TRUCK DOCK AREA

PROPOSED LANDSCAPING

PROPOSED BUILDING

14'-0" H SCREEN WALL

PROPOSED WALKING PATH CENTER LINE OF STATE STREET

SEE LANDSCAPE & CIVIL SIDEWALK

NORTH SCREEN WALL LINE-OF-SIGHT FROM STATE STREET

NORTH SCREEN WALL ENTRY

SOUTH SCREEN WALL ENTRY
WAREHOUSE & OFFICE USE. INCLUDES SITE IMPROVEMENTS

SIX NEW SPECULATIVE CONCRETE TILT

ADDRESS
EMAIL: BRIDGET@HERDMAN

14' - 1" 252' - 0" 46' - 0" 46' - 0" 196' - 0" 46' - 0" 46' - 0" 273' - 0" 24' - 3"

1/32" = 1'-0"
1 PROPOSED SITE PLAN

14' - 0" 52' - 0"

129' - 0" 132' - 3" 123' - 0"

63' - 0" 13 13 33 10 52' - 0" 45' - 0" 7' - 0" 20' - 0" 20' - 0" 20' - 0" 20' - 0" 7' - 0" 63' - 0" 52' - 0"

52' - 0" 46' - 0" 6' - 0" 20' - 0" 67' - 0" 63' - 0" 52' - 0" 52' - 0" 28' - 0" 6' - 0" 20' - 0" 40' - 0" 20' - 0" 6' - 0" 66' - 0" 52' - 0"

170' - 0" 90' - 3" 89' - 3"

26' - 8"

43' - 0" 40' - 0" 20' - 0" 42' - 0" 68' - 0"

MISSION AVENUE
3RD STREET

SITE LEGEND
18' MIN
20'.
19'.
2
9'.
9'.
3' - 3"
3' - 3"
5'.
9'.

PROJECT
2ND PLANNING SUBMITTAL

1 PROPOSED SITE PLAN

DEVELPER/OWNER
APPLICANT'S REPRESENTATIVE/ARCHITECT
SCOPE OF WORK

PROJECT INFO

SITE LEGEND

NOTES

SITE PLAN GENERAL NOTES

A PARKED VEHICLE:
STRIPING AND IS VISIBLE BENEATH
ALIGNS WITH THE END OF STALL
STALL STRIPING, THE FOLLOWING
PER CBC 2016 11B 502.2
PER CITY REQUIREMENT
STANDARD PARKING STALL

PROPOSED BUILDING 2
BUILDING 5
BUILDING 6

3 CONCRETE PAVING, REFER TO CIVIL DRAWINGS
1 NEW DRIVE CUT, PER CITY OR COUNTY
15 SLIDING METAL GATE, ELECTRONICALLY OR
12 LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR
COORDINATE WITH SOILS REPORT. REFER TO
FOR SECTION AND DRAINAGE. G.C. TO
REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO.
FOR ENHANCED PAVING DESIGN IF APPLICABLE.
WALLS & RAILINGS PAINTED PER EXTERIOR COLOR

MIRROR
8. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY 6"
5. GRADES SURROUNDING BUILDING TO PROVIDE POSITIVE
4. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF
3. MIN. CONCRETE CURB TYPICAL UNLESS SPECIFICALLY
2. REGULATIONS DURING CONSTRUCTION INCLUDING ANY
1. PREPARED BY_____ DATED____ AND ANY SUBSEQUENT

A1.1-S
A1.2-S
EXTERIOR COLOR SCHEDULE

TYP PAINT NOTES:
PAINT MAN DOORS, GUARD WALLS, RAMP WALLS, STAIR WALLS, GUARD RAILS, ROOF DRAINS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL U.N.O.
TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH

STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING & CLEAR ANODIZED MULLIONS

BALANCED BEIGE COLOR: SW 7037

TAUPE TONE COLOR: SW 7633

ACCESSIBLE BEIGE COLOR: SW 7036

BORSCHT COLOR: SW 7578

DARK BRONZE ANODIZED BROW/CANOPY

DECORATIVE CONCRETE FORMLINER

PROJECT 2ND PLANNING SUBMITTAL

A19-2131

MONTCLAIR, CA

1/8" = 1'-0" 1 SITE WALL - ELEVATION 01
1/8" = 1'-0" 2 SITE WALL - ELEVATION 02
1/8" = 1'-0" 3 SITE WALL - ELEVATION 03
1/8" = 1'-0" 4 SITE WALL - ELEVATION 05
1/8" = 1'-0" 5 SITE WALL - ELEVATION 04

15 SLIDING METAL GATE, ELECTRONICALLY OR MANUALLY OPERATED. PROVIDE CONDUIT TO GUARD SHACK AND OFFICE AREA FOR GATE CONTROL @ INTERCOM. PROVIDE KNOX PAD PER FIRE DEPT. STD.

55 CONCRETE TILT-UP PANEL, TYP. PAINTED, SEE EXTERIOR COLOR SCHEDULE. REFER TO ELEVATIONS AND "S" DRAWINGS FOR ADDITIONAL INFORMATION.

105 2" DECORATIVE CONCRETE REVEAL WITH CHAMFERED EDGES, TYP.
FUTURE OFFICE

59 DRIVE THRU LOADING DOOR 12'X14' WITH VISION GLAZING

58 DOCK-HI LOADING DOOR, 9'X10', WITH VISION GLAZING

56 EXTERIOR MAN DOOR 3'X7', HOLLOW METAL, PAINTED, TYP. - SEE DETAIL 10/AD.1

54 STOREFRONT, SEE ELEVATIONS & EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.

52' - 0" PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, LOCATION & WALL SIZE TO BE DETERMINED FOR ARCHITECT’S REVIEW

24. 22. 21. 20. 19. 16. 15. 14. 13. 12. 11. 10. 9. 8. 7. 6. 5. 4. 2. 1.

FLOOR PLAN GENERAL NOTES

57. PROVIDE STEGO WRAP 15MIL BARRIER BELOW SLAB PER CONTRACTORS INSTRUCTIONS AND PER SOILS REPORT

55. FOUNDATION.

54. FLOOR SLAB TO BE CLASS V PER ACI 302

53. CURVE SLAB.

52. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.

51. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION.

50. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.

49. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED AT FIRE RISERS, PIVS, AND PENETRATIONS TO BE SEALED.

48. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE JURISDICTION.

47. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2".

46. TRENCH COMPACTION TO BE 90% MIN

45. FLOOR COMPACTION TO BE 95% MIN

44. FLOOR SLAB TO BE CLASS V PER ACI 302

43. PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, LOCATION & WALL SIZE TO BE DETERMINED FOR ARCHITECT’S REVIEW

42. MAY BE LOCATED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.

41. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.

40. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE JURISDICTION.

39. TRENCH COMPACTION TO BE 90% MIN

38. FLOOR COMPACTION TO BE 95% MIN

37. FLOOR SLAB TO BE CLASS V PER ACI 302

36. PROVIDE STEGO WRAP 15MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT

35. FOUNDATION.

34. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.

33. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED AT FIRE RISERS, PIVS, AND PENETRATIONS TO BE SEALED.

32. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE JURISDICTION.

31. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2".

30. TRENCH COMPACTION TO BE 90% MIN

29. FLOOR COMPACTION TO BE 95% MIN

28. FLOOR SLAB TO BE CLASS V PER ACI 302

27. PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, LOCATION & WALL SIZE TO BE DETERMINED FOR ARCHITECT’S REVIEW

26. MAY BE LOCATED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.

25. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.

24. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE JURISDICTION.

23. TRENCH COMPACTION TO BE 90% MIN

22. FLOOR COMPACTION TO BE 95% MIN

21. FLOOR SLAB TO BE CLASS V PER ACI 302

20. PROVIDE STEGO WRAP 15MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT

19. FOUNDATION.

18. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.

17. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED AT FIRE RISERS, PIVS, AND PENETRATIONS TO BE SEALED.

16. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE JURISDICTION.

15. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2".

14. TRENCH COMPACTION TO BE 90% MIN

13. FLOOR COMPACTION TO BE 95% MIN

12. FLOOR SLAB TO BE CLASS V PER ACI 302

11. PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, LOCATION & WALL SIZE TO BE DETERMINED FOR ARCHITECT’S REVIEW

10. MAY BE LOCATED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.

9. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.

8. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED AT FIRE RISERS, PIVS, AND PENETRATIONS TO BE SEALED.

7. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE JURISDICTION.

6. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2".

5. TRENCH COMPACTION TO BE 90% MIN

4. FLOOR COMPACTION TO BE 95% MIN

3. FLOOR SLAB TO BE CLASS V PER ACI 302

2. PROVIDE STEGO WRAP 15MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT

1. FOUNDATION.
**EXTERIOR COLOR SCHEDULE**

**TYP PAINT NOTES:**
- Doors, Guard Walls, Ramp Walls, Stair Walls, Guard Rails, Roof Drains, and Louvers to match adjacent building wall U.N.O.
- Truck Doors to be pre-finished by manufacturer in white finish.

**STOREFRONT**
- Medium Performance Blue Reflective Glazing & Clear Anodized Mullions
- Balanced Beige Color: SW 7037
- C B A TAUPE TONE Color: SW 7633
- ACCESSIBLE BEIGE Color: SW 7036
- BORSCHT Color: SW 7578
- DARK BRONZE ANODIZED BROW/CANOPY
- DECORATIVE CONCRETE FORMLINER

**GLAZING LEGEND**
- Non Vision Glazing:
  1. Single pane glazing painted face of concrete panel behind black. No coating required.
  2. Provide breathable mullion system @ non-vision glazing sections, no holes required in concrete.
  3. Provide shade cloth behind glass in areas intended to be non-vision when there is no spandrel concrete: TENCATE MIRAFI 140N 12.5' X 360' FILTER FABRIC

- Tempered Glazing Notes:
  1. In operable doors, windows and within 18" of walking surface to be tempered.

**NOTE:** Refer to elevations for tempered glazing locations.
EXTERIOR COLOR SCHEDULE

TYP PAINT NOTES:
- Doors, guard walls, ramp walls, stair walls, guard rails, roof drains, and louvers to match adjacent building wall U.N.O.
- Truck doors to be pre-finished by manufacturer in white finish.

STOREFRONT
- Medium performance blue reflective glazing & clear anodized mullions.

COLORS:
- MEDIUM PERFORMANCE BLUE: SW 7037
- CLEAR: SW 6505
- TAPE: SW 7036
- TAUPE: SW 7633
- BORSCHT: SW 7578
- DARK BRONZE: SW 7036

DECORATIVE CONCRETE

ACCESSIBLE BEIGE: SW 7036

DECORATIVE CONCRETE FORMLINER

GLAZING LEGEND
- Non Vision Glazing
- Vision Glazing
- Tempered

NOTE:
- Refer to elevations for tempered glazing locations.

NON VISION GLAZING NOTES:
1. Single pane glazing paint face of concrete panel behind black. No coating required.
2. Provide breathable mullion system at non-vision glazing sections, no holes required in concrete.
3. Provide shade cloth behind glass in areas intended to be non-vision when there is no spandrel concrete:
   - TENCATE MIRAFI 140N 12.5' X 360' FILTER FABRIC

TEMPERED GLAZING NOTES:
1. In operable doors, windows and within 18" of walking surface to be tempered.
EXTERIOR COLOR SCHEDULE

TYP. PAINT NOTES:
PAINT MAN DOORS, GUARD WALLS, RAMP WALLS, STAIR WALLS, GUARD RAILS, ROOF DRAINS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL U.N.O.
TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH

STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING & CLEAR ANODIZED MULLIONS
BALANCED BEIGE COLOR: SW 7037
TAUPE TONE COLOR: SW 7633
ACCESSIBLE BEIGE COLOR: SW 7036
BORCHT COLOR: SW 7578
DARK BRONZE ANODIZED BROW/ CANOPY

DECORATIVE CONCRETE FORMLINER

GLAZING LEGEND
NON VISION GLAZING:
VISION GLAZING:
TEMPERED:
NOTE:
REFER TO ELEVATIONS FOR TEMPERED GLAZING LOCATIONS.

NON VISION GLAZING NOTES:
1. SINGLE PANE GLAZING PAINT FACE OF CONCRETE PANEL BEHIND BLACK. NO COATING REQUIRED.
2. PROVIDE BREATHABLE MULLION SYSTEM @ NON-VISION GLAZING SECTIONS, NO HOLES REQUIRED IN CONCRETE.
3. PROVIDE SHADE CLOTH BEHIND GLASS IN AREAS INTENDED TO BE NON-VISION WHEN THERE IS NO SPANDREL CONCRETE:

TEMPERED GLAZING NOTES:
1. IN OPERABLE DOORS, WINDOWS AND WITHIN 18" OF WALKING SURFACE TO BE TEMPERED.

PROJECT 2ND PLANNING SUBMITTAL
A19-2131
MONTCLAIR, CA
11.05.2020
A3.5-S
EXTERIOR ELEVATION BUILDING 5

54 STOREFRONT, SEE ELEVATIONS & EXTERIOR COLOR SCHEDULE. STOREFRONT TO BE DESIGNED TO RESIST WIND LOAD AS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION. DESIGN OF STOREFRONT FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO BE DESIGN BUILD BY G.C. AND UNDER DEFERRED SUBMITTAL.

56 EXTERIOR MAN DOOR 3'X7', HOLLOW METAL, PAINTED, SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.

57 EXTERIOR STOREFRONT DOOR, SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.

58 DOCK-HI LOADING DOOR, 9'X10', WITH VISION GLAZING PRE-FINISHED BY MANUFACTURER PER COLOR SCHEDULE.

59 DRIVE THRU LOADING DOOR 12'X14' WITH VISION GLAZING, PRE-FINISHED BY MANUFACTURER PER COLOR SCHEDULE.

77 CANOPY, REFER TO ELEVATIONS - STRUCTURAL DETAILS.

78 DECORATIVE METAL BROW. REFER TO ARCHITECTURAL-STRUCTURAL DETAILS.

104 PANEL JOINT, TYP.

105 2" DECORATIVE CONCRETE REVEAL WITH CHAMFERED EDGES, TYP.
EXTERIOR ELEVATION
BUILDING 6
A3.6-S

1. EXTERIOR STOREFRONT DOOR, SEE EXTERIOR COLOR SCHEDULE
2. EXTERIOR MAN DOOR 3'X7', HOLLOW METAL, PAINTED, COLOR SCHEDULE
3. EXTERIOR CONCRETE STAIR W/CONCRETE WALLS.
4. EXTERIOR COLOR SCHEDULE
5. EXTERIOR MAN DOORS, GUARD WALLS, RAMP WALLS, STAIR FILTER AND BURGLAR BARS.
6. EXPANSION JOINT
7. FIRE AND SECURITY DOORS
8. ACCESSIBLE BEIGE COLOR: SW 7037
9. MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING & CLEAR ANODIZED MULLIONS
10. BALANCED BEIGE COLOR: SW 7036
11. DARK BRONZE ANODIZED BROW/ CANOPY
12. TENCATE MIRAFI 140N 12.5' X 360' FILTER FABRIC
13. FORMLINER DECORATIVE CONCRETE
14. 1. TEMPERED GLAZING NOTES:
   - GLAZING:
   - NON VISION GLAZING:
   - 2. TEMPERED:
   - 3. GLAZING:
   - 4. NON VISION:
   - PROVIDE SHADE CLOTH BEHIND GLASS IN AREAS INTENDED TO BE NON VISION GLAZING SECTIONS, NO HOLES FOR BREATHABLE MULLION SYSTEM @ COATING REQUIRED.

TYP. SIZE : VERTICAL 4'X8', PROVIDE BIRD SCREEN, FILTER AND BURGLAR BARS.
TYP. SIZE FOR TRANSOMS.
TRIMMED:

NOTE:
- PLAN ELEVATIONS FOR TEMPERED GLAZING
- DOORS TO BE DESIGN BUILD BY G.C. AND UNDER DEFERRED FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO LOCAL JURISDICTION. DESIGN OF STOREFRONT WIND LOAD AS REQUIRED BY BUILDING CODES AND SCHEDULE. STORE FRONT TO BE DESIGNED TO RESIST FILTER & BURGLAR BARS.
- GLAZING, PRE FINISHED BY MANUFACTURER PER SCHEDULE.
- PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
- SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
- THERE IS NO SPANDREL CONCRETE:
- AREAS INTENDED TO BE NON CONCRETE PANEL BEHIND BLACK.  NO
- PROVIDE SHADE CLOTH BEHIND GLASS IN AREAS INTENDED TO BE NON VISION GLAZING SECTIONS, NO HOLES FOR BREATHABLE MULLION SYSTEM @ COATING REQUIRED.

- CONCRETE IN WHITE FINISH MATCH ADJACENT BUILDING WALL U.N.O.
- MATCH ADJACENT BUILDING WALL U.N.O.
- MATCH ADJACENT BUILDING WALL U.N.O.
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- MATCH ADJACENT BUILDING WALL U.N.O.
- MATCH ADJACENT BUILDING WALL U.N.O.
SOUTH ELEVATION - BUILDING 6

NORTH ELEVATION - BUILDING 6

EAST ELEVATION - BUILDING 6

WEST ELEVATION - BUILDING 6