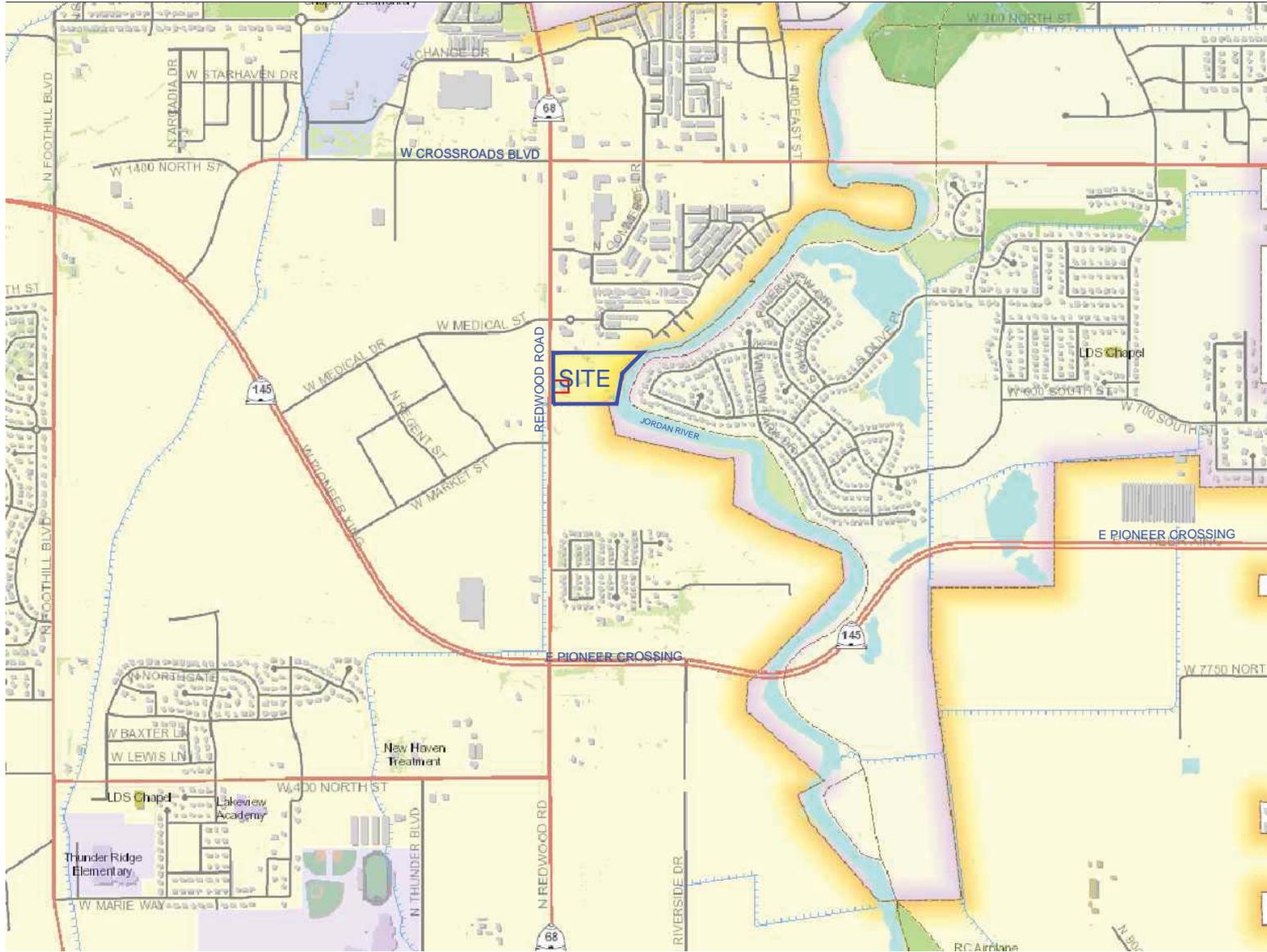




NORTH
1" = 500'



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Area Vicinity Map
Saratoga Springs
Utah

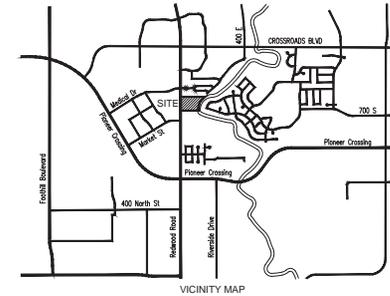
Revisions

Date: 5-28-2020
Scale: 1" = 500'
By: TD
Tracing No.: L

Sheet No.: C

River View Plaza & River View Townhomes

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Cullinary Water Main (size noted on plan)
	Existing Cullinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface Improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Cullinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement



CITY STANDARD NOTES:

- Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
- Contractor shall field verify location and invert elevations of existing storm drain structures and other utilities before staking or constructing any new storm drain lines.
- All construction shall comply with the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
- Existing Utilities have been noted to the best of Engineers knowledge, however it is owner's and contractor's responsibility to locate utilities in field and notify City Engineer and City if discrepancies exist prior to continuing any construction.
- Post-acceptance alterations to lighting plans or intended substitutions for accepted lighting equipment shall be submitted to the City for review and acceptance.
- The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and accepted Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
- All exterior lighting shall meet IESNA full-cutoff criteria.

OVERALL PROPERTY DESCRIPTION

Commencing at a point located North 00'36.28' East along the quarter Section line 1326.29 feet and East 67.36 feet from the South quarter corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 02'22.39' East along the easterly boundary line of Redwood Road 546.36 feet; thence South 89'21.19' East 941.29 feet; thence South 78'47.51' West 5.83 feet; thence South 42'38.41' West 288.90 feet; thence South 12'17.41' West 337.41 feet; thence North 89'21.19' West 671.59 feet to the point of beginning.

Area = 414,573 sq.ft. or 9.52 Acres

City Offices

1307 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793
Fax (801) 766-9794
City Manager : Mark Christensen
Assistant City Manager: Owen Jackson

Planning Department

1307 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793

Planning Director: David Stroud

Public Works Department

Public Works Dir: Jeremy Labin
801-766-6506 x171

Public Safety

Saratoga Springs Police Department
367 S. Saratoga Road
Saratoga Springs, Utah 84045
801-766-6503

Emergency 911
Police Dispatch 801-851-4100
Utah County Animal Shelter
801-785-3442

Engineering

Gordon Miner, PE
1307 North Commerce Drive Suite 200
Saratoga Springs, UT. 84045
Office (801) 766-6506

Capital Projects Manager:
Chris Klingel
801-766-6506 x171

Gas

Dominion Energy
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Century Link
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Project Address:

1032 North Redwood Road
Saratoga Springs, Utah 84045

Developer/Owner:

500 East Properties, LLC
Jared Osmond
881 West State Road #140-446
Pleasant Grove, UT 840602
801-473-8660

Engineer/Land Surveyor:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = A (Agricultural) Current
MU Zone Proposed
Total Property Area = 414,573 sq.ft. or 9.52 Acres
Total number of Buildings = 6

TOTAL COMMERCIAL ACREAGE - 5.74 ACRES 250,172 SQUARE FEET
RETAIL BUILDINGS - 25,040 SQUARE FEET (175 STALLS - 7.0 STALLS / 1,000 SQ.FT.)
OFFICE BUILDINGS - 19,200 SQUARE FEET (96 STALLS - 5.0 STALLS / 1,000 SQ.FT.)

TOTAL RESIDENTIAL ACREAGE - 3.77 ACRES 164,402 SQUARE FEET

39 DWELLING UNITS - 10.34 UNITS PER ACRE WITH 81 STALLS MORE THAN 2.25 STALLS / UNIT

Parking Requirements

Total Retail = 25,040 sq.ft. 7 stalls/1000 sq.ft. = 175 Parking stalls required
Retail/ Office Space = 44,240 sq.ft. 5 stalls/1000 sq.ft. = 96 Parking stalls required
Total Commercial Parking required = 271, 272 shown

36 Residential Units = 2.25 stalls / Unit = 81 Parking stalls required, 87 shown

ADA Spaces Required = 7 ADA Accessible spaces
ADA Spaces shown = 12 (10 Van accessible spaces)

Sheet Index

- 1.0 FINAL PLAT
- 1.1 Cover Sheet
- 1.2 General Notes
- 1.3 ALTA Survey
- 1.3 Existing Condition/Demo Plan
- 2.0 Preliminary / Site Plan
- 3.0 Utility Plan
- 4.0 Grading Plan
- 4.1 Drainage Plan
- P-1 Riverside Drive Profile
- 5.0 Signing/Striping Plan
- 6.0-6.1 Landscaping Plans
- 7.0-7.1 Lighting Plans
- 8.0 - 8.5 City Details
- 9.0 - 9.1 Site Details



	Square Footage	Acreage	Percent of total
Total Area	414,573	9.52	100
Total Building / Pad Area	69,620	1.60	17
Total Hard Surface Area	157,911	3.62	38
Total ROW Area	44,905	1.03	11
Total Landscaped Area	96,741	2.22	23
Total Wetland/River Area	45,396	1.04	11

Total Area

	Square Footage	Acreage	Percent of total
Total Area	230,751	5.30	100
Total Building / Pad Area	41,520	0.95	21
Total Hard Surface Area	142,498	3.27	55
Total Impervious Area	184,018	4.22	76
Total Landscaped Area	46,733	1.07	24

Commercial Area

	Square Footage	Acreage	Percent of total
Total Area	183,822	4.22	100
Total Building / Pad Area	28,100	0.65	15
Total Hard Surface Area	15,413	0.35	8
Total Impervious Area	43,513	1.00	24
Total Landscaped Area	140,309	3.22	76

Residential Area

Street Right of Way = 44,905 sq.ft. or 1.03 Acres



NORTH
1" = 40'

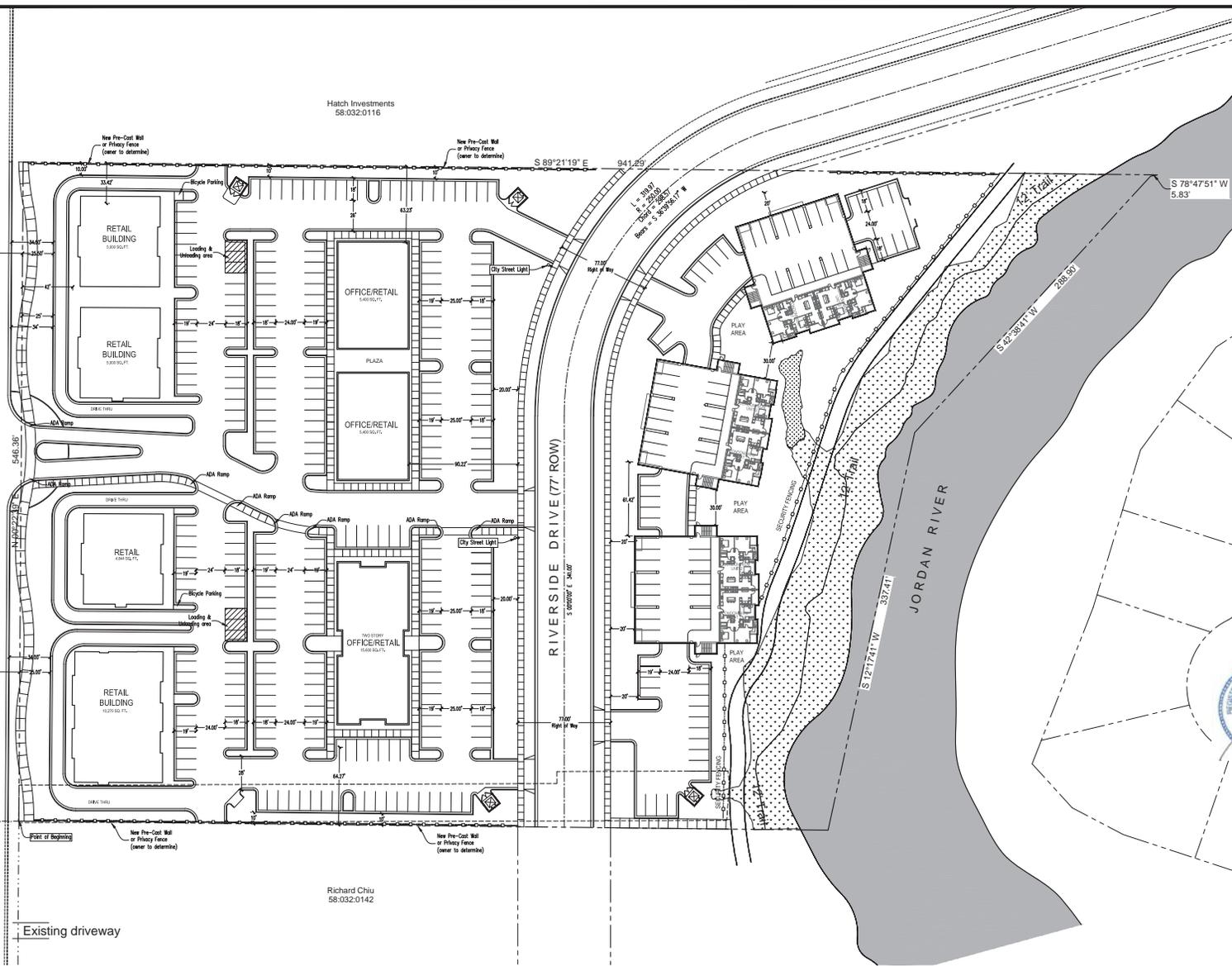
COSTCO

REDWOOD ROAD

Hatch Investments
58-032-0116

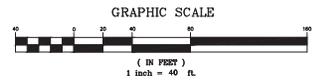
Richard Chiu
58-032-0142

Existing driveway



Costco SE Entry
(Right in-Right Out)

NOTE:
A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Contact Mark Edwards (801)-766-9793, Ext 118.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

River View Plaza & River View Townhomes
Preliminary Plat
Saratoga Springs
Utah



Revisions

Date
5-26-2020
Scale
1" = 40'
By
TD
Tracing No.
L

Sheet No.
C - 2.0



PRINTED DATE
05.28.20

LAYTON DAVIS ARCHITECTS
2005 East 2700 South Suite 200
Salt Lake City, Utah 84109
P: 801-487-0715 | www.laytondavisarchitects.com

OSMOND MIXED-USE DEVELOPMENT
1032 North Redwood Road
Saratoga Springs, Utah

CHRONOLOGY

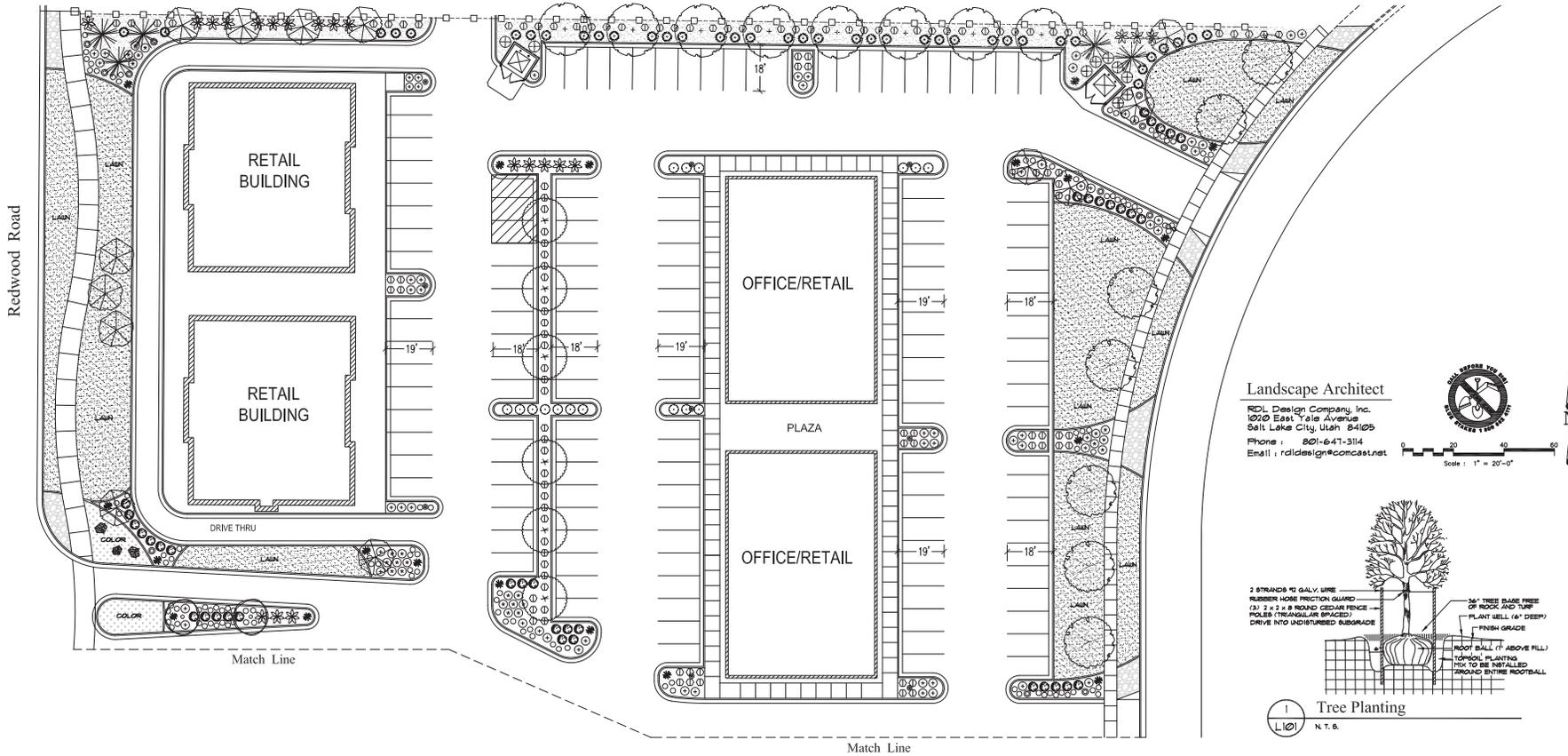
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PROJECT NO
19.148

DWNNBY/CHK BY
RDL / GHB

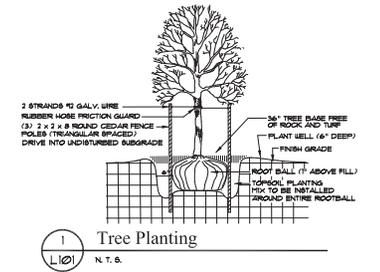
TITLE
Landscape Plan

SHEET
L101



Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone: 801-647-3114
Email: rldesign@comcast.net



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
15		<i>Celtis occidentalis</i>	Common Hackberry	2" Caliper 50" Height	Full Head Crown Straight Trunk
13		<i>Glehnia triacanthos 'Imperial'</i>	Imperial Honeylocust	2" Caliper 50" Height	Full Head Crown Straight Trunk
3		<i>Malus 'Spring Snow'</i>	Spring Snow Crab	2" Caliper 50" Height	Full Head Crown Straight Trunk
12		<i>Pinus flexilis 'Vanderwolf'</i>	Vanderwolf Limber Pine	8"-12" Height B & B	Full Throughout Specimen
16		<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Flowering Pear	2" Caliper 50" Height	Full Head Crown Straight Trunk
5		<i>Syringa reticulata 'Ivory Silk'</i>	Japanese Tree Lilac	2" Caliper 50" Height	Full Head Crown Straight Trunk
13		<i>Zelocora serrata 'Green Vase'</i>	Green Vase Zelocora	2" Caliper 50" Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
45		<i>Physocarpus o. 'Summer Wine'</i>	Summer Wine Ninebark	5 Gallon	24"-30" Height
64		<i>Rhus aromatica 'Grou-Low'</i>	Grou Low Sumac	5 Gallon	18"-24" Spread
43		<i>Rosa x. 'Red Merlotland'</i>	Red Merlotland Rose	5 Gallon	15"-18" Spread
76		<i>Rosa x. 'Red Knockout'</i>	Knock Shrub Rose	5 Gallon	18"-24" Height
111		<i>Spiraea b. 'Anthony Waterer'</i>	Anthony Waterer Spiraea	5 Gallon	15"-18" Height
16		<i>Spiraea J. 'Magic Carpet'</i>	Magic Carpet Spiraea	5 Gallon	15"-18" Height
34		<i>Yucca filif. 'Ivory Tower'</i>	Ivory Tower Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
216		<i>Calamagrostis 'Karl Foerster'</i>	Karl Foerster Feather Grass	5 Gallon	24"-30" Height
20		<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Sulfur Grass	5 Gallon	24"-30" Height
25		<i>Pennisetum o. 'Hansin'</i>	Hansin Du. Feather Grass	2 Gallon	12"-15" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
50		<i>Hemerocallis Stella d'Oro</i>	Stella d'Oro Day Lily	1 Gallon	12"-15" Height
50		<i>Lavandula 'Huskyseed'</i>	Huskyseed Lavender	1 Gallon	12"-15" Height
25		<i>Penstemon o. 'Firecracker'</i>	Firecracker Penstemon	1 Gallon	12"-15" Height
25		<i>Rudbeckia f. 'Goldstrum'</i>	Black-Eyed Susan	1 Gallon	12"-15" Height
50		<i>Salvia 'East Friesland'</i>	East Friesland Salvia	1 Gallon	10"-12" Height

** Plant material quantities are provided for convenience in bidding ONLY! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following the 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 4' Min. Dia. Size / Individually Placed	Boulder Type And Color Shall Be From Brown's Canyon Source (Or Equal) Bionde-Tan Colored Quartzite, Block Edges (Not Rounded).
	3/8" x 4" Steel Edging	Install In Straight True Lines And Uniform Curves, 4 Between All Lean And Shrub Areas. Compact Sub-grade To 50% Prior To Installation.
	New Rock - Crushed Angular / 3" Minus Size / Mixed Gray	Install In Areas Shown To A Depth Of 4 Inches Over 'DeWitt' Brand Weed Barrier Fabric. Submit Gray Sample Color For Approval.
	New Shrub - Stone Area / 2' Min. Size / Color 2 / Mixed Brown	Install In Areas Shown To A Depth Of 4 Inches Over 'DeWitt' Brand Weed Barrier Fabric. Submit Beige/Tan Sample Color For Approval.
	New Shrub - Stone Area / 1 1/2' Min. Size / Tan-Light Brown	Install In Areas Shown To A Depth Of 4 Inches Over 'DeWitt' Brand Weed Barrier Fabric. Rock To Be A 'Calico' Product Or Equal.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulch, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this period.



PRINTED DATE

05.28.20

LAYTONDAVIS ARCHITECTS

2005 East 2700 South 84109
Salt Lake City, Utah 84109
P: 801-487-0715 | www.laytondavisarchitects.com

OSMOND MIXED-USE DEVELOPMENT

1032 North Redwood Road
Saratoga Springs, Utah

CHRONOLOGY

SHEET SIZE

24x36

PROJECT NO

19.148

DWN BY / CHK BY

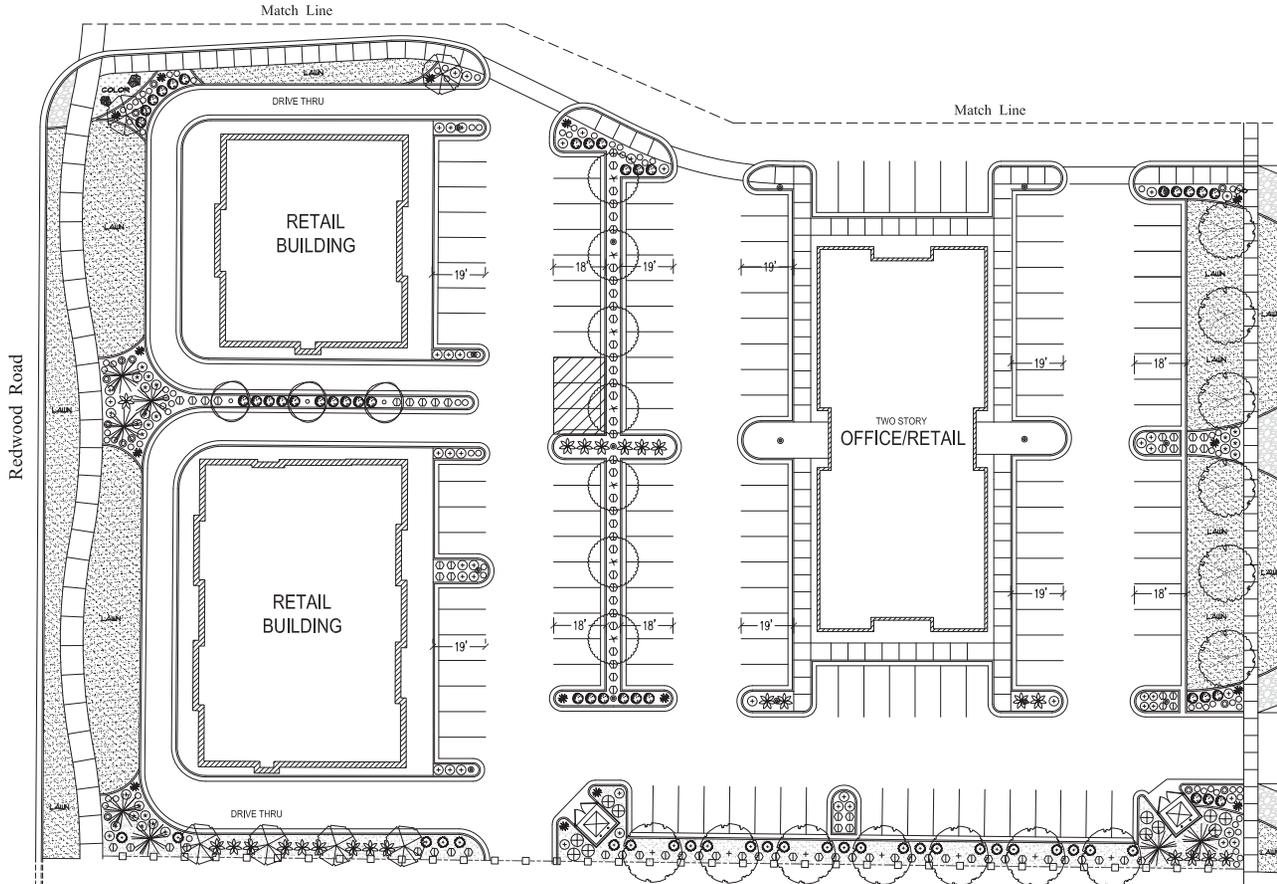
RDL / RDL

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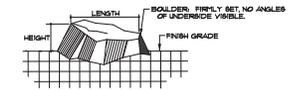
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L102



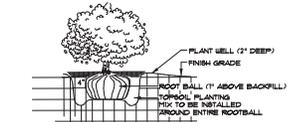
Landscape Architect

RDL Design Company, Inc.
1030 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-641-3114
Email : rdlcdesign@comcast.net

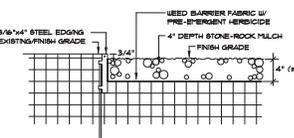


NOTE: USE CARE TO MINIMIZE MARKING & SCRATCHING.

1 Landscape Boulder
N.T.S.



2 Shrub Planting
N.T.S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

3 Steel Edging / Stone Mulch
N.T.S.

Planting Notes

- All shrub planting areas shall receive an 8 inch depth of topsoil. If topsoil is not available on-site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis for all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Boll Paper or equal), and shall be mixed on-site prior to installation.
- Plant fertilizer shall be Agriform brand 21 gram sulfate used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of loose planting mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone materials to be bid are as shown in the legend. These materials are available through several local suppliers. Provide a "Mock-Up" of the various proposed materials for approval.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scales.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

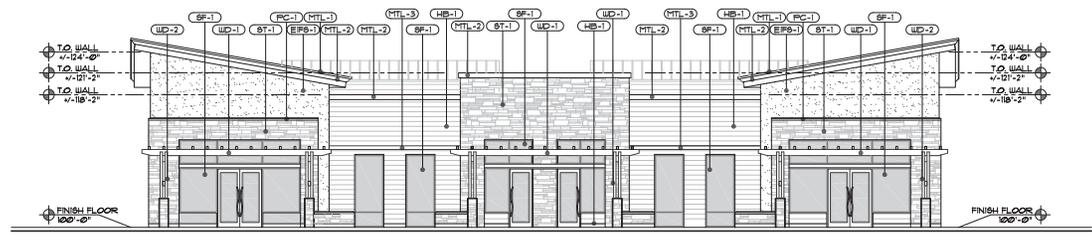
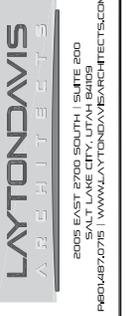
- SHRUB AREAS** : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK AREAS** : Five (5) inches below finish grade. This will allow for the installation of a four inch depth of decorative rock type as specified, over a weed barrier fabric, leaving the grade slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION** : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Landscape Calculations

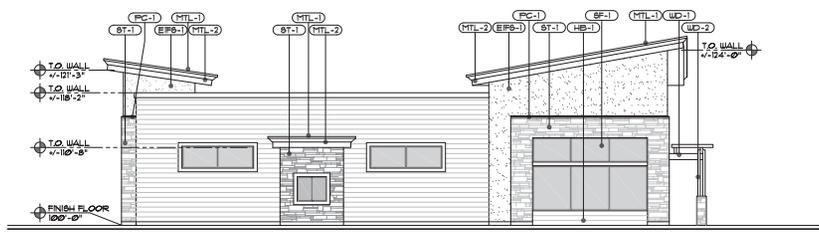
	** TOTAL LOT AREA	230,751 SF.	5.3 ACRES	100.0 %
BUILDING AREA	41,520 SF.	95 ACRES	21 %	
HARDSCAPE AREA	142,498 SF.	3.21 ACRES	55 %	
** LANDSCAPE AREA	46,733 SF.	1.07 ACRES	24 %	
LAWN AREA	23,439 SF.	54 ACRES	50 %	
PLANTING AREA	23,294 SF.	53 ACRES	50 %	

EXTERIOR ELEVATION MATERIAL LEGEND					
CODE	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MTL-1	STANDING BEAM METAL ROOF	--	--	DARK BRONZE	--
MTL-2	PRE-FINISHED METAL CAP FLASHINGS	FIRESTONE	KYNAR 500	DARK BRONZE	--
MTL-3	PRE-FINISHED METAL PANELING	DRI-DESIGN	ANODIZED ALUMINUM	LIGHT BRONZE	--
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM	SYNERGY OR DRYVIT	SMOOTH FINISH	REVERE PEPPER	--
BT-1	CULTURED STONE	LANE MEYERS	JACKSON LEDGE	PREMIUM BLEND	--
HB-1	HARDIE BOARD SIDING	HARDIE BOARD	--	DARK BROWN	PAINTED TO HAVE WOOD TEXTURE
PC-1	PRECAST CONCRETE CAP	--	--	--	--
CONC-1	CONCRETE POST BASE	--	--	--	--
SF-1	STORE FRONT GLAZING	OLD CASTLE	6000	DARK BRONZE	--
WD-1	ROUGH SAWN WOOD BEAM - STAINED	--	--	T.B.D.	--
WD-2	ROUGH SAWN WOOD POST - STAINED	--	--	T.B.D.	--

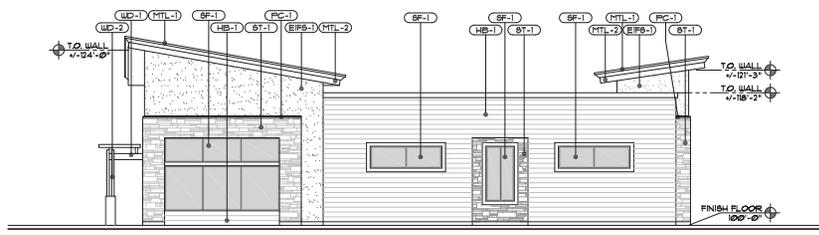
PRINTED DATE
05.21.2020



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SCALE: 1/8"=1'-0"



2 TYPICAL EXTERIOR ELEVATION - SOUTH
SCALE: 1/8"=1'-0"



2 TYPICAL EXTERIOR ELEVATION - NORTH
SCALE: 1/8"=1'-0"



1 TYPICAL EXTERIOR ELEVATION - WEST
SCALE: 1/8"=1'-0"

OSMOND RETAIL
8,000 S.F. BLDG D
SARATOGA SPRINGS, UTAH

CHRONOLOGY

PROJECT NO
19.148

DWN BY/CHK BY

TITLE
EXTERIOR ELEVATIONS

24X36 SHEET #
A201

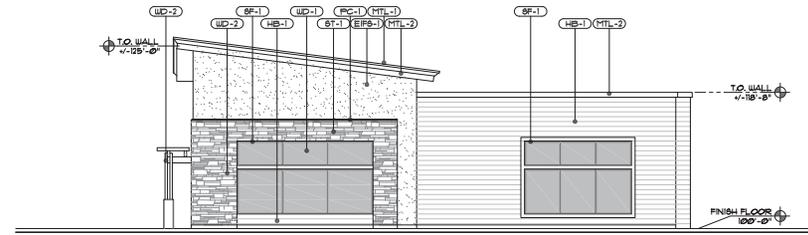
EXTERIOR ELEVATION MATERIAL LEGEND					
CODE	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MTL-1	STANDING BEAM METAL ROOF	--	--	DARK BRONZE	--
MTL-2	FIRE-FINISHED METAL CAP FLASHING	FIRESTONE	KYNAR 500	DARK BRONZE	--
MTL-3	FIRE-FINISHED METAL PANELING	DRI-DESIGN	ANODIZED ALUMINUM	LIGHT BRONZE	--
EPB-1	EXTERIOR INSULATION AND FINISH SYSTEM	SYNERGY OR DRY VIT	SMOOTH FINISH	REVERE FEWTER	--
ST-1	CULTURED STONE	LANE MEYERS	JACKSON LEDGE	PRESPLIT BLEND	--
HB-1	HARDIE BOARD SIDING	HARDIE BOARD	--	DARK BIRCH	PAINTED TO HAVE WOOD TEXTURE
PC-1	PRECAST CONCRETE CAP	--	--	--	--
CCNC-1	CONCRETE FOOT BASE	--	--	--	--
SF-1	STORE FRONT GLAZING	OLD CASTLE	6000	DARK BRONZE	--
WD-1	ROUGH SAWN WOOD BEAM - STAINED	--	--	TBC	--



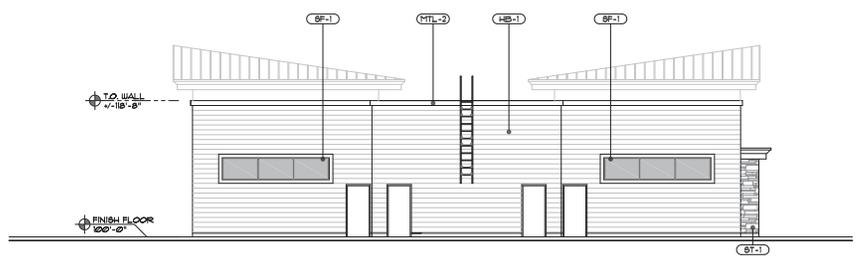
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2 TYPICAL EXTERIOR ELEVATION - NORTH
SCALE: 1/8"=1'-0"



2 TYPICAL EXTERIOR ELEVATION - SOUTH
SCALE: 1/8"=1'-0"



1 TYPICAL EXTERIOR ELEVATION - EAST
SCALE: 1/8"=1'-0"

PRINTED DATE
05.21.2020

LAYTON DAVIS
ARCHITECTS

2008 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
PH: 407.0715 | WWW.LAYTONDAVISARCHITECTS.COM

OSMOND RETAIL
5,000 S.F. BLDG A, B & C

SARATOGA SPRINGS, UTAH

CHRONOLOGY

PROJECT NO
19.148

DWN BY/CHK BY
CDB/CDB

TITLE
EXTERIOR ELEVATIONS

24X36 SHEET #
A201