

2421 Fourth Street
Berkeley, California 94710
510.649.1414
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**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS

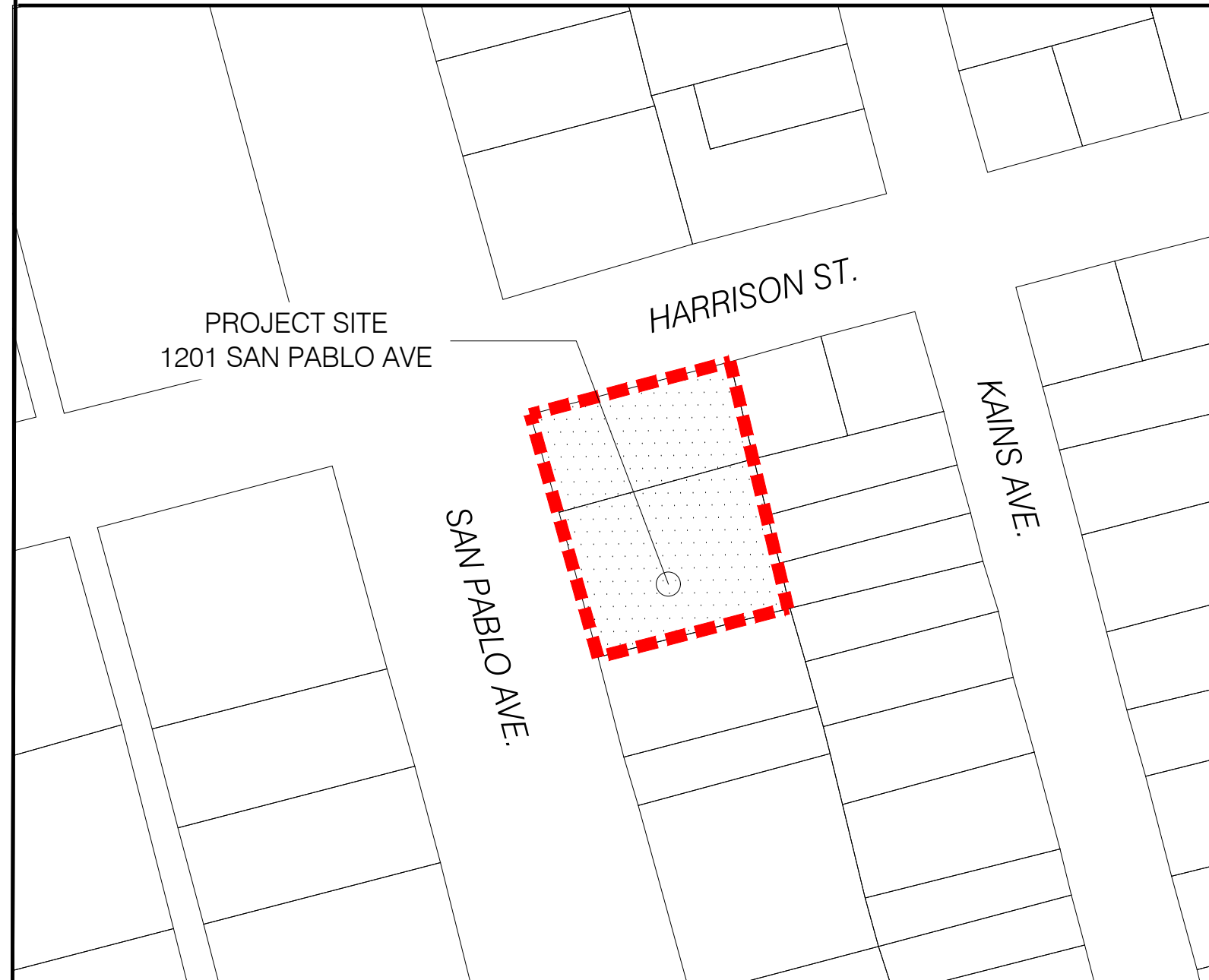
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JOB: 1928

SHEET:
**GENERAL
INFORMATION**

A0.0

VICINITY MAP PROJECT DIRECTORY PROJECT DESCRIPTION DRAWING LIST



OWNER/APPLICANT:
Lanhai Su
4500 Great America Pkwy
Santa Clara CA, 95054

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

PROJECT ADDRESS: 1201 SAN PABLO AVENUE, BERKELEY, CA 94706
APN: 060 240500100; 060 240503101

SCOPE OF WORK:
SB-330 APPLICATION FOR THE CONSTRUCTION OF A NEW 6-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 66 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL, AND PARKING, WITH A STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-W

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

SHEET NO. & TITLE

ARCHITECTURAL

- A0.0 GENERAL INFORMATION
- A0.1 ZONING INFORMATION
- A0.3 DENSITY BONUS DIAGRAMS
- A0.4A SHADOW STUDIES
- A0.4B SHADOW STUDIES
- A0.4C SHADOW STUDIES
- A0.4D SHADOW STUDIES
- A0.4E SHADOW STUDIES
- A0.5 SITE CONTEXT PHOTOS
- A1.0 SURVEY
- A2.1 SITE PLAN/ PLAN AT GROUND LEVEL
- A2.2 PLAN AT LEVELS 2 - 4
- A2.3 PLAN AT LEVEL 5
- A2.4 PLAN AT LEVEL 6
- A2.5 PLAN AT ROOF
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A3.4 ELEVATIONS
- A3.5 STREET STRIP ELEVATIONS
- A3.6 PERSPECTIVE VIEWS
- A3.7 PERSPECTIVE VIEWS
- A3.8 PERSPECTIVE VIEWS
- A3.9 PERSPECTIVE VIEWS
- A3.10 PHOTO MATCH PERSPECTIVES
- A4.1 BUILDING SECTIONS
- A4.2 WALL SECTIONS & DETAILS
- SW-1 PRELIMINARY STORMWATER MANAGEMENT PLAN
- G-1 CONCEPTUAL GRADING PLAN
- MAT MATERIAL BOARD

CONCEPTUAL VIEW OF PROJECT LOOKING SOUTH ALONG SAN PABLO



LANDSCAPE

- L-1 LANDSCAPE PLAN - GROUND LEVEL
- L-2 LANDSCAPE PLAN - LEVEL 2
- L-3 LANDSCAPE PLAN - LEVEL 6
- L-4 LANDSCAPE SECTIONS & PLANT PALETTE

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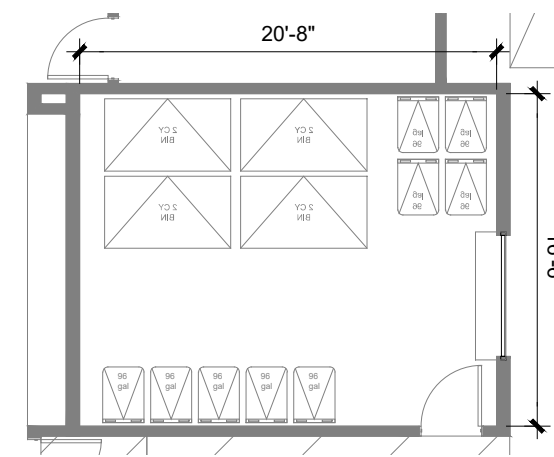
JOB: 1928

SHEET:

ZONING DATA

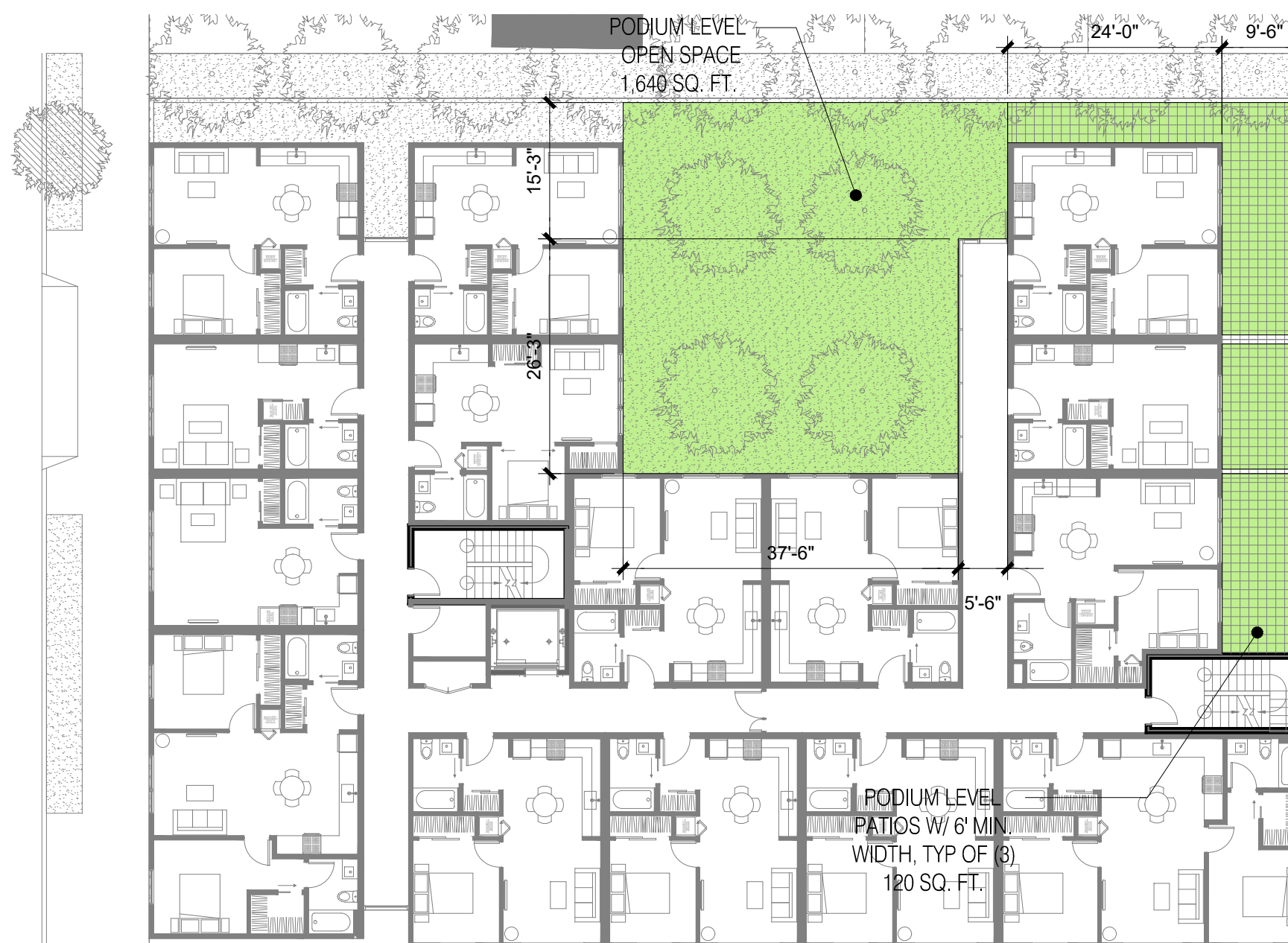
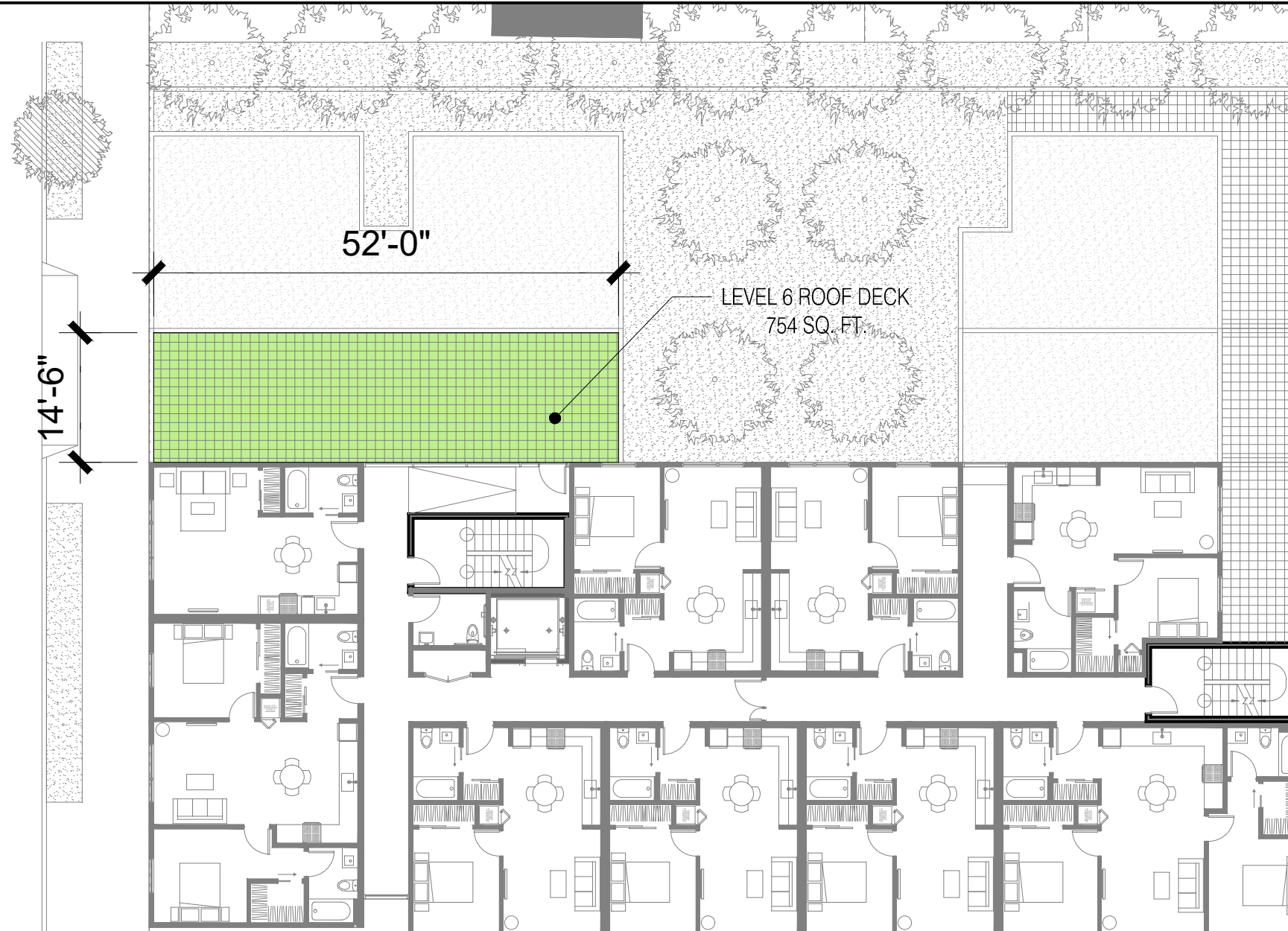
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REFUSE AND RECYCLING

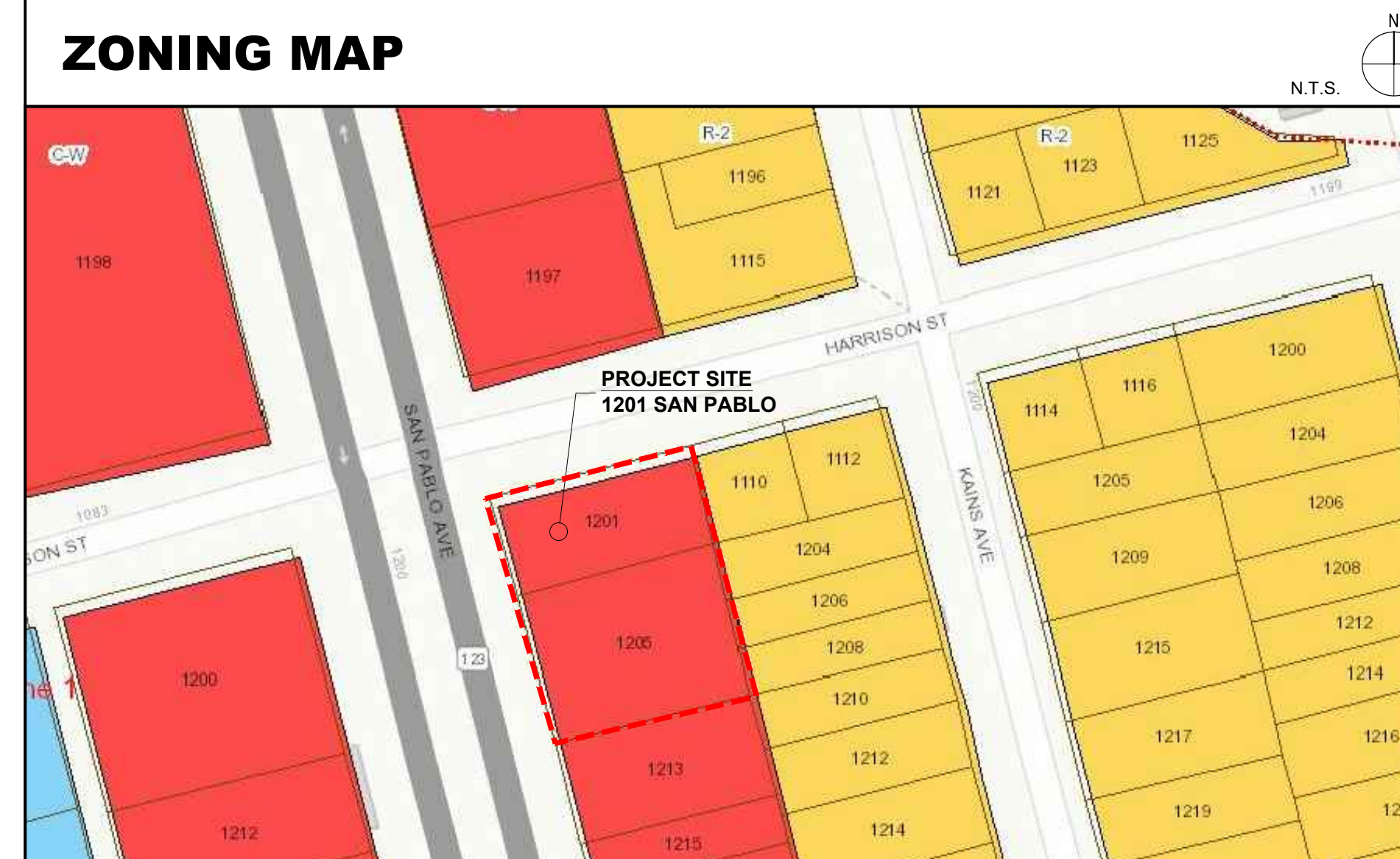


| Waste and Recycling Calculation | | | | | | | |
|---------------------------------|---------|-----------|-----------------------------------------------|------------------|-----------------|----------------|----------|
| # of Bedrooms | Factor | Occupants | Total cuft required (.25cy or 50 gallons / 3) | Waste (40%) | Recycling (40%) | Organics (20%) | |
| 72 | 1.75 | 126 | 10.50 cy | 2,100 gal | 4.20 cuft | 840 gal | |
| Space Calculation | | | Container Quantities | Space Required | 150% Additional | | |
| | Waste | Recycling | Organics | Factor/container | Space/Container | Required | Provided |
| 2 cy bin (404 gal) | 2 | 2 | | 28 sf | 112 sf | | |
| 96 gallon cart | 1 | 1 | 5 | 7 sf | 49 sf | | |
| 64 gallon cart | | | | 6 sf | | | |
| Total capacity | 904 gal | 904 gal | 480 gal | | 161 sf | 242 sf | 375 |

OPEN SPACE DIAGRAMS



ZONING MAP



ZONING CODE DATA

| CITY OF BERKELEY ZONING TABULATIONS | | | |
|--------------------------------------|----------------------|---------------------|----------------------------------|
| | PROPOSED | PERMITTED/REQUIRED | ALLOWABLE W/ 32.5% DENSITY BONUS |
| NUMBER OF DWELLING UNITS | 66 | N/A | N/A |
| COMMERCIAL AREA | 1,720 | N/A | N/A |
| PARKING | SEE TABLE | SEE TABLE | SEE TABLE |
| BIKE PARKING | 68 | 28 | N/A |
| FRONT YARD SETBACK (HARRISON) | 0' | 0' | N/A |
| STREET SIDE YARD SETBACK (SAN PABLO) | VARIES; 0' TO 1' | 0' | N/A |
| SIDE YARD SETBACK | VARIES; 5' TO 47'-0" | VARIES; 0' TO 5'-0" | N/A |
| REAR YARD SETBACK | 0' TO 10'-0" | 0' | N/A |
| BUILDING HEIGHT | 68'-3" ** | 50' | 70' ** |
| BUILDING STORIES | 6 | 4 | 6 |
| LOT AREA | 13,000 | 13,000 | 13,000 |
| LOT AREA (ACRES) | 0.30 | 0.30 | 0.30 |
| GROSS FLOOR AREA (SEE TABLE) | 47,036 | N/A | 51,740 |
| BUILDING FOOTPRINT | 12,056 | 13,000 | N/A |
| LOT COVERAGE | 93% | 100% | N/A |
| USABLE OPEN SPACE (SEE TABLE) | SEE TABLE | SEE TABLE | SEE TABLE |
| PROJECT FAR | 3.60 ** | 3.0 | 3.98 ** |

| FAR CALCULATIONS | | | | |
|------------------|------------------------|--------------------------------|---------------------------|--|
| | BASE PROJECT ALLOWABLE | ALLOWABLE W/ 35% DENSITY BONUS | PROPOSED W/ DENSITY BONUS | |
| SITE AREA | 13,000 | 13,000 | 13,000 | |
| FAR | 3.00 | 4.05 | 3.62 | |
| FLOOR AREA | 39,000 | 52,650 | 47,036 | |

| PROPOSED FLOOR AREA WITH DENSITY BONUS | | | | |
|----------------------------------------|------------|-------------|-------|--------|
| | COMMERCIAL | RESIDENTIAL | MECH. | TOTAL |
| LEVEL 6 | | 6,303 | | 6,303 |
| LEVEL 5 | | 7,526 | | 7,526 |
| LEVEL 4 | | 9,244 | | 9,244 |
| LEVEL 3 | | 9,244 | | 9,244 |
| LEVEL 2 | | 9,244 | | 9,244 |
| GROUND LEVEL (EXCLUDES PARKING) | 1,720 | 2,906 | 849 | 5,475 |
| TOTAL FLOOR AREA W/ DENSITY BONUS | 1,720 | 44,467 | | 47,036 |
| FAR (FLOOR AREA RATIO) | | | | 3.62 |
| PARKING | | | | 6,583 |
| TOTAL WITH PARKING | | | | 53,619 |

| UNIT COUNTS | | | | |
|---------------------|--------|-------|-------|-------|
| UNIT TYPE | STUDIO | 1-BED | 2-BED | TOTAL |
| LEVEL 6 | 2 | 5 | 2 | 9 |
| LEVEL 5 | 5 | 5 | 2 | 12 |
| LEVEL 4 | 5 | 8 | 2 | 15 |
| LEVEL 3 | 5 | 8 | 2 | 15 |
| LEVEL 2 | 5 | 8 | 2 | 15 |
| GROUND LEVEL | | | | |
| TOTAL | 22 | 34 | 10 | 66 |
| PERCENT OF TOTAL | 33% | 52% | 15% | |
| TOTAL BEDROOM COUNT | 22 | 34 | 20 | 76 |

| OPEN SPACE TABLE | | | | |
|----------------------------|-------|-------|-------|----------------|
| | UNITS | RATIO | TOTAL | LANDSCAPE AREA |
| TOTAL UNITS | 66 | 40 | 2,640 | |
| TOTAL REQUIRED | | | 2,640 | |
| TOTAL CONCESSION REQUESTED | | | 126 | |
| TOTAL AREA PROVIDED | | | 2,514 | 1,346 |
| PODIUM LEVEL GARDEN | | | 1,640 | 902 |
| PODIUM LEVEL PATIOS | | | 120 | 115 |
| LEVEL 6 ROOF DECK | | | 754 | 329 |

| BICYCLE PARKING CALCULATIONS | | | | |
|------------------------------|----------|-----------------------|-----------|----------|
| | UNITS/SF | SPACES PER BEDROOM/SF | TOTAL REQ | PROVIDED |
| NEW COMMERCIAL | 1,720 | 1/2000 | 2 | 2 |
| RESIDENTIAL (LONG TERM) | 76 | 0.33 | 26 | 64 |
| RESIDENTIAL (SHORT TERM) | 76 | 0.025 | 2 | 6 |
| TOTAL PARKING | | | 28 | 66 |

| PARKING TABLE | | | | |
|---------------|----------|-----------|---------------|--------------|
| | UNITS/SF | MIN. | MAX (.5/UNIT) | PROPOSED |
| RESIDENTIAL | 66 | 0 | 33 | UP TO 13-24* |
| COMMERCIAL | 1720 | 2/1000 SF | N/A | 4 |

* ON A VOLUNTARY BASIS, THE PROJECT PROPOSES TO PROVIDE UP TO 17 STANDARD NON-LIFT SPACES OR UP TO 28-SPACES IN DOUBLE-LIFTS.

| ROOFTOP ARCHITECTURAL ELEMENTS CALCS | | |
|--------------------------------------|-------|--|
| AVERAGE AREA | 8936 | |
| TOTAL AREA OF ROOFTOP ELEMENTS | 392 | |
| % AREA OF ROOFTOP ARCH. FEATURES | 4.4% | |
| ALLOWABLE % (PER 23E.04.020C) | 15.0% | |



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JOB: 1928

SHEET:
DENSITY BONUS DIAGRAMS

A0.3

DENSITY BONUS TABLE

| Base Project | Base | Base # Units | % VLI units | # VLI Units | # VLI Units | Bonus % | # DB Units | # DB Units | Maximum DB Project |
|---------------------------|------------------------------------|--------------------------------------------------|--------------------------------|----------------------|-------------|---------|------------------------|-------------------------------------|-------------------------------------|
| sq. ft. - see calc. below | base project area / avg. unit size | Base Units/Max. Residential Density (rounded up) | VLI = Very Low Income <50% AMI | % VLI x Base # Units | | | % Bonus x Base # Units | # Bonus x Base # Units (rounded up) | % Bonus x Base # Units (rounded up) |
| 32,865 | 49.46 | 50 | 10% | 5.00 | 5.00 | 32.5% | 16,250 | 17 | 67 |

| Base Project Res. Area | Floor | Proposed Project Res. Area | %VLI | %DB |
|------------------------|--------|----------------------------|------|---------------|
| | Sixth | 6,303 | 5% | 20.00% |
| | Fifth | 7,526 | 6% | 22.50% |
| | Fourth | 9,244 | 7% | 25.00% |
| | Third | 9,244 | 8% | 27.50% |
| | Second | 9,244 | 9% | 30.00% |
| | Ground | 2,295 | 10% | 32.50% |
| Total | | 32,865 | | 35.00% |

Proposed Area: **43,856**

Proposed Units: **66**

Avg Unit Size: **664**

| Base Project # of Units | Floor | Proposed # of Units |
|-------------------------|--------|---------------------|
| | Sixth | 9 |
| | Fifth | 12 |
| 16 | Fourth | 15 |
| 17 | Third | 15 |
| 17 | Second | 15 |
| | Ground | |
| Total | | 66 |

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - FAR

| | Res. Area | Commercial | Total GFA |
|-----------|-----------|------------|-----------|
| GFA | 32,865 | 1,720 | 34,585 |
| Site Area | | | 13,000 |
| FAR | | | 2.660 |

Base Project - Open Space

| | Units | Ratio | Total Area |
|---------------------------|-------|-------|------------|
| Base Units | 50 | 40 | 2000 |
| Total Provided Open Space | | | 2447 |
| Podium Open Space | | | 1692 |
| Roof Deck | | | 755 |

Base Project - Parking

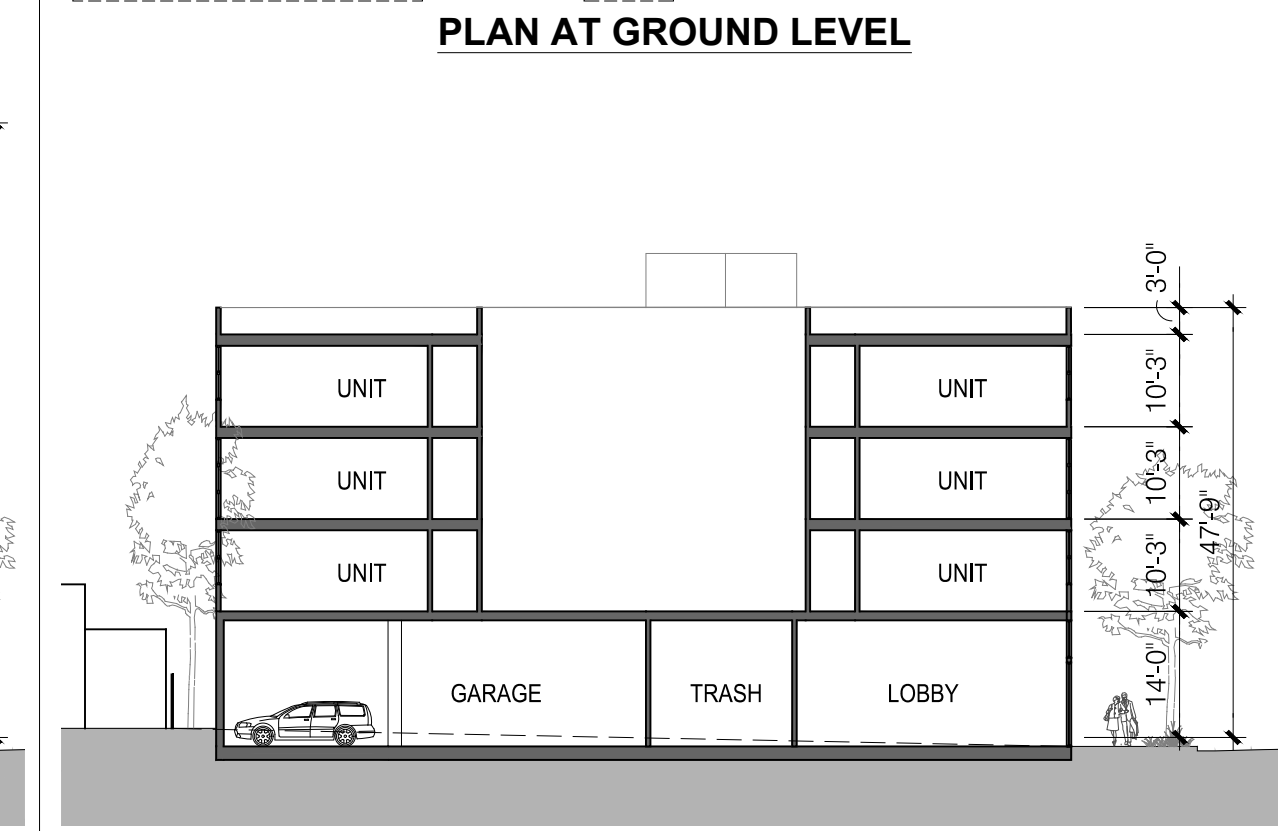
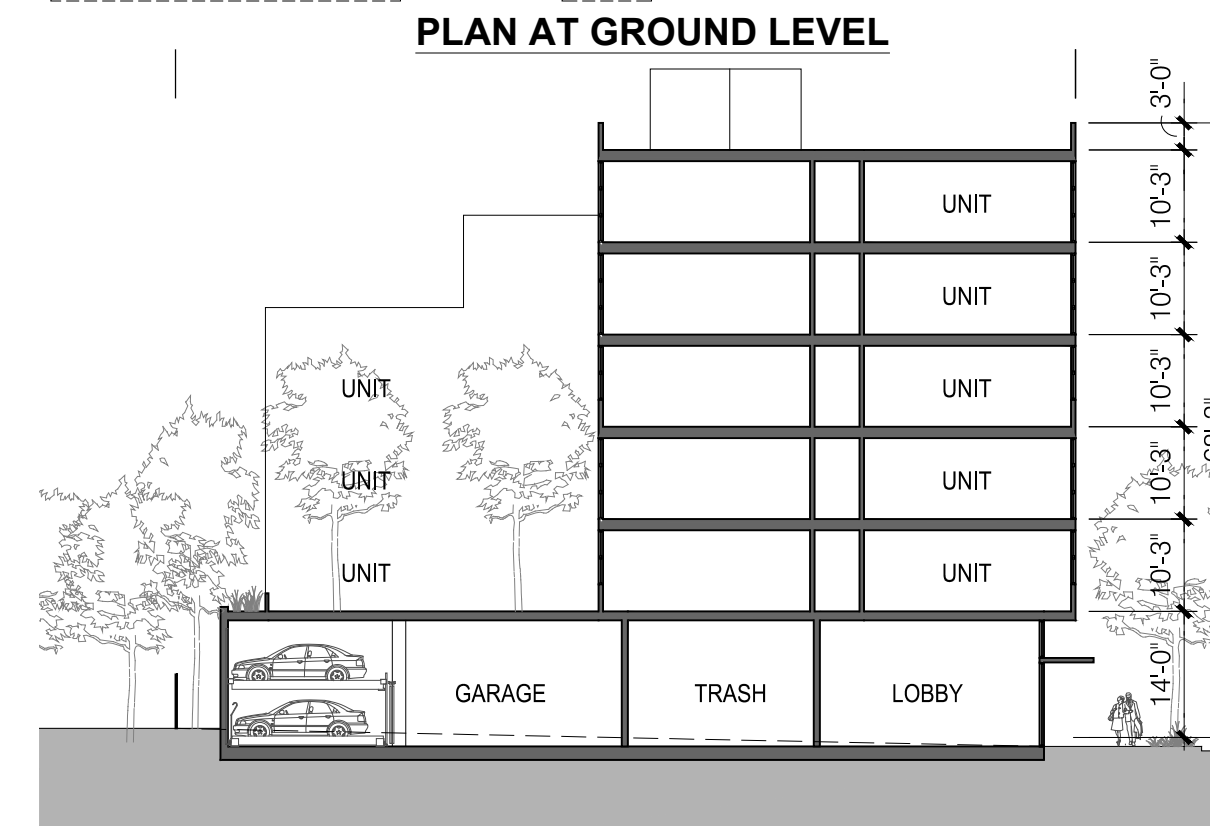
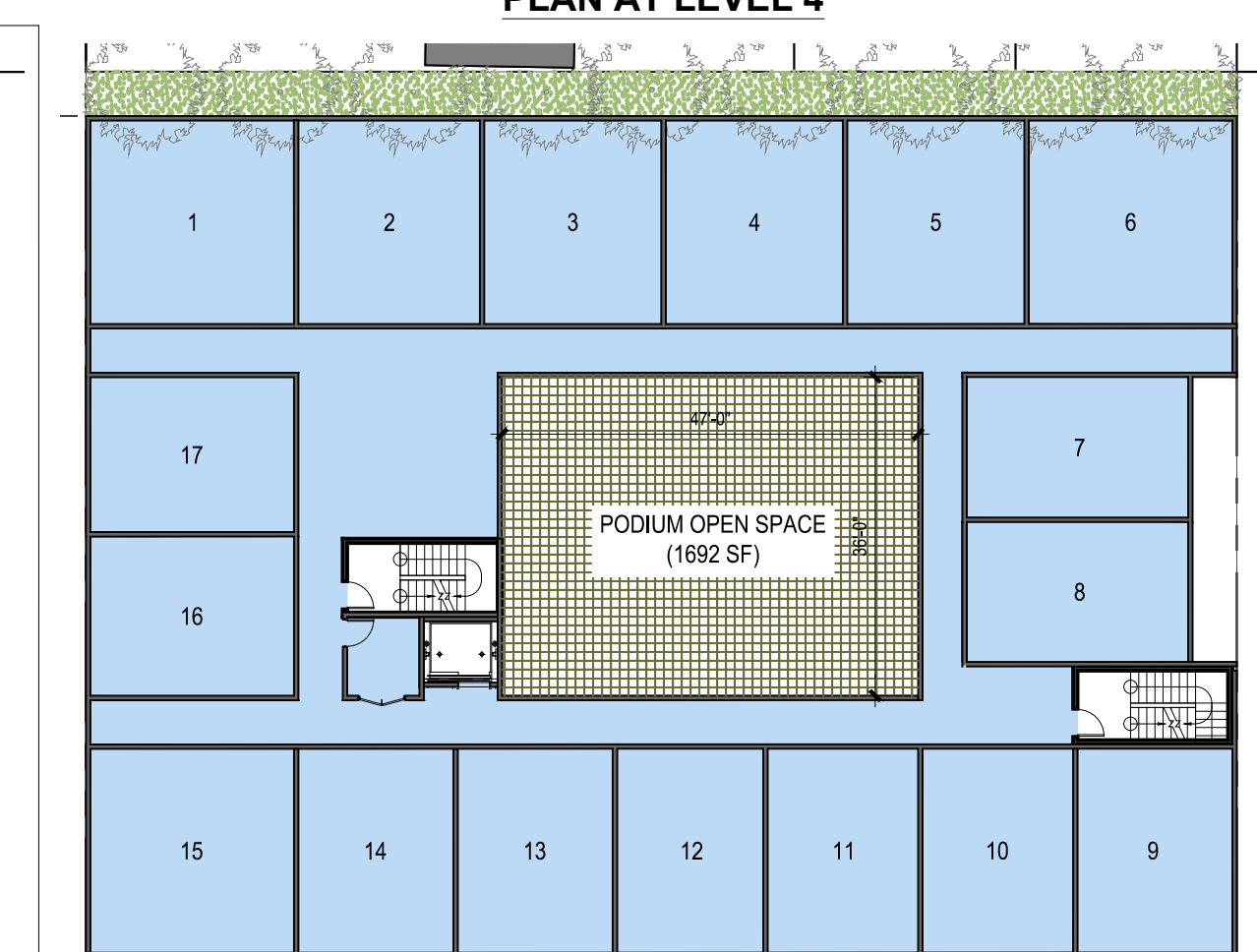
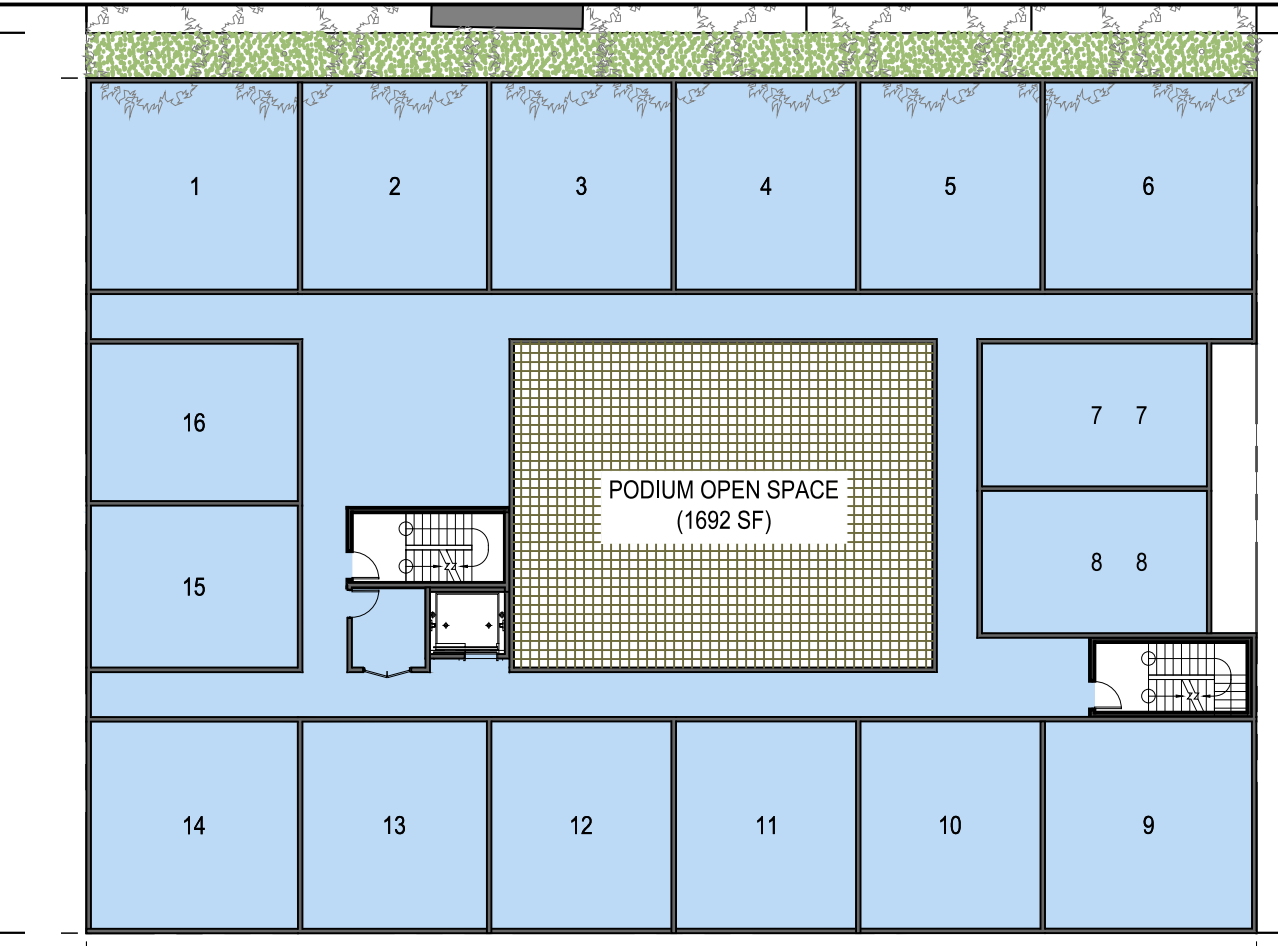
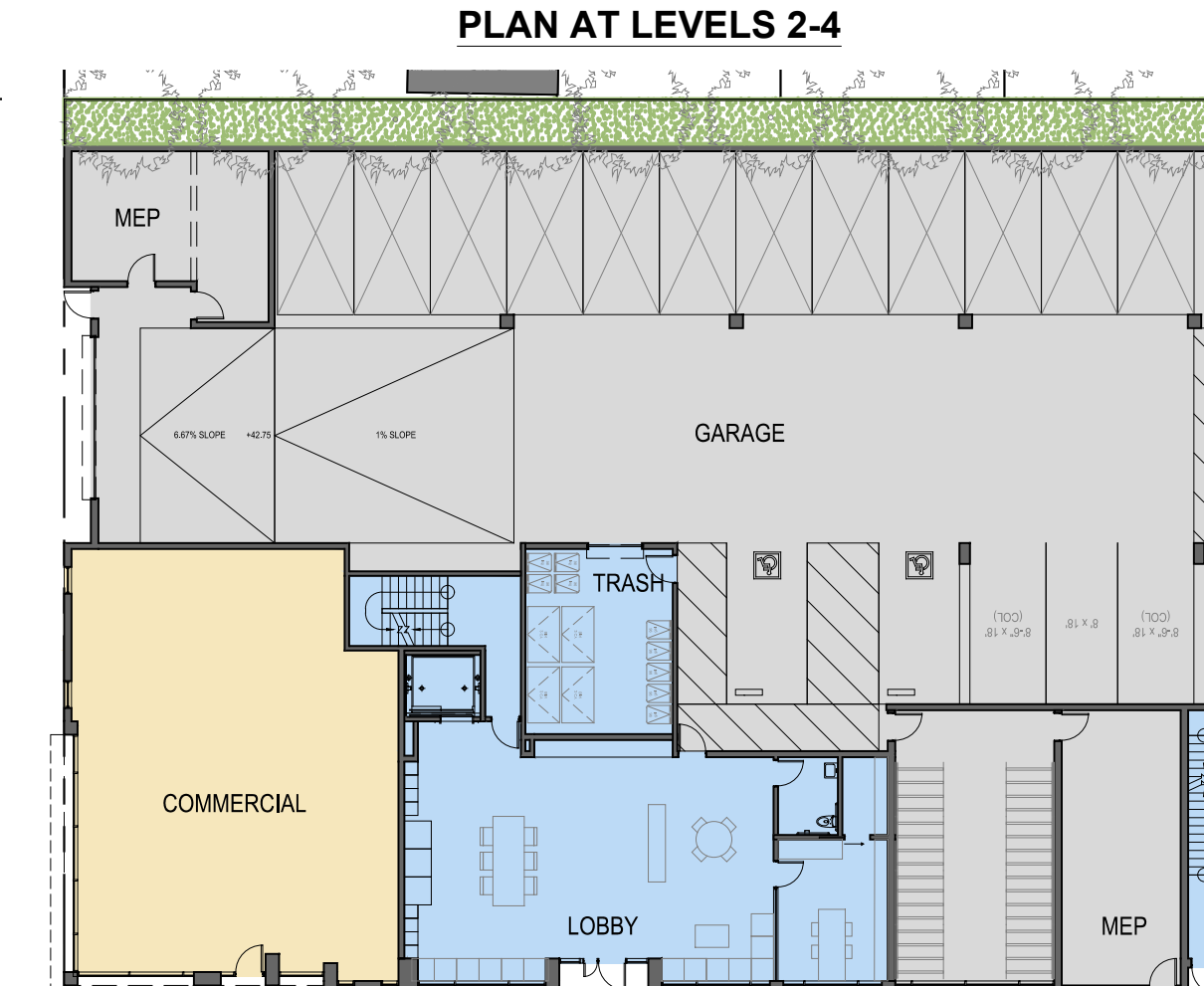
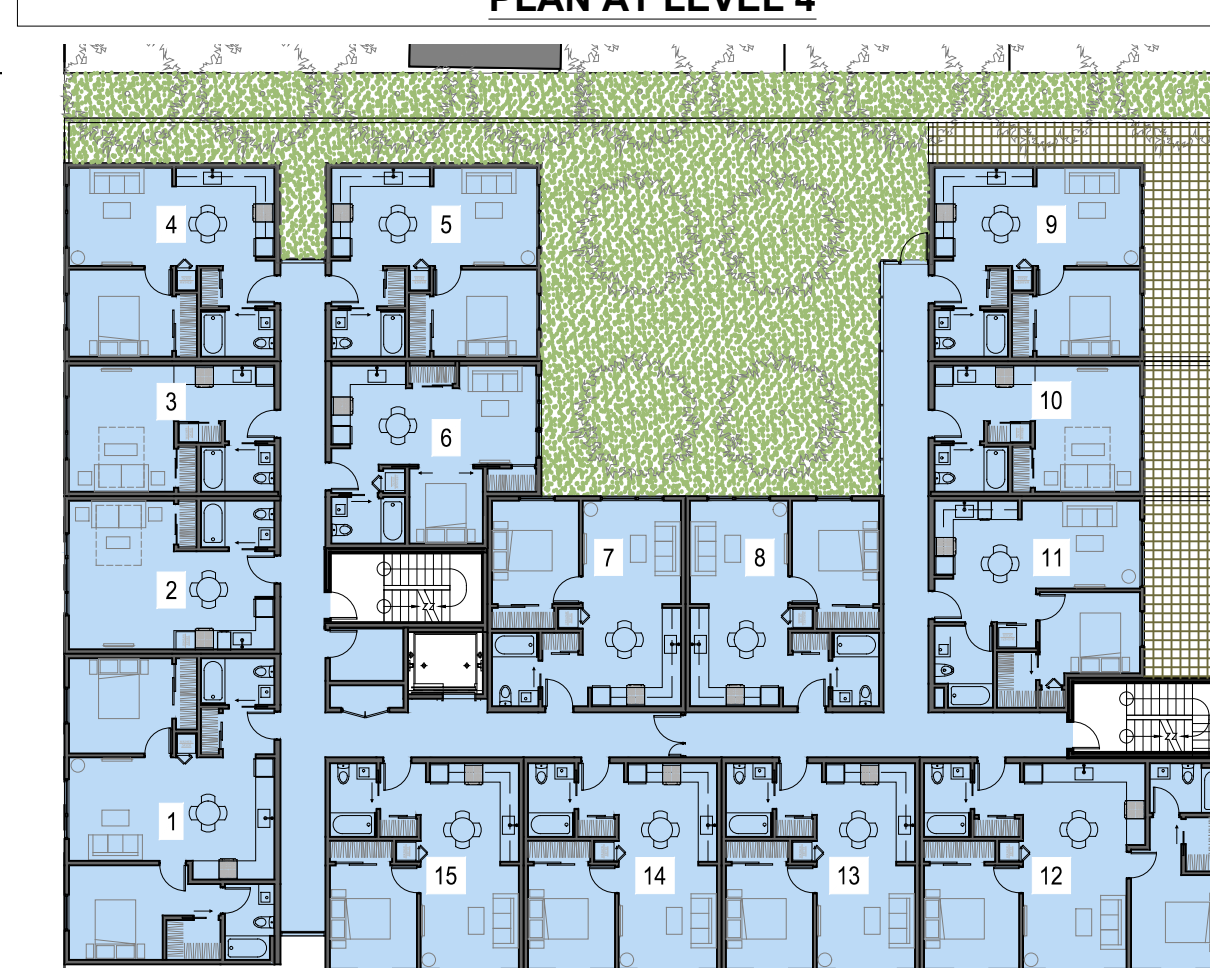
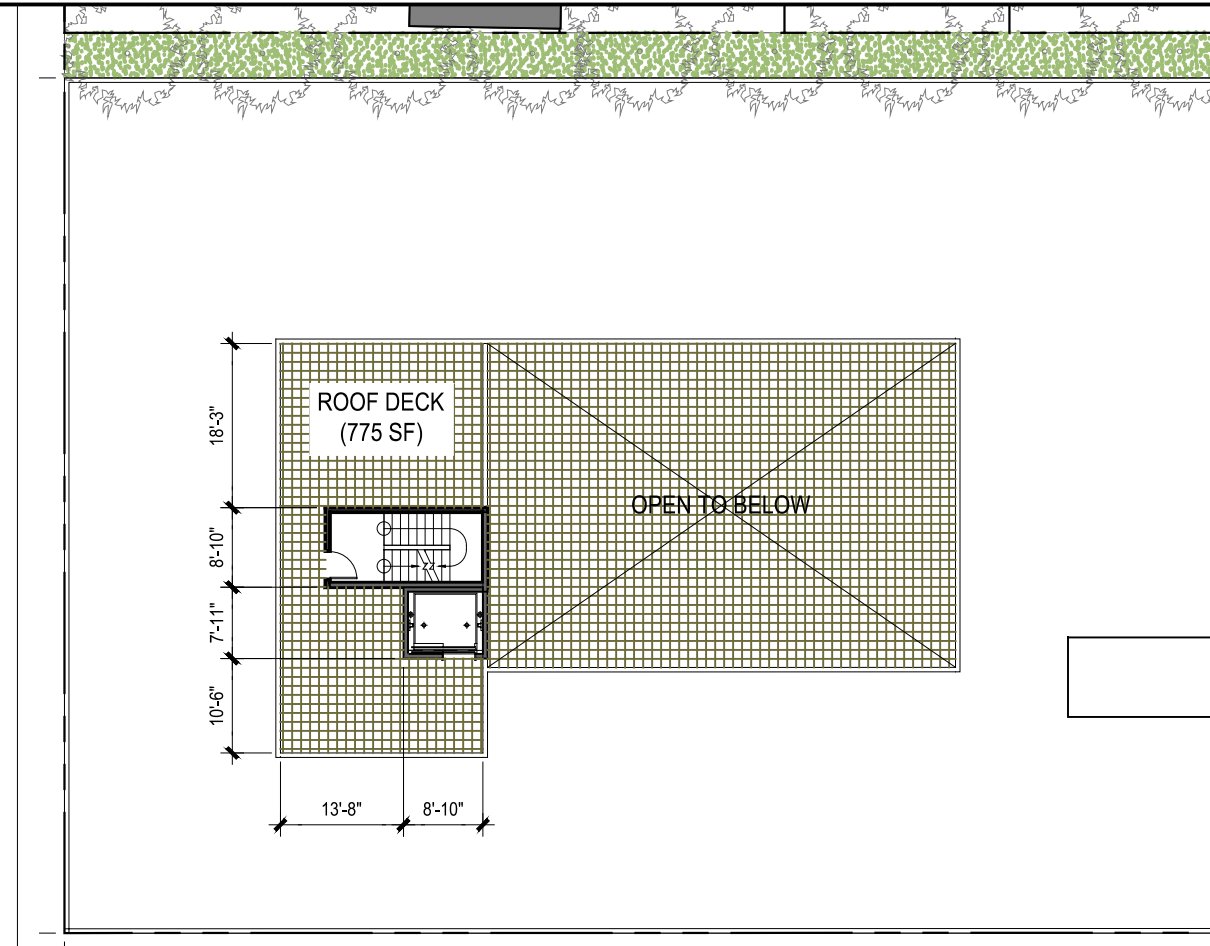
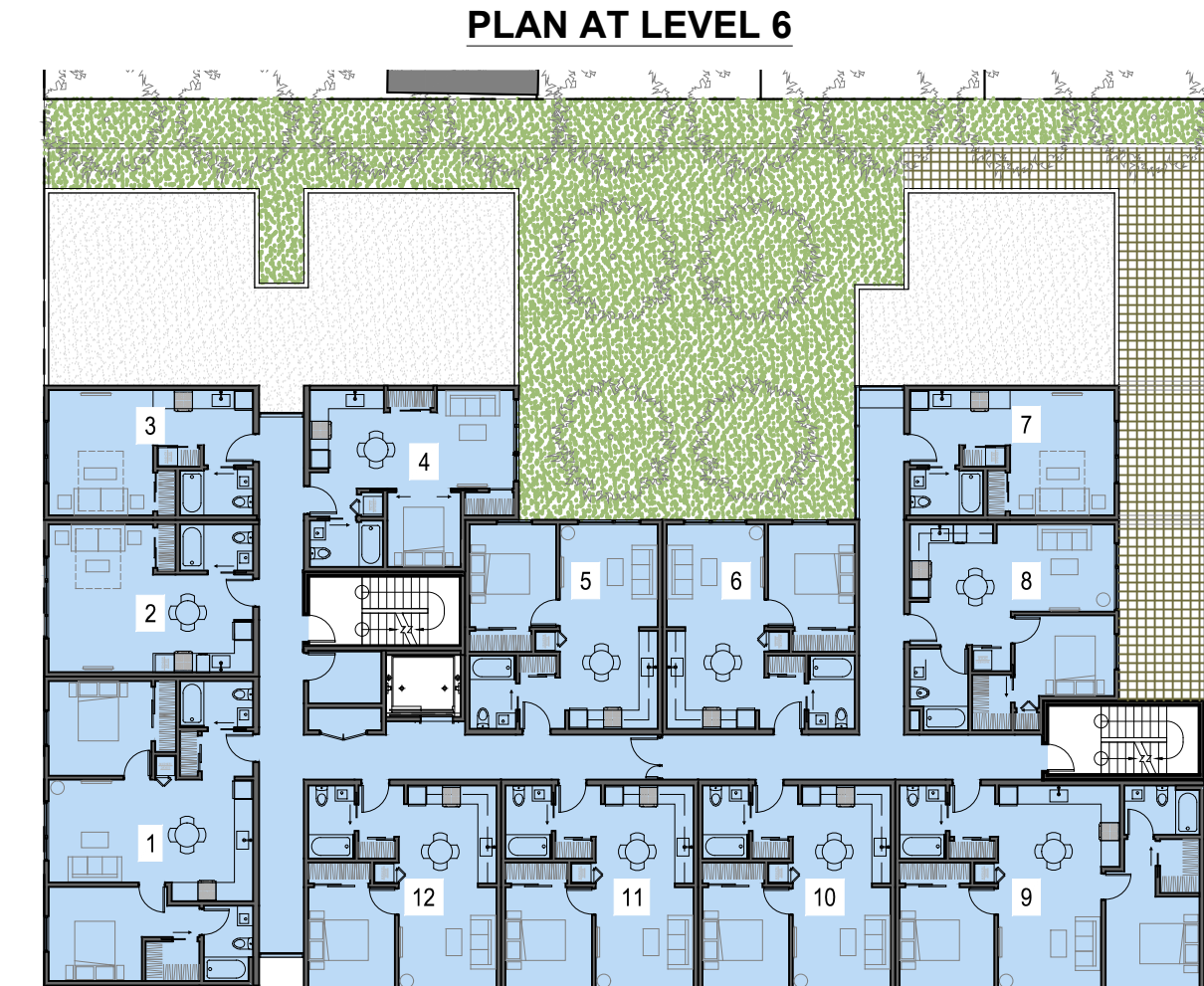
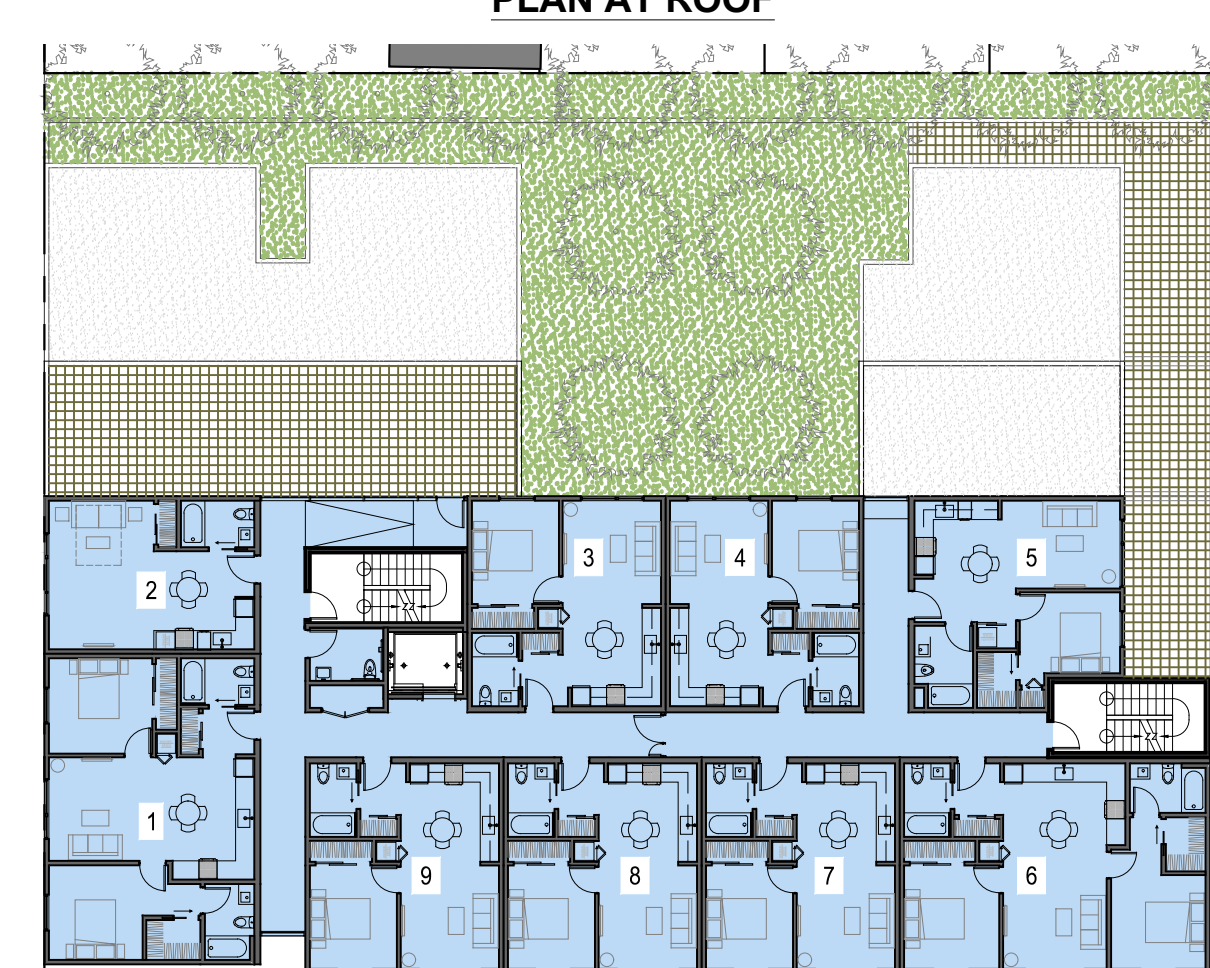
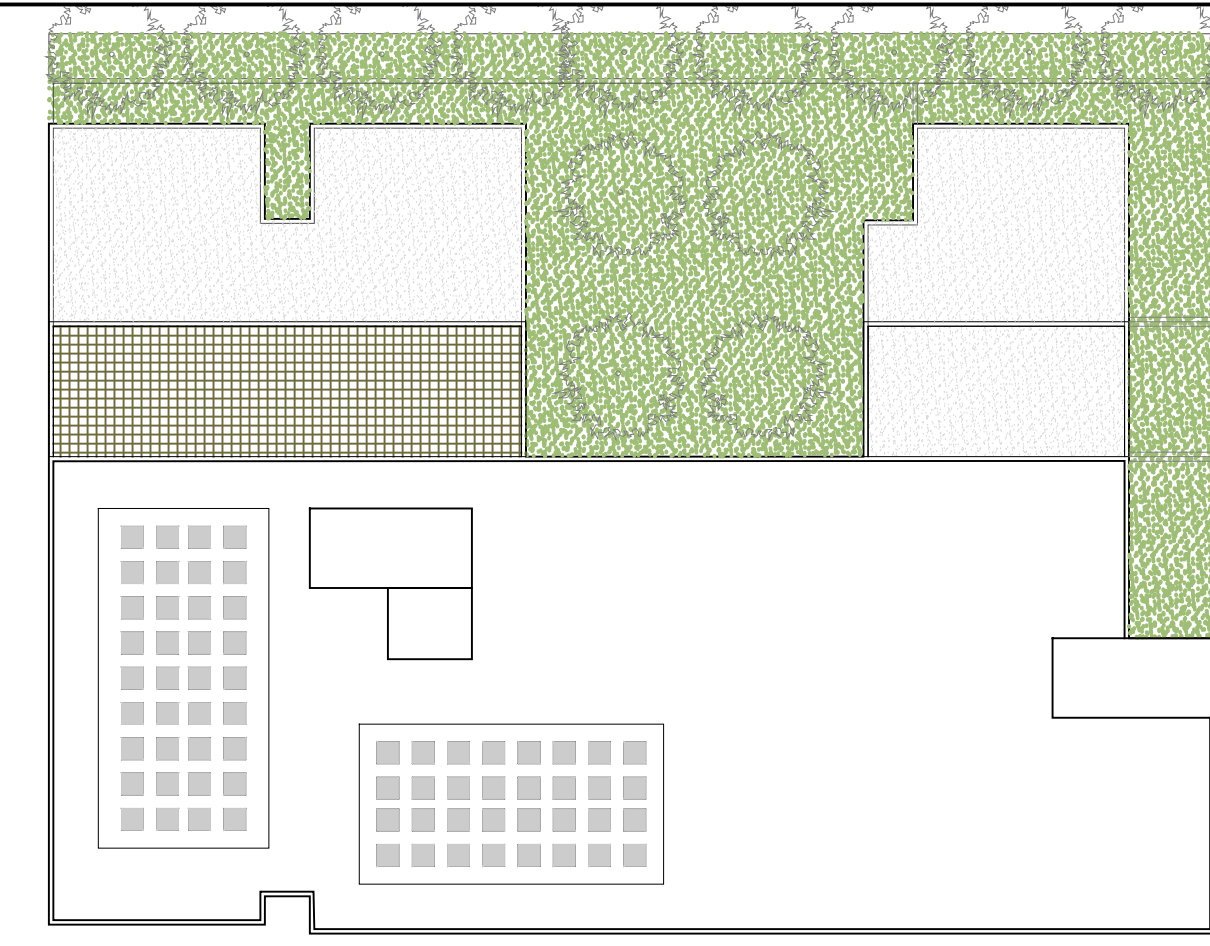
| | Units/SF | Bedrooms | Ratio | Total Req. | Provided |
|-------------|----------|----------|-----------|------------|----------|
| Residential | | | | 0 | 13 |
| Commercial | 1,720 | N/A | 2/1000 SF | 4 | 4 |

Base Project - Bicycle Parking

| | Units/SF | Bedrooms | Ratio | Total Req. | Provided |
|--------------|----------|----------|--------|------------|----------|
| New Comm. | 1,720 | | 1/2000 | 2 | 2 |
| Res. (Long) | | 58 | 0.33 | 19 | 64 |
| Res. (Short) | | 58 | 0.025 | 1 | 6 |

Base Project - Stormwater

| | Roof Area | % | Required | Provided |
|------------|-----------|----|----------|----------|
| Base Units | 13361 | 4% | 534 | 534 |



PROPOSED DENSITY BONUS PROJECT
SCALE: 3/64" = 1'-0" @ 24 X 36



BASE PROJECT
SCALE: 3/64" = 1'-0" @ 24 X 36



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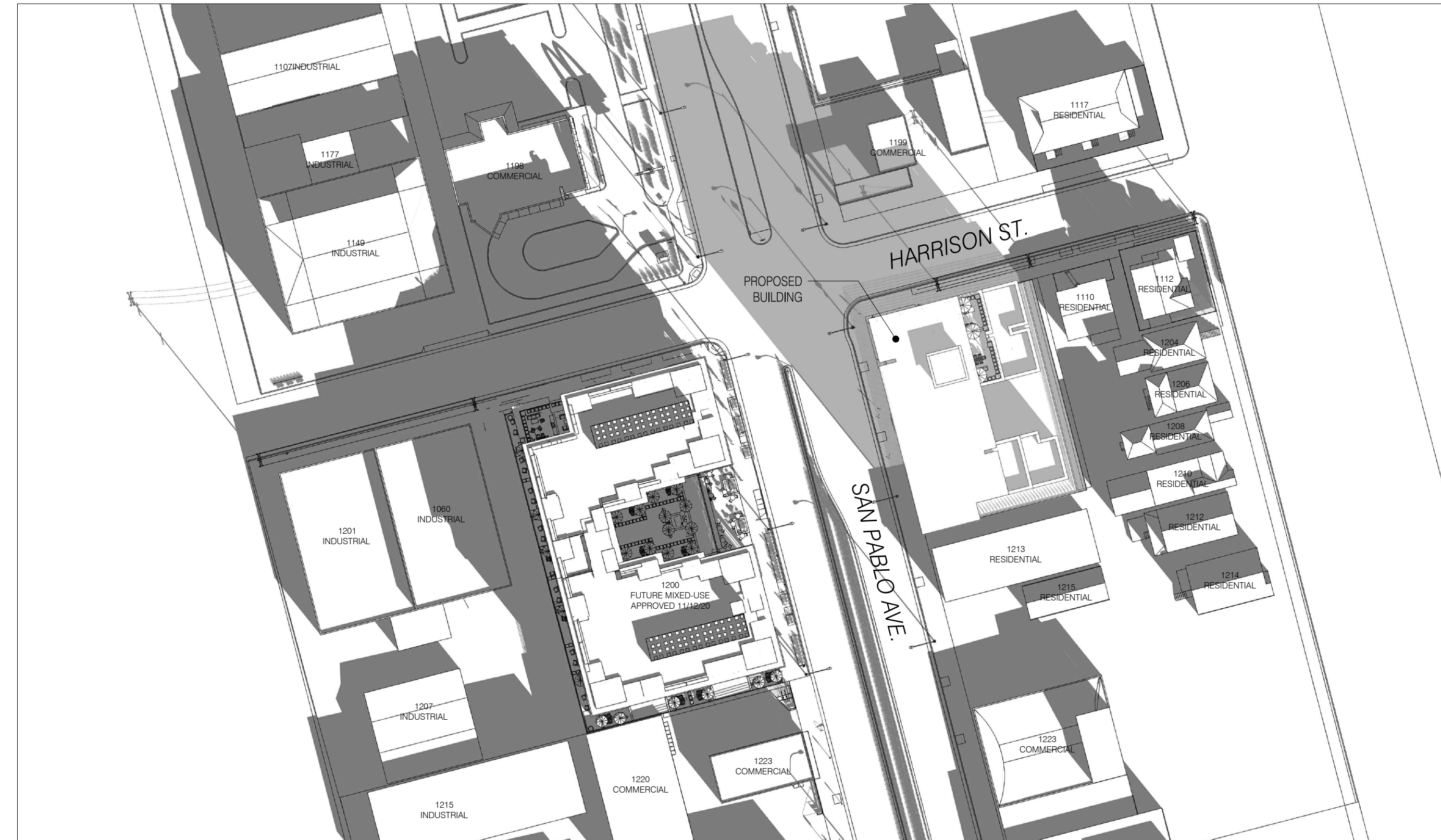
JOB: 1928

SHEET:
SHADOW STUDIES
DECEMBER 21ST

A0.4A



4 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS AFTER SUNRISE
NTS



2 SHADOW STUDY - DECEMBER 21: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - DECEMBER 21: NOON
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - DECEMBER 21: 2-HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36

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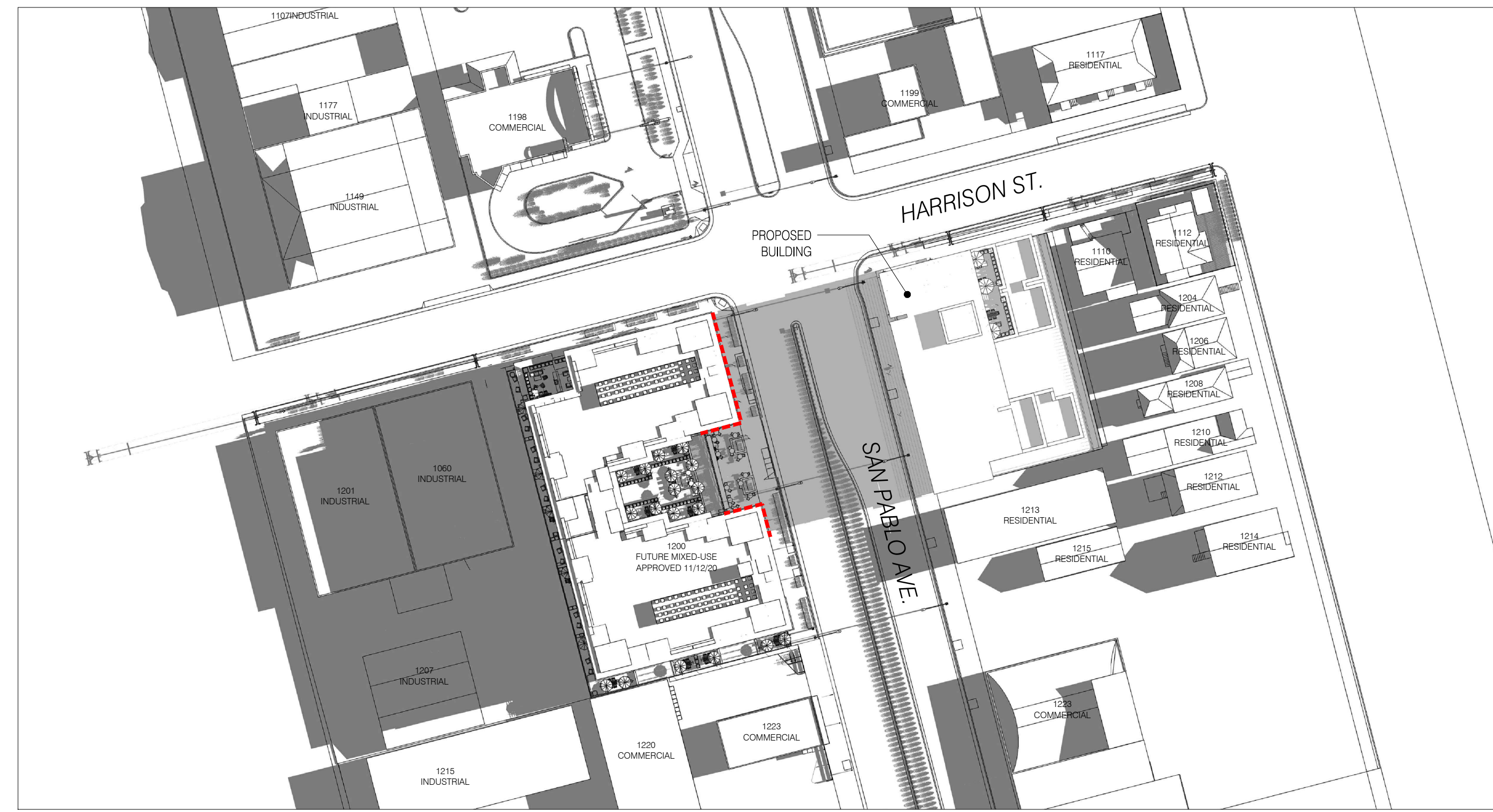
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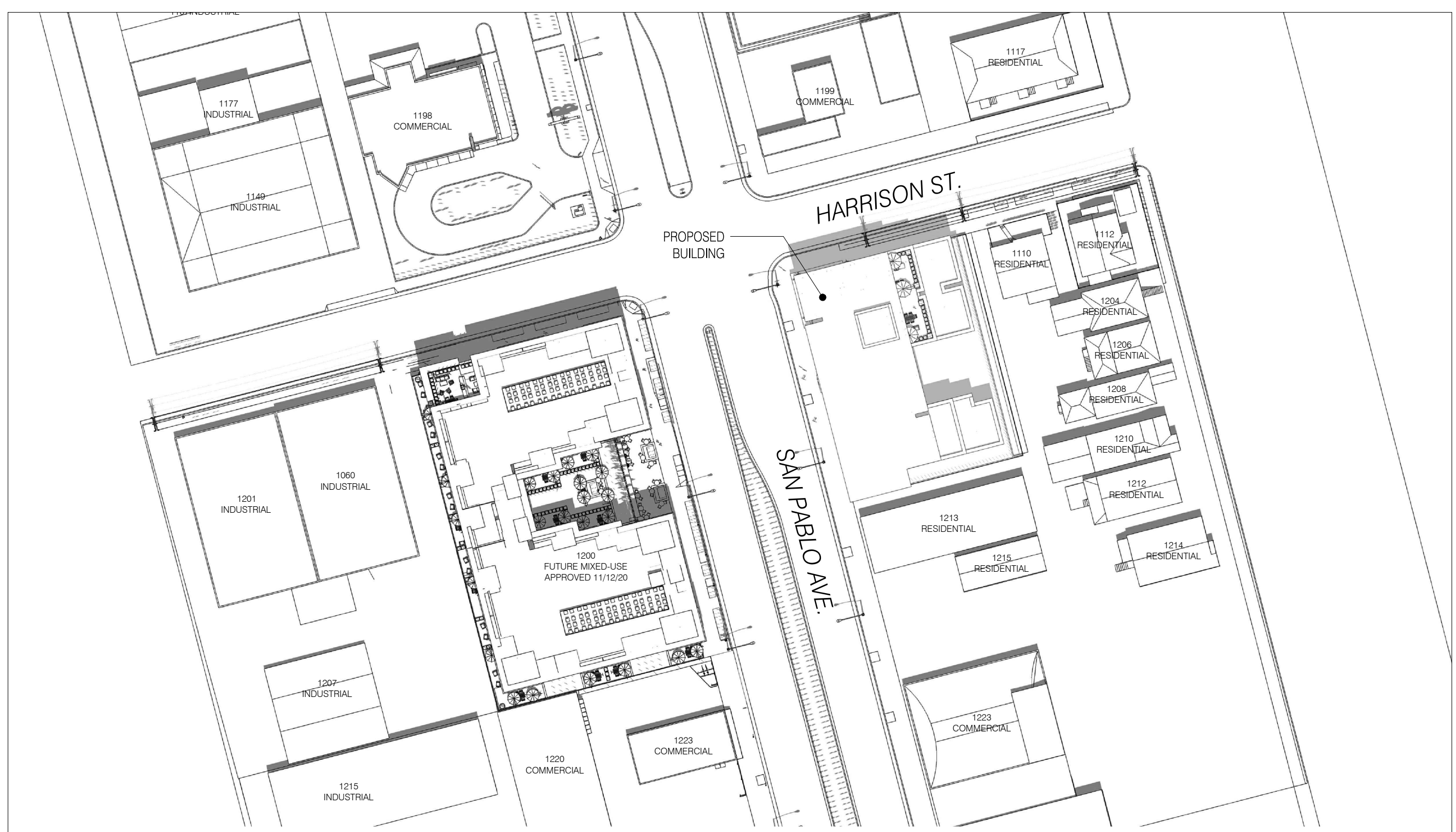
JOB: 1928

SHEET:
**SHADOW STUDIES
JUNE 21ST**

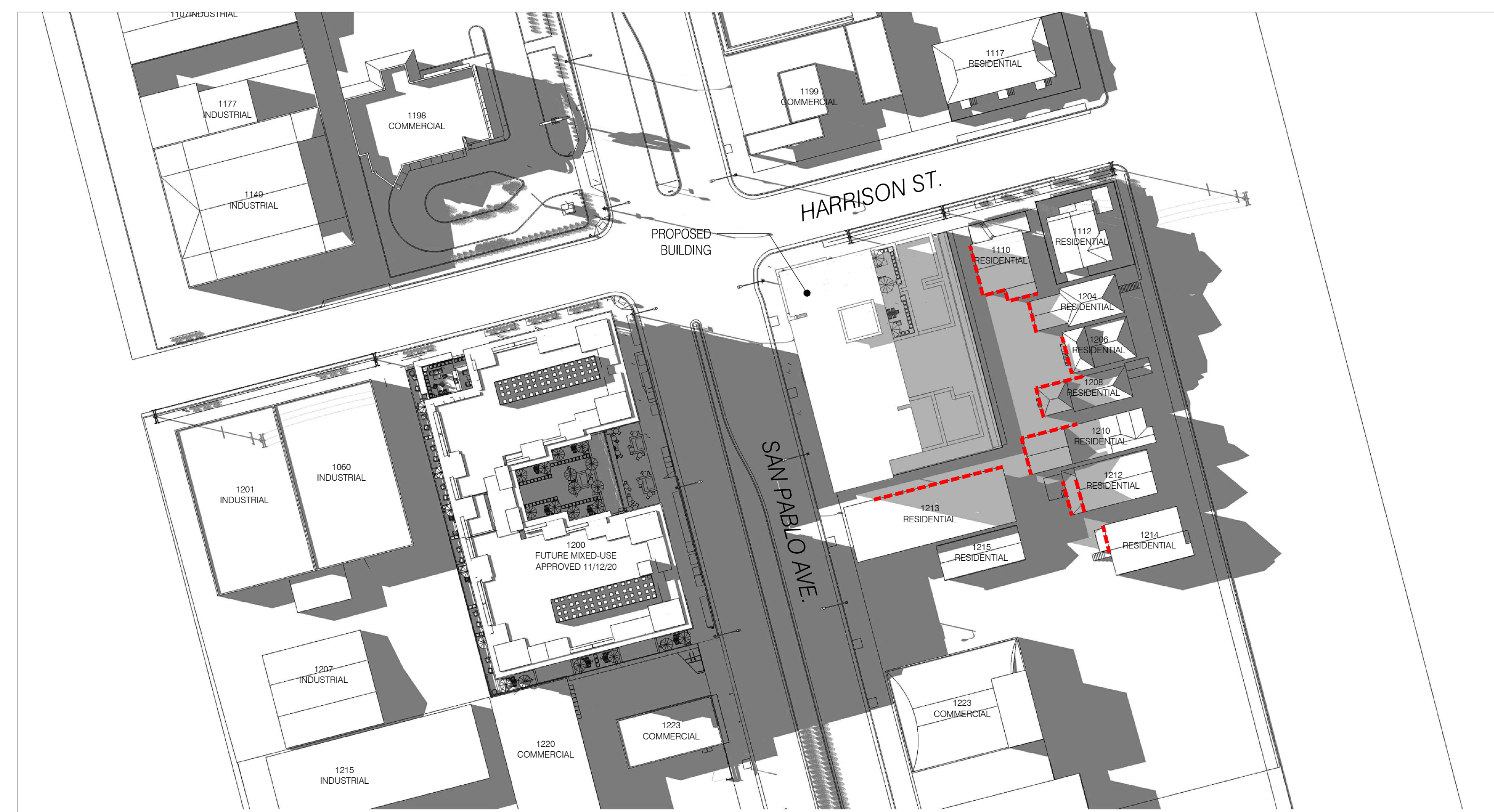
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2 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - JUNE 21: NOON
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1 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36

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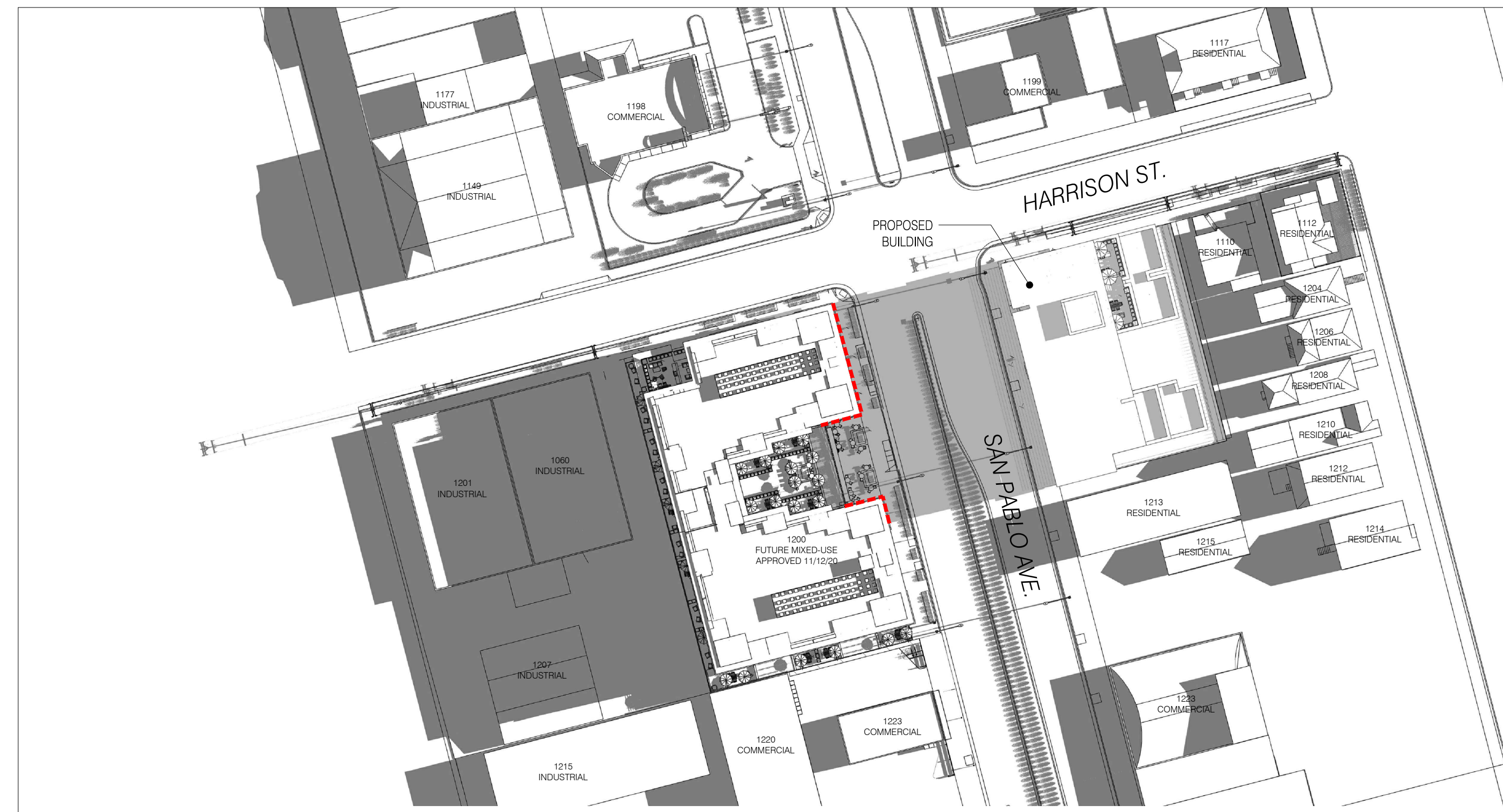
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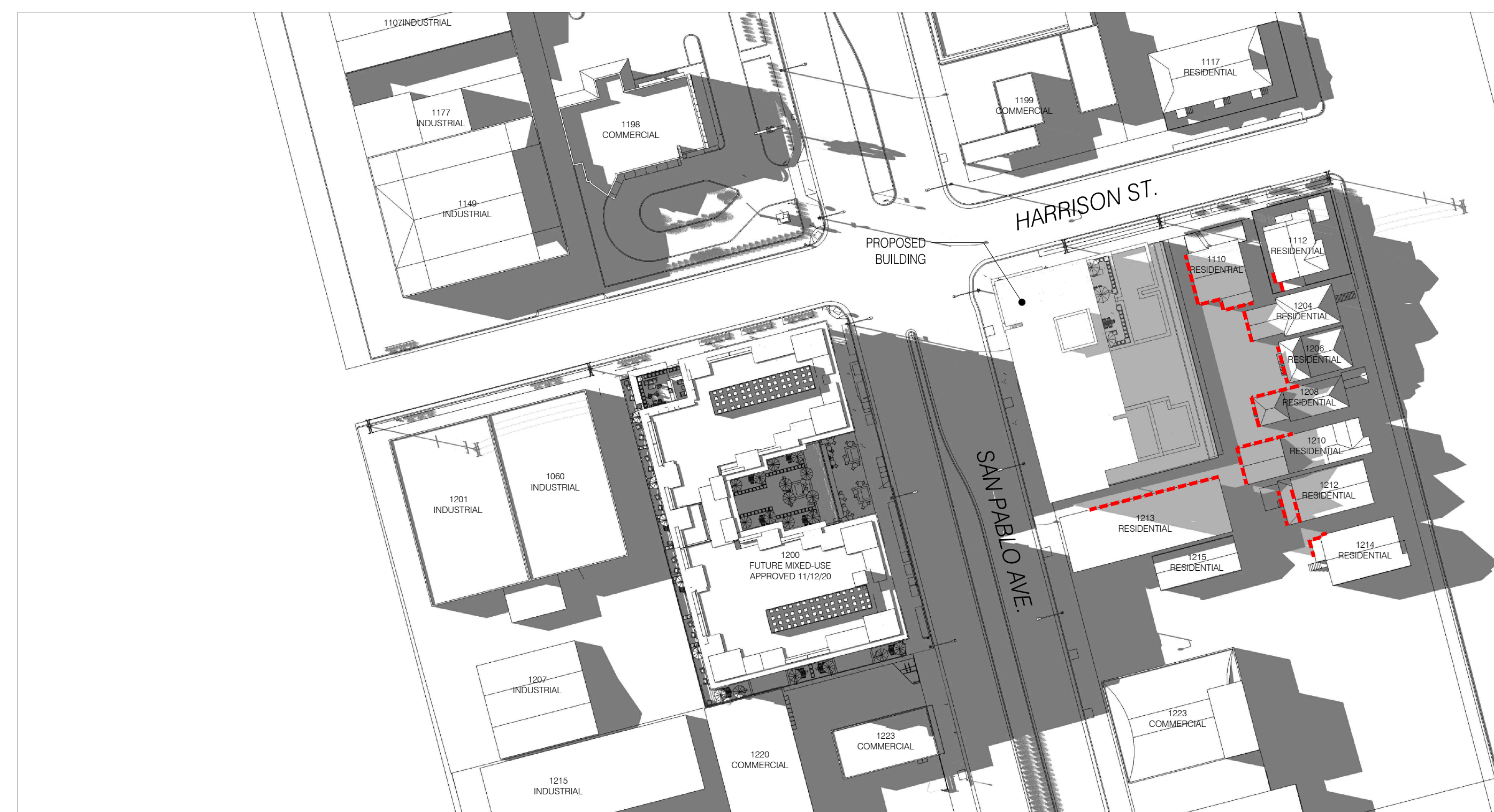
JOB: 1928

SHEET:
**SHADOW STUDIES
JULY 2ND**

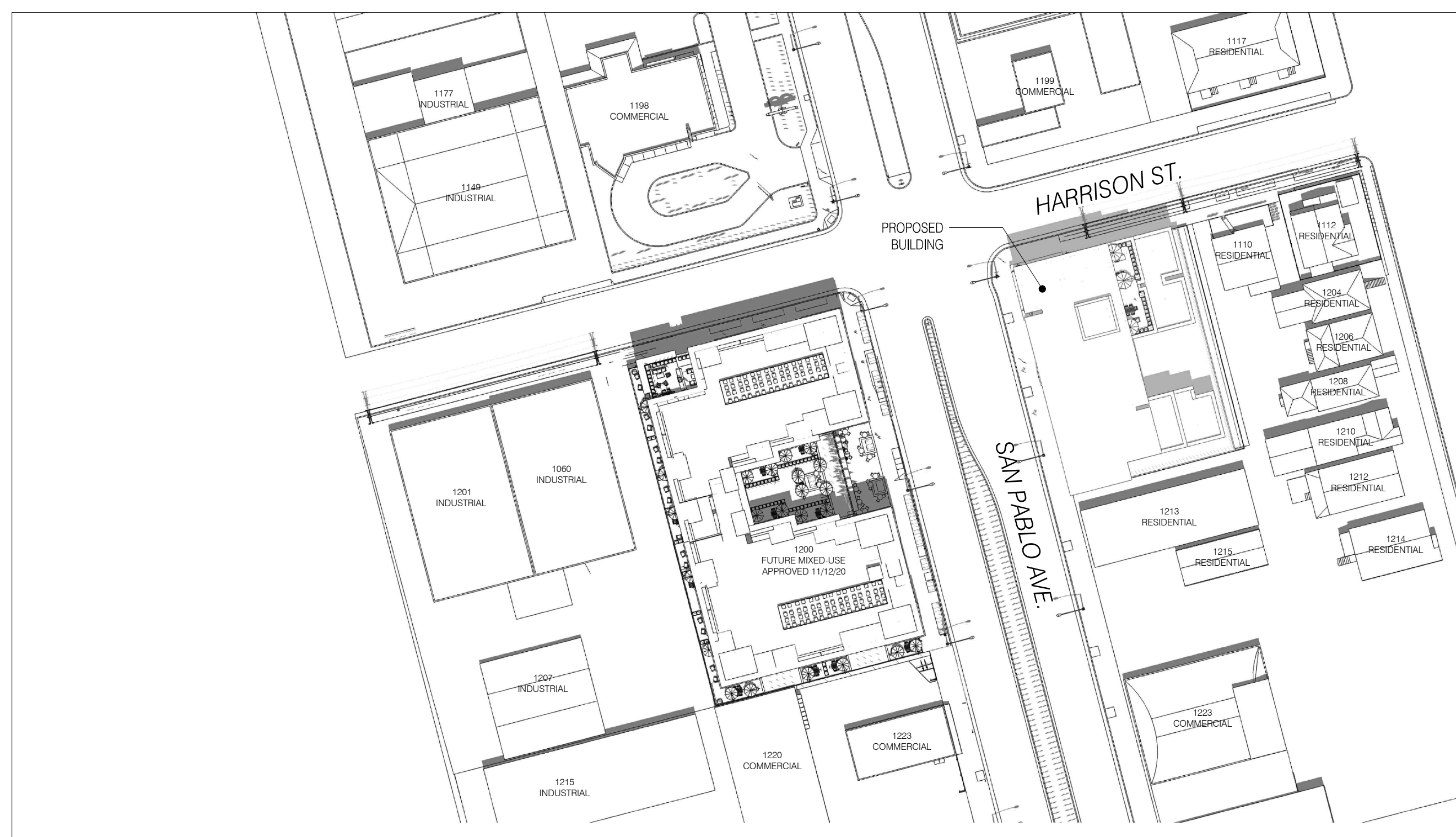
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2 SHADOW STUDY - JULY 2: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - JULY 2: 2-HRS BEFORE SUNSET
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JOB: 1928

SHEET:
**SHADOW STUDIES
JULY 2ND**

A0.4E



2 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY AXONOMETRIC - JULY 2: 2-HRS BEFORE SUNSET
NTS

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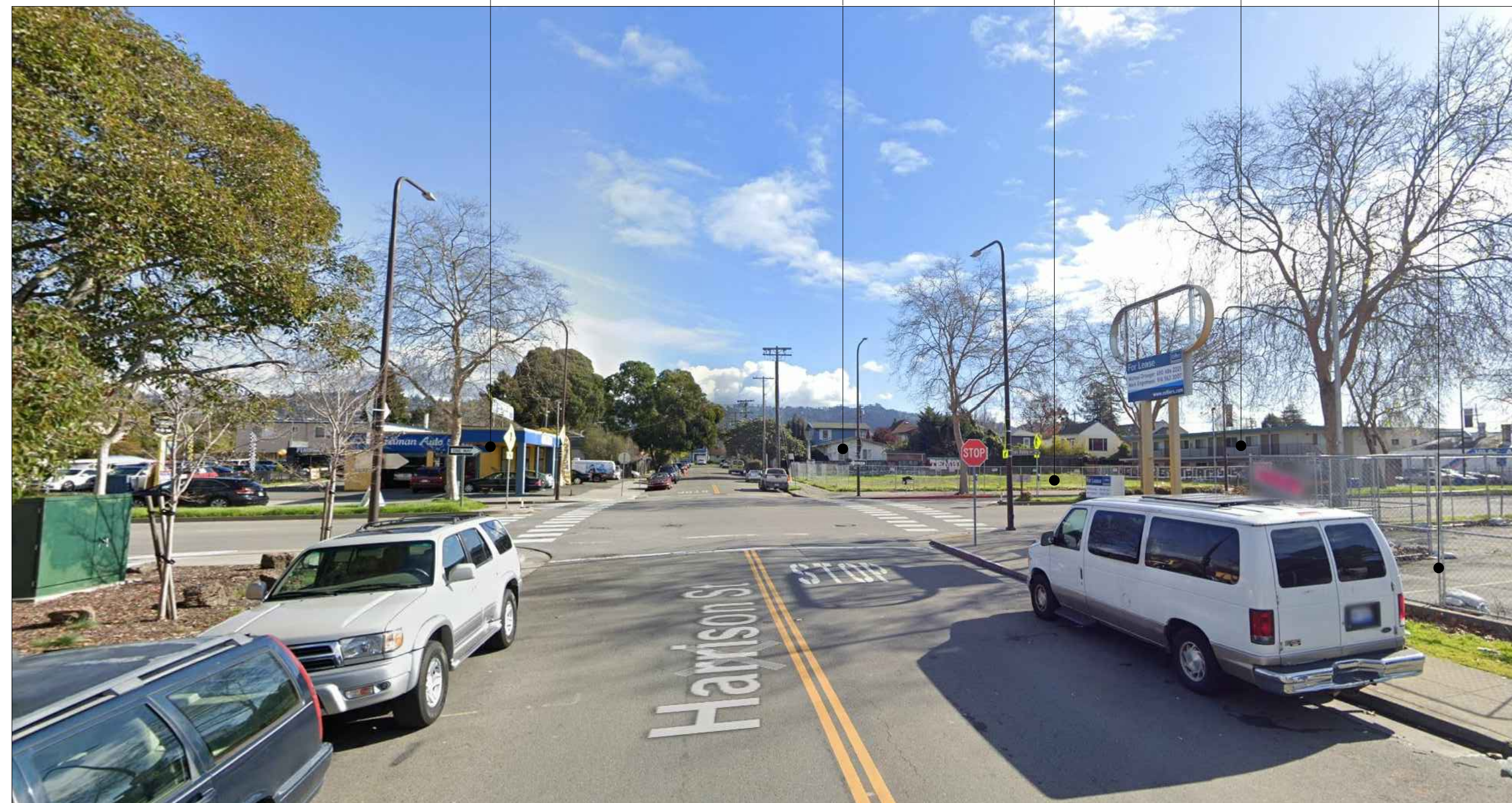
JOB: 1928

SHEET:

SITE CONTEXT
PHOTOS

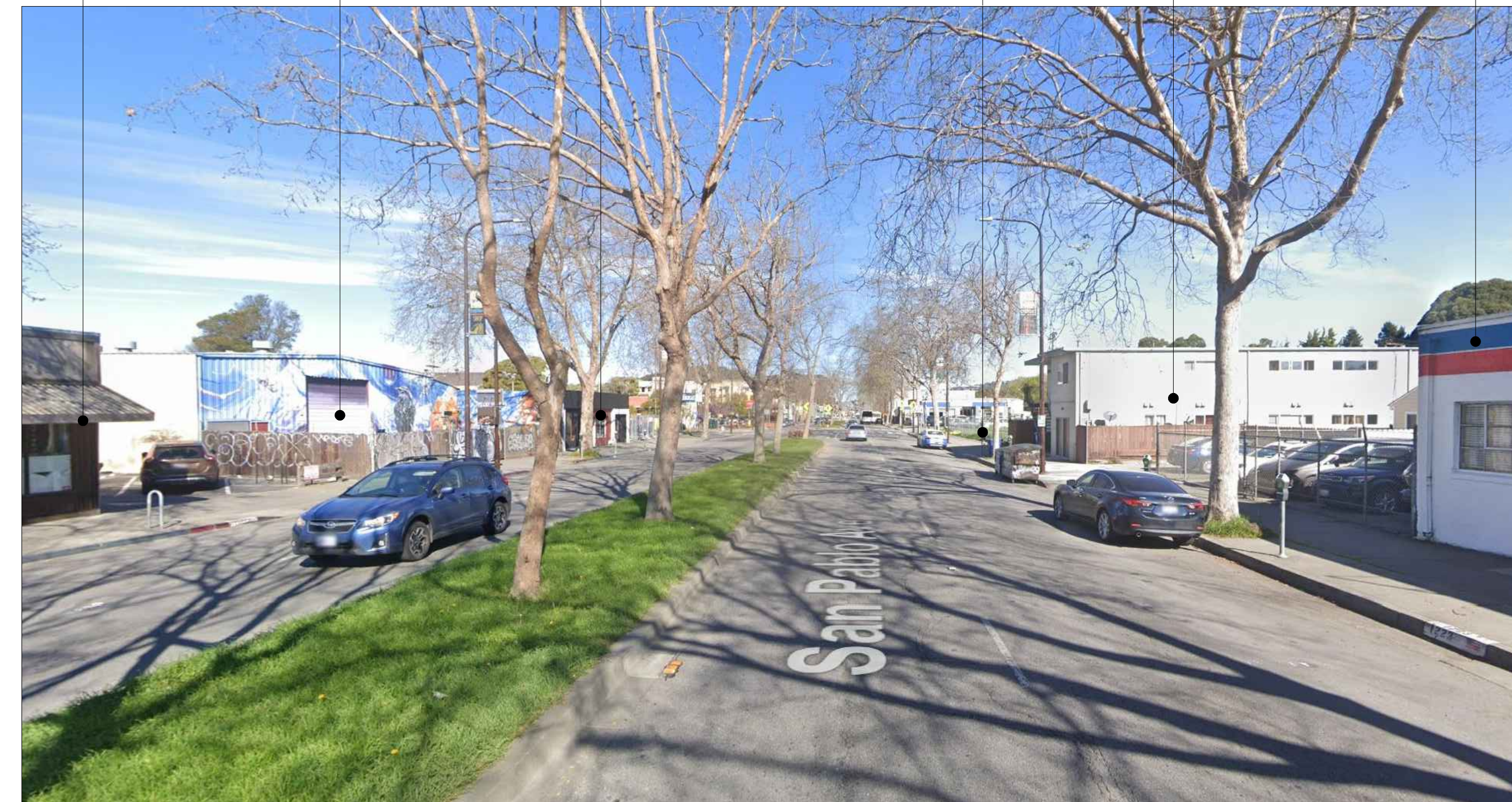
A0.5

1197 SAN PABLO (GILMAN AUTO) 1110 HARRISON SINGLE FAMILY RESIDENCE PROJECT SITE 1201 SAN PABLO 1213 SAN PABLO (2-STORY MULTIFAMILY) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE)



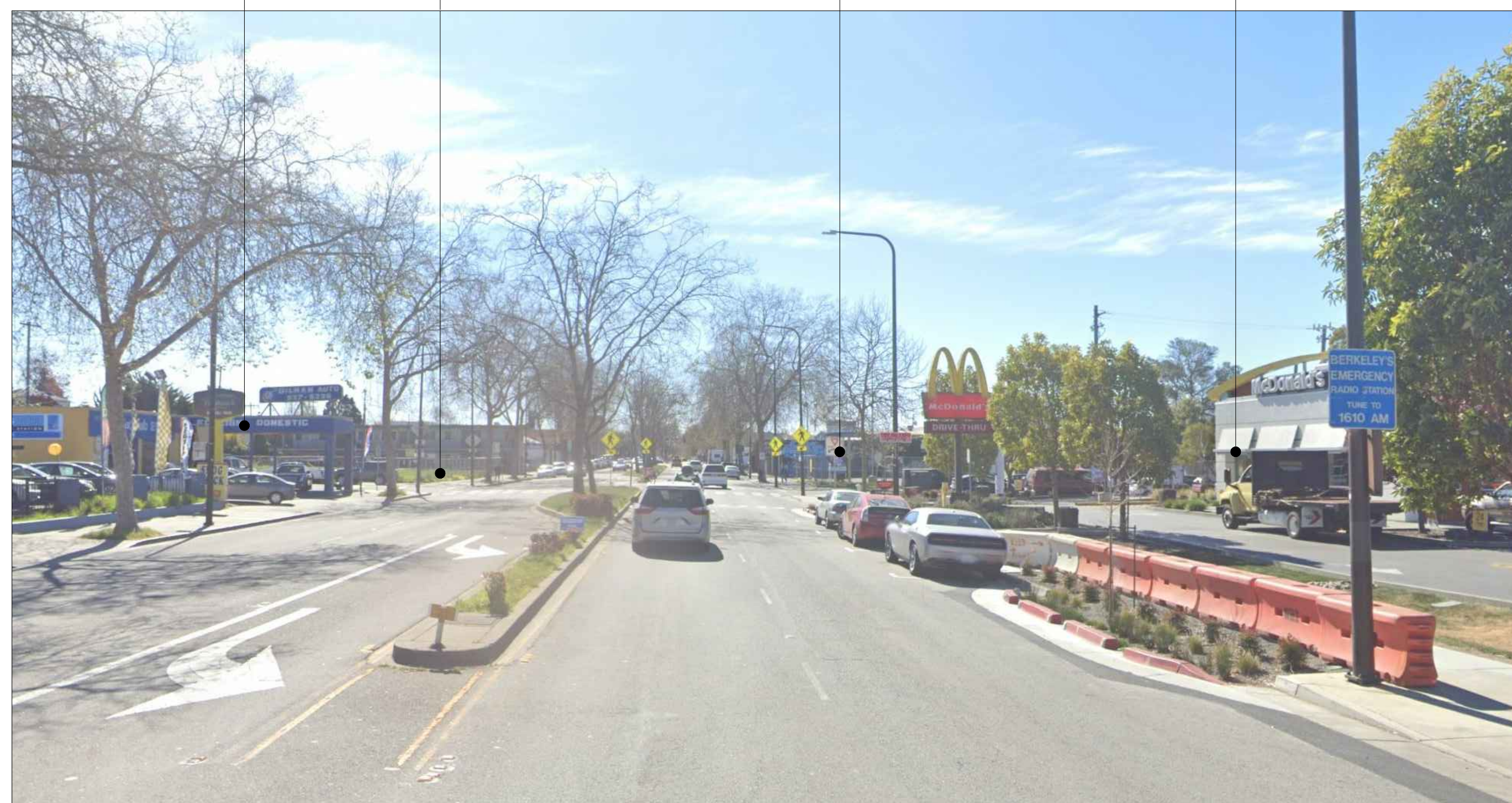
4 VIEW FROM HARRISON LOOKING EAST

1220 SAN PABLO (TOKYO FISH MARKET) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) PROJECT SITE 1201 SAN PABLO 1213 SAN PABLO (2-STORY MULTIFAMILY) 1223 SAN PABLO (101 AUTOBODY)



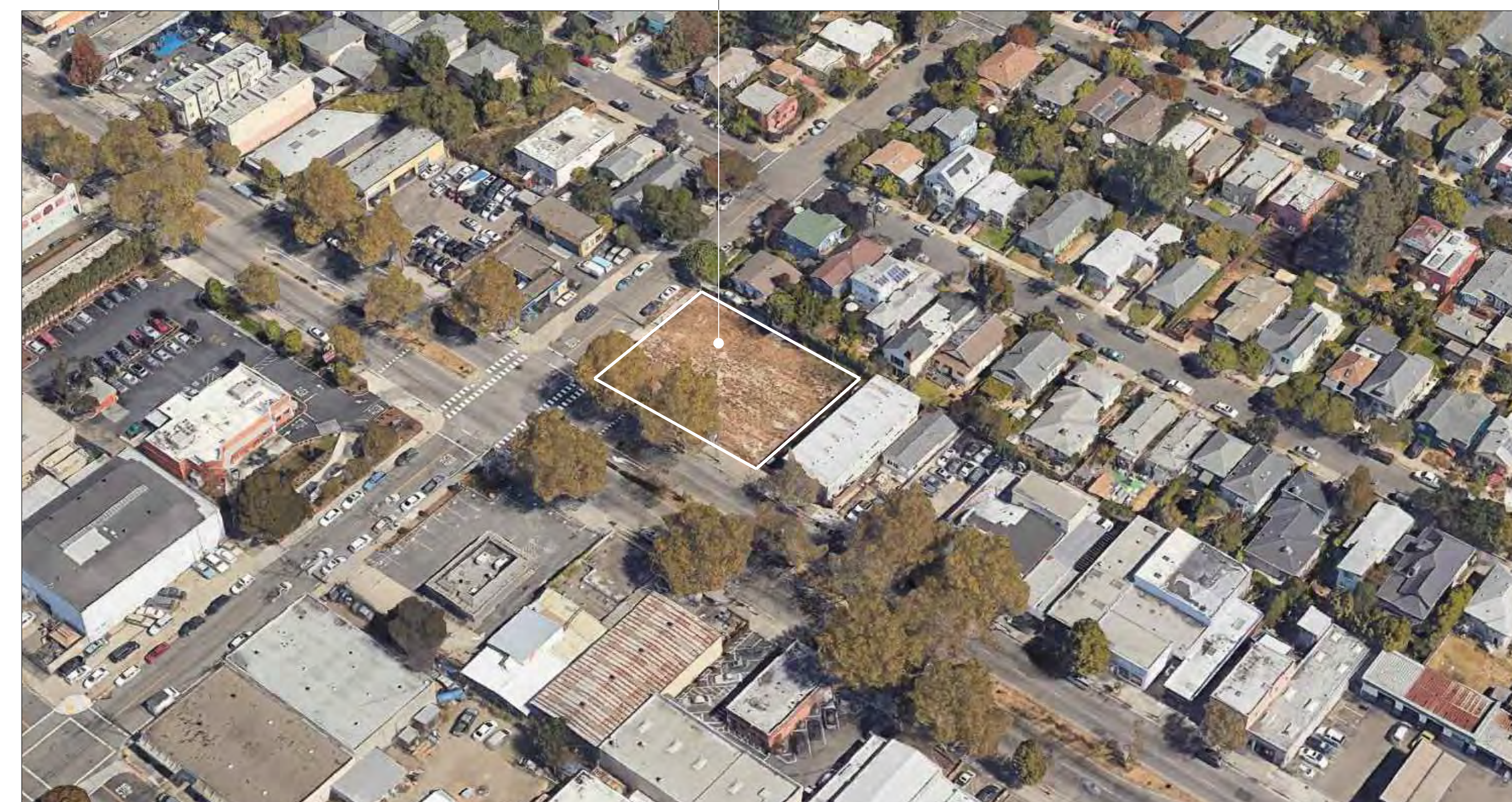
2 VIEW FROM SAN PABLO LOOKING NORTH

1197 SAN PABLO (GILMAN AUTO) PROJECT SITE 1201 SAN PABLO 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) 1198 SAN PABLO (MCDONALD'S)



3 VIEW FROM SAN PABLO LOOKING SOUTH

PROJECT SITE 1201 SAN PABLO



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

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- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS

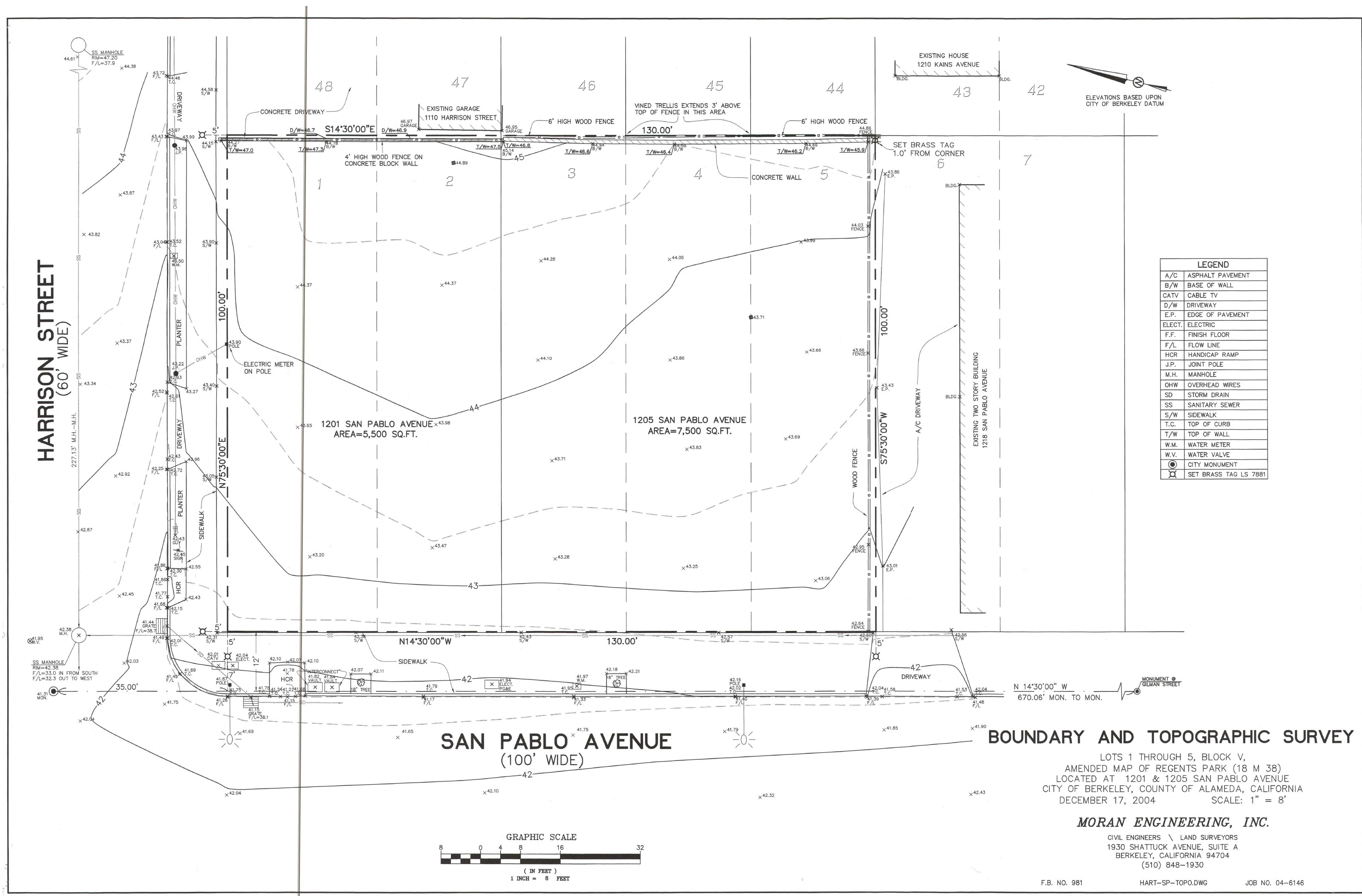
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JOB: 1928

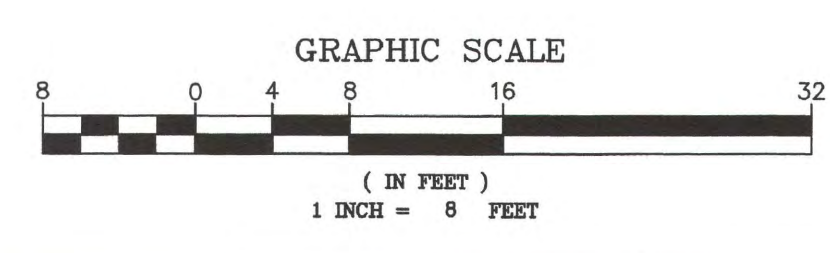
SHEET:

SURVEY

A1.0



| LEGEND | |
|--------|-----------------------|
| A/C | ASPHALT PAVEMENT |
| B/W | BASE OF WALL |
| CATV | CABLE TV |
| D/W | DRIVEWAY |
| E.P. | EDGE OF PAVEMENT |
| ELECT. | ELECTRIC |
| F.F. | FINISH FLOOR |
| F/L | FLOW LINE |
| HCR | HANDICAP RAMP |
| J.P. | JOINT POLE |
| M.H. | MANHOLE |
| OHW | OVERHEAD WIRES |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| S/W | SIDEWALK |
| T.C. | TOP OF CURB |
| T/W | TOP OF WALL |
| W.M. | WATER METER |
| W.V. | WATER VALVE |
| ⊙ | CITY MONUMENT |
| ⊗ | SET BRASS TAG LS 7881 |



BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 1 THROUGH 5, BLOCK V,
AMENDED MAP OF REGENTS PARK (18 M 38)
LOCATED AT 1201 & 1205 SAN PABLO AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA
DECEMBER 17, 2004 SCALE: 1" = 8'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 981 HART-SP-TOPO.DWG JOB NO. 04-6146



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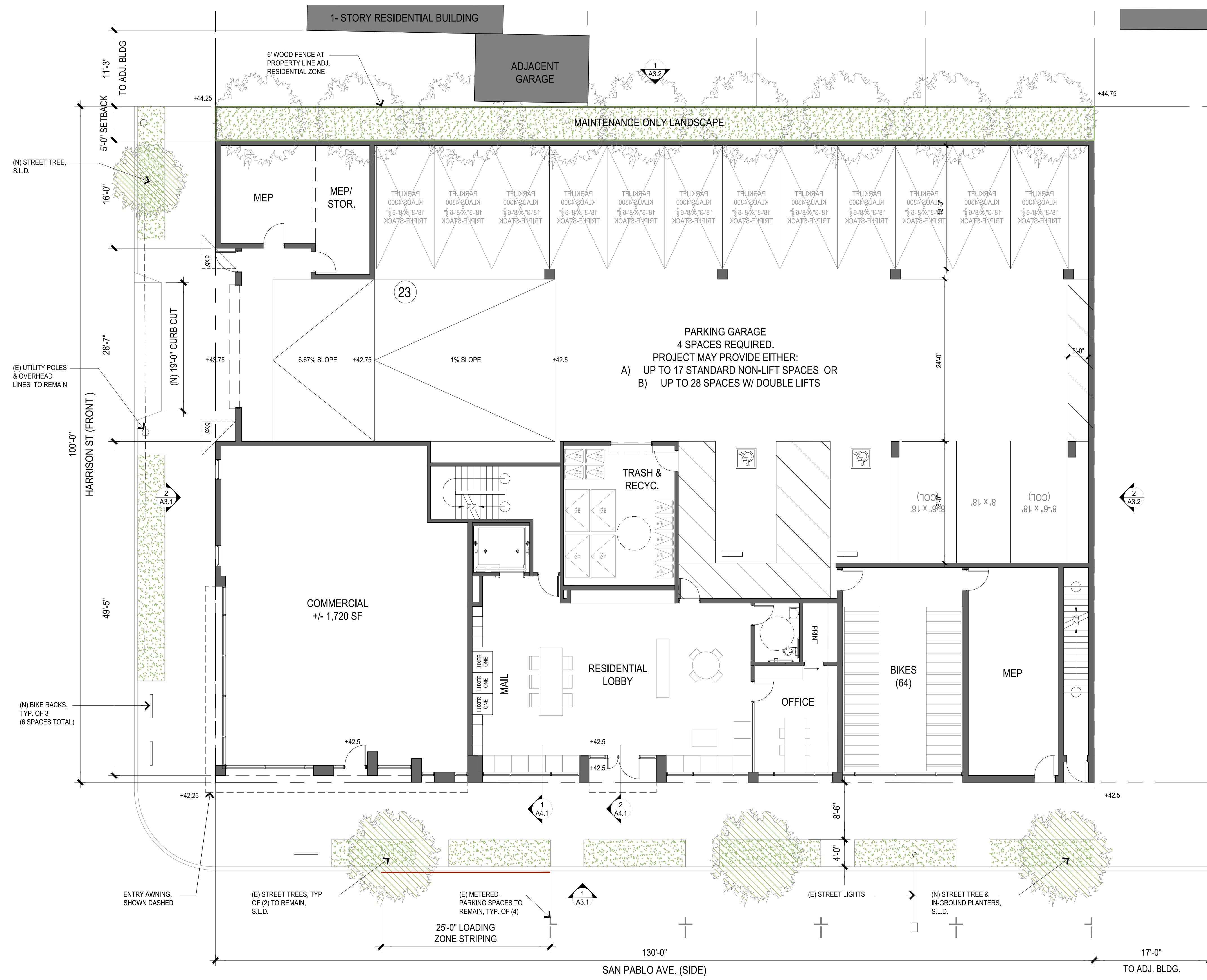
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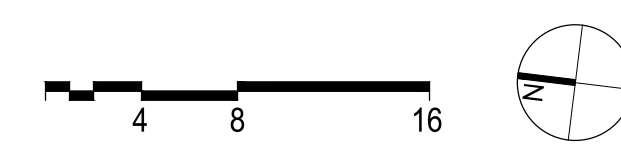
SHEET:

PLAN AT
GROUND LEVEL/
SITE PLAN

A2.1



1 SITE PLAN / GROUND LEVEL PLAN
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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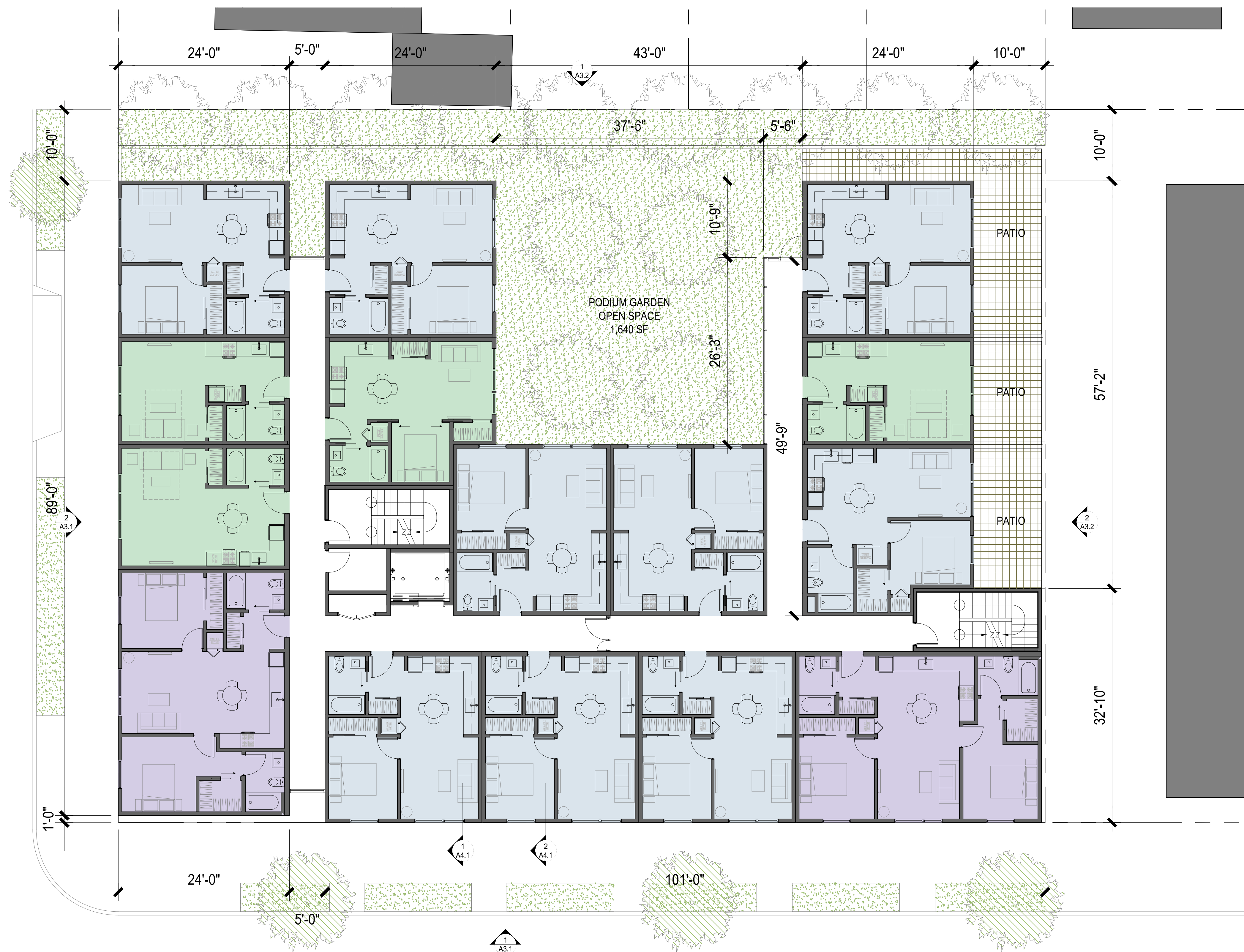
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JOB: 1928

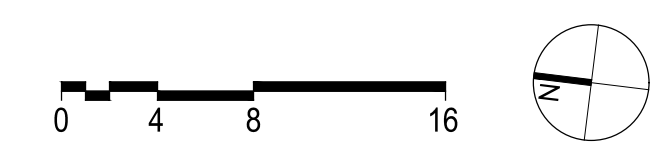
SHEET:

PLAN AT
LEVELS 2 - 4

A2.2



1 PLAN AT LEVELS 2 - 4
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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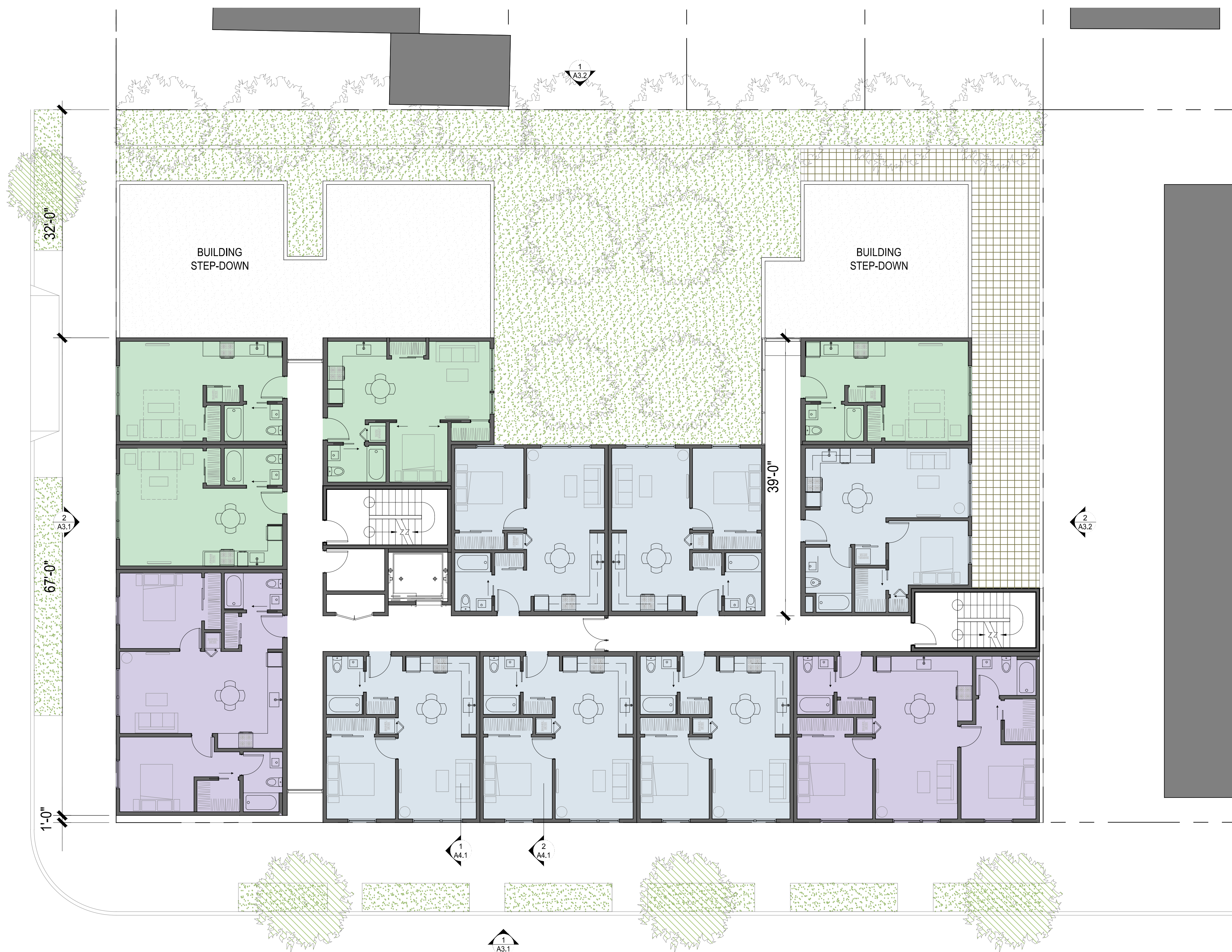
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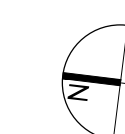
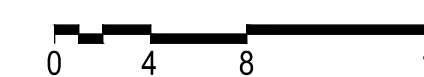
SHEET:

PLAN AT
LEVEL 5

A2.3



1 PLAN AT LEVEL 5
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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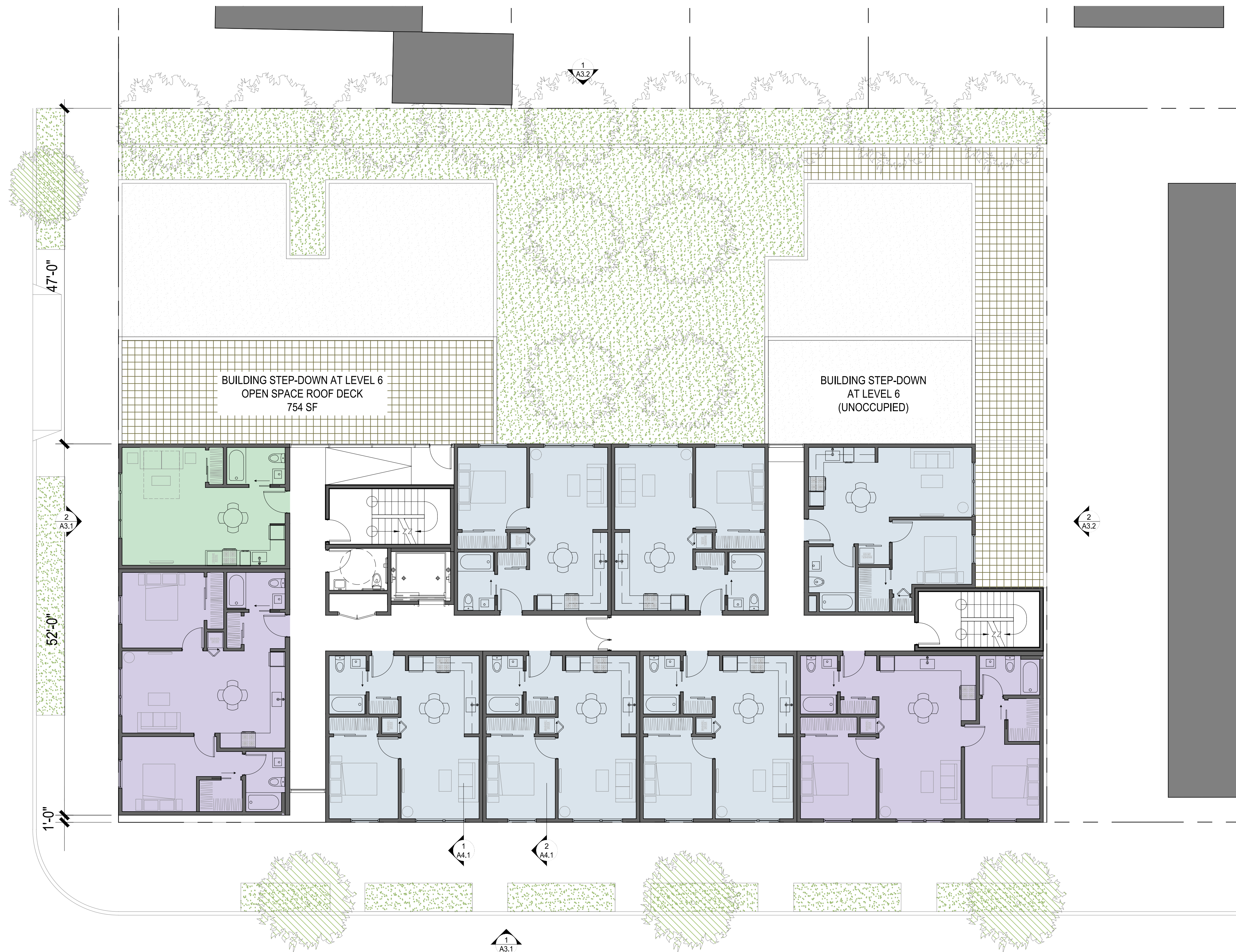
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JOB: 1928

SHEET:

PLAN AT
LEVEL 6

A2.4



1 PLAN AT LEVEL 6
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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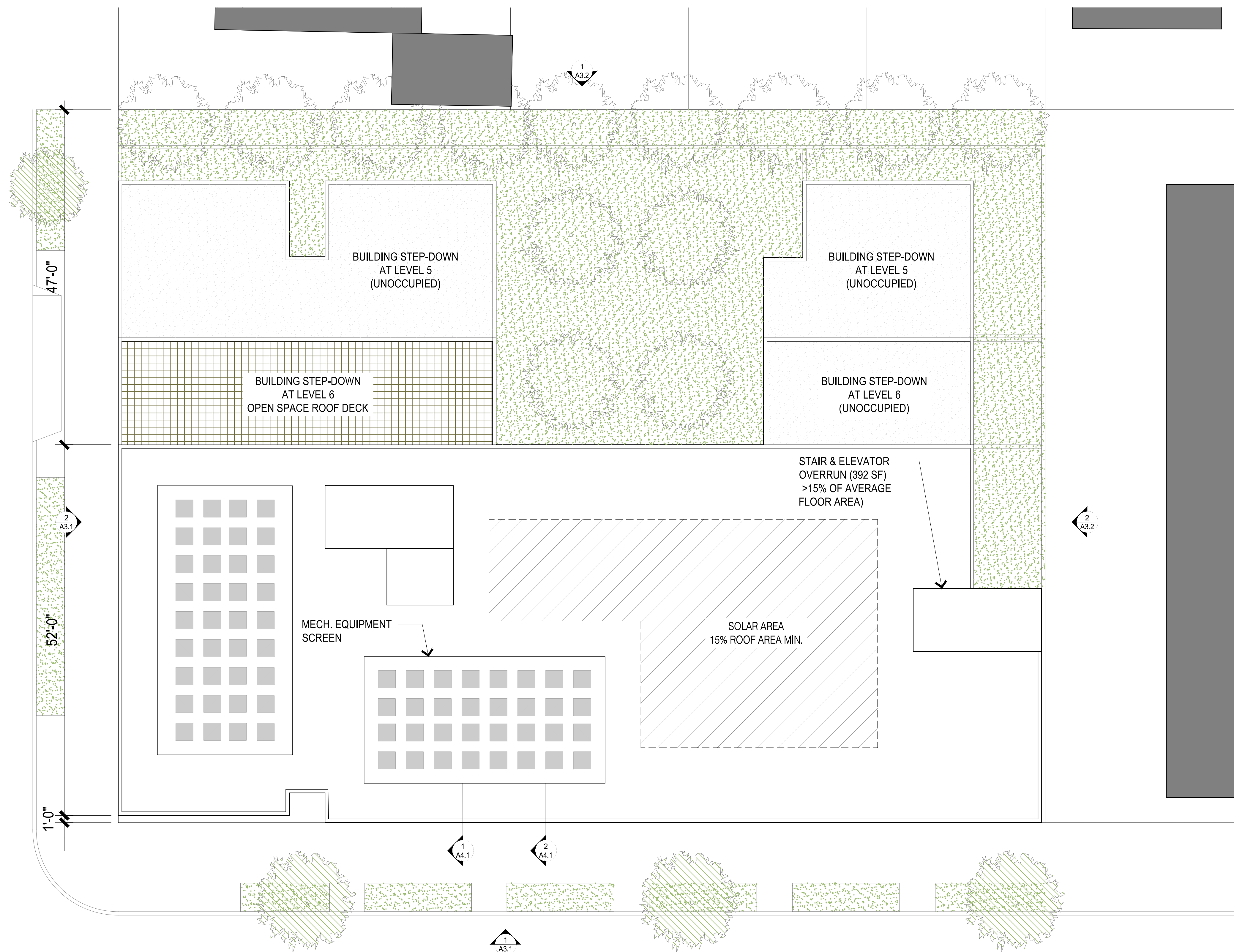
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JOB: 1928

SHEET:

PLAN AT
ROOF

A2.5



1 PLAN AT ROOF
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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JOB: 1928

SHEET:
**BUILDING
ELEVATIONS**

A3.1



CORTEN STEEL PANELS STEEL EAVE, PTD. METAL PANEL, PTD. INTEGRAL COLOR STUCCO WITH HARD TROWEL FINISH ALUMINUM WINDOW METAL INFILL PANEL

3'-0"
T.O. PARAPET
ROOF
10'-3"
6TH FLOOR
10'-3"
5TH FLOOR
10'-3"
4TH FLOOR
68'-3"
10'-3"
3RD FLOOR
10'-3"
2ND FLOOR
14'-0"
HARRISON ST
AVG GROUND FLOOR

COMMERCIAL ALUMINUM STOREFRONT GLAZING LOBBY CAST IN PLACE CONCRETE MEP EGRESS

1 WEST ELEVATION
3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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JOB: 1928

SHEET:

BUILDING
ELEVATIONS

A3.2



1 NORTH ELEVATION
3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

