Human Studio | Architecture + Urban Design
#300 - 68 E 2nd Avenue | Vancouver, Canada

ARCHITECTURAL SHEET LIST

DATE	REV	DESCRIPTION
2022.07.28	2	Re-Issued for DP
2022.03.01	1	Issued for DP

FOOD + BEVERAGE INNOVATION CENTRE

2022-07-29

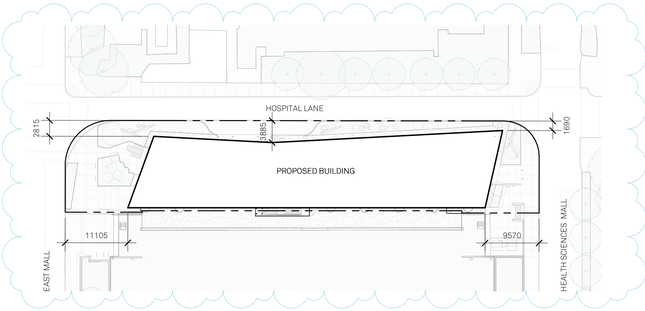
UBC Properties Trust

HS0077

SITE

Total Site Area	1,327.9 m²
Building Area	777 m²
Site Coverage	58%

SETBACKS



BUILDING

Building Height *	6.9 m
Parking Spaces	0
Loading Spaces	1

** Building height measured from ground floor level to highest point on roof.*

AREA

Level	Total Area	Exclusions*	Wall Thickness	Gross Area
Ground Floor	752.5 m²	42.9 m²	52.5 m²	657.1 m²
Rooftop Mechanical	120.3 m²	106.2 m²	14.0 m²	0.0 m²
TOTAL	872.7 m²	149.1 m²	66.5 m²	657.1 m²

Floor Space Ratio 0.49

** Meeting Room, Loading, Mechanical Room, Electrical Room, and Comms Room excluded.*

BIKE PARKING

Short Term Bike Parking

Required	Proposed
30	6

The building is limited to 20 occupants.

Long Term Bike Parking

Required	Proposed
4	0

Long term parking and end of trip facilities are provided in the nearby FNH building that will be accessible to users of FBIC.

VARIANCES

Short Term Bicycle Parking
A variance is requested in the number of short term bicycle parking stalls.

Long Term Bicycle Parking
A variance is requested in the number of long term bicycle parking stalls. Long term bicycle parking is provided in the FNH building, which is accessible to the users of FBIC.

End of Trip Facilities
A variance is requested in the number of end of trip facilities. Existing facilities are located in the FNH building which is accessble to the users of FBIC.

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A001
Project Statistics

01 SCHOOL OF POPULATION AND PUBLIC HEALTH — Loading Dock, looking North

02 FBIC SITE + HOSPITAL LANE — Looking West from Health Sciences Mall

03 WOODWARD INSTRUCTIONAL RESOURCES CENTRE — Southwest Corner, looking Northeast

04 BIOMEDICAL RESEARCH CENTRE — Northwest Corner, looking Southeast

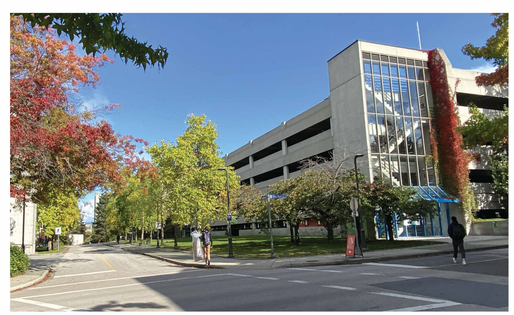
05 FBIC SITE — Northeast Corner, looking South

06 HEALTH SCIENCES MALL — Looking Southeast

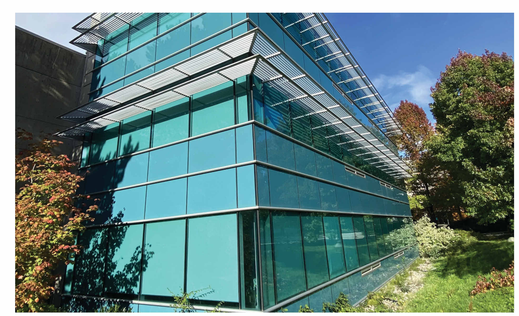
07 EAST MALL — Looking North towards FBIC Site

08 FBIC SITE — Looking North from CEME Laboratory

09 FBIC SITE — West side, looking East



10 FBIC SITE — West Corner, looking East from FNH



11 FOOD, NUTRITION, AND HEALTH EXTENSION — Southwest Corner, looking Northeast

12 CENTRAL CONNECTOR — Pathway Connection to Beatty, looking Northwest

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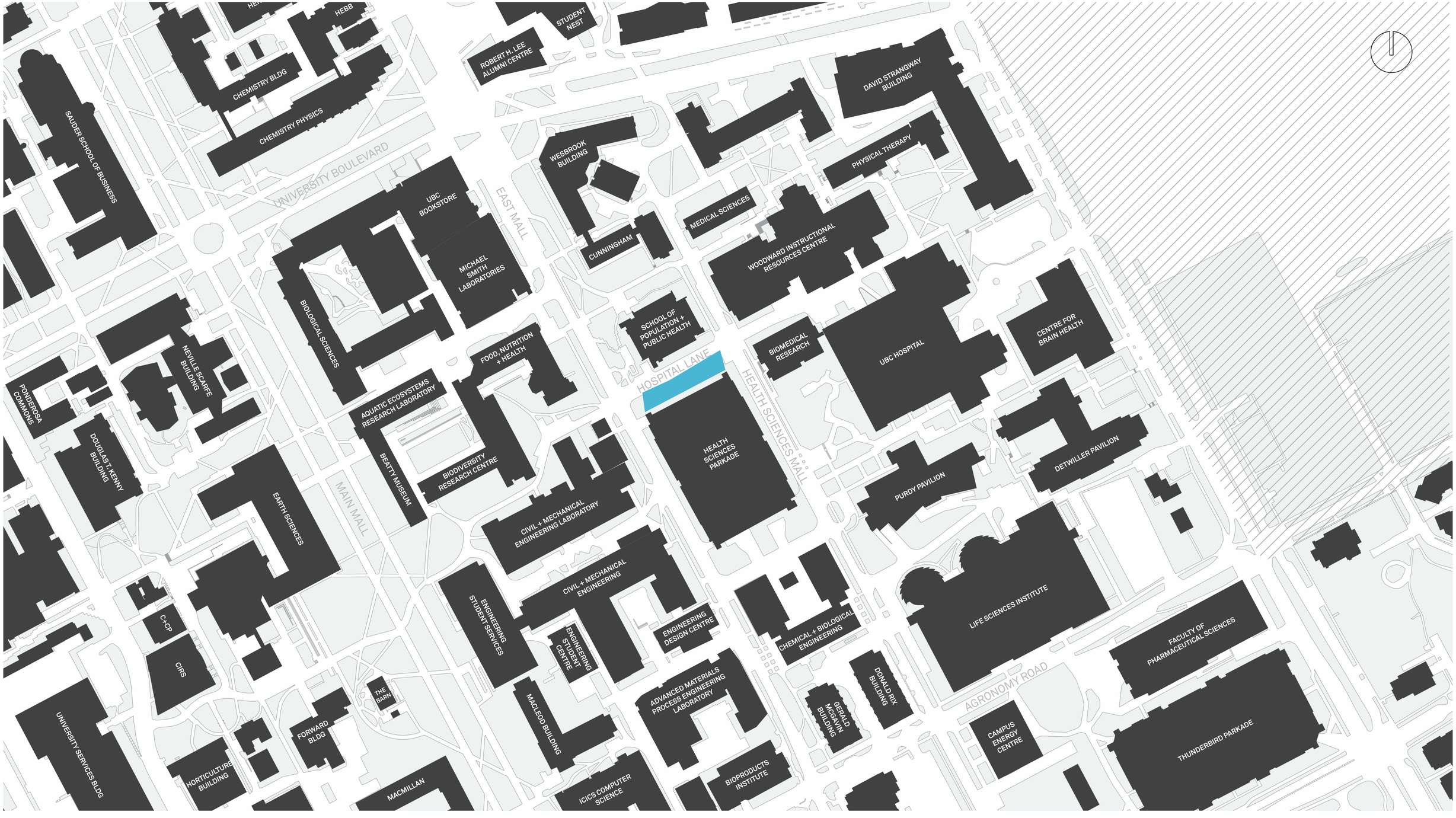
A002
Photos



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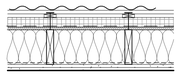
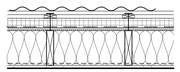
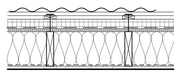
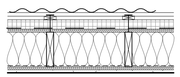
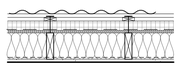
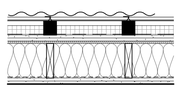
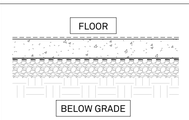
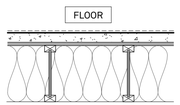
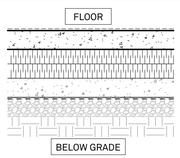
A003
Context Plan

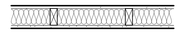
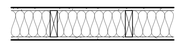
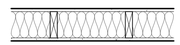
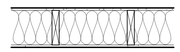
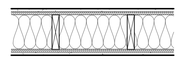
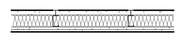
EXTERIOR WALL ASSEMBLIES

TYPE	ASSEMBLY		FRR	STC	NOTES
X1A		X1A - Metal Cladding on 38mm x 184mm Wood Stud Wall - FRR Metal Cladding - Refer to Elevation for Cladding Type 19mm Horizontal Pressure Treated Strapping 19mm Vertical Pressure Treated Strapping 50mm Dual Density Semi Rigid Insulation (R-8.6) Vapour Open Self-Adhesive Membrane 16mm Plywood Sheathing, Refer to Structural 38mm x 184mm Wood Stud at 400mm o.c, Refer to Structural Cavity Batt Insulation (R-28) Vapour Barrier Membrane 2 Layers of 16mm Type X GWB Wall Finish as Specified	2 HR FRR WP 4230		Min. R-18 Proposed R-20 (approx.)
X1B		X1B - Metal Cladding on 38mm x 184mm Wood Stud Wall - FRR Metal Cladding - Refer to Elevation for Cladding Type 19mm Horizontal Pressure Treated Strapping 19mm Vertical Pressure Treated Strapping 50mm Dual Density Semi Rigid Insulation (R-8.6) Vapour Open Self-Adhesive Membrane 16mm Plywood Sheathing, Refer to Structural 38mm x 184mm Wood Stud at 400mm o.c, Refer to Structural Cavity Batt Insulation (R-28) Vapour Barrier Membrane 16mm Type X GWB Wall Finish as Specified	1 HR FRR BCBC 2018 Division B Appendix D Table D-2.3.4-E Table D-2.3.4-E		Min. R-18 Proposed R-20 (approx.)
X1C		X1C - Metal Cladding on 38mm x 184mm Wood Stud Wall Metal Cladding - Refer to Elevation for Cladding Type 19mm Horizontal Pressure Treated Strapping 19mm Vertical Pressure Treated Strapping 50mm Dual Density Semi Rigid Insulation (R-8.6) Vapour Open Self-Adhesive Membrane 16mm Plywood Sheathing, Refer to Structural 38mm x 184mm Wood Stud at 400mm o.c, Refer to Structural Cavity Batt Insulation (R-28) Vapour Barrier Membrane 16mm GWB Wall Finish as Specified			Min. R-18 Proposed R-20 (approx.)
X1D		X1D - Metal Cladding on 38mm x 184mm Wood Stud Wall Metal Cladding - Refer to Elevation for Cladding Type 19mm Horizontal Pressure Treated Strapping 19mm Vertical Pressure Treated Strapping 50mm Dual Density Semi Rigid Insulation (R-8.6) Vapour Open Self-Adhesive Membrane 16mm Plywood Sheathing, Refer to Structural 38mm x 184mm Wood Stud at 400mm o.c, Refer to Structural Cavity Batt Insulation (R-28) Vapour Barrier Membrane 16mm Plywood Sheathing, Refer to Structural 16mm GWB Wall Finish as Specified			Min. R-18 Proposed R-20 (approx.)
X2		X2 - Metal Cladding on 38mm x 140mm Wood Stud Wall Metal Cladding - Refer to Elevation for Cladding Type 19mm Horizontal Pressure Treated Strapping 19mm Vertical Pressure Treated Strapping 50mm Dual Density Semi Rigid Insulation (R-8.6) Vapour Open Self-Adhesive Membrane 16mm Plywood Sheathing, Refer to Structural 38mm x 140mm Wood Stud at 400mm o.c, Refer to Structural Cavity Batt Insulation (R-24) Vapour Barrier Membrane 16mm Type X GWB Wall Finish as Specified			Min. R-18 Proposed R-20 (approx.)
X3		X3 - Metal Cladding on 38mm x 184mm Wood Stud Wall Metal Cladding - Refer to Elevation for Cladding Type 25mm Horizontal Z-Girt 50mm Dual Density Semi Rigid Insulation c/w Thermal Clips (R-8.6) Vapour Open Self-Adhesive Membrane (A/B) 2 Layers of 16mm Exterior Type X GWB 16mm Plywood Sheathing, Refer to Structural 38mm x 184mm Wood Stud at 400mm o.c, Refer to Structural Cavity Batt Insulation (R-28) Vapour Barrier Membrane 2 Layers of 16mm Type X GWB Wall Finish as Specified	2 HR FRR WP 4230		Min. R-18 Proposed R-20 (approx.)

FLOOR ASSEMBLIES

TYPE	ASSEMBLY		FRR	STC	NOTES
FL1		FL1 - Slab On Grade Floor Finish as Specified Concrete Slab On Grade, Refer to Structural 6mm Polyethylene Vapour Barrier 150mm Thick Fill 19mm Clear Crushed Gravel			Min. R-7.5 Proposed - R10 perimeter insulation to a depth of 36"
FL2		FL2 - Wood Joist Mezzanine Floor Finish as Specified 50mm Concrete Topping 19mm Plywood 300mm TGI Joist at 400 OC. Cavity Batt Insulation			
FL3		FL3 - Walk In Cooler / Freezer Floor Slab on Grade Floor Finish as Specified 100mm Concrete Topping 2 Layers of 75mm Insulation installed with staggered joints Concrete Slab On Grade, Refer to Structural 6mm Polyethylene Vapour Barrier 150mm Thick Fill 19mm Clear Crushed Gravel			Min. R-7.5 Proposed - R10 perimeter insulation to a depth of 36"

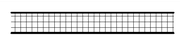
INTERIOR PARTITION ASSEMBLIES

TYPE	ASSEMBLY		FRR	STC	NOTES
P1		P1 - 38mm x 89mm Partition Wall Type X 16mm GWB 38mm x 89mm Wood Stud at 400mm o/c Sound Attenuation Batt Insulation Type X 16mm GWB			
P2		P2 - 38mm x 140mm Partition Wall 16mm GWB 38mm x 140mm Wood Studs at 400 mm o/c Sound Attenuation Batt Insulation 16mm GWB			Provide backing between studs within all washrooms. Backing up to 1800mm AFF. Provide backing throughout corridor to support crash rails.
P2A		P2A - 38mm x 140mm Partition Wall - FRR 16mm Type X GWB 38mm x 140mm Wood Studs at 400 mm o/c Sound Attenuation Batt Insulation 16mm Type X GWB	1 HR FRR BCBC 2018 Division B Appendix D Table D-2.3.4-E Table D-2.3.4-E		Provide backing between studs within all washrooms. Backing up to 1800mm AFF. Provide backing throughout corridor to support crash rails.
P3		P3 - 38mm x 184mm Partition Wall 16mm GWB 38mm x 184mm Wood Stud at 400mm o/c Sound Attenuation Batt Insulation 16mm GWB			Provide backing between studs within all washrooms. Backing up to 1800mm AFF. Provide backing throughout corridor to support crash rails.
P3S		P3S - 38mm x 184mm Partition Wall Shear 16mm GWB 16mm Plywood Sheathing 38mm x 184mm Wood Stud at 400mm o/c Sound Attenuation Batt Insulation 16mm Plywood Sheathing 16mm GWB			Provide backing between studs within all washrooms. Backing up to 1800mm AFF. Provide backing throughout corridor to support crash rails.
P4		P4 - Shaft Wall - FRR 25mm Type SLX Gypsum Wallboard Liner Panel 64mm C-H Stud at 600mm o/c Cavity Batt Insulation Type C 13mm GWB Type C 13mm GWB	2 HR FRR U438		

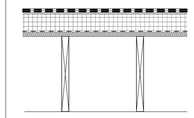
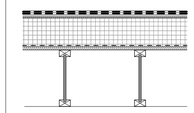
FURRING WALL ASSEMBLIES

TYPE	ASSEMBLY		FRR	STC	NOTES
F1		F1 - 38mm x 89mm Wall Finish as Specified 16mm GWB 38mm x 89mm Wood Studs at 400mm o/c			Provide backing between studs within all washrooms. Backing up to 1800mm AFF.

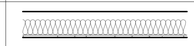
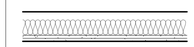
SPECIALTY ASSEMBLIES

TYPE	ASSEMBLY		FRR	STC	NOTES
SA1		SA1 - Freezer Room & Cooler Walls 26 Gauge Galvanized Steel 100mm Rigid Insulation 26 Gauge Galvanized Steel			
CLF		CLF - Chain Link Fence			

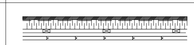
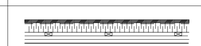
ROOF ASSEMBLIES

TYPE	ASSEMBLY		FRR	STC	NOTES
R1		R1 - LVL Rafters with Plywood Decking 2 Ply SBS Roof Membrane 6mm Protection Board 150mm Polyiso Insulation Self-Adhered Air Barrier/Vapour Membrane 19mm Good One Side (down) Plywood Structural Framing, Refer to Structural			Min. R-25 Proposed R-30 (approx.)
R2		R2 - TGI Joists 2 Ply SBS Roof Membrane c/w Cap Sheet 6mm Protection Board Slope Insulation Package to Drain 150mm Polyiso Insulation Self-Adhered Air Barrier/Vapour Membrane 19mm Plywood Sheathing, Good One Side (down) Structural Framing, Refer to Structural			Min. R-25 Proposed R-30 (approx.)

CEILING ASSEMBLIES

TYPE	ASSEMBLY		FRR	STC	NOTES
C1		C1 - GWB Ceiling Structure Ceiling Suspension System as Required Sound Attenuation Batt Insulation 16mm GWB Finish as Specified			
C1A		C1A - GWB Ceiling FRR Structure Ceiling Suspension System as Required 2 Layers of 16mm Type X GWB Finish as Specified	1 HR FRR BCBC 2018 Division B Appendix D Table D-2.3.12		
C2		C2 - ACT Ceiling Structure Ceiling Suspension System as Required 16mm Acoustic Ceiling Panel (610mm x 1220mm) Finish as Specified			
C3		C3 - Exposed Ceiling All Exposed Wood Elements to be Finished with Anti-Fungal Coating, Refer to Spec			All exposed mechanical ductwork, pipes, electrical conduit to be painted out white.
C4		C4 - Cooler & Freezer Room Ceiling Structure Ceiling Suspension System as Required Ceiling System by Cooler/Freezer Supplier, c/w Seismic Restraints			
C5		C5 - GWB 13mm GWB			

SOFFIT ASSEMBLIES

TYPE	ASSEMBLY		FRR	STC	NOTES
S1		S1 - Wood Soffit at Canopy Structure - Refer to Structure 16mm Plywood Sheathing Vapour Open Self-Adhesive Membrane 50mm Dual Density Semi Rigid Insulation (R-8.6) 19mm Pressure Treated Strapping 19mm Pressure Treated Strapping - Opposite Direction for Venting 19mm Tongue & Groove Cedar Siding			Ensure wood is securely anchored to structure
S2		S2 - Metal Soffit at Canopy Structure - Refer to Structure 16mm Plywood Sheathing Vapour Open Self-Adhesive Membrane 50mm Dual Density Semi Rigid Insulation (R-8.6) 19mm Pressure Treated Strapping 19mm Pressure Treated Strapping - Opposite Direction for Venting Perforated Metal Panel			

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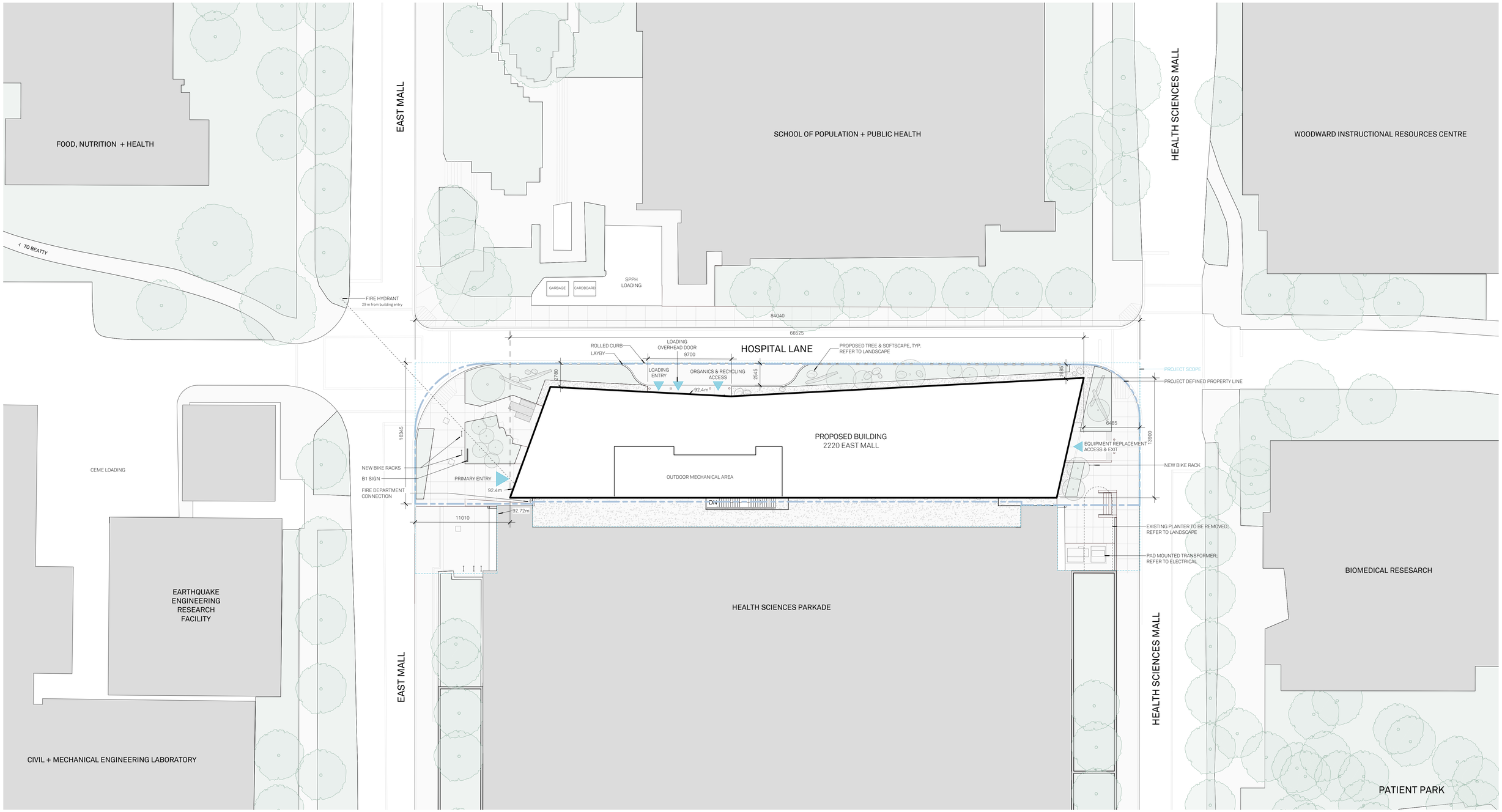
A004

Typical Building Assemblies



1 Site Plan
A100 1 : 200

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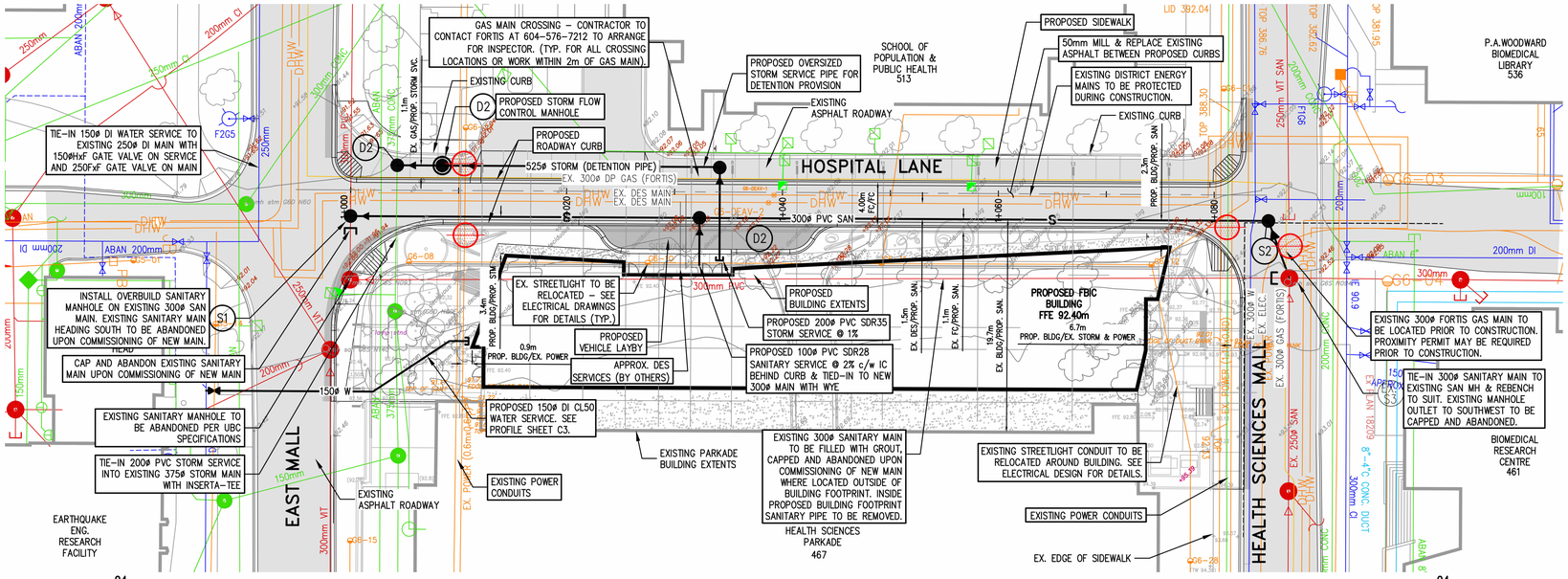
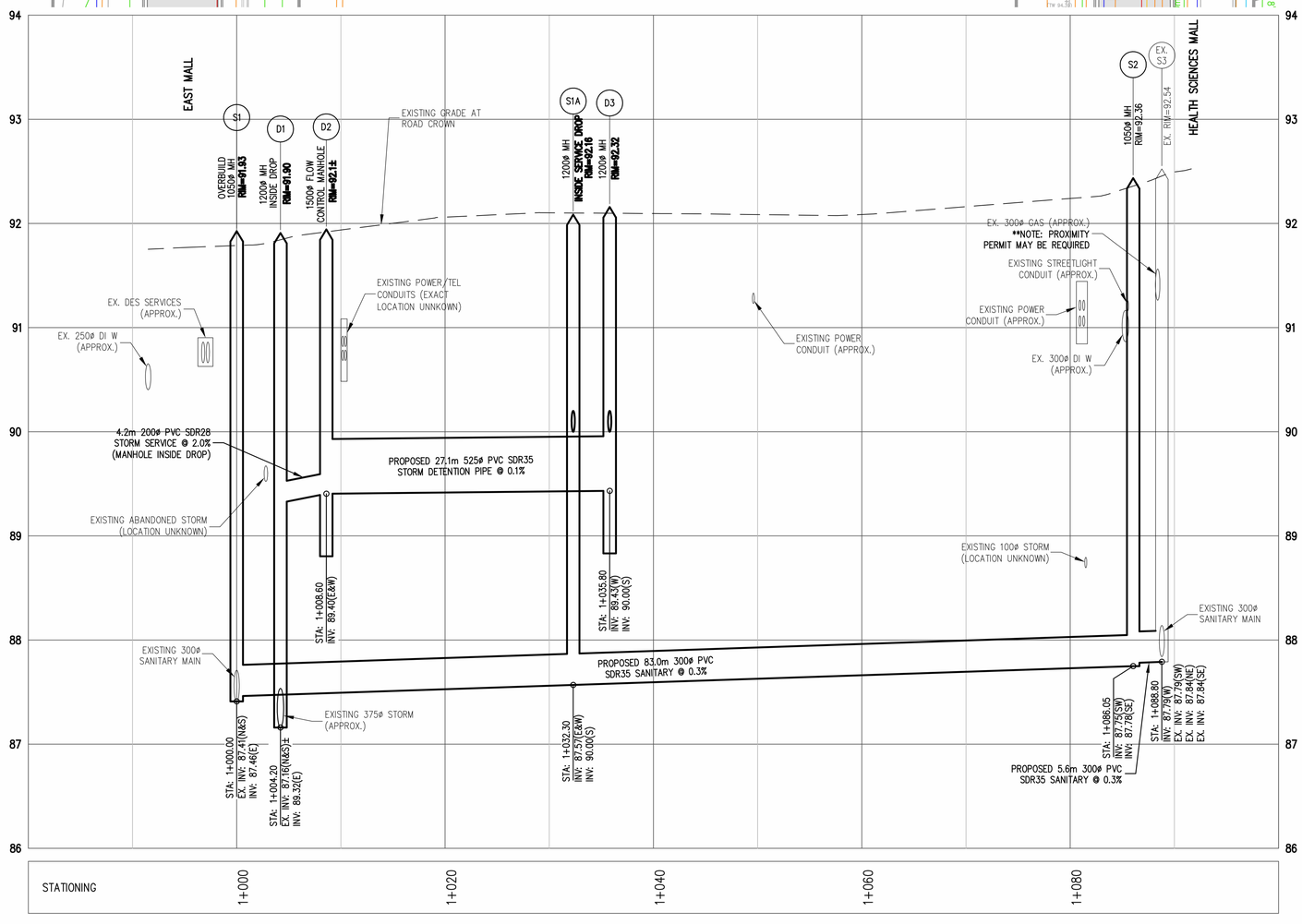
A100
Site Plan





LEGEND

- EX. WATER
- EX. WATER – IRRIGATION
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. GAS
- EX. STEAM
- EX. HYDRO
- EX. TEL / COMM
- ABND. WATER
- ABND. SANITARY SEWER
- ABND. STORM SEWER
- ABND. GAS
- ABND. STEAM
- ABND. HYDRO
- ABND. DHW
- PROP. WATER —W—
- PROP. SANITARY SEWER —S—
- PROP. STORM SEWER —D—

CONTRACTOR TO TEST PIT AND LOCATE EXISTING UTILITY PRIOR TO ORDERING MATERIALS AND START OF CONSTRUCTION TO DETERMINE IF CONFLICT EXISTS. IF CONFLICT EXISTS CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.

GENERAL NOTES:

1. CALL BC ONE-CALL 72 HOURS PRIOR TO CONSTRUCTION.
2. TOPOGRAPHIC SURVEY FOR THIS SITE PROVIDED BY APLIN & MARTIN GEOMATICS LAND SURVEYING LTD.
3. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER CIVIL AND OTHER DISCIPLINE'S DRAWINGS.
4. SEE SHEET C3 FOR NOTES AND DETAILS.

NOTE:
ASBESTOS PIPE WRAP OR GRANULAR BACKFILL MAY BE PRESENT ALONG EXISTING ABANDONED STEAM TRENCH INSIDE OR OUTSIDE OF BUILDING.

GRAPHIC SCALE

–5 0 5 10

SCALE: 1:250

INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

CONTRACTOR TO CONTACT BC ONECALL 3 WORKING DAYS PRIOR TO START OF CONSTRUCTION FOR UTILITY LOCATES.

LEGAL DESCRIPTION:

–

BENCHMARK DATA:

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES. ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED ON EAST MALL IN FRONT OF THE CEME BUILDING (BETWEEN AGRONOMY ROAD AND UNIVERSITY BOULEVARD) GEODETIC ELEVATION = 93.631

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Core Group Consultants. DO NOT SCALE DRAWINGS.

Consultant

CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-8988 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0605 fax. (604)299 0629
Permit To Practice No. 1001017 (BC)

Legend

Permit-Seal

CCC	UBC

Revision	By	Appd.	YY.MM.DD
90% Coordination Set			2022.07.22
Revised per UBC Comments			2022.07.20
Progress Coordination Set			2022.07.08
50% Coordination Set			2022.06.02

Issued	By	Appd.	YY.MM.DD

Professional Seal

Client/Project

FOOD AND BEVERAGE INNOVATION CENTRE
East Mall & Hospital Lane

University of British Columbia
Vancouver BC, Canada

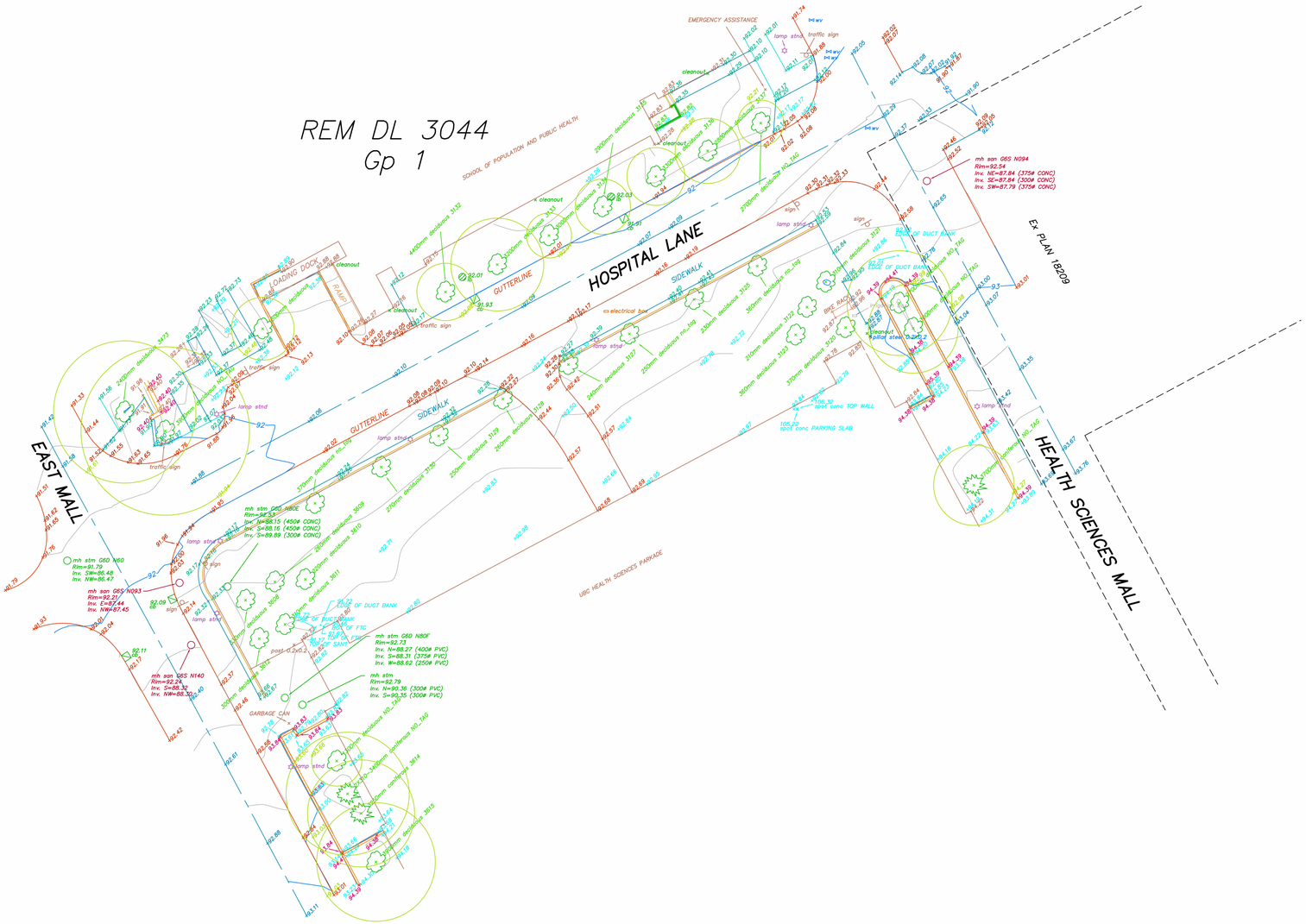
Title

SANITARY RELOCATION PLAN/PROFILE

Project No.	Scale	
2169	1:250	
Drawing No.	Sheet	Revision
C1		

TOPOGRAPHIC SURVEY PLAN OF A PORTION OF
DISTRICT LOT 3044 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT
FIRSTLY; PART ON PLAN 6147
SECONDLY: PART ON PLAN 9301
THIRDLY; PART ON PLAN BCP6556
FOURTHLY: PART ON PLAN BCP23719

0 2 5 10 15
SCALE 1 : 250
ALL DISTANCES ARE IN METRES



SYMBOL LEGEND

	CATCH BASIN
	SERVICE BOX (LABELLED)
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STREET SIGN
	DECIDUOUS TREE
	WATER VALVE
	LAMP STANDARD
	LAWN BASIN

NOTE:

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES:

STATUTORY RIGHT OF WAY BW334934
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.999592.3.

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED ON EAST MALL IN FRONT OF THE CEME BUILDING (BETWEEN AGRONOMY ROAD AND UNIVERSITY BOULEVARD)
GEODETIC ELEVATION = 93.631

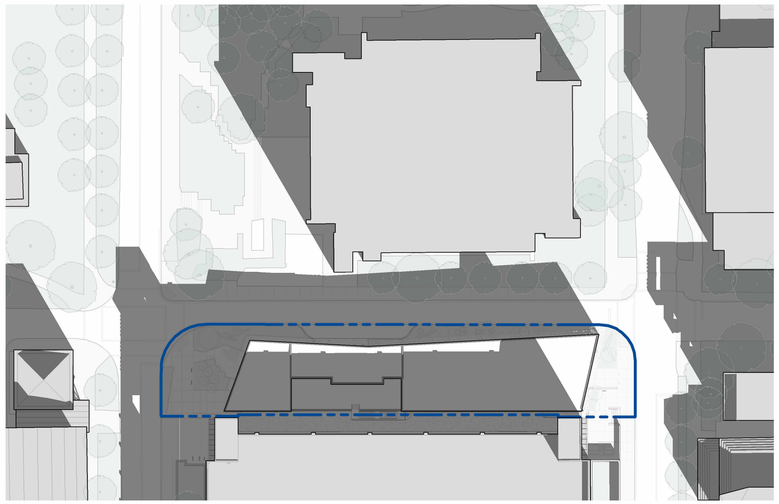
CONTOUR INTERVAL = 0.25 METRES

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

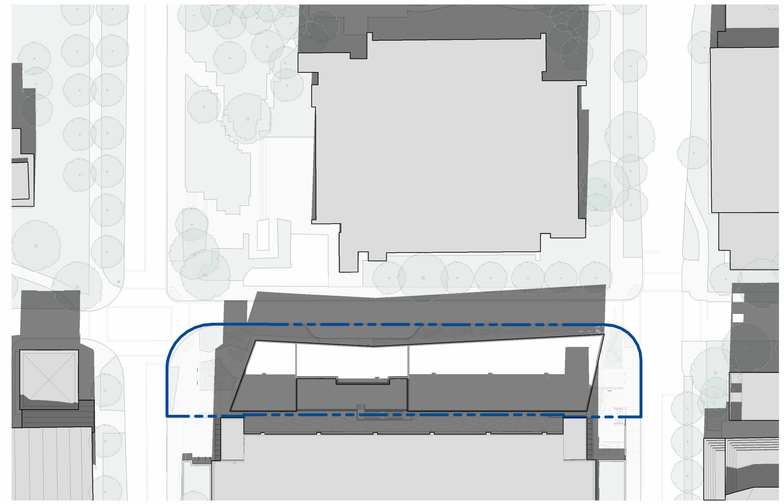
TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

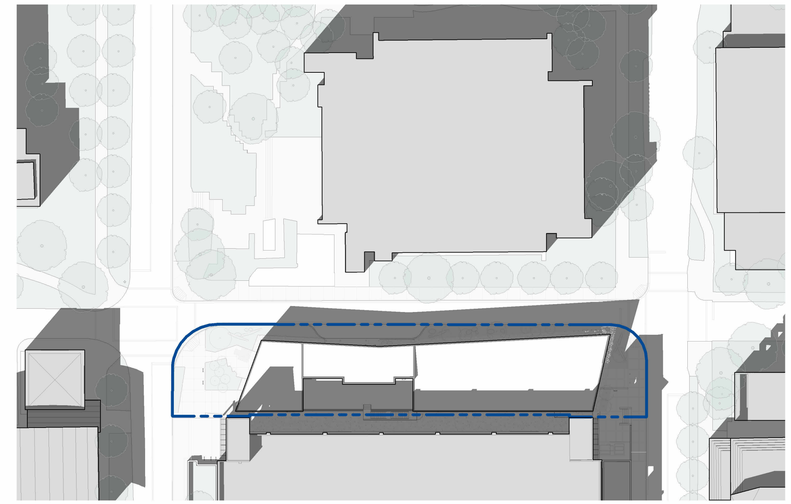
SURVEY UPDATE: JUNE 13, 2022
SURVEY UPDATE: FEBRUARY 10, 2022
FIELD SURVEY: OCTOBER 12, 2021
FILE 8613JZ-01



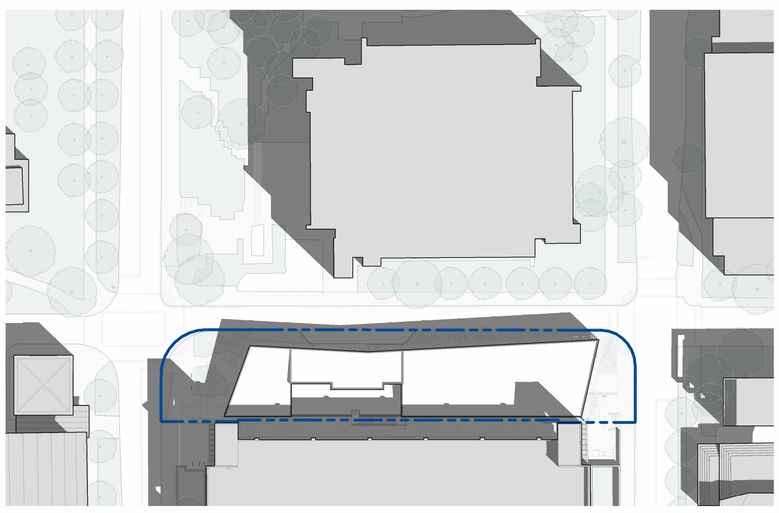
1 Spring Equinox - 10:00 AM
A103 1 : 500



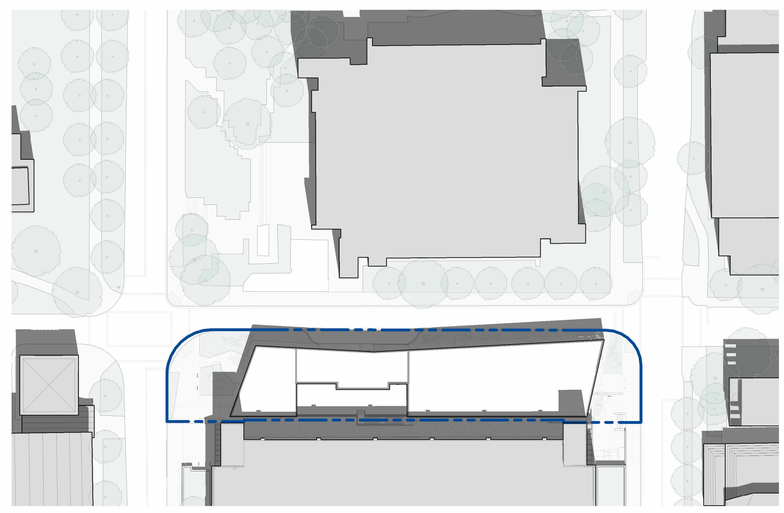
2 Spring Equinox - 12:00 PM
A103 1 : 500



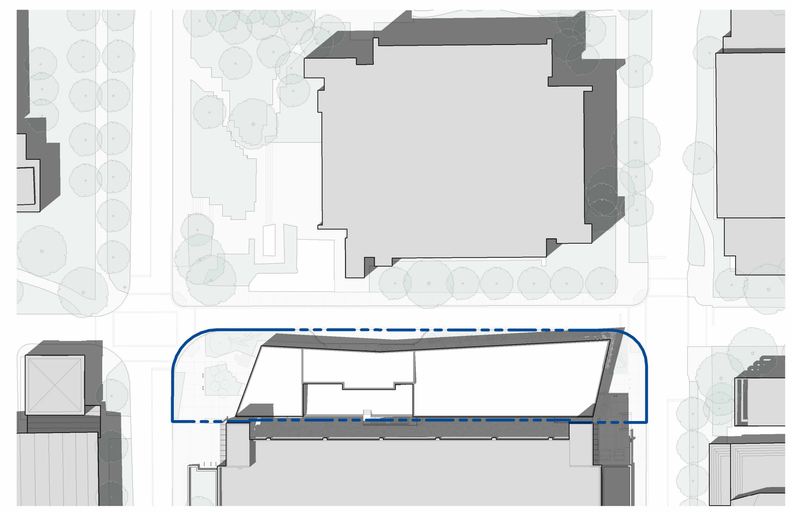
3 Spring Equinox - 2:00 PM
A103 1 : 500



4 Summer Solstice - 10:00 AM
A103 1 : 500



5 Summer Solstice - 12:00 PM
A103 1 : 500



6 Summer Solstice - 2:00 PM
A103 1 : 500

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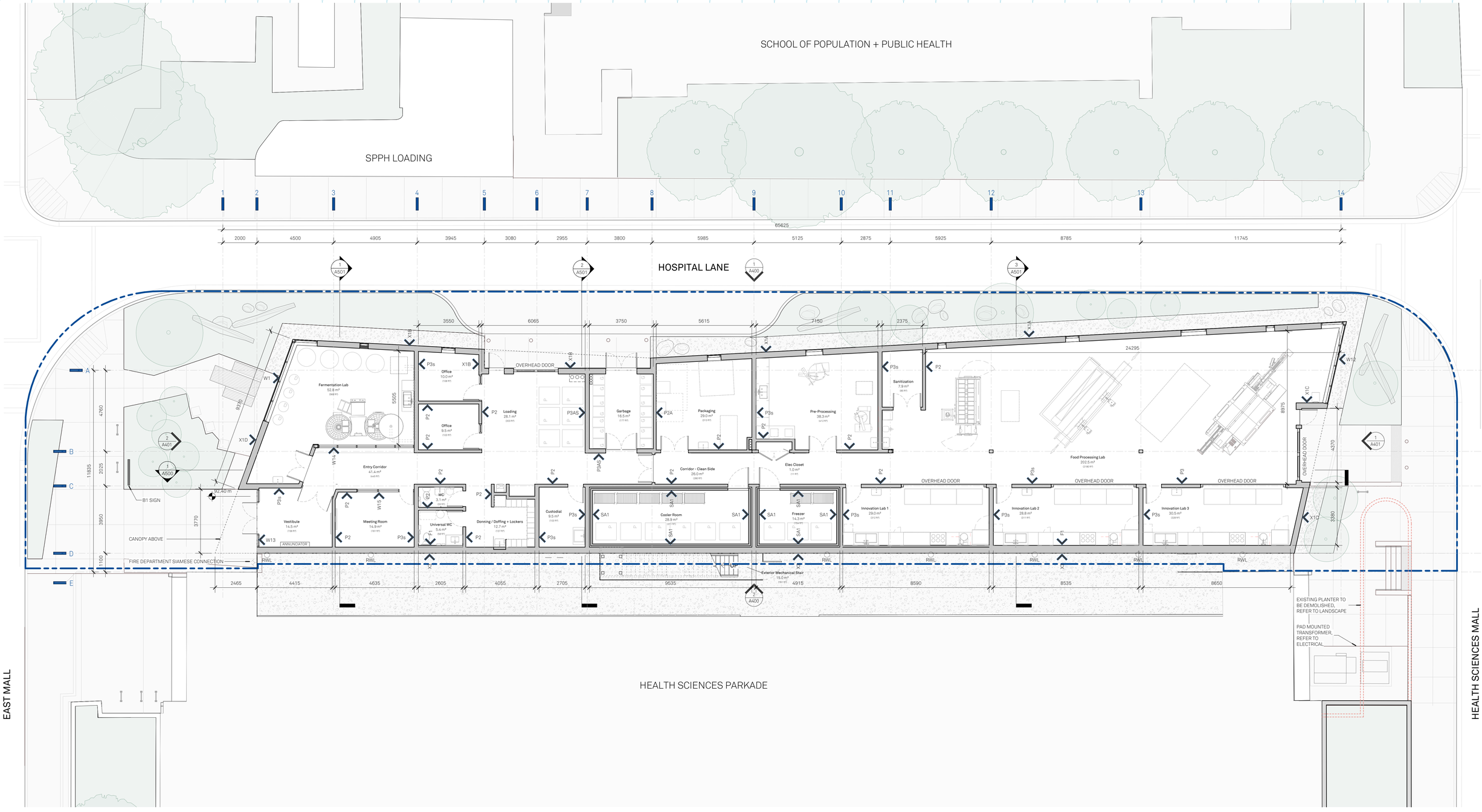
DATE	REV	DESCRIPTION
2022.07.28	2	Re-Issued for DP
2022.03.01	1	Issued for DP

2022-07-29

A103
Shadow Analysis



1 Ground Floor
A200 1 : 100

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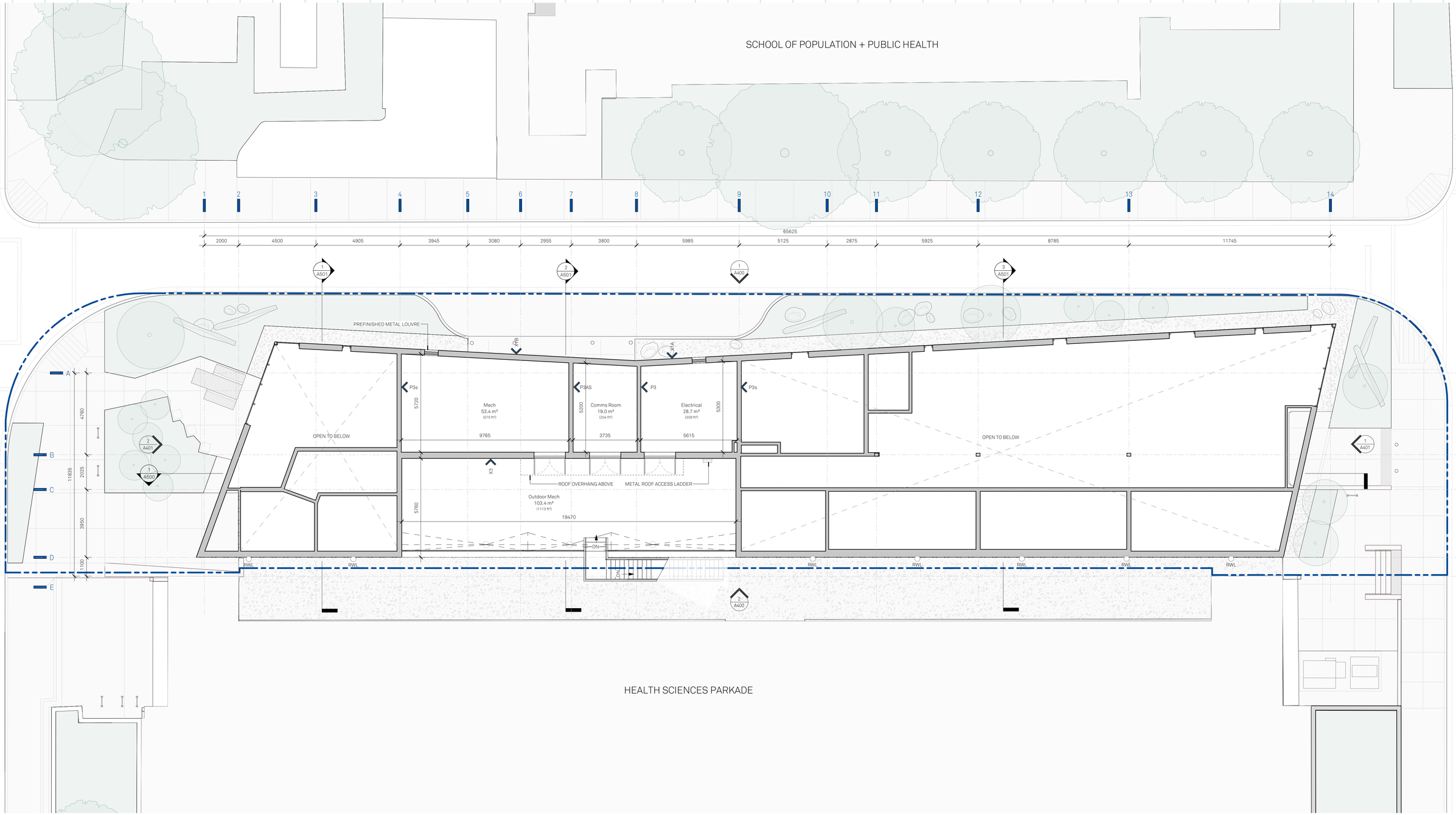
A200

Floor Plan - Ground Floor



1 Mechanical Level
A201 1 : 100

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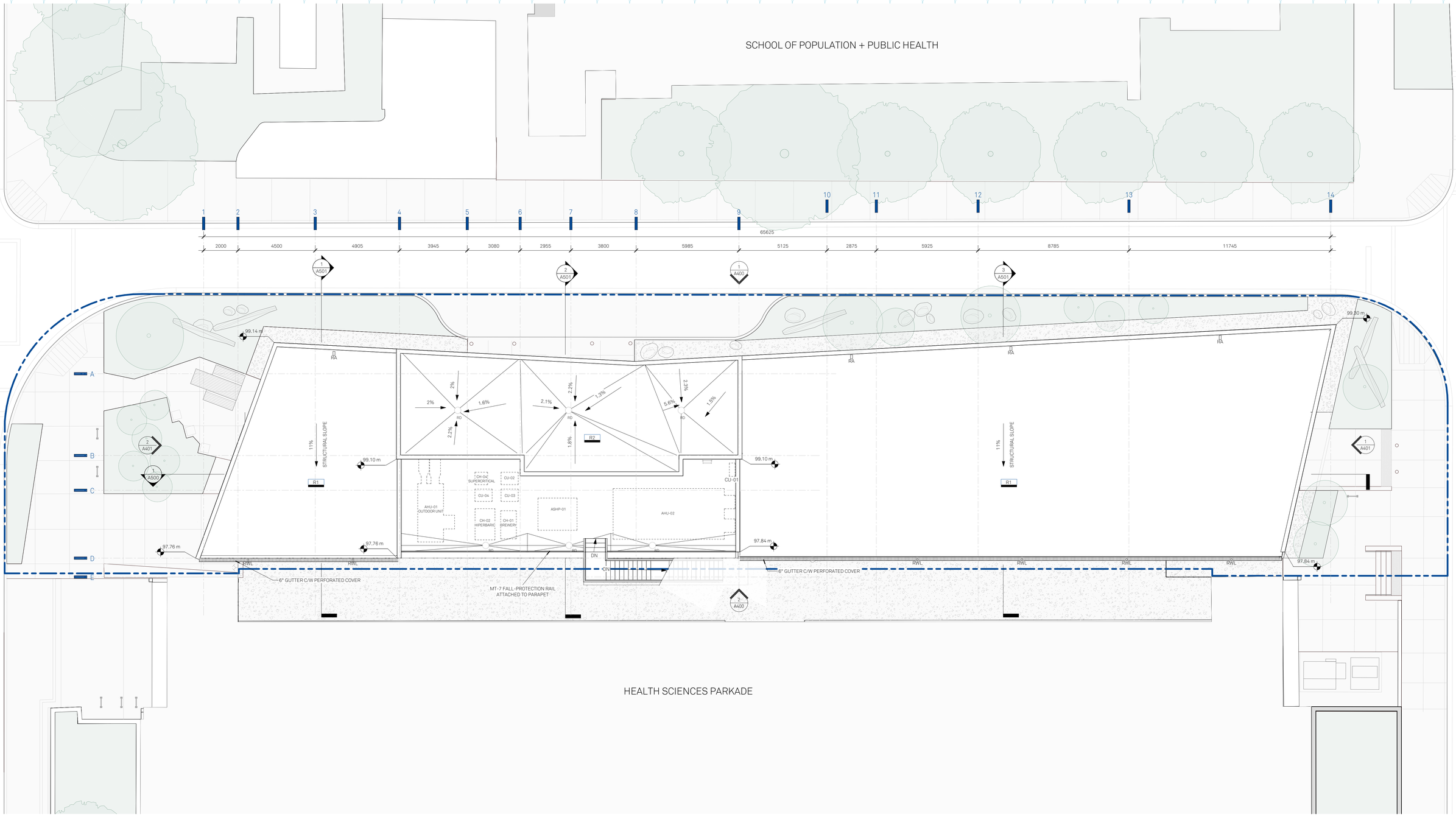
2022-07-29

A202

Floor Plan - Rooftop Mechanical



1 Roof Plan
A202 1 : 100

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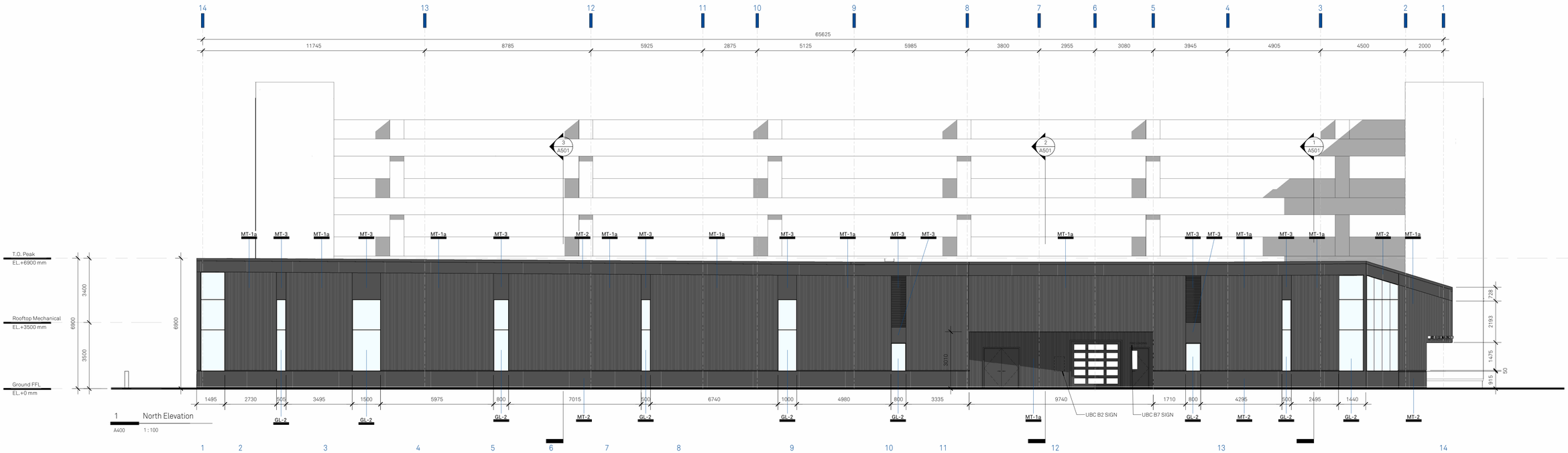
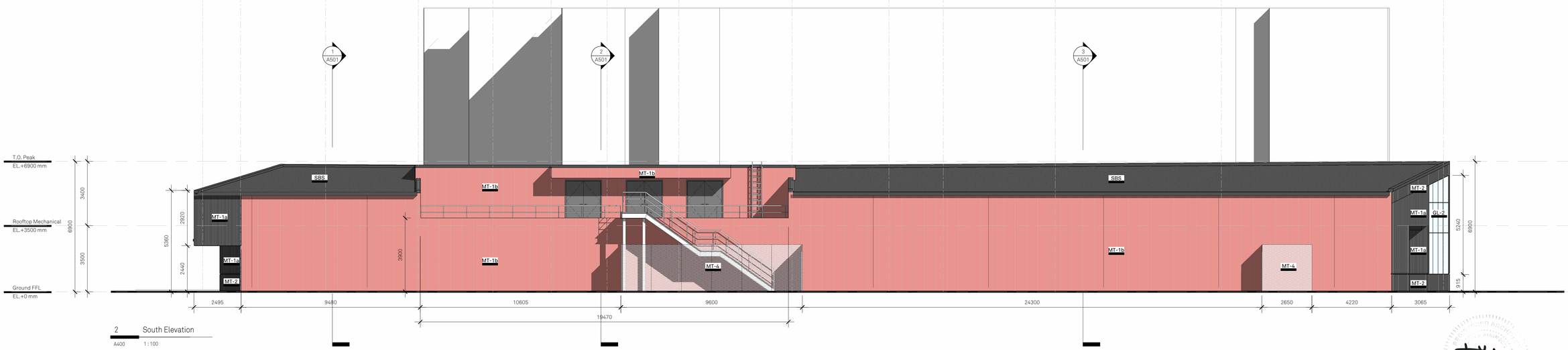
A202

Roof Plan



1 North Elevation
A400 1 : 100



2 South Elevation
A400 1 : 100

2022-07-29

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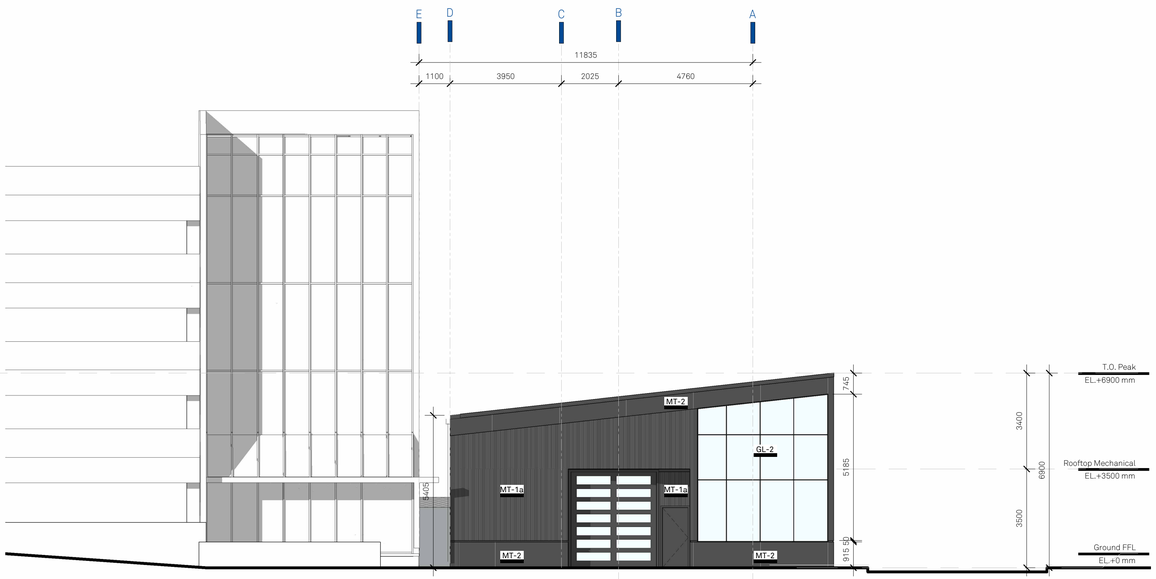
EXTERIOR MATERIALS LEGEND

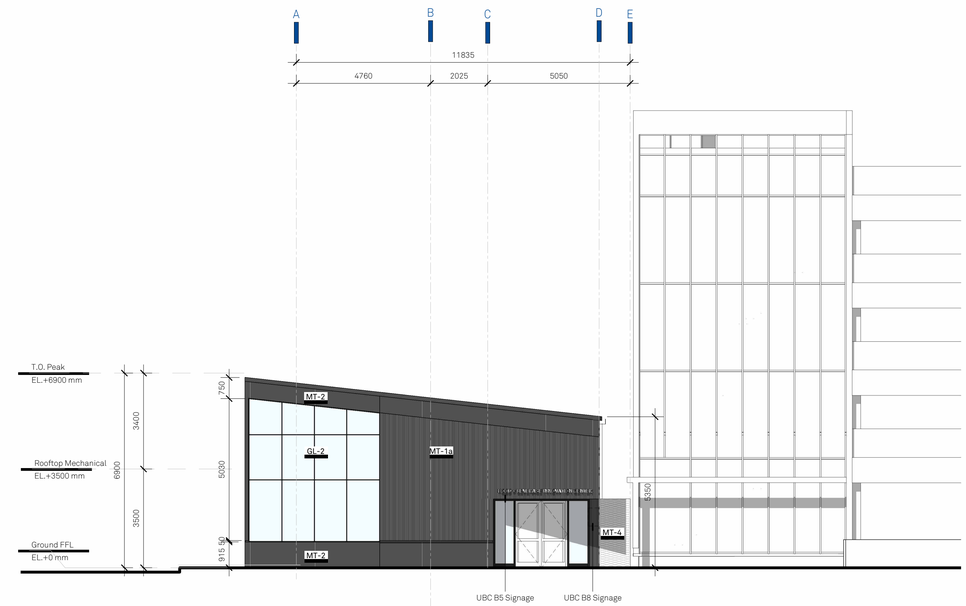
GL-2	CLEAR GLASS WITH LOW-E COATING (SURFACE #2), BIRD FRIENDLY GLASS FILM (SURFACE #1)	MT-3	PREFINISHED METAL LOUVER
MT-1a	PREFINISHED CORRUGATED METAL, BLACK	MT-4	CHAIN LINK, POWDER COATED BLACK
MT-1b	PREFINISHED CORRUGATED METAL, PINK	SBS	SBS ROOFING
MT-2	PREFINISHED FLAT METAL PANELS	WS	WOOD SOFFIT

A400

Building Elevations - North / South



1 East Elevation
A401 1 : 100



2 West Elevation
A401 1 : 100

2022-07-29

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EXTERIOR MATERIALS LEGEND

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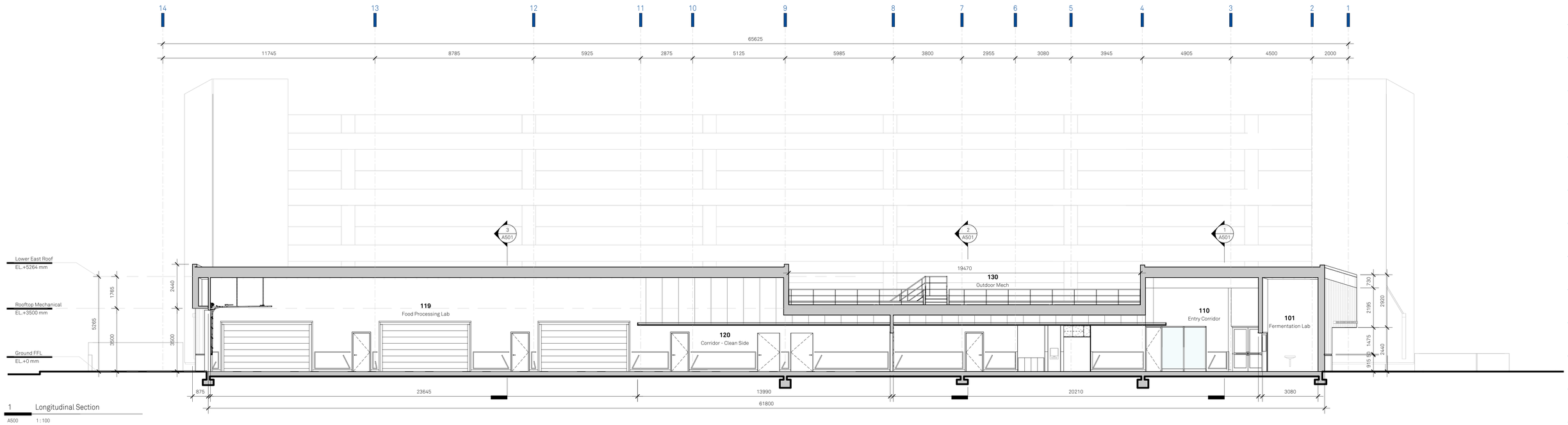
MT-1a	PREFINISHED CORRUGATED METAL, BLACK	MT-4	CHAIN LINK, POWDER COATED BLACK
MT-1b	PREFINISHED CORRUGATED METAL, PINK	SBS	SBS ROOFING
MT-2	PREFINISHED FLAT METAL PANELS	WS	WOOD SOFFIT

A401

Building Elevations - East / West



1 Longitudinal Section
A500 1 : 100

2022-07-29

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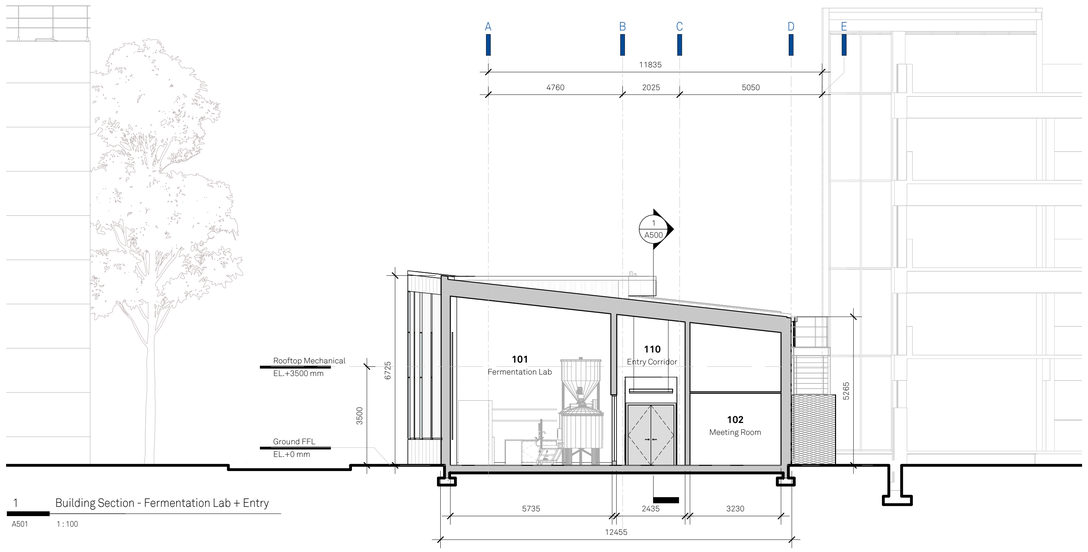
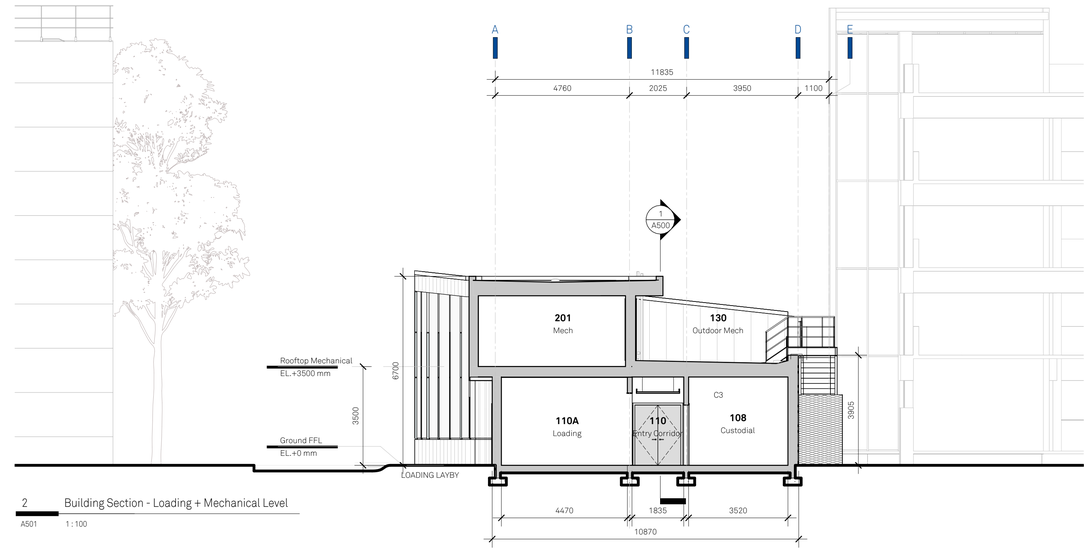
A500

Building Sections - Longitudinal Section



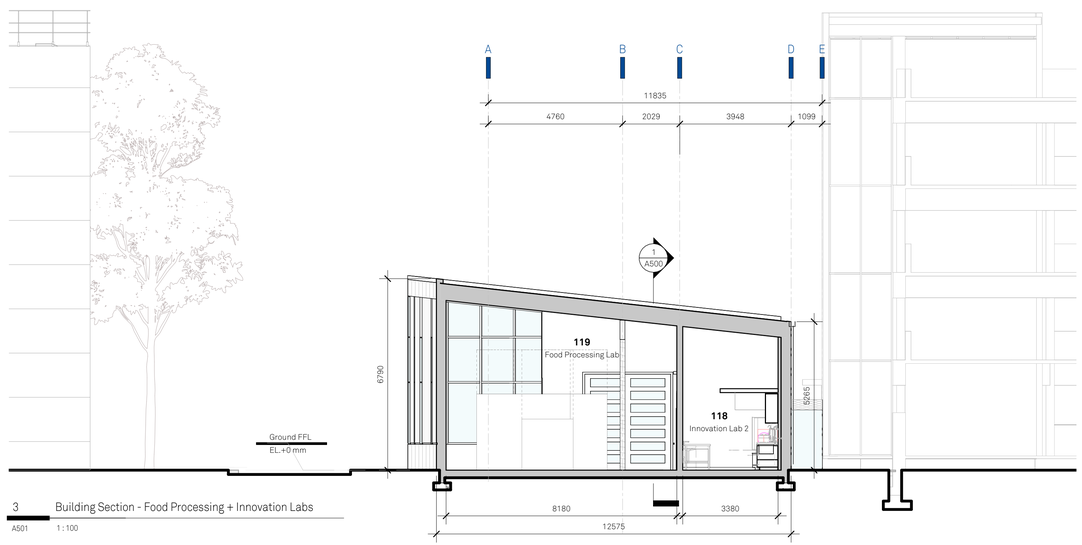
1 Building Section - Fermentation Lab + Entry

A501 1 : 100



2 Building Section - Loading + Mechanical Level

A501 1 : 100



3 Building Section - Food Processing + Innovation Labs

A501 1 : 100

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2022-07-28

A501

Building Sections - Cross Sections