

KONA COMMUNITY HOSPITAL EXTERIOR BUILDING REPAIRS & UPGRADES BID SET

Kona Community Hospital Project Number: 26-0034



FERRARO CHOI
FERRARO CHOI AND ASSOCIATES, LTD
1240 ALA MOANA BLVD., STE 510, HONOLULU, HI 96814
TEL: 808-533-8885 FAX: 808-533-3749 WWW.FERRAROCCHOI.COM

CONSULTANTS

ARCHITECT

FERRARO CHOI AND ASSOCIATES, LTD
1240 ALA MOANA BOULEVARD, SUITE 510
HONOLULU, HAWAII 96814
CONTACT:

03/27/2026
SIGNATURE: _____ EXPIRATION OF LICENSE: _____
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
(SEC. 16-116.9 DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS)

PROJECT INFORMATION

PROJECT NAME: KONA COMMUNITY HOSPITAL - EXTERIOR BUILDING REPAIRS & UPGRADES

OWNER: HAWAII HEALTH SYSTEMS CORP.

3675 Haukapila St, Kealahou, HI 96813

PROJECT ADDRESS: 79-1019 HAUKAPILA STREET, KEALAKEKUA, HI 96750

SUMMARY OF WORK: NEW LOW SLOPE ROOFING, REFINISHING OF METAL ROOFS AND REPAIR AND REFINISHING OF EXTERIOR WALLS.

ZONING CODE SUMMARY

APPLICABLE ZONING CODE: HAWAII COUNTY CODE 2016 EDITION w/ AMENDMENTS EFFECTIVE 12/24/25; CHAPTER 25

TAX MAP KEY: 7-9-010: 081

STATE LAND USE: U-URBAN

SPECIAL DISTRICT: N/A

SMA: NOT IN SMA

ZONING DISTRICT: A-5A

SPECIAL PERMITS: N/A

PROPOSED USES: HOSPITAL

LOT AREA: 12.075 ACRE / 525,987 SQF

FRONT YARD SETBACK: 25 FEET

SIDE YARD SETBACK: 15 FEET

BUILDING HEIGHT LIMIT: UP TO 100 FEET W/ APPROVAL

FLOOD ZONE: ZONE X

PARKING REQUIREMENTS: 1 PER BED

BUILDING CODE SUMMARY

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE AS AMENDED BY THE STATE OF HAWAII

TYPE OF CONSTRUCTION: IA

OCCUPANCY GROUP: I-2

NUMBER OF STORIES: 3

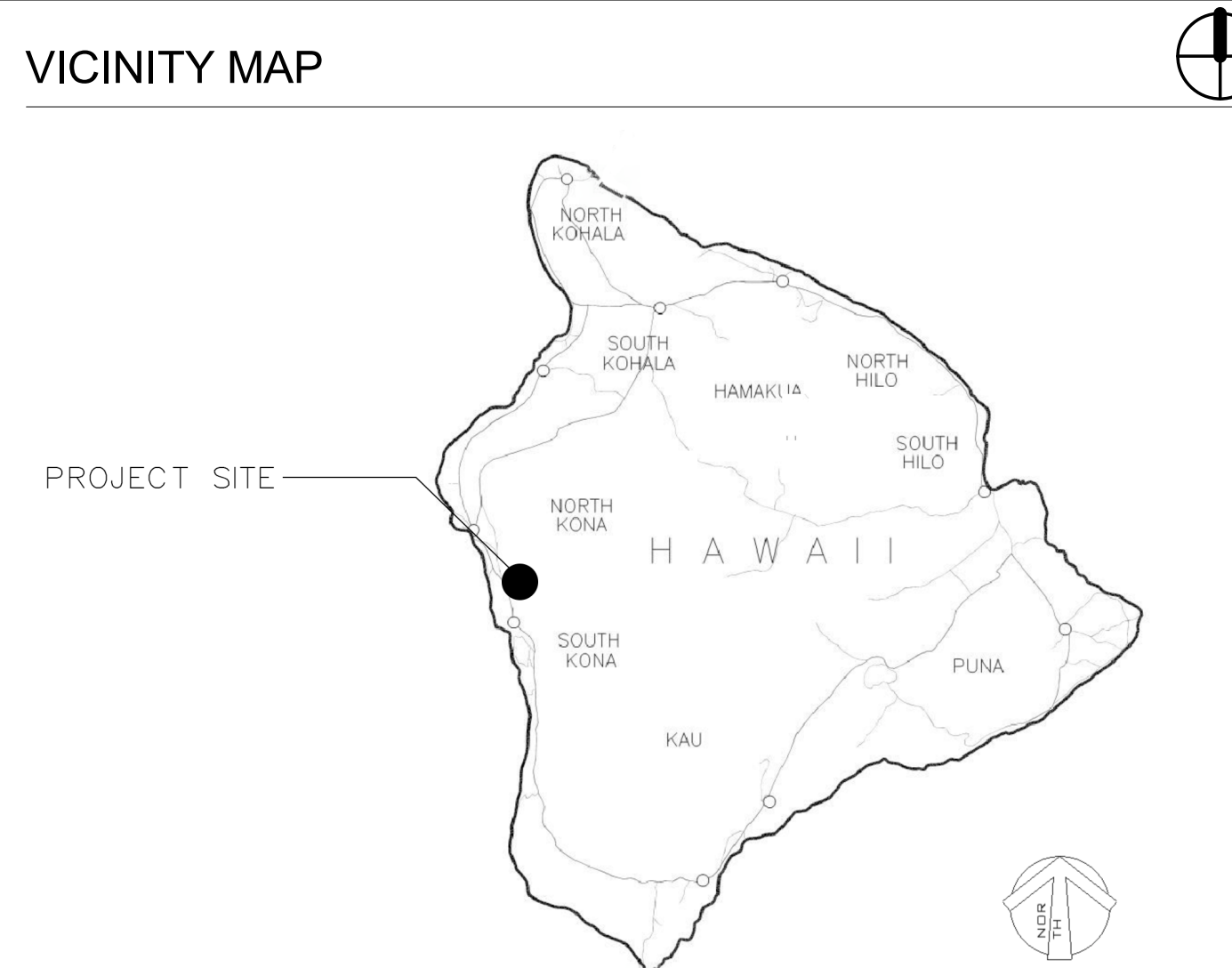
FIRE SPRINKLER: FULLY SPRINKLERED

ALLOWABLE FLOOR AREA: UNLIMITED

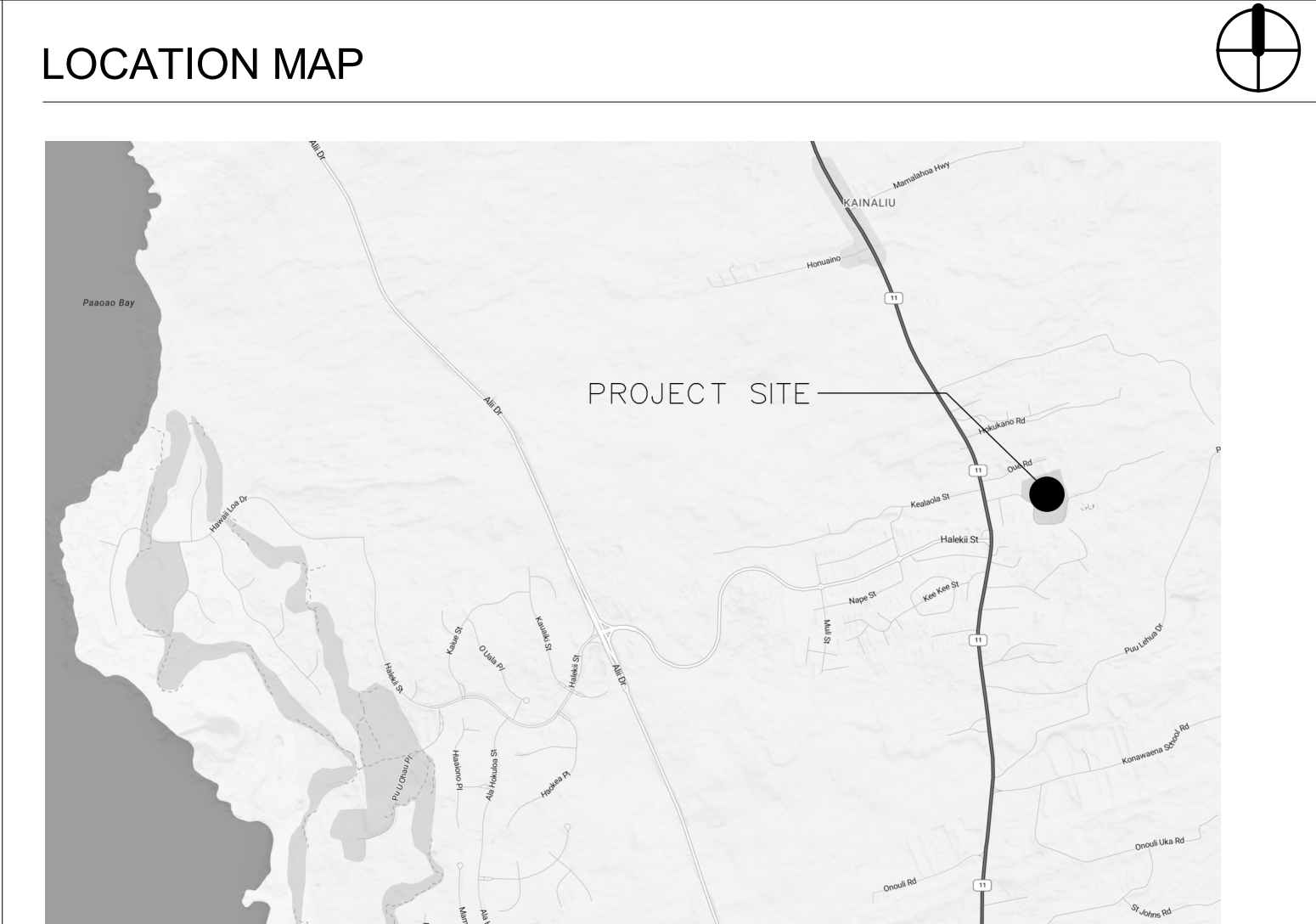
TOTAL PROJECT AREA: 48,482 SQAURE FEET

ACCESSIBILITY STATEMENT: CONFORMANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF JUSTICE OR THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SHALL BE EQUIVALENT TO MEETING THE ACCESSIBILITY OF THIS CODE. CONSTRUCTION OF PUBLIC BUILDINGS OR FACILITIES IN COMPLIANCE WITH HRS 103-50 SHALL BE EQUIVALENT TO MEETING THE ACCESSIBILITY OF THIS CODE.

VICINITY MAP



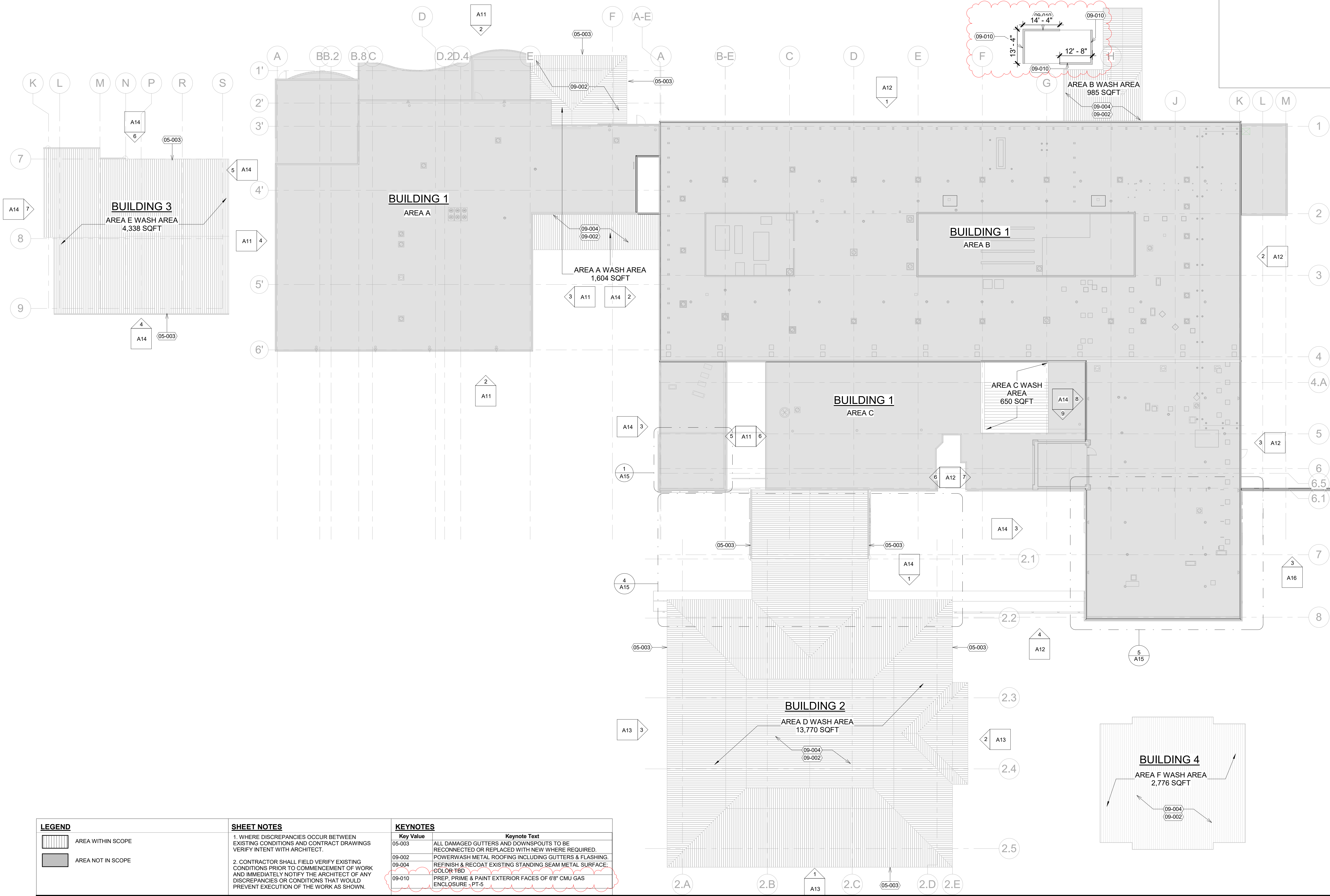
LOCATION MAP



KONA COMMUNITY HOSPITAL
BID SET
KCH - EXTERIOR BUILDING REPAIRS & UPGRADES
79-1019 HAUKAPILA ST, KEALAKEKUA, HI 96750
TMK: 7-9-010:0081

SHEET TITLE:
TITLE SHEET CODE
SUMMARY, LOCATION &
VICINITY MAP

PROJECT:	2025-040	REVISIONS:	IN
DRAWN BY:			
DATE:	03/27/2026		
SHEET:	G01		



LEGEND

	AREA WITHIN SCOPE
	AREA NOT IN SCOPE

SHEET NOTES

- WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS THAT WOULD PREVENT EXECUTION OF THE WORK AS SHOWN.

KEYNOTES

Key Value	Keynote Text
05-003	ALL DAMAGED GUTTERS AND DOWNSPOUTS TO BE RECONNECTED OR REPLACED WITH NEW WHERE REQUIRED.
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.
09-004	REFINISH & RECOAT EXISTING STANDING SEAM METAL SURFACE. COLOR TBD
09-010	PREP, PRIME & PAINT EXTERIOR FACES OF 6" CMU GAS ENCLOSURE - PT-5

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 79-1019 HAUUKAPILA ST., KEALAKEKUA, HI 96750
 TMK: 7-9-0100081

REVISIONS:

NO.	DATE	DESCRIPTION
1	4/27/2026	ADDENDUM #A2
2	5/11/2026	ADDENDUM #A3

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026

SHEET TITLE: OVERALL BUILDING PLAN

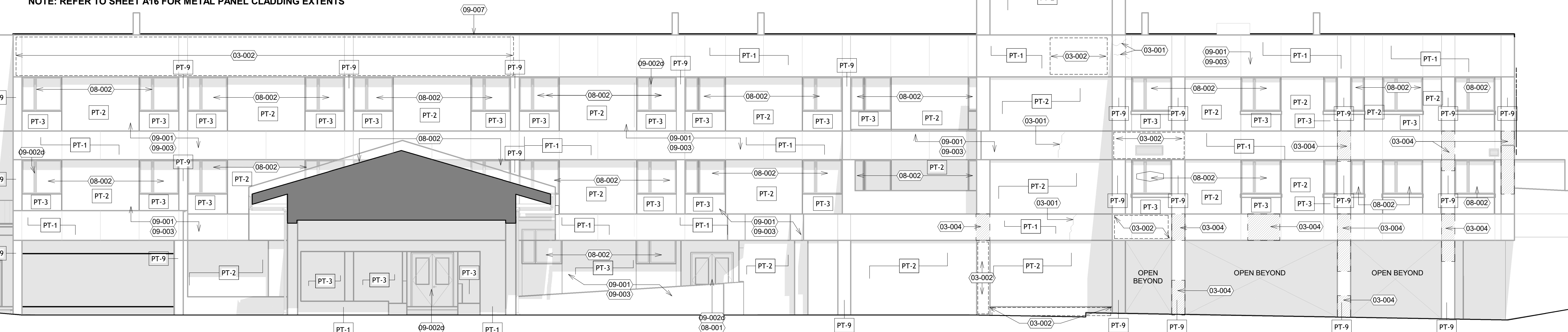
SHEET: A01.1

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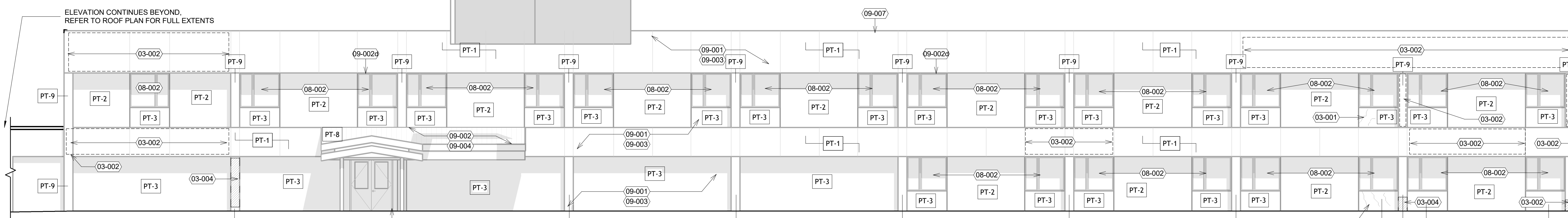
NOTE: REFER TO SHEET A16 FOR METAL PANEL CLADDING EXTENTS

7 AREA C ELEVATION II
A12 1/8" = 1'-0"

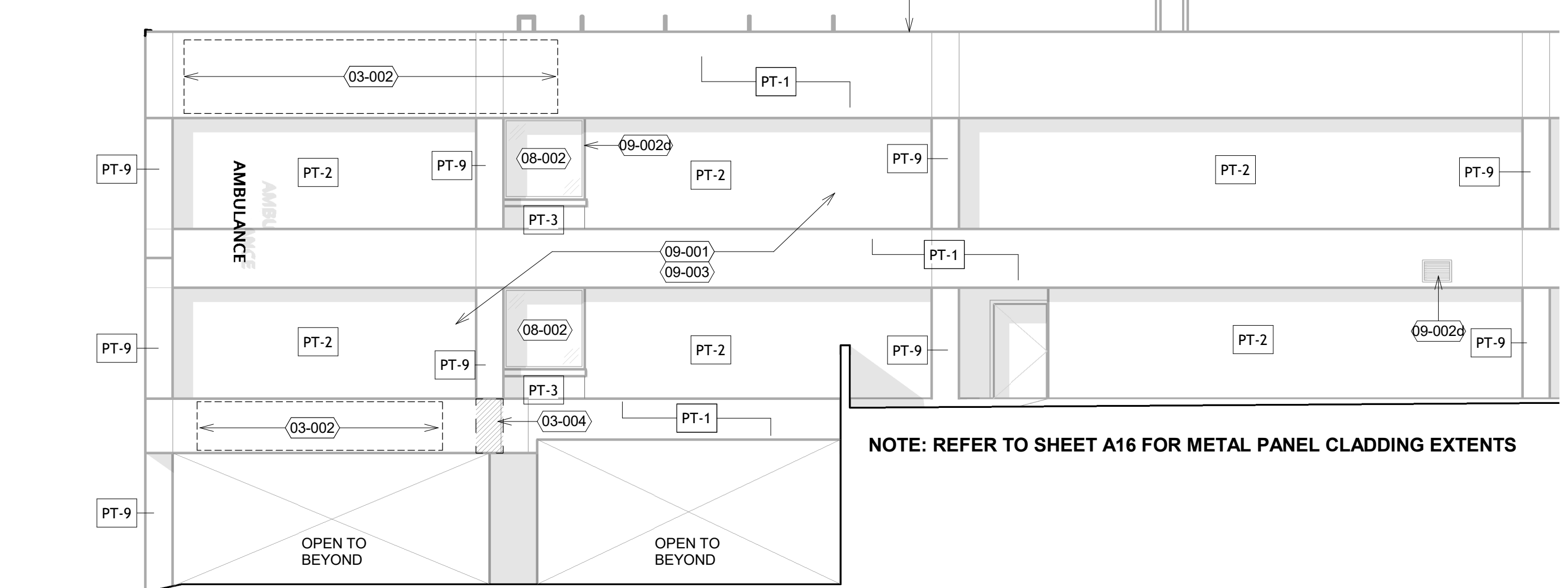
6 AREA C ELEVATION III
A12 1/8" = 1'-0"



4 AREA B & C SOUTH ELEVATION
A12 1/8" = 1'-0"

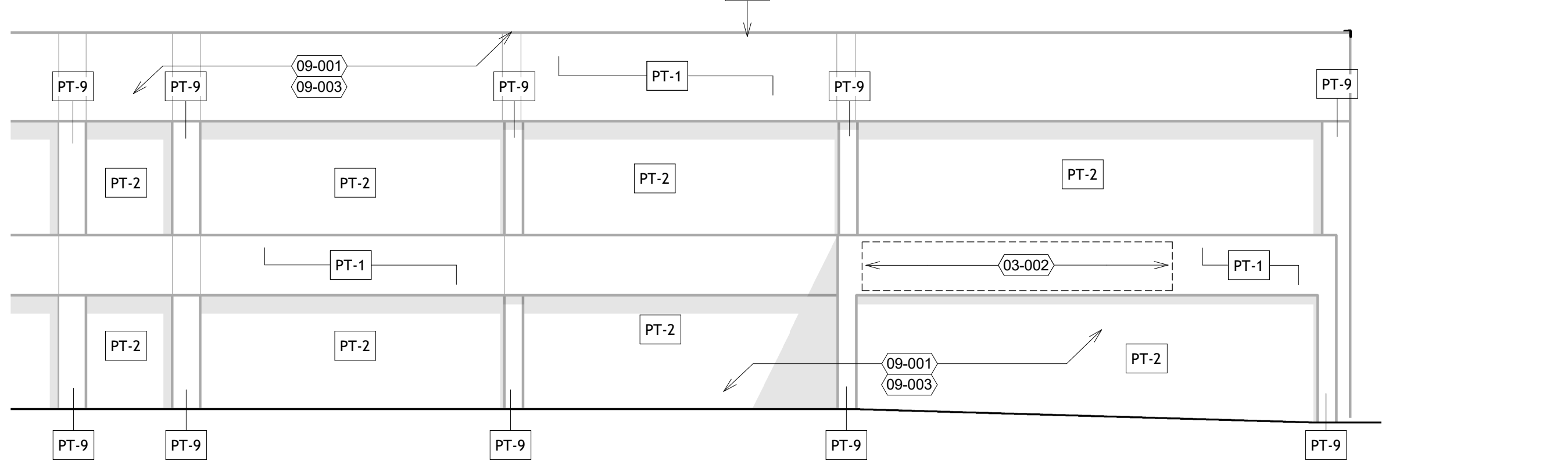


1 AREA B NORTH ELEVATION
A12 1/8" = 1'-0"

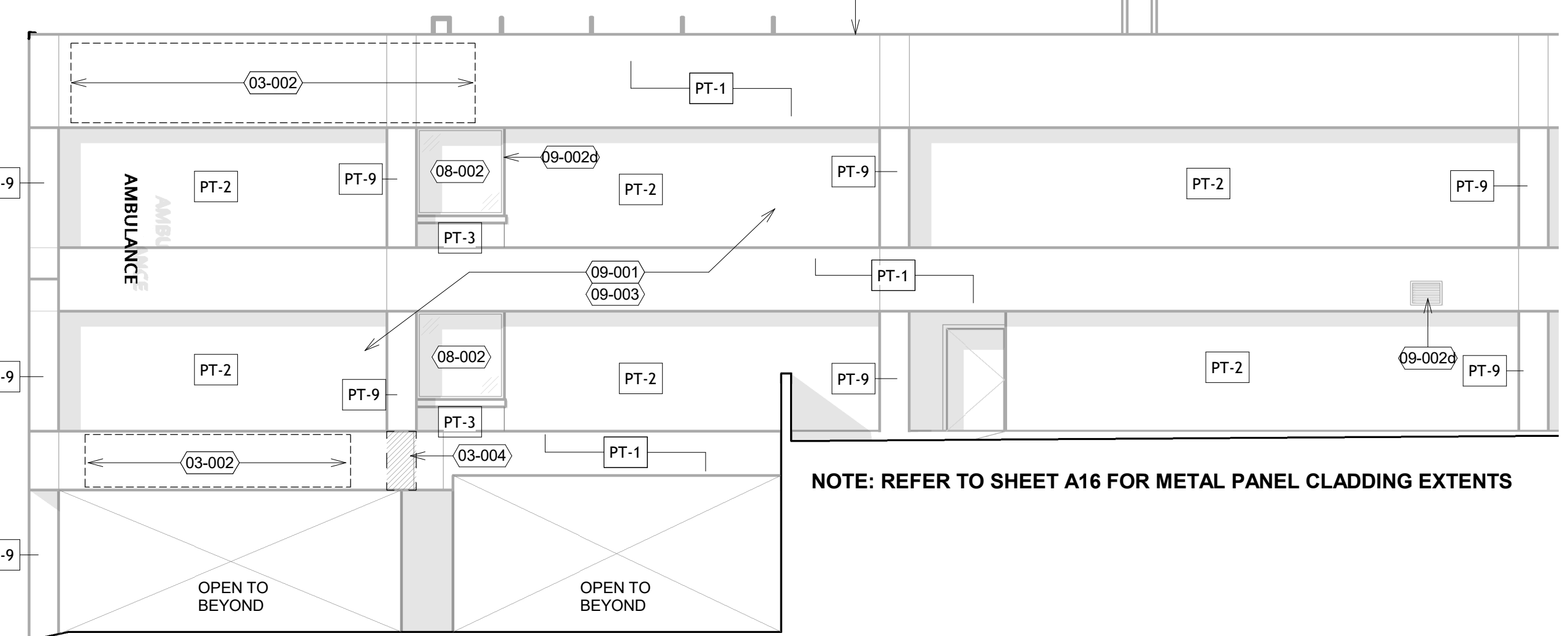


NOTE: REFER TO SHEET A16 FOR METAL PANEL CLADDING EXTENTS

2 AREA B EAST ELEVATION
A12 1/8" = 1'-0"



3 AREA C EAST ELEVATION
A12 1/8" = 1'-0"



LEGEND

- EXISTING EXTERIOR FINISH (EIFS & CONCRETE)
- STANDING SEAM METAL ROOF
- WINDOW / GLAZING
- CHAINLINK FENCING
- LOUVER GRILL
- APPROXIMATED FACADE DEFICIENCY
- DEFICIENT AREA OF FOCUS
- FINISH COLOR TAG

SHEET NOTES

- WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.
- BUILDING 1: EXCEPT WHERE O.W.N. ALL WALLS TO RECEIVE PRESSURE WASH, PRIME AND ELASTOMERIC COATING.

KEYNOTES

Key Value	Keynote Text
03-001	FILL CONCRETE CRACKING WITH APPROVED SEALANT COMPOUND PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED. TYPICAL FOR ENTIRE FACADE.
03-002	PATCH & PARGE COAT DAMAGED AREA PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED. TYPICAL FOR ENTIRE FACADE.
03-004	CHIP AWAY AREA OF SPALLED CONCRETE, PATCH AND PARGE AREA, PREP SURFACE FOR APPLICATION OF ELASTOMERIC COATING.
08-001	REMOVE EXISTING PERIMETER DOOR SEALANT AND BACKERROD AND INSTALL NEW.
08-002	REMOVE FAILED WINDOW JOINT SEALS AND WET GLAZING AND INSTALL NEW.
09-001	POWERWASH CONCRETE WALL SURFACE, DRY AND PREP FOR NEW FINISH AS NOTED
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.
09-002d	PRIME AND PAINT DOOR, WINDOW, LOUVER FACES, FRAMES, TYP FOR ALL INSTANCES
09-003	PRIME AND FINISH W/ ELASTOMERIC COATING
09-004	REFINISH & RECOAT EXISTING STANDING SEAM METAL SURFACE, COLOR TBD
09-007	EXTEND PAINTING TO EXISTING COPING, TYP

1. TYPICAL FOR ALL ELEVATIONS:
a. 09-001
b. 09-002d

2. COLOR TO DETERMINED; REFER TO SAMPLE ELEVATION FOR COLOR SPLIT

PROJECT: 2025-040
 DRAWN BY: Author
 DATE: 03/27/2026
 SHEET: A12

REVISIONS:
 1 ADDENDUM #A2 4/27/2026

SHEET TITLE:
 BUILDING ELEVATIONS

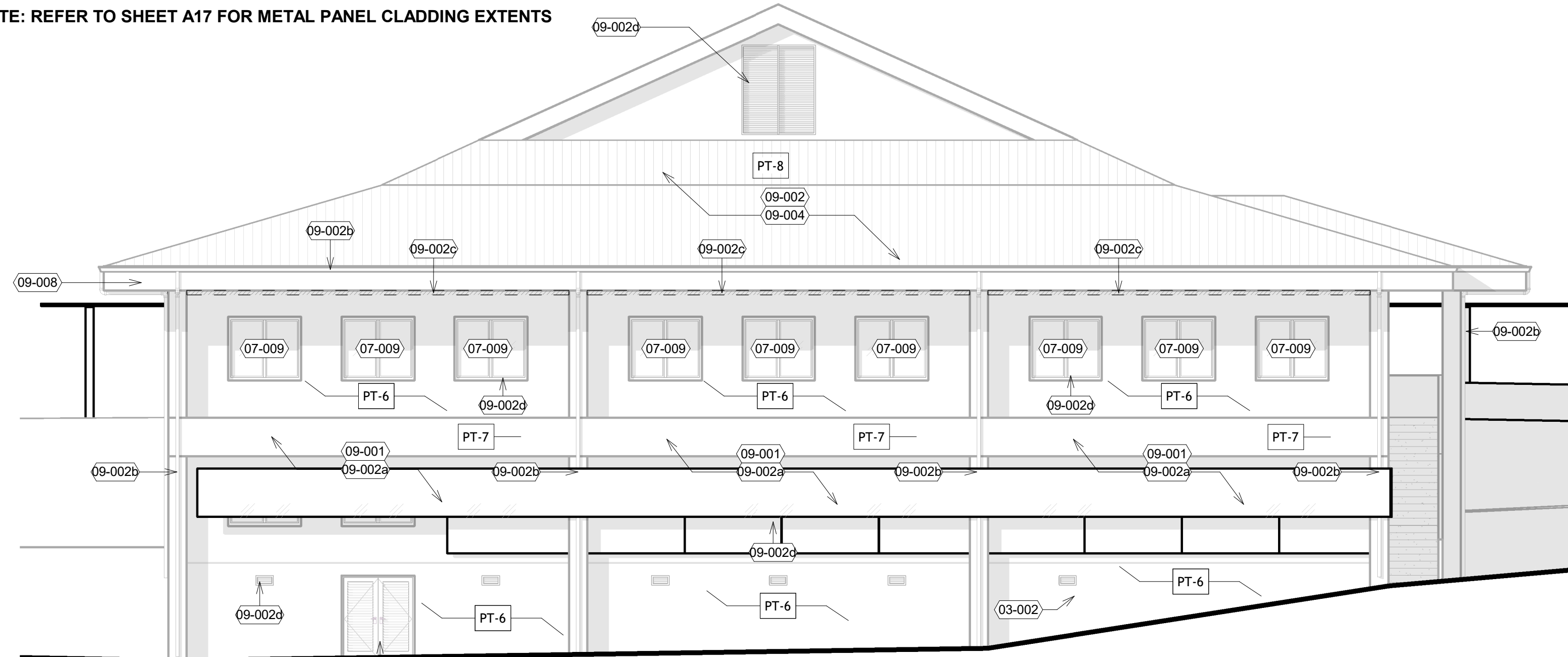
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 KONA COMMUNITY HOSPITAL
 KCH - EXTERIOR BUILDING REPAIRS & UPGRADES
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 TMK: 7-9-010-0081

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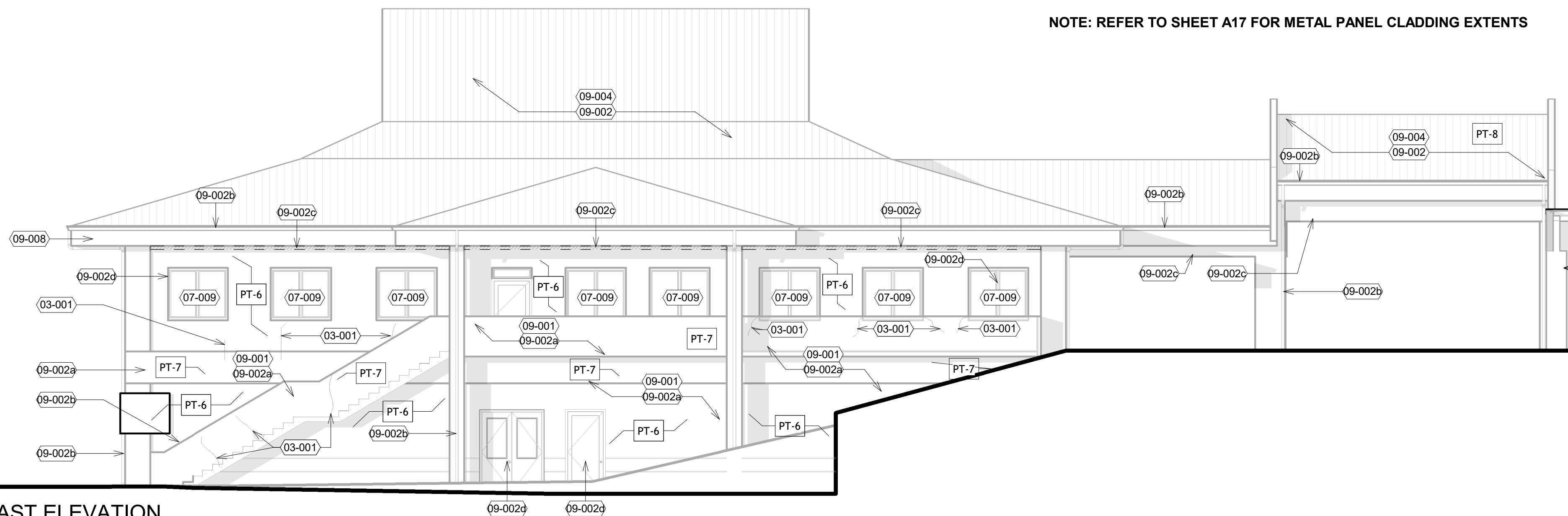
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NOTE: REFER TO SHEET A17 FOR METAL PANEL CLADDING EXTENTS



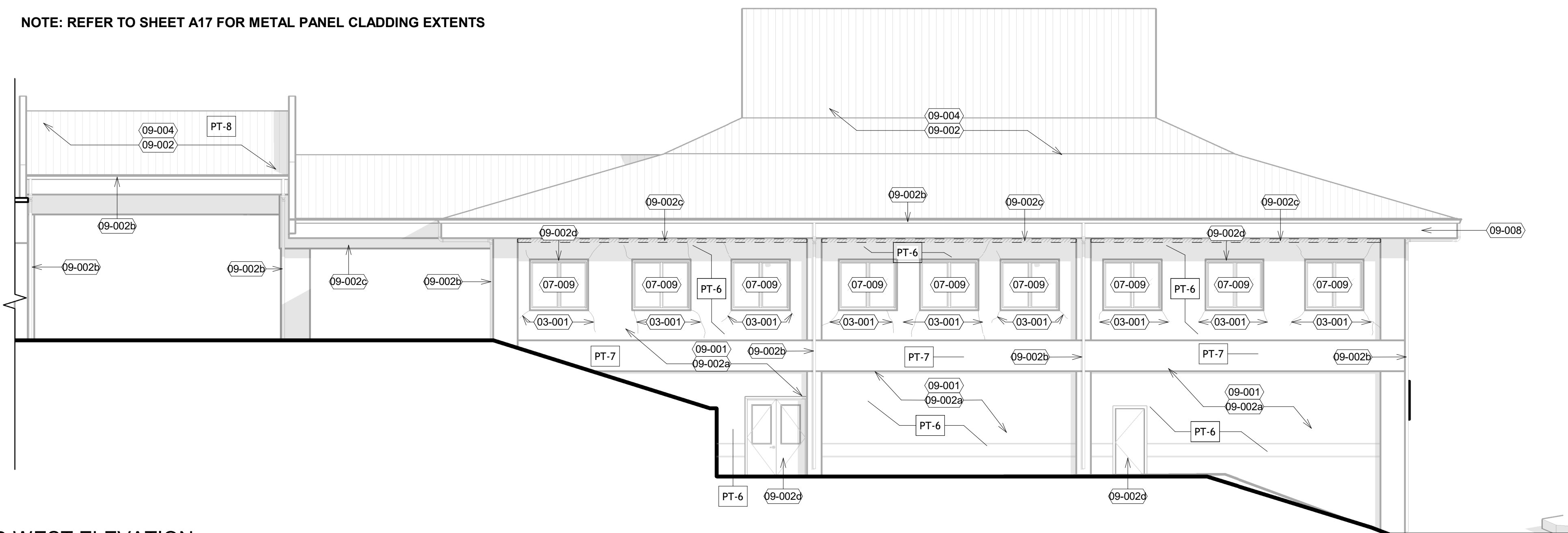
1 AREA D SOUTH ELEVATION
1/8" = 1'-0"

NOTE: REFER TO SHEET A17 FOR METAL PANEL CLADDING EXTENTS



2 AREA D EAST ELEVATION
1/8" = 1'-0"

NOTE: REFER TO SHEET A17 FOR METAL PANEL CLADDING EXTENTS



3 AREA D WEST ELEVATION
1/8" = 1'-0"

LEGEND

	EXISTING EXTERIOR FINISH (EIFS & CONCRETE)
	STANDING SEEM METAL ROOF
	WINDOW / GLAZING
	CHAINLINK FENCING
	LOUVER GRILL
	APPROXIMATED FAÇADE DEFICIENCY
	DEFICIENT AREA OF FOCUS
	FINISH COLOR TAG

SHEET NOTES

- WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.
- BUILDING 1: EXCEPT WHERE O.W.N. ALL WALLS TO RECEIVE PRESSURE WASH, PRIME AND ELASTOMERIC COATING.

KEYNOTES

Key Value	Keynote Text
03-001	FILL CONCRETE CRACKING WITH APPROVED SEALANT COMPOUND PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED. TYPICAL FOR ENTIRE FAÇADE.
03-002	PATCH & PARGE COAT DAMAGED AREA PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED. TYPICAL FOR ENTIRE FAÇADE.
07-009	RECALK WINDOW FRAME PERIMETER
09-001	POWERWASH CONCRETE WALL SURFACE, DRY AND PREP FOR NEW FINISH AS NOTED
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.
09-002a	PRIME AND PAINT
09-002b	PRIME AND PAINT MISCELLANEOUS METAL SURFACES, DOWNSPOUTS, RAILINGS ETC.
09-002c	PRIME AND REPAINT SURFACE OF EXTERIOR BEAM PROTRUSION
09-002d	PRIME AND PAINT DOOR, WINDOW, LOUVER FACES, FRAMES; TYP FOR ALL INSTANCES
09-004	REFINISH & RECOAT EXISTING STANDING SEAM METAL SURFACE; COLOR TBD
09-008	EXTEND PAINTING TO EXISTING FASCIA; TYP

1. TYPICAL FOR ALL ELEVATIONS:
a. 09-001
b. 09-002d

2. COLOR TO DETERMINED; REFER TO SAMPLE ELEVATION FOR COLOR SPLIT

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TMK: 7-9-0100081

PROJECT: 2025-040 REVISIONS: 1 ADDENDUM #A2 4/27/2026
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A13

SHEET TITLE: BUILDING ELEVATIONS

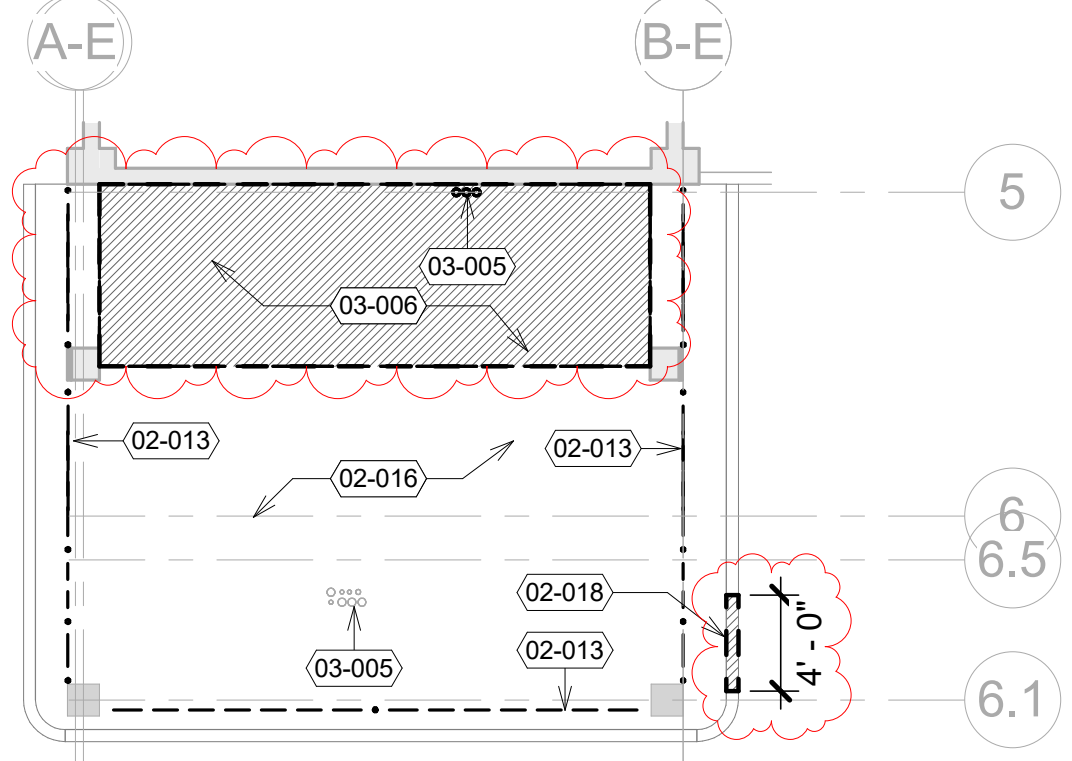
WHAT	QUANTITY	MAKE/MODEL
OUTDOOR CHAIRS	51	VONDOM; PALM CHAIR; COLOR: TORTORA
ROUND TABLES	5	VONDOM; FAZ TABLE; 100CM ROUND; SOLID CORE TOP; COLOR: OCEAN
RECTANGULAR TABLES	4	VONDOM; FAZ TABLE; 89CM SQUARE; SOLID CORE TOP; COLOR: OCEAN

7 FURNITURE SCHEDULE
A15 NTS

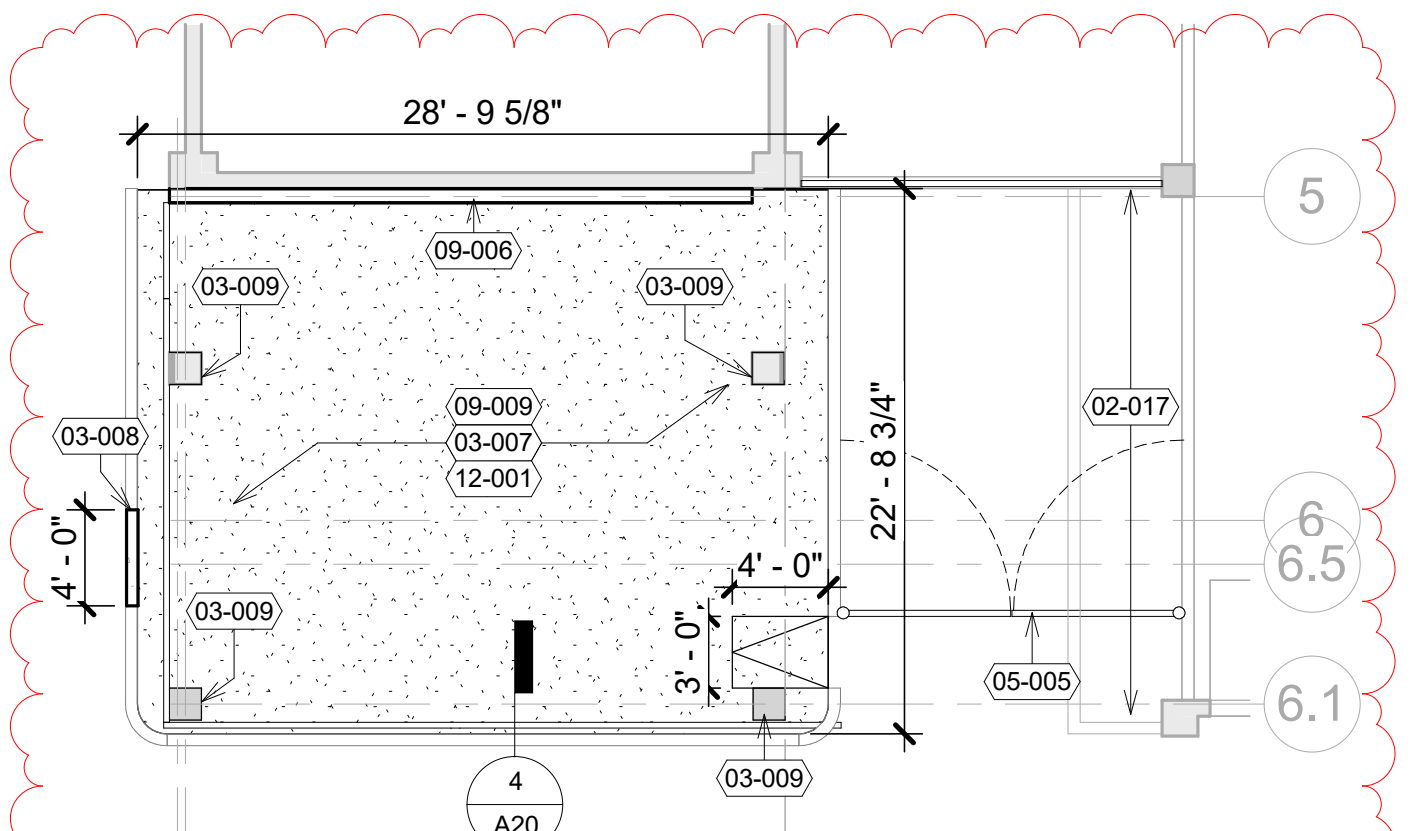
Key Value	Keynote Text	Key Value	Keynote Text
02-013	DEMOLISH EXISTING CHAIN-LINK FENCING & BACKING TARP PATCH ALL FENCING BOLT POSTS @ TOP AND BOTTOM CONNECTIONS & PROVIDE ANTI-TRUST TREATMENT OF CUT BOLTS	03-008	INSTALL NEW 6" PRECAST CONCRETE CURB
02-014	DEMOLISH EXISTING PLASTER SOFFIT	03-009	RESEAL PERIMETER OF EXISTING COLUMN W/ COMPRESSABLE FILLER & JOINT SEALANT.
02-015	DEMOLISH EXISTING CEILING MOUNTED PACK-LIGHTS	05-005	INSTALL NEW MANUFACTURED ALUMINUM METAL GATE POSTS W/ PERFORATED DECORATIVE METAL PANEL FINISHED TO MATCH EXTERIOR IMPROVEMENT CLADDING. PROVIDE KEYPAD LOCK. BOD - JAYCO SERIES S50 HEAVY DUTY SWINGING GATE. REFER TO ELEVATION 4/A16 FOR SIZING.
02-016	DEMOLISH EXISTING LIGHT FIXTURES IN CEILING ABOVE. PREP EXISTING CONDUIT AND JUNCTION BOXES FOR REROUTING AND INSTALLATION OF NEW FIXTURES.	09-005	INSTALL NEW WOOD GRILL SUSPENDED CEILING SYSTEM. BOD 9WOOD 1100 SERIES - TEAK FINISH.
02-017	EXISTING PLANTER TO REMAIN	09-006	FUR OUT WALL WITH NEW 6" METAL STUD ASSEMBLY TO UNDERSIDE OF DECK. DENS GLAS ON METAL STUD W/ EFS ACRYLIC PLASTER COAT. REFER TO VIEW 2/A92 FOR EXISTING CONDITION.
02-018	DEMOLISH PORTION OF EXISTING CURB TO ACCOMMODATE NEW CURB-CUT & RAMP	09-009	PRIME & PAINT ALL INTERIOR CONCRETE WALLS
02-019	DEMOLISH RED EMERGENCY AWNING & PATCH EXISTING HOLES FROM PREVIOUS FASTENING PENETRATIONS	12-001	PROVIDE & INSTALL FURNITURE PER SCHEDULE QUANTITIES; FINAL LOCATIONS TBD
03-005	INFILL PIPE PENETRATIONS W/ CONCRETE FILLER SLURRY. TROWEL AND LEVEL OFF SURFACE TO MATCH THAT OF SURROUNDING CONCRETE.	26-002	INSTALL NEW COMMERCIAL-GRADE RECESSED STRIP LED LIGHTING FIXTURES W/ ALUMINUM HOUSING & SST CABLE. DAMP RATED. 3" X 8" EACH. SLOT WITHIN CEILING GRILLE FLUSH WITH BOTTOM. CONNECT TO EXISTING POWER; NEW J-BOXES AND CONDUIT AS REQ.
03-006	CHIP EXISTING CONCRETE PEDESTAL AWAY TO LEVEL OF BASE FINISH. PREP SURFACE FOR ACCEPTANCE OF NEW CONCRETE TOPPING.	26-003	INSTALL NEW CEILING FAN: 52" DAMP RATED W/ 20" DOWNROD. INTERFACE BOTH FANS WITH NEW SURFACE MOUNTED WALL CONTROL SYSTEM. BOD. BAF HAIKU OUTDOOR FAN, COLOR - BLACK
03-007	INSTALL NEW 4" THICK CONCRETE SLAB TOPPING W/ #4 REBAR AT 18" OC EACH WAY. ALIGN FINISH SURFACE W/ HEIGHT OF BOUNDING CURB		

ENHANCEMENT PLANS LEGEND	
	AREA TO BE DEMOLISHED
	(E) CORRUGATED METAL SOFFIT
	(E) PLASTER SOFFIT
	NEW PLASTER SOFFIT
	NEW RAISED CONCRETE PAVERS

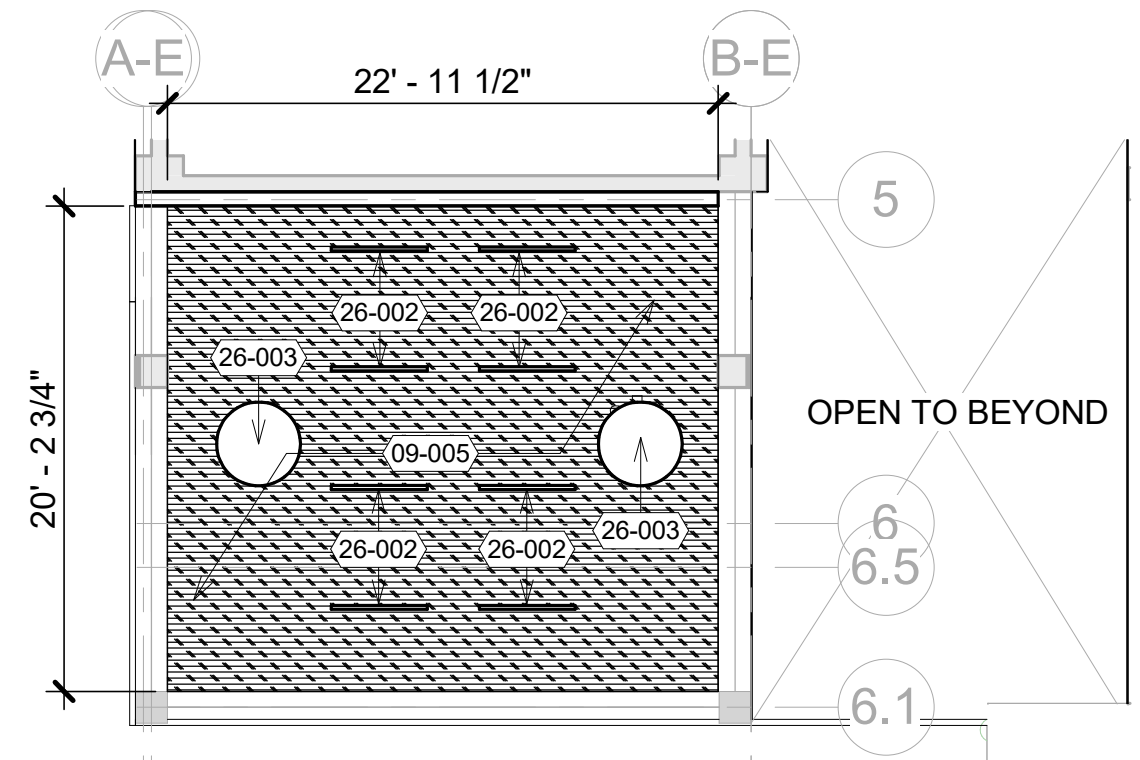
PERFORATED METAL PANEL LEGEND	
	MTL PNL STANDARD PERFORATION A
	MTL PNL STANDARD PERFORATION B
	MTL PNL STANDARD PERFORATION C
	MTL PNL STANDARD PERFORATION D
	PANEL BREAK



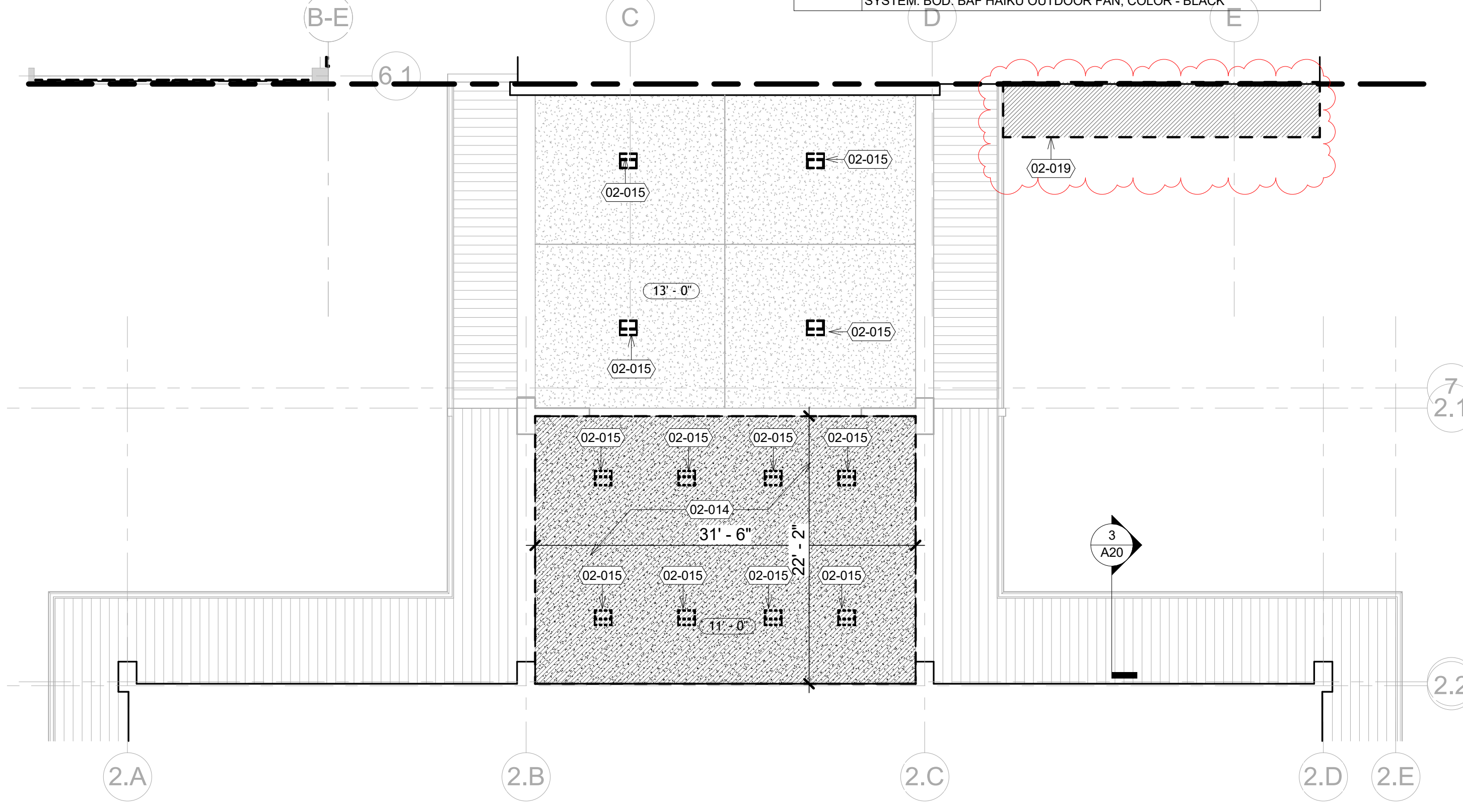
2 WAITING AREA - DEMO PLAN
A15 1/8" = 1'-0"



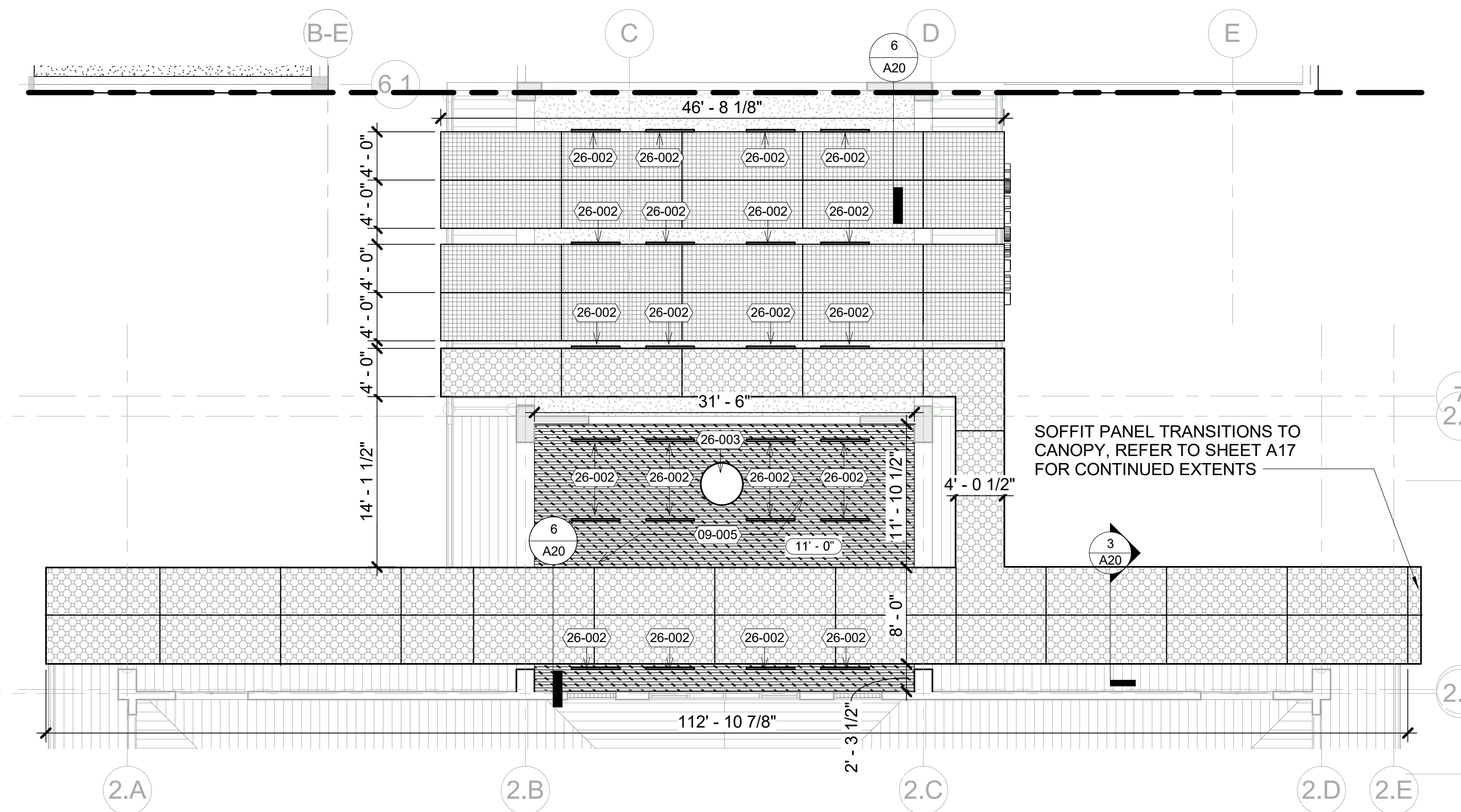
1 WAITING AREA - FLOOR PLAN
A15 1/8" = 1'-0"



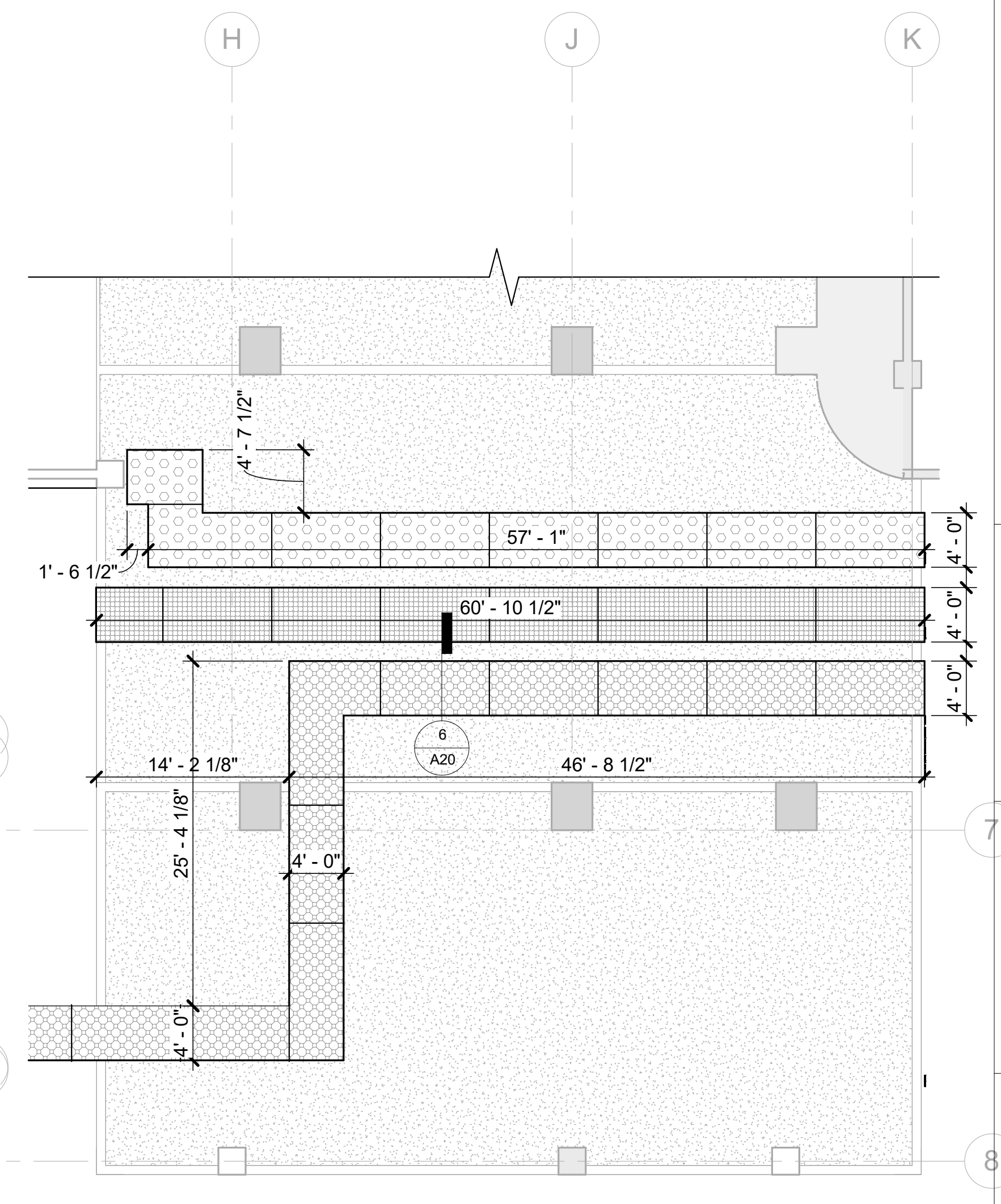
3 WAITING AREA - RCP - NEW
A15 1/8" = 1'-0"



6 ENTRY NEXUS - RCP - DEMO
A15 1/8" = 1'-0"



4 ENTRY NEXUS - RCP - NEW
A15 1/8" = 1'-0"



5 AREA C - AMBULANCE BAY - RCP
A15 1/8" = 1'-0"

PROJECT: 2025-040 REVISIONS: 1 ADDENDUM #A2 4/27/2026
 DRAWN BY: Author 2 ADDENDUM #A3 5/11/2026
 DATE: 03/27/2026
 SHEET: A15

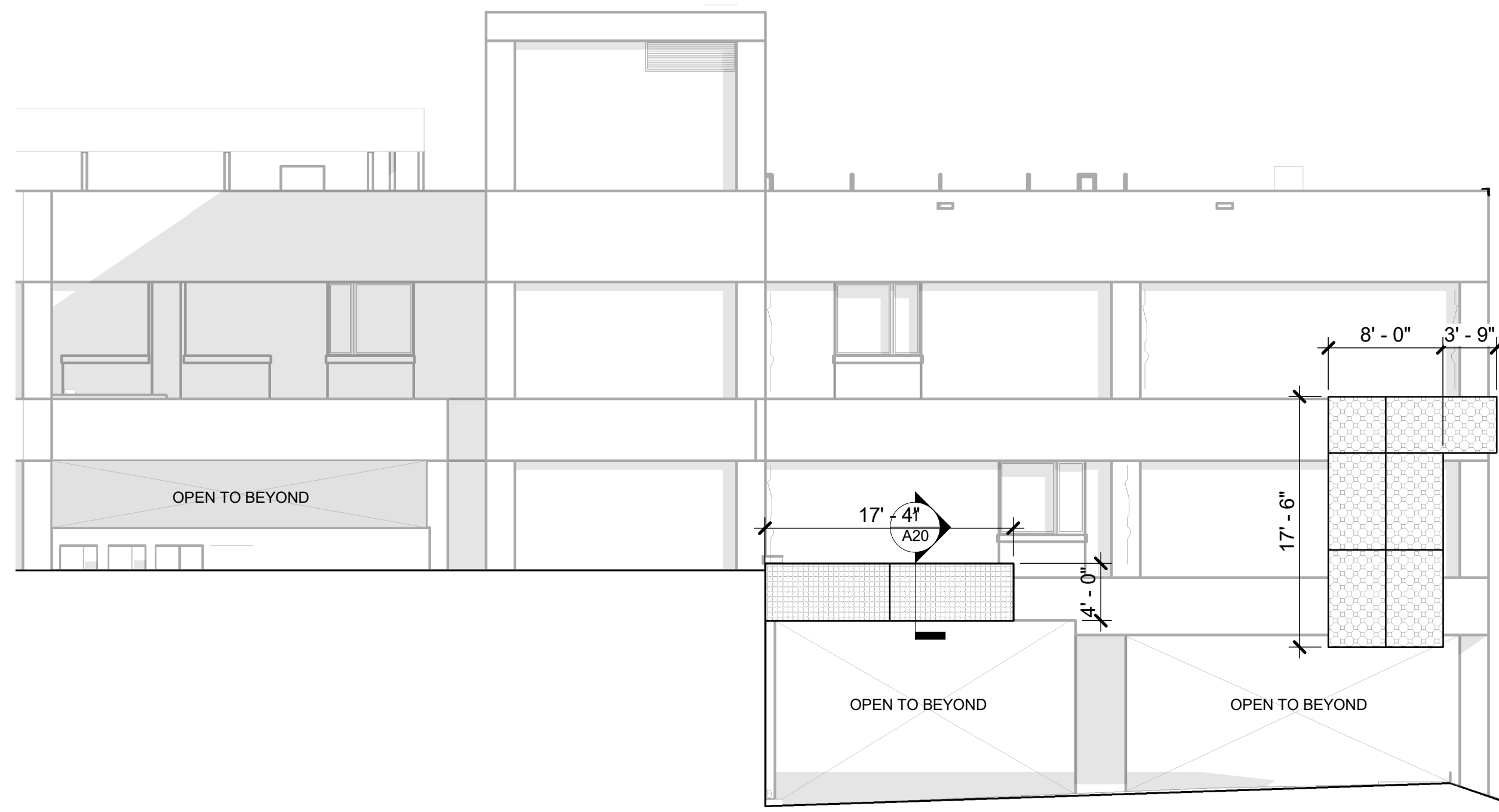
SHEET TITLE: ENLARGED PLANS & RCP'S

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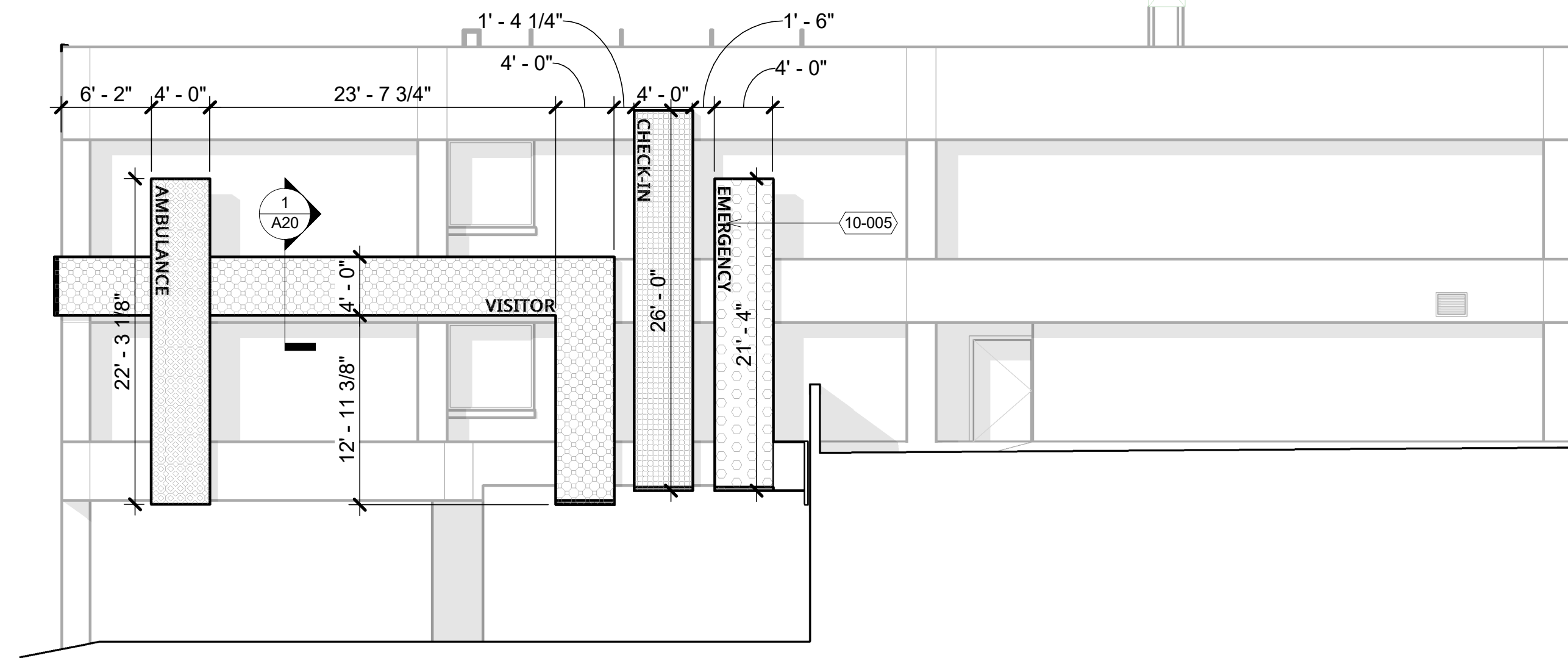
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1 AREA C WEST ELEVATION - METAL PANELS
 A16 1/8" = 1'-0"
 0' 4' 8' 16'



2 AREA C EAST ELEVATION - METAL PANELS
 A16 1/8" = 1'-0"
 0' 4' 8' 16'

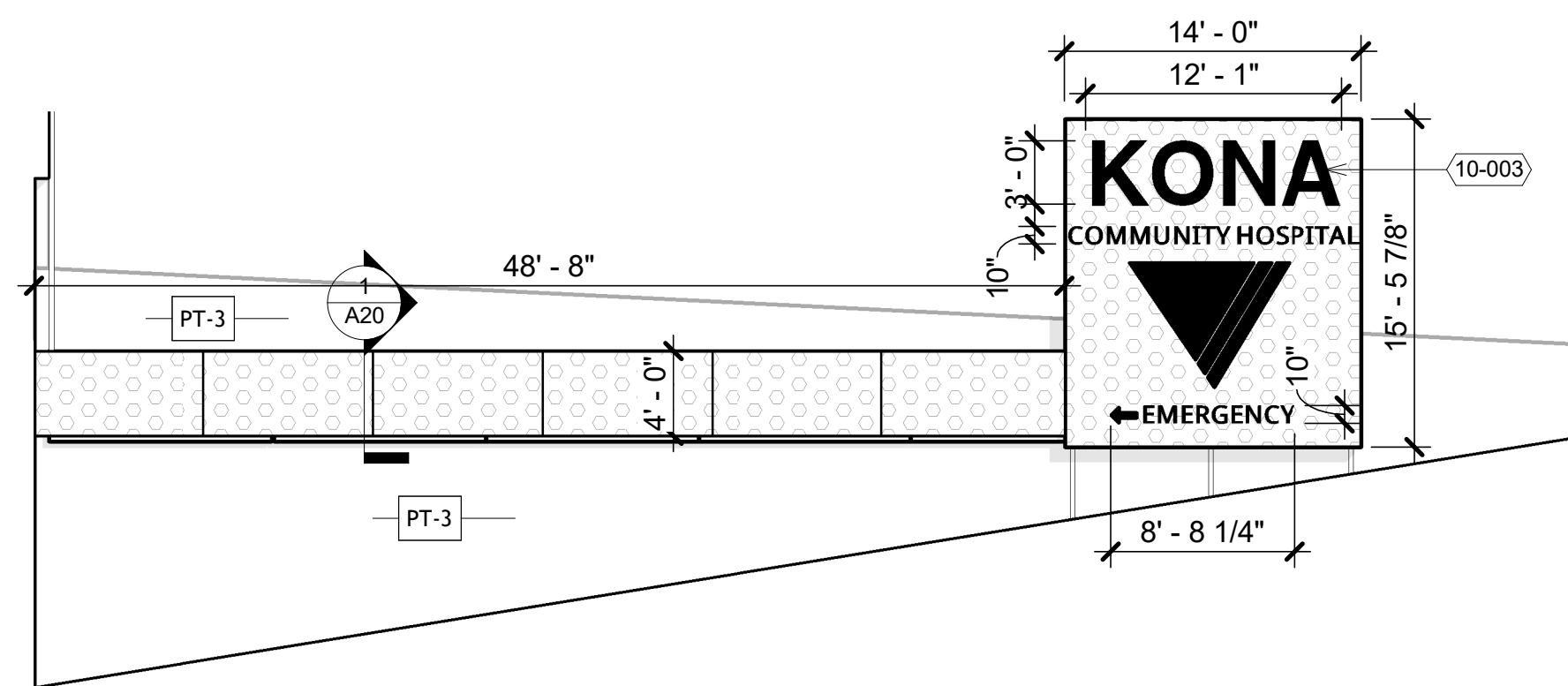
PERFORATED METAL PANEL LEGEND

- MTL PNL STANDARD PERFORATION A
- MTL PNL STANDARD PERFORATION B
- MTL PNL STANDARD PERFORATION C
- MTL PNL STANDARD PERFORATION D
- PANEL BREAK

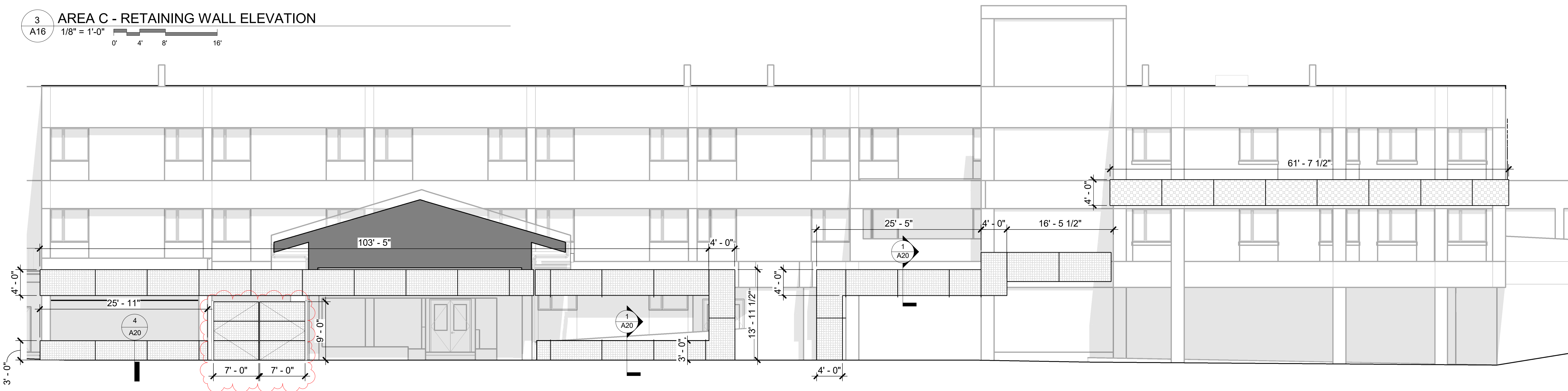
Key Value	Keynote Text
10-003	3/4" THICK CUT ALUMINUM LETTERS W/ TWO-PART EPOXY COATING. TYPEFACE: GOTHAM; MOUNTING: PIN MOUNTED 3/4" FROM EXTERIOR FACE
10-005	3/4" THICK CUT ALUMINUM LETTERS W/ TWO-PART EPOXY COATING. TYPEFACE: GOTHAM; MOUNTING: SURFACE MOUNTED ON EXTERIOR FACE

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3 AREA C - RETAINING WALL ELEVATION
 A16 1/8" = 1'-0"
 0' 4' 8' 16'



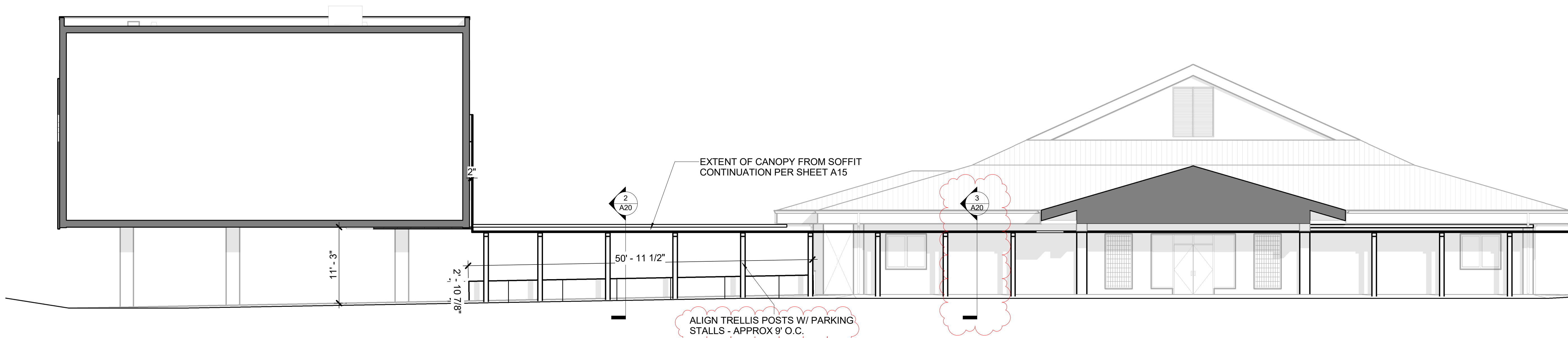
4 AREA B & C SOUTH ELEVATION - METAL PANELS
 A16 1/8" = 1'-0"
 0' 4' 8' 16'

KONA COMMUNITY HOSPITAL
 BID SET
 KCH - EXTERIOR BUILDING REPAIRS & UPGRADES
 79-1019 HAAKAPILA ST., KEALAKEKUA, HI 96750
 TMK: 7-9-010081

SHEET TITLE:
 BUILDING ELEVATIONS - ENHANCEMENTS

PROJECT:	2025-040	REVISIONS:	1	ADDENDUM #A2	4/27/2026
DRAWN BY:	Author	2	ADDENDUM #A3	5/11/2026	
DATE:	03/27/2026				
SHEET:	A16				

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3 AREA D NORTH ELEVATION Copy 1
 1/8" = 1'-0"
 0' 4' 8' 16'

PERFORATED METAL PANEL LEGEND

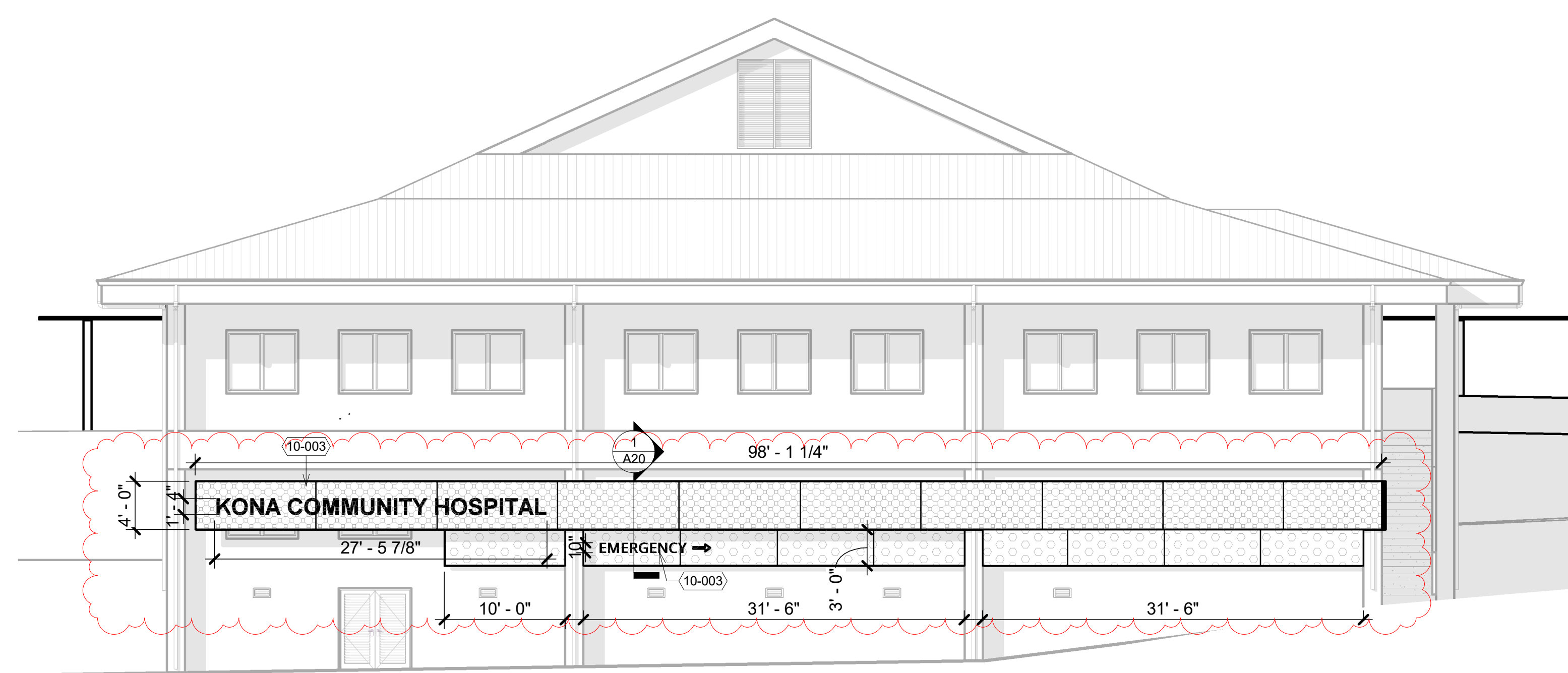
	MTL PNL STANDARD PERFORATION A
	MTL PNL STANDARD PERFORATION B
	MTL PNL STANDARD PERFORATION C
	MTL PNL STANDARD PERFORATION D
	PANEL BREAK

Key Value
 10-003

Keynote Text
 3/4" THICK CUT ALUMINUM LETTERS W/ TWO-PART EPOXY COATING. TYPEFACE: GOTHAM; MOUNTING: PIN MOUNTED 3/4" FROM EXTERIOR FACE

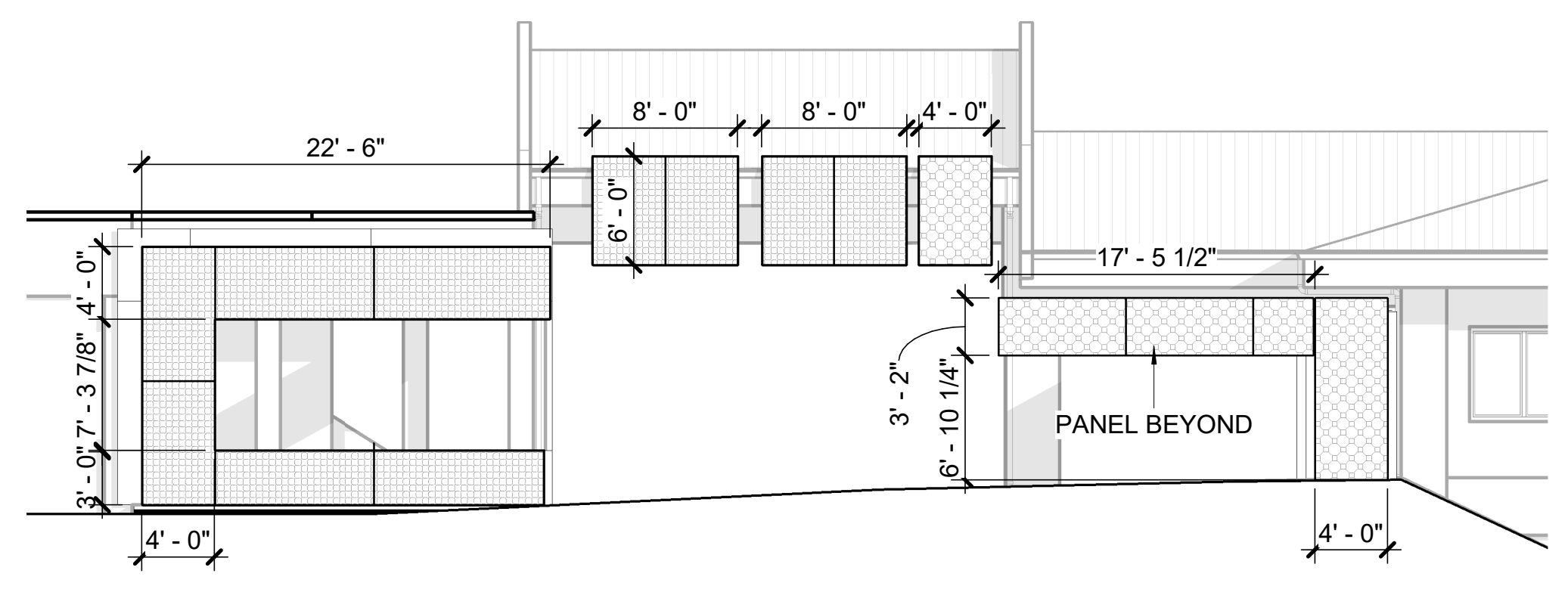
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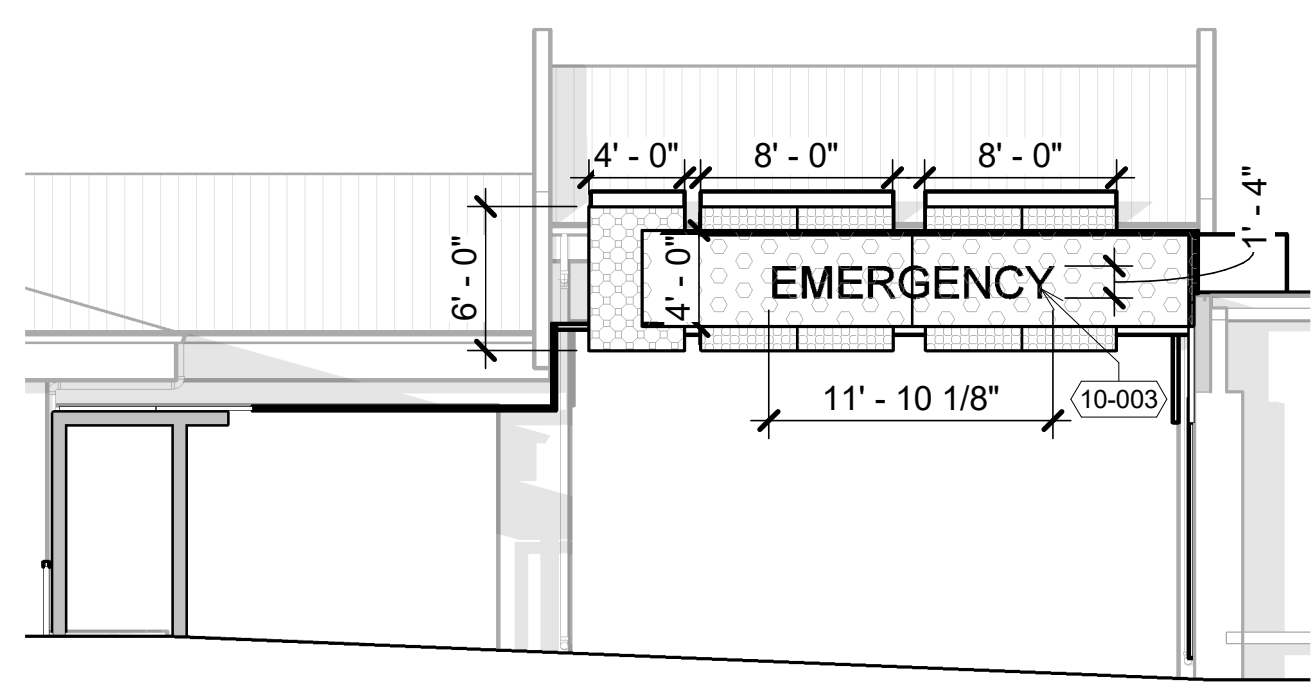


4 AREA D SOUTH ELEVATION - METAL PANELS
 1/8" = 1'-0"
 0' 4' 8' 16'

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2 AREA D WEST ELEVATION - METAL PANELS
 1/8" = 1'-0"
 0' 4' 8' 16'

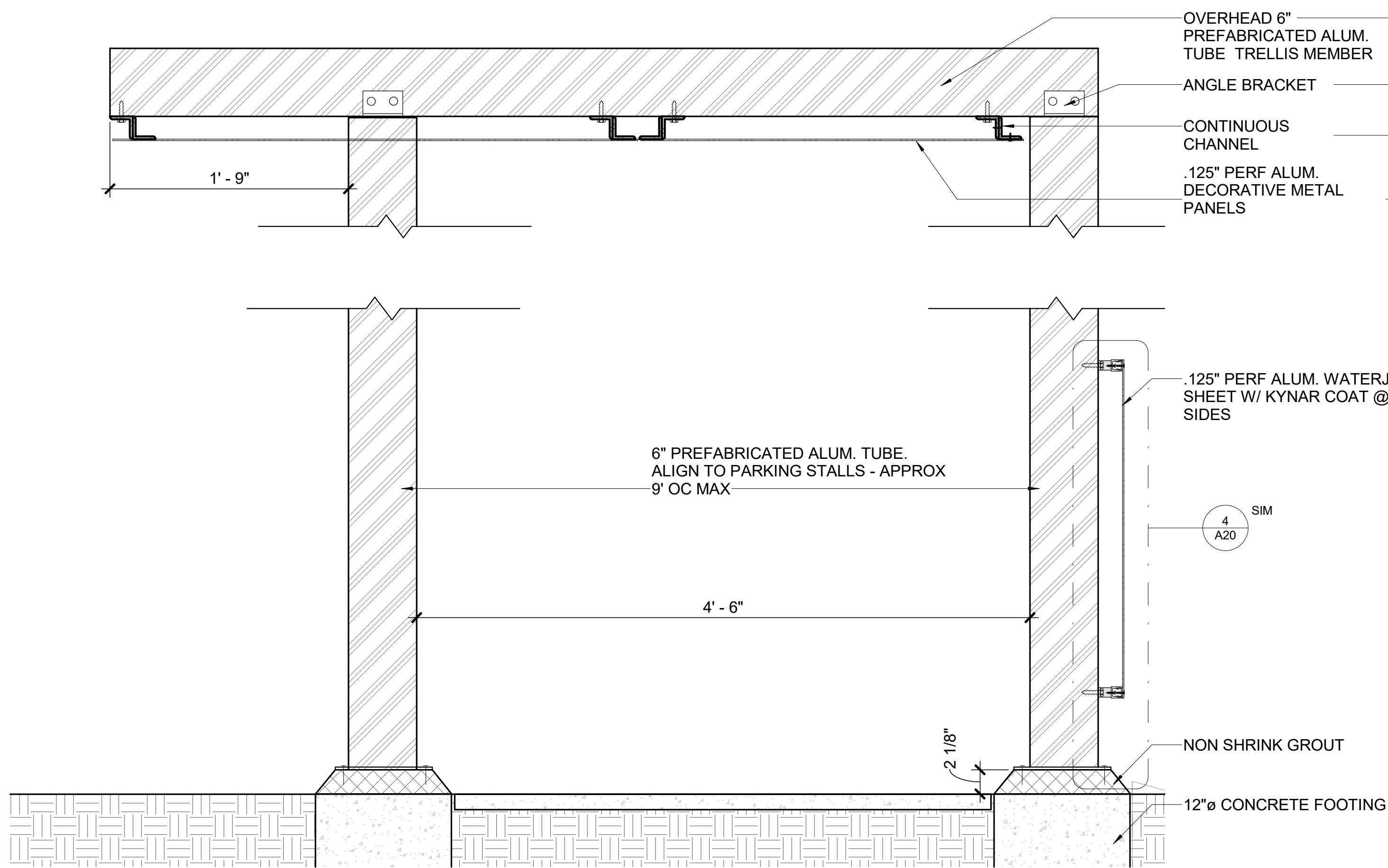


1 AREA D EAST ELEVATION - METAL PANELS
 1/8" = 1'-0"
 0' 4' 8' 16'

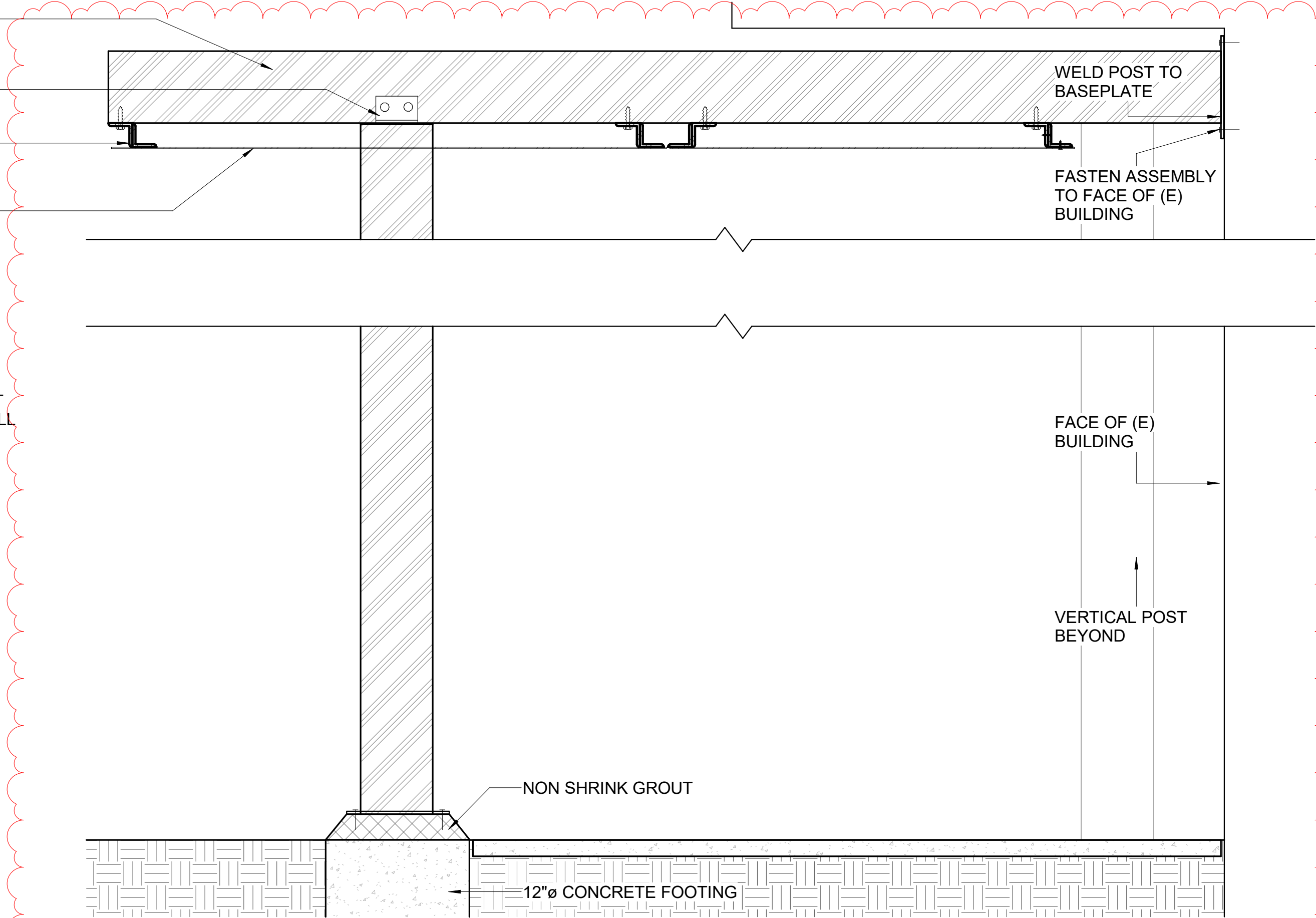
SHEET TITLE:
 BUILDING ELEVATIONS - ENHANCEMENTS

PROJECT: 2025-040	REVISIONS:
DRAWN BY: Author	1 ADDENDUM #A2 4/27/2026
DATE: 03/27/2026	2 ADDENDUM #A3 5/11/2026
SHEET: A17	

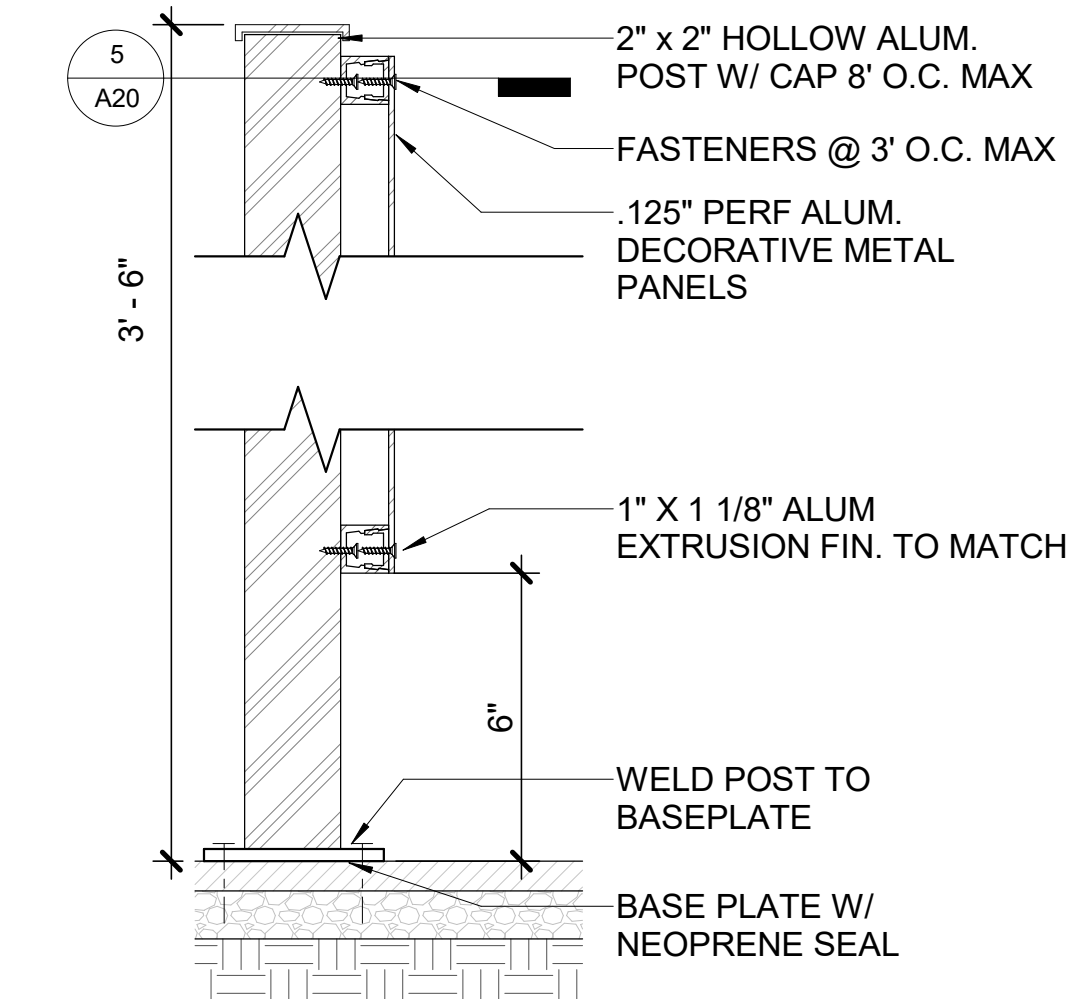
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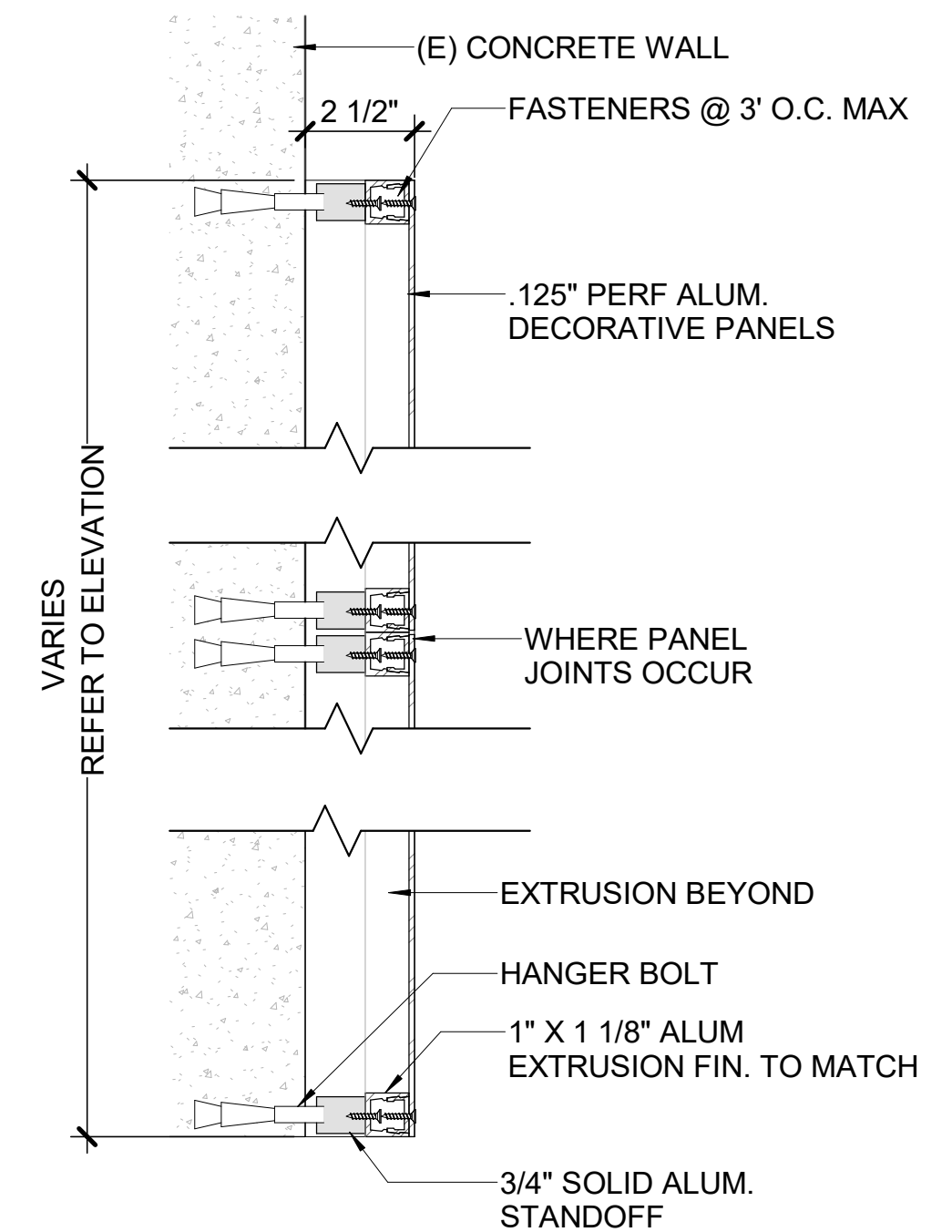
2 METAL PANEL @ RAILING W/ TRELLIS
 A20 1 1/2" = 1'-0"
 0' 6" 12"



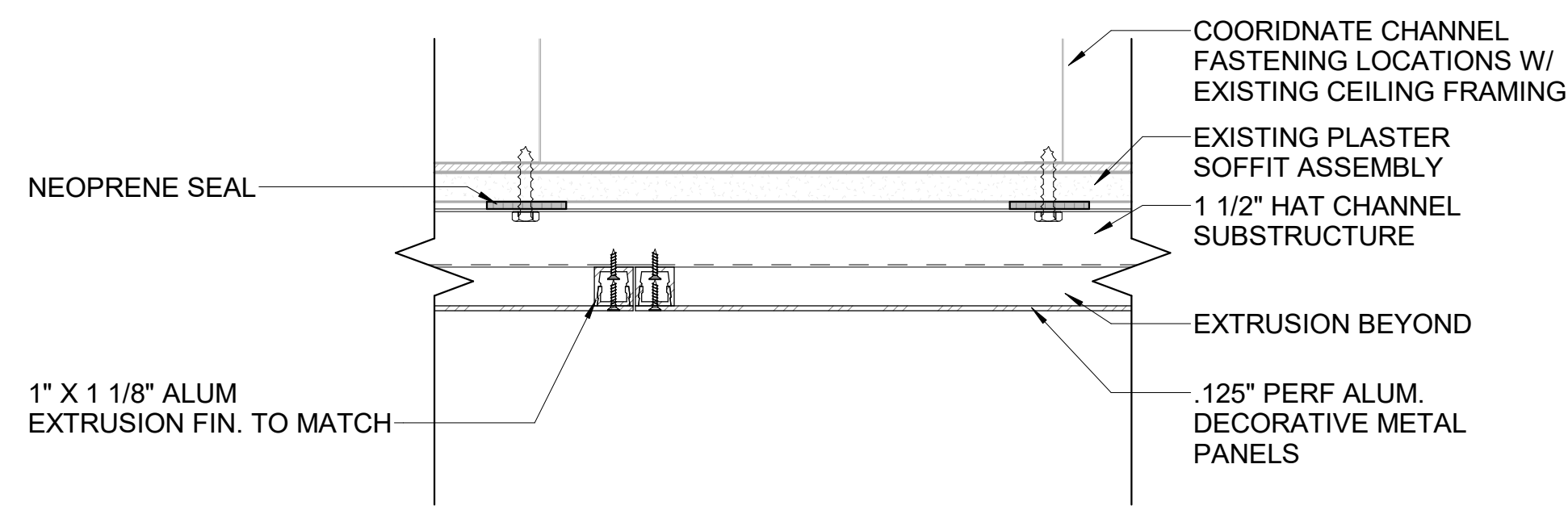
3 METAL PANEL @ BUILDING 2 W/ TRELLIS
 A20 1 1/2" = 1'-0"
 0' 6" 12"



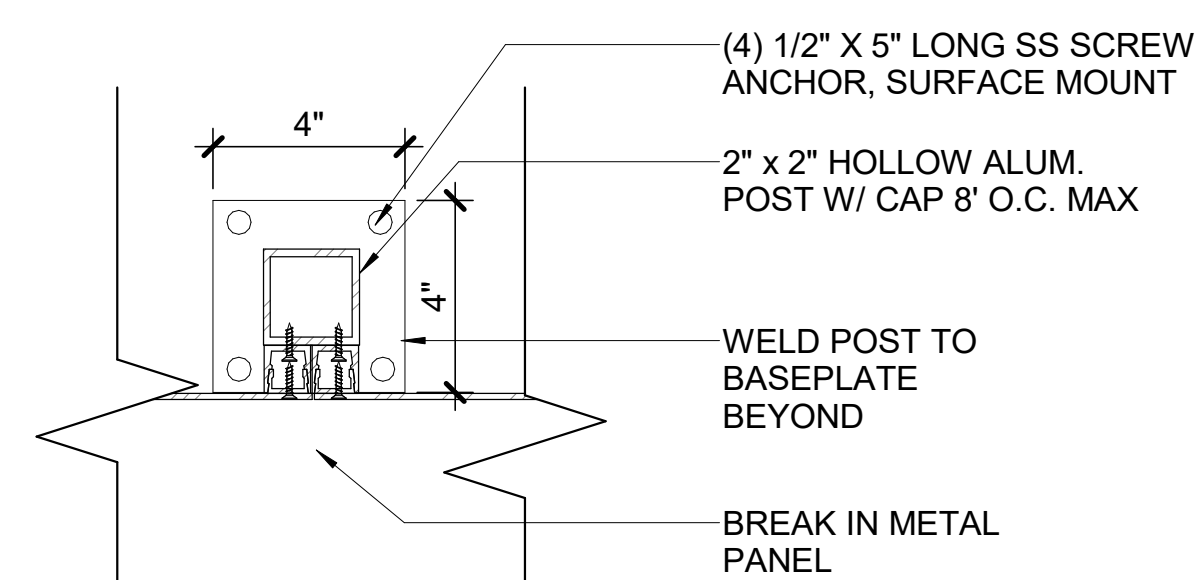
4 METAL PANEL SECTION @ RAILING
 A20 3" = 1'-0"
 0' 3' 6" 12"



VARIES REFER TO ELEVATION

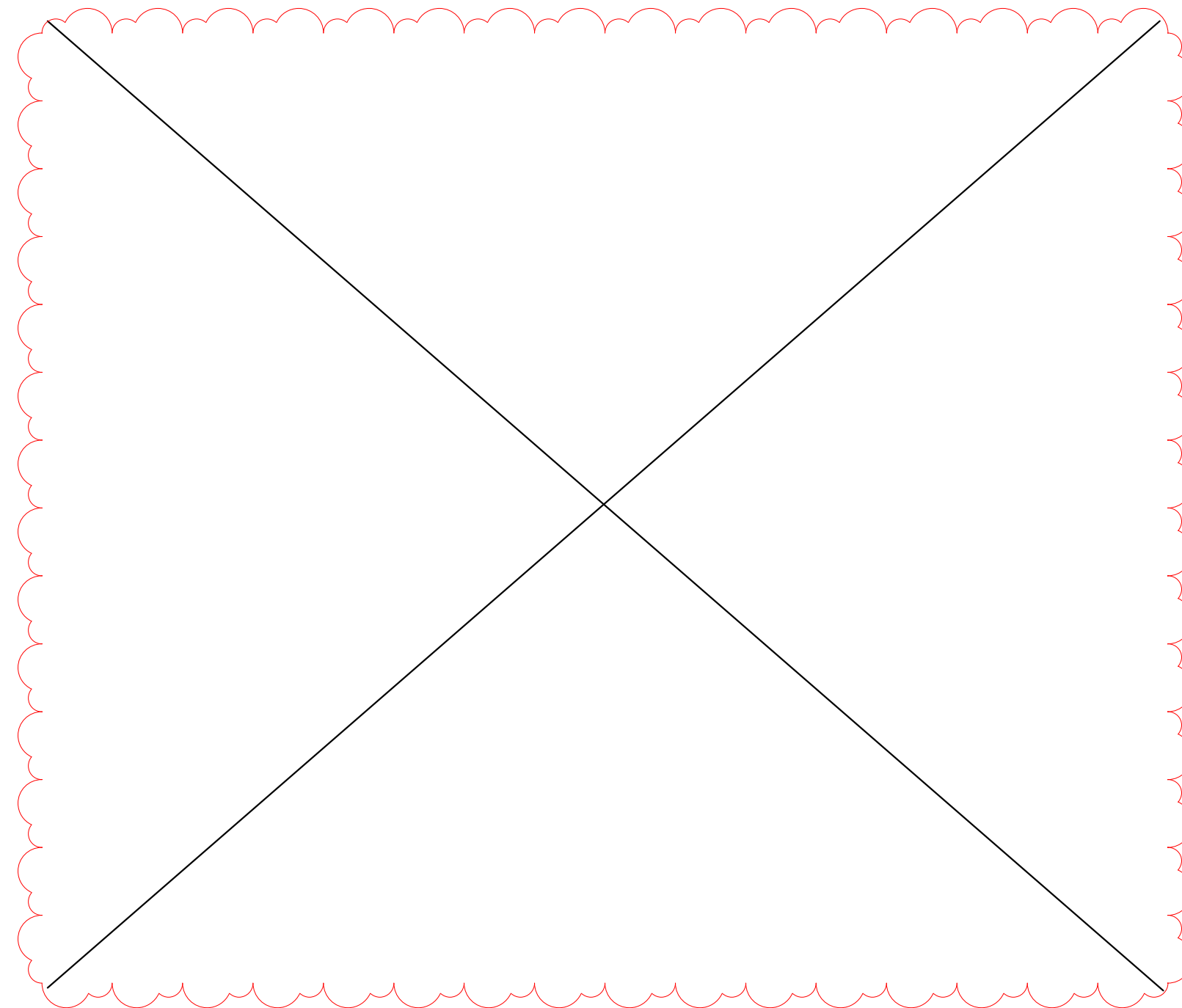


6 METAL PANEL @ SOFFIT
 A20 3" = 1'-0"
 0' 3' 6" 12"



5 METAL PANEL PLAN DETAIL @ RAILING
 A20 3" = 1'-0"
 0' 3' 6" 12"

1 METAL PANEL SECTION @ CONCRETE WALL
 A20 3" = 1'-0"
 0' 3' 6" 12"



PROJECT: 2025-040 REVISIONS: 1 ADDENDUM #A2 4/27/2026
 DRAWN BY: Author 2 ADDENDUM #A3 5/11/2026
 DATE: 03/27/2026
 SHEET: A20

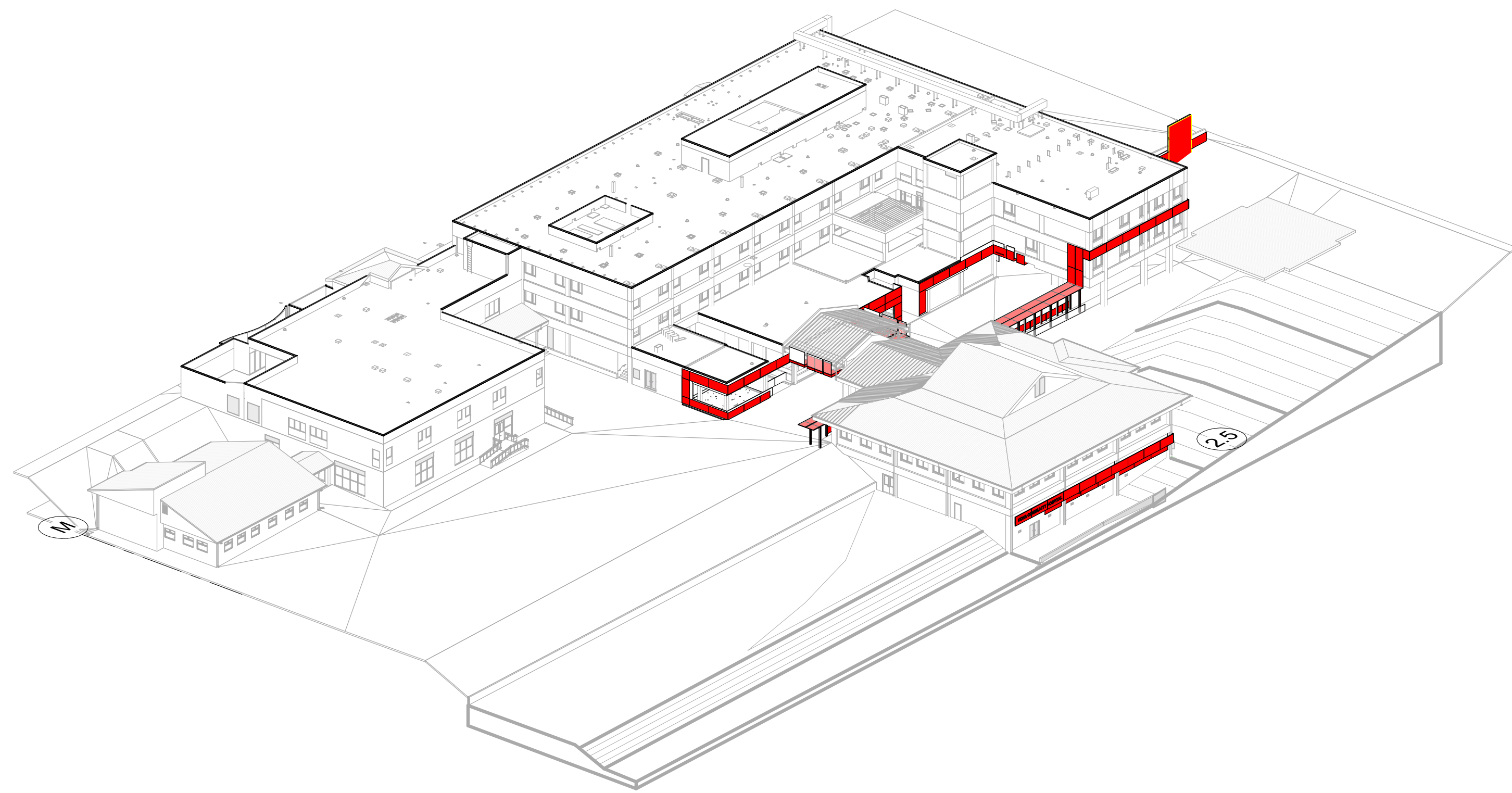
SHEET TITLE: EXTERIOR ENHANCEMENT DETAILS

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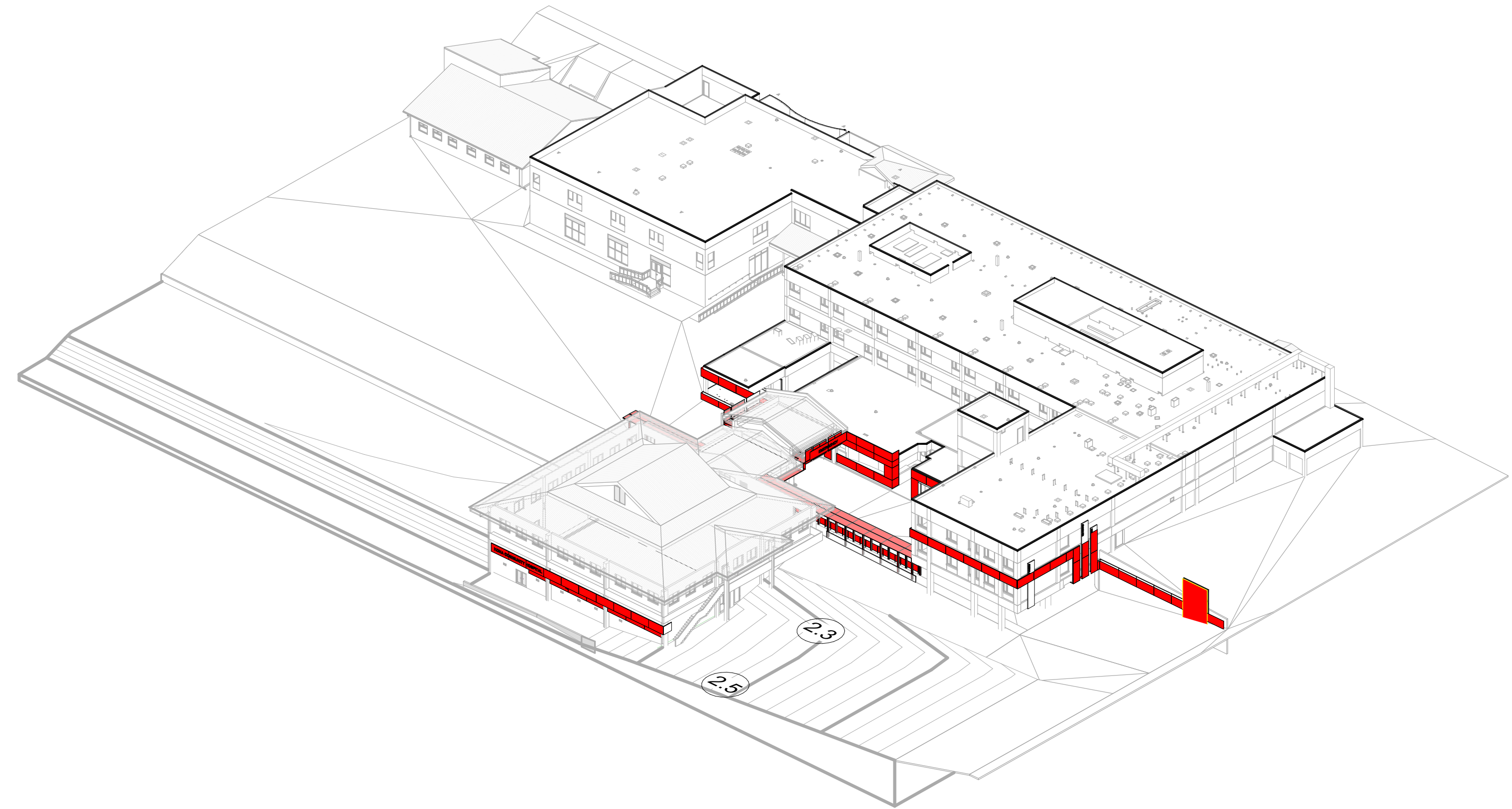
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1 METAL PANEL EXTENTS AXON - SOUTH EAST
A22



2 METAL PANEL EXTENTS AXON - NORTH EAST
A22

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SHEET TITLE:
 METAL PANEL EXTENTS

PROJECT:	2025-040	REVISIONS:	
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DATE:	03/27/2026		
SHEET:	A22		



1 PHOTO REF - AREA B SOUTH ELEVATION I
A90 NTS



2 PHOTO REF - AREA B SOUTH ELEVATION II
A90 NTS



3 PHOTO REF - AREA C SOUTH ELEVATION
A90 NTS



4 PHOTO REF - EAST ELEVATION
A90 NTS



5 PHOTO REF - AREA B NORTH ELEVATION
A90 NTS



6 PHOTO REF - AREA A SOUTH ELEVATION I
A90 NTS



7 PHOTO REF - AREA B WEST ELEVATION
A90 NTS



8 PHOTO REF - AREA C WEST ELEVATION
A90 NTS



9 PHOTO REF - AREA A SOUTH ELEVATION II
A90 NTS



10 PHOTO REF - AREA D EAST ELEVATION
A90 NTS



11 PHOTO REF - AREA D EAST AND NORTH ELEVATION
A90 NTS



12 PHOTO REF - AREA D SOUTH ELEVATION
A90 NTS



13 PHOTO REF - AREA A NORTH ELEVATION
A90 NTS



14 PHOTO REF - AREA E NORTH ELEVATION
A90 NTS



15 PHOTO REF - AREA E WEST ELEVATION
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16 PHOTO REF - AREA SOUTH ELEVATION
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PROJECT: 2025-040 REVISIONS:

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DATE: 03/27/2026

SHEET: **A90**

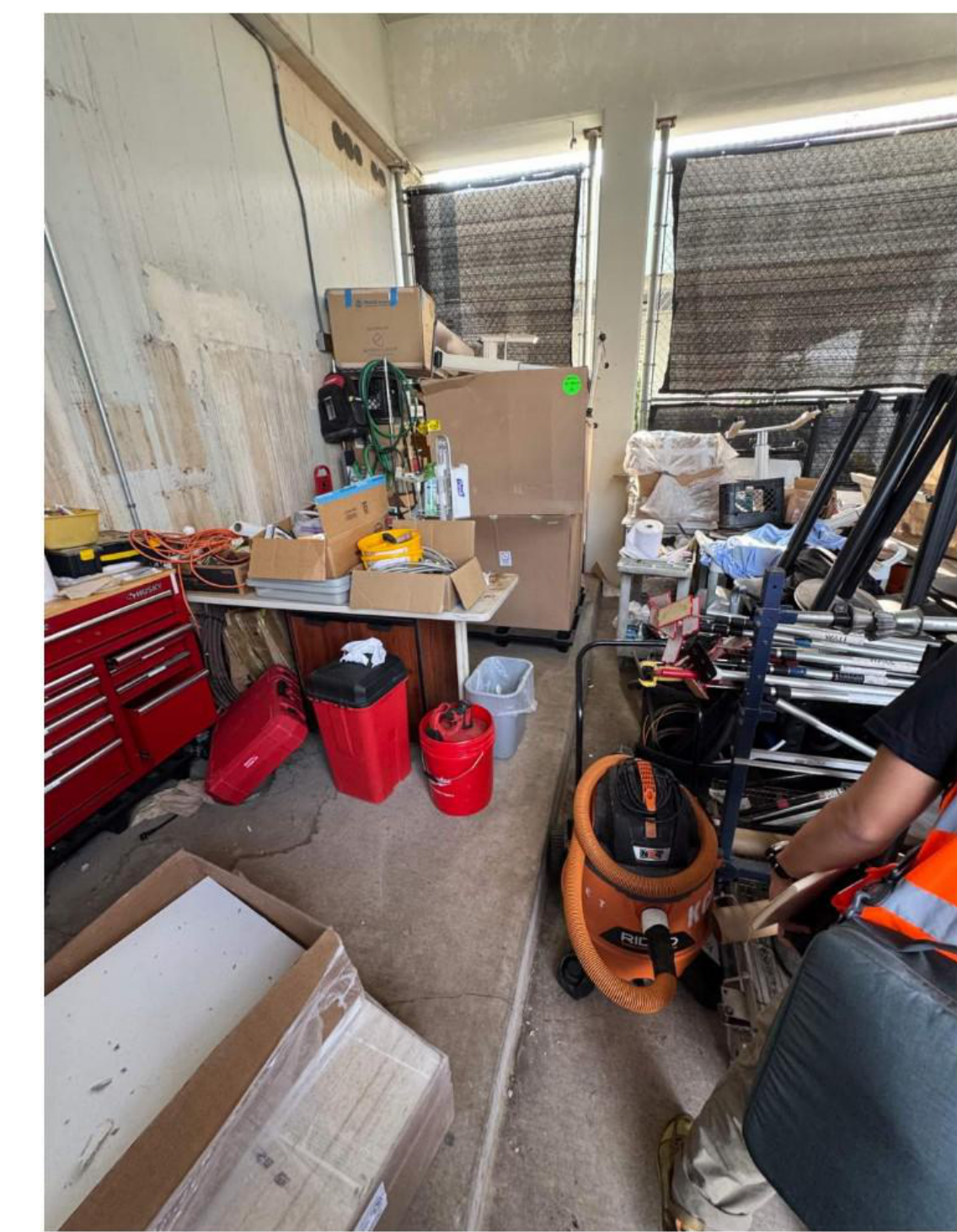
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3 WAITING AREA - PENETRATIONS TO INFILL
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2 WAITING AREA - BACKWALL
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1 WAITING AREA - BACKEND PEDESTAL
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4 WAITING AREA - OVERALL PHOTO
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SHEET: A92