

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 January 2017

ITEM NO. 11

Ward: Redlands

App No.: 162196/NMA

Site Address: Berkshire House 252-256 Kings Road Reading

Proposal: Non-material amendment following a grant of planning permission (141986) to change 'twodio' type bedrooms to studio bedrooms, reduction in number of DDA rooms from 12 to 2, removal of light well base to south elevation basement level and replacement with a raised sloped roof skirt to the building (with roof lights) and reduction in depth of light well to north elevation.

Applicant: Torsion Group

Date valid: 22nd November 2016

28 Day Date: 20th December 2016

RECOMMENDATION

AGREE Non-material Amendment

Amended condition no.2 (approved plans) relating to permission 141986 to read as follows:

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only

Drawing no.s -

0002 P1 Existing Site Location Plan
2098 P1 Existing Lower Basement Plan
2099 P1 Existing Basement Plan
2100 P1 Existing Ground Floor Plan
2101 P1 Existing First Floor Plan
2102 P1 Existing Second Floor Plan
2103 P1 Existing Third Floor Plan
2104 P1 Existing Fourth Floor Plan
2105 P1 Existing Fifth Floor Plan
2106 P1 Existing Sixth Floor Plan
2107 P1 Existing Roof Plan
2201 P1 Existing North/South Elevation showing context
2202 P1 Existing East/West Elevation showing context
2211 P1 Existing North Elevation
2212 P1 Existing South Elevation
2213 P1 Existing East Elevation
2214 P1 Existing West Elevation
2300 P1 Existing GA Section A-A
0106 P1 Proposed Roof Plan

A-00-00-100 rev D - GA Floor Plans - 00 Ground Floor
A-00-00-101 rev D - GA Floor Plans - 01 First Floor
A-00-00-102 rev D - GA Floor Plans - 02 Second Floor
A-00-00-102 rev D - GA Floor Plans - 03 Third Floor
A-00-00-104 rev D - GA Floor Plans - 04 Fourth Floor
A-00-00-105 rev D - GA Floor Plans - 05 Fifth Floor
A-00-00-106 rev D - GA Floor Plans - 06 Sixth Floor

A-00-00-200 rev A - GA Elevations - North & East
A-00-00-201 rev A - GA Elevations - South & West
SK-00-21-107 - North Elevation Retaining Wall Detail
SK-00-21-108 - South Elevation Retaining Wall Detail
SK-00-00-002 - Site Red Line Plan
SK-00-00-204 rev A - Proposed GA Section A-A

Reason. To clarify which drawings have been approved.

Informatives:

1. Positive and Proactive Approach
2. This notice relates only to the changes to condition no. 2. It shall only be read in the context of the substantive planning permission granted under reference number 141986, and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
3. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

1. INTRODUCTION

- 1.1 Full Planning permission (ref. 141986) was granted on 24 March 2015, following the approval by Planning Applications Committee on 11 March 2015 for change of use and extension of the existing office building Berkshire House (252 - 256 Kings Road, Reading) to create a six storey student residential building.
- 1.2 The site comprises a five-storey 1960s office building fronting onto the southern side of Kings Road and spanning the block between Montague Street and Victoria Street. The building is arranged with car parking on the ground floor and basement, accessed via Montague Street and a service yard to the rear. At the front there is a landscaped area with a mature tree and hedging. An existing retail unit is located within the ground floor of the building adjacent to Victoria Street.
- 1.3 The site is located within the Eldon Square Conservation Area. The main Reading College campus is sited on the opposite site of Kings Road to the north. A row of two and three-storey terraced houses exists to the east with late twentieth century four-storey block of flats to the west. The area to the south of the site is residential and characterised by two storey Victorian terraced housing.
- 1.4 Details in relation to all pre-commencement conditions of the planning permission have been approved (application ref. 161709) and the development is under construction.
- 1.6 The application has been called-in for determination by Planning Applications Committee by Cllr Gavin to allow the proposed changes to the scheme to be discussed.



2.0 PROPOSALS

2.1 The applicant has applied for a non-material amendment to the permission issued for 141986. The amendments proposed are:

Layout Changes

- Change twodio type bedrooms to studio rooms.
- Reduction in the number of DDA (disabled accommodation) rooms from 12 to 2.
- Alterations to layout of ancillary communal facilities to the basement.

Changes to basement light wells

- Removal of light well base to south elevation basement level and replacement with a raised sloped roof skirt to the building (with roof lights)
- Reduction in depth of light well to north elevation.

2.3 If the Non-material Amendment is agreed, it would not be a new planning permission. Rather it would form part of the extant permission 141986 and the developer would remain bound by all the conditions and obligations attached to that permission except where amended by this NMA. Other than those sought to be amended by this NMA, no details or principles approved under the original permission can therefore be changed or amended by this application.

2.4 The only condition of the original consent affected by the proposed amendments would be condition no. 2 (approved plans).

Information Submitted with the Application:

Drawing no.s -

- A-00-00-100 rev D - GA Floor Plans - 00 Ground Floor
- A-00-00-101 rev D - GA Floor Plans - 01 First Floor
- A-00-00-102 rev D - GA Floor Plans - 02 Second Floor
- A-00-00-102 rev D - GA Floor Plans - 03 Third Floor
- A-00-00-104 rev D - GA Floor Plans - 04 Fourth Floor
- A-00-00-105 rev D - GA Floor Plans - 05 Fifth Floor
- A-00-00-106 rev D - GA Floor Plans - 06 Sixth Floor
- A-00-00-200 rev A - GA Elevations - North & East

A-00-00-201 rev A - GA Elevations - South & West
SK-00-21-107 - North Elevation Retaining Wall Detail
SK-00-21-108 - South Elevation Retaining Wall Detail
SK-00-00-002 - Site Red Line Plan
Received 22nd November 2016

SK-00-00-204 rev A - Proposed GA Section A-A
Received on 21st December 2016

3. PLANNING HISTORY

- 3.1 141986/FUL - Change of use and extension of the existing office building Berkshire House (252 - 256 Kings Road, Reading) to create a six storey student residential building - Granted, following completion of legal agreement
- 3.2 161461/VARIAT - Application for variation of condition 12 of planning permission 141986 for amendments to ventilation system - Under Consideration
- 3.3 161709/APPCON - Approval of details under conditions of planning permission ref. 141986 - Details Approved
- 3.4 161844/FUL - Construction of temporary dropped kerbs to form a temporary heavy delivery drop off area to construction site in association with the implementation of planning permission ref. 141986 - Granted
- 3.5 162041/NMA - Application for a non-material amendment following a grant of planning permission 141986 to remove condition no. 8 (retention of cherry tree) - Agreed

CONSULTATIONS

- 3.1 Applications for a Non-material Amendment under S96A are not applications for planning permission, and as such are not subject to the usual publicity requirements. No consultation has therefore taken place in relation to this application.

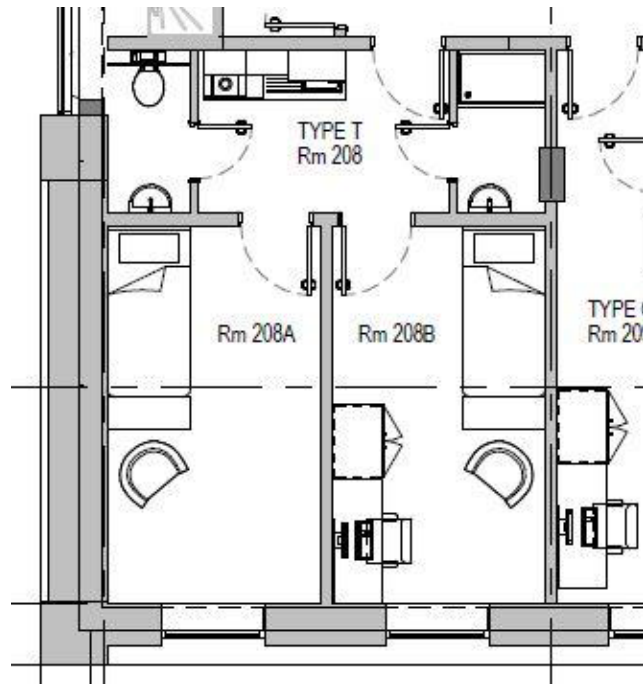
4 LEGAL AND PLANNING POLICY CONTEXT

- 4.1 Section 96A of the Planning and Compulsory Purchase Act 2004 allows for non-material changes to an existing planning permission.

5. APPRAISAL

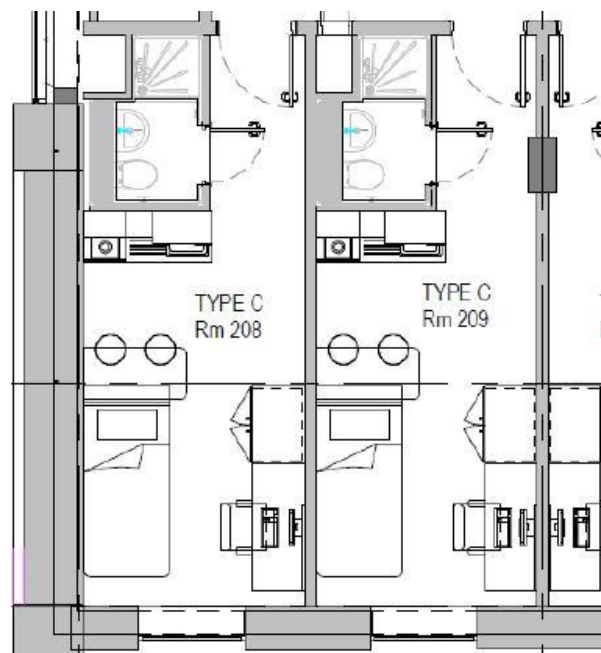
5.1 Layout Changes

The approved scheme contained 5 'twodio' rooms which consisted of 2 bedrooms sharing a kitchen and W/C bathroom. Layout shown below:



5.2 Under the approved consent these rooms were classified as single 'units' which consisted of 2 bedrooms. The approved scheme contained 112 studio rooms, 5 twin rooms (twodios) and 12 wheelchair accessible rooms i.e. 129 rooms but 134 bed spaces. The twin rooms were counted as 1 room, although they provided 2 bed spaces.

5.3 The supporting information submitted as part of the application sets out that to aid the marketability of the development it is proposed that the twodio rooms would be changed to studio bedrooms as per the large majority of the rest of the building. This would result in a total room count of 122 studios, 12 wheelchair accessible rooms but the same number of bed spaces as that approved under the extant planning permission. The revised studio layout is shown below:



- 5.4 The proposed alterations to the twodio rooms are a purely internal change which would not alter the number of approved bed spaces. It is not considered that this amendment would result in materially different development to that already given consent and would therefore be considered a non-material minor amendment to the existing planning permission.
- 5.5 The proposal also seeks to reduce the number of dedicated disabled accommodation rooms to be provided within the scheme from 12 to 2. The 2 rooms to be retained within the scheme would continue to be located on the ground floor.
- 5.6 The applicant has stated that the reason for seeking to reduce the number of such rooms is lack of demand and marketability of such rooms in this location which is some distance from the University Campus, which has dedicated accommodation for disabled persons. The main difference between the disabled and standard rooms is the larger bathrooms within the disabled rooms.
- 5.7 There is no specific local policy relating to student accommodation or provision of disabled accommodation, other than CS5 (Inclusive Access) of the Core Strategy (2008, 2011). The building itself is fully accessible on all floors with ramped access, lifts and corridors with available turning space for wheelchairs with a number of standard rooms also located on the ground floor level with good accessibility. As a result of the proposed amendments the scheme is still considered to comply with this policy and as internal alterations the amendment is not considered to result in a materially different development to that already approved.
- 5.8 The proposed amendments also include some internal alterations to the layout of the ancillary communal basement facilities. This would retain the approved number of bike and bin store spaces but in an amendment layout whilst the plant room/lounge/media/dining/social areas/rooms layout would also be amended. Again, it is not considered that these alterations would result in a materially different development to that already given permission.
- 5.6 Changes to basement light wells
It is proposed to make alterations to the form of the approved basement light wells which within the approved scheme have outlook onto a retaining wall.
- 5.7 To the rear, south elevation of the building the light wells look out onto a car park area to be retained. It is proposed to amend the form of the light well to instead provide a lean-to strip of glazing to the skirt of the building which would effectively form a number of large basement level roof lights to the building. Under the proposed amendments to the layout of the basement these roof lights would serve plant room, maintenance store and cycle store area which are non-habitable spaces, with the communal basement facilities where student activities would take place located away from the this part (the rear) of the building. Due to their low level position and siting to the rear of the building it is not considered that this would result in a materially different appearance to the building than under the existing consent.
- 5.8 To the front, north elevation of the building it is proposed to remove the retaining wall element and reduce the ground level by the 0.925m such that the ground to the front of the roof light would slope up naturally to the front of the site. The altered light wells would improve outlook and daylighting to the area and rooms to the front of the building served by these roof lights which would be communal areas including gym, media, study and private dining rooms (no bedrooms). Due to their low level and position the changes would not appear readily obvious when viewed from the front of the site along Kings Road and the changes are not

considered to result in materially different appearance to the building than under the existing approved consent.

- 5.9 The proposed external alterations are considered to be non-material amendments that would not result in a materially different development to that approved under the existing permission.
- 5.10 The proposals would not significantly alter the impact of the proposal upon the character of the surrounding conservation area in the context of the approved development which was considered to persevere and enhance the character of the conservation area relative to the existing building (Policies CS7, CS15 and CS33 of the Core Strategy 2008, 2015 and Policy DM4 of the Sites and Detailed Policies Document 2012, 2015)

S106 Planning Obligations

- 5.11 The NMA procedure does not alter the S106 agreement secured under 141986/FUL.

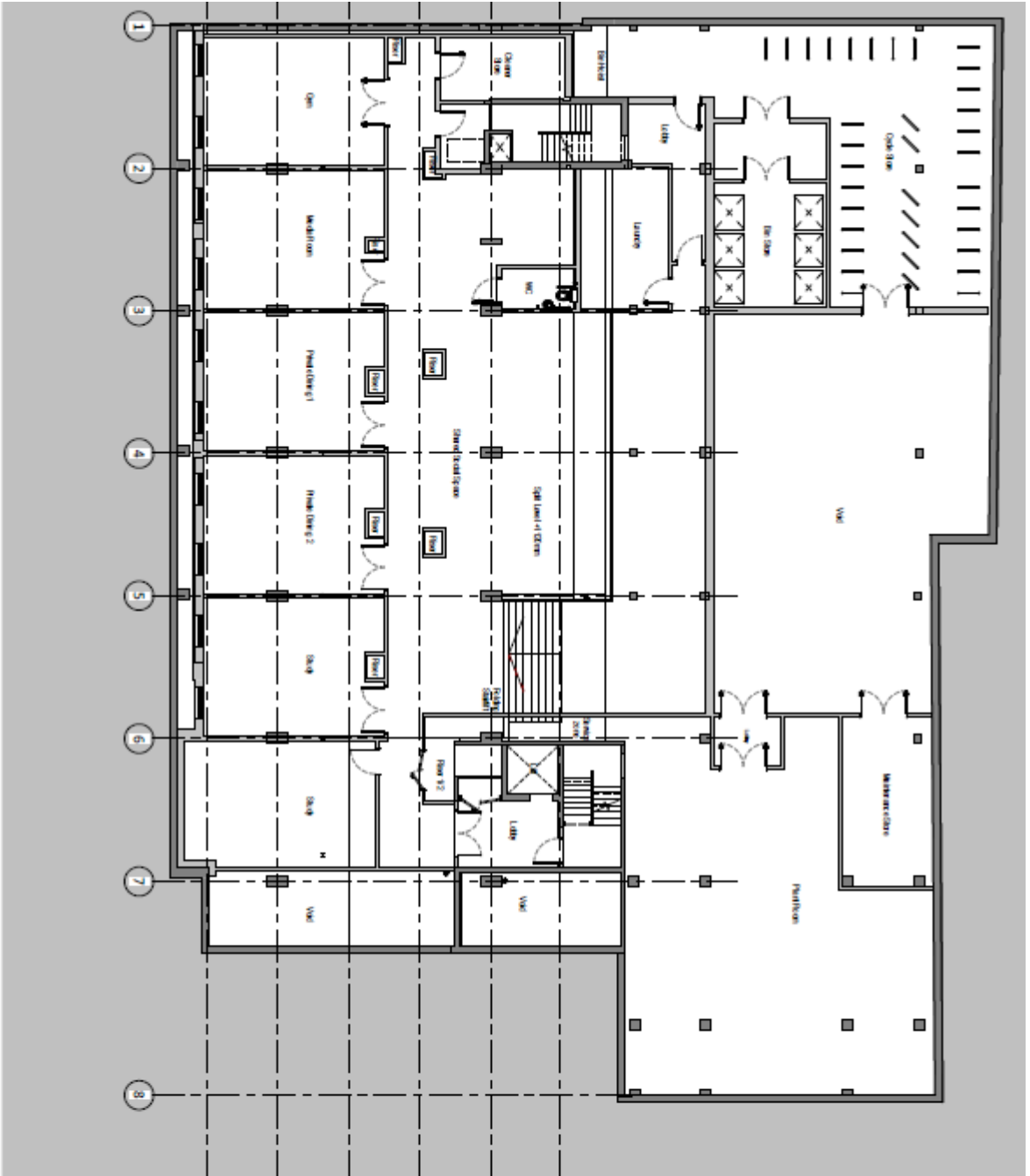
Equality

- 5.12 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, or sexual orientation. It is considered that there is no indication or evidence that the protected groups would have different needs, experiences, issues and priorities in relation to this particular amendment.

6. CONCLUSION

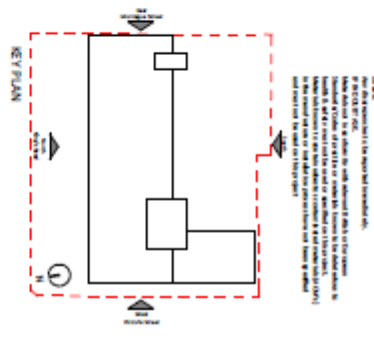
- 6.1 The proposed changes, in the context of the approved scheme, are not considered material alterations to the development already permitted and are considered to be non-material amendments to the development approved under 141986/FUL
- 6.3 Where existing conditions require certain details or elements of the proposal to be provided at a certain stage or carried out with details already approved or amended, these requirements would remain in force.
- 6.4 For these reasons it is considered that the proposals would not materially alter the development as already approved and the changes are acceptable subject to altered condition no.2 as set out in the recommendation above.

Case Officer: Matt Burns



1 2 3 4 5 6 7 8

A B B1 B2 C D



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NO.	REV.	DESCRIPTION	DATE
01	01	ISSUED FOR PERMIT	2023/03/15
02	01	REVISED DRAWING	2023/03/20
03	01	FINAL DRAWING	2023/04/01

DATE: 2023/04/01
TORTON GROUP LTD.

TORTON

PROJECT: Berkeley House, King's Road, Soeding

TITLE: GA Floor Plans - 00 Ground Floor

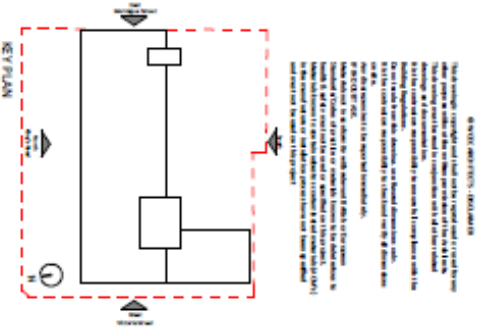
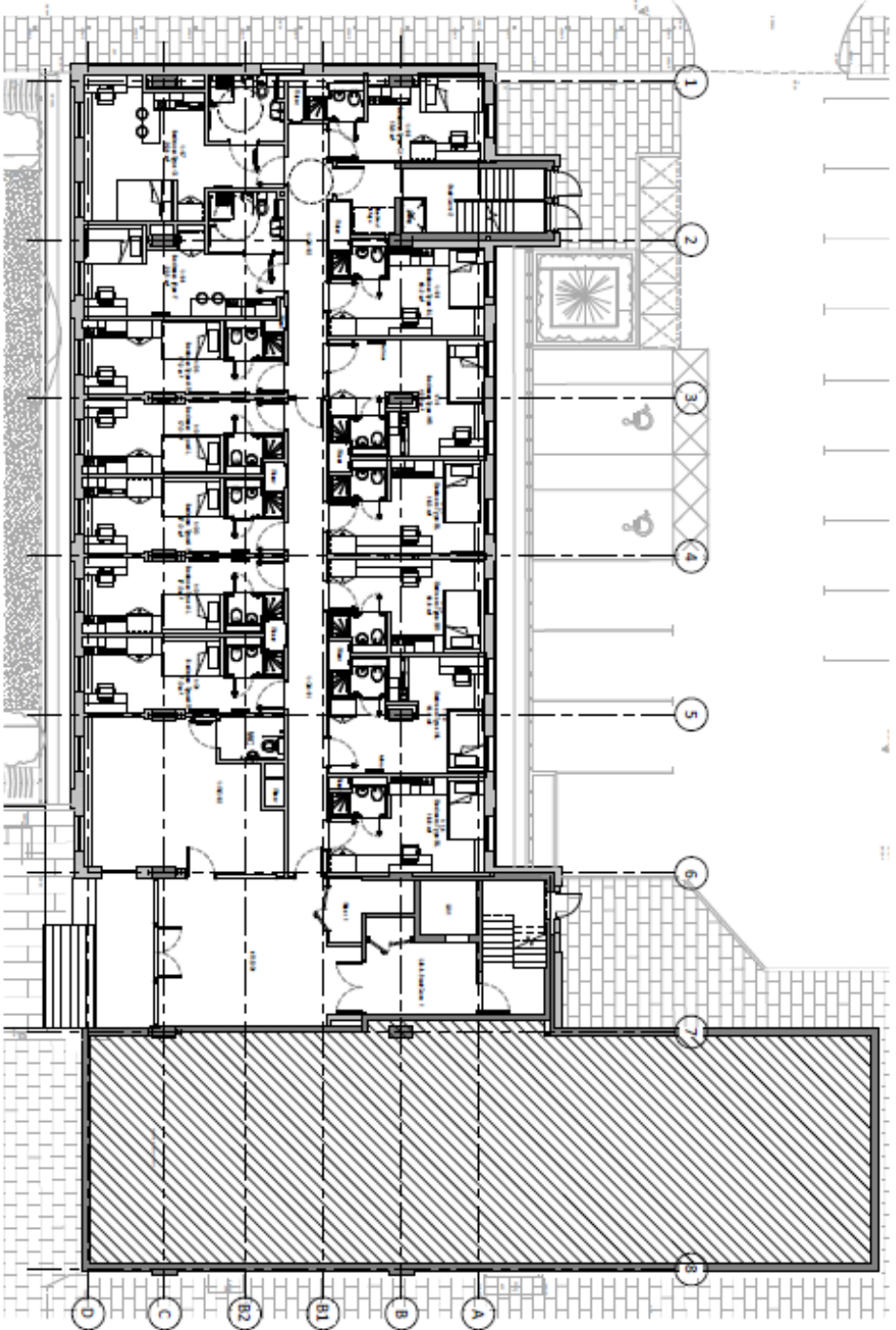
ARCHITECT'S INFORMATION

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wcec architects

11 SOUTH MOOR, 11 SOUTH MOOR, LEEDS, LS10 5JU

NO.	REV.	DATE
15/155	A00/00/100	0



04/10/2018 10:57:11 AM (1/1)

The drawings, specifications and schedule of materials, prepared by or for the architect, are intended to provide a complete and accurate description of the proposed building and its site. The drawings and specifications are to be read in conjunction with the contract documents and the building code. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	M ³	100	100
2	STEEL	50	T	50	50
3	BRICK	1000	M ²	1000	1000
4	GLASS	50	M ²	50	50
5	PAINT	100	L	100	100
6	ROOFING	100	M ²	100	100
7	MECHANICAL	100	H	100	100
8	ELECTRICAL	100	H	100	100
9	PLUMBING	100	H	100	100
10	LANDSCAPE	100	M ²	100	100
11	CONCRETE	100	M ³	100	100
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13	BRICK	1000	M ²	1000	1000
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18	ELECTRICAL	100	H	100	100
19	PLUMBING	100	H	100	100
20	LANDSCAPE	100	M ²	100	100

client
Tonkon Group Ltd.



PROJECT
Residential House, King's Road,
Reading

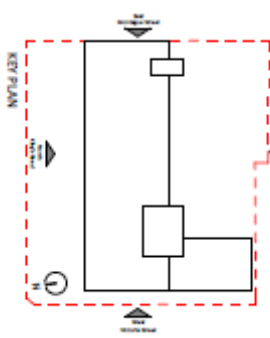
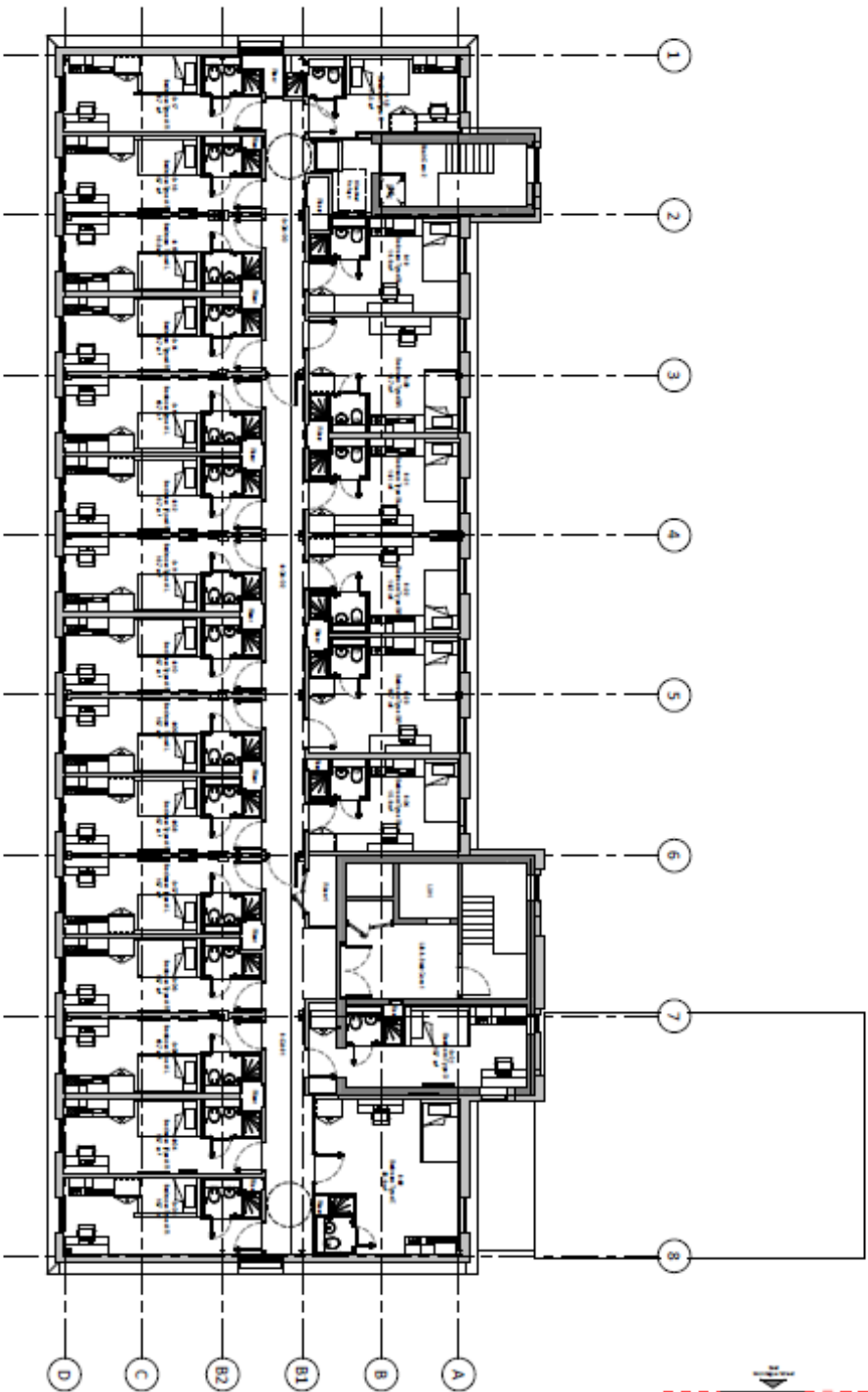
DATE
04 Floor Plans - 0th Floor

DATE/VERSION
08/01/2018

SCALE
As indicated @ A2

DATE
08/01/2018

WCEC architects
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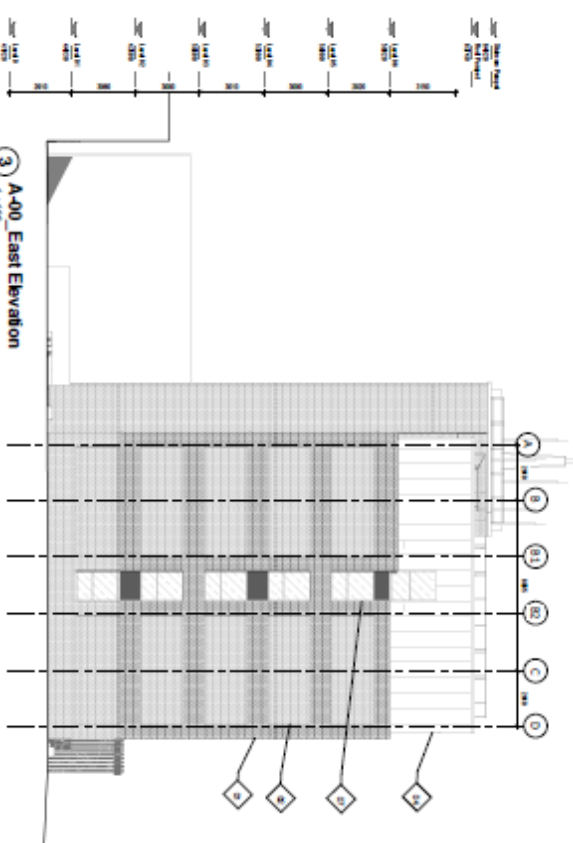
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03	ISSUE FOR OCCUPANCY	06/24/2024	WCEC
04	ISSUE FOR AS-BUILT	06/24/2024	WCEC

DATE: 06/24/2024
 PROJECT: 6A Floor Flats - 05 SAH Floor
 DRAWING: 6A-0100-006

WCEC architects
 11200 120th Ave, Richmond, BC V6V 2G9
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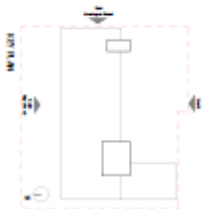


1 A-00 North Elevation
1:100



3 A-00 East Elevation
1:100

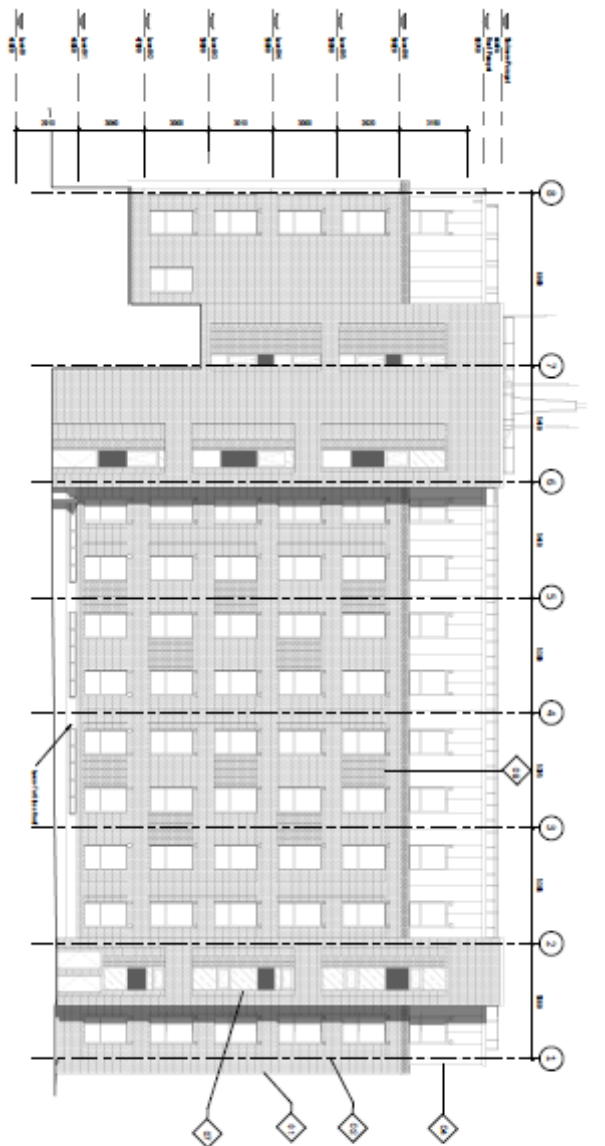
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- 01 Dist. Stone - Granite (Base)
 - 02 Aluminum Clad Dry Sun Barrier Cladding
 - 03 Aluminum Clad Wet Weather Cladding
 - 04 Thermal Insulation/Weather Membrane
 - 05 Glass Curtain Wall
 - 06 Concrete
 - 07 Vertical Slats/Screening
 - 08 Vertical Slats/Screening



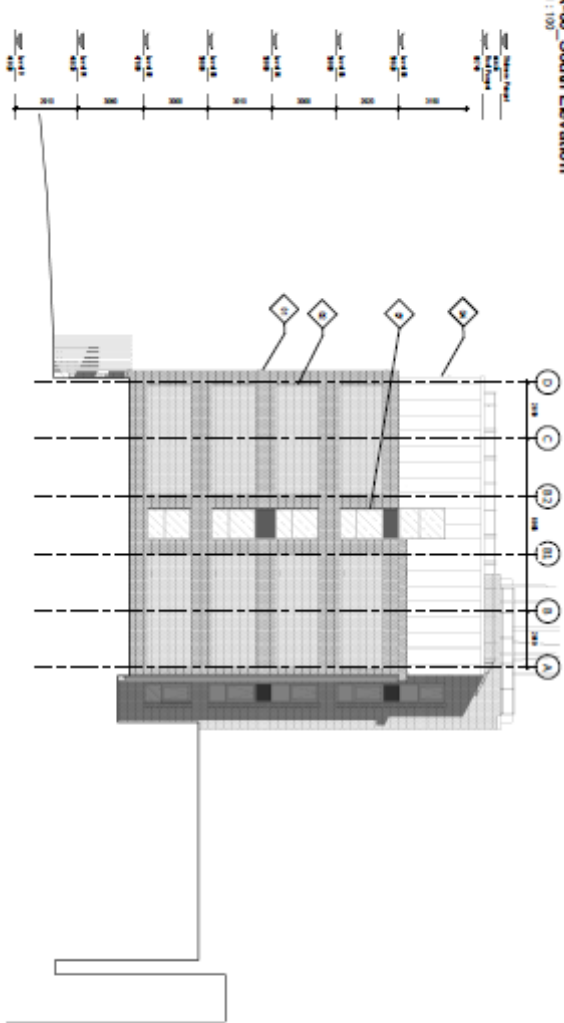
1. This drawing is a part of a set of architectural drawings for the project described above. It is to be read in conjunction with the other drawings in the set. 2. The drawings are to be used for the construction of the project. 3. The drawings are to be used for the construction of the project. 4. The drawings are to be used for the construction of the project. 5. The drawings are to be used for the construction of the project. 6. The drawings are to be used for the construction of the project. 7. The drawings are to be used for the construction of the project. 8. The drawings are to be used for the construction of the project. 9. The drawings are to be used for the construction of the project. 10. The drawings are to be used for the construction of the project.

PROJECT INFORMATION	
Client:	Snyder Group Ltd.
Project Name:	North Elevation - North Side
Project Location:	North Elevation - North Side
Project Status:	Final
Project Date:	2023
Project Drawn By:	WCEC architects
Project Checked By:	WCEC architects
Project Approved By:	WCEC architects
Project Scale:	1:100
Project Date:	2023
Project Drawn By:	WCEC architects
Project Checked By:	WCEC architects
Project Approved By:	WCEC architects

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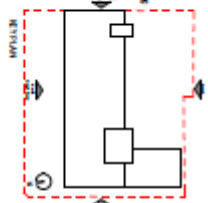


1 A-00 South Elevation
1:100



2 A-00 West Elevation
1:100

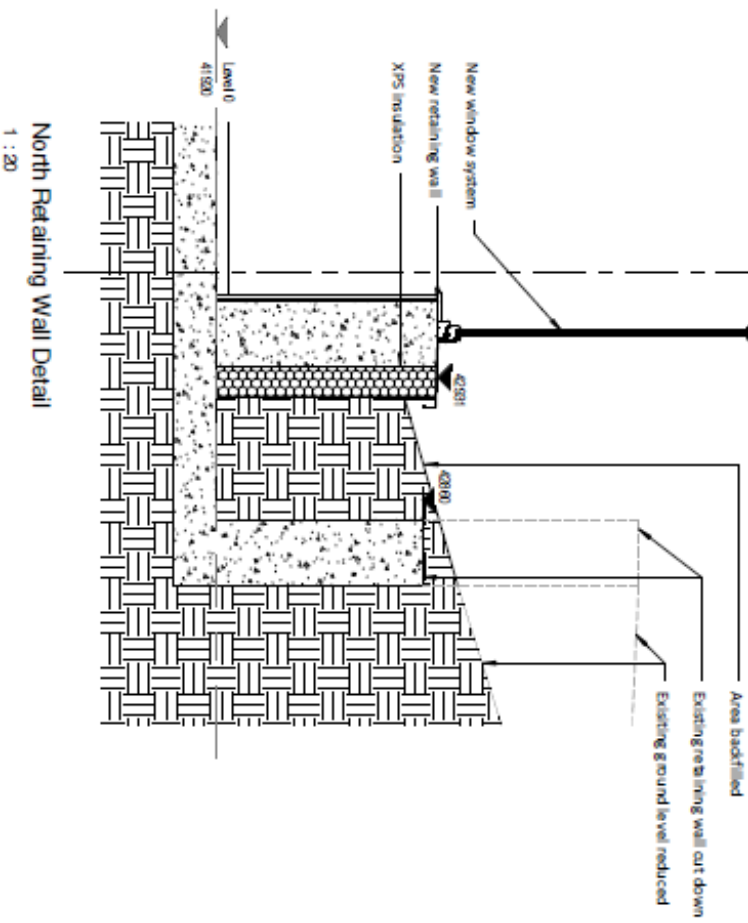
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 - 2 Dark Stone
 - 3 Dark Stone
 - 4 Aluminum / Dark Titanium Cladding
 - 5 Aluminum / Dark Titanium Cladding
 - 6 Glass Panel / Dark Titanium
 - 7 Glass Panel / Dark Titanium
 - 8 Vertical Slatted Panel



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PROJECT		SOUTH GROUP LTD	
SITE		SOUTH GROUP LTD	
ARCHITECT		WCEC ARCHITECTS	
DATE		2014.08.01	
SCALE		1:100	
DRAWN BY		WCEC ARCHITECTS	
CHECKED BY		WCEC ARCHITECTS	
DATE		2014.08.01	

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 IF IN DOUBT ASK.
 Materials used in conformity with relevant British or European Standards/Codes of practice or national systems to be adhered to in health & safety must not be used or specified on this project. Major variations to certain sections of construction shall be notified to the Architect or Architectural Services Team and have been specified and may not be used on this project.

No.	Date	Description	By	CRD

CLIENT
 Torsion Group Ltd.

PROJECT
 Berkshire House, King's Road, Reading

Torsion

TITLE
 North Elevation Retaining Wall Detail

DRAWING STATUS
 INFORMATION

DRAWN	BY	CHECKED	MB
SCALE	As indicated @ A3		
DATE	21/1/16		

wcec architects
 Cotwood Court, Cotwood Road
 Slough, UK, GU11 1JG
 t: 0138 30001, e: enq@wcec.co.uk, www.wcec.co.uk

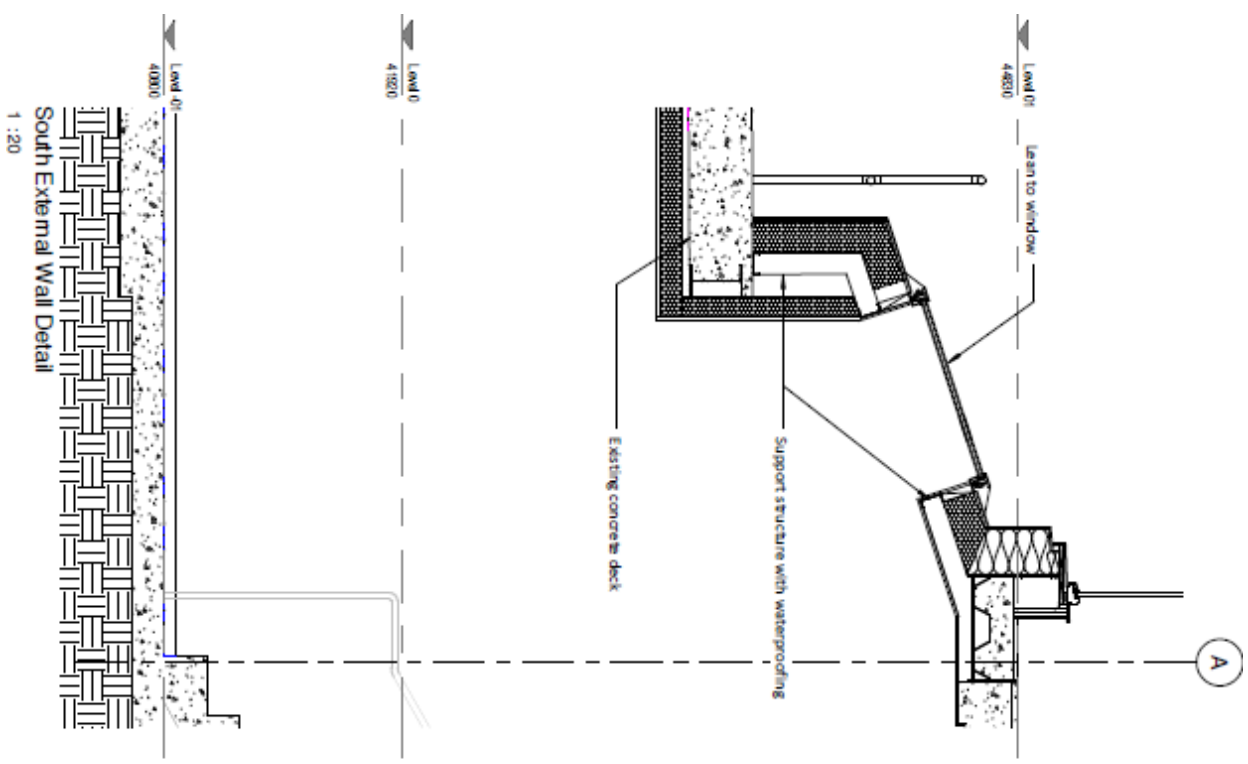
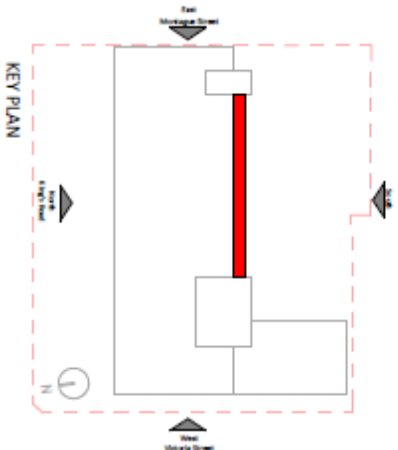
JOB NO.	DRAWING NO.	REV
16435	SK-00-21-107	

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IF IN DOUBT ASK.

Architects are not contractually responsible for the design or construction of any structure or material that is not shown on the drawings. It is the contractor's responsibility to check and verify all dimensions on site and to ensure that all dimensions are correct and verified and that the manufacturer or installation process have not been perfected and used and be used on this project.



No.	Date	Description	BY	CHKD

CLIENT
Torsion Group Ltd.



PROJECT
Berkshire House, King's Road,
Reading

TITLE
South Elevation Retaining Wall Detail

DRAWING STATUS INFORMATION

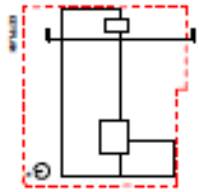
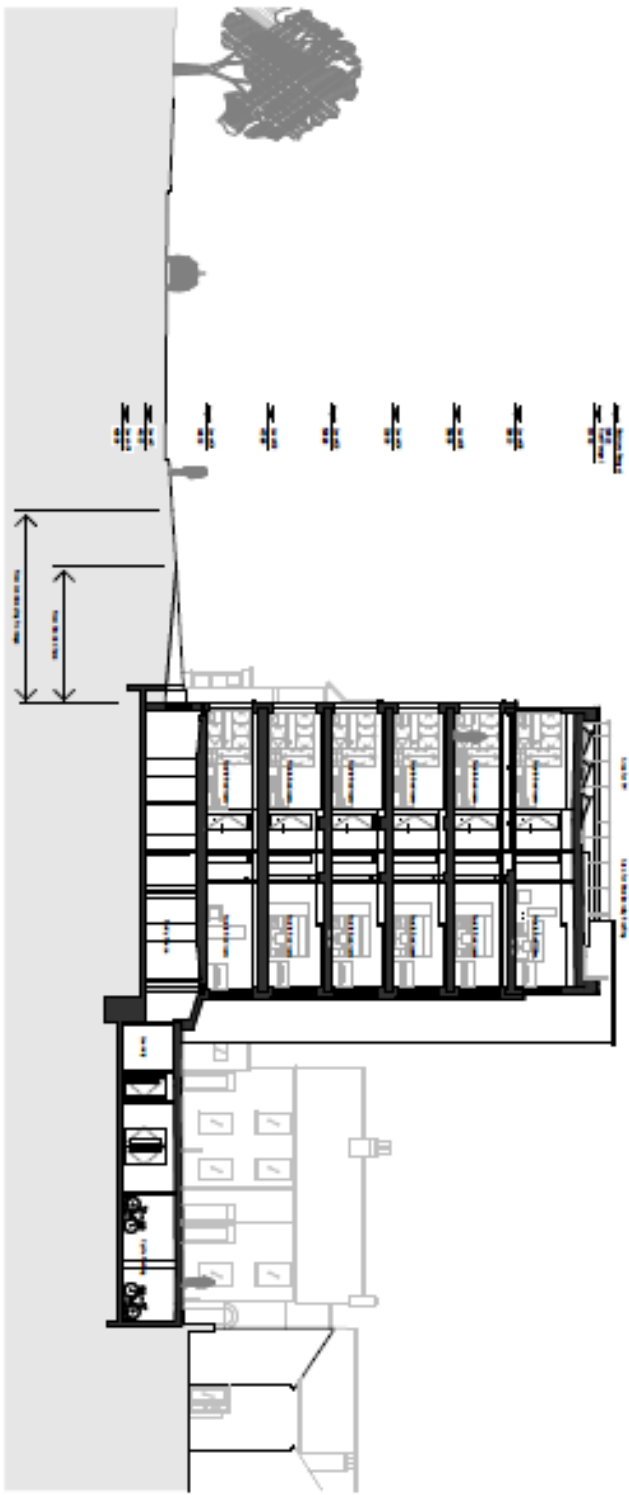
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SCALE	AS INDICATED @ A3
DATE	21/11/16

wcec architects

Greenwood, Greenwood
Shepperton, Uxbridge, SL9 6DA
t: 01296 38004, e: info@wcec.co.uk, www.wcec.co.uk

JOB NO.	DRAWING NO.	REV
16-135	SK-00-21-108	

0A Elev Section
11/1/2018



NOTES:
1. SEE ELEVATION SECTION FOR DETAILS.
2. SEE ELEVATION SECTION FOR DETAILS.
3. SEE ELEVATION SECTION FOR DETAILS.
4. SEE ELEVATION SECTION FOR DETAILS.
5. SEE ELEVATION SECTION FOR DETAILS.
6. SEE ELEVATION SECTION FOR DETAILS.
7. SEE ELEVATION SECTION FOR DETAILS.
8. SEE ELEVATION SECTION FOR DETAILS.
9. SEE ELEVATION SECTION FOR DETAILS.
10. SEE ELEVATION SECTION FOR DETAILS.

NO.	DESCRIPTION	DATE
1	100'-0" (30.48m)	11/1/2018
2	100'-0" (30.48m)	11/1/2018

PROJECT: 100'-0" (30.48m)
 DRAWING NO.: 100'-0" (30.48m)
 DATE: 11/1/2018
 SCALE: 1/8" = 1'-0" (1:96)
 SHEET NO.: 100'-0" (30.48m)

WCCEC ARCHITECTS
 100'-0" (30.48m)
 100'-0" (30.48m)