



PHASE I - ROOF & PARAPETS

REMOVE EX'G ROOF / ROOF
 REPAIR ROOF DECK, PARAPETS,
 COPINGS. INSTALL NEW MEMBRANE
 ROOF. INSTALL DOWNSPOUTS & GUTTER

42" HT RAIL ON BALCONY (TYP.)

EXIST'G SECOND FLR.
 FIN. FLOOR 114'-0" (VERIFY)

PHASE II - RECONST/REPAIR BALCONY

REMOVE ALL PETERBOROUGH, NOT-
 CODE COMPLIANT ELEMENTS.
 & RECONSTRUCT.

42" HT GUARD RAIL
 @ ALL GRADES OVER 42"

TOP RETAINING WALL
 ELEV. 103'-0" ±

RECESSED EXIT
 FIN. FIRST FL. 100'-0"

REAR/EAST ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY DESIGN 2/5/2016

2312 S. DIVISION AVE
 GRAND RAPIDS, MICHIGAN

Winter-Troutwine
 Associates, Inc.

jim@winter-troutwine.com
 937 Fairmont SE, Grand Rapids, MI 49506

Jim Winter-Troutwine RA

