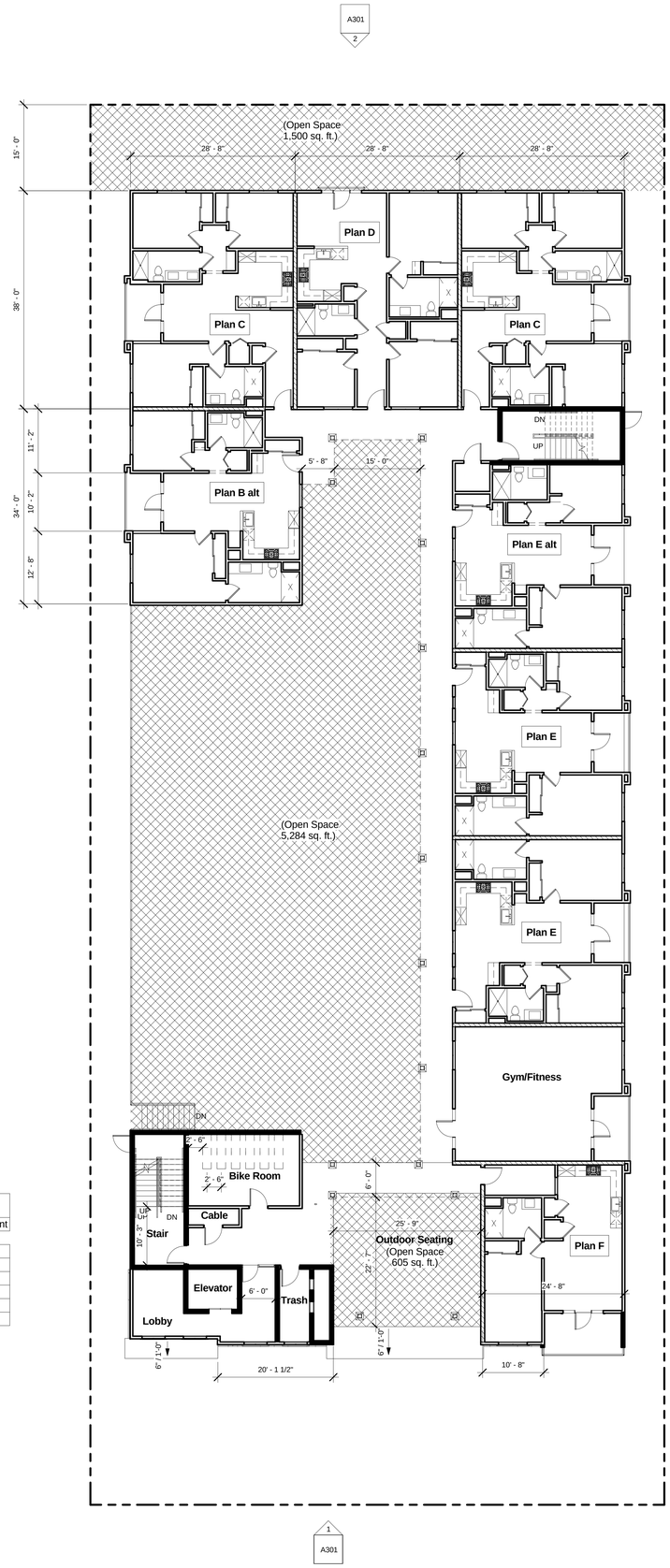

1 1st Story
1" = 10'-0"

Area Tabulation - Gross 1st Story		
Level	Name	Area
1st Story	A-3 Occupancy - Court Yard	5286 SF
1st Story	B Occupancy - Balcony	73 SF
1st Story	B Occupancy - Fitness Room	659 SF
1st Story	B Occupancy - Lobby	245 SF
1st Story	B Occupancy - Outdoor Sitting	605 SF
1st Story	Elevator	83 SF
1st Story	R-2 Occupancy - Balcony	496 SF
1st Story	R-2 Occupancy - Corridor	1398 SF
1st Story	R-2 Occupancy - Units	7558 SF
1st Story	S-2 Occupancy - Bike Parking	273 SF
1st Story	S-2 Occupancy - Cable Room	32 SF
1st Story	S-2 Occupancy - Trash	137 SF
1st Story	Stair	233 SF
Grand total		17077 SF

Building Code Floor Area - 1st Story		
Level	Name	Area
1st Story	A-3 Occupancy - Court Yard	5285 SF
1st Story	B Occupancy - Fitness Room	646 SF
1st Story	B Occupancy - Lobby	231 SF
1st Story	B Occupancy - Outdoor Sitting	605 SF
1st Story	Elevator	83 SF
1st Story	R-2 Occupancy - Corridor	1398 SF
1st Story	R-2 Occupancy - Units	7341 SF
1st Story	S-2 Occupancy - Bike Parking	273 SF
1st Story	S-2 Occupancy - Cable Room	67 SF
1st Story	S-2 Occupancy - Trash	88 SF
1st Story	Stair	420 SF
Grand total		16436 SF

Zoning Code Floor Area - 1st Story		
Level	Name	Area
1st Story	B Occupancy - Fitness Room	646 SF
1st Story	B Occupancy - Lobby	231 SF
1st Story	R-2 Occupancy - Corridor	1398 SF
1st Story	R-2 Occupancy - Units	7341 SF
1st Story	S-2 Occupancy - Trash	88 SF
Grand total		9704 SF

Unit Tabulation- 1st Story Only		
Level	Description	Count
1st Story	Plan B alt (2-Bedroom/ 2-Bath)	1
1st Story	Plan C (3-Bedroom/ 2-Bath)	2
1st Story	Plan D (3-Bedroom/ 2-Bath)	1
1st Story	Plan E (2-Bedroom/ 2-Bath)	2
1st Story	Plan E alt (2-Bedroom/ 2-Bath)	1
1st Story	Plan F (1-Bedroom/ 1-Bath)	1
Grand total		8

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Date	Description	Issued to

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1st Story Floor Plan

Date	June 1, 2016
Drawn By	R.Stockton
Checked By	Checker

A201

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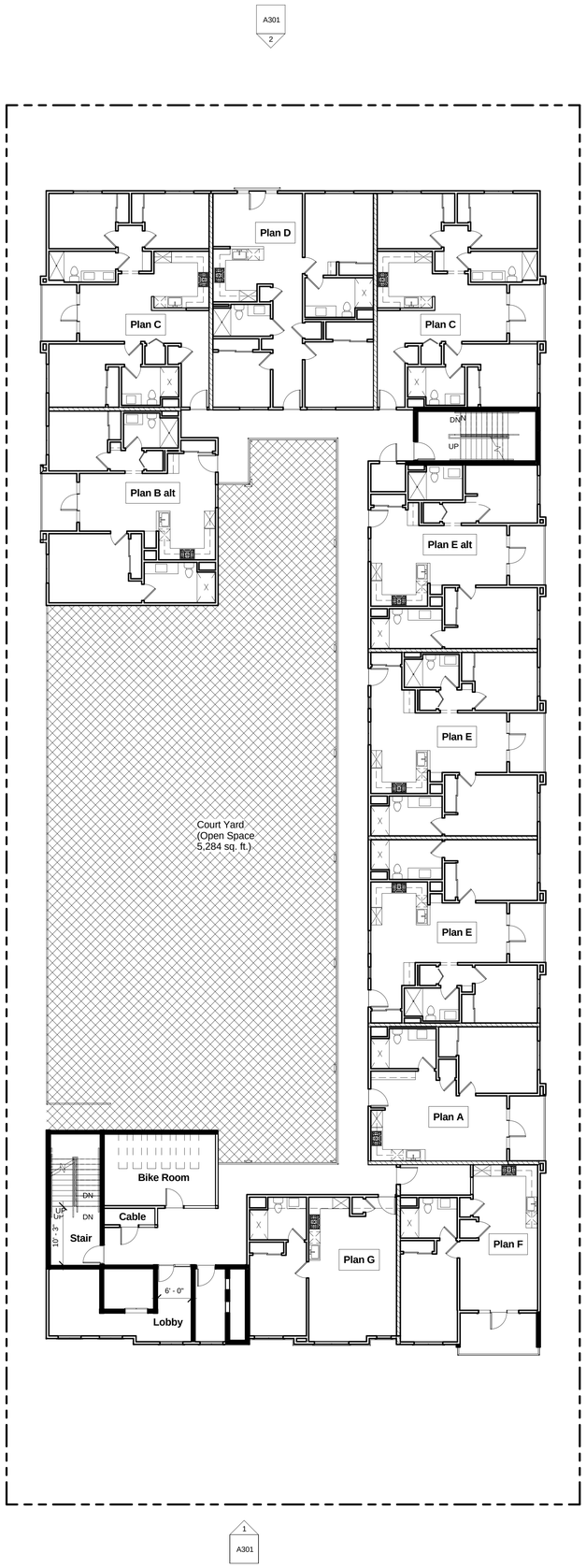

1 2nd Story
1" = 10'-0"

Area Tabulation - Gross 2nd Story		
Level	Name	Area
2nd Story	B Occupancy - Lobby	246 SF
2nd Story	Elevator	83 SF
2nd Story	R-2 Occupancy - Balcony	569 SF
2nd Story	R-2 Occupancy - Corridor	1409 SF
2nd Story	R-2 Occupancy - Units	8873 SF
2nd Story	S-2 Occupancy - Bike Parking	273 SF
2nd Story	S-2 Occupancy - Cable Room	67 SF
2nd Story	S-2 Occupancy - Trash	138 SF
2nd Story	Stair	439 SF
Grand total		12096 SF

Building Code Floor Area - 2nd Story		
Level	Name	Area
2nd Story	B Occupancy - Lobby	231 SF
2nd Story	Elevator	83 SF
2nd Story	R-2 Occupancy - Corridor	1409 SF
2nd Story	R-2 Occupancy - Units	8634 SF
2nd Story	S-2 Occupancy - Bike Parking	259 SF
2nd Story	S-2 Occupancy - Cable Room	67 SF
2nd Story	S-2 Occupancy - Trash	88 SF
2nd Story	Stair	413 SF
Grand total		11183 SF

Zoning Code Floor Area - 2nd Story		
Level	Name	Area
2nd Story	B Occupancy - Lobby	231 SF
2nd Story	R-2 Occupancy - Corridor	1409 SF
2nd Story	R-2 Occupancy - Units	8634 SF
2nd Story	S-2 Occupancy - Trash	88 SF
Grand total		10361 SF

Unit Tabulation - 2nd Floor		
Level	Description	Count
2nd Story	Plan A (1-Bedroom/ 1-Bath)	1
2nd Story	Plan B alt (2-Bedroom/ 2-Bath)	1
2nd Story	Plan C (3-Bedroom/ 2-Bath)	2
2nd Story	Plan D (3-Bedroom/ 2-Bath)	1
2nd Story	Plan E (2-Bedroom/ 2-Bath)	2
2nd Story	Plan E alt (2-Bedroom/ 2-Bath)	1
2nd Story	Plan F (1-Bedroom/ 1-Bath)	1
2nd Story	Plan G (1-Bedroom/ 1-Bath)	1
Grand total		10

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Date	Description	Issued to

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2nd Story Floor Plan

Date	June 1, 2016
Drawn By	R.Stockton
Checked By	Checker

A202

Scale	1" = 10'-0"

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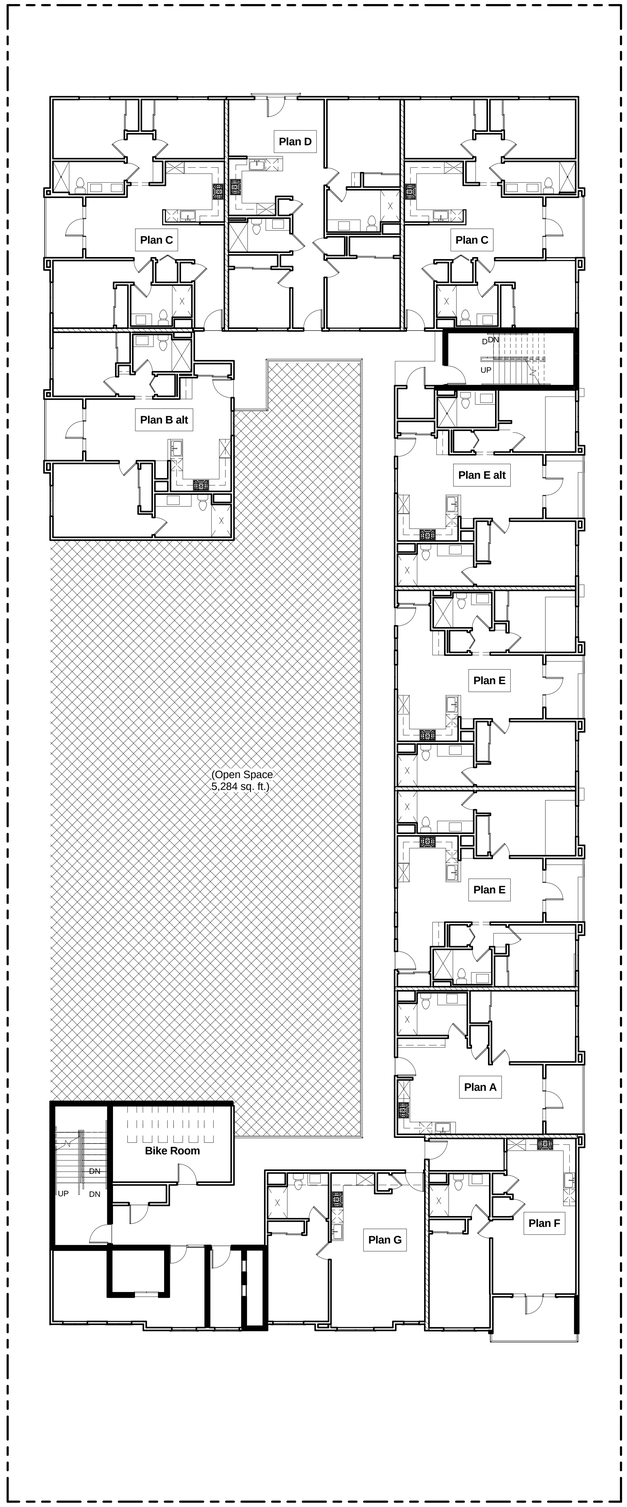

1 3rd Story
1" = 10'-0"

Area Tabulation - Gross 3rd Story		
Level	Name	Area
3rd Story	Area	35 SF
3rd Story	B Occupancy - Lobby	246 SF
3rd Story	Elevator	83 SF
3rd Story	R-2 Occupancy - Balcony	569 SF
3rd Story	R-2 Occupancy - Corridor	1409 SF
3rd Story	R-2 Occupancy - Units	8873 SF
3rd Story	S-2 Occupancy - Bike Parking	273 SF
3rd Story	S-2 Occupancy - Cable Room	32 SF
3rd Story	S-2 Occupancy - Trash	138 SF
3rd Story	Stair	439 SF
Grand total		12096 SF

Building Code Floor Area - 3rd Story		
Level	Name	Area
3rd Story	B Occupancy - Lobby	231 SF
3rd Story	Elevator	83 SF
3rd Story	R-2 Occupancy - Corridor	1410 SF
3rd Story	R-2 Occupancy - Units	8631 SF
3rd Story	S-2 Occupancy - Bike Parking	0 SF
3rd Story	S-2 Occupancy - Cable Room	66 SF
3rd Story	S-2 Occupancy - Trash	88 SF
3rd Story	Stair	417 SF
Grand total		10925 SF

Zoning Code Floor Area - 3rd Story		
Level	Name	Area
3rd Story	B Occupancy - Lobby	231 SF
3rd Story	R-2 Occupancy - Corridor	1410 SF
3rd Story	R-2 Occupancy - Units	8631 SF
3rd Story	S-2 Occupancy - Trash	88 SF
Grand total		10360 SF

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Phone

Consultant
Name
Address
Address
Phone

Consultant
Name
Address
Address
Phone

Date	Description	Issued to

LICENSED REPRESENTATIVE

Preliminary Only

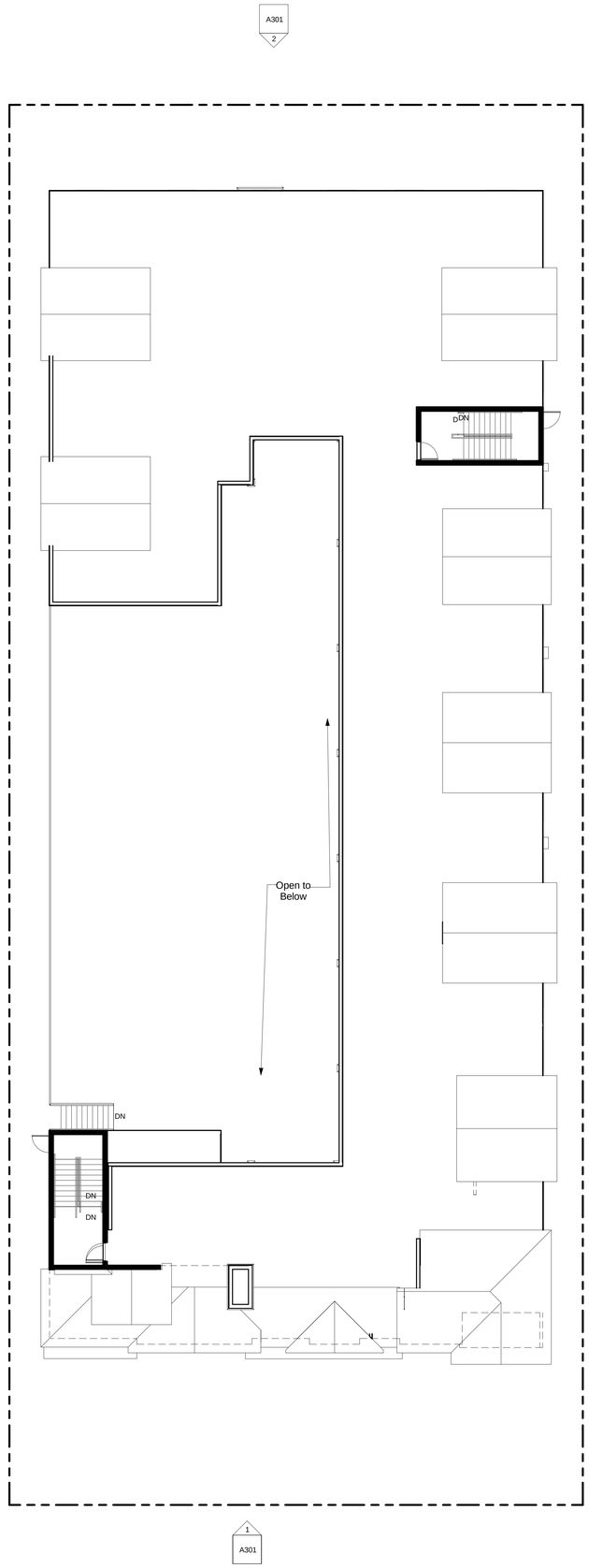
3rd Story Floor Plan

Date	June 1, 2016
Drawn By	Author
Checked By	Checker

A203

Scale	1" = 10'-0"

8/17/2016 1:48:55 PM



1 Roof Deck
1" = 10'-0"

Area Tabulation - Roof Deck		
Level	Name	Area

KEN STOCKTON
ARCHITECTS, INC.

DESIGN ≈ PLANNING

www.STOCKTONARCHITECTS.com

Client

West Koast Properties
10000 Riverside Drive,
Unit #1
Bubank, CA 91602

Project

Addison 28-u
Apartment

12917 Addison Street
Sherman Oaks, CA
91423

Consultants

Architect
Richard Stockton
26500 W. Agoura Road #663
Calabasas, CA 91302
(818)-888-9443

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Date	Description	Issued to

LICENSED REPRESENTATIVE

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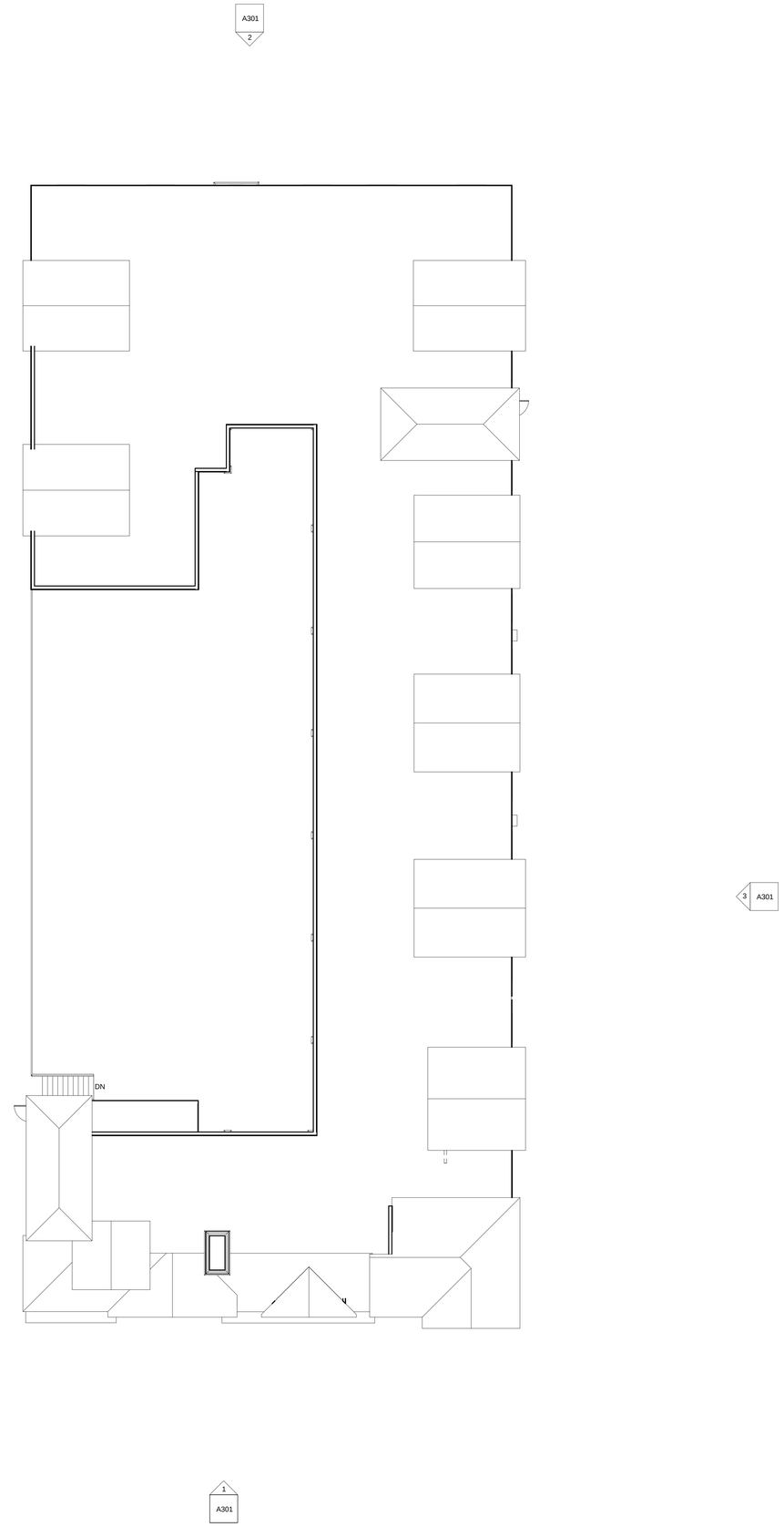
Roof Deck Plan

Date	June 1, 2016
Drawn By	R.Stockton
Checked By	Checker

A204

Scale	1" = 10'-0"

8/17/2016 1:48:56 PM



1 Roof
1" = 10'-0"

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Preliminary Only

Roof Plan

Date	June 1, 2016
Drawn By	R.Stockton
Checked By	Checker

A205

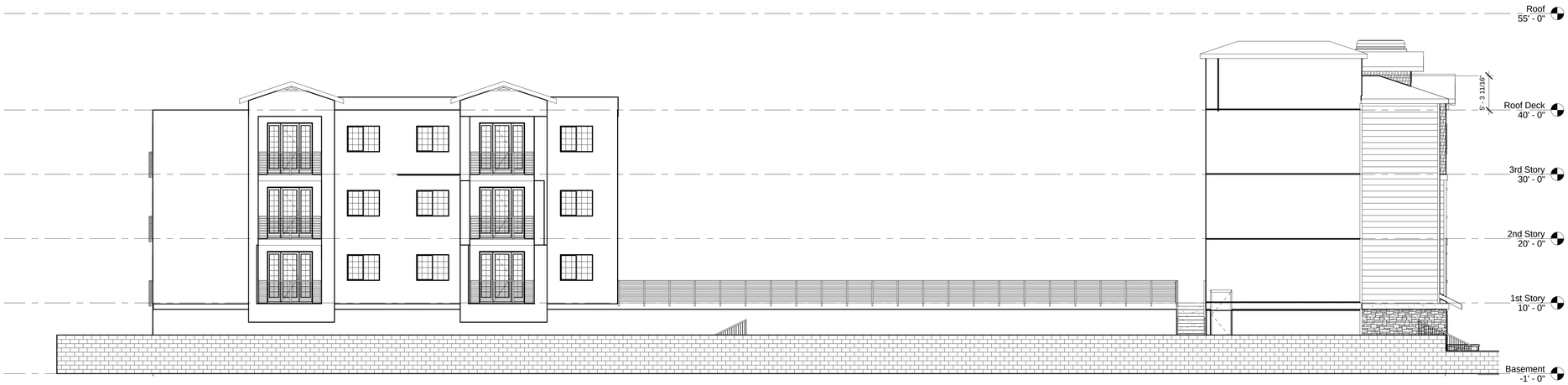
Scale	1" = 10'-0"

8/17/2016 1:48:56 PM

2 North
1/8" = 1'-0"

1 South
1/8" = 1'-0"

3 East
1/8" = 1'-0"



4 West
1/8" = 1'-0"

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Preliminary Only

Exterior Elevation

Date	June 1, 2016
Drawn By	Author
Checked By	Checker

A301

Scale 1/8" = 1'-0"

8/17/2016 1:49:01 PM