

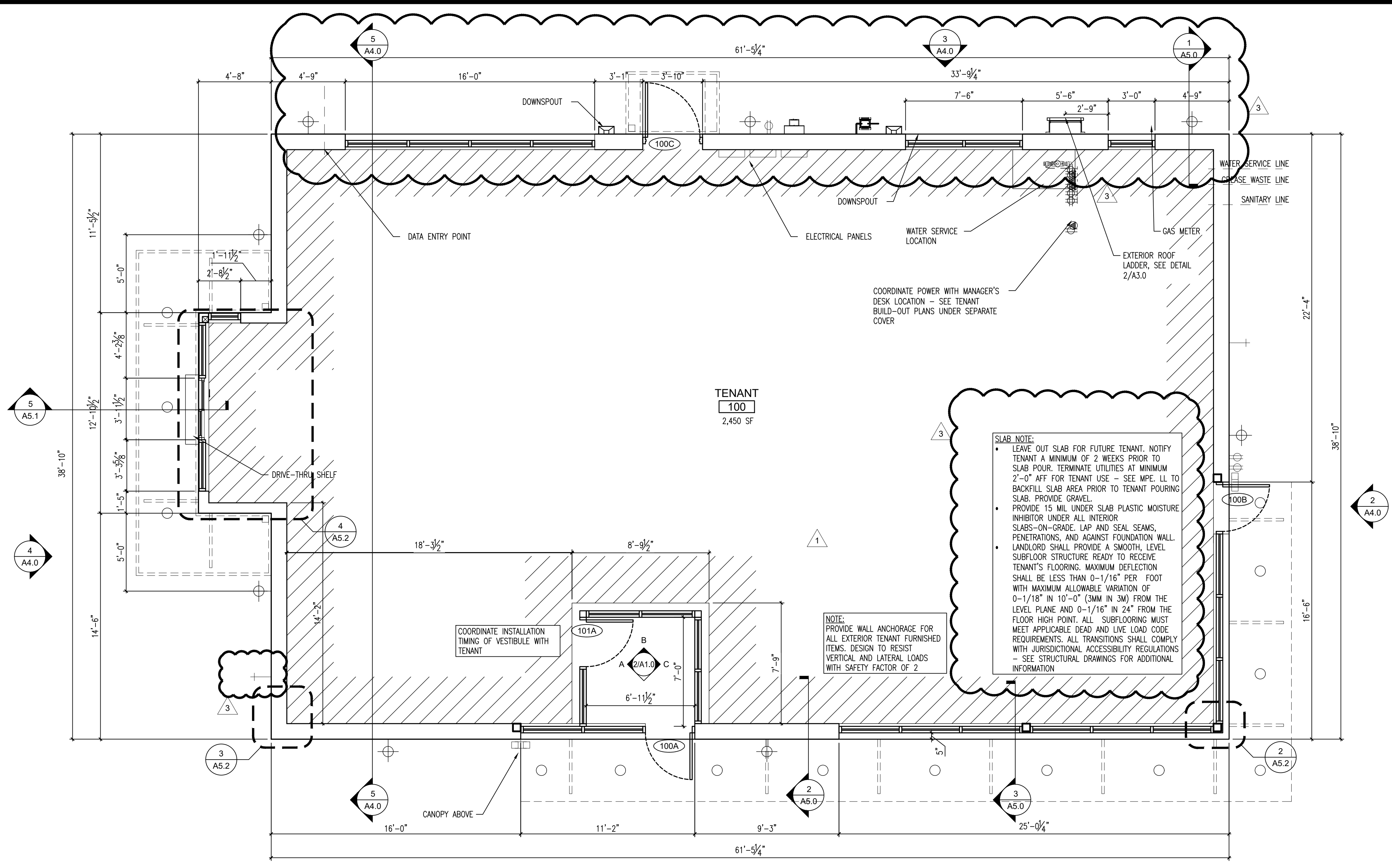




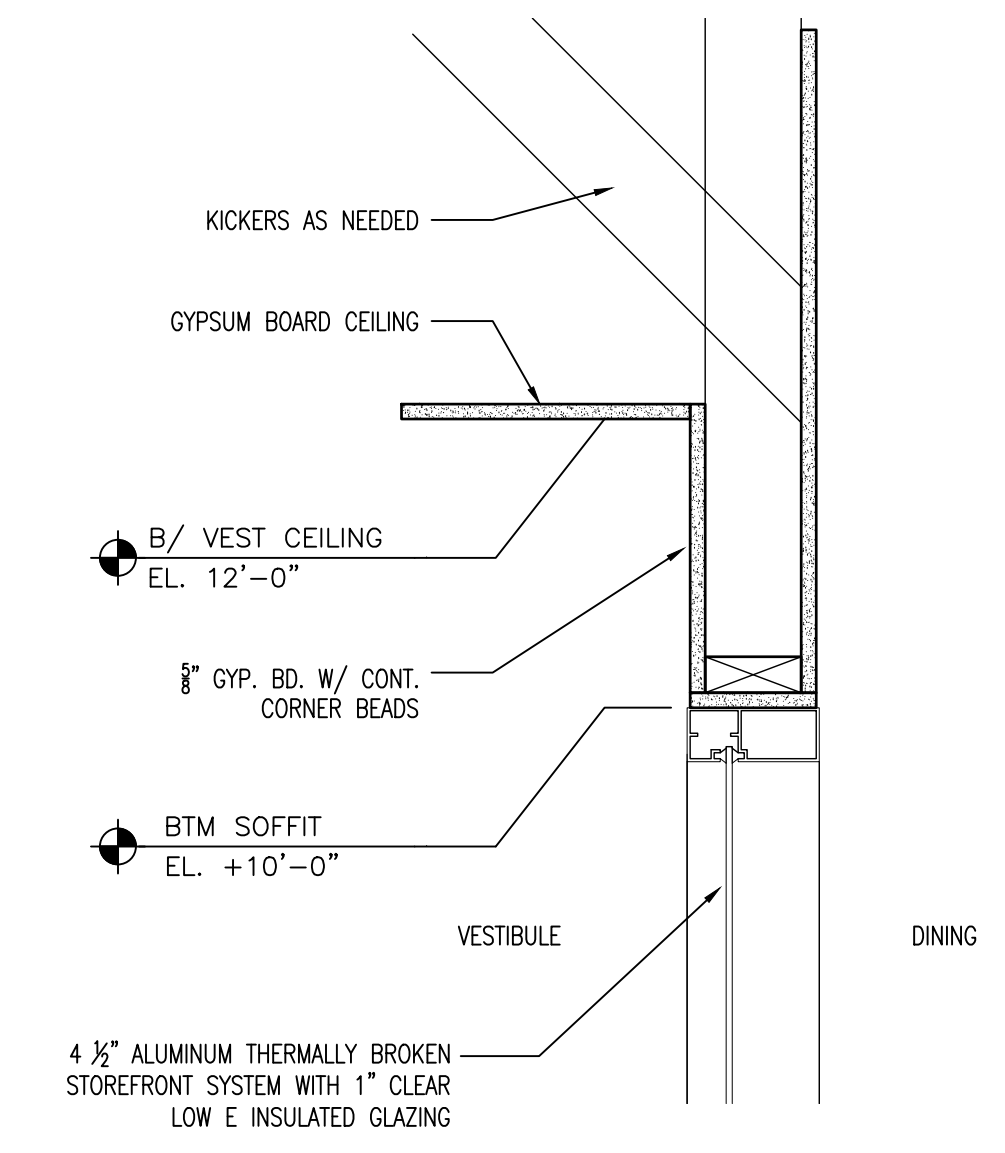




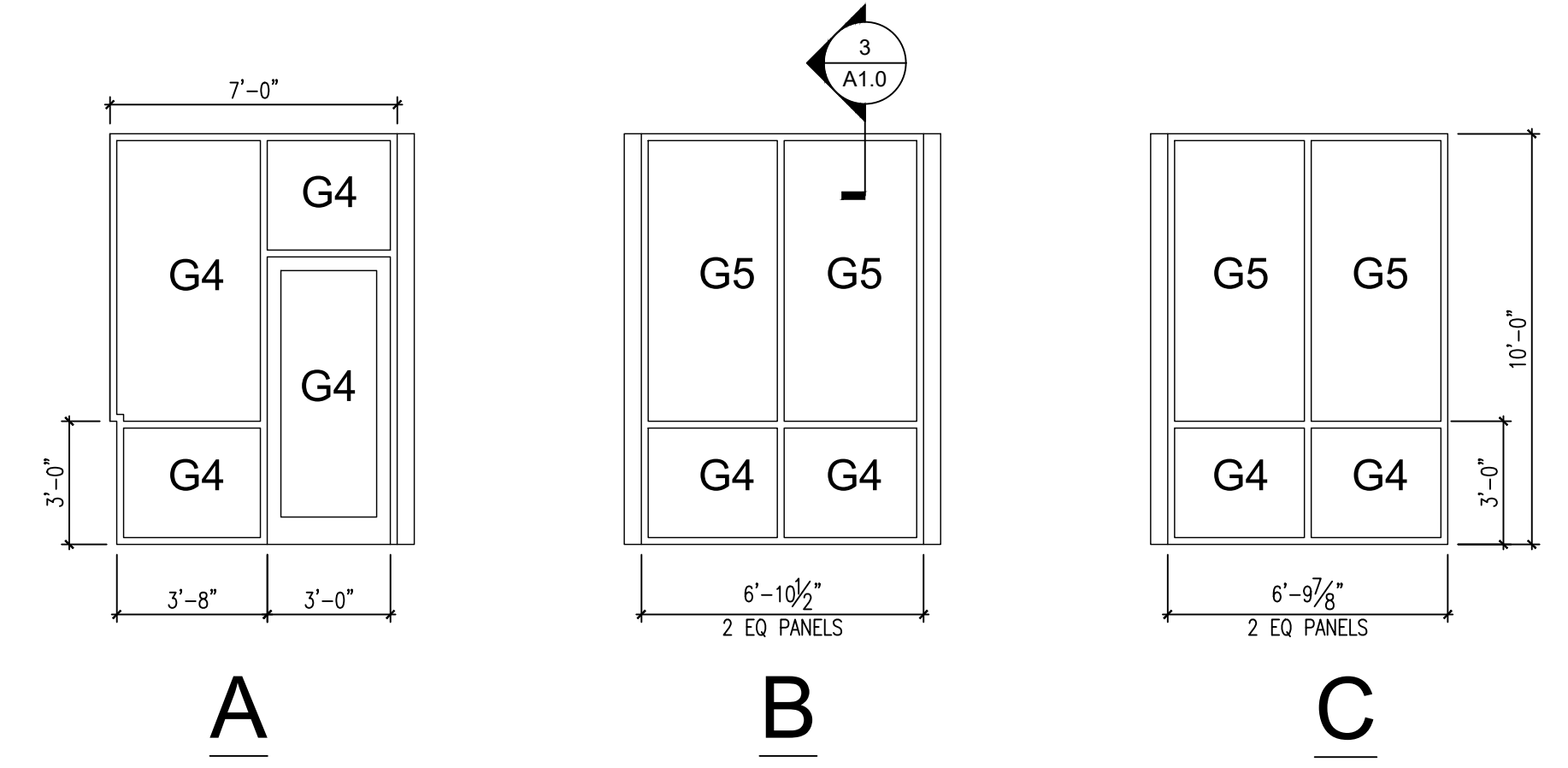
These documents in this form, electronic media, are being provided as your request. The information contained is proprietary in nature and may only be utilized for the named project. All documents information contained herein including, but not limited to, symbols, legends, blocks, details, etc. may not be reproduced, sold, distributed or utilized in any form on other projects without the express written permission of JTS Architects. Due to the unsecured nature of these documents (electronic media) and the inability of the engineer to establish controls over the use thereof, JTS Architects assumes no responsibility for any consequences arising out of the use of the data. It is the sole responsibility of the user to check the validity of all information contained herein. The user shall at all times refer to the signed and sealed construction drawings for the project during all phases of the project. The user shall at all times refer to the signed and sealed construction drawings for the project during all phases of the project. The user shall at all times refer to the signed and sealed construction drawings for the project during all phases of the project.



1 FLOOR PLAN  
Scale: 1/4" = 1'-0"



3 SOFFIT DETAIL  
SCALE: 1 1/2" = 1'-0"



2 VESTIBULE ELEVATIONS

GLAZING	
G4	1/4" GLASS (CLEAR) FULLY TEMPERED
G5	1/4" GLASS (CLEAR)

DATE	SUBMITTED FOR
10/3/23	TENANT REVIEW
05/08/24	TENANT COMMENTS
06/18/24	TENANT COMMENTS
08/05/24	TENANT COMMENTS

SHEET TITLE  
FLOOR PLAN & DETAILS

DRAWN BY:  
S.S.  
JOB NO.  
3140.a

SHEET  
A1.0

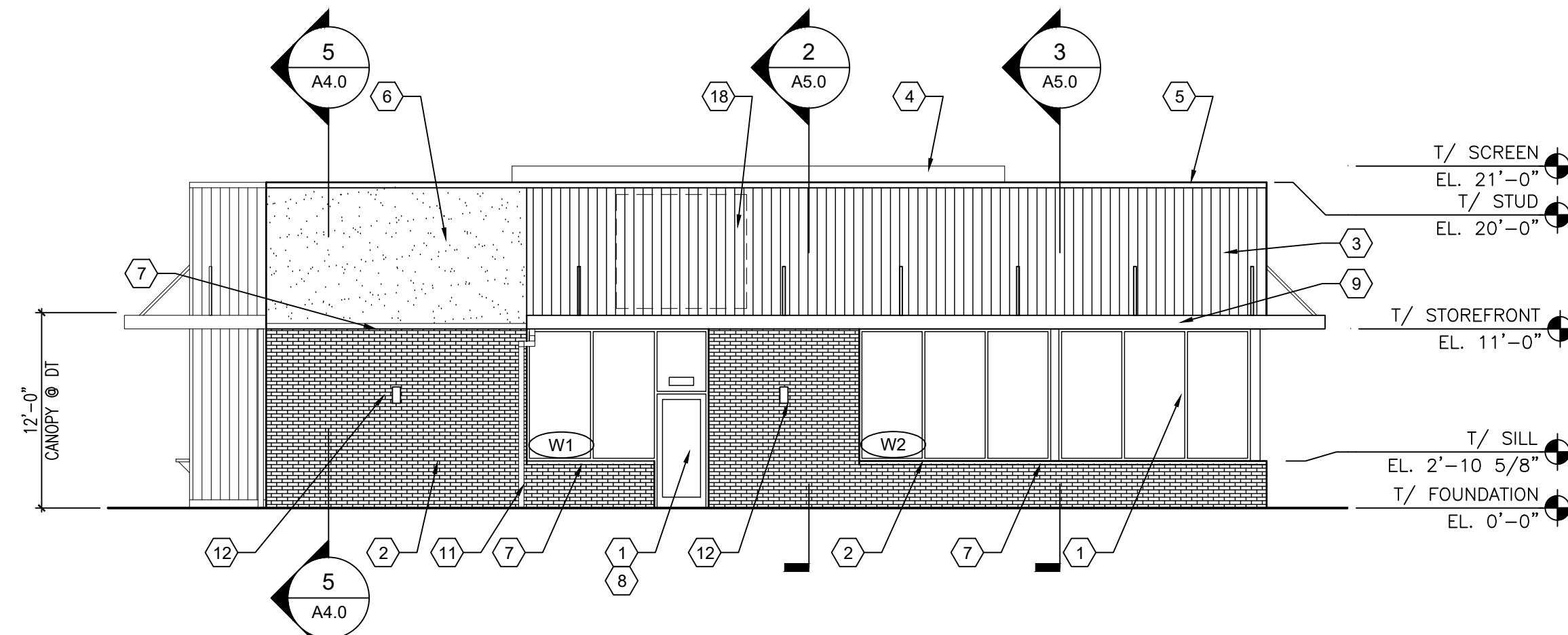


These documents, in this form, electronic media, are being provided as your request. The information contained is proprietary to JTS Architects, LLC and may not be reproduced, sold, distributed or utilized in any form on other projects without the express written permission of JTS Architects, LLC. Due to the unsecured nature of these documents, electronic media and the inability of the original to establish contents over the internet, JTS Architects, LLC assumes no responsibility for any consequences arising out of the use of the data. It is the sole responsibility of the user to check the validity of all information contained herein. The user shall refer to the signed and sealed construction drawings for the project during all phases of the project. The user shall assume all risks and liabilities resulting from the use of the data. By accepting and/or extracting the information from the attached file, the recipient acknowledges and agrees to the above terms regarding the use of the information contained within the attached file.

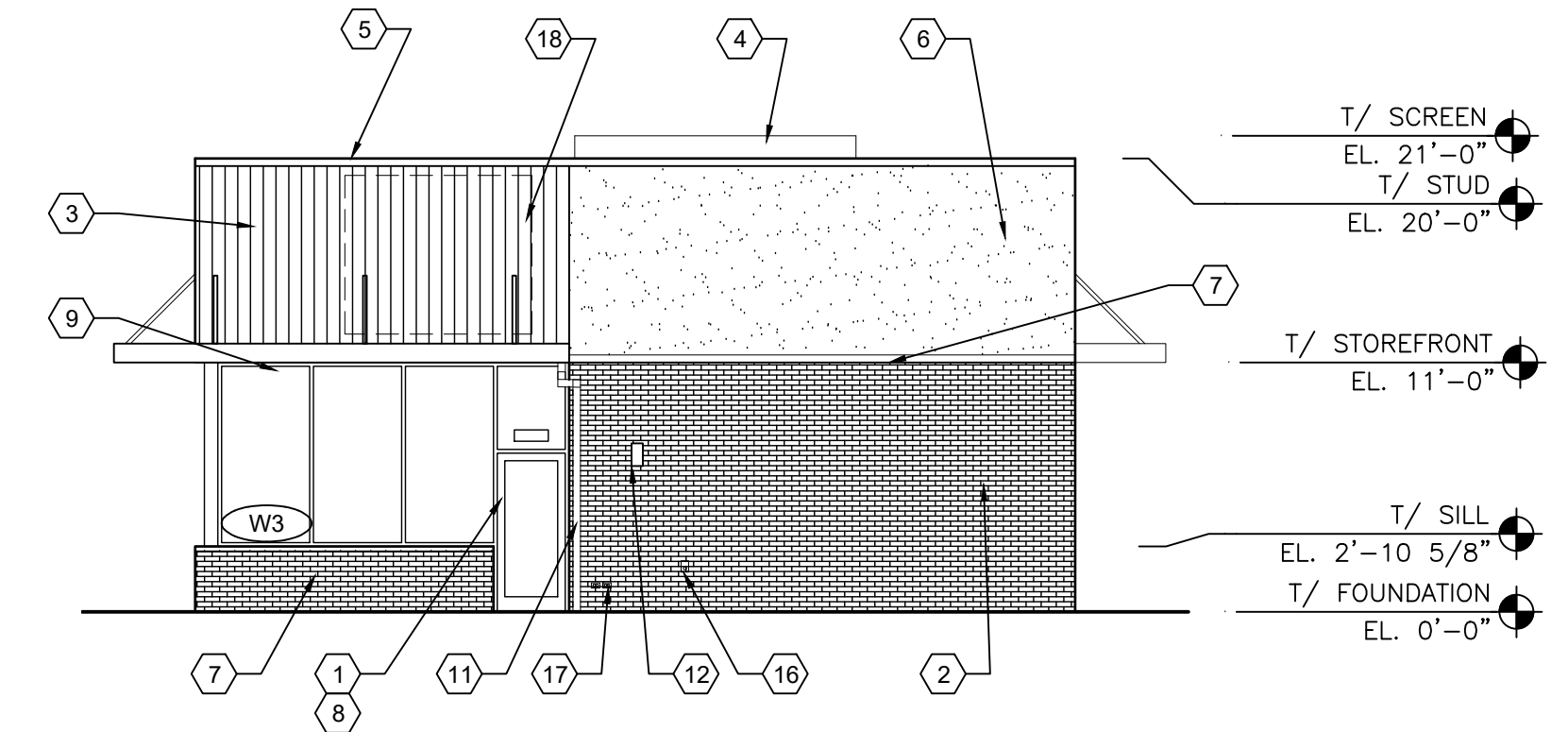
## EXTERIOR ELEVATION KEYNOTES

- 1 ALUMINUM STOREFRONT SYSTEM W/ CLEAR 1" INSULATED GLAZING (NON-TINTED, NON-REFLECTIVE)  
4 1/2" KAWNEER TRIFAB VERSAGLAZE 451 OR EQUAL - MATTE FINISH - MTO028-FLAT BLACK
- 2 MODULAR BRICK - PEWTER MISSION - RUNNING BOND - MUTUAL MATERIALS 888.688.8250 OR EQUAL TO MATCH  
SM100 GRAY - COLORED MORTAR
- 3 WOOD SIDING - 1200 PRETZEL MEDIUM BROWN WITH DARK BROWN GLAZE 8" W/ 1/16" REVEAL - SANDBLAST TEXTURE -  
VERTICALLY STACKED - IDENTITY WOOD PRODUCTS OR SIMILAR
- 4 CORRUGATED METAL ROOF SCREEN - MATTE FINISH - MTO028-FLAT BLACK
- 5 PRE-FINISHED ALUMINUM COPING - MATTE FINISH - MTO028-FLAT BLACK - UNA-CLAD OR EQUAL
- 6 EIFS - SW 7030 ANEW GRAY - SANDBLAST TEXTURE - DRYVIT OR EQUAL
- 7 STONE SILL - 224 SLOPES - BRECKENRIDGE - SHOULDICE OR EQUAL
- 8 PROVIDE BUILDING ADDRESS ABOVE FRONT ENTRY DOOR & ON REAR ACCESS DOOR
- 9 ALUMINUM BROW CANOPY - MATTE FINISH - MTO028-FLAT BLACK - MAPES OR EQUAL
- 10 HOLLOW METAL DOOR - PAINT TO MATCH STOREFRONT
- 11 PRE-FINISHED ALUMINUM SCUPPER/CONDUCTOR HEAD/GUTTER - MATTE FINISH - MTO028-FLAT BLACK
- 12 EXTERIOR WALL SCONCES MOUNTED AT 7'-0" A.F.F. TO CENTER OF J-BOX - PROVIDE BLOCKING AS REQUIRED
- 13 EXTERIOR ROOF LADDER - SEE DETAIL 3/A1.0 - PAINT TO MATCH MASONRY
- 14 LANDLORD KEY BOX @ 42" A.F.F. - MASTERLOCK 5423D
- 15 SECURITY LIGHT @ 9'-0" A.F.F. TO CENTER OF J-BOX
- 16 HOSEBIB - SEE PLUMBING PLANS
- 17 GFCI ELECTRICAL OUTLETS - SEE ELECTRICAL PLANS
- 18 FUTURE SIGNAGE AREAS
- 19 DRIVE-THRU ALUMINUM SHELF

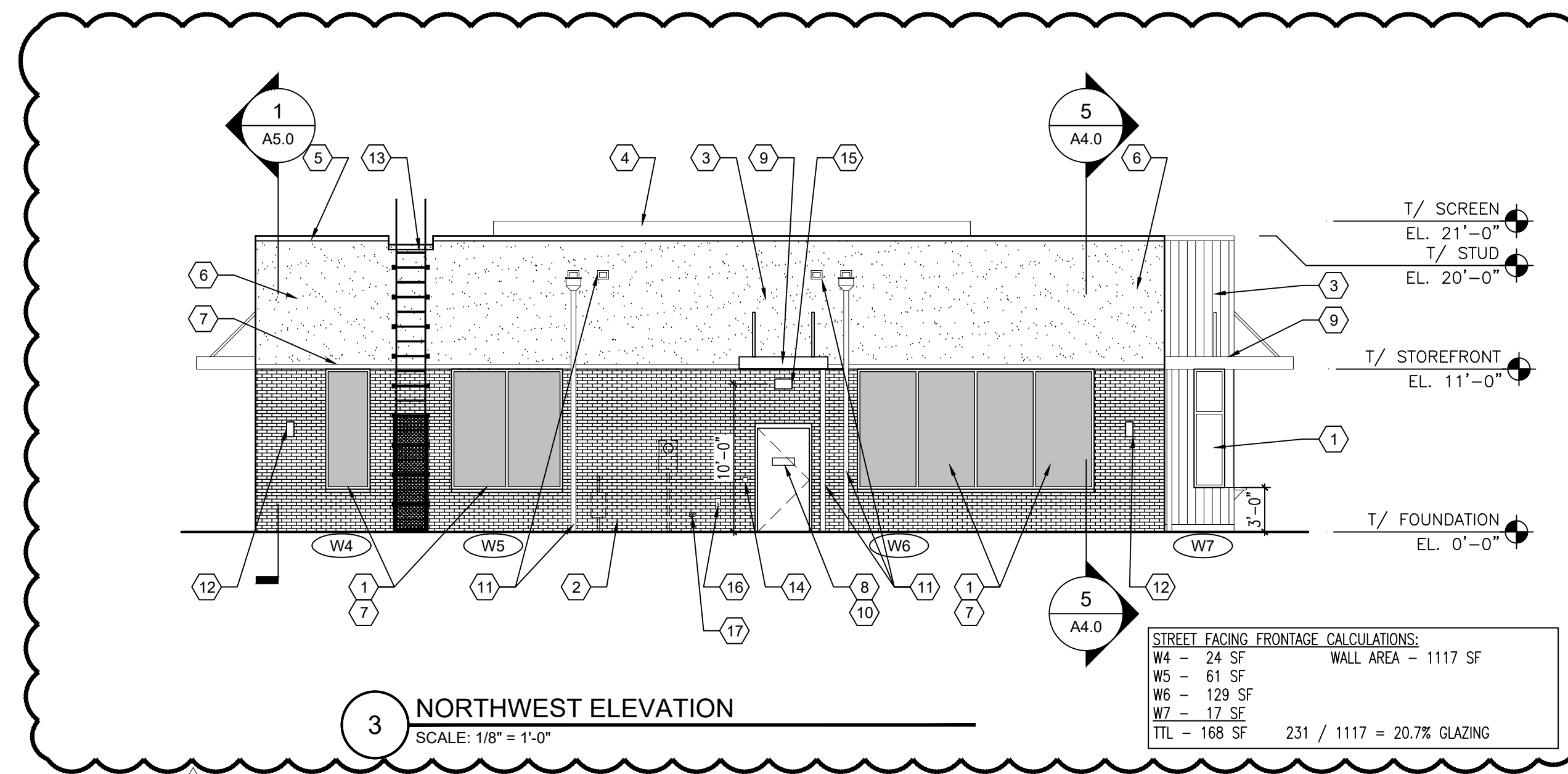
**TENANT SIGNAGE NOTE:**  
 - BUILDING SIGNAGE WILL BE REVIEWED AS TENANT SUBMITS THEIR SIGN PERMIT APPLICATIONS. CONTRACTOR TO PROVIDE 1/2" PLYWOOD SHEATHING AT ALL SIGN BOARD AREAS.



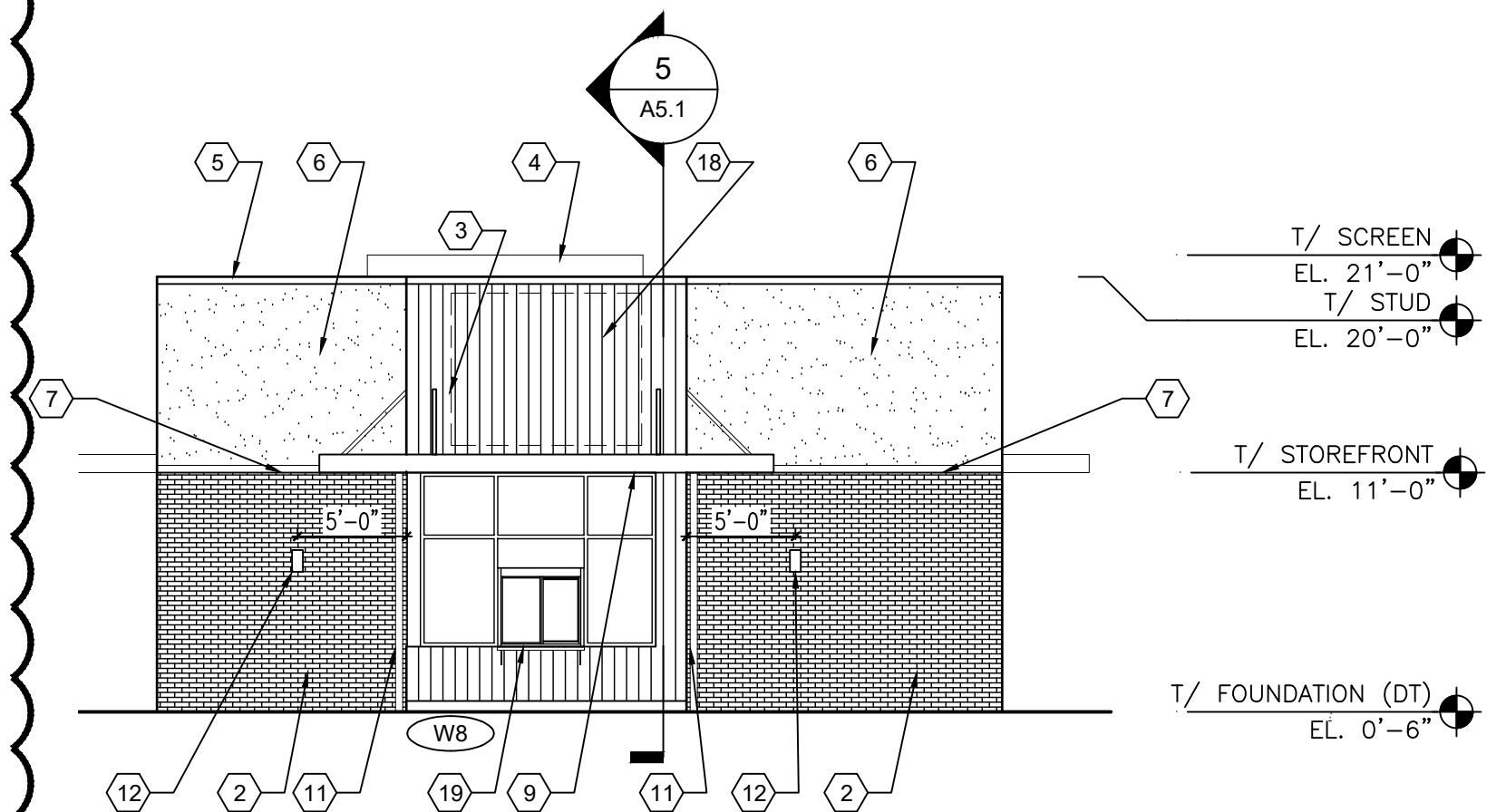
1 **SOUTHEAST ELEVATION**  
SCALE: 1/8" = 1'-0"



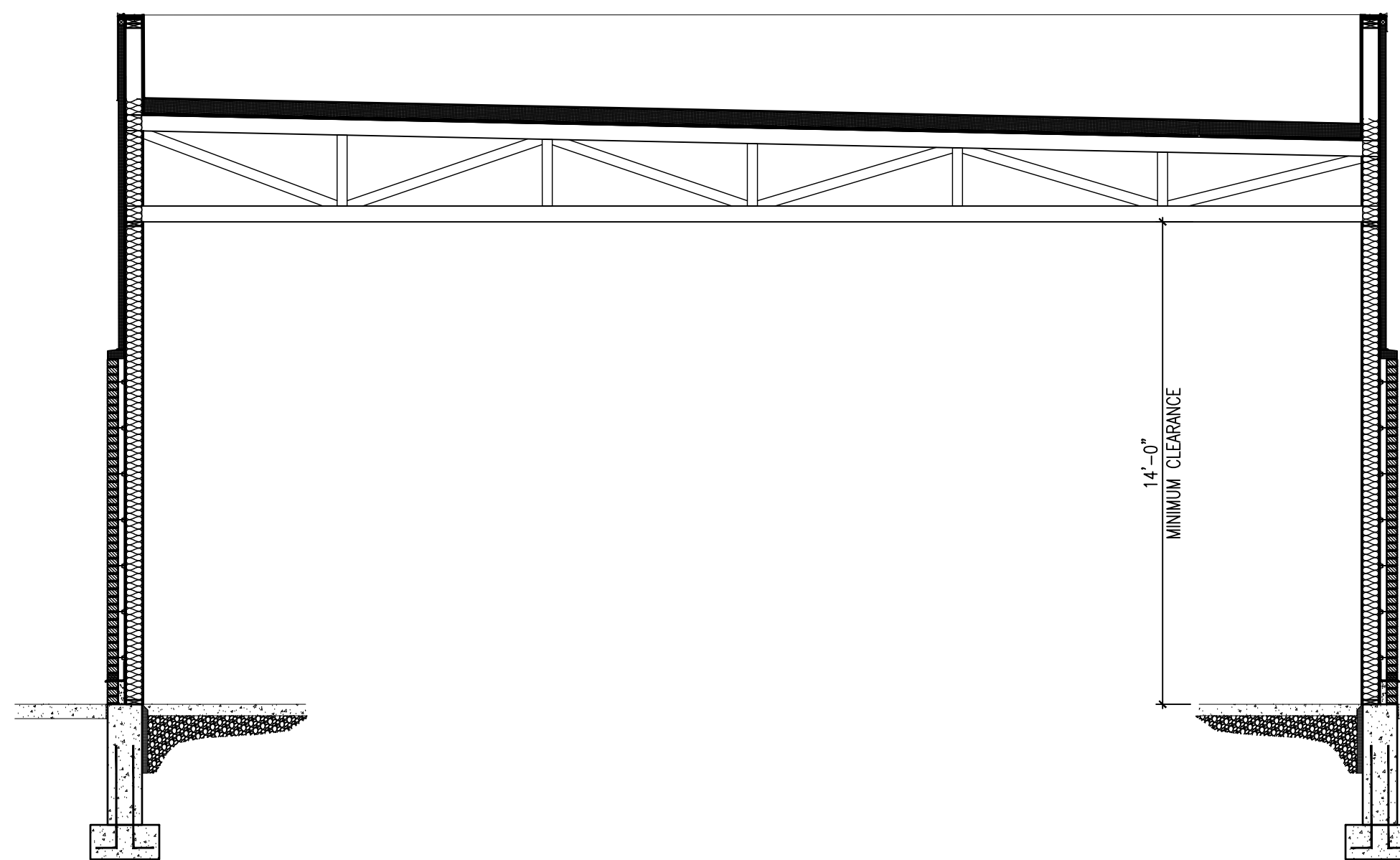
2 **NORTHEAST ELEVATION**  
SCALE: 1/8" = 1'-0"



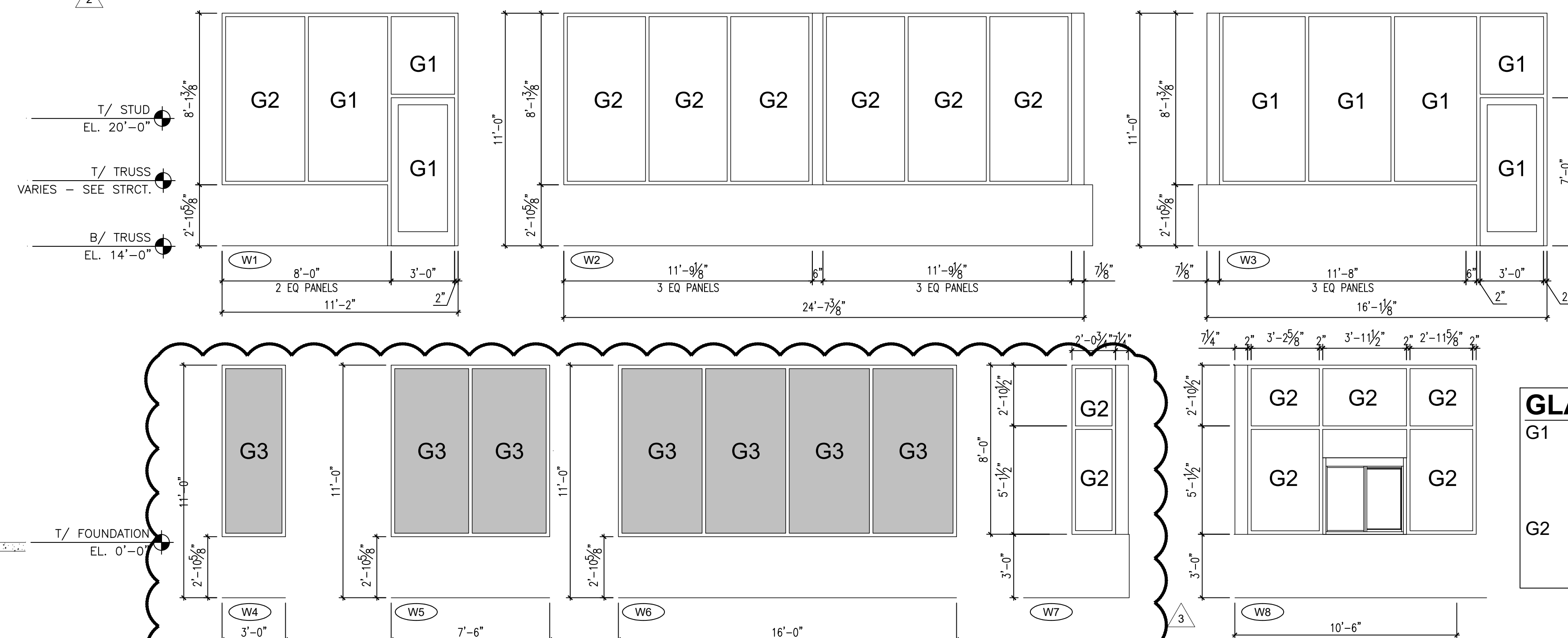
3 **NORTHWEST ELEVATION**  
SCALE: 1/8" = 1'-0"



4 **SOUTHWEST ELEVATION**  
SCALE: 1/8" = 1'-0"



5 **CROSS SECTION**  
SCALE: 1/4" = 1'-0"



6 **STOREFRONT ELEVATIONS**

### GLAZING

- G1** 1" LOW E GLASS (CLEAR) MAX  
 WINTER U-VALUE: 0.29  
 SUMMER U-VALUE: 0.27  
 SHGC: 0.38  
 FULLY TEMPERED
- G2** 1" LOW E GLASS (CLEAR) MAX  
 WINTER U-VALUE: 0.29  
 SUMMER U-VALUE: 0.27  
 SHGC: 0.38