



29

INDIAN CREEK

2901 - 2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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SCOPE OF WORK :

PROPOSAL FOR NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL PROJECT WITHIN EXISTING CONTRIBUTING STRUCTURES

HISTORIC PRESERVATION BOARD

1st SUBMITTAL: SEPTEMBER 04, 2020

2nd SUBMITTAL: SEPTEMBER 21, 2020

3rd SUBMITTAL: NOVEMBER 09, 2020

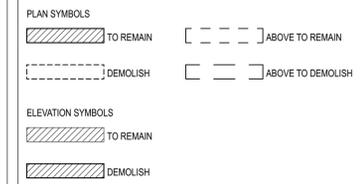
COVER

A-01

DEMOLITION GENERAL NOTES

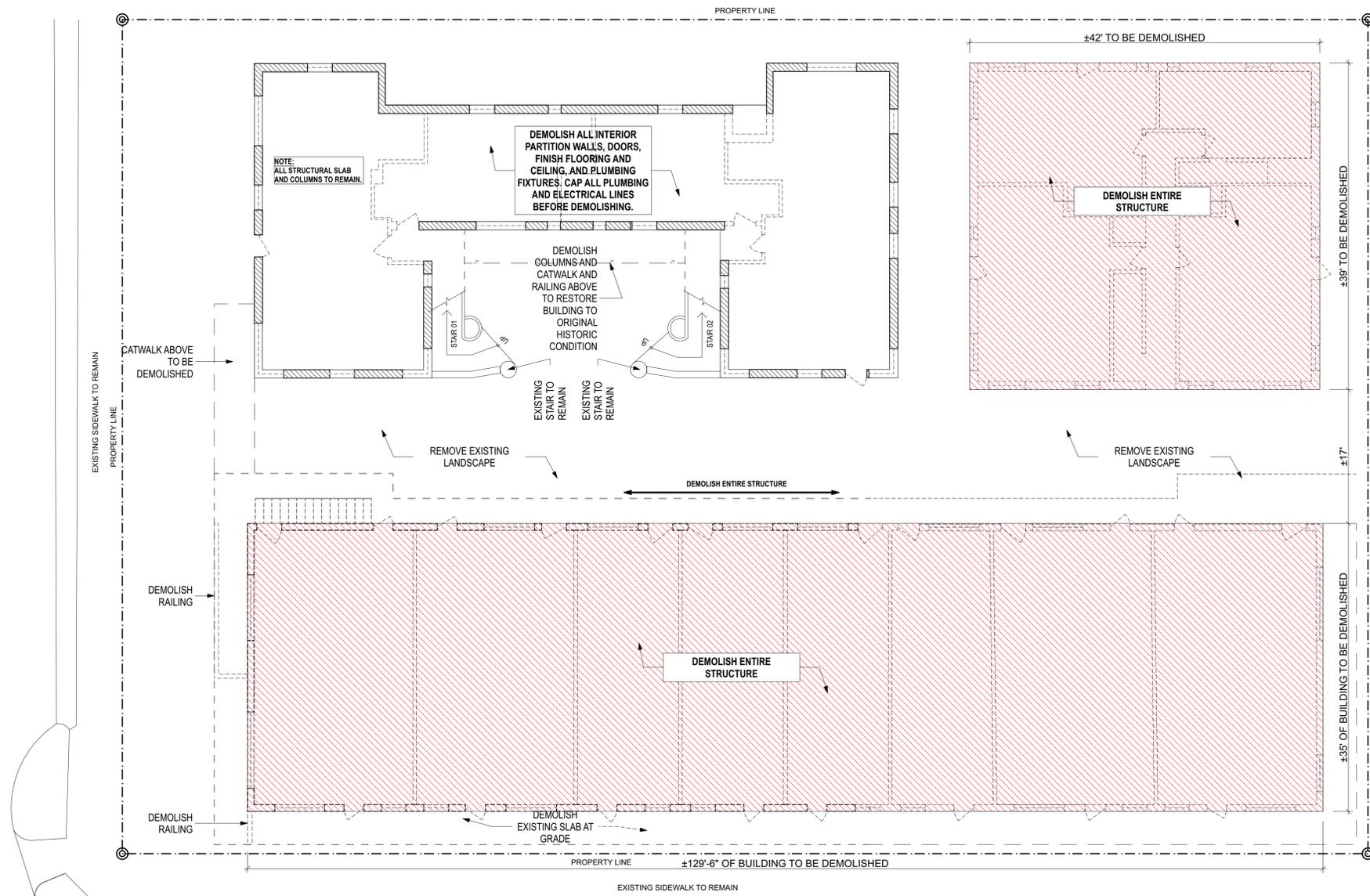
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DEMOLITION KEY LEGEND



NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.

INDIAN CREEK DRIVE



29 STREET

1 DEMOLITION GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



ARCHITECT:

URBAN ROBOT LLC
4231 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
(786) 768-2537, F

STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK

2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A26002760 I26001534 LC26000610

REVISIONS

2002

PROJECT NO.

11/10/20

DATE

SV / JJ / AB

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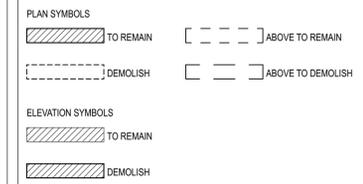
DEMOLITION
GROUND FLOOR
PLAM

A-15

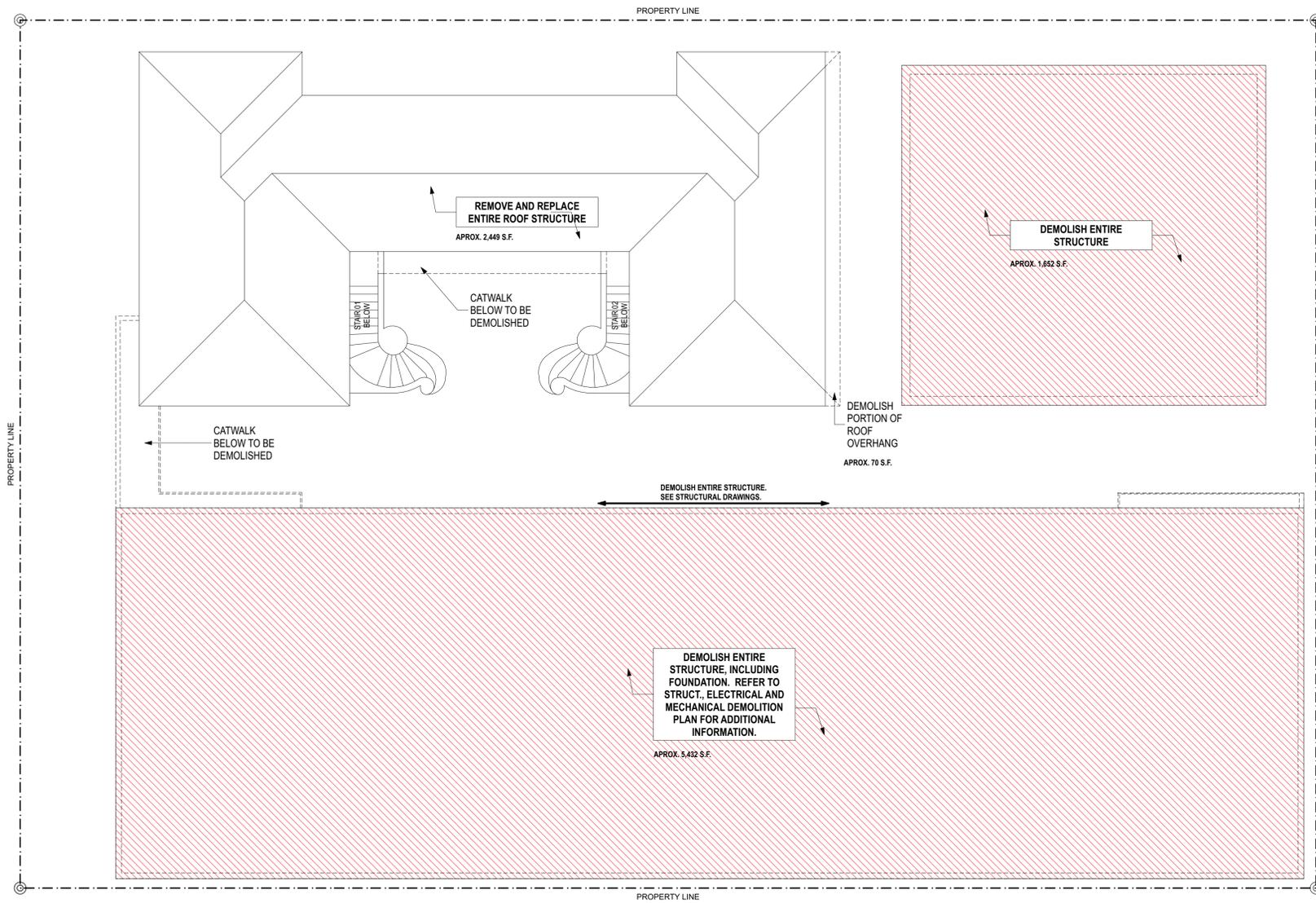
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A26802769 I262001534 LC26000510

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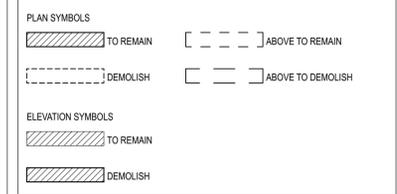
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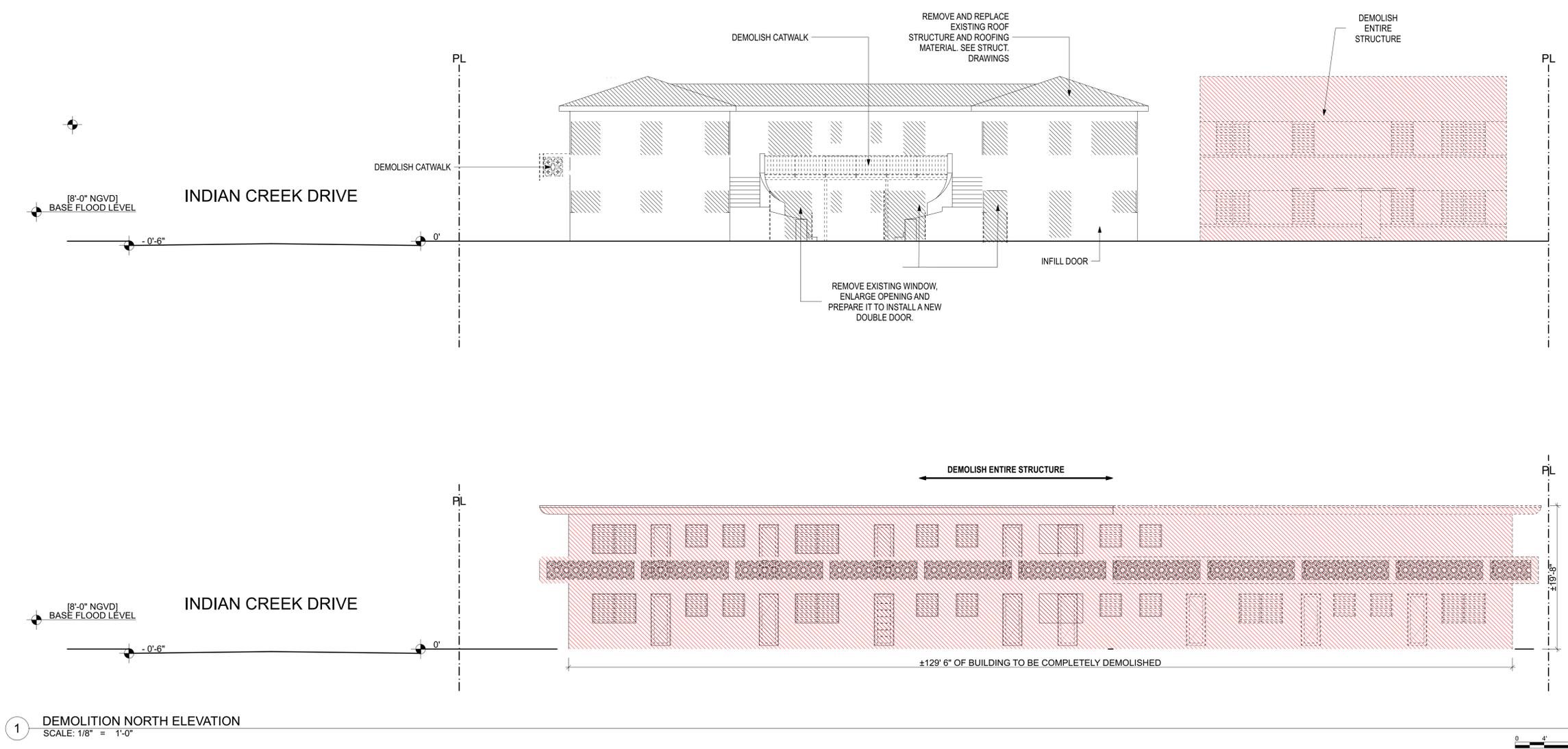
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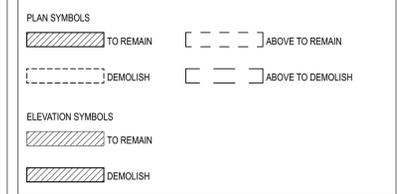
DEMOLITION NORTH ELEVATION

M
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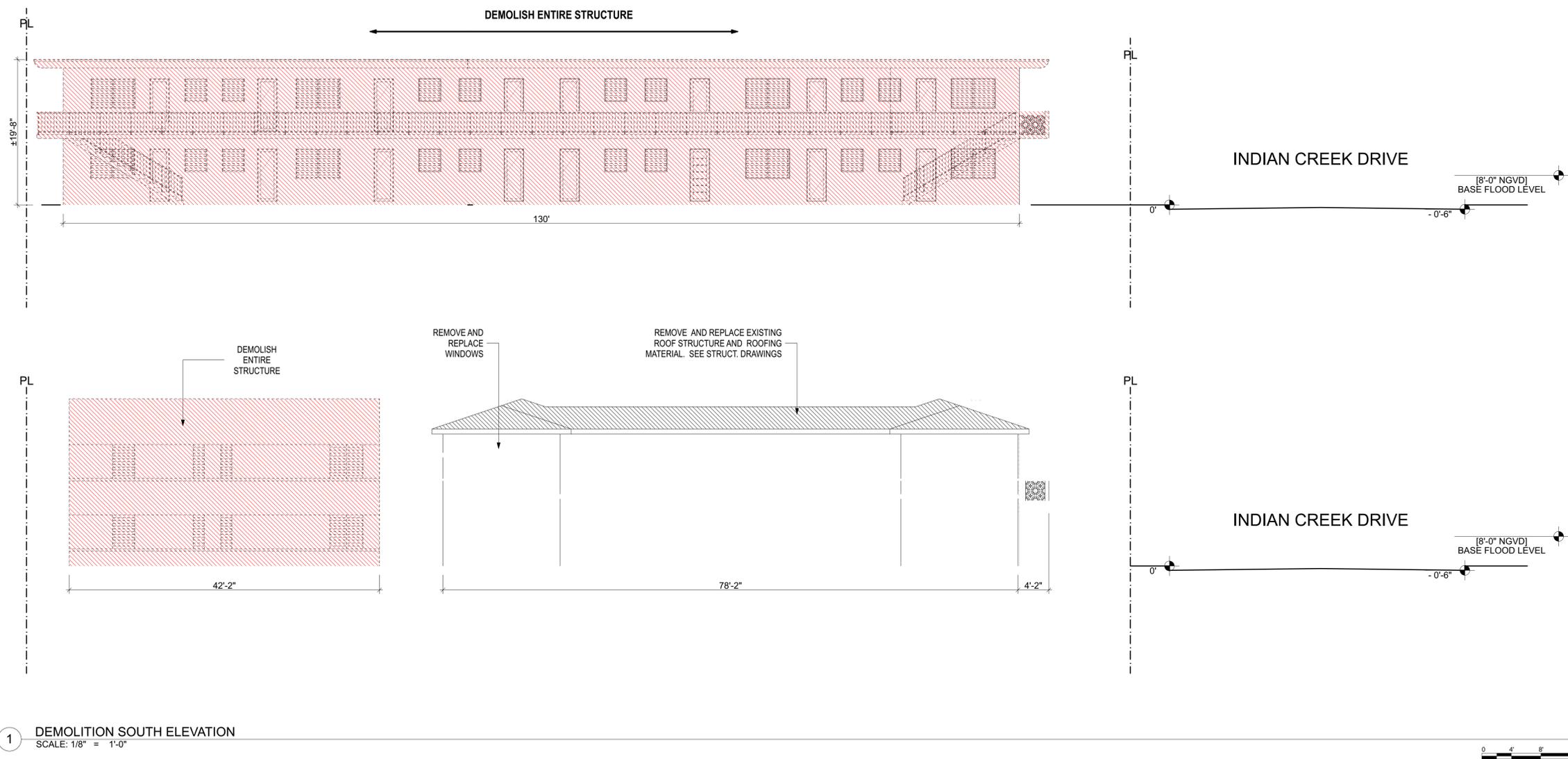
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A26802769 | B26801534 | LC26800610

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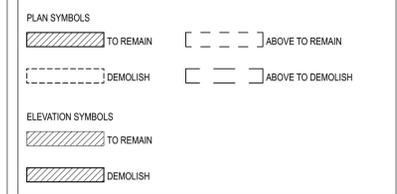
DEMOLITION SOUTH ELEVATION

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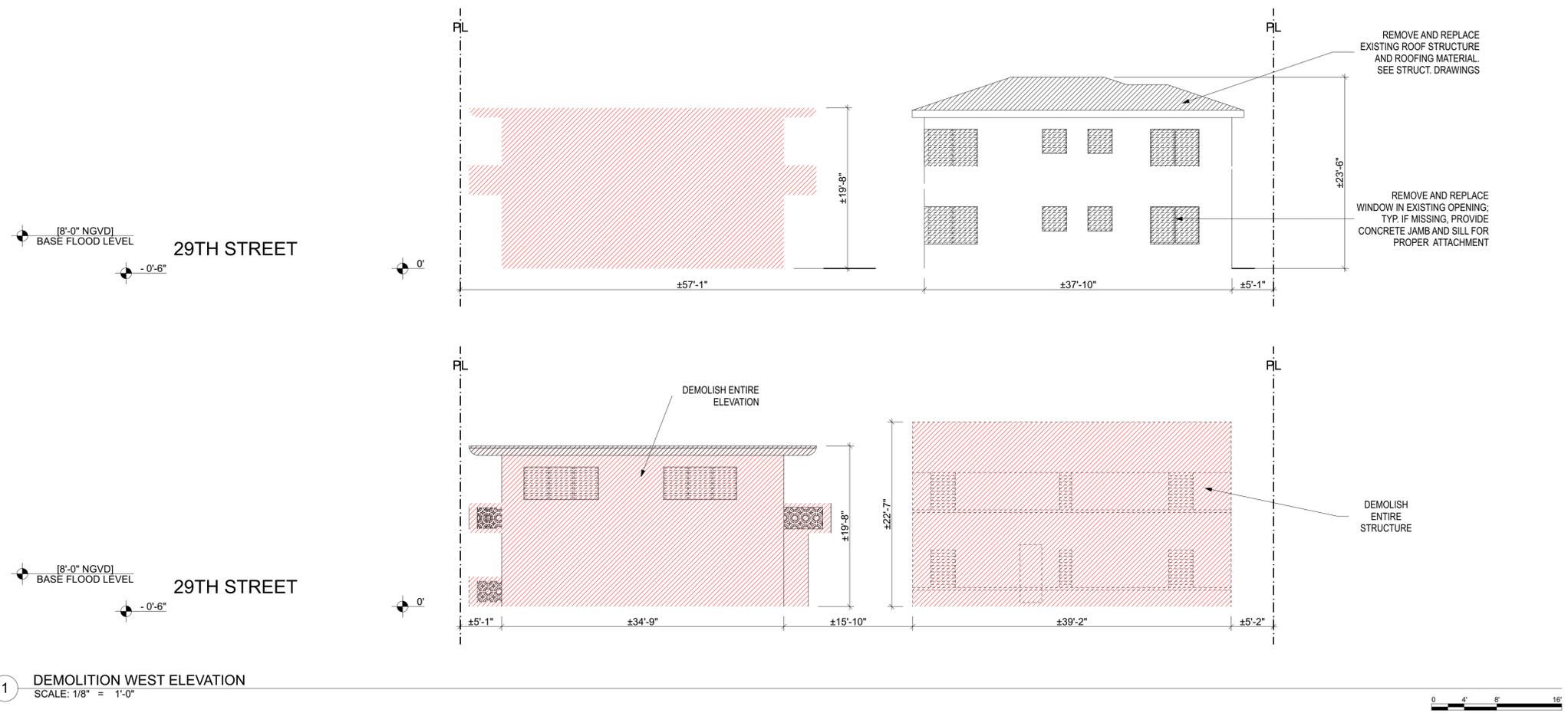
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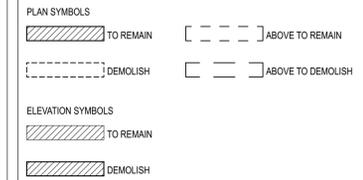
DEMOLITION WEST ELEVATION

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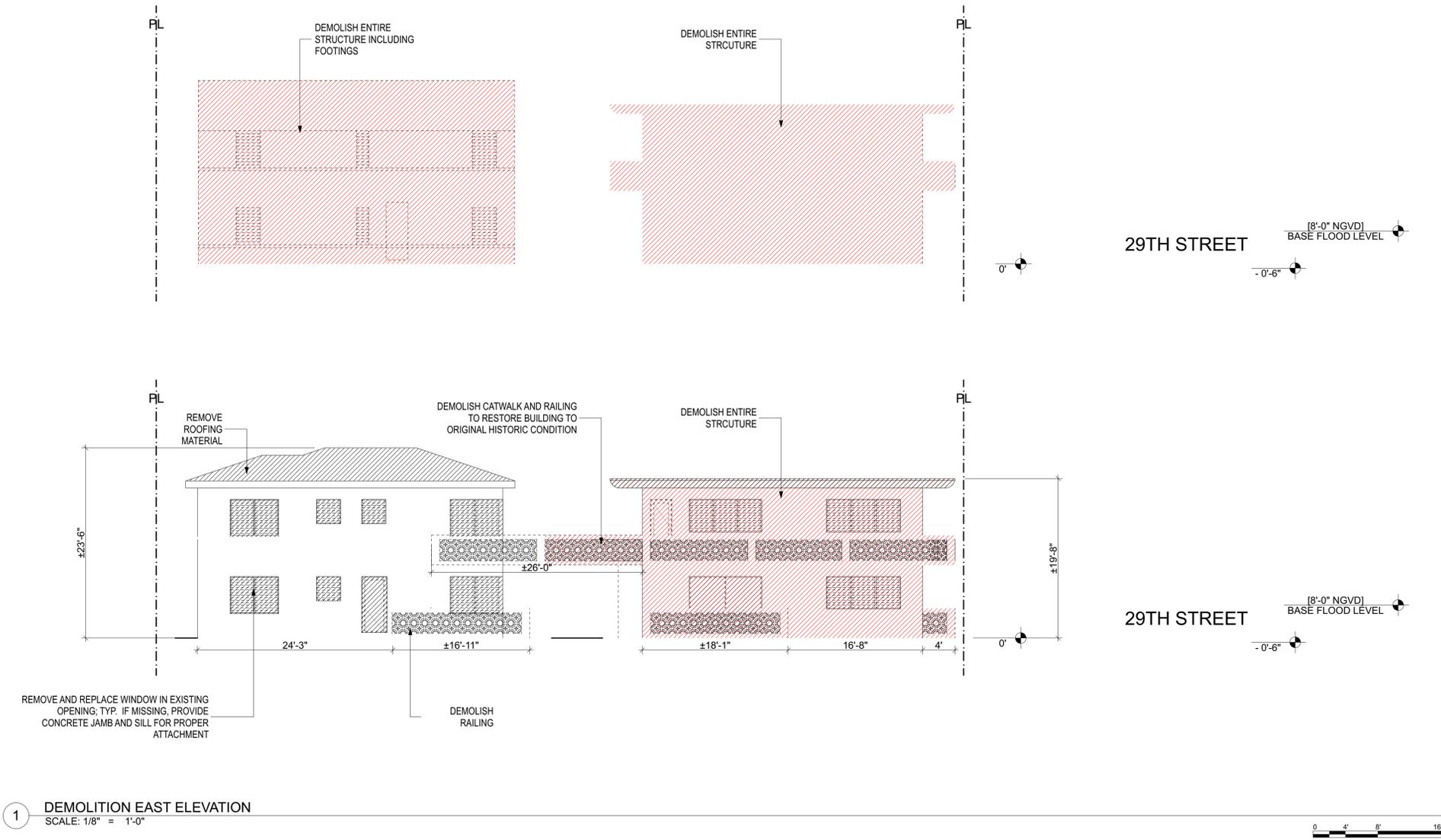
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1 DEMOLITION EAST ELEVATION
SCALE: 1/8" = 1'-0"

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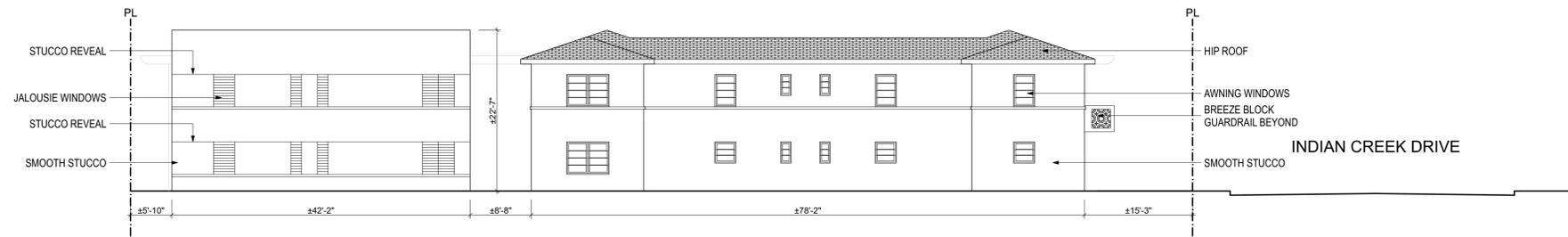
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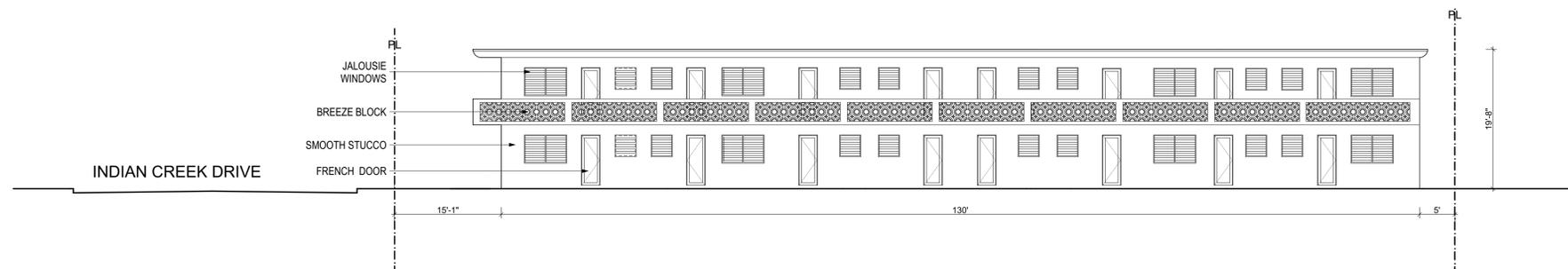
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DEMOLITION EAST ELEVATION

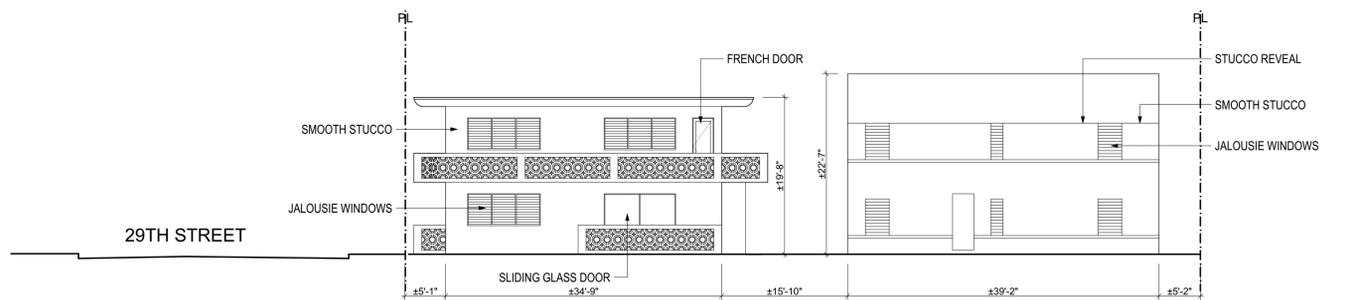
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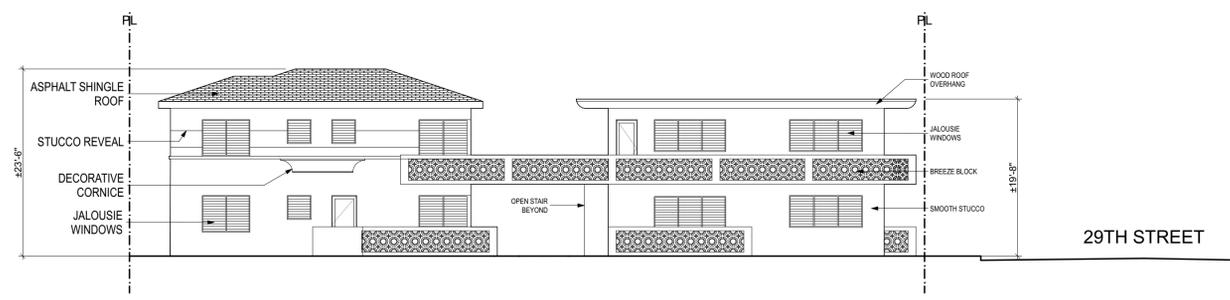
1 EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"

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EXISTING BUILDINGS ELEVATIONS

BASE FLOOD ELEVATION
+7.44' NAVD

+1.35' NAVD

INDIAN CREEK DRIVE

PL

PL

1 EXISTING ELEVATION OF CONTRIBUTING STRUCTURE
SCALE: 1/8" = 1'-0"



BASE FLOOD ELEVATION
+6.44' NAVD

PROPOSED NEW
STREET ELEVATION

+6.44' NAVD

+3.55' NAVD

INDIAN CREEK DRIVE

+1.35' NAVD

EXISTING
STREET ELEVATION

PL

PL

2 PROPOSED ELEVATION OF CONTRIBUTING STRUCTURE
SCALE: 1/8" = 1'-0"



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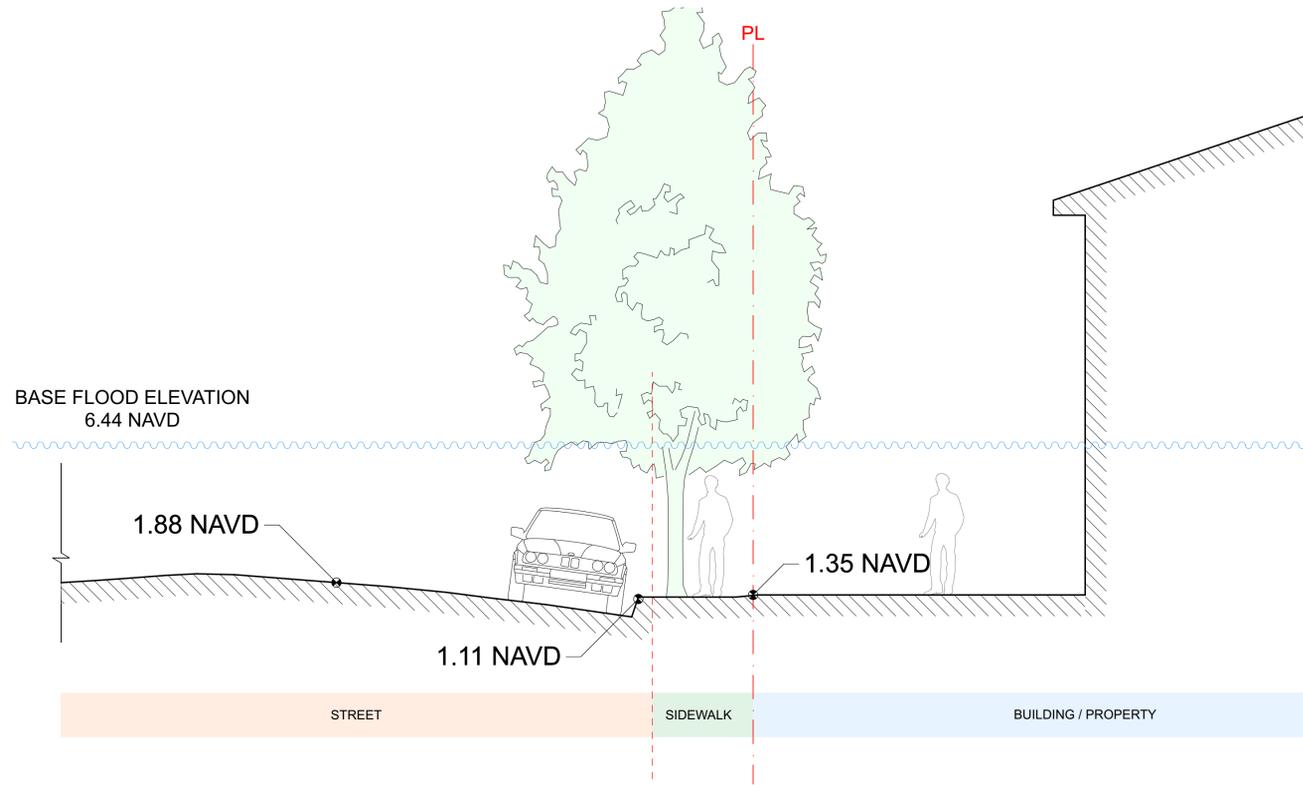
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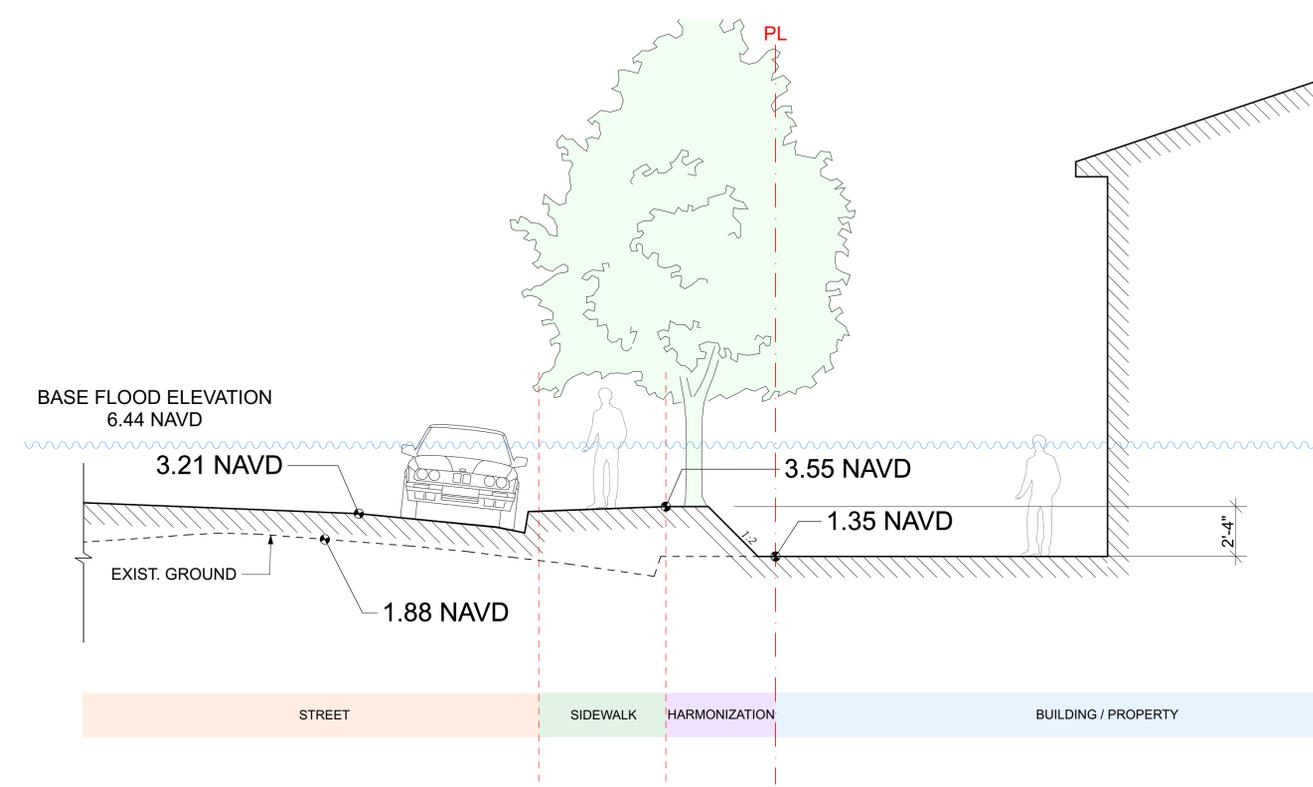
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PROPOSED
ELEVATION OF
CONTRIBUTING
STRUCTURE

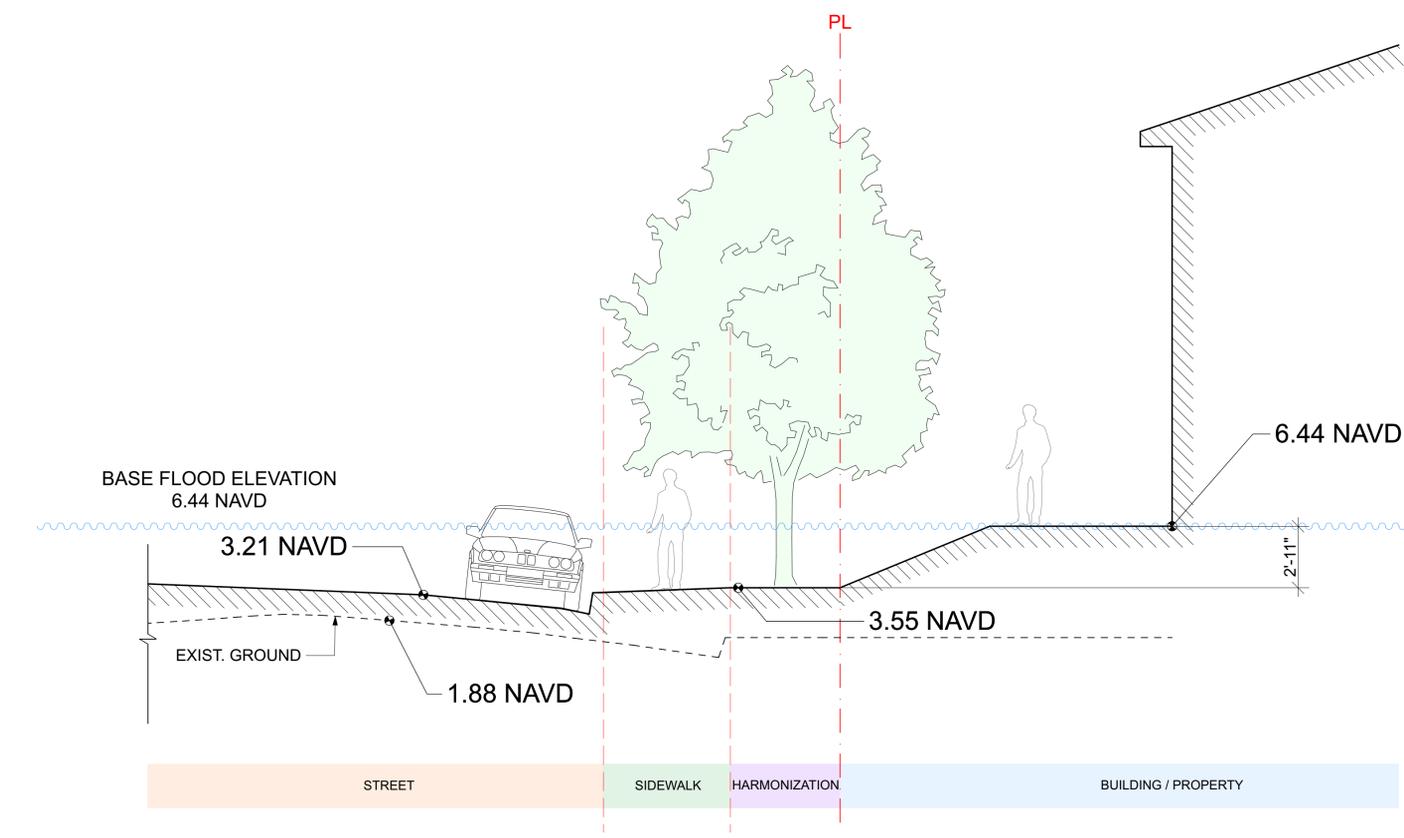
1 EXISTING CONDITION
SCALE: 1/4" = 1'-0"



2 CONDITION AFTER RAISING STREET
SCALE: 1/4" = 1'-0"



3 PROPOSED CONDITION AFTER RAISING CONTRIBUTING STRUCTURE TO BASE FLOOD ELEVATION
SCALE: 1/4" = 1'-0"



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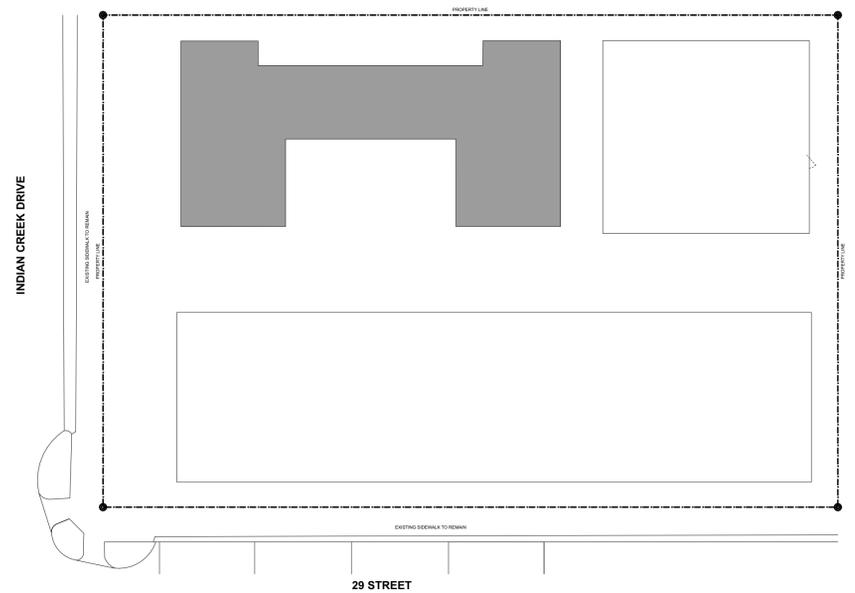
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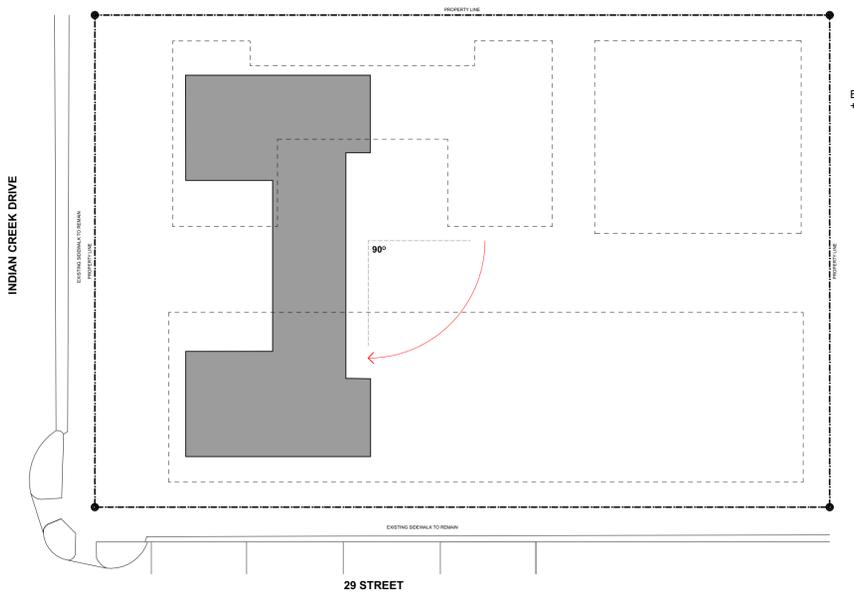
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PROPOSED
ELEVATION CROSS
SECTIONS



1 EXISTING LOCATION OF CONTRIBUTING STRUCTURE
SCALE: 1:207.77



2 PROPOSED RELOCATION OF CONTRIBUTING STRUCTURE
SCALE: 1:207.77



Jackson House on Barge in 1916, Miami, FL



Hydraulically powered dollies move a historic 19th-century brick church in Salem, Massachusetts.



DeGarmo House. Star Island, Miami Beach. 2015



Belleview-Biltmore Hotel. Belleair, Florida. 2016

The narrow urban profile of the Collins Waterfront Study Area is poorly suited for Adapt in Place strategies. The long western flank of the area (Indian Creek Drive) is currently being raised by the City. Here, contributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.

Buoyant City, p.47

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HISTORIC BUILDINGS RELOCATION

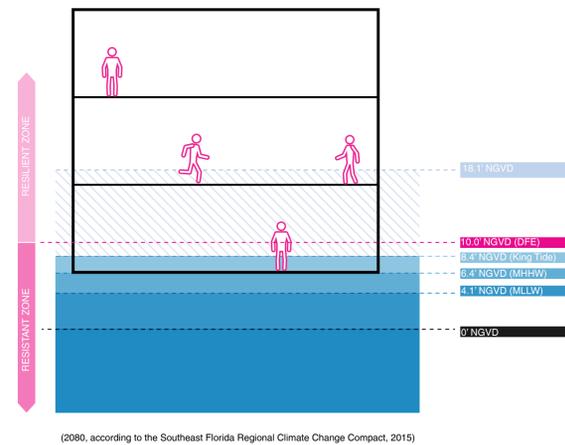
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Lidar Study Elevations

The maps at right show the existing road elevations of Miami Beach roads. The City plans to elevate selected low roads to 3.2 NAVD.



4.6' Sea Level Rise

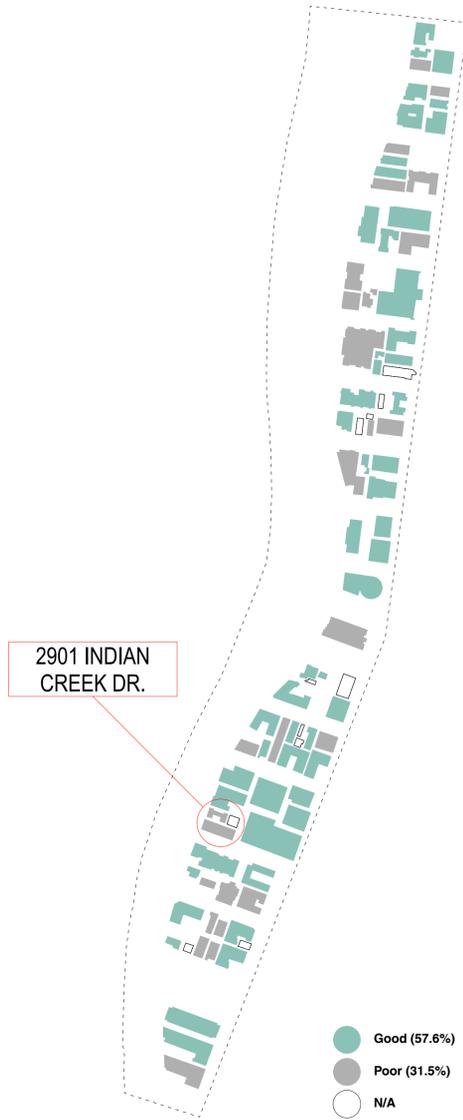


In order to preserve the historic character of the two districts, and in consideration of their low-lying landscape, the City of Miami Beach should consider a flexible standard of application of anticipated flood elevation. Adaptation of historic buildings should be divided into two categories: Resistance and Resilience. In order to preserve these historic districts, a combination of both resistance and resilience strategies will need to be implemented and a phased approach may need to be taken.

Raisability

Raisability predicts the ability of a building to be successfully raised. 57.6% of buildings in the Collins Waterfront Study Area have been projected to have a good possibility to be raised.

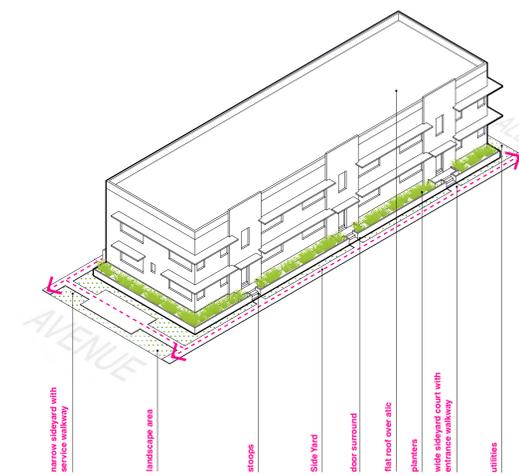
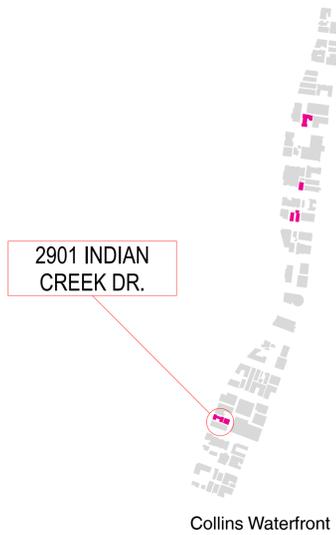
Based on YHCE Structural Resiliency Assessment 2018.



EXCERPTS FROM "BUOYANT CITY" - HISTORIC DISTRICT RESILIENCY + ADAPTATION GUIDELINES SHULMAN ASSOCIATES

WU Building Typology | Walk Up

Walk-up type apartments are low-density residential buildings based on the housing elements of the Zeilenbau (interwar German worker housing estates). They were introduced to the US and Miami through the active interwar discussion of urban housing issues in American architectural periodicals (writers and architects such as Catherine Bauer and Henry Wright), ignited by a national housing shortage and Roosevelt's reform programs. In Miami Beach, these mainly two-story buildings with flat roofs feature space-saving arrangements that eliminate lobbies and corridors. Instead, a limited number of units are served by a common entry stair; they feature two-room-deep units with multiple exposures. Most importantly, the transverse building thickness is reduced from forty feet to about thirty five feet, allowing enough space on a single lot for a side yard garden court in which each stair hall is identified by a stoop and articulated door surround. The formal articulation of the building mass in relationship to both the front and side yards defines an expanded public realm, made even more rich on double lots where more complex courtyards are developed. Many were built originally as 'apartment-hotels' to accommodate seasonal modest-income tourists. Walk-up type buildings generally require open circulation along both (long) sides of the building.



1. 950 9th St; Architect N/A, 1940 | 2. 505 15th St; Architect: Anton Skislewicz, 1940 | 3. 1005 Meridian Ave; Architect: Gene E. Baylis, 1939

ARCHITECT:

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MIAMI BEACH, FL 33139
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(786) 768-2537, F

STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A26002769 | B26001534 | C260000510

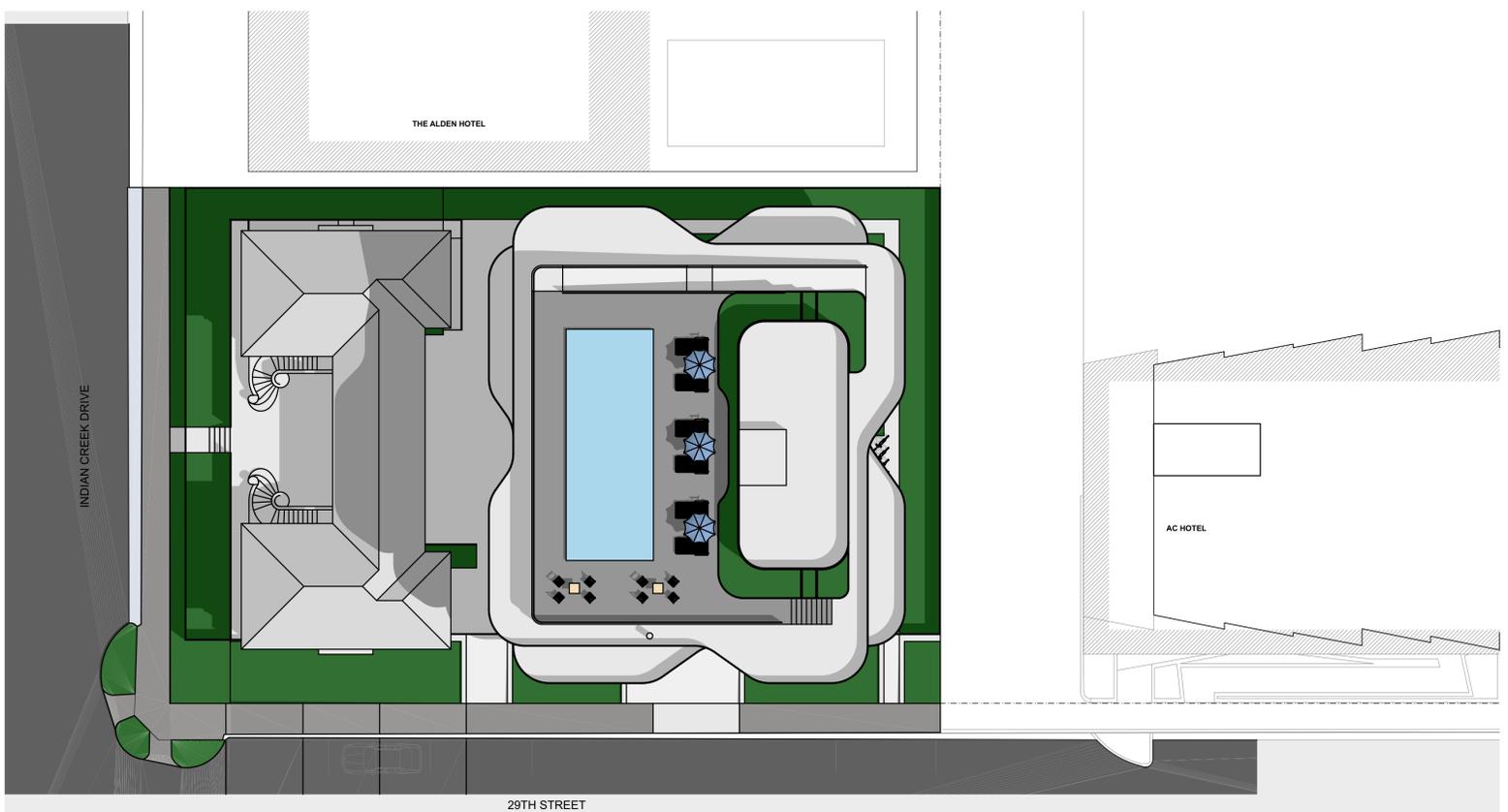
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EXCERPTS FROM BUOYANT CITY



1 SITE PLAN
SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION
FOLIO: 02-3226-001-1180, 02-3226-001-1170
 LOTS 16 AND 17, IN BLOCK 12, OF OCEAN FRONT AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA

CODE OF THE CITY OF MIAMI BEACH

LOCATION: 2901 & 2911 INDIAN CREEK DRIVE

SITE DATA	CRITERIA
ZONING DISTRICT	RM-2 / 4000 MULTIFAMILY
HISTORIC DISTRICT	COLLINS WATERFRONT HISTORIC DISTRICT
USES & OCCUPANCY CLASSIFICATION	RESIDENTIAL (R-2)

BUILDING DATA	REQUIRED/ALLOWED	EXISTING	PROPOSED
FAR	2.00	0.95	2.0
TOTAL LOT AREA	15,000 SQ. FT. (MIN.)	15,000 SQ. FT.	15,000 SQ. FT.
DEVELOPABLE AREA	15,000 SQ. FT. (MIN.)	30,000 SQ. FT.	29,998 SQ. FT.

SETBACKS:

	REQUIRED/ALLOWED	EXISTING	PROPOSED
AT GRADE PARKING LOT			
FRONT (INDIAN CREEK):	20'-0"	N/A	N/A
SIDE, INTERIOR (SOUTH):	5'-0"	N/A	N/A
SIDE, INTERIOR (NORTH):	5'-0"	N/A	N/A
REAR (EAST):	5'-0"	N/A	N/A

PEDESTAL

	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT (INDIAN CREEK):	20'-0"	15'-6"	15'-8"
SIDE, INTERIOR (SOUTH):	10'-0"	5'-0"	12'
SIDE, INTERIOR (NORTH):	10'-0"	5'-0"	12'-2"
REAR (EAST):	10% LOT DEPTH (15'-0")	4.63'	15'

TOWER

	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT (INDIAN CREEK):	20'-0" + 1/16" ABV 50' (41'-4")	N/A	70'-6"
SIDE, INTERIOR (SOUTH):	8% LOT W/TH IF GRTR (10'-0")	N/A	12'
SIDE, INTERIOR (NORTH):	PED. STBK + 10% BLD HT (12'-7")	N/A	12'-2"
REAR (EAST):	15% LOT DEPTH (22'-6")	N/A	15'
REAR ARCH. PROJECTION	20% REAR STBK (4'-6")	N/A	5'-0"

BUILDING HEIGHT:

ALLOWABLE:	EXISTING	PROPOSED
75'-0" (8 STORIES)	22.7' (2 STORIES)	71'-4" (6 STORIES)

UNITS:

TOTAL	EXISTING	PROPOSED
N/A	32	22

PARKING

	EXISTING	PROPOSED
RESIDENTIAL 1 SP/UNIT = 20 SPACES	0	
VISITOR: 10% REQ. SPCS = 2 SPACES		
TOTAL PARKING = 22 SPACES		TOTAL PARKING SPACES = 22 SPACES

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SITE DATA

A-26

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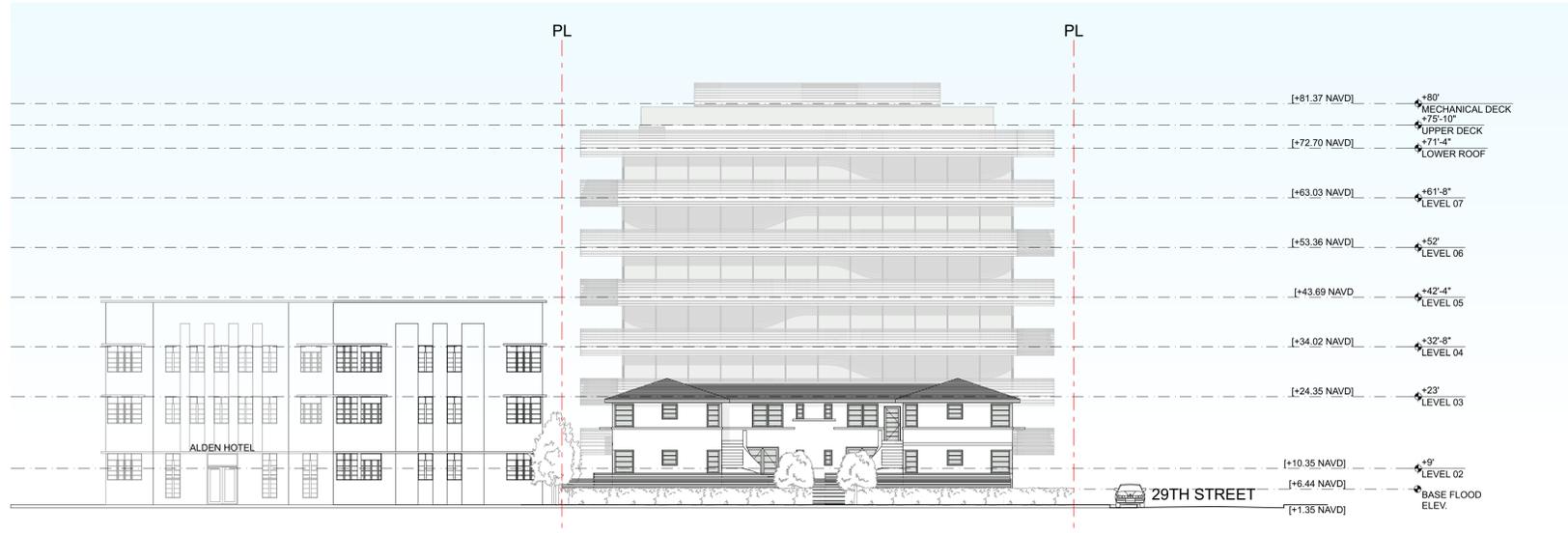
STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

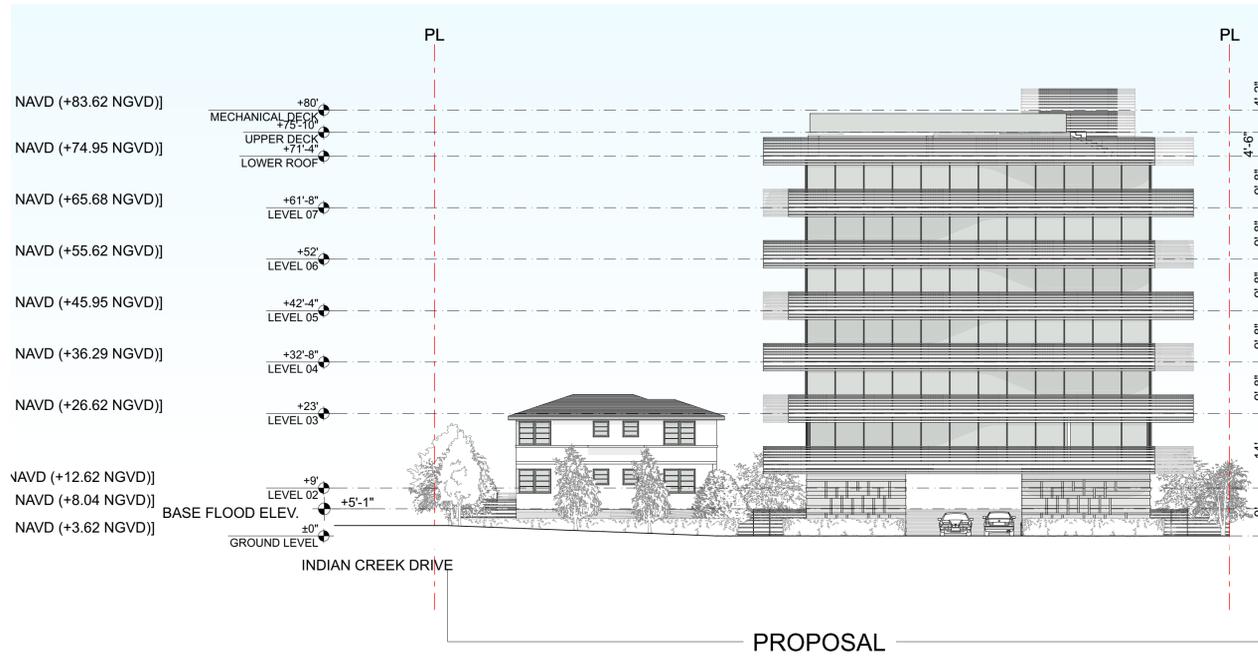
CIVIL ENGINEERS:

GENERAL CONTRACTOR:

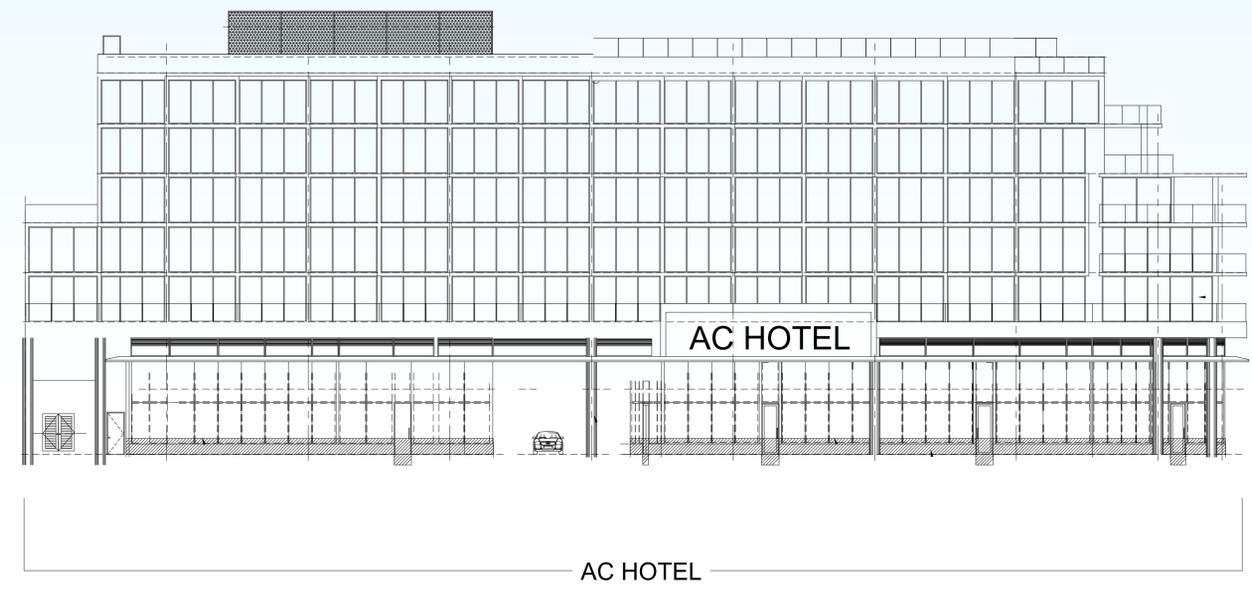
29 INDIAN CREEK
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139



1 CONTEXT ELEVATION - INDIAN CREEK DR
SCALE: 1/16" = 1'-0"



2 CONTEXT ELEVATION - 29TH STREET
SCALE: 1/16" = 1'-0"



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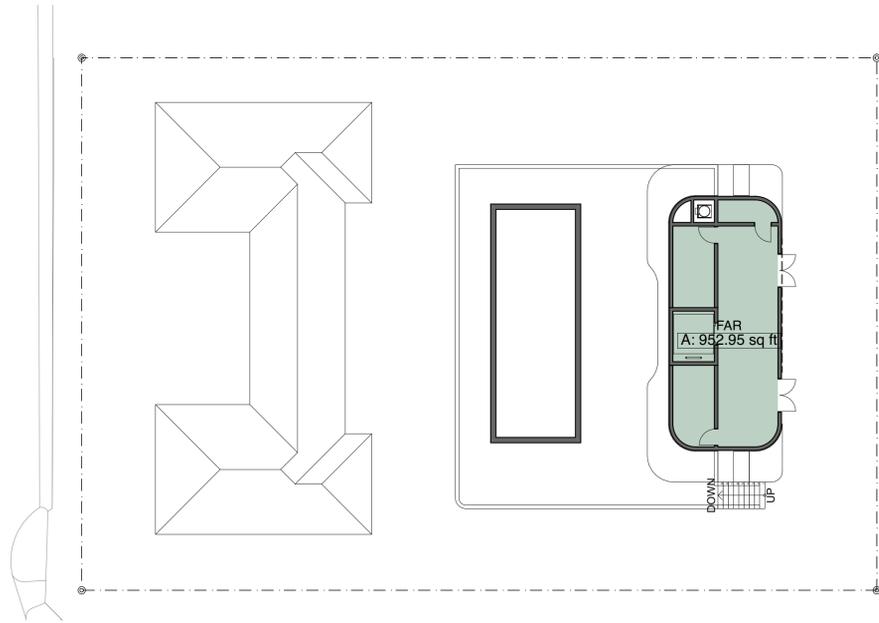
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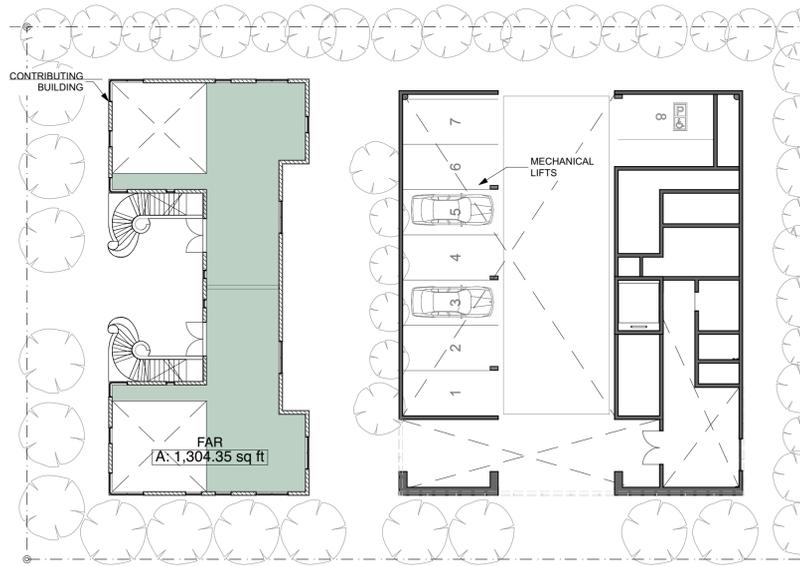
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CONTEXT ELEVATIONS

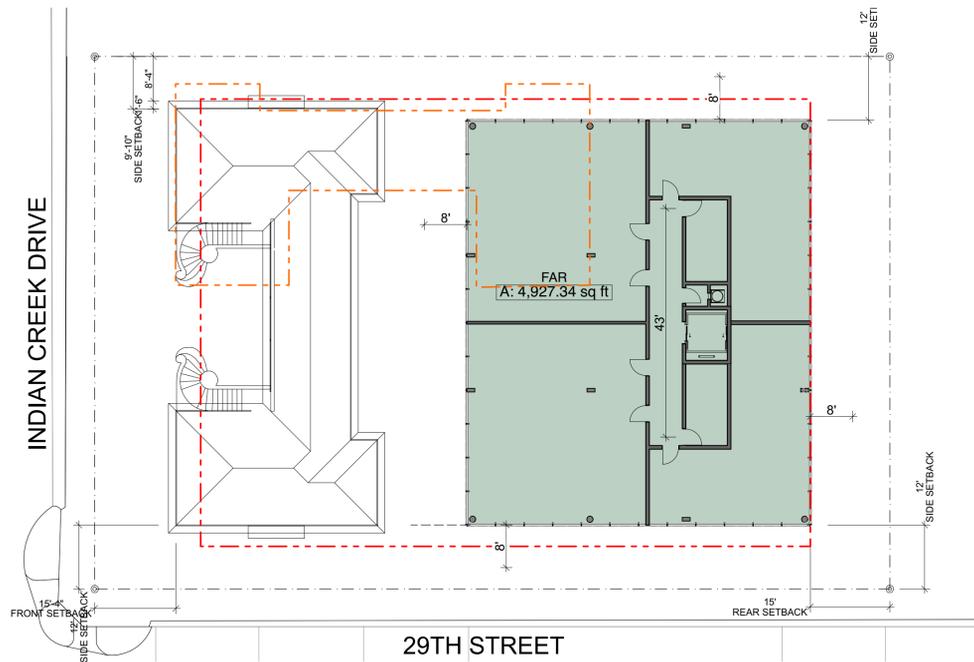




5 ROOF LEVEL
SCALE: 1/16" = 1'-0"



2 LEVEL 02
SCALE: 1/16" = 1'-0"



3 LEVELS 03 - 07
SCALE: 1/16" = 1'-0"



1 LEVEL 01
SCALE: 1/16" = 1'-0"

FLOOR AREA RATIO	
STORY	AREA
GROUND LEVEL	3,140.43
LEVEL 02	1,304.35
LEVEL 03	4,927.34
LEVEL 04	4,918.31
LEVEL 05	4,918.31
LEVEL 06	4,918.31
LEVEL 07	4,918.31
LOWER ROOF	952.95
	29,998.31 sq ft

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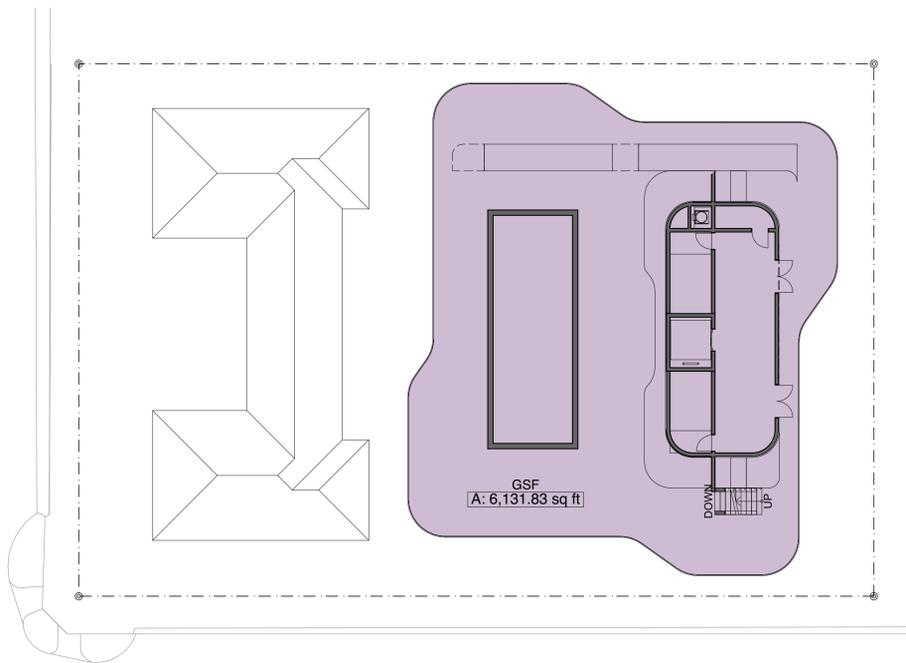
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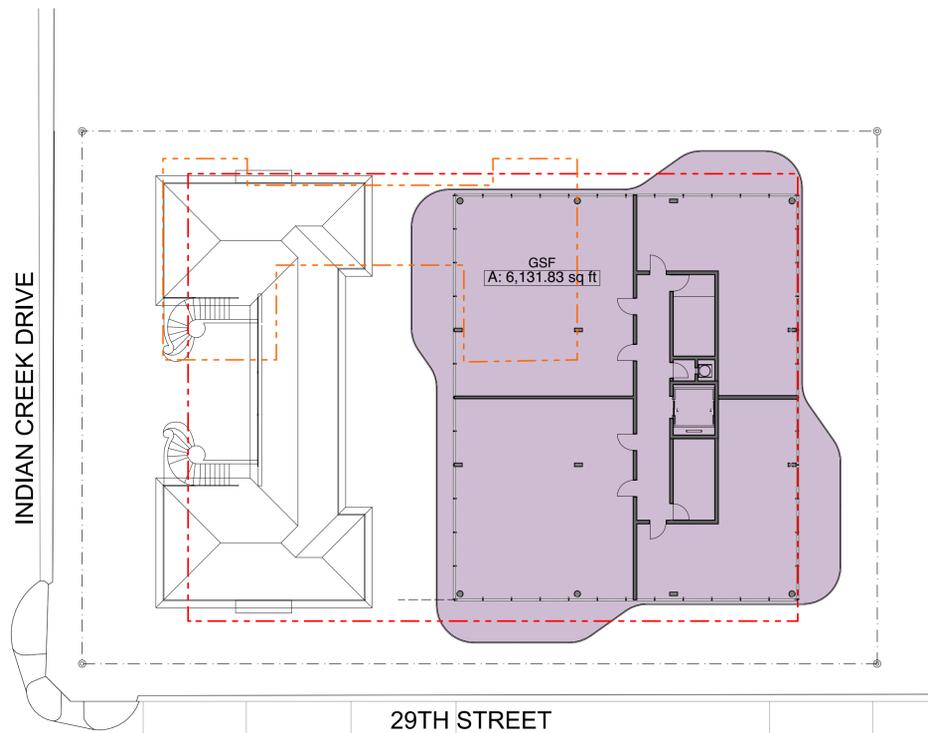
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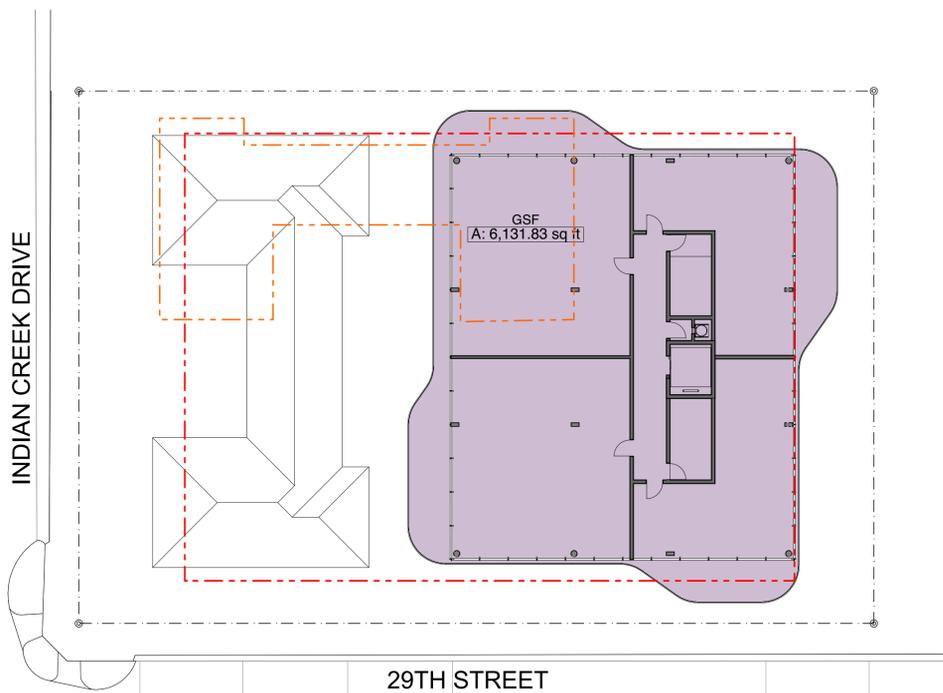
FAR ANALYSIS



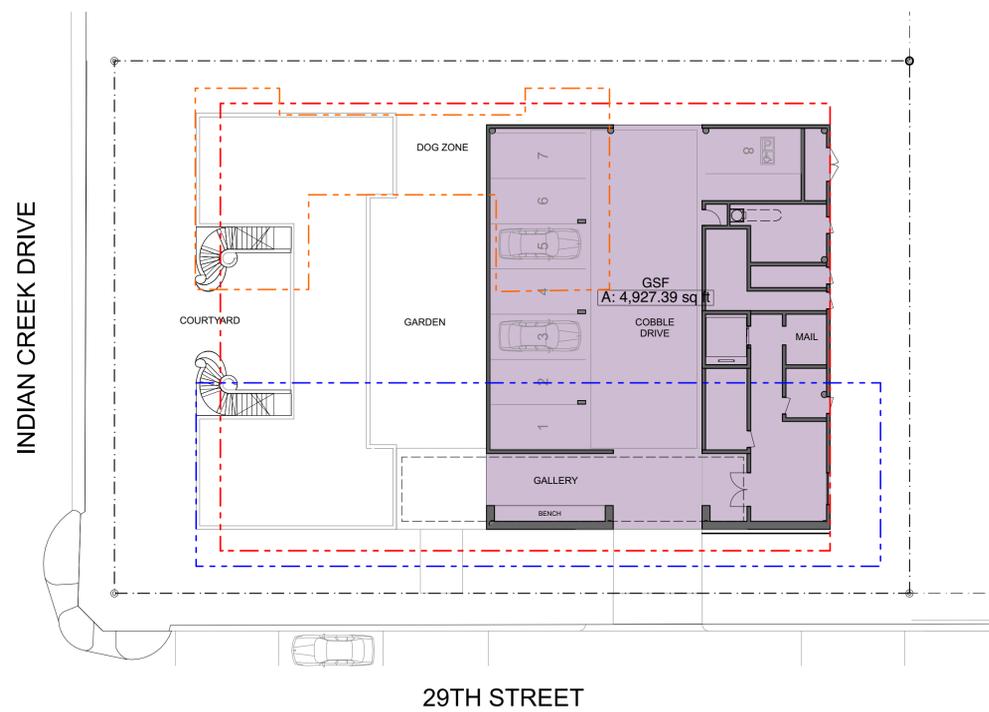
4 ROOF LEVEL
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



2 LEVELS 03, 05, 07
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



3 LEVELS 04, 06
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



1 GROUND LEVEL
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

GSF	
STORY	AREA
GROUND LEVEL	4,927.39
LEVEL 03	6,131.83
LEVEL 04	6,131.83
LEVEL 05	6,131.83
LEVEL 06	6,131.83
LEVEL 07	6,131.83
LOWER ROOF	6,131.83
	41,718.37 sq ft

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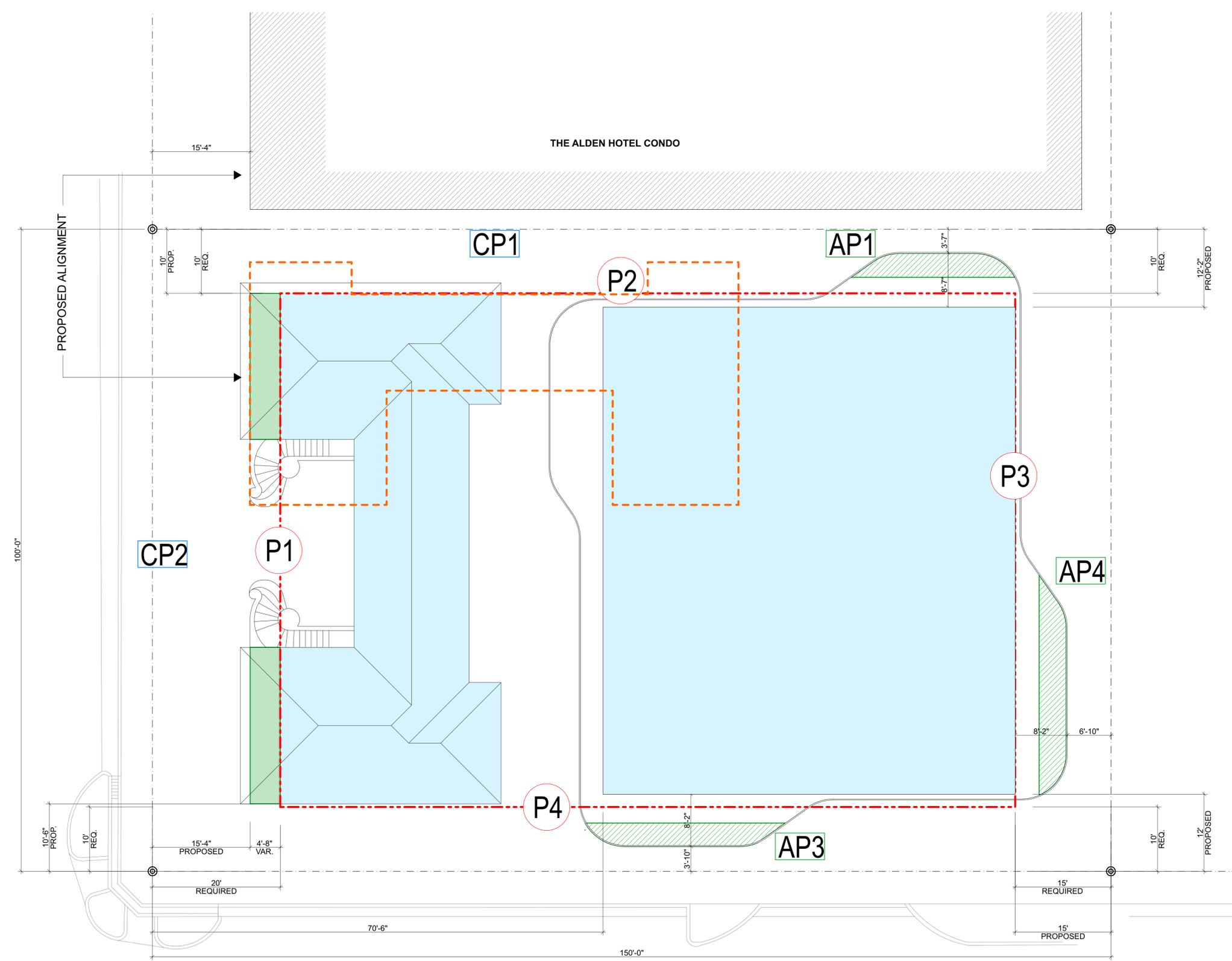
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GSF ANALYSIS



LEGEND

- PROPERTY LINE
- REQUIRED SETBACK BY CODE
- EXISTING STRUCTURE FOOTPRINT
- GROUND LEVEL BUILDING ENVELOPE
- BUILDING ENVELOPE VARIANCE
- ARCHITECTURAL PROJECTIONS VARIANCE

PEDESTAL SETBACKS NEW BUILDING - GROUND FLOOR TO 50'-0"

	CODE	EXISTING	PROPOSED	VARIANCE
P1	WEST [INDIAN CREEK DR.]	20'-0"	70'-6"	-
P2	NORTH	10'-0"	12'-2"	-
P3	EAST	15'-0"	15'-0"	-
P4	SOUTH [29TH ST.]	10'-0"	12'-0"	-

PEDESTAL SETBACKS CONTRIBUTING BUILDINGS - GROUND FLOOR TO 50'-0"

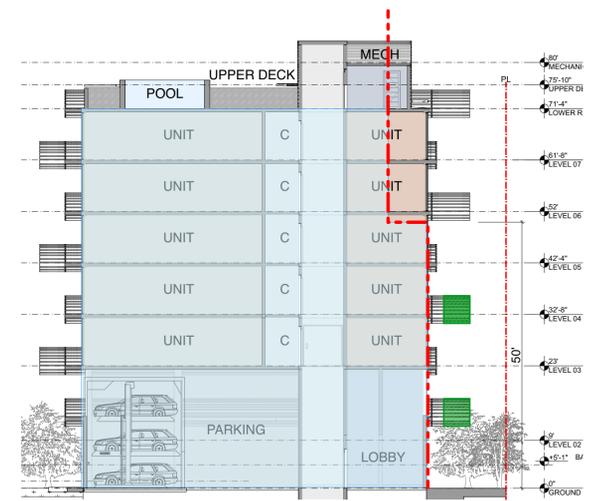
P1	WEST [INDIAN CREEK DR.]	20'-0"	15'-8"	4'-4"
P2	NORTH	10'-0"	10'-0"	-
P4	SOUTH [29TH ST.]	10'-0"	10'-6"	-
	SUM OF SIDE YARDS	20'-0"	18'-10"	-

ARCHITECTURAL PROJECTIONS NEW BUILDING- GROUND FLOOR TO 50'-0"

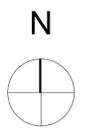
	CODE	EXISTING	PROPOSED	VARIANCE
AP1	NORTH	2'-6" [25%]	8'-7"	6'-1"
AP3	SOUTH	2'-6" [25%]	8'-2"	5'-8"
AP4	EAST	3'-9" [25%]	8'-2"	4'-5"

ARCHITECTURAL PROJECTIONS CONTRIBUTING BLDG.- GROUND FLOOR TO 50'-0"

CP1	NORTH	1'-0" [20%]	2'-0" [40%]	-
CP2	WEST [INDIAN CREEK DR.]	3'-0" [20%]	5'-0" [32%]	-
CP3	SOUTH [29TH ST.]	1'-0" [20%]	0' [100%]	-



1 SETBACK DIAGRAM - PEDESTAL
SCALE: 1/8" = 1'-0"



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CIVIL ENGINEERS:

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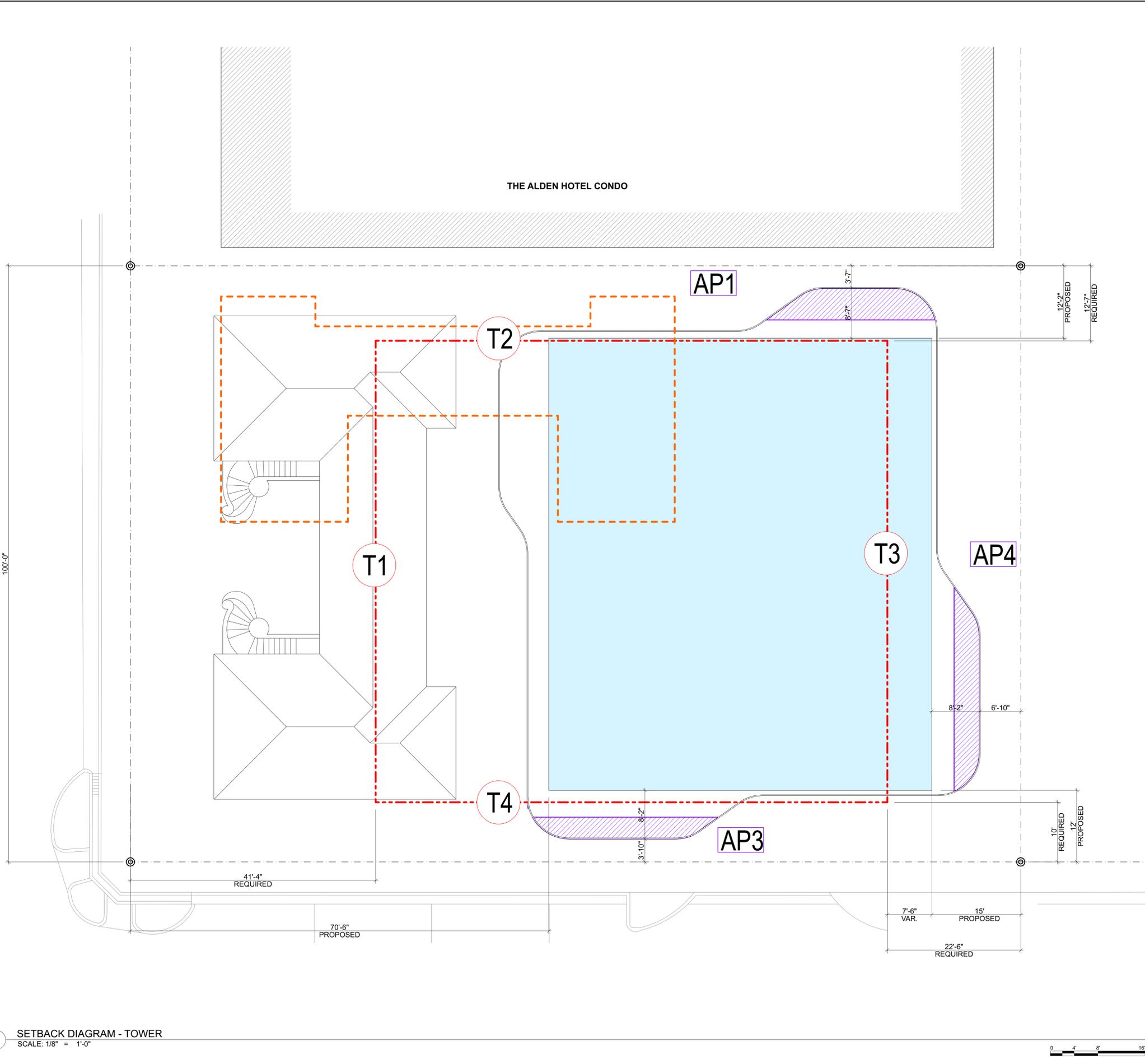
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SETBACK DIAGRAM
PEDESTAL

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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LEGEND

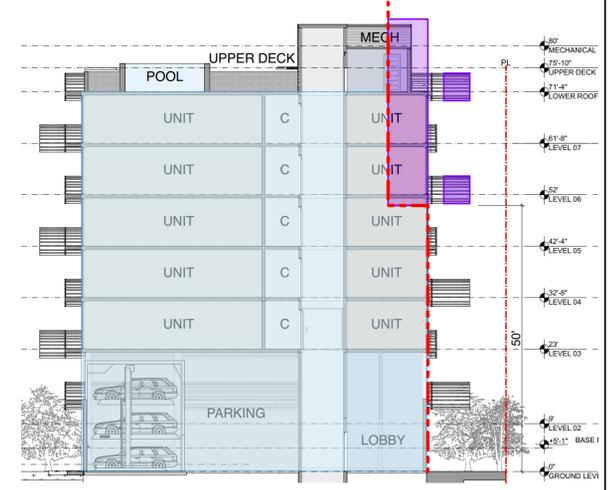
- PROPERTY LINE
- - - - - REQUIRED SETBACK BY CODE
- - - - - EXISTING STRUCTURE FOOTPRINT
- TOWER BUILDING ENVELOPE
- BUILDING ENVELOPE VARIANCE
- ▨ ARCHITECTURAL PROJECTIONS VARIANCE

TOWER SETBACKS 50'-0" TO 75'-0"

	CODE	EXISTING	PROPOSED	VARIANCE
(T1) WEST [INDIAN CREEK DR.]	41'-4"	-	70'-6"	-
(T2) NORTH	12'-7"	-	12'-2"	0'-5"
(T3) EAST	22'-6"	-	15'	7'-6"
(T4) SOUTH [29TH ST.]	10'-0"	-	12'-0"	-

ARCHITECTURAL PROJECTIONS - 50'-0" TO 75'-0"

	CODE	EXISTING	PROPOSED	VARIANCE
AP1 NORTH	3'-1" [25%]	-	8'-7"	5'-6"
AP3 SOUTH [29TH ST.]	2'-6" [25%]	-	8'-2"	5'-8"
AP4 EAST	3'-9" [25%]	-	8'-2"	4'-5"



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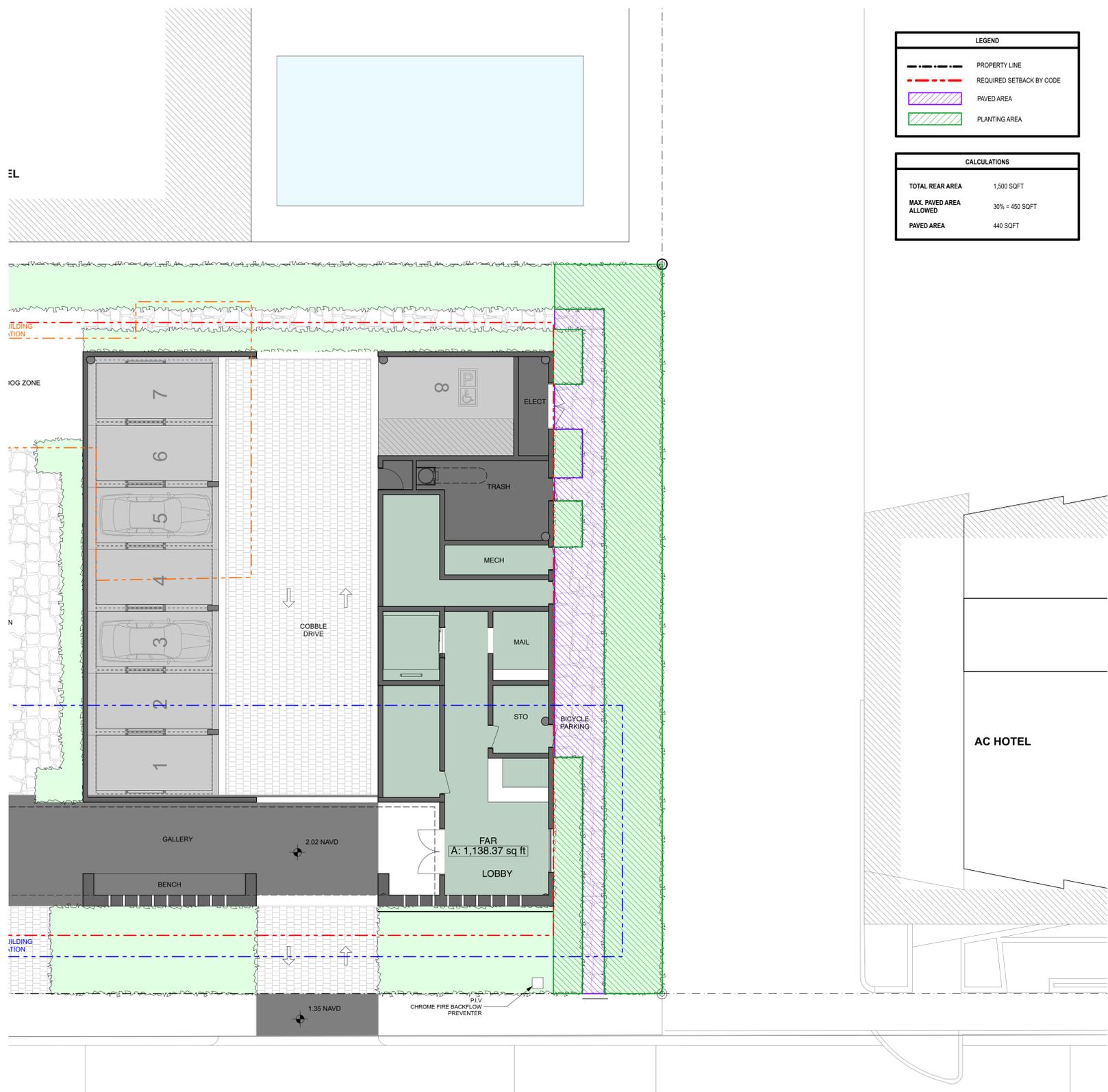
SETBACK DIAGRAM TOWER

A-31

1 SETBACK DIAGRAM - TOWER
 SCALE: 1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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LEGEND	
---	PROPERTY LINE
- - - -	REQUIRED SETBACK BY CODE
[Hatched Area]	PAVED AREA
[Hatched Area]	PLANTING AREA

CALCULATIONS	
TOTAL REAR AREA	1,500 SQFT
MAX. PAVED AREA ALLOWED	30% = 450 SQFT
PAVED AREA	440 SQFT

29TH STREET

AC HOTEL

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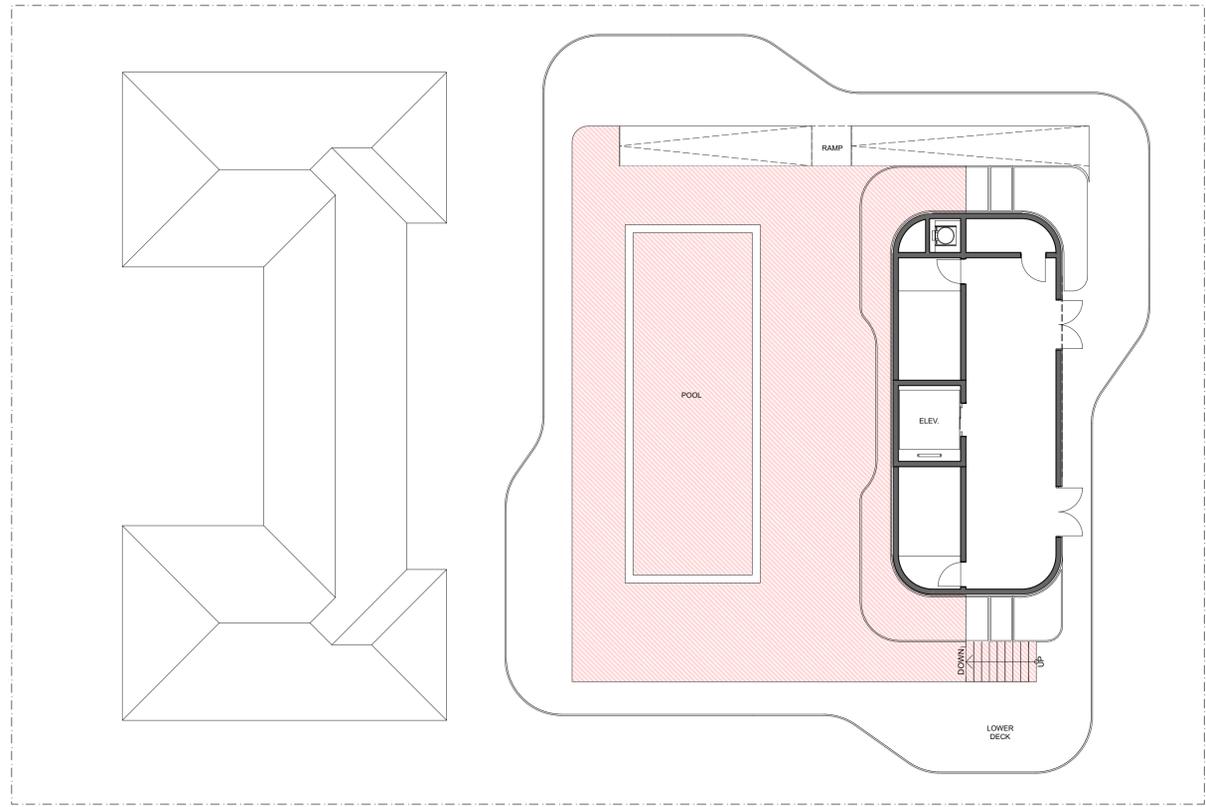
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REAR YARD PAVED
AREA DIAGRAM

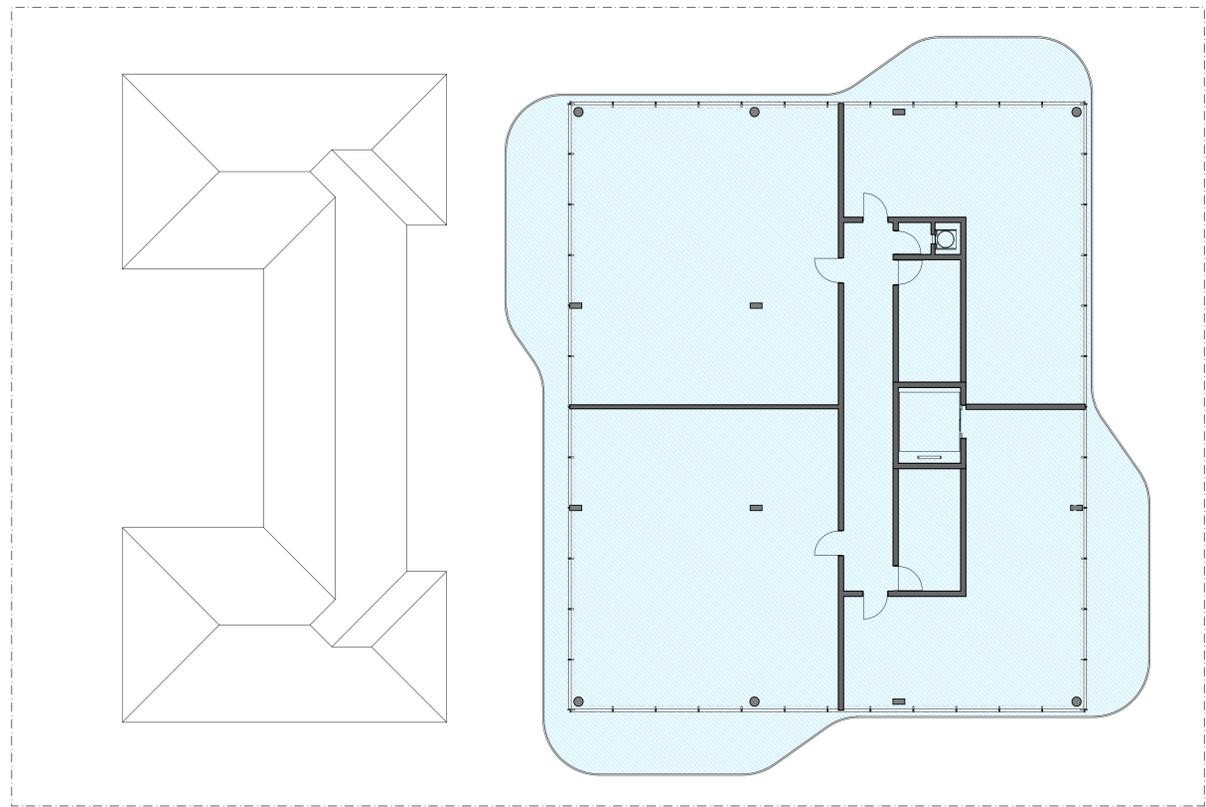
A-32

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



LEGEND	
	PROPERTY LINE
	FLOOR BELOW AREA
	POOL DECK AREA

CALCULATIONS	
TOTAL AREA ON FLOOR BELOW	6,130 SQFT
MAX. AREA ALLOWED ON POOL DECK	3,065 SQFT (50%)
TOTAL AREA ON POOL DECK	2,840 SQFT (46%)



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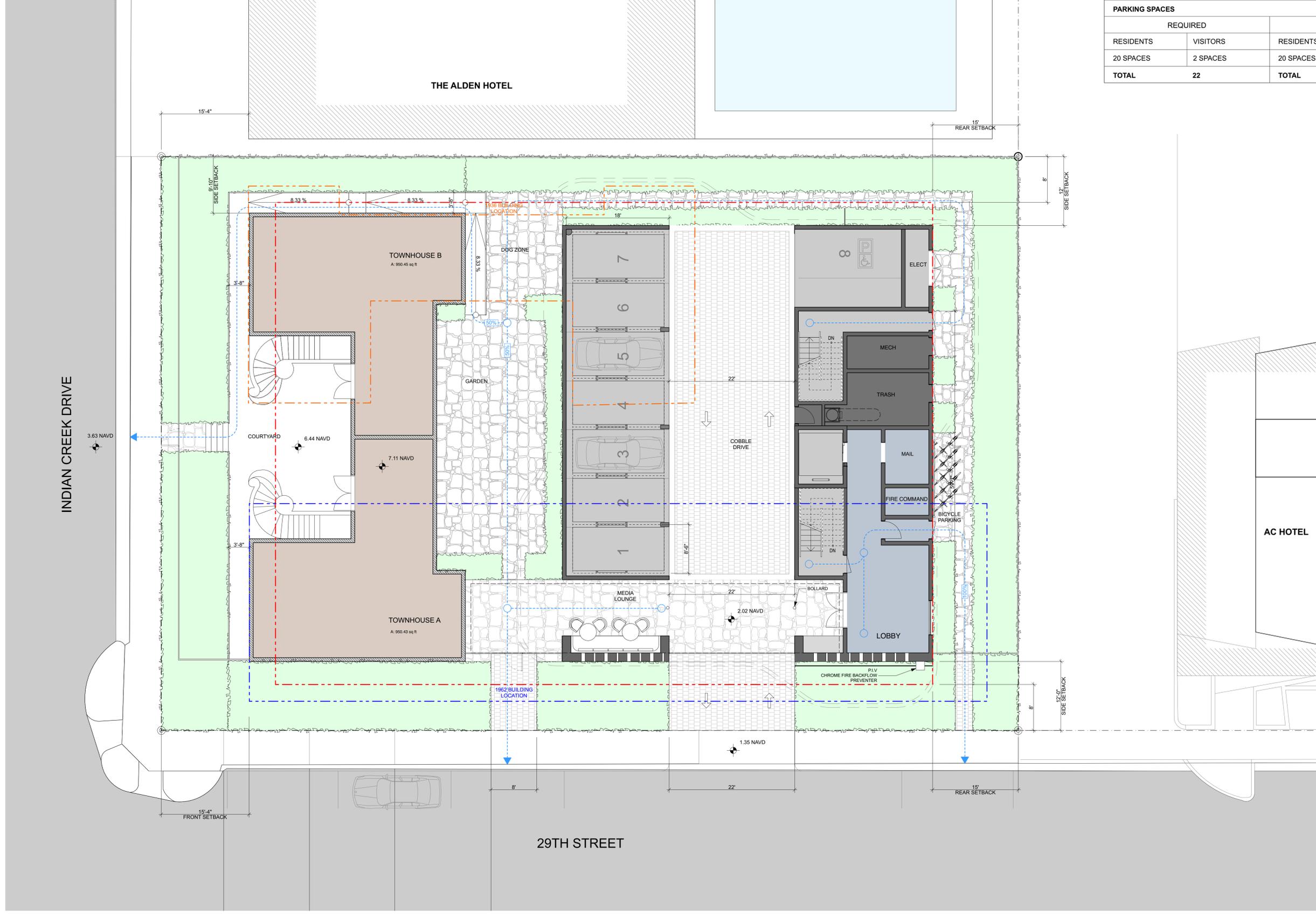
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POOL DECK AREA
DIAGRAM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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PARKING SPACES			
REQUIRED		PROPOSED	
RESIDENTS	VISITORS	RESIDENTS	VISITORS
20 SPACES	2 SPACES	20 SPACES	2 SPACES
TOTAL	22	TOTAL	22

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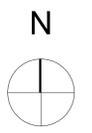
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CIVIL ENGINEERS:

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1 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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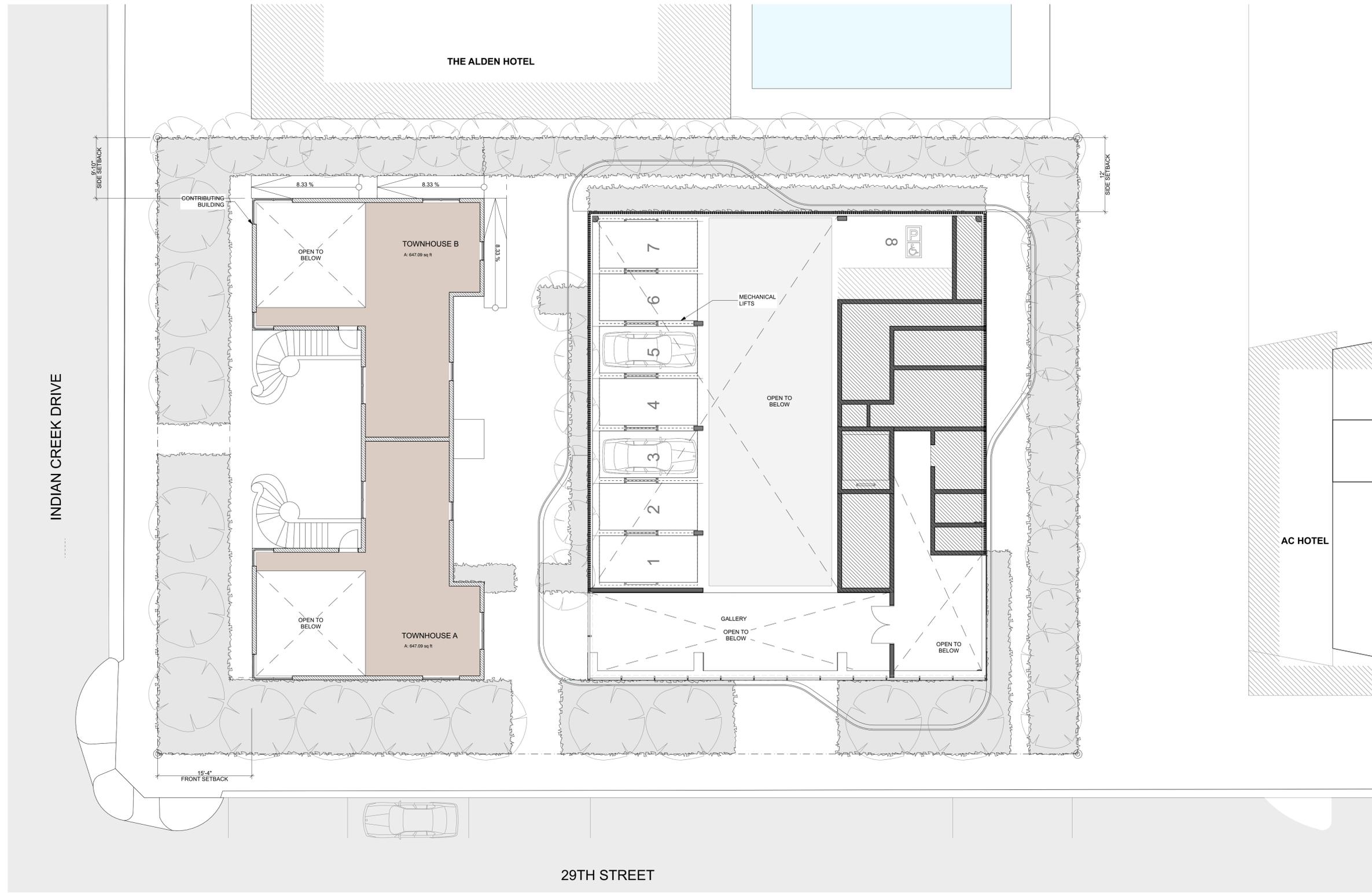
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GROUND FLOOR

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1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



N



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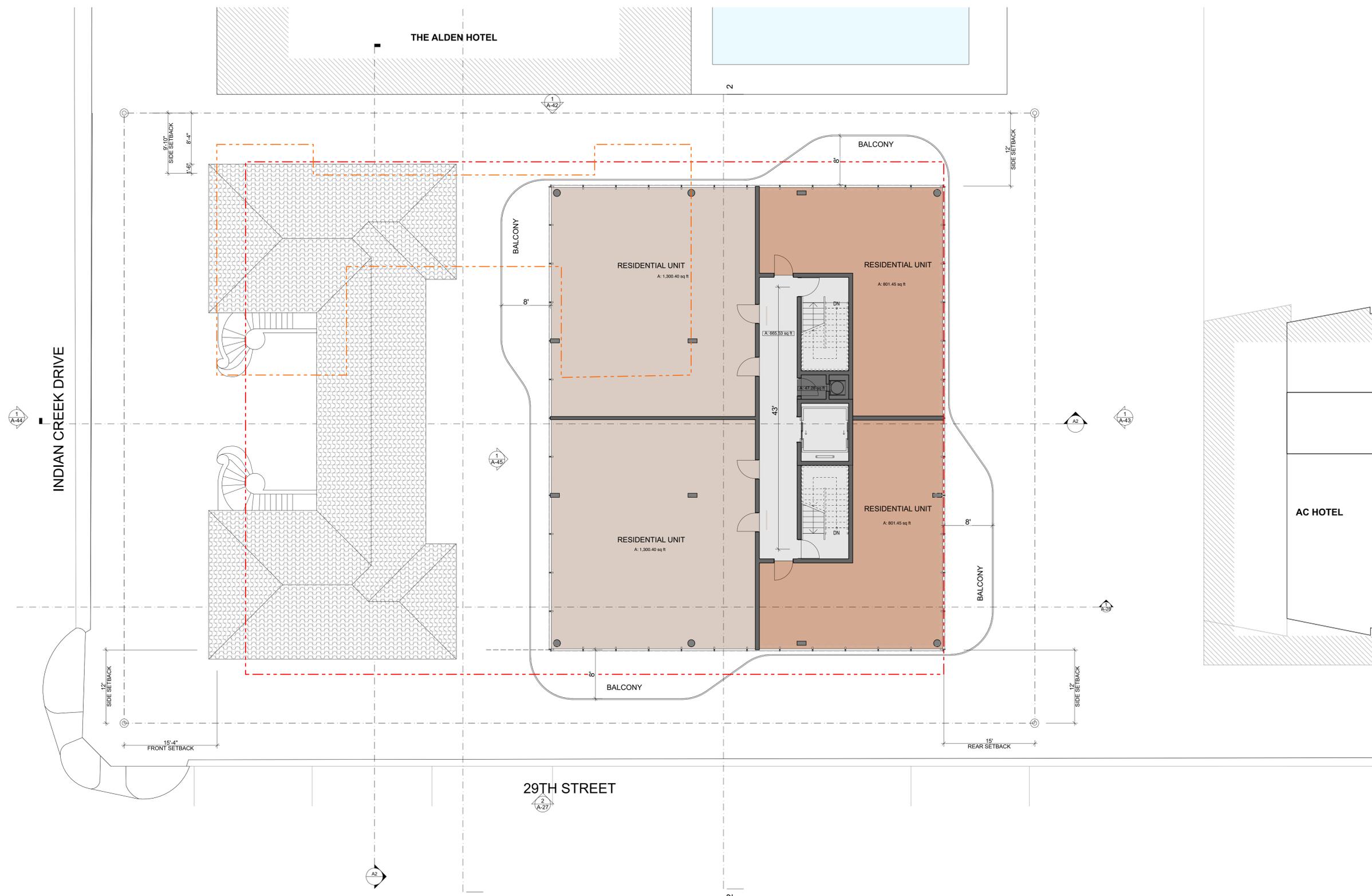
SECOND FLOOR

A-35

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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1 TYPICAL FLOOR PLAN 3, 5, 7
SCALE: 1/8" = 1'-0"



N



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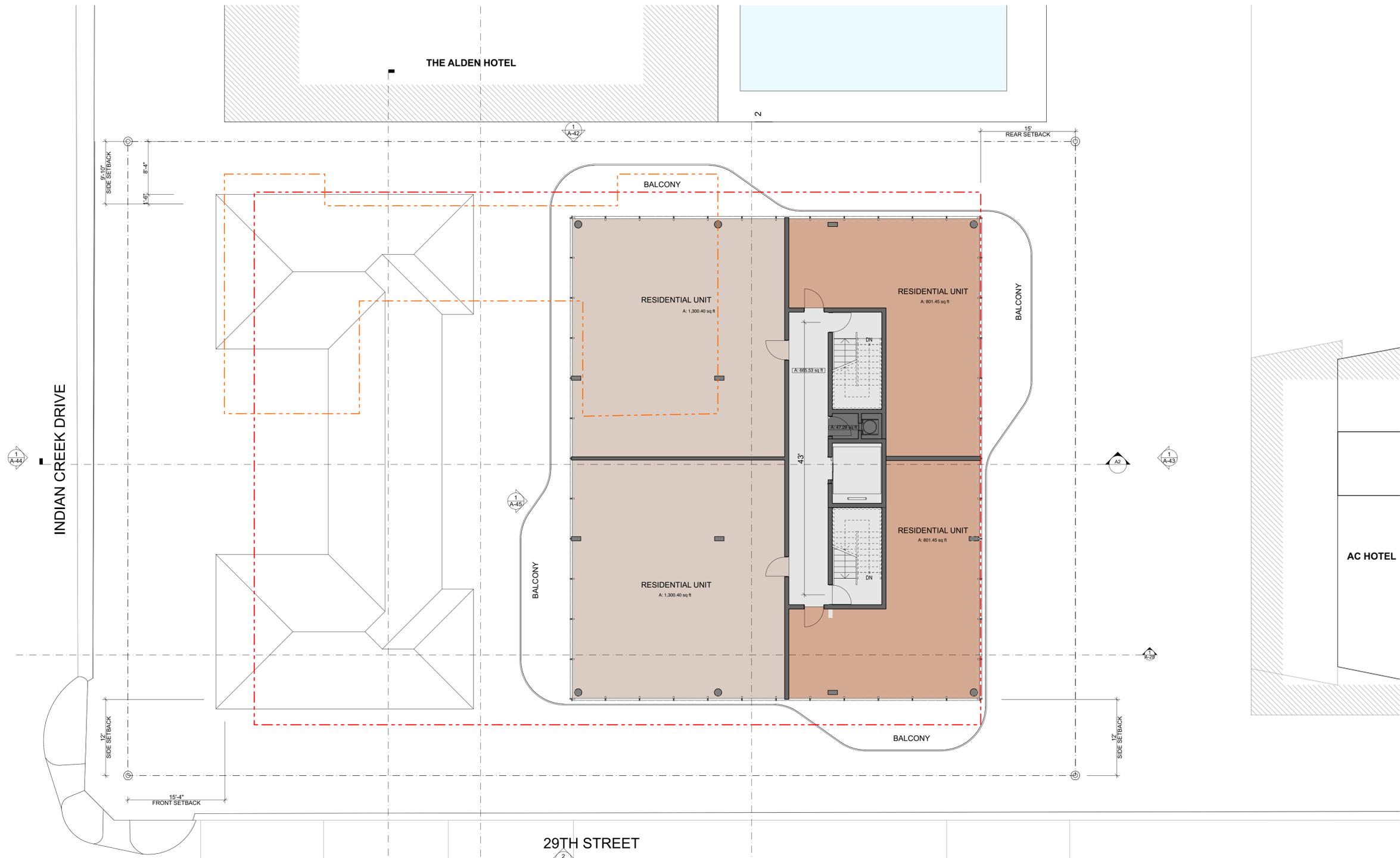
TYPICAL FLOOR 3,
5, 7

A-36

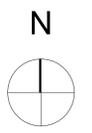
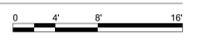
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1 TYPICAL FLOOR PLAN 4, 6
SCALE: 1/8" = 1'-0"



ARCHITECT:
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M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

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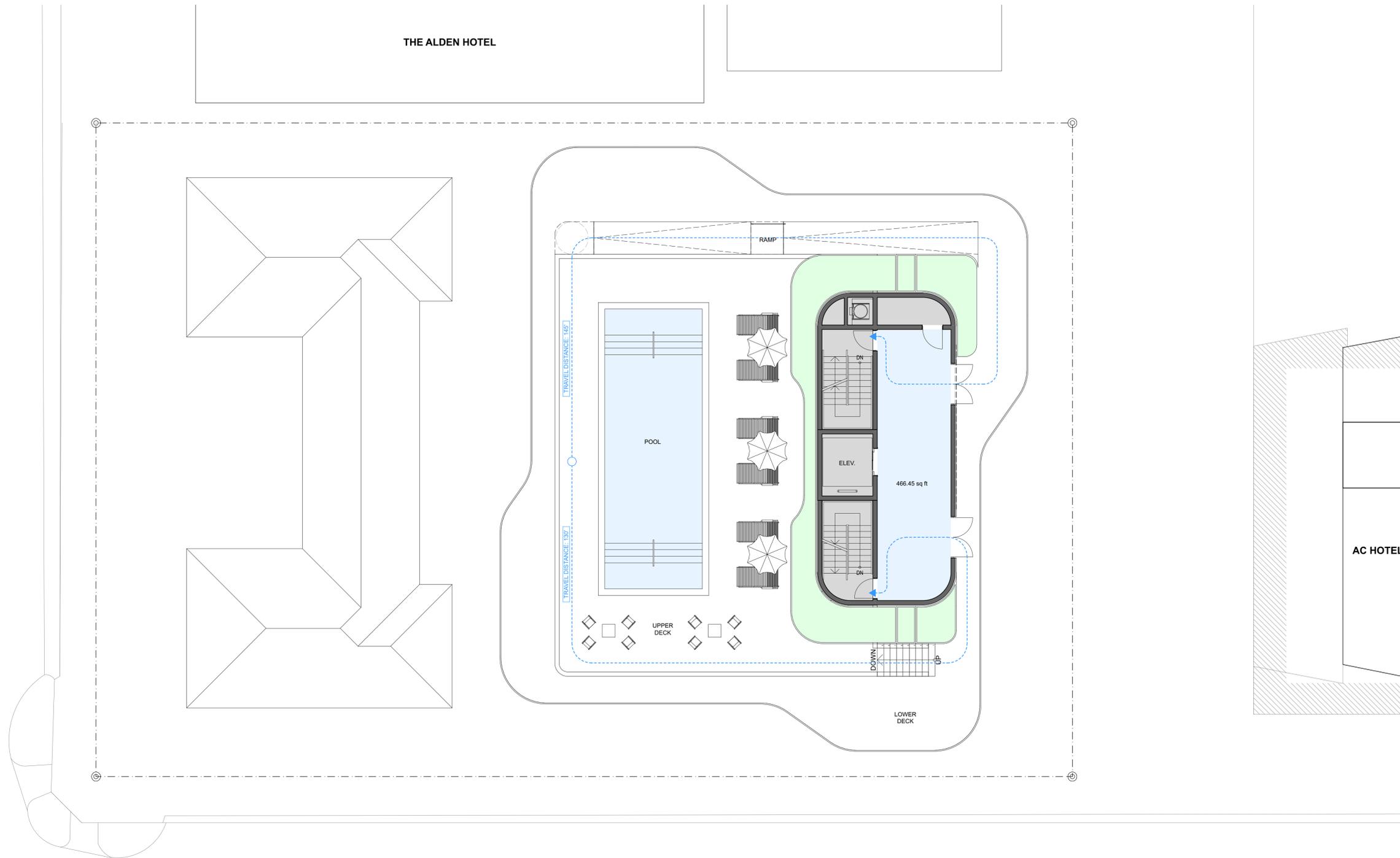
TYPICAL FLOOR 4,
6

A-37

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1 ROOF PLAN
SCALE: 1/8" = 1'-0"



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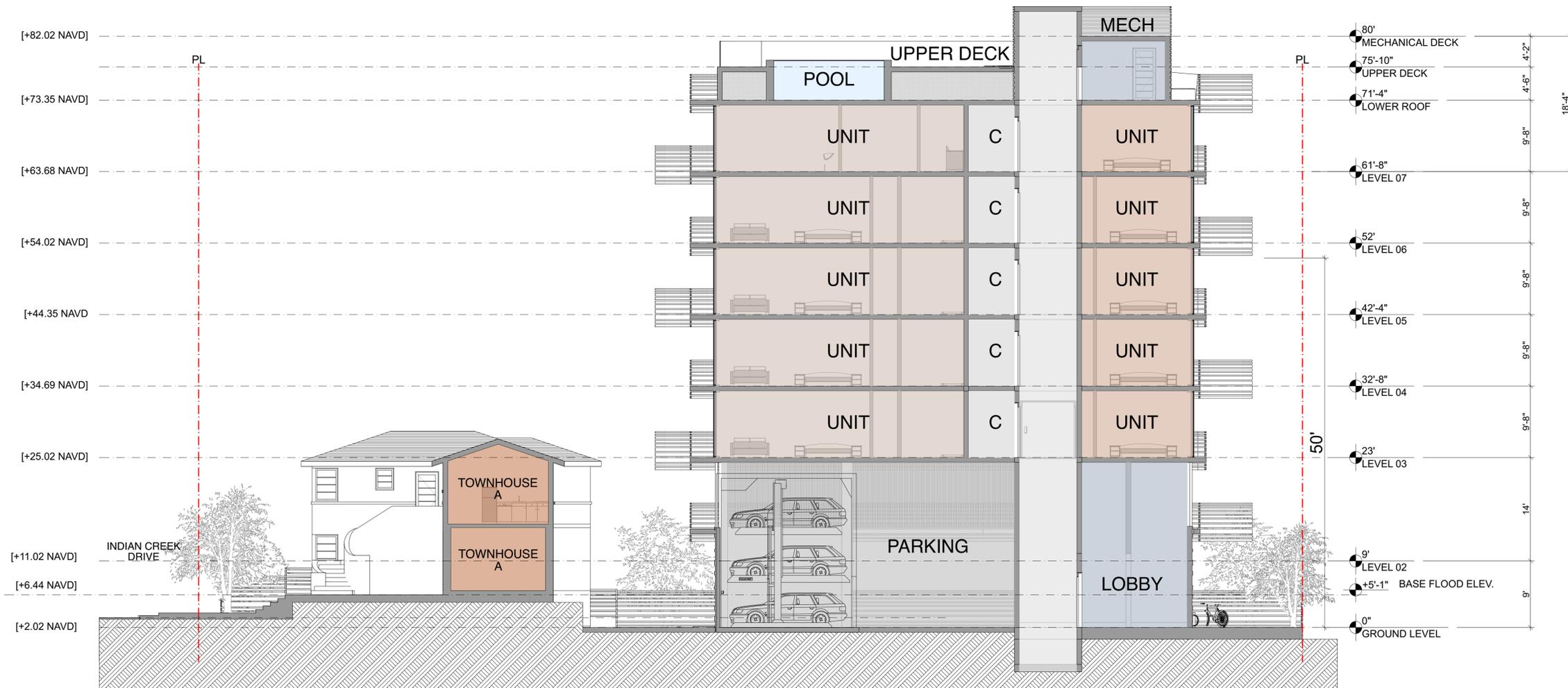
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ROOF PLAN

A-38

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



1 SECTION 01
SCALE: 1/8" = 1'-0"

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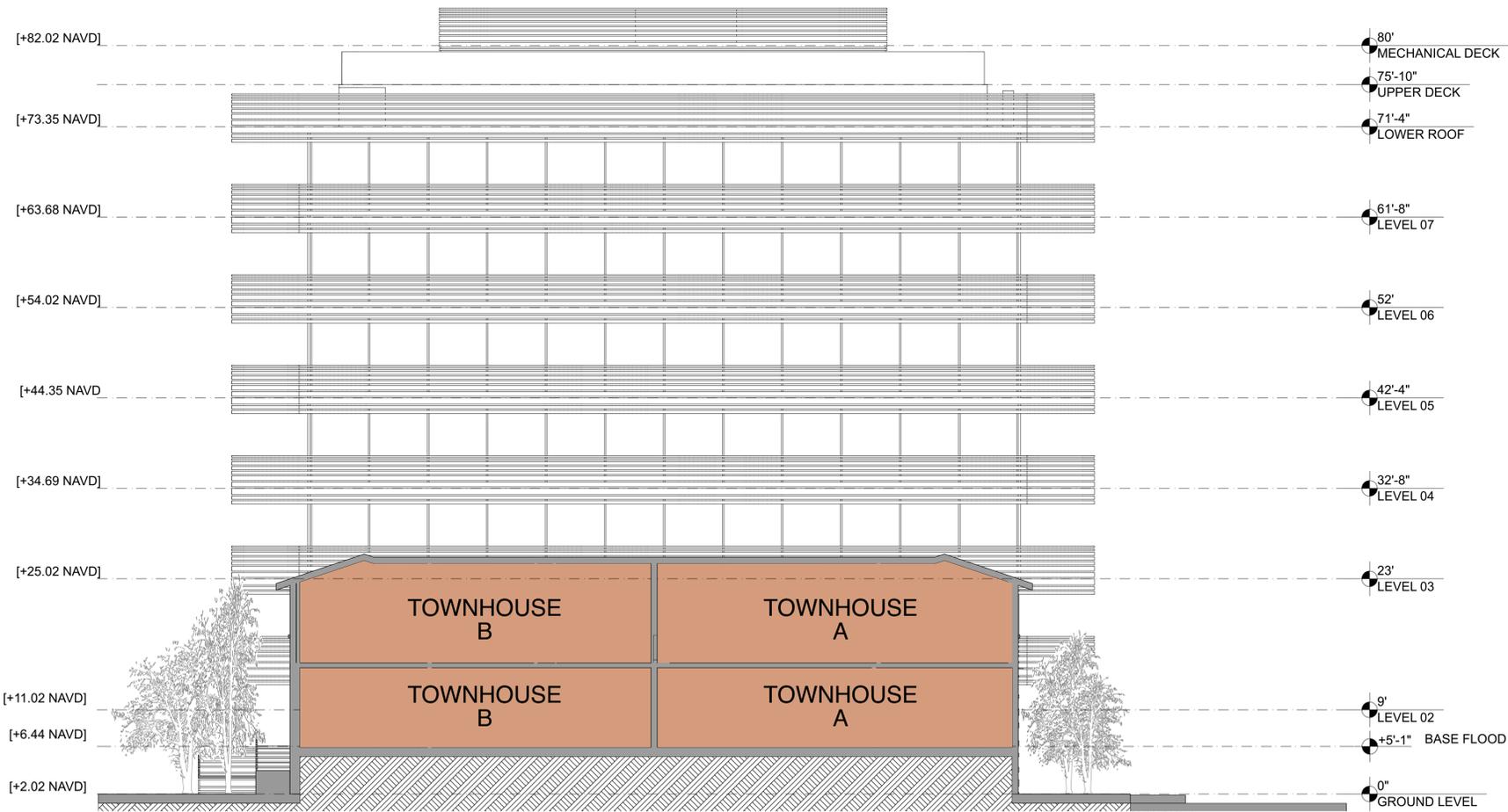
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SECTION 01

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1 SECTION 02
SCALE: 1/8" = 1'-0"



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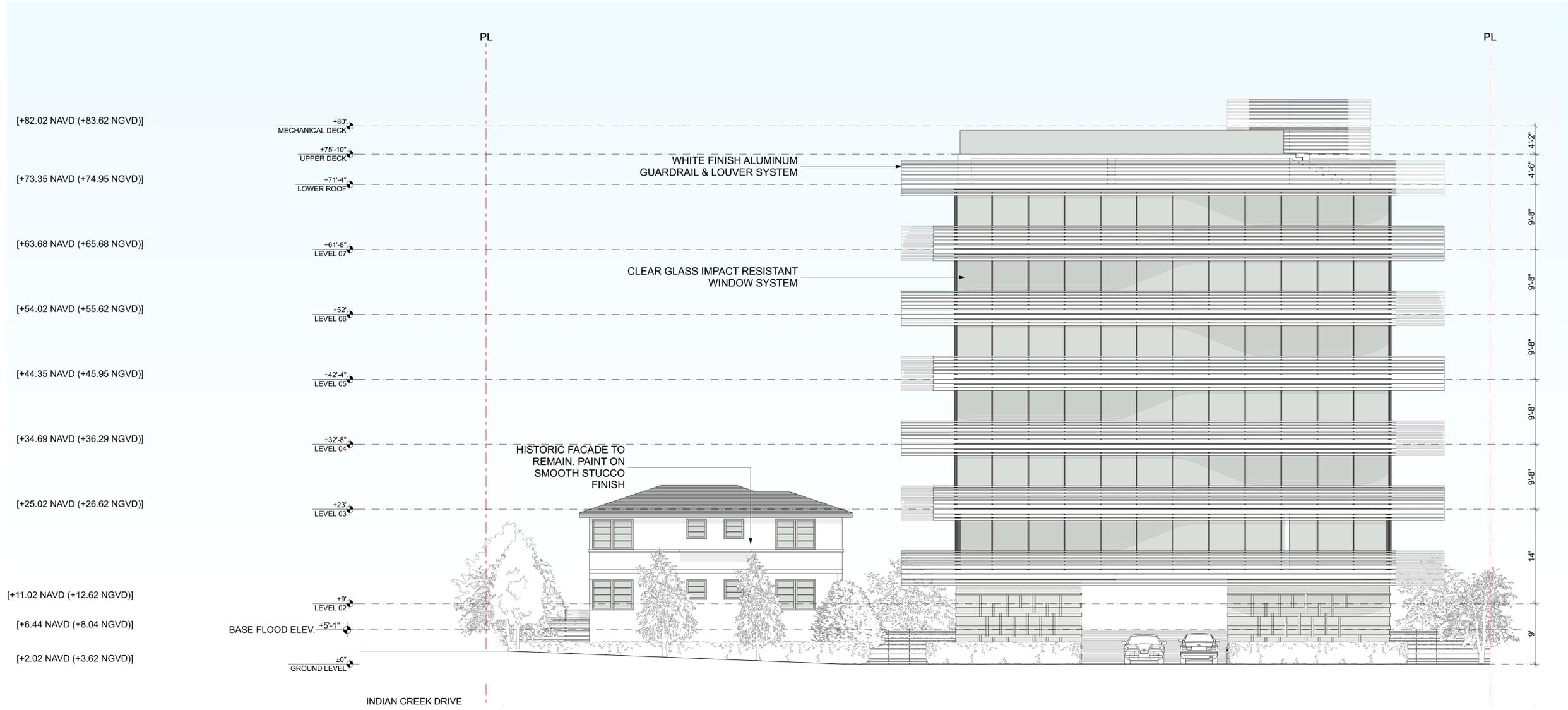
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SECTION 02

A-40

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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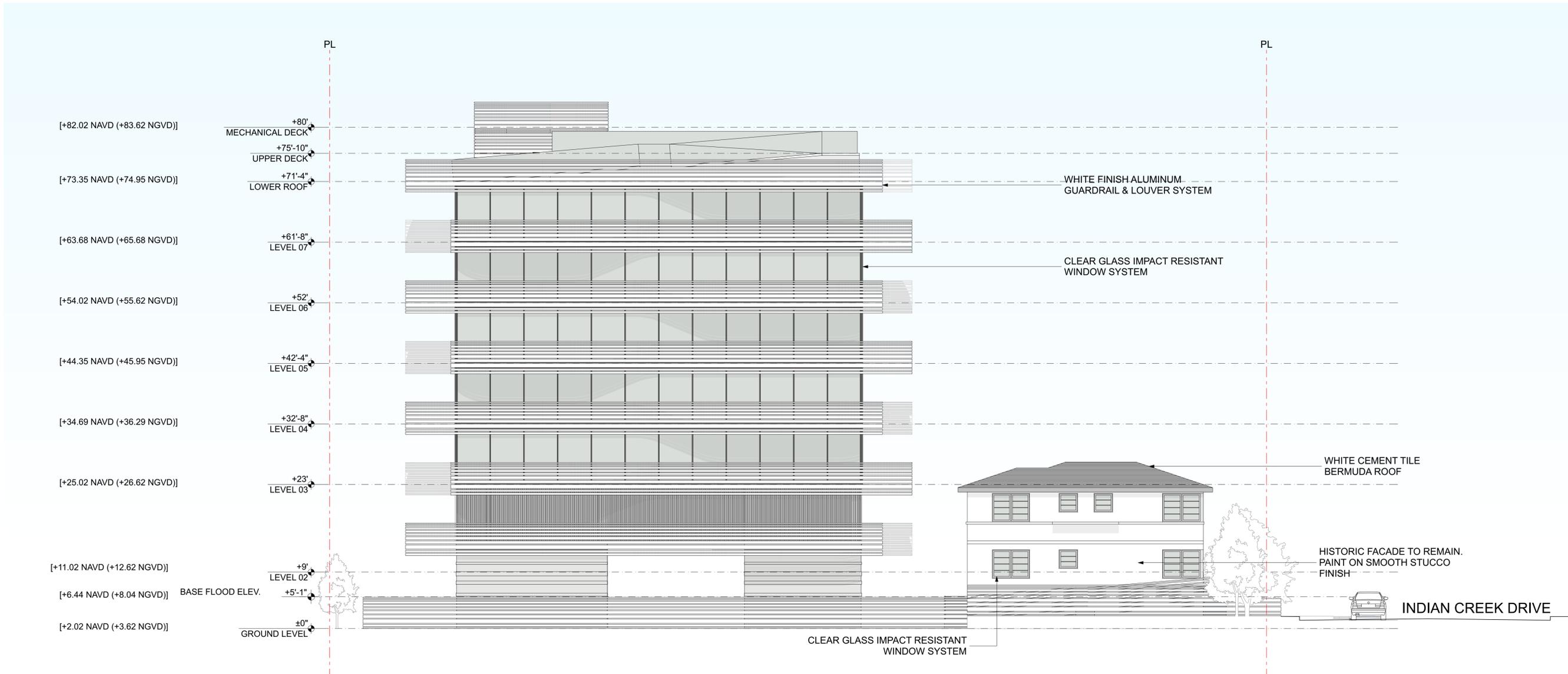
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SOUTH ELEVATION

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1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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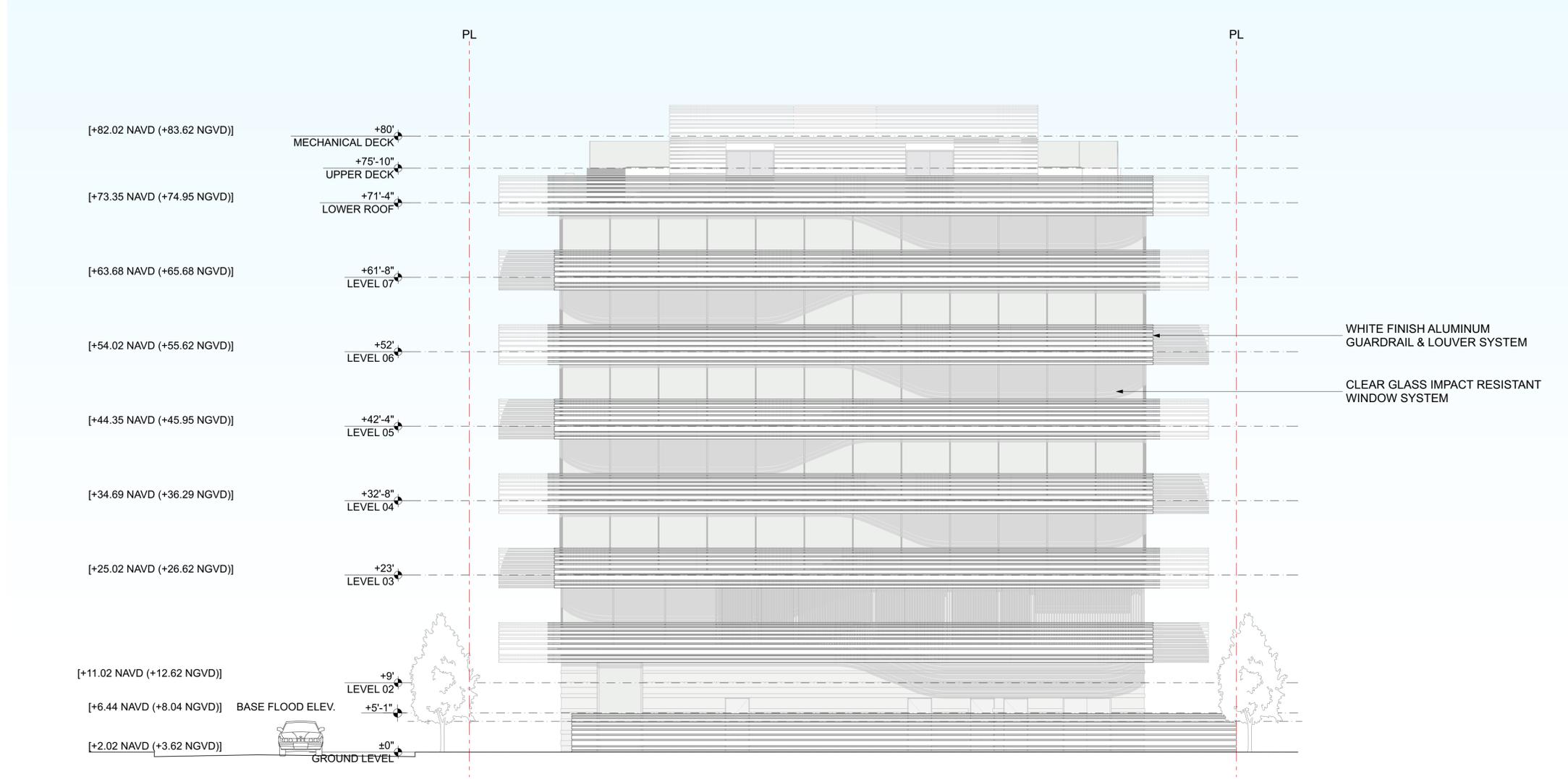
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NORTH ELEVATION

A-42

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



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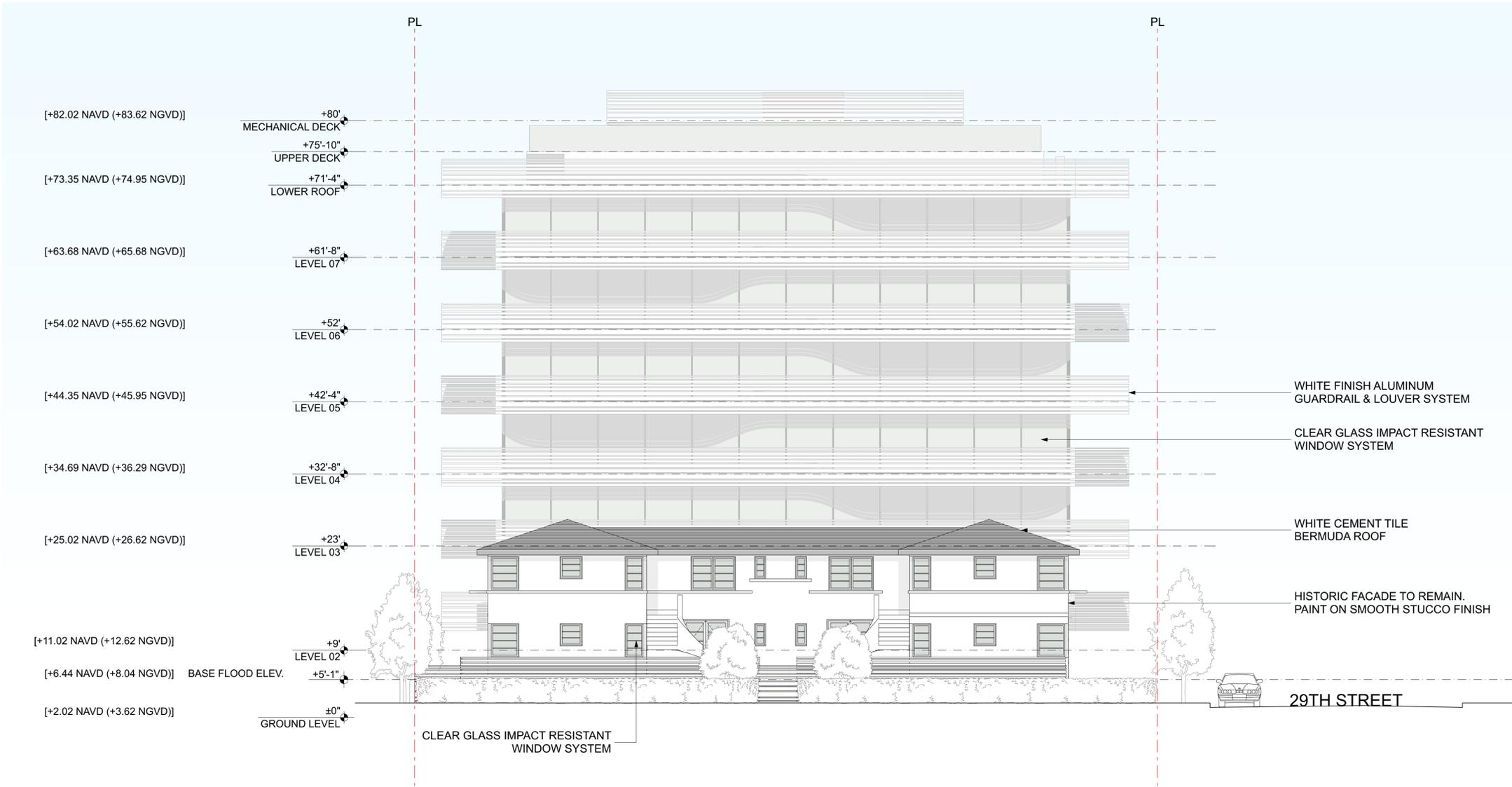
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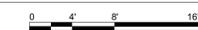
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EAST ELEVATION



1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



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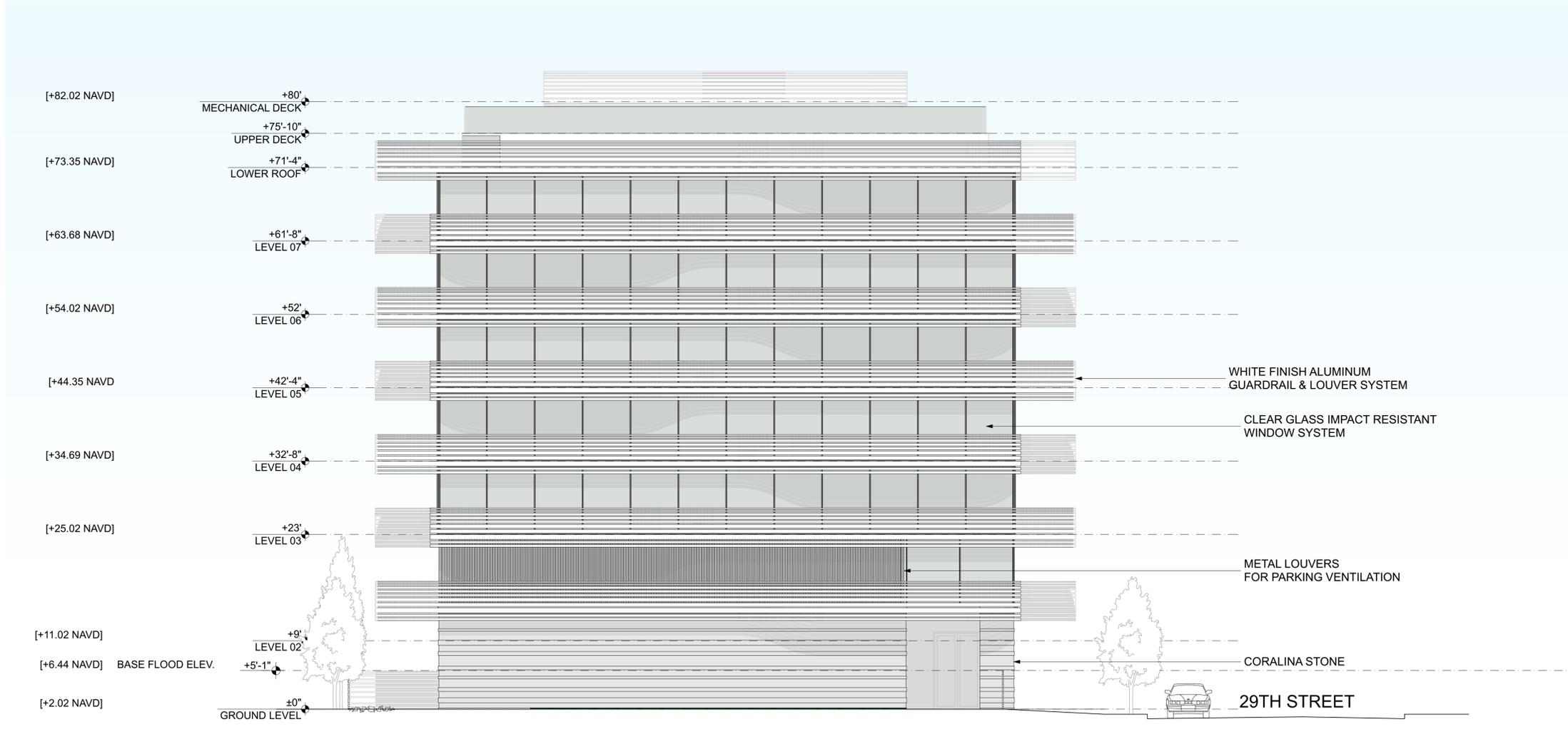
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WEST ELEVATION



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NEW BUILDING
WEST ELEVATION