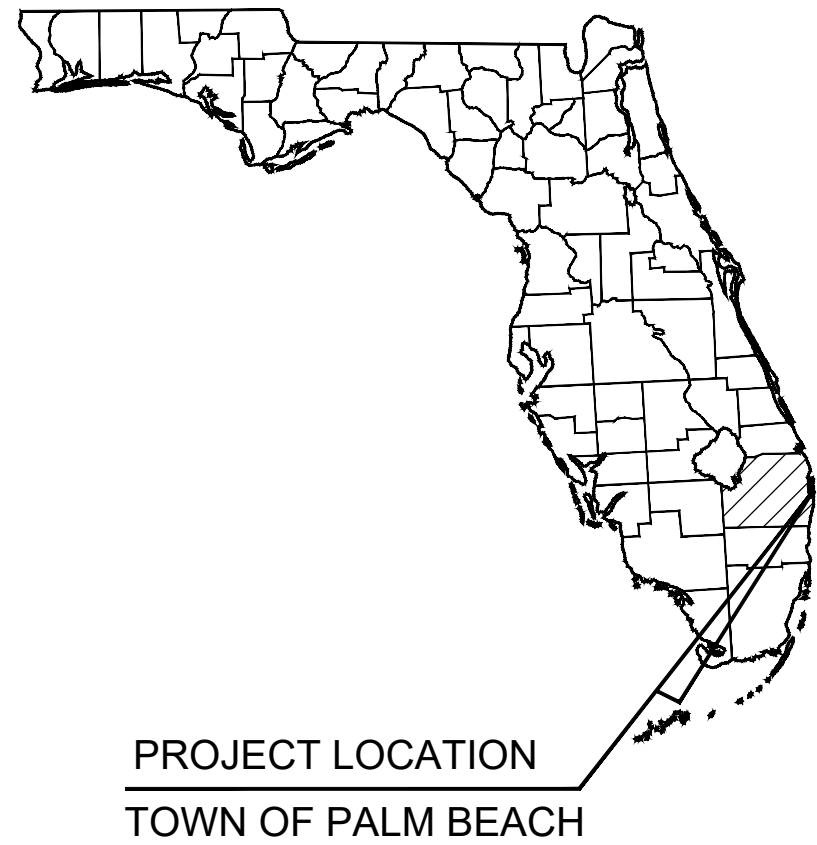


Plotted By: Alexia - Kristen - Sheet Set: PHIPPS OCEAN PARK - Layout: CO.00 COVER SHEET - October 31, 2022 - 10:48:51pm - K:\WPB_Dev\Services\140311003 - Phipps Ocean Park CD's\CADD\PlanSheets\CO.00 COVER SHEET.dwg - This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION
TOWN OF PALM BEACH

FINAL SUBMITTAL

FOR

PHIPPS OCEAN PARK

PREPARED FOR

TOWN OF PALM BEACH

OCTOBER 28, 2022

PROJECT TEAM

OWNER

TOWN OF PALM BEACH
360 S COUNTY ROAD,
PALM BEACH, FL 33480
PHONE: (561) 838-5400
CONTACT: CAROLYN STONE

CIVIL ENGINEER

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CONTACT: VANESA M. MAHONEY, P.E.

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CONTACT: JENNIFER MALIN, P.S.M.

LANDSCAPE ARCHITECT

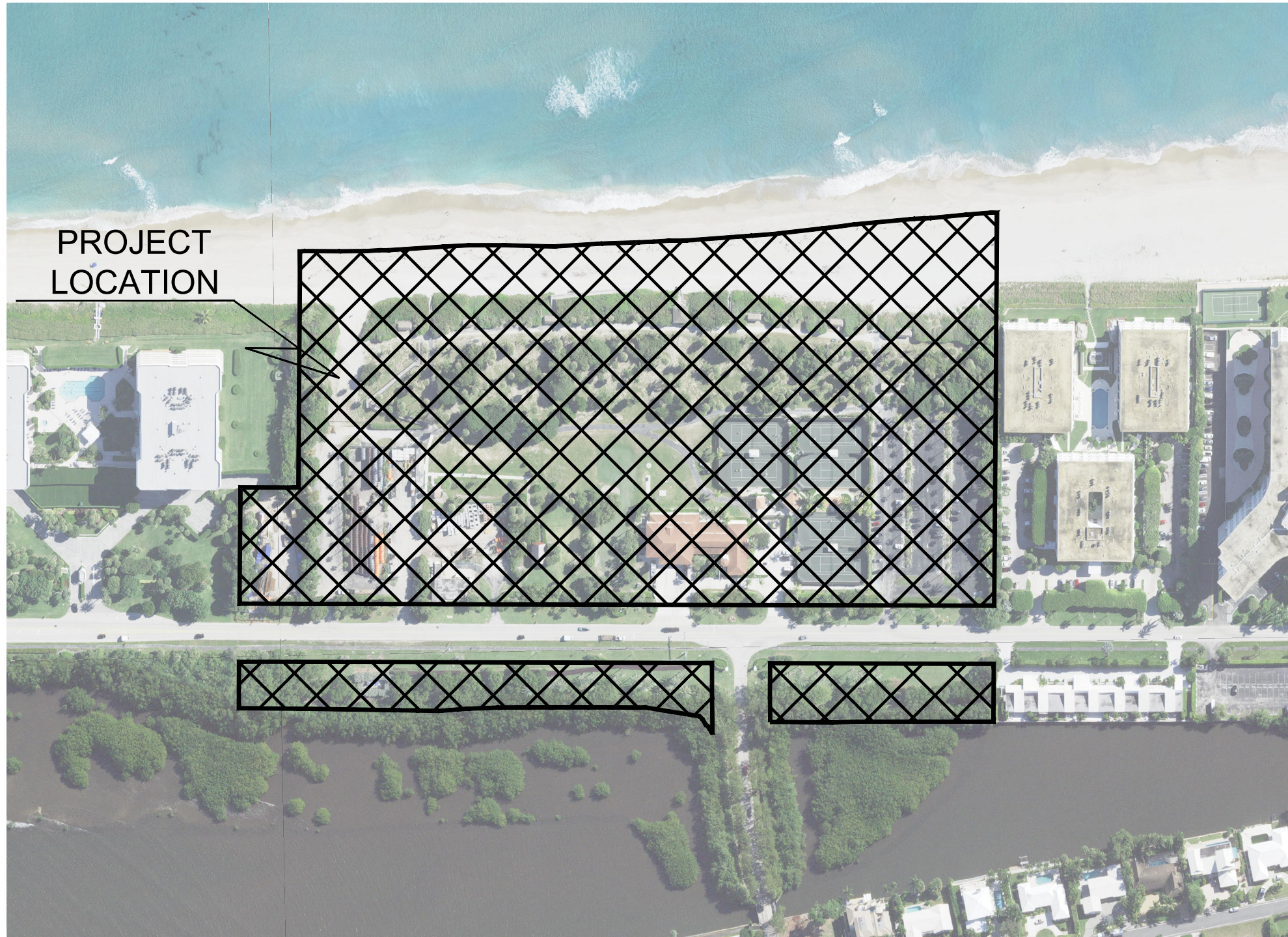
RAYMOND JUNGLES, INC.
2964 AVIATION AVENUE
MIAMI, FL 33133
PHONE: (305) 858-6777
CONTACT: GUY CHAMPIN

TRAFFIC ENGINEER

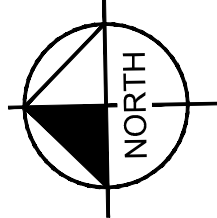
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 404-7247
CONTACT: ADAM B. KERR, P.E.



VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV + 1.088' = NGVD '29 ELEVATION



VICINITY MAP
NOT TO SCALE
SECTION: 14 TOWNSHIP: 44 SOUTH RANGE: 43 EAST
PCN: 50-43-44-11-03-000-1201
PROJECT ADDRESS: 2201 SOUTH OCEAN BOULEVARD, PALM BEACH, FL 33480



SCOPE OF WORK:

THE PROPOSED IMPROVEMENTS TO PHIPPS OCEAN PARK INCLUDE:

- TWO RECONFIGURED PARKING LOTS
- RELOCATION OF THE EXISTING LITTLE RED SCHOOLHOUSE CENTER
- ADA ACCESSIBLE PATHS TO THE BEACH
- PICNIC AREA
- PICKLEBALL COURTS
- PLAYGROUND
- SERVICE PATH
- COASTAL RESTORATION CENTER
- NEW BATHROOM BUILDINGS
- NEW WALKING PATHS
- BEACH PAVILIONS

NOTE: NO WORK IS PROPOSED FOR THE EXISTING PUBLIC WORKS AREA AND FIRE STATION

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
A0.001	SITE KEY PLAN AND STREET ELEVATIONS
A0.002	CUBIC CONTENT AND AREA CALCULATIONS
A0.003	FLOOD ZONE DIAGRAM
A1.100	LRS EXISTING AND PROPOSED PLANS
A1.110	LRS EXISTING AND PROPOSED ELEVATIONS
A1.111	LRS EXISTING AND PROPOSED ELEVATIONS
A1.112	LRS PROPOSED SECTIONS
A1.113	LRS AC ENCLOSURE PROPOSED ELEVATIONS
A1.120	LRS PROPOSED SITE SECTIONS
A1.210	LRS EXTERIOR DETAILS
A1.300	LRS PHOTOS
A1.301	LRS PHOTOS
A1.302	LRS PHOTOS
A1.303	LRS PHOTOS
A1.304	LRS PHOTOS
A2.100	CRC PROPOSED FLOOR PLAN
A2.101	CRC PROPOSED ROOF PLAN
A2.110	CRC PROPOSED ELEVATIONS
A2.111	CRC PROPOSED ELEVATIONS
A2.120	CRC PROPOSED SITE SECTIONS
A2.210	CRC EXTERIOR DETAILS
A3.100	RESTROOMS PROPOSED PLAN
A3.110	RESTROOMS PROPOSED ELEVATIONS
A3.120	RESTROOMS PROPOSED SITE SECTIONS
A3.210	RESTROOMS EXTERIOR DETAILS
A4.100	BEACH PAVILION PROPOSED PLAN AND ELEVATION
A4.120	BEACH PAVILION PROPOSED SITE SECTIONS
A4.121	BEACH PAVILION PROPOSED SITE SECTIONS
A4.210	BEACH PAVILION EXTERIOR DETAILS
A5.100	MATERIALS PALETTE
GI.049	RENDERING KEY PLAN
GI.050	RENDERINGS
GI.051	RENDERINGS
GI.052	RENDERINGS
GI.053	RENDERINGS
GI.054	RENDERINGS
GI.055	RENDERINGS
GI.056	RENDERINGS
GI.000	SITE PLAN
GI.001	VICINITY MAP & LOCATION PLAN
GI.002	SITE IMAGERY KEY PLAN
GI.003	SITE IMAGERY
GI.004	SITE IMAGERY
GI.005	SITE IMAGERY
GI.006	SITE IMAGERY
GI.007	SITE IMAGERY
GI.008	SITE IMAGERY
GI.010	ZONING DIAGRAM
GI.020	ZONING LEGEND
GI.030	PROPOSED OPEN SPACE DIAGRAM
GI.031	EXISTING OPEN SPACE DIAGRAM
LH.100	HARDSCAPE PLAN
LH.101	HARDSCAPE PLAN NORTHEAST
LH.102	HARDSCAPE PLAN CENTER EAST
LH.103	HARDSCAPE PLAN SOUTHEAST
LH.104	HARDSCAPE PLAN NORTHWEST
LH.105	HARDSCAPE PLAN CENTER WEST
LH.106	HARDSCAPE PLAN SOUTHWEST
LH.201	PLAYGROUND ENLARGEMENT
LH.202	COASTAL RESTORATION CENTER ENLARGEMENT
LH.203	GOLD COAST GATEWAY ENLARGEMENT
LH.204	LRS AND OUTDOOR CLASSROOM ENLARGEMENT
LH.205	HORIZON PLATEAU ENLARGEMENT
LH.206	PUBLIC WORKS ENLARGEMENT
LH.207	WILDFLOWER GARDEN ENLARGEMENT
LH.208	PICKLEBALL ENLARGEMENT
LH.209	NORTH RESTROOMS ENLARGEMENT
LH.210	SOUTH RESTROOMS ENLARGEMENT
LH.211	ADA BEACH RAMP ENLARGEMENT
LP.300	MATERIAL SPECIFICATIONS
LP.400	HARDSCAPE SECTIONS
LP.500	HARDSCAPE DETAILS
LP.501	HARDSCAPE DETAILS
LP.502	HARDSCAPE DETAILS
LP.503	HARDSCAPE DETAILS
LP.504	HARDSCAPE DETAILS
LF.100	FURNISHINGS PLAN
LF.201	FURNITURE SPECIFICATIONS
LP.100	CANOPY PLAN
LP.101	CANOPY PLAN NORTHEAST
LP.102	CANOPY PLAN CENTER EAST
LP.103	CANOPY PLAN SOUTHEAST
LP.104	CANOPY PLAN NORTHWEST
LP.105	CANOPY PLAN CENTER WEST
LP.106	CANOPY PLAN SOUTHWEST
LP.200	UNDERSTORY PLAN
LP.201	UNDERSTORY PLAN NORTHEAST
LP.202	UNDERSTORY PLAN CENTER EAST
LP.203	UNDERSTORY PLAN SOUTHEAST
LP.204	UNDERSTORY PLAN NORTHWEST
LP.205	UNDERSTORY PLAN CENTER WEST
LP.206	UNDERSTORY PLAN SOUTHWEST
LP.300	PLANTING SCHEDULE
LP.400	PLANTING DETAILS
LP.401	PLANTING NOTES AND SPECIFICATIONS
LR.100	TREE DISPOSITION PLAN
LR.101	TREE DISPOSITION PLAN NORTHEAST
LR.102	TREE DISPOSITION PLAN CENTER EAST

CONTINUED SHEET LIST TABLE	
LR.103	TREE DISPOSITION PLAN SOUTHEAST
LR.104	TREE DISPOSITION PLAN NORTHWEST
LR.105	TREE DISPOSITION PLAN CENTER WEST
LR.106	TREE DISPOSITION PLAN SOUTHWEST
LR.200	TREE DISPOSITION LIST
LR.201	TREE DISPOSITION LIST
LR.202	TREE DISPOSITION LIST
LR.300	TREE DISPOSITION NOTES
C0.01	GENERAL NOTES
C0.02	PHOTOGRAPHS OF EXISTING CONDITIONS
C0.03	PHOTOGRAPHS OF EXISTING CONDITIONS
C1.00	CONSTRUCTION STAGING AND TRUCK LOGISTICS PLAN
C2.00	OVERALL DEMOLITION PLAN
C2.01	DEMOLITION PLAN
C2.02	DEMOLITION PLAN
C2.03	DEMOLITION PLAN
C2.04	DEMOLITION PLAN
C2.05	DEMOLITION PLAN
C2.06	DEMOLITION PLAN
C3.00	OVERALL MASS GRADING PLAN
C3.01	MASS GRADING PLAN
C3.02	MASS GRADING PLAN
C3.03	MASS GRADING PLAN
C3.04	MASS GRADING PLAN
C3.05	MASS GRADING PLAN
C3.06	MASS GRADING PLAN
C3.10	CONSTRUCTION DETAILS
LI.00	OVERALL LIGHTING PLAN
LI.04	LIGHTING PLAN
LI.05	LIGHTING PLAN
LI.06	LIGHTING PLAN
LI.10	LIGHTING DETAILS
LG.100	GRADING PLAN
LG.101	GRADING PLAN NORTHEAST
LG.102	GRADING PLAN CENTER EAST
LG.103	GRADING PLAN SOUTHEAST
LG.104	GRADING PLAN NORTHWEST
LG.105	GRADING PLAN CENTER WEST
LG.106	GRADING PLAN SOUTHWEST
SHEETS 1-8	PHIPPS OCEAN PARK SURVEY

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By yfigueroa at 7:58 am, Nov 01, 2022

CIVIL ENGINEER

Kimley»Horn

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COA: 22-037

ZON: 22-107

No.	REVISIONS	DATE
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PROJECT No. 140311003

DATE 10/28/2022

SCALE AS SHOWN

DESIGNED BY VM

DRAWN BY MG

CHECKED BY TR

COVER SHEET



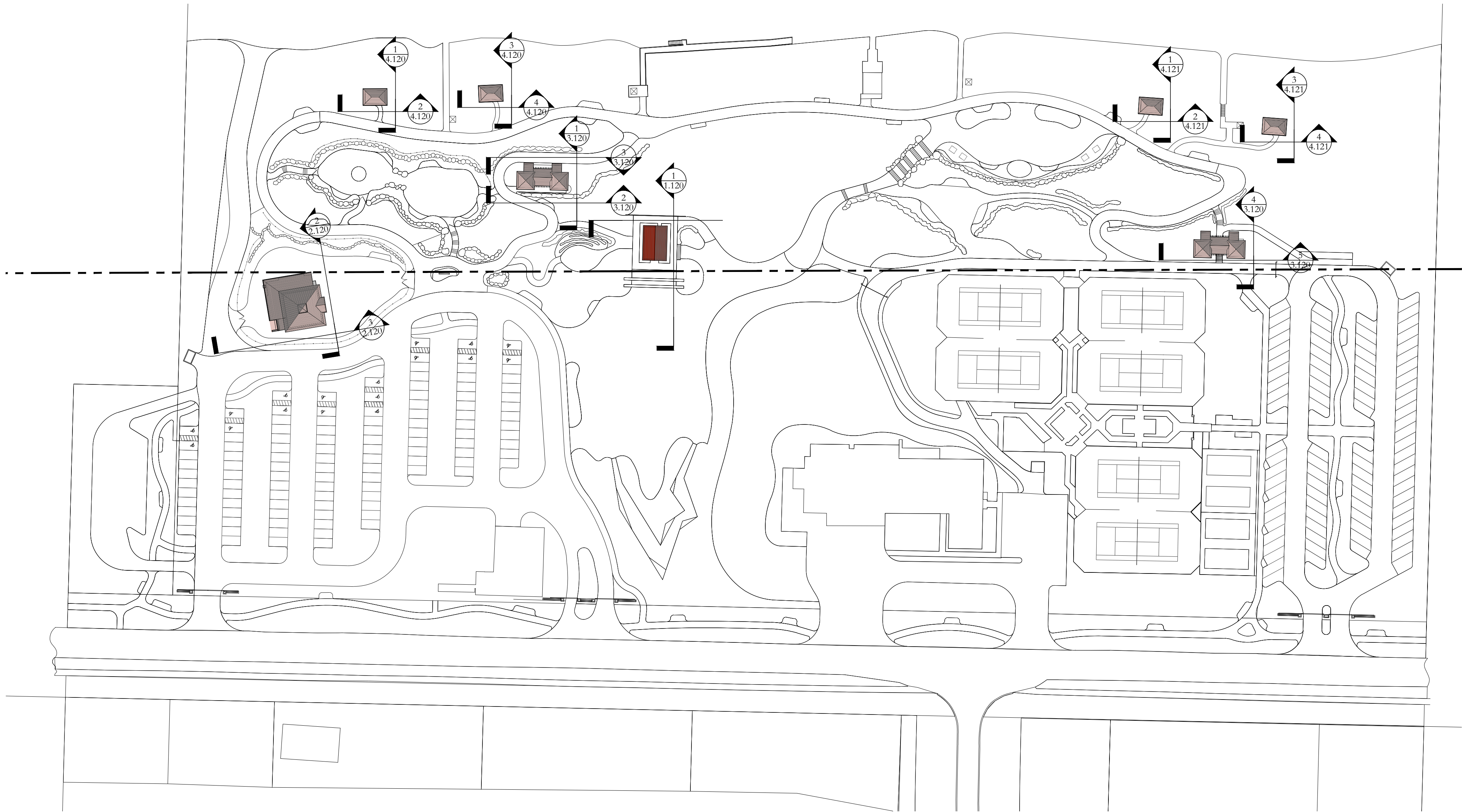
PHIPPS OCEAN PARK
PREPARED FOR
TOWN OF PALM BEACH

TOWN OF PALM BEACH FL

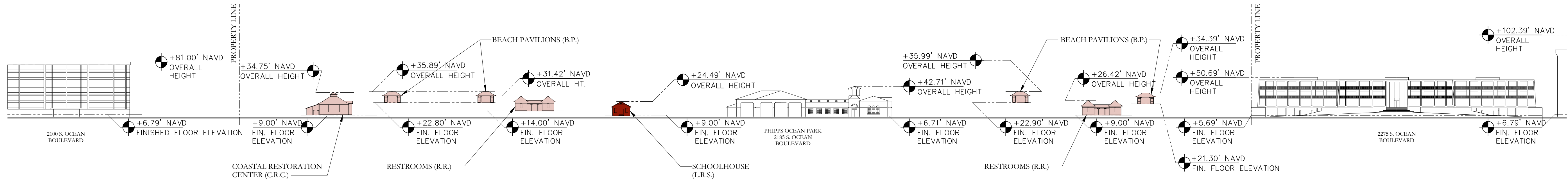
SHEET NUMBER

C0.00

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1 YARD & SITE KEY PLAN
1/64"=1'-0"



2 PROPOSED S. OCEAN BLVD. STREETSCAPE ELEVATION, FACING EAST
1/64"=1'-0"

CIVIL ENGINEER

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COA: 22-037
ZON: 22-107

No.	REVISIONS	DATE



PROJECT No.

DATE
10/28/2022

SCALE
AS SHOWN

DESIGNED BY

DRAWN BY
STC, CMD

CHECKED BY

SITE
KEY PLAN &
STREET EL.



**PHIPPS OCEAN
PARK**
PREPARED FOR
TOWN OF PALM
BEACH

TOWN OF PALM BEACH FL

SHEET NUMBER

A0.001

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AREA CALCULATIONS:

HVAC

NON-HVAC

SCHOOLHOUSE (L.R.S.) AREA CALCULATIONS:
SCHOOLHOUSE INTERIOR 631 FT²
EQUIP. ENCLOSURE 32 FT²

COASTAL RESTORATION CENTER AREA CALCULATIONS:
SLAT HOUSE INTERIOR 1449 FT²
OFFICE INTERIOR 802 FT²
COVERED STORAGE AREA 148 FT²

RESTROOM BUILDING #1 AREA CALCULATIONS:
RESTROOM INTERIORS 527 FT²
COVERED BREEZEWAY 304 FT²

RESTROOM BUILDING #2 AREA CALCULATIONS:
RESTROOM INTERIORS 527 FT²
COVERED BREEZEWAY 304 FT²

BEACH PAVILION #1 AREA CALCULATIONS:
COVERED AREA 228 FT²

BEACH PAVILION #2 AREA CALCULATIONS:
COVERED AREA 228 FT²

BEACH PAVILION #3 AREA CALCULATIONS:
COVERED AREA 228 FT²

BEACH PAVILION #4 AREA CALCULATIONS:
COVERED AREA 228 FT²

SUBTOTAL 1,433 FT² 4,203 FT²

TOTAL AREA: 5,636 FT²

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

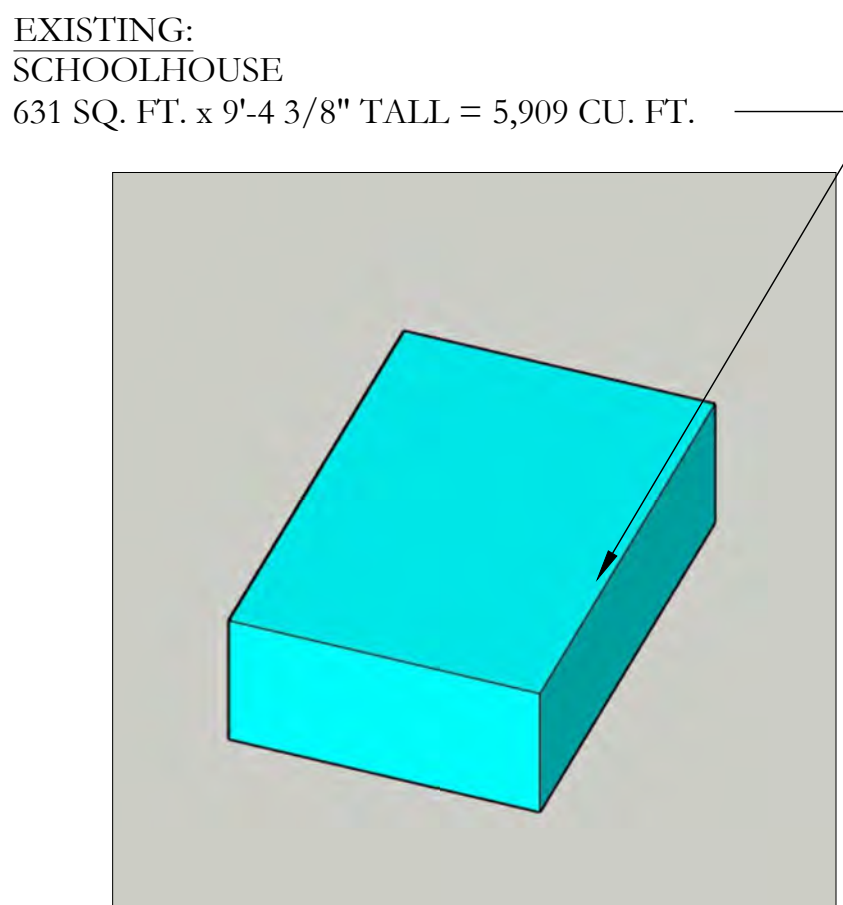
PROPOSED CUBIC CONTENT TABULATIONS:						
BUILDING:	MASS:	SQUARE FOOTAGE:	HEIGHT:	VOLUME: (IN CUBIC FEET)	# OF BUILDINGS:	VOLUME: (IN CUBIC FEET)
LRS*	SCHOOLHOUSE	631 SQ. FT.	9'-4 ³ / ₈ "	5,909 CU. FT.	x 1	5,909 CU. FT.
LRS AC	AC ENCLOSURE	32 SQ. FT.	6'-2 ⁵ / ₈ "	199 CU. FT.	x 1	199 CU. FT.
CRC*	SLAT HOUSE	1,302 SQ. FT.	12'-5 ¹ / ₂ "	16,221 CU. FT.	x 1	16,221 CU. FT.
	OFFICE, GARAGE, & STORAGE	1,096 SQ. FT.	8'-0"	8,768 CU. FT.		8,768 CU. FT.
RR*	RESTROOM W/ STALLS	196 SQ. FT.	10'-10"	2,123 CU. FT.	x 2	4,246 CU. FT.
	RESTROOM W/ STALLS	196 SQ. FT.	10'-10"	2,123 CU. FT.		4,246 CU. FT.
	FAMILY RESTROOM	74 SQ. FT.	7'-6"	555 CU. FT.		1,110 CU. FT.
	FAMILY RESTROOM	74 SQ. FT.	7'-6"	555 CU. FT.		1,110 CU. FT.
	COVERED BREEZEWAY	289 SQ. FT.	8'-7 ¹ / ₄ "	2,487 CU. FT.		4,974 CU. FT.
BP*	BEACH PAVILION	228 SQ. FT.	8'-6"	1,938 CU. FT.	x 4	7,752 CU. FT.

*ACRONYMS:
LRS: LITTLE RED SCHOOLHOUSE
CRC: COASTAL RESTORATION CENTER
RR: RESTROOMS
BP: BEACH PAVILIONS

TOTAL = 54,535 FT³

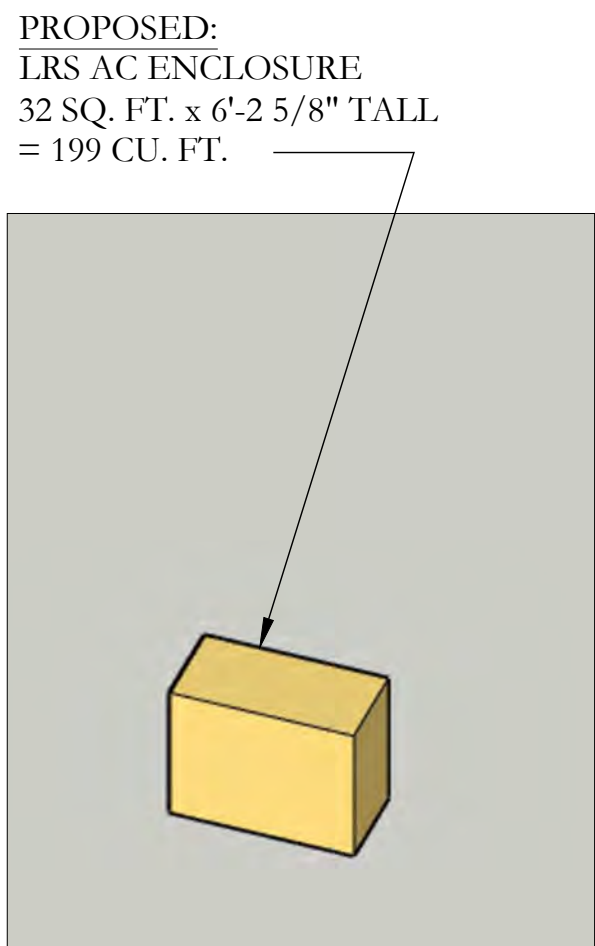
1 CUBIC CONTENT TABULATION

N.T.S.



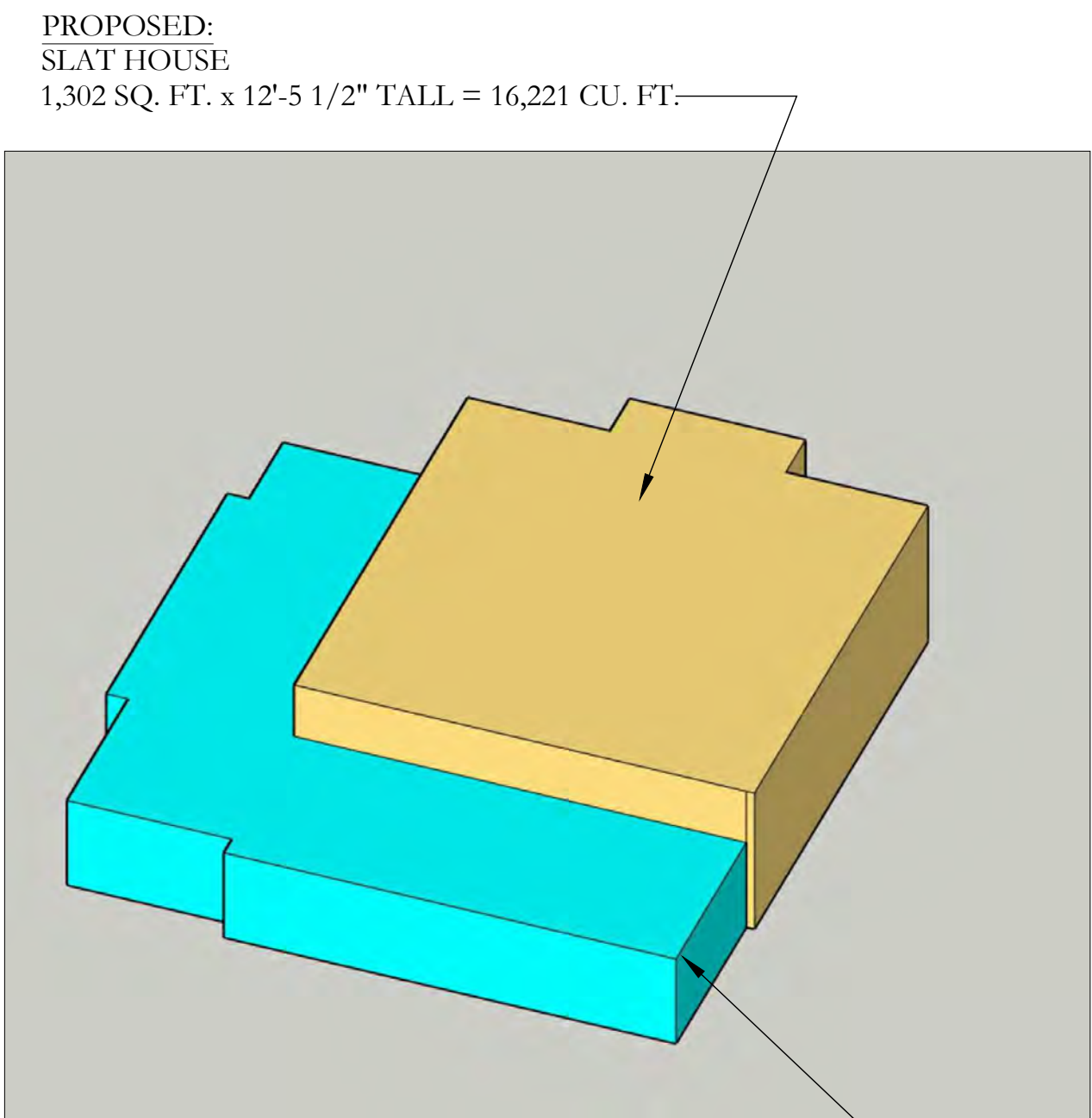
2 LRS CUBIC CONTENT

N.T.S.



3 LRS AC ENCLOSURE CUBIC CONTENT

N.T.S.

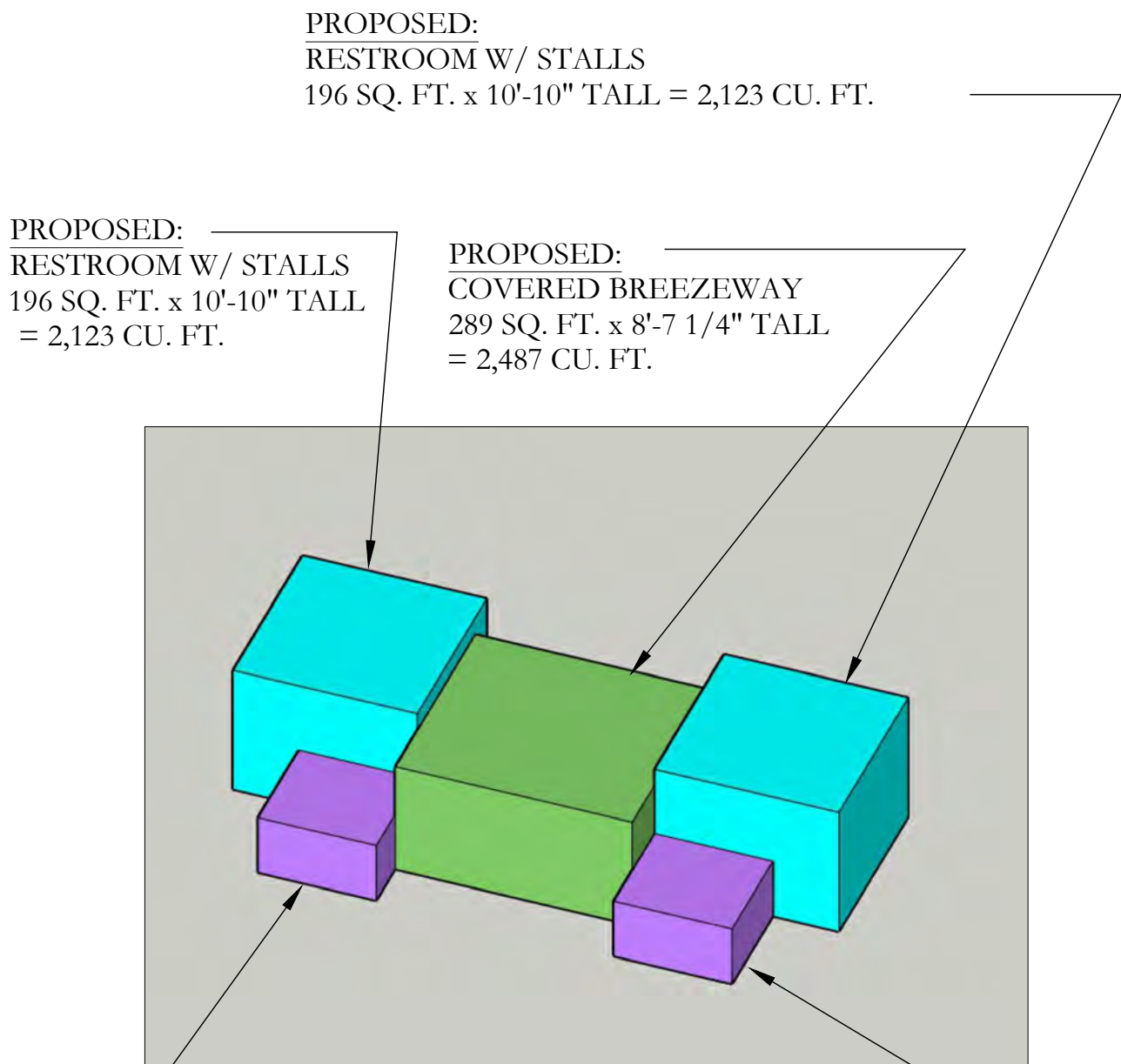


4 CRC CUBIC CONTENT

N.T.S.

PROPOSED:
OFFICE, GARAGE, STORAGE
1,096 SQ. FT. x 8'-0" TALL
= 8,768 CU. FT.

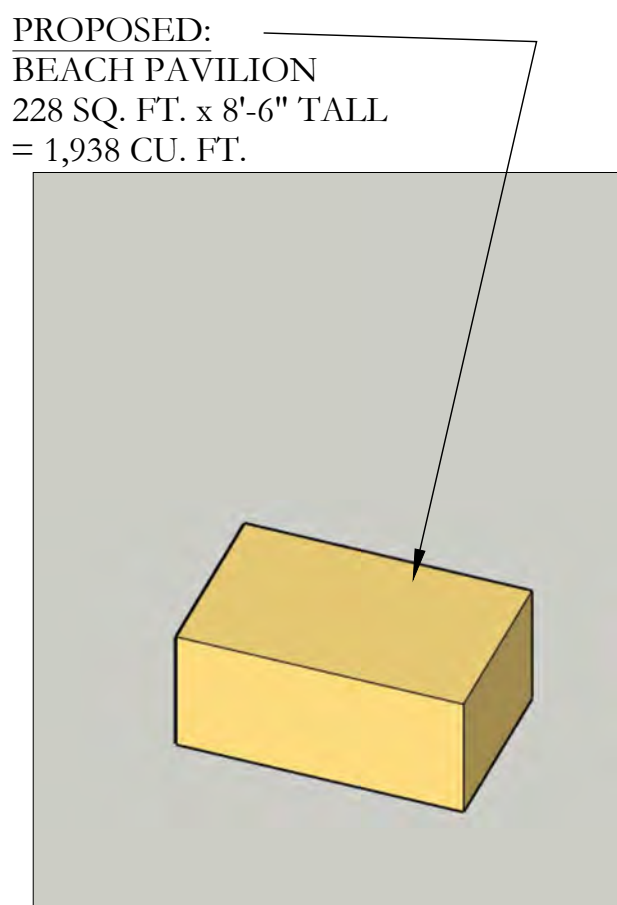
PROPOSED:
FAMILY RESTROOM
74 SQ. FT. x 7'-6" TALL
= 555 CU. FT.



5 RR CUBIC CONTENT

N.T.S.

PROPOSED:
FAMILY RESTROOM
74 SQ. FT. x 7'-6" TALL
= 555 CU. FT.



6 BP CUBIC CONTENT

N.T.S.

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jungles

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COA: 22-037
ZON: 22-107

No. REVISIONS DATE



PROJECT No.

DATE 10/28/2022

SCALE AS SHOWN

DESIGNED BY

DRAWN BY STC, CMD

CHECKED BY

C.C. & AREA
CALCS.



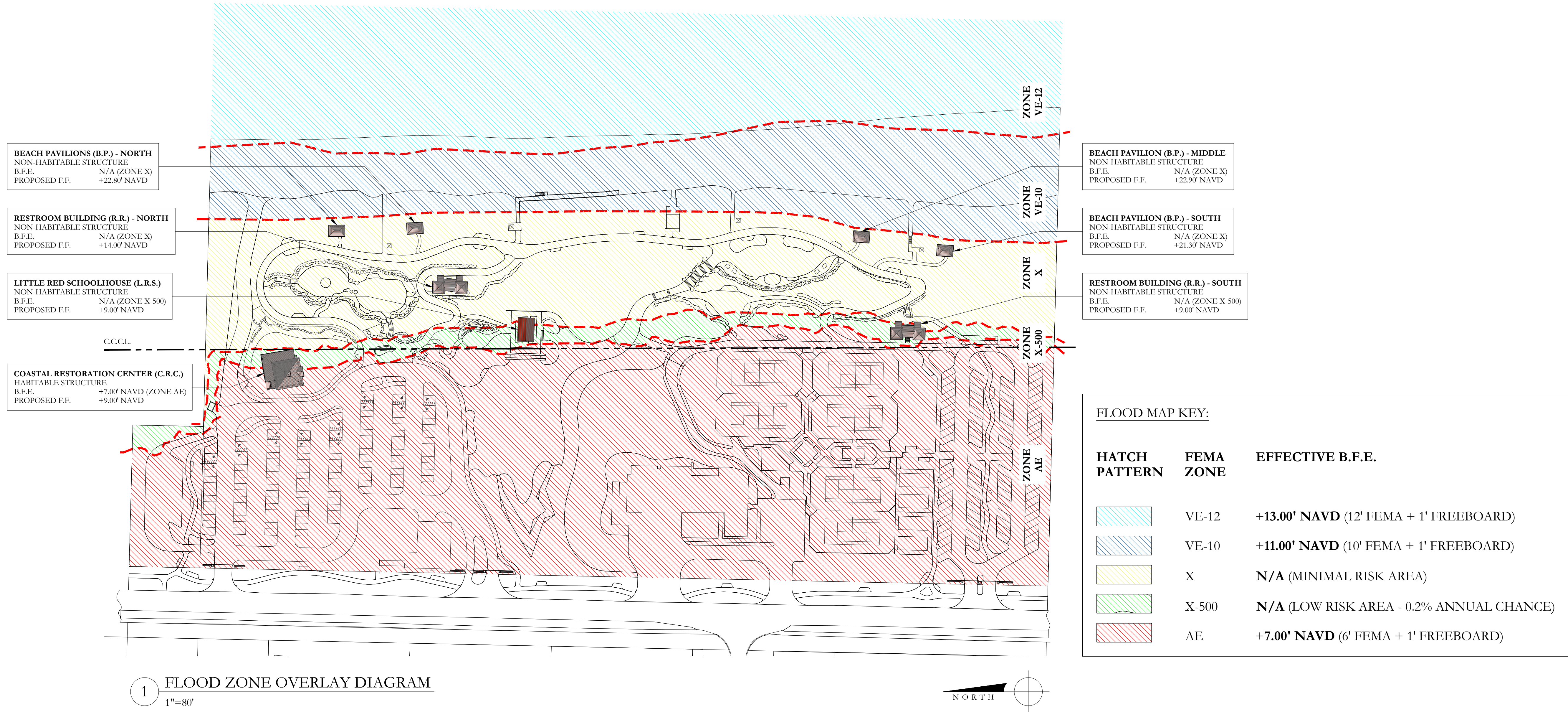
PHIPPS OCEAN
PARK
PREPARED FOR
TOWN OF PALM
BEACH

TOWN OF PALM BEACH FL

SHEET NUMBER

A0.002

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LANDSCAPE ARCHITECT
jungles
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COA: 22-037
ZON: 22-107

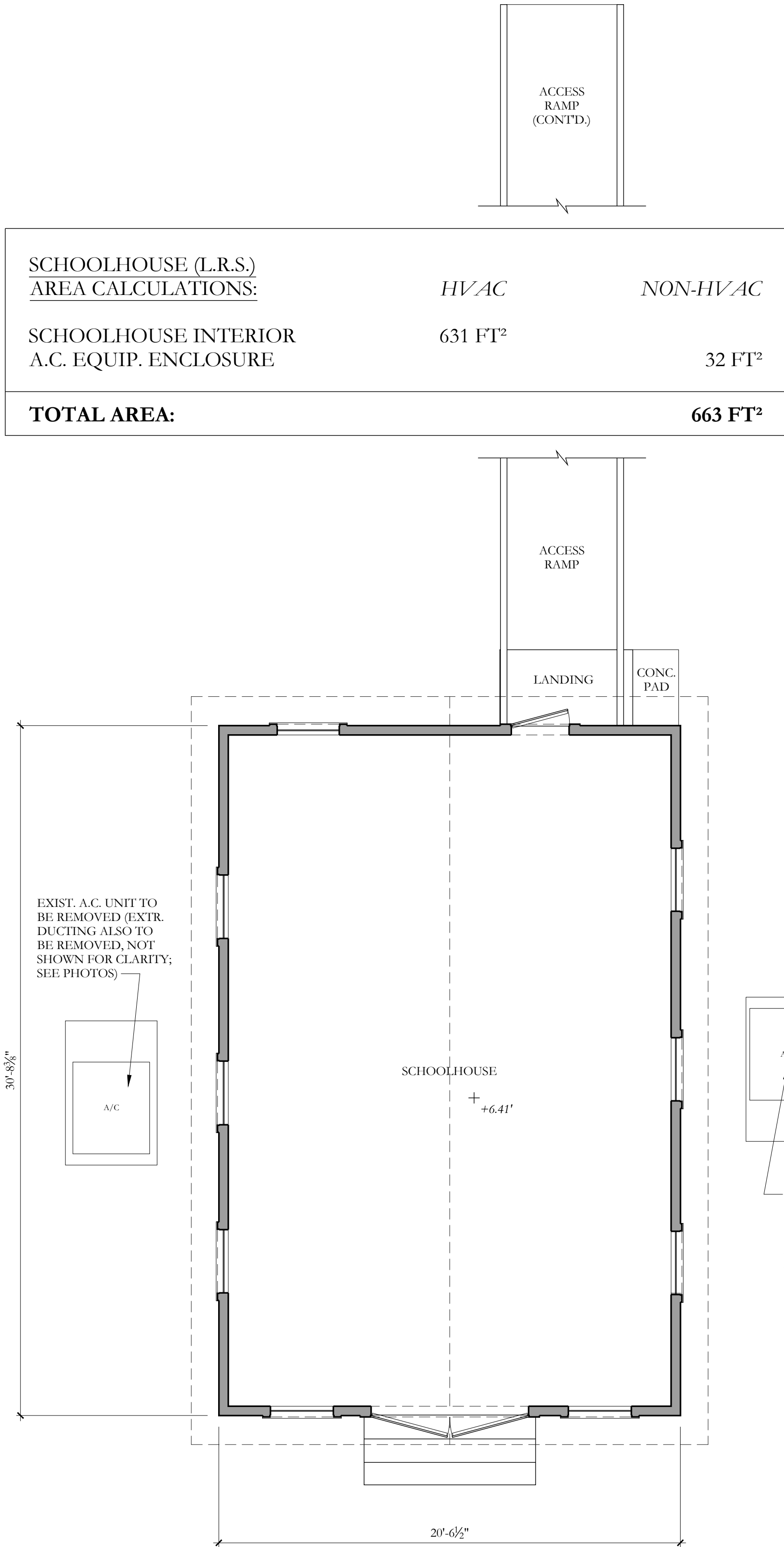
No.	REVISIONS	DATE

PROJECT No. _____
DATE 10/28/2022
SCALE AS SHOWN
DESIGNED BY _____
DRAWN BY STC, CMD
CHECKED BY _____

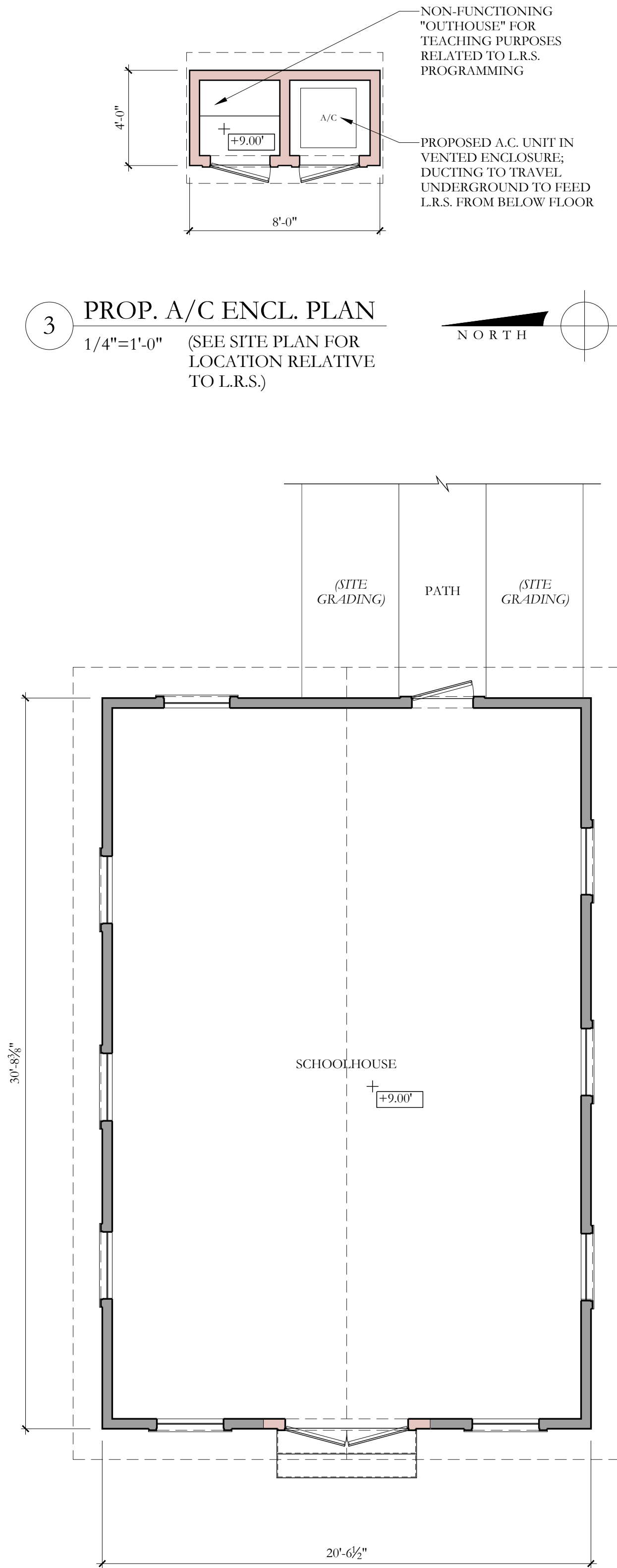
PHIPPS OCEAN PARK
PREPARED FOR
TOWN OF PALM BEACH
FL

TOWN OF PALM BEACH FL
SHEET NUMBER
A0.003

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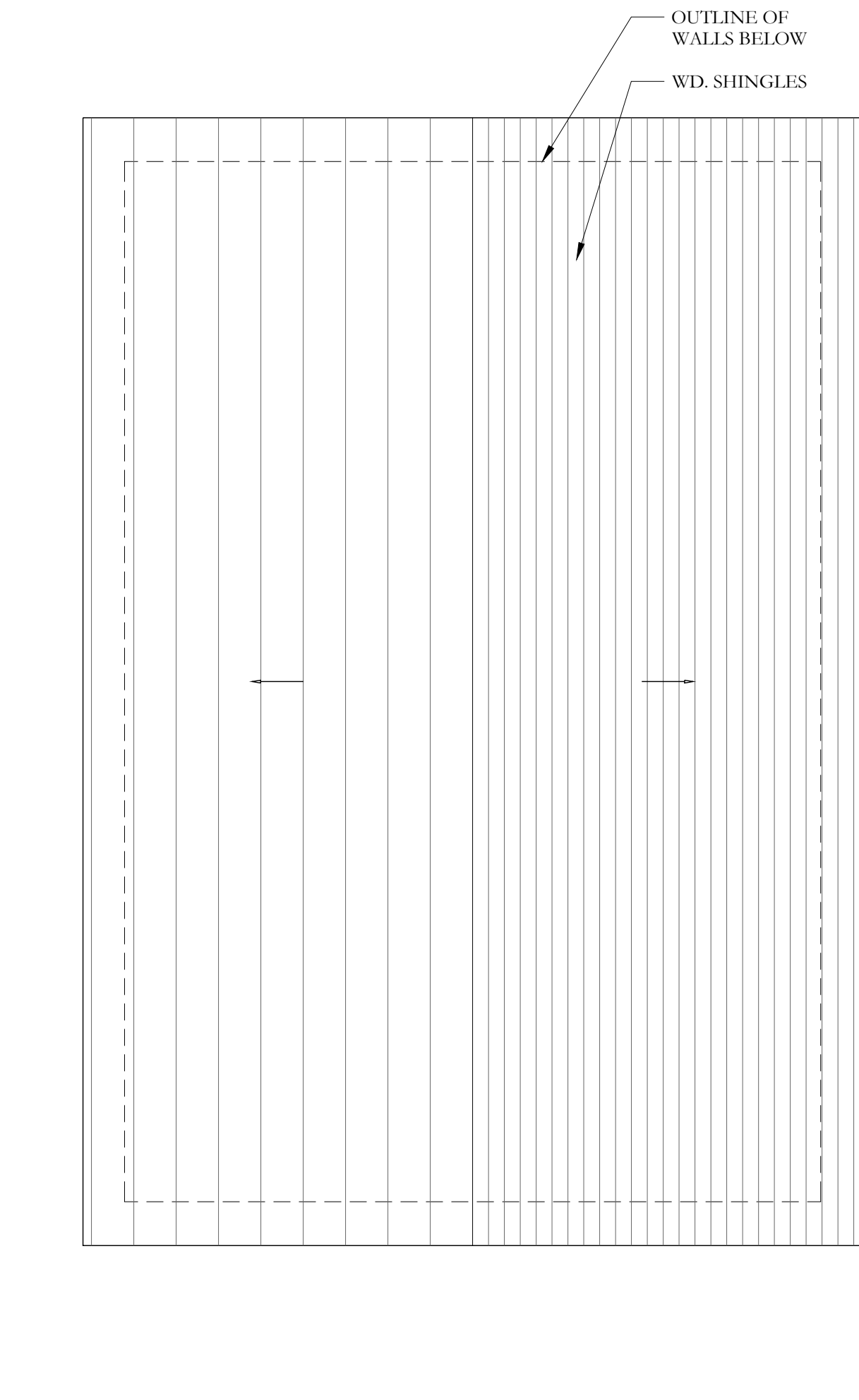
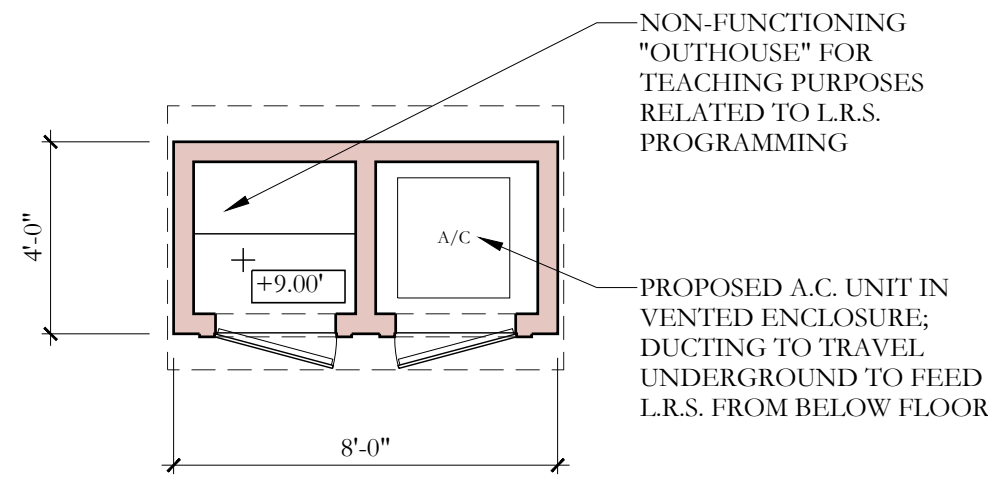


SCHOOLHOUSE (L.R.S.) AREA CALCULATIONS:	HVAC	NON-HVAC
SCHOOLHOUSE INTERIOR A.C. EQUIP. ENCLOSURE	631 FT ²	32 FT ²
TOTAL AREA:	663 FT²	



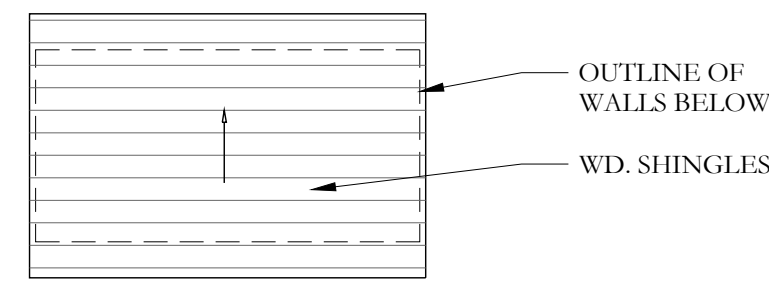
3 PROP. A/C ENCL. PLAN
1/4"=1'-0"
(SEE SITE PLAN FOR LOCATION RELATIVE TO L.R.S.)

NORTH



5 PROP. A/C ENCL. ROOF PL.
1/4"=1'-0"
(SEE SITE PLAN FOR LOCATION RELATIVE TO L.R.S.)

NORTH



NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

CIVIL ENGINEER

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jungles

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COA: 22-037
ZON: 22-107

No.	REVISIONS	DATE



PROJECT No.

DATE
10/28/2022

SCALE
AS SHOWN

DESIGNED BY

DRAWN BY
STC

CHECKED BY

L.R.S.
EX. & PROP.
PLANS



PHIPPS OCEAN
PARK
PREPARED FOR
TOWN OF PALM
BEACH

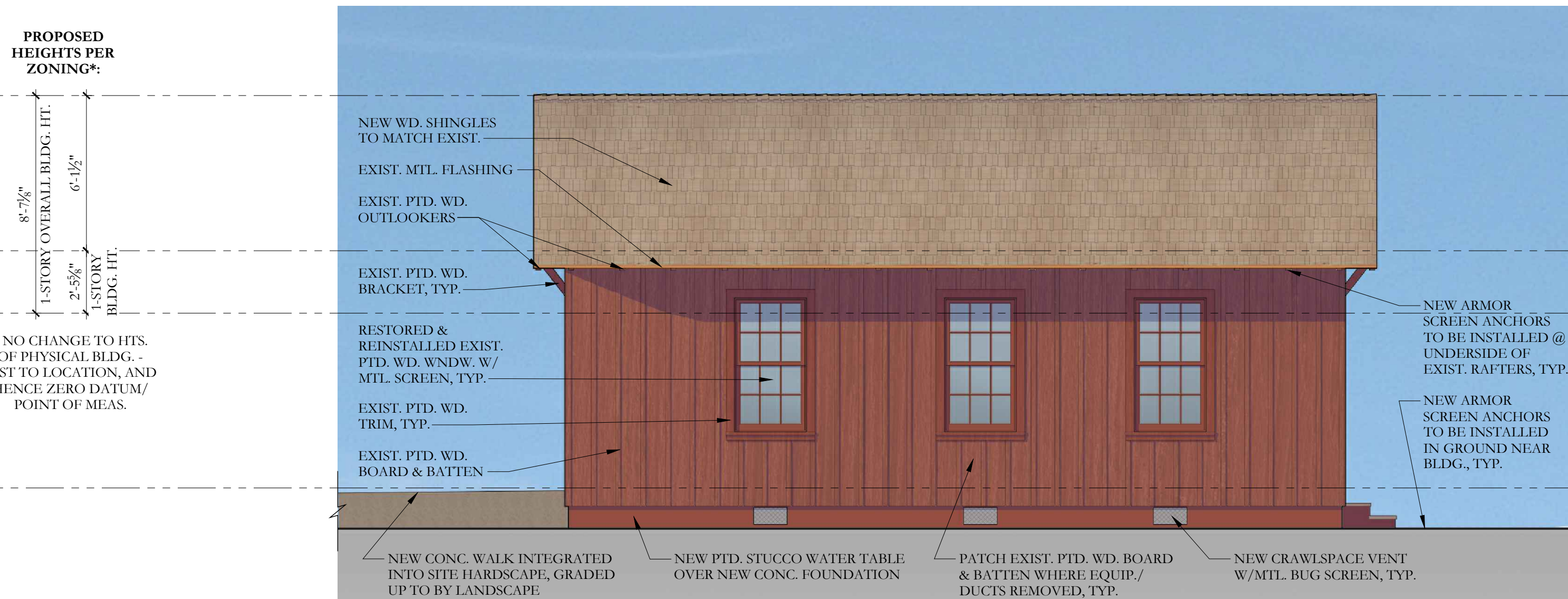
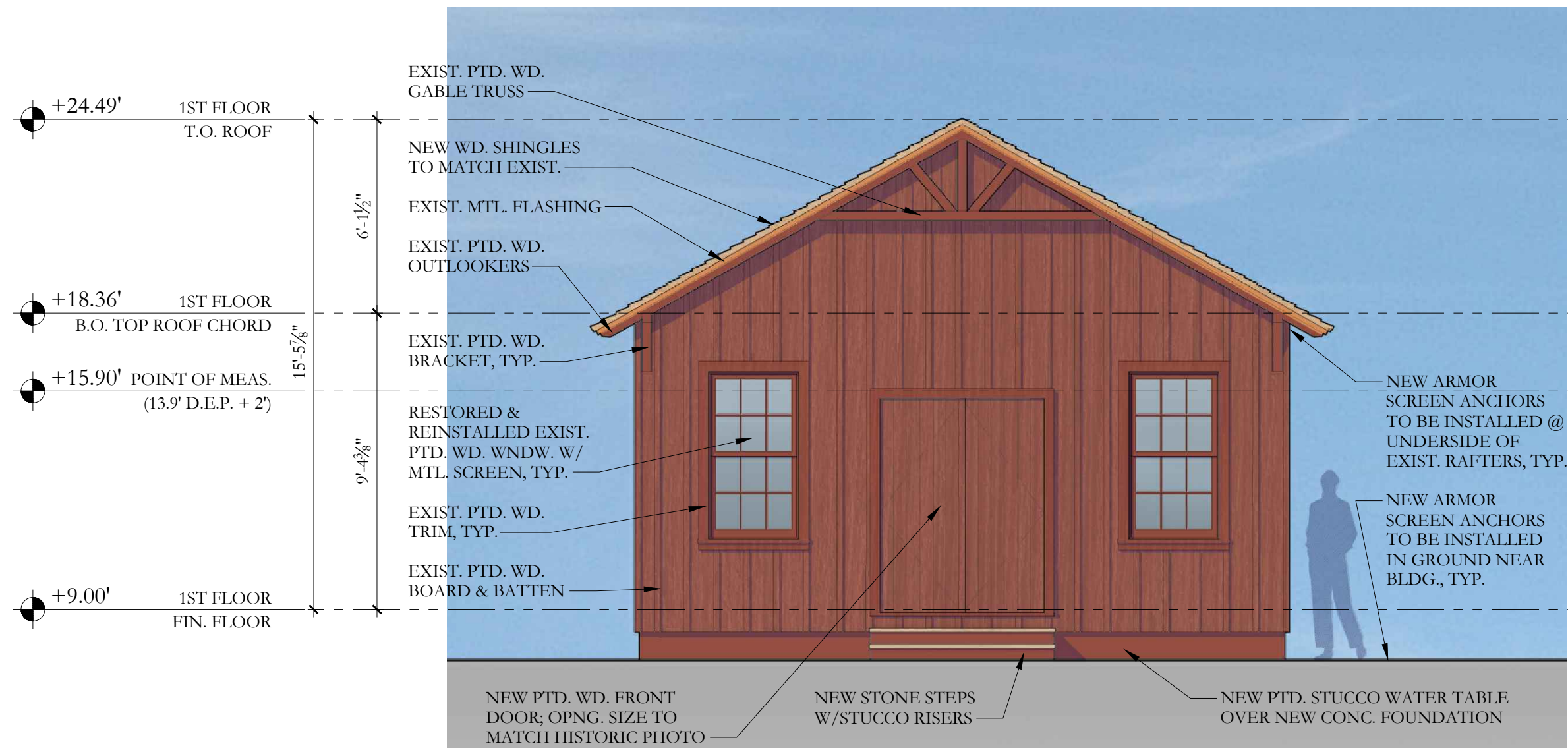
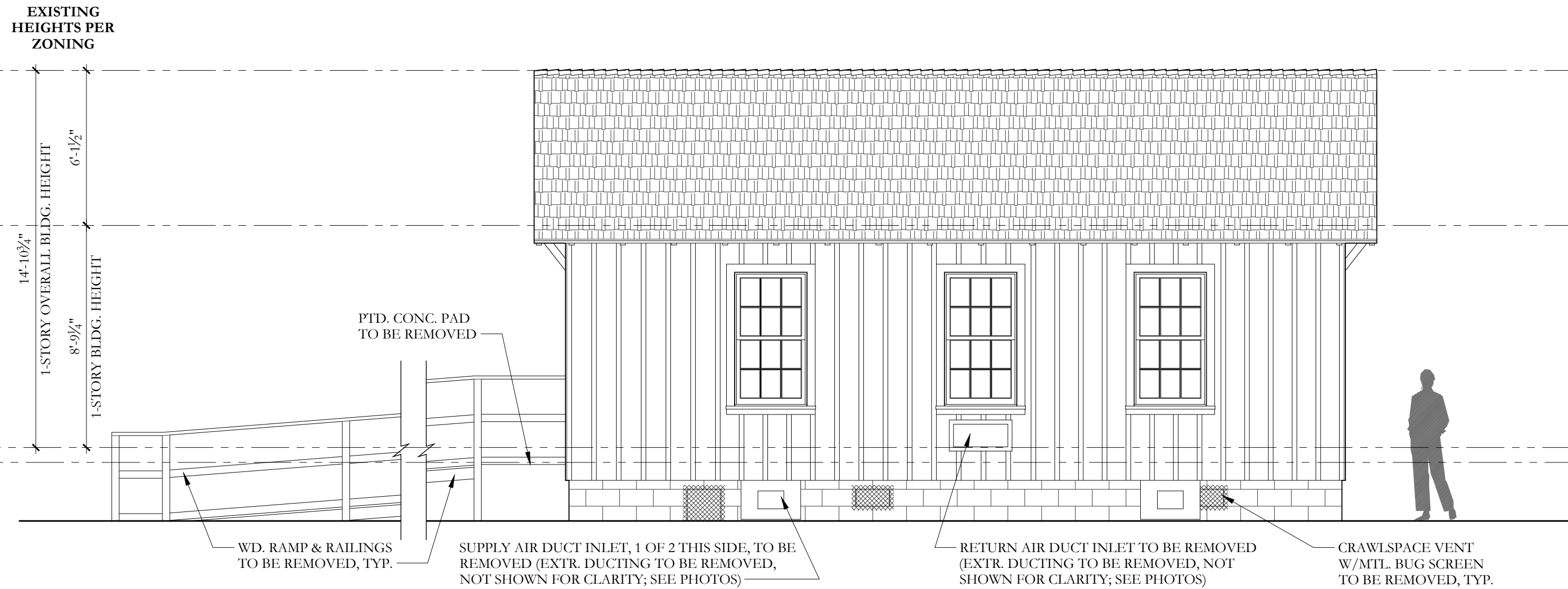
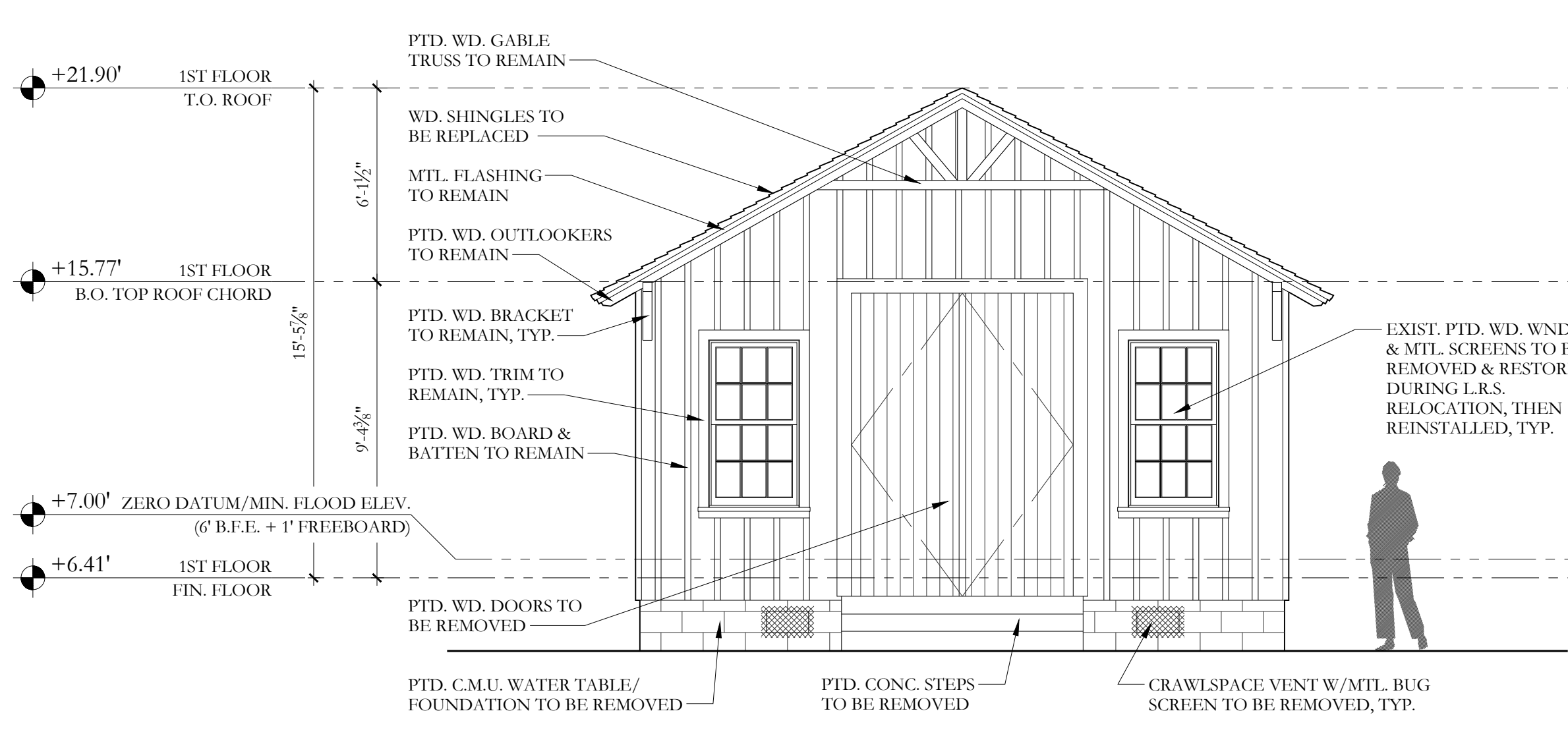
TOWN OF PALM BEACH FL

SHEET NUMBER

A1.100

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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



- SCHOOLHOUSE RELOCATION NOTES:**
1. ENTIRE SCHOOLHOUSE STRUCTURE TO BE LIFTED OFF OF EXISTING NON-ORIGINAL C.M.U. FOUNDATION.
 2. SCHOOLHOUSE TO BE PROPERLY PROTECTED DURING LIFTING & RELOCATION TO PREVENT DAMAGE TO EXIST. STRUCTURE & MATERIALS.
 3. SCHOOLHOUSE TO BE RELOCATED ONTO NEW CONCRETE FOUNDATION, ELEVATED HIGHER ABOVE SEA LEVEL THAN EXISTING FOUNDATION TO COMPLY WITH CURRENT BASE FLOOD ELEVATION REQUIREMENTS (SEE SITE PLANS FOR EXISTING & PROPOSED LOCATIONS).
 4. DISTANCE FROM NEW FIN. FLOOR TO GRADE TO BE REDUCED FROM EXIST. BY ONE RISER, TO MATCH ORIGINAL RELATIONSHIP TO GRADE AS SHOWN IN HISTORIC PHOTO (SEE #1/A1.300).

CIVIL ENGINEER

Kimley»Horn

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REGISTRY NO. 35106

ARCHITECT



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LANDSCAPE ARCHITECT

jungles

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2964 AVIATION AVENUE
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COA: 22-037

ZON: 22-107

No. REVISIONS DATE



PROJECT No.

DATE 10/28/2022

SCALE AS SHOWN

DESIGNED BY

DRAWN BY STC

CHECKED BY

L.R.S.
**EX. & PROP.
ELEVATIONS**



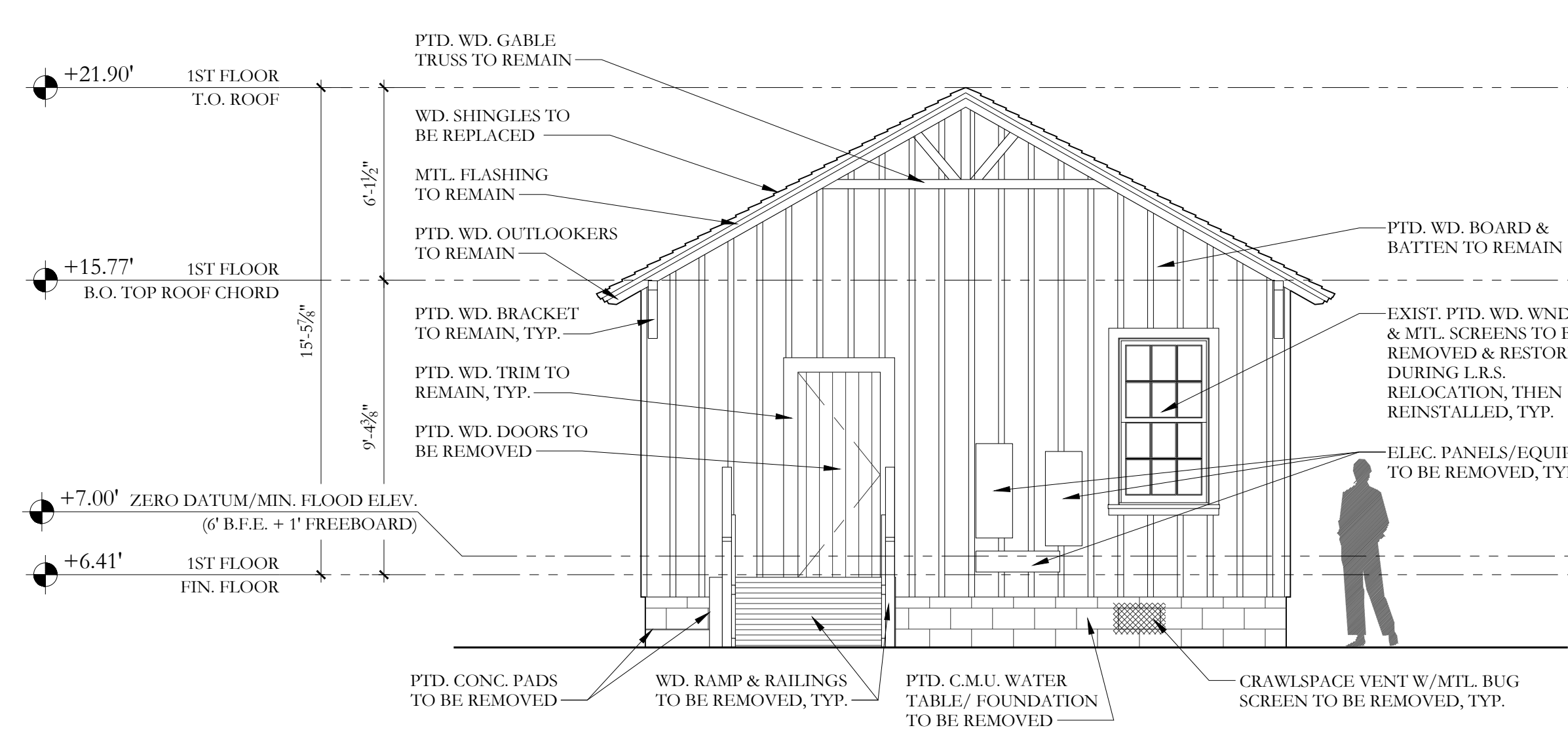
**PHIPPS OCEAN
PARK**
PREPARED FOR
**TOWN OF PALM
BEACH**

TOWN OF PALM BEACH FL

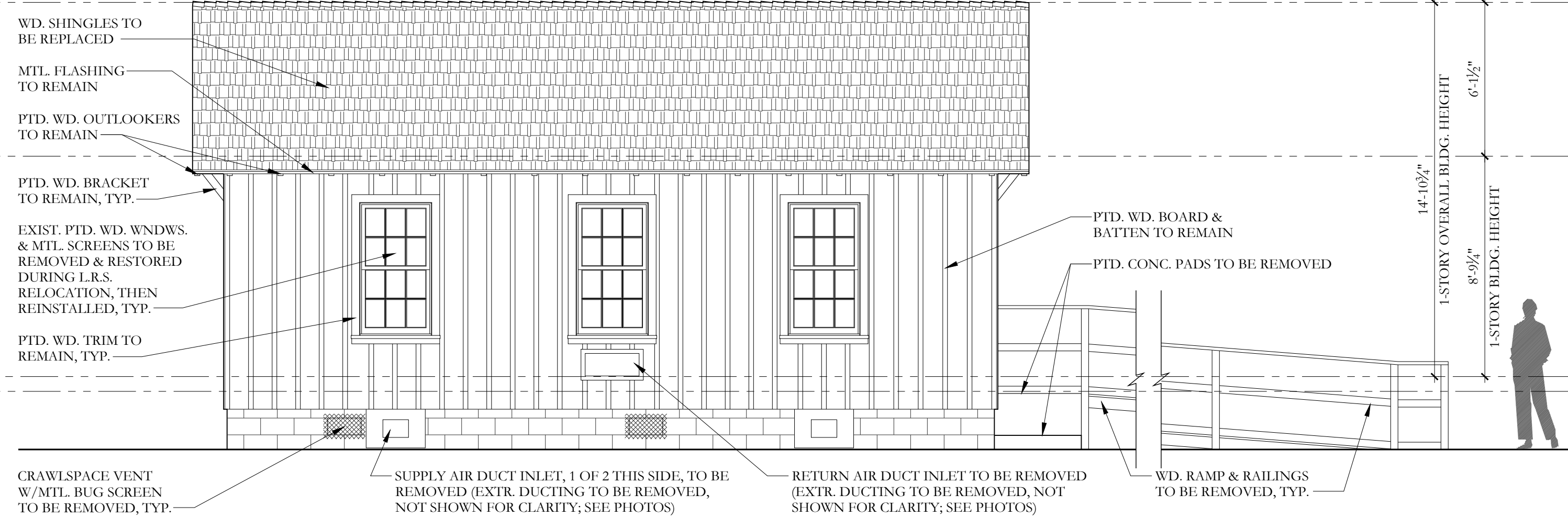
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A1.110

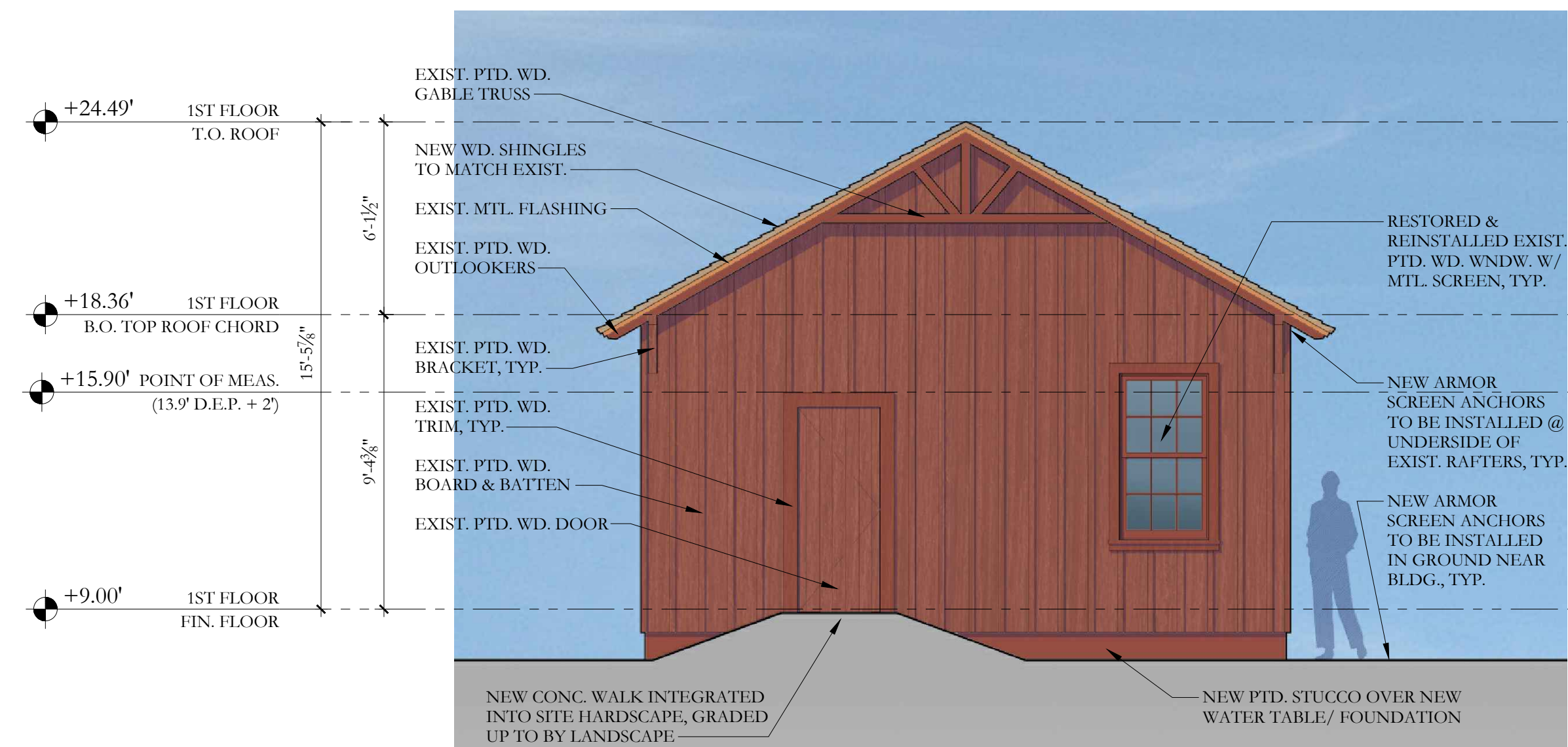
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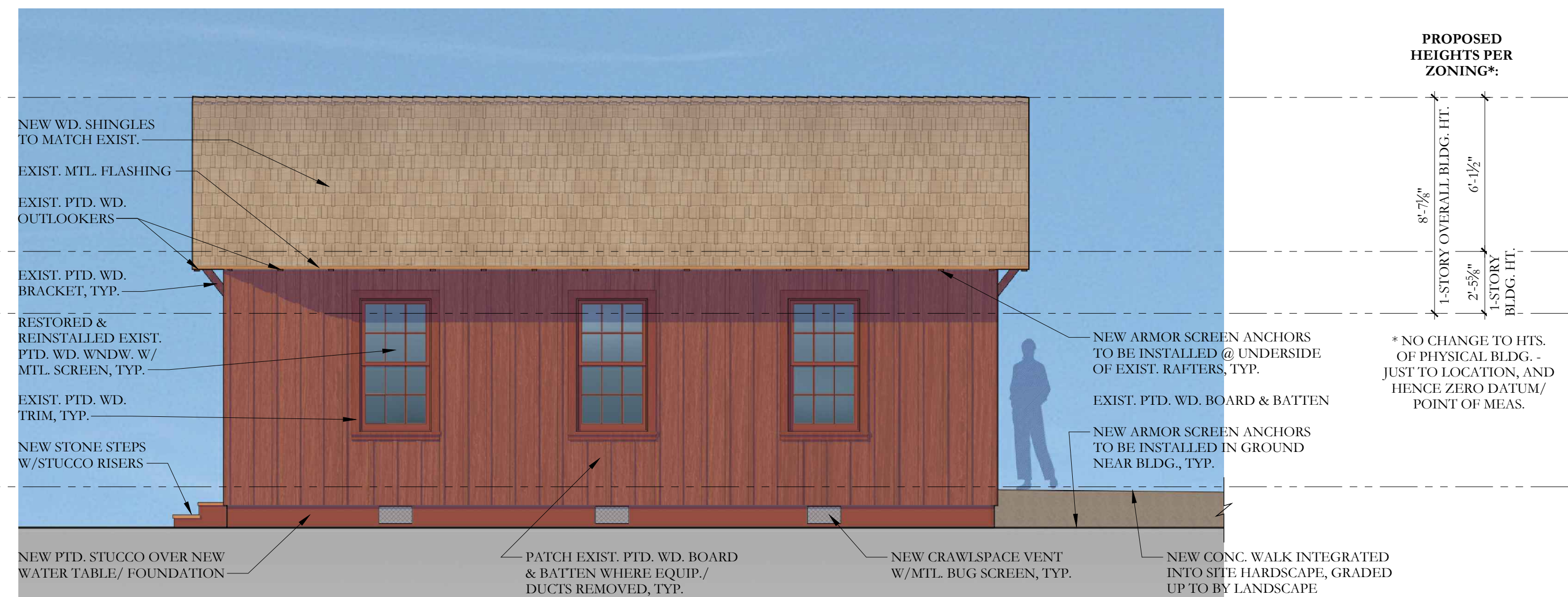
1 EXISTING EAST ELEVATION
1/4"=1'-0"



2 EXISTING SOUTH ELEVATION
1/4"=1'-0"



3 PROPOSED EAST ELEVATION
1/4"=1'-0"



4 PROPOSED SOUTH ELEVATION
1/4"=1'-0"

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**EX. & PROP.
ELEVATIONS**



**PHIPPS OCEAN
PARK**
PREPARED FOR
**TOWN OF PALM
BEACH**

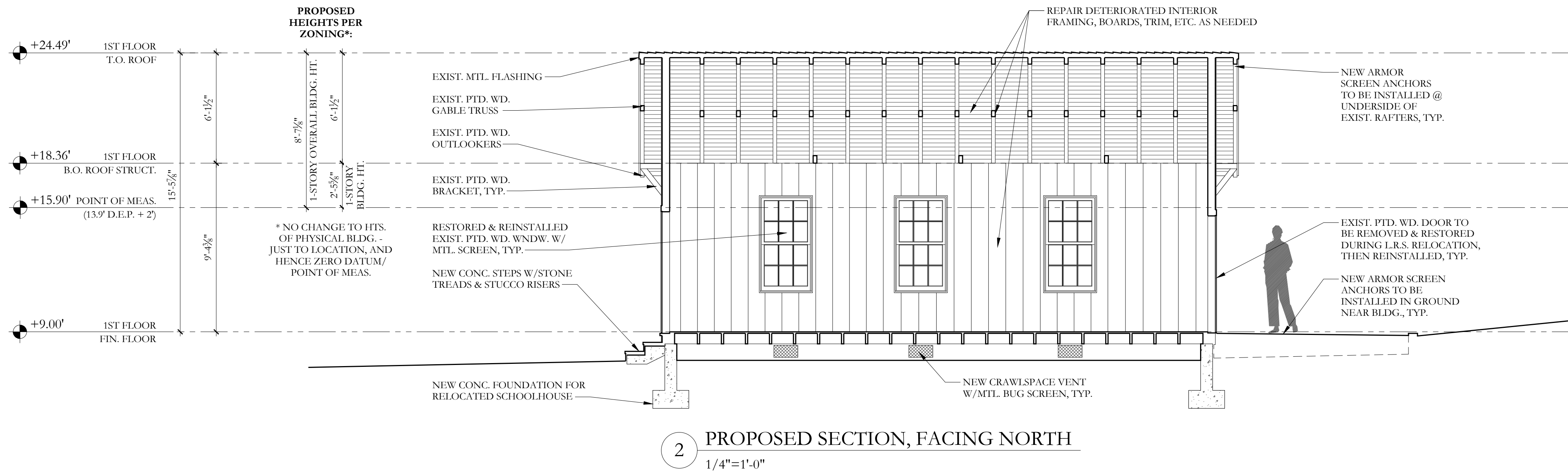
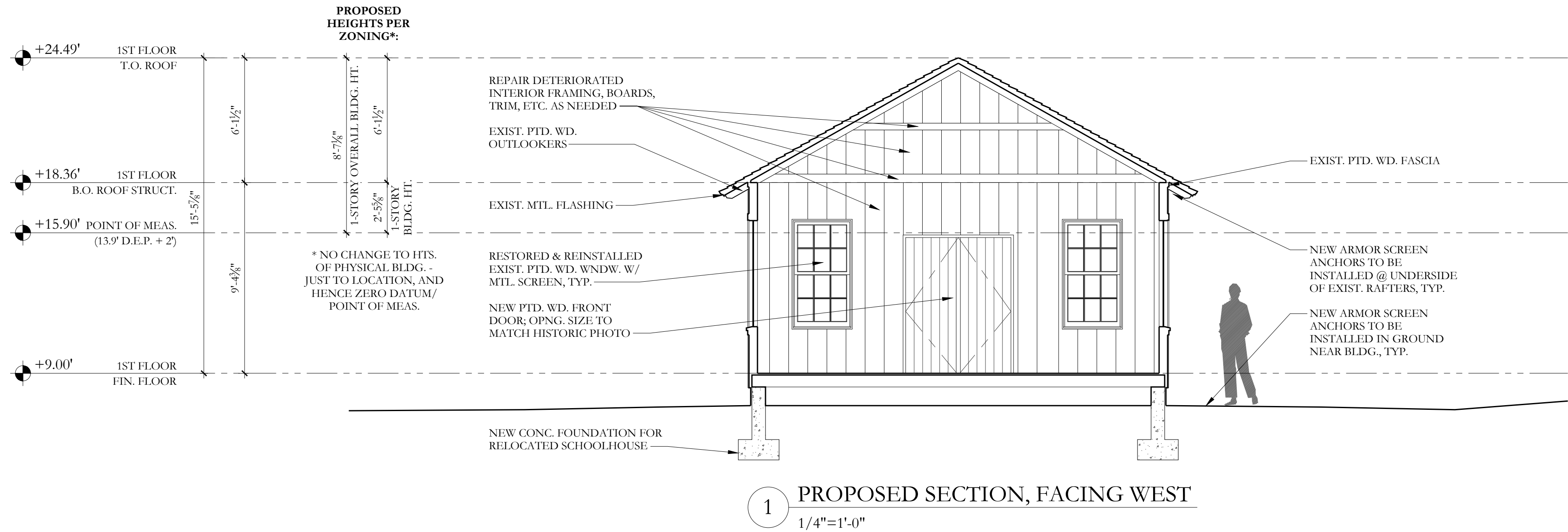
TOWN OF PALM BEACH FL

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DRAWN BY

CHECKED BY

STC

L.R.S.
**PROPOSED
SECTIONS**



**PHIPPS OCEAN
PARK**
PREPARED FOR
TOWN OF PALM
BEACH

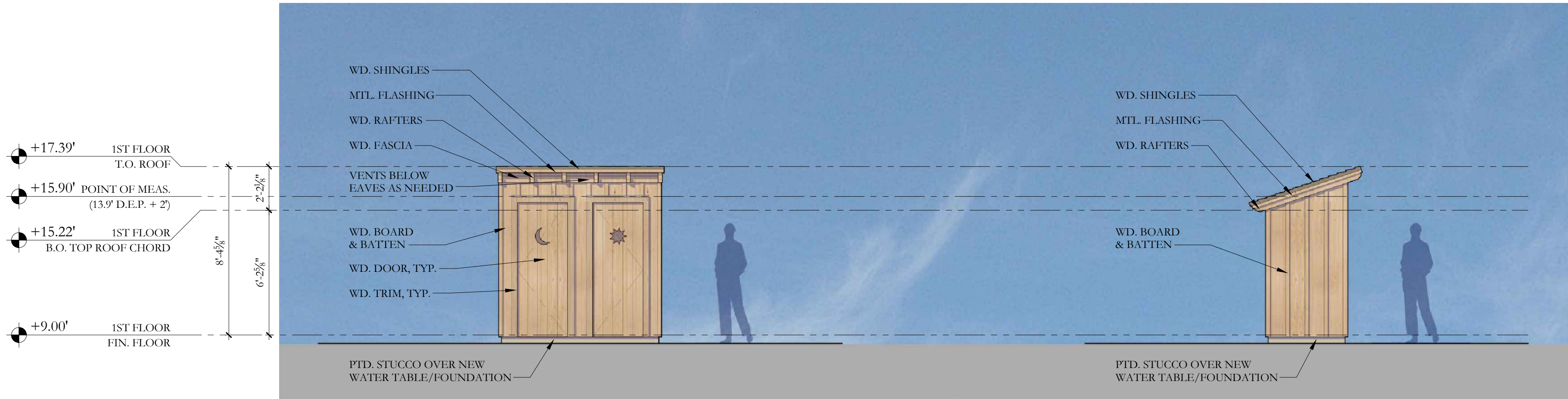
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SHEET NUMBER

A1.112

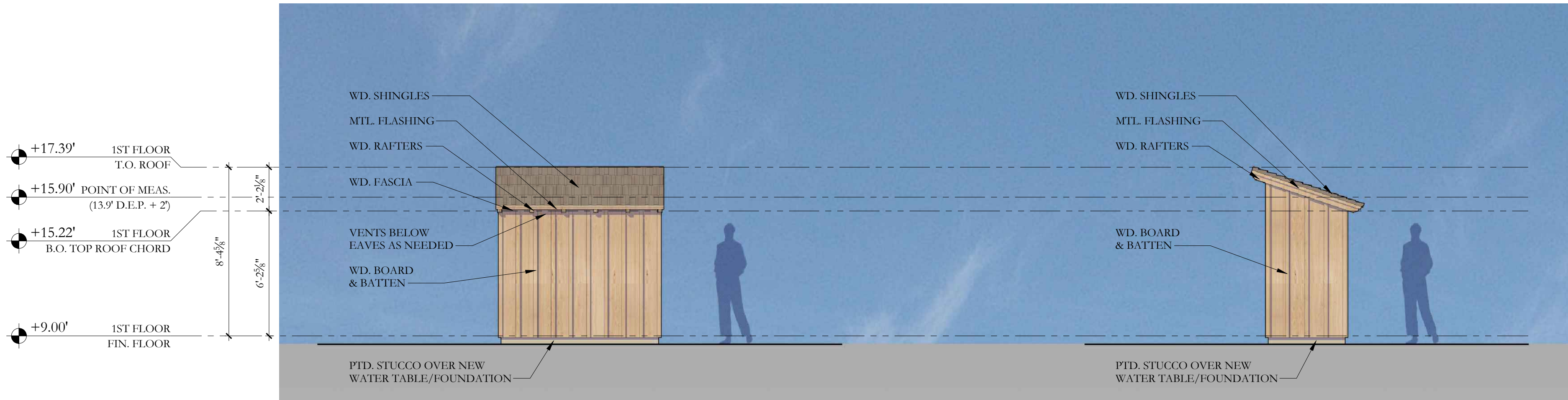
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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



1 PROP. A/C ENCL. & OUTHOUSE - WEST ELEVATION
1/4"=1'-0"

2 PROP. A/C ENCL. & OUTHOUSE - NORTH ELEVATION
1/4"=1'-0"



3 PROP. A/C ENCL. & OUTHOUSE - EAST ELEVATION
1/4"=1'-0"

4 PROP. A/C ENCL. & OUTHOUSE - SOUTH ELEVATION
1/4"=1'-0"

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STC

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**PROPOSED
ELEVATIONS**



**PHIPPS OCEAN
PARK**
PREPARED FOR
TOWN OF PALM
BEACH

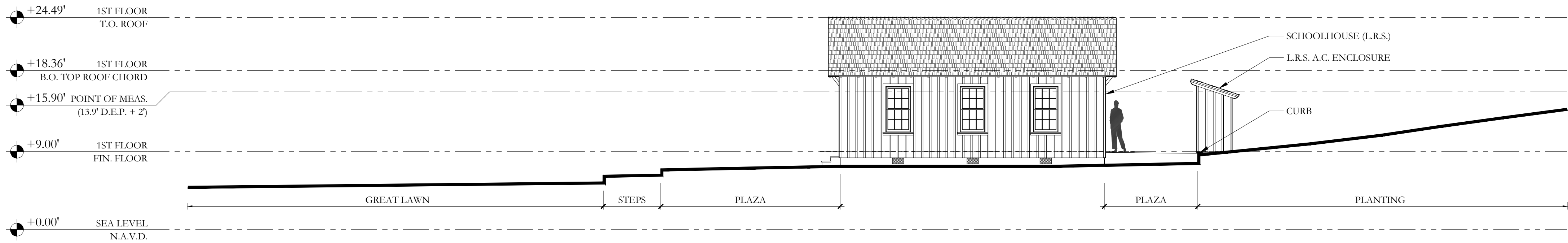
TOWN OF PALM BEACH FL

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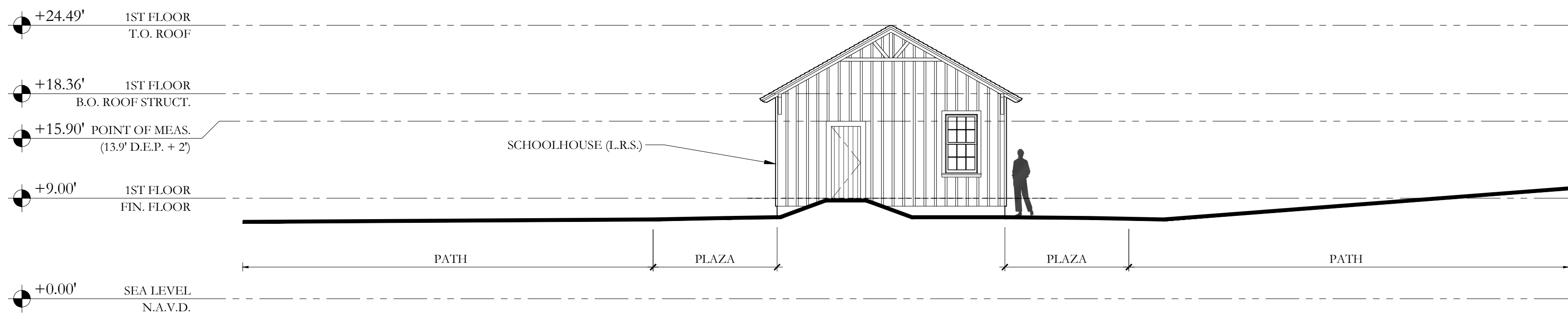
A1.113

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1 PROPOSED SITE SECTION, FACING NORTH
1/8"=1'-0"



2 PROPOSED SITE SECTION, FACING WEST
1/8"=1'-0"

CIVIL ENGINEER

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PROP. SITE
SECTIONS



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SHEET NUMBER

A1.120