

SITE PLAN APPLICATION

Date 2-25-91

NAME OF PROPOSED DEVELOPMENT ROCKWALL HELPING HANDS HDQ.

NAME OF PROPERTY OWNER/DEVELOPER ROCKWALL HELPING HANDS, INC./
ROBERT HAWK - TRUSTEE

ADDRESS 125 KENWAY DR. PHONE 771-4357

NAME OF LAND PLANNER/ENGINEER _____

ADDRESS _____ PHONE _____

TOTAL ACREAGE 0.904 CURRENT ZONING GR

NUMBER OF LOTS/UNITS 1

SIGNED 
JERRY L. HOLSTROMAIA
340 - 7041

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown</u> <u>On Site Plan</u>	<u>Not</u> <u>Applicable</u>	
<u>✓</u>	_____	1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned
<u>✓</u>	_____	2. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	_____	3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas
<u>✓</u>	_____	4. <u>Calculation</u> of landscaped area provided
<u>✓</u>	_____	5. <u>Location</u> and <u>dimensions</u> of ingress and egress

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	<u>✓</u>
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	_____

- 6. Location, number and dimensions of off-street parking and loading facilities
- 7. Height of all structures
- 8. Proposed uses of all structures
- 9. Location and types of all signs, including lighting and heights
- 10. Elevation drawings citing proposed exterior finish materials and proposed structural materials
- 11. Location and screening of trash facilities
- 12. Location of nearest fire hydrant within 500 ft.
- 13. Street names on proposed streets
- 14. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

N/A

Taken by _____

File No. _____

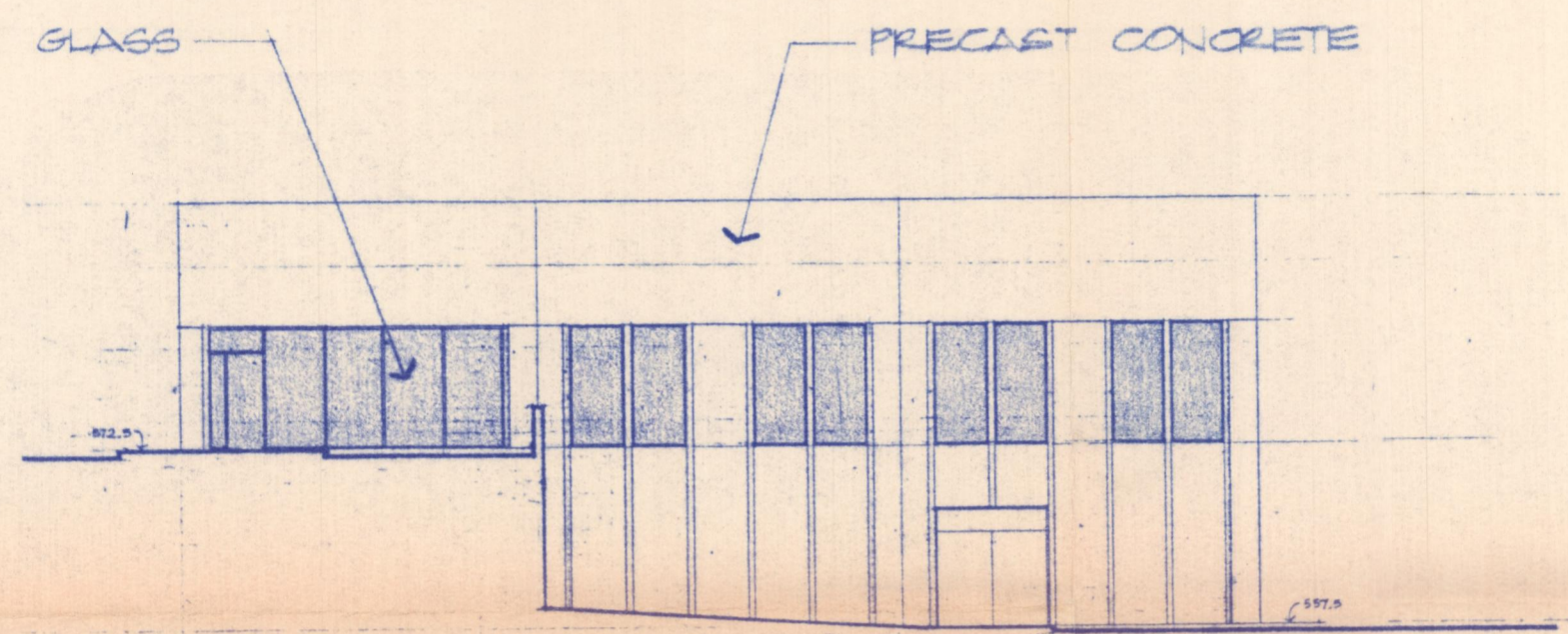
Date _____

Fee _____

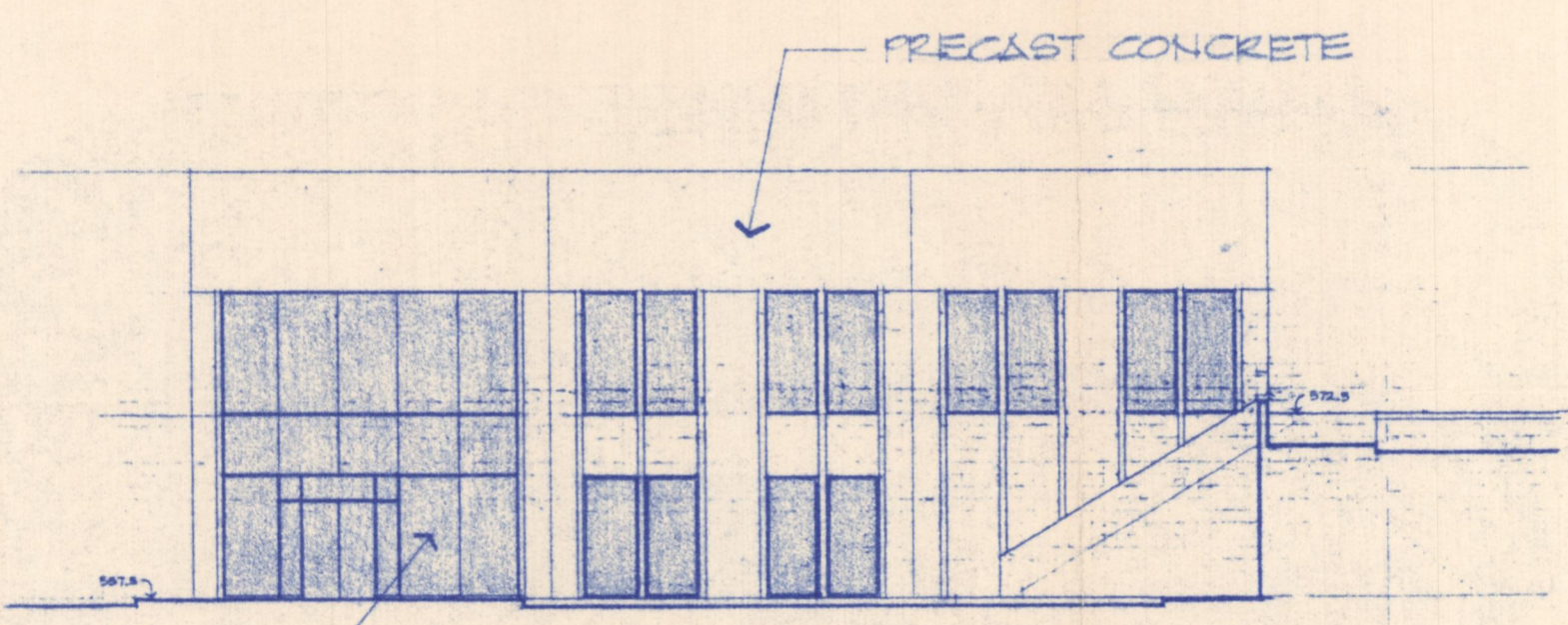
REVISIONS	BY

HELPING HANDS HEADQUARTERS
ROCKWALL, TEXAS

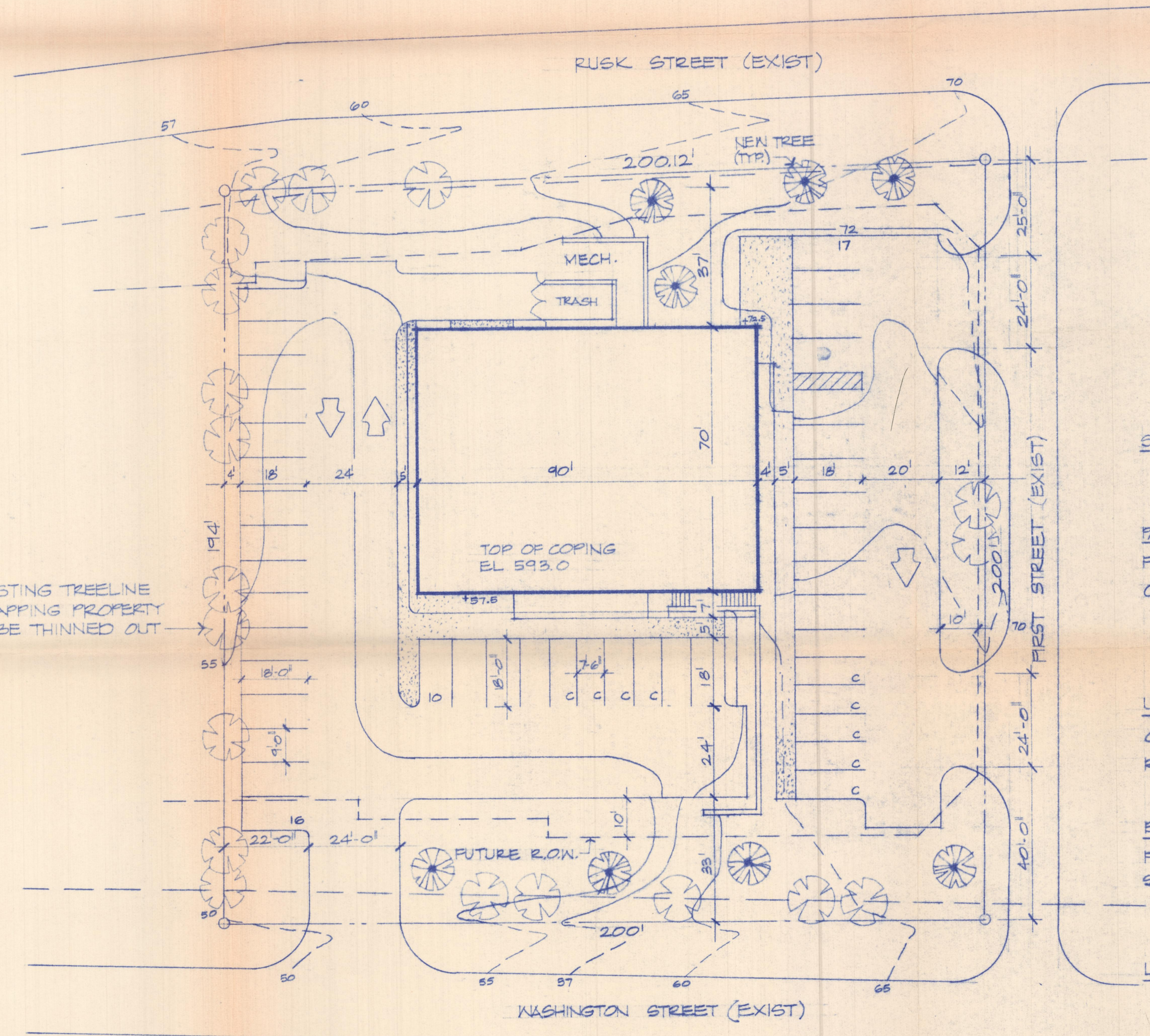
Date	
Scale	1"=20'
Drawn	JLH
Job	9101
Sheet	1
Of	Sheets



NORTH ELEVATION
NO SCALE



SOUTH ELEVATION
NO SCALE



SITE PLAN



SITE AREA - 0.904 AC

PARKING:

FULL	34
COMPACT	9
	<u>43</u>

USES OF STRUCTURE:

OFFICE

RETAIL

BUILDING AREA:

FIRST FLOOR	6,500 SF
SECOND FLOOR	6,500 SF
	<u>13,000 SF</u>

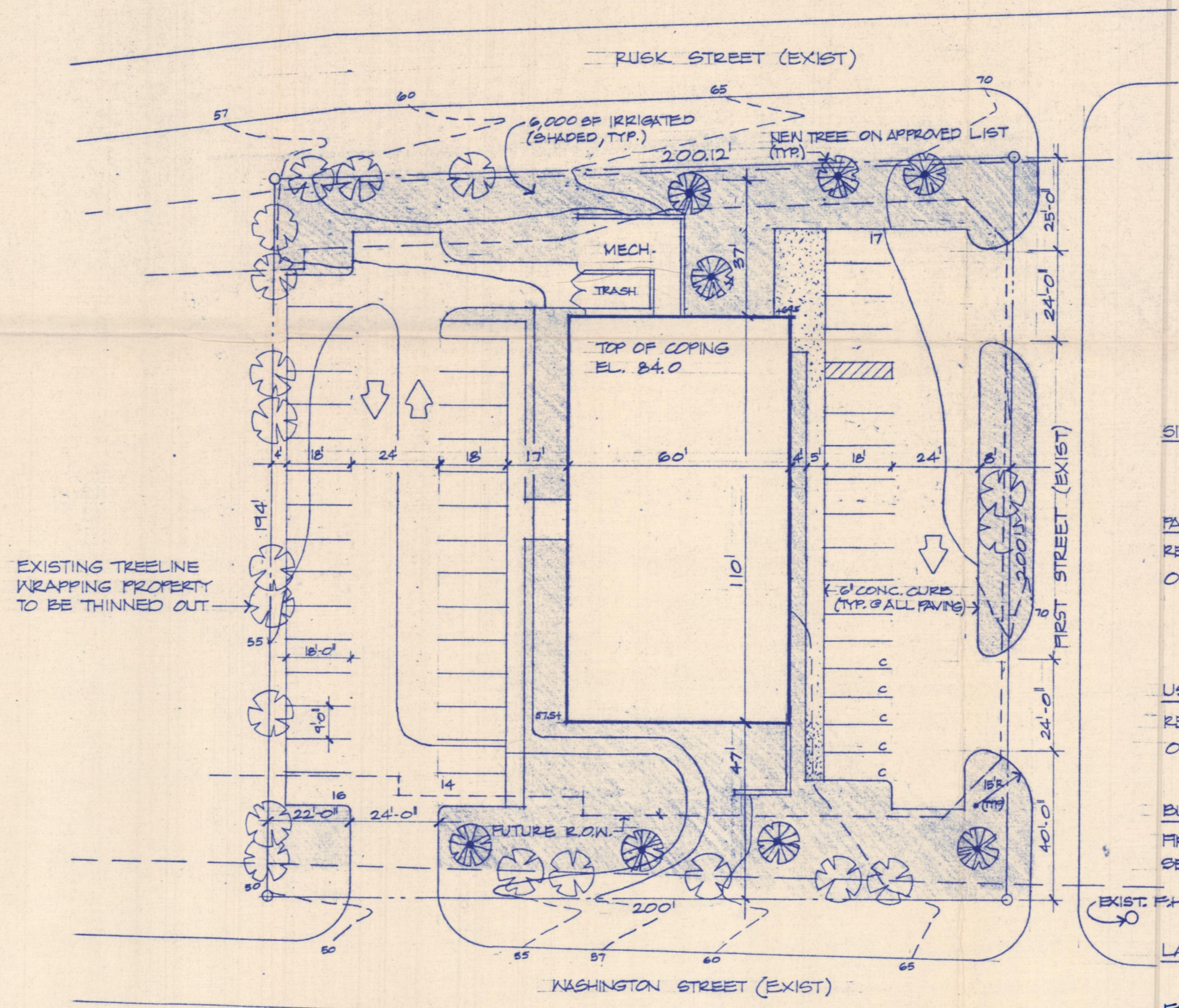
LANDSCAPED AREA - 25%+

1st Submission

PRELIMINARY
FEB 25 1991

REVISIONS	BY

HELPING HANDS HEADQUARTERS
ROCKWALL, TEXAS



SITE AREA - 0.904 AC

PARKING:

RETAIL	12
OFFICE	35
	47

USES OF STRUCTURE:

RETAIL

OFFICE

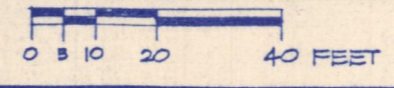
BUILDING AREA:

FIRST FLOOR	6,500 SF
SECOND FLOOR	6,500 SF
EXIST. F.H.	13,000 SF

LANDSCAPED AREA - 25%+

EXTERIOR MAT'L
PRECAST/ GLASS

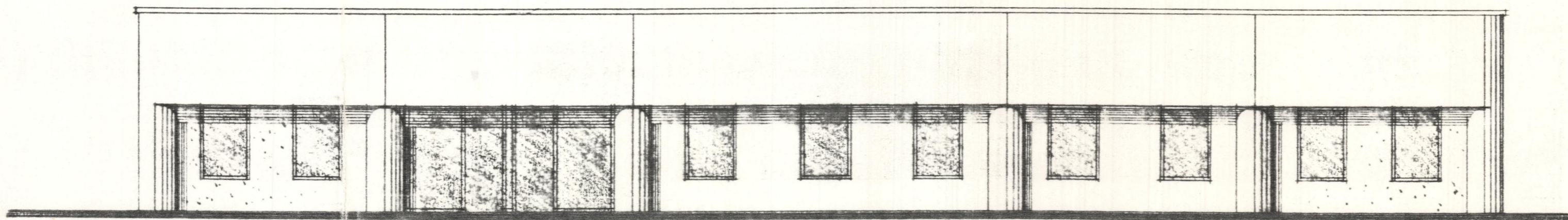
SITE PLAN



2nd submission approved

Date	
Scale	1" = 20'
Drawn	JLH
Job	9101
Sheet	1
Of	Sheets

MAR 11 1991

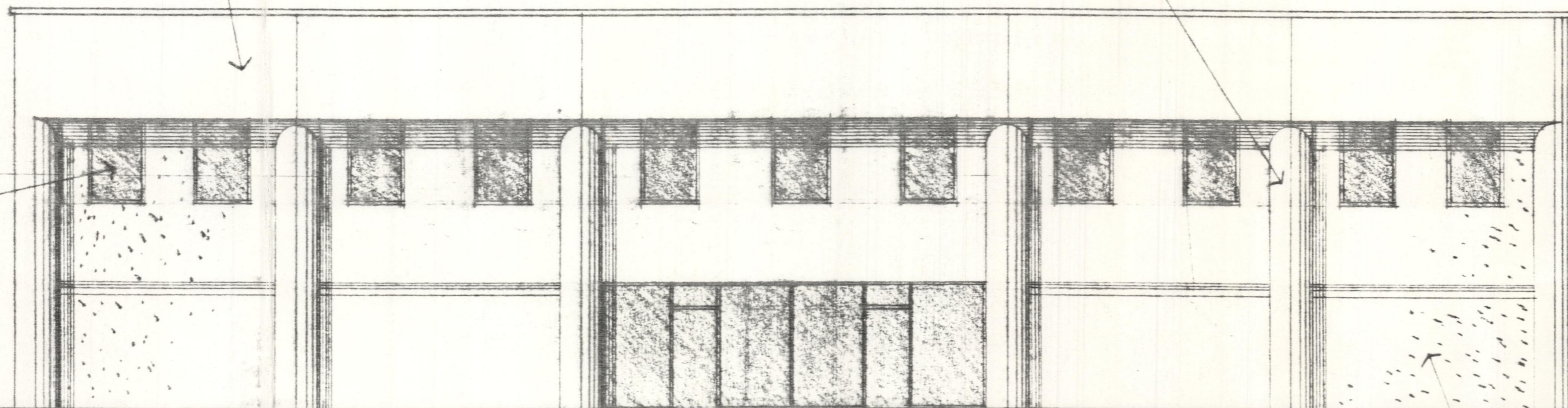


16'-0"

EAST ELEVATION

TAN COLORED FINISH ON PRECAST PANEL/COLUMN

BRONZE
FRAME W/
BRONZE
GLASS



28'-0"

BROWN AGGREGATE PRECAST PANEL

WEST ELEVATION

REVISIONS	BY

HELPING HANDS HEADQUARTERS
ROCKWALL, TEXAS

2nd Submission

Date	
Scale	
Drawn	JLF
Job	9.0
Sheet	

MAR 27 1991

SITE PLAN REVIEW

Date Submitted 2/25/91

Scheduled for P&Z _____

Scheduled for Council _____

Applicant/Owner Welfy Hands

Name of Proposed Development _____

Location _____ Legal Description _____

Total Acreage _____ No. Lots/Units _____

Current Zoning _____

Special Restrictions _____

Surrounding Zoning _____

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is this project in compliance with the provisions of a Concept Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the property platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is plat filed of record at Courthouse? File No. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. If not, is this site plan serving as a preliminary plat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are buildings on same lot adequately separated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct?
- f. Are structural materials correct?
- g. Is coverage correct?
- h. Is adequate area in landscaping shown?
- i. Is it irrigated? *Need to check*
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated? *no-*
- l. Is floor area ratio correct? *at least need to see tree*
- m. Is building height correct? *what is*
- n. Are correct number of parking spaces provided? *Blk height*
- o. Are driving lanes adequate in width? *need to check*
- p. Are parking spaces dimensioned properly
- q. Does the parking lot meet City specifications *concrete?*
- r. Is a fire lane provided? *need to designate*
- s. Is it adequate in width?
- t. Are drive entrances properly spaced?
- u. Are drive entrances properly dimensioned? *to provide*
-Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed? *parking lot design?*
- w. Are sidewalks required?
- x. Are sidewalks provided?
- y. Is a screen or buffer required?
-Is it sized properly?
-Is it designed properly?
-Is it of correct materials?

- 7. Does the site plan contain all required information from the application checklist? *need zone*
- 8. Is there adequate access and circulation?
- 9. Is trash service located and screened?
- 10. Are street names acceptable?
- 11. Was the plan reviewed by a consultant? (If so, attach copy of review.)
- 12. Does the plan conform to the Master Park Plan?
- 13. Are there any existing land features to be maintained? (ie, topography, trees, ponds, etc.) *has they kept some*

Comments:

need use by square footage
Signage?
location of nearest fire hydrant

Building Codes

- 1. Do buildings meet fire codes?
- 2. Do signs conform to Sign Ordinance? *needs know if there will be any signage*

Comments:

Engineering

- 1. Does plan conform to Thoroughfare Plan? *ask if they would be willing to dedicate*
- 2. Do points of access align with adjacent ROW? *need to check post office*
- 3. Are the points of access properly spaced?
- 4. Are street improvements required?
- 5. Will escrowing of funds or construction of substandard roads be required?
- 6. Does plan conform with Flood Plain Regulations?
- 7. Is adequate fire protection present? *need to check*
- 8. Are all utilities adequate? *need to check*
- 9. Are adequate drainage facilities present? *need to check*
- 10. Is there a facilities agreement on this site?

maybe need me

- 11. Are existing roads adequate for additional traffic to be generated? _____
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? _____ ✓
- 13. Are access easements necessary? _____ ✓
- 14. Are street and drive radii adequate? *Need to check* _____
- 15. Have all required conditions been met? _____ ✓
- 16. Is there a pro rata agreement on this site? _____ ✓
- 17. Have all charges been paid? _____ ✓

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

need to show radii on entrances & turns external

TAX STATEMENT 1990

ROCKWALL COUNTY APPRAISAL DIST
106 N SAN JACINTO
ROCKWALL TX 75087

IF TAXES ARE PAID IN:	LESS (-) DISCOUNT OR PLUS (+) PENALTY / INTEREST	TOTAL TAX DUE	STATEMENT I.D.
JAN	0%	0.00	7530
FEB	7%	67.82	
MAR	9%	87.21	
APR	11%	106.58	
MAY	13%	125.97	
JUN	15%	145.35	
		968.96	
		1,036.78	
		1,056.17	
		1,075.54	
		1,094.93	
		1,114.31	

VALUES	
LAND-AG-MKT	0
LAND-AG-USE	0
LAND-HOMESITE	55,000
LAND-OTHER	0
IMPROVEMENT HOME SITE	14,820
IMPROVEMENT OTHER	0
TOTAL ASSESSED	69,820

JURISDICTION	TOTAL ASSESSED	EXEMPTIONS	TAXABLE VALUE	TAX RATE	TAX AMOUNT
CITY OF ROCKWALL	69,820	0	69,820	0.4050	282.77
ROCKWALL ISD	69,820	0	69,820	0.9828	686.19

PAID

DEC 31 1990

49531

HAWK, ROBERT R. ETUX
5610 CAMBRIA
ROCKWALL, TX 75087

PROPERTY DESCRIPTION	TOTAL DUE
R18779 4180-0008-0000-B0-OR LOWE & ALLEN BLK 8 N 1/2	968.96

TAX CEILING ON OVER 65 HOMESTEAD	ANNUAL RATES DELINQUENT ACCOUNTS PENALTY INTEREST	SIGNATURE	CHECK NO.	DATE PAID
12.0	12.0	<i>RAH</i>		12-31-90

AD VALOREM TAXES ARE DUE ON OCT 1st AND BECOME DELINQUENT FEB 1st. SEE REVERSE SIDE FOR INSTRUCTIONS AND IMPORTANT INFORMATION.

IF NON BLANK, YOUR MORTGAGE COMPANY HAS BEEN NOTIFIED OF TAXES DUE.

SEND SELF ADDRESS STAMPED ENVELOPE FOR PAID RCPT

TAX STATEMENT 1990

ROCKWALL COUNTY APPRAISAL DIST
106 N SAN JACINTO
ROCKWALL TX 75087

IF TAXES ARE PAID IN:	LESS (-) DISCOUNT OR PLUS (+) PENALTY / INTEREST	TOTAL TAX DUE	STATEMENT I.D.
JAN	0%	0.00	7529
FEB	7%	29.14	
MAR	9%	37.48	
APR	11%	45.80	
MAY	13%	54.13	
JUN	15%	62.46	
		416.34	
		445.48	
		453.82	
		462.14	
		470.47	
		478.80	

VALUES	
LAND-AG-MKT	0
LAND-AG-USE	0
LAND-HOMESITE	0
LAND-OTHER	30,000
IMPROVEMENT HOME SITE	0
IMPROVEMENT OTHER	0
TOTAL ASSESSED	30,000

JURISDICTION	TOTAL ASSESSED	EXEMPTIONS	TAXABLE VALUE	TAX RATE	TAX AMOUNT
CITY OF ROCKWALL	30,000	0	30,000	0.4050	121.50
ROCKWALL ISD	30,000	0	30,000	0.9828	294.84

PAID

DEC 31 1990

49531

HAWK, ROBERT R. ETUX
5610 CAMBRIA
ROCKWALL, TX 75087

PROPERTY DESCRIPTION	TOTAL DUE
R18778 4180-0008-0000-A0-OR LOWE & ALLEN PEARL BLK 8 S 1/2	416.34

TAX CEILING ON OVER 65 HOMESTEAD	ANNUAL RATES DELINQUENT ACCOUNTS PENALTY INTEREST	SIGNATURE	CHECK NO.	DATE PAID
12.0	12.0	<i>RAH</i>		12-31-90

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IF NON BLANK, YOUR MORTGAGE COMPANY HAS BEEN NOTIFIED OF TAXES DUE.

Helpy Hubs

need breakdown on ~~sq~~ square footage - parking
at 50/50 calculates at
spaces 55
shown spaces 43

landscaping required \$6,000 what will be negated
all of it?

is mechanical guy to be screened? with what

why only a 20' drive on east parking? Sign as one way
angle parking & reduce drive widths

where are retaining walls going to be needed.

curb wall on all four sides!

is landscaping centered

identify ~~that~~ structures to be screened including
Tower

what are windows on elevations -
what will ~~the~~ west elevation look like
described with elevation

describe how walls will have retaining wall
on all ~~sides~~ - exits

TO WHOM IT MAY CONCERN:

This is to certify that Jerry Holstrom is acting as agent for the owners of Block 8, Lowe and Allen Pearl addition and has full power and authority to take any action and make any commitments he feels are appropriate in connection with proposed construction of the new Helping Hands facility on that block.

Sincerely,



Robert R. Hawk
Trustee

March 4, 1991

Jerry Holstrom

Dear Mr. Holstrom:

I have reviewed the site plan for the Helping Hands building proposed for the tract located on SH-66. Our comments are as follows:

1. A breakdown of the building square footage by use needs to be provided to evaluate the parking requirements.
2. Based on the size of the site the total landscaping requirement is 6,000 sq. ft. You show considerably more than that, however, I assume that you do not want to irrigate all of the area. Please indicate by shading the areas that you do plan to irrigate.
3. The east drive needs to be either 24 feet or the entrances and exits need to be redesigned to in fact require entrance and exit only. The current configuration would permit two way traffic.
4. It is my understanding that a parapet wall will be provided on all four sides of the building.
5. You do not identify the type of tree that will be planted. If you do not know at this time I would recommend that you indicate on the drawing that trees meeting the landscaping ordinance and identified on the approved plant list will be planted.
6. Please identify those areas that will be grassed. Include the area that is in ROW.

The landscaping ordinance requires the ROW between the development and the street to be planted in grass and maintained. The irrigation system must be designed to spray into the ROW as well.

7. Please indicate any sidewalks that will be provided along the street sides. Our subdivision requirements provide for sidewalks to be provided along all arterial and collector streets. There will be sidewalks constructed in conjunction with the library across the street and this will be an item for discussion at the Commission.
8. Please identify the height of the building.
9. Please identify the location of the nearest fire hydrant.
10. Please identify the radii of all internal drives and street intersections.
11. Please provide a more detailed elevation of the building, primarily focusing on the west elevation which will be visible from SH-66 coming into town from across the lake. This elevation will be highly visible and there will be some interest in how this will look.

Please provide these changes as well as the reorientation of the building ^{street you mentioned} as soon as possible. You are scheduled to appear before the Commission on March 14 at 7:30 P.M. and the City Council on March 18 at 7:00 P.M. You will need to be present at both meetings to discuss your application.

If you need any additional information please give me a call.

Sincerely,

Julie Couch
Assistant City Manager

12. As you are aware, before a survey permit can be issued a study & drainage plan for the site must be submitted to the City Engineer for approval.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: March 14, 1991

Agenda No: IV. A.

Agenda Item: Discuss and Consider Recommending Approval of a Site Plan for the Helping Hands on a Tract of Land Located on West Rusk

Item Generated By: Applicant, Helping Hands

Action Needed: Consider approval of the site plan with any conditions included in the motion.

Background Information:

The Helping Hands organization has been given the tract of land located west of the new library location between Rusk and Washington. Funds have also been donated to assist in the building of a structure to house the Helping Hands thrift store. The building will also be large enough to house other uses. It is our understanding that Helping Hands plans to lease surplus space to other social service organizations.

The proposed building will contain 13,000 sq. ft. and will be used for both retail and office space. The landscaping and the parking meet the City's requirements. As shown on the plan a considerable amount of ROW will be needed by the state when SH-66 and Washington are improved. They have honored those future ROW lines and no parking or building is located in the future ROW.

The building is proposed to be a precast concrete building. This building will be very visible from the west as drivers come into Rockwall from the lake. We have asked the architect to provide details as to how the building will look, especially from the west elevation. The architect will have some detailed plans with him Thursday night to better define the appearance of the building. The building will have a parapet wall on all four sides of the building and all mechanical equipment will be ground mounted.

The property is platted and zoned properly. We have asked the applicant if they plan to construct sidewalks along Rusk and Washington in conjunction with the development. They have indicated that they prefer not to construct sidewalks along Washington due to the grades but would be willing to construct one on Rusk. Both the City Hall and the Library site will have sidewalks on the Rusk side. Neither of these two locations have sidewalks on the Washington side.

Attachments:

1. Location Map
2. Site Plan

Agenda Item: Helping Hands Site Plan

Item No: IV. A.

91-5

CITY OF ROCKWALL
City Council Agenda

Agenda Date: March 18, 1991

Agenda No: VI. A.

Agenda Item: Discuss and Consider Approval of a Site Plan for the Helping Hands on a Tract of Land Located on West Rusk

Item Generated By: Applicant, Helping Hands

Action Needed: Consider approval of the site plan with any conditions included in the motion.

Background Information:

The applicant submitted elevation drawings of the west elevation to the Commission at their meeting. The building is proposed to be a precast concrete building with black windows and the natural concrete color. The Planning and Zoning Commission has recommended approval of the site plan with the condition that the Hepling Hands install a sidewalk along the Rusk street side if the City or state should improve and widen the street to accomodate a sidewalk.

Attachments:

Agenda Item: Helping Hands Site Plan

Item No: VI. A.

CITY OF ROCKWALL
City Council Agenda

91-5

Agenda Date: March 18, 1991

Agenda No: VI. A.

Agenda Item: Discuss and Consider Approval of a Site Plan for the Helping Hands on a Tract of Land Located on West Rusk

Item Generated By: Applicant, Helping Hands

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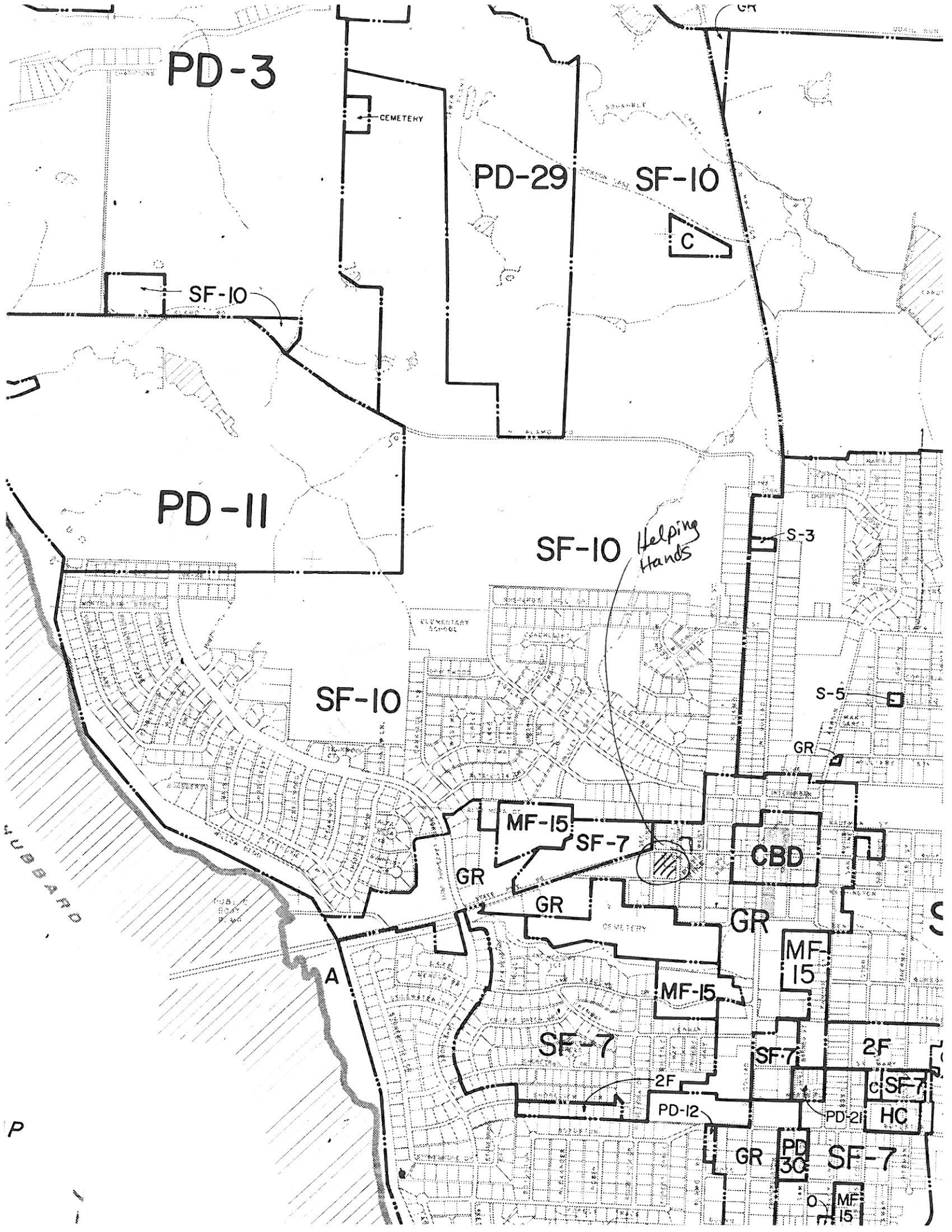
The Commission will review this request at their meeting on thursday night. We will forward their recommendations to you on Friday.

Attachments:

1. Location Map
2. Site Plan

Agenda Item: Helping Hands Site Plan

Item No: VI. A.



PD-3

CEMETERY

PD-29

SF-10

C

SF-10

PD-11

SF-10

Helping Hands

S-3

SF-10

S-5

GR

MF-15

SF-7

CBD

GR

GR

GR

A

MF-15

MF-15

SF-7

2F

SF-7

2F

PD-12

c:SF-7
HC

PD-21

GR

PD-30

SF-7

MF-15

WUBBARD

P

91-5

CITY OF ROCKWALL
City Council Agenda

Agenda Date: April 1, 1991

Agenda No: VII. A.

Agenda Item: Discuss and Consider Approval of a Site Plan for the Helping Hands on a Tract of Land Located on West Rusk

Item Generated By: Applicant, Helping Hands

Action Needed: Consider approval of the site plan and elevations.

Background Information:

The architect for Helping Hands will be here Monday night to review the site plan and the elevations. Attached you will find a copy of the proposed elevations for the building. They now propose to paint the upper band and the columns the same color as the City Hall and use an exposed aggregate finish for the portion of the building that is recessed. The windows will be a bronze color to blend with the earth tones of the building.

A copy of the notes from the previous meeting are attached.

Attachments:

1. Site Plan
2. Previous notes
3. Elevations

Agenda Item: Helping Hands Site Plan

Item No: VII. A.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: March 14, 1991 **Agenda No:** IV. A.
Agenda Item: Discuss and Consider Recommending Approval of a Site Plan for the Helping Hands on a Tract of Land Located on West Rusk

Item Generated By: Applicant, Helping Hands

Action Needed: Consider approval of the site plan with any conditions included in the motion.

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Attachments:

1. Location Map
2. Site Plan

Agenda Item: Helping Hands Site Plan **Item No:** IV. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: February 3, 1992

Agenda No: V. D.

Agenda Item: Appointment With Helping Hands Regarding Revision to Site Plan Elevation for Helping Hands Building and Take Any Necessary Action

Item Generated By: Applicant, Helping Hands

Action Needed: Consider approving the revised elevations.

Background Information:

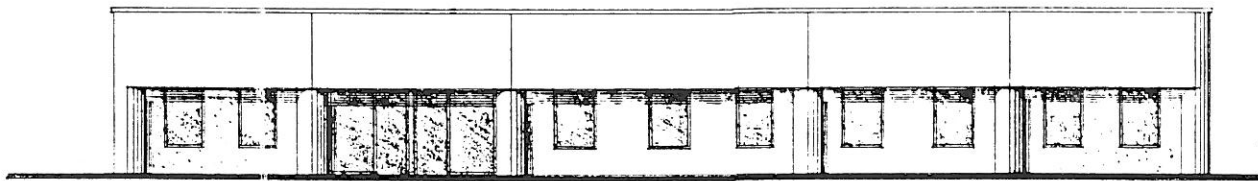
During the approval process for the Helping Hands building that is under construction on SH-66 both the Commission and Council had a strong interest in the elevations of the proposed building. When it was approved the Council included the elevations in that approval. The elevations, a copy of which is attached, showed a tilt wall building with a brown exposed aggregate exterior with a band of tan colored panels for the columns and the top of the building. The Helping Hands would like to revise the exterior material to use a mauve colored coarse textured surface on the tilt wall. They will have a sample of the material here on Thursday night. The sample is an attractive finish.

Attachments:

1. Approved Elevations

Agenda Item: Helping Hands' Site Plan Elevation Revision

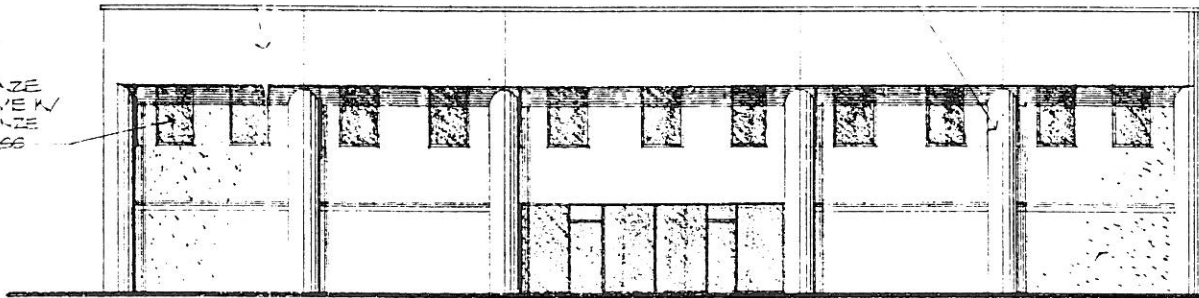
Item No: V. D.



EAST ELEVATION

TAN COLORED FINISH ON PRECAST PANEL/COLUMN

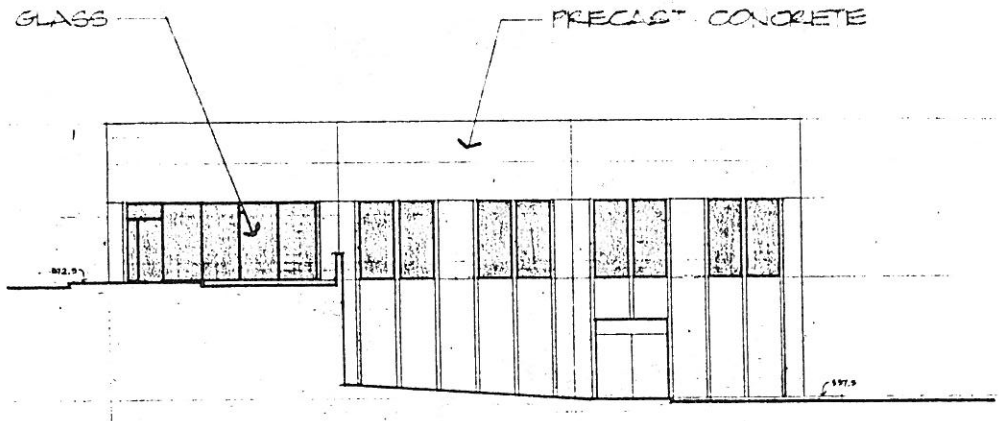
BRONZE FRAME
BRONZE GLASS



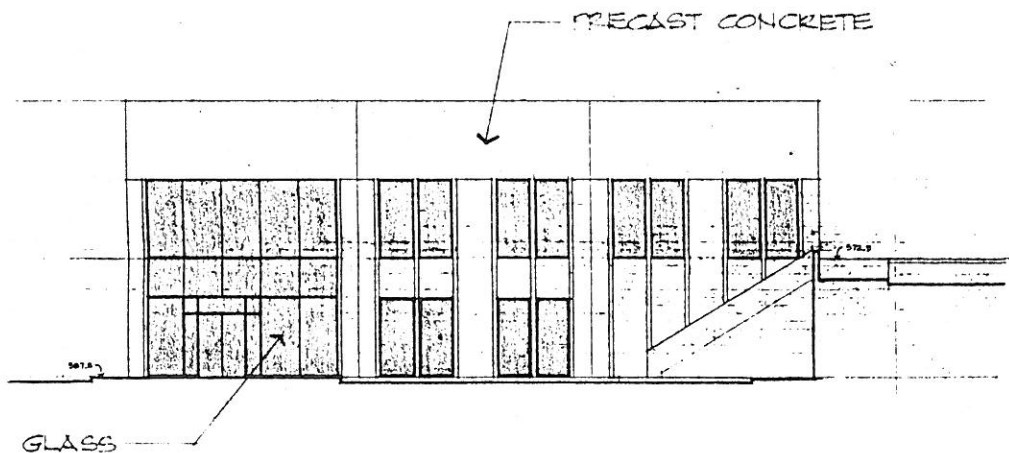
WEST ELEVATION

BROWN AGGREGATE PRECAST CONCRETE

2nd
Submission



NORTH ELEVATION
NO SCALE



SOUTH ELEVATION
NO SCALE