48TH STREET SE

MAINE AVENUE SE

NEW PROPOSED LEFT-TURN LANE & MEDIAN GEOMETRICS - TO BE DETERMINED

EX. BIT.

EX. 5'W. CONC. SWK.

EX. 10'W BIT. PATH

PYLON SIGN

EX. CONTROLLED ACCESS

EX. PROPERTY LINE / ROW

N89°51'16"W 223.88

TURF/LNSCP.

ROLLED C&G

DISPLAY

EX. 10.0' U.E.

EX. GRASS

OUTLOT A FLEET FARM ADDITION TO ROCHESTER

EX. PROPERTY LINE

PROPOSED RET. WALLS

EX. 15.0' ACCESS EASE.

EX. CITY REGIONAL POND

S0°08'44"W 106.99

LNSCP

CONC.

PROPOSED RET. WALL

PROPOSED RET. WALLS

EX. PROPERTY LINE

PED. CONNECTION

S56°24'45"W 285.08

REMOVE EX. SIGN

F&I BOLLARDS (4 EA.)

F&I HYDRANT

F&I TEMP. FLUSH HYDRANT

EX. PROPERTY LINE

LOT 1, BLOCK 2 MAINE HEIGHTS DEVELOPMENT

N0°08'44"E 342.89

18.0' TYP.

9.0' TYP.

20.0' U.E.

8" DIP W/M (PUBLIC)

N89°46'15"W 119.10

S0°08'44"W 19.99

B624 C&G

CROSSWALK -SEE DETAIL

F&I HANDICAP PARKING SIGNS

PROPOSED BUILDING
25,690 SF FOOTPRINT
FIN. FLR. EL. 1087.50

6" PVC SDR 26 SAN. SERV.
INV. 1081.14 (PRIVATE)
6" DIP WAT. SERV.
INV. 1080.0 (PRIVATE)
MAINTAIN 7.0' MIN. COVER

INSTALL PED. RAMPS W/ TRUNCATED DOMES -SEE MNDOT STANDARD PLAN 5-297.250

EX. PROPERTY LINE / ROW

A=52°36'16" R=605.00 L=406.69

EX. 12" DIP W/M (PUBLIC)

EX. 10" SAN. S. (PUBLIC)

EX. 5'W CONC. SWK.

FUTURE EXPANSION AREA (±53 PARKING STALLS, INCLUDING 3 HANDICAP STALLS)

8" DIP W/M (PRIVATE)

8" PVC SAN. S. (PUBLIC)

N60°52'42"E 407.30

8" DIP W/M (PUBLIC)

RCP ST. S. (PUBLIC)

8" PVC SAN. S. (PUBLIC)

HYDRANT

CONSTRUCT CONC. DRV. APPROACH TYPE 'A' -SEE CITY DETAIL 2-08

FOREST KNOLL DRV SE

LOT 1, BLOCK 1 MAINE HEIGHTS DEVELOPMENT

Δ=28°23'00" R=128.00 L=63.41

N62°30'45"E 83.90

BLVD. TREES (14 REQUIRED, 14 PROPOSED)
TO BE INSTALLED BY CITY OF ROCHESTER PARKS DEPARTMENT -
OWNER TO PAY THE GOING RATE PER TREE TO THE PARKS DEPARTMENT -
OR
OWNER TO PROVIDE PLANTING PLAN, LICENSE, WARRANTY, AND INSTALL -

BLVD. TREES (15 REQUIRED, 15 PROPOSED)
TO BE INSTALLED BY CITY OF ROCHESTER PARKS DEPARTMENT -
OWNER TO PAY THE GOING RATE PER TREE TO THE PARKS DEPARTMENT -
OR
OWNER TO PROVIDE PLANTING PLAN, LICENSE, WARRANTY, AND INSTALL -

OWNER / DEVELOPER

APACHE AUTO, LLC
123 CARLTON STREET SW
ROCHESTER, MN 55902
CONTACT: DAN PENZ
PHONE NO.: (507) 281-3333
EMAIL: DAN@ELCORCONSTRUCTION.COM

LOT DESCRIPTION

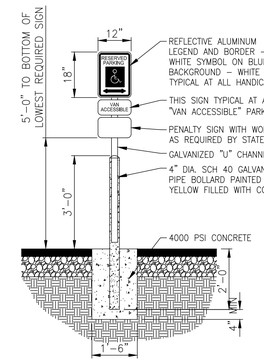
Lot 1 Block 2 MAINE HEIGHTS according to the plat on file at the County Recorder's office, Olmsted County, Minnesota.

UTILITY CLASSIFICATION

PER MINNESOTA STATUTES 2002, SECTION 216D.04, SUBDIVISION 1A, THE EXISTING UNDERGROUND UTILITIES FOR THIS PROJECT SHALL BE CONSIDERED A "D" CLASSIFICATION.

UTILITY CONNECTIONS NOTE

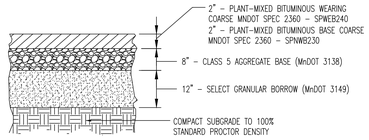
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY CONNECTIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING AND PROPOSED ON SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, CABLE T.V., TELEPHONE, GAS, ELECTRIC, ON-SITE ELECTRIC, SITE LIGHTING, SIGNAGE, ETC.



HANDICAP PARKING SIGN

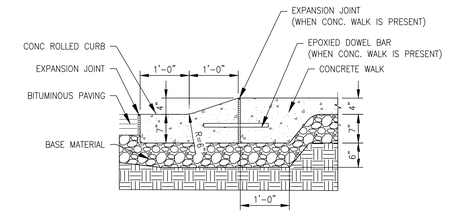
NOT TO SCALE

ONE AT EACH HANDICAP SPACE.
WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



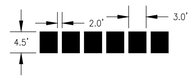
BITUMINOUS PAVING DETAIL

(INDEPENDENT TESTING TECHNOLOGIES, INC. RECOMMENDATION) NOT TO SCALE



ROLLED CURB & WALK

NOT TO SCALE



CROSSWALK DETAIL

NOT TO SCALE

SITE SUMMARY

ZONING CLASSIFICATION:	M-1
PROPOSED USAGE:	SALES/STORAGE
TOTAL SITE AREA =	247,347.36 S.F.
TOTAL SITE ACREAGE =	5.68 ACRES

FLOOR AREA CALCULATIONS

M1 MAXIMUM =	0.50 F.A.R.
25,690 TOTAL G.F.A. =	0.10 F.A.R.

PARKING CALCULATIONS

REQUIRED 1 PER 1,500 SQ. FT. LOT AREA DISPLAY / STORAGE AREA = 54,762.05 SQ. FT.	
REQUIRED STALLS =	37
PROPOSED STALLS (INCLUDES HC) =	41
PROPOSED HANDICAPPED STALLS =	2

GREENSPACE CALCULATIONS

REQUIRED (247,347.36 S.F. x 8%) =	19,787.79 S.F.
PROPOSED =	67,125.94 S.F. (27.14%)

EXTERIOR LIGHTING REGULATION STANDARD:	D
SIGN REGULATION STANDARD:	D
STORAGE REGULATION STANDARD:	T,V,S, 90%
BUFFERYARD INDICATOR:	VII

SETBACK REQUIREMENTS:

REQUIRED FRONT YARD:	25 FEET
MIN. REQUIRED SIDE YARDS:	0 FEET
MIN. SUM OF SIDE YARD:	0 FEET
MIN. REAR YARD:	10 FEET

= CAR DISPLAY AREAS/STORAGE AREAS

= LANDSCAPE / GREENSPACE AREA

= PROPOSED CONCRETE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SPECIFICATIONS AS PREPARED BY CITY OF ROCHESTER SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS IF BOUND HEREIN. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING
3. DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ROCK
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND ROCK ELEVATIONS BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF ANY WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR.
6. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "AS-BUILT" LOCATIONS OF PUBLIC AND PRIVATE INFRASTRUCTURE, AND MUST NOTIFY THE PROJECT ENGINEER PRIOR TO INSTALLATION.

N

30 0 30 60
scale 15 feet

DRAWN BY: WEN
DESIGNER: WEN
CHECKED BY: WSA
DESIGN TEAM

NO.	BY	DATE	REVISIONS
1	WN	10-12-15	ORIGINAL SUBMITTAL TO PLANNING DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
WILLIAM S. ANDERSON
Date: 10-12-15 Lic. No. 15092

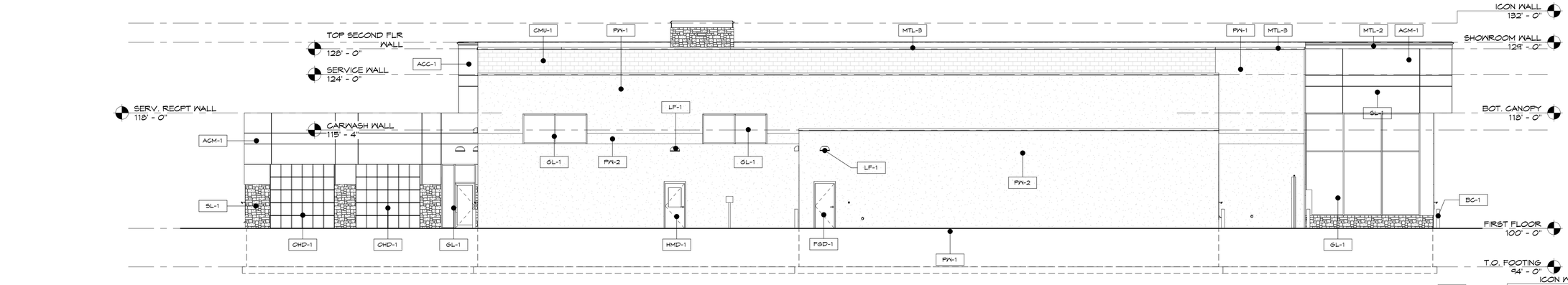
SEH
PHONE: 507.288.6464
717 THIRD AVENUE SE
ROCHESTER, MN 55904
www.sehinc.com

ROCHESTER, MINNESOTA

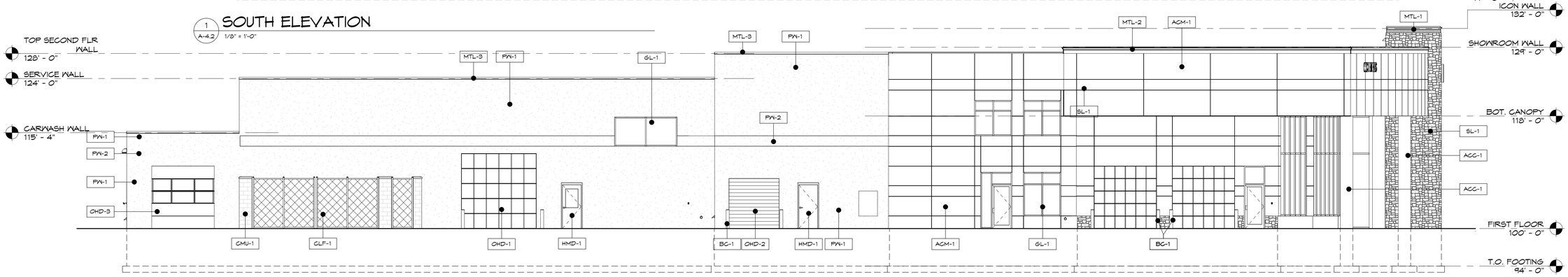
CLEMENTS SUBARU
SITE PLAN

FILE NO. 134031

C1.0



1 A-4.2 SOUTH ELEVATION
1/8" = 1'-0"



2 A-4.2 EAST ELEVATION
1/8" = 1'-0"

CURTAIN WALL/STOREFRONT FRAMING:
PROVIDE PREFINISHED ALUMINUM SLIP HEAD TO MATCH ALUMINUM STOREFRONT/CURTAIN WALL SYSTEM.

PROVIDE PREFINISHED EXTRUDED ALUMINUM - THERMALLY BROKEN SILL FLASHING WITH END DAMS. INSTALL WITH A POSITIVE SLOPE AWAY FROM INTERIOR AND SET IN SEALANT AND INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

PROVIDE ALL SHIMS, SEALANT & BACKER ROD PER MANUFACTURER'S SPECIFICATIONS.

NOTE: ALL EQUIPMENT, CONDUIT, AND PIPING ABOVE COPING LINE THAT HAS BEEN PREVIOUSLY PAINTED TO BE PAINTED TO MATCH COPING (SHERWIN WILLIAMS - SW7074 SOFTWARE)

NOTE: POWER WASH/PREP AND PRIME (AS REQUIRED) EXTERIOR SURFACES PRIOR TO PAINTING.

NOTE: RESEAL EXISTING UNPAINTED EXTERIOR CMU WITH PROSOCO SURE KLEAN SEAL BLOK-GUARD & GRAFFITI CONTROL OR AN EQUAL PRODUCT

ARCHITECTS
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Stephen Andrew Gries

Signature: Stephen Gries

Date: ??-??-2015 License # 40792

Gries
Architectural Group Inc.
500 North Commercial Street
Neenah, Wisconsin 54956
Phone: 920-722-2445 Fax: 920-722-6605
www.griesarchitectural.com

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A NEW BUILDING FOR:
CLEMENTS SUBARU
ROCHESTER, MINNESOTA

date: 09/24/2015
job: 15-058
d. by: SAT
rev.:

A-4.2

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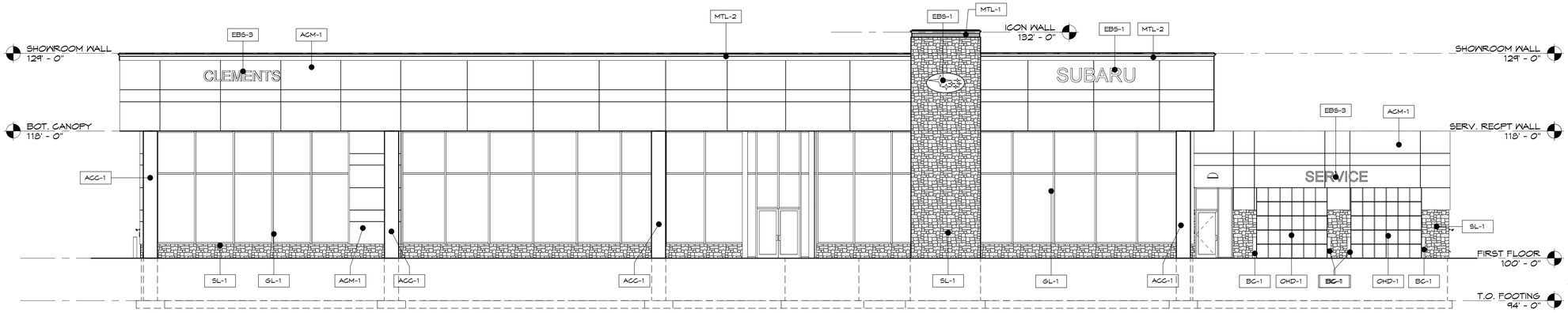
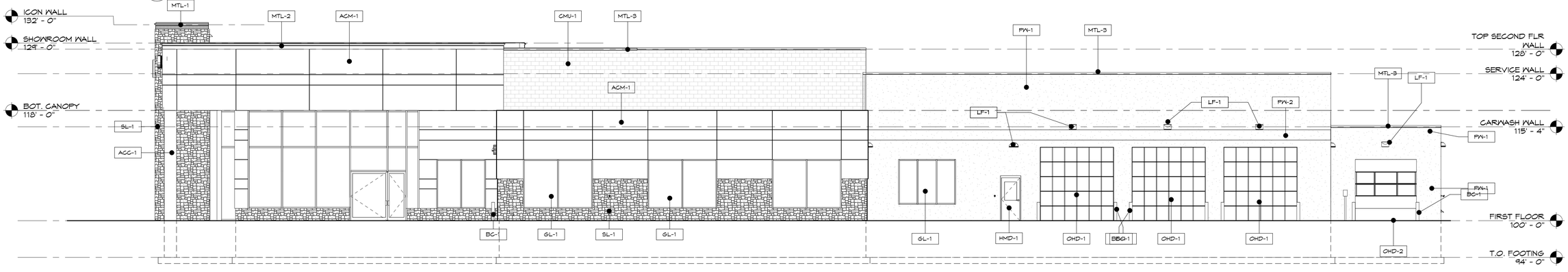
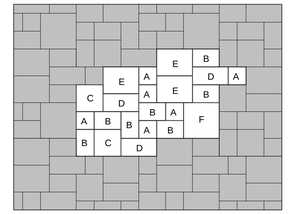


1 A-4.1 NORTH ELEVATION
1/8" = 1'-0"



2 A-4.1 WEST ELEVATION
1/8" = 1'-0"



A. 6 @ 6-INCH BY 6-INCH UNITS
B. 7 @ 6-INCH BY 9-INCH UNITS
C. 2 @ 9-INCH BY 9-INCH UNITS
D. 3 @ 6-INCH BY 12-INCH UNITS
E. 3 @ 9-INCH BY 12-INCH UNITS
F. 1 @ 12-INCH BY 12-INCH UNITS

SUBARU SLATE PATTERN
1/2" = 1'-0"

KEY NOTE	MATERIAL SUMMARY
ACM-1	**ALUMINUM COMPOSITE PANEL:** MANUFACTURER: MITSUBISHI ALPOLIC, CITADEL ARCHITECTURAL PRODUCTS, ALCOA ARCHITECTURAL PRODUCTS - REYNOBOND OR EQUAL STYLE: 4MM THICK BONDED METAL PANEL WITH NON RADIUS 90 DEGREE BEND. METALLIC PANELS TO HAVE KYNAR ALUMINUM CLEAR COAT FINISH COLOR: SILVER METALLIC JOINTS: 1/2" TESTED DRY SYSTEM WITH EXTRUSIONS TO MATCH PANELS (RAIN SCRE SYSTEM) LOCATION: EXTERIOR SHOWROOM
BC-1	**CONC. FILLED PIPE BOLLARD W/PVC COVER:** TYPE: PVC COVER, COLOR AS SELECTED FROM MFR. STD. COLORS NOTES: REFER TO BOLLARD DETAIL
CMU-1	**C.M.U. - SPLIT-FACE CMU** MANUFACTURER: COUNTY MATERIALS OR EQUAL PAINT: SHERLASTIC ELASTOMERIC COATING OR EQUAL (CONTRACTOR TO SUBMIT EQUAL FOR APPROVAL) COLOR: SW1071 GREY SCREEN LOCATION: EXTERIOR MASONRY
PW-1	**PRE-CAST CONCRETE WALL PANEL (INSULATED):** MANUFACTURER: FAB-CON STYLE / TYPE: 12" THK., INSUL., PRECAST WALL SYSTEM COLOR / FINISH: SHERLASTIC ELASTOMERIC COATING OR EQUAL (CONTRACTOR TO SUBMIT EQUAL FOR APPROVAL) COLOR: SW1071 GREY SCREEN LOCATION: EXTERIOR WALLS -SERVICE & CAR WASH
PW-2	**PRE-CAST CONCRETE WALL PANEL (INSULATED); ACCENT STRIPE** MANUFACTURER: SEE PW-1 COLOR / FINISH: SHERLASTIC ELASTOMERIC COATING OR EQUAL (CONTRACTOR TO SUBMIT EQUAL FOR APPROVAL) COLOR: SW1074 SOFTWARE LOCATION: EXTERIOR WALLS -SERVICE & CAR WASH
EBS-1	**EXTERIOR BUILDING SIGNAGE - NEW DEALER SIGN (BY OWNER), CONTACT PHILADELPHIA SIGN CO.:** TYPE: 24" INDIVIDUAL LETTERS LIGHTING: BACKLIT (CONTRACTOR TO PROVIDE POWER - INDIVIDUAL WHIPS TO EACH LETTER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING
EBS-2	**EXTERIOR BUILDING SIGNAGE - NEW SUBARU LOGO SIGN (BY OWNER), CONTACT PHILADELPHIA SIGN CO:** TYPE: SUBARU BRAND SIGN LIGHTING: INTERNAL (CONTRACTOR TO PROVIDE POWER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING
EBS-3	**EXTERIOR BUILDING SIGNAGE - NEW EXPRESS SERVICE SIGN (BY OWNER):** TYPE: 18" INDIVIDUAL LETTERS LIGHTING: BACKLIT (CONTRACTOR TO PROVIDE POWER - INDIVIDUAL WHIPS TO EACH LETTER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING
GL-1	**EXTERIOR STOREFRONT ASSEMBLY:** STYLE: 1" DOUBLE GLAZED, TEMPERED, LOW-E GLASS. PROVIDE PREFINISHED EXTRUDED ALUMINUM - THERMALLY BROKEN SILL FLASHING WITH END DAMS, ON SHIM COLOR: CLEAR ANODIZED ALUMINUM LOCATION: EXTERIOR GLAZING LOCATIONS NOTE: REFER TO DOOR AND FRAME DETAILS FOR ADDITIONAL INFORMATION
HMD-1	**HOLLOW METAL DOOR AND FRAME (PAINTED):** PAINT TYPE: SHERWIN WILLIAMS - EPOXY PAINT (OR EQUAL) COLOR: SW1074 SOFTWARE NOTES: PROVIDE JAMB AND HEAD FLASHINGS
MTL-1	**EXTERIOR METAL TRIM CAP:** MANUFACTURER: METAL-ERA COLOR: SILVER METALLIC LOCATION: ABOVE ICON TOWER
MTL-2	**EXTERIOR METAL TRIM CAP:** MANUFACTURER: METAL-ERA PRODUCT: SUBARU SHADOW LINE FASCIA COLOR: SILVER METALLIC / AWARD BLUE LOCATION: ABOVE ACM
MTL-3	**FORMED METAL COPING:** MANUFACTURER: PAC-CLAD OR UNI-CLAD STYLE: PREFINISHED METAL COPING COLOR: SILVER LOCATION: PARPET CAP
OHD-1	**EXTERIOR ALUMINUM FRAME O.H.D. W/ GLAZING:** STYLE: DOUBLE GLAZED, TEMPERED, PPG SOLARBAN 60, CLEAR, PROVIDE PREFINISHED EXTRUDED ALUMINUM COLOR: CLEAR ANODIZED ALUMINUM LOCATION: EXTERIOR OVERHEAD DOORS, REFER TO ELEVATIONS NOTE: REFER TO DOOR AND FRAME DETAILS FOR ADDITIONAL INFORMATION REFER TO PLANS FOR LOCATIONS PROVIDED WITH LOOP DETECTORS IN CONC. CONTRACTOR TO PROVIDE INDIV. SWITCH SHUT-OFF FOR LOOPS
OHD-2	**INSULATED OVERHEAD DOOR - COILING:** MANUFACTURER: OVERHEAD DOOR COMPANY OR EQUAL MODEL: STORMLITE AP 627 COLOR: POWERGUARD FINISH TO MATCH SW1074 LOCATION: EXTERIOR, REFER TO PLANS.
OHD-3	**POLYCARBONATE OVERHEAD DOOR:** STYLE: TRANSLUCENT WITH VISION PANELS LOCATION: EXTERIOR OVERHEAD DOORS AT CAR WASH NOTES: REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION. REFER TO PLANS FOR LOCATIONS PROVIDED WITH LOOP DETECTOR SIN CONC. CONTRACTOR TO PROVIDE INDIV. SHUT-OFF FOR LOOPS
SL-1	**SLATE:** MANUFACTURER: CAMARA SLATE PRODUCTS STYLE: NATURAL CLEFT FACE, GAUGED BACK, PATTERN #1 COLOR: SHADOW GREY JOINT: 3/8" SLATE JOINT GROUT: TEC POWER GROUT ULTIMATE PERFORMANCE GROUT, COLOR- 927 LIGHT PEWTER LOCATION: ICON TOWER NOTE: REFER TO DETAIL SHEET A-4.2 FOR PATTERN
GLF-1	**CHAIN LINK FENCE GATE:** CHAIN LINK FENCE GATE W/ SUPPORT ROLER WHEELS, CANE LOCK (OPENED / CLOSED POSITION) AND LATCH. INSTALL PVC SLATS IN FENCE FABRIC. COLOR TO BE SELECTED FROM MFR. STANDARD COLORS.
ACC-1	**ALUMINUM COLUMN SURROUND:** MANUFACTURER: REYNOBOND ALCOA OR EQUAL. MODEL: CIRCULAR COLUMN COVER - 24" DIAMETER COLOR: SILVER METALLIC LOCATION: EXTERIOR, REFER TO PLANS.
LF-1	**WALL MOUNTED LIGHT FIXTURE:** REFER TO ELECTRICAL PLANS
FGD-1	**FIBERGLASS DOOR & FRAME** REFER TO DOOR SCHEDULE COLOR: SW1074 SOFTWARE

CURTAIN WALL/STOREFRONT FRAMING:
PROVIDE PREFINISHED ALUMINUM SLIP HEAD TO MATCH ALUMINUM STOREFRONT/CURTAIN WALL SYSTEM.

PROVIDE PREFINISHED EXTRUDED ALUMINUM - THERMALLY BROKEN SILL FLASHING WITH END DAMS. INSTALL WITH A POSITIVE SLOPE AWAY FROM INTERIOR AND SET IN SEALANT AND INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

PROVIDE ALL SHIMS, SEALANT & BACKER ROD PER MANUFACTURER'S SPECIFICATIONS.

NOTE: ALL EQUIPMENT, CONDUIT, AND PIPING ABOVE COPING LINE THAT HAS BEEN PREVIOUSLY PAINTED TO BE PAINTED TO MATCH COPING (SHERWIN WILLIAMS - SW1074 SOFTWARE)

NOTE: POWER WASH/PREP AND PRIME (AS REQUIRED) EXTERIOR SURFACES PRIOR TO PAINTING.

NOTE: RESEAL EXISTING UNPAINTED EXTERIOR CMU WITH PROSOCO SURE KLEAN SEAL BLOK-GUARD & GRAFFITI CONTROL OR AN EQUAL PRODUCT

ARCHITECTS
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Stephen Andrew Gries
Signature: Stephen Gries
Date: ??-??-2015 License # 40792

Gries
Architectural Group Inc.
500 North Commercial Street
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A NEW BUILDING FOR:
CLEMENTS SUBARU
ROCHESTER, MINNESOTA

date: 09/24/2015
job: 15-058
d. by: sat
rev.:

A-4.1

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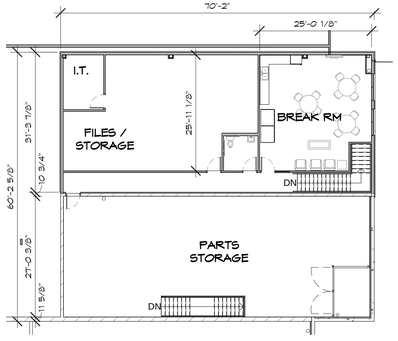
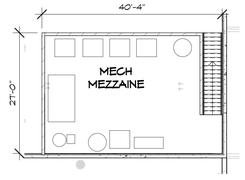


2 A-1.1 SECOND FLOOR PLAN - OVERALL

1/16" = 1'-0"

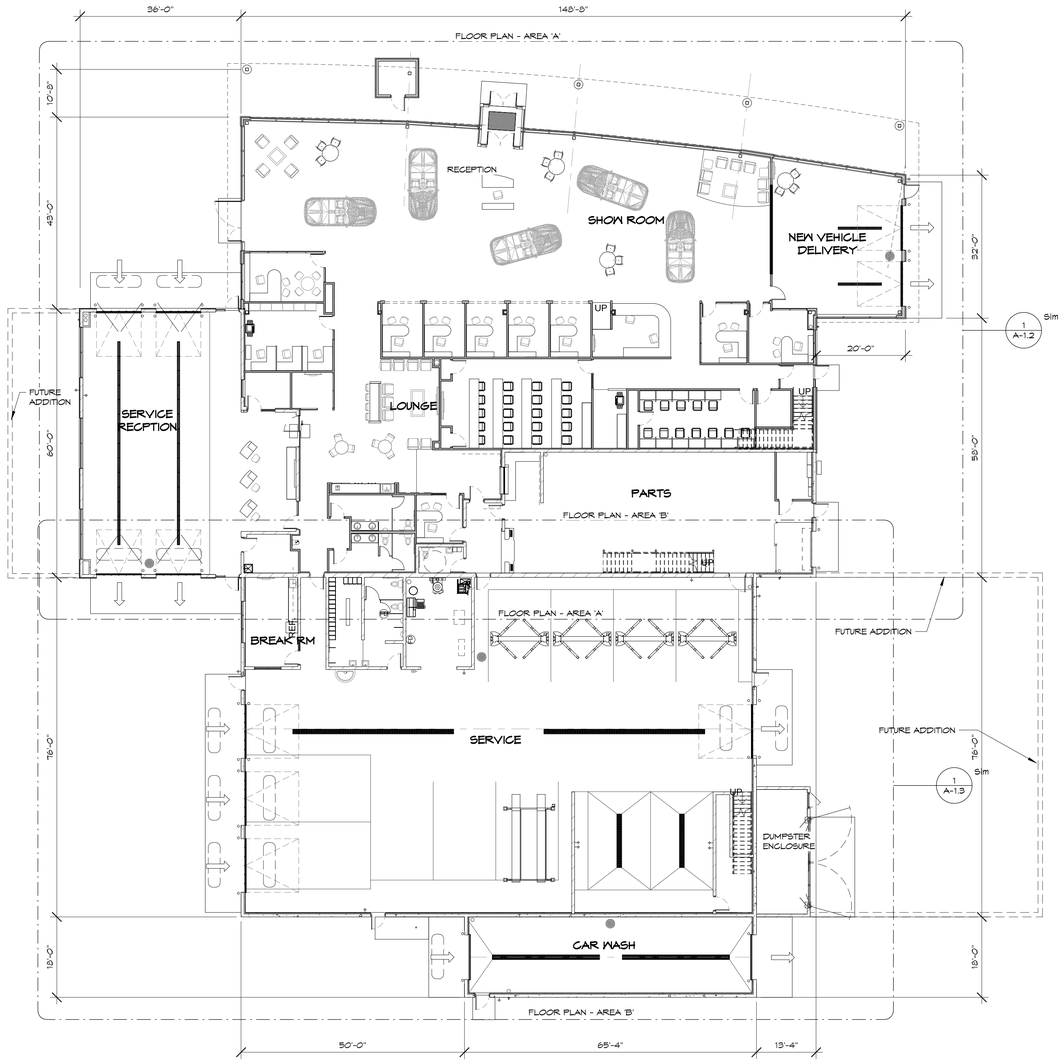
TOTAL SECOND FLOOR AREA: 4,227 S.F



3 A-1.1 MEZZANINE PLAN - OVERALL

1/16" = 1'-0"

TOTAL MEZZANINE AREA: 1,089 S.F.



1 A-1.1 FIRST FLOOR PLAN - OVERALL

1/16" = 1'-0"

FIRST FLOOR AREA - 25,686 SF.

A NEW BUILDING FOR:

CLEMENTS SUBARU

ROCHESTER, MINNESOTA

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Architectural Group Inc.
500 North Commercial Street
Neenah, Wisconsin 54956
Phone: 920-722-2445 Fax: 920-722-6605
www.griesarchitectural.com

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date: 09/24/2015
job: 15-058
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rev.:

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