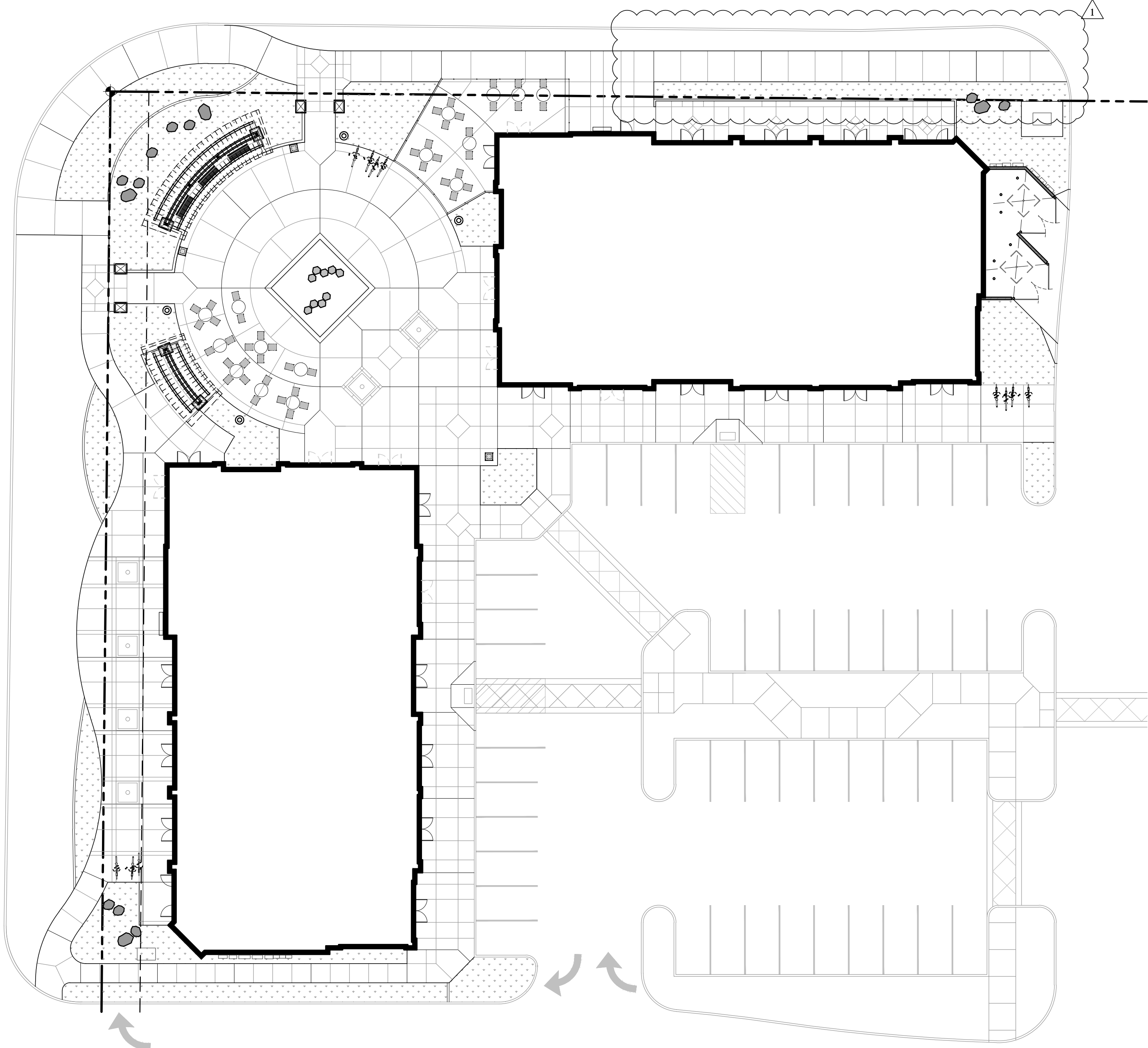
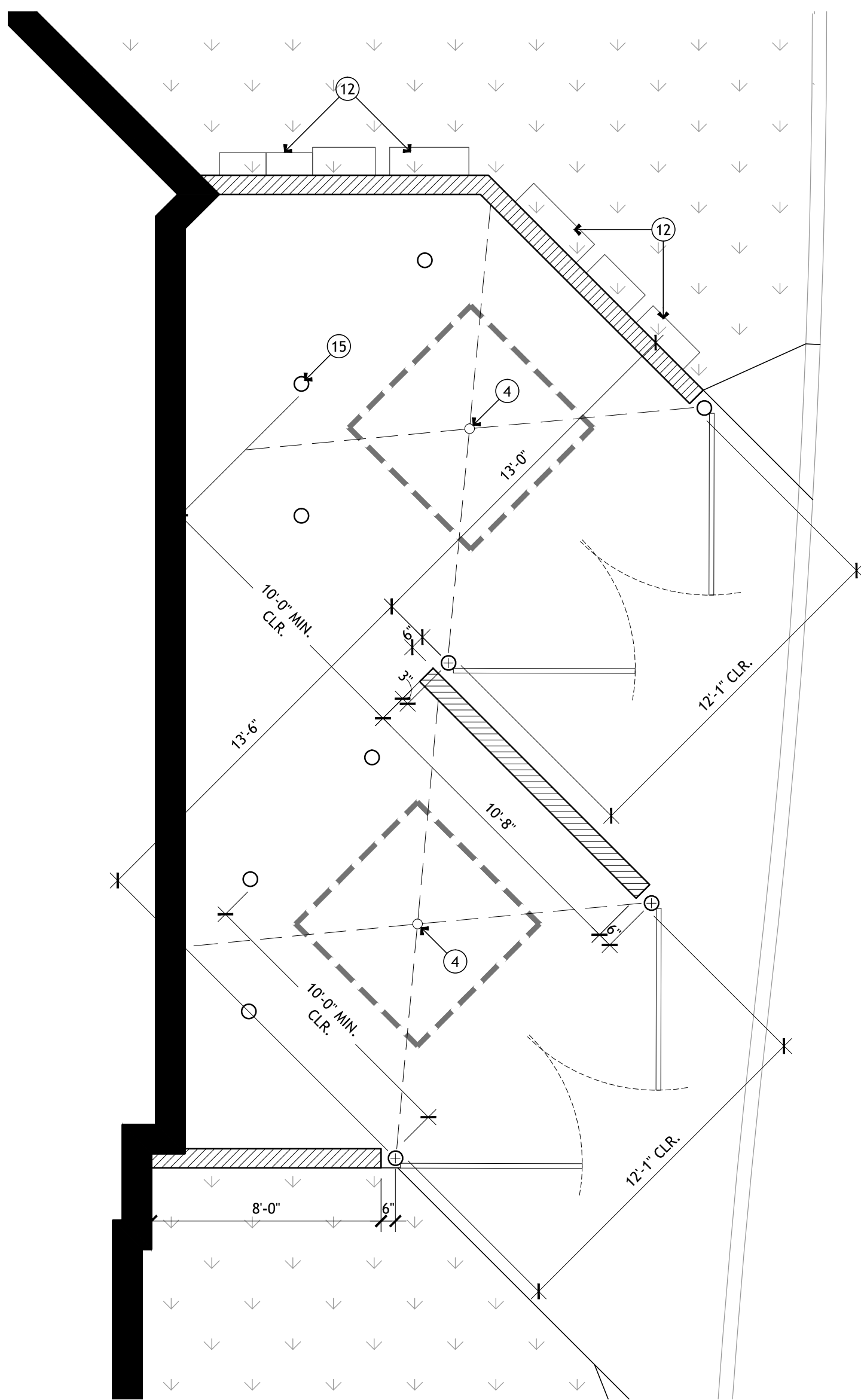
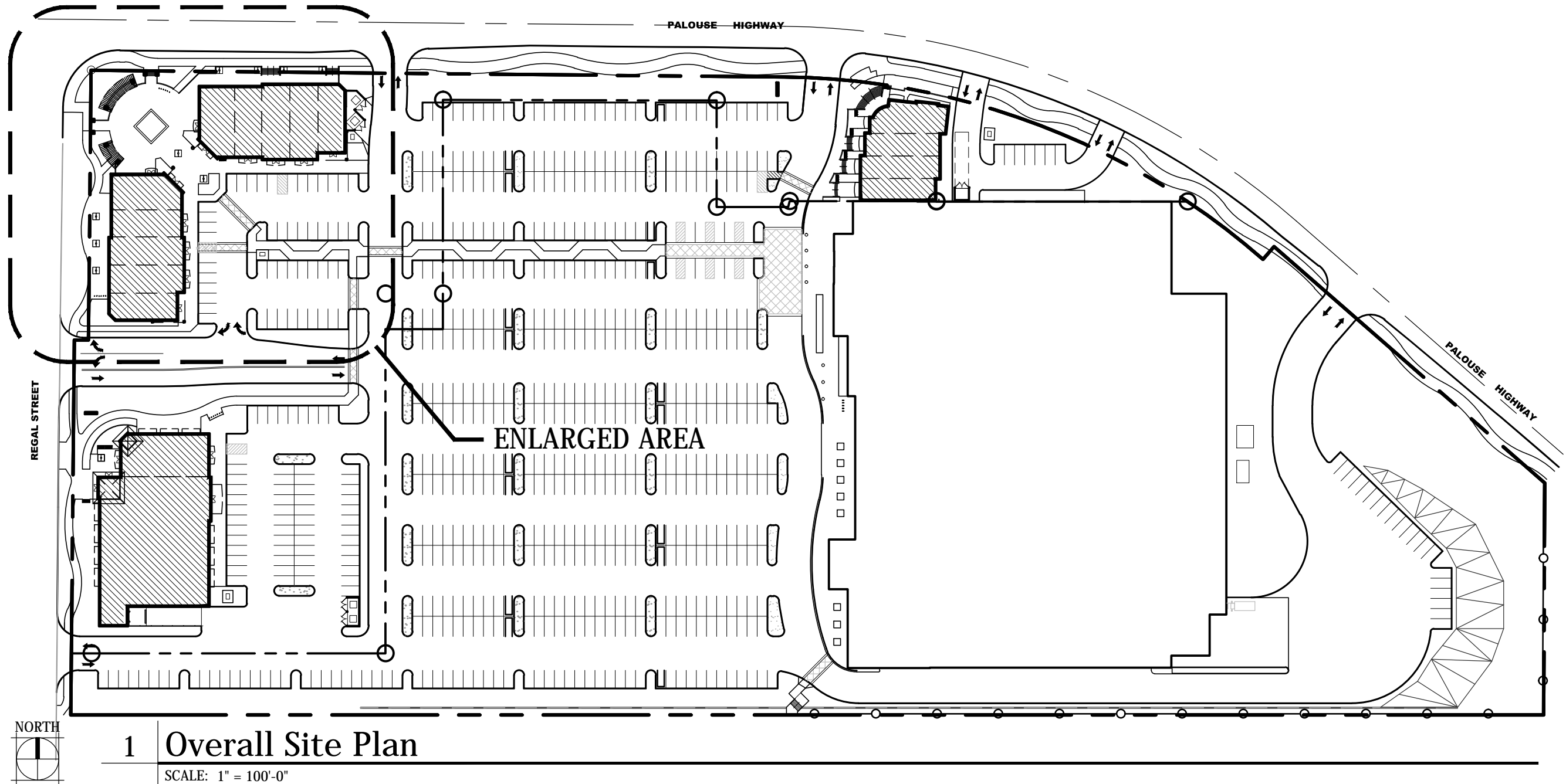


Site Plan Keyed Notes

- 10-FOOT FRONT YARD BUILDING SET-BACK.
- ACCESSIBLE ROUTE OF TRAVEL. SEE CIVIL.
- TACTILE WARNING SURFACE. SEE CIVIL.
- SANTARY DRAIN, TIGHT-LINE TO SANTARY SEWER. SEE TYPICAL DETAILS. SEE CIVIL.
- CONC. WALK w/ SLOPE & SIDE-SLOPE IN ACCORDANCE WITH ANSI-117.1-2003/ADA. SEE CIVIL.
- EXISTING FIRE HYDRANT. SEE CIVIL.
- COORDINATE LOCATION AND INSTALLATION OF CONDUITS, IRRIGATION SLEEVING, RAINWATER LEADERS/DOWNSPOUTS. OTHER WORK UNDER SIDEWALKS SLABS. CURBING OR ASPHALT PRIOR TO CONSTRUCTION.
- FRONTAGE IMPROVEMENTS UNDER SEPARATE PERMIT. SEE CIVIL.
- BIKE RACK, TYP. SEE LANDSCAPE PLANS
- GAS METER & EQUIPMENT. COORDINATE TYPE, SIZE & LOCATION w/ UTILITY PROVIDER PRIOR TO PRODUCT ORDER AND INSTALLATION. SEE CIVIL.
- GROUND MOUNTED ELECTRICAL TRANSFORMER & REQ'D CONC. PAD. COORDINATE TYPE, SIZE & LOCATION w/ UTILITY PROVIDER PRIOR TO PRODUCT ORDER AND INSTALLATION. SEE CIVIL.
- ELECTRICAL METER & EQUIP. COORDINATE TYPE, SIZE & LOCATION w/ UTILITY PROVIDER PRIOR TO PRODUCT ORDER AND INSTALLATION. SEE ELECTRICAL. SEE CIVIL.
- PLAZA. SEE LANDSCAPE. SEE CIVIL.
- PLAZA SUN-SHADE DEVICE. LANDSCAPE PLANS
- 6-INCH PIPE BOLLARD. PAINT. SEE 19/A1.2



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SPOKANE WASHINGTON 99201

153 SOUTH JEFFERSON

B W A BERNARDO WILLS ARCHITECTS PC

Project No: 13-172
Drawn by:
Date: Nov. 27, 2013

A1.1

Regal Place
Pads B & C
Pad-B: 2912 E. Palouse Hwy
Pad-C: 4911 S. Regal St.
Spokane, Washington

Construction - 11.27.13

Pad B/C
Site Plan

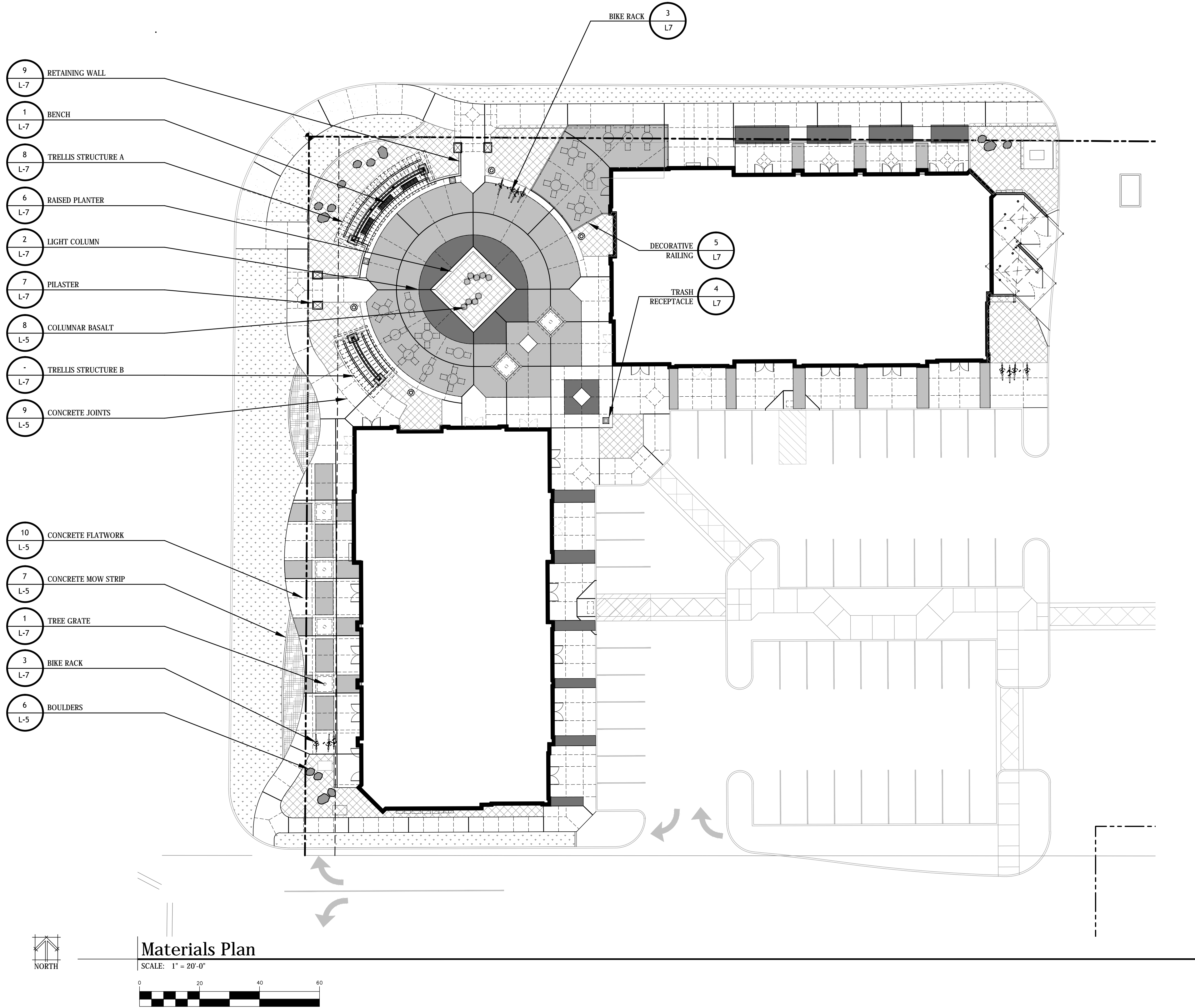
Revision Date:
City Review Comments
Added Detail

11.27.2013

4198
REGISTERED ARCHITECT
Bernardo Wills
STATE OF WASHINGTON

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG



Legend

- COLORED CONCRETE FLATWORK
COLOR:
- COLORED CONCRETE FLATWORK
COLOR:
- LAWN AREA, (NIC) PER TARGET DEVELOPMENT
- SHRUB AREA, (NIC) PER TARGET DEVELOPMENT
- LANDSCAPE PLANTING RED -
TOPDRESSING - 3" DEPTH OF RED FIR DARK BARK FINES
FRACTURED BASALT BOULDERS, APPROVAL BY LANDSCAPE
ARCHITECT REQUIRED PRIOR TO DELIVERY TO SITE. SIZE
SHALL BE EQUALLY DIVIDED INTO 3 SIZE RANGES: 2'-3',
3'-4', AND 4'-5'. USED DRAWINGS AS GUIDE TO SIZE
PLACEMENT ON SITE.
- BENCH, SEE DETAIL.
- TRASH RECEPTACLE
- LIGHT COLUMN SEE DETAIL.
- TREE GRATE, SEE TREE WELL DETAIL.
- EXPANSION JOINT, SEE JOINT DETAIL #9 ON SHT L-5
- CONTROL JOINT, SEE JOINT DETAIL #9 ON SHT L-5

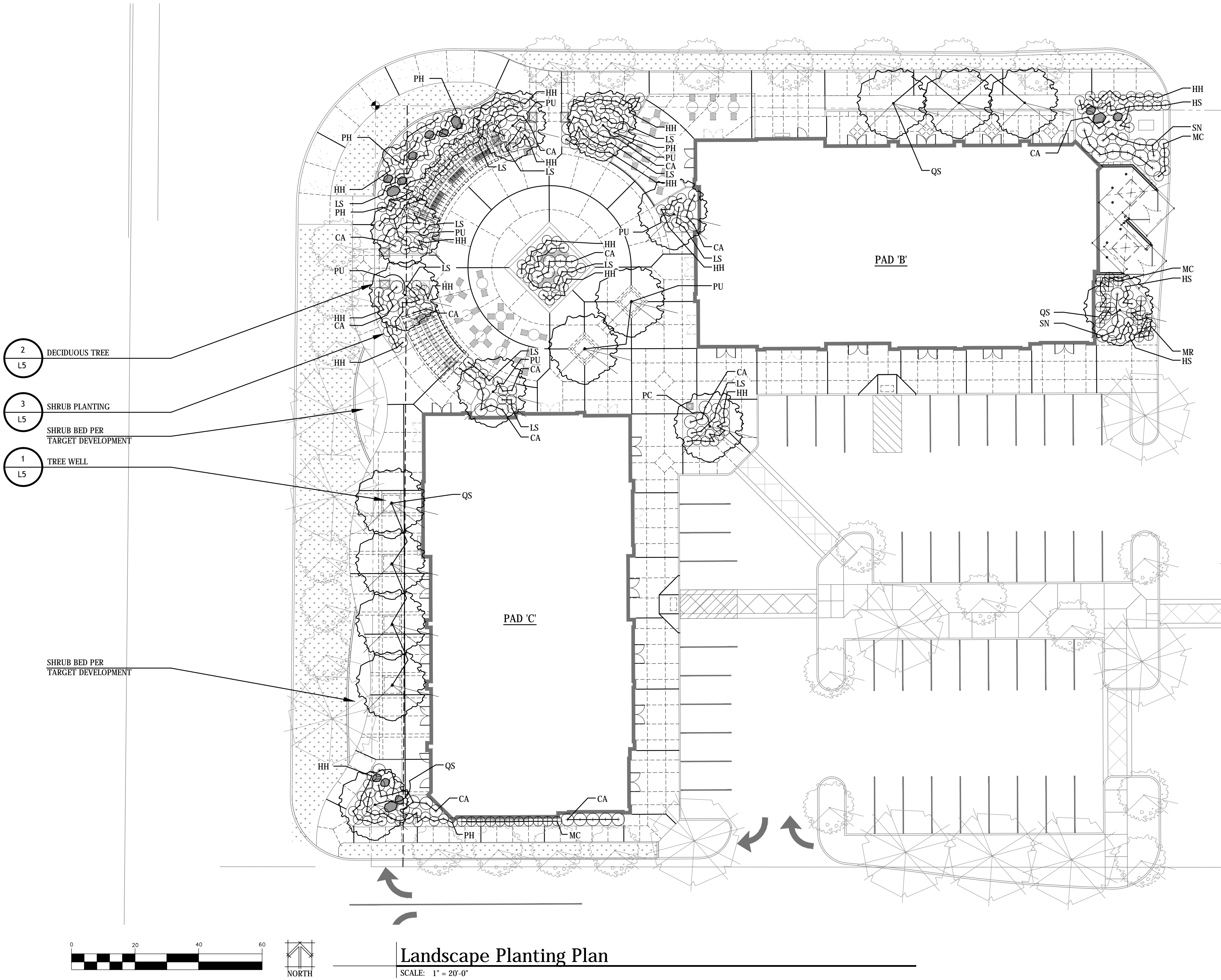
2 L6
DETAIL NUMBER
PAGE NUMBER
DETAIL CALLOUT

General Notes

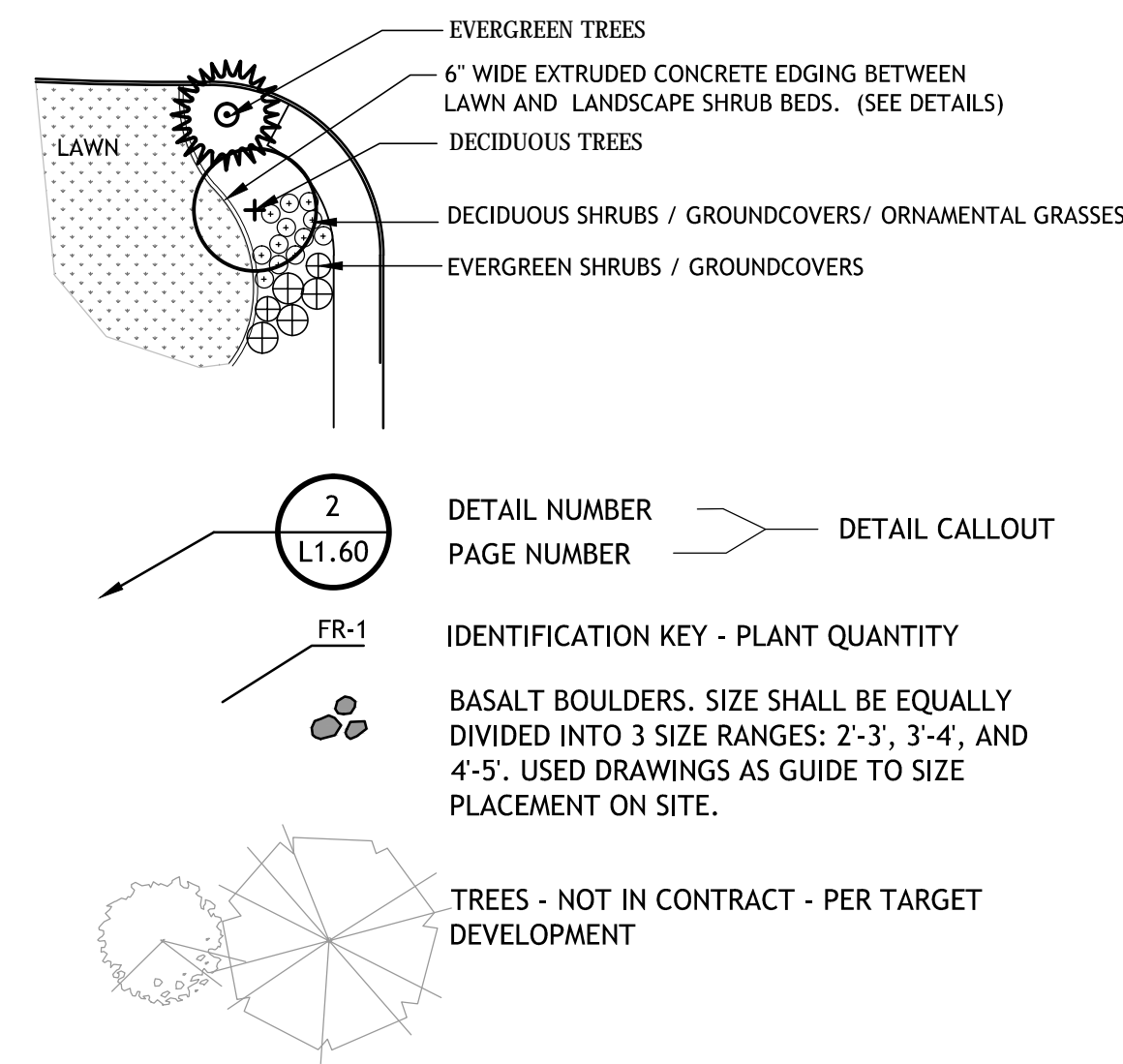
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY TO CORRECT.
- COORDINATE ALL DEMOLITION AND CONSTRUCTION OPERATION WITH ARCHITECTURAL, CIVIL, AND ELECTRICAL ENGINEERING SHEETS.
- COORDINATE INSTALLATION OF ELECTRICAL AND IRRIGATION CONDUIT AND SLEEVES WITH RESPECTIVE CONTRACTORS
- WHEREVER CONCRETE FLATWORK ABUTS BUILDING, WALL OR COLUMNS IT SHALL HAVE AN EXPANSION JOINT.
- PROVIDE TOOLED SCORE JOINTS AS SHOWN ON PLANS. SCORE JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO DESIGN.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR RESPONSIBLE FOR CORRECTING ANY DAMAGE TO NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS OR ANY OTHER EXISTING ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
- IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT.
- REFER TO PLANTING PLANS FOR 'SOFT' MATERIAL LOCATIONS.
- REFER TO DETAIL DRAWINGS AND SPECIFICATIONS FOR ACTUAL CONSTRUCTION REQUIREMENTS.
- COLORED CONCRETE SHALL BE 'COLOR GROUP: PREMIUM' @ 4# PER SACK
- IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT.
- ALL RETAINING WALLS AND SEAT CAPS SHOWN ON PLANS SHALL RECEIVE ANTI-GRAFFITI COATING

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES
HAVE BEEN TAKEN FROM DRAWINGS AND FIELD
LOCATES SUPPLIED BY THE APPROPRIATE
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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



LEGEND



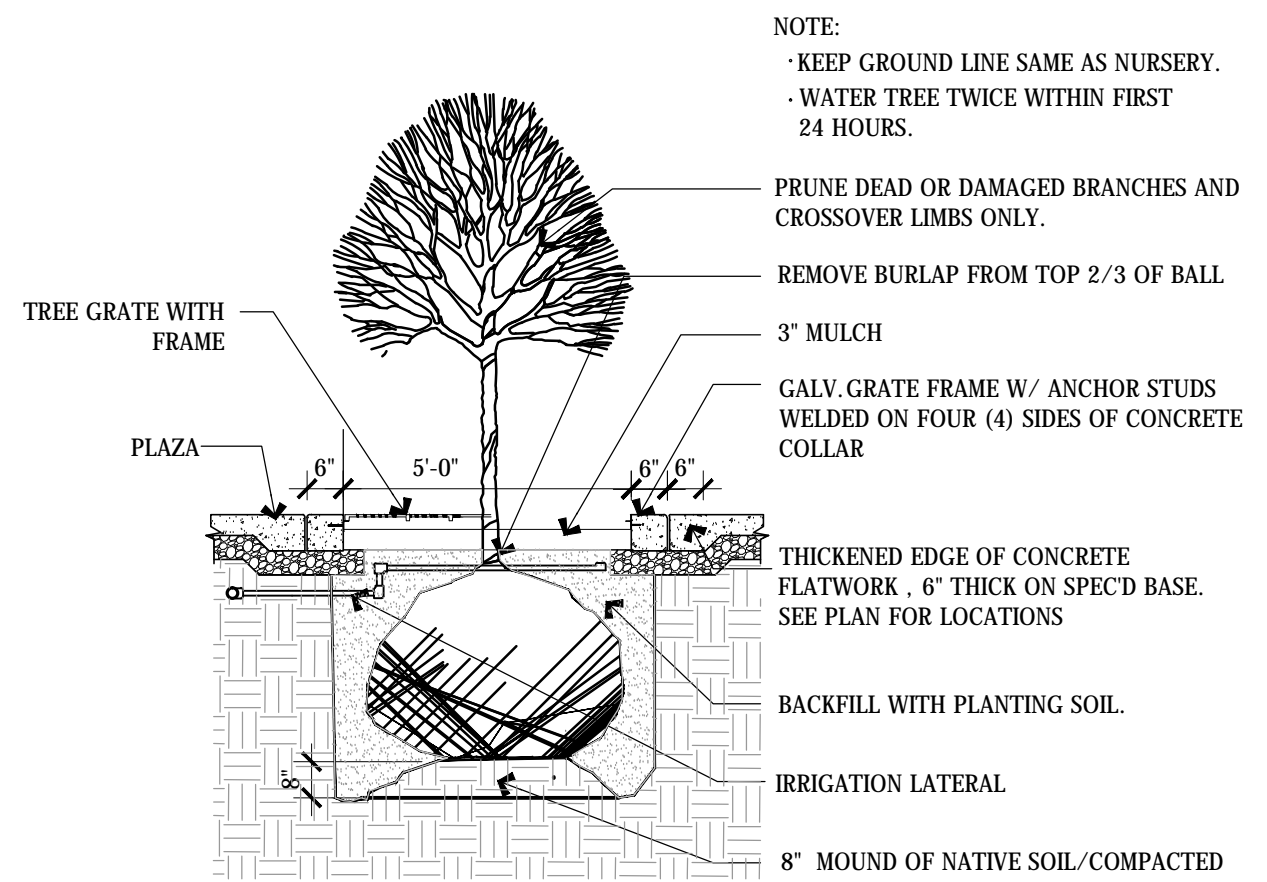
PLANT LIST - TREES					
KEY	NO.	BOTANICAL - COMMON NAME	SIZE	TYPE	REMARKS
LARGE TREES					
QS	-	QUERCUS ROBUR X Q. ALBA - CRIMSON SPIRE OAK	3' CAL.	B&B	MATCHED
SMALL & FLOWERING TREES					
MS	-	MALUS 'SPRING SNOW' - SPRING SNOW CRABAPPLE (FRUITLESS)	2.5" CAL.	B&B	MATCHED
PC	-	PRUNUS SARGENTII 'COLUMNARIS' - COLUMNAR SARGENT CHERRY	2.5" CAL.	B&B	MATCHED
PU	-	PYRUS USSURIENSIS 'MORDAK' - PRAIRIE GEM FLOWERING PEAR	2.5" CAL.	B&B	MATCHED

45H X 15W
25H X 22W
30H X 15W
25H X 25W

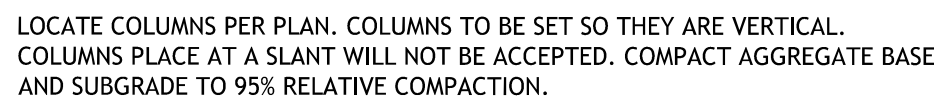
PLANT LIST - SHRUBS / GROUNDCOVERS					
KEY	TOTAL NO.	BOTANICAL - COMMON NAME	SIZE	TYPE	REMARKS
SHRUBS					
HH	-	HEMEROCALLIS X 'STELLA DE ORO' - STELLA DE ORO DWARF DAYLILY	1 GAL.	CONT.	MATCHED
LS	-	LAVANDULA STOECHAS 'LARKMAN HAZE' - HAZEL SPANISH LAVENDER	2 GAL.	CONT.	MATCHED
MC	-	MAHONIA AQUIFOLIUM 'COMPACTA' - COMPACT OREGON GRAPE	2 GAL.	CONT.	MATCHED
PE	-	PHYSOCARPUS OPULOFOLIUS 'SEWARD' - SUMMER WINE NINEBARK	5 GAL.	CONT.	MATCHED
SN	-	SPIRAEA NIPPONICA 'SNOWMOUND' - SNOWMOUND SPIREA	2 GAL.	CONT.	MATCHED
GROUNDCOVERS					
MR	-	MAHONIA REPENS - CREEPING MAHONIA	1 GAL.	CONT.	MATCHED
ORNAMENTAL GRASSES					
CA	-	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' - FEATHER REED GRASS	2 GAL.	CONT.	MATCHED
HS	-	HELICTOTRICHON SEMPERVIRENS - BLUE OAT GRASS	2 GAL.	CONT.	MATCHED
PH	-	PENNISETUM ALOPECUROIDES 'HAEMELN' - DWARF FOUNTAIN GRASS	2 GAL.	CONT.	MATCHED
TURF GRASS					
-	-	SOD - NOT IN CONTRACT - PER TARGET DEVELOPMENT			

NOTES

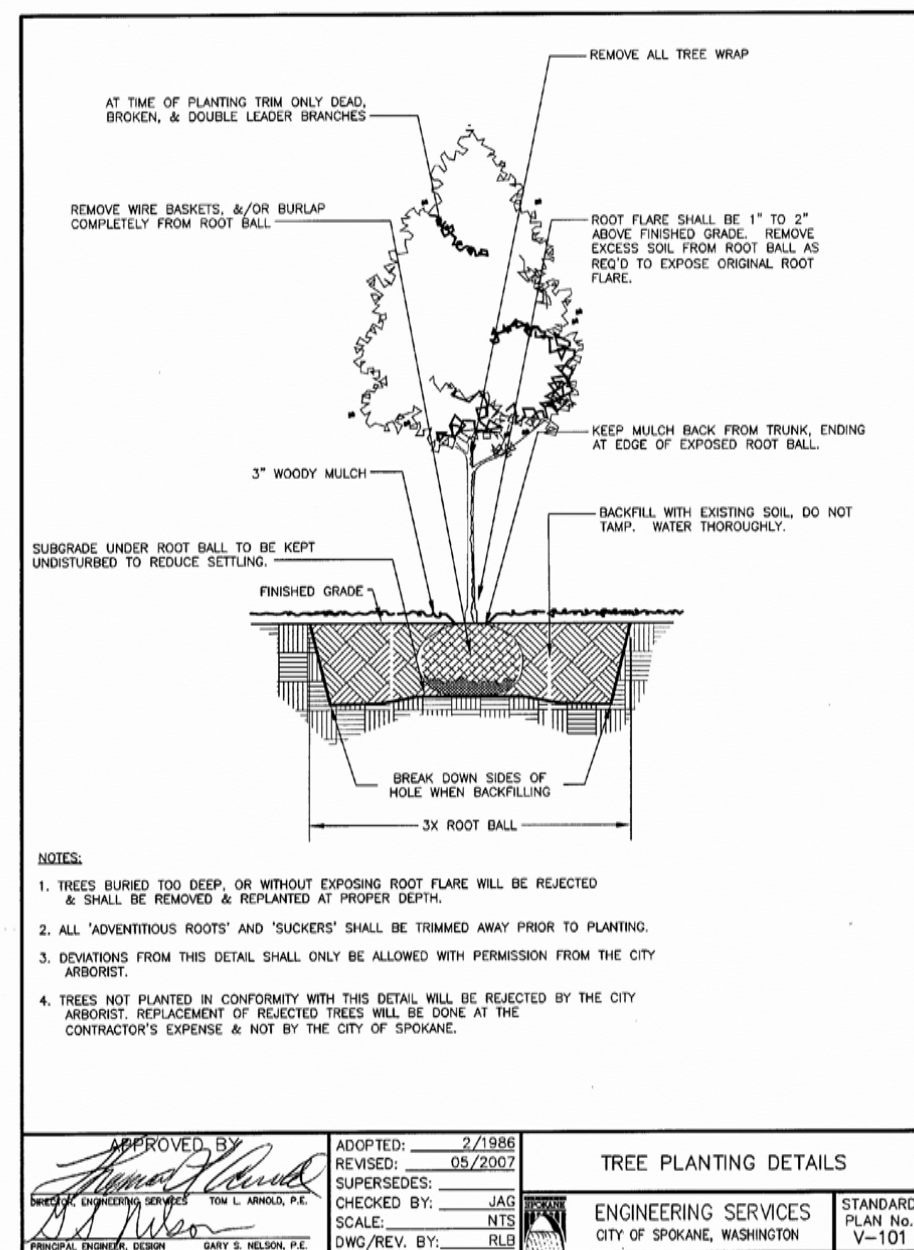
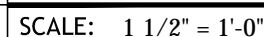
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS.
- ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN'S; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004. FOR ADDITIONAL PLANT REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY BETWEEN THE PLANT SCHEDULE AND PLAN, THE PLAN LOCATIONS SHALL DICTATE COUNT.
- CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- THE TOP SOIL LAYER OF ALL TURF AREAS SHALL RECEIVE (4") OF TOPSOIL MIX (COMPOST MIXED WITH NATIVE SOIL AT A RATE OF 25% COMPOST TO NATIVE SOIL).
- ALL PLANTING BEDS SHALL HAVE AN 18" DEPTH OF TOPSOIL MIX (COMPOST MIXED WITH NATIVE SOIL AT A RATE OF 25% COMPOST TO NATIVE SOIL).
- ALL SHRUB BEDS SHALL RECEIVE A MIN. OF 3" DEPTH OF "TUSCAN PATHWAY". BY WITTKOPF OR EQUAL.
- SHRUB BED EDGING SHALL BE 6" X 6" EXTRUDED CONCRETE. IT SHALL SEPARATE ALL TURF AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
- ALL PLANTS AND PLANT STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
- ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINES AND WORKING WITHIN THE PROPERTY BOUNDARY AND PROJECT LIMITS.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



SCALE: $3/8" = 1'-0"$

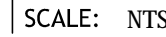
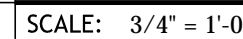


SCALE: NTS



SCALE: NTS

NOTE:
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL OF ROCK AND PLACEMENT.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.



LANDSCAPE:

A. TOPSOIL AND FINE GRADING REQUIREMENTS:

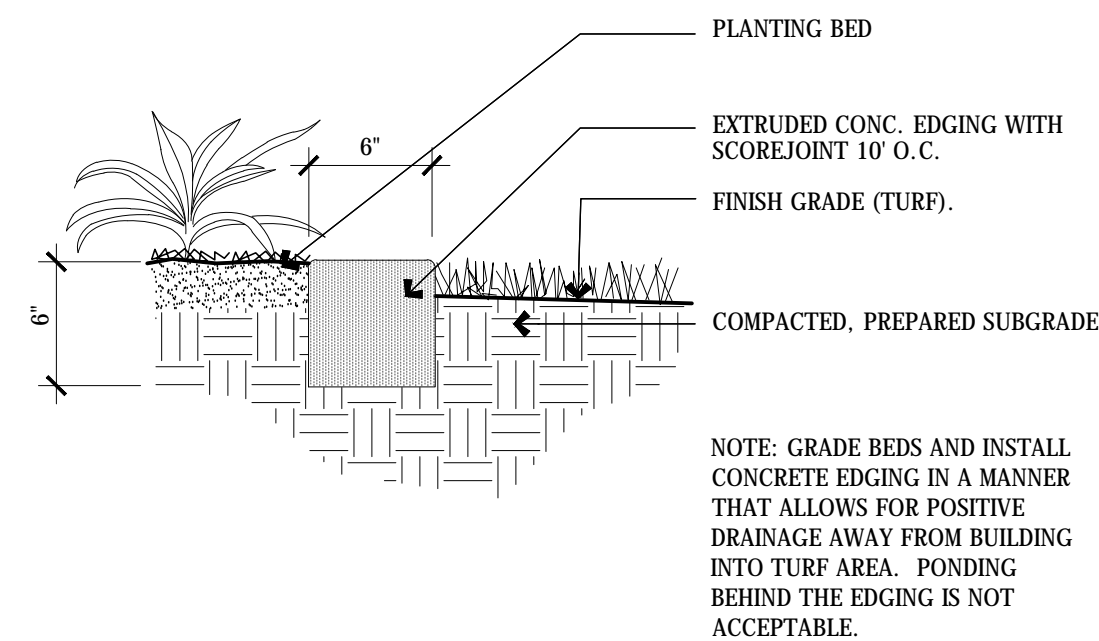
- 1) Grading contractor must stockpile existing topsoil clean and debris free suitable for reuse.
- 2) Contractor must submit representative samples of the reserved topsoil, and soil in which the landscaping is to be installed, to a certified soil and plant laboratory for analysis. Take a minimum of two samples each from landscape areas adjacent to all four sides of buildings. The soil and plant laboratory report must provide recommendations for fertilizer and soil amendments that may be required to ensure healthy growth of turf and plant materials to be installed in the respective areas from which the soil samples were taken. Provide two copies of the report to the project landscape architect.
- 3) Grading contractor must spread minimum 6-inch topsoil layer to finish site grade, and 12-inch topsoil layer in sidewalk planters. Topsoil must:
 - a) Meet requirements of ASTM D5268;
 - b) Contain no more than 5% deleterious material by weight.
 - c) Contain not less than 80% material by weight that will pass a #10 sieve; and
 - d) Be free of clods, rocks, or debris greater than 1-inch diameter.
- 4) Landscape contractor must perform fine grading and soil amendments to the topsoil and/or approved import soil for all lawn and landscape areas as recommended by the soil analysis. Fine grading must:
 - a) Be within one-tenth of a foot of grades shown on the Site Construction Documents Grading Plan;
 - b) Transition smoothly between differing gradients.
- 5) If suitable topsoil is not available on site, imported topsoil shall meet specifications and shall be amended to meet recommendations from the certified soil and plant lab analysis.
- 6) Grades behind curbs for areas to receive mulch must be held 3 inches below top of curb and 2 inches below top of curb for sod. In well-draining soils island, and planter grades must be slightly concave sloping downward at not less than 5% and no greater than 20% from perimeter toward the middle. In poorly draining soils, island and planter grades must be slightly mounded sloping downward at not less than 5%, and no greater than 20%, from middle toward the perimeter.

B. PLANTING PITS:

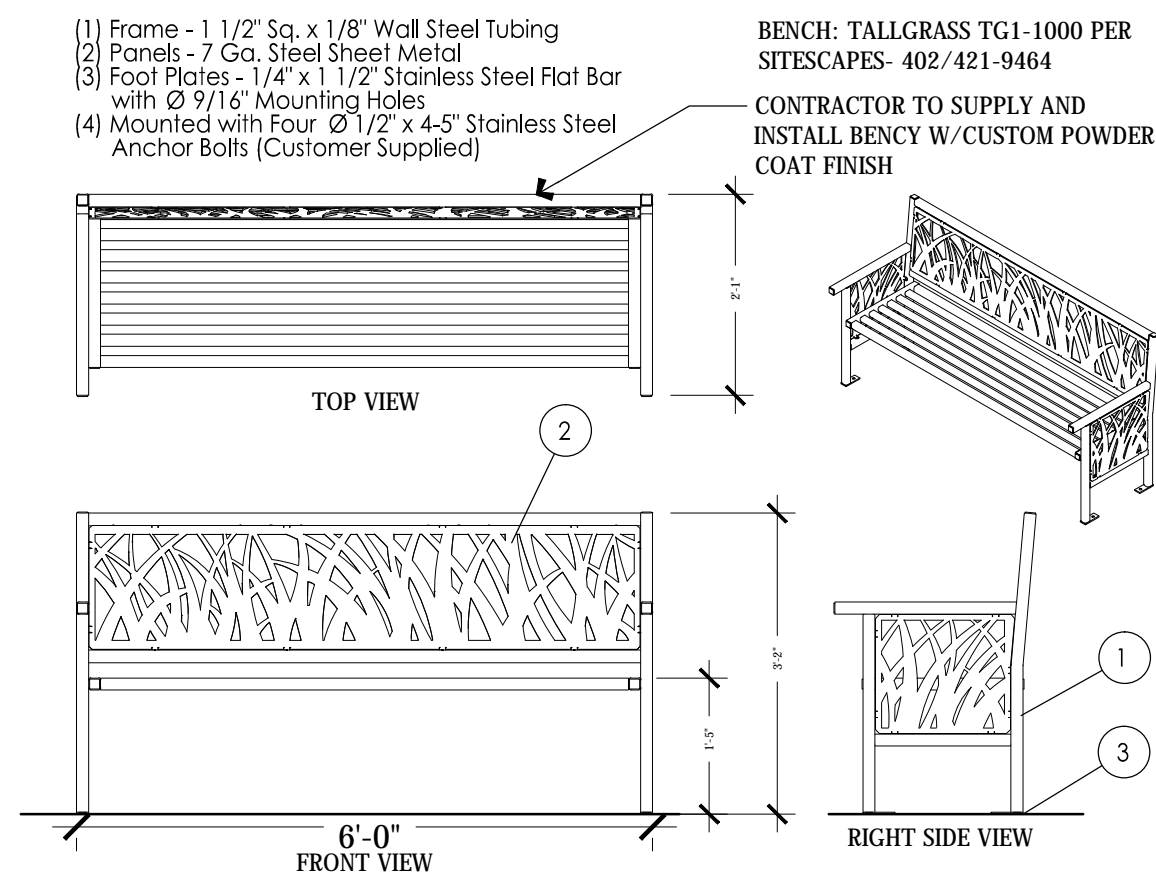
- 1) Width of all planting pits must be two times the diameter of the root ball, or container of the plant being installed. Depth of all planting pits must be from the bottom of the root ball to the root flare, or container of the plant being installed, and must maintain a firm settling bed in the bottom of the planting pit to avoid settling;
- 2) Soil used in planting pits must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% of the soil removed and 50% suitable amended soil or topsoil;
- 3) Place soil firmly in the planting pit around the root ball creating a shallow saucer of approximately 2 inches deep to hold water around the plant;
- 4) Install each plant with the crown of the root ball set at the same grade at which it was grown. Top of finish grade must be at trunk flare.
- 5) Water plants thoroughly upon installation. Backfill any settling of soil around root ball to re-establish initial grade and saucer.

C. PLANT MATERIALS:

- (1) Plant material must comply with the latest edition of the American Standard for Nursery Stock, ANSI Z60.1.
 - a) **SITE LANDSCAPING REQUIREMENTS:**
 - (i) Field collected plants must not be used.
 - (ii) Thorn or fruit bearing trees or shrubs must not be used immediately adjacent to pedestrian areas including parking lot islands.
 - (iii) Double stake trees as shown on plans to ensure an initial plumb position. Contractor shall install chain-link tree ties, no wire ties shall be used. Wood staking must not contain chromated copper arsenate (CCA).
 - (iv) Do not wrap tree trunks.
 - b) **PERIMETER LANDSCAPING:**
 - (i) Install shade trees to define site and adhere to local screening and landscape requirements.
 - (ii) Ensure that sight lines to building signs and pylon signs are not hindered by landscape materials at mature growth. Maintain visibility of building and site signs from all street and drive intersections.
 - (iii) See planting plan for tree caliper.
 - (iv) Planting beds must be uniform, non-dyed, toxic free, bark fines, and free of disease and weed materials. Install to a clean minimum 3-inch depth covering the root ball areas of all trees and shrubs. Pine straw, crushed rock, and pea gravel or similar materials are not acceptable as ground cover. Avoid placing mulch over utility boxes, sewer clean-outs, in-ground lights, etc.

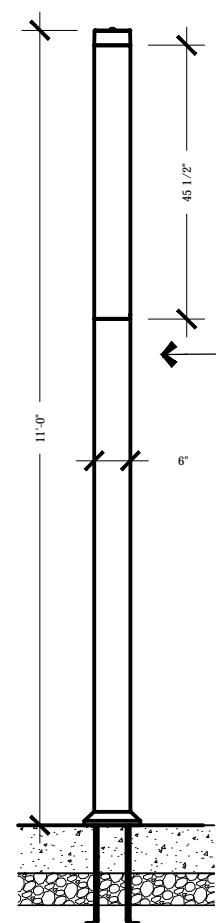


SCALE: NTS



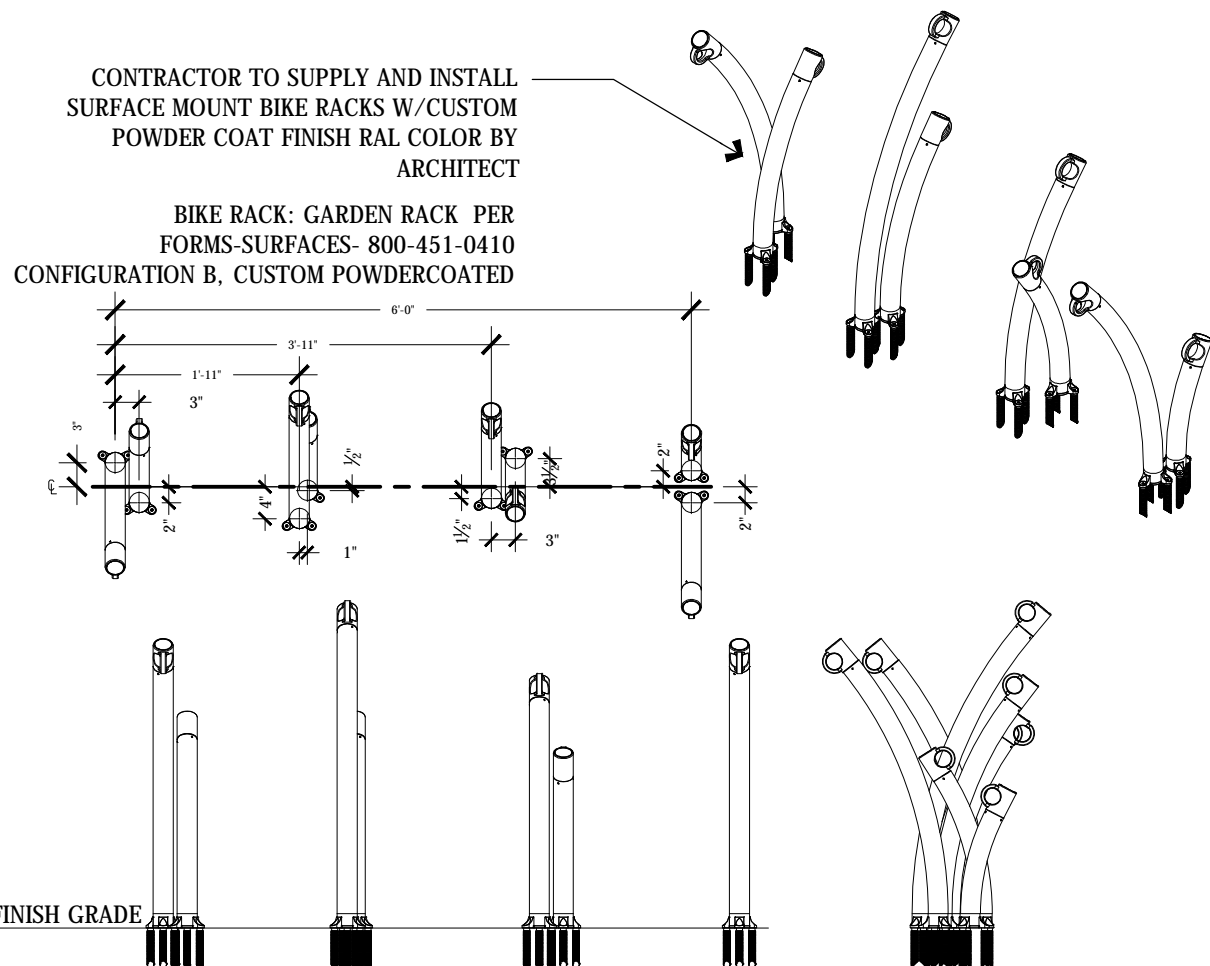
1 BENCH

SCALE: 1/2" = 1'-0"



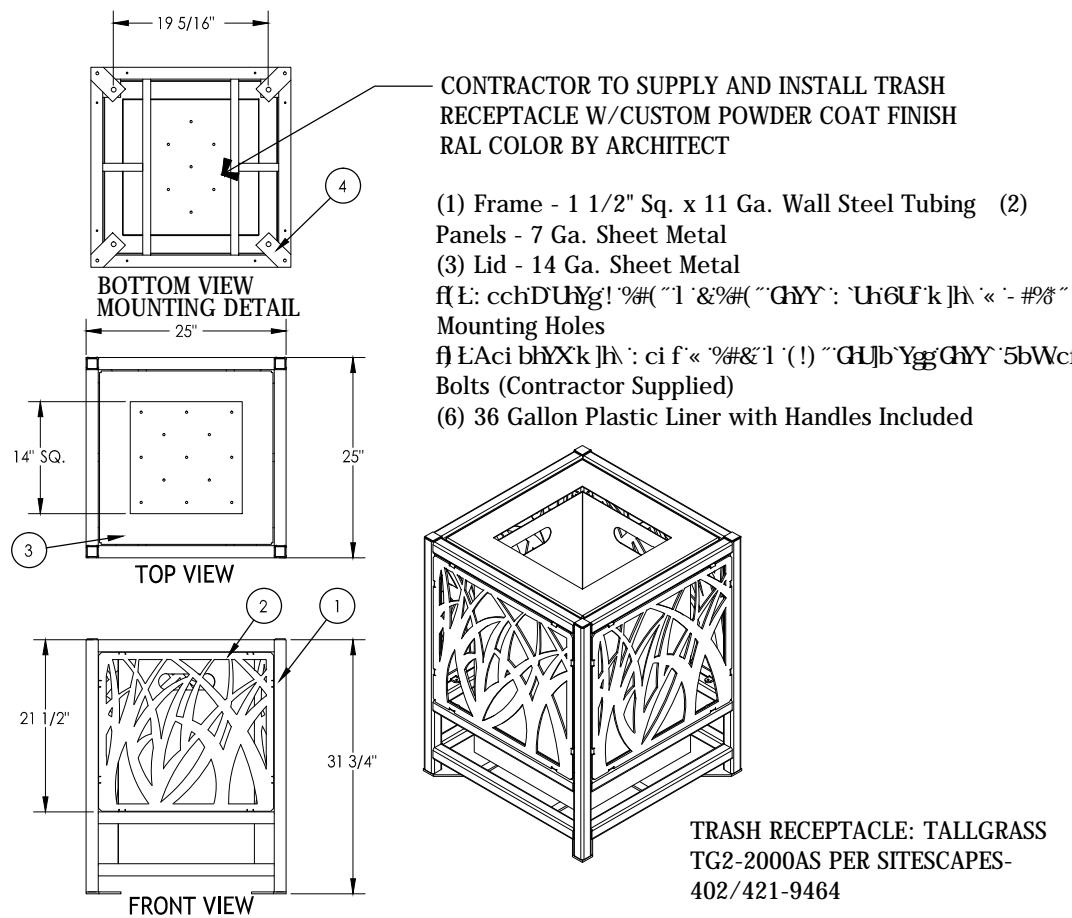
2 LIGHT COLUMN

SCALE: 1/2" = 1'-0"



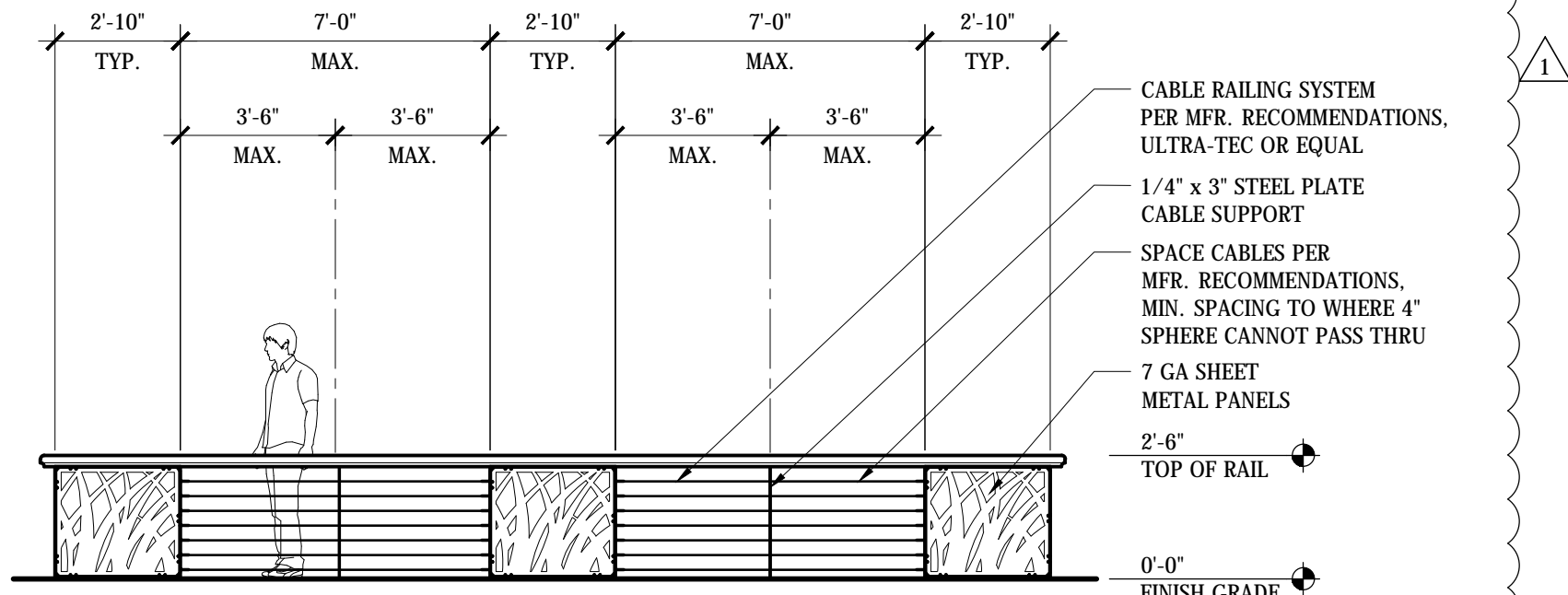
3 BIKE RACK

SCALE: 1/2" = 1'-0"



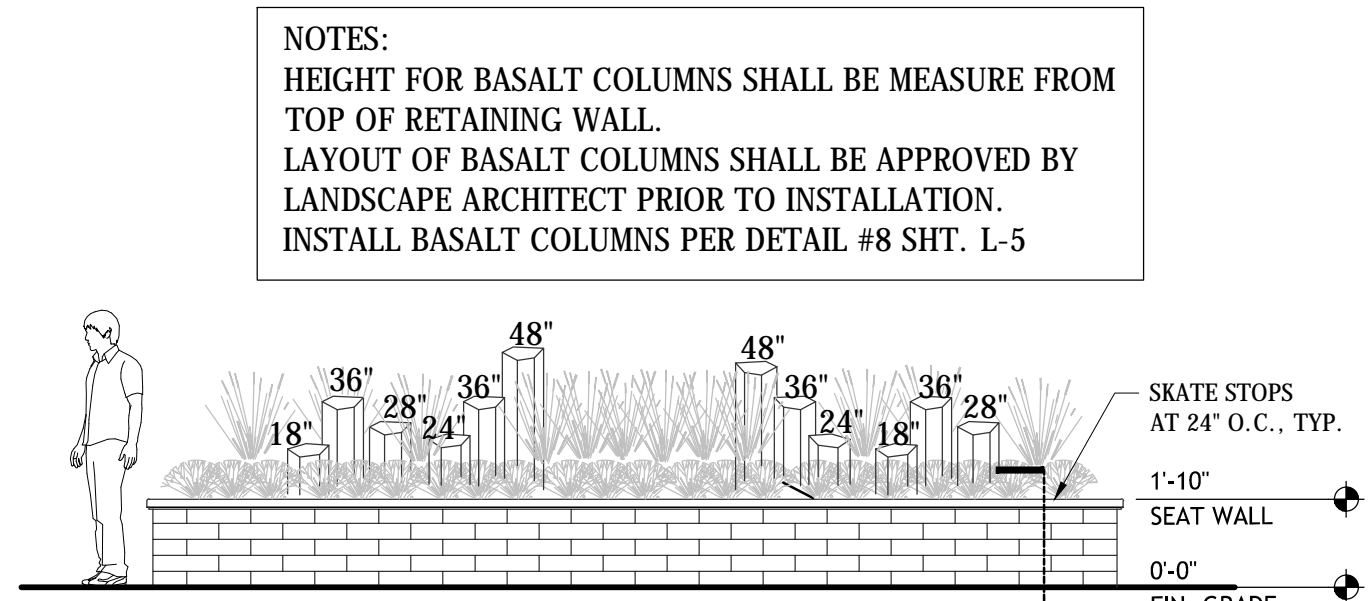
4 TRASH RECEPTACLE

SCALE: 1/2" = 1'-0"



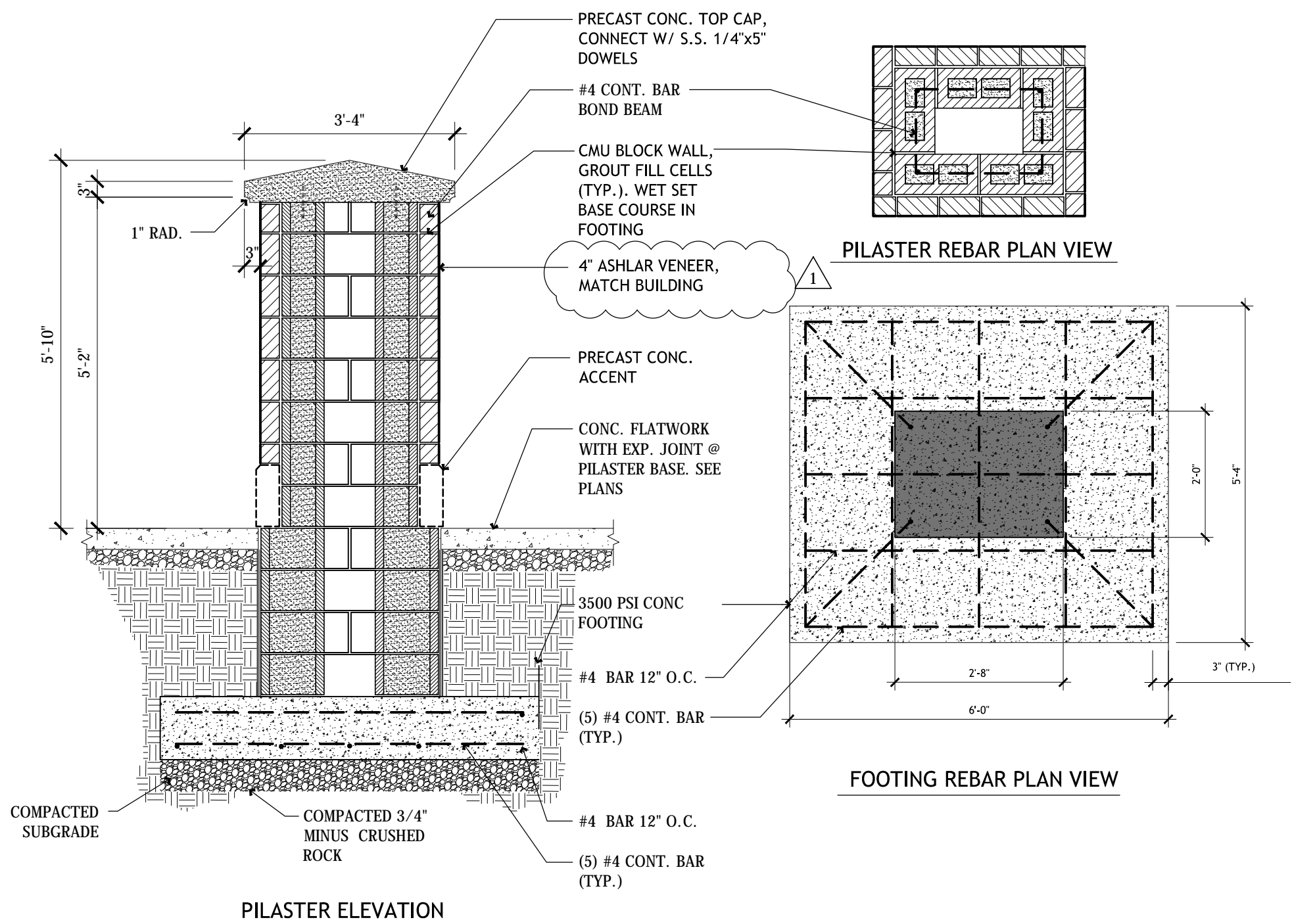
5 DECORATIVE RAILING

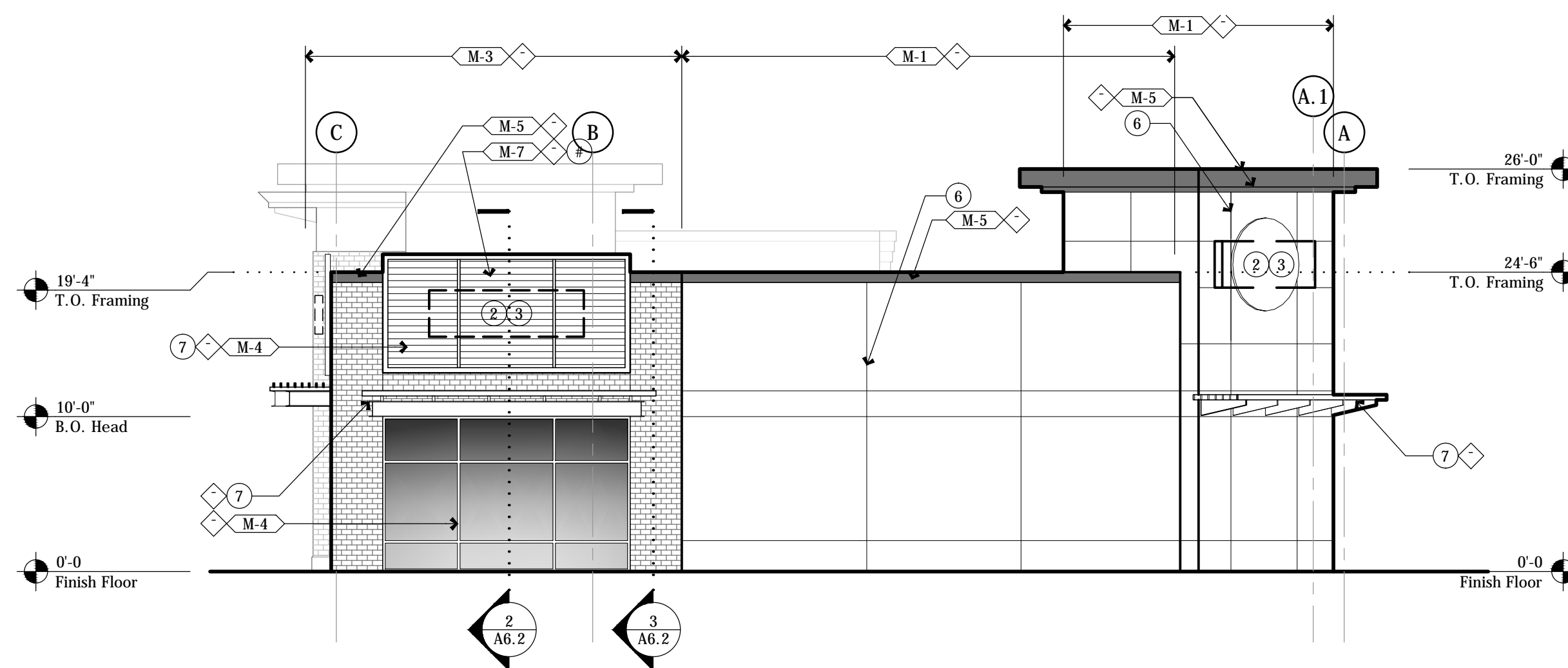
SCALE: 1/4" = 1'-0"



6 RAISED PLANTER

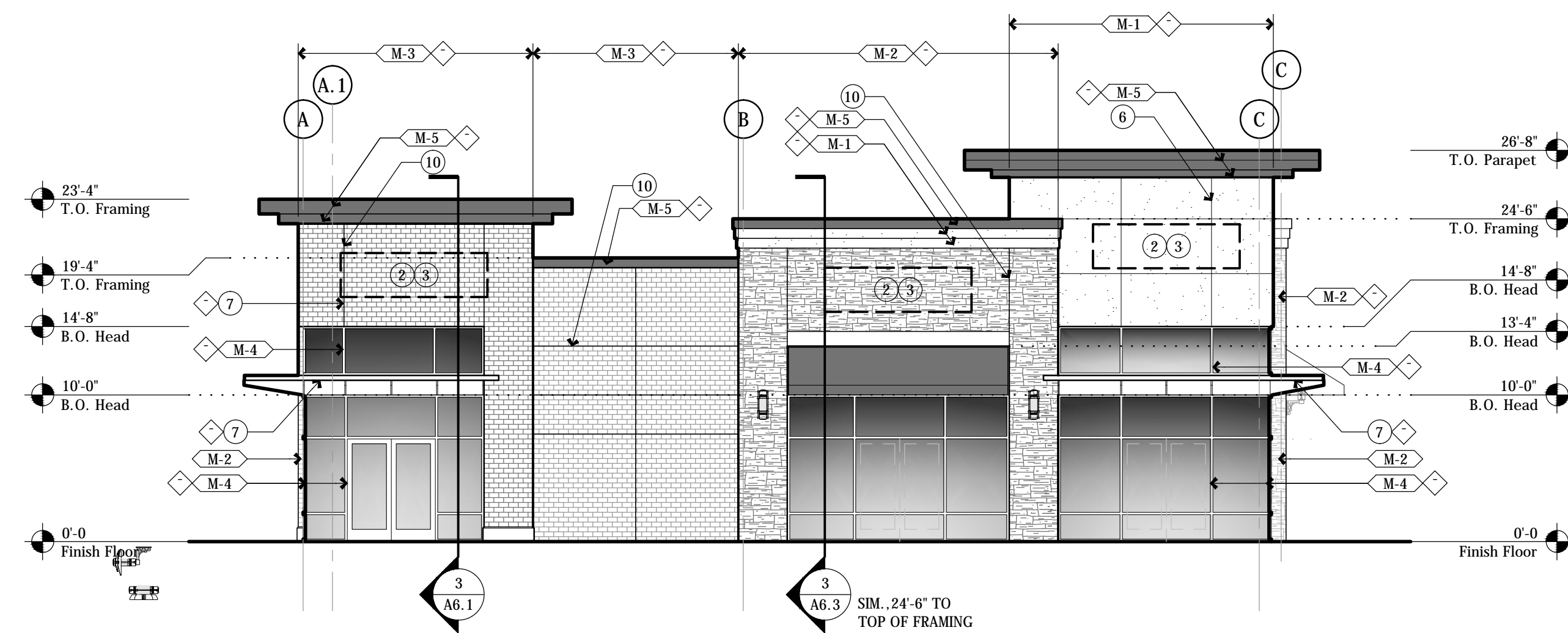
SCALE: 1/4" = 1'-0"





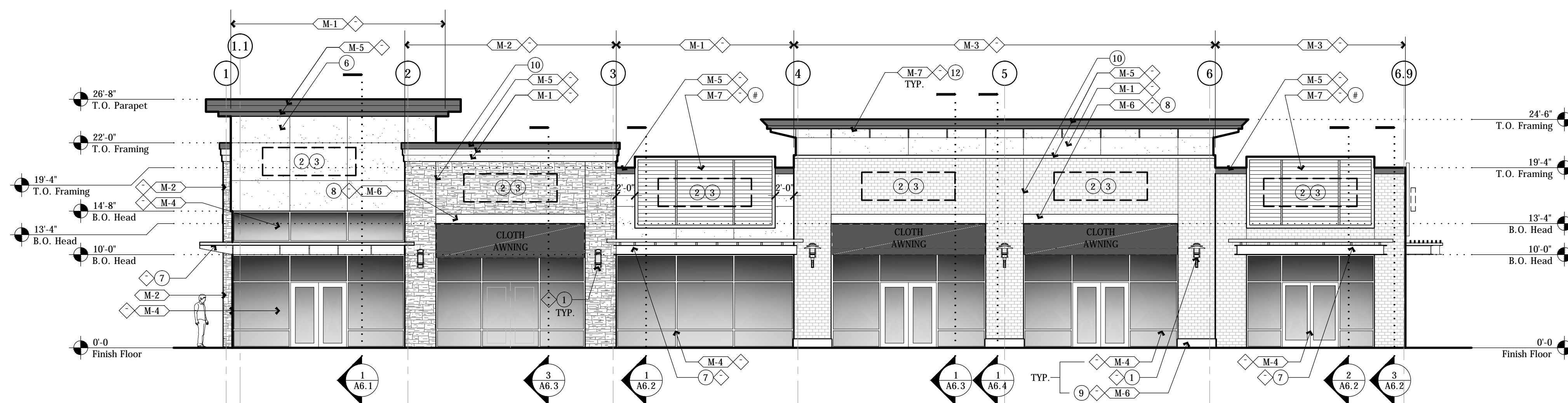
E.1 Pad-B: Exterior Elevation - East (Target)

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



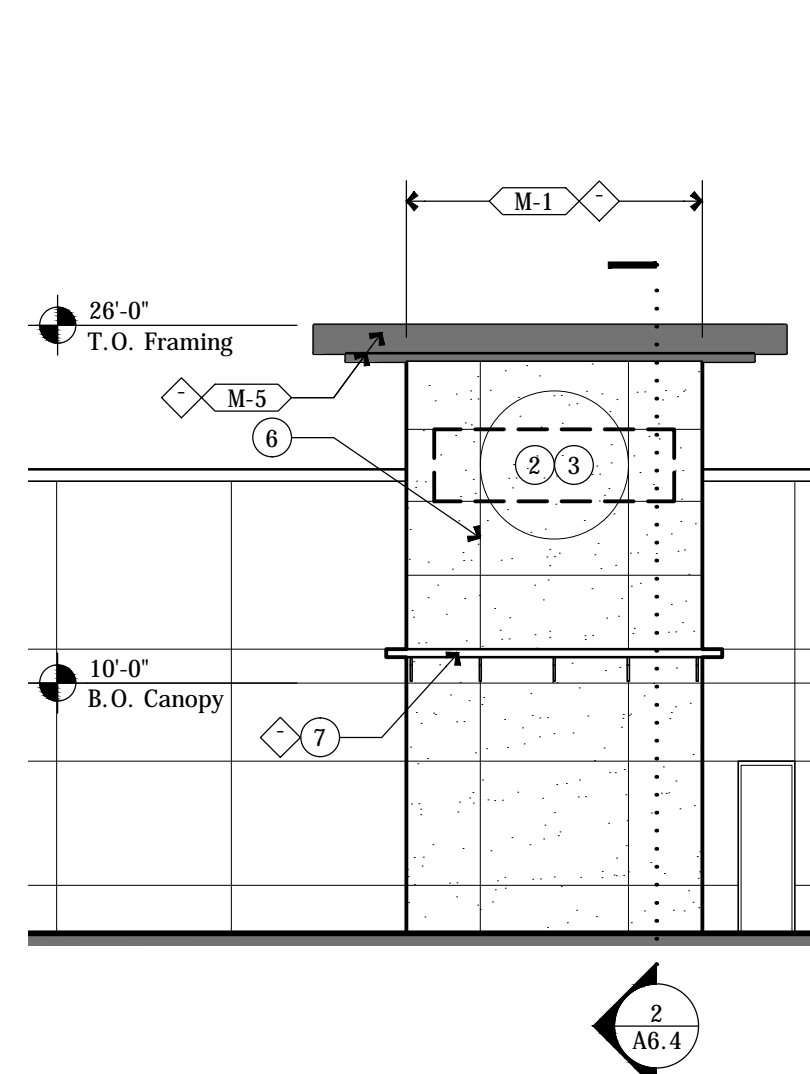
E.2 Pad-B: Exterior Elevation - West (Plaza)

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



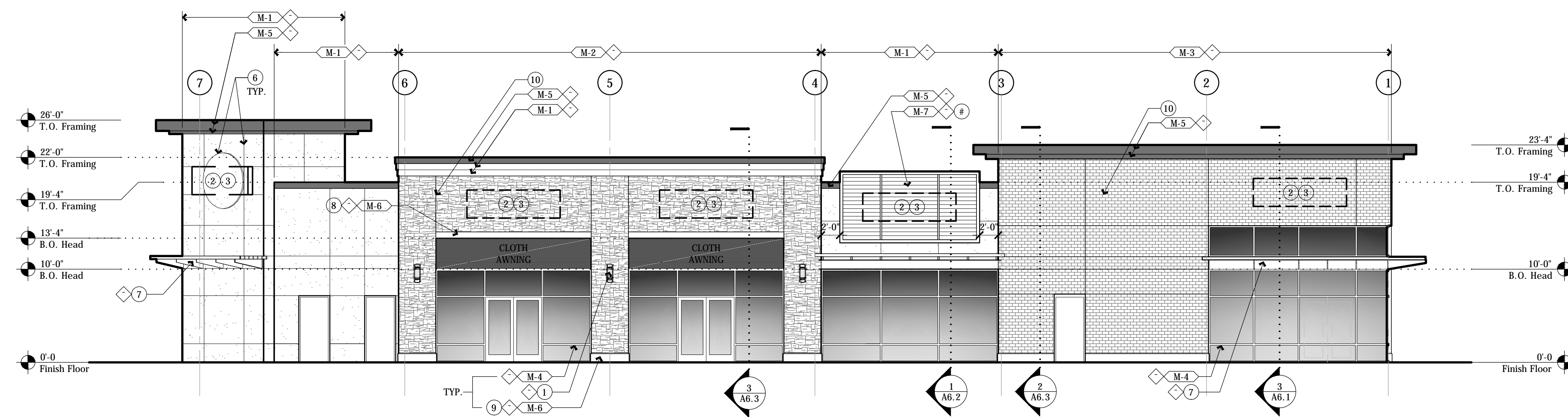
E.3 Pad-B: Exterior Elevation - South (Front)

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



E.5 Pad-B: Tower Elevation

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



E.4 Pad-B: Exterior Elevation - North (Palouse Hwy.)

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

ELEVATION NOTES:

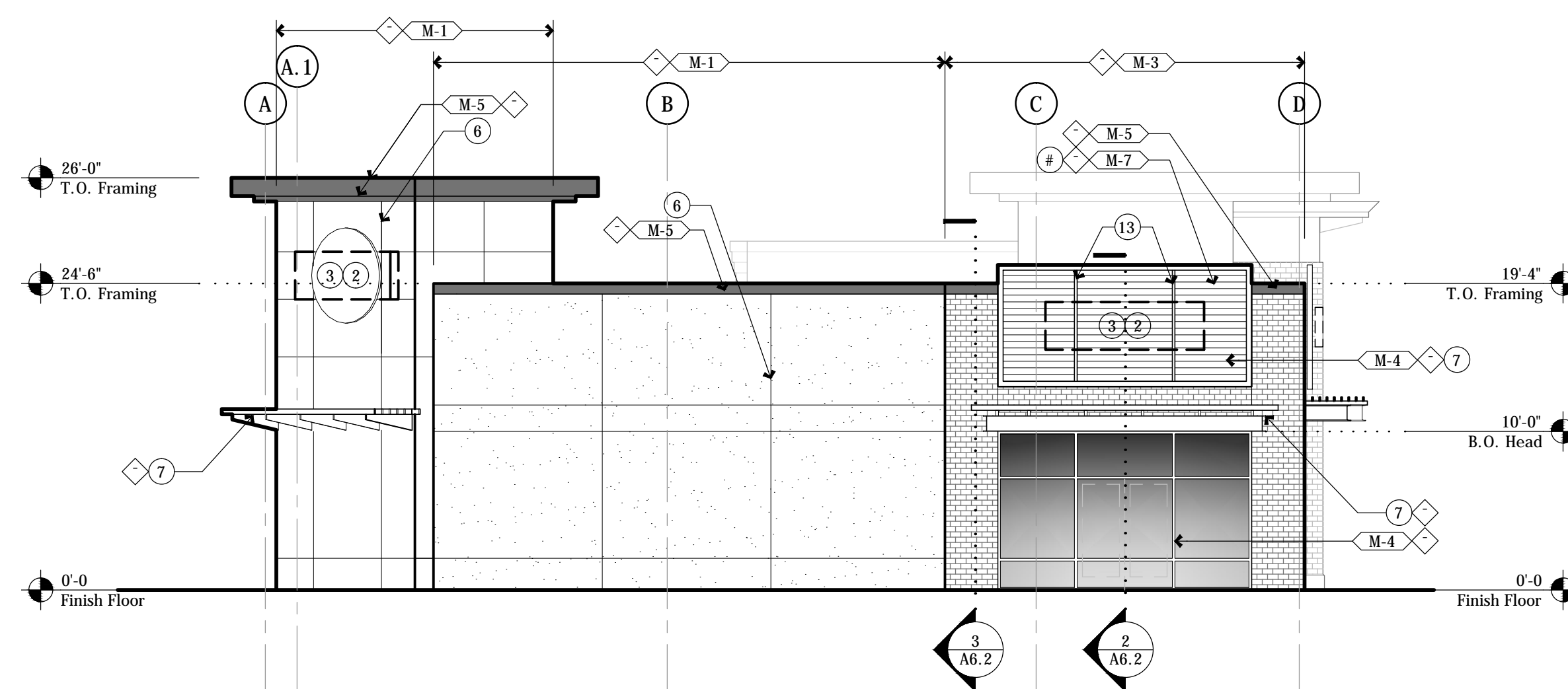
1. LIGHT FIXTURE. SEE ELECTRICAL
2. TENANT SIGNAGE (N.I.C., UNDER SEPARATE PERMIT). FURNISH & INSTALL EXTERIOR RATED J-BOX, & WIRING IN CONCEALED CONDUIT TYP. EACH LOCATION. SEE DETAIL ___/Ax.x & ___/Ax.x. CIRCUIT TO HOUSE ELECTRICAL PANEL.
3. SIGN MOUNTING BRACKETS. SEE DETAIL ___/AX.X. CENTER ON STOREFRONT DOOR
4. OPEN STEEL CANOPY. SEE STRUCTURAL
5. 6" WHITE VINYL ADDRESS LETTERING CENTERED ABOVE DOOR ON GLASS TRANSOM. COORDINATE w/ FIRE DEPARTMENT FOR LETTERING FONT, STROKE & COLOR
6. 3/4" E.I.F.S. 'V' GROOVE
7. 1-INCH EIFS ACCENT BAND
8. PRE-CAST CONC. ACCENT
9. PRE-CAST CONC. SILL
10. 1/2" BRICK REVEAL
11. OPEN STEEL ARCHITECTURAL/SIGNAGE ELEMENT. SEE STRUCTURAL
12. OUTRIGGER

EXTERIOR MATERIALS

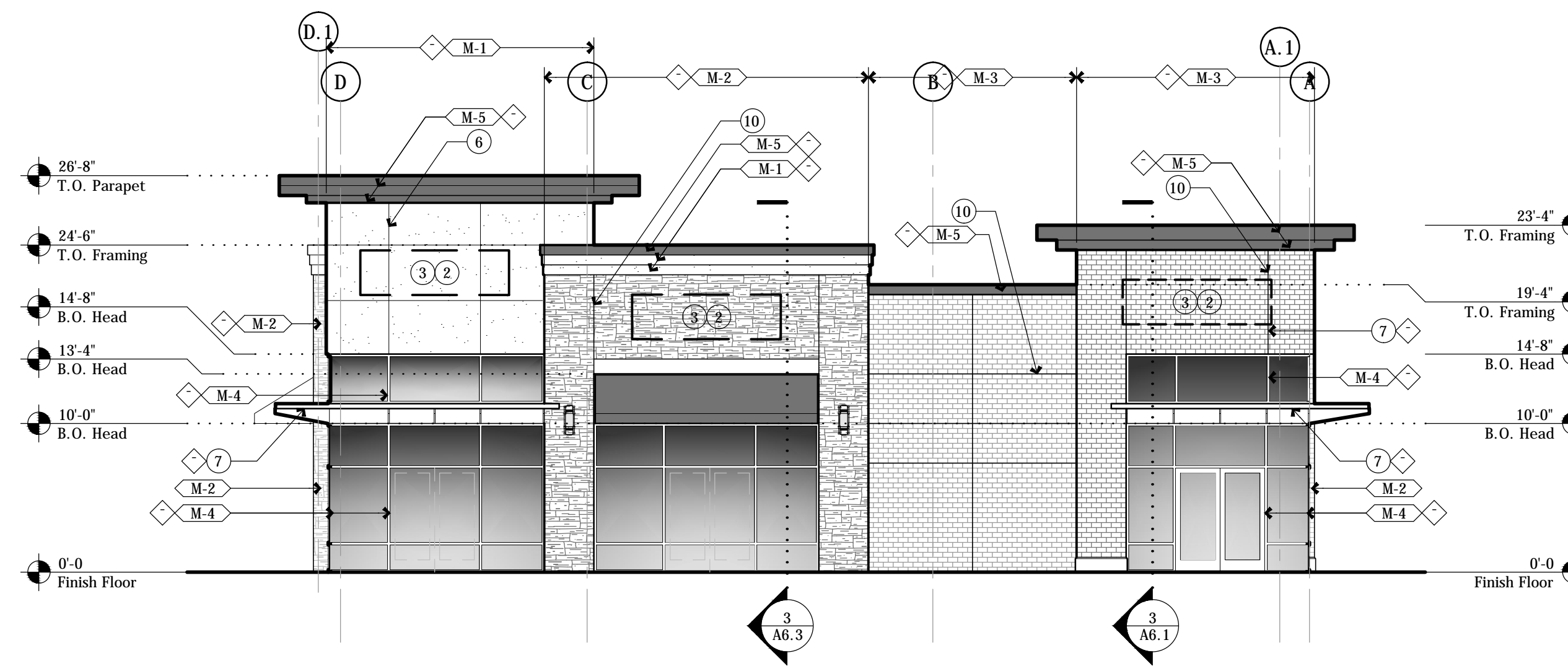
- M-1 EXTERIOR INSULATION & FINISH SYSTEM
- M-2 MANUFACTURED ASHLAR STONE VENEER
- M-3 4x4x8 BRICK VENEER
- M-4 PREFINISHED ALUM STOREFRONT SYSTEM
- M-5 PREFINISHED METAL COPING
- M-6 CONCRETE
- M-7 FABRICATED STEEL

EXTERIOR COLORS & FINISHES

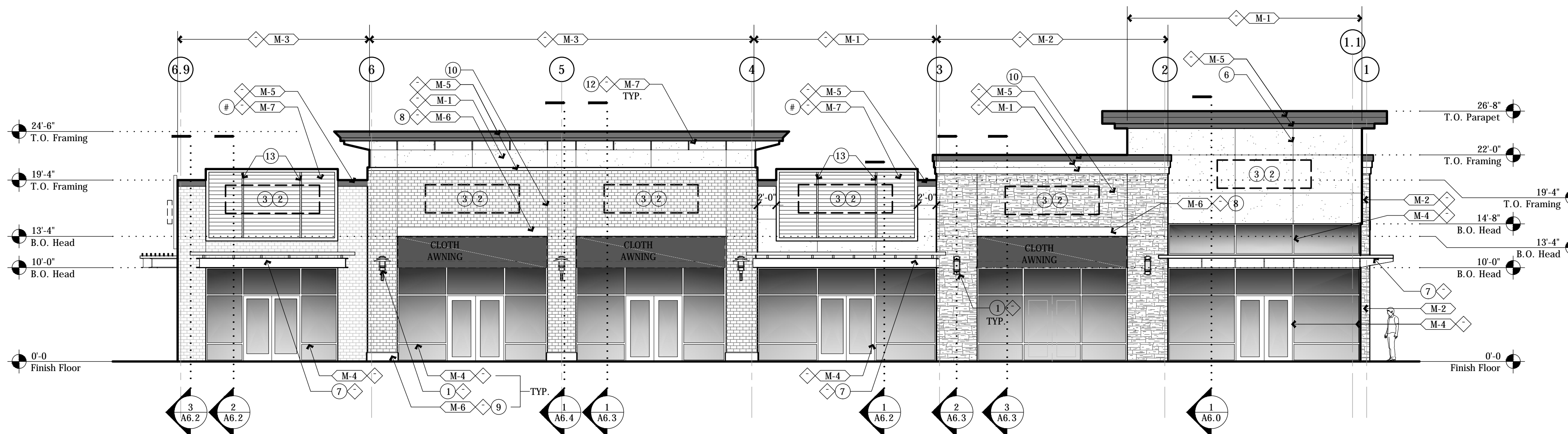
- A: SYNTHETIC STUCCO SYSTEM COLOR 01
- B: SYNTHETIC STUCCO SYSTEM COLOR 02
- C: SYNTHETIC STUCCO SYSTEM COLOR 03
- D: SYNTHETIC STUCCO SYSTEM COLOR 04
- E: SYNTHETIC STUCCO SYSTEM COLOR 05
- F: BRICK 01
- G: BRICK 02
- H: CMU-01 (SMOOTH FACE)
- I: CMU-02 (ASHLAR)
- J: CLOTH AWNINGS: TBD
- K: PREFINISHED METAL COLOR 01
- L: PREFINISHED METAL COLOR 02
- M: CONCRETE



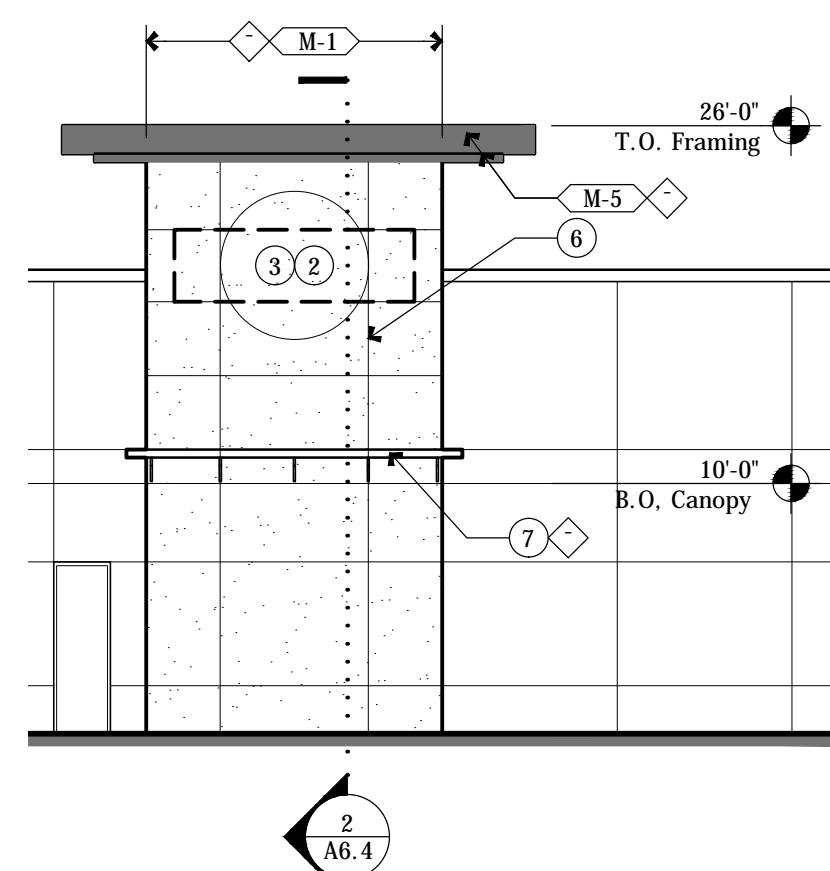
E.1 Pad-C: Exterior Elevation - South
SCALE: 1/8" = 1'-0"



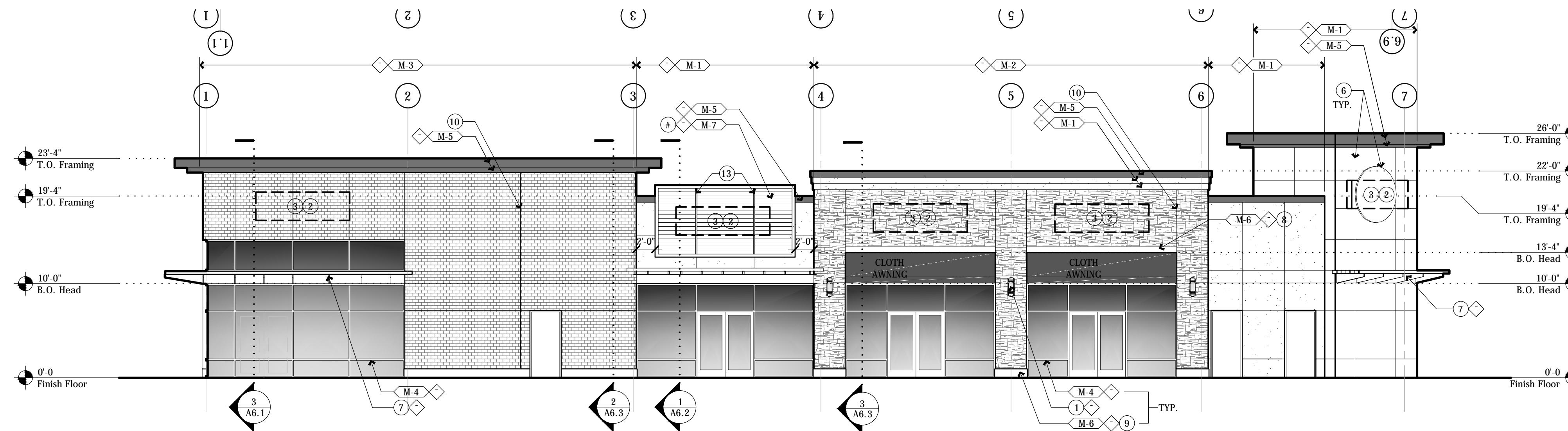
E.2 Pad-C: Exterior Elevation - North (Plaza)
SCALE: 1/8" = 1'-0"



E.3 Pad-C: Exterior Elevation - East (Front/Target)
SCALE: 1/8" = 1'-0"



E.5 Pad-C: Tower Elevation
SCALE: 1/8" = 1'-0"



E.4 Pad-C: Exterior Elevation - West (Regal St.)
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

1. LIGHT FIXTURE. SEE ELECTRICAL.
2. TENANT SIGNAGE (N.I.C., UNDER SEPARATE PERMIT). FURNISH & INSTALL EXTERIOR RATED J-BOX, & WIRING IN CONCEALED CONDUIT TYP. EACH LOCATION. SEE DETAIL ___/AX.X & ___/AX.X. CIRCUIT TO HOUSE ELECTRICAL PANEL.
3. SIGN MOUNTING BRACKETS. SEE DETAIL ___/AX.X. CENTER ON STOREFRONT DOOR.
4. OPEN STEEL CANOPY. SEE STRUCTURAL.
5. 6" WHITE VINYL ADDRESS LETTERING CENTERED ABOVE DOOR ON GLASS TRANSOM. COORDINATE W/ FIRE DEPARTMENT FOR LETTERING FONT, STROKE & COLOR.
6. 3/4" E.I.F.S. V GROOVE
7. 1-INCH EIFS ACCENT BAND
8. PRE-CAST CONC. ACCENT
9. PRE-CAST CONC. SILL
10. 1/2" BRICK REVEAL
11. OPEN STEEL ARCHITECTURAL/SIGNAGE ELEMENT, SEE STRUCTURAL.
12. OUTRIGGER
13. ALIGN VERTICAL FRAME ELEMENTS W/ STOREFRONT MULLIONS BELOW.

EXTERIOR MATERIALS

- M-1 EXTERIOR INSULATION & FINISH SYSTEM
- M-2 MANUFACTURED ASHLAR STONE VENEER
- M-3 4x4x8 BRICK VENEER
- M-4 PREFINISHED ALUM STOREFRONT SYSTEM
- M-5 PREFINISHED METAL COPING
- M-6 CONCRETE
- M-7 FABRICATED STEEL

EXTERIOR COLORS & FINISHES

- A: SYNTHETIC STUCCO SYSTEM COLOR 01
- B: SYNTHETIC STUCCO SYSTEM COLOR 02
- C: SYNTHETIC STUCCO SYSTEM COLOR 03
- D: SYNTHETIC STUCCO SYSTEM COLOR 04
- E: SYNTHETIC STUCCO SYSTEM COLOR 05
- F: BRICK 01
- G: BRICK 02
- H: CMU-01 (SMOOTH FACE)
- I: CMU-02 (ASHLAR)
- J: CLOTH AWNINGS: TBD
- K: PREFINISHED METAL COLOR 01
- L: PREFINISHED METAL COLOR 02
- M: CONCRETE