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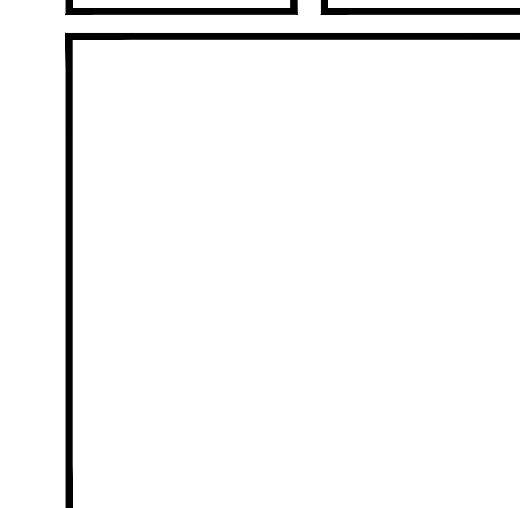
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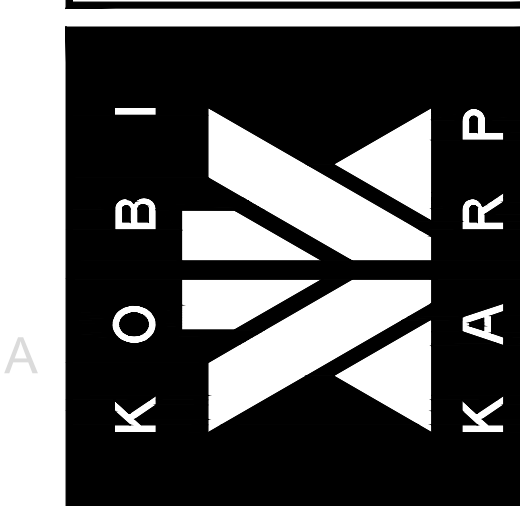
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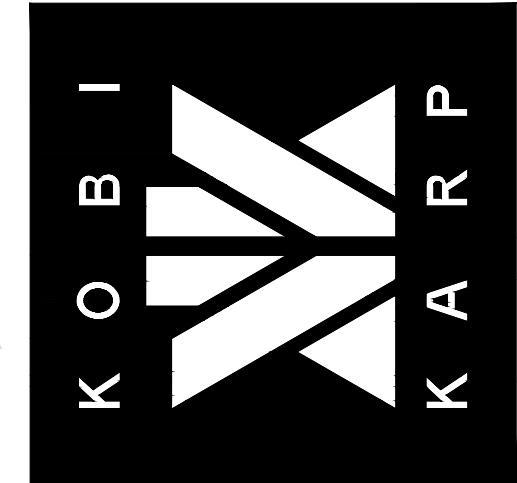
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SITE PLAN

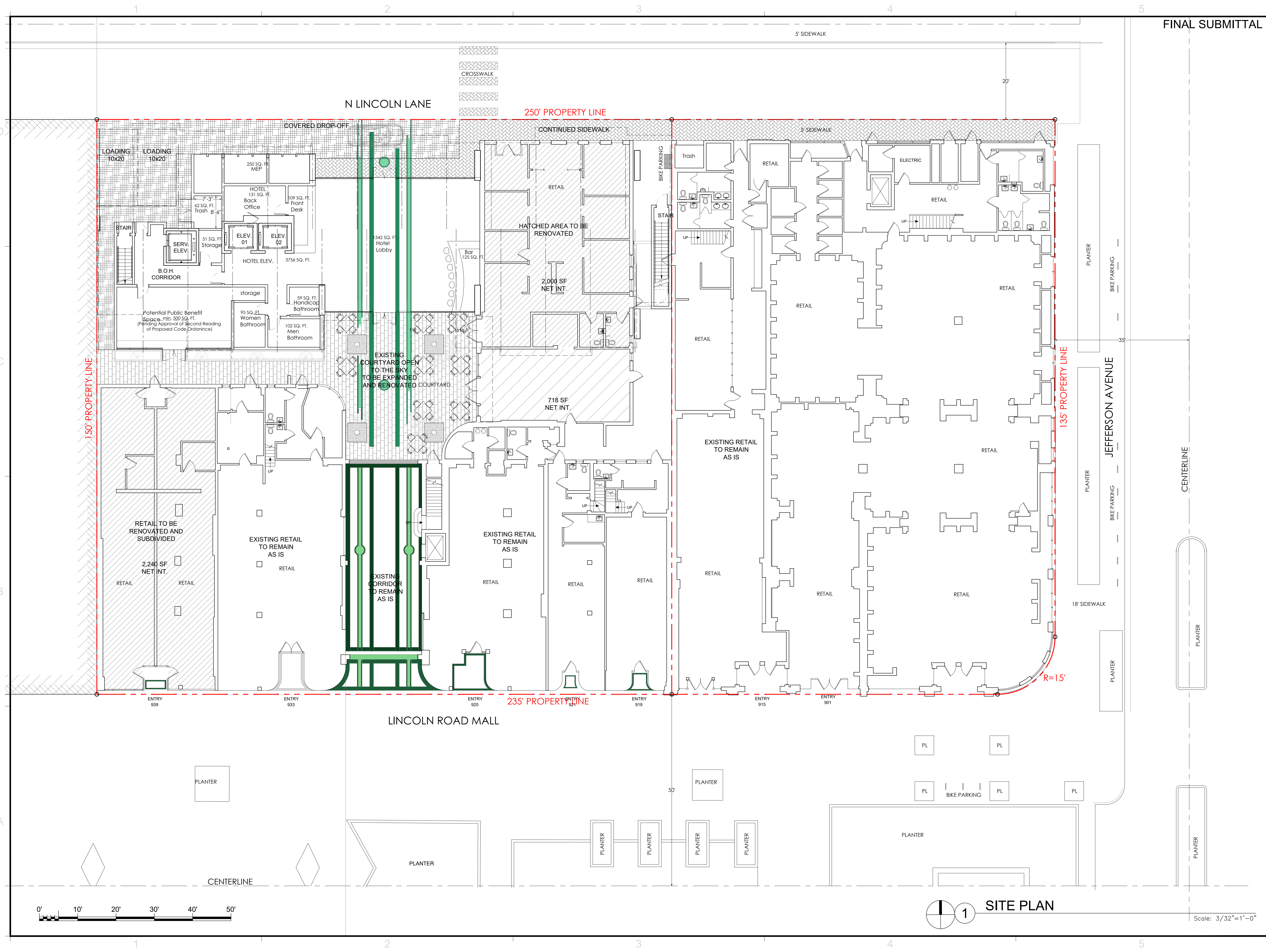
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1 SITE PLAN

Scale: 3/32" = 1'-0"

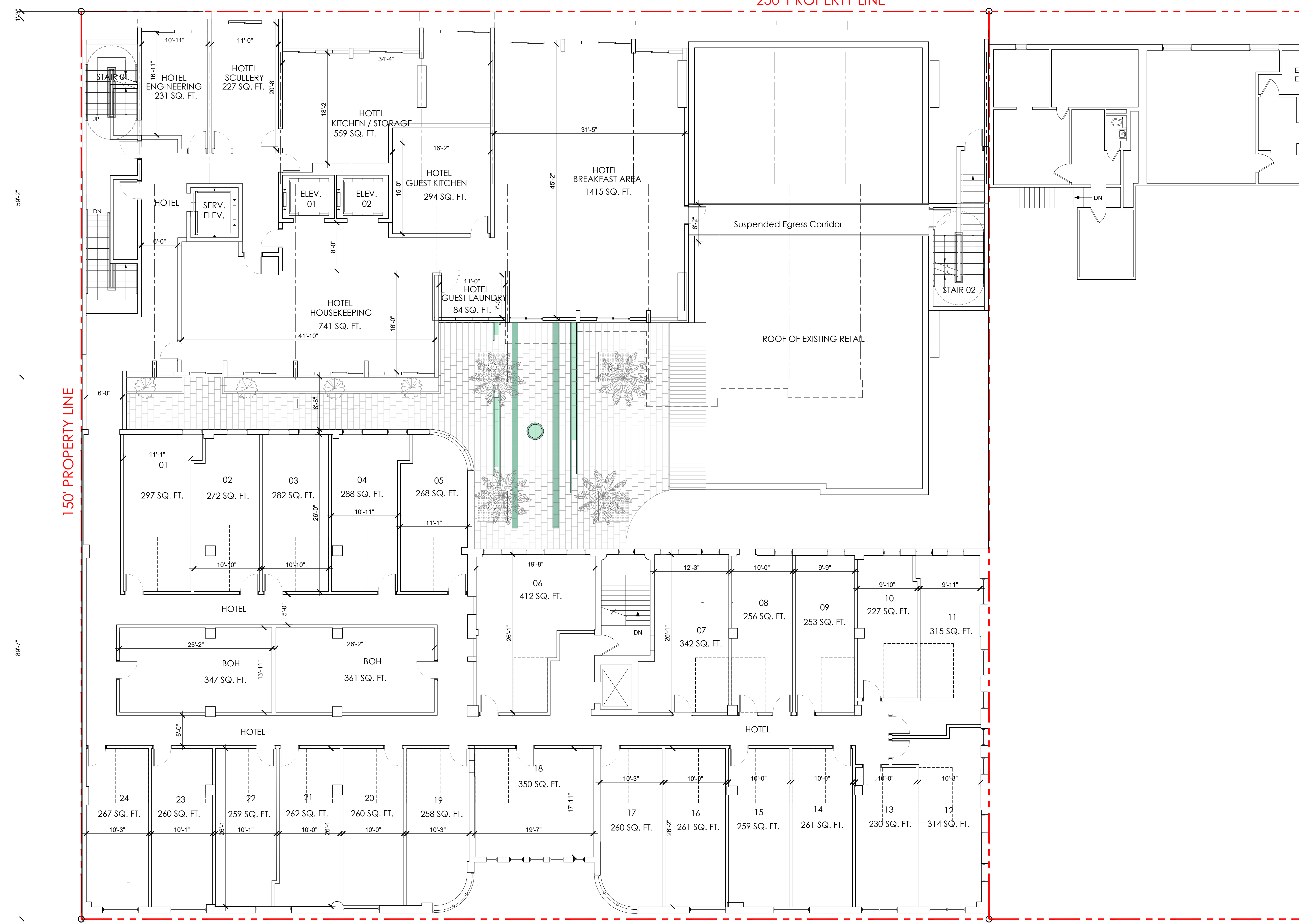


N LINCOLN LANE

250' PROPERTY LINE

150' PROPERTY LINE

235' PROPERTY LINE



1 LEVEL 2

Scale: 1/8"=1'

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LEVEL 2  
FLOOR PLAN

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A3.02

N LINCOLN LANE

250' PROPERTY LINE

150' PROPERTY LINE

235' PROPERTY LINE

LINCOLN ROAD MALL

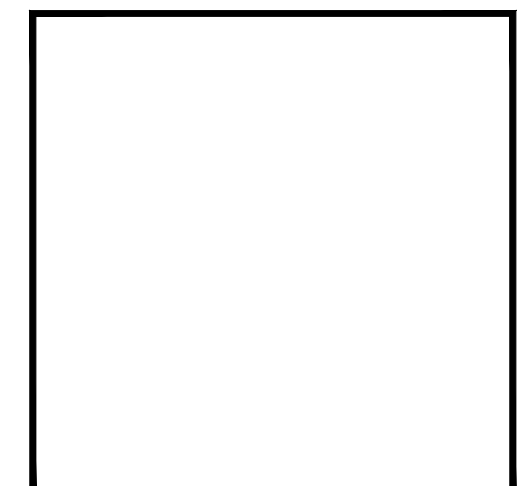
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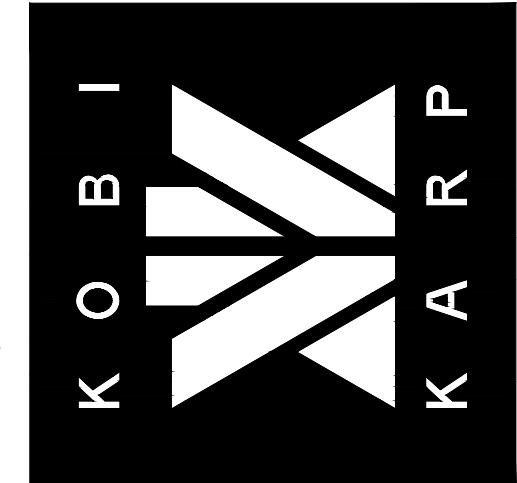
LEVELS 3 - 6  
FLOOR PLAN



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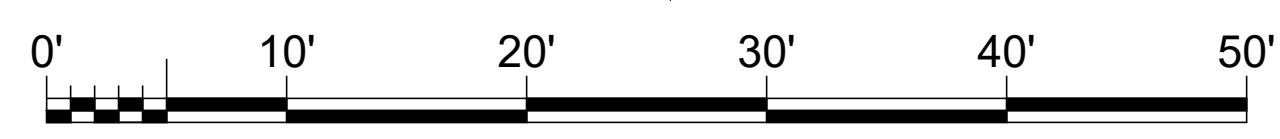


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LEVELS 3 AND 6 PLAN

Scale: 1/8"=1'

N LINCOLN LANE

250' PROPERTY LINE

150' PROPERTY LINE

235' PROPERTY LINE

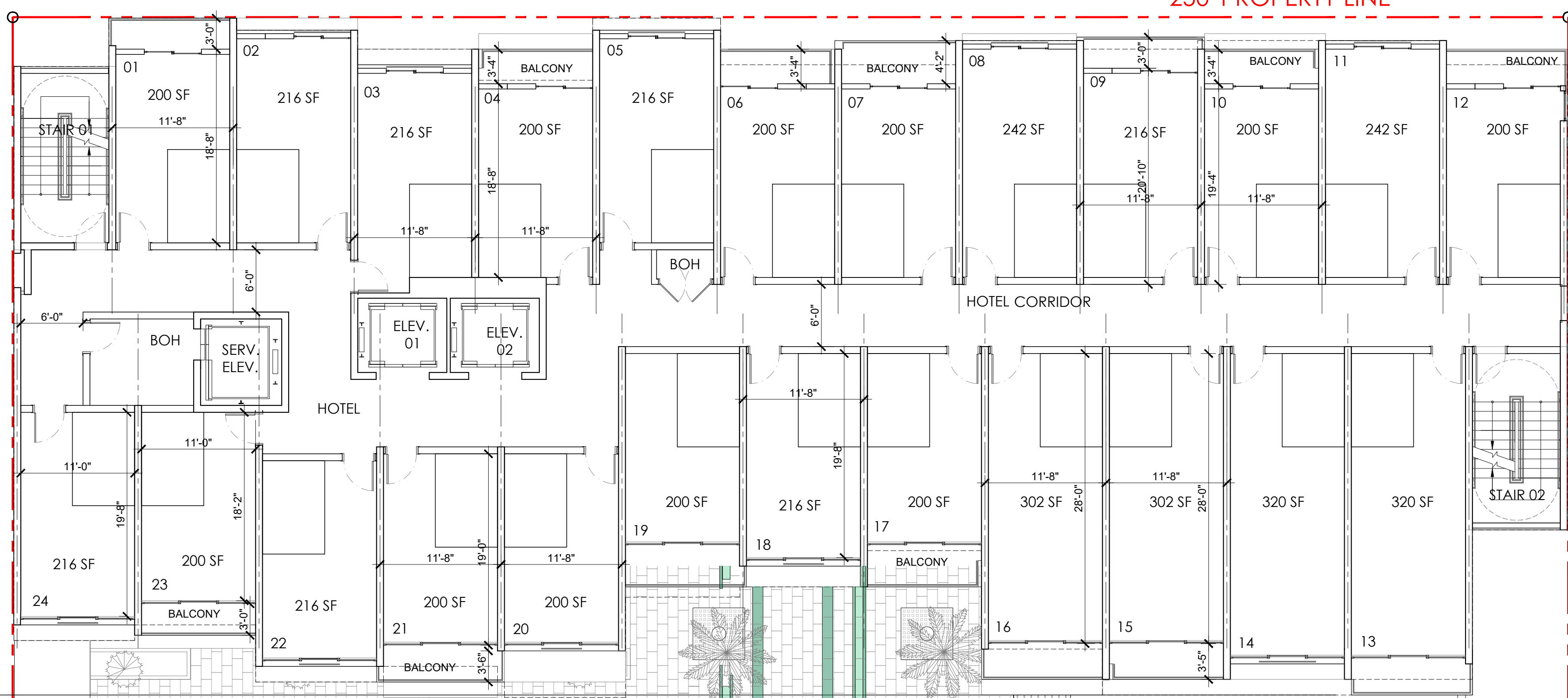
LINCOLN ROAD MALL

LARGEST PROPOSED TOWER WIDTH  
65'-4"

SMALLEST PROPOSED TOWER SETBACK  
84'-8"

SMALLEST PROPOSED TOWER WIDTH  
43'-4"

LARGEST PROPOSED TOWER SETBACK  
100'-7"



1 LEVEL 4 & 7

Scale: 1/8"=1'

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LEVEL 4 & 7  
FLOOR PLAN

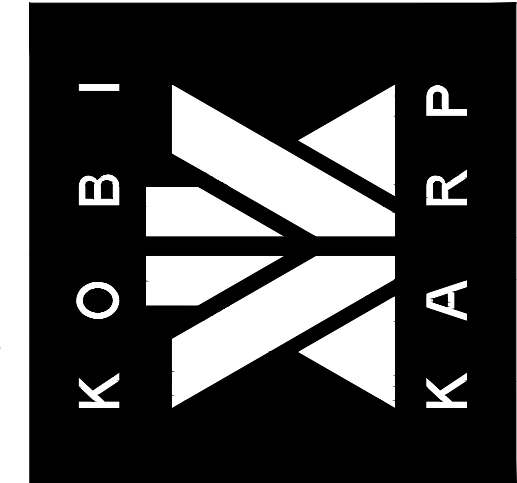
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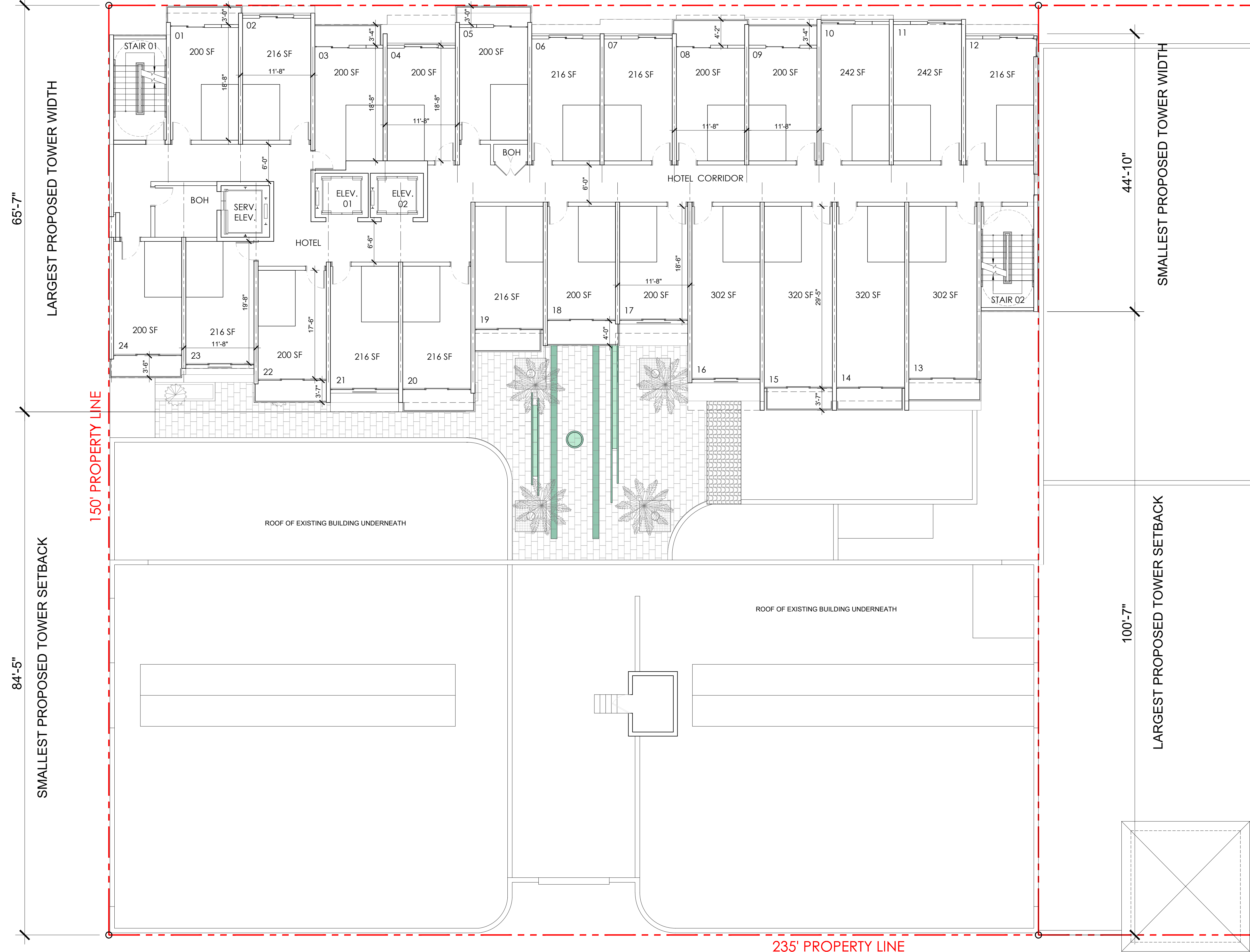
N LINCOLN LANE

250' PROPERTY LINE

150' PROPERTY LINE

235' PROPERTY LINE

LINCOLN ROAD MALL



LARGEST PROPOSED TOWER WIDTH  
65'-7"

SMALLEST PROPOSED TOWER SETBACK  
84'-5"

SMALLEST PROPOSED TOWER WIDTH  
44'-10"

LARGEST PROPOSED TOWER SETBACK  
100'-7"



1 LEVEL 5

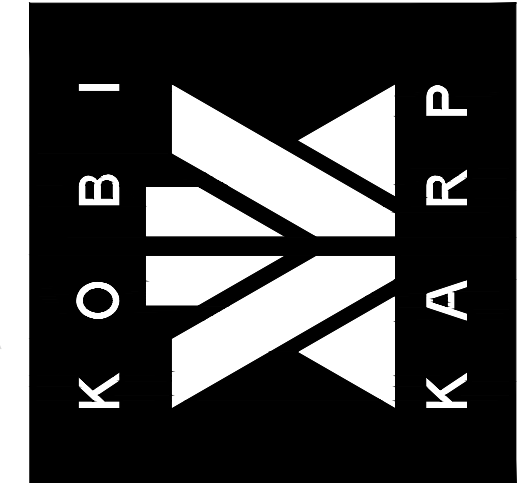
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N LINCOLN LANE

250' PROPERTY LINE

150' PROPERTY LINE

235' PROPERTY LINE

LINCOLN ROAD MALL

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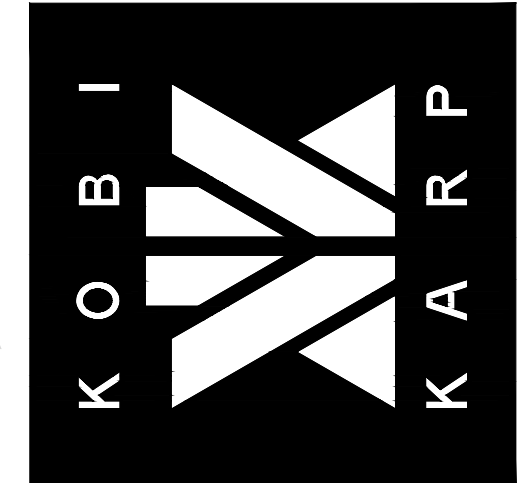
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LEVEL ROOF  
FLOOR PLAN

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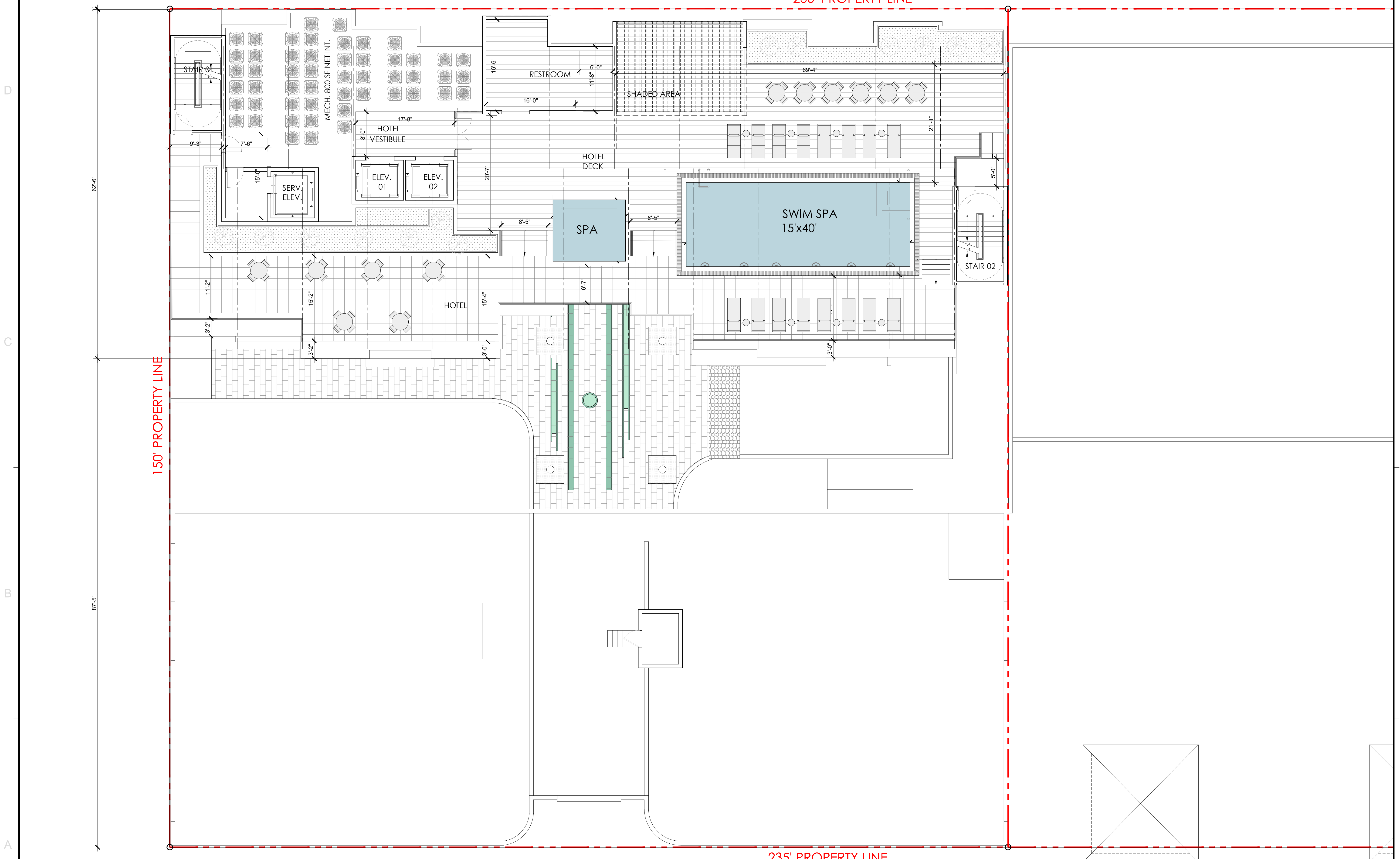
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1 LEVEL ROOF

Scale: 1/8"=1'



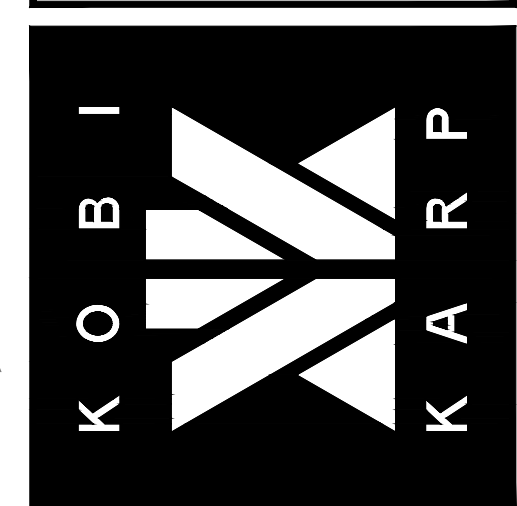
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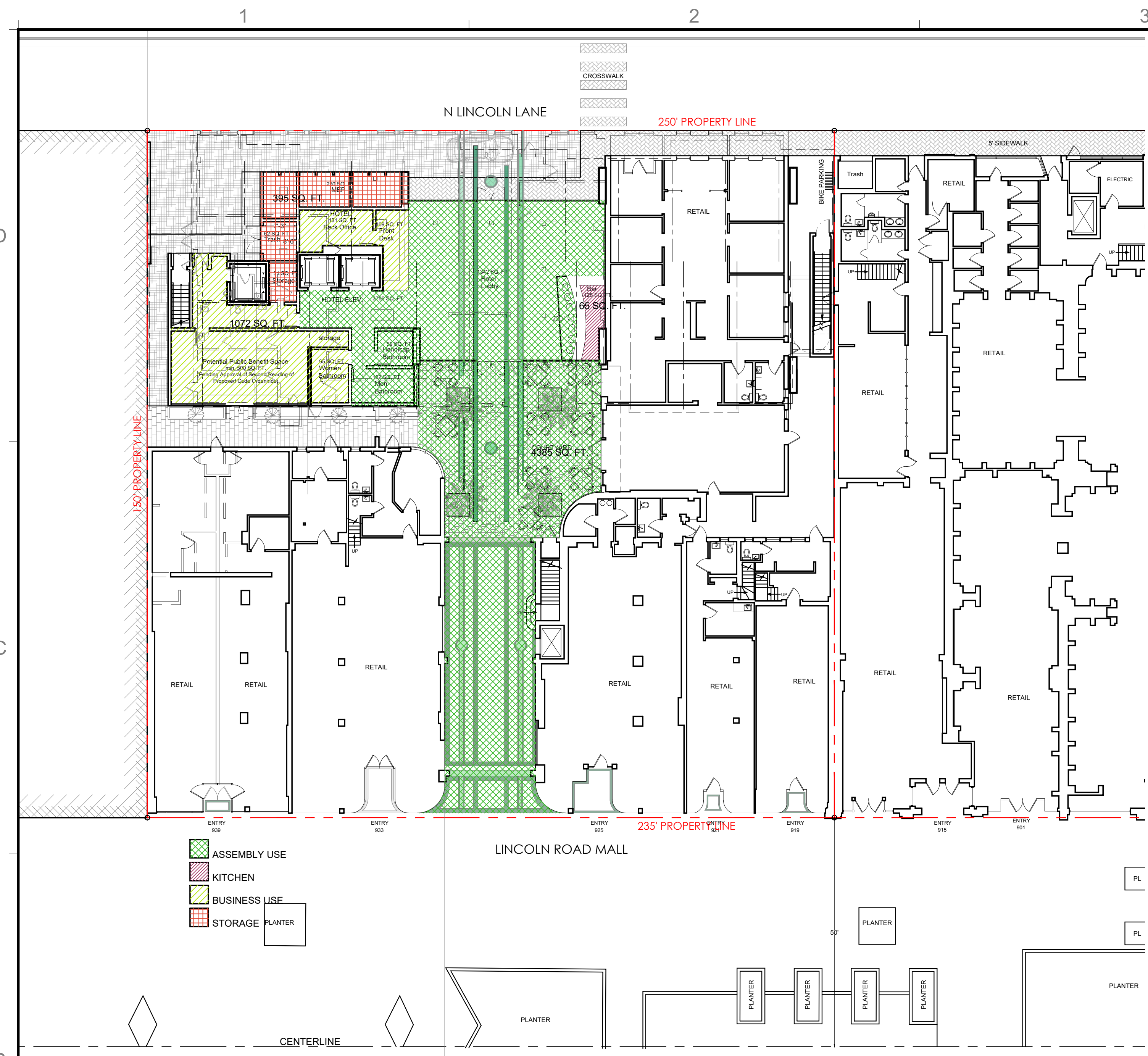
OCCUPANT LOAD  
1ST AND 2ND LEVEL

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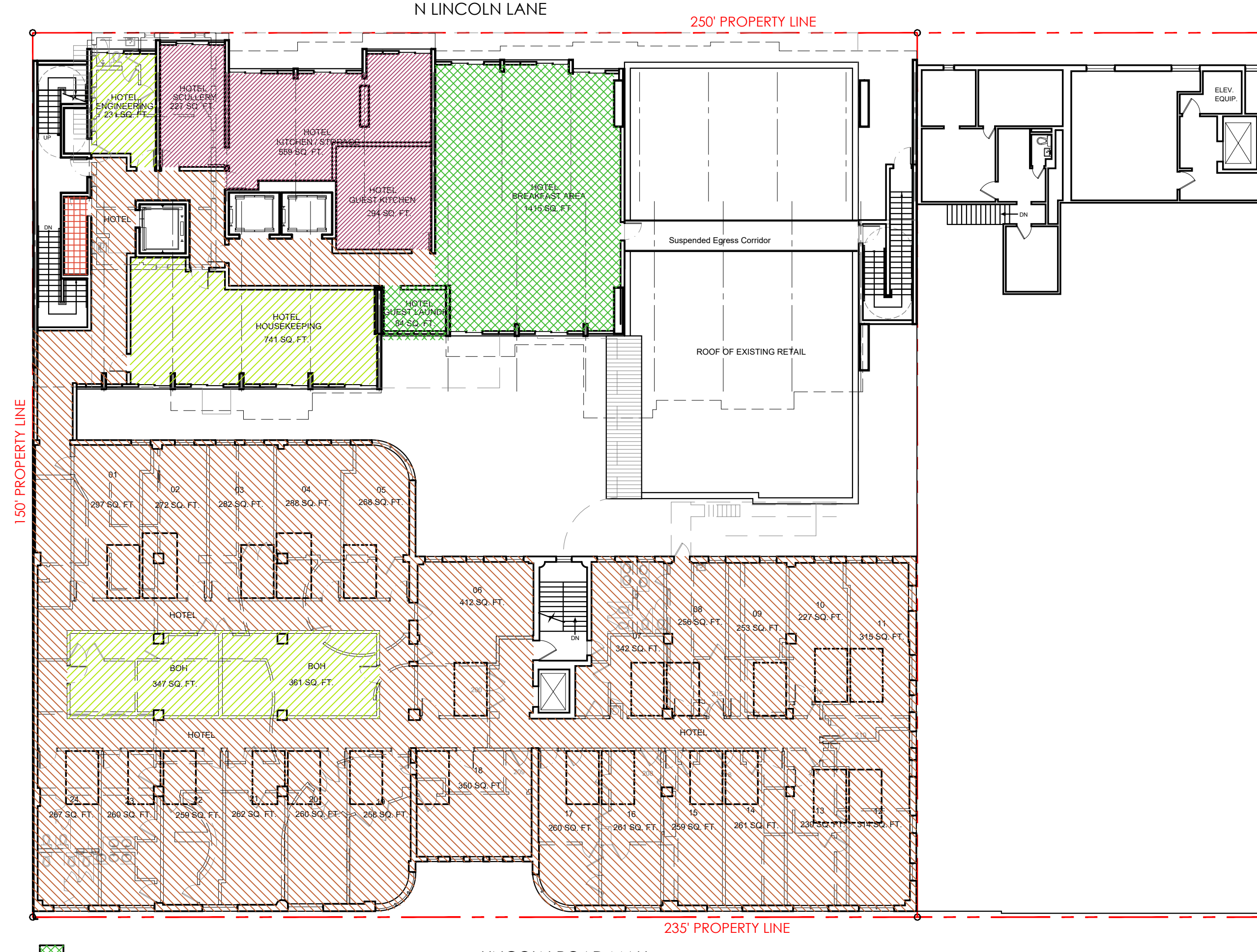
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- ASSEMBLY USE
- KITCHEN
- BUSINESS USE
- STORAGE
- PLANTER

OCCUPANT LOAD	GROUND LEVEL		
USE	OCCUPANT LOAD	AREA	OCCUPANCY
ASSEMBLY USE	15	4385	292.3
KITCHEN	100	65	0.7
BUSINESS USE	100	1072	10.7
STORAGE	300	395	1.3
BENCH SEATING	1/18"	220"	12
<b>OCCUPANTS</b>			<b>317</b>

1 OCCUPANCY CALCULATION - GROUND LEVEL  
Scale: 1/16"=1'



- ASSEMBLY USE
- KITCHEN
- BUSINESS USE
- HOTEL
- STORAGE

OCCUPANT LOAD	2nd LEVEL		
USE	OCCUPANT LOAD	AREA	OCCUPANCY
ASSEMBLY USE	15	1470	98.0
KITCHEN	100	1096	11.0
BUSINESS USE	100	1727	17.3
HOTEL	200	9866	49.3
STORAGE	300	52	0.2
<b>OCCUPANTS</b>			<b>176</b>

CLEAR STAIR WIDTH (INCHES)	44
NUMBER OF STAIRS	3
CAPACITY FACTOR	0.3
EGRESS CAPACITY	440

1 OCCUPANCY CALCULATION - 2ND LEVEL  
Scale: 1/16"=1'


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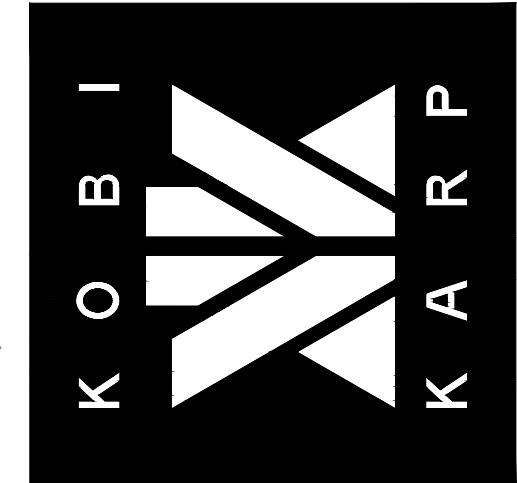
**OCCUPANT LOAD**  
ROOF LEVEL



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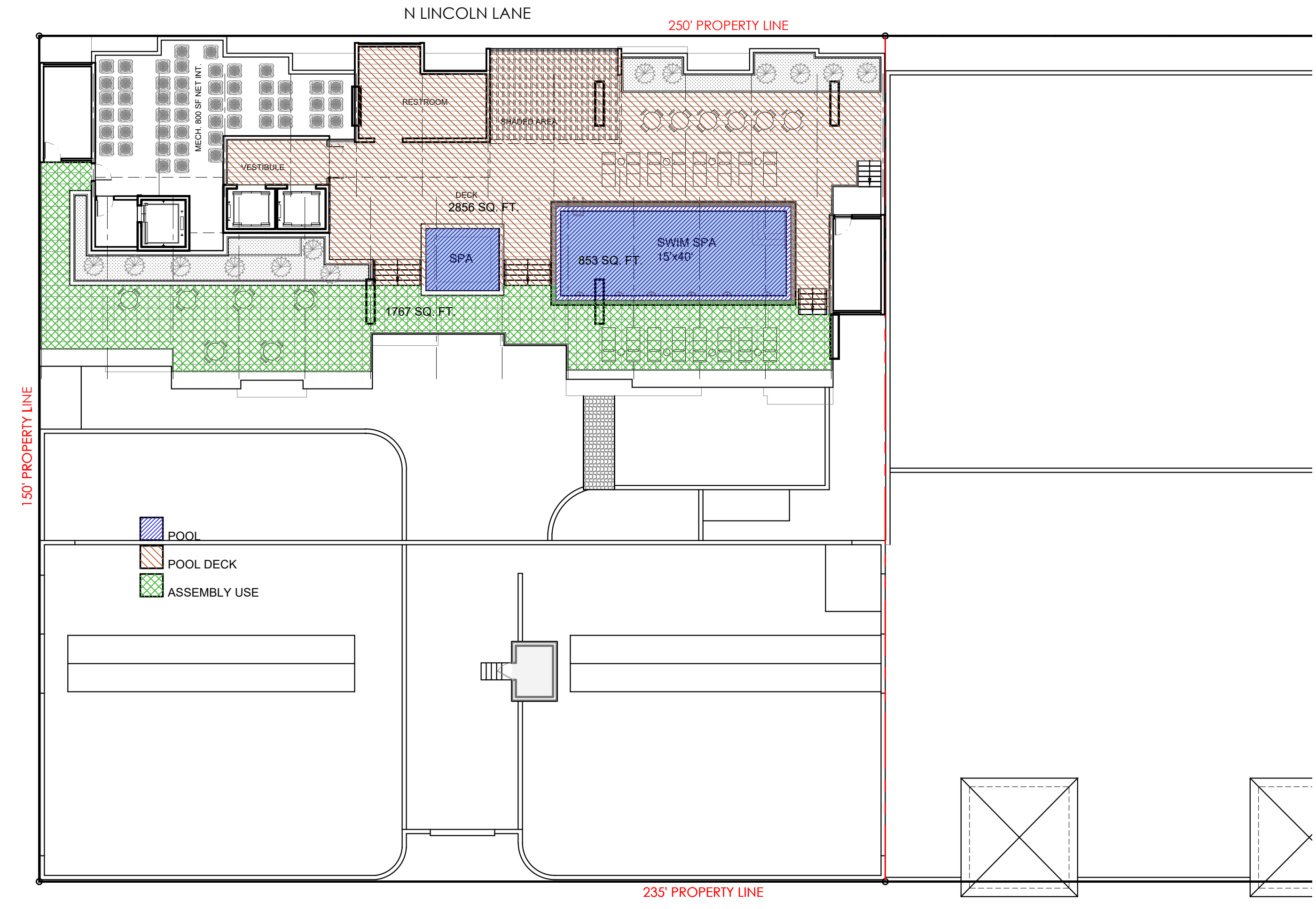
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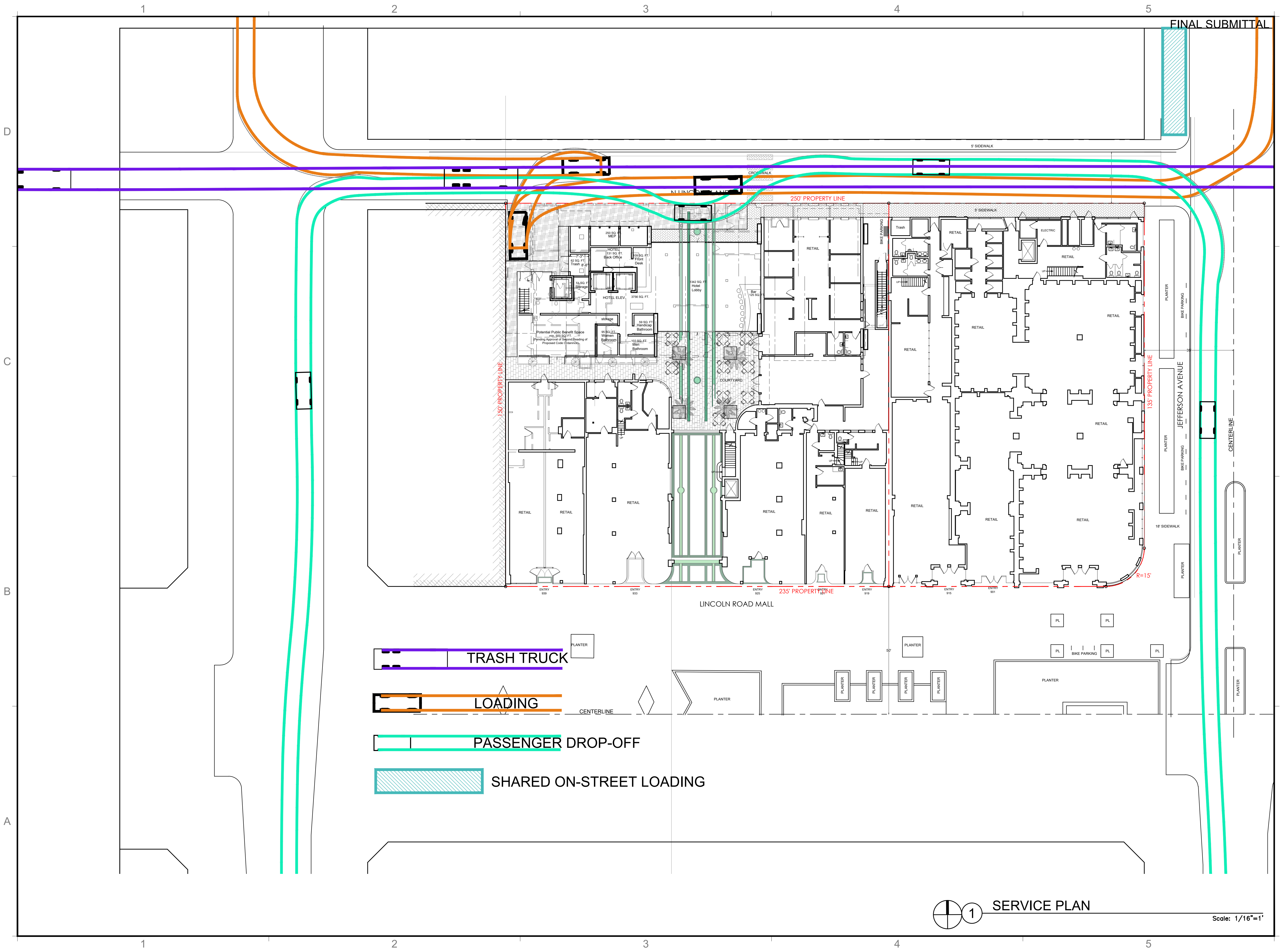
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OCCUPANT LOAD		ROOF LEVEL		
USE	OCCUPANT LOAD	AREA	OCCUPANCY	
POOL	50	853	17.1	
POOL DECK	30	2856	95.2	
ASSEMBLY USE	15	1767	117.8	
<b>OCCUPANTS</b>			<b>230</b>	
CLEAR STAIR WIDTH (INCHES)			44	
NUMBER OF STAIRS			2	
CAPACITY FACTOR			0.3	
EGRESS CAPACITY			293	

1 OCCUPANCY CALCULATION - ROOF LEVEL  
Scale: 1/16"=1'



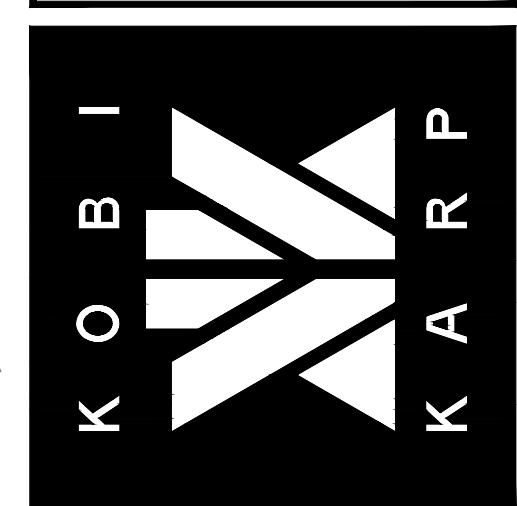
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**927-929 LINCOLN RD**  
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**SERVICE PLAN**  
 FLOOR PLAN

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**1 SERVICE PLAN** Scale: 1/16"=1'



1 RENDERED SOUTH ELEVATION

Scale: 3/32"=1'

FINAL SUBMITTAL



A Exposed Concrete



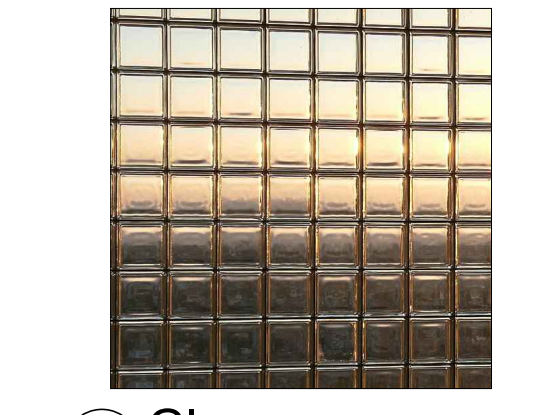
B Glass Railing



C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises

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SOUTH ELEVATION



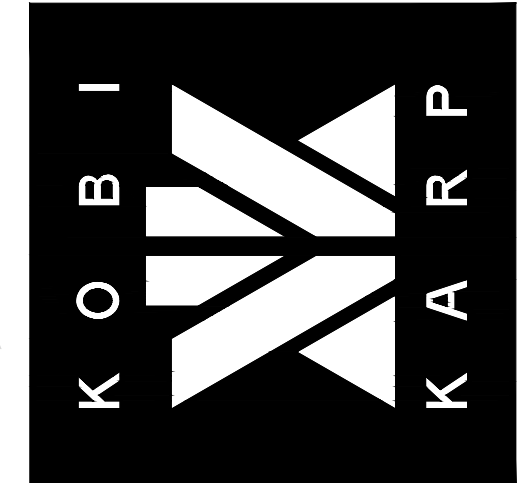
2 SOUTH ELEVATION

Scale: 3/32"=1'



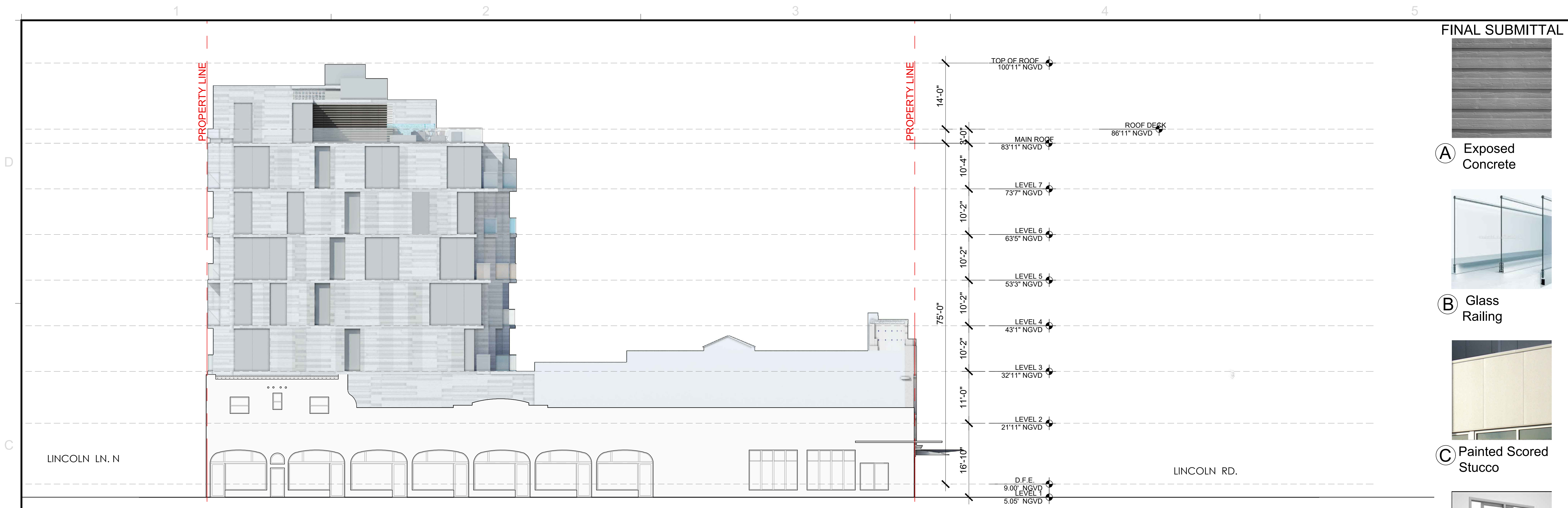
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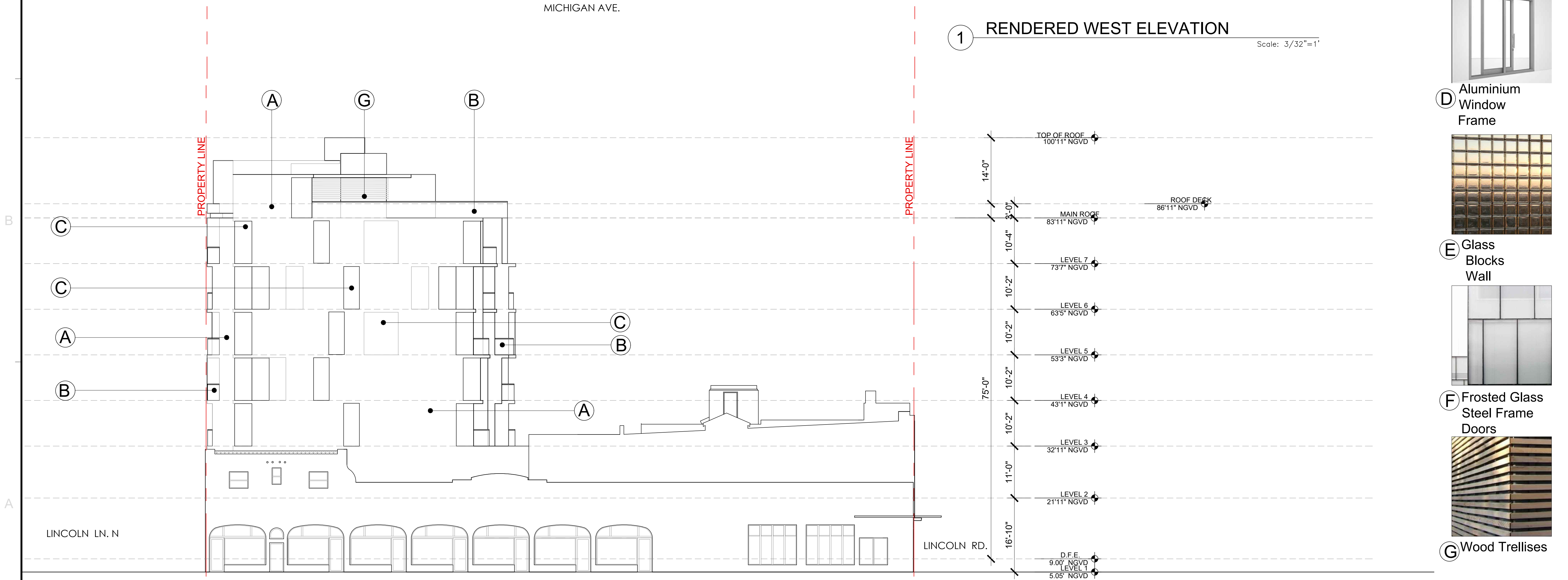
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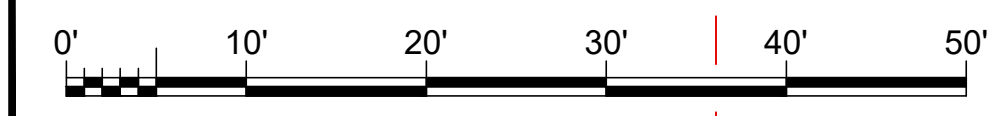
1 RENDERED WEST ELEVATION

Scale: 3/32"=1'



2 WEST ELEVATION

Scale: 3/32"=1'



FINAL SUBMITTAL



A Exposed Concrete



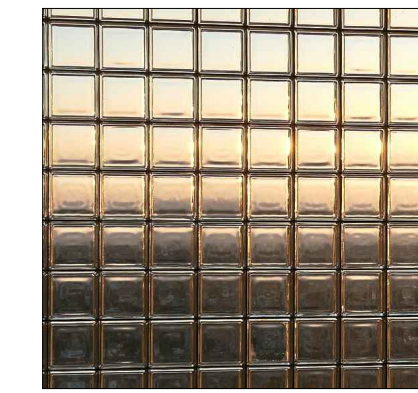
B Glass Railing



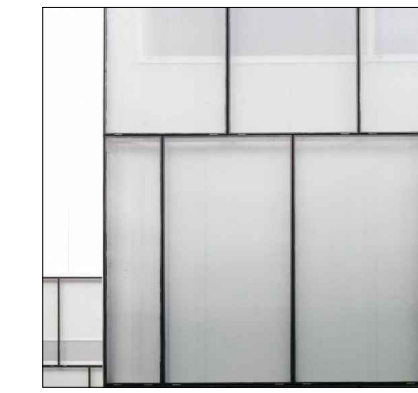
C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises

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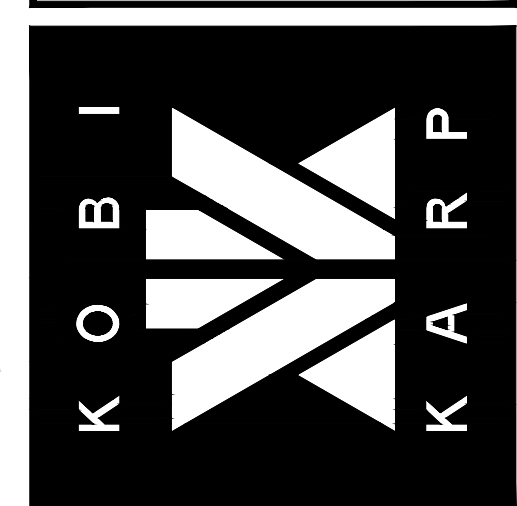
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WEST ELEVATION

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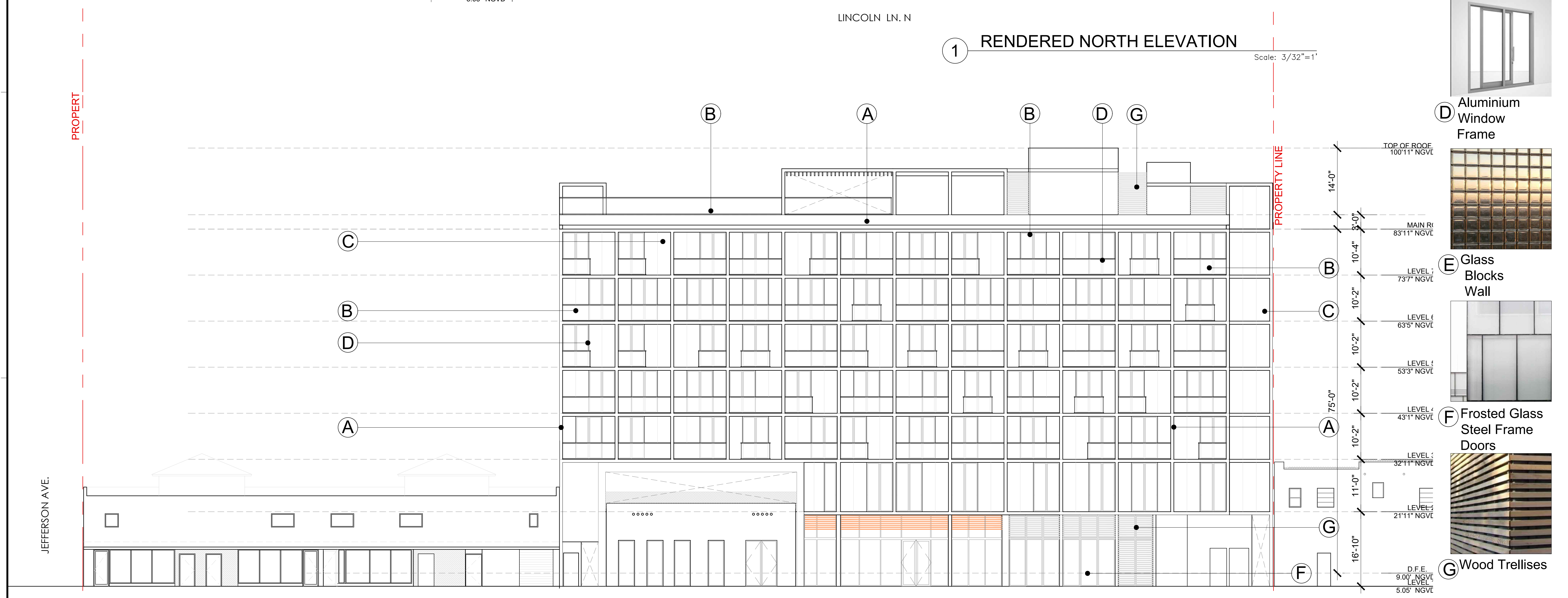
DATE:                       11/12/2019

A4.02



1 RENDERED NORTH ELEVATION

Scale: 3/32" = 1'



2 NORTH ELEVATION

Scale: 3/32" = 1'

FINAL SUBMITTAL



A Exposed Concrete



B Glass Railing



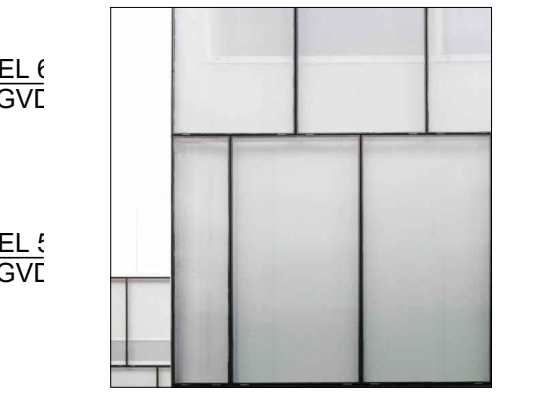
C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises

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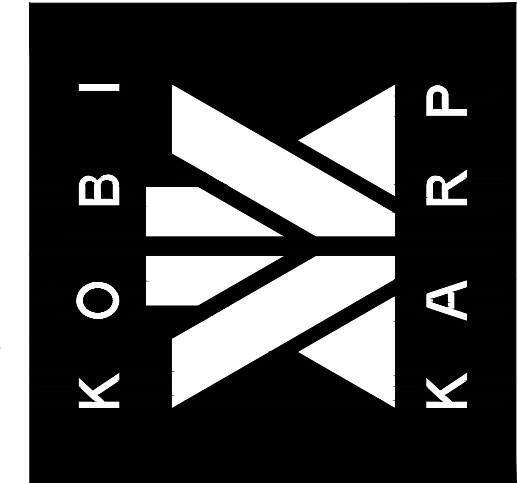
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NORTH ELEVATION

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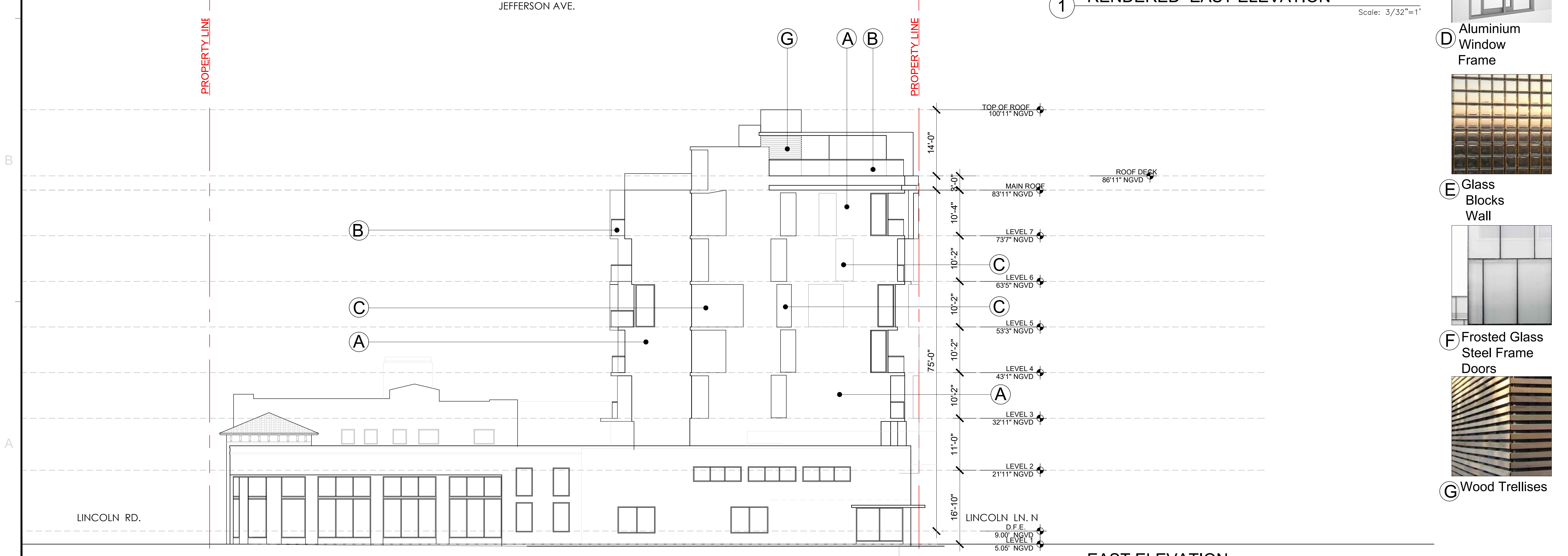
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A4.03



1 RENDERED EAST ELEVATION Scale: 3/32"=1'



2 EAST ELEVATION Scale: 3/32"=1'

- FINAL SUBMITTAL**
- (A) Exposed Concrete
  - (B) Glass Railing
  - (C) Painted Scored Stucco
  - (D) Aluminium Window Frame
  - (E) Glass Blocks Wall
  - (F) Frosted Glass Steel Frame Doors
  - (G) Wood Trellises

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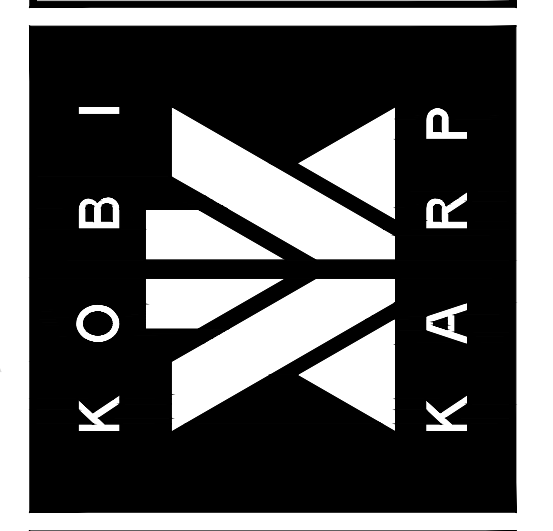
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**EAST ELEVATION**

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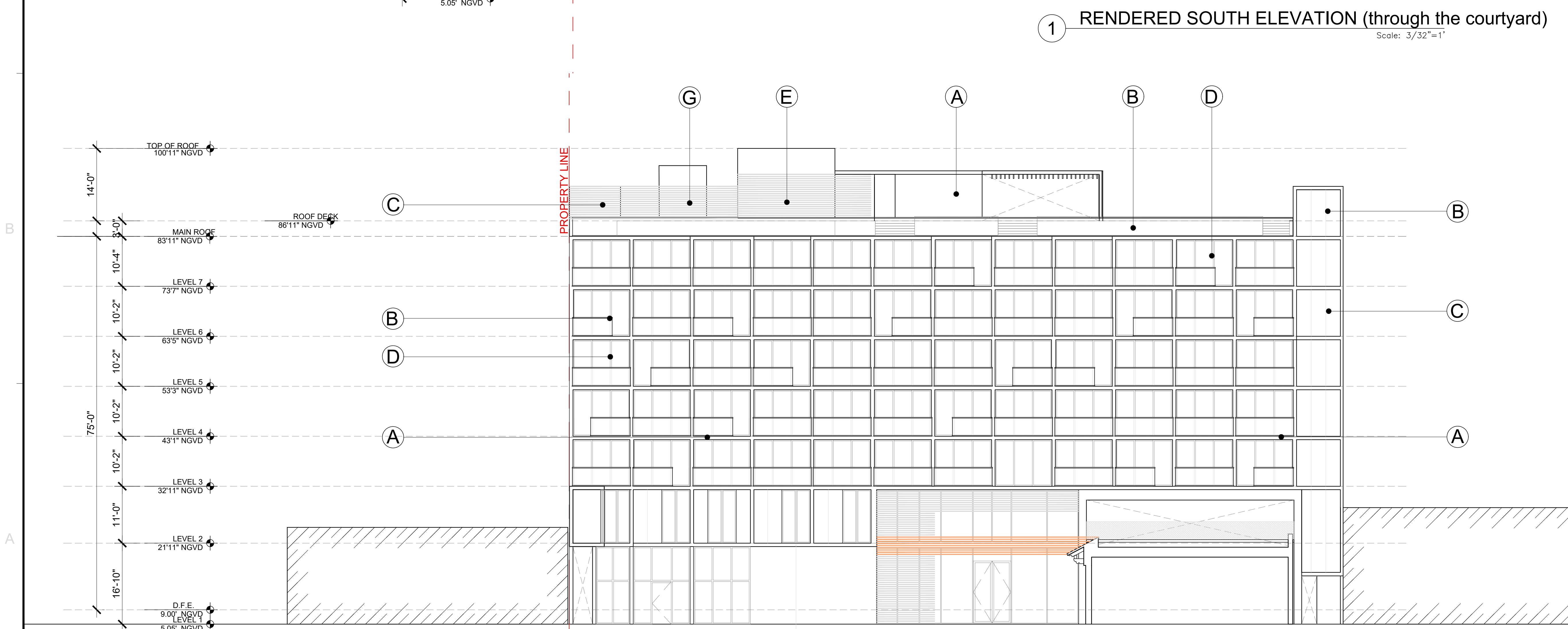
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**A4.04**





1 RENDERED SOUTH ELEVATION (through the courtyard)  
Scale: 3/32"=1'



2 SOUTH ELEVATION (through the courtyard)  
Scale: 3/32"=1'

FINAL SUBMITTAL



A Exposed Concrete



B Glass Railing



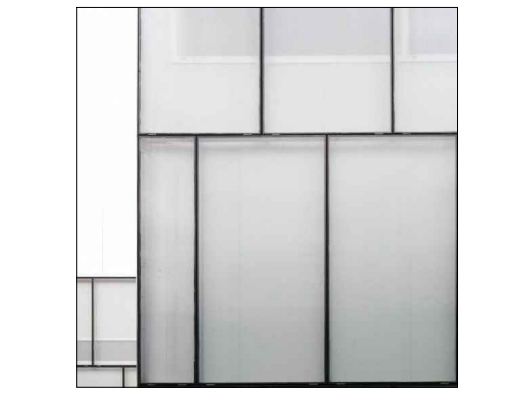
C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises

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SOUTH ELEVATION

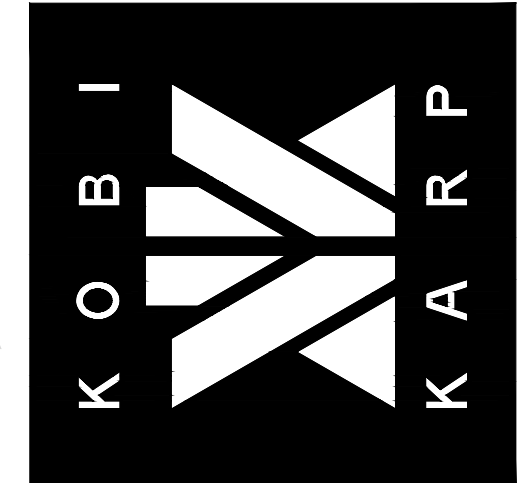
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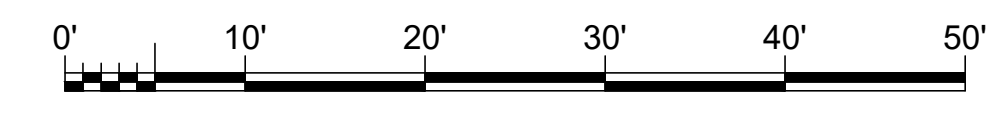
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A4.05



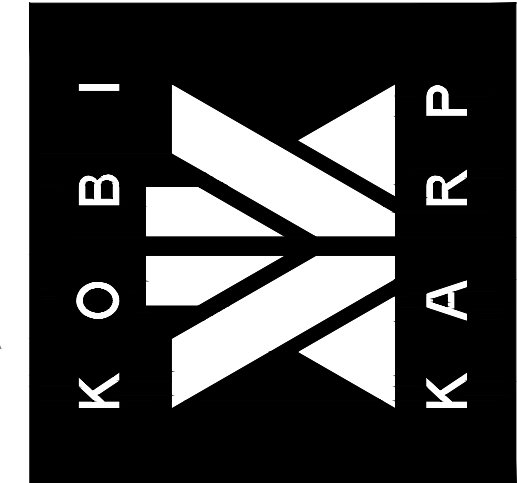
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BUILDING SECTION A

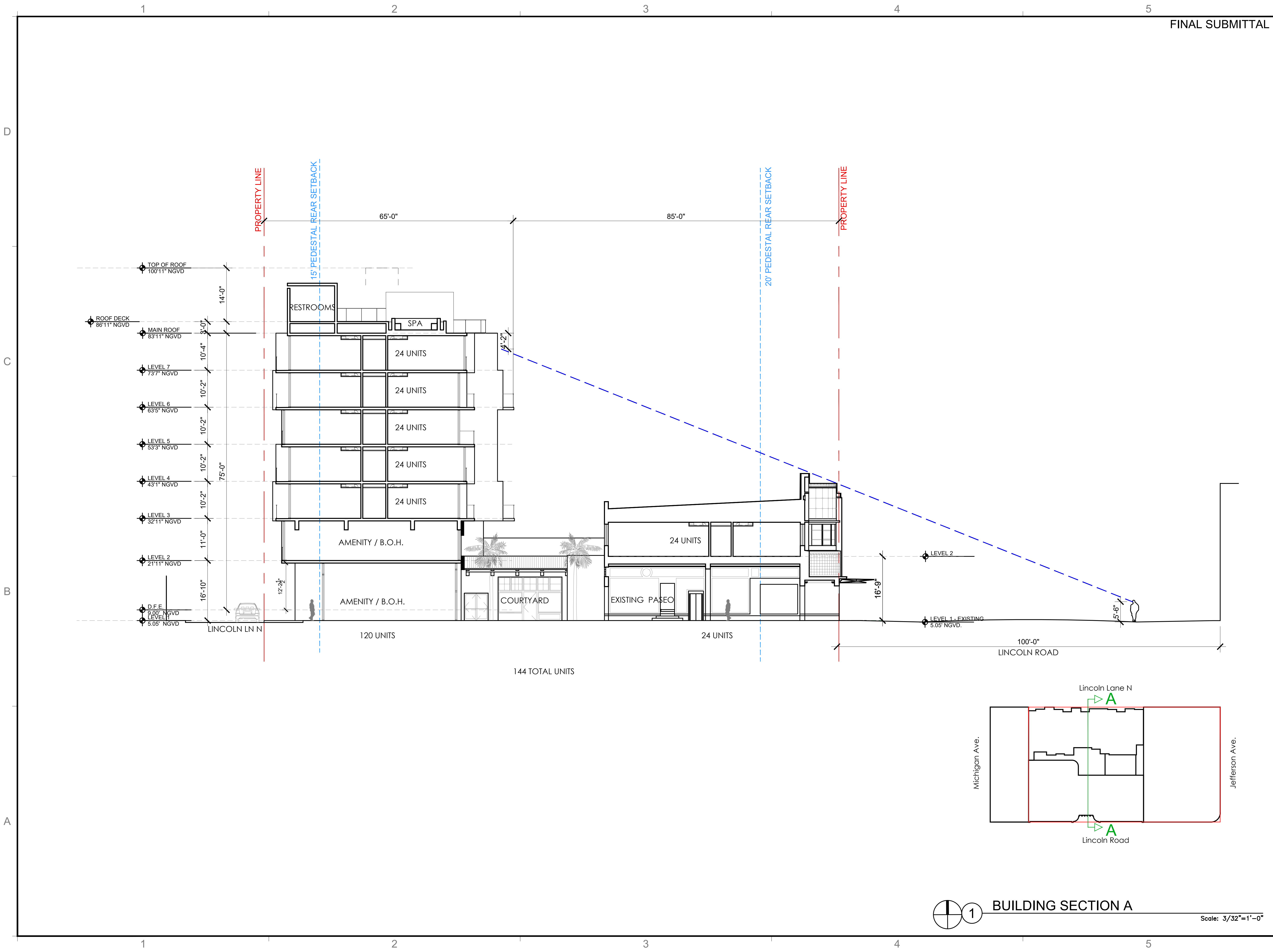
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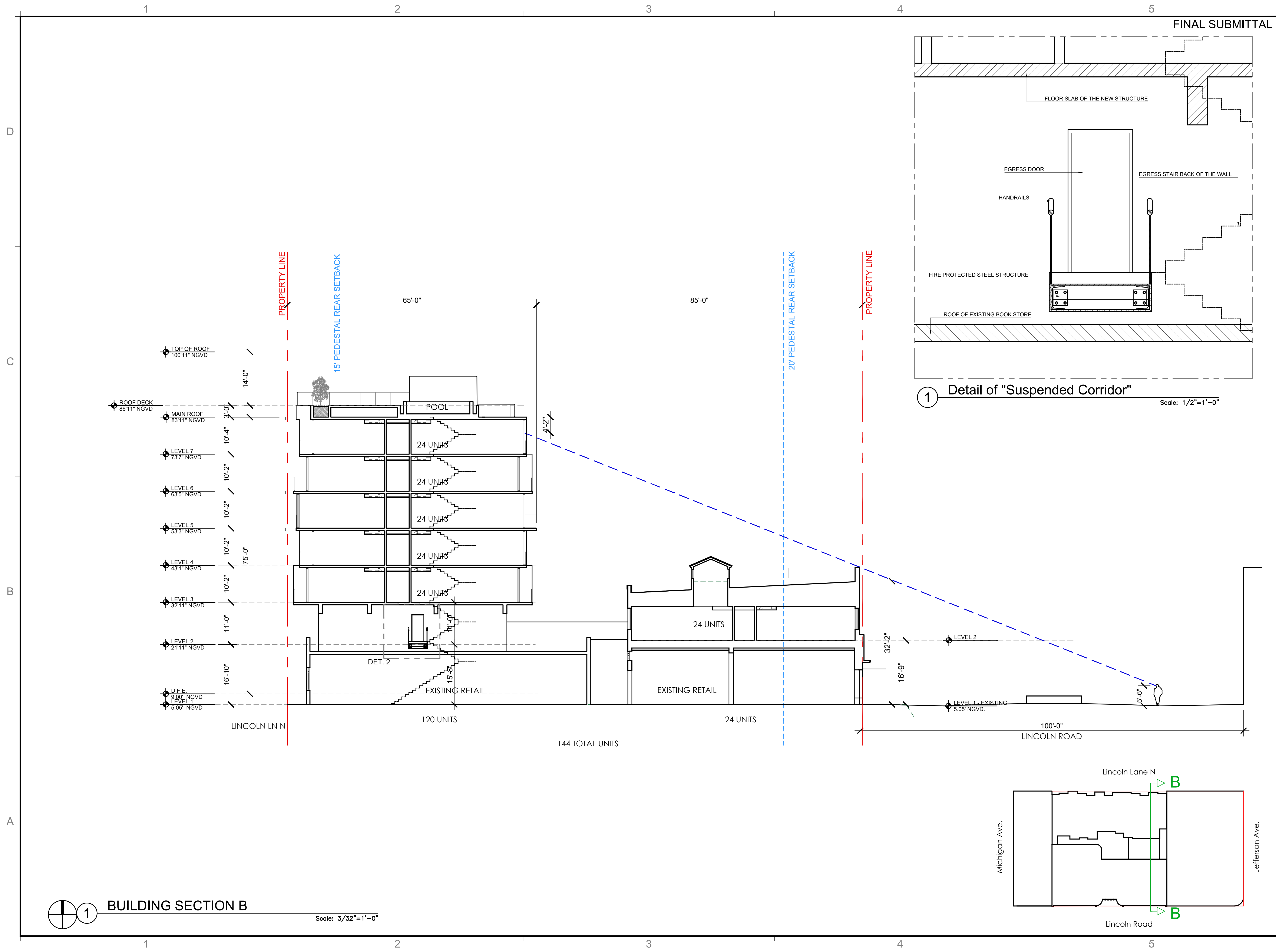
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A4.06



1 BUILDING SECTION A

Scale: 3/32" = 1'-0"



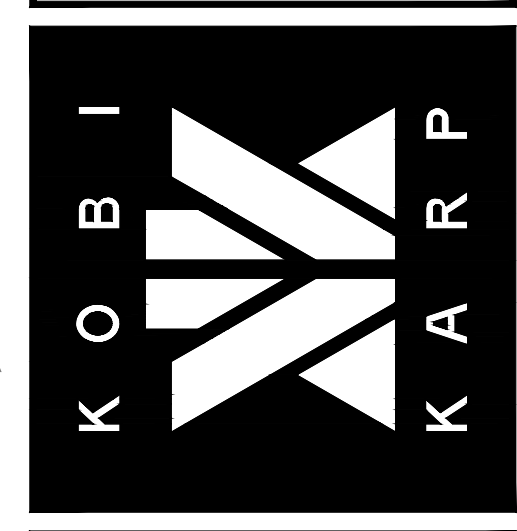
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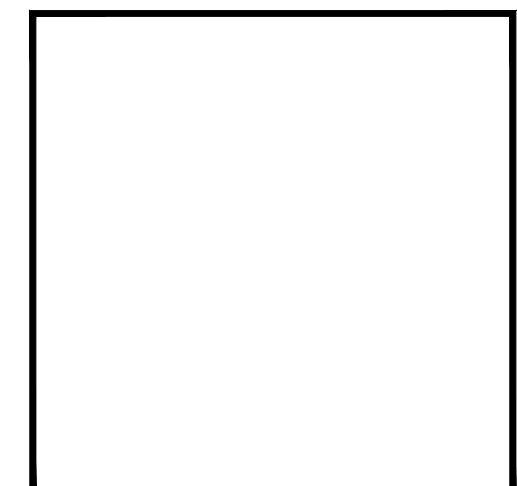
**A4.07**


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**BUILDING SECTION C**



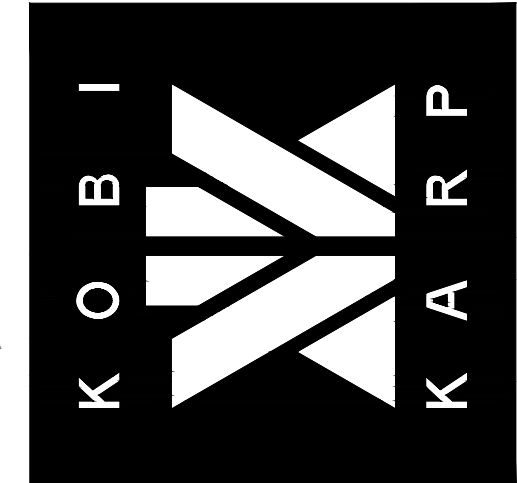
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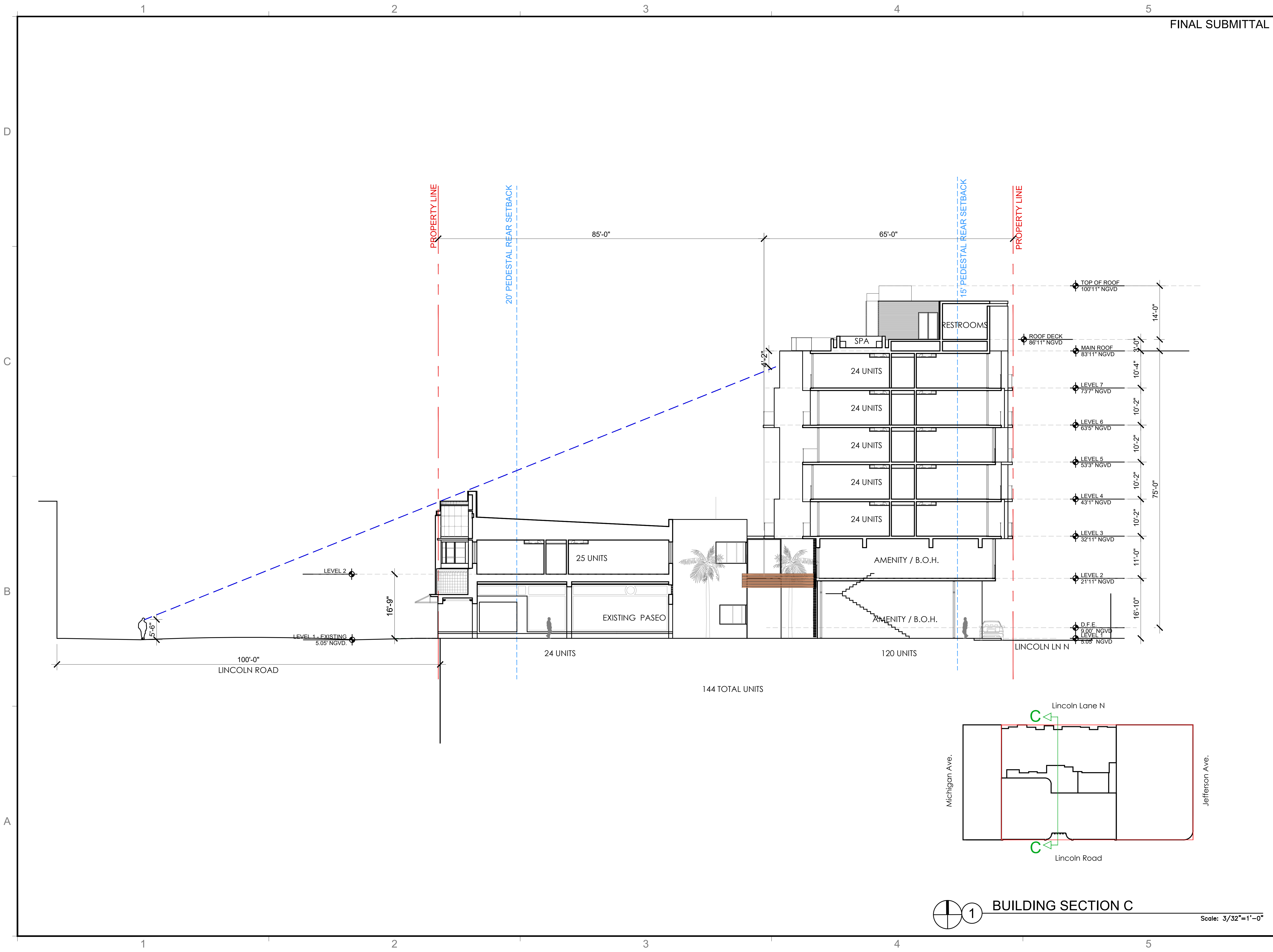


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A4.08



**BUILDING SECTION C**

Scale: 3/32" = 1'-0"



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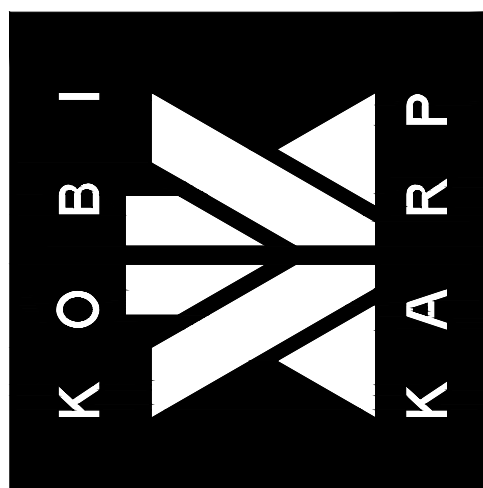
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PERSPECTIVE SECTION

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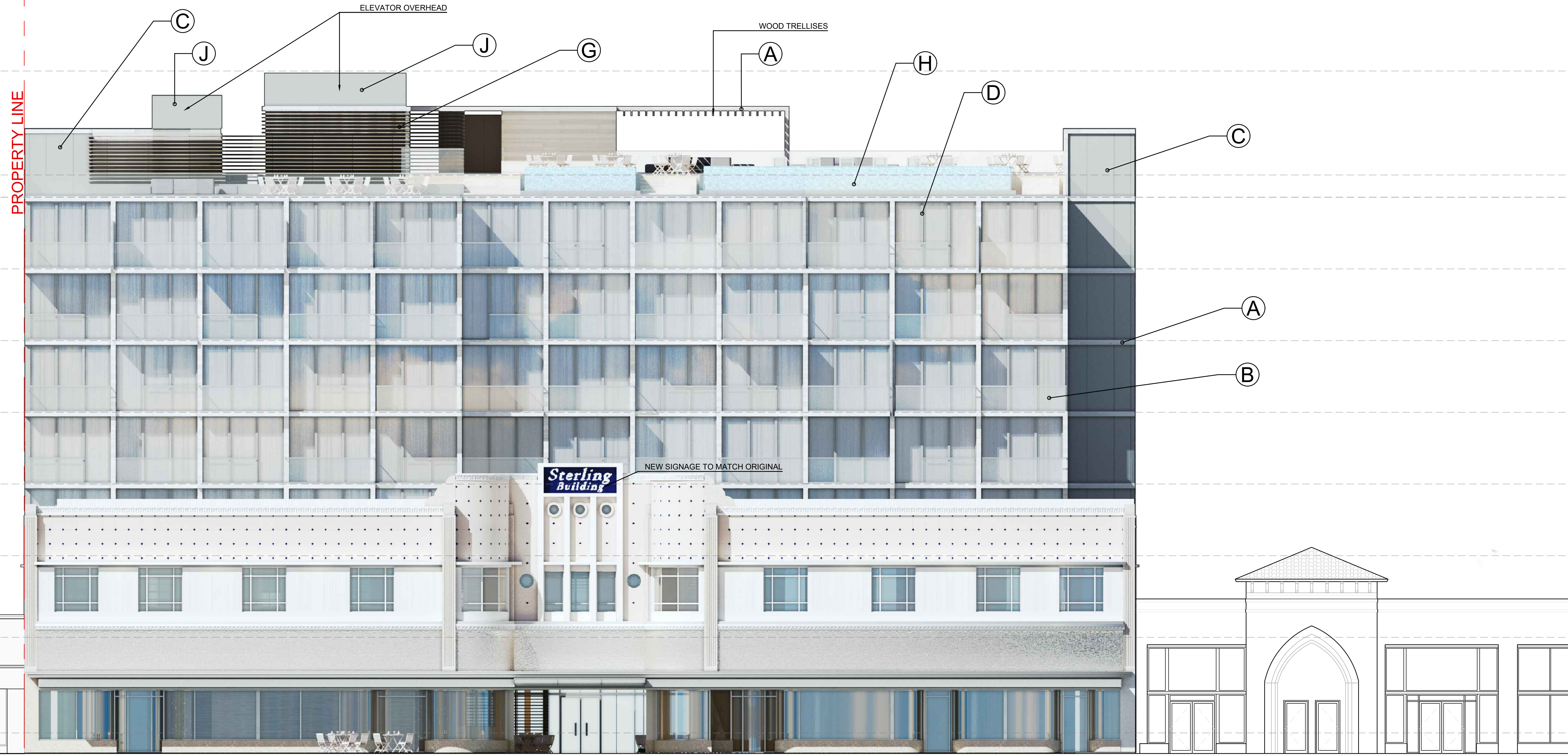
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A4.09

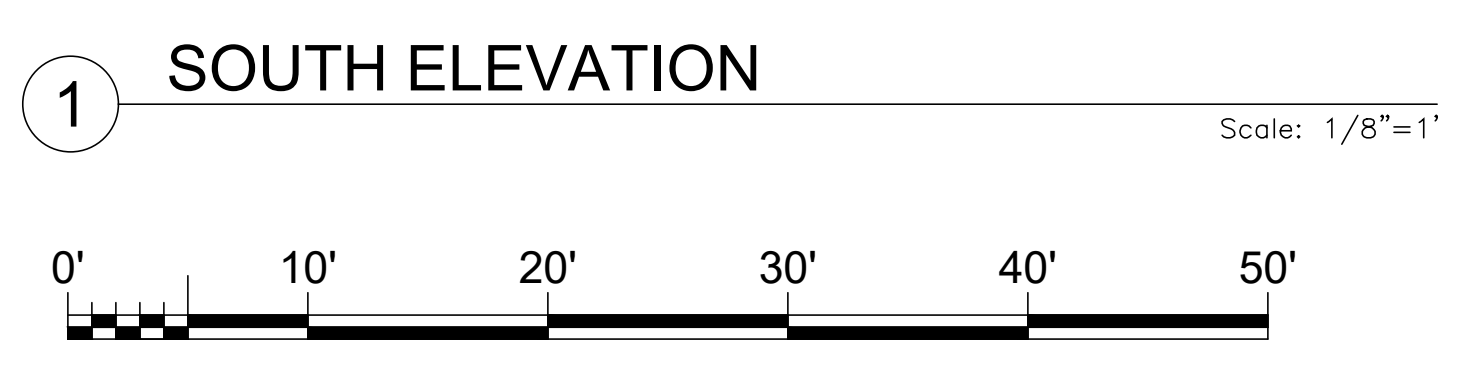
1 BUILDING PERSPECTIVE SECTION

Scale: N/A

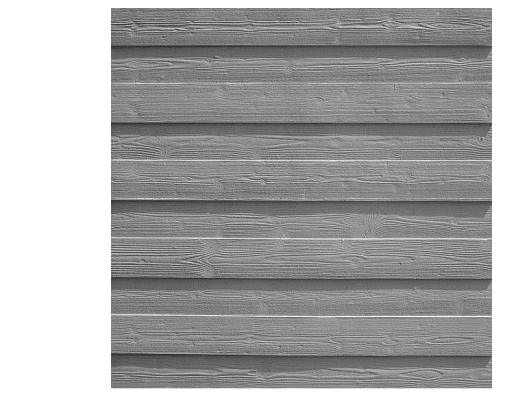
PROPERTY LINE



LINCOLN RD.



FINAL SUBMITTAL



A Exposed Concrete



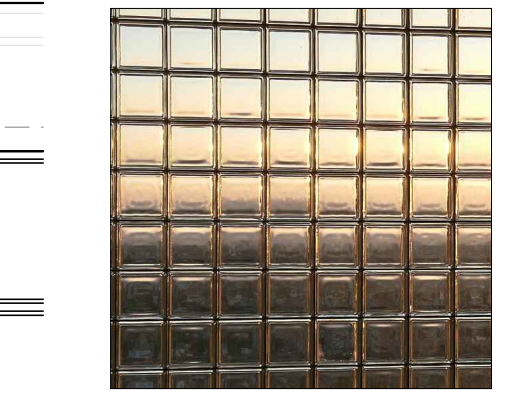
B Glass Railing



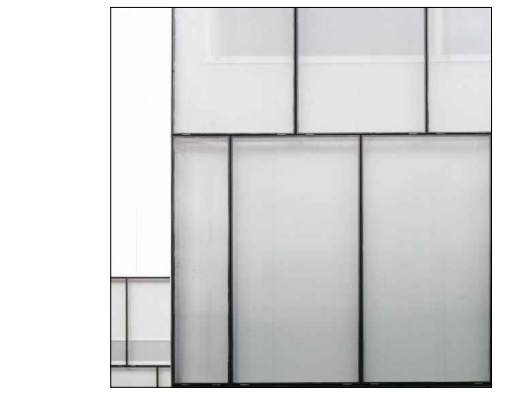
C Painted Scored Stucco



D Aluminium Window Frame



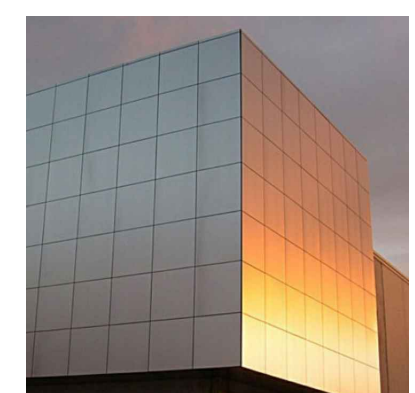
E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



J Stainless Steel



H Glass Mosaic Overflow

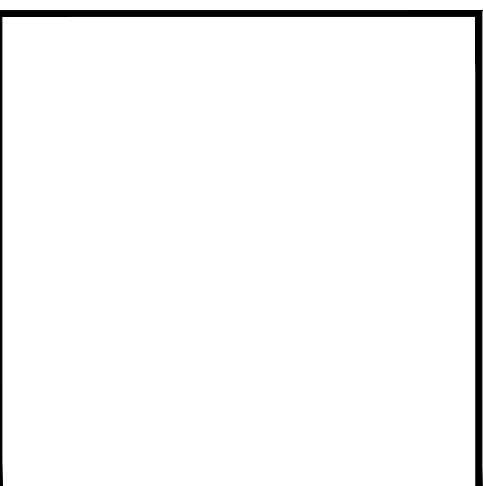
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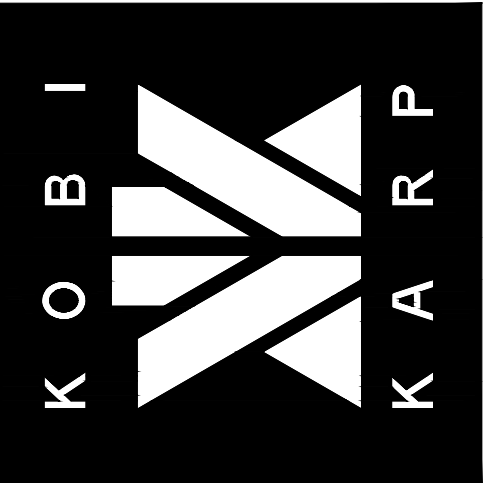
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ENLARGED SOUTH ELEV.



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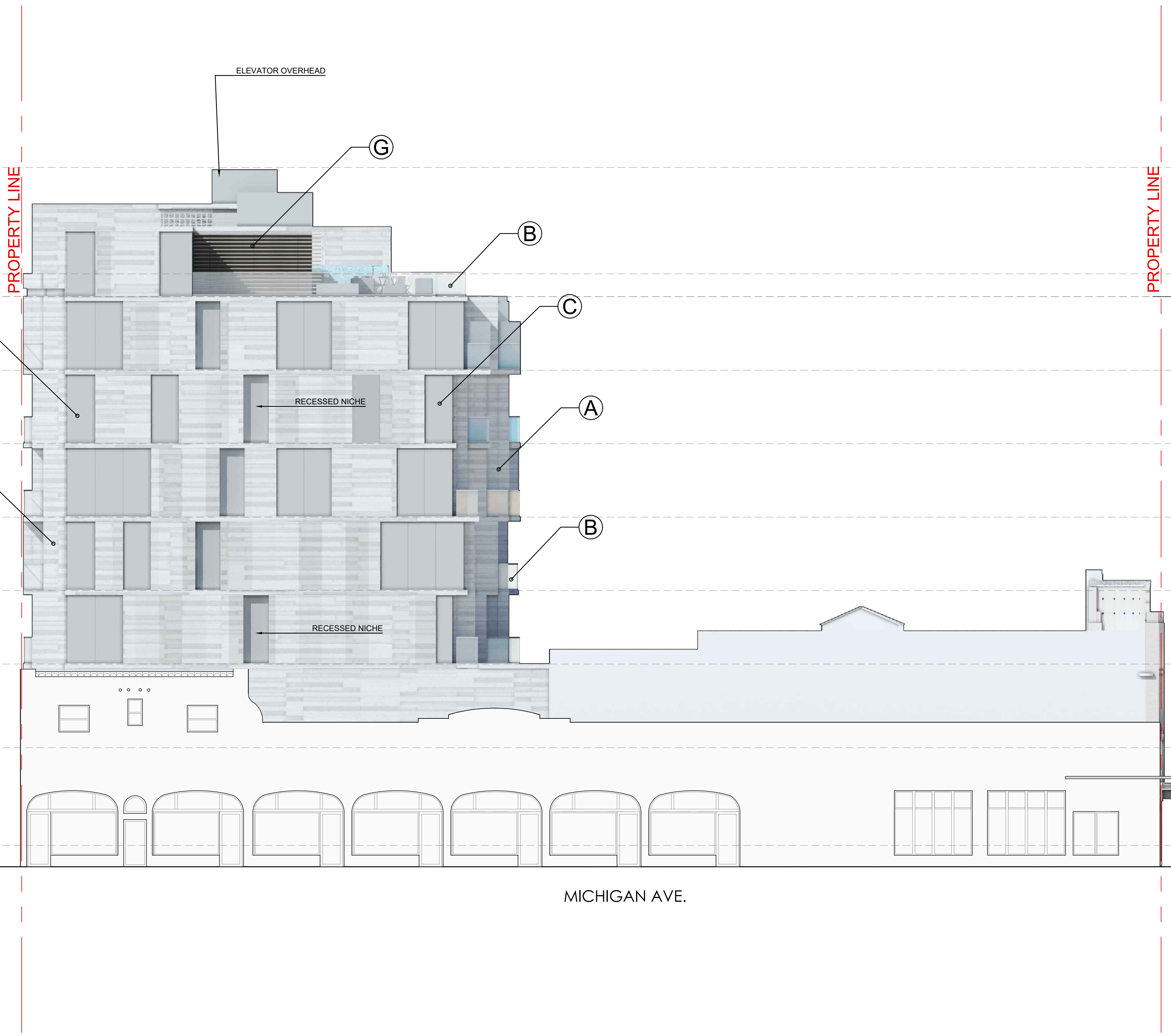


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A4.10

1 2 3 4 5

D  
C  
B  
A



FINAL SUBMITTAL



A Exposed Concrete



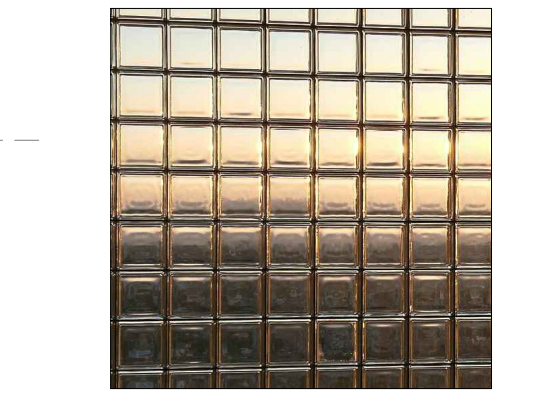
B Glass Railing



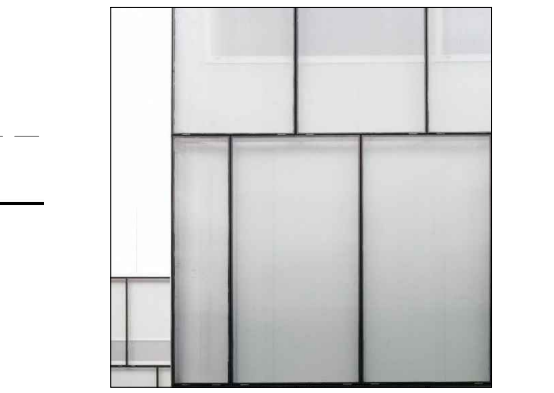
C Painted Scored Stucco



D Aluminium Window Frame



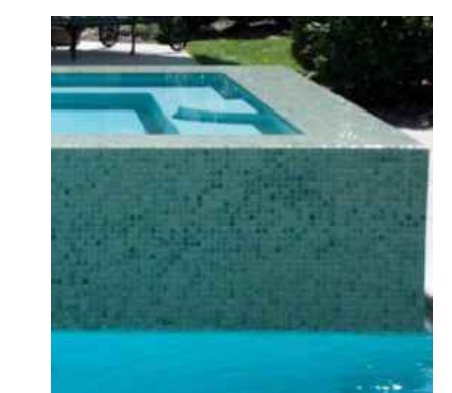
E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



H Glass Mosaic Overflow

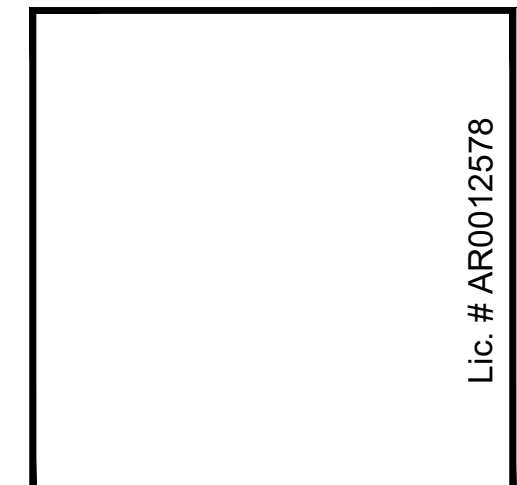
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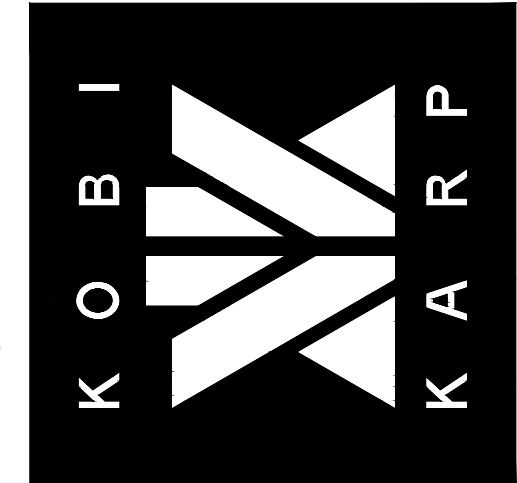
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ENLARGED WEST ELEV.



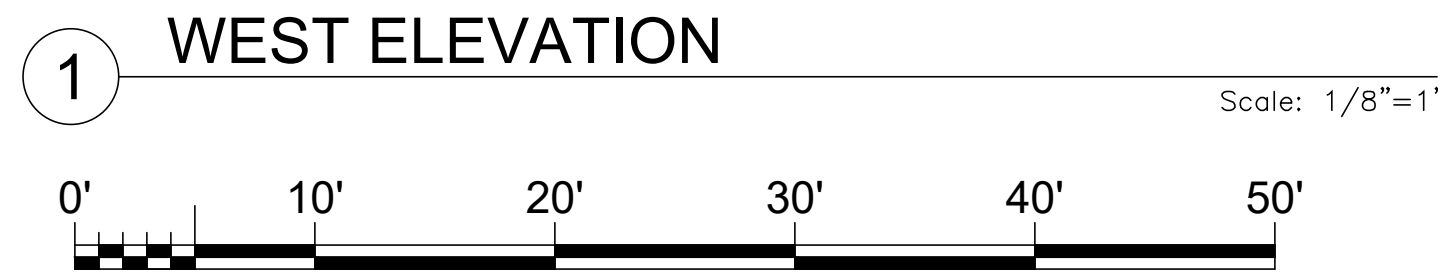
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A4.11



1 2 3 4 5



FINAL SUBMITTAL



A Exposed Concrete



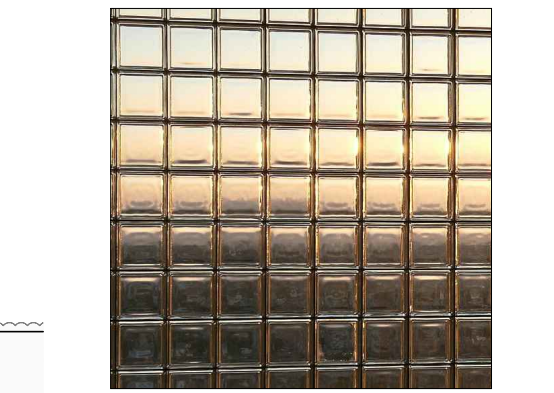
B Glass Railing



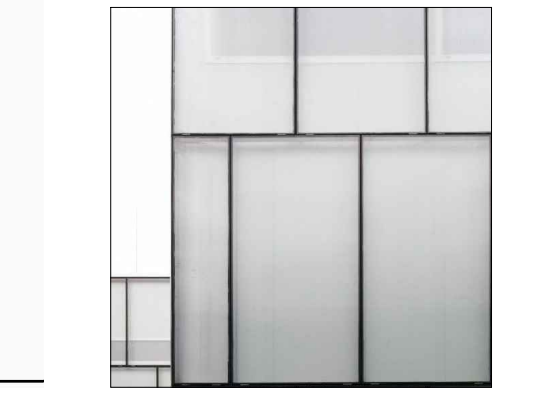
C Painted Scored Stucco



D Aluminium Window Frame



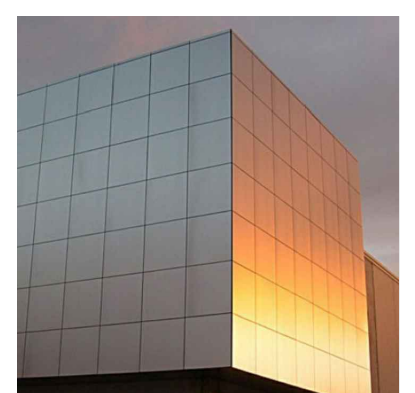
E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



J Stainless Steel



I Clay Trellises



H Glass Mosaic Overflow

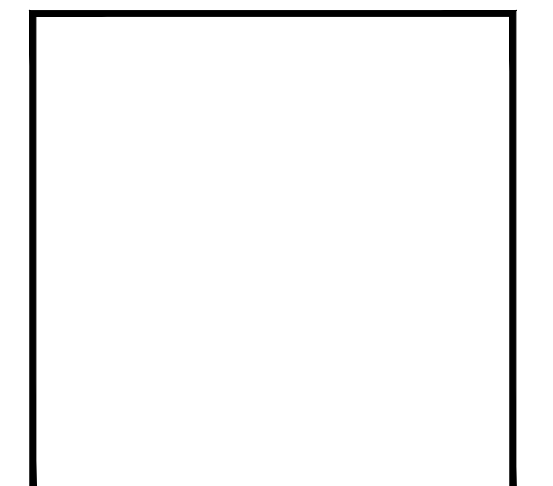
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ENLARGED NORTH ELEV.



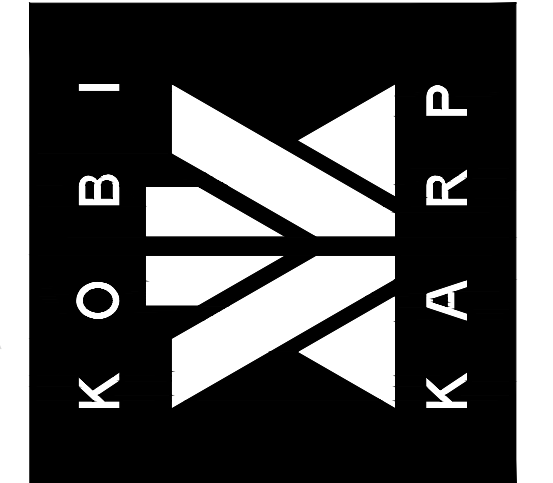
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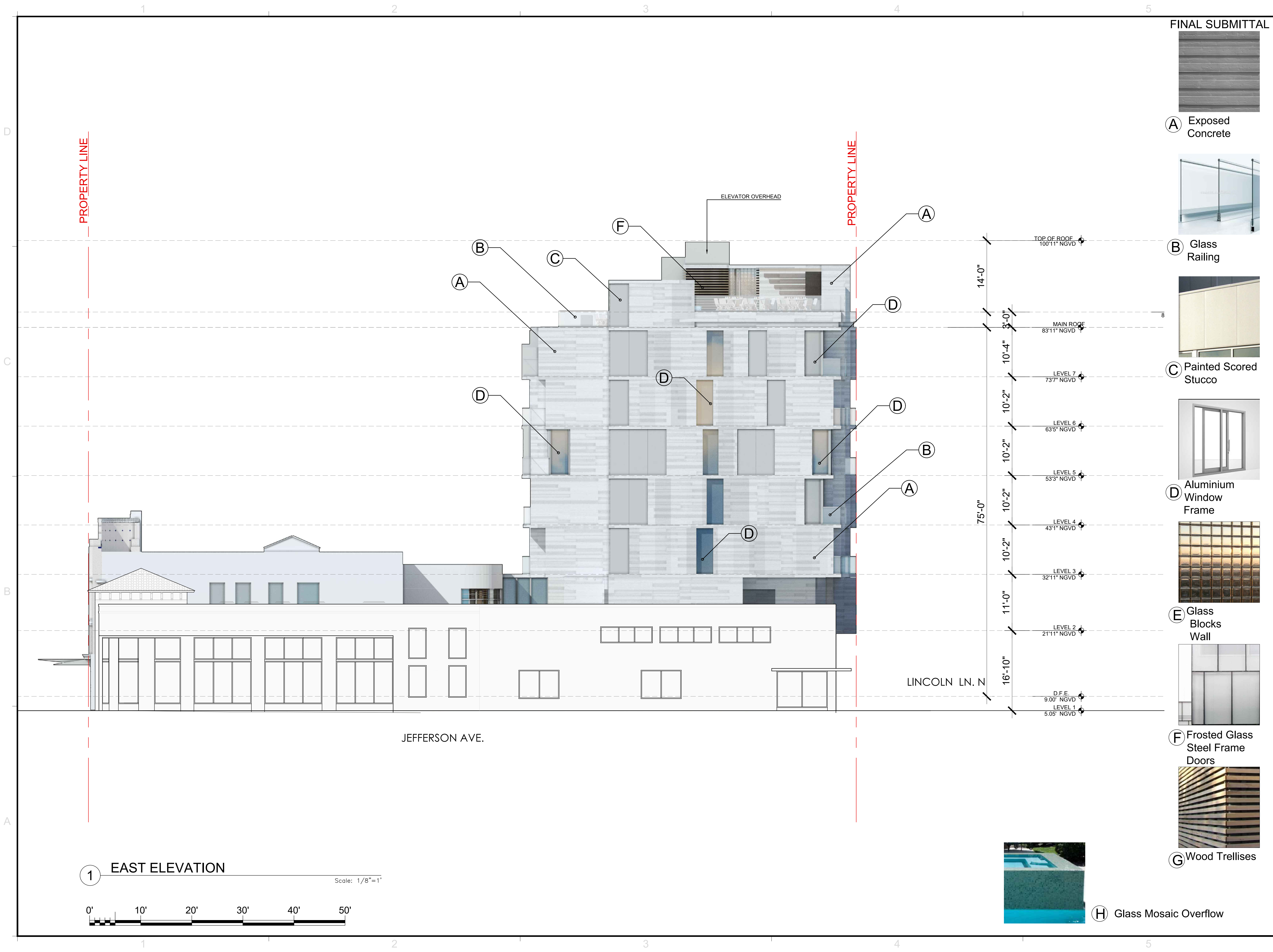
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A4.12





FINAL SUBMITTAL



A Exposed Concrete



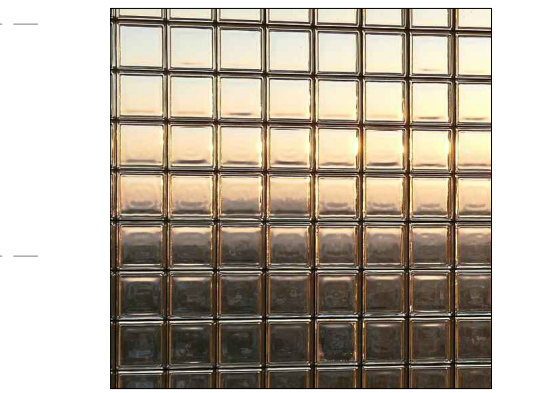
B Glass Railing



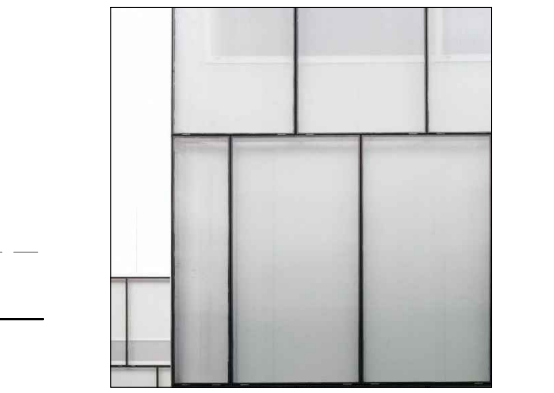
C Painted Scored Stucco



D Aluminium Window Frame



E Glass Blocks Wall



F Frosted Glass Steel Frame Doors



G Wood Trellises



H Glass Mosaic Overflow

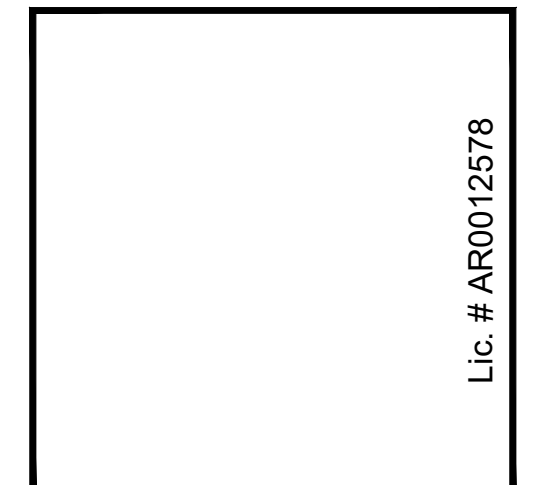
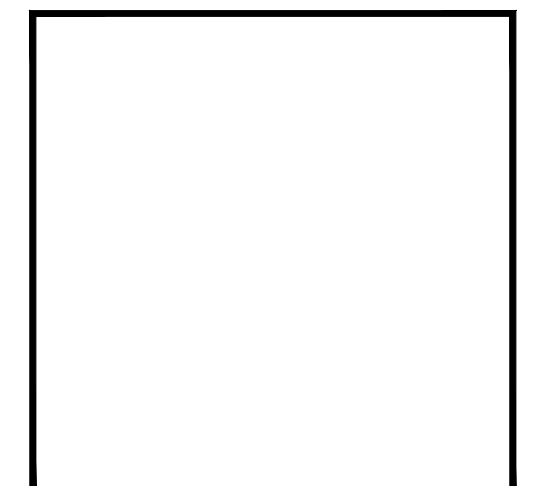
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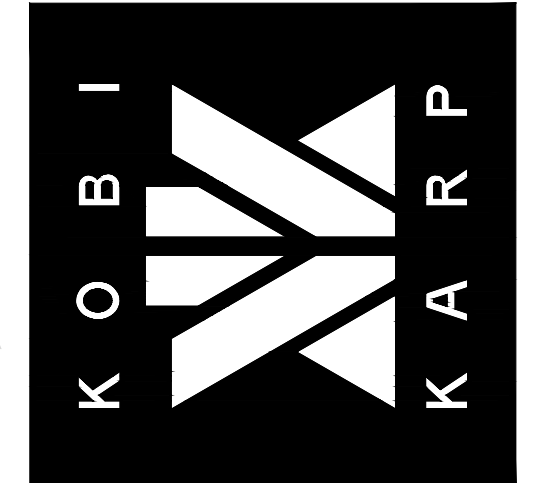
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ENLARGED EAST ELEV.



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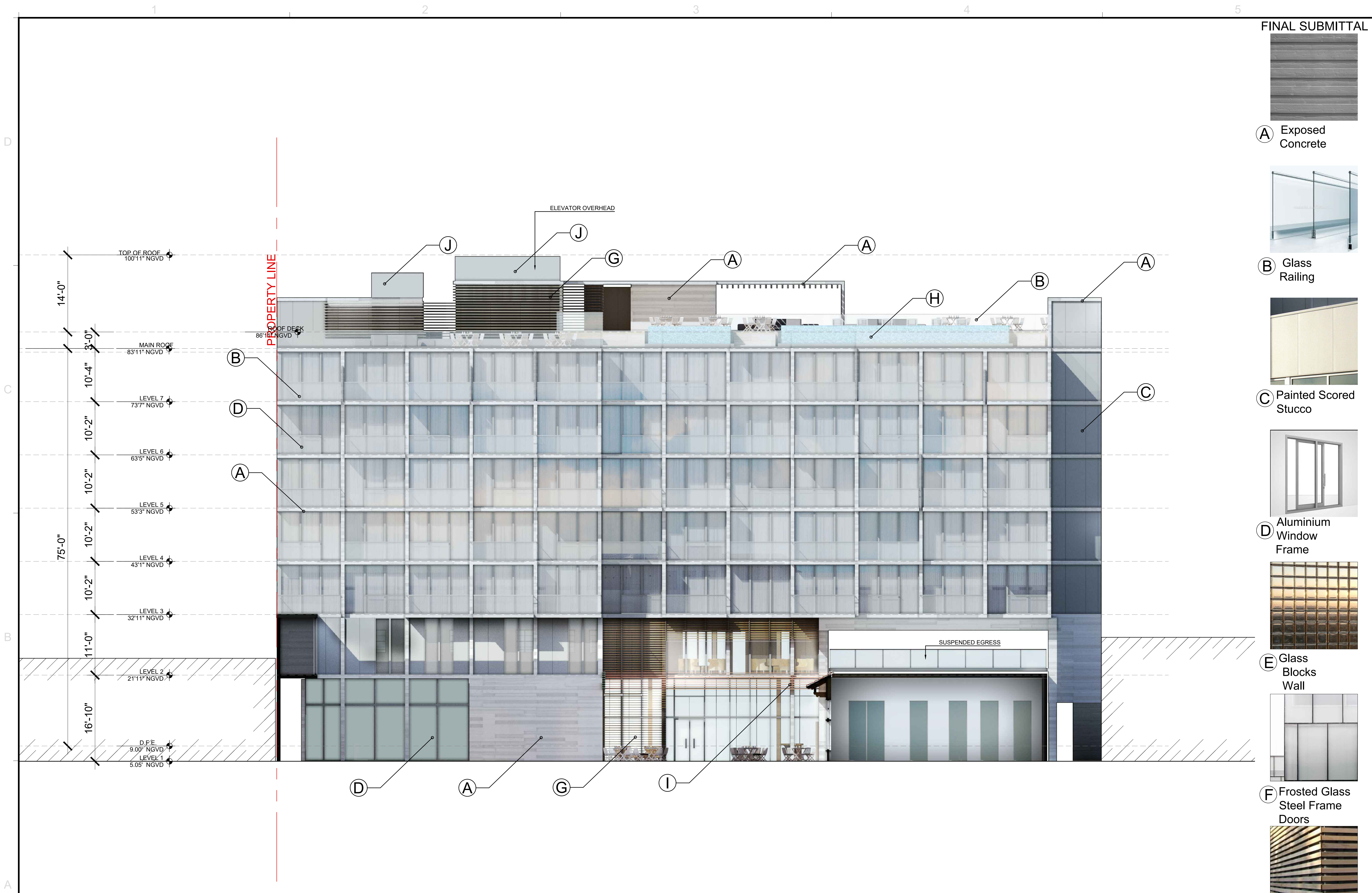


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A4.13



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A Exposed Concrete



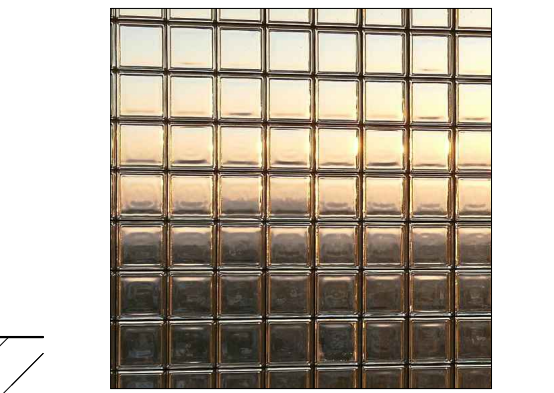
B Glass Railing



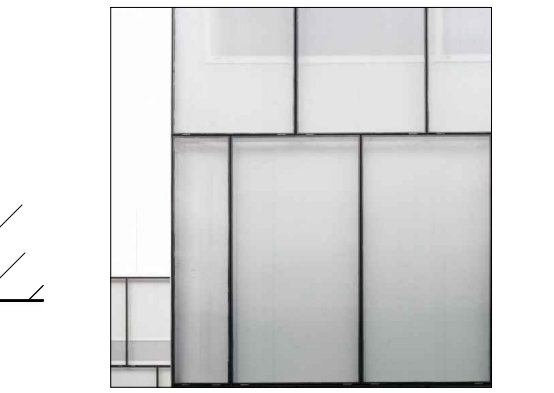
C Painted Scored Stucco



D Aluminium Window Frame



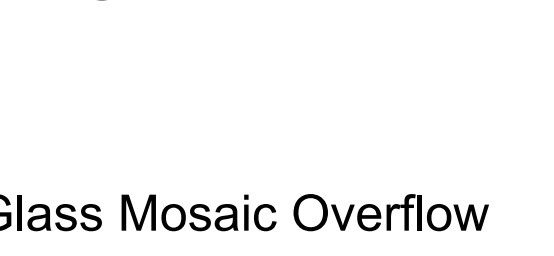
E Glass Blocks Wall



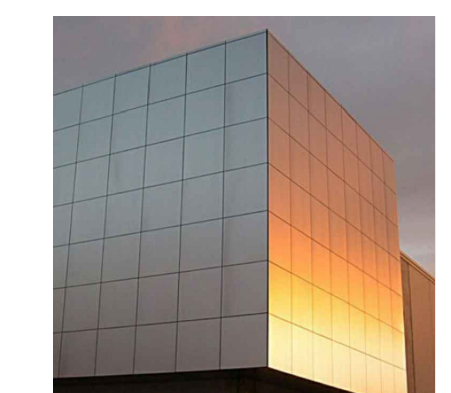
F Frosted Glass Steel Frame Doors



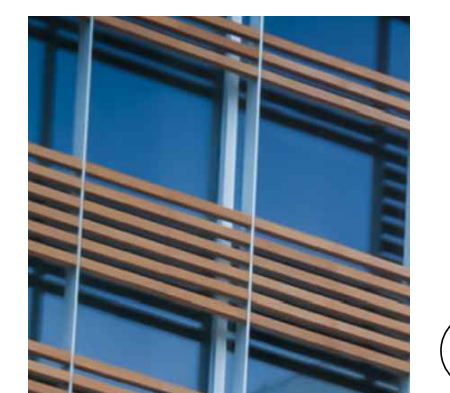
G Wood Trellises



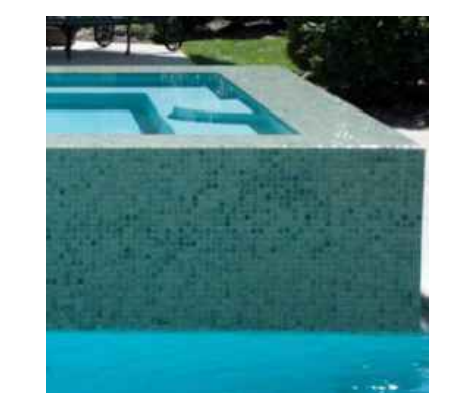
H Glass Mosaic Overflow



I Stainless Steel



J Clay Trellises



K Glass Mosaic Overflow

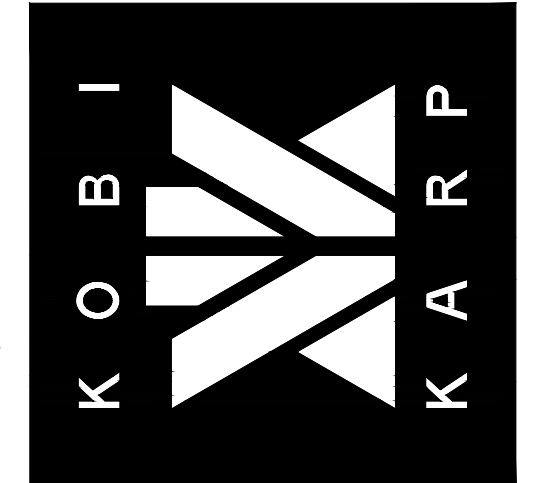
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**ENLARGED SOUTH ELEV.**  
COURTYARD

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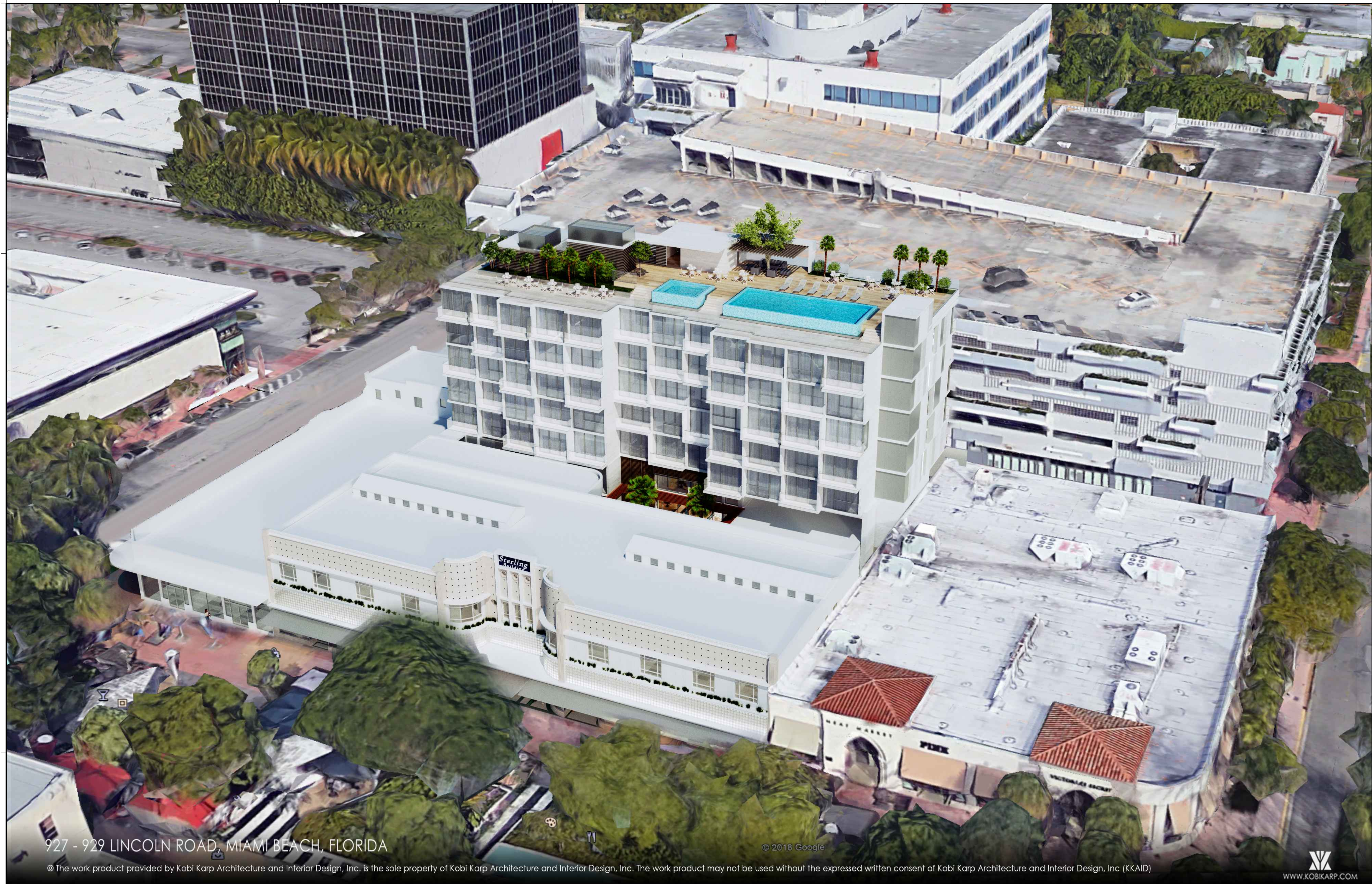


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A4.14

1 SOUTH ELEVATION (COURTYARD)  
Scale: 1/8"=1'





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South-East Aerial View

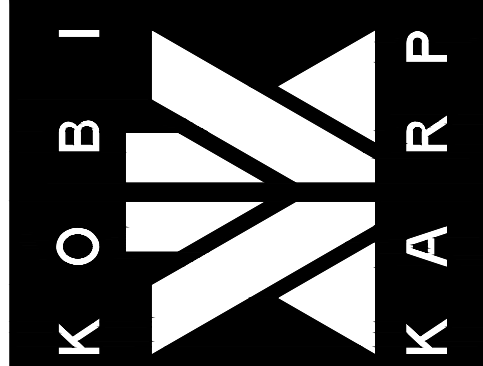
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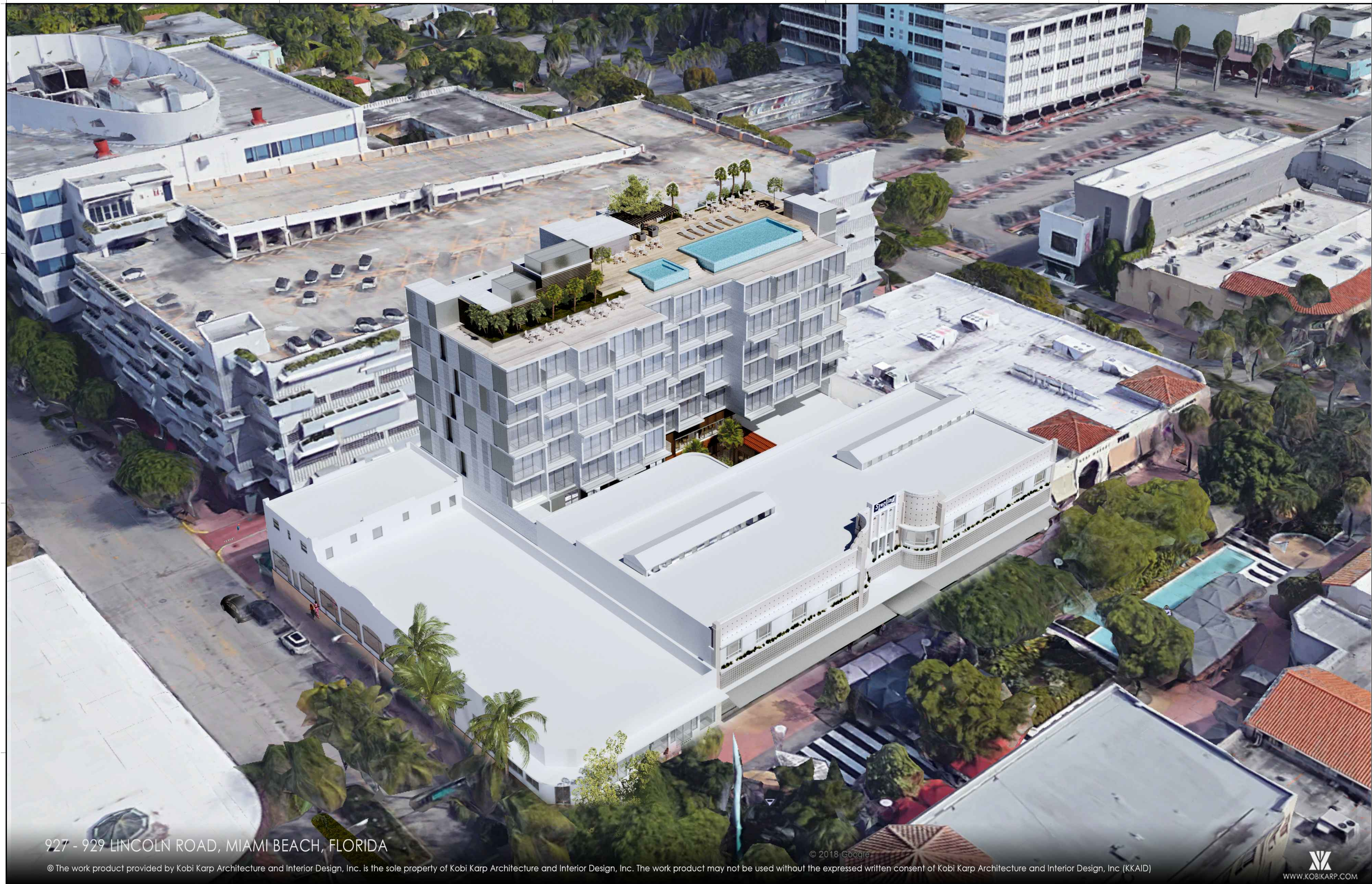


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A5.01

1 South-East Aerial View

Scale: N/A



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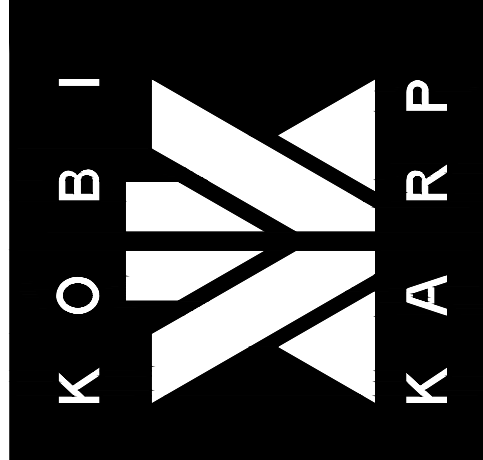
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South-West Aerial View

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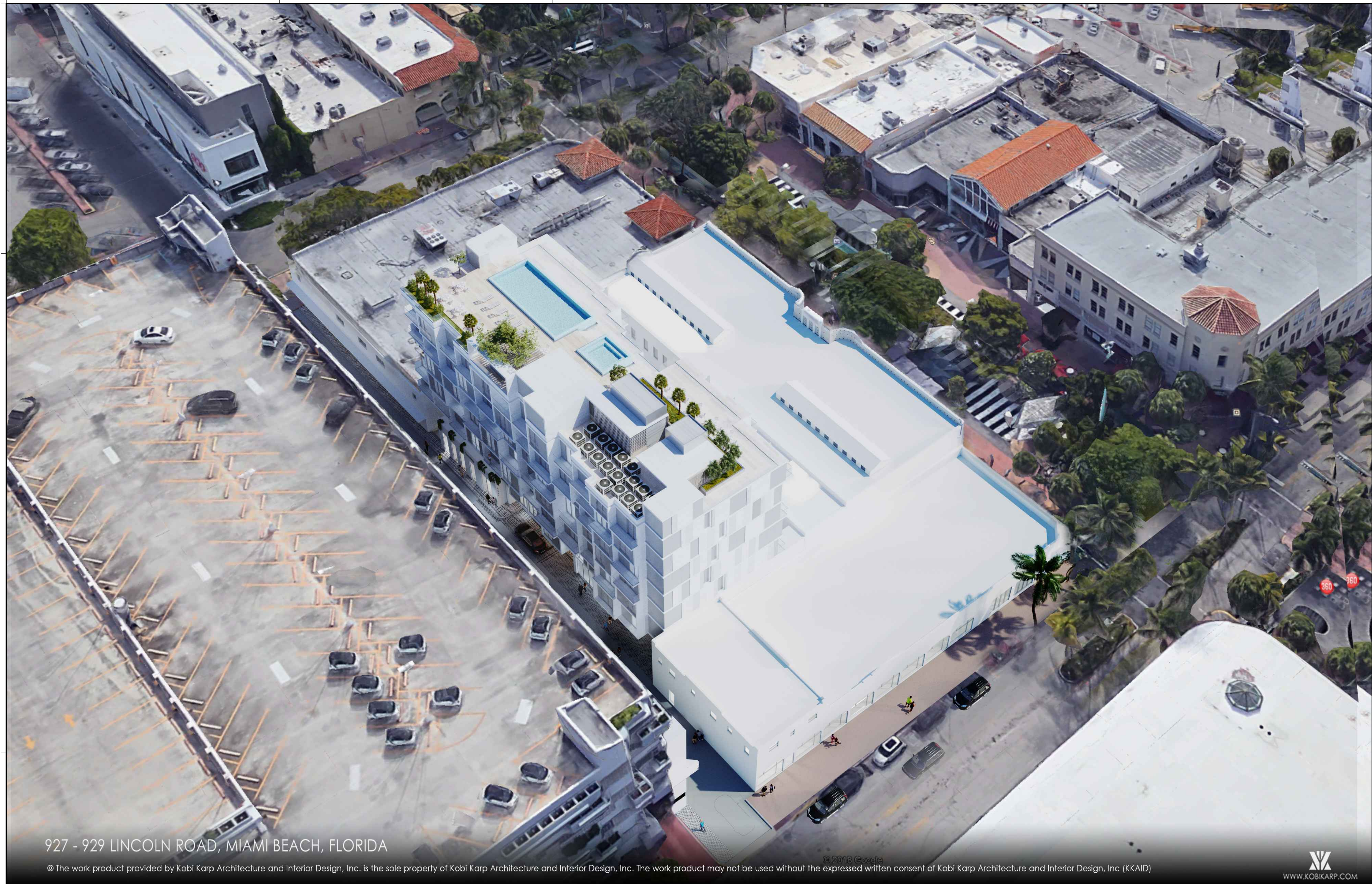


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A5.02

1 South-West Aerial View

Scale: N/A



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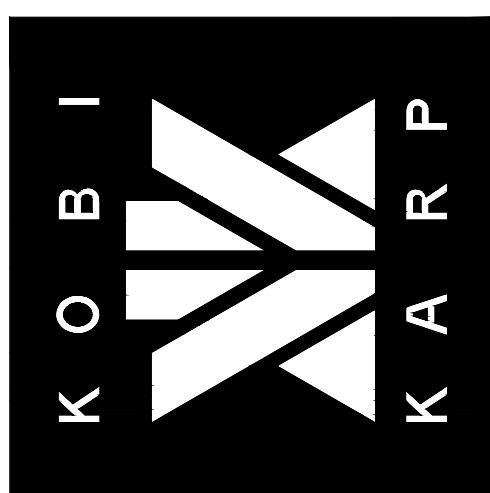
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North-West Aerial View

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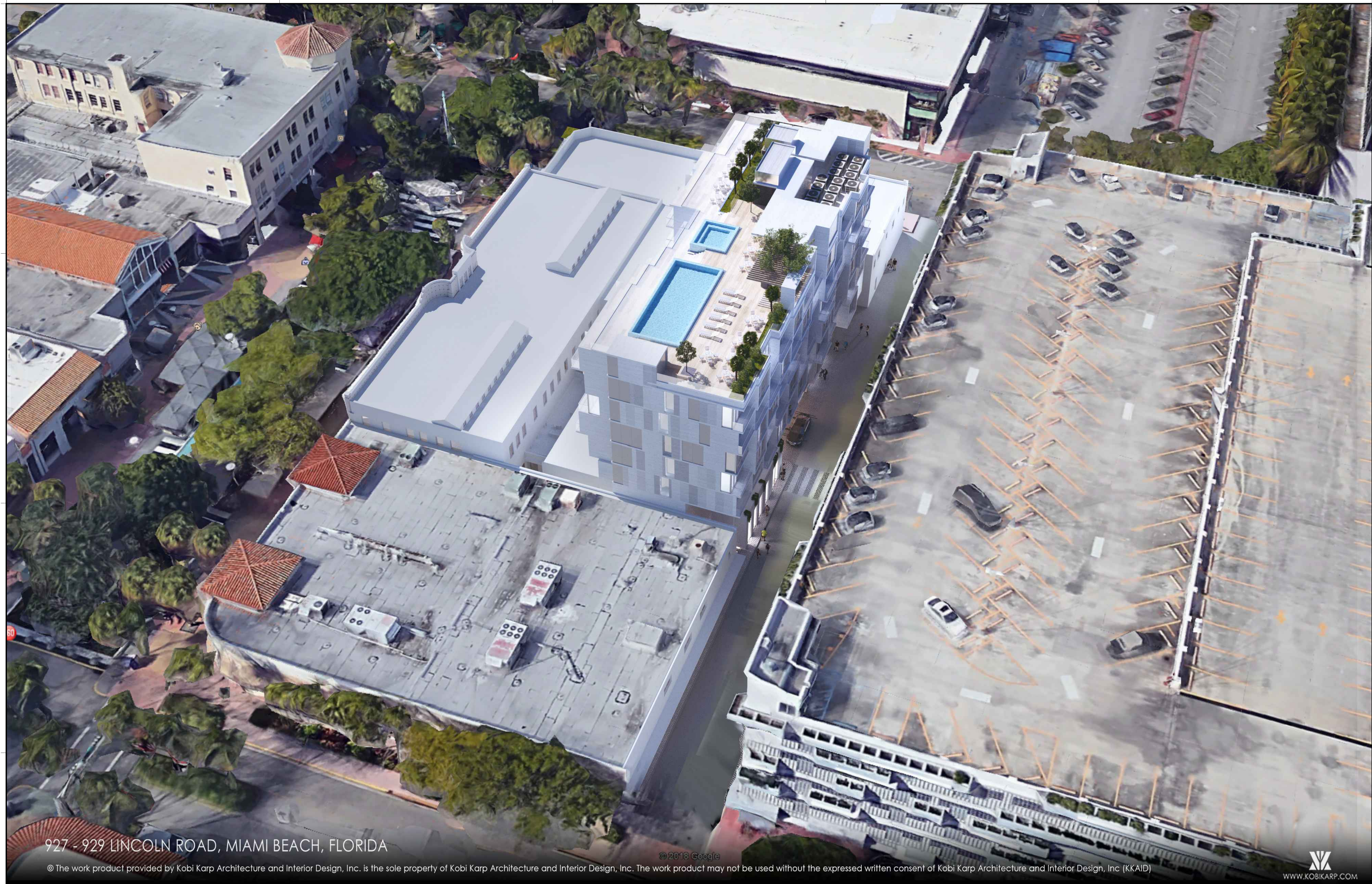


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A5.03

1 North-West Aerial View

Scale: N/A



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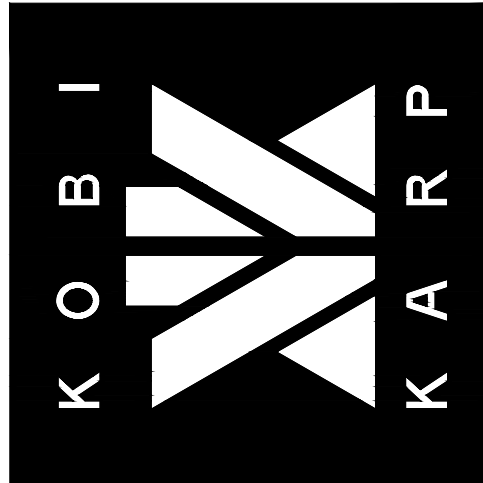
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A5.04

1 North-East Aerial View

Scale: N/A



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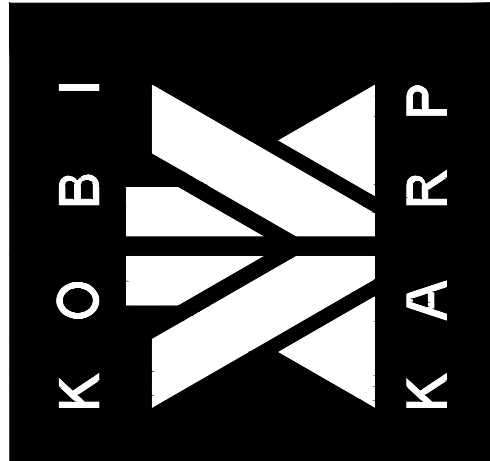
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A5.05

1 RENDERING 01

Scale: N/A



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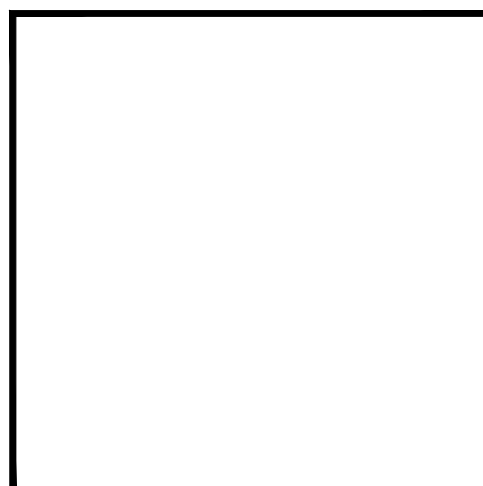


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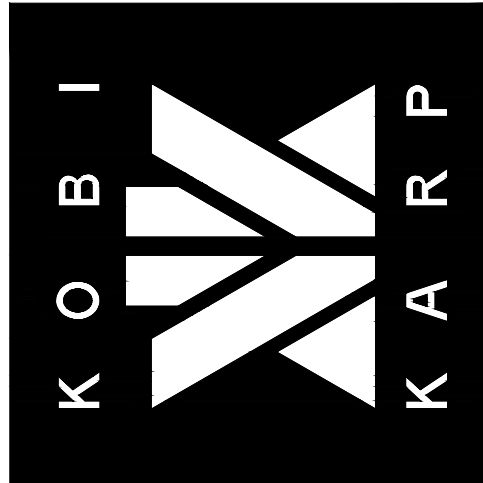
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A5.06

1 RENDERING 02

Scale: N/A





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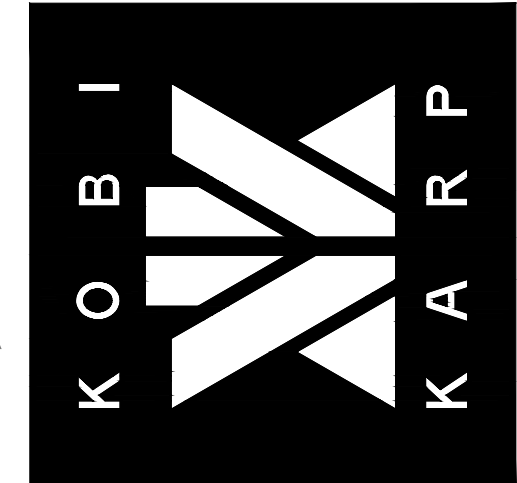
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A5.07

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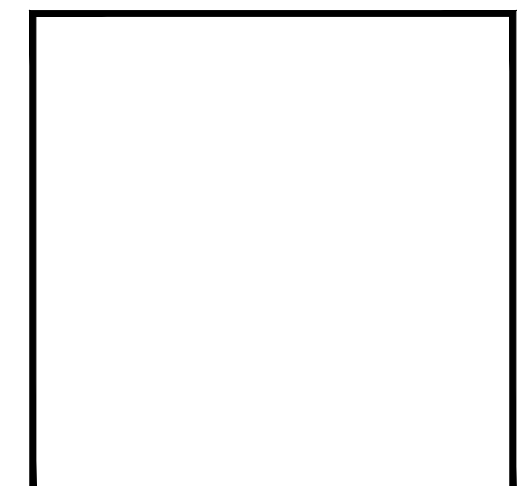
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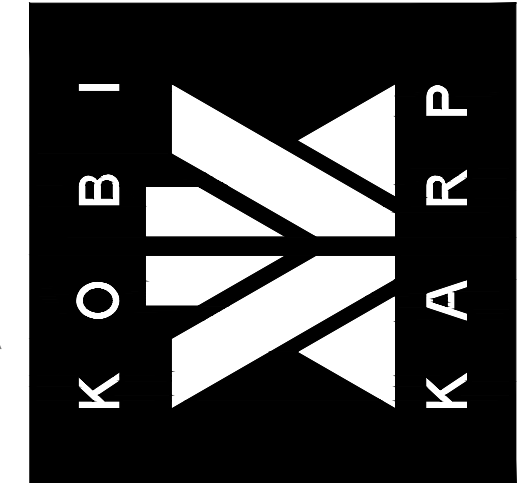
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1 RENDERING 04

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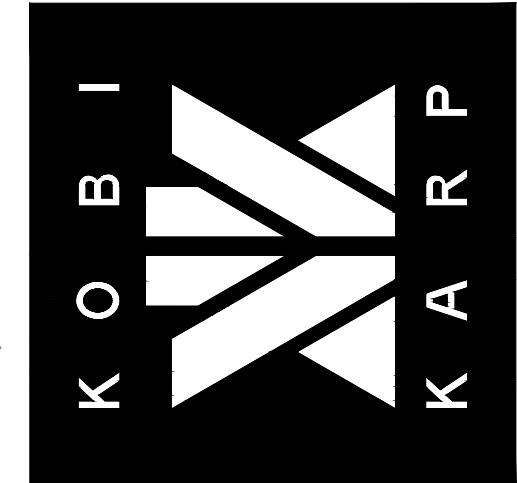
RENDERING 04  
WITHOUT LANDSCAPE



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A5.09



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1 RENDERING 04 WITHOUT LANDSCAPE Scale: N/A



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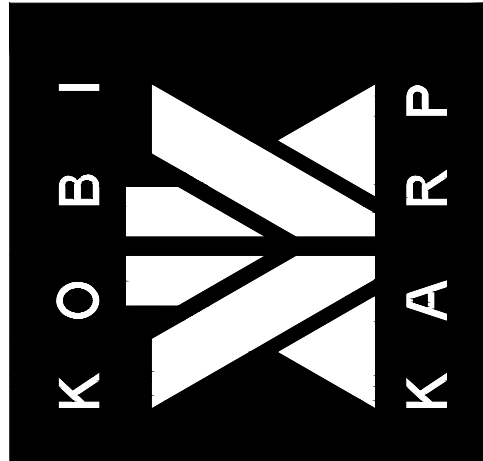
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A5.10

1 RENDERING 05

Scale: N/A



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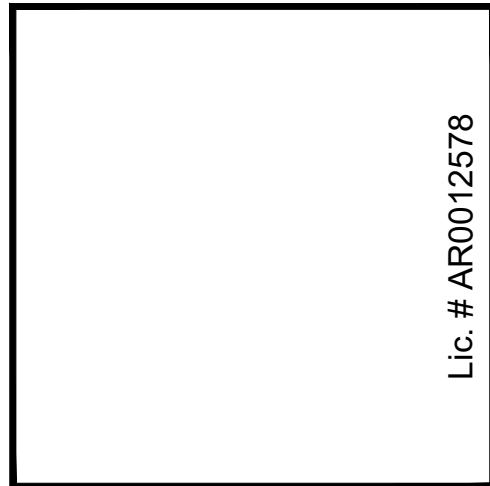
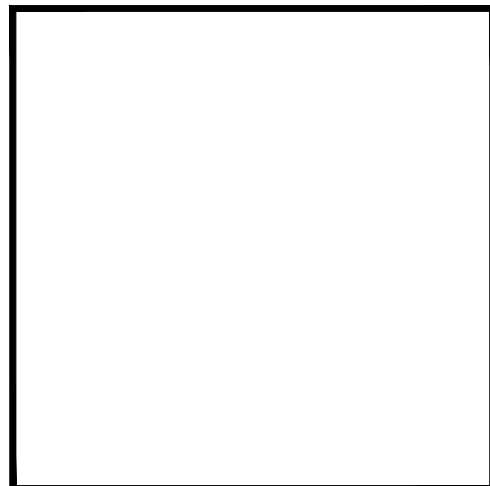
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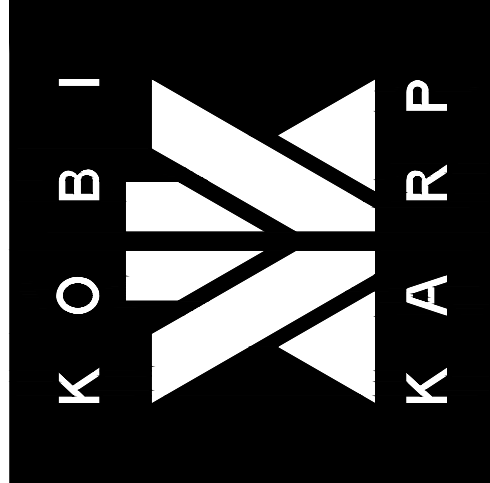
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A5.11

1 RENDERING 06

Scale: N/A



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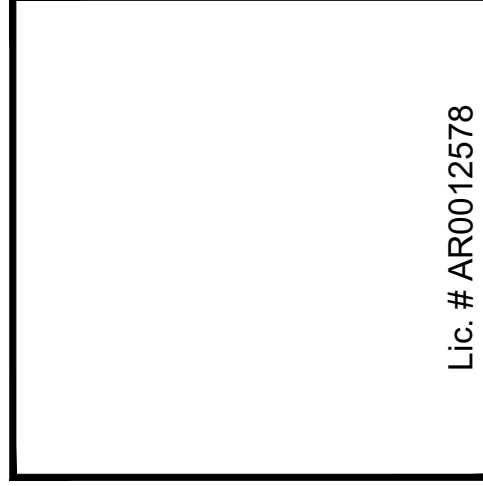
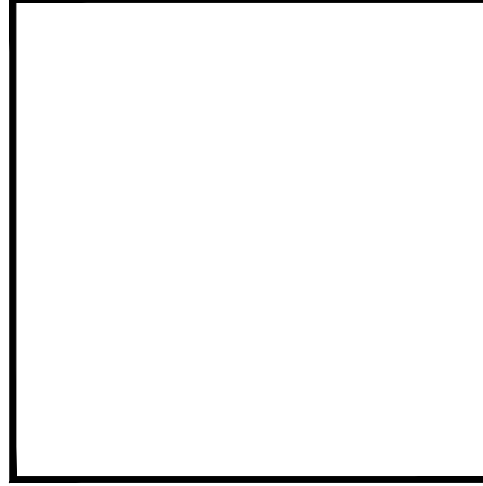
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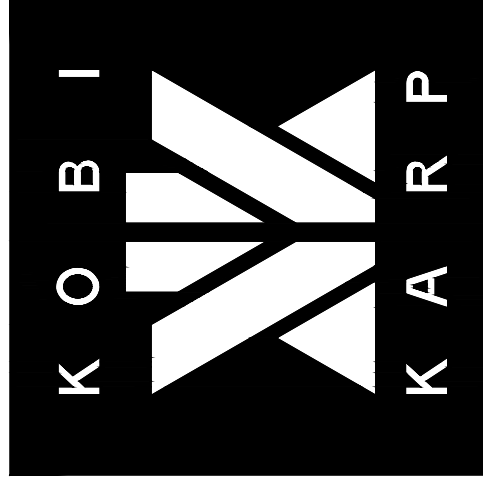
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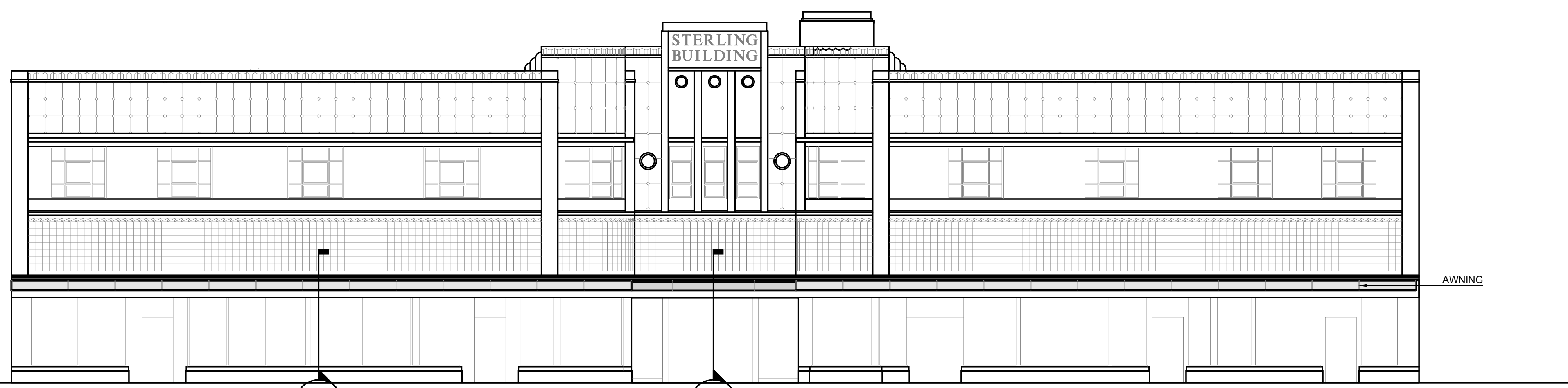


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A5.12

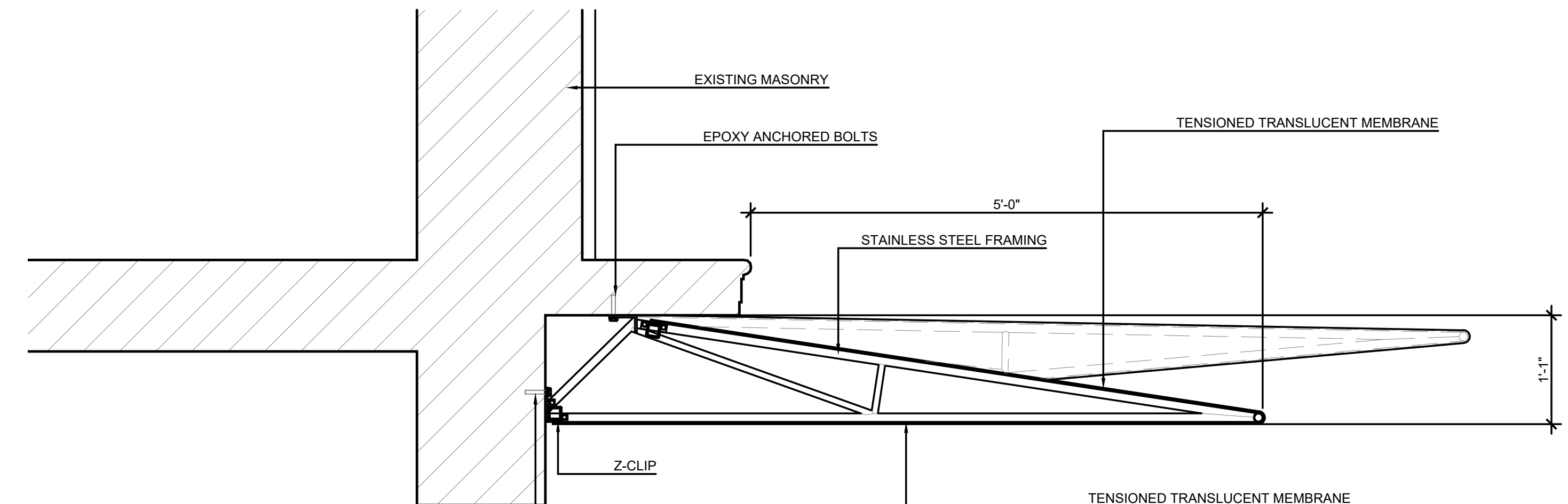
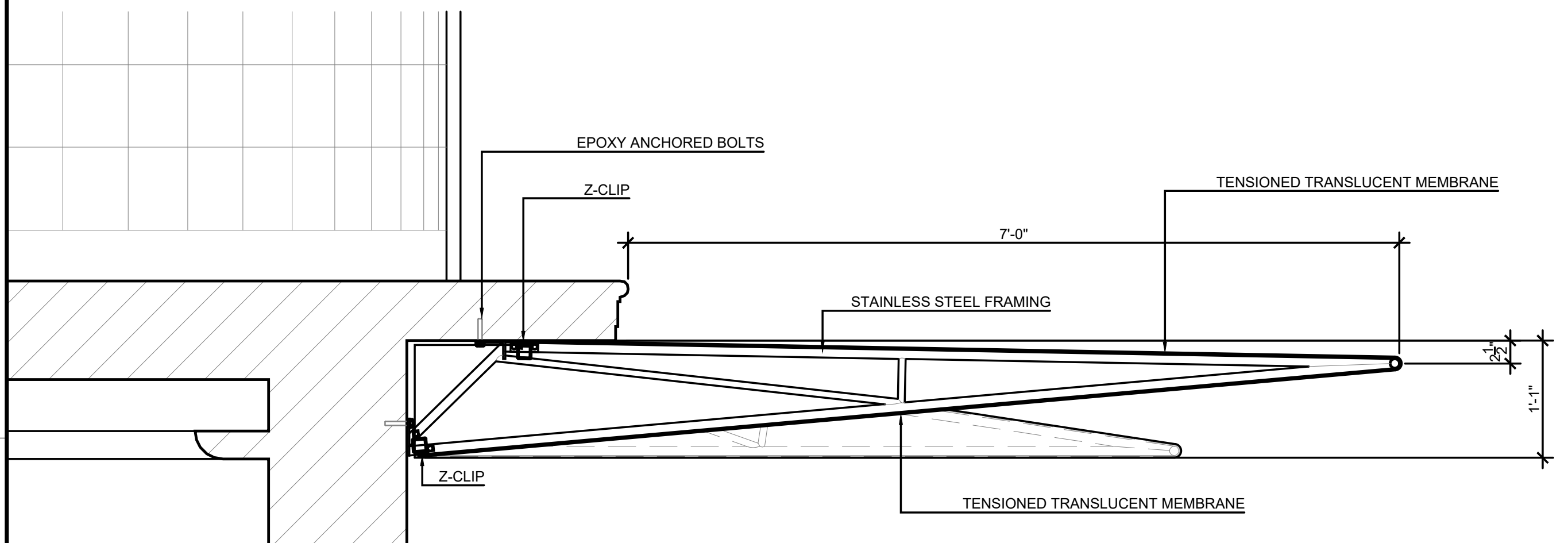
1 RENDERING 07

Scale: N/A



3 AWNING DETAIL: Front Elevation

Scale: 1/8"=1'-0"



1 Det 1 - Awning Section

Scale: 1"=1'-0"

2 Det 2 - Awning Section

Scale: 1"=1'-0"

1883

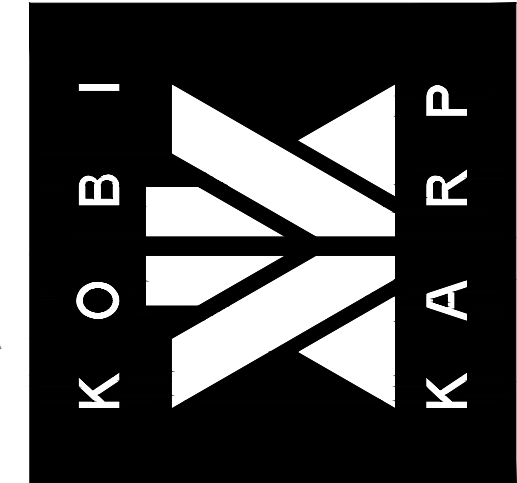
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AWNING DETAIL

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A6.01



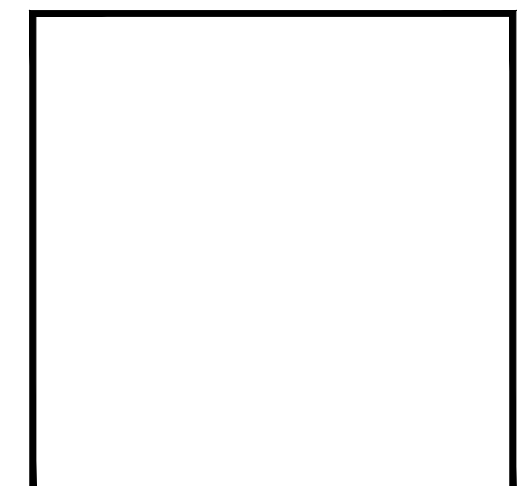



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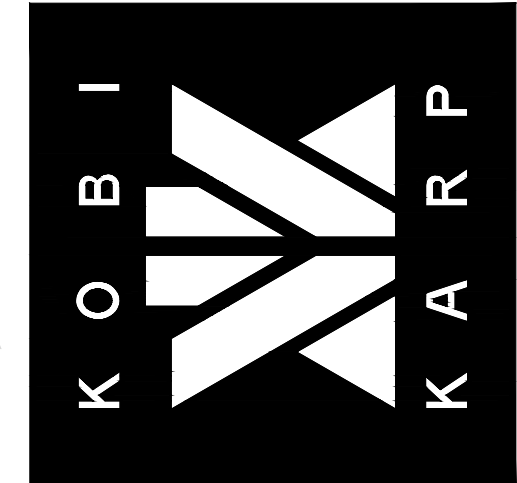
ENLARGED ROOF SECTION



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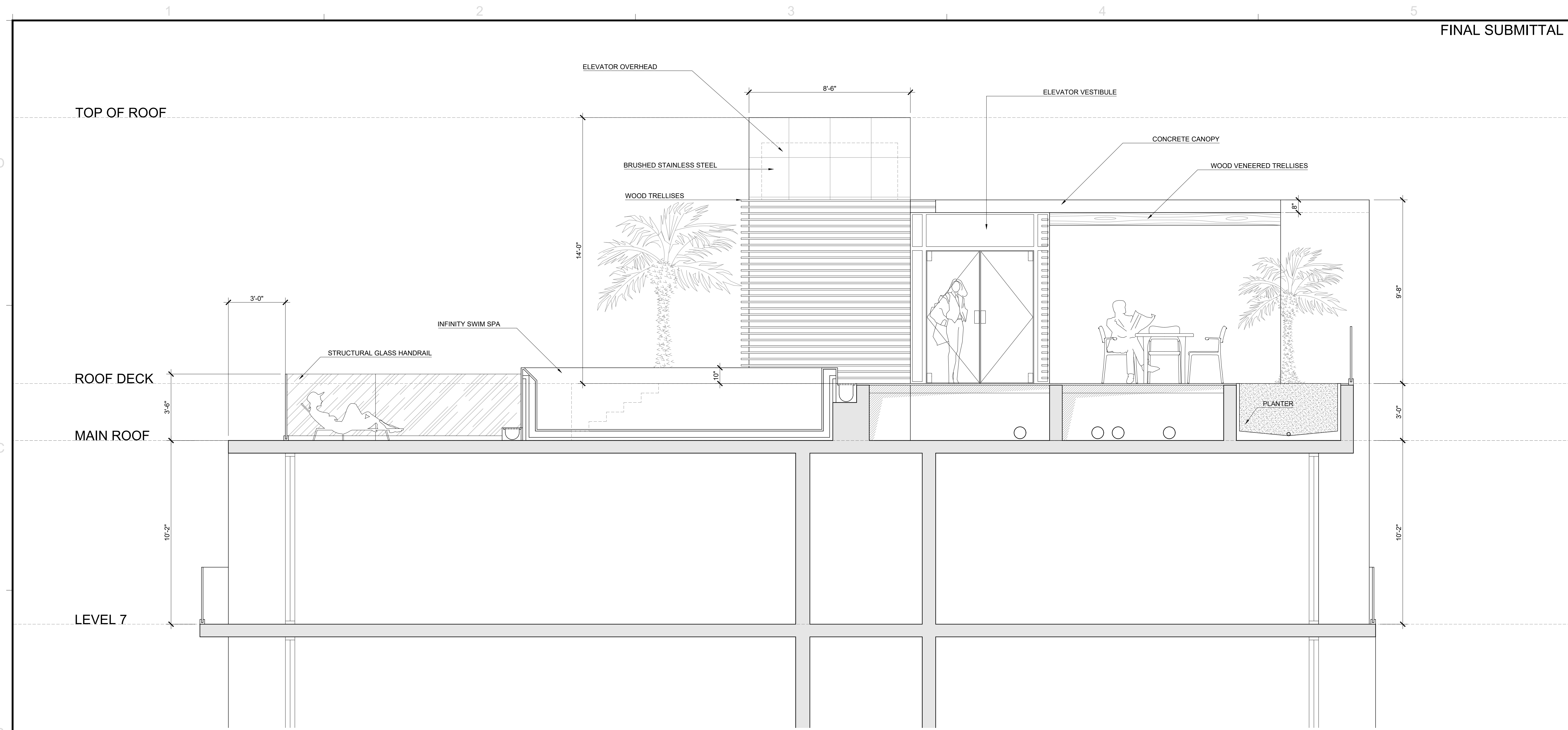
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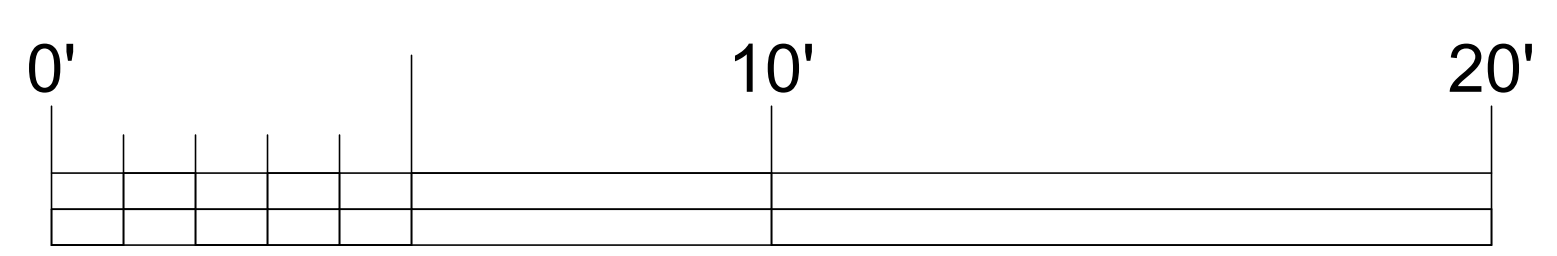


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A6.03



1 ENLARGED ROOF SECTION  
Scale: 3/8"=1'




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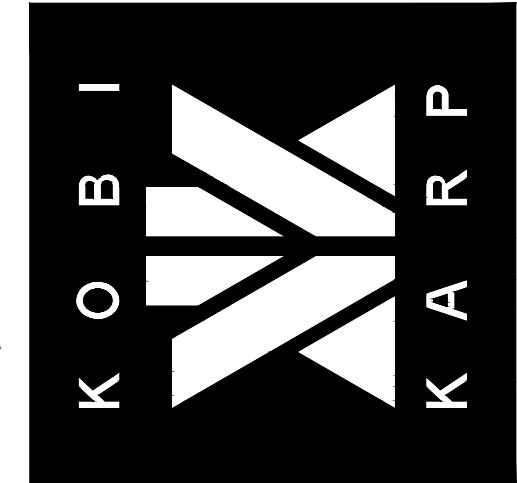
WEST EL. OF BOOK STORE

Architectural details and notes for the elevation.

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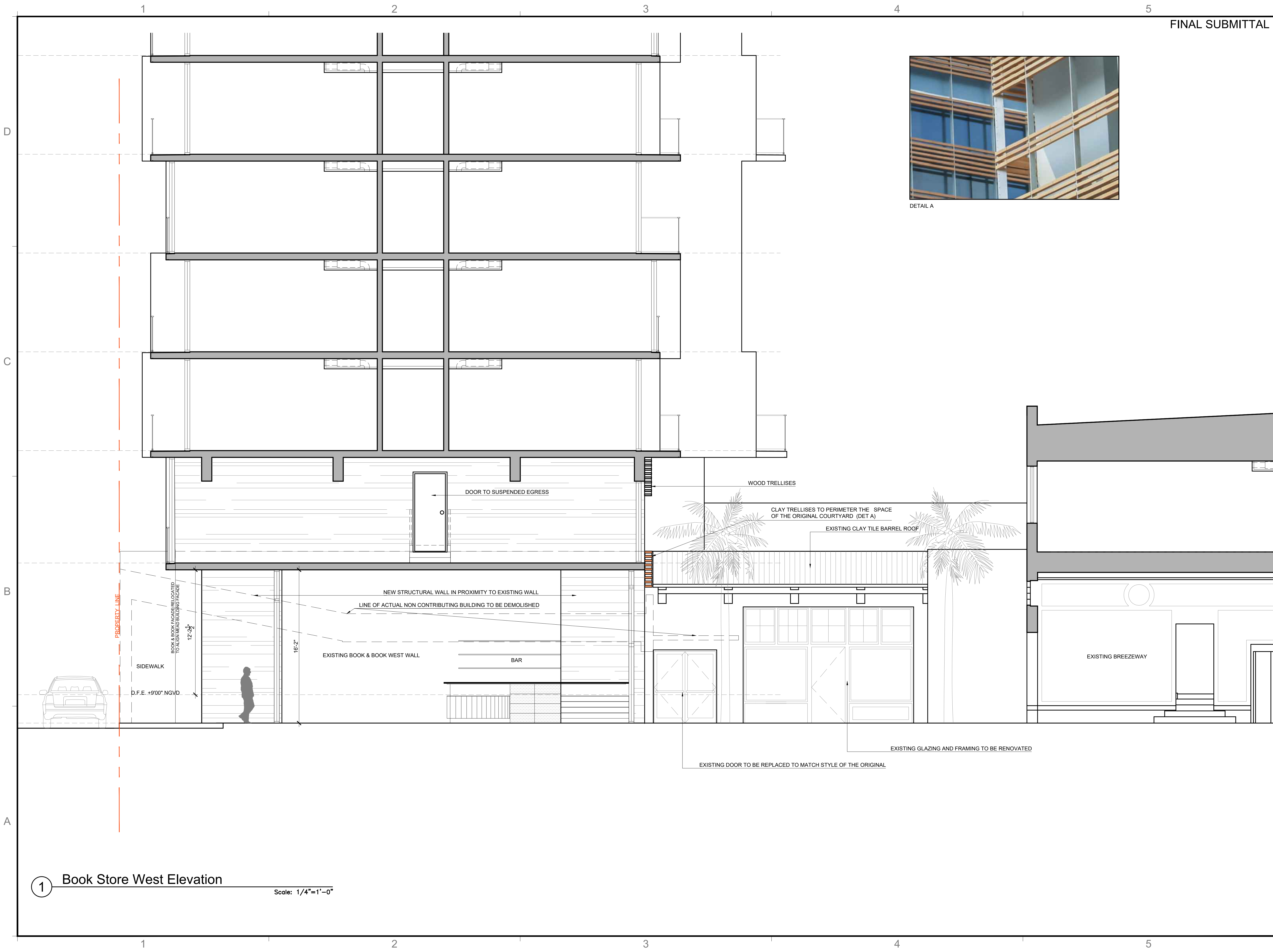


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A6.04



1 Book Store West Elevation  
Scale: 1/4"=1'-0"

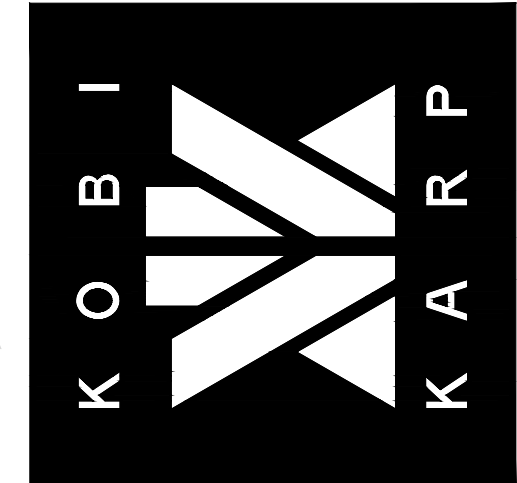
1883

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927-929 LINCOLN RD  
MIAMI BEACH, FL 33139  
PRELIMINARY SIGNAGE PLAN

Lic. # AR0012578

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DRAWN BY:  
CHECKED BY: KK, MP  
DATE: 11/12/2019

A6.05

RETAIL SIGNAGE:  
CHANNEL LETTERS ILLUMINATED FROM THE FACE  
PLACED IN FRONT OF THE LOWER HALF OF GLASS BLOCKS WALL

HOTEL SIGNAGE:  
CHANNEL LETTERS ILLUMINATED FROM THE FACE  
PLACED ON TOP OF THE CANOPY

PROPERTY LINE

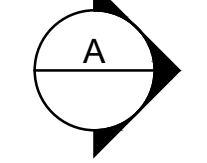


1 SOUTH ELEVATION

Scale: 1/8"=1'



LINCOLN RD.



1 SECTION A

Scale: 1/2"=1'

NOTE: FINAL SIGNAGE PLAN TO BE PROVIDED IN A SEPARATE SIGNAGE APPLICATION