

P:\2015\15081 Littleton MU\CAD\2 Planning Submittals\1 Sheets\15081\_Certificate of Appropriateness.dwg

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

2679 WEST MAIN STREET

LITTLETON, COLORADO 80120

CASE # COA18-0005

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

OWNERSHIP CERTIFICATION

I, \_\_\_\_\_ OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE DESIGN, MATERIALS, RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THIS COA. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, EXTERIOR FACADE MODIFICATIONS AND NEW CONSTRUCTION RELATED TO THE EXTERIOR OF ANY STRUCTURE. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS, AND AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO PENALTIES AS SPECIFIED IN SECTION 4-6-19 OF THE HISTORIC PRESERVATION CODE.

\_\_\_\_\_  
SIGNATURE OF OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME BY \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

APPROVED BY THE HISTORICAL PRESERVATION BOARD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
CHAIR, HISTORICAL PRESERVATION BOARD

COA STANDARD NOTES:

1. UTILITY APPURTENANCES SHALL BE LOCATED BEHIND THE SIDEWALK AND OUT OF THE SIDEWALK AMENITY ZONE (THE ZONE BETWEEN THE CURB AND THE CLEAR WALKING AREA OF THE SIDEWALK WHERE STREET TREES, STREET AND PEDESTRIAN LIGHTS AND STREET FURNITURE ARE LOCATED) WHEREVER POSSIBLE. WHERE THEY MUST BE IN THE AMENITY ZONE, SUCH EQUIPMENT SHALL BE CENTERED ON THE TREE LINE AND ALIGNED WITH BUT NO CLOSER THAN 42 INCHES FROM THE FACE OF CURB. THIS INCLUDES SWITCH BOXES, TELEPHONE PEDESTALS, TRANSFORMERS, METERS, IRRIGATION AND SIMILAR EQUIPMENT.
2. SIGNS ARE ILLUSTRATIVE ONLY AND HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE SIGN CODE.
3. ALL MECHANICAL EQUIPMENT AND UTILITY BOXES SHALL BE FULLY SCREENED.

STATEMENT OF INTENT:

THIS APPLICATION IS BEING SUBMITTED TO AMEND THE ORIGINALLY APPROVED COA (#COA17-0001) TO ADDRESS THE FOLLOWING ITEMS;

1. ADDITION OF AN ATM AND DEPOSIT BOX ON THE GROUND LEVEL MAIN STREET RETAIL ELEVATION IN THE TWO WEST STOREFRONT RETAIL BAYS. THE WINDOW MODULES SURROUNDING THE UNITS WILL CONTAIN DECALS/WINDOW FILM TO MASK THE ROOMS ACCESSING THE UNITS INSIDE THE SPACE. WINDOW DECALS MAY CONTAIN IMAGES REMINISCENT OF HISTORIC LITTLETON.
2. ADDITION OF BUILDING DIRECTORY SIGN/DIGITAL DISPLAY TO THE LEFT OF THE MAIN BUILDING LOBBY DOORS. THIS WILL SERVE FUTURE BUILDING TENANTS THAT OCCUPY THE SECOND AND THIRD FLOOR OFFICE SPACES.
3. ADDITION OF A BUILDING IDENTIFICATION MURAL DESIGN FOR THE "BUILDING ID MURAL" SHOWN ON THE APPROVED COA PLANS. THE OWNERS OF THE PROPERTY HAVE NAMED THE PROJECT "THE MAYDALE BUILDING".

DRAWING INDEX

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- \* SEE SUPPLEMENTAL PACKAGE FOR MANUFACTURER CUT SHEET / DETAILS
- SHEET 23 SIGNAGE W/ ITM & DROP BOX
- SHEET 24 WALL MURAL

ZONING CHART

TYPE	UNDERLAYING B-2 ZONING DISTRICT	APPROVED LITTLETON MIXED USE PLANNED DEVELOPMENT OVERLAY / PROPOSED COA
PRIMARY USES ALLOWED	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL AND OFFICE (COMMERCIAL)
MINIMUM LOT AREA	NO MINIMUM	LOT SIZE - 31,255 S.F. / 0.728 ACRES
MINIMUM UN-OBSTRUCTED / USABLE OPEN SPACE	1. 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE 2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY	1. 12 PERCENT / 3,599 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE 2. 20 PERCENT / 765 S.F. OF THE 12 PERCENT PROVIDED OF OPEN SPACE IS LOCATED ALONG R.O.W.
MAXIMUM HEIGHT OF STRUCTURES	NO MAXIMUM	PROPOSED BUILDING HEIGHT: 43' - 6" NOT INCLUDING ELEVATOR OVER RUN / 44'-4" INCLUDING ELEVATOR RUN
MAXIMUM FLOOR AREA RATIO (FAR)	2:1 FAR MAXIMUM	1 ; 1 FAR
BUILDING SETBACKS	NONE	NONE
PARKING REQUIREMENTS	RETAIL STORES: 1 SPACE PER 200 S.F. GFA OFFICE / BANK: 1 SPACE PER 300 S.F. GFA RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9 ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES COMPACT PARKING ALLOWED: 25% OF REQUIRED SPACES LOADING AREA: 1 SPACE PER 25,000 - 40,000 S.F. OF COMMERCIAL GROSS FLOOR AREA (GFA)	50% PARKING REDUCTION TO THE PARKING REQUIREMENT; RETAIL SPACE: 2,426 GSF = 6 SPACES REQUIRED OFFICE/BANK: 30,200 GSF = 50 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 55 SPACES REQUIRED / 58 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 16 SPACES PROVIDED (16 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (30,200 COMMERCIAL GFA)
BUILDING SIZE	NA	GROUND FLOOR = 4366 SF GFA 2ND FLOOR = 15,710 SF GFA THIRD FLOOR = 12,550 SF GFA TOTAL = 32,626 SF GFA
PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS	1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP 2. PARKING AISLE - 23 FEET WIDE	1. PARKING STALL: REGULAR 9 FT X 18 FT/ COMPACT 8 FT X 18 FT. 2. PARKING AISLE: 24 FEET WIDE
PARKING LOT LANDSCAPING	5 PERCENT MINIMUM	13 PERCENT
MAXIMUM RESIDENTIAL USE AREA	50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. COMMERCIAL USES: 100 PERCENT OF GROSS FLOOR AREA
BUILDING STEPPED HEIGHT ALLOWANCE	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SECTION 5.3.1.s2; NO MORE THAN 25 PERCENT VISIBLE OF FLOORS ABOVE THE SECOND FLOOR FROM PEDESTRIAN VIEWING LEVEL ON THE SIDEWALK ACROSS THE STREET	NA
DESIGN GUIDELINES	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.

\*TUCK-IN PARKING AT GROUND LEVEL IS NOT CONSIDERED PART OF THE GROSS SQUARE FOOTAGE IN THE FAR RATIO.

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CERTIFICATE OF APPROPRIATENESS FOR:  
LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

PROJECT #: 15081  
DRAWN BY: JC  
CHECKED BY: JR

ISSUE RECORD	
COA SUBMITTAL	01/08/2018
COA RESUBMITTAL	01/29/2018
AMENDMENT #2	10/10/2018
AMENDMENT #2	10/17/2018
AMENDMENT #2	10/22/2018
AMENDMENT #2	11/16/2018

SHEET NUMBER



# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

(2ND AMENDMENT)

CASE # COA18-0005

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

## ADJACENT PROPERTIES: EAST



## ADJACENT PROPERTIES: WEST





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CONTEXT PHOTOGRAPHS:

DIPPING GRILL RESTAURANT / HISTORIC LIBRARY AND MAIN STREET (LOOKING EAST)



ADJACENT PROPERTIES: NORTH



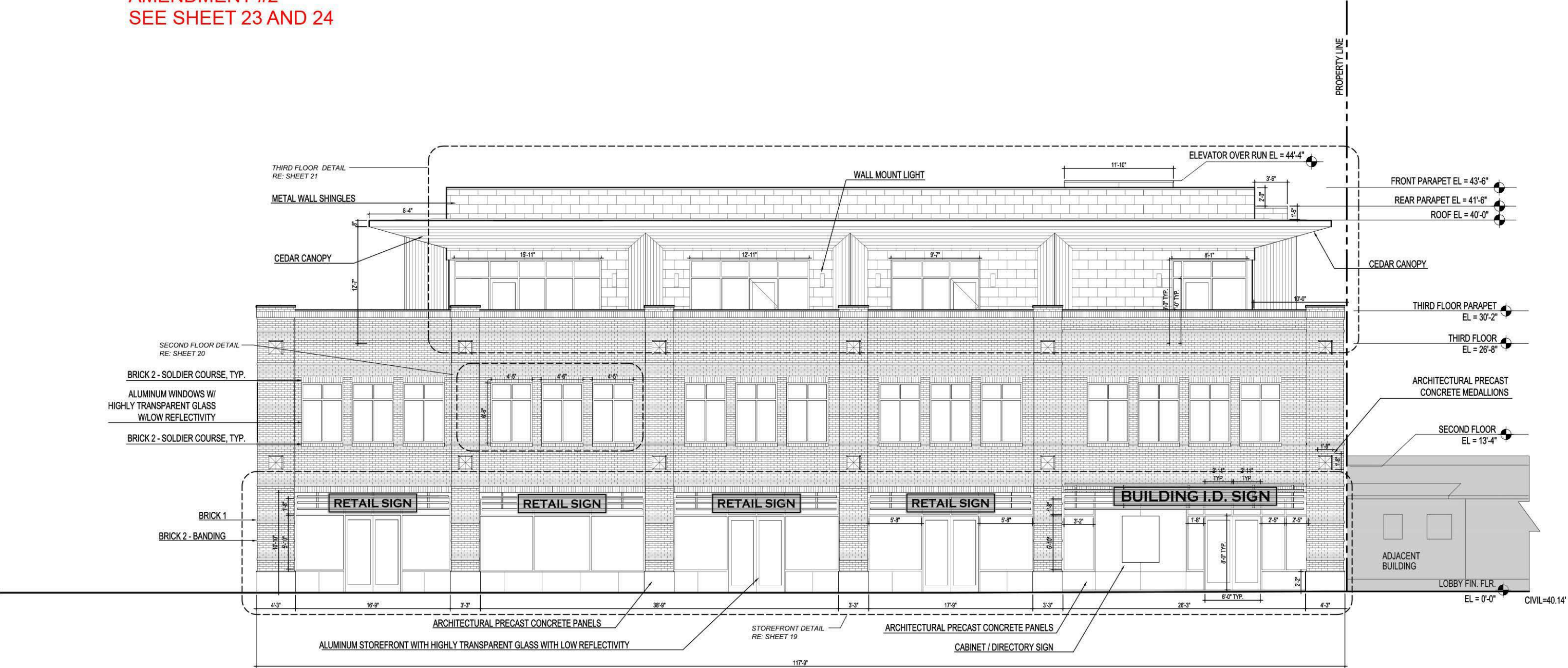
CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

(2ND AMENDMENT)

CASE # COA18-0005  
(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

SOUTH ELEVATION (3/32" = 1'-0")

AMENDMENT #2  
SEE SHEET 23 AND 24



SHEET NUMBER



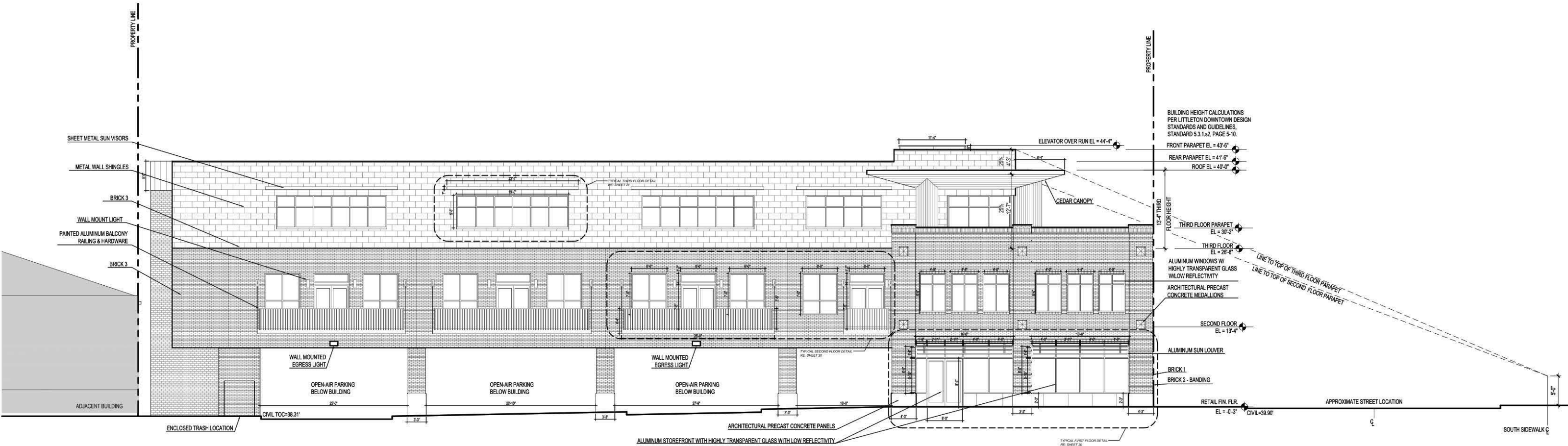
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LITTLETON, COLORADO 80120

(2ND AMENDMENT)

CASE # COA18-0005  
(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

AMENDMENT #2  
SEE SHEET 23 AND 24

WEST ELEVATION (1/16" = 1'-0")



SHEET NUMBER

ELEVATIONS

5 OF 24



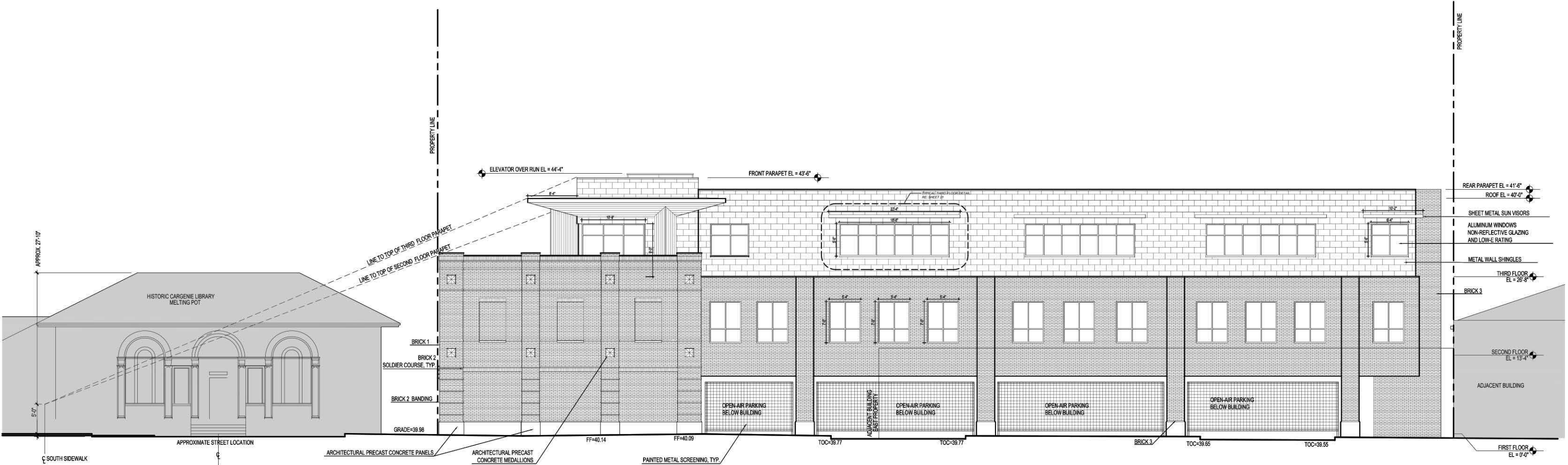
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(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

AMENDMENT #2  
SEE SHEET 23 AND 24

EAST ELEVATION (1/16" = 1'-0")



SHEET NUMBER



(2ND AMENDMENT)

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)









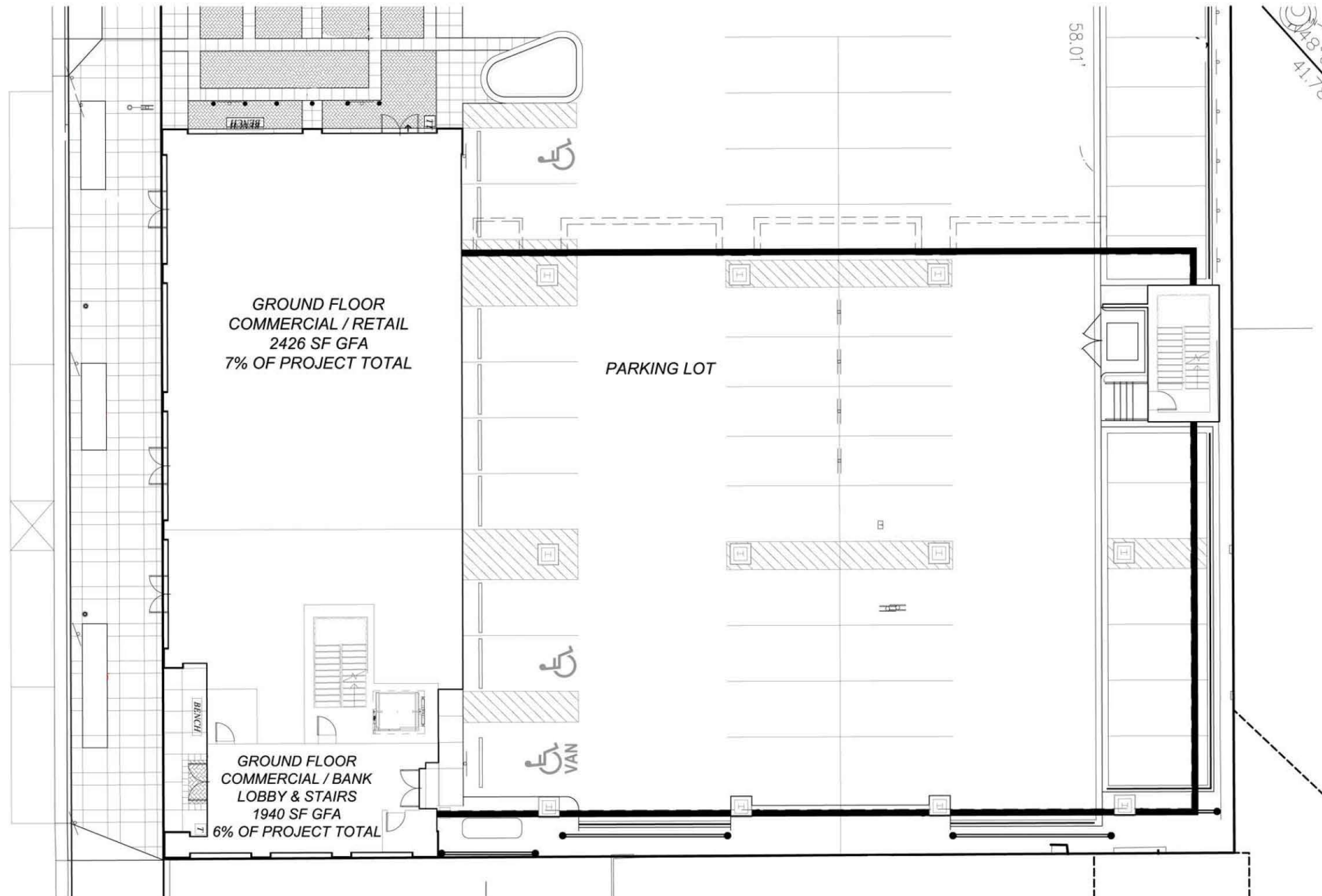


CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET (2ND AMENDMENT)  
LITTLETON, COLORADO 80120

CASE # COA18-0005

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

GROUND FLOOR PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

FLOOR PLAN

10 OF 24



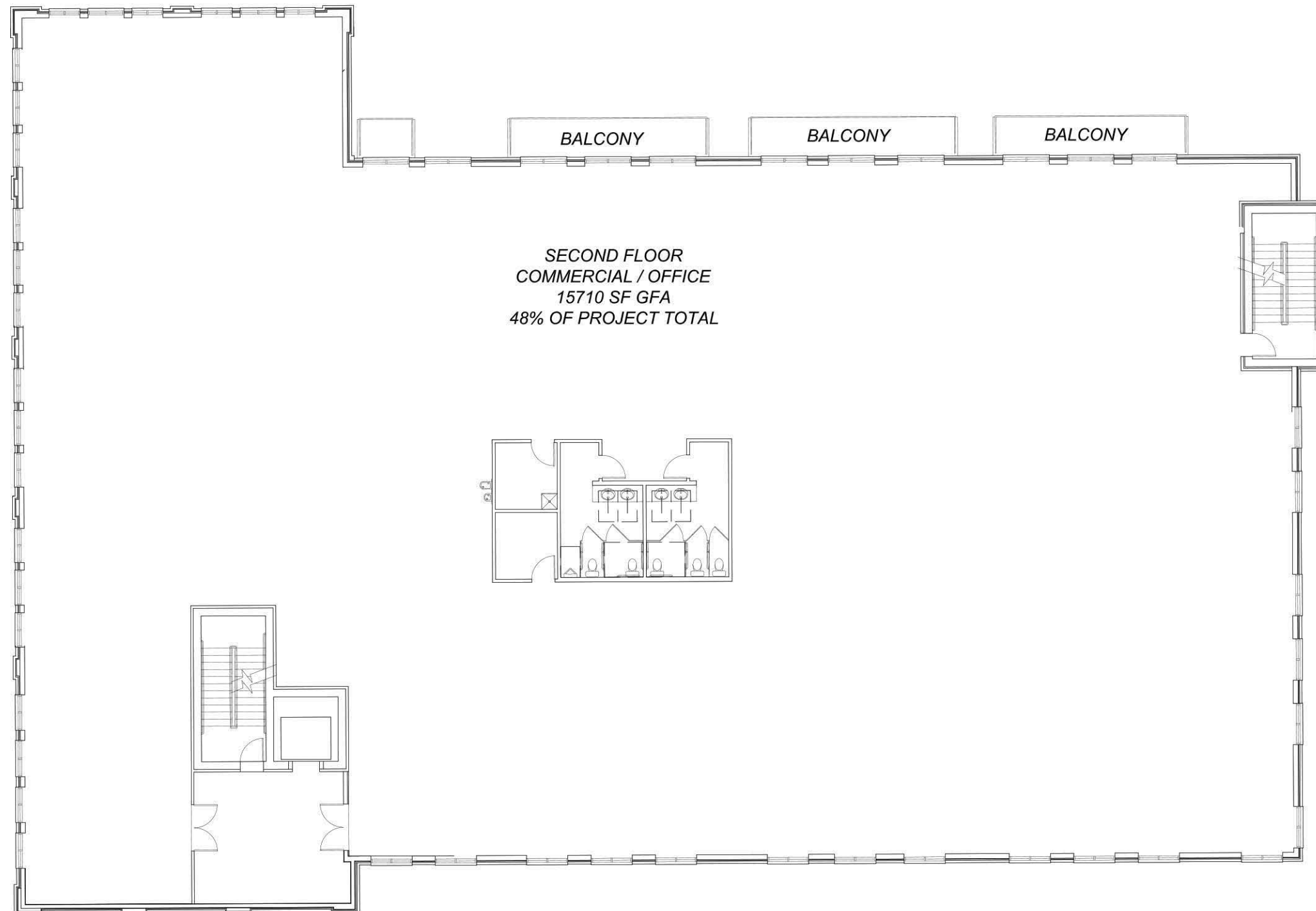
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(2ND AMENDMENT)

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(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

SECOND FLOOR PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

FLOOR PLAN

11 OF 24

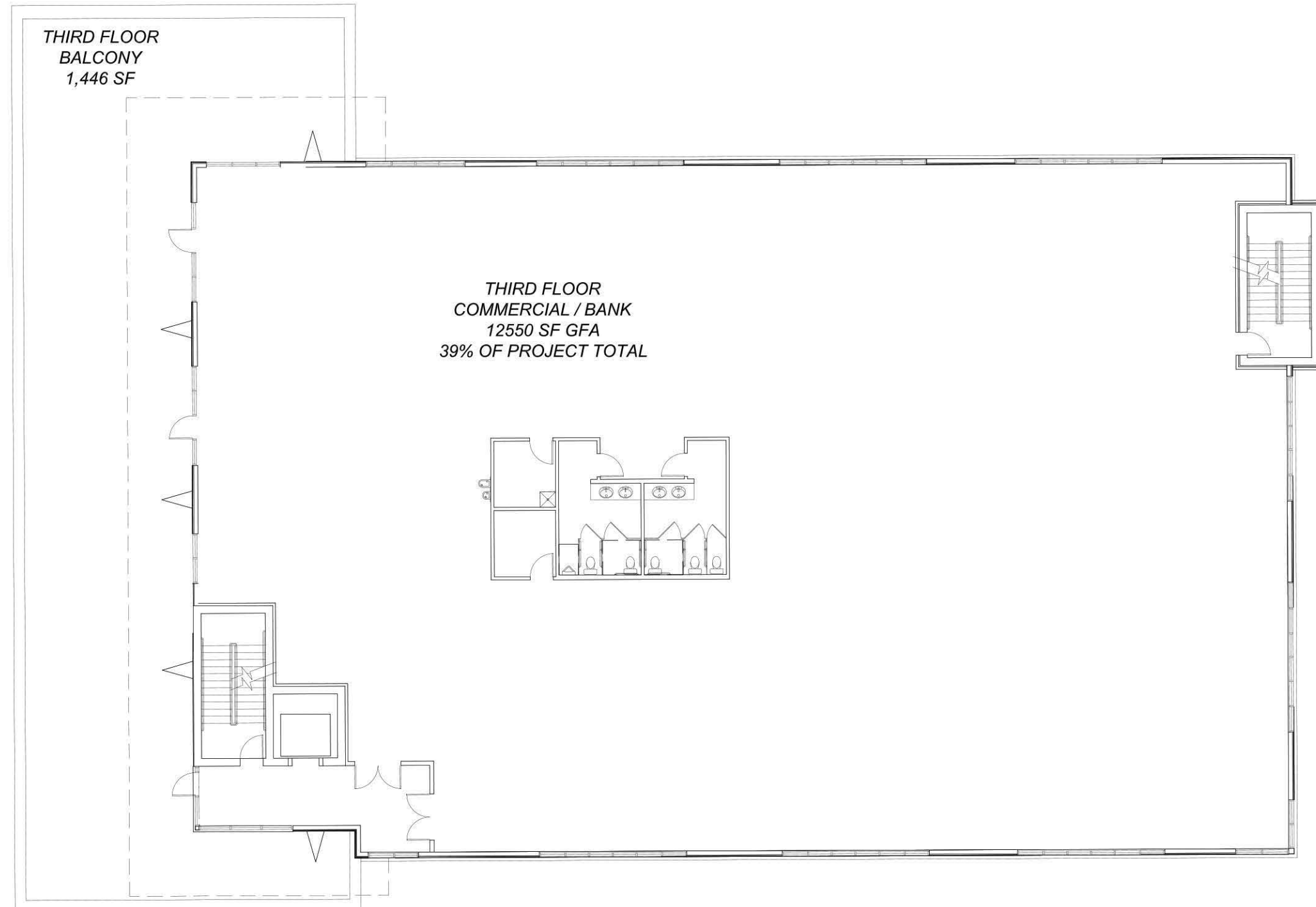


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CASE # COA18-0005

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

THIRD FLOOR PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

FLOOR PLAN

12 OF 24



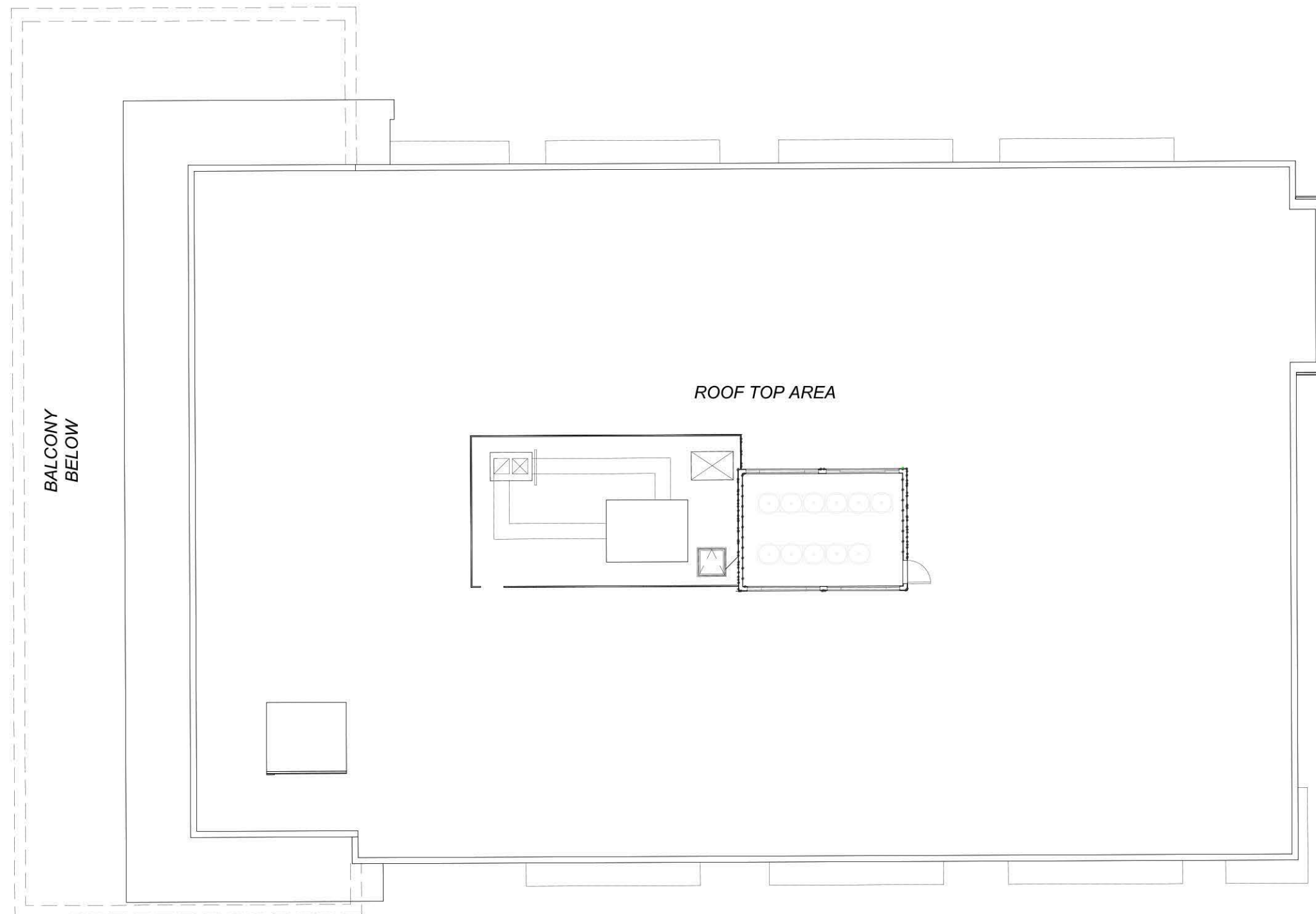
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(2ND AMENDMENT)

CASE # COA18-0005

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

ROOF PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

ROOF PLAN

13 OF 24



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CASE # COA18-0005

SOUTH FACADE - WEST MAIN STREET

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)



SHEET NUMBER

3D COLOR RENDERING

14 OF 24



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2679 WEST MAIN STREET (2ND AMENDMENT)  
LITTLETON, COLORADO 80120

CASE # COA18-0005

SOUTH AND WEST FACADES

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)



SHEET NUMBER

3D COLOR RENDERING

15 OF 24



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET (2ND AMENDMENT)  
LITTLETON, COLORADO 80120

EAST FACADE LOOKING WEST  
DOWN MAIN STREET

CASE # COA18-0005  
(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)





CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
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CASE # COA18-0005

SOUTH AND EAST FACADES

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)



3D COLOR RENDERING

SHEET NUMBER

17 OF 24



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CASE # COA18-0005

FUTURE DEVELOPMENT ALONG MAIN STREET (#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)





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LITTLETON, COLORADO 80120

AMENDMENT #2  
SEE SHEET 23 AND 24

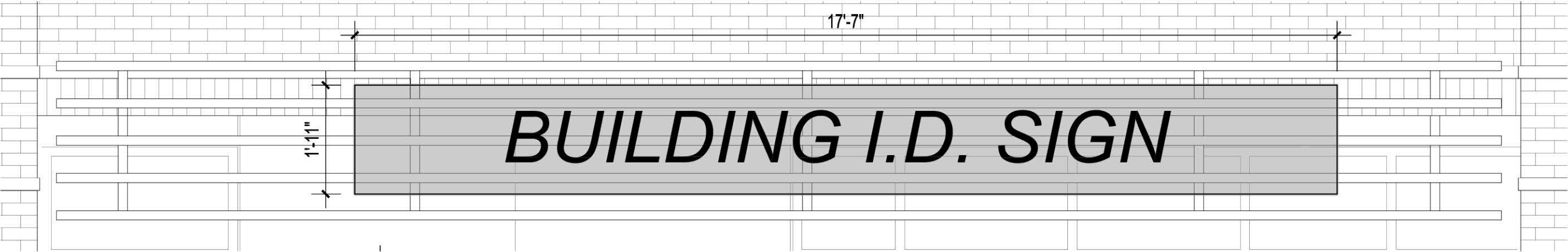
(2ND AMENDMENT)

NOTE: 5.3.2.o2 TO USE  
HIGHLY TRANSPARENT  
GLASS WITH LOW  
REFLECTIVITY FOR ALL  
WINDOWS IN  
BUILDINGS ALONG  
MAIN STREET.

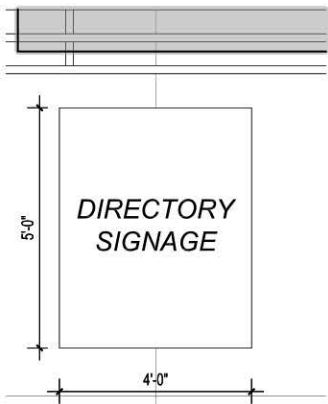
CASE # COA18-0005  
MAIN STREET STOREFRONT (1/8" = 1'-0") (#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)



SIGNAGE ENLARGEMENT (1/4" = 1'-0")



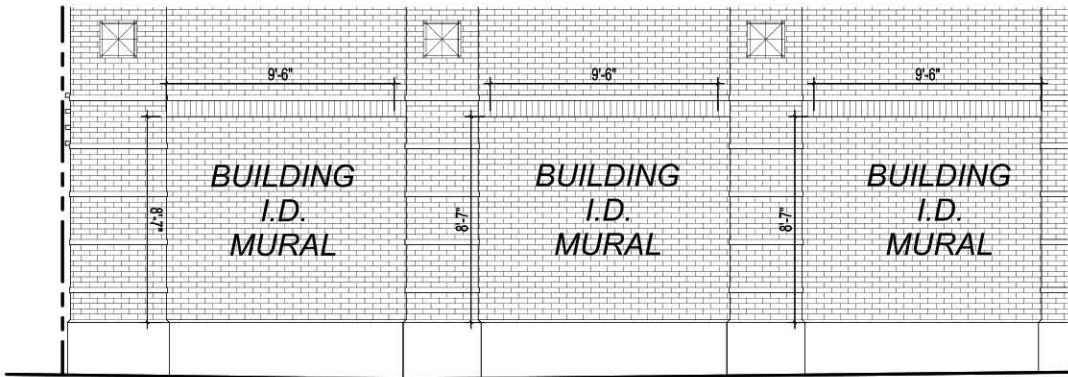
DIRECTORY SIGNAGE  
(1/4" = 1'-0")



SIGNAGE ENLARGEMENT (1/4" = 1'-0")



BUILDING ID MURAL (1/8" = 1'-0")



NOTE:  
A SEPARATE STAFF-LEVEL COA MUST BE SOUGHT FOR SPECIFIC SIGNS



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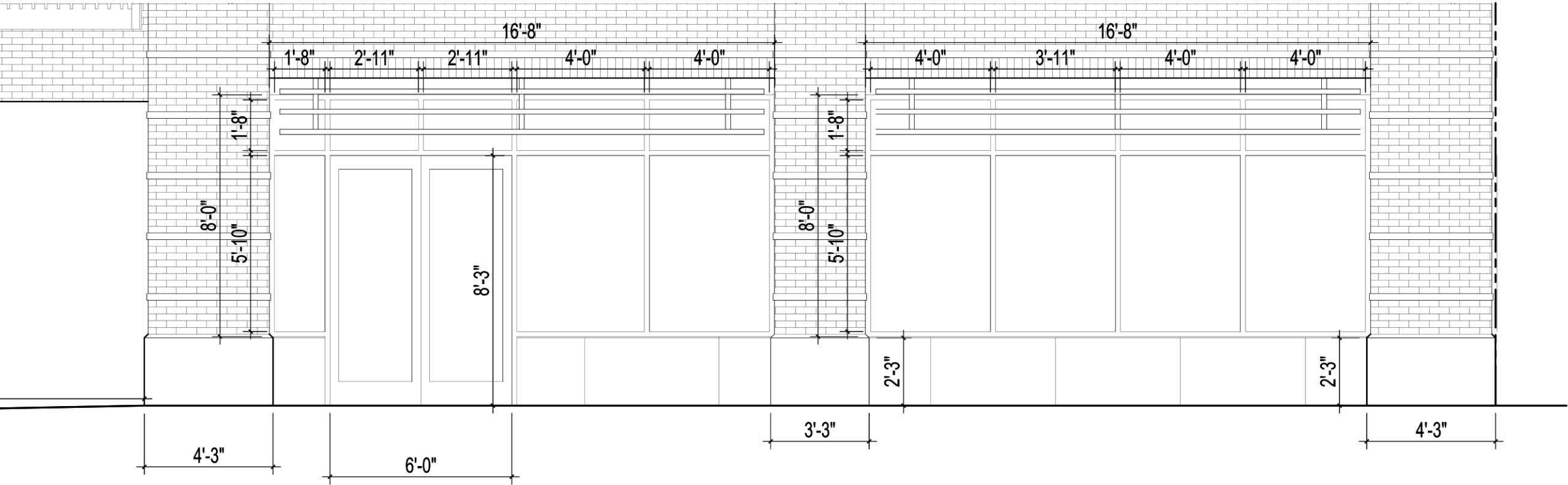
(2ND AMENDMENT)

AMENDMENT #2  
SEE SHEET 23 AND 24

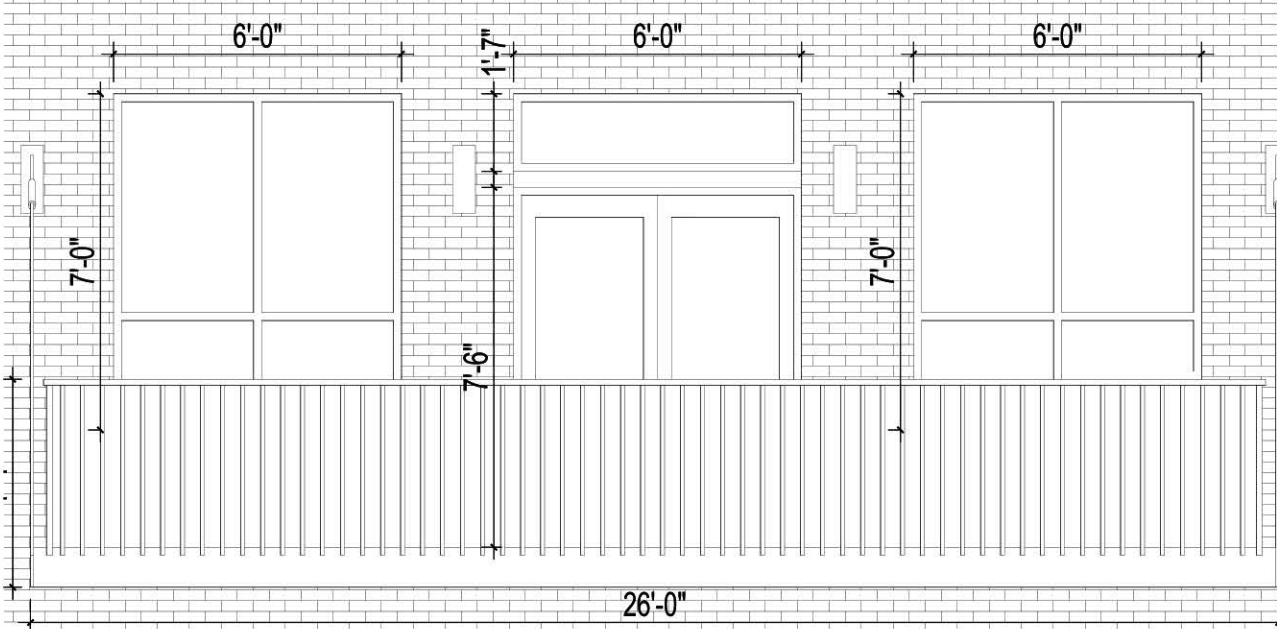
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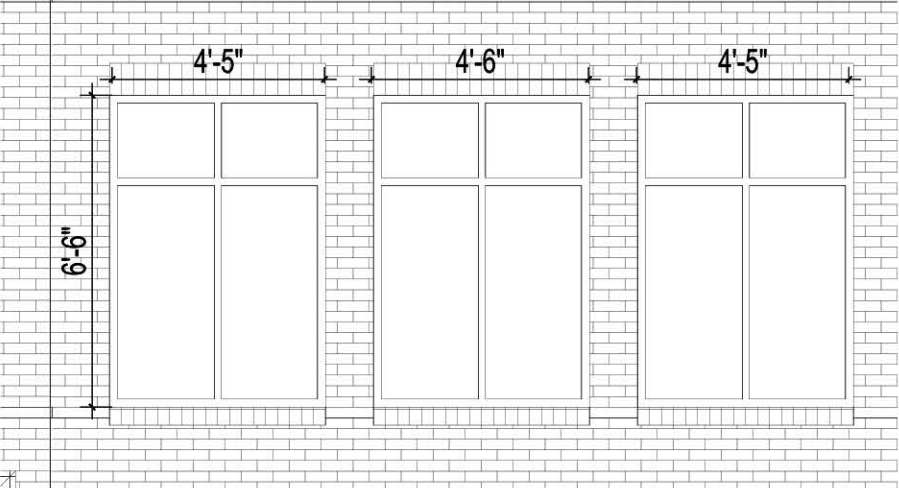
FIRST FLOOR STOREFRONT  
WEST ELEVATION (1/4" = 1'-0")



TYPICAL SECOND FLOOR DOORS, WINDOWS, RAILINGS  
WEST ELEVATION (1/4" = 1'-0")



TYPICAL SECOND FLOOR WINDOWS  
MAIN STREET (1/4" = 1'-0")



SHEET NUMBER



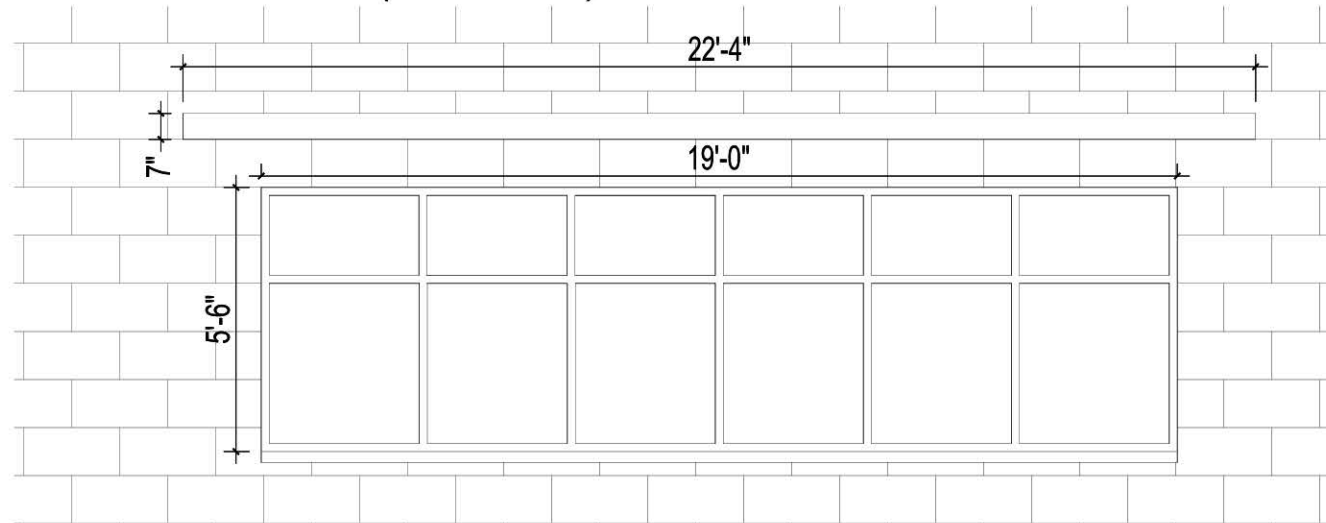
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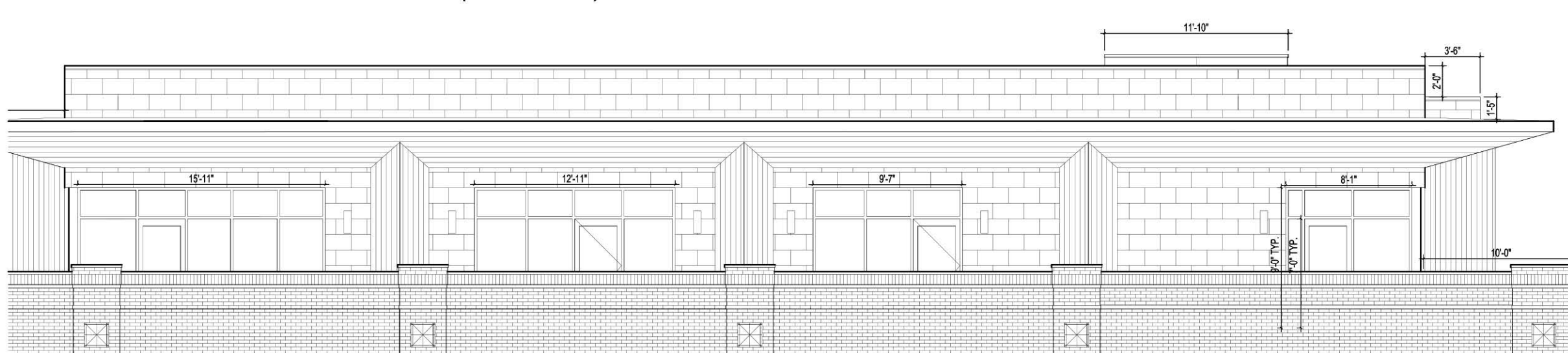
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(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

TYPICAL THIRD FLOOR WINDOWS / SUN VISORS  
WEST ELEVATION (1/4" = 1'-0")



THIRD FLOOR DOORS, WINDOWS, BALCONY  
AND VISORS ALONG MAIN STREET (1/8" = 1'-0")

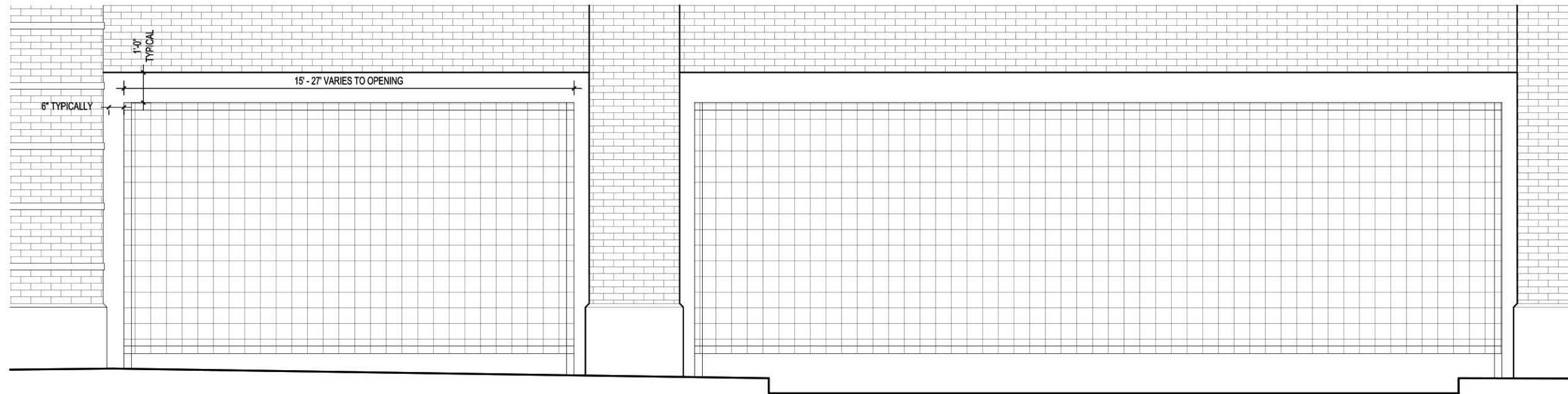


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(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

PAINTED METAL SCREENING  
(1/4" = 1'-0")

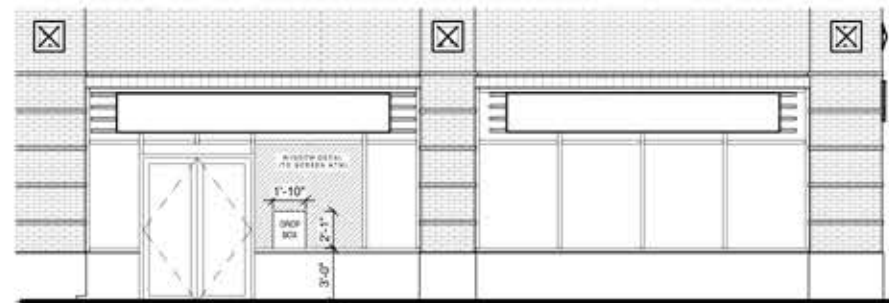




(2ND AMENDMENT)

(#PSP16-0002, #SDP16-0007, #COA17-0001, #COA18-0001)

DROPBOX : 3D COLOR RENDERING  
SCALE: NTS



The diagram illustrates a curb and gutter cross-section. Key components and dimensions include:

- DEPOSITORY**: The top section of the curb.
- SPUR**: A horizontal section within the depository.
- TO DROP DOWN HANDLE**: A label pointing to the top edge of the depository.
- 40 1/2" TO HANDLE**: Dimension from the top of the curb to the handle.
- 19 1/8"**: Dimension from the top of the curb to the top of the depository.
- 24 1/4" FASCIA**: Dimension across the top of the depository.
- 28 5/8" FASCIA**: Dimension across the top of the gutter.
- 21 3/8"**: Dimension from the top of the curb to the top of the gutter.
- 43 1/8" TO SUPPLIES FLAP**: Dimension from the top of the curb to the supplies flap.
- 6"**: Dimension from the drive level to the top of the curb.
- TOP OF CURB**: Label for the top edge of the curb.
- DRIVE LEVEL**: Label for the ground level.

West Elevation

LOCATION OF HISTORIC PHOTOGRAPHS

Deposit Box

BREAK

TOILET

JANITOR

OFFICE

STORAGE

COUNTER

TELLER ROOM

LOBBY

WAITING

ATM (ITM)

MAIN STREET

NORTH

[illegible]

A diagram of a building facade. On the left, there is a vertical section with horizontal lines. To its right is a large rectangular area with a brick-like pattern. In the top left and top right corners of this brick area are square boxes containing an 'X'. Below the brick area is a horizontal section with a brick-like pattern. In the center of this horizontal section is a door with a diamond-shaped pattern. To the left of the door is a cabinet labeled 'Cabinet' with dimensions '2'-6"' and '2'-6"'. Above the door is a long rectangular window with a brick-like pattern. The entire facade is enclosed in a rectangular frame.

SHEET NUMBER



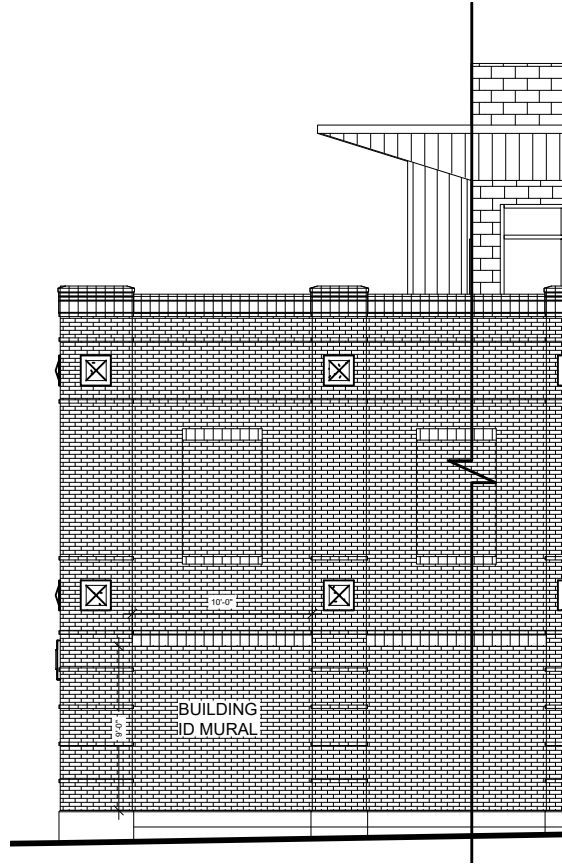
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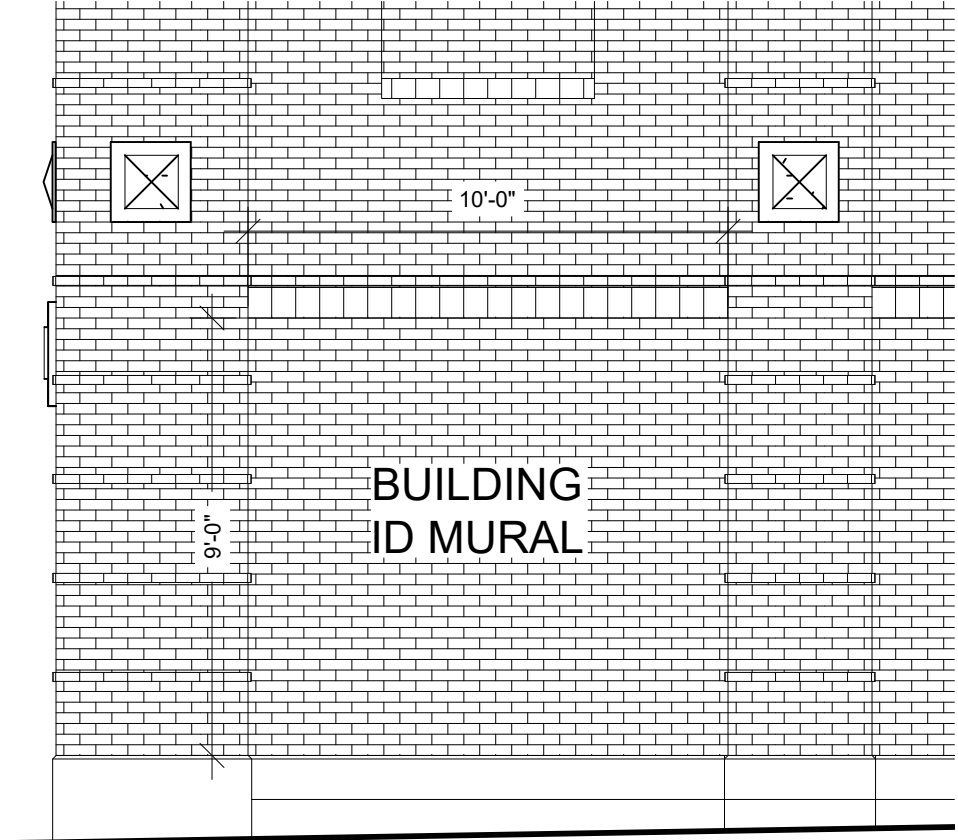
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SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE APPROVED BY SEPARATE PERMIT.



BUILDING I.D. MURAL: EAST ELEVATION  
SCALE: 3/32" = 1'-0"



BUILDING I.D. MURAL: EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SCHEMATIC MURAL ON EAST ELEVATION (ILLUSTRATIVE PURPOSES ONLY)  
SCALE: 1/4" = 1'-0"