

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	SITE PLAN (1 OF 2)
5	SITE PLAN (2 OF 2)
6	STORAGE BUILDING SITE
7	GRADING AND UTILITIES PLAN (1 OF 2)
8	GRADING AND UTILITIES PLAN (2 OF 2)
9	OVERALL WATER PLAN
10	LANDSCAPING COVER SHEET
11	PLANTING SCHEDULE AND CHARTS
12	LANDSCAPING PLAN (1 OF 3)
13	LANDSCAPING PLAN (2 OF 3)
14	LANDSCAPING PLAN (3 OF 3)
15	SITE DETAILS
16	LANDSCAPE DETAILS
17	TREE PROTECTION DETAILS
18	LANDSCAPE PHASE PLAN
19	EXTERIOR ELEVS OFFICE/RESIDENCE
20	EXTERIOR ELEVS GARAGE
21	EXTERIOR ELEVS BUILDING A
22	EXTERIOR ELEVS BUILDING B, C, AND D
23	EXTERIOR ELEVS BUILDING E
24	EXTERIOR ELEVS BUILDING F
25	EXTERIOR ELEVS BUILDING G
26	EXTERIOR ELEVS BUILDING H
27	EXTERIOR ELEVS BUILDING I-M
28	EXTERIOR ELEVS BUILDING N
29	EXTERIOR ELEVS BUILDING O
30	SITE DETAILS
31	PHOTOMETRIC ANALYSIS

DATA TABLE		
ITEM	PROPOSED SITE	FUTURE SITE
LAND AREA WITHIN PROPERTY LINES	1,218,000 S.F. (27.95 ACRES)	438,000 S.F. (10.05 ACRES)
GROSS FLOOR AREA	62,000 S.F.	TBD
NUMBER OF BUILDINGS	16 BUILDINGS	TBD
MAXIMUM HEIGHT OF BUILDINGS	26 FEET	TBD
TOTAL BUILDING COVERAGE	62,000 S.F. (1.4 ACRES) 5.1%	TBD
HARD SURFACE AREA	833,000 S.F. (19.13 ACRES) 68.4%	TBD
LANDSCAPE AREA	323,000 S.F. (7.42 ACRES) 26.5%	TBD
PRESENT ZONING CLASSIFICATION	M-1, LIGHT INDUSTRIAL DISTRICT	B-1, COMMERCIAL
PERMITTED MAXIMUM SIGN AREA	375 S.F.	TBD
PERMITTED NUMBER OF SIGNS	5	TBD
PROPOSED NUMBER OF SIGNS	1	TBD
BUILDING PARKING SPACES PROVIDED	8	TBD
HANDICAP SPACES REQUIRED	1 VAN ACCESSIBLE HANDICAP SPACE	TBD
HANDICAP SPACES PROVIDED	1 VAN ACCESSIBLE HANDICAP SPACE	TBD
BICYCLE PARKING	4	TBD
BUILDING OCCUPANCIES	IBC B/S-1/R-3/U	TBD
BUILDING CONSTRUCTION TYPE	IBC TYPE II-B-SPK	TBD
BUILDING STORIES	1 AND 2	TBD
STORAGE UNITS	328	TBD
SPRINKLER SYSEM	SPRINKLERS PROVIDED IN ALL BUILDINGS	TBD

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, COTTONWOODS MINI-STORAGE SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED AT RECEPTION NO. 2475956 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY TOGETHER WITH LOTS 1, 2 AND 3, BLOCK 1, COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1, IN SAID CITY, COUNTY AND STATE, PER PLAT RECORDED AT RECEPTION NO. 2721278, IN SAID OFFICE OF THE CLERK AND RECORDER, LYING WITHIN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, COTTONWOODS MINI-STORAGE SUBDIVISION FILING NO. 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH 89°36'18" EAST, 320.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 00°23'42" EAST, 47.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1;

THENCE ALONG THE NORTHERLY AND NORTHEASTERLY BOUNDARY OF SAID COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1 THE FOLLOWING 4 COURSES:

1. NORTH 89°36'18" EAST, 555.56 FEET;

2. SOUTH 42°03'55" EAST, 645.39 FEET;

3. SOUTH 52°07'25" EAST, 338.36 FEET;

4. SOUTH 43°02'53" EAST, 262.99 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2, BLOCK 1,

COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1 AND THE NORTHWESTERLY BOUNDARY OF THE HIGHLINE CANAL;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1, THE SOUTHERLY BOUNDARY OF SAID COTTONWOODS MINI-STORAGE SUBDIVISION FILING NO. 1 AND THE NORTHERLY BOUNDARY OF THE HIGHLINE CANAL THE FOLLOWING 14 COURSES:

1. SOUTH 28°49'12" WEST, 61.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 101.86 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°55'47" WEST;

2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°31'35", AN ARC LENGTH OF 130.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,071.12 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 11°36'02" EAST;

3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°13'42", AN ARC LENGTH OF 247.30 FEET;

4. NON-TANGENT TO SAID CURVE, NORTH 65°12'34" WEST, 118.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 711.34 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 24°45'33" WEST;

5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°21'10", AN ARC LENGTH OF 78.87 FEET;

6. NON TANGENT TO SAID CURVE, NORTH 71°12'33" WEST, 72.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 361.53 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°29'43" WEST;

7. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°27'37", AN ARC LENGTH OF 387.81 FEET;

PROJECT TEAM

LAND OWNER:
HR ACQUISITION PARTNERS, LLC
CONTACT: RALPH WALKER
PHONE: 303-905-4444

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., STE. 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
FAX: (303) 713-1897
CONTACT: ROB SNODGRASS, P.L.S.

AGENCY LIST

MUNICIPALITY:
CITY OF AURORA PUBLIC WORKS
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739-7000
CONTACT: BILL MC CORMICK

WATER AND SANITATION:
CITY OF AURORA
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739-7000
CONTACT: VERN ADAMS

ENGINEER:
J3 ENGINEERING CONSULTANTS
6505 S. PARIS ST., STE. B
CENTENNIAL, CO 80111
PHONE: (303) 368-5601
CONTACT: JASON MONFORTON, P.E.

LANDSCAPE ARCHITECT:
PCS GROUP INC.
200 KALAMATH
DENVER, CO 80223
CONTACT: JONAH WEISS
PHONE: (303) 653-9772

BUILDING DIVISION -
FIRE/LIFE SAFETY:
CITY OF AURORA
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739-7447
CONTACT: MIKE DEAN

ELECTRIC & GAS COMPANY:
XCEL ENERGY
1123 W. 3RD AVE. STE 103
DENVER, CO 80223
PHONE: (303)571-3927

ARCHITECT/CLIENT:
HOVER ARCHITECTURE, PC
8089 S. LINCOLN STREET, SUITE 201
LITTLETON, CO 80122
CONTACT: TROY KIRSCHMAN
PHONE: (720) 773-2801

MUNICIPALITY:
CITY OF AURORA PLANNING
DIVISION
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
PHONE: (303) 739-7000
CONTACT: MINDY PARNES

PARCEL CONTAINS A NET AREA OF 27.729 ACRES (1,207,894 SQ. FT.), MORE OR LESS.

COTTONWOOD STORAGE SITE PLAN

PORTIONS OF THE SW 1/4 OF SECTION 2 AND SE 1/4 OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRIME MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

OWNER'S CERTIFICATE:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY, AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

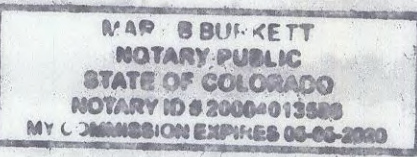
IN WITNESS THEREOF, HR Acquisition Partners, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10th DAY OF JUNE AD. 2019
BY: Ralph Walker CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 10th DAY OF JUNE AD. 2019
BY: Ralph L. Walker
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL
Mary Beth
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: 5/5/20 NOTARY BUSINESS ADDRESS:



CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 6/17/19
PLANNING DIRECTOR: James Aron DATE: 6-14-19
PLANNING COMMISSION: Ralph Benigno DATE: 6/13/19
(CHAIRPERSON)
CITY COUNCIL: N/A DATE: N/A
(MAYOR)
ATTEST: N/A DATE: N/A
(CITY CLERK)
DATABASE APPROVAL DATE 8/9/17

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE CLERK AND RECORDER OF
_____, COLORADO AT _____ O'CLOCK, ____ M,
THIS _____ DAY OF _____ AD. 20____
CLERK AND RECORDER: _____
DEPUTY: _____

AMENDMENTS:

TO BE USED FOR
AMENDMENTS FOLLOWING
APPROVAL OF THE SITE PLAN

ENGINEERING
CONSULTANTS
Contact: Cliff Stephens, PE
6505 S. Paris St. - Suite B - Centennial, CO 80111-6500
(303) 368-5601 - FAX (303) 368-5603
Email: Cliff@j3engineering.com

COTTONWOOD STORAGE

COVER SHEET

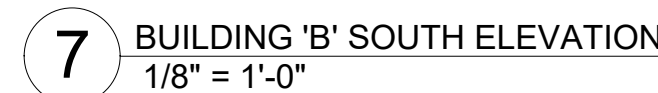
HR Acquisitions
Partners, LLC
Tel: (303) 905-4444
FAX: (303) 680-2179
Contact: Ralph Walker
Walkercolorado@gmail.com

No.	Date	Description
5	07/10/17	FINAL SUBMITTAL
4	06/01/17	3RD SUBMITTAL
3	04/19/17	2ND SUBMITTAL
2	01/10/17	1ST SUBMITTAL
1	01/14/16	SITE PLAN

DOCUMENT AMENDMENTS

Project Number: 141003
Drawn By: DJH
Designed By: DJH
Checked By: JDM
Sheet Number: 1

1. REFER TO FLOOR PLANS FOR DIMENSIONS AND LOCATIONS OF OPENINGS.
2. REFER TO A8.1 FOR DOOR AND WINDOW SCHEDULE AND ELEVATIONS.
3. OPENINGS FOR DOORS, WINDOWS, LOUVERS, ETC MUST BE VERIFIED WITH MFR
ROUGH OPENING REQUIREMENTS. ARCHITECTURAL DIMENSION PLANS ARE
INTENDED TO LOCATE FEATURES OF THE BUILDING AND ARE NOT INTENDED TO BE
USED AS CONSTRUCTION COORDINATION DRAWINGS.



Architectural section drawing of a building facade. The drawing shows a cross-section of a structure with a gabled roof. Key features and callouts include:

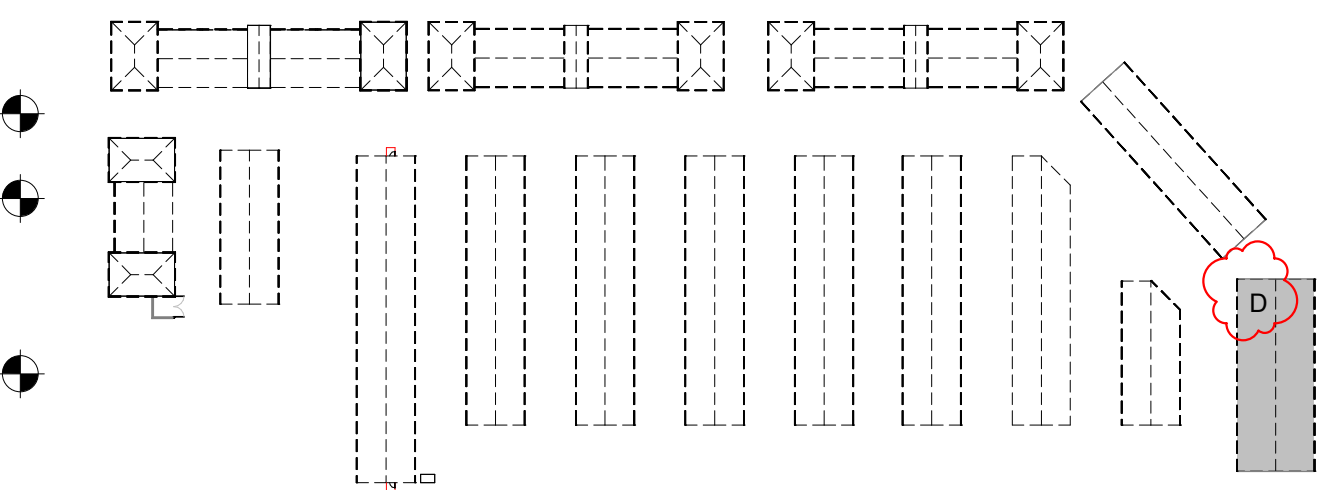
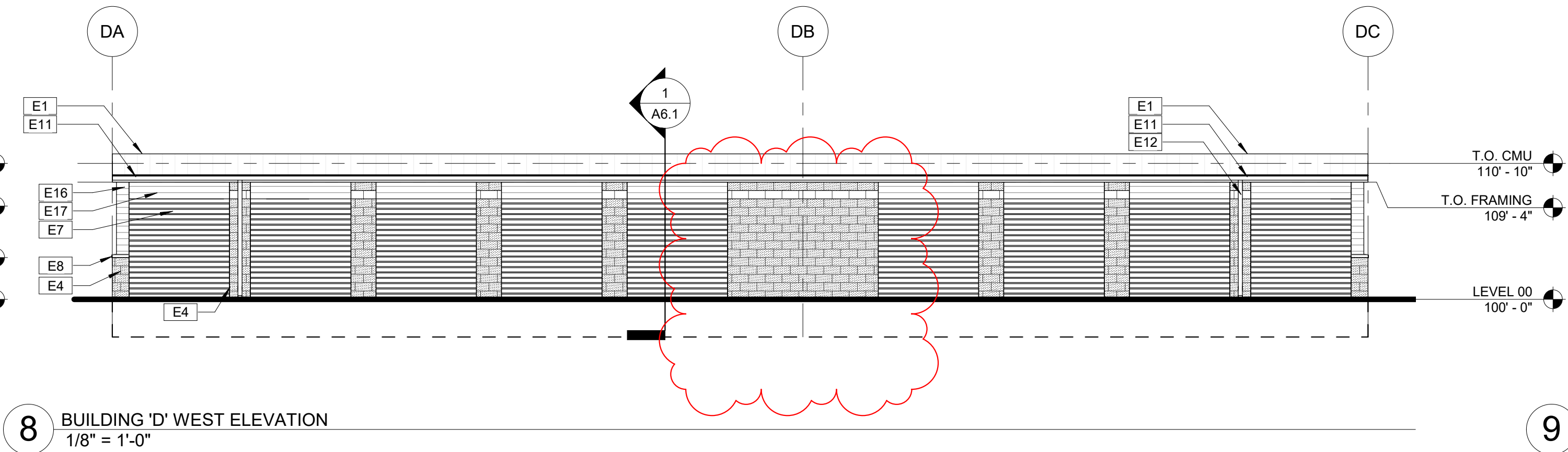
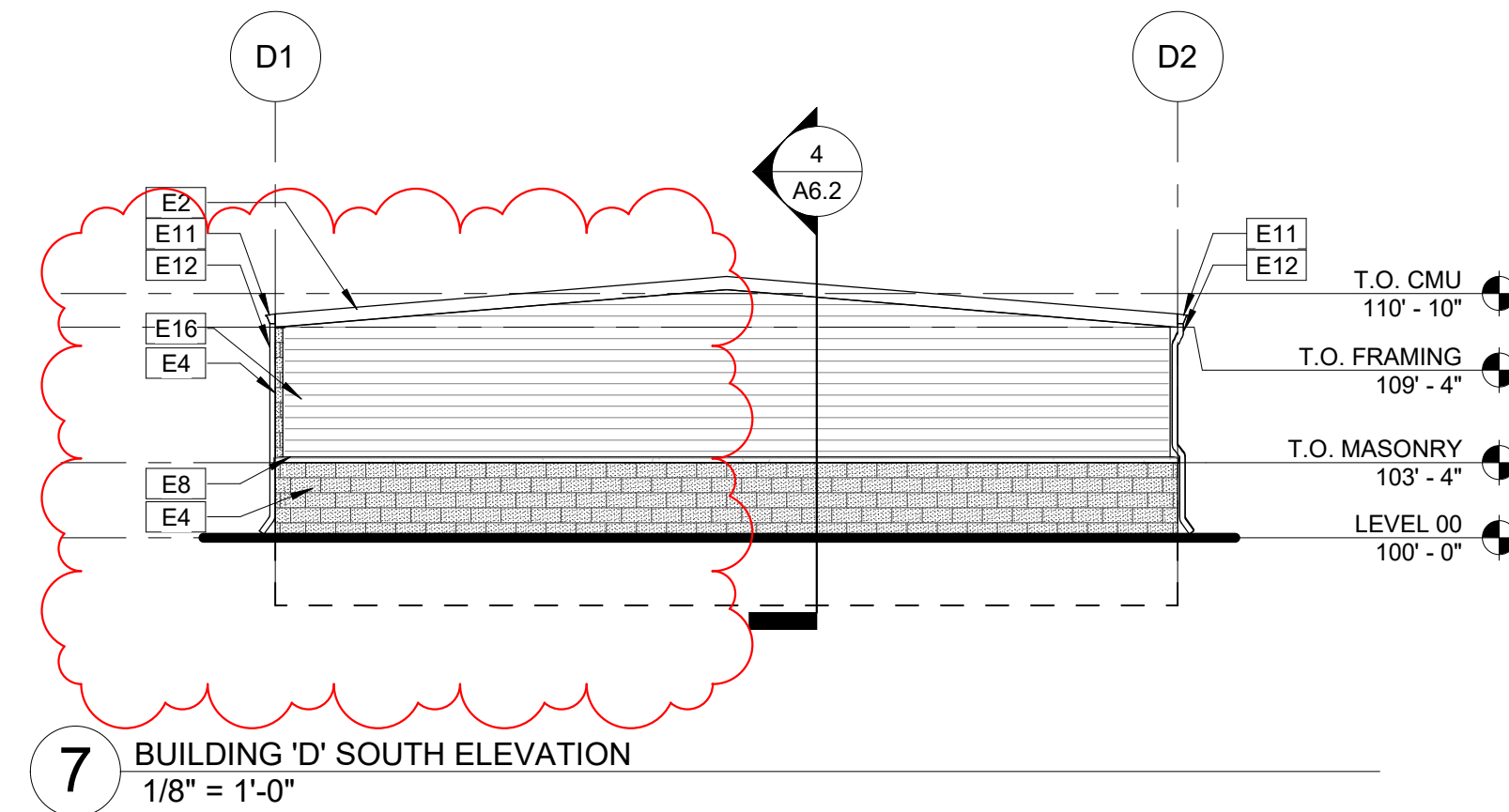
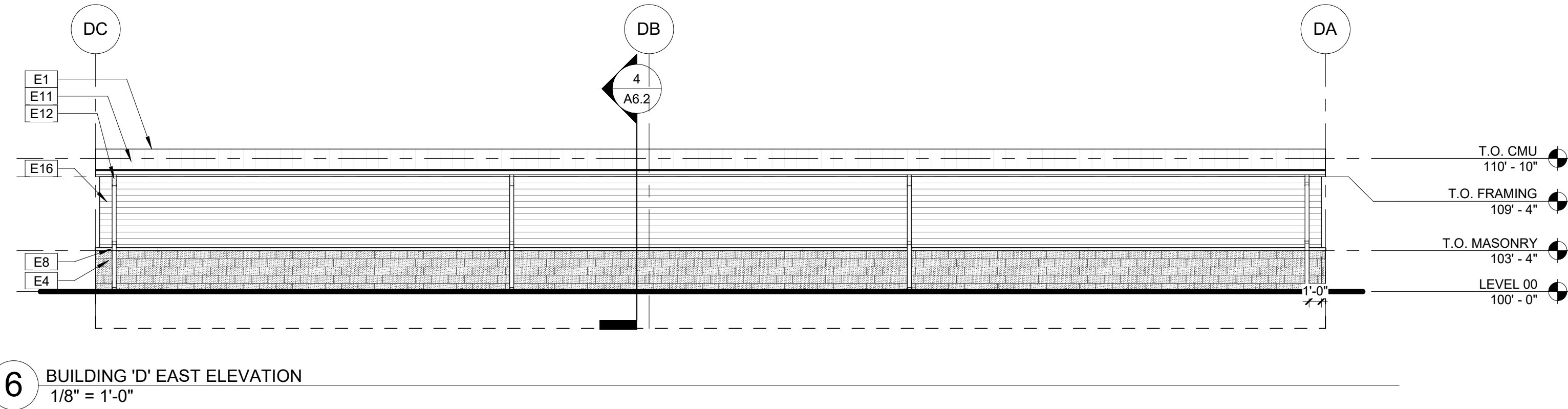
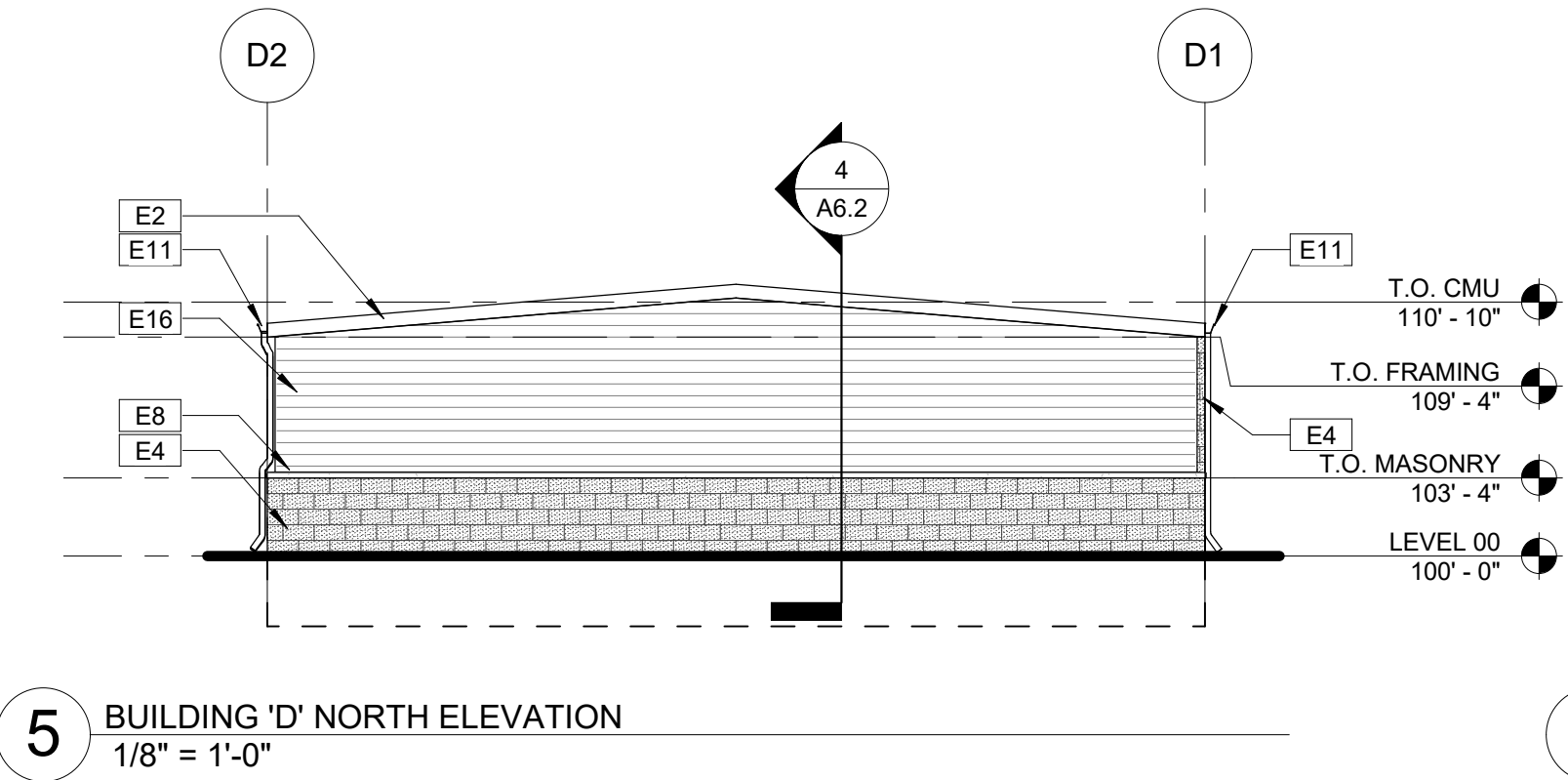
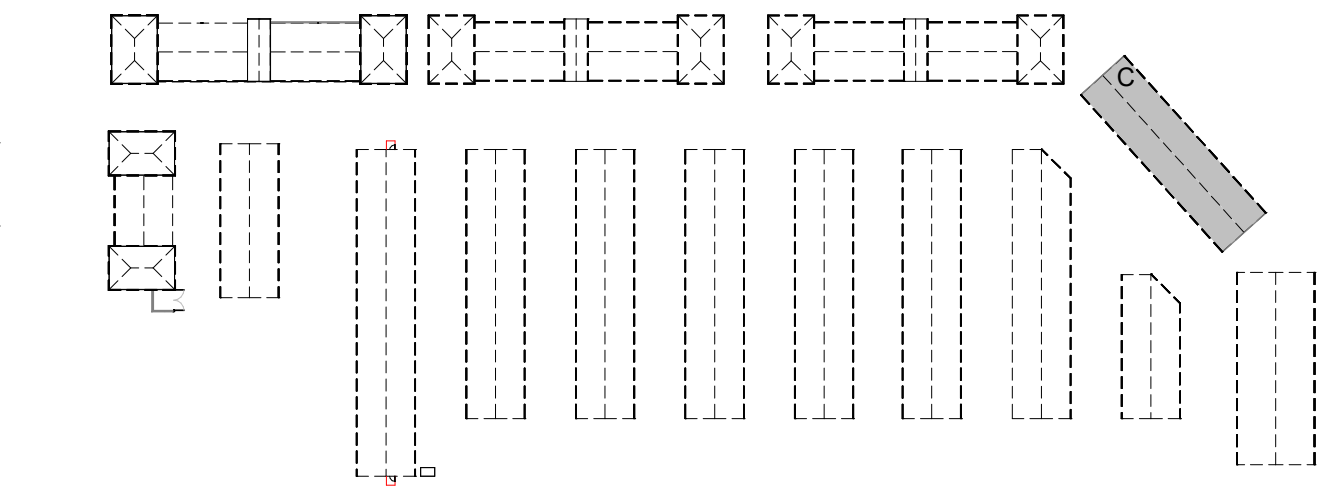
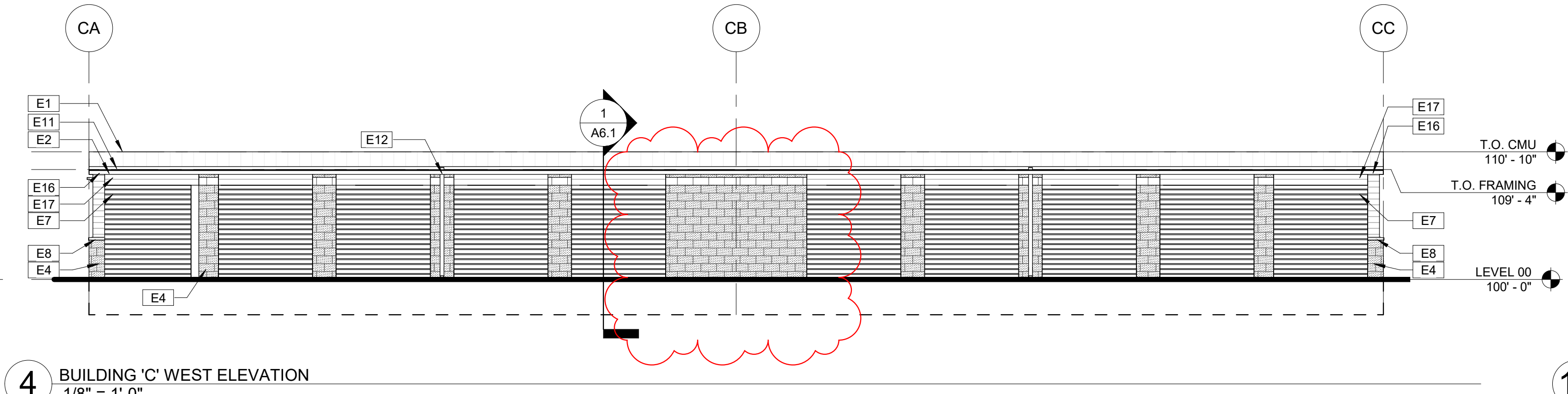
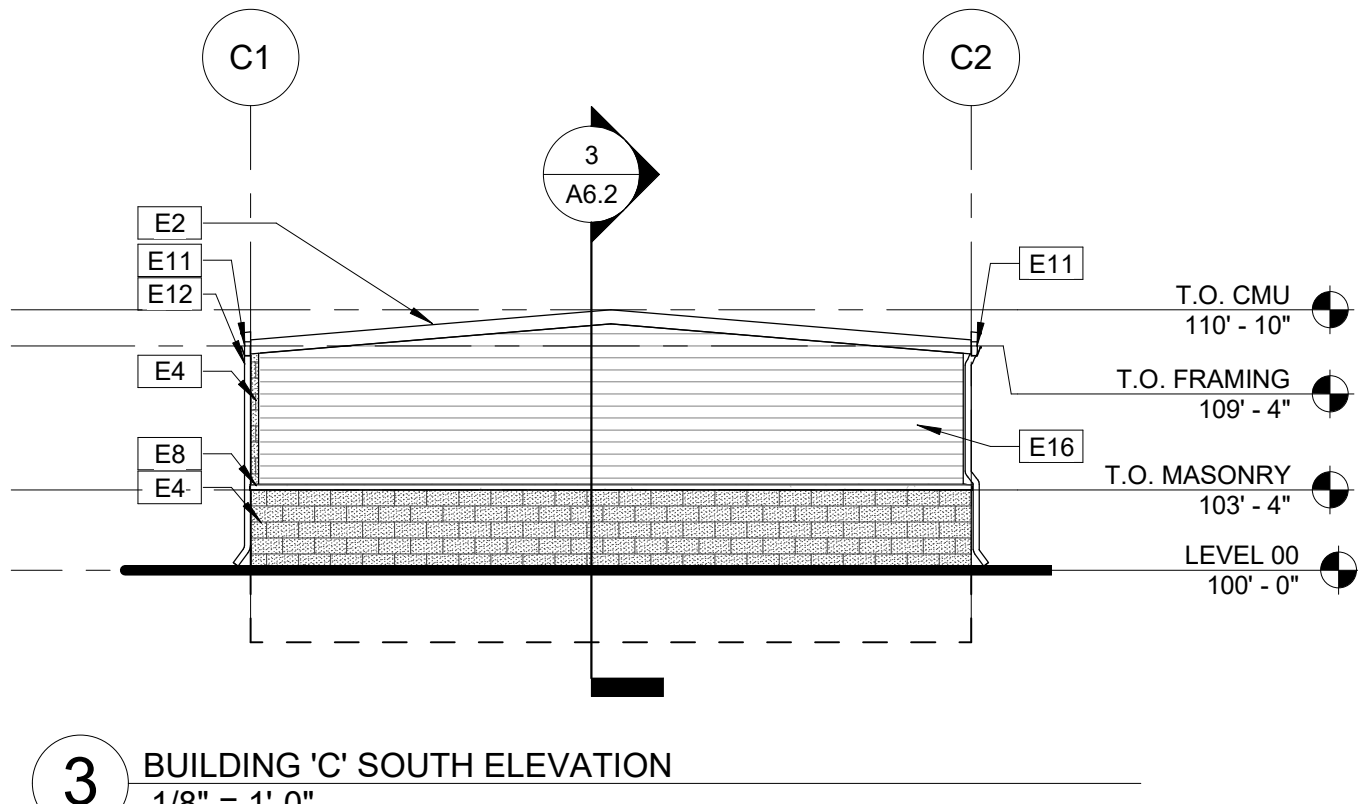
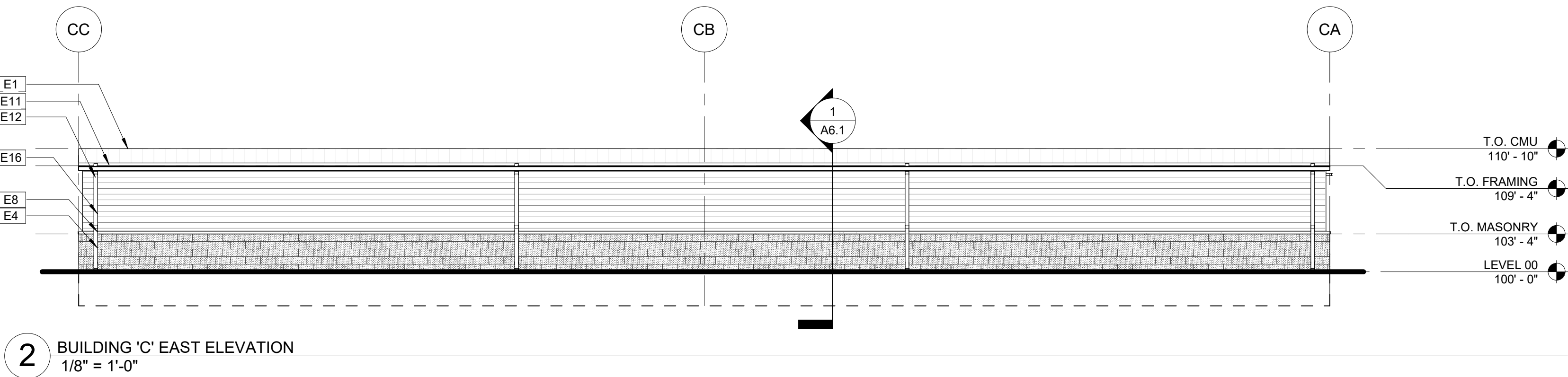
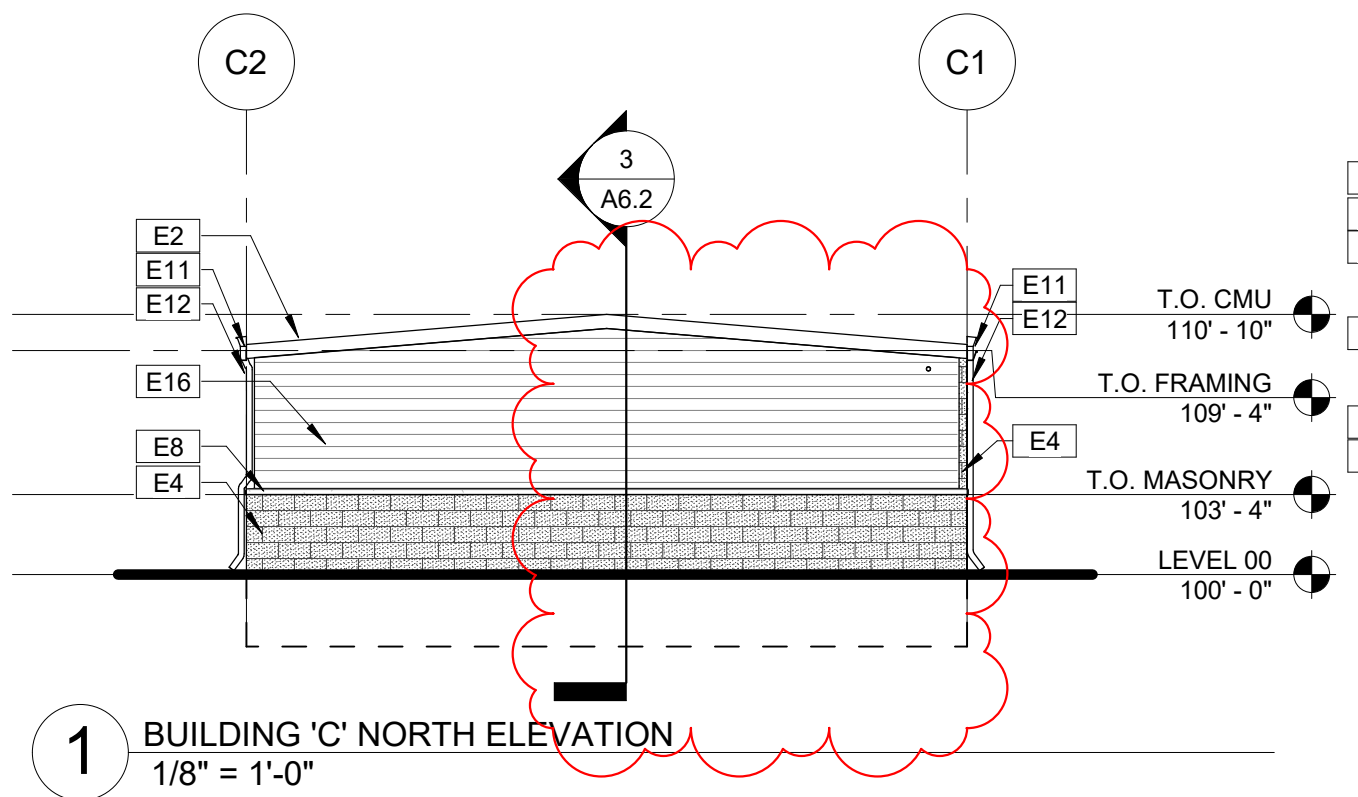
- Roof Framing:** Indicated by a line labeled "R.O. TOWER FRAMING" with a dimension of "112' - 0\"".
- Tower Framing:** Indicated by a line labeled "T.O. FRAMING" with a dimension of "109' - 4\"".
- Level 00:** Indicated by a line labeled "LEVEL 00" with a dimension of "100' - 0\"".
- Structural Elements:** Various structural elements are labeled with callouts:
 - E1, E2, E3, E4, E5, E6, E8:** Callouts pointing to different parts of the roof and wall structure.
 - BA, BB:** Circular callouts at the top of the section.
 - 5, 3:** Callouts in diamond shapes, likely indicating specific structural details or materials.

8 BUILDING 'B' WEST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
E1	STANDING SEAM METAL ROOF;MBCI- PACIFIC BLUE
E2	METAL FASCIA - FINISH TO MATCH STANDING SEAM METAL ROOF
E4	SPLITFACE 8x16 CMU VENEER; BASALITE - 600WR
E7	OVERHEAD COILING DOOR; JANUS INTERNATIONAL - POLAR BLUE
E8	PRECAST CONCRETE CAP; BASALITE - 600WR
E11	PREFINISHED METAL GUTTER; COLOR: TO MATCH STANDING SEAM METAL ROOF
E12	PREFINISHED METAL DOWNSPOUT; COLOR: TO MATCH STANDING SEAM METAL ROOF
E16	ARCHITECTURAL HORIZONTAL METAL SIDING; MBCI - ASH GRAY T.B.D.
E17	STEEL CLOSURE PANEL; JANUS INTERNATIONAL - SILHOUETTE GRAY

BUILDING ELEVATIONS GENERAL NOTES:

1. REFER TO FLOOR PLANS FOR DIMENSIONS AND LOCATIONS OF OPENINGS.
2. REFER TO A6.1 FOR DOOR AND WINDOW SCHEDULE AND ELEVATIONS.
3. OPENINGS FOR DOORS, WINDOWS, LOUVERS, ETC MUST BE VERIFIED WITH MFR ROUGH OPENING REQUIREMENTS. ARCHITECTURAL DIMENSION PLANS ARE INTENDED TO LOCATE FEATURES OF THE BUILDING AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION COORDINATION DRAWINGS.

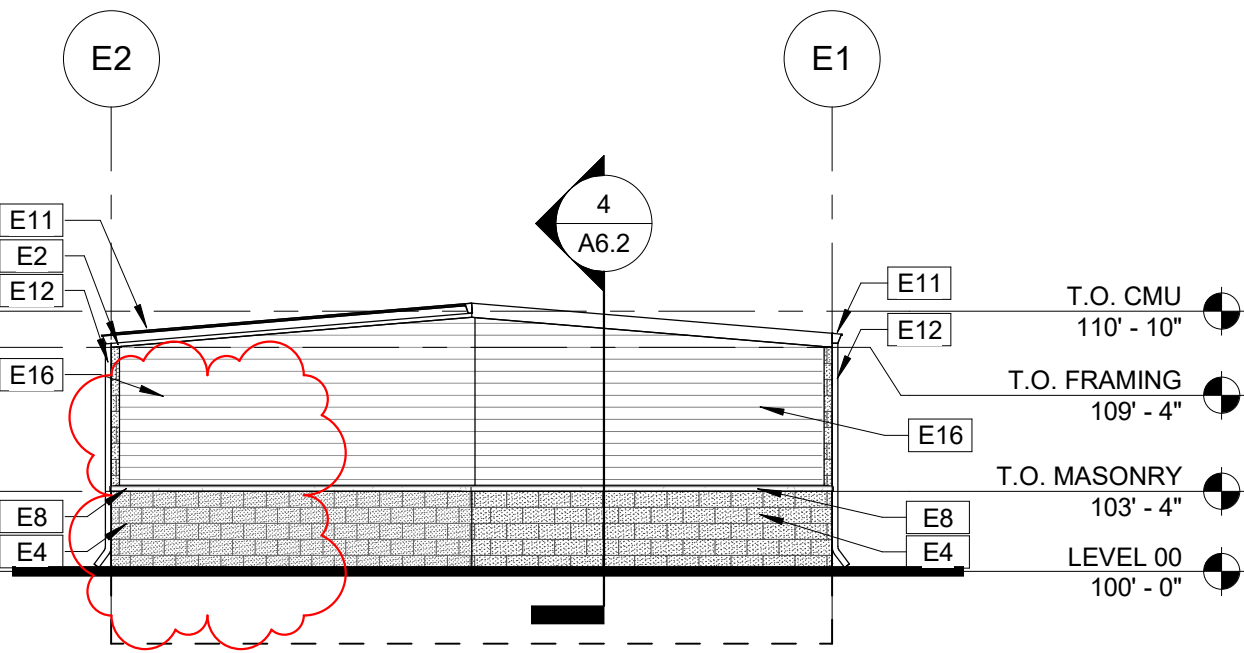


REV. #	ISSUED FOR	DATE	JOB NUMBER:	DRAWN BY:	APPROVED BY:	DATE:	SHEET TITLE:
	PLANNING MINOR AMEND	01/16/2020	19022	MJG	JF		BUILDING 'C' & 'D' EXTERIOR ELEVATIONS

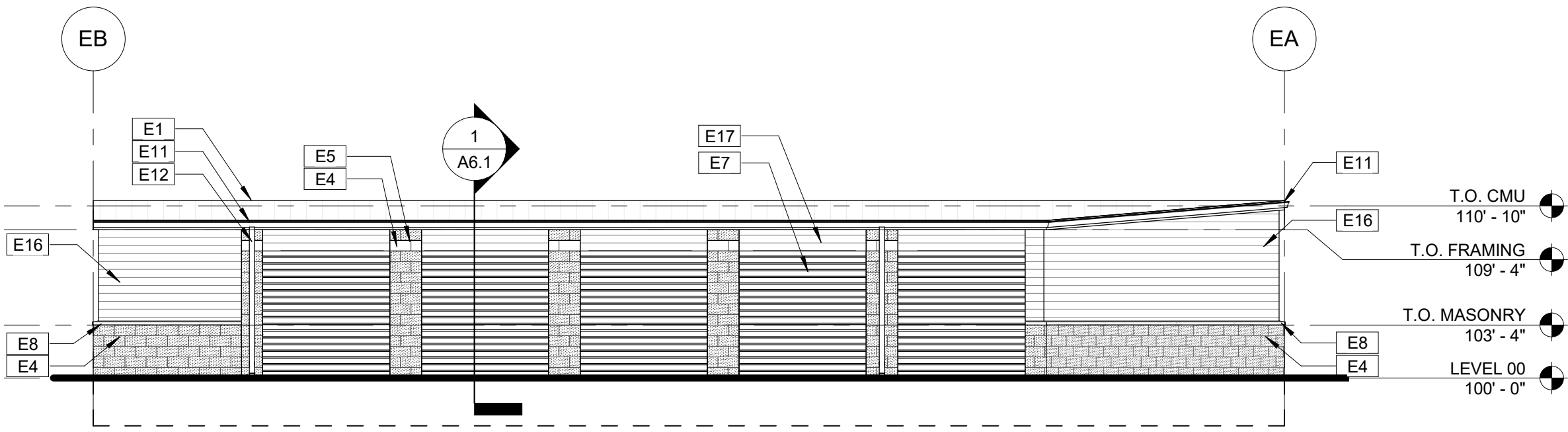
BUILDING ELEVATIONS GENERAL NOTES:

1. REFER TO FLOOR PLANS FOR DIMENSIONS AND LOCATIONS OF OPENINGS.
2. REFER TO A8.1 FOR DOOR AND WINDOW SCHEDULE AND ELEVATIONS.
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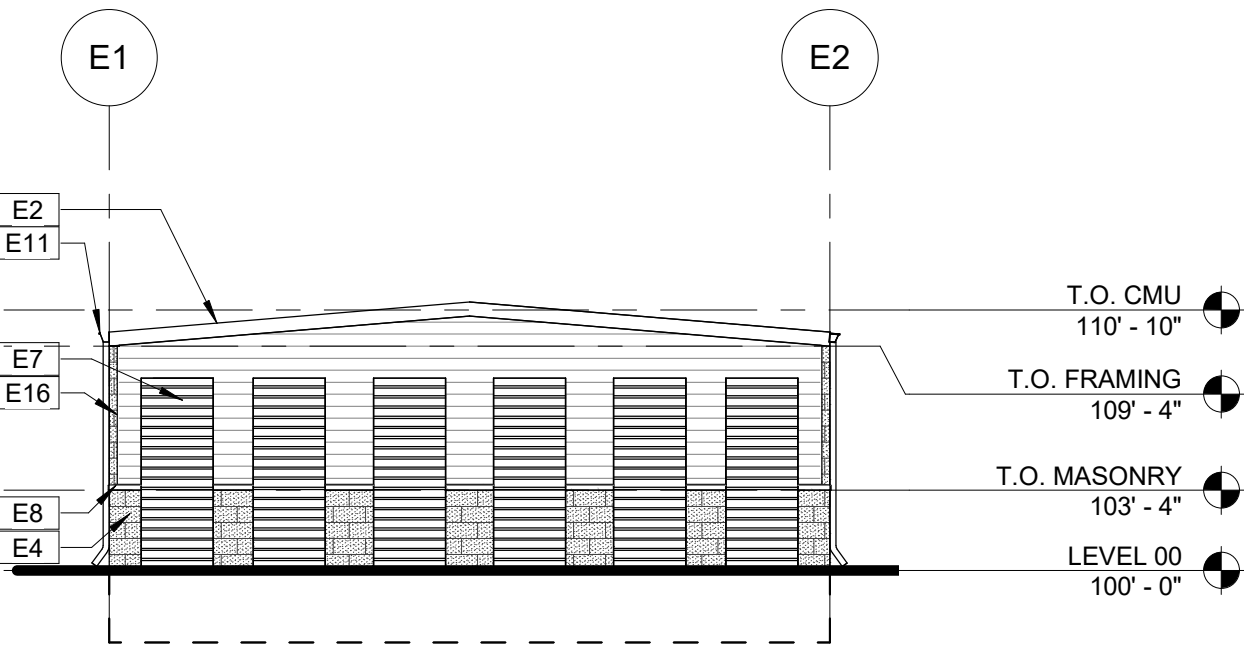
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Key Value	Keynote Text
E1	STANDING SEAM METAL ROOF;MBCI- PACIFIC BLUE
E2	METAL FASCIA - FINISH TO MATCH STANDING SEAM METAL ROOF
E4	SPLITFACE 8x16 CMU VENEER; BASALITE - 600WR
E5	GROUNDFACE 8x16 CMU VENEER; BASALITE - 600WR
E7	OVERHEAD COILING DOOR; JANUS INTERNATIONAL - POLAR BLUE
E8	PRECAST CONCRETE CAP; BASALITE - 600WR
E11	PREFINISHED METAL GUTTER; COLOR: TO MATCH STANDING SEAM METAL ROOF
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E17	T.B.D.
E17	STEEL CLOSURE PANEL; JANUS INTERNATIONAL - SILHOUETTE GRAY



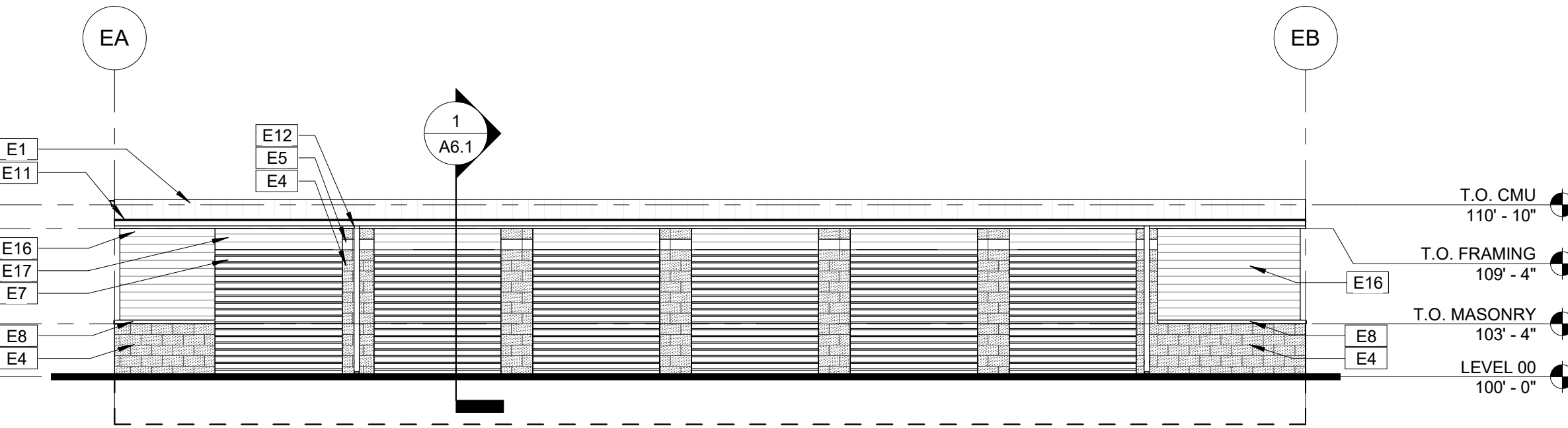
1 BUILDING 'E' NORTH ELEVATION
1/8" = 1'-0"



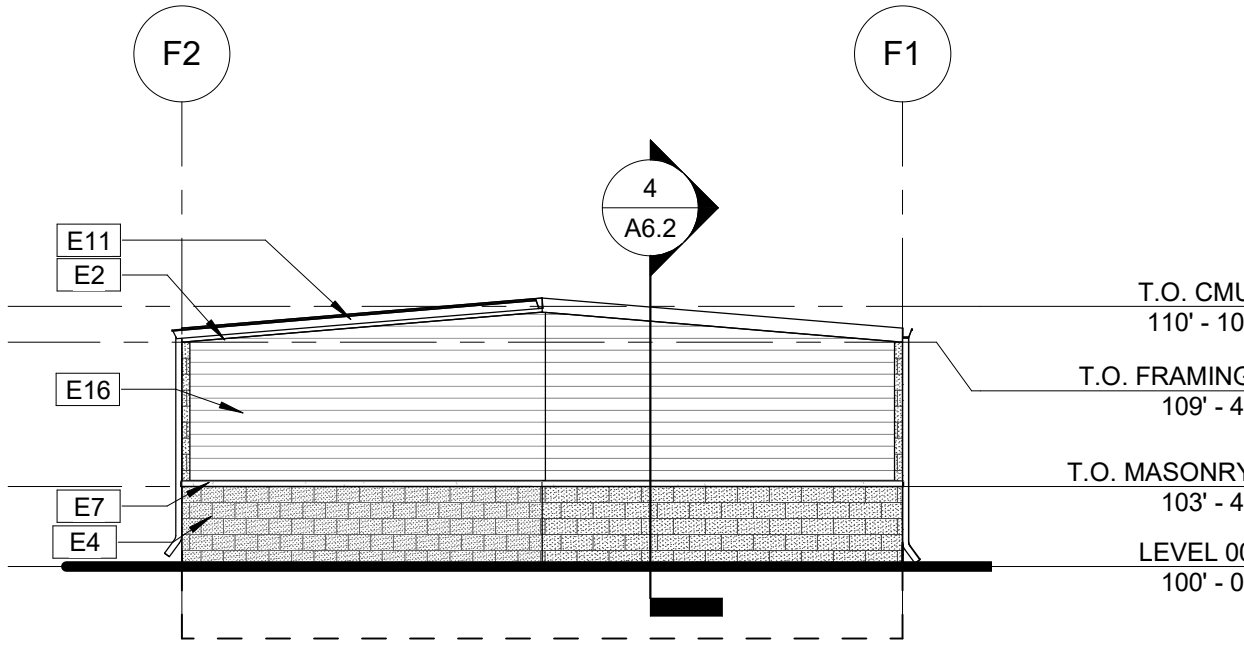
2 BUILDING 'E' EAST ELEVATION
1/8" = 1'-0"



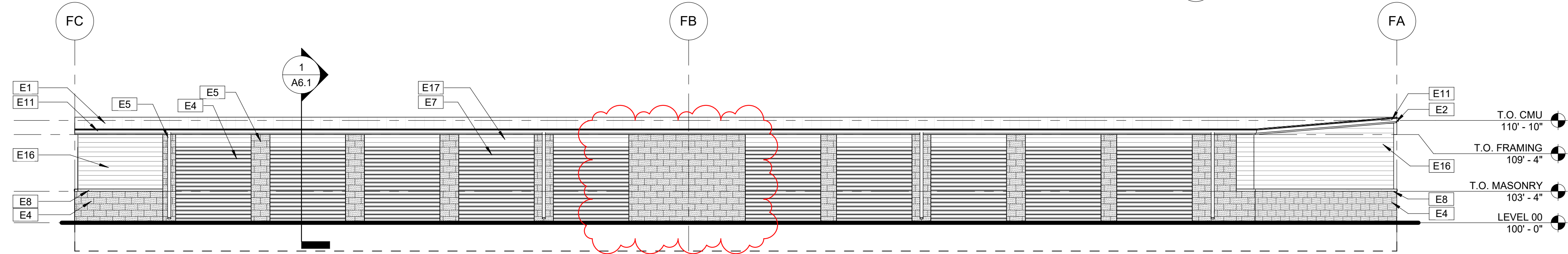
3 BUILDING 'E' SOUTH ELEVATION
1/8" = 1'-0"



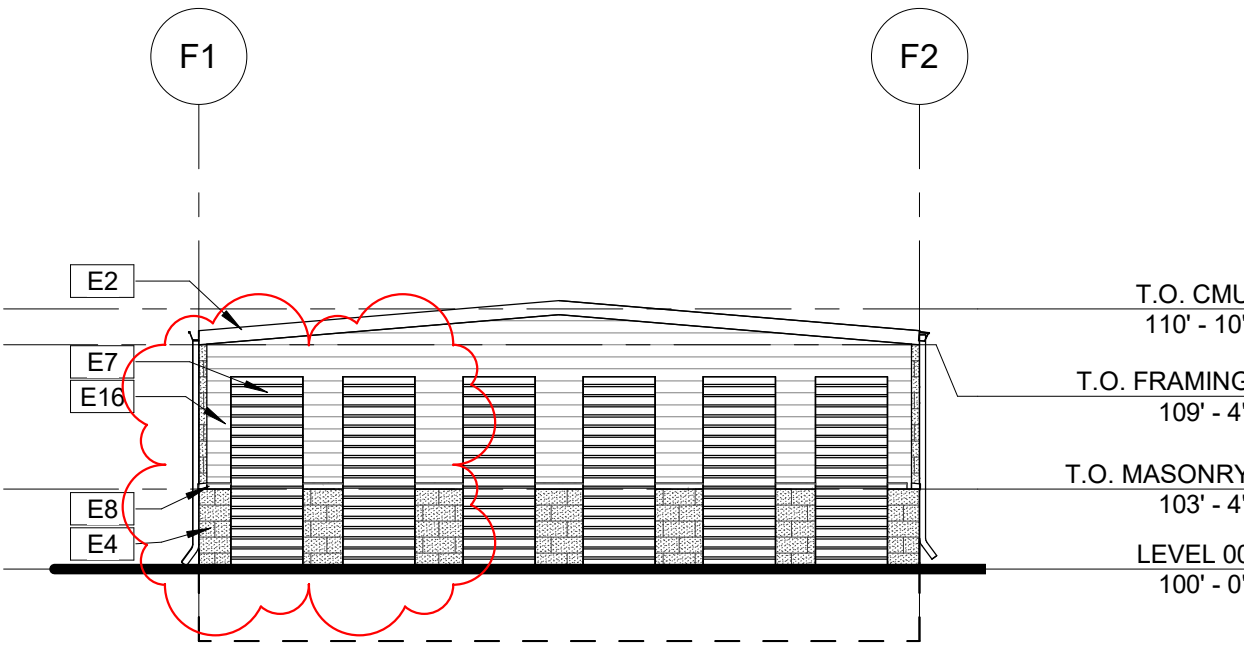
4 BUILDING 'E' WEST ELEVATION
1/8" = 1'-0"



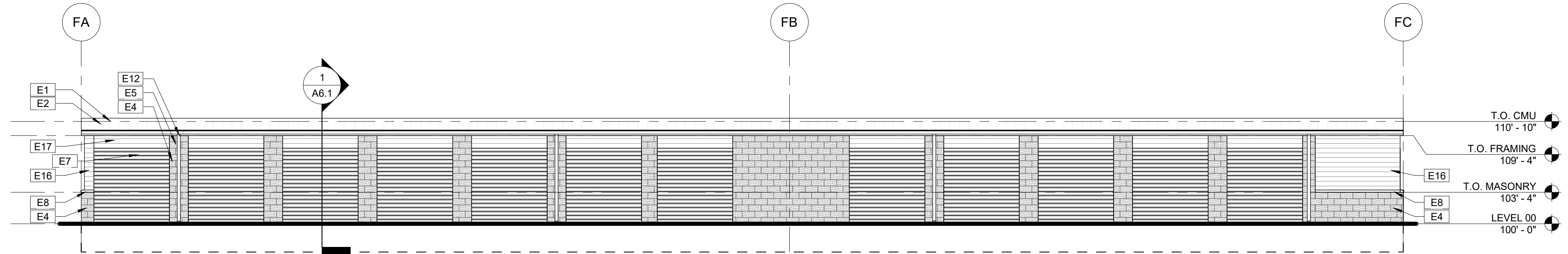
5 BUILDING 'F' NORTH ELEVATION
1/8" = 1'-0"



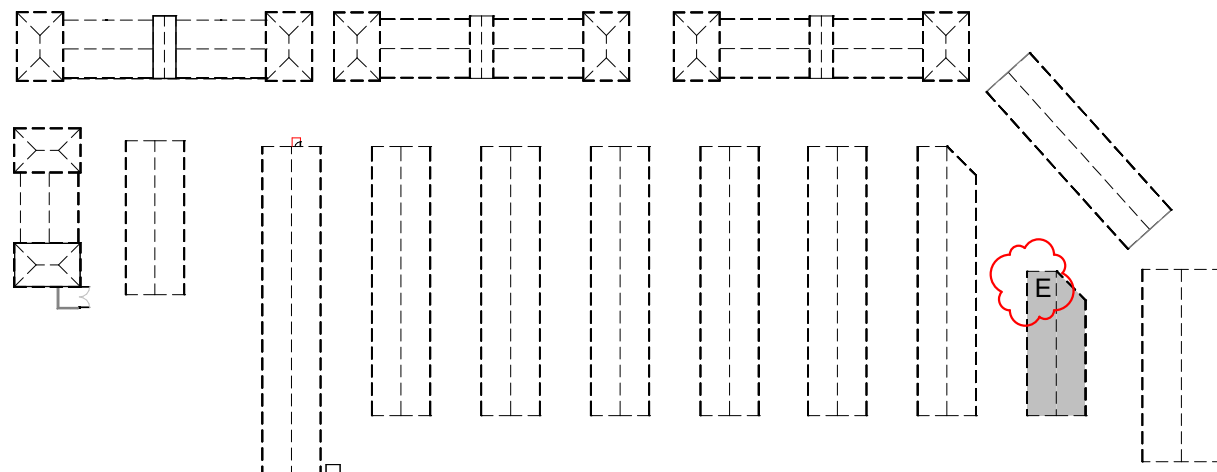
6 BUILDING 'F' EAST ELEVATION
1/8" = 1'-0"



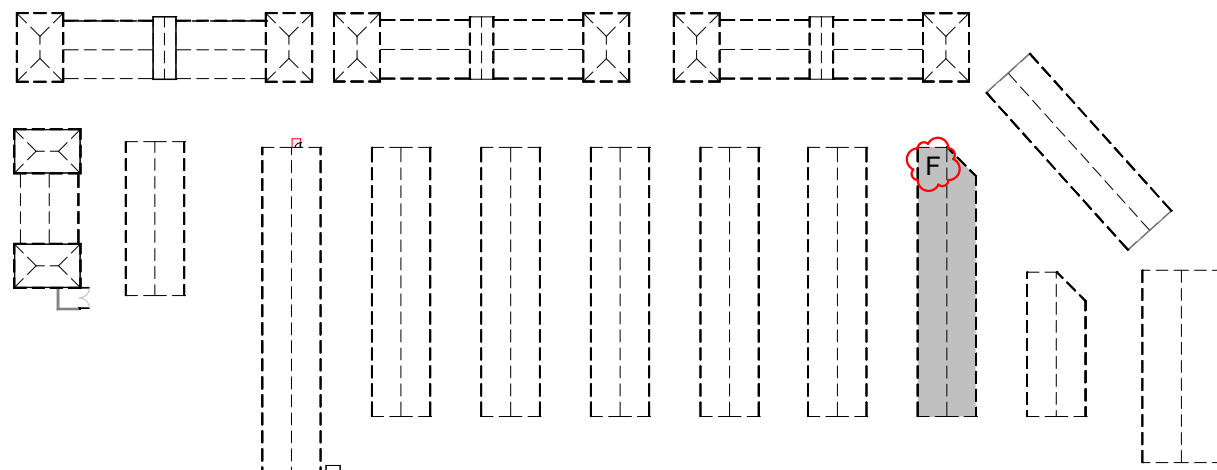
7 BUILDING 'F' SOUTH ELEVATION
1/8" = 1'-0"



8 BUILDING 'F' WEST ELEVATION
1/8" = 1'-0"



10 KEY PLAN - BUILDING 'E'
1" = 100'-0"



9 KEY PLAN - BUILDING 'F'
1" = 100'-0"

REV. #	ISSUED FOR	DATE
	PLANNING MINOR AMEND	01/16/2020

JOB NUMBER: 19022

DRAWN BY: MJG

APPROVED BY: JF

DATE:

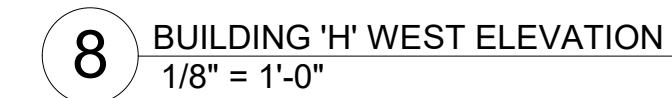
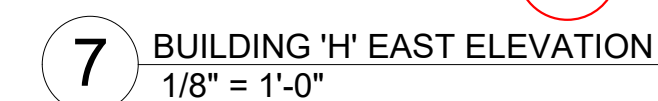
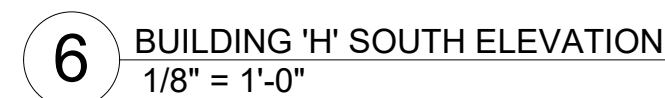
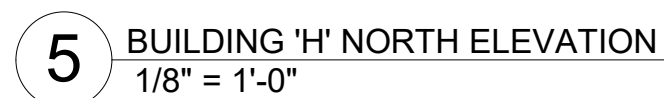
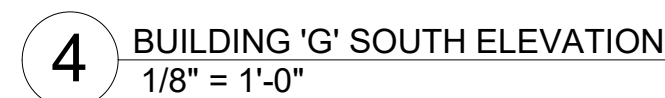
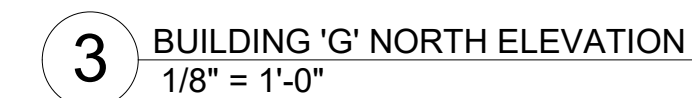
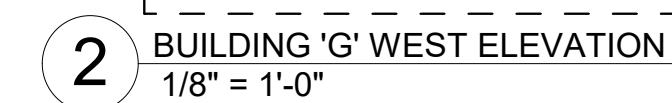
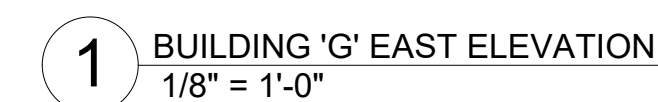
Original drawing is 24" x 36" Scale entities
accordingly if reduced

SHEET TITLE:

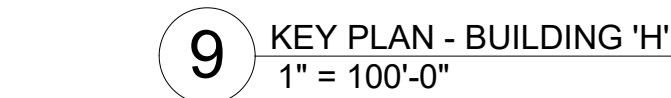
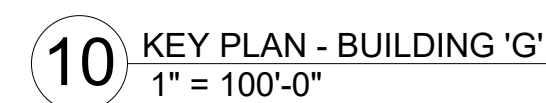
BUILDING 'E' & 'F'
EXTERIOR
ELEVATIONS

SHEET:

A4.3



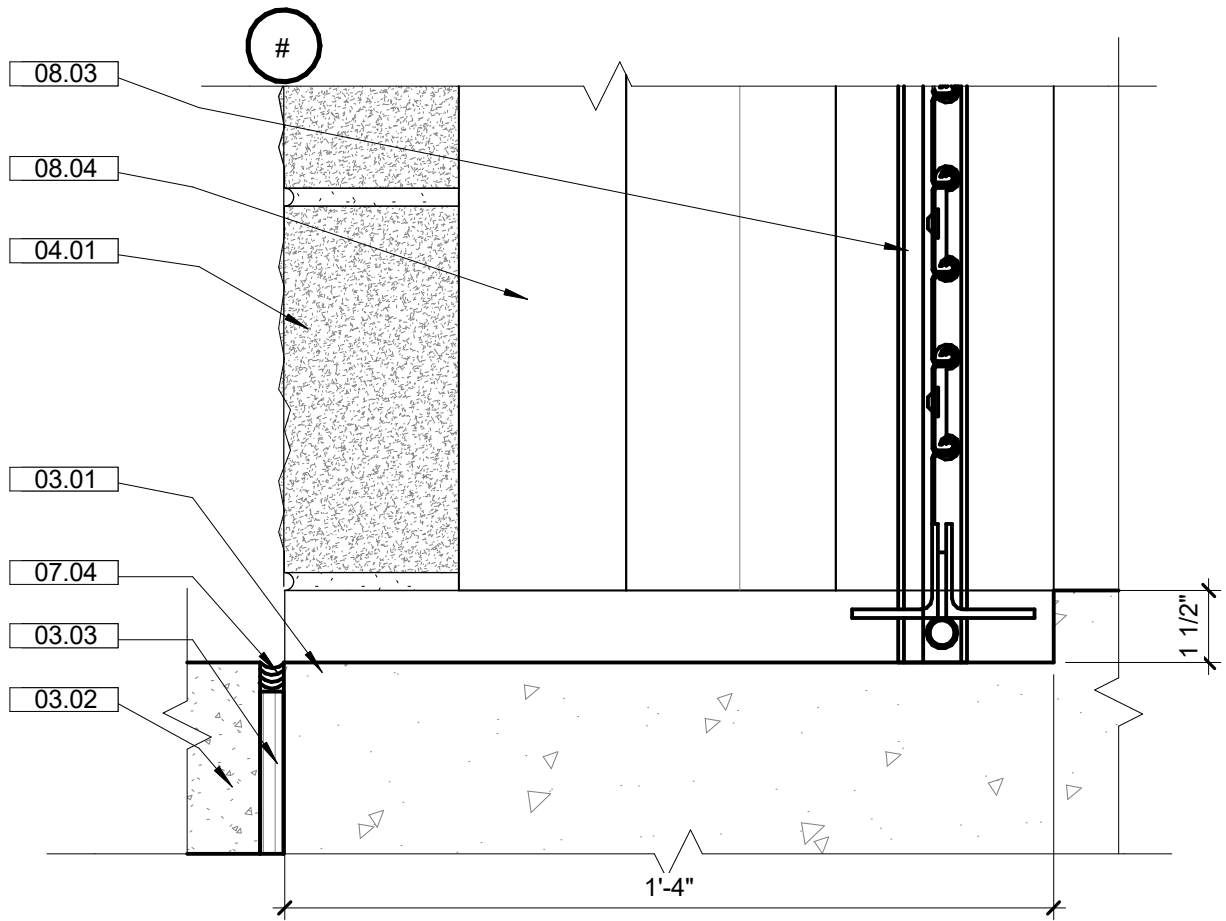
KEYNOTE LEGEND	
Key Value	Keynote Text
E1	STANDING SEAM METAL ROOF;MBCI- PACIFIC BLUE
E2	METAL FASCIA - FINISH TO MATCH STANDING SEAM METAL ROOF
E4	SPLITFACE 8x16 CMU VENEER; BASALITE - 600WR
E5	GROUNDFACE 8x16 CMU VENEER; BASALITE - 600WR
E7	OVERHEAD COILING DOOR; JANUS INTERNATIONAL - POLAR BLUE
E8	PRECAST CONCRETE CAP; BASALITE - 600WR
E10	KNOX BOX
E11	PREFINISHED METAL GUTTER; COLOR: TO MATCH STANDING SEAM METAL ROOF
E12	PREFINISHED METAL DOWNSPOUT; COLOR: TO MATCH STANDING SEAM METAL ROOF
E13	INSULATED METAL DOOR AND HOLLOW METAL FRAME; RE: DOOR SCHEDULE
E16	ARCHITECTURAL HORIZONTAL METAL SIDING; MBCI - ASH GRAY T.B.D.
E17	STEEL CLOSURE PANEL; JANUS INTERNATIONAL - SILHOUETTE GRAY



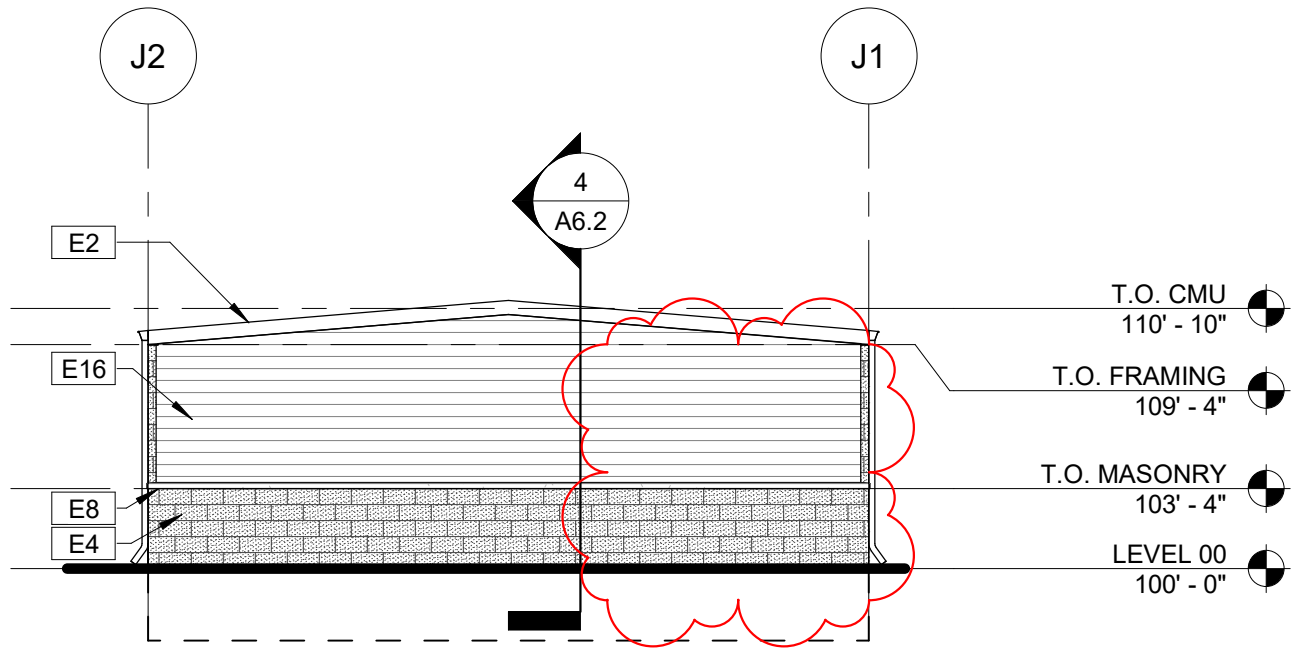
BUILDING ELEVATIONS GENERAL NOTES:

1. REFER TO FLOOR PLANS FOR DIMENSIONS AND LOCATIONS OF OPENINGS.
2. REFER TO A8.1 FOR DOOR AND WINDOW SCHEDULE AND ELEVATIONS.
3. OPENINGS FOR DOORS, WINDOWS, LOUVERS, ETC MUST BE VERIFIED WITH MFR
ROUGH OPENING REQUIREMENTS. ARCHITECTURAL DIMENSION PLANS ARE
INTENDED TO LOCATE FEATURES OF THE BUILDING AND ARE NOT INTENDED TO BE
USED AS CONSTRUCTION COORDINATION DRAWINGS.

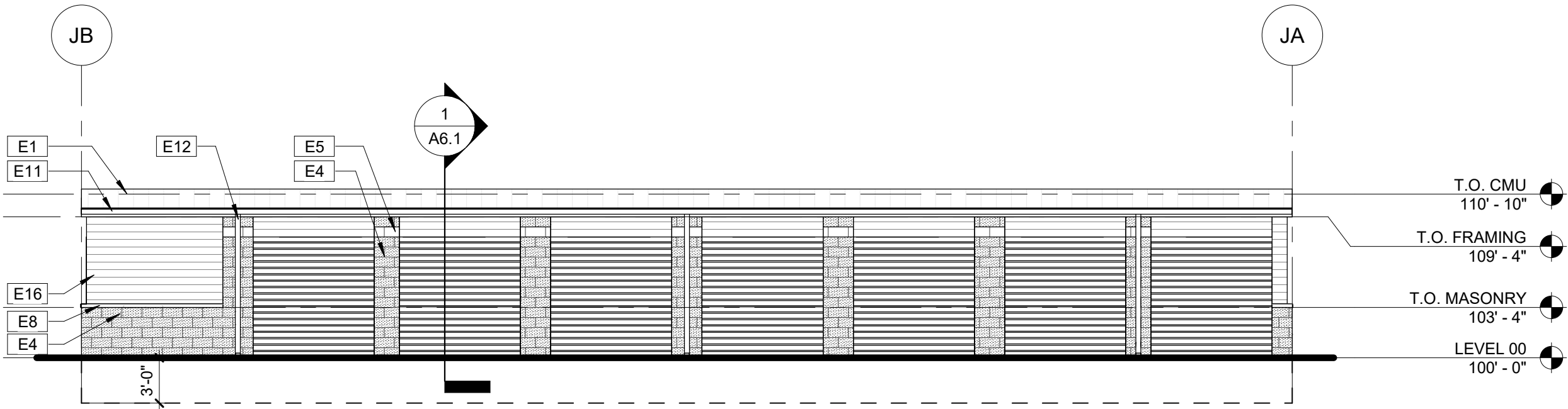
KEYNOTE LEGEND	
Key Value	Keynote Text
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E16	ARCHITECTURAL HORIZONTAL METAL SIDING; MBCI - ASH GRAY T.B.D.
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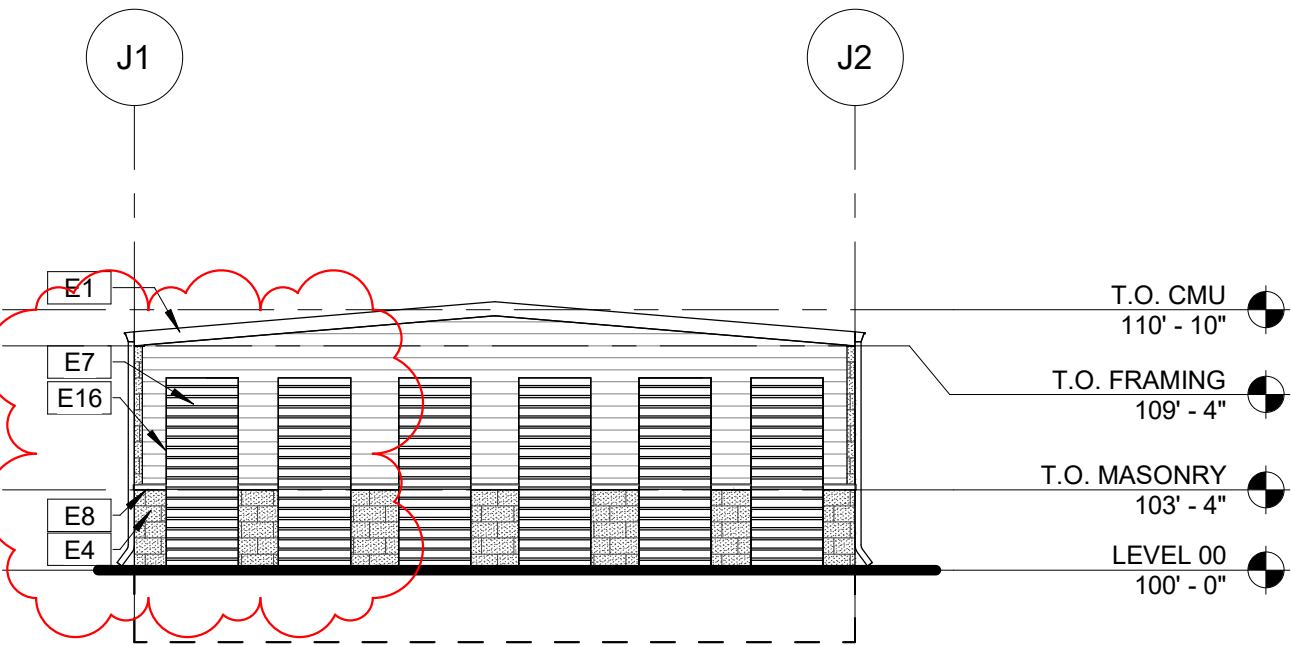
5 COILING DOOR THRESHOLD DETAIL
3" = 1'-0"



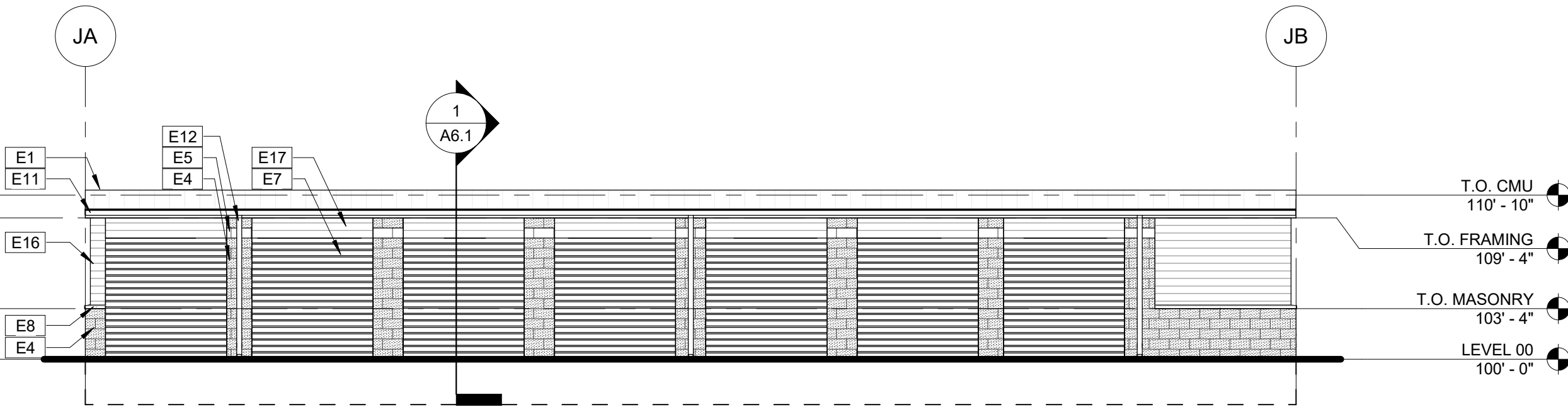
1 BUILDING 'J' NORTH ELEVATION
1/8" = 1'-0"



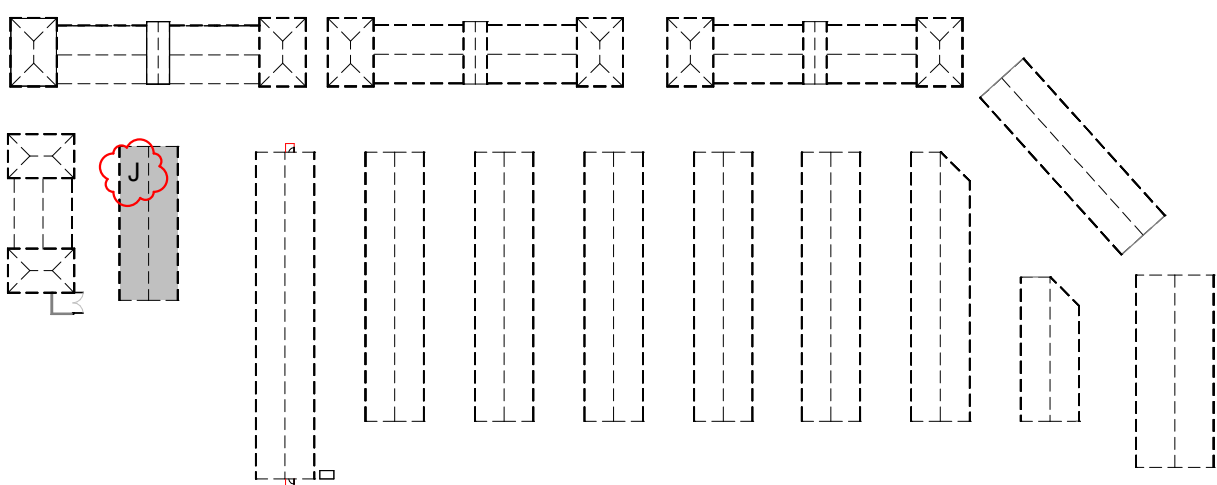
2 BUILDING 'J' EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 'J' SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING 'J' WEST ELEVATION
1/8" = 1'-0"



6 KEY PLAN - BUILDING 'J'
1" = 100'-0"

REV. #	DATE	ISSUED FOR	JOB NUMBER:	19022
01/16/2020		PLANNING MINOR AMEND	DRAWN BY:	MS
			APPROVED BY:	JF
			DATE:	
			Original drawing is 24" x 36" Scale entities accordingly if reduced	
			SHEET TITLE:	BUILDING 'J' EXTERIOR ELEVATIONS