SITE & ZONING DATA

PHASE I

LANDUSE: (SC) SUBURBAN COMMERCIAL
LOT GROSS AREA: 357,083 S.F. = 8.19 ACRES = 100.0%

SITE	AREA		%
ASPHALT PAVING:	75,732.3	S.F.	21.21%
CONC. WALK:	5,442.4	S.F.	1.53%
LANDSCAPING:	137,787.2	S.F.	38.59%
DECKING	15,412.9	S.F.	4.33%
BEACH AREA:	23,837.4	S.F.	6.68%
PRESERVED AREA:	1,444.2	S.F.	0.40%
STONE PAVERS	17,593.0	S.F.	4.92%
KEYSTONE PAVERS	15,492.5	S.F.	4.33%
POOLS:	6,033.5	S.F.	1.69%
UNITS (87 units) + 1 Affordable Unit (1,300 s.f. Affordable Housing Unit located @ 2nd floor of Maintenance Bldg)	42,139.7	S.F.	11.80%
OFFICE:	3,889.2	S.F.	1.09%
MAINTENANCE BLDG:	5,668.5	S.F.	1.58%
SEWER PLANT:	1,200.0	S.F.	0.34%
RESTAURANT	4,910.2	S.F.	1.37%
TIKI BAR:	500.0	S.F.	0.14%

PARKING:

REQUIRED:

87 UNITS	@ 1 / UNIT	87 spaces
1 AFFORDABLE UNIT	@ 2/ UNIT	2 spaces
RESTAURANT	4,910.2 sf @ 14/1,000 sf	69 spaces
TOTAL REQD.:		158 Spaces

PROVIDED
(PHASE 1) 127 Spaces

PHASE II

LANDUSE: (SC) SUBURBAN COMMERCIAL
LOT GROSS AREA: (48,635.6+102,936.5) 151,572.3 S.F. = 3.48 ACRES = 100.0%

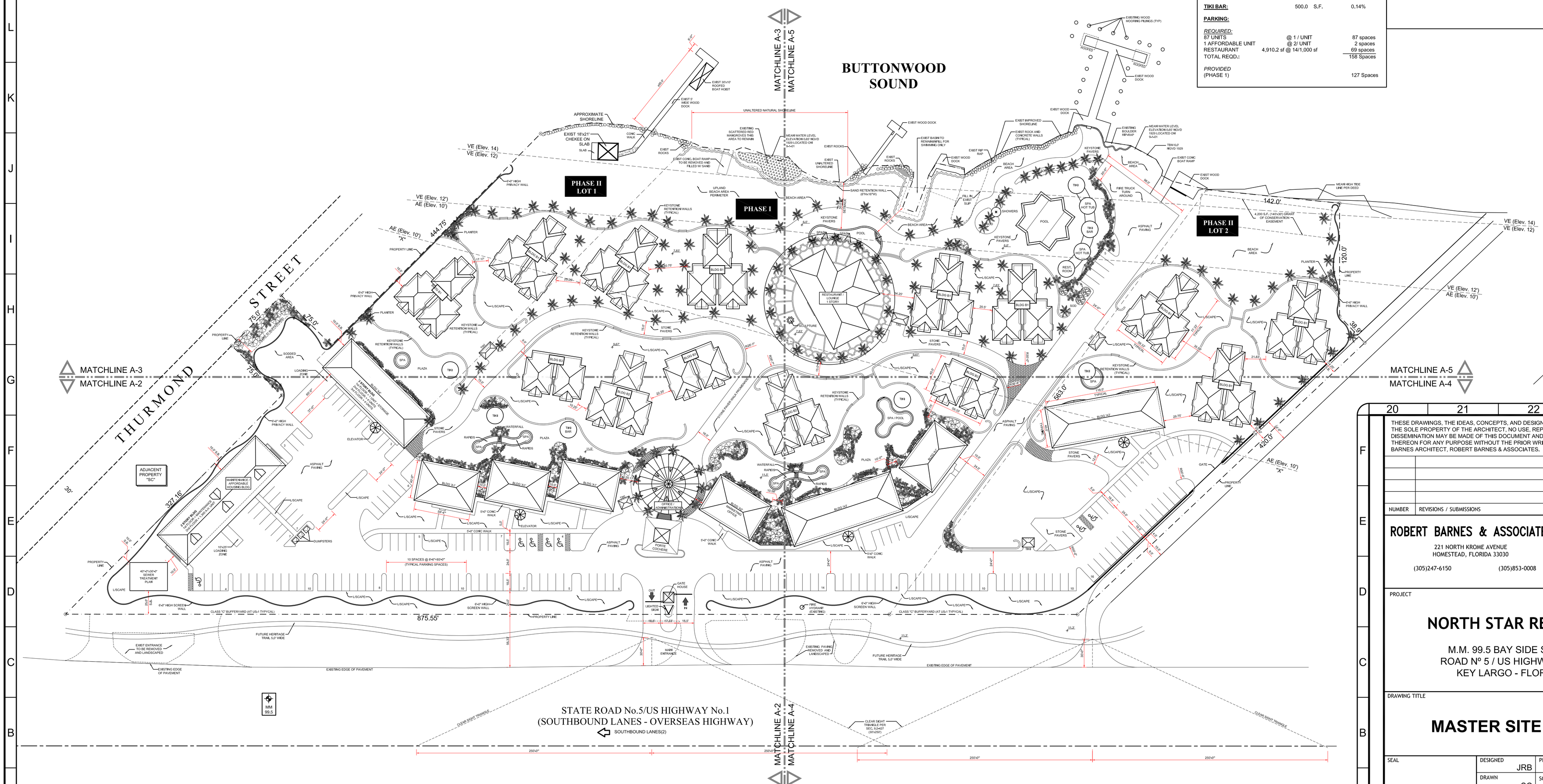
SITE	AREA		%
ASPHALT PAVING:	21,465.4	S.F.	14.16 %
CONC. WALK:	1,837.3	S.F.	1.22 %
DECKING	4,821.3	S.F.	3.18 %
LANDSCAPING:	62,394.6	S.F.	41.15 %
BEACH AREA:	32,778.3	S.F.	21.62 %
STONE PAVERS	2,812.7	S.F.	1.86 %
POOLS:	245.1	S.F.	0.17 %
UNITS (51 units)	25,217.6	S.F.	16.64 %

PARKING:

REQUIRED:

51 units	@ 1 space/unit	51 spaces
TOTAL REQD.:		51 Spaces

PROVIDED
(PHASE 2) 55 Spaces



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NORTH STAR RESORT

M.M. 99.5 BAY SIDE STATE
ROAD Nº 5 / US HIGHWAY Nº 1
KEY LARGO - FLORIDA

DRAWING TITLE

MASTER SITE PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2005-010
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-1
REVIEWED	JRB		
DATE	07/14/06		

A-1 MASTER SITE PLAN
SCALE: 1"=50'-0"

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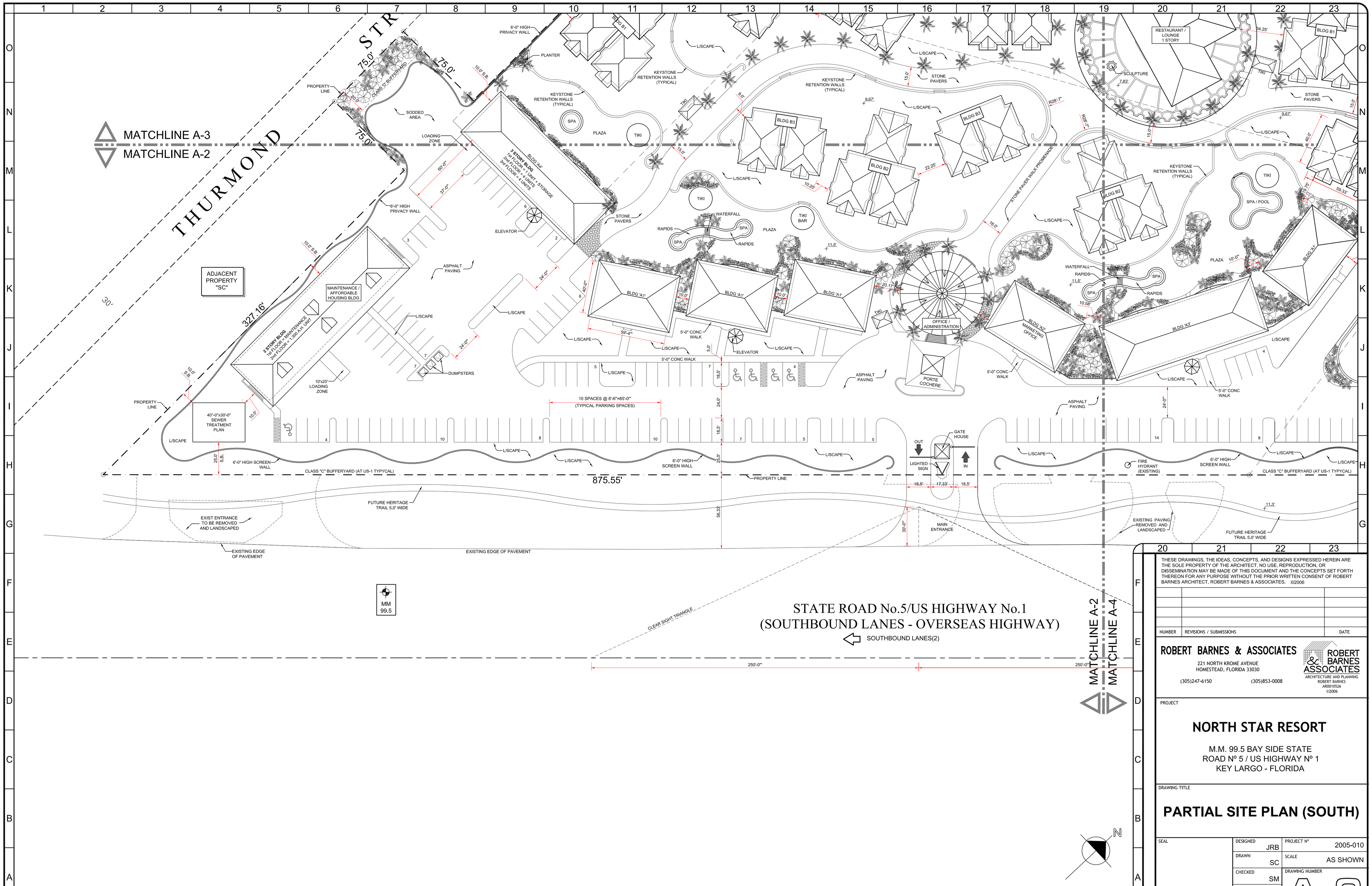

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KEY LARGO - FLORIDA

DRAWING TITLE

PARTIAL SITE PLAN (SOUTH)

SEAL	DESIGNED JRB	PROJECT Nº	2005-010
	DRAWN SC	SCALE	AS SHOWN
	CHECKED SM	DRAWING NUMBER	A-2
	REVIEWED JRB		
	DATE 07/14/06		

A-1 PARTIAL SITE PLAN (SOUTH)
SCALE: 1"=30'-0"

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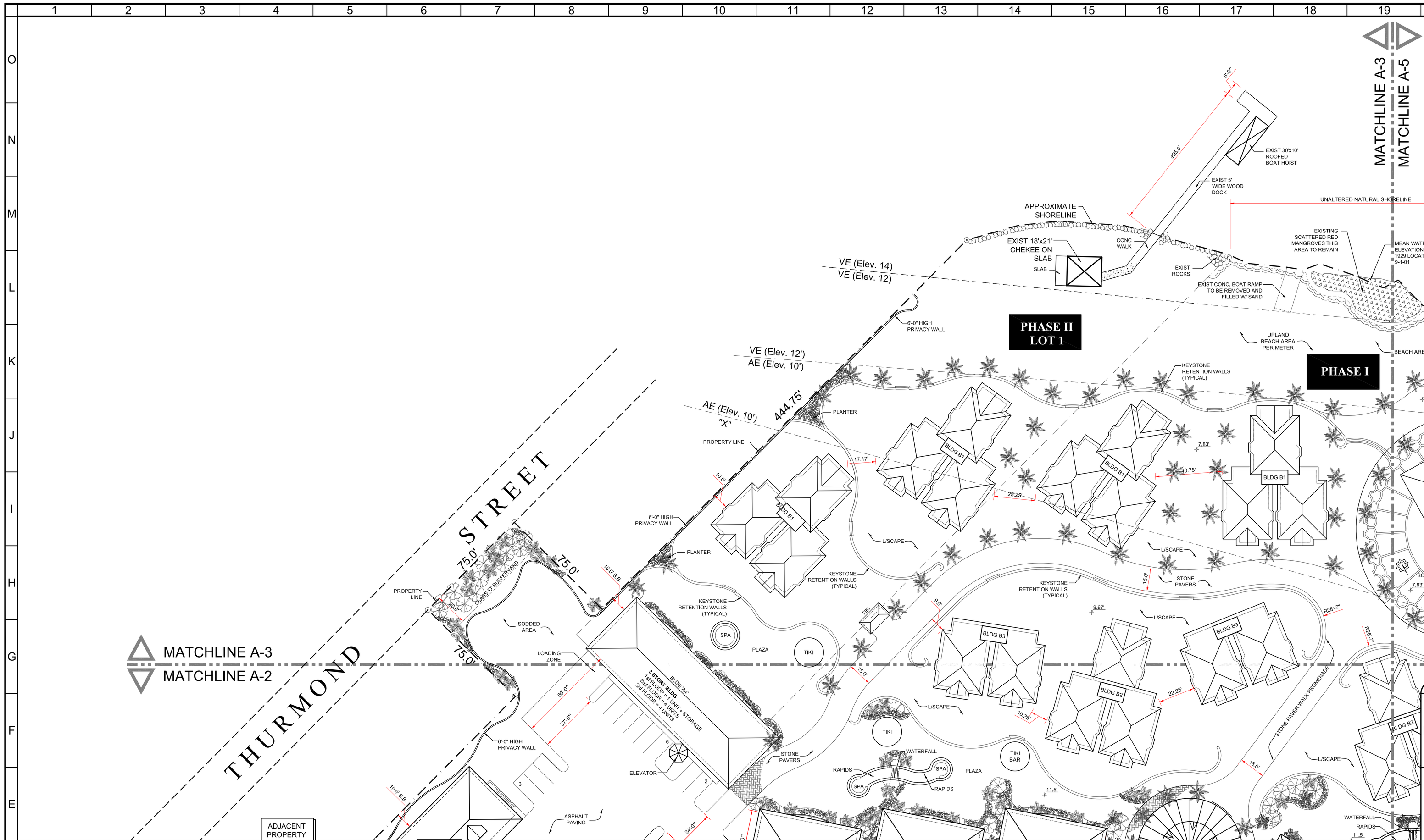

A-1 PARTIAL SITE PLAN (WEST)

SCALE: 1"=30'-0"

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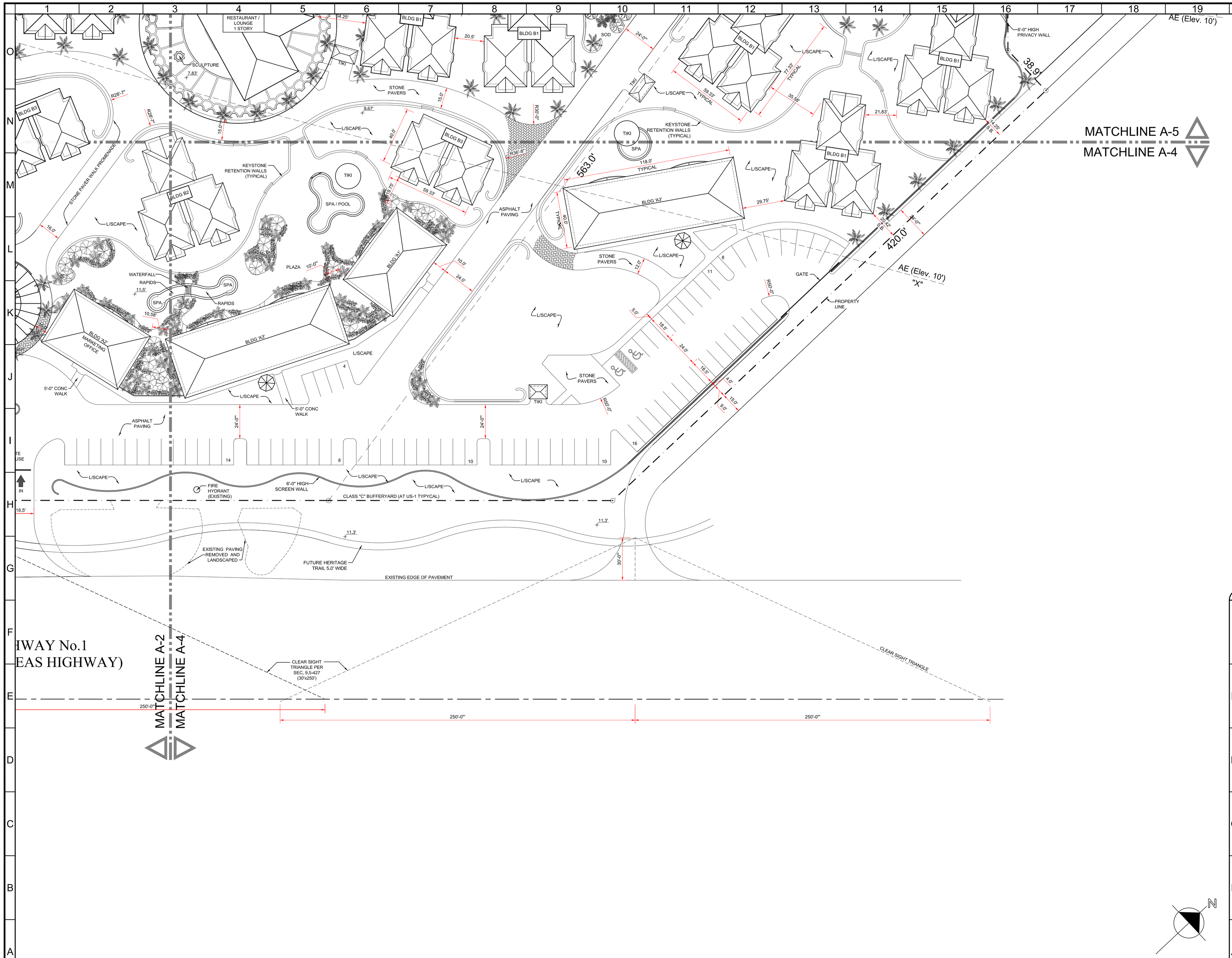
KEY LARGO - FLORIDA

DRAWING TITLE

PARTIAL SITE PLAN (WEST)

SEAL		
	DESIGNED JRB	PROJECT Nº 2005-010
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER
	REVIEWED JRB	A-3
	DATE	



A-1 PARTIAL SITE PLAN (EAST)

SCALE: 1"=30'-0"

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DRAWING TITLE

PARTIAL SITE PLAN (EAST)

SEAL	DESIGNED JRB	PROJECT Nº	2005-010
	DRAWN SC	SCALE	AS SHOWN
	CHECKED SM	DRAWING NUMBER	A-4
	REVIEWED JRB		
	DATE		

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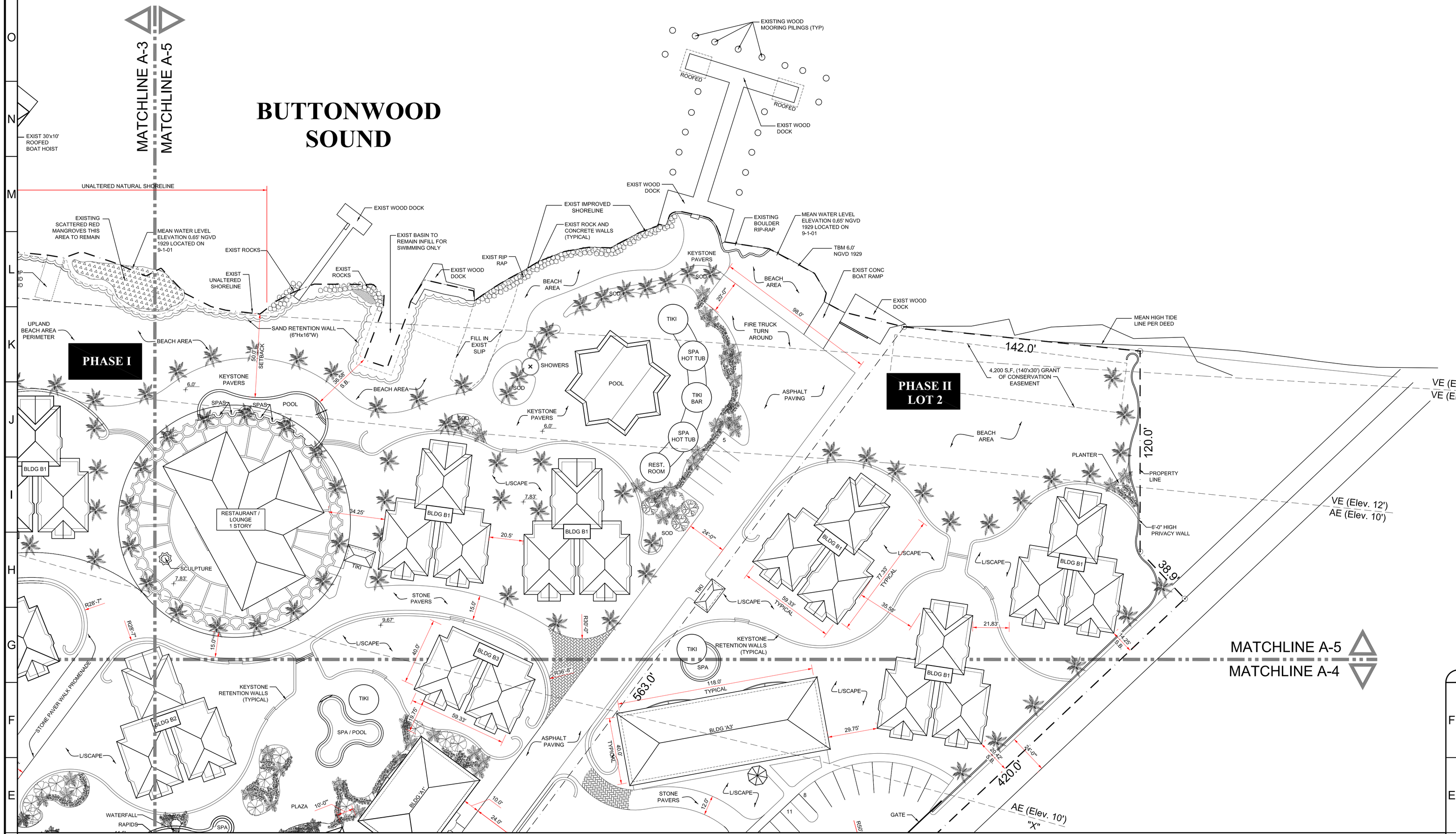

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DRAWING TITLE

PARTIAL SITE PLAN (NORTH)

SEAL	DESIGNED JRB	PROJECT Nº	2005-010
	DRAWN SC	SCALE	AS SHOWN
	CHECKED SM	DRAWING NUMBER	A-5
	REVIEWED JRB		
	DATE		

A-1 PARTIAL SITE PLAN (NORTH)
SCALE: 1"=30'-0"

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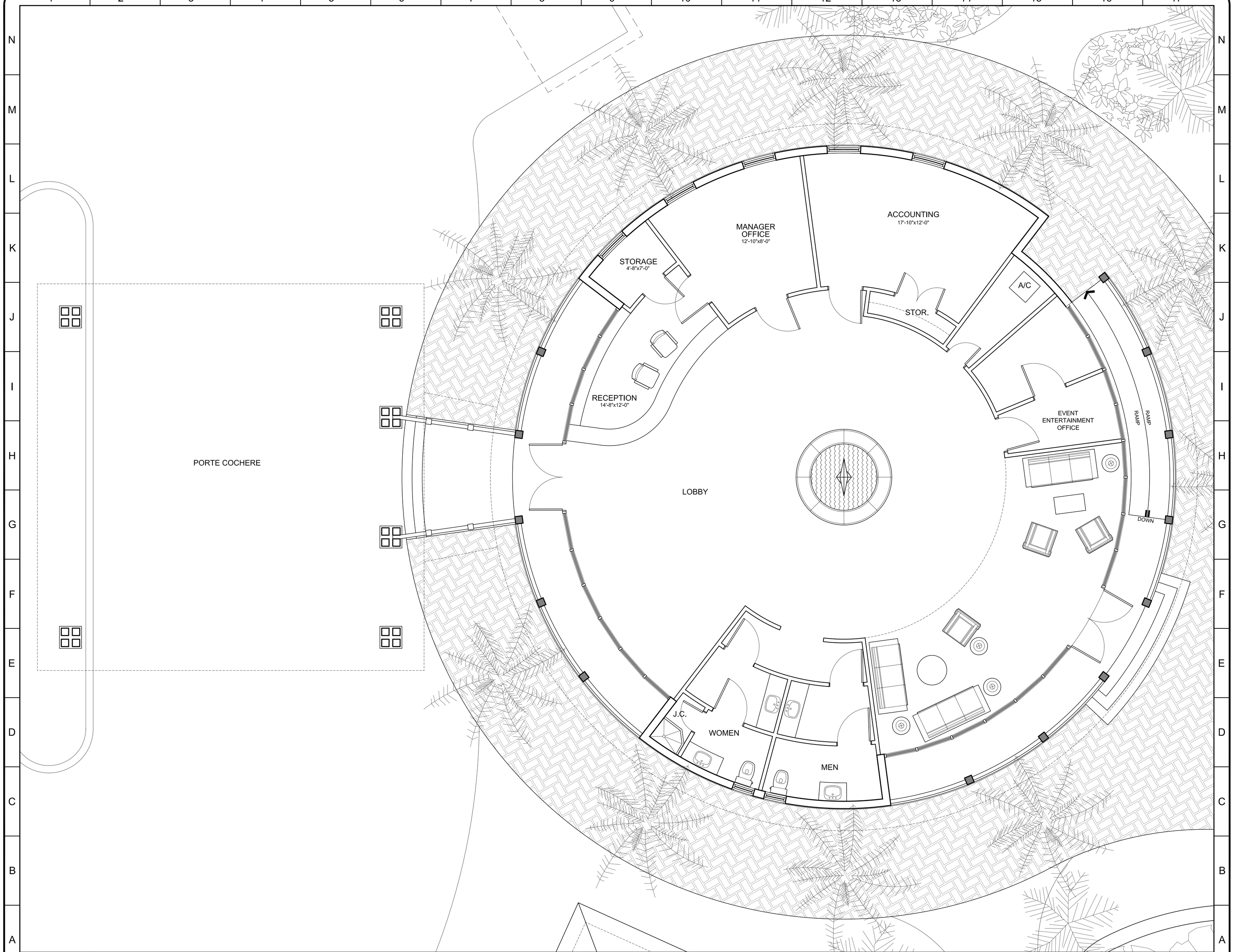

A-1 **FLOOR PLAN**
SCALE 1/4"=1'-0"

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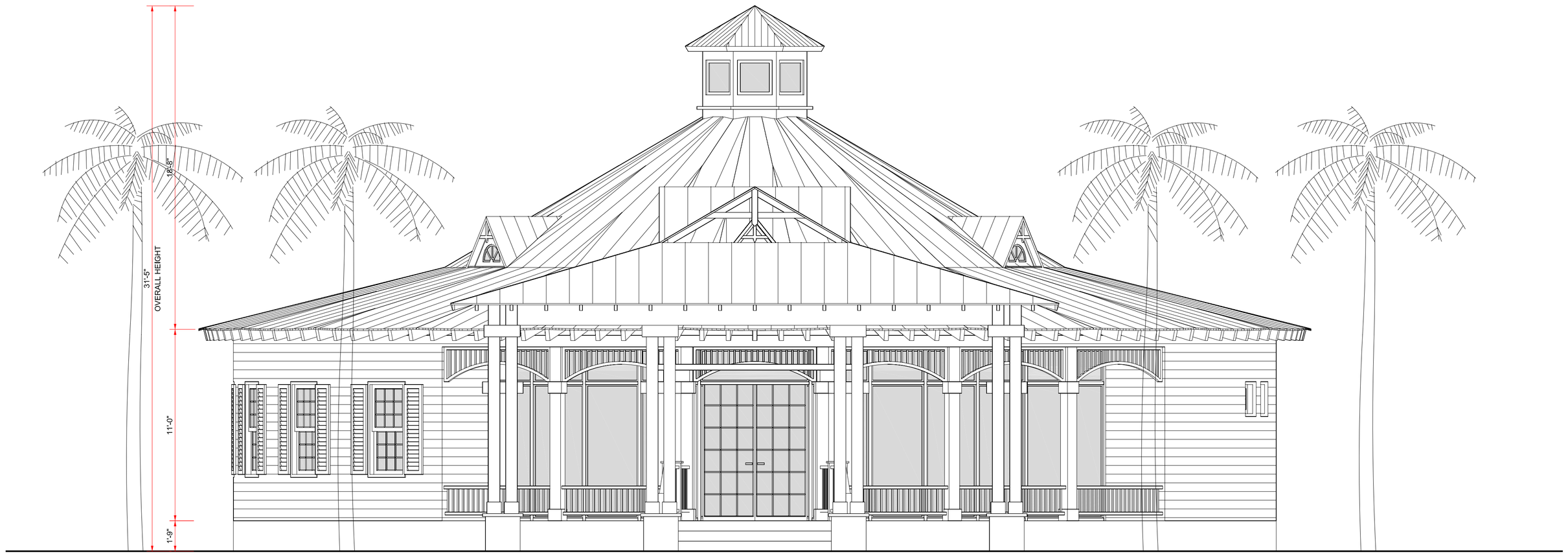
DRAWING TITLE

RECEPTION & OFFICE FLOOR PLAN

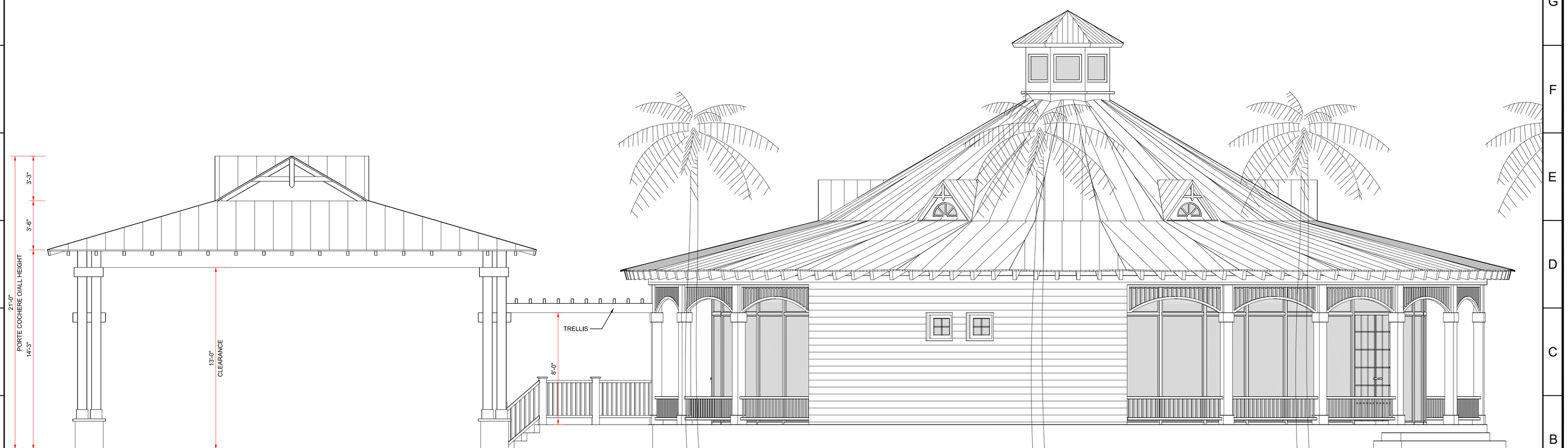
SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-6
REVIEWED	JRB		
DATE	01/10/06		



H-1 FRONT ELEVATION

SCALE 1/4"=1'-0"



A-1 RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

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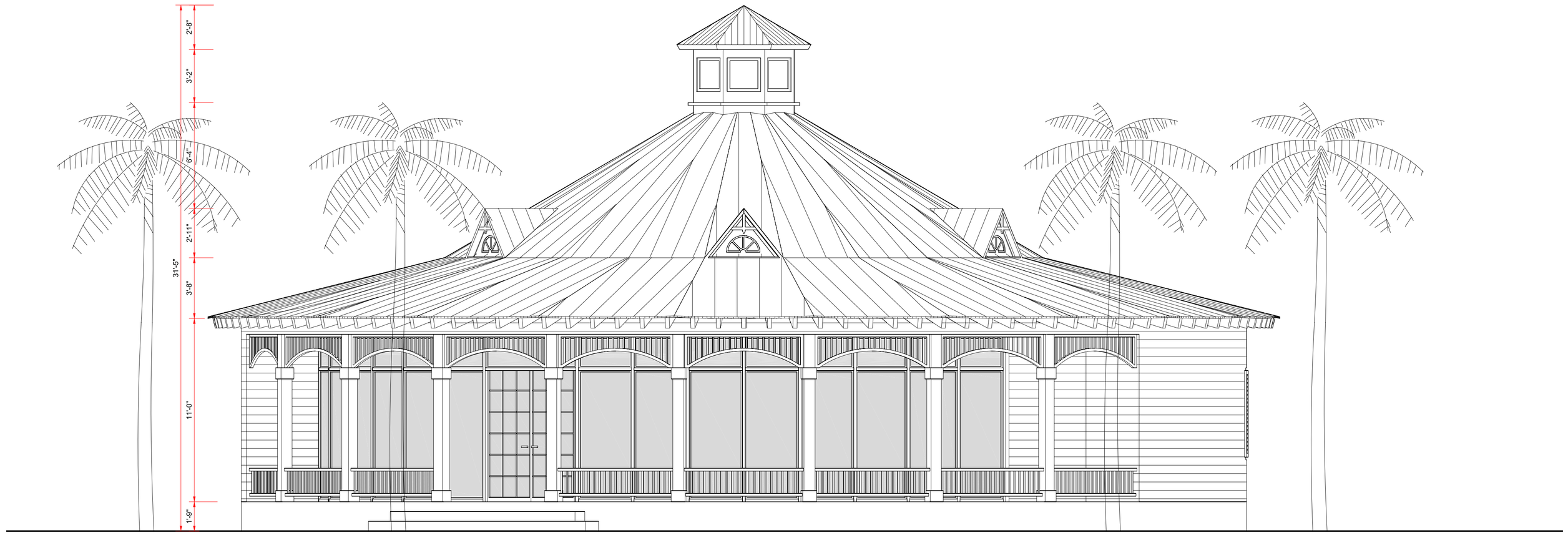
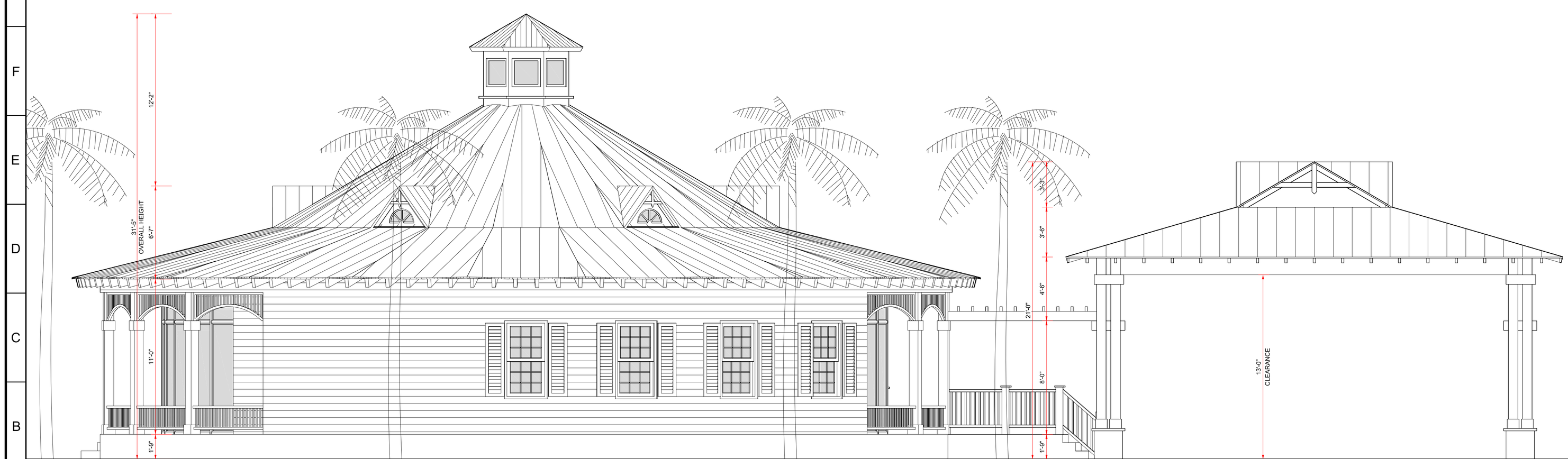
RECEPTION & OFFICE ELEVATIONS

SEAL	DESIGNED JRB	PROJECT Nº 2001-158
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER A-7
	REVIEWED JRB	
	DATE 01/10/06	



H-1 REAR ELEVATION

SCALE 1/4"=1'-0"



A-1 LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

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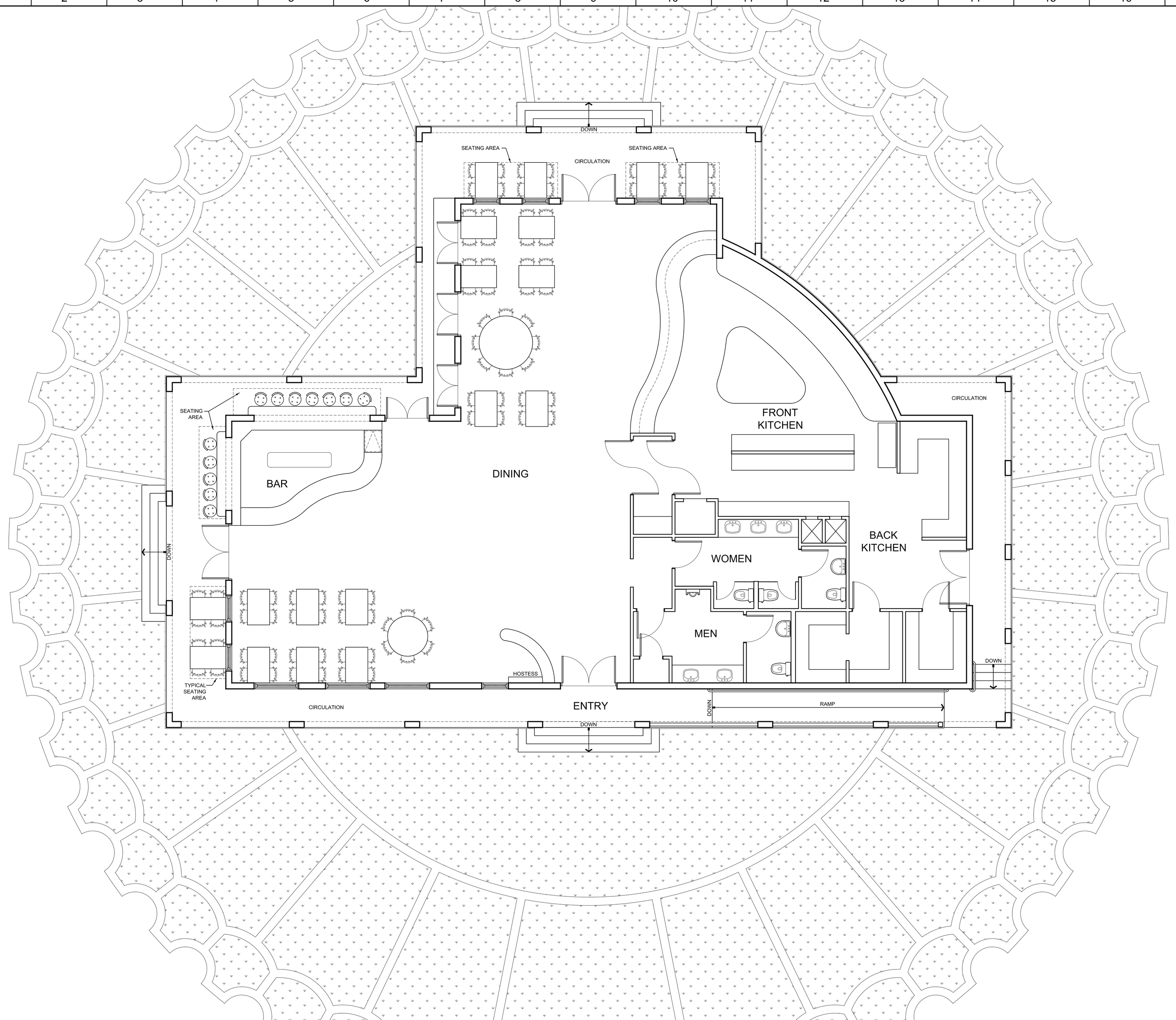
DRAWING TITLE

RECEPTION & OFFICE ELEVATIONS

SEAL	DESIGNED JRB	PROJECT Nº	2001-158
	DRAWN SC	SCALE	AS SHOWN
	CHECKED SM	DRAWING NUMBER	A-8
	REVIEWED JRB		
	DATE 01/10/06		



A-1 **FLOOR PLAN**

SCALE 3/16"=1'-0"

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DRAWING TITLE

RESTAURANT & LOUNGE FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2005-010
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-9
REVIEWED	JRB		
DATE	06/16/06		

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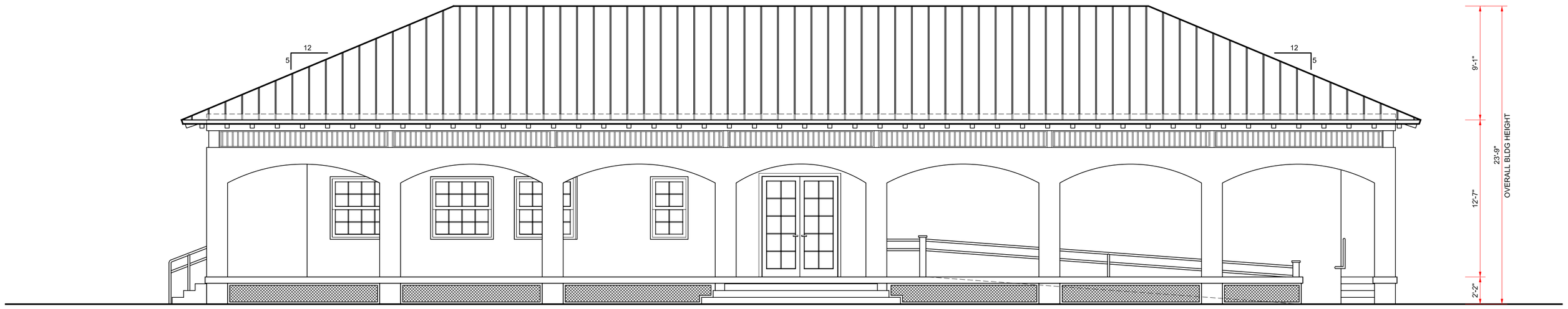

H-1 FRONT ELEVATION

SCALE 3/16"=1'-0"

A-1 LEFT SIDE ELEVATION

SCALE 3/16"=1'-0"

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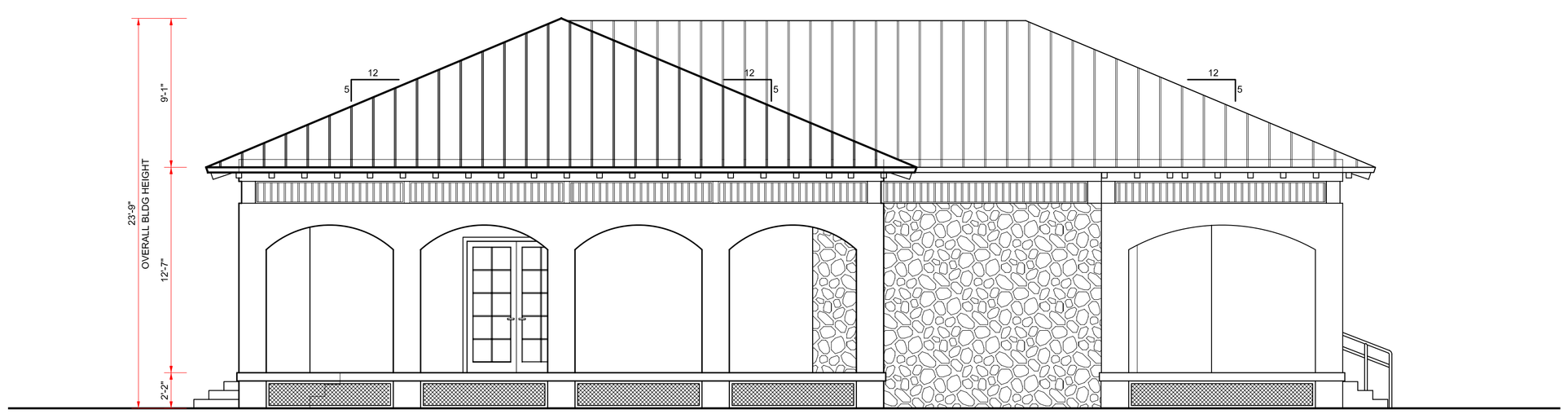
DRAWING TITLE

RESTAURANT & LOUNGE ELEVATIONS

SEAL		
	DESIGNED JRB	PROJECT Nº 2005-010
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER A-10
	REVIEWED JRB	
	DATE 07/13/06	

H-1 REAR ELEVATION

SCALE 3/16"=1'-0"



A-1 RIGHT SIDE ELEVATION

SCALE 3/16"=1'-0"

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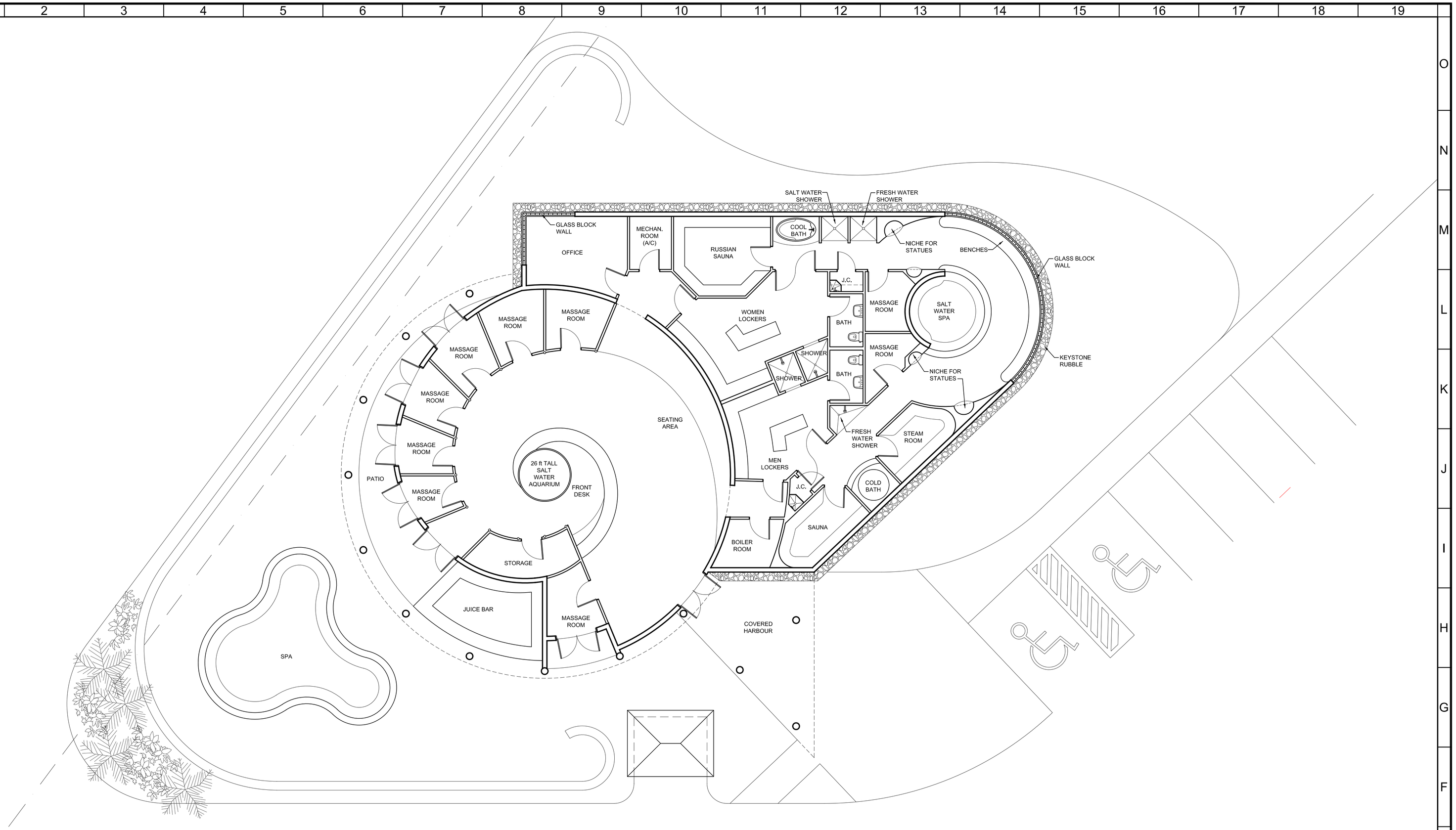
DRAWING TITLE

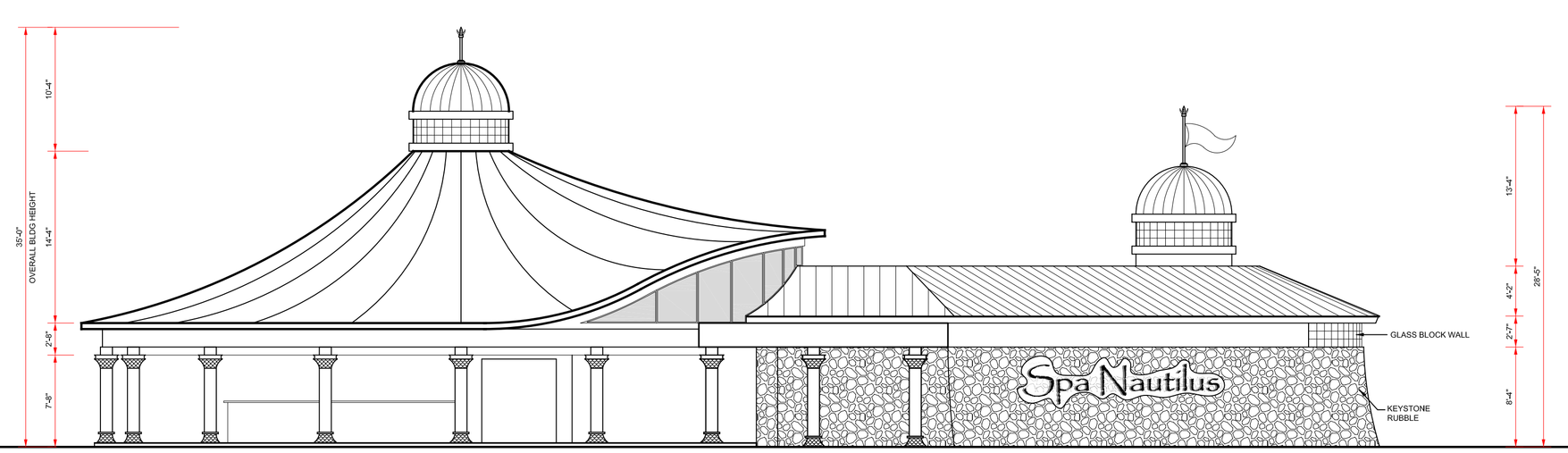
RESTAURANT & LOUNGE ELEVATIONS

SEAL	DESIGNED JRB	PROJECT Nº 2005-010
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER A-11
	REVIEWED JRB	
	DATE 07/13/06	



E-1 SPA NAUTILUS PROPOSED FLOOR PLAN

SCALE 1/8"=1'-0"



A-1 SPA NAUTILUS PROPOSED ELEVATI0N

SCALE 1/8"=1'-0"

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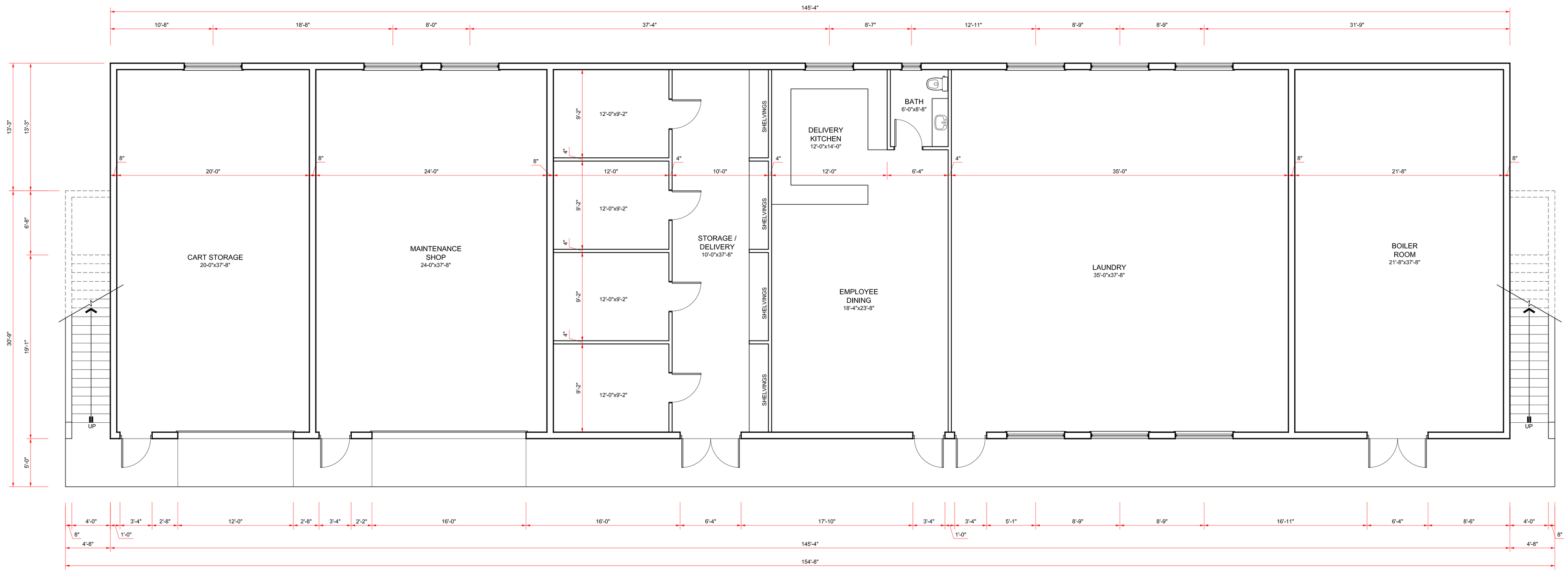
M.M. 99.5 BAY SIDE STATE
ROAD Nº 5 / US HIGHWAY Nº 1
KEY LARGO - FLORIDA

DRAWING TITLE

SPA NAUTILUS PROPOSED FLOOR PLAN & ELEVATION

SEAL	DESIGNED JRB	PROJECT Nº PROJECT
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER A-12
	REVIEWED JRB	
	DATE 07/13/06	



A-1 MAINTENANCE FIRST FLOOR PLAN

SCALE 3/16"=1'-0"

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KEY LARGO - FLORIDA

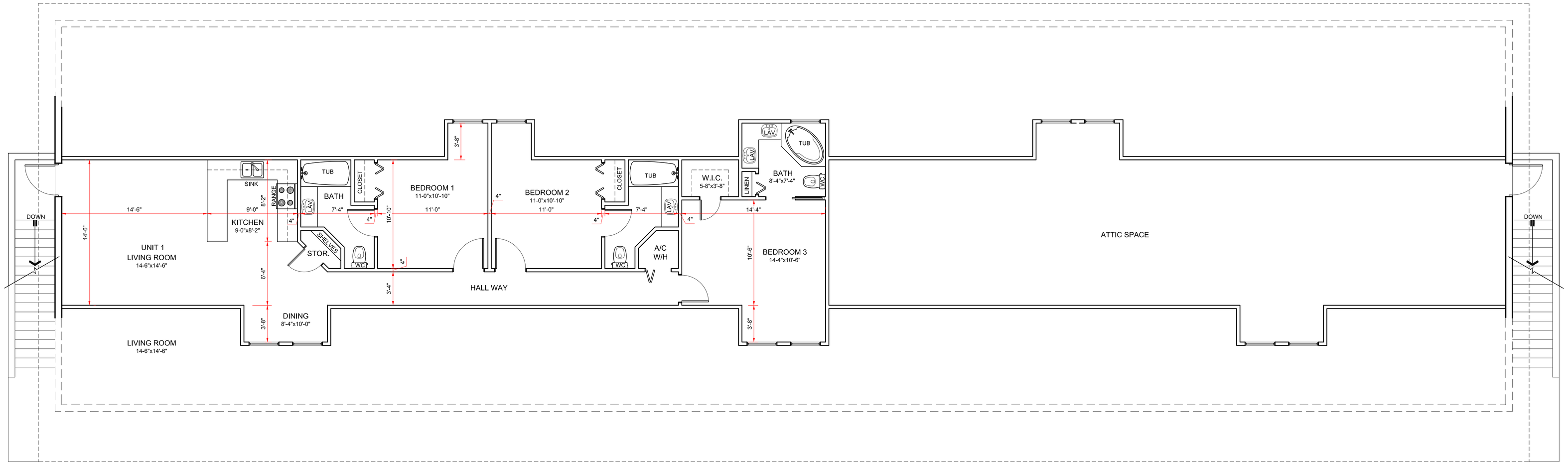
DRAWING TITLE

MAINTENANCE / AFFORDABLE HOUSING FIRST FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	3/16"=1'-0"
CHECKED	SM	DRAWING NUMBER	A-13
REVIEWED	JRB		
DATE	07/14/06		

S:\North Star\North Star Condo - 2005-010\Back of House\2001-158 - Back of House Floor Plans.dwg, A-13, 7/14/2006 4:09:14 PM, Siddhartha



2nd FLOOR AFFORDABLE HOUSING.....1,300 S.F.

A-1 **AFFORDABLE HOUSING SECOND FLOOR PLAN**

SCALE 3/16"=1'-0"

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NORTH STAR RESORT

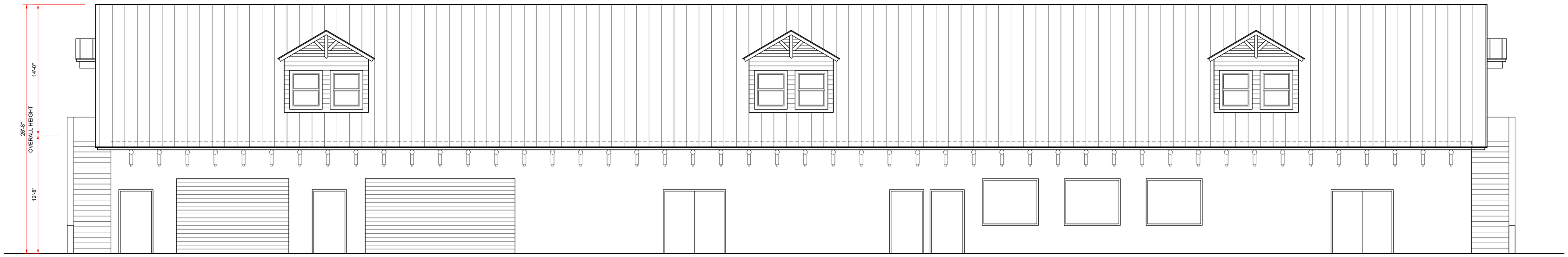
M.M. 99.5 BAY SIDE STATE
ROAD Nº 5 / US HIGHWAY Nº 1
KEY LARGO - FLORIDA

DRAWING TITLE

MAINTENANCE / AFFORDABLE HOUSING SECOND FLOOR PLAN

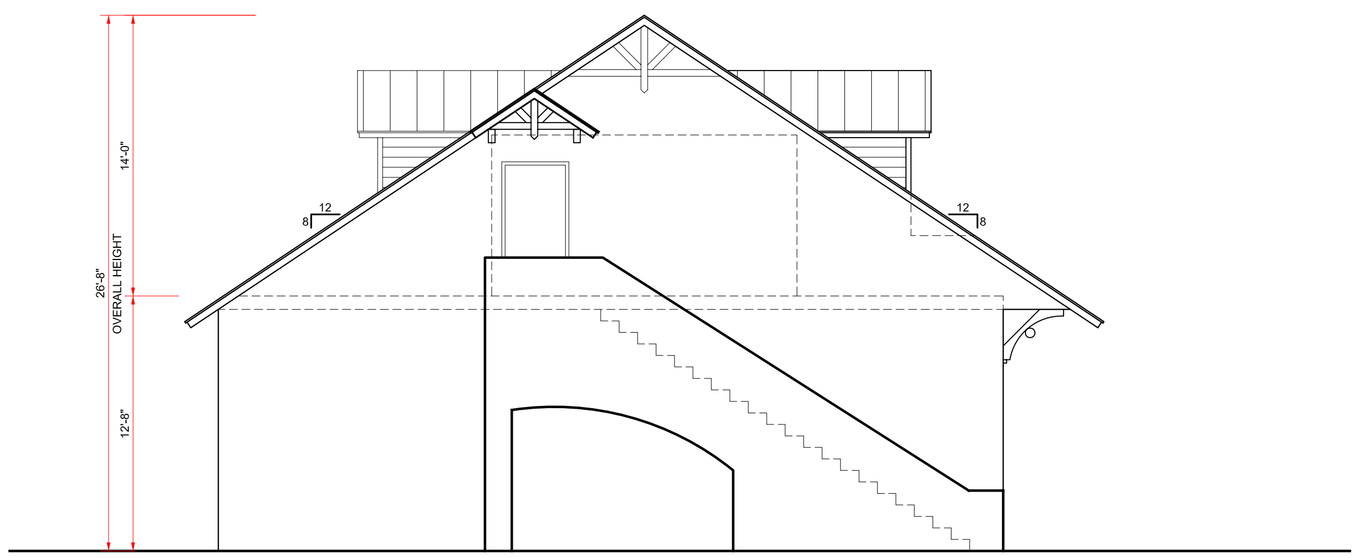
SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	3/16"=1'-0"
CHECKED	SM	DRAWING NUMBER	A-14
REVIEWED	JRB		
DATE	07/14/06		



H-1 FRONT ELEVATION

SCALE 3/16"=1'-0"



A-1 SIDE ELEVATION

SCALE 3/16"=1'-0"

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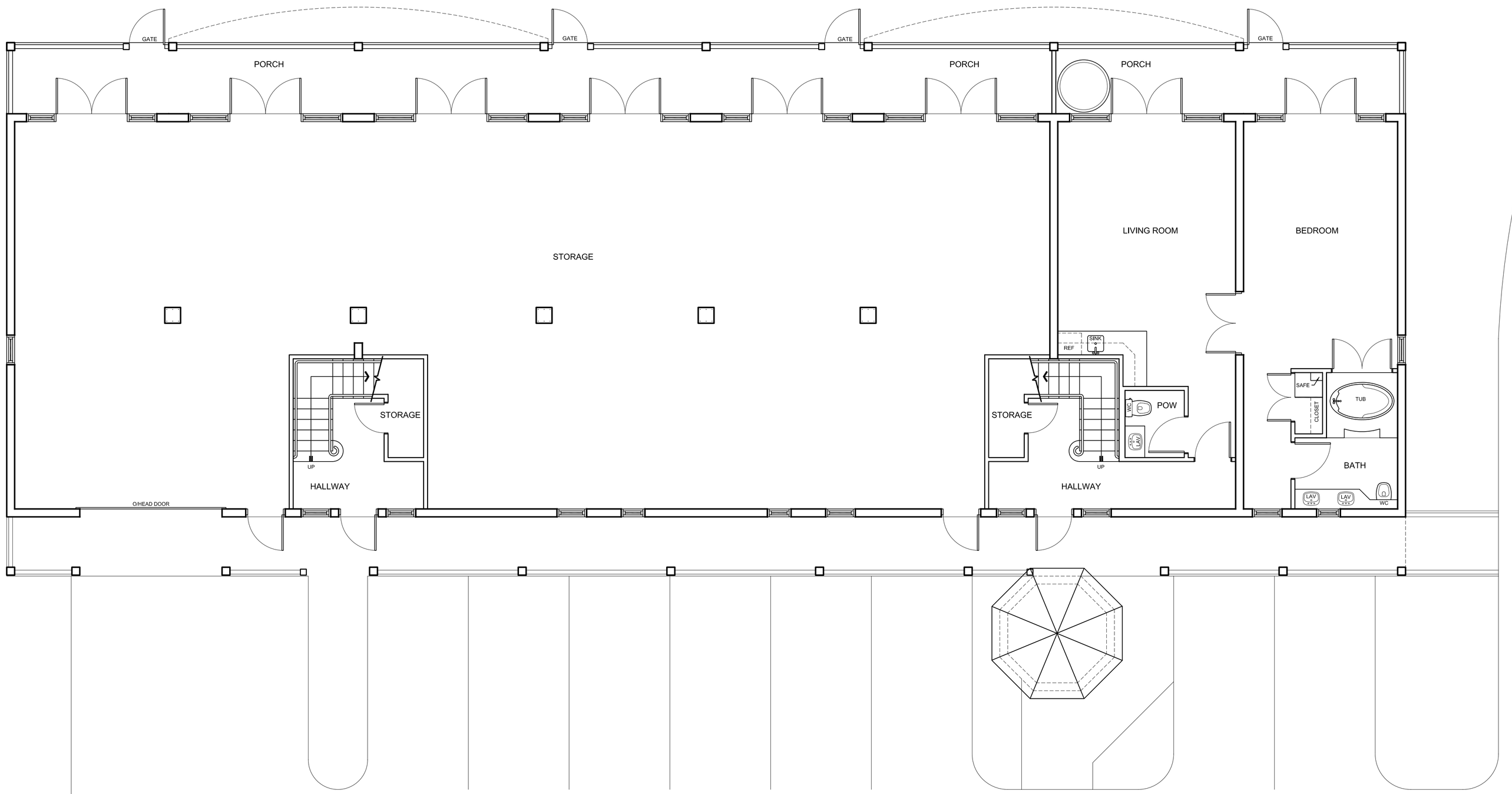
KEY LARGO - FLORIDA

DRAWING TITLE

MAINTENANCE / AFFORDABLE HOUSING ELEVATIONS

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	3/16"=1'-0"
CHECKED	SM	DRAWING NUMBER	A-15
REVIEWED	JRB		
DATE	07/14/06		



A-1 **FIRST FLOOR PLAN**

SCALE 3/16"=1'-0"

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DRAWING TITLE

BUILDING A-4
FIRST FLOOR PLAN

SEAL	DESIGNED JRB	PROJECT Nº 2005-010
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER A-16
	REVIEWED JRB	
	DATE 07/14/06	

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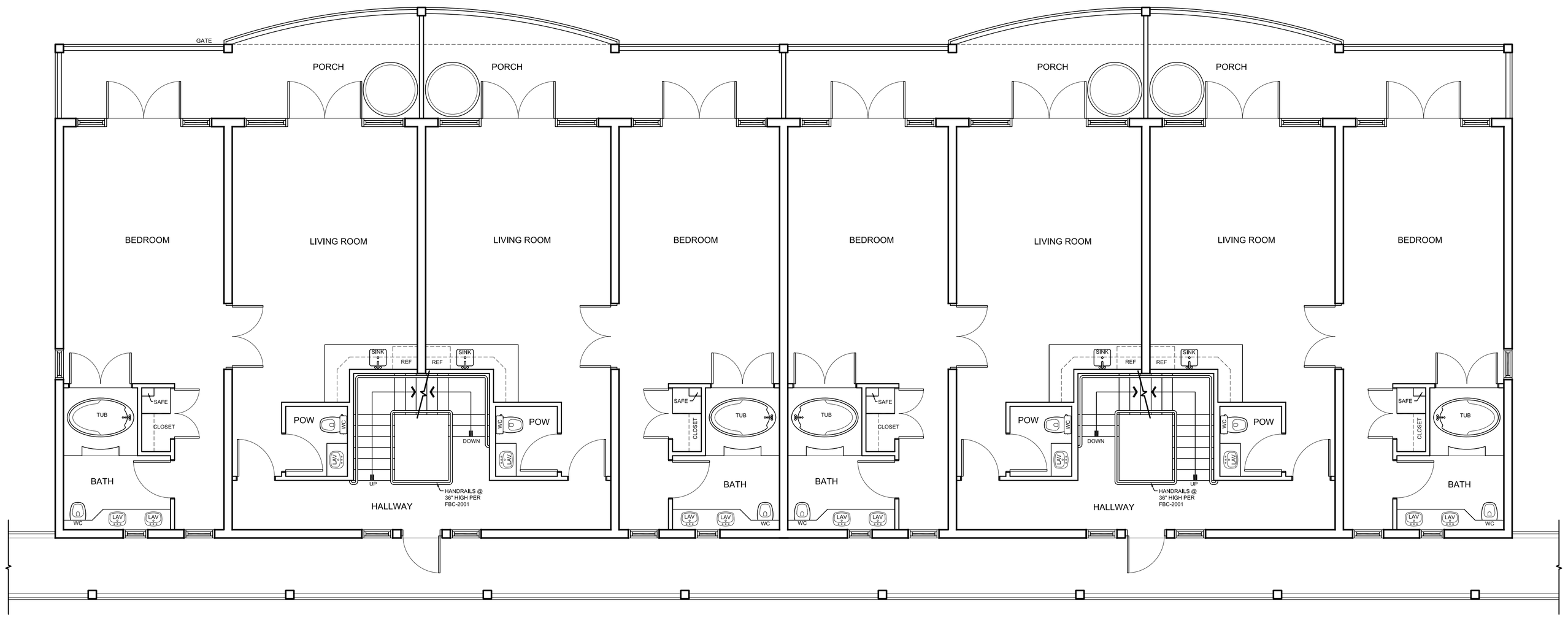

A-1 SECOND FLOOR PLAN

SCALE 3/16"=1'-0"

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DRAWING TITLE

BUILDING A4
SECOND FLOOR PLAN

SEAL	DESIGNED JRB	PROJECT Nº 2005-010
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER A-17
	REVIEWED JRB	
	DATE 07/14/06	

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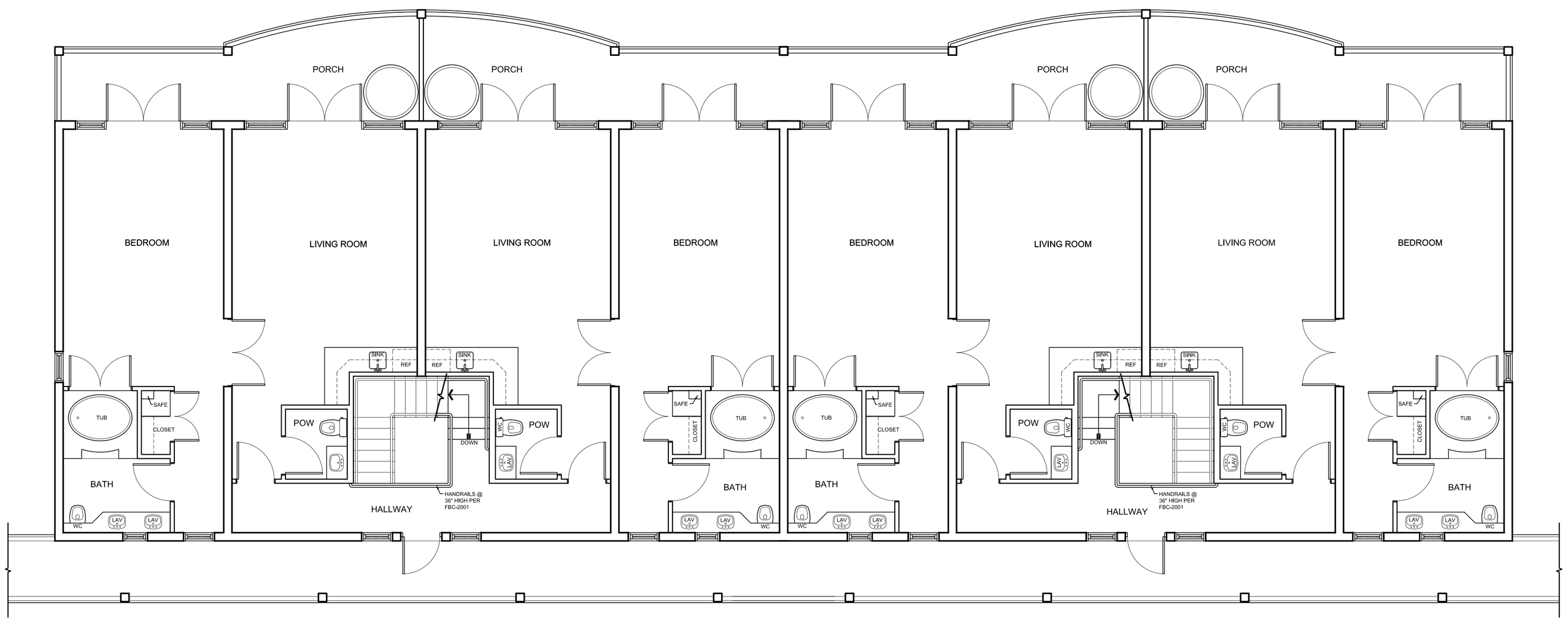

A-1 THIRD FLOOR PLAN

SCALE 3/16"=1'-0"

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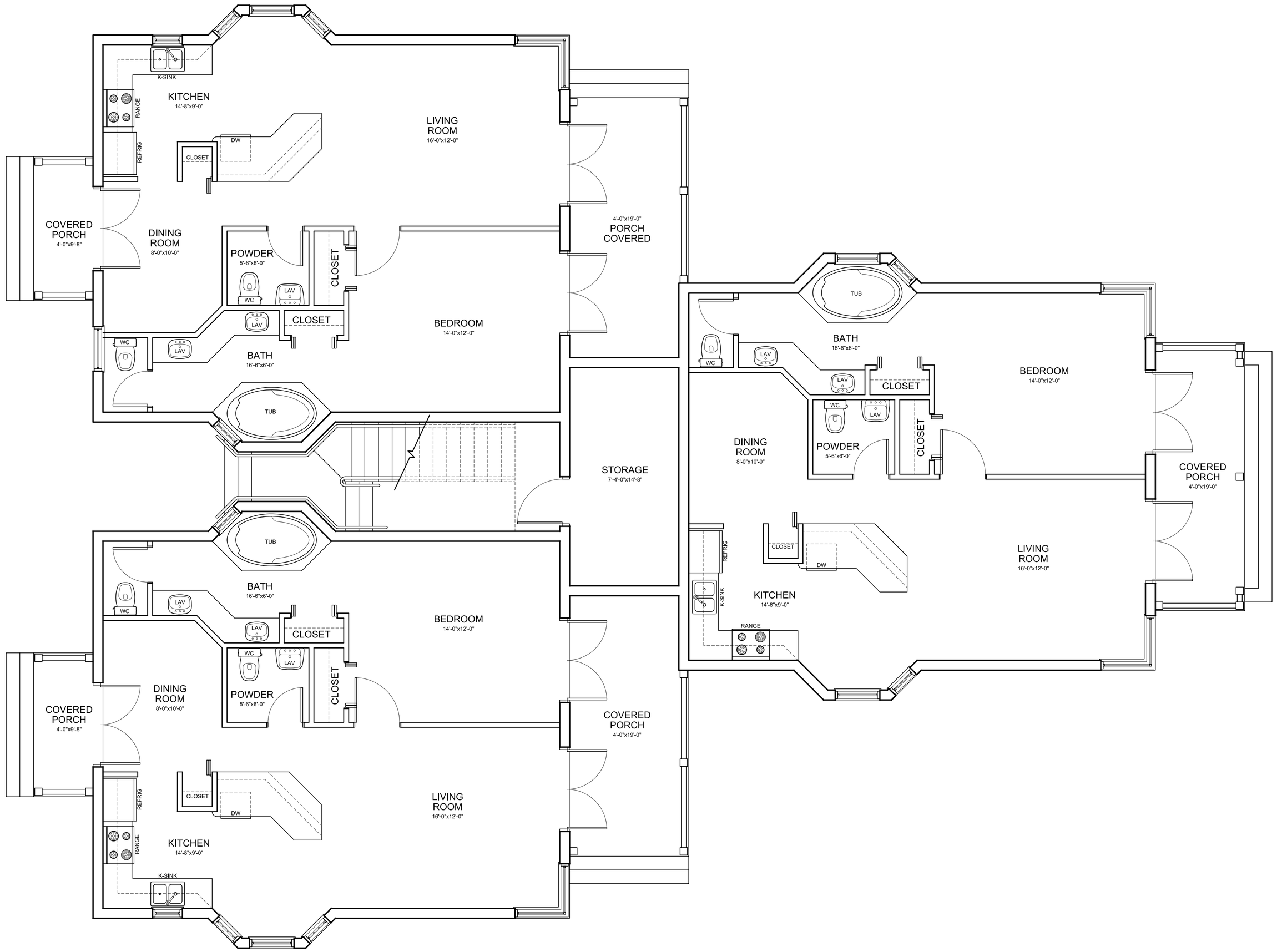
DRAWING TITLE

BUILDING A4
THIRD FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2005-010
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-18
REVIEWED	JRB		
DATE	07/14/06		



A-1 FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

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DRAWING TITLE

BUILDING B1
FIRST FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-22
REVIEWED	JRB		
DATE	07/13/06		

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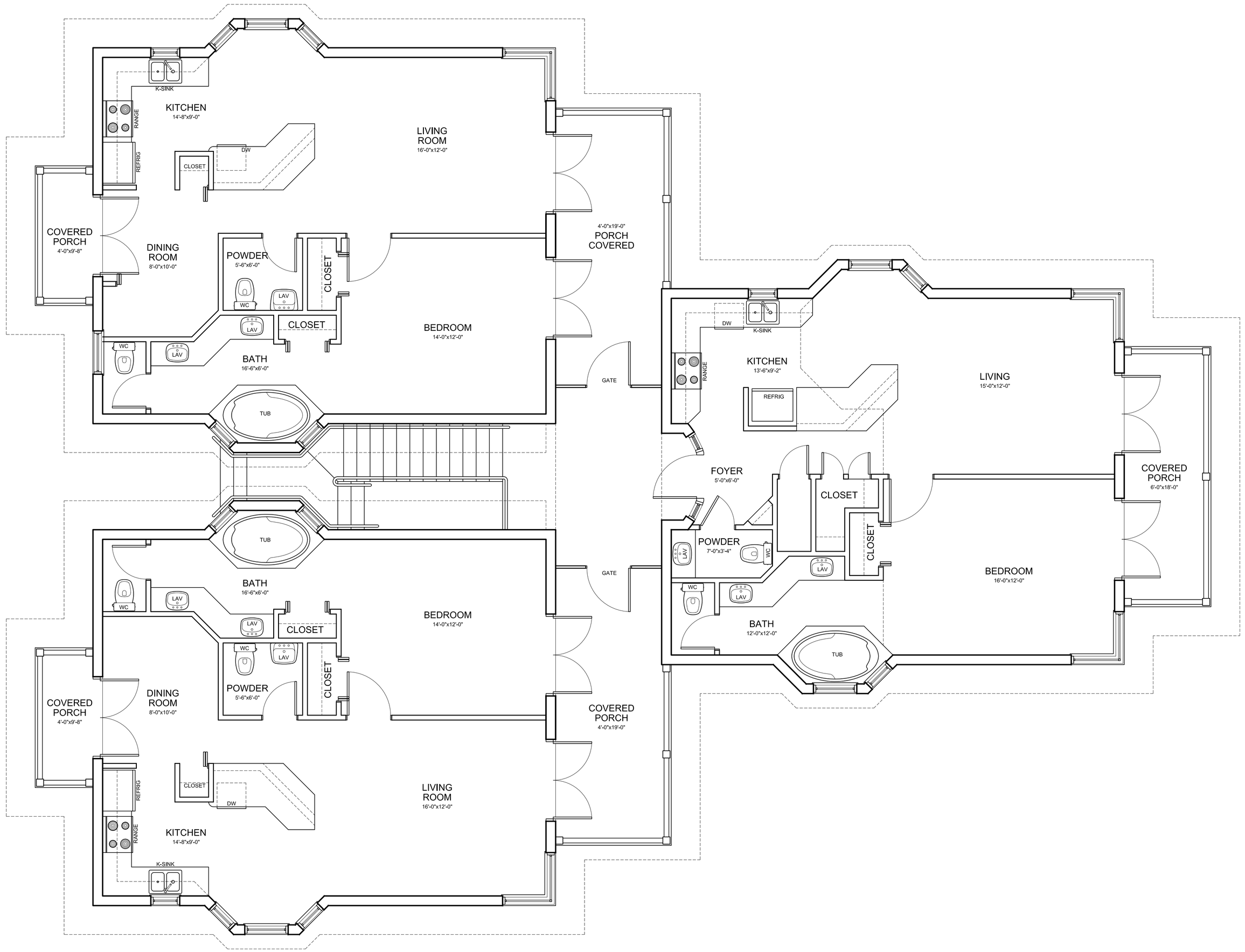

A-1 **SECOND FLOOR PLAN**

SCALE 1/4"=1'-0"

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DRAWING TITLE

BUILDING B1
SECOND FLOOR PLAN

SEAL	DESIGNED JRB	PROJECT Nº	2001-158
	DRAWN SC	SCALE	AS SHOWN
	CHECKED SM	DRAWING NUMBER	A-23
	REVIEWED JRB		
	DATE 07/13/06		

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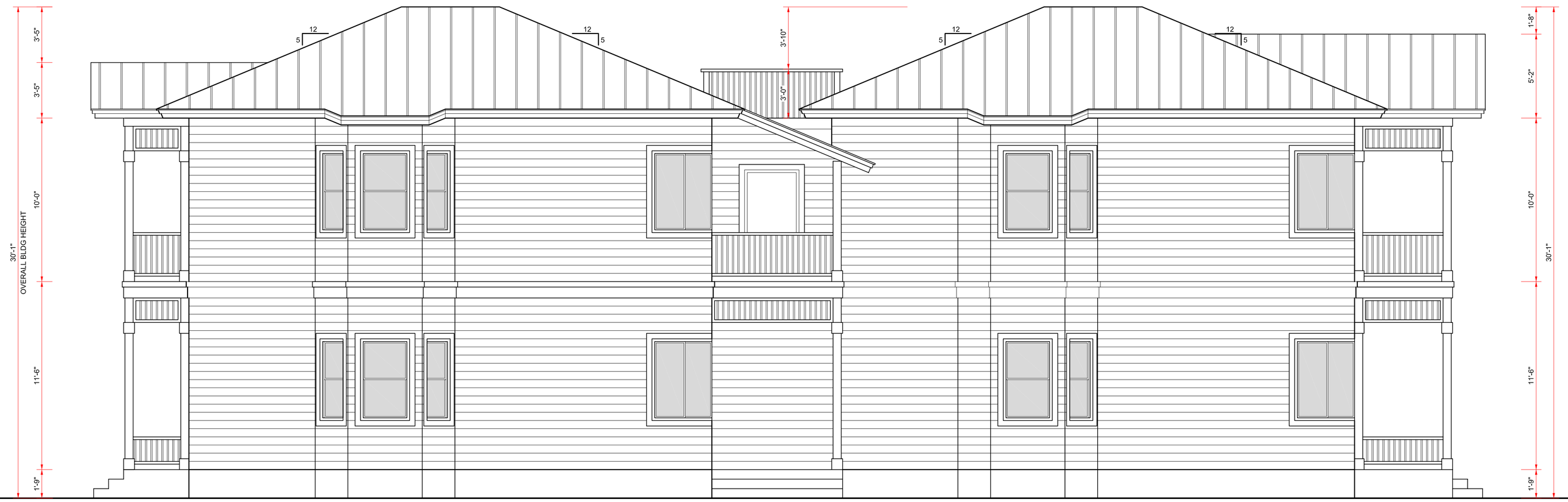

H-1 SIDE ELEVATION

SCALE 1/4"=1'-0"

A-1 FRONT ELEVATION

SCALE 1/4"=1'-0"

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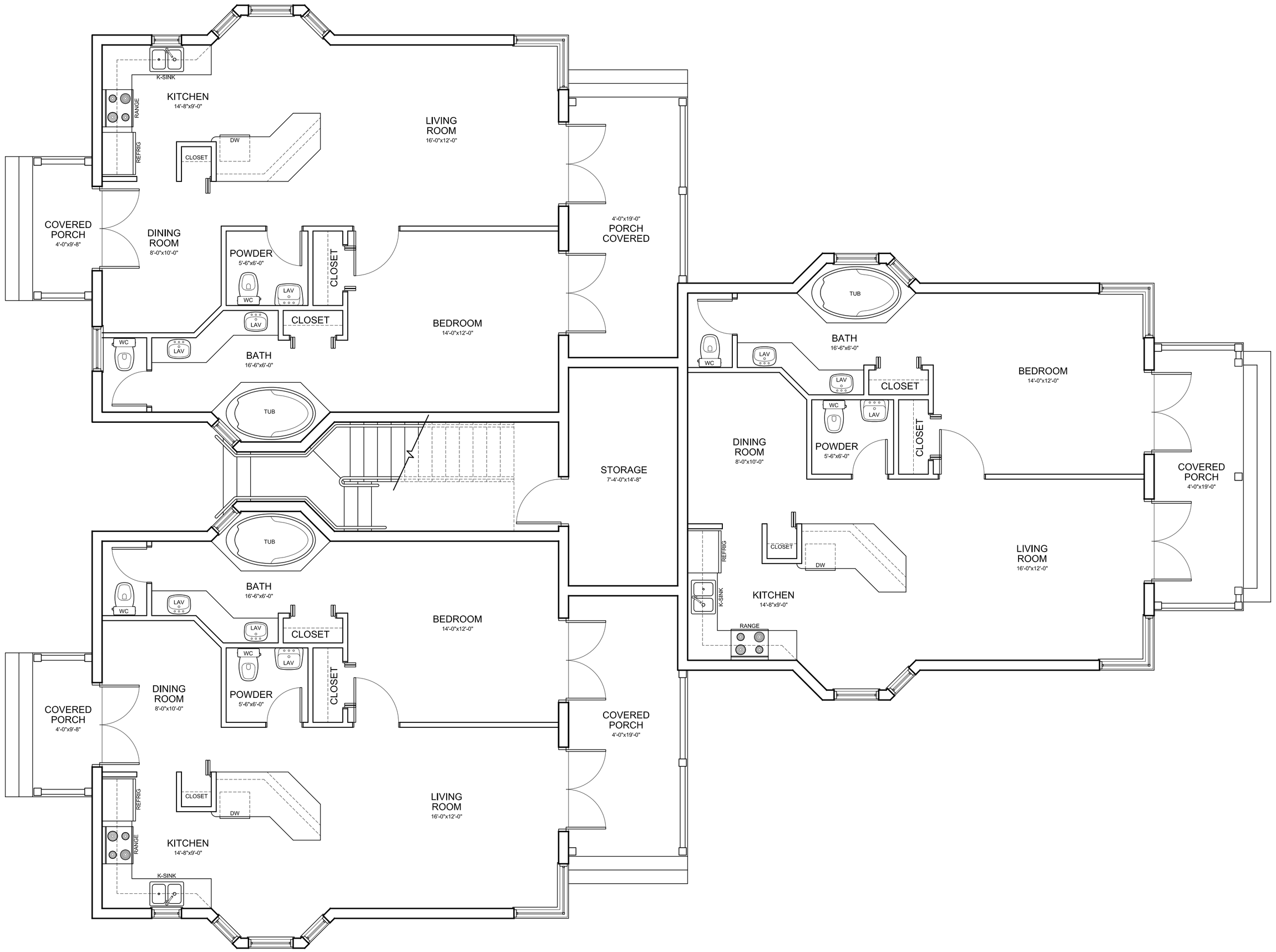
DRAWING TITLE

BUILDING B1 ELEVATIONS

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-24
REVIEWED	JRB		
DATE	07/13/06		



A-1 FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

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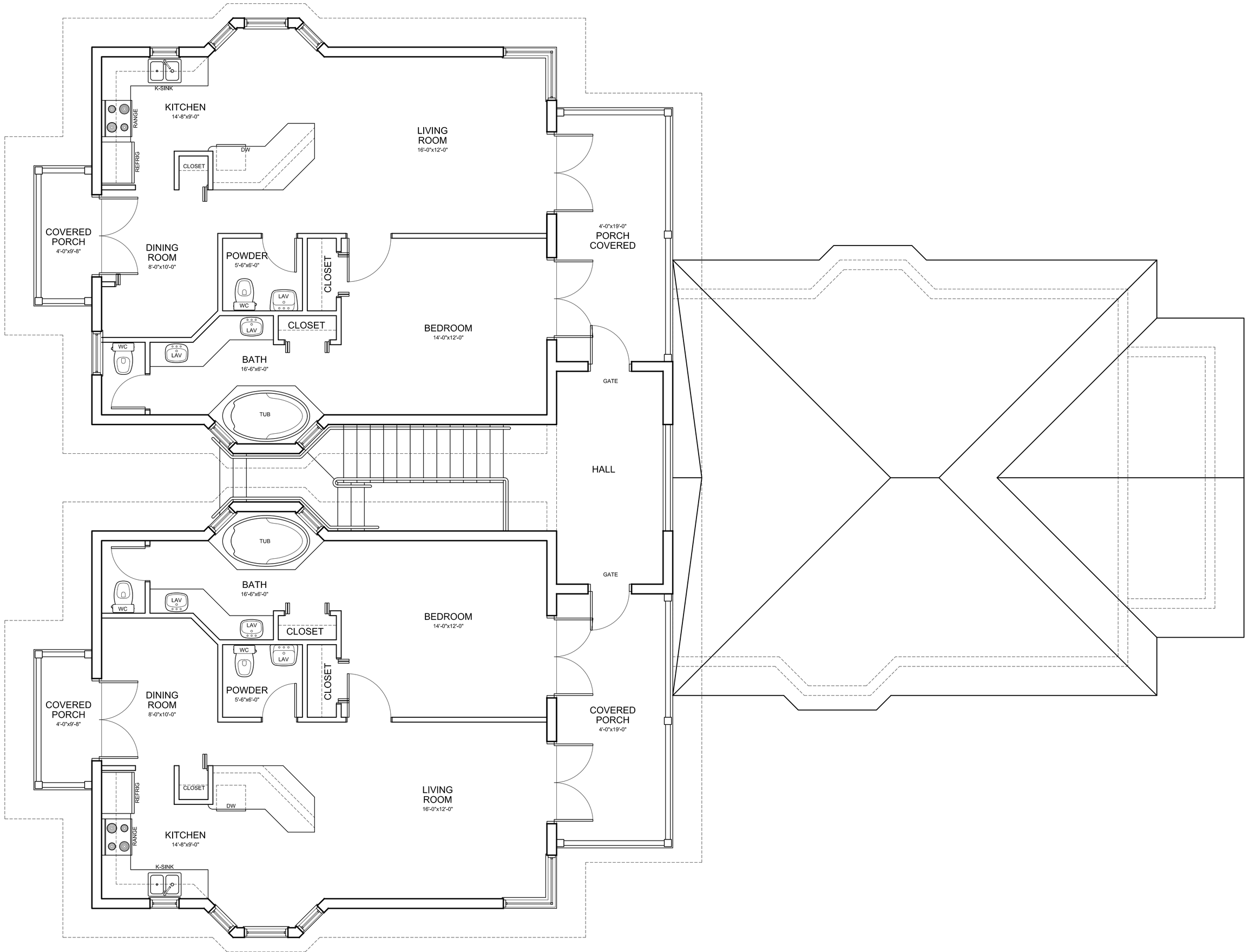
KEY LARGO - FLORIDA

DRAWING TITLE

BUILDING B2
FIRST FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-19
REVIEWED	JRB		
DATE	07/13/06		



A-1 SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

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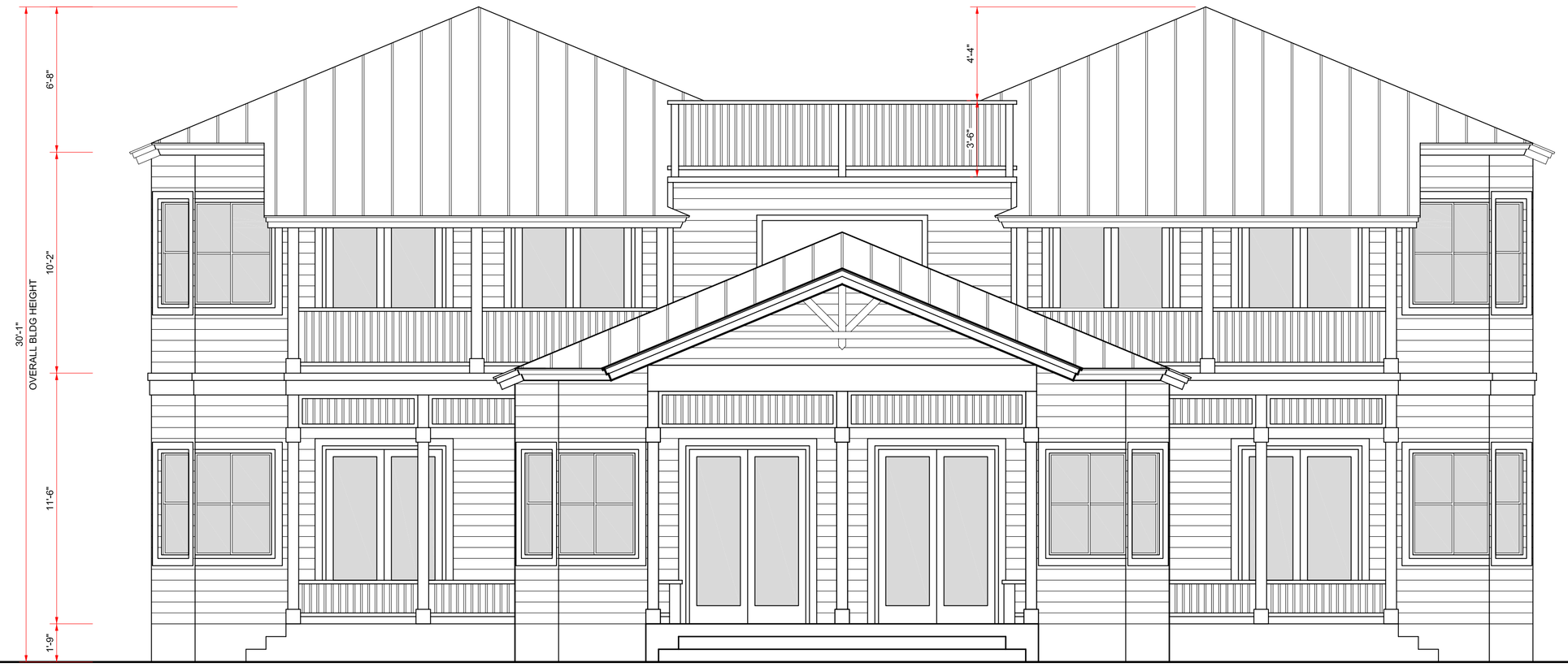
DRAWING TITLE

BUILDING B2
SECOND FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-20
REVIEWED	JRB		
DATE	07/13/06		



H-1 FRONT ELEVATION

SCALE 1/4"=1'-0"

A-1 SIDE ELEVATION

SCALE 1/4"=1'-0"

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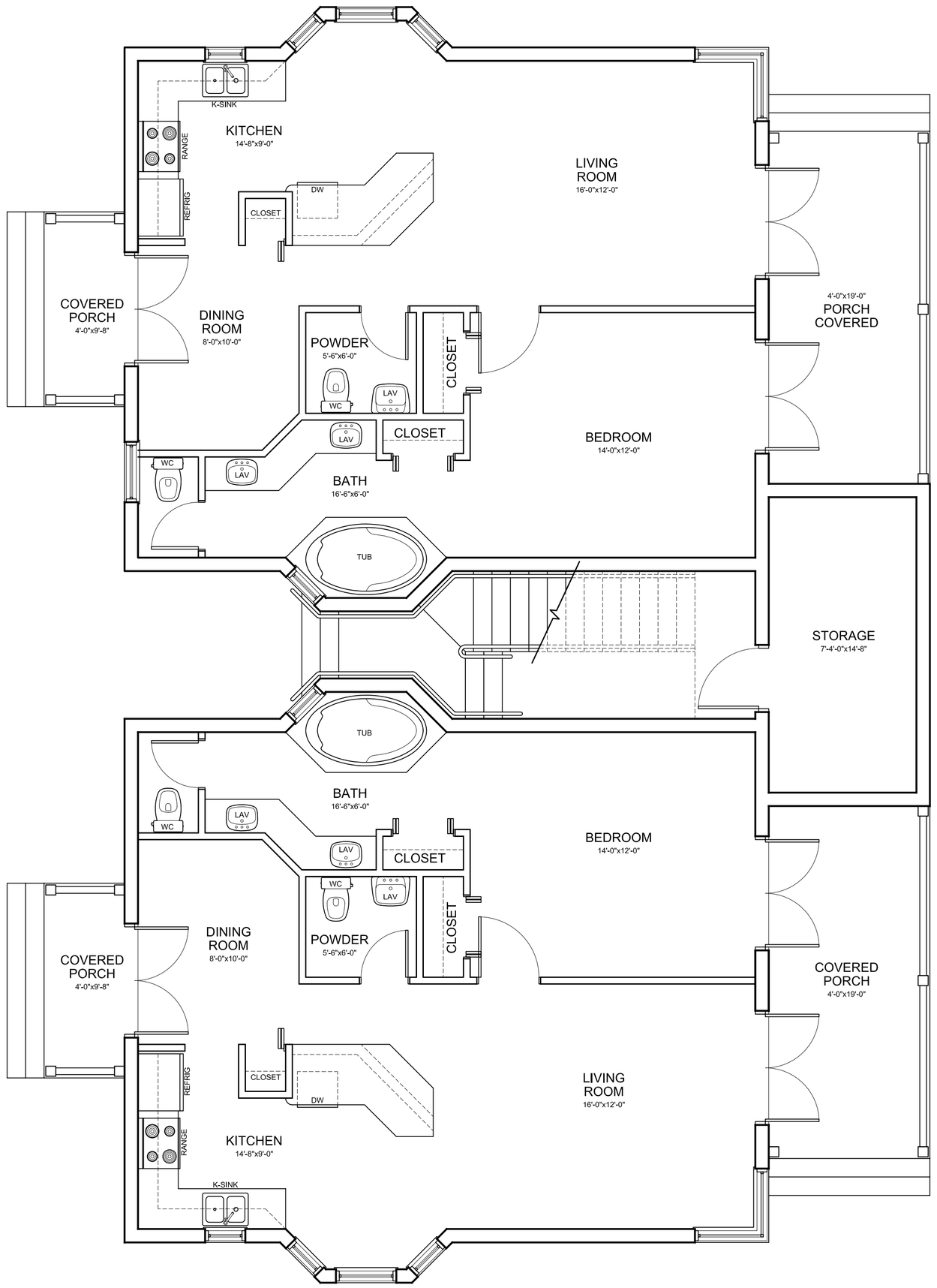
DRAWING TITLE

BUILDING B2 ELEVATIONS

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-21
REVIEWED	JRB		
DATE	07/13/06		



A-1 **FIRST FLOOR PLAN**

SCALE 1/4"=1'-0"

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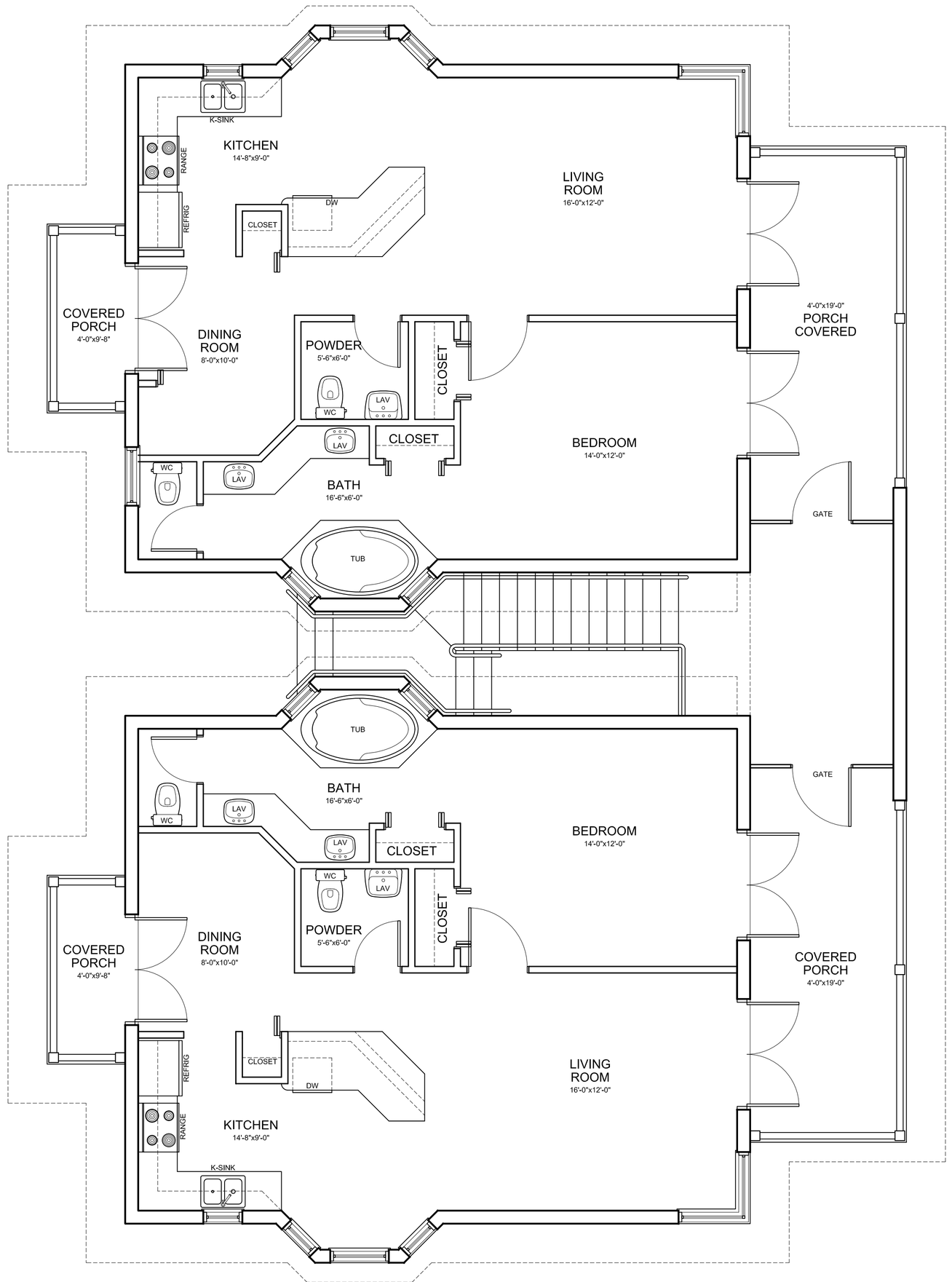
DRAWING TITLE

BUILDING B3
FIRST FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-25
REVIEWED	JRB		
DATE	01/10/06		



A-1 SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

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BUILDING B3
SECOND FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-26
REVIEWED	JRB		
DATE	01/10/06		

H-1 SIDE ELEVATION

SCALE 1/4"=1'-0"

A-1 FRONT ELEVATION

SCALE 1/4"=1'-0"

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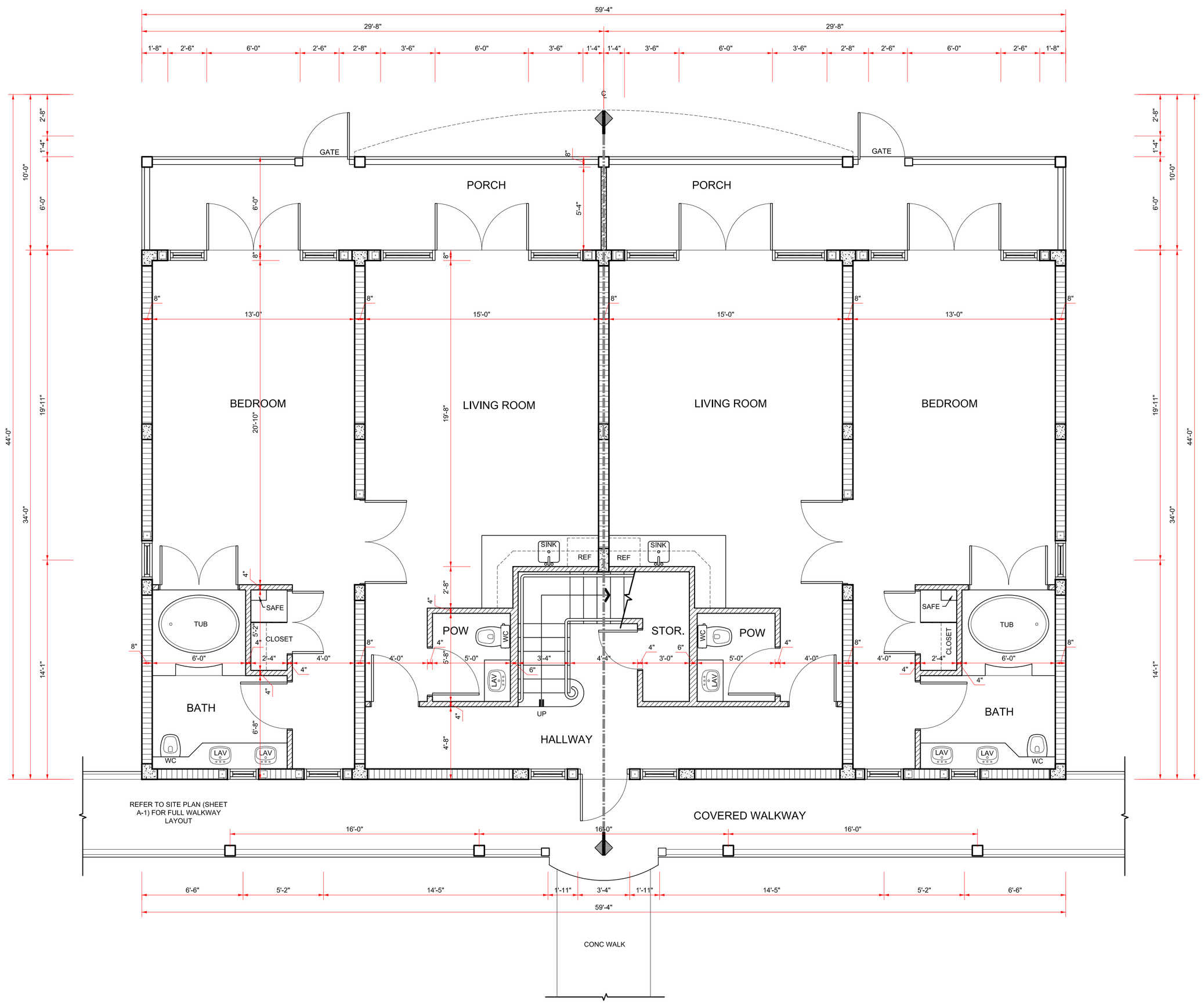
DRAWING TITLE

BUILDING B3 ELEVATIONS

SEAL	DESIGNED JRB	PROJECT Nº	2001-158
	DRAWN SC	SCALE	AS SHOWN
	CHECKED SM	DRAWING NUMBER	A-27
	REVIEWED JRB		
	DATE 01/10/06		



NOTE:
ONE UNIT ON 1ST FLOOR OF BUILDING A2 IS RESERVED FOR MARKETING OFFICE

A-1 FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

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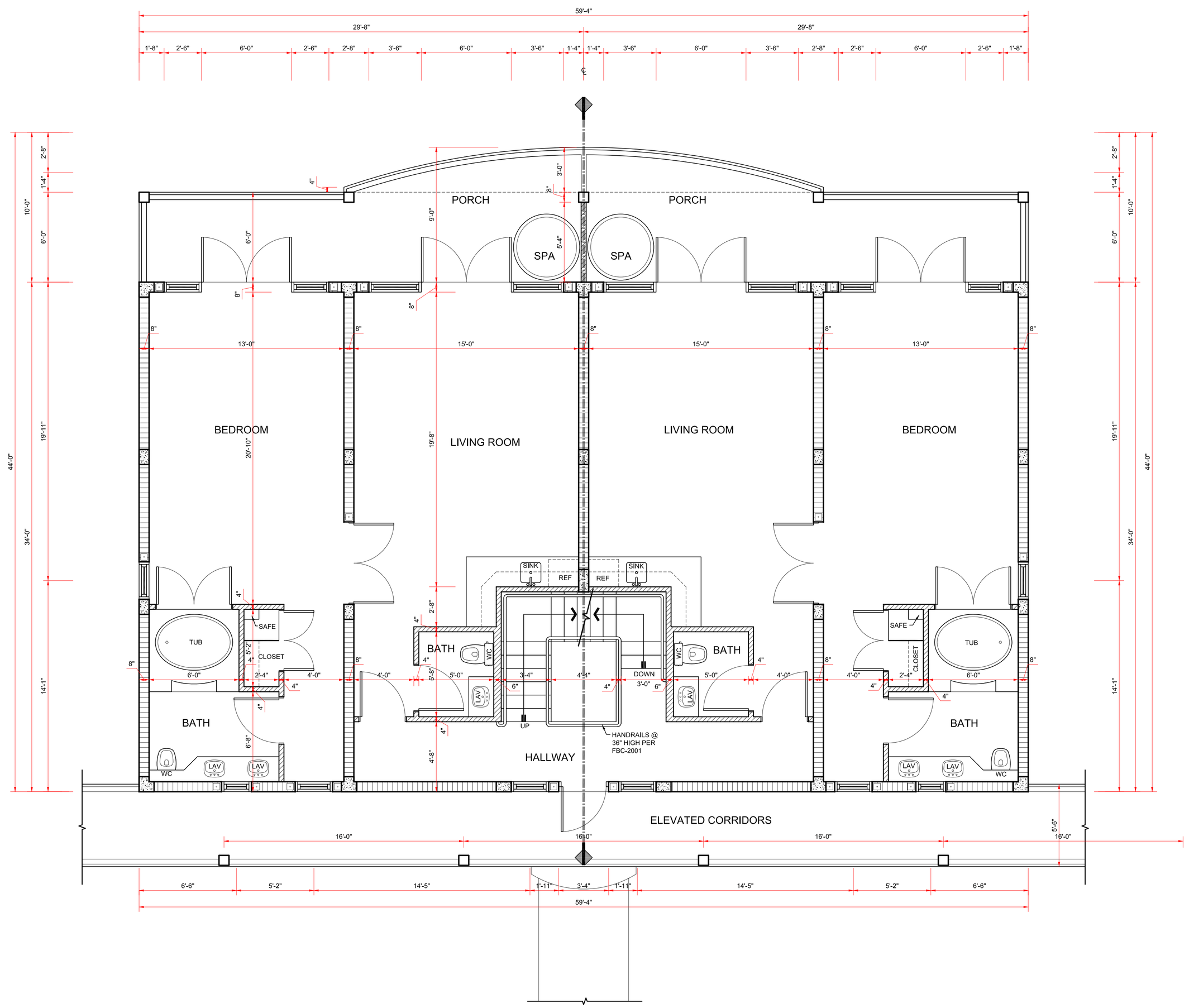
DRAWING TITLE

BUILDINGS A1 & A2
FIRST FLOOR PLAN

SEAL	DESIGNED JRB	PROJECT Nº 2001-158
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER A-28
	REVIEWED JRB	
	DATE 07/14/06	



A-1 SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

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NORTH STAR RESORT

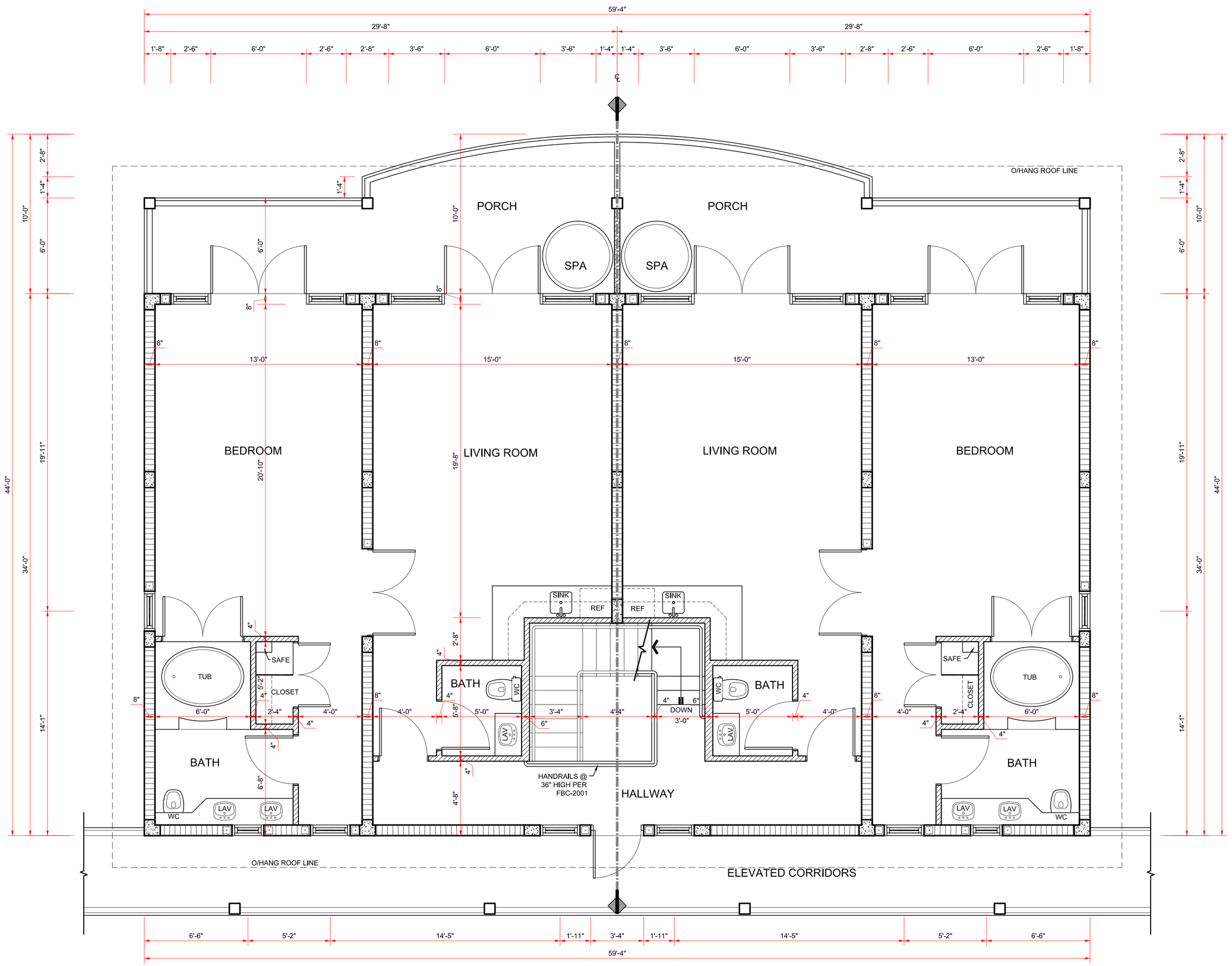
M.M. 99.5 BAY SIDE STATE
ROAD Nº 5 / US HIGHWAY Nº 1
KEY LARGO - FLORIDA

DRAWING TITLE

BUILDINGS A1 & A2 SECOND FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-29
REVIEWED	JRB		
DATE	07/14/06		



A-1 THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

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KEY LARGO - FLORIDA

DRAWING TITLE

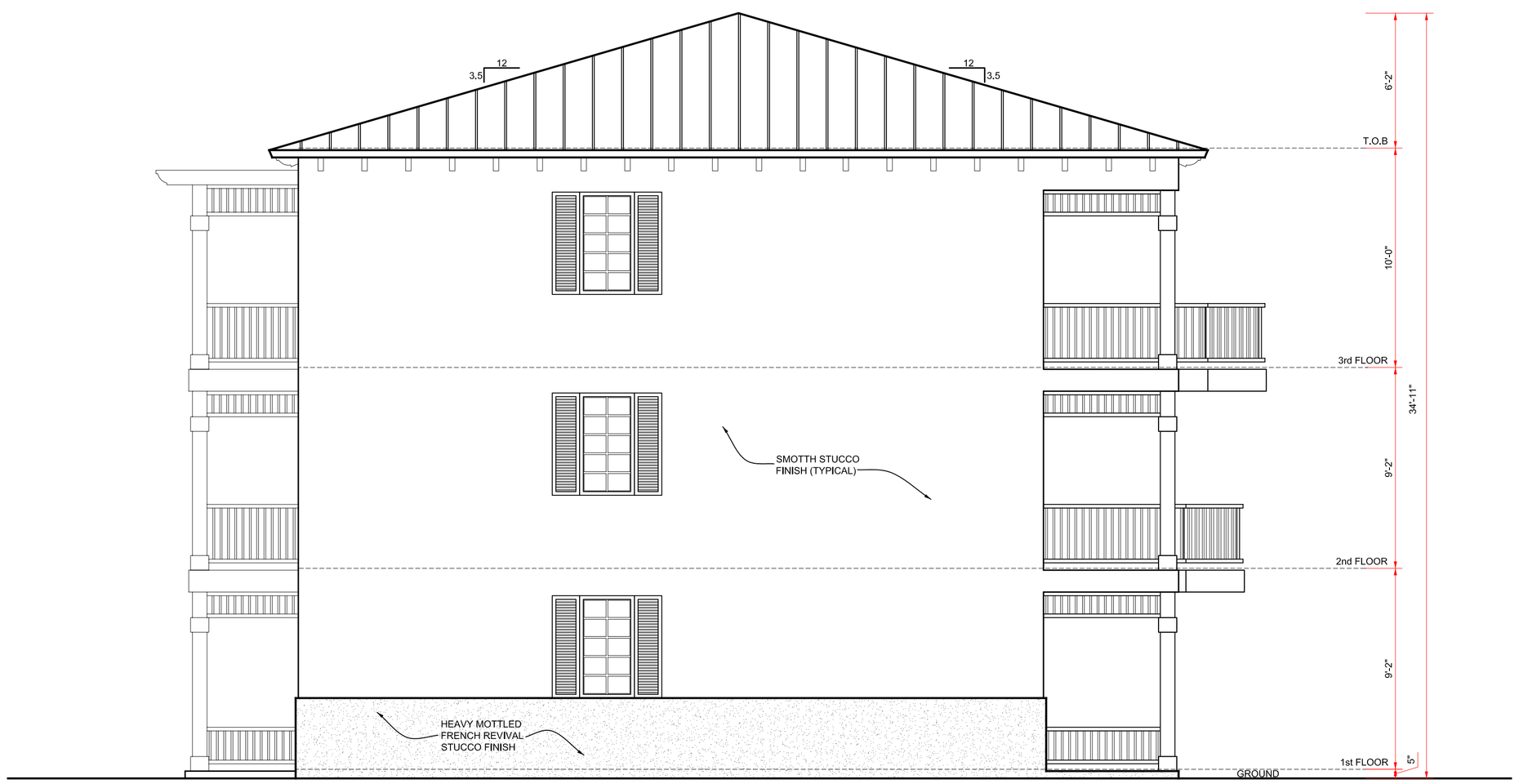
BUILDINGS A1 & A2 THIRD FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-30
REVIEWED	JRB		
DATE	07/14/06		

H-1 FRONT ELEVATION

SCALE 1/4"=1'-0"



A-1 RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

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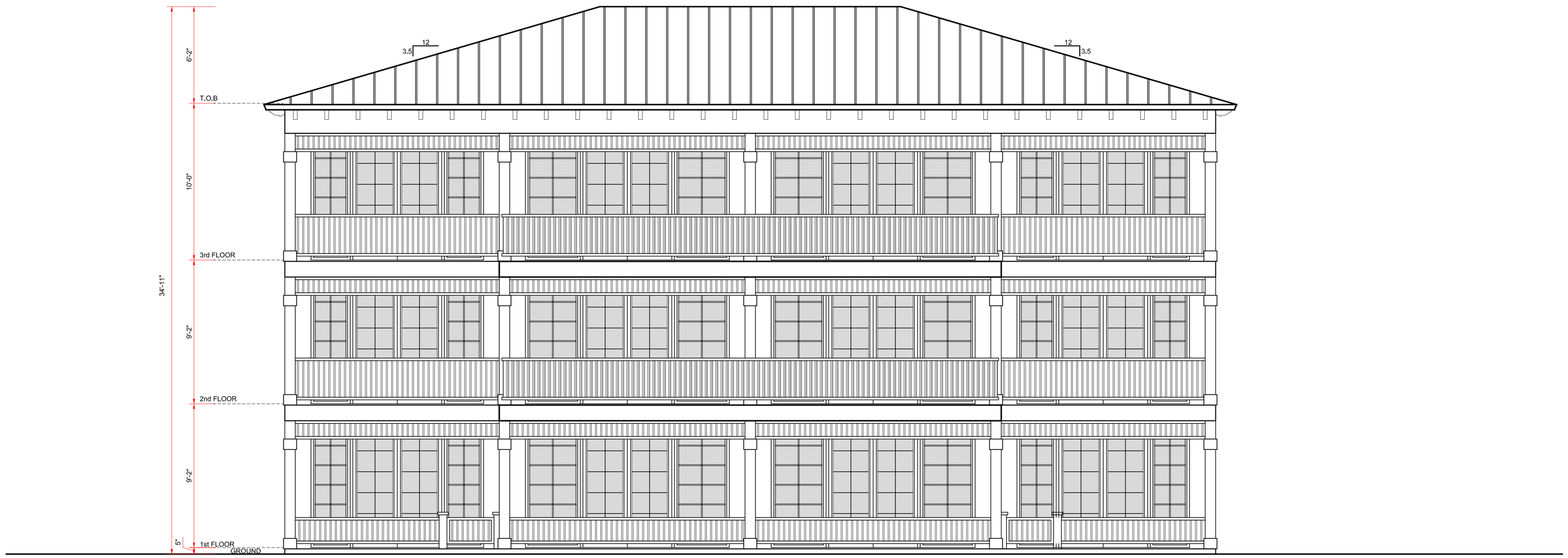
DRAWING TITLE

BUILDINGS A1 & A2 ELEVATIONS

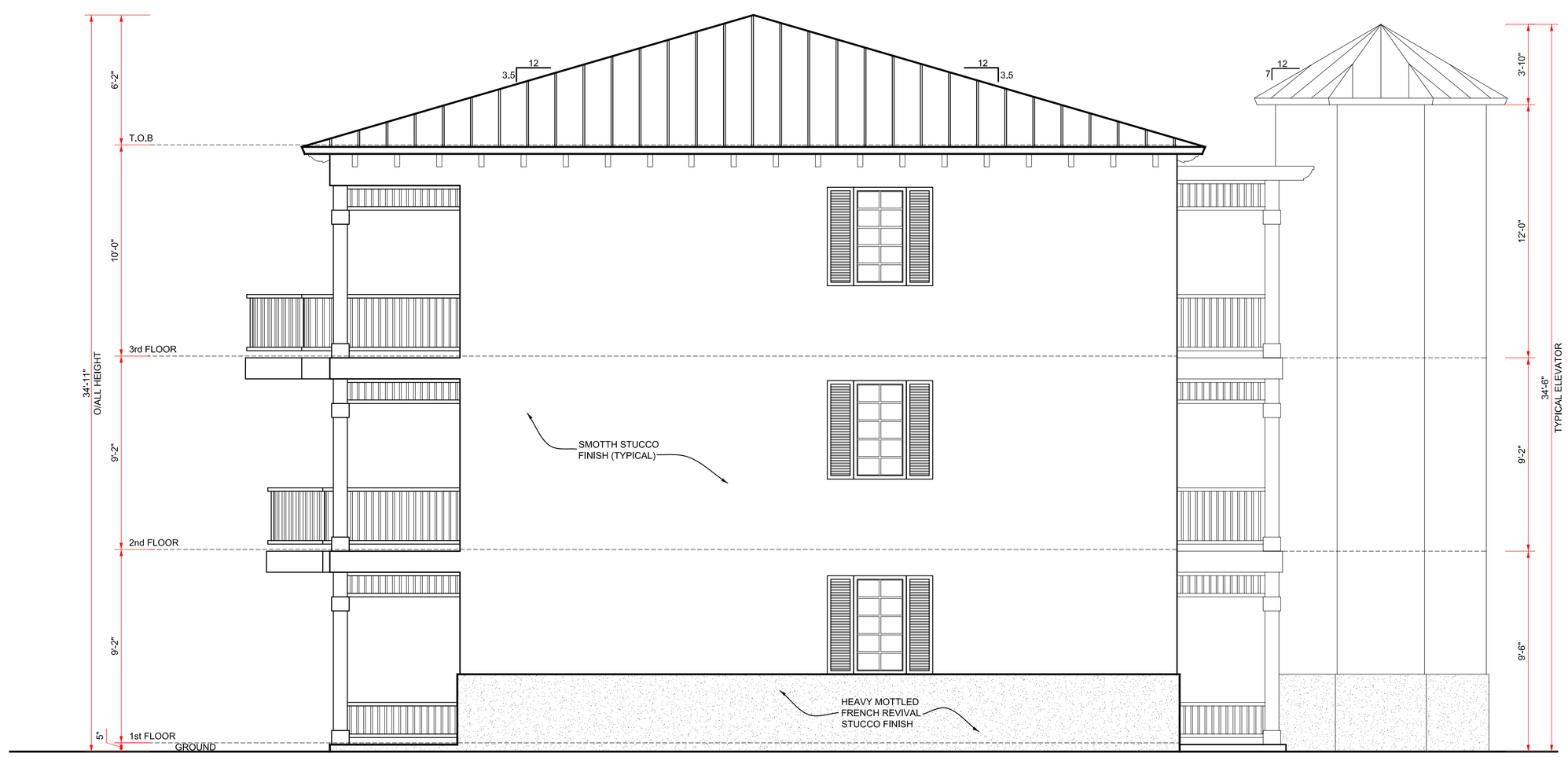
SEAL	DESIGNED JRB	PROJECT Nº	2001-158
	DRAWN SC	SCALE	AS SHOWN
	CHECKED SM	DRAWING NUMBER	A-31
	REVIEWED JRB		
	DATE 07/14/06		

S:\North Star\North Star Condo - 2005-010\Units\Type IV Bldg\2001-158 - 6-Plex Elevations.dwg, A-31, 7/14/2006 4:11:54 PM, Siddhartha



H-1 REAR ELEVATION

SCALE 1/4"=1'-0"



A-1 LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

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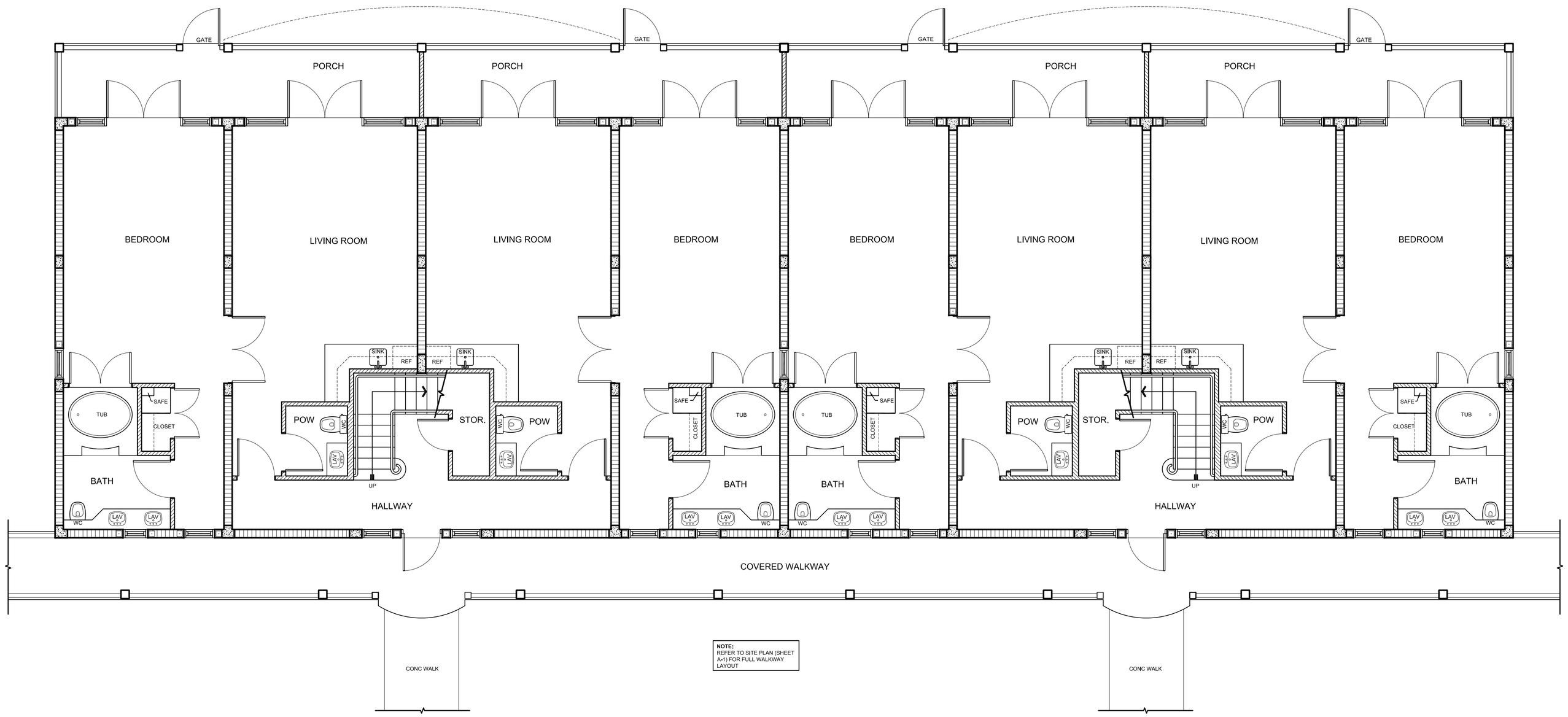
DRAWING TITLE

BUILDINGS A1 & A2 ELEVATIONS

SEAL		
	DESIGNED JRB	PROJECT Nº 2001-158
	DRAWN SC	SCALE AS SHOWN
	CHECKED SM	DRAWING NUMBER A-32
	REVIEWED JRB	
	DATE 07/14/06	



A-1 FIRST FLOOR PLAN

SCALE 3/16"=1'-0"

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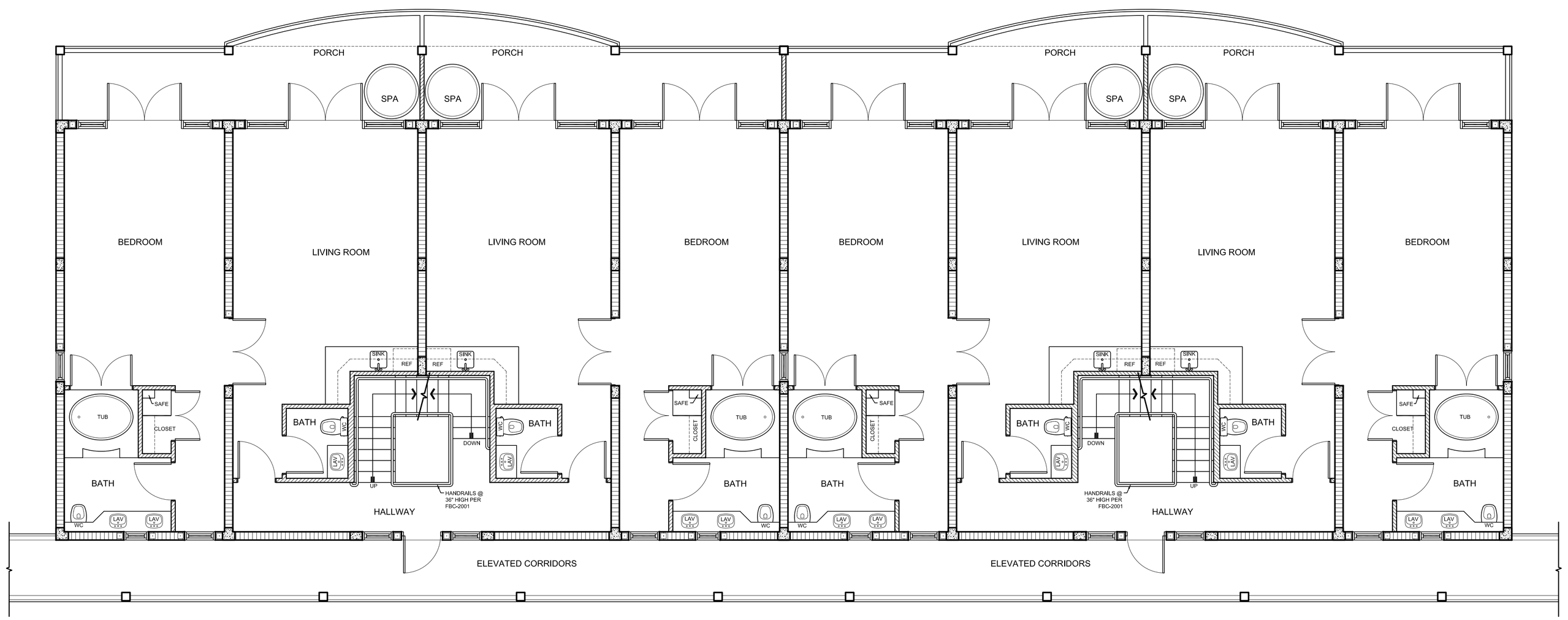
DRAWING TITLE

BUILDINGS A3
FIRST FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-33
REVIEWED	JRB		
DATE	07/13/06		



A-1 SECOND FLOOR PLAN

SCALE 3/16"=1'-0"

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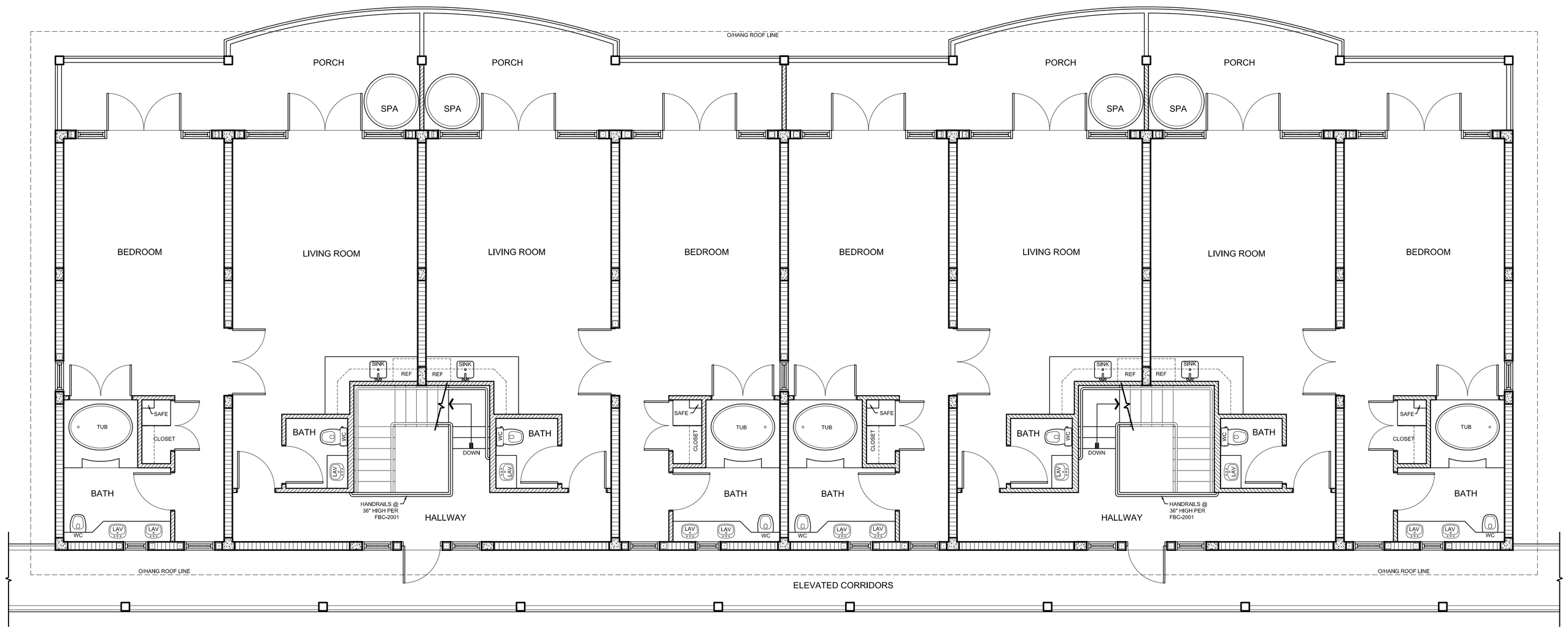
DRAWING TITLE

BUILDING A3
SECOND FLOOR PLAN

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-34
REVIEWED	JRB		
DATE	07/13/06		



A-1 THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

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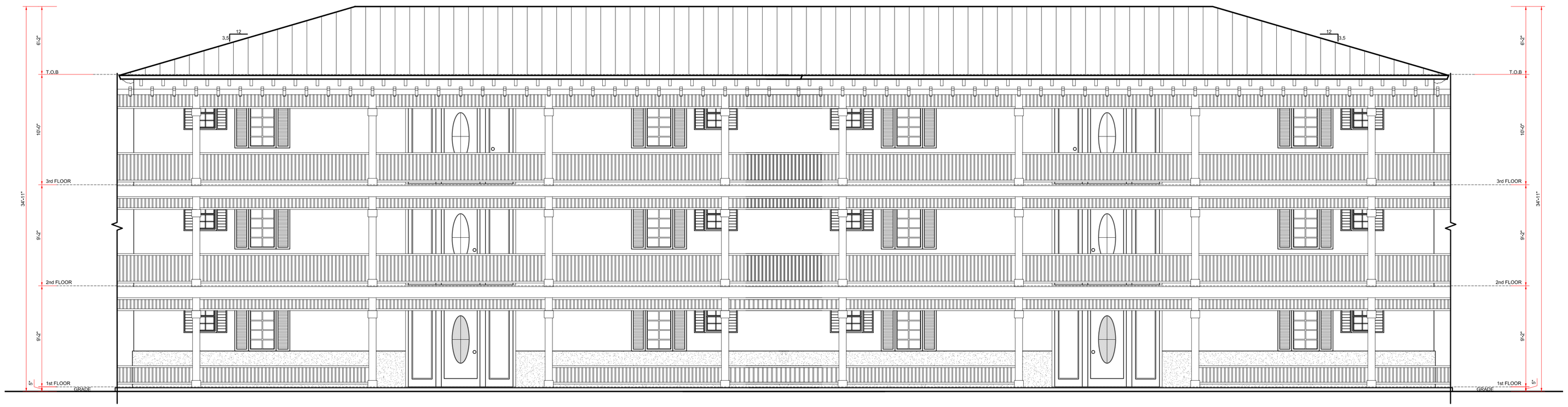
DRAWING TITLE

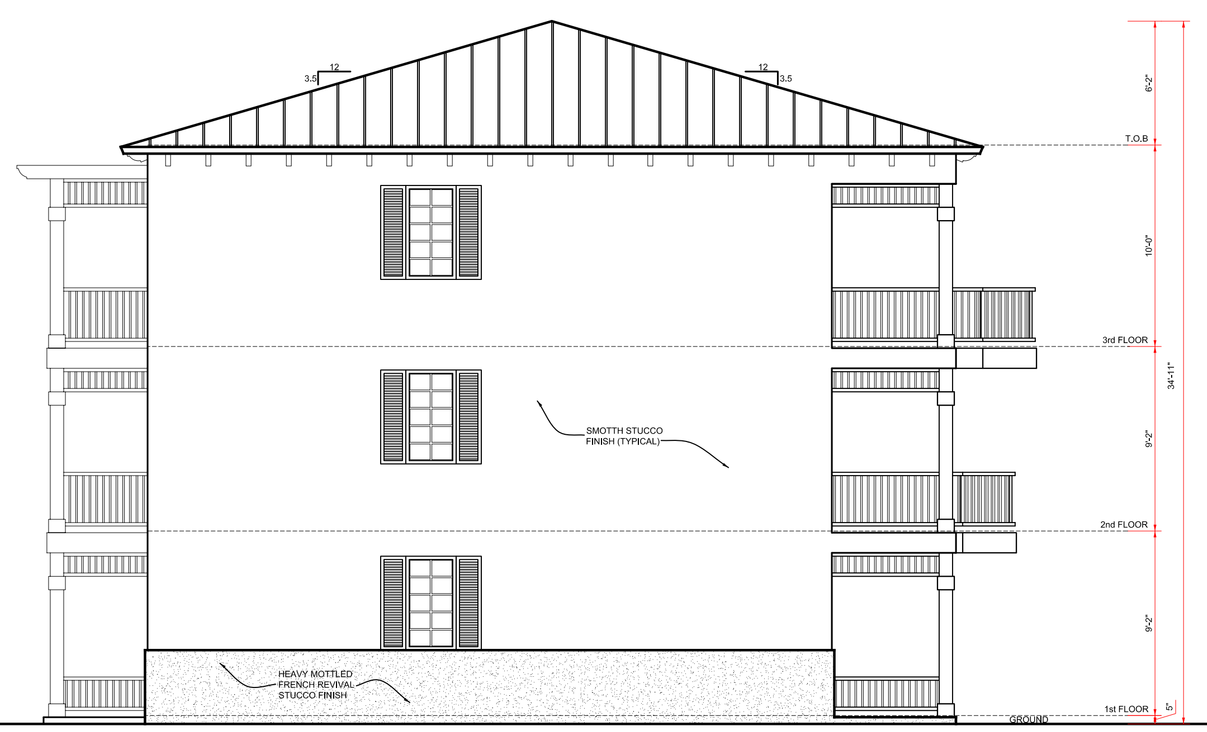
BUILDING A3
THIRD FLOOR PLAN

SEAL	DESIGNED JRB	PROJECT Nº	2001-158
	DRAWN SC	SCALE	AS SHOWN
	CHECKED SM	DRAWING NUMBER	A-35
	REVIEWED JRB		
	DATE 07/13/06		



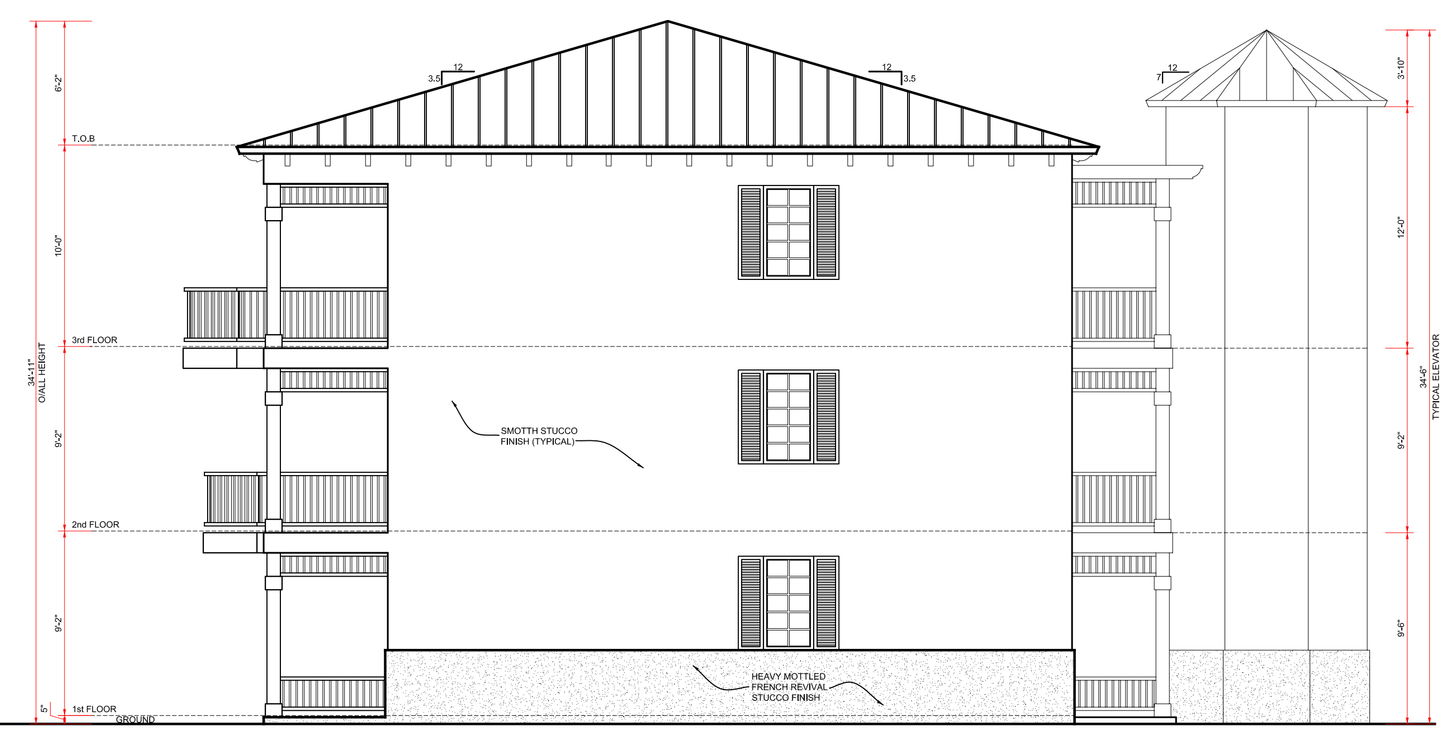
H-1 FRONT ELEVATION

SCALE 3/16"=1'-0"



A-1 RIGHT SIDE ELEVATION

SCALE 3/16"=1'-0"



A-9 LEFT SIDE ELEVATION

SCALE 3/16"=1'-0"

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DRAWING TITLE

BUILDING A3 ELEVATIONS

SEAL

DESIGNED	JRB	PROJECT Nº	2001-158
DRAWN	SC	SCALE	AS SHOWN
CHECKED	SM	DRAWING NUMBER	A-36
REVIEWED	JRB		
DATE	07/13/06		