



Watertown Elementary Schools Building Project

Design **Watertown**

WPS Building Committee

Ai3 Architects, LLC

June 5, 2019

Schools Project Website: www.watertownschooolsproject.com

Watertown Elementary Schools Building Project

SiteProgress






Hosmer

Landscape Progress

Assessment of the existing trees per site

Coordination with Watertown Tree Warden Chris Hayward

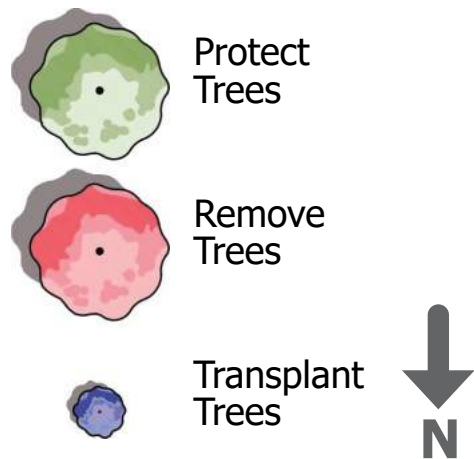
-  Protect Trees
 -  Remove Trees
 -  Transplant Trees
- ↓
N



Hosmer

Assessment of the existing trees per site

Coordination with Watertown Tree Warden Chris Hayward






Cunniff

Landscape Progress

Assessment of the existing trees per site

Coordination with Watertown Tree Warden Chris Hayward

LEGEND

-  PROTECT TREES
-  REMOVE TREES
-  TRANSPLANT TREES






Cunniff

Landscape Progress

Assessment of the existing trees per site

Coordination with Watertown Tree Warden Chris Hayward

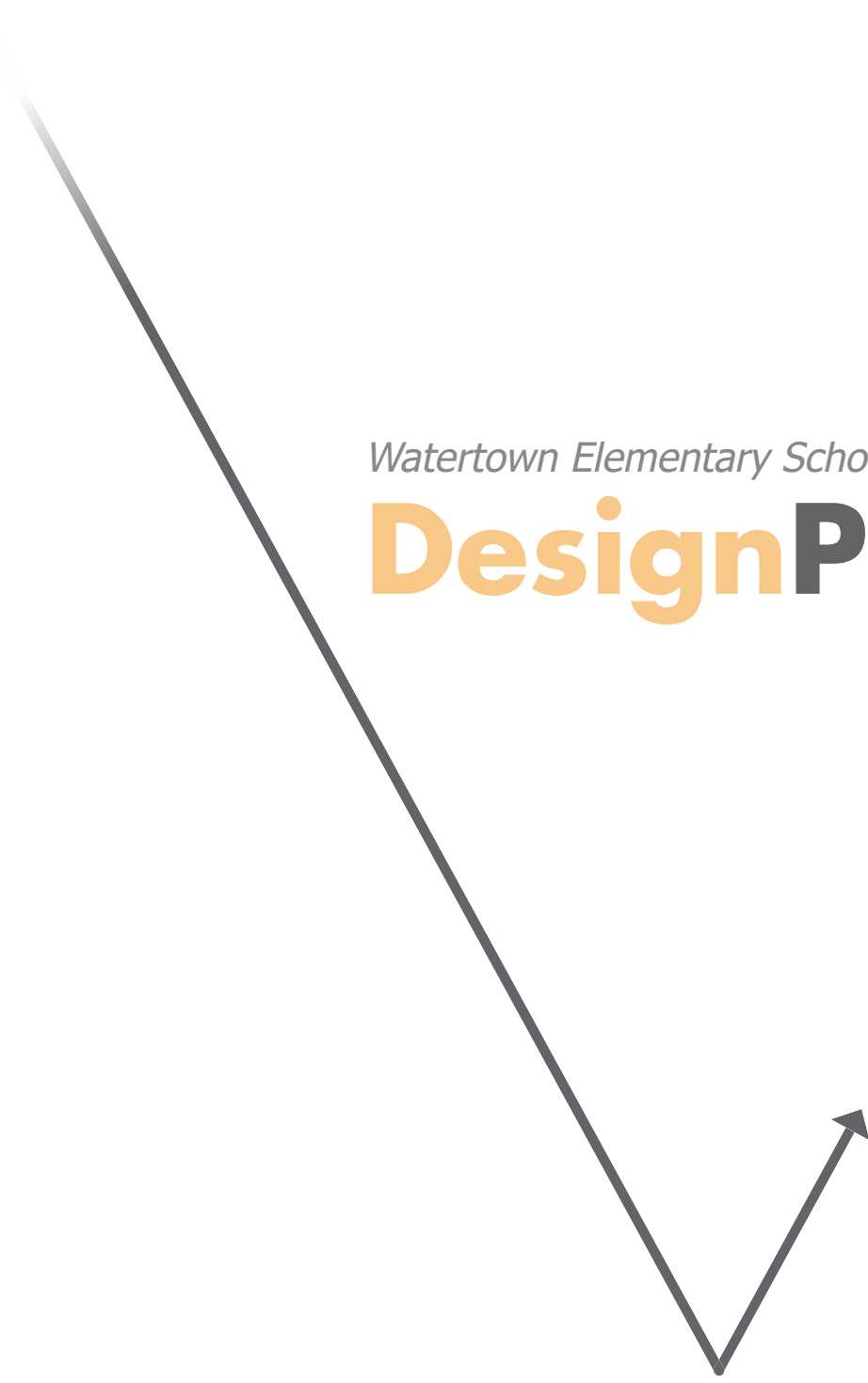
LEGEND

-  PROTECT TREES
-  REMOVE TREES
-  TRANSPLANT TREES



Watertown Elementary Schools Building Project

DesignProgress



Hosmer

Existing Site



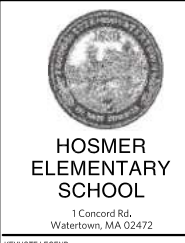
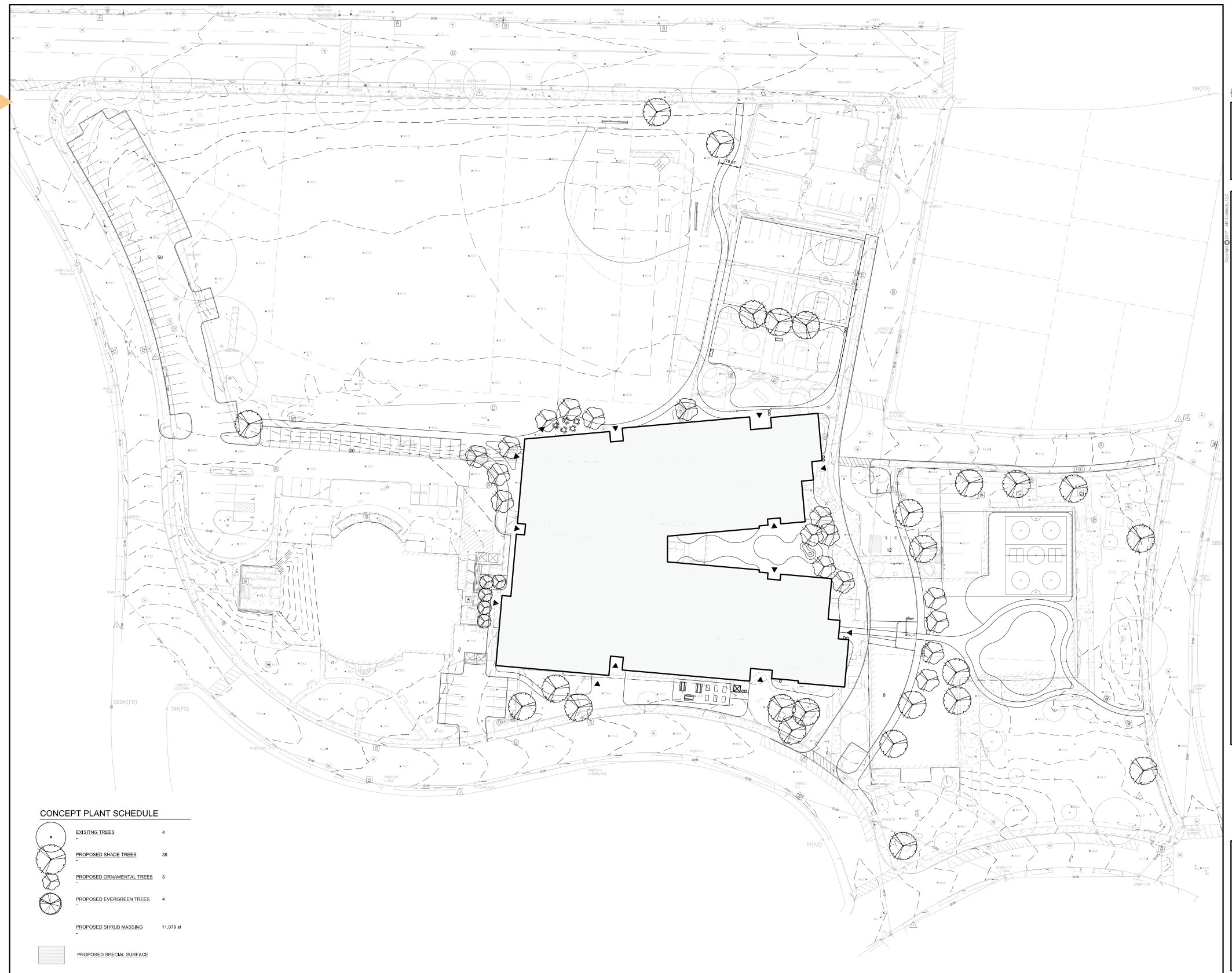
Hosmer

Landscape Progress

Development of the contract documents

Includes:

- Topography
- Trees & Shrubs
- Vegetated Surfaces
- Paved Surfaces



KEYNOTE LEGEND:



PROGRESS



KEYPLAN

DRAWING NAME:	
HOSMER PLAN	
DRAWN BY:	KB
REVIEWED BY:	KB
SCALE: 1"=30'-0"	DRAWING NUMBER:
JOB NO.: 1610.00	L1.0
DATE: 5/21/19	

Hosmer

Civil Eng. Progress

Assessment of the site elevation to place the new building

@ 69.3'

@ 70.8'

@ 71.9'

@ 72.1'

@ approx. 67.0'

@ 74.8'

@ 73.7'

@ 73.6'

Further investigation of the shared service area between buildings

PROPOSED BUILDING ELEVATION @ 67.0'

@ 65.7'

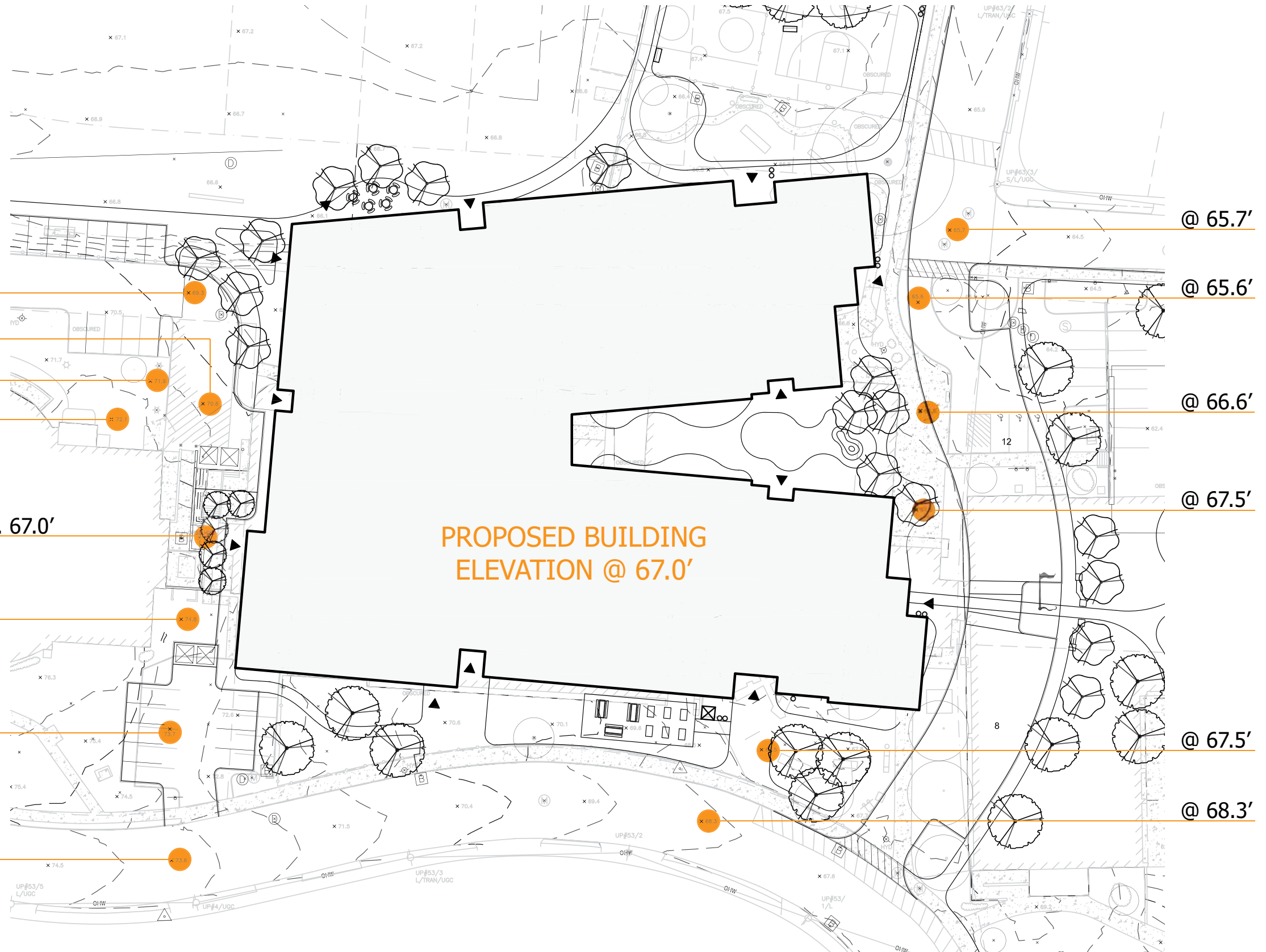
@ 65.6'

@ 66.6'

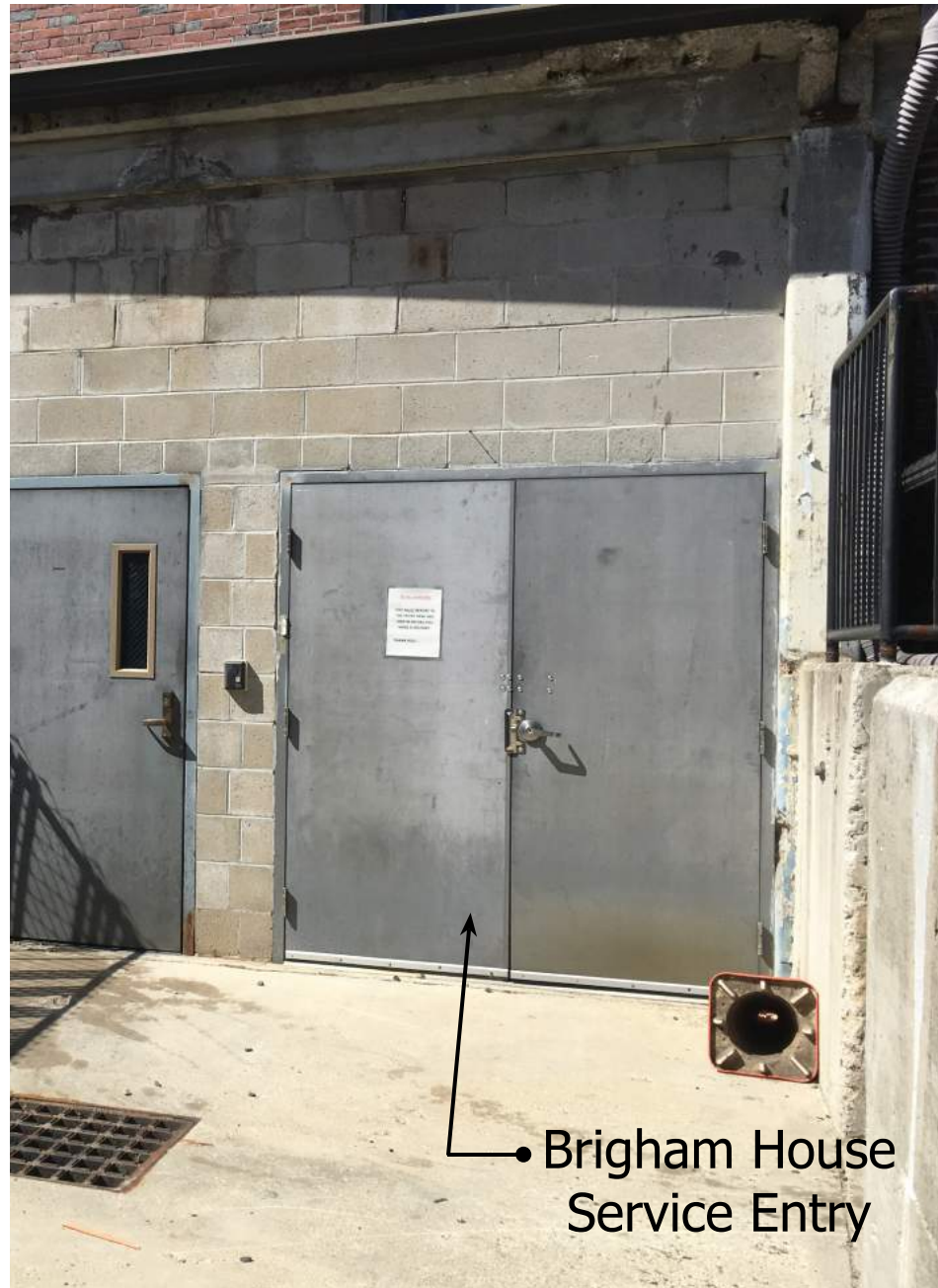
@ 67.5'

@ 67.5'

@ 68.3'







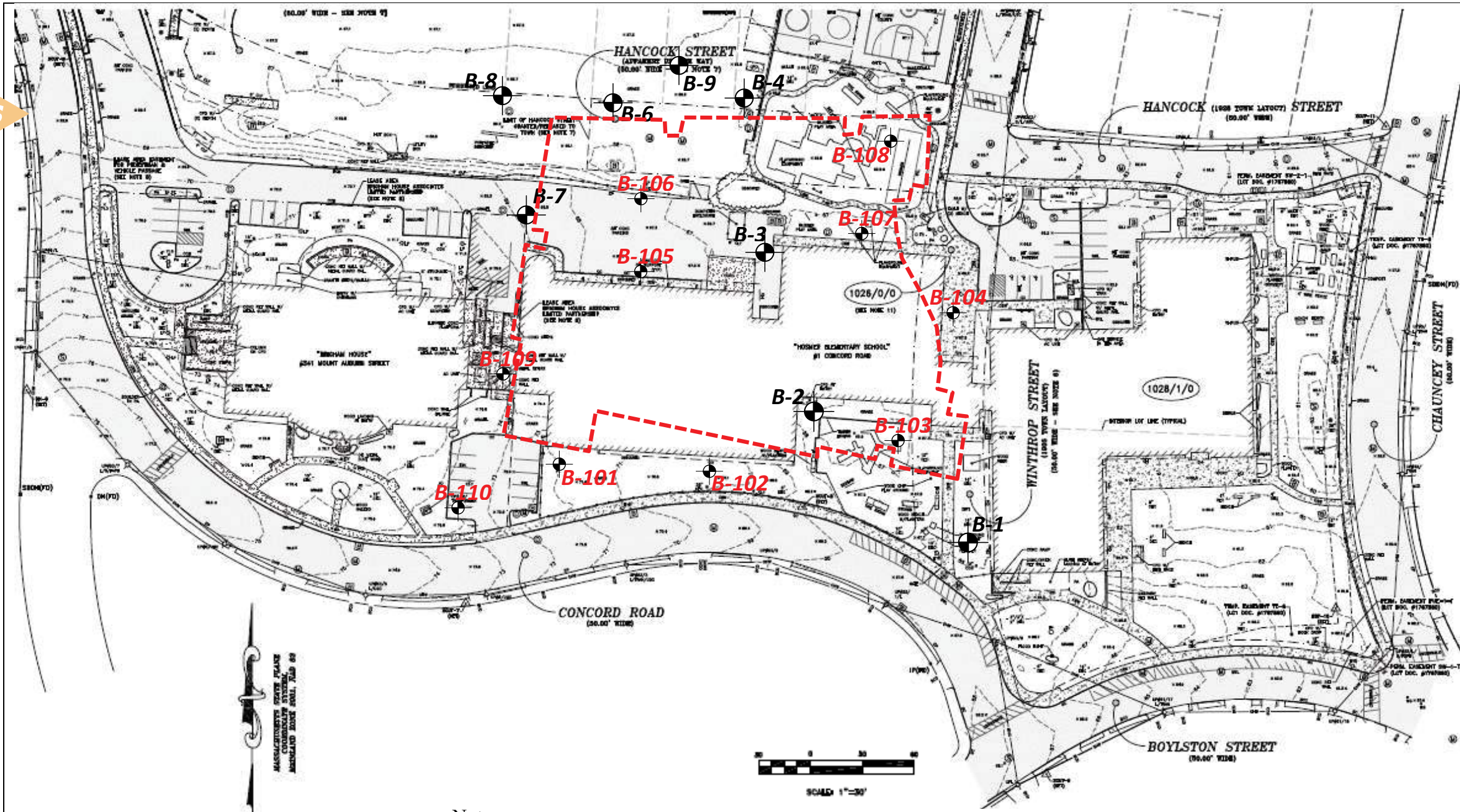


Hosmer

Geotechnical Progress

Planning for Phase 2
Geotechnical Borings


Proposed borings
shown in red




Note

Figure based on a drawing titled: "Aerial Mapping Survey, Hosmer Elementary School, Watertown, Massachusetts," prepared by Welch Associates Land Surveyors, Inc. and dated on July 12, 2018.

Legend

 Approximate location of borings advanced by Hoffman Environmental Services, Inc. of North Kingstown, RI between October 24 and 25, 2018 and observed by LGCI.

 Proposed Boring

Client: Ai3 Architects LLC		Project: Proposed Hosmer Elementary School		Figure 2 – Proposed Borings	
 Lahlaf Geotechnical Consulting, Inc.		Project Location: Watertown, MA		LGCI Project No.: 1849	Date: Feb. 2019

Development of Contract Documents: Floor Plans

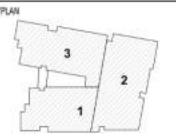


- Improved security at stair entries



HOSMER ELEMENTARY SCHOOL
1 Concord Rd.
Watertown, MA 02472

KEYNOTE LEGEND:



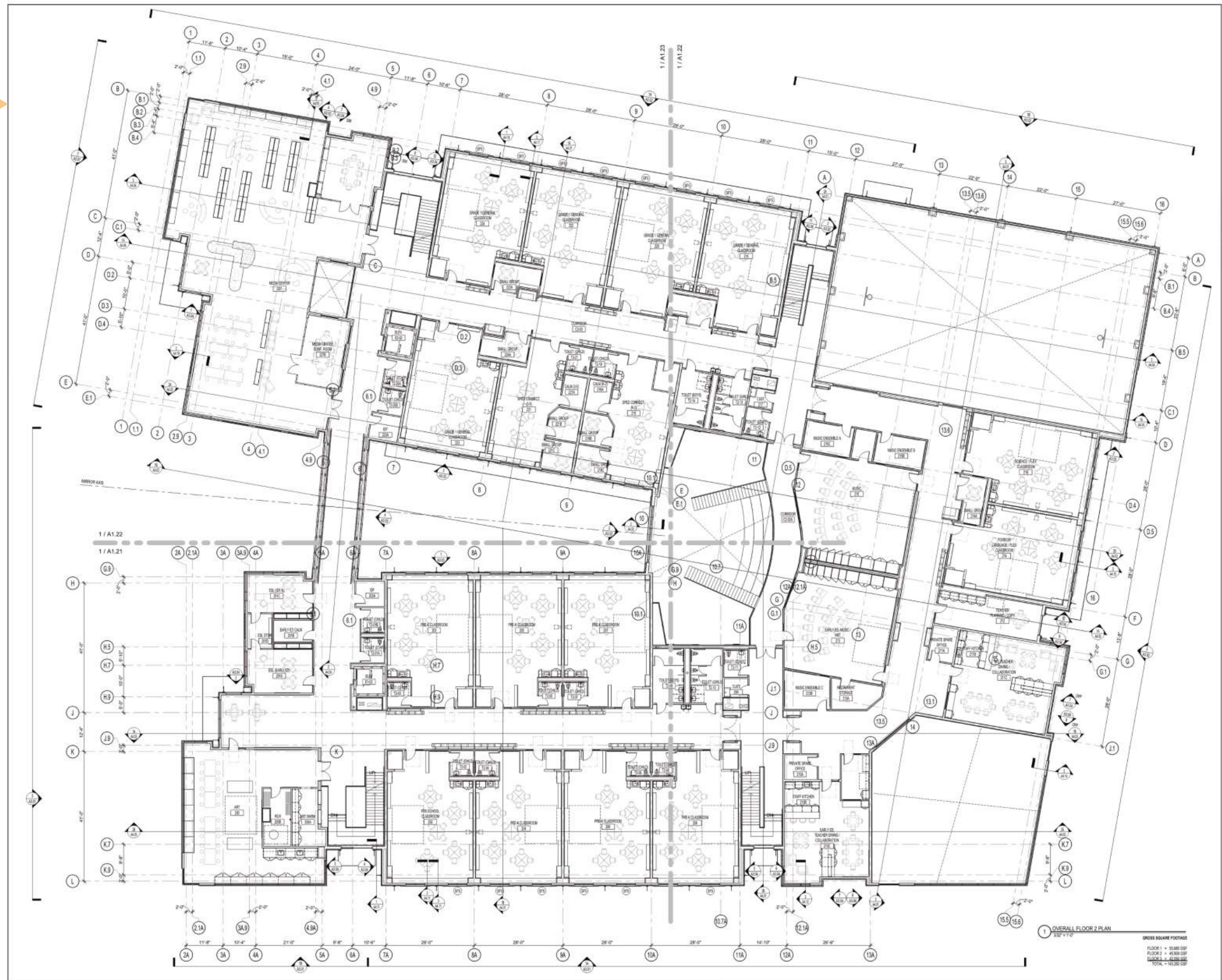
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FLOOR 1 PLAN - OVERALL

DRAWN BY: JMR
REVIEWED BY: JMR
SCALE: 3/32" = 1'-0" DRAWING NUMBER:
JOB NO: 1912.00
DATE: AUGUST 2, 2019 **A1.10**

OVERALL FLOOR 1 PLAN
300' x 170'

GROSS SQUARE FOOTAGE
FLOOR 1 = 55,885 GSF
FLOOR 2 = 45,509 GSF
FLOOR 3 = 42,816 GSF
TOTAL = 144,210 GSF

Development of Contract Documents: Floor Plans

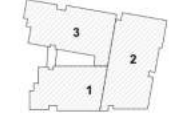


**HOSMER
ELEMENTARY
SCHOOL**
1 Concord Rd.
Waterbury, MA 02472

KEYNOTE LEGEND:



Design Development



DRAWING NAME:

**FLOOR 2 PLAN -
OVERALL**

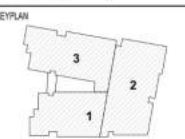
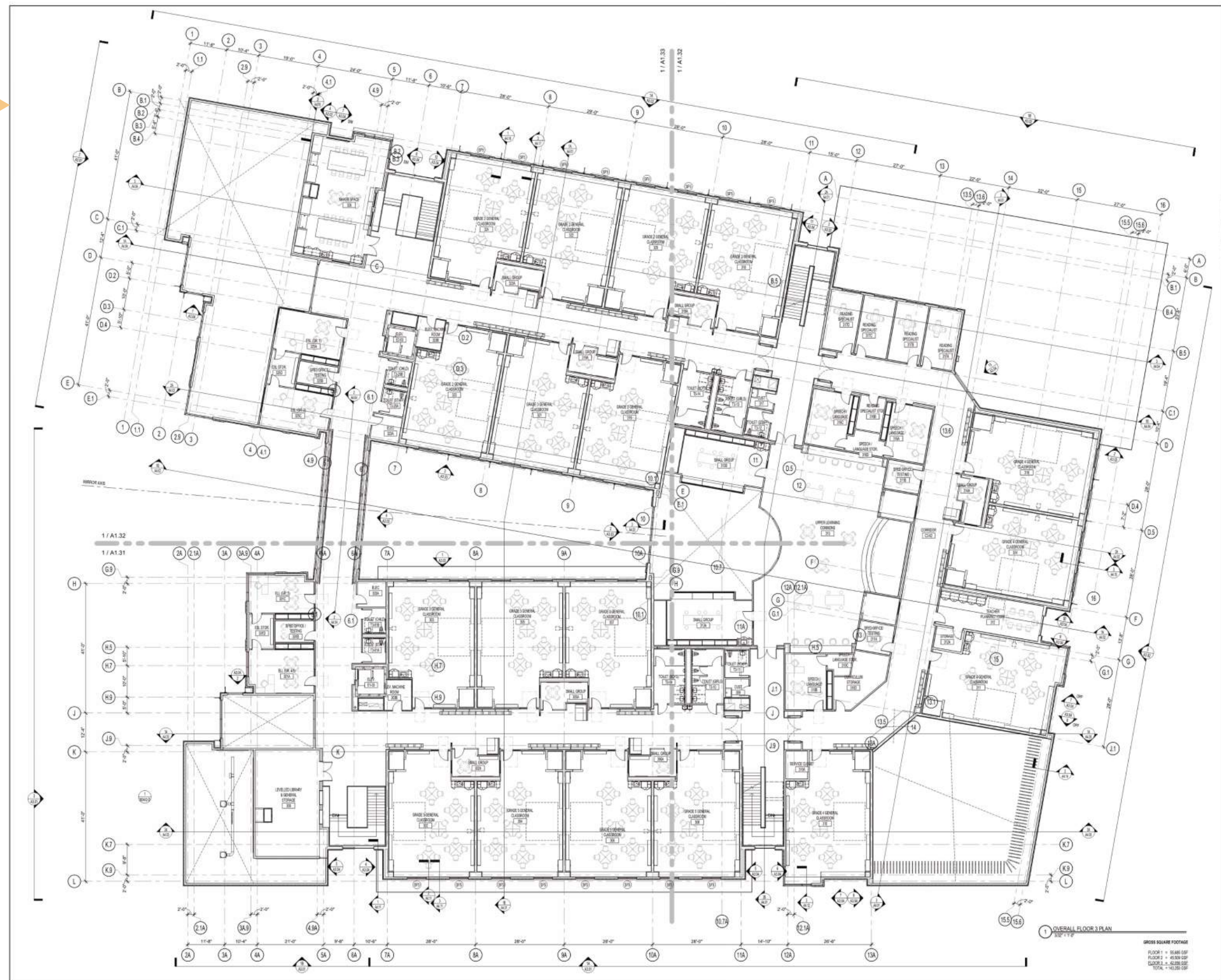
DRAWN BY: JMR
REVIEWED BY: JMR

SCALE: 3/32" = 1'-0"
JOB NO: 1912.00
DATE: AUGUST 2, 2019

DRAWING NUMBER:
A1.20

GROSS SQUARE FOOTAGE
FLOOR 1 = 55,885 GSF
FLOOR 2 = 45,559 GSF
SUBTOTAL = 101,444 GSF
TOTAL = 143,262 GSF

Development of Contract Documents: Floor Plans

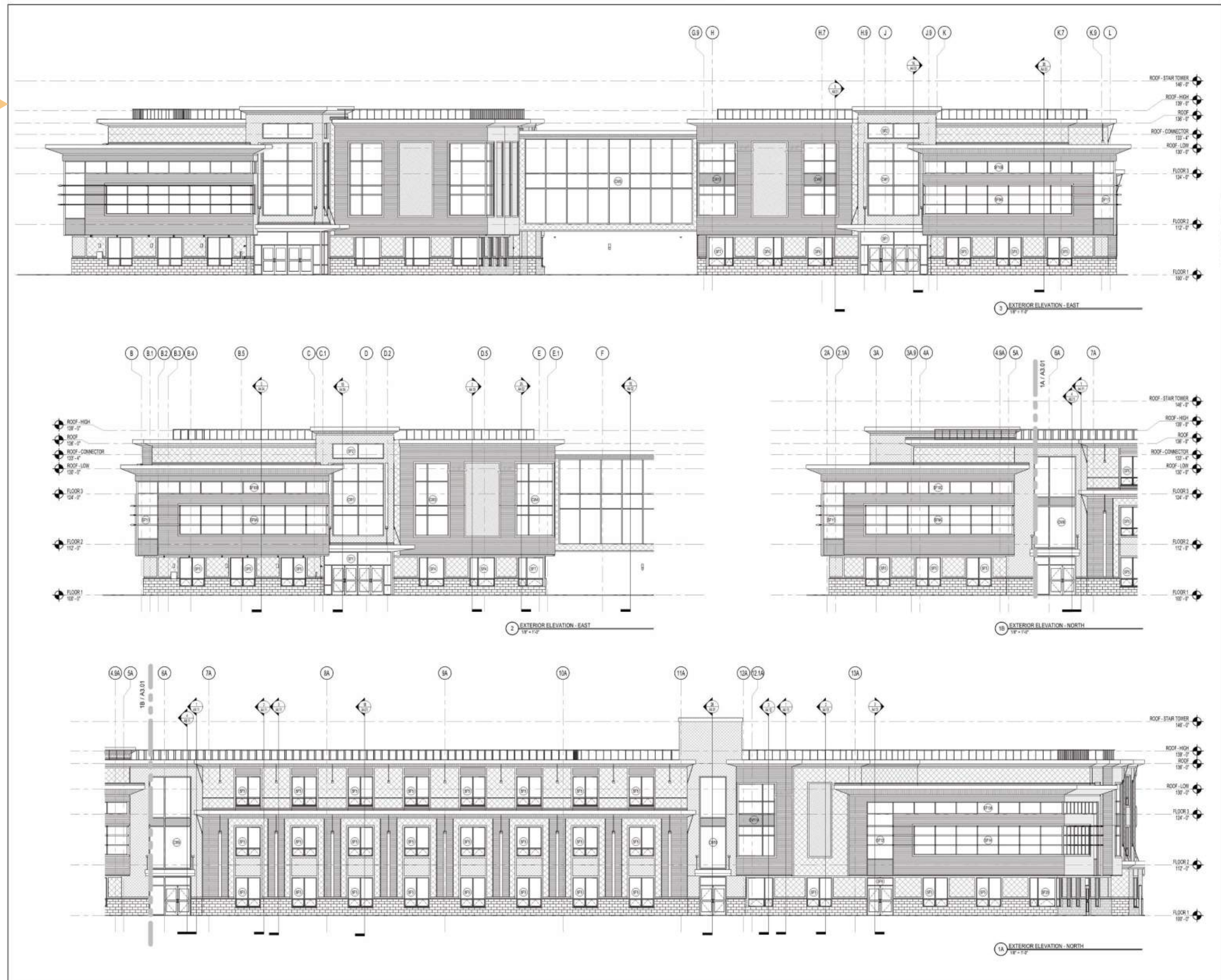


DRAWING NAME	
FLOOR 3 PLAN - OVERALL	
DRAWN BY:	JMR
REVIEWED BY:	JMR
SCALE:	3/32" = 1'-0" DRAWING NUMBER:
JOB NO.:	1912.00
DATE:	AUGUST 2, 2019
A1.30	

OVERALL FLOOR 3 PLAN
3/32" = 1'-0"

GROSS SQUARE FOOTAGE
FLOOR 1 = 56,888 SQ FT
FLOOR 2 = 45,939 SQ FT
FLOOR 3 = 42,286 SQ FT
TOTAL = 145,113 SQ FT

Development of Contract Documents: Exterior Elevations

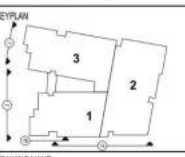


1630
1100
1100



**HOSMER
ELEMENTARY
SCHOOL**
1 Concord Rd.
Watertown, MA 02472

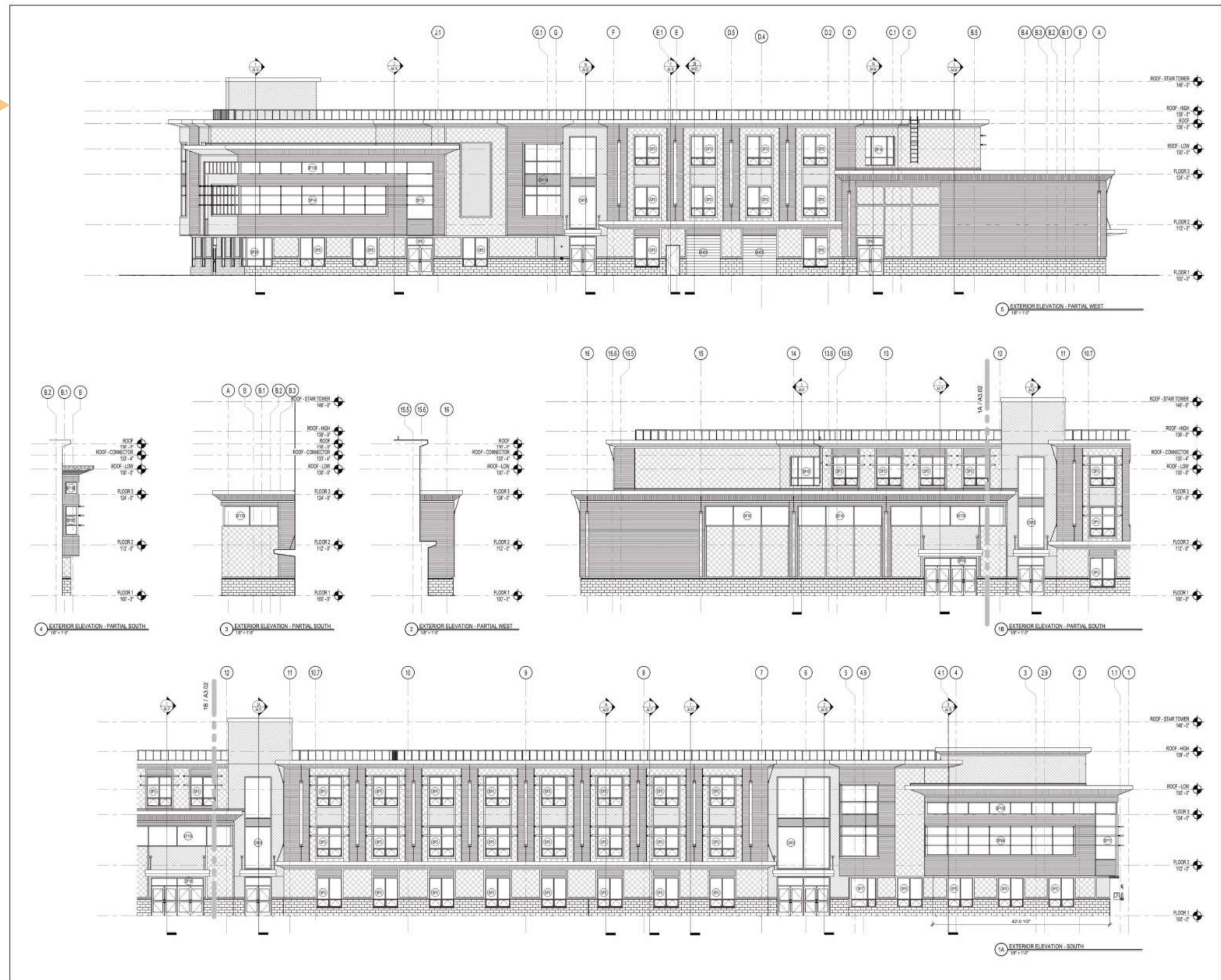
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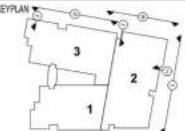
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**EXTERIOR
ELEVATIONS**

DRAWN BY: JMR
REVIEWED BY: JMR
SCALE: 1/8" = 1'-0" DRAWING NUMBER:
JOB NO: 1612.01
DATE: AUGUST 2, 2019 **A3.01**

Development of Contract Documents: Exterior Elevations

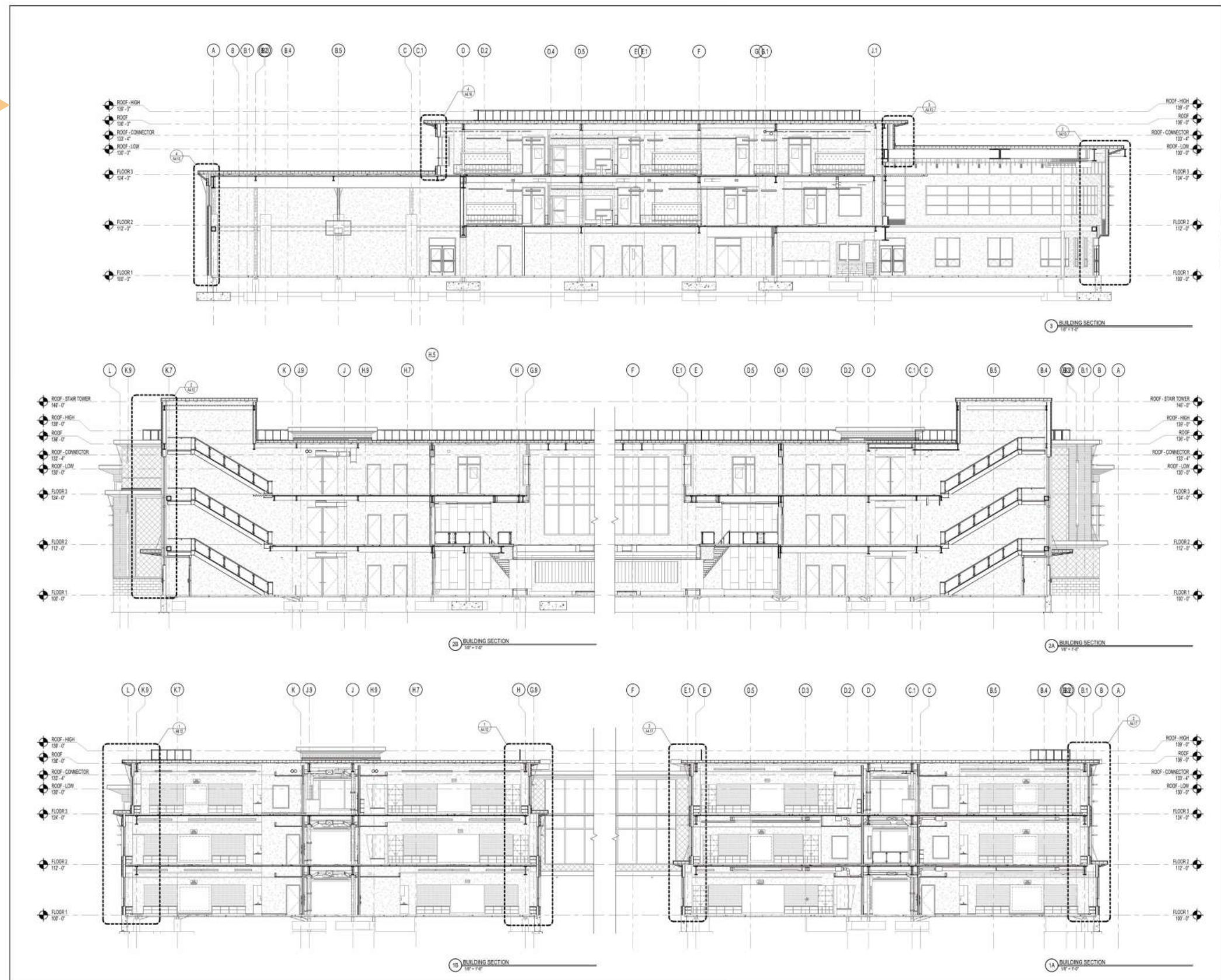


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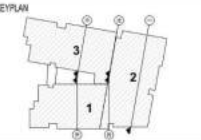
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REVIEWED BY:	JWR
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JOB NO.:	1612.00
DATE:	AUGUST 2, 2019
A3.02	

Development of Contract Documents: Building Sections



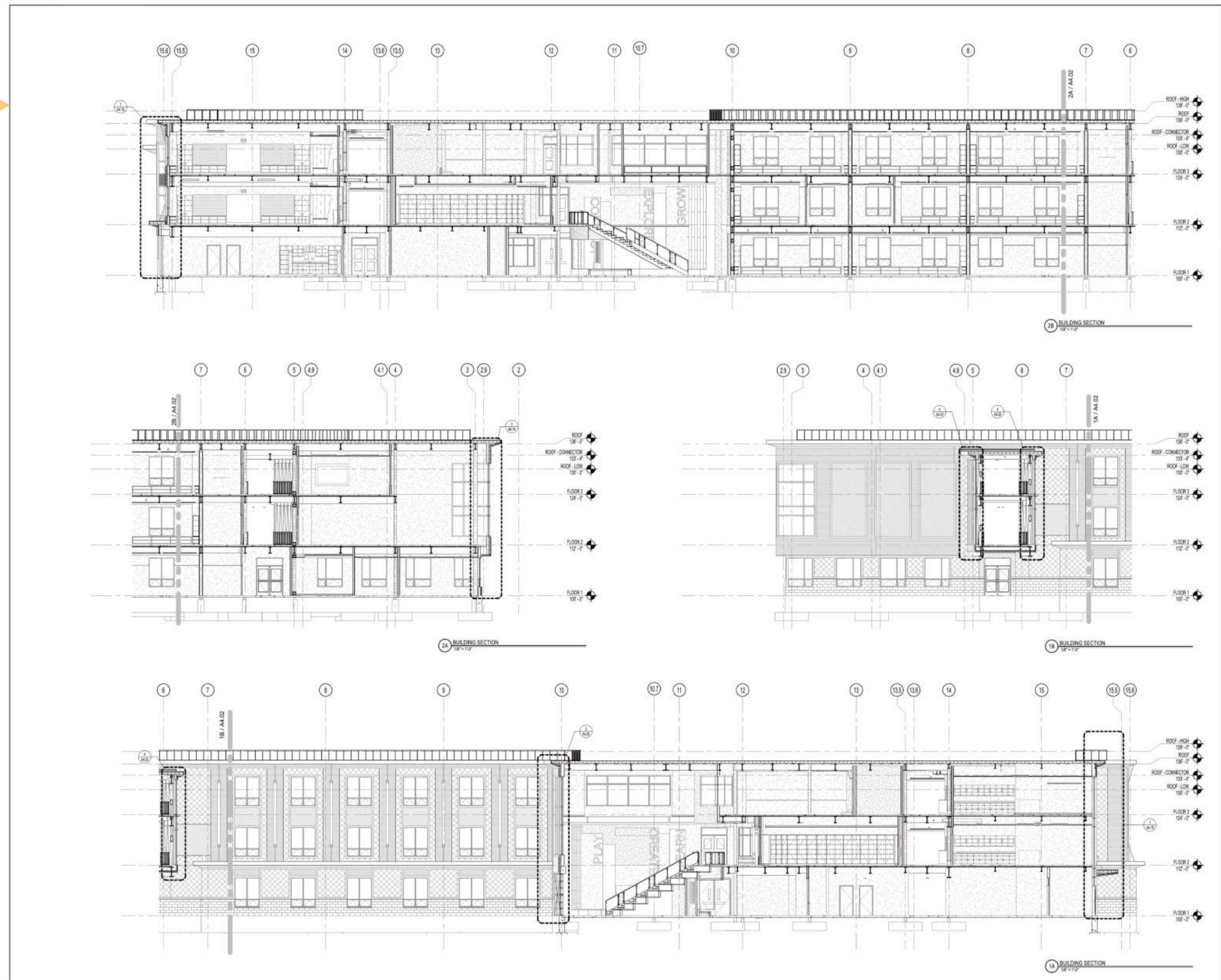
HOSMER ELEMENTARY SCHOOL
1 Concord Rd.
Watertown, MA 02472

KEYNOTE LEGEND:



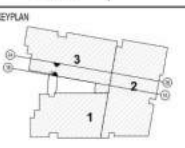
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BUILDING SECTIONS	
DRAWN BY:	JMR
REVIEWED BY:	JMR
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JOB NO:	1612.00
DATE:	AUGUST 2, 2019
A4.01	

Development of Contract Documents: Building Sections



**HOSMER
ELEMENTARY
SCHOOL**
1 Concord Rd.
Watertown, MA 02472

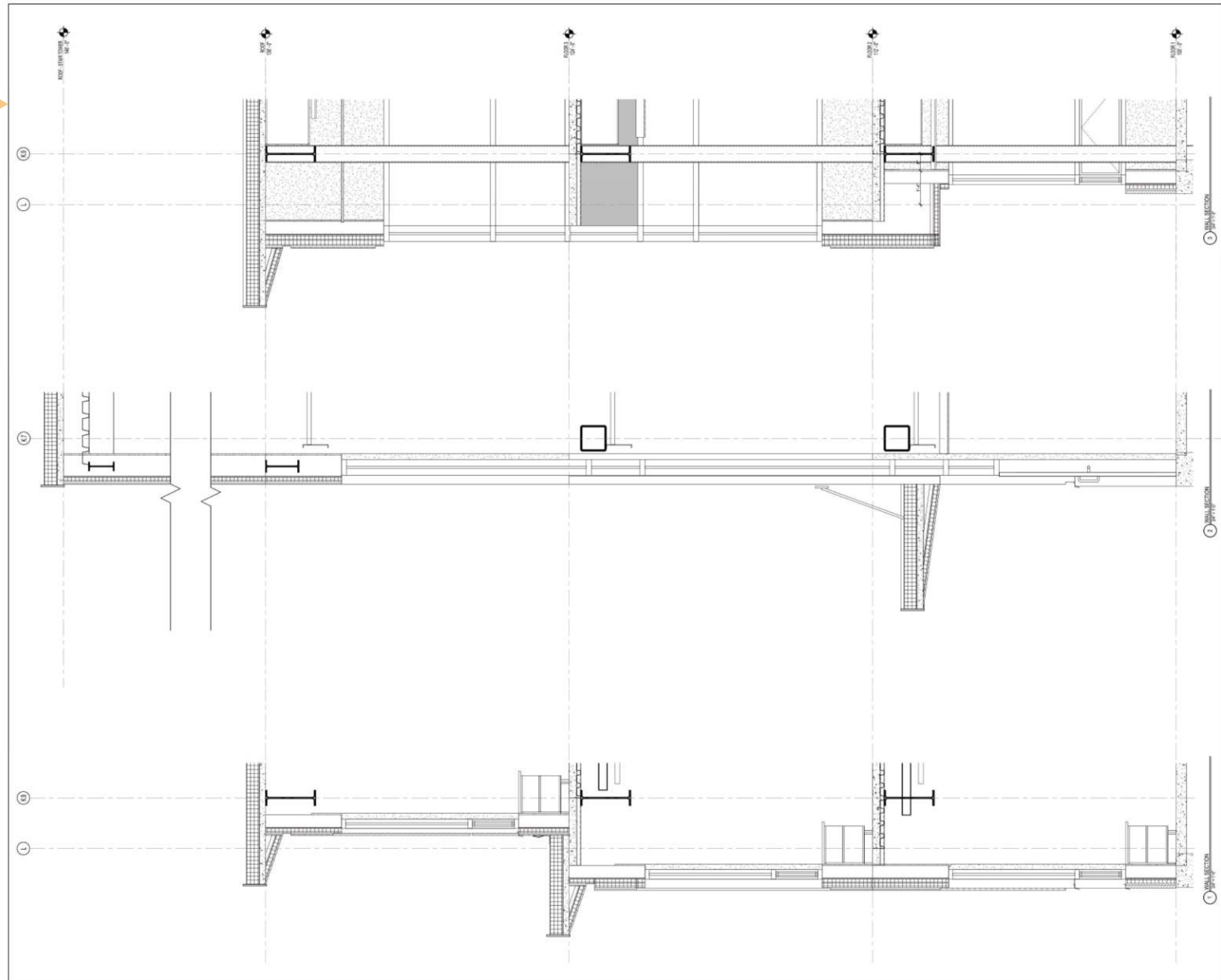
KEYNOTE LEGEND:



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BUILDING SECTIONS	
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REVIEWED BY:	JWR
SCALE:	1/8" = 1'-0" DRAWING NUMBER:
JOB NO:	1912.00 A4.02
DATE:	AUGUST 2, 2019

Hosmer

Development of Contract Documents: Enlarged Wall Sections



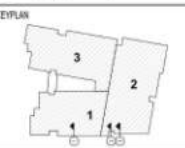
REGISTERED ARCHITECTS
1000 STATE STREET
WATERTOWN, MA 02472



**HOSMER
ELEMENTARY
SCHOOL**
1 Concord Rd.
Watertown, MA 02472

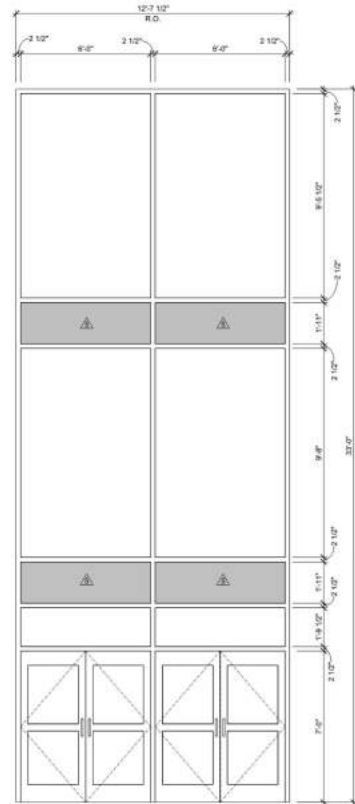
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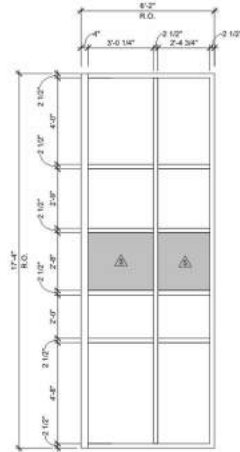


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REVIEWED BY:	JMR
SCALE:	3/4" = 1'-0" DRAWING NUMBER:
JOB NO.:	1012.00
DATE:	AUGUST 2, 2009
A4.12	

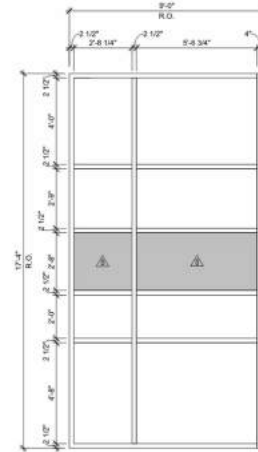
Development of Contract Documents: Curtainwall Types



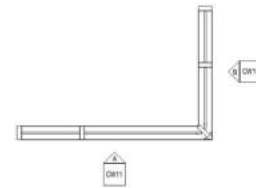
CW12 CURTAINWALL TYPE 12



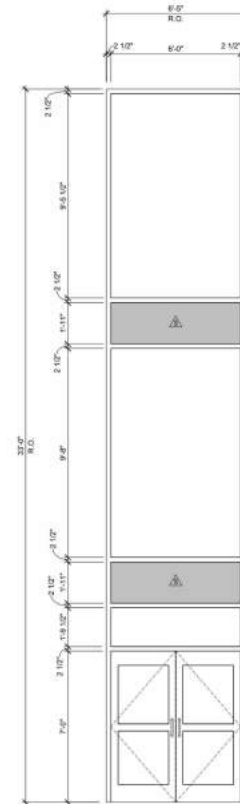
CW11 CURTAINWALL TYPE 11 ELEV B



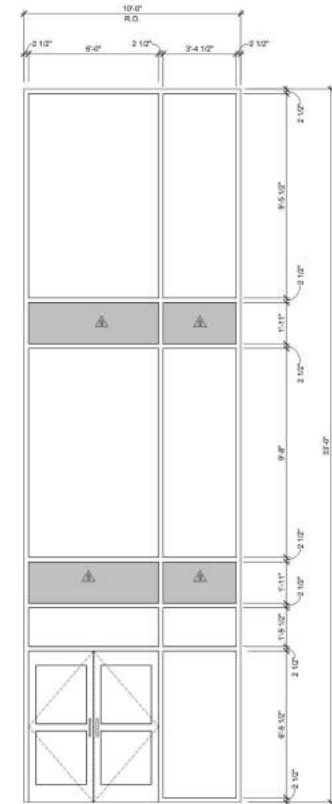
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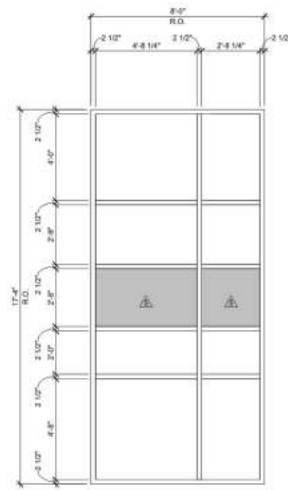
CW11 CURTAINWALL TYPE 11 PLAN



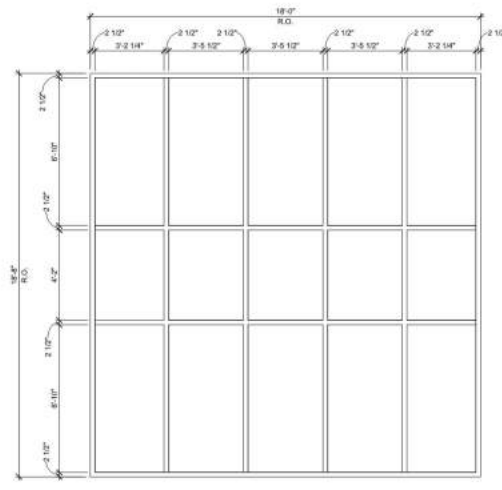
CW10 CURTAINWALL TYPE 10



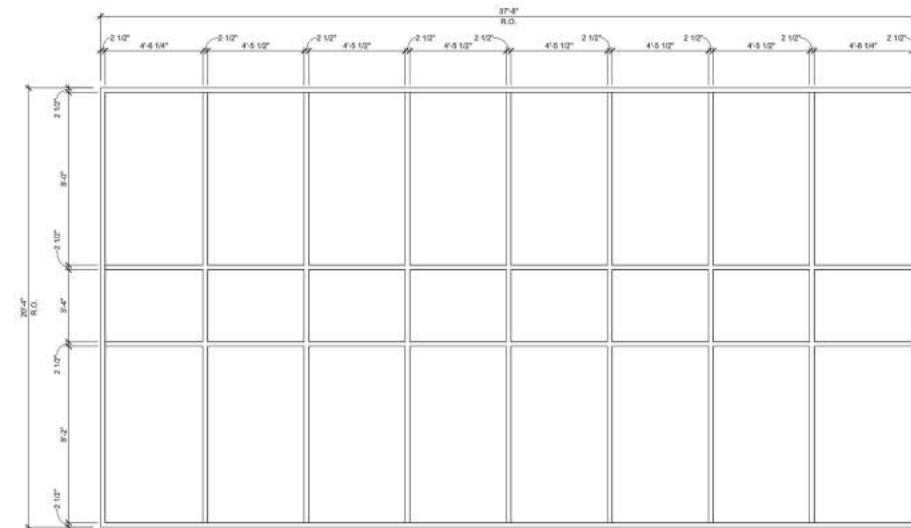
CW9 CURTAINWALL TYPE 9



CW8 CURTAINWALL TYPE 8



CW7 CURTAINWALL TYPE 7



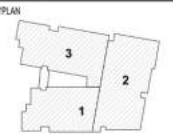
CW6 CURTAINWALL TYPE 6

1 CURTAINWALL TYPES



**HOSMER
ELEMENTARY
SCHOOL**
1 Concord Rd.
Watertown, MA 02472

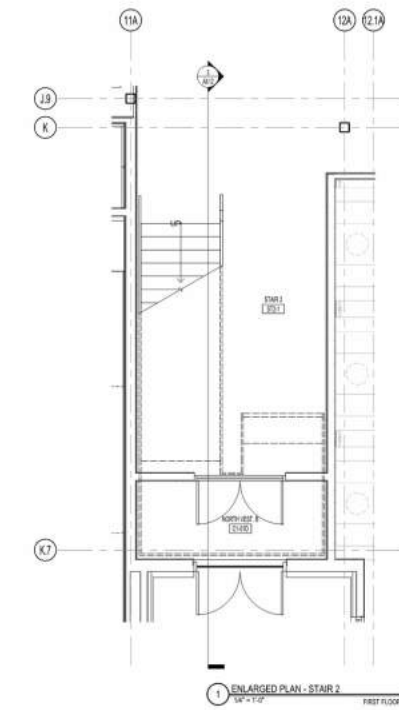
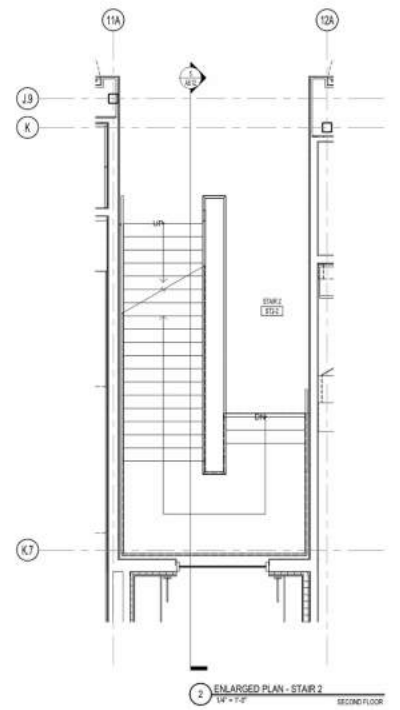
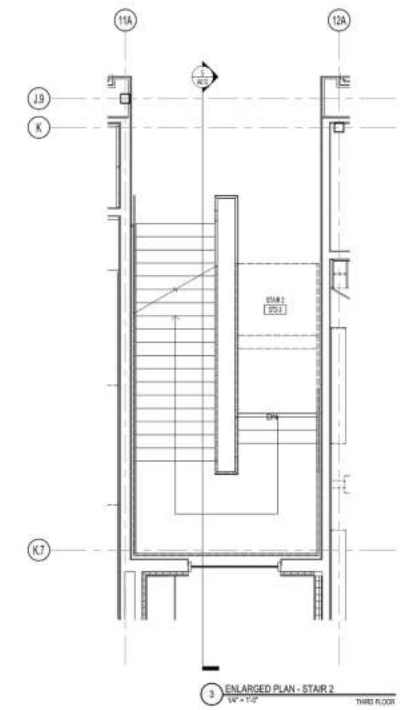
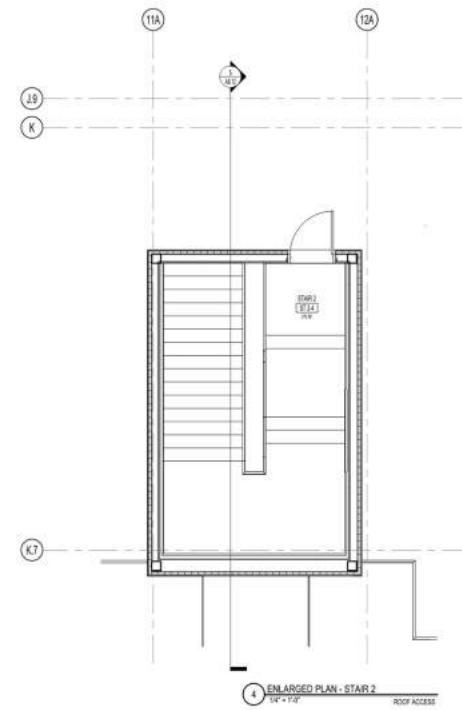
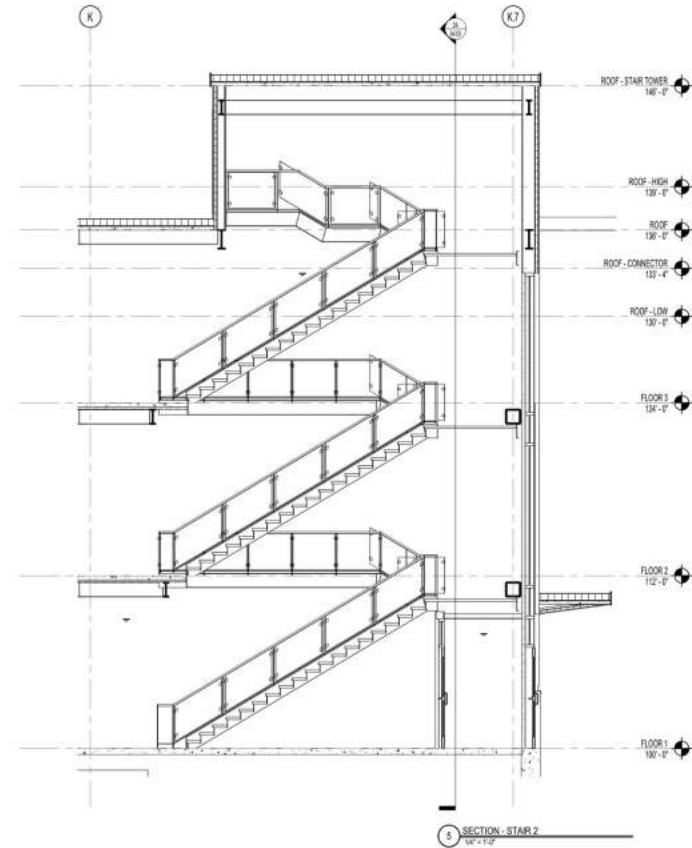
KEYNOTE LEGEND



**CURTAINWALL
TYPES**

DRAWING NAME:
DRAWN BY: S.J.L.
REVIEWED BY: J.M.R.
SCALE: 3/8" = 1'-0" DRAWING NUMBER:
JOB NO: 1612.00
DATE: AUGUST 2, 2015 **A6.22**

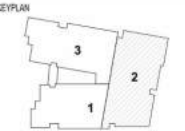
Development of Contract Documents: Stairs



HOSMER ELEMENTARY SCHOOL
1 Concord Rd.
Watertown, MA 02472

KEYNOTE LEGEND

- GENERAL NOTES:**
1. ALL STAIR CHANNELS, STRENGTHENERS SHALL RECEIVE STEEL CLOSURE PLATES - WELDED AND GROUND SMOOTH.
 2. ALL PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SEALED WITH FIRESTOPPING GASKS TO MAINTAIN INTEGRITY OF FIRE RATING.
 3. ALL EXPOSED TO VIEW WALKING AND STAIR STEEL, INCLUDING BUT NOT LIMITED TO, BEAMS, TUBES, PLATES, CHANNELS, AND PIPES TO BE PAINTED BY SSP-10 UNLESS NOTED TO BE STAINLESS STEEL.

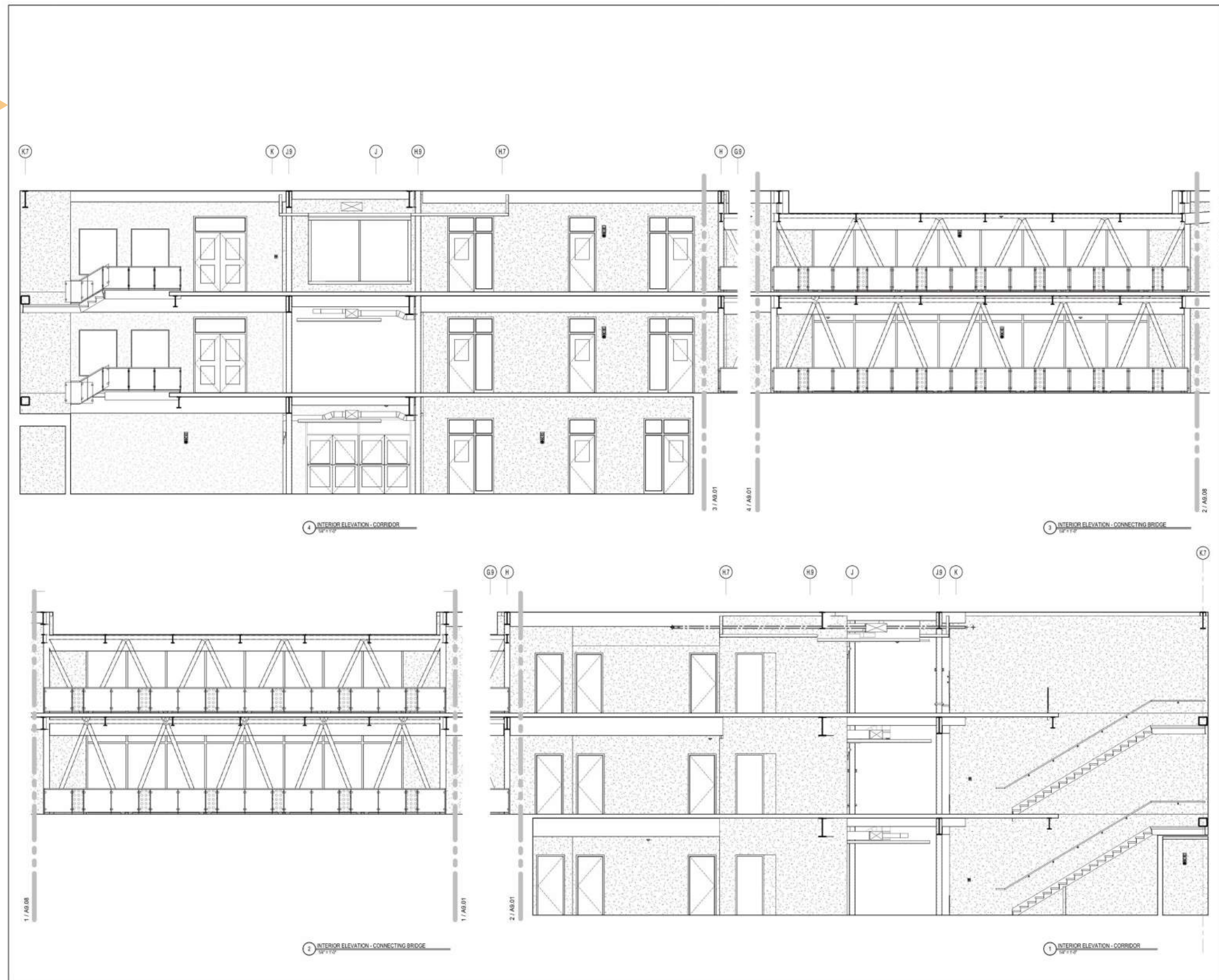


DRAWING NAME
ENLARGED STAIR PLANS & SECTIONS

DRAWN BY: JMR
REVIEWED BY: JMR

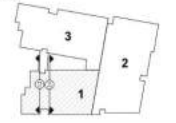
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JOB NO.: 1612.00
DATE: AUGUST 2, 2016

Development of Contract Documents: Interior Elevations



**HOSMER
ELEMENTARY
SCHOOL**
1 Concord Rd.
Watertown, MA 02472

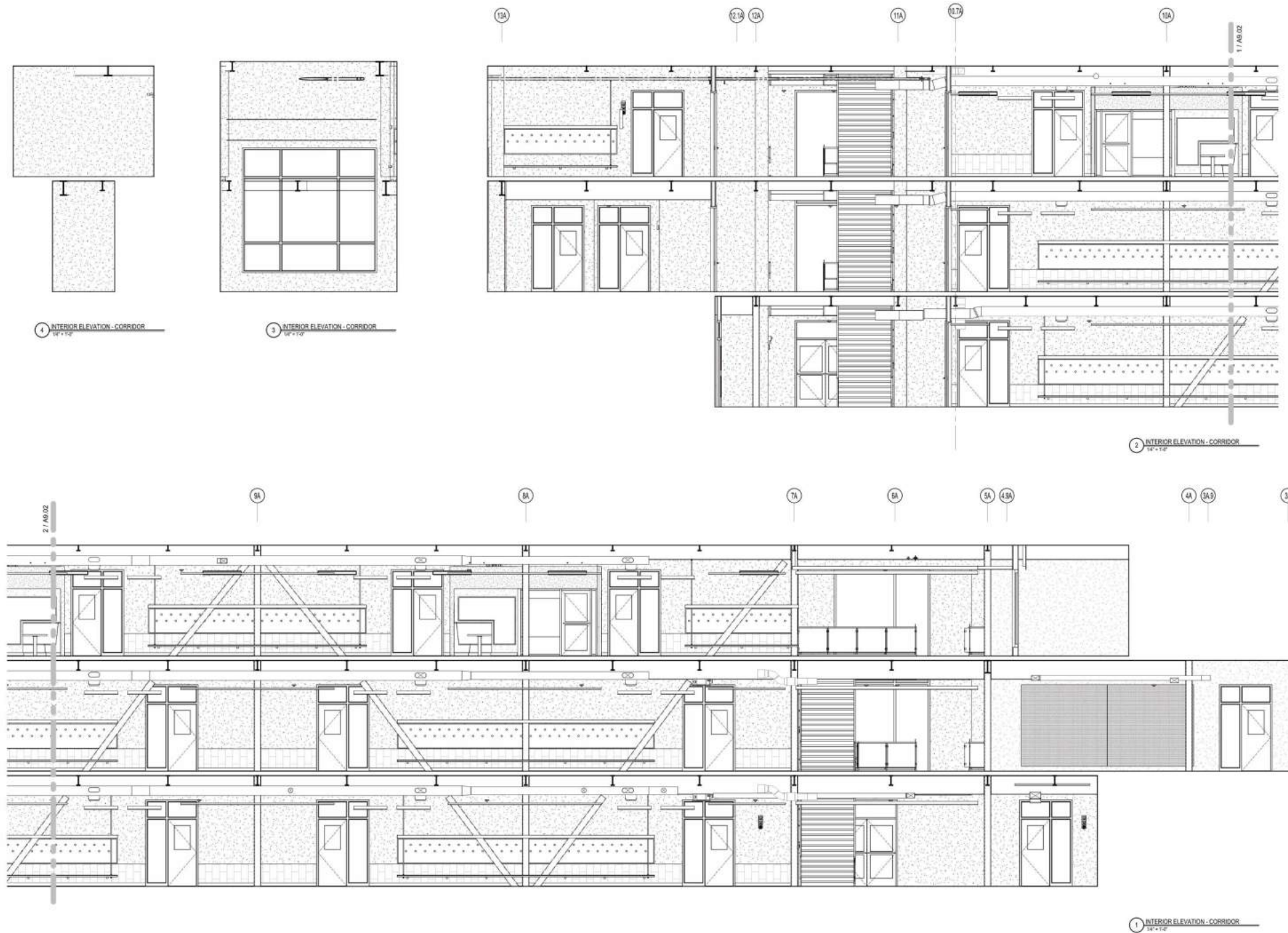
KEYNOTE LEGEND:



DRAWING NAME:
**CORRIDOR
INTERIOR
ELEVATIONS**

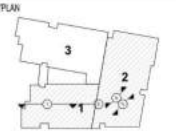
DRAWN BY: S.L.
REVIEWED BY: JMR
SCALE: 1/4" = 1'-0" DRAWING NUMBER:
JOB NO: 1012.00
DATE: AUGUST 2, 2019 **A9.01**

Development of Contract Documents: Interior Elevations



**HOSMER
ELEMENTARY
SCHOOL**
1 Concord Rd.
Watertown, MA 02472

KEYNOTE LEGEND:

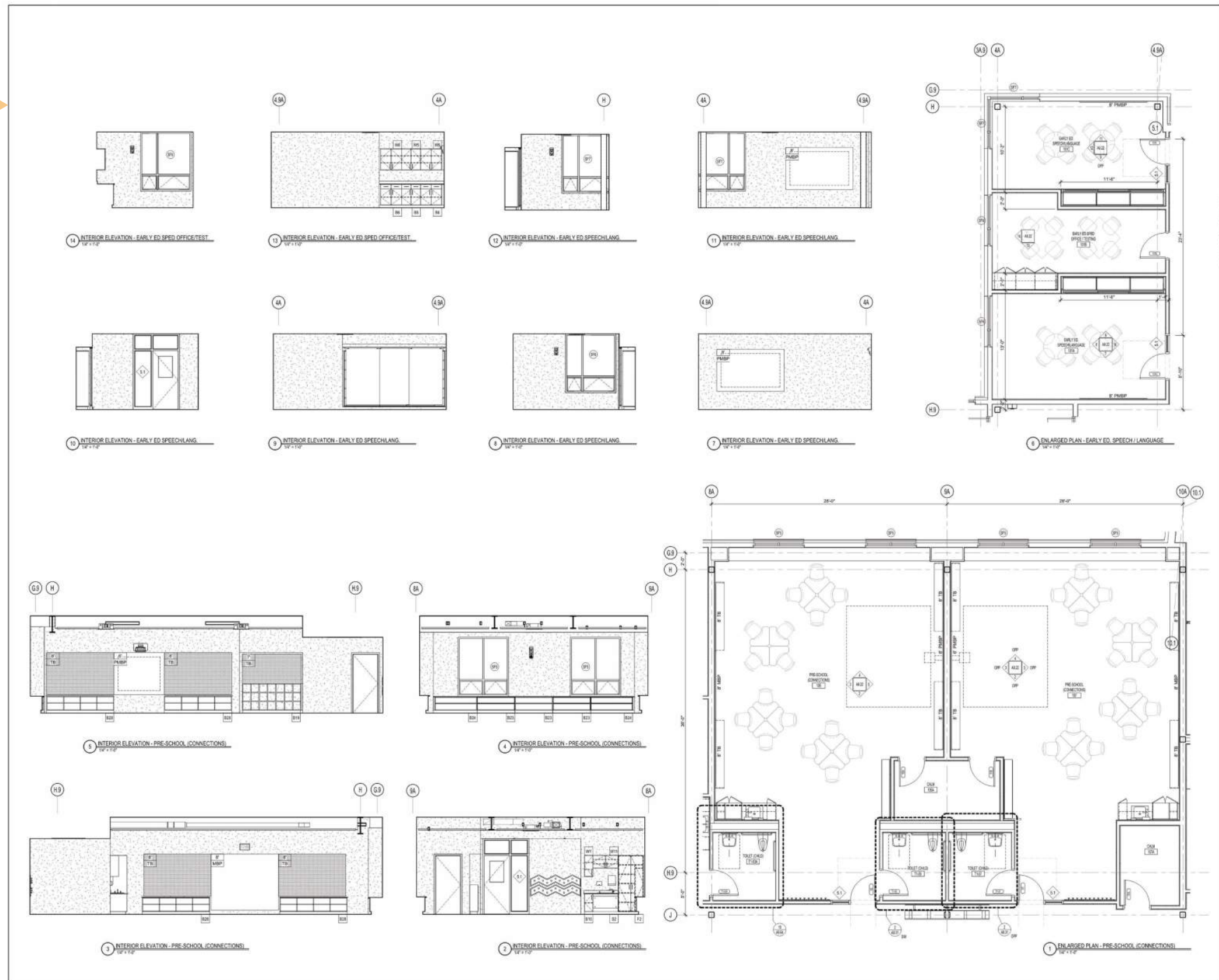


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**CORRIDOR
INTERIOR
ELEVATIONS**

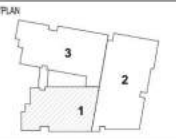
DRAWN BY: JMR / S.S.
REVIEWED BY: JMR

SCALE: 1/4" = 1'-0" DRAWING NUMBER:
JOB NO: 1012.00
DATE: AUGUST 2, 2019 **A9.02**

Development of Contract Documents: Enlarged Plan & Interior Elevations



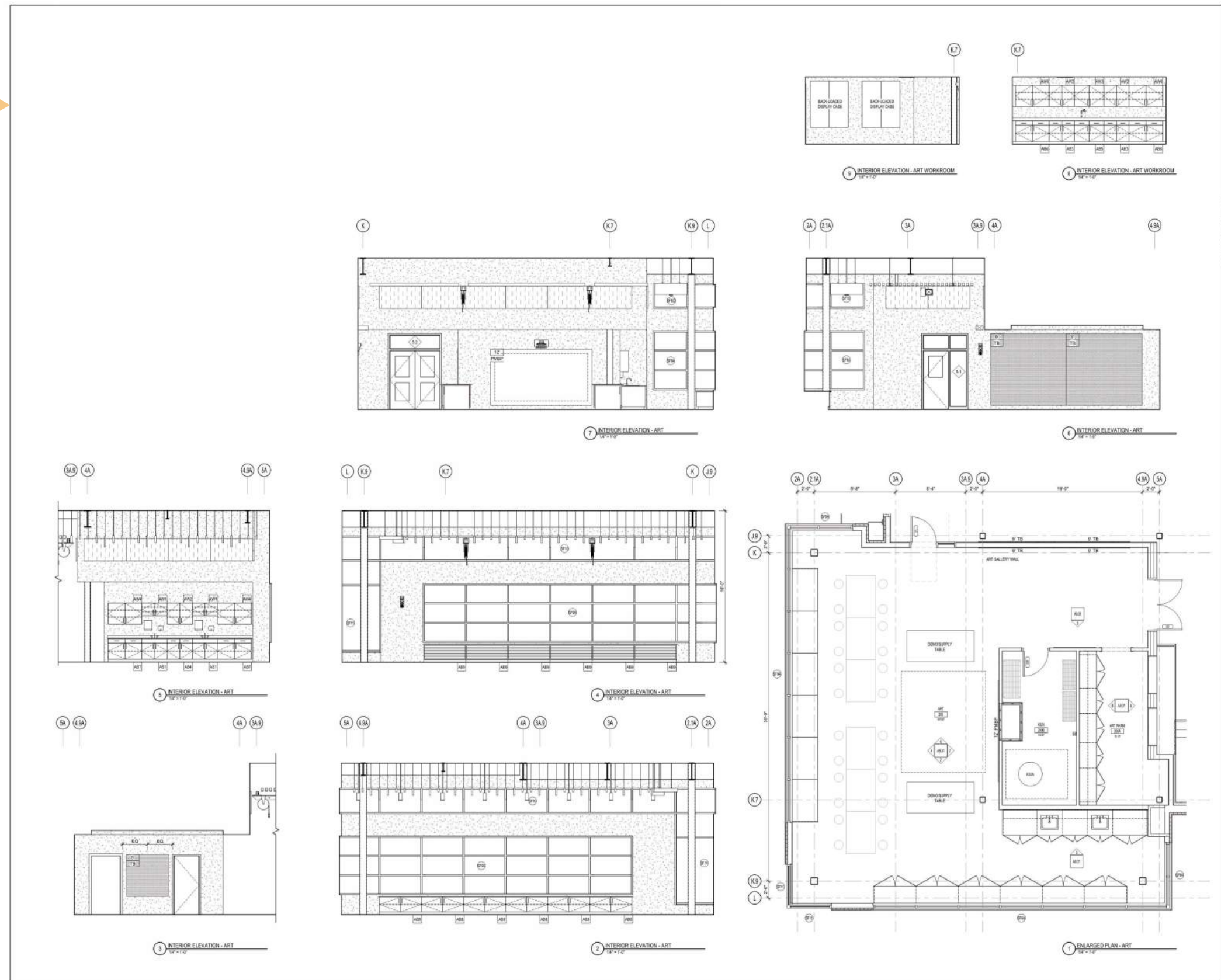
KEYNOTE LEGEND:



DRAWING NAME:
**SPECIAL
EDUCATION
ENLARGED PLANS
& INTERIOR
ELEVATIONS**

DRAWN BY: JMR / S.S.
REVIEWED BY: JMR
SCALE: 1/4" = 1'-0" DRAWING WAIVER:
JOB NO: 1612.00
DATE: AUGUST 2, 2019 **A9.22**

Development of Contract Documents: Enlarged Plan & Interior Elevations



**HOSMER
ELEMENTARY
SCHOOL**
1 Concord Rd.
Watertown, MA 02472

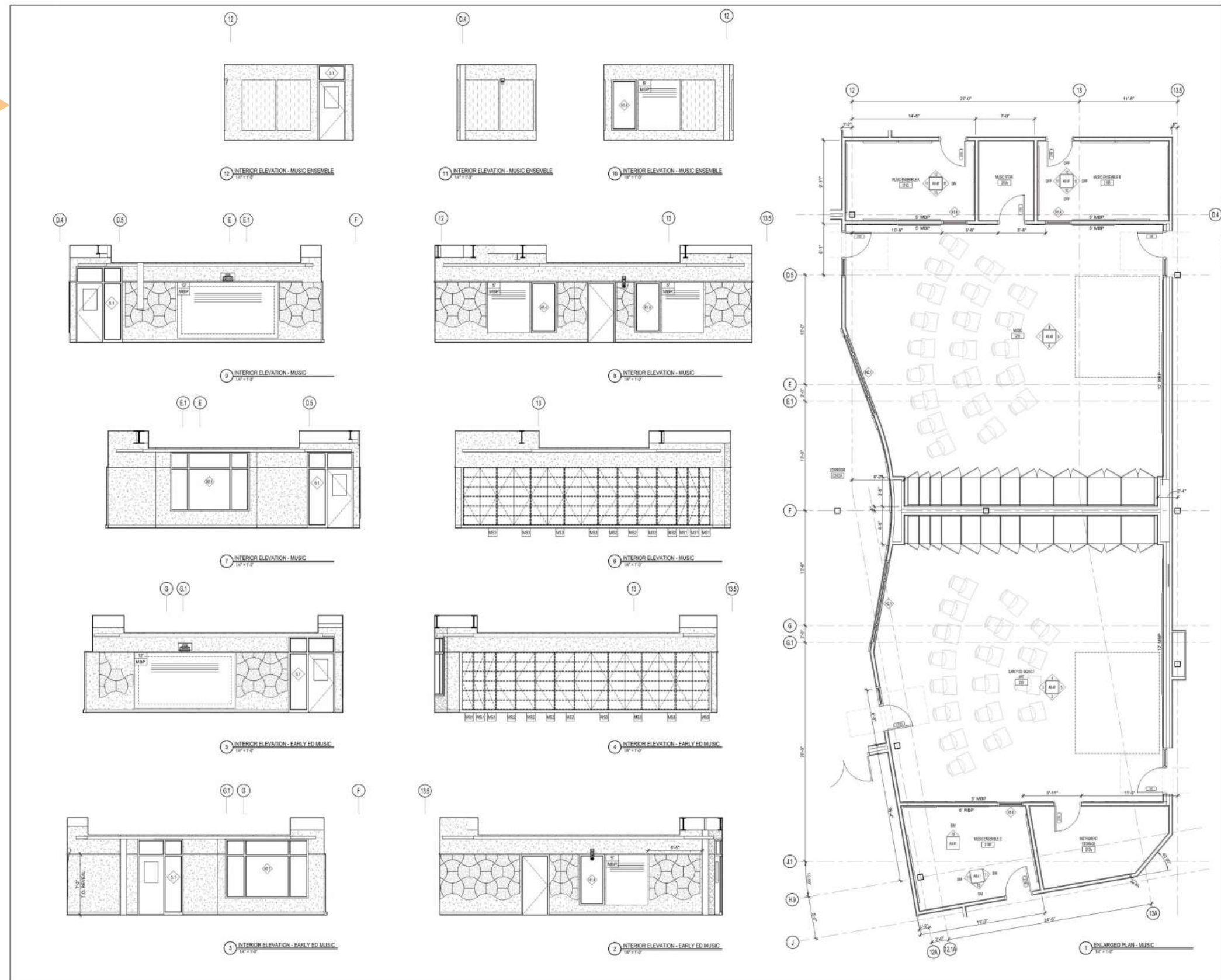
KEYNOTE LEGEND:



DRAWING NAME:
**ART CLASSROOM
ENLARGED PLANS
& INTERIOR
ELEVATIONS**

DRAWN BY: JMR / S.S.
REVIEWED BY: JMR
SCALE: 1/8" = 1'-0" | DRAWING NUMBER:
JOB NO.: 1612.00 | **A9.31**
DATE: AUGUST 2, 2019

Development of Contract Documents: Enlarged Plan & Interior Elevations



HOSMER ELEMENTARY SCHOOL
1 Concord Rd.
Watertown, MA 02472

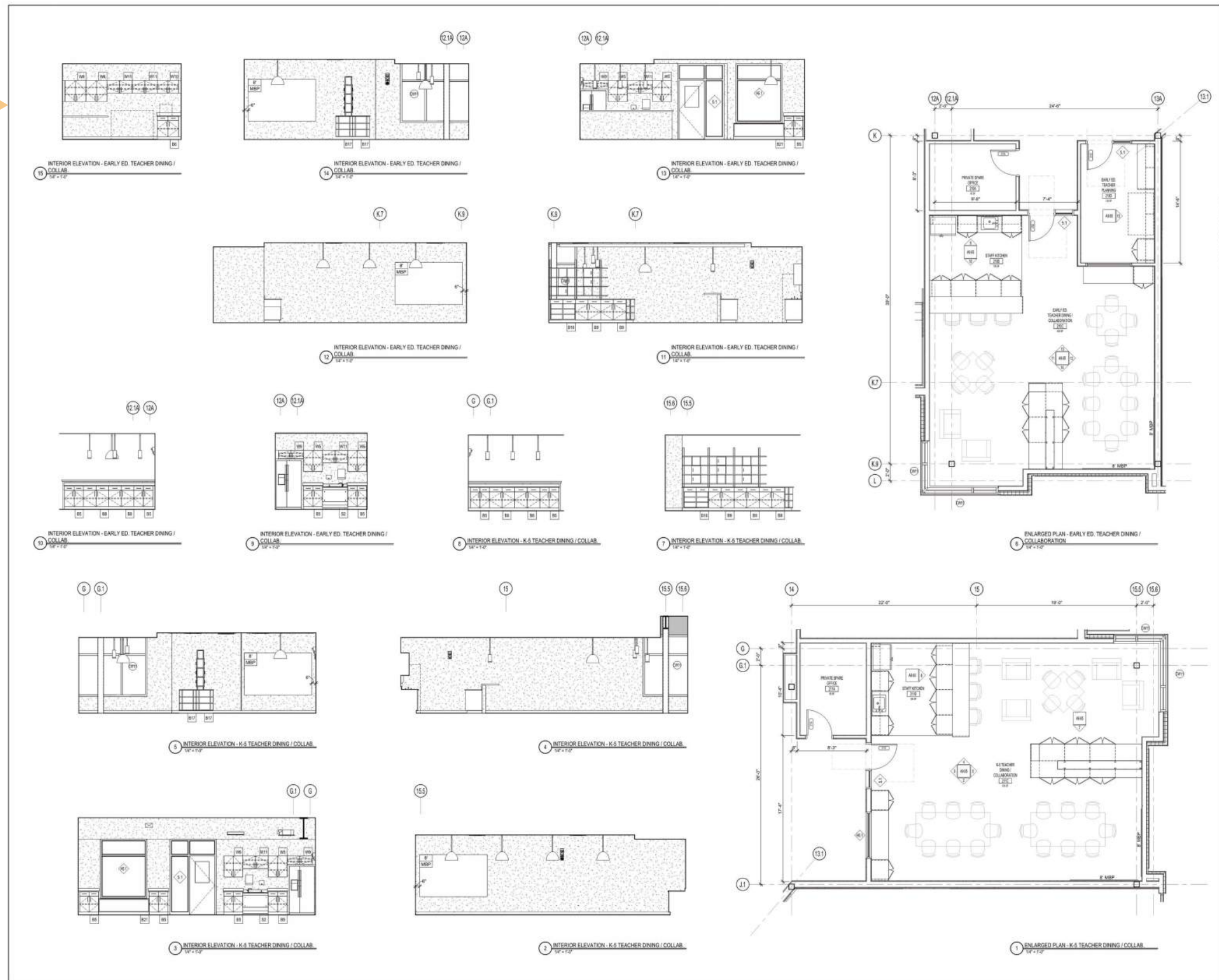
KEYNOTE LEGEND:



MUSIC ENLARGED PLANS & INTERIOR ELEVATIONS

DRAWING NAME:
DRAWN BY: JMR / S.S.
REVIEWED BY: JMR
SCALE: 1/4" = 1'-0" | DRAWING NUMBER: **A9.41**
JOB NO: 1612.00
DATE: AUGUST 2, 2019

Development of Contract Documents: Enlarged Plan & Interior Elevations



Cunniff

Existing Site



Cunniff
School
Playground

Cunniff
Elementary School

Chapman St

Chapman St

Chapman St

Warren St

Warren St

Warren St

Warren St

Cunniff

Landscape Progress

Development of the contract documents

Includes:

- Topography
- Trees & Shrubs
- Vegetated Surfaces
- Paved Surfaces



CONCEPT PLANT SCHEDULE

	EXISTING TREES	10
	PROPOSED SHADE TREES	12
	PROPOSED ORNAMENTAL TREES	11
	PROPOSED EVERGREEN TREES	5
	PROPOSED SHRUB MASSING	6,300 sq ft
	PROPOSED SPECIAL SURFACE	



536 Boston Post Rd Weyland, MA
508.258.0790 www.ai3architects.com



CUNNIFF elementary

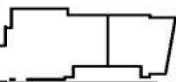
KEYNOTE LEGEND

PROGRESS

NORTH ARROW



KEYPLAN



DRAWING NAME:

CUNNIFF PLAN

DRAWN BY:

REVIEWED BY:

SCALE:

JOB NO.:

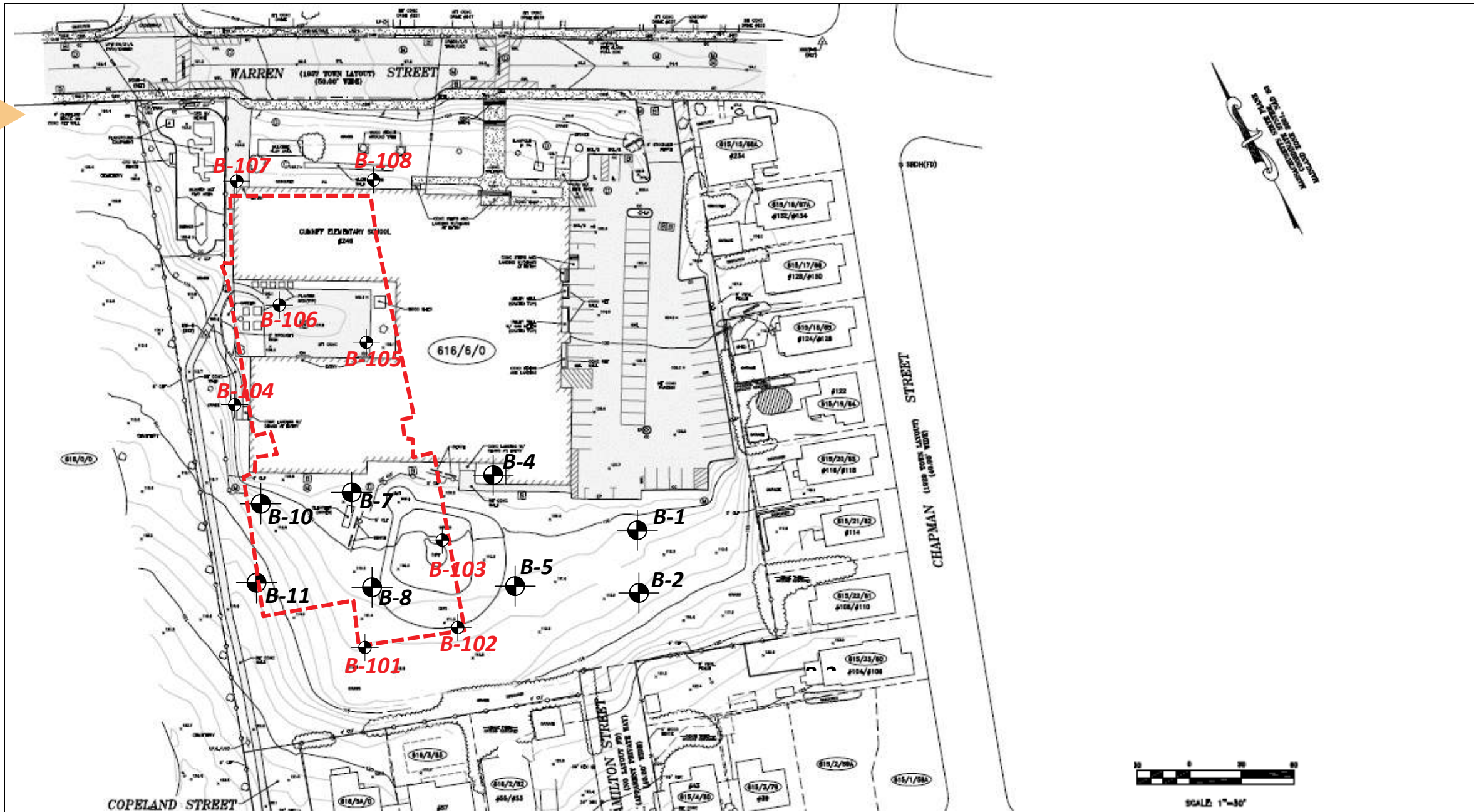
DATE:

DRAWING NUMBER:


L1.0


Planning for Phase 2
Geotechnical Borings

Proposed borings
shown in red




Legend

 Approximate location of borings advanced by Hoffman Environmental Services, Inc. of North Kingstown, RI between October 22 and 23, 2018 and observed by LGCI.

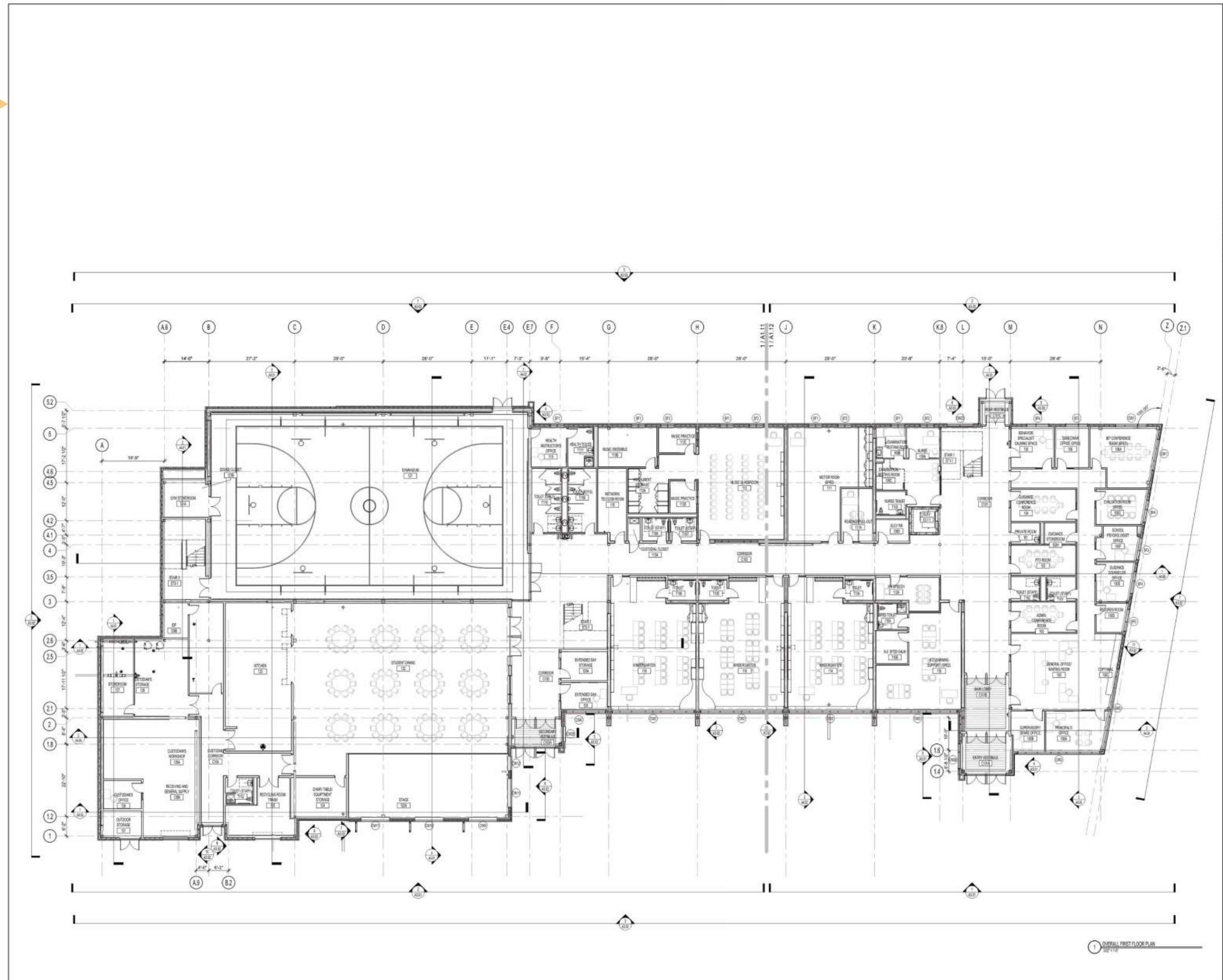
 Proposed Boring

Note

Figure based on a drawing titled: "Aerial Mapping Survey, Cunniff Elementary School, Watertown, Massachusetts," prepared by Welch Associates Land Surveyors, Inc. and dated on April 2, 2018.

Client: Ai3 Architects LLC	Project: Proposed Cunniff Elementary School	Figure – Proposed Boring Location Plan	
 LGCI Lahlaf Geotechnical Consulting, Inc.	Project Location: Watertown, MA	LGCI Project No.: 1849	Date: Feb. 2019

Development of Contract Documents: Floor Plans (First Floor)



346 Warren Street
Watertown, MA 02472

KEYNOTE LEGEND:



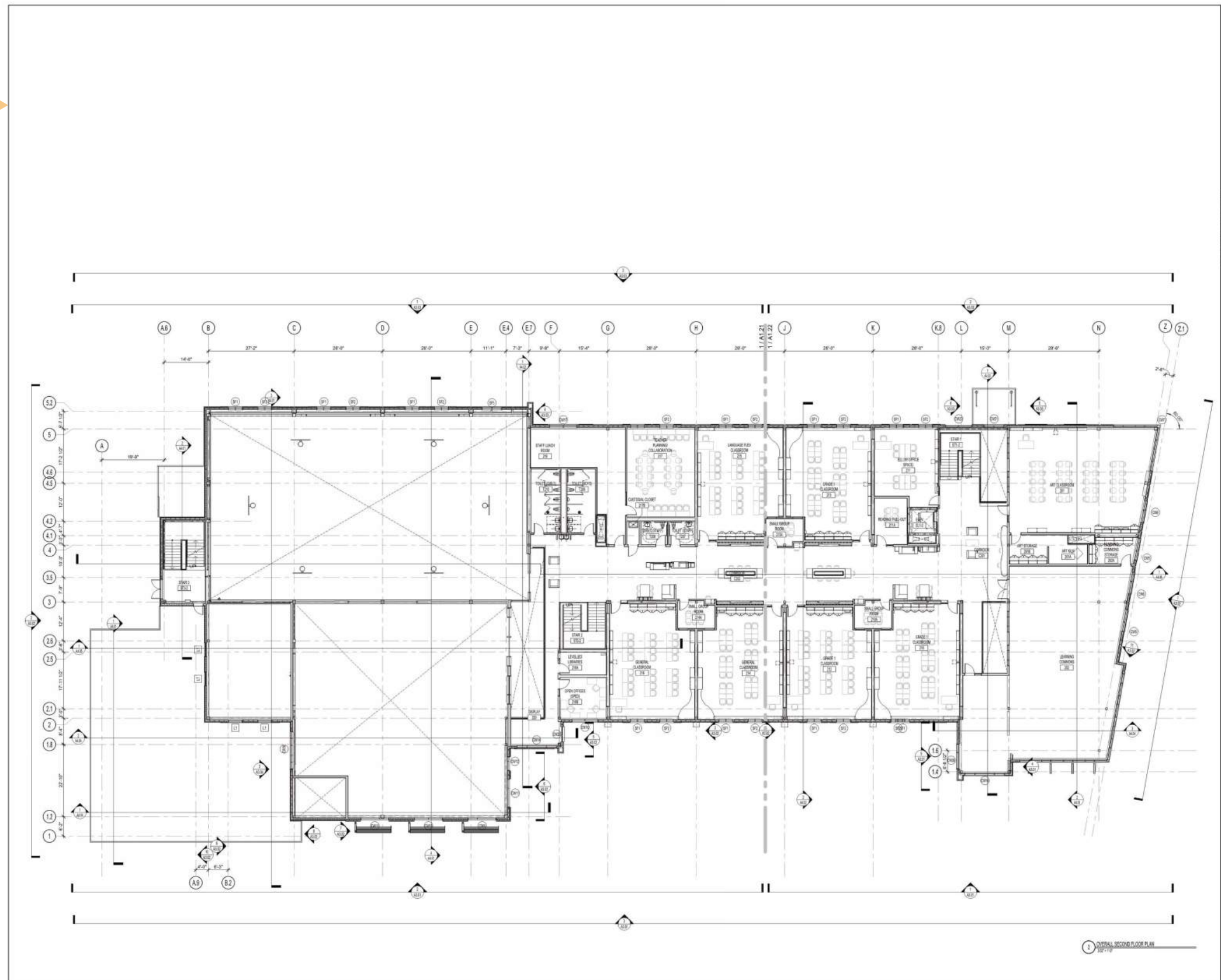
DESIGN DEVELOPMENT



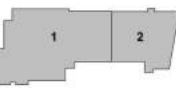
OVERALL FIRST FLOOR PLAN

DRAWN BY: CMH
REVIEWED BY: MJR
SCALE: 3/32" = 1'-0" DRAWING NUMBER:
JOB NO.: 1611.00
DATE: FEBRUARY 6, 2019 **A1.10**

Development of Contract Documents: Floor Plans (Second Floor)



KEYPLAN



DRAWING NAME
OVERALL SECOND FLOOR PLAN

DRAWN BY: CMH

REVIEWED BY: MJR

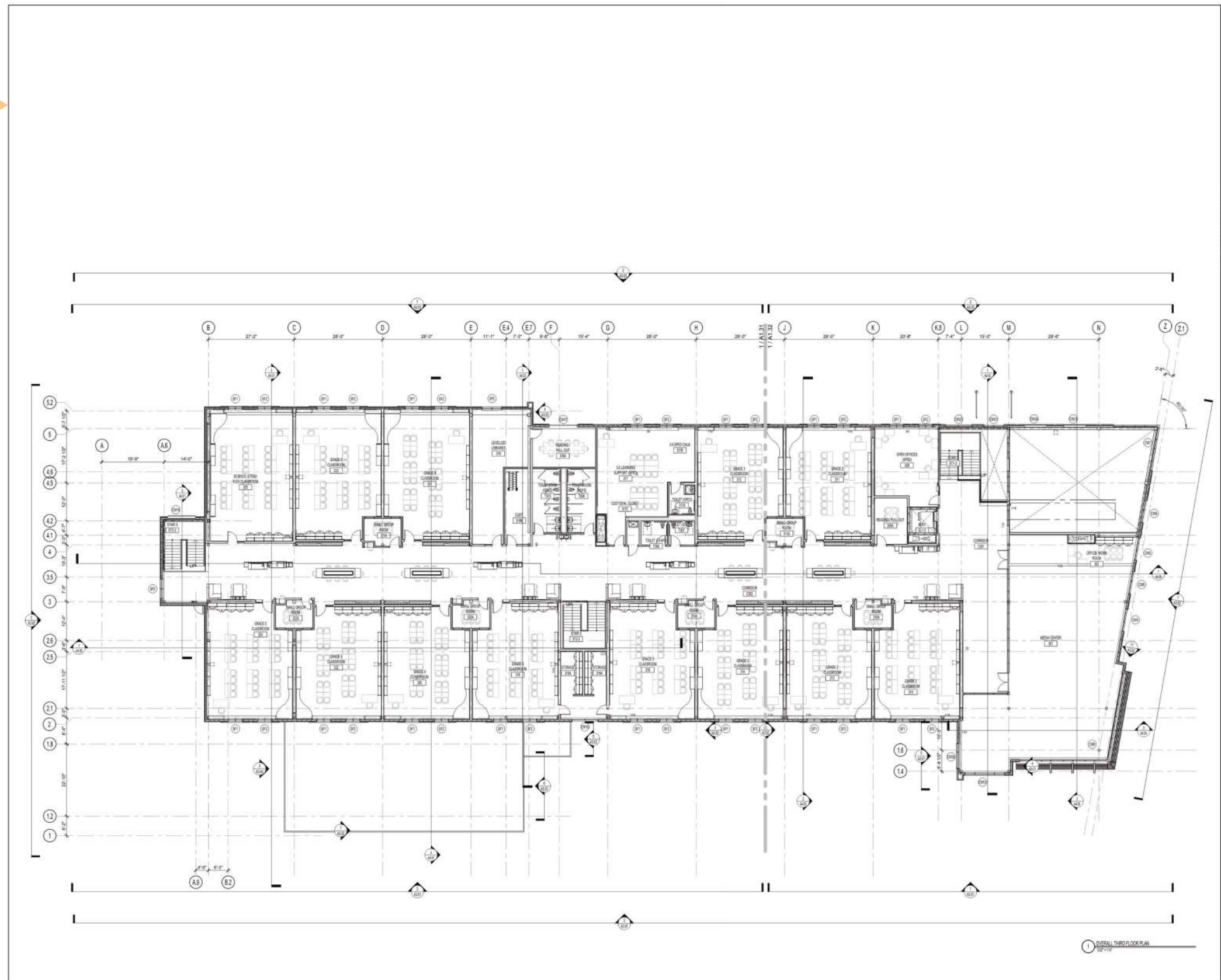
SCALE: 3/32" = 1'-0" DRAWING NUMBER:

JOB NO.: 1611.00

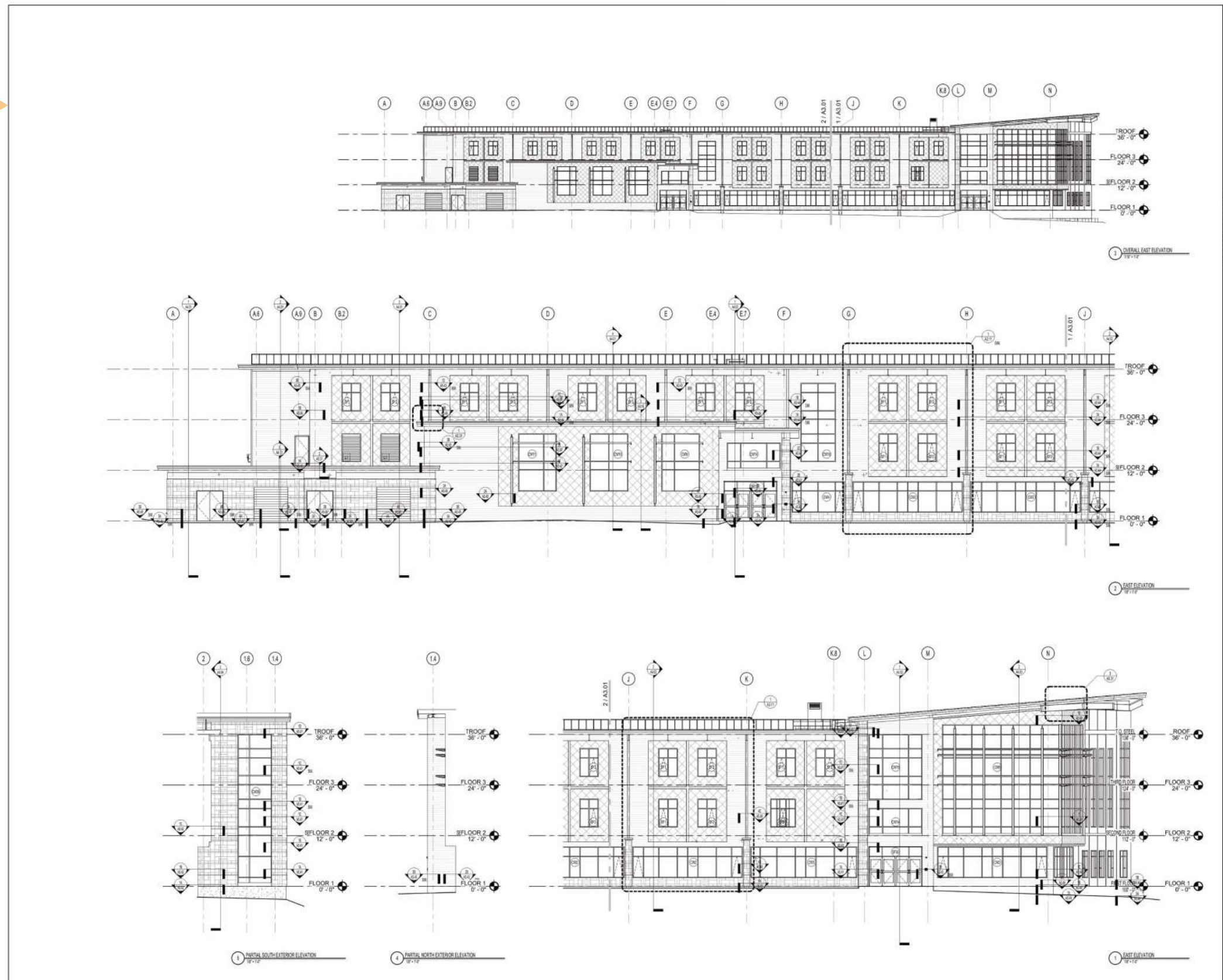
DATE: FEBRUARY 6, 2019

A1.20

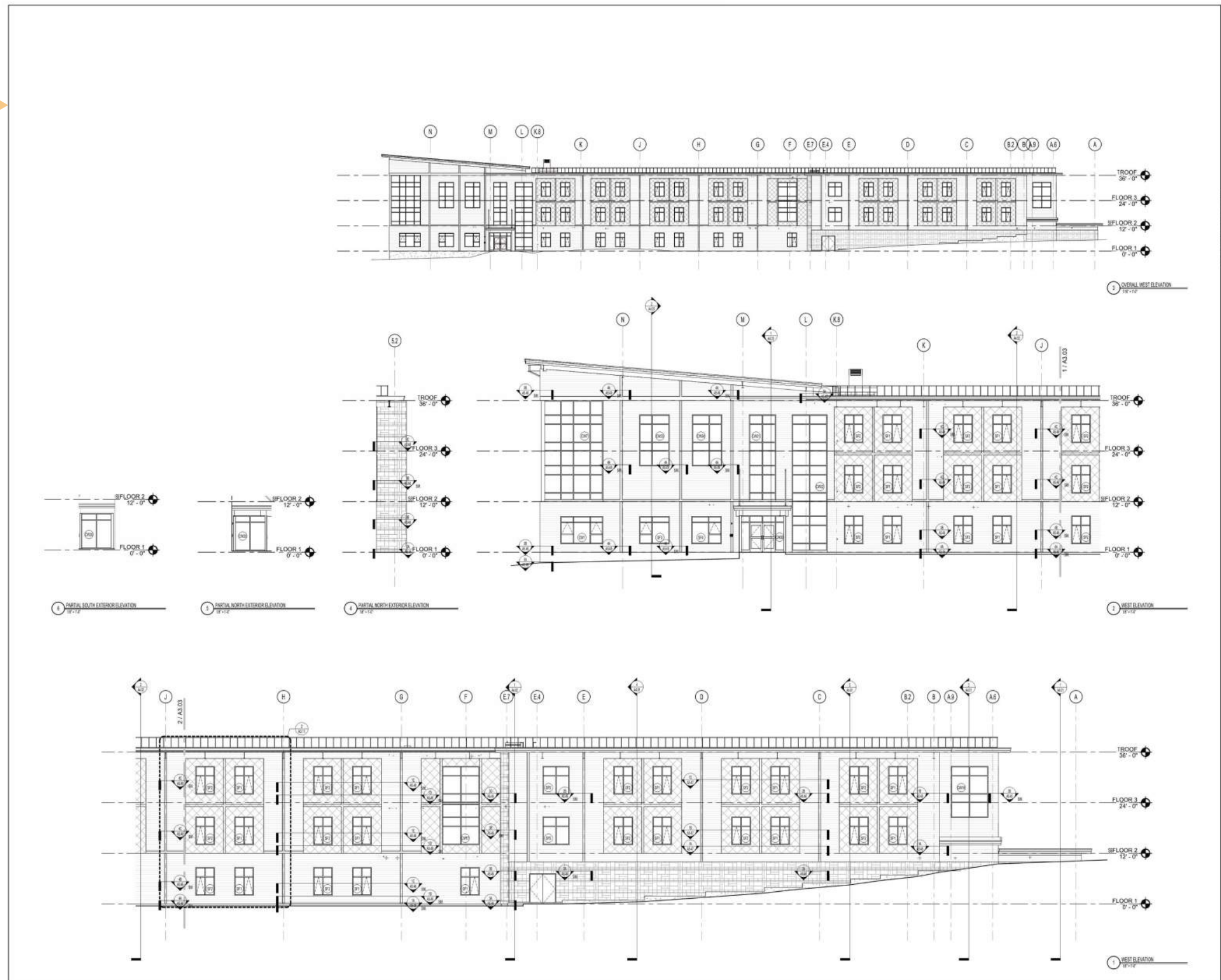
Development of Contract Documents: Floor Plans (Third Floor)



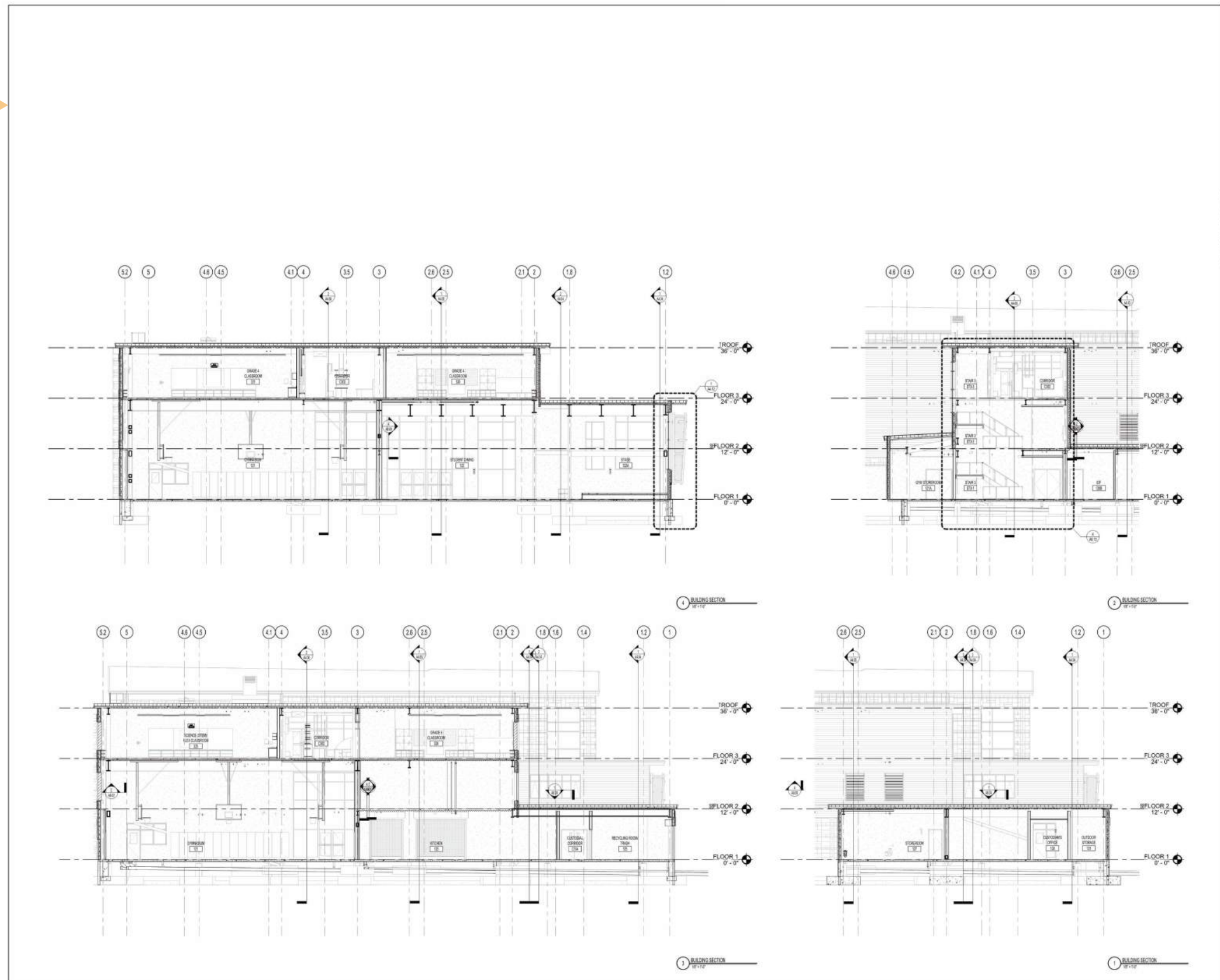
Development of Contract Documents: Exterior Elevations (East Elevations)



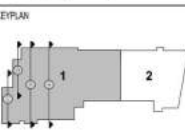
Development of Contract Documents: Exterior Elevations (West Elevations)



Development of Contract Documents: Building Sections



KEYNOTE LEGEND:

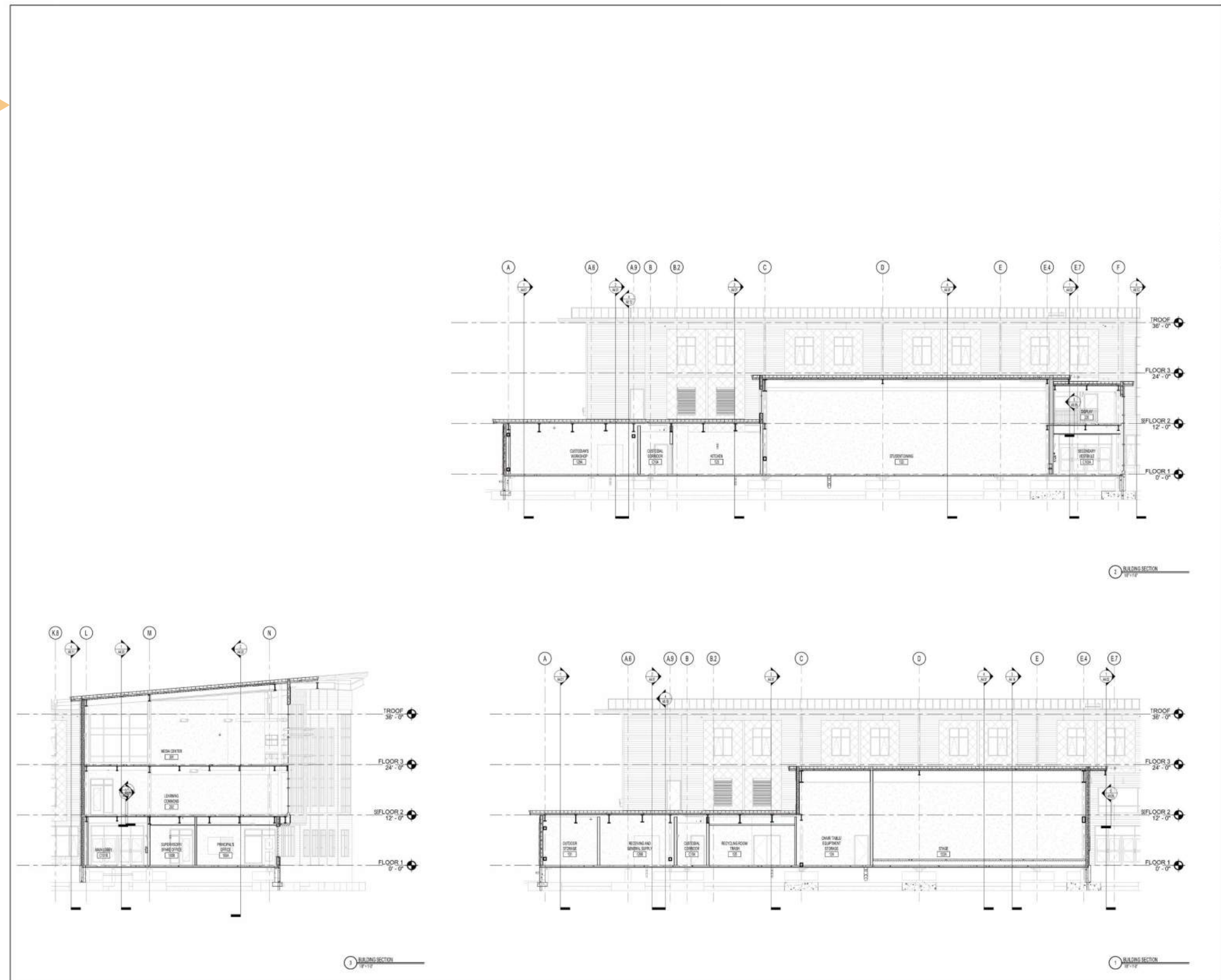


DRAWING NAME

BUILDING SECTION

DRAWN BY: CMH
 REVIEWED BY: MJR
 SCALE: 1/8" = 1'-0" DRAWING NUMBER: A4.01
 JOB NO.: 1911.00
 DATE: FEBRUARY 6, 2019

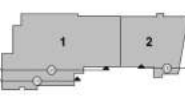
Development of Contract Documents: Building Sections



KEYNOTE LEGEND:



DESIGN DEVELOPMENT

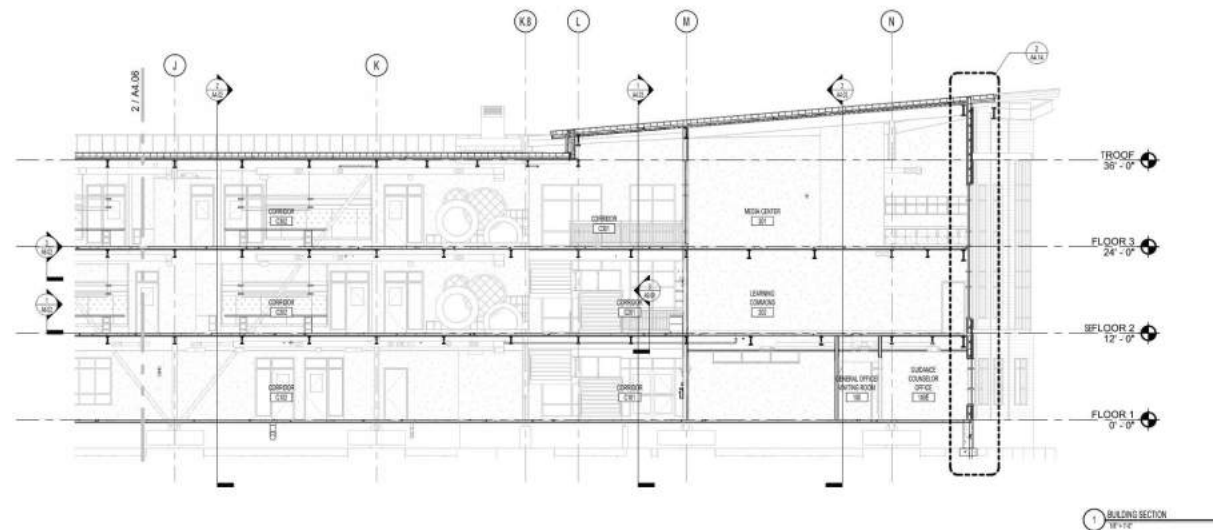
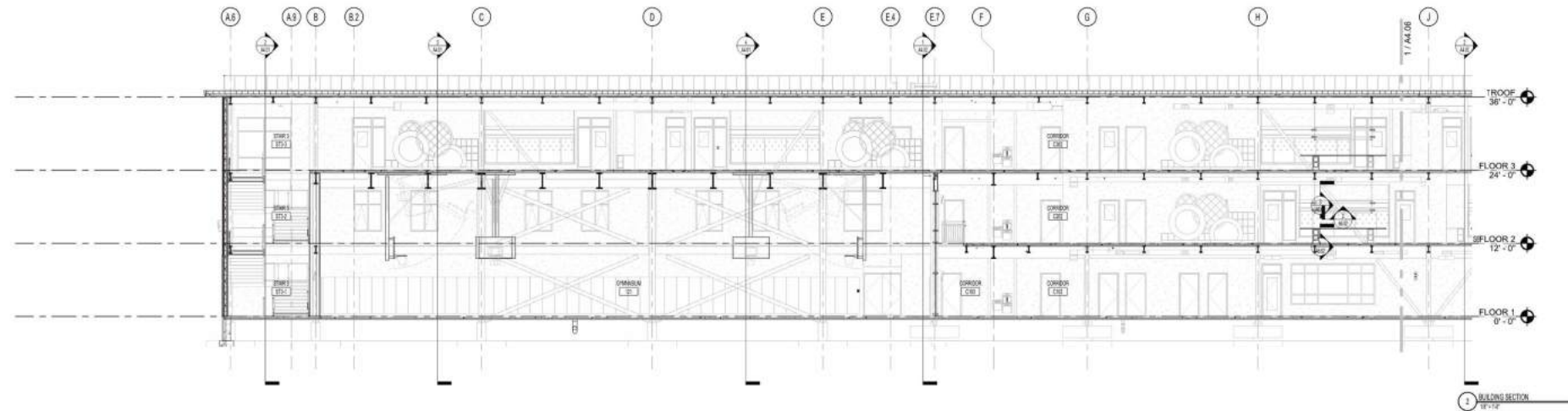


DRAWING NAME:

BUILDING SECTION

DRAWN BY: CMH
 REVIEWED BY: MJR
 SCALE: 1/8" = 1'-0" DRAWING NUMBER: A4.04
 JOB NO.: 1611.00
 DATE: FEBRUARY 6, 2019

Development of Contract Documents: Building Sections

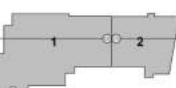


346 Warren Street
Watertown, MA 02472

KEYNOTE LEGEND:



DESIGN DEVELOPMENT



DRAWING NAME:

BUILDING SECTION

DRAWN BY: Author

REVIEWED BY: Checker

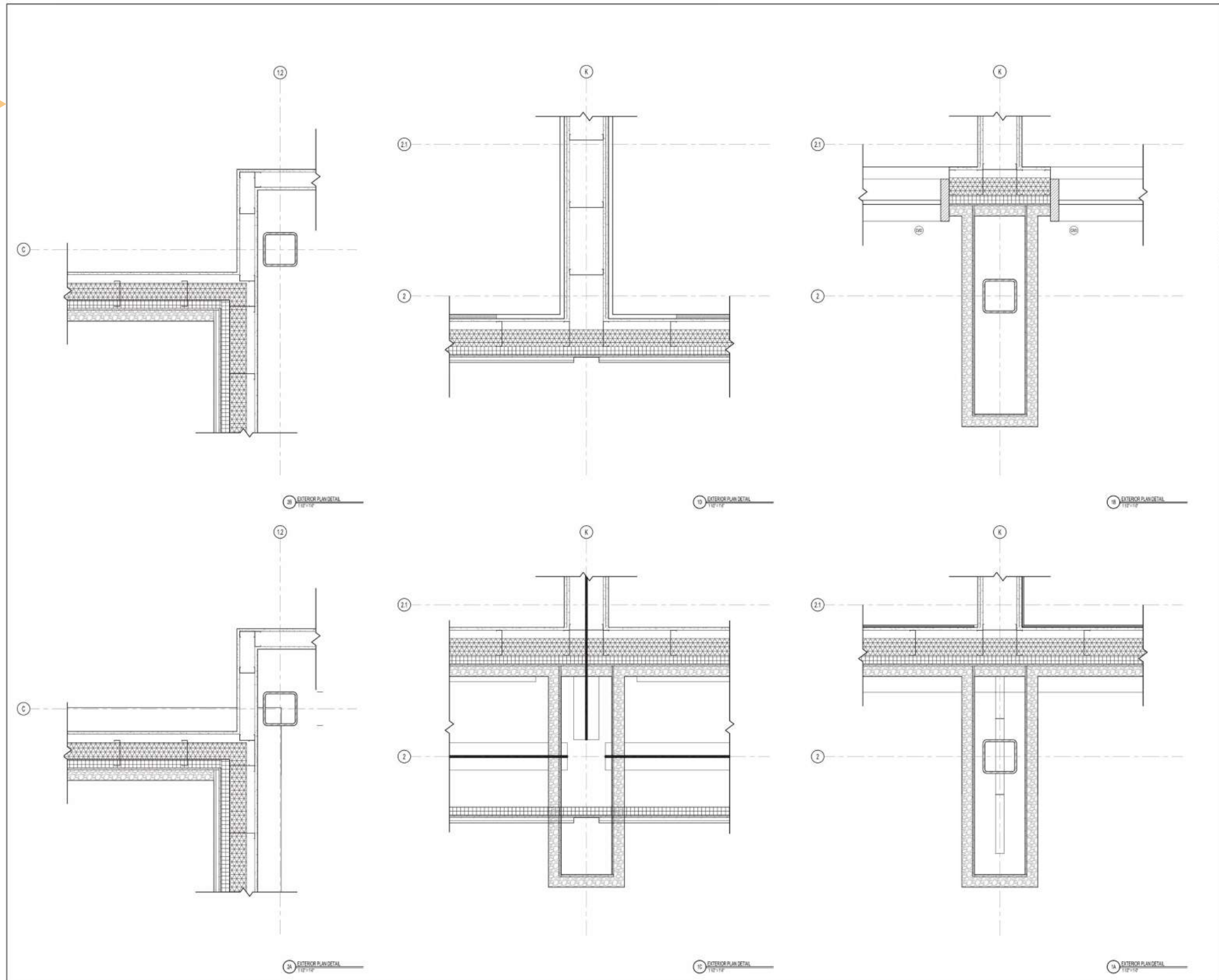
SCALE: 1/8" = 1'-0" DRAWING NUMBER:

JOB NO.: 1611.00

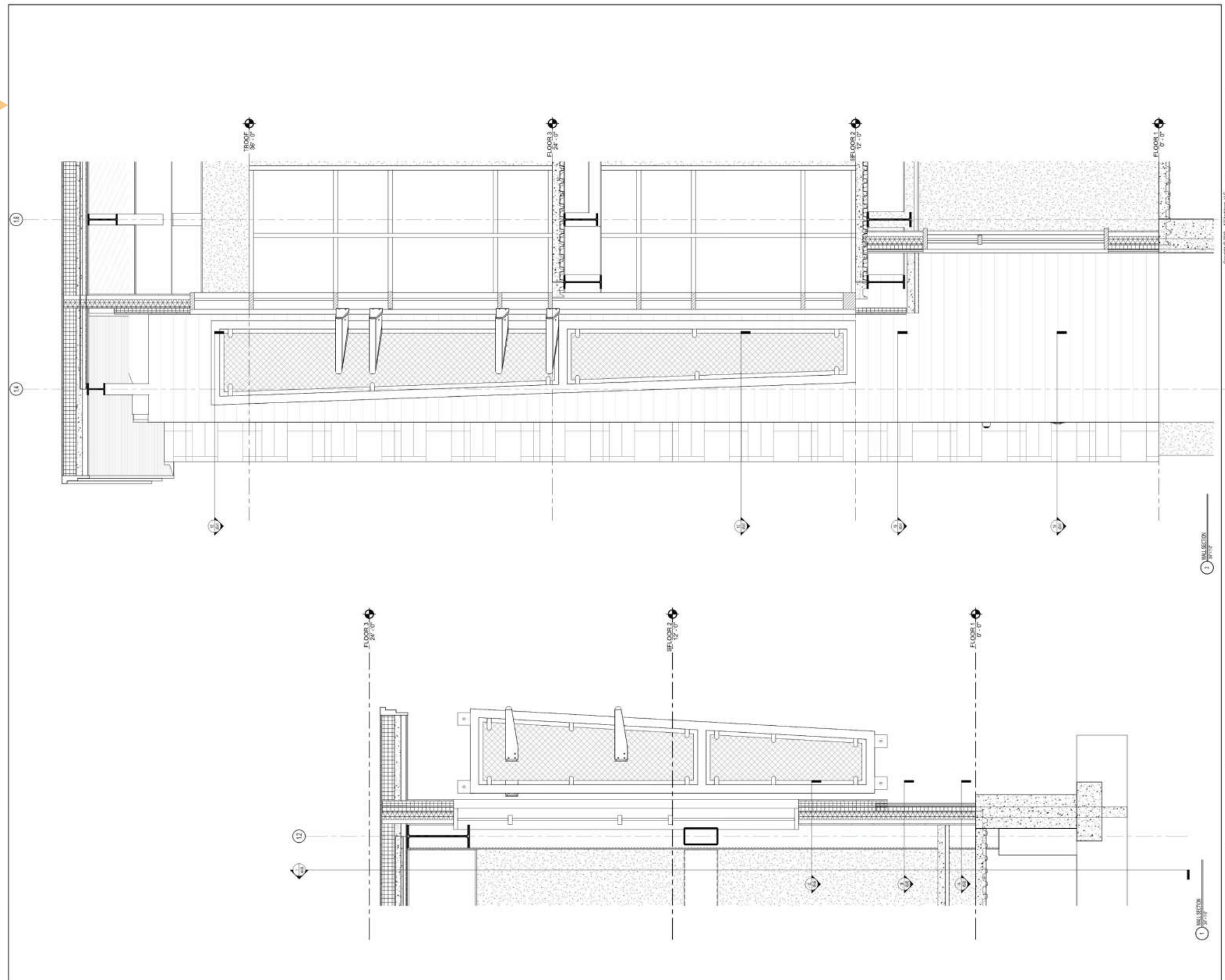
DATE: FEBRUARY 6, 2019

A4.06

Development of Contract Documents: Exterior Plan Details

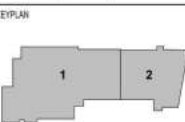


Development of Contract Documents: Enlarged Wall Sections



KEYNOTE LEGEND:

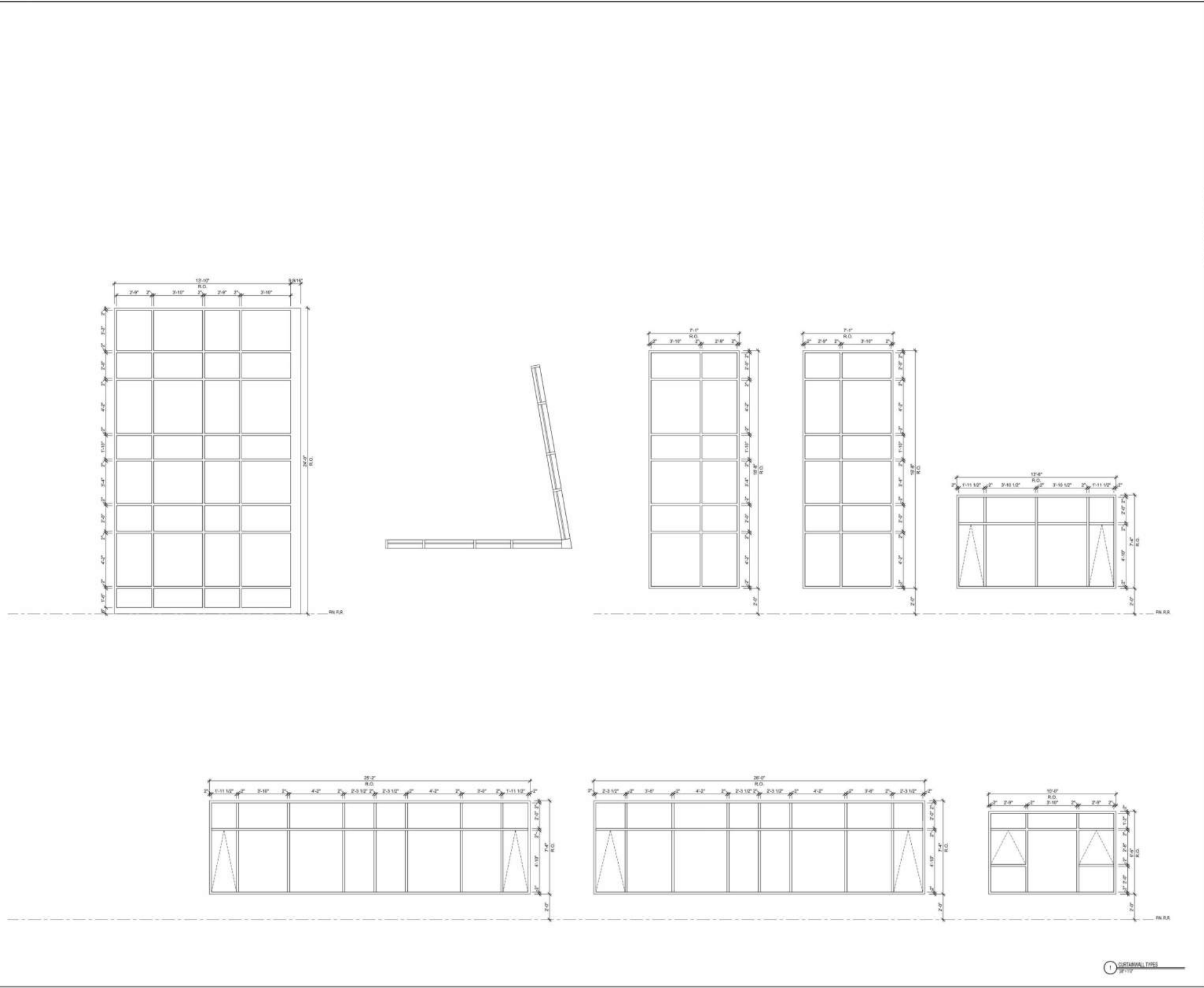
NORTH ARROW
DESIGN DEVELOPMENT



DRAWING NAME
WALL SECTIONS

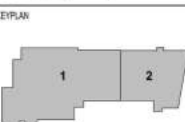
DRAWN BY: CMH
 REVIEWED BY: MJR
 SCALE: 3/8" = 1'-0" DRAWING NUMBER: A4.12
 JOB NO.: 1611.00
 DATE: FEBRUARY 6, 2019

Development of Contract Documents: Curtain Wall Types



KEYNOTE LEGEND:

NORTH ARROW
DESIGN DEVELOPMENT

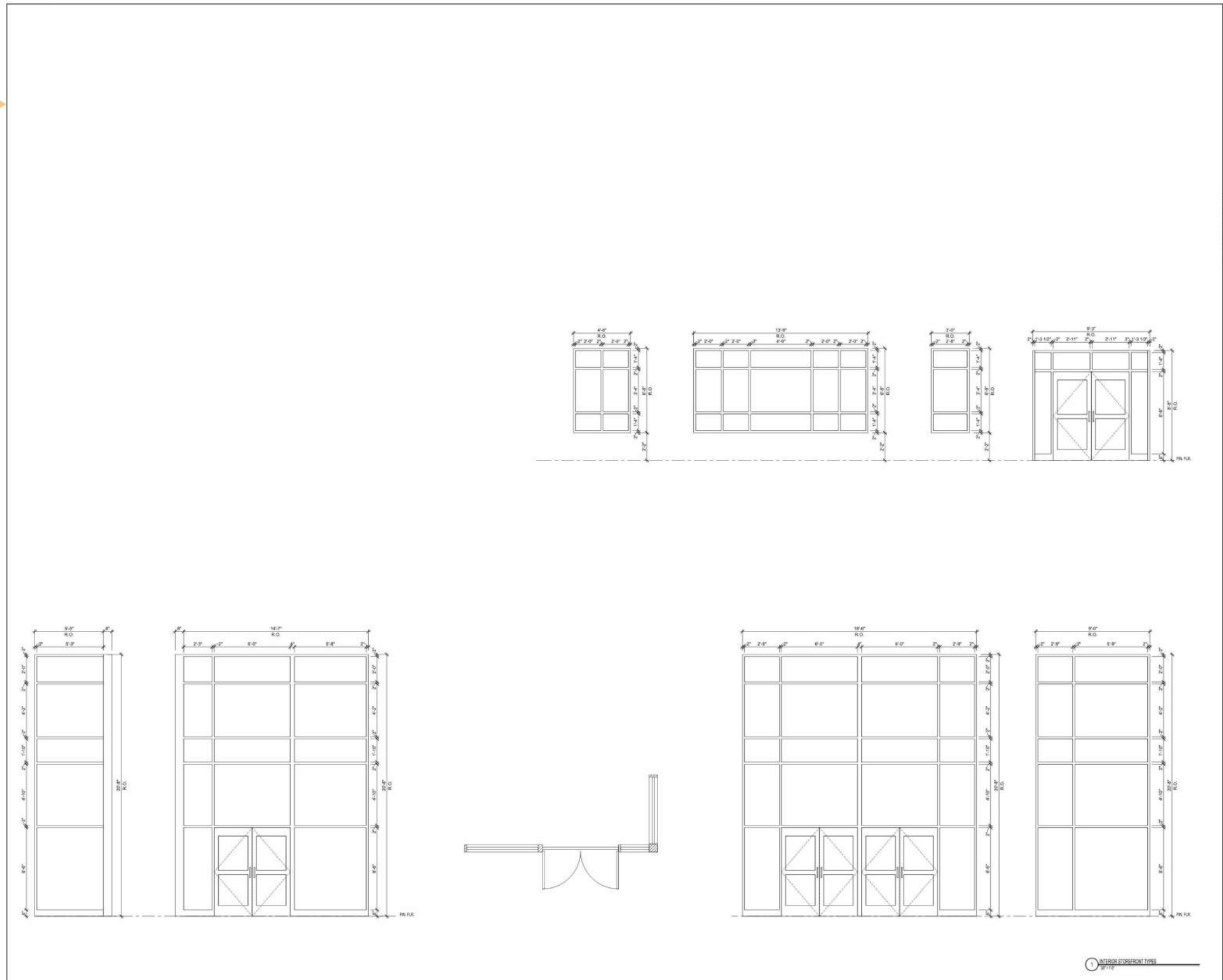


DRAWING NAME
CURTAINWALL TYPES

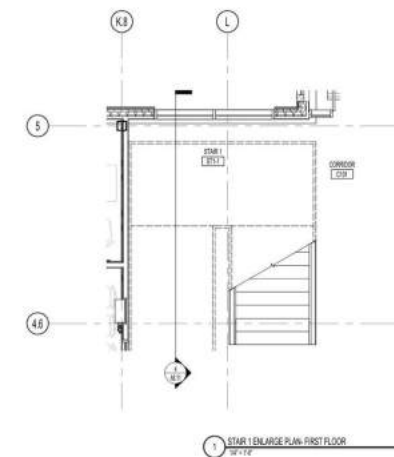
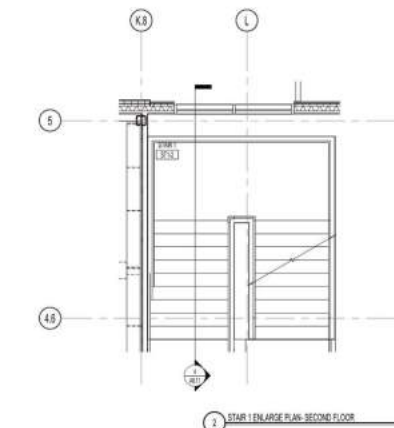
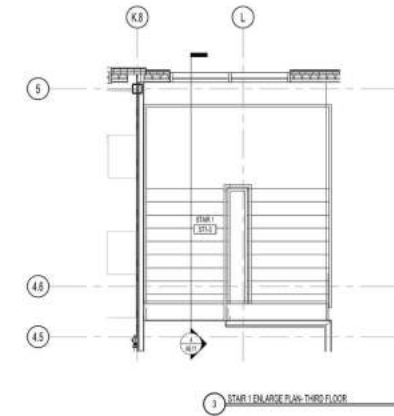
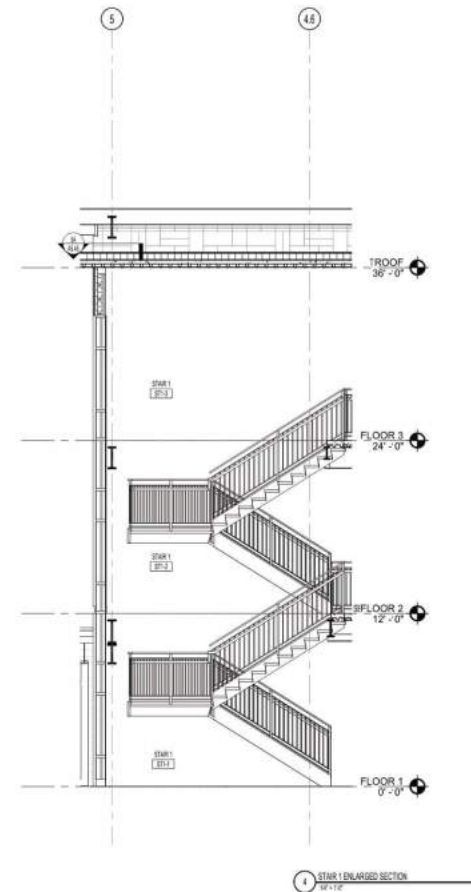
DRAWN BY: CMH
REVIEWED BY: MJR

SCALE: 3/8" = 1'-0" | DRAWING NUMBER: 1011.00
JOB NO.: 1011.00
DATE: FEBRUARY 6, 2019 **A6.21**

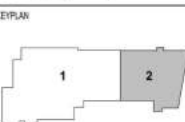
Development of Contract Documents: Interior Storefront Types



Development of Contract Documents: Enlarged Stair Plans and Elevation

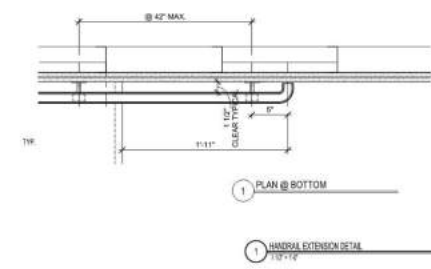
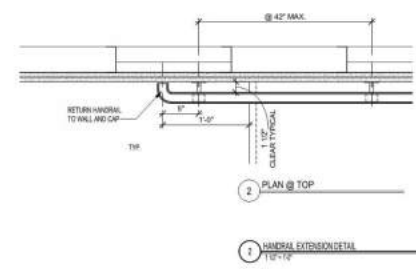
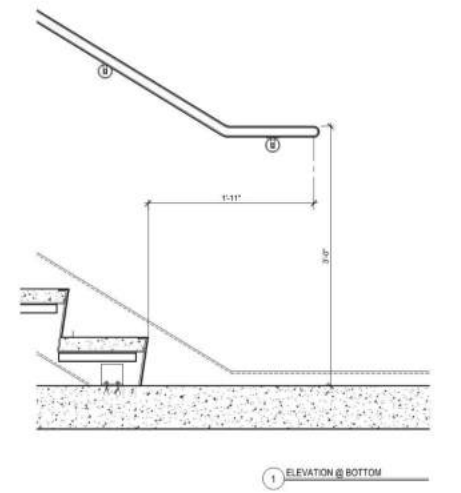
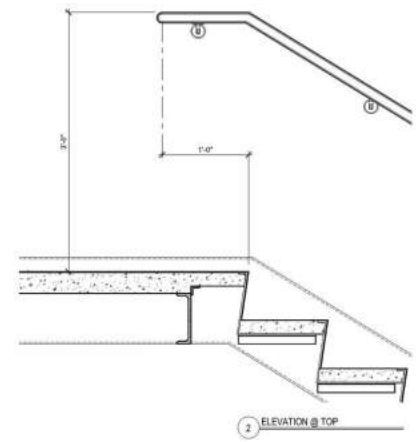
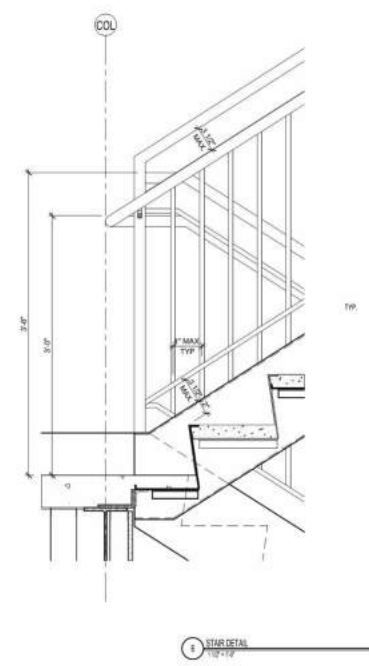
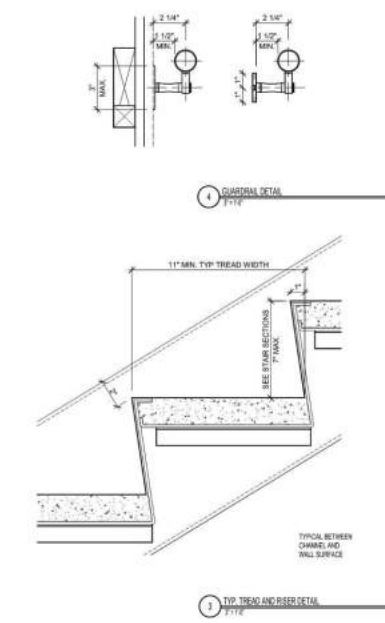
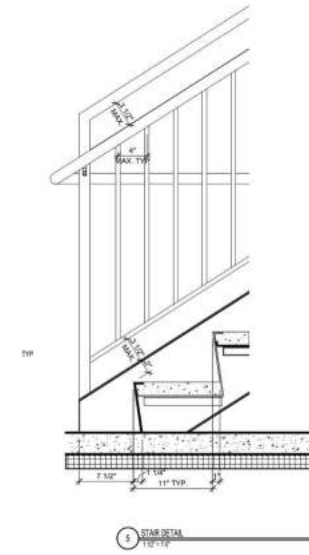
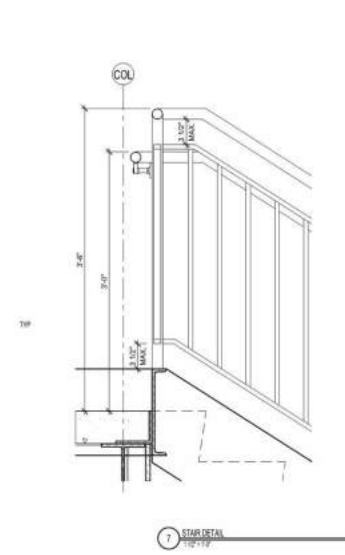


KEYNOTE LEGEND:



DRAWING NAME	
ENLARGED STAIR 1 PLANS & SECTIONS	
DRAWN BY:	CMH
REVIEWED BY:	MJR
SCALE:	1/4" = 1'-0" DRAWING NUMBER:
JOB NO.:	1611.00
DATE:	FEBRUARY 6, 2019
A8.11	

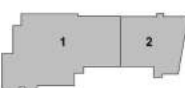
Development of Contract Documents: Stair Details



KEYNOTE LEGEND:



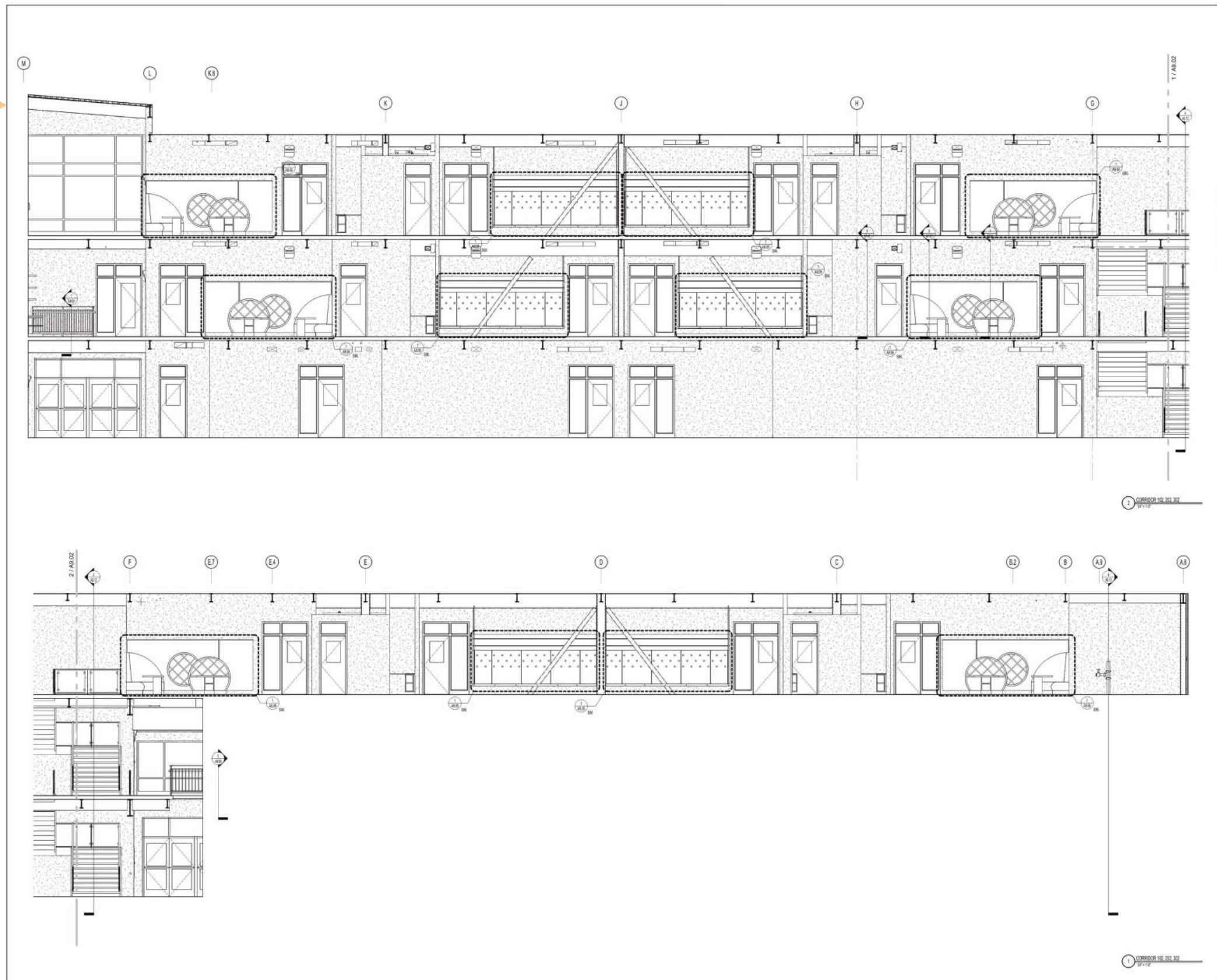
DESIGN DEVELOPMENT



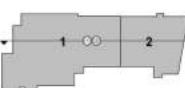
DRAWING NAME
STAIR & HANDRAIL DETAILS

DRAWN BY: CMH
REVIEWED BY: MJR
SCALE: As Indicated DRAWING NUMBER: A8.14
JOB NO.: 1611.00
DATE: FEBRUARY 6, 2019

Development of Contract Documents: Interior Elevations (Corridor)



KEYNOTE LEGEND:



DRAWING NAME	
CORRIDOR INTERIOR ELEVATIONS	
DRAWN BY:	CMH
REVIEWED BY:	MJR
SCALE:	1/4" = 1'-0" DRAWING NUMBER:
JOB NO.:	1611.00
DATE:	FEBRUARY 6, 2019
A9.02	

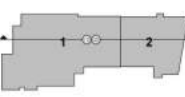
Development of Contract Documents: Interior Elevations (Corridor)



KEYNOTE LEGEND:



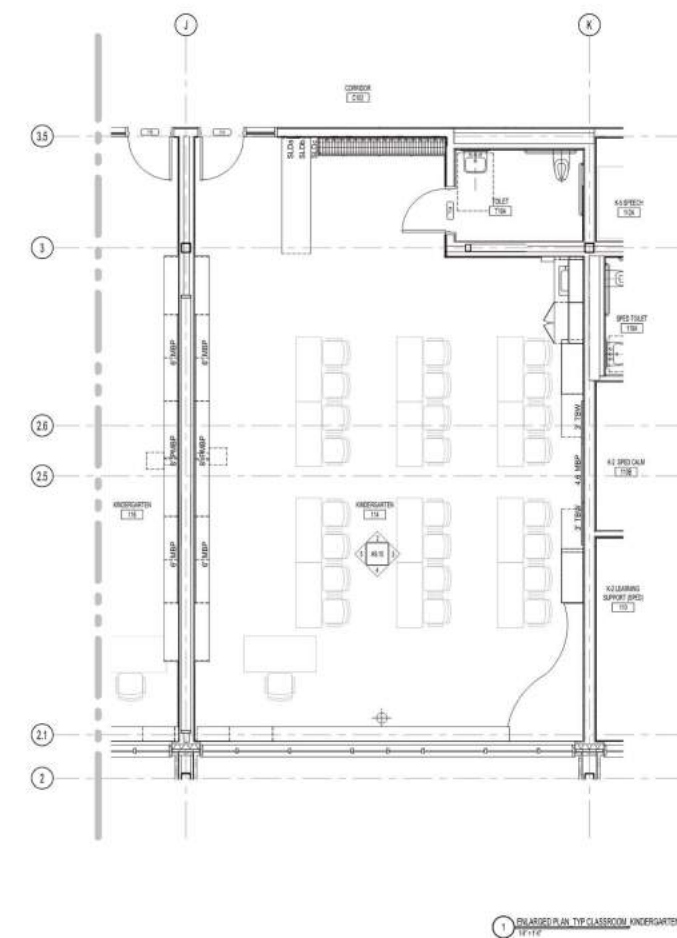
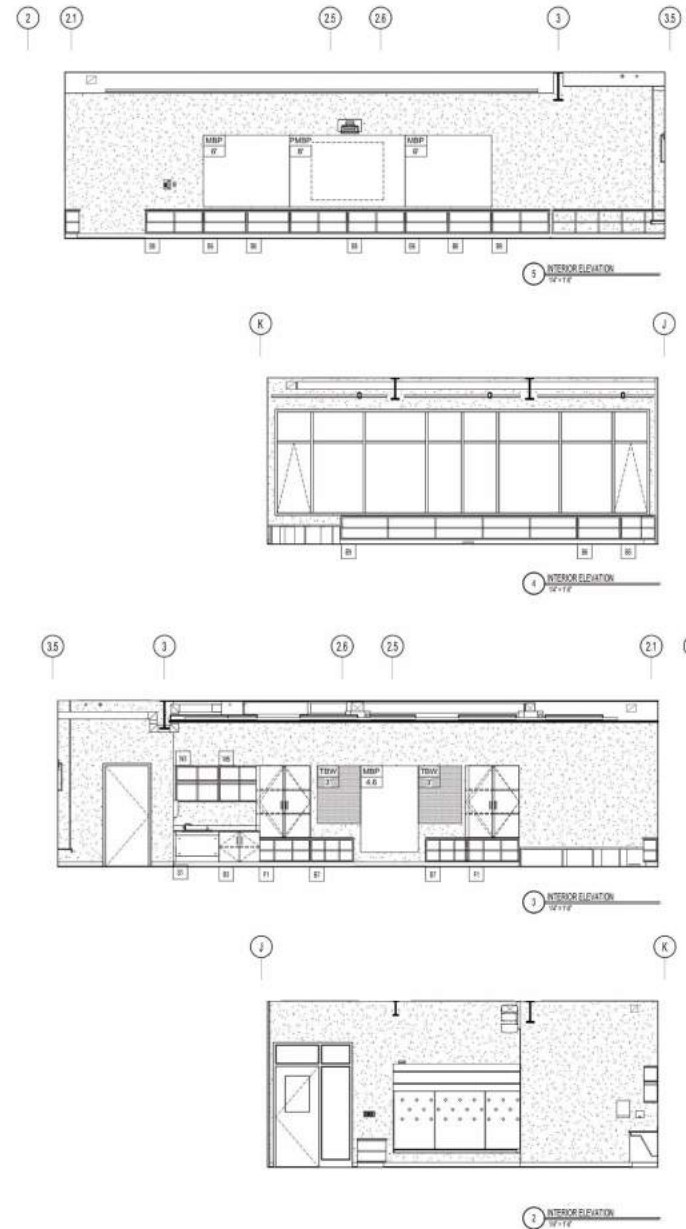
DESIGN DEVELOPMENT



DRAWING NAME:
CORRIDOR INTERIOR ELEVATIONS

DRAWN BY: CMH
 REVIEWED BY: MJR
 SCALE: 1/4" = 1'-0" DRAWING NUMBER: **A9.03**
 JOB NO: 1611.00
 DATE: FEBRUARY 6, 2019

Development of Contract Documents: Enlarged Plan and Interior Elevations (Kindergarten)

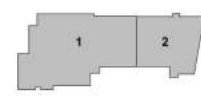


GENERAL NOTES:

1. NOT ALL POWER AND DATA OUTLET/DISTRIBUTION LOCATIONS SHOWN. COORDINATE WITH ELECTRICAL AND TECHNOLOGY DRAWINGS FOR ALL LOCATIONS.
2. REFER TO DETAIL 140.22 FOR FIRE EXTINGUISHER DETAILS AND MOUNTING HEIGHTS.
3. REFER TO ACCESSORIES SCHEDULE AND SCHEDULE ON DRAWING A9.11 FOR ADDITIONAL INFORMATION.



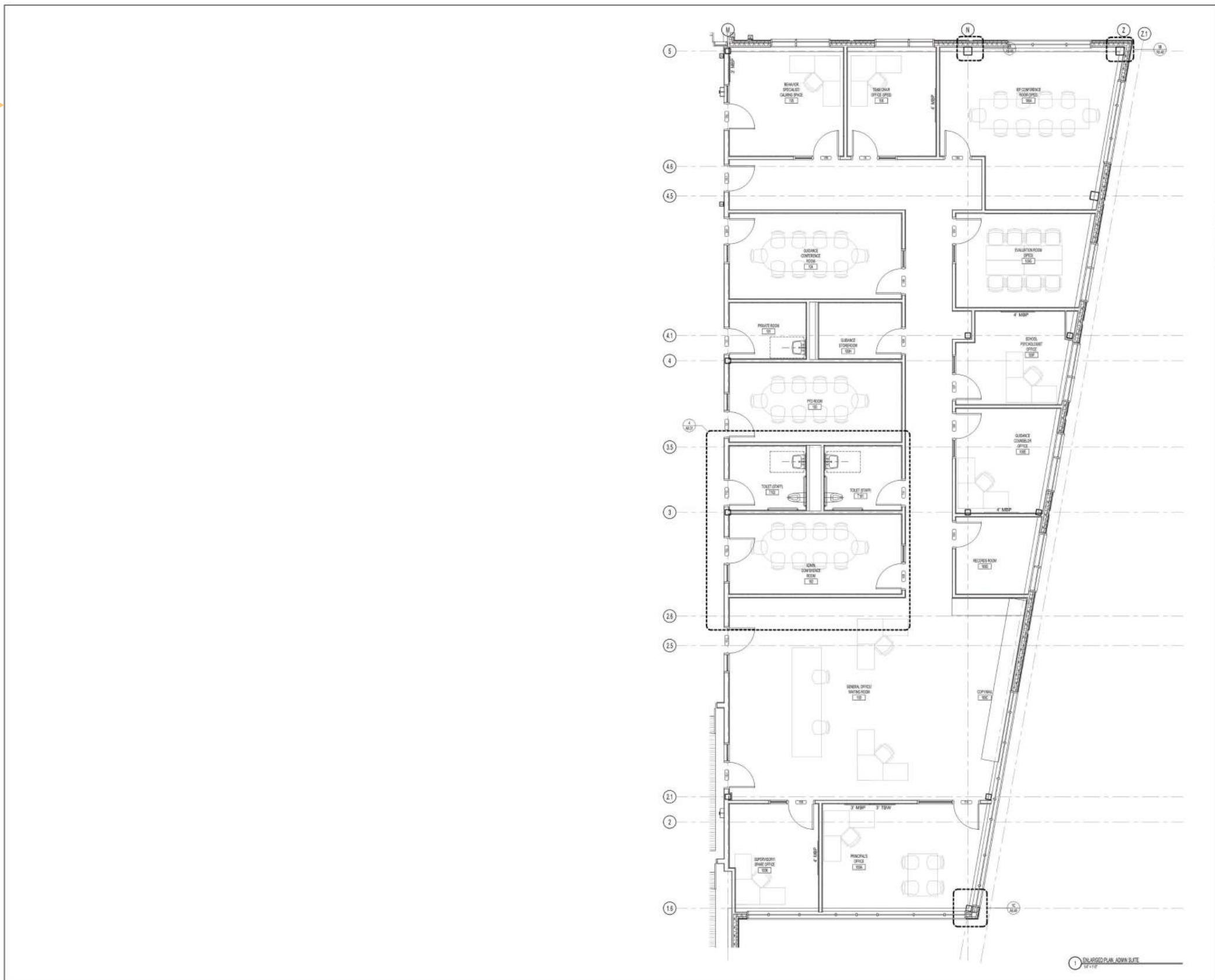
DESIGN DEVELOPMENT



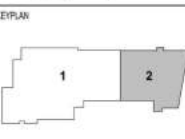
DRAWING NAME
**KINDERGARTEN
ENLARGED PLANS
& INTERIOR
ELEVATIONS**

DRAWN BY: CMH
REVIEWED BY: MJR
SCALE: As Indicated | DRAWING NUMBER:
JOB NO.: 1611.00 | A9.15
DATE: FEBRUARY 6, 2019

Development of Contract Documents: Enlarged Plan (Administration)



KEYNOTE LEGEND:

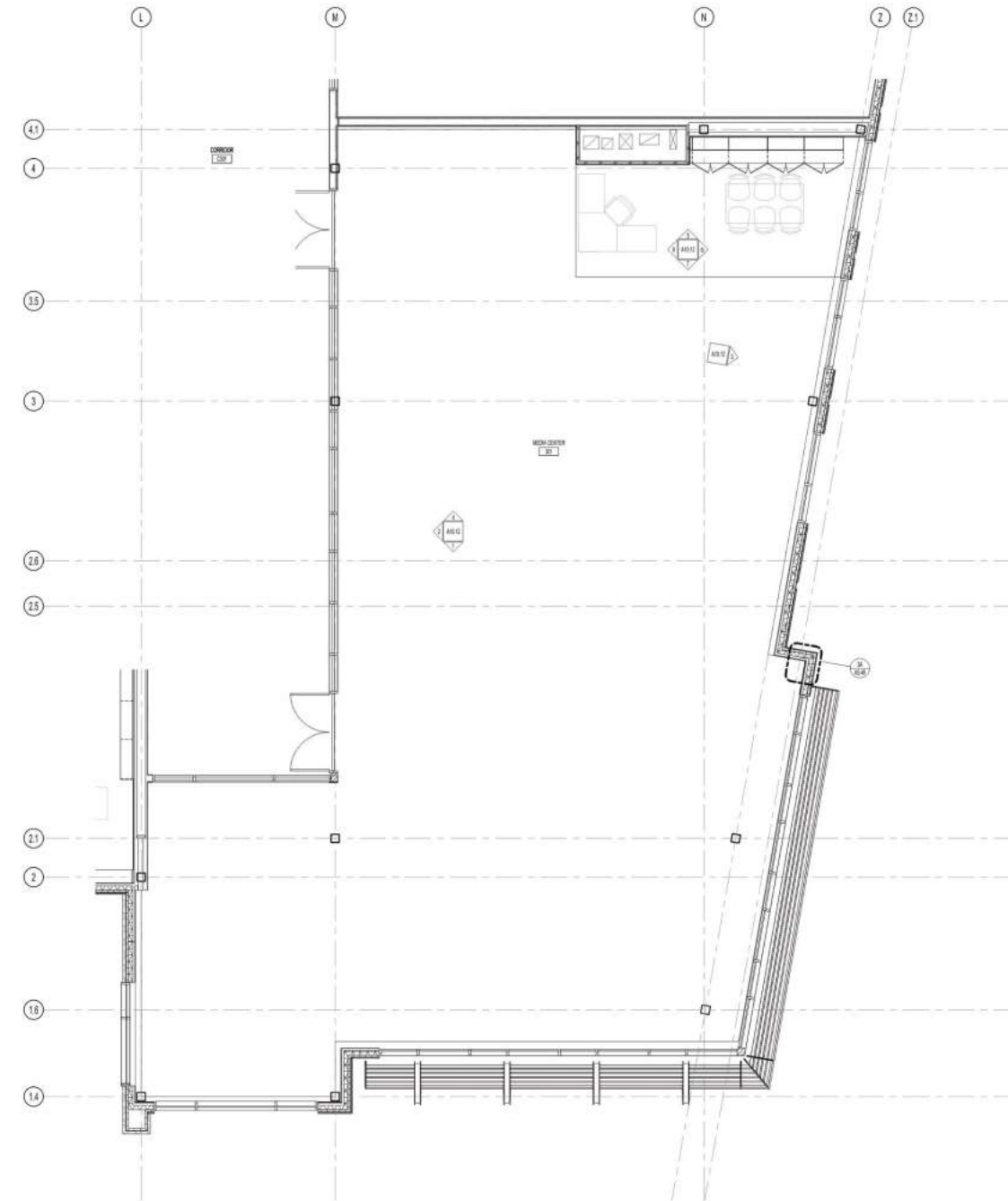


DRAWING NAME
ADMIN. & GUIDANCE ENLARGED PLAN & INTERIOR ELEVATIONS

DRAWN BY: CMH
 REVIEWED BY: MJR
 SCALE: 1/4" = 1'-0" DRAWING NUMBER: A9.71
 JOB NO.: 1611.00
 DATE: FEBRUARY 6, 2019

1 ENLARGED PLAN ADMIN DATE 12-17-18

Development of
Contract Documents:
**Enlarged Plan
(Media Center)**



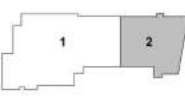
1 MEDIA CENTER ENLARGED PLAN
19.11.19



KEYNOTE LEGEND:



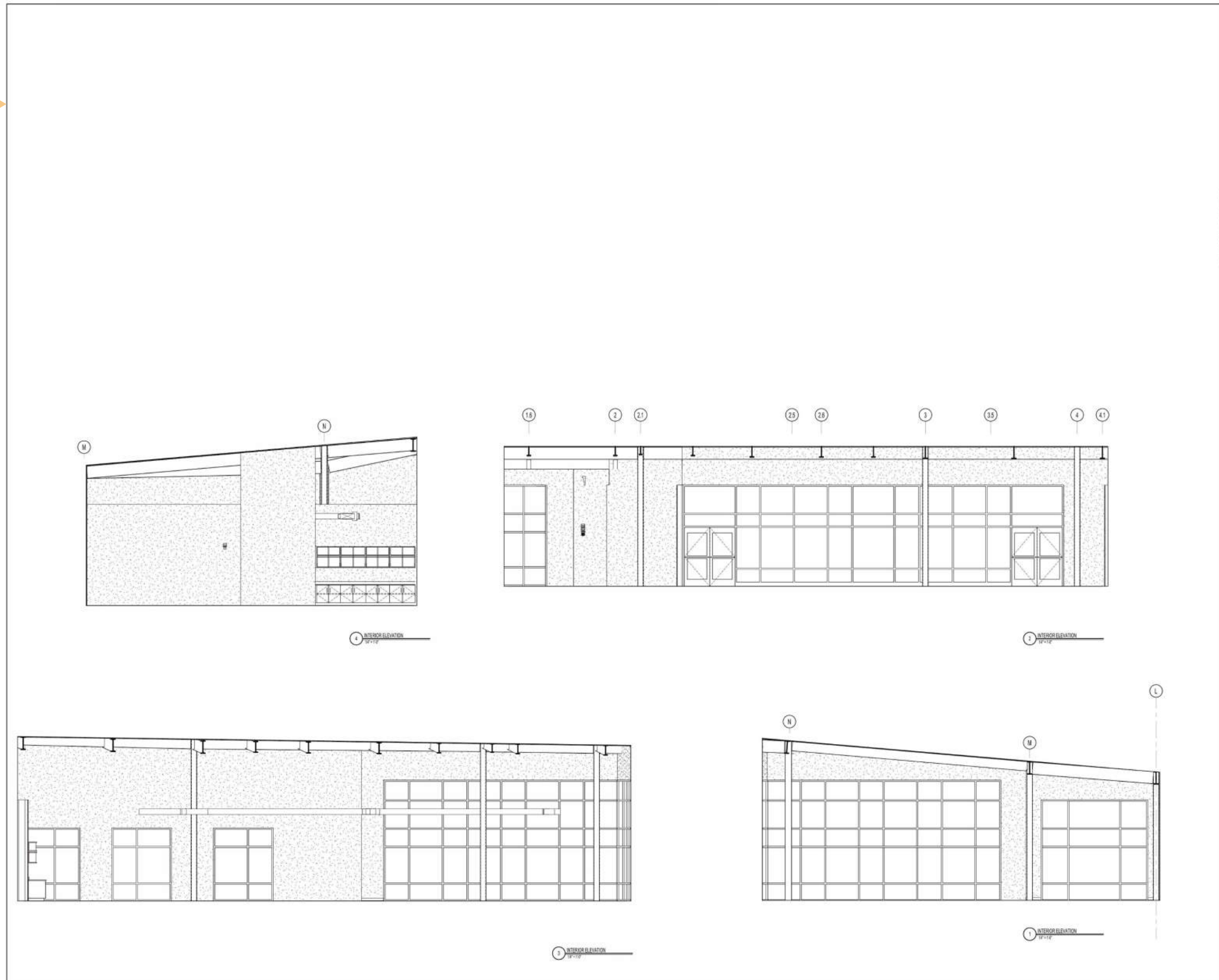
DESIGN DEVELOPMENT



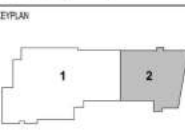
DRAWING NAME:
**MEDIA CENTER
ENLARGED PLAN &
INTERIOR
ELEVATIONS**

DRAWN BY: CMH
REVIEWED BY: MJR
SCALE: 1/4" = 1'-0" DRAWING NUMBER:
JOB NO.: 1011.00
DATE: FEBRUARY 6, 2019 **A10.11**

Development of Contract Documents: Interior Elevations (Media Center)



KEYNOTE LEGEND:



DRAWING NAME:
**MEDIA CENTER
INTERIOR
ELEVATIONS**

DRAWN BY: CMH
REVIEWED BY: MJR
SCALE: 1/4" = 1'-0" DRAWING NUMBER:
JOB NO.: 1011.00
DATE: FEBRUARY 6, 2019 **A10.12**

Questions?
Thank you

