ARCHITECTURE REVIEW BOARD
December 3, 2026
Cornelius Town Hall: 21445 Catawba Ave, Room 204
Agenda

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1. **CALL TO ORDER**
2. **DETERMINATION OF QUORUM**
3. **APPROVAL OF MINUTES**
   - A. **September 24, 2026**
4. **REVIEW AND RECOMMENDATION ON AGENDA ITEMS**
   - A. **CARES Center Expansion**
   - B. **19601 Statesville Road Freestanding Emergency Department**
5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **NEXT MEETING - January 28th, 2027**
8. **ADJOURNMENT**

REQUEST FOR BOARD ACTION

Date of Meeting: December 3, 2026

3.A. September 24, 2026

To: ARB Members

From: Aaron Tucker, Senor Planner

Agenda Item Information:
Review September minutes.

Manager's Recommendation:
Approve September minutes.

ATTACHMENTS:
September 24, 2026

Minutes
TOWN OF CORNELIUS
ARCHITECTURAL REVIEW BOARD MEETING ROOM 217
September 24, 2026
12:00 pm

Members Present	Members Absent	Staff Present
Mary Phalen	None	Aaron Tucker, Senior Planner
Joseph Harris		
Alan Goodwin		
Teresa Hawkins		
Rick Kamakaris, Chairman		
David Eve, Vice Chair		
Mary Isaacs		

VISITORS
Bill Whorsley
Nicole Perri
Jo Hamizadeh
Joy Roy
Abe Lehman

DETERMINATION OF QUORUM
Chair Kamakaris called the meeting of the Architectural Review Board to begin at 12:02 pm. Mr. Kamakaris declared there was a quorum present.

APPROVAL OF MINUTES
The Board recommended approval of the July 23rd meeting minutes with one correction that including making a note that Vice Chair Eve called the meeting or order.

Bethel Church Expansion
Mr. Tucker provided an overview of the proposed rezoning request by Bethel Presbyterian Church to renovate and expand the existing facility. Elevations of the new expanded area as well as modifications to the existing sanctuary building were presented and included a white brick material.

The Board made the following comments:

- Where existing brick is painted and transitions to unpainted brick, stop the paint at the inside edge.
- The HVAC on the roof of the new building is visible from the street and HVAC screening is needed.
- The majority of the Board was in favor of the painted white brick material and commended the church for leaving a portion of the original brick unpainted on the northern façade.

The Board voted to recommend approval subject to the above comments.

20901 N Main Street

Mr. Tucker provided an overview of the 2 new proposed office buildings on N Main Street. The buildings presented were 2 stories in height and included a blue siding. The Board had the following comments:

- Requested samples of the siding in the presented color.
- Additional details requested regarding any changes to the existing office building on the site.
- There is a need to see how the exiting office building interacts with the new buildings architecturally.
- Additional details on how the roll-out trash containers will be screened is needed.

The Board voted to review the revised elevations and additional details at a future meeting, when available.

Old Business

None

New Business

None

ADJOURNMENT

The meeting ended at 1:00 pm.

REQUEST FOR BOARD ACTION

Date of Meeting: December 3, 2026

4.A. CARES Center Expansion

To: ARB Members

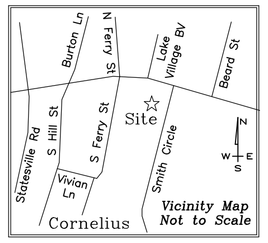
From: Aaron Tucker, Senior Planner

Agenda Item Information:
The current Grace Covenant CARES center located at 19711 Smith Circle is proposing a 1,680sf addition to the rear of the existing building. The purpose of the addition is to allow for additional storage and workshop space.

Manager's Recommendation:
Review and provide recommendation on agenda item.

ATTACHMENTS:
Property Map
Site Plan
Elevations


Cornelius
Smith Cr
Smith Cr
Cornelius
Smith Cr
Academy St
Academy St



Legend

- ● ....Property Corner
- o ....Calculated Point (CP)
- R/W...Right-of-Way
- FS.....Front Setback
- SS.....Side Setback
- SSS...Side Street Setback
- RS.....Rear Setback
- DB.....Deed Book
- PG.....Page
- PB.....Plat Book
- PT.....Power Transformer
- CO.....Clean Out
- WM....Water Meter
- DI.....Drop Inlet
- BFP...Backflow Preventer Valve
- PP.....Power Pole
- GW.....Guywire

Property Line
Right of Way Line
Adjoining Property Line
Setback Line

Surveyor's Notes

1. Parcel #005-19-111
2. Area determined by Coordinate Computation Method.
3. Property subject to any facts that may be disclosed by a full and accurate title search.
4. Property may be subject to any Restrictions, Easements, and/or Rights of Ways of record and those not of record if they exist.
5. Subject Property is not located in a Special Flood Hazard Area as designated by FEMA FLOOD INSURANCE RATE MAPS. See Map #3710464300K – Effective Date 9/2/2015.
6. No Geodetic Monument found within 2000' of Subject Property.
7. Subject Property Zoning = NR(CZ).
8. Addition height not to exceed the height of the principal structure.
9. Landscape Buffer must be a 15' wide Type A Opaque Buffer.
10. Lighting provided by Building mounted lights. No new lighting planned.
11. No new signage planned.
12. Exisitng ADA Acess to remain.
13. Trash Collection provided by Roll-Out Canisters.

Development Notes
Total Lot Area
0.959 Acres = 41,789 SF

Existing Building 2,800 SF
Proposed Building Addition 1,680 SF

Existing Impervious Area
13,771 SF

Proposed Impervious Area
15,430 SF Total
15,430/41,789=37%

Existing Parking
16 Spaces Provided
14 Spaces + 2 Handicap
Current striping to remain

6 Existing Spaces to be Removed
10 Spaces Added
20 Spaces Provided
18 Spaces + 2 Handicap Spaces

Project # 251015

N

DB 30343
PG 856

Parcel #005-19-103
Now or Formerly
Town of Cornelius
Deed Book 8145 Page 318
Map Book 230 Page 31
Zoned NR

Duke Power Company 200' R/W Limit
Deed Book 8145 Page 318

Parcel #005-19-117
Now or Formerly
Fast Mart Realty Company
Deed Book 7699 Page 500
Zoned NMX

Parcel #005-19-102
Now or Formerly
Catawba Enterprises Group, LLC
Deed Book 28394 Page 67
Zoned NMX (CZ)

Parcel #005-19-119
Now or Formerly
Katrina Jackson Smith
Deed Book 7188 Page 267
Zoned NR

Arlington Avenue
40' Unopened Right-of-Way

Smith Circle
30' Public Right-of-Way

1/2" Pipe Found
Apparent Gap
Overhead Electric
Wood Privacy Fence
Hollies to be used for screening
S 72°43'28" E 144.05'
15' Opaque Buffer
1" Bent Pipe Found
#4 Rebar Found
Asphalt Parking
Sheds to be Relocated
Basketball Court to be removed
7 Spaces Added
46" Willow Oak
15' SS
S 72°43'38" E 150.00'
Existing Vegetation to remain
#4 Rebar Set
N 08°29'18" E 150.41'
Chain Link Fence
25' RS
15" Pecan to be removed
38" Willow Oak
7 Spaces Removed
95.5'
10' Parking Area Perimeter Buffer with Evergreen Shrubs
3 Spaces Added
18" Pecan
1 Space & 2 Handicap Removed
Concrete Driveway
#005-19-111
0.959 Acres
41,789 SF
12" Pecan
36" Willow Oak
26" Willow Oak
Bike Rack (5 Spaces)
Concrete Sidewalk
Concrete Parking Removed
70.6'
24'x70' Addition 1680 SF
24.0'
12.8'
12.2'
Concrete Patio Area
Accessible Entry
34.3'
18.1'
27.3'
One Story Building FFE = 824.1'
Neighborhood C.A.R.E. Center
19711 Smith Circle
36.4'
Shed
Shed
Sheds to be Removed
7.9'
Covered Porch FFE = 823.7'
27.9'
43.4'
24" Pecan
48" Willow Oak
98.5'
BOV
CO
WM
DI
Drop Inlet
Rim = 823.6'
Inv. 12" RCP = 821.4'
12" RCP
Curb
10" FS
Drop Inlet
Rim = 822.9'
Inv. 12" RCP In = 820.5'
Inv. 12" RCP Out = 820.4'
S 17°03'28" W 147.07'
Power
15" SS
HVAC
Gas
Existing Vegetation to remain
N 72°59'39" W 271.68'
16.5'
15.9'
90.6'
3/4" Pipe Found
Overhead Electric
12" RCP
Inv. 12" RCP Out = 817.1'
PP

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 30343, Page 856; that the boundaries not surveyed are indicated as drawn from information in Map Book, 230 Page 31 or other reference source; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

This 3rd day of August, 2026.

Thomas E. Williams L-4718
Professional Land Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-4718 LAND SURVEYOR THOMAS E. WILLIAMS

Site Plan for 19711 Smith Circle
Grace Covenant Church
Neighborhood C.A.R.E. Center

Lemley Township, Mecklenburg County, Cornelius, NC
Scale 1"= 20' – Date of Survey, October 21st, 2026
Owners: International Church of the Foursquare Gospel
c/o Grace Covenant Church, 17301 Statesville Rd, Cornelius, NC 28031
Deed Book 30343 Pages 852 & 856

PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING – SURVEYING – PLANNING
Suite 101 Westfield Center, 125 E. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664-7885 Fax (704) 664-1778
Corporate License #C-1007

FMK ARCHITECTS

Neighborhood C.A.R.E Center

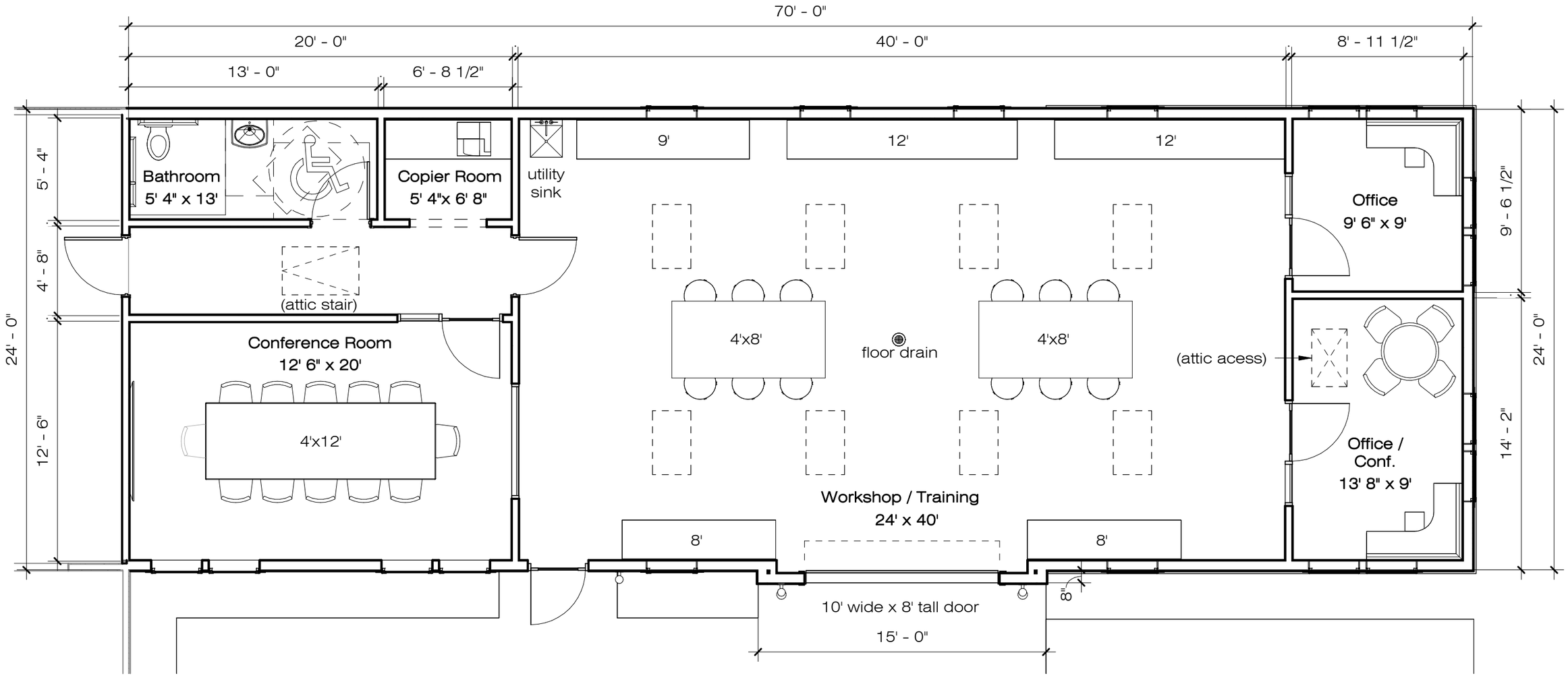


Site Location:
19711 Smith Circle
Cornelius, NC 28031

1" = 50'-0"

FMK ARCHITECTS

Neighborhood C.A.R.E Center



3/16" = 1'-0"

Neighborhood Care Center - Cornelius

Schematic Design Package

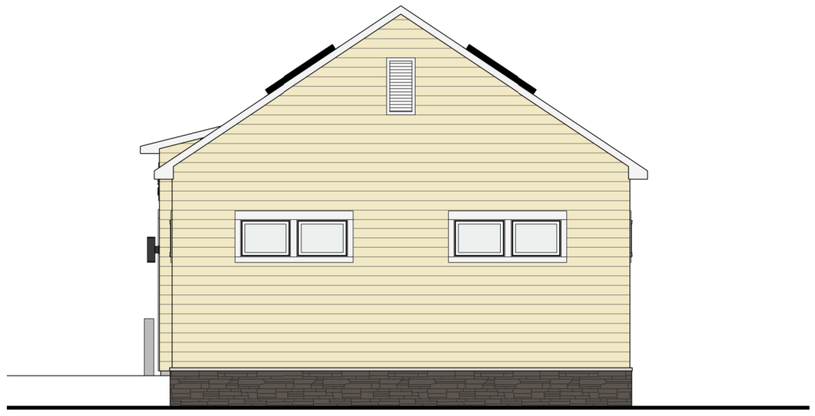
CRAFT. SOLUTIONS.

FMK ARCHITECTS

Neighborhood C.A.R.E Center



FRONT (NORTH ELEVATION)



SIDE (WEST ELEVATION)



REAR (SOUTH ELEVATION)

1/8" = 1'-0"


NCC Trades Academy
Learn a Trade, Build Our Future


NCC Trades Academy
Learn a Trade, Build Our Future


NCC Trades Academy
Learn a Trade, Build Our Future

REQUEST FOR BOARD ACTION

Date of Meeting: December 3, 2026

4.B. 19601 Statesville Road Freestanding Emergency Department

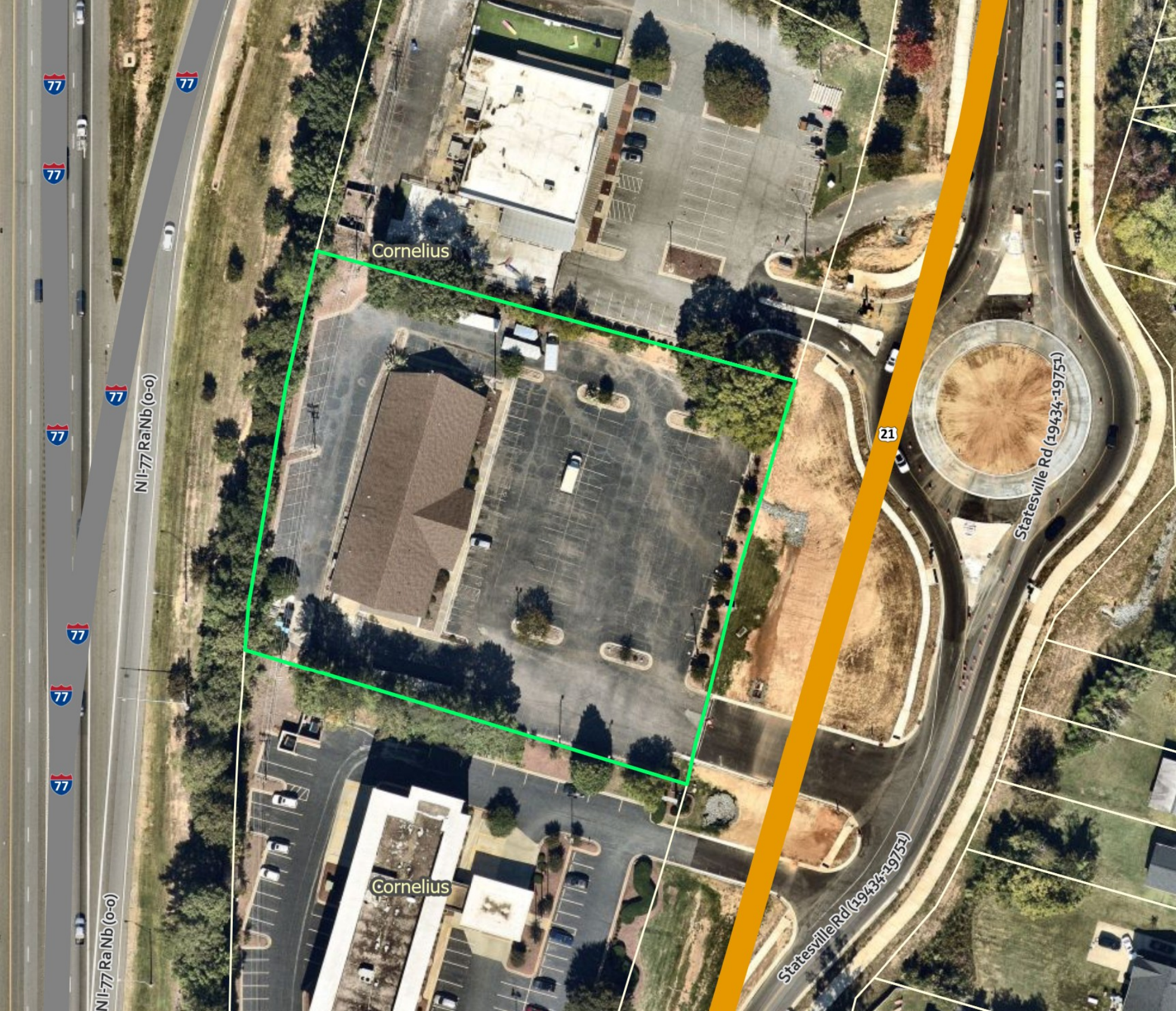
To: ARB Members

From: Aaron Tucker, Senior Planner

Agenda Item Information:
A one story 11,467sf freestanding emergency department is proposed at 19601 Statesville Road. The existing building and parking lot will be demolished. Example materials will be provided at the meeting.

Manager's Recommendation:
Review and provide recommendation on agenda item.

ATTACHMENTS:
Property Map
Site Plan
Elevations


Cornelius
Cornelius
N I-77 Ra Nb (o-o)
N I-77 Ra Nb (o-o)
Statesville Rd (19434-19751)
Statesville Rd (19434-19751)
21
77
77
77
77
77
77

Bill Lee Fwy
(I-77 Express Ln)

R/W

DMC PROPERTIES INC
PIN 00518307
P.B. 4089, Pg. 528
2.00 Ac.
Zoning: HC

30' Rear Setback

50' Rear Setback

Prop. Dumpster Enclosure

EMS Vehicle Parking

EMS Dropoff

Prop. Transformer Location

Prop. Generator Location

Covered Dropoff

Prop. Building
11,467 SF

25' Building Setback

Ex. Building

Parcel Boundary

LAKE NORMAN HOTEL INC
PIN 00518309
P.B. 19204, Pg. 595
2.377 Ac.
Zoning: HC

DMC PROPERTIES INC
PIN 00518306
P.B. 3778, Pg. 989
2.00 Ac.
Zoning: HC

DMC PROPERTIES INC
PIN 00518304
P.B. 3778, Pg. 989
1.15 Ac.
Zoning: HC

Statesville Rd (US - 21)
(150' Public Right-of-Way)

GREYRON LLC
PIN 00518244
P.B. 25824, Pg. 641
0.289 Ac.
Zoning: NR

JACK TOMLINSON
PIN 00518212
P.B. 40186, Pg. 368
0.512 Ac.
Zoning: NR

ROBERT GROOMS, FARRAH GROOMS,
& TRUST GROOMS FAMILY LIVING
PIN 00518213
P.B. 39718, Pg. 046
0.24 Ac.
Zoning: NR

ANNIE SLOAN &
C/O JAMES N SLOAN JR
PIN 00518214
P.B. 03372, Pg. 556
0.16 Ac.
Zoning: NR

ANNIE SLOAN &
C/O JAMES N SLOAN JR
PIN 00518216
P.B. 00794, Pg. 481
0.23 Ac.
Zoning: NR

TUJUANA K SPRINGS
PIN 00518217
P.B. 36927, Pg. 901
0.59 Ac.
Zoning: NR

CRYSTAL D FORNEY
PIN 00518219
P.B. 30052, Pg. 240
0.449 Ac.
Zoning: NR

LAMEIKA BRICE
PIN 00518245
P.B. 36954, Pg. 037
0.279 Ac.
Zoning: NR

Scale: 1" = 30'

0' 15' 30' 60'
0" .5" 1" 2"

Parking Count:
Required: 58 Spaces (5 per 1,000 SF)
Provided: 58 Spaces

NH Statesville Rd
Concept Site Plan

19601 Statesville Rd, Cornelius, NC 28031

ACRO DEVELOPMENT SERVICES IMEG
acro-ds.com

File Location: N:\Shared\ACRO Projects_NH\2026-093 (NH Statesville Road)\Civil 3D\1-Exhibit\2026-09-18_NH Statesville Rd - Site Plan.dwg
Last Saved on: 9/21/2026 1:24 PM Last Saved By: NathanSilvestri

Project Number: 2026-093 - Date: 09/07/2026

11/5/2026 1:02:37 AM Architect.Rvt:V2025DEV1 User:Mark Hardy Printed: EXTERNAL, MY Drawn: FSED, 2025.14
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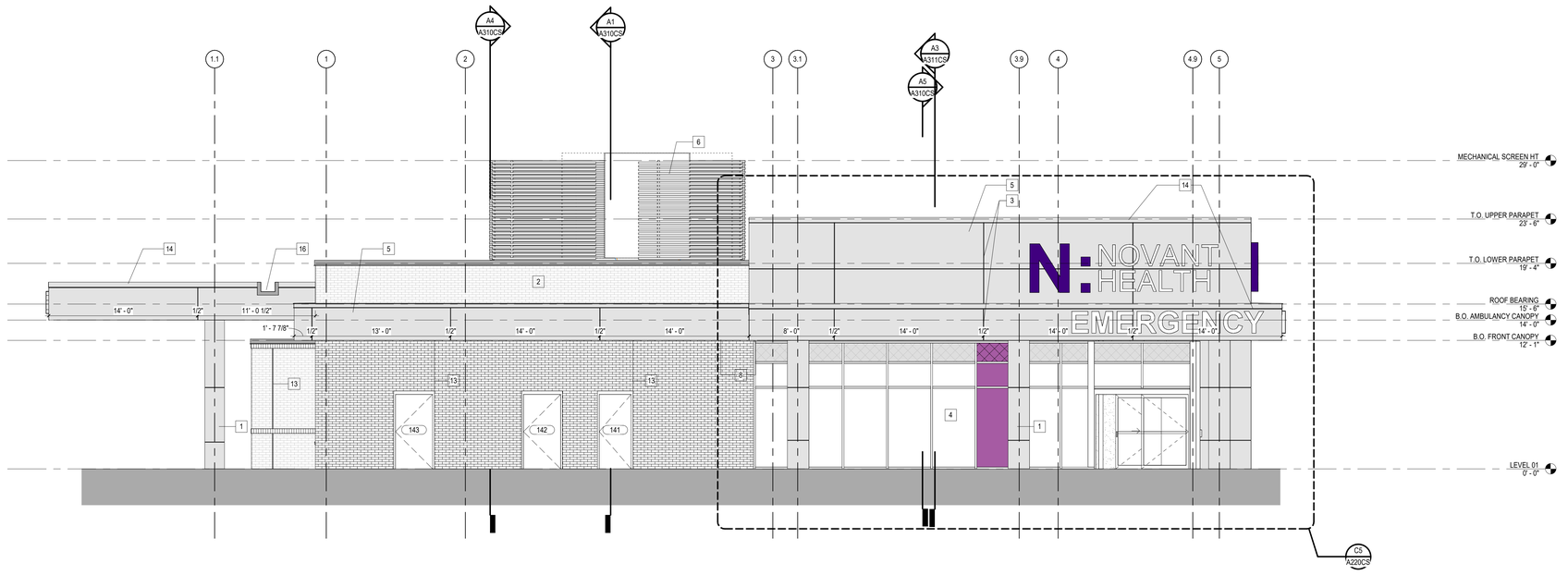
ELEVATION KEYNOTES

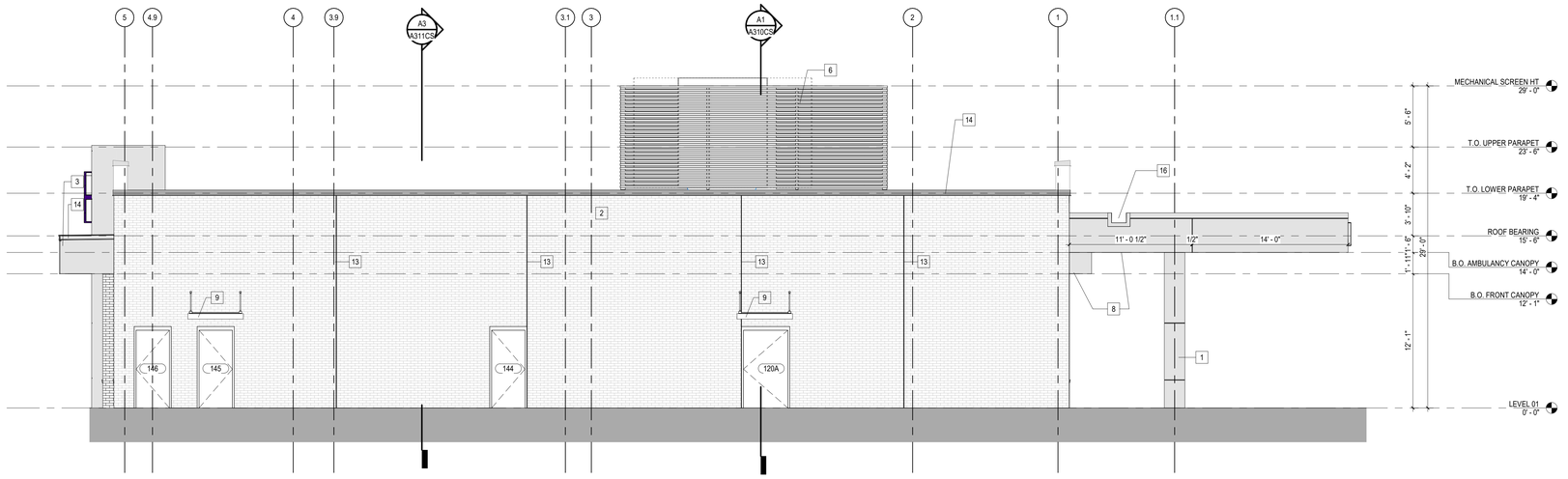
Sheet Note Number	Description
1	BRICK VENEER - ACCENT COLOR; SEE A002CS FOR ASSEMBLY DETAIL
2	BRICK VENEER - FIELD COLOR; SEE A002CS FOR ASSEMBLY DETAIL
3	METAL PANEL; SEE A002CS FOR ASSEMBLY DETAIL
4	STOREFRONT SYSTEM
5	METAL PANEL SEAM; SEE A310CS FOR MORE INFO.
6	CORRUGATED METAL PANEL ROOF SCREEN
8	METAL PANEL EAVE
9	PRE FABRICATED ALUMINUM CANOPY 5W X 3D
13	CONTROL JOINT
14	METAL COPING
16	8" x 16" SCUPPER OPENING, TYP.

EXTERIOR MATEREIALS LEGEND

- BRICK VENEER 1
- BRICK VENEER 2
- SPANDREL
- VISION GLASS
- METAL PANEL



B5 A210CS **BUIDLING ELEVATION - WEST**
3/16" = 1'-0"



A5 A210CS **BUIDLING ELEVATION -EAST**
3/16" = 1'-0"

mcmillan pazdan smith ARCHITECTURE
CONSULTANT LOGO
SEALS

NOVANT HEALTH

NOVANT HEALTH CORNELIUS FSED

19901 Statesville Rd. Cornelius, NC 28031

ISSUE DATE: 11/02/2026
PHASE: DHSR SD SUBMISSION

SHEET ISSUE:

NO.	DATE	DESCRIPTION

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: LCH
DRAWN BY: RMJ

SHEET TITLE:

OVERALL BUILDING ELEVATIONS

SHEET NO. A210CS

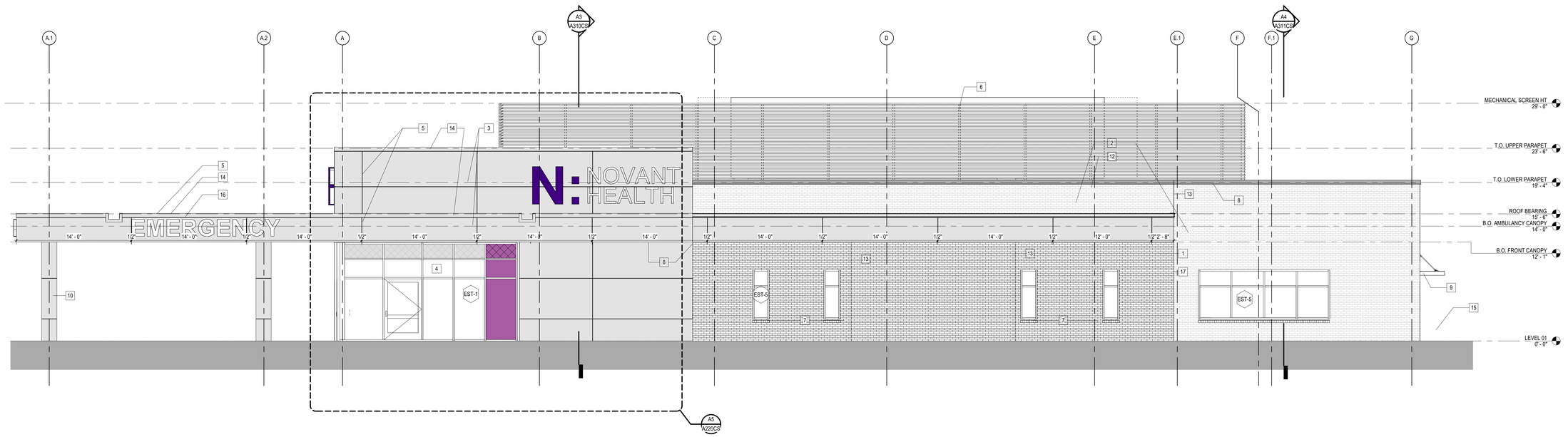
PROJ. NO. 0025837.01

EXTERIOR MATEREIALS LEGEND

BRICK VENEER 1	SPANDREL
BRICK VENEER 2	VISION GLASS
	METAL PANEL

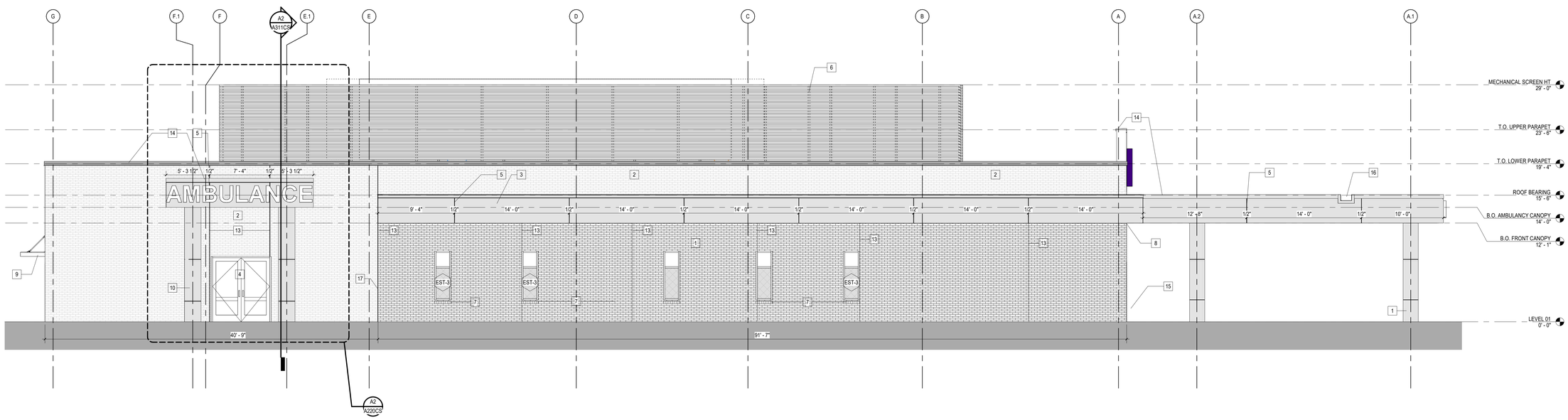
ELEVATION KEYNOTES

Sheet Note Number	Description
1	BRICK VENEER - ACCENT COLOR; SEE A002CS FOR ASSEMBLY DETAIL
2	BRICK VENEER - FIELD COLOR; SEE A002CS FOR ASSEMBLY DETAIL
3	METAL PANEL; SEE A002CS FOR ASSEMBLY DETAIL
4	STOREFRONT SYSTEM
5	METAL PANEL SEAM; SEE A310CS FOR MORE INFO.
6	CORRUGATED METAL PANEL ROOF SCREEN
7	ROWLOCK WINDOW SILL
8	METAL PANEL EAVE
9	PRE FABRICATED ALUMINUM CANOPY 5W X 3D
10	METAL PANEL COLUMN WRAP
12	BRICK VENEER SOLDIER COURSE - FIELD COLOR
13	CONTROL JOINT
14	METAL COPING
15	ROOF DRAIN OUTLET. SEE PLUMBING DRAWINGS
16	8" x 16" SCUPPER OPENING, TYP.
17	CONTINUE PAN FLASHING FROM METAL EAVE DOWN BRICK CAVITY ALONG THE CONTROL JOINT



B5 A211CS **BUIDLING ELEVATION - SOUTH**

3/16" = 1'-0"



A5 A211CS **BUIDLING ELEVATION - NORTH**

3/16" = 1'-0"

11/10/2026 11:01:18 AM Architect Revit VERSION 27 N:\Novant Health - Cornelius FSED\Arch_MY Central FSED_2025_v24.rvt
THESE MATERIALS ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND NOT TO BE USED WITH ANY OTHER PROJECT, WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR STORED, UNUSED, TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. © COPYRIGHT 2021 MCMILLAN PAZDAN SMITH.
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mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

NOVANT HEALTH

NOVANT HEALTH CORNELIUS FSED

19601 Statesville Rd. Cornelius, NC 28031

ISSUE DATE: 11/02/2026
PHASE: DHSR SD SUBMISSION

SHEET ISSUE:

NO.	DATE	DESCRIPTION

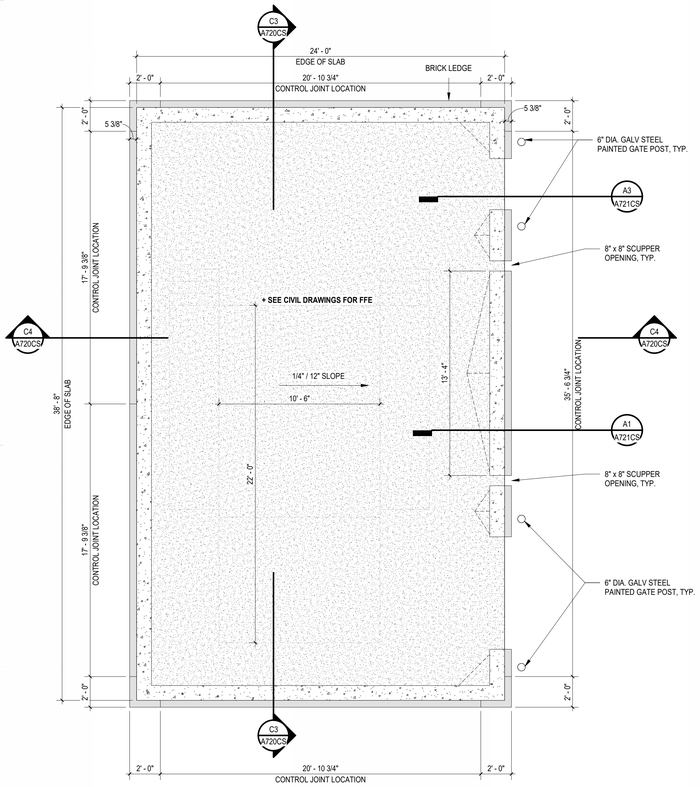
PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: LCH
DRAWN BY: RMJ

SHEET TITLE:

OVERALL BUILDING ELEVATIONS

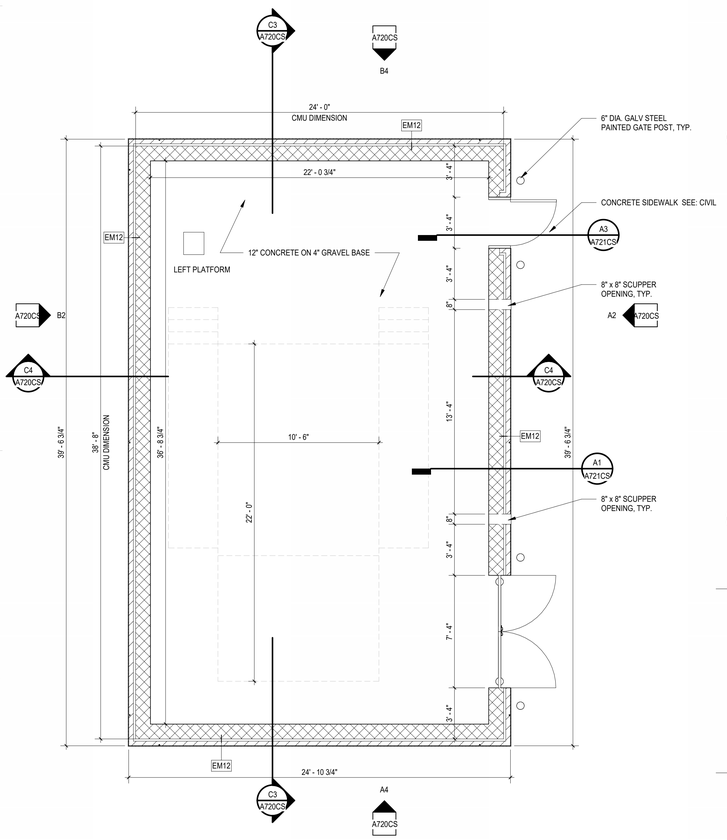
SHEET NO. A211CS

PROJ. NO. 0025837.01



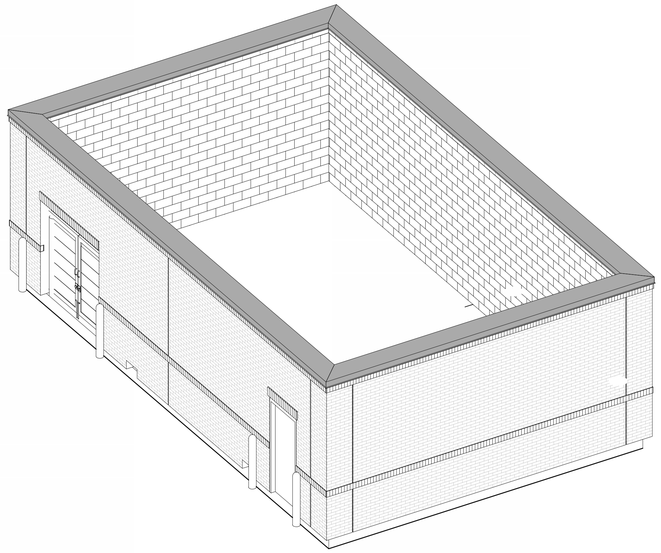
D5 A720CS **EDGE OF SLAB GENERATOR PLAN**

1/4" = 1'-0"

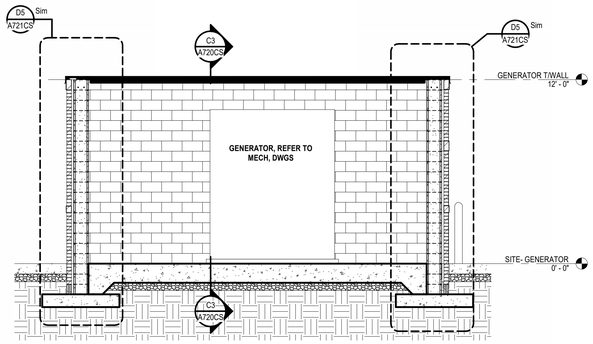


A5 A720CS **ENLARGED GENERATOR PLAN**

1/4" = 1'-0"

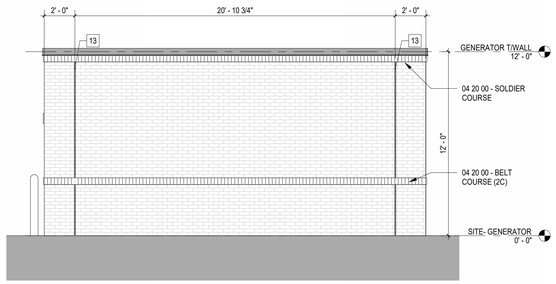


D4 A720CS **AXONOMETRIC VIEW - GENERATOR ENCLOSURE**



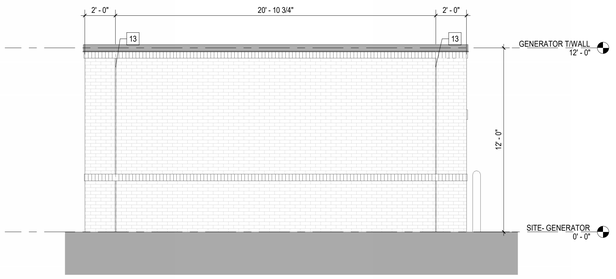
C4 A720CS **GENERATOR ENCLOSURE - LONGITUDINAL SECTION - EW**

1/4" = 1'-0"



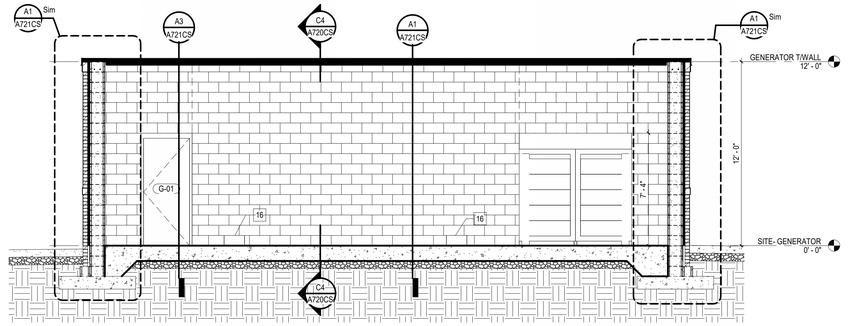
B4 A720CS **GENERATOR ENCLOSURE - ELEVATION - NORTH**

1/4" = 1'-0"



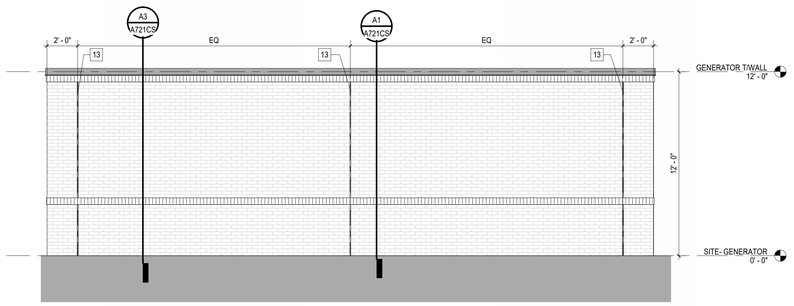
A4 A720CS **GENERATOR ENCLOSURE - ELEVATION - SOUTH**

1/4" = 1'-0"



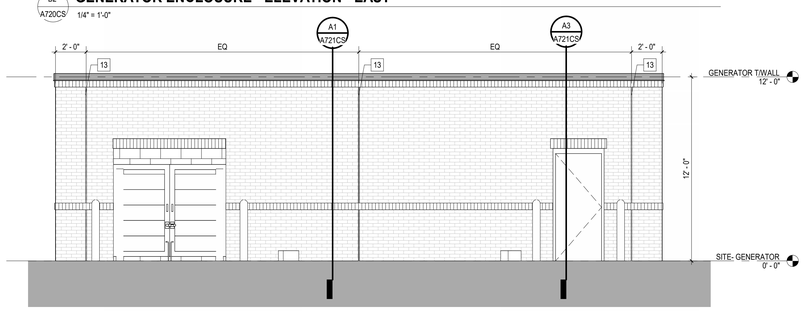
C3 A720CS **GENERATOR ENCLOSURE - CROSS SECTION - NS**

1/4" = 1'-0"



B2 A720CS **GENERATOR ENCLOSURE - ELEVATION - EAST**

1/4" = 1'-0"



A2 A720CS **GENERATOR ENCLOSURE - ELEVATION - WEST**

1/4" = 1'-0"

PLAN LEGEND

- NEW DOOR
- NEW WALL
- KP — KEYPAD
- CR — CARD READER
- TA-X — TOILET ACCESSORY-SEE SCHEDULE LOCATED ON A420UP & A421UP

GENERAL NOTE

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7. U.N.O. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF FINISH SURFACE.
8. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD AND CENTERLINES OF COLUMNS, UNLESS NOTED OTHERWISE.
9. LOCATE DOOR OPENINGS 6" FROM NEAREST PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
10. FIRE AND SOUND RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE. PIPING, DUCTWORK AND OTHER PENETRATIONS. ALL WORK IS TO BE BRACED TO STRUCTURE ABOVE.
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14. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATION WALLS.
15. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR CONTROL JOINTS.
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17. WATER RESISTANT GYPSUM WALL BOARD SHALL BE USED IN DAMP OR WET AREAS.

ELEVATION KEYNOTES

Sheet Note Number	Description
13	CONTROL JOINT
16	8" x 16" SCUPPER OPENING, TYP.

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NOVANT HEALTH CORNELIUS FSED

19601 Statesville Rd, Cornelius, NC 28031

ISSUE DATE: 11/02/2026
PHASE: DHSR SD SUBMISSION

SHEET ISSUE:

NO.	DATE	DESCRIPTION

PRINCIPAL IN CHARGE: MS
PROJECT ARCHITECT: LCH
DRAWN BY: RMJ

SHEET TITLE:

GENERATOR ENCLOSURE PLANS, ELEVATIONS, & DETAILS

SHEET NO. A720CS

PROJ. NO. 0025837.01

11/02/2026 11:07:23 AM Architect Revit VERSION 27 C:\Users\mcmillan\Desktop\Novant Health - Cornelius FSED\Novant_MPS_Cornelius FSED_2025_v27_mcmillan.rvt
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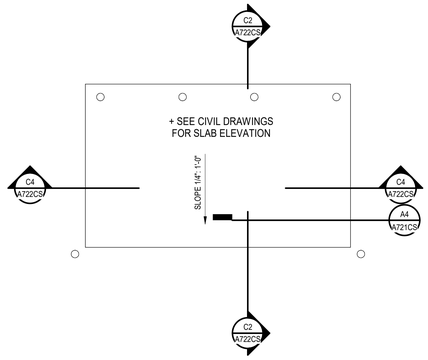
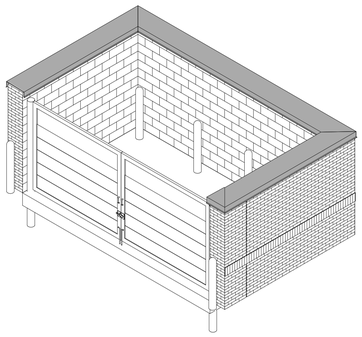
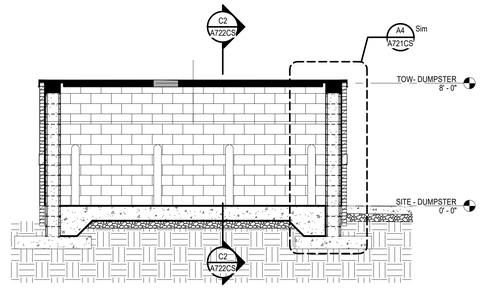


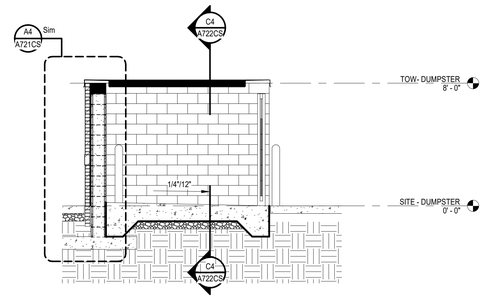
D5 A722CS **EDGE OF SLAB DUMPSTER PLAN**
1/4" = 1'-0"



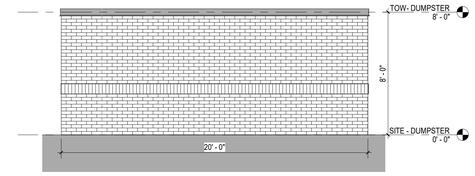
D4 A722CS **AXONOMETRIC VIEW - DUMPSTER ENCLOSURE**



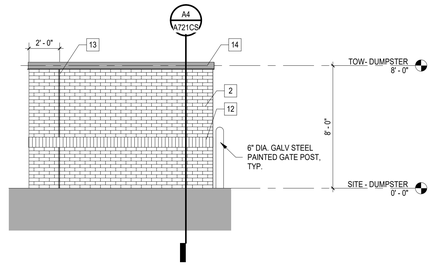
C4 A722CS **DUMPSTER ENLOSURE- CROSS SECTION- EW**
1/4" = 1'-0"



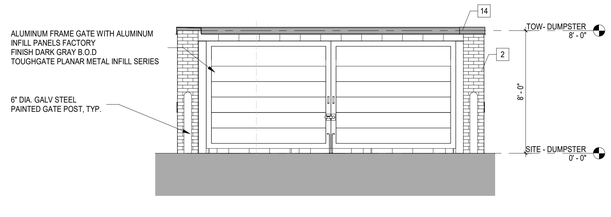
C2 A722CS **DUMPSTER ENLOSURE- LONGITUDINAL SECTION NS**
1/4" = 1'-0"



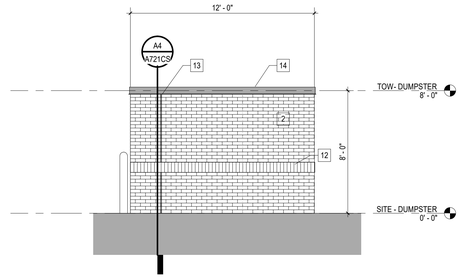
B4 A722CS **DUMPSTER ENCLOSURE- ELEVATION- NORTH**
1/4" = 1'-0"



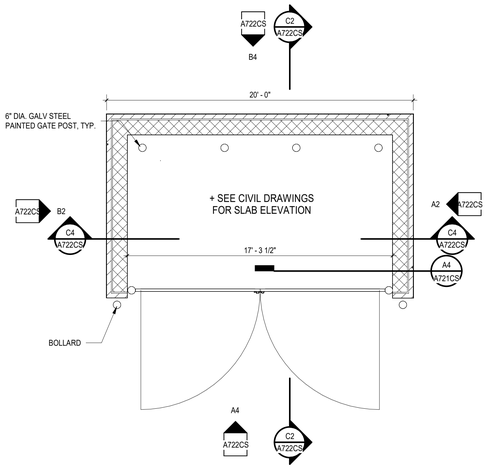
B2 A722CS **DUMPSTER ENCLOSURE- ELEVATION- WEST**
1/4" = 1'-0"



A4 A722CS **DUMPSTER ENCLOSURE- ELEVATION- SOUTH**
1/4" = 1'-0"



A2 A722CS **DUMPSTER ENCLOSURE- ELEVATION- EAST**
1/4" = 1'-0"



A5 A722CS **ENLARGED DUMPSTER PLAN**
1/4" = 1'-0"

PLAN LEGEND

NEW DOOR

NEW WALL

KP — KEYPAD

CR — CARD READER

TA-X — TOILET ACCESSORY-SEE SCHEDULE LOCATED ON A420UP & A421UP

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ELEVATION KEYNOTES

Sheet Note Number	Description
2	BRICK VENEER - FIELD COLOR; SEE A002CS FOR ASSEMBLY DETAIL
12	BRICK VENEER SOLDIER COURSE - FIELD COLOR
13	CONTROL JOINT
14	METAL COPING

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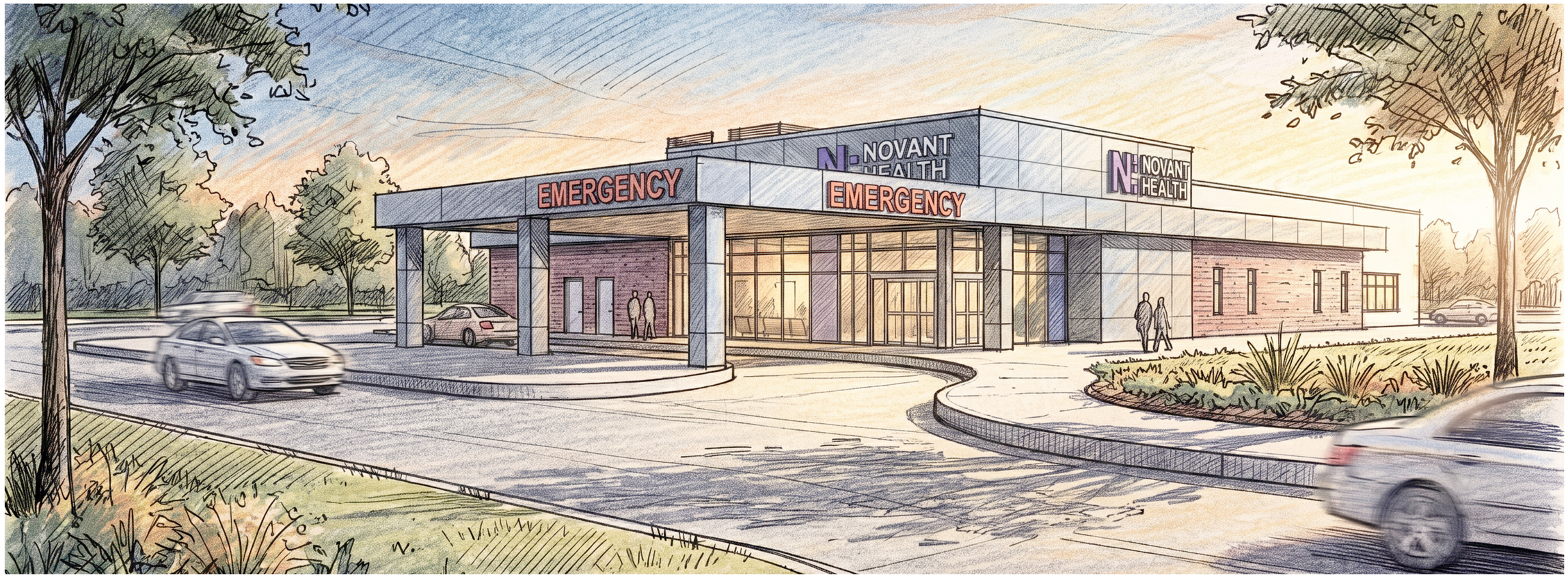
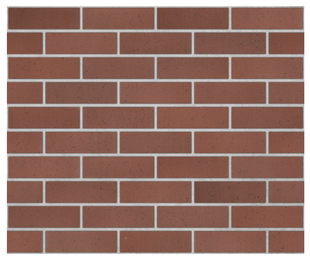
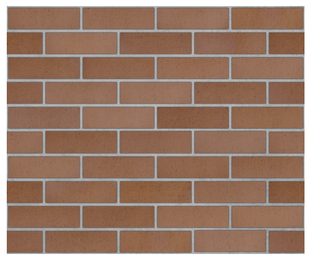
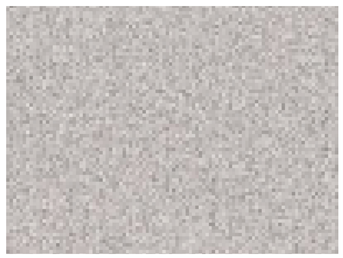




BRICK VENEER 1



BRICK VENEER 2



METAL PANEL

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11/19/26

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