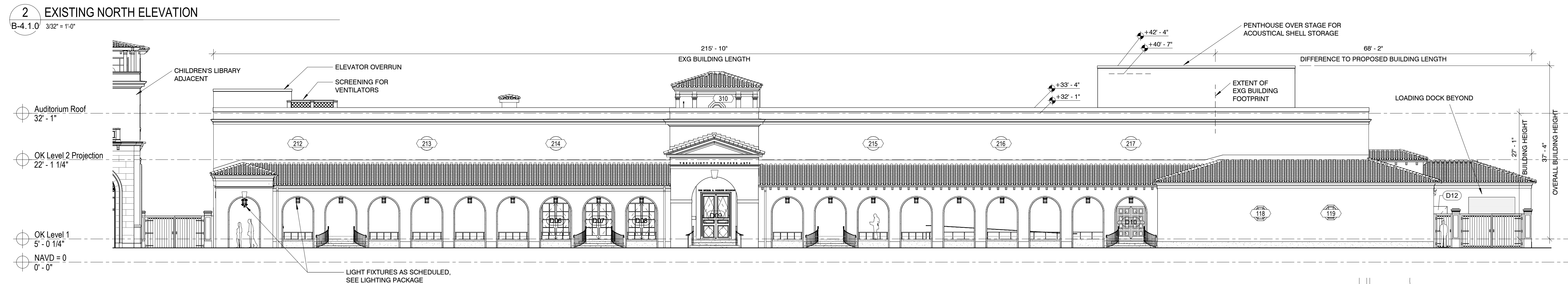
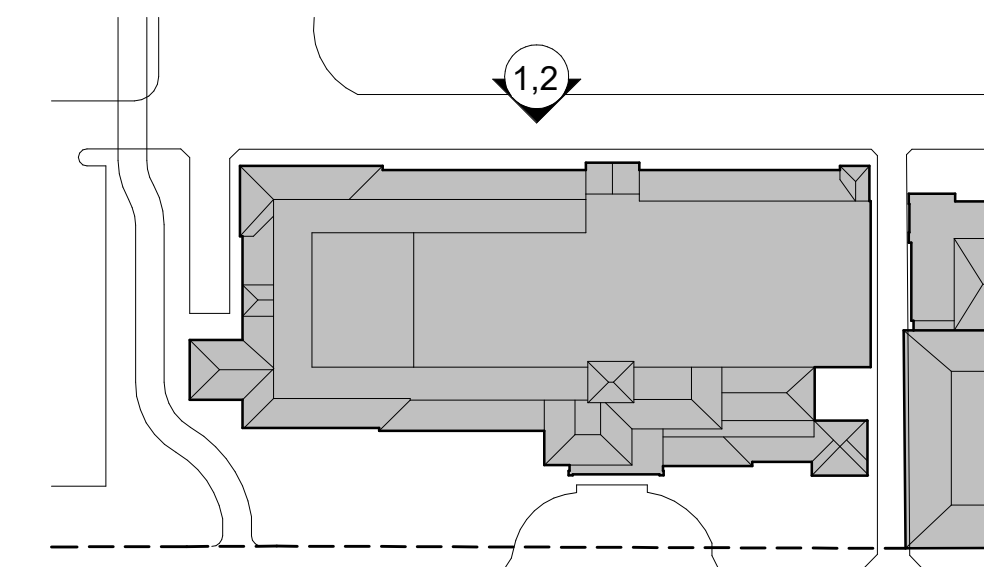


B-4.1.0 $3/32" = 1'-0"$

B-4.1.0 $3/32'' = 1'-0''$



B-4.1.0 $3/32'' = 1'-0''$



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B-4.1.0

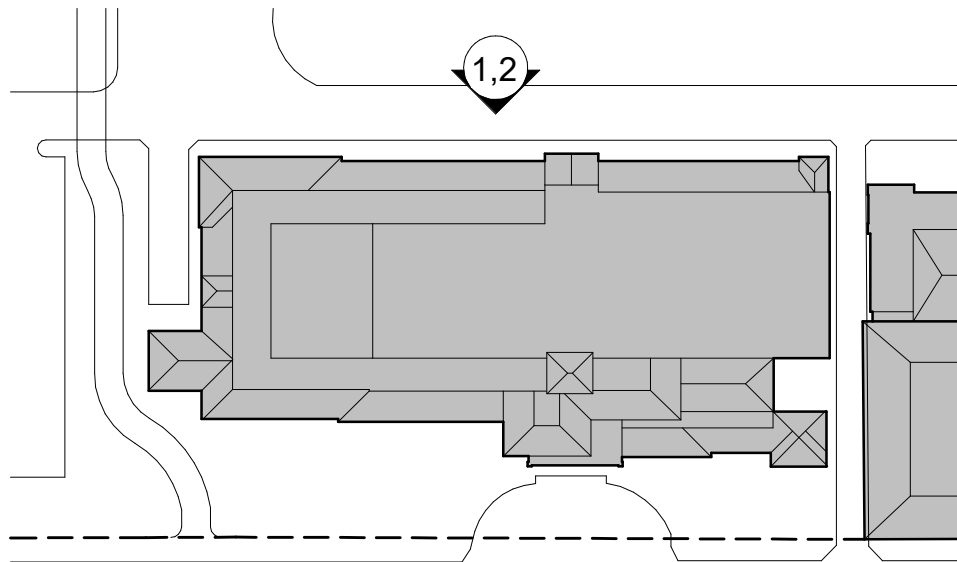
Second Submittal



2 COLOR PROPOSED NORTH ELEVATION WITHOUT LANDSCAPE
B-4.1.1.1 3/32" = 1'-0"



1 COLOR PROPOSED NORTH ELEVATION WITH LANDSCAPE
B-4.1.1.1 3/32" = 1'-0"



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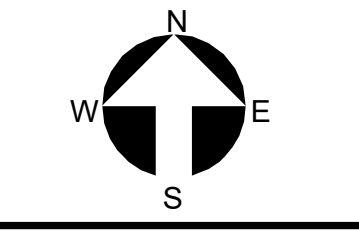
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Esther B. O'Keeffe Building**
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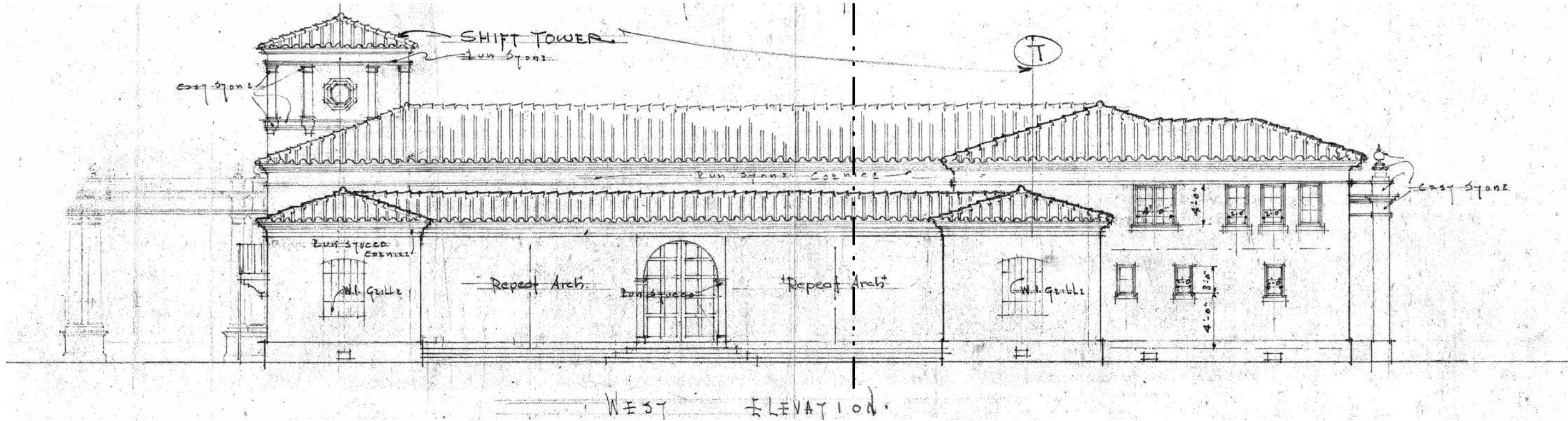
Revisions

Project no: 2953
Date: 2024.09.23
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Project Manager: Checker

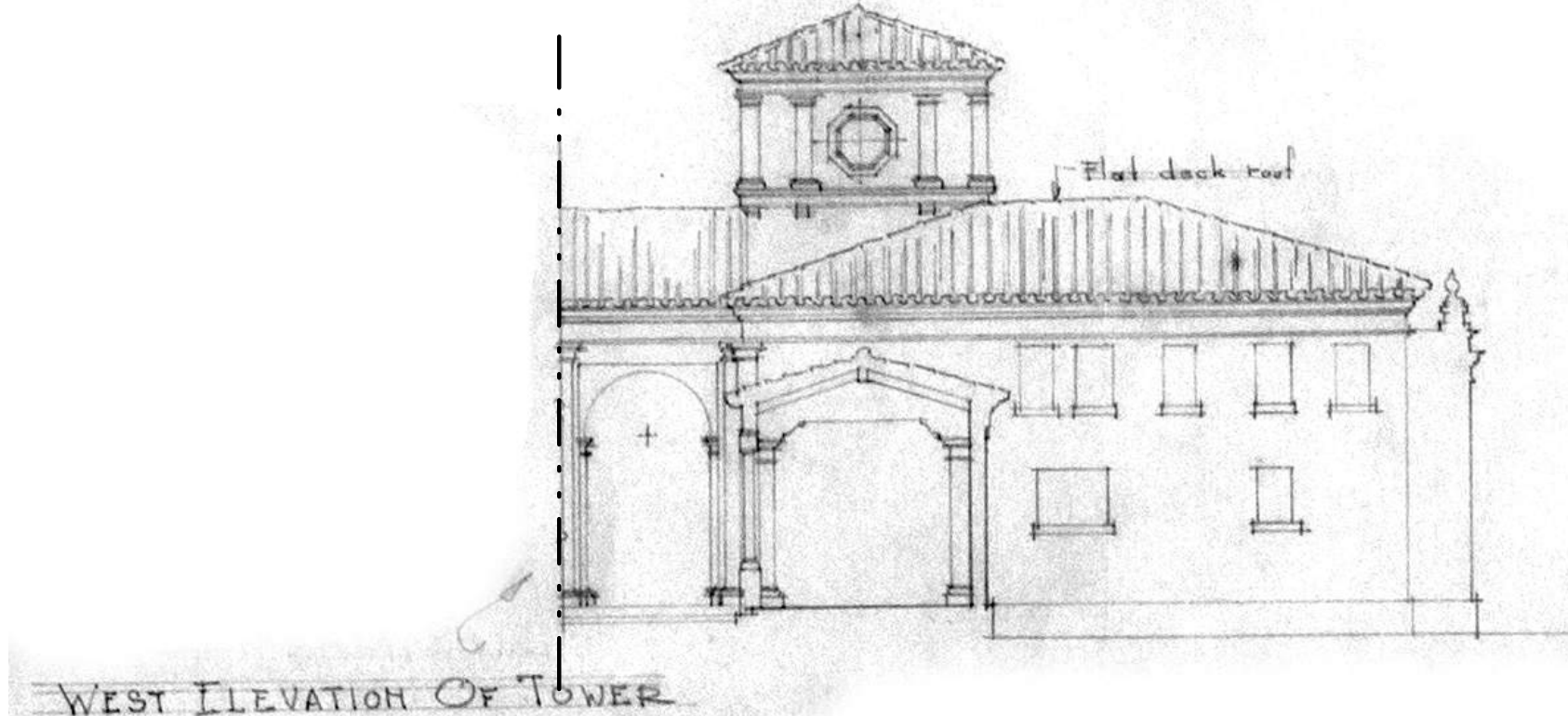


B-4.1.1
Second Submittal

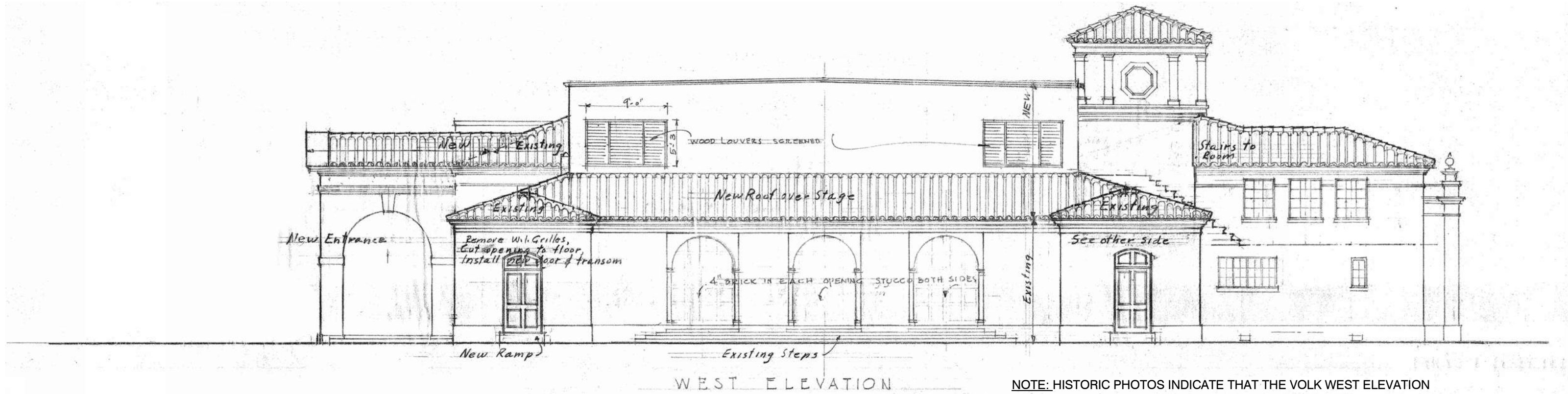
COLOR NORTH ELEVATIONS WITH & WITHOUT LANDSCAPE



5 Historic Dwg - Mizner May 1929 West Elevation
B-4.2.0 3/32" = 1'-0"

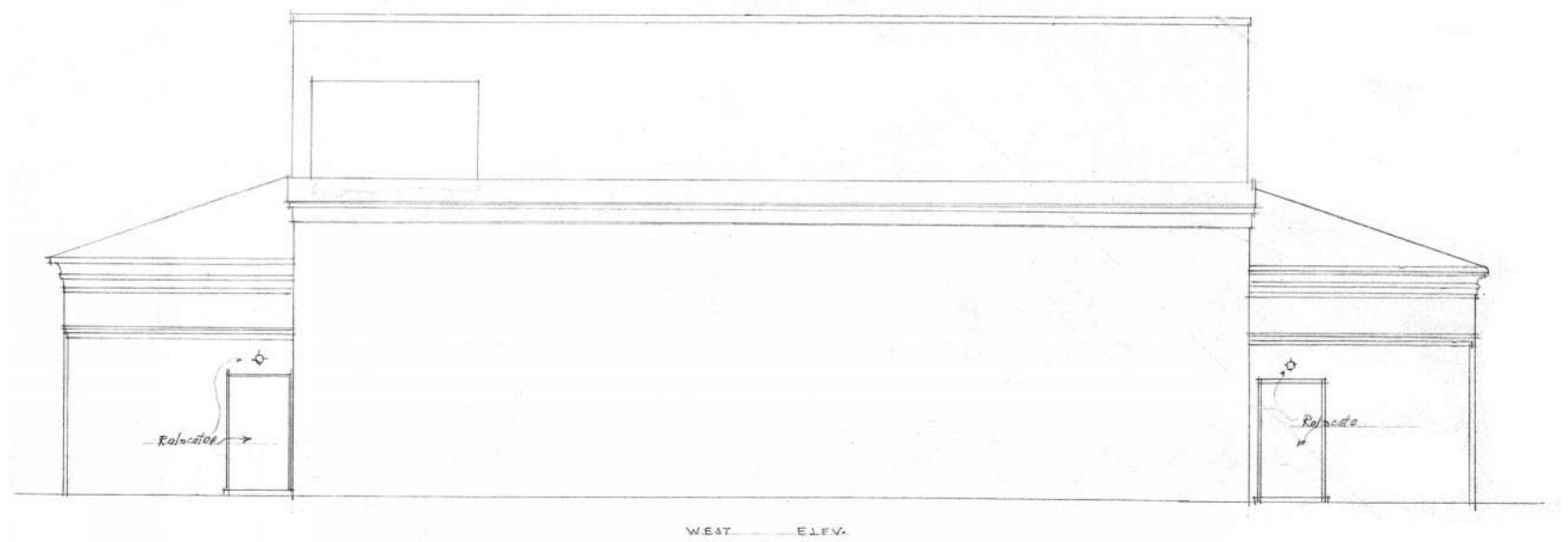


4 Historic Dwg - Mizner October 1929 Part Elevation - Revised location of tower
B-4.2.0 3/32" = 1'-0"

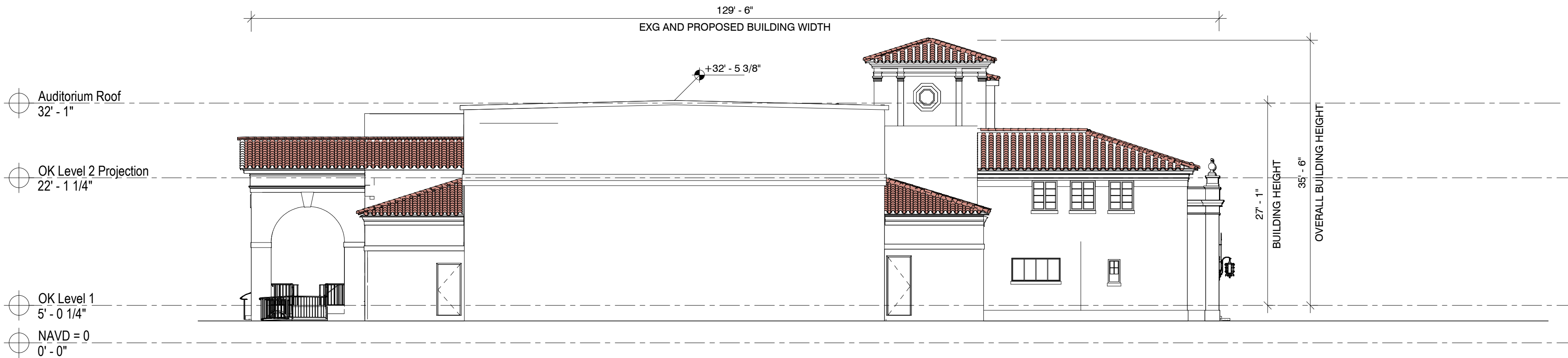


NOTE: HISTORIC PHOTOS INDICATE THAT THE VOLK WEST ELEVATION WAS NOT BUILT AS DRAWN HERE, DUE TO GEOMETRIC ISSUES, AND WAS REMOVED BY 1957

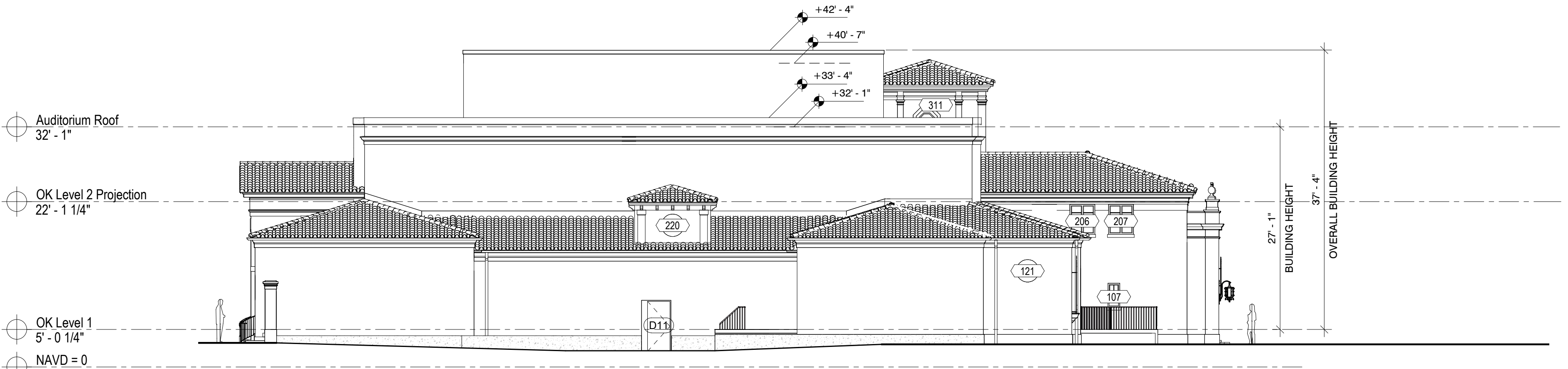
3.a Historic Dwg - Volk 1947 West Elevation
B-4.2.0 3/32" = 1'-0"



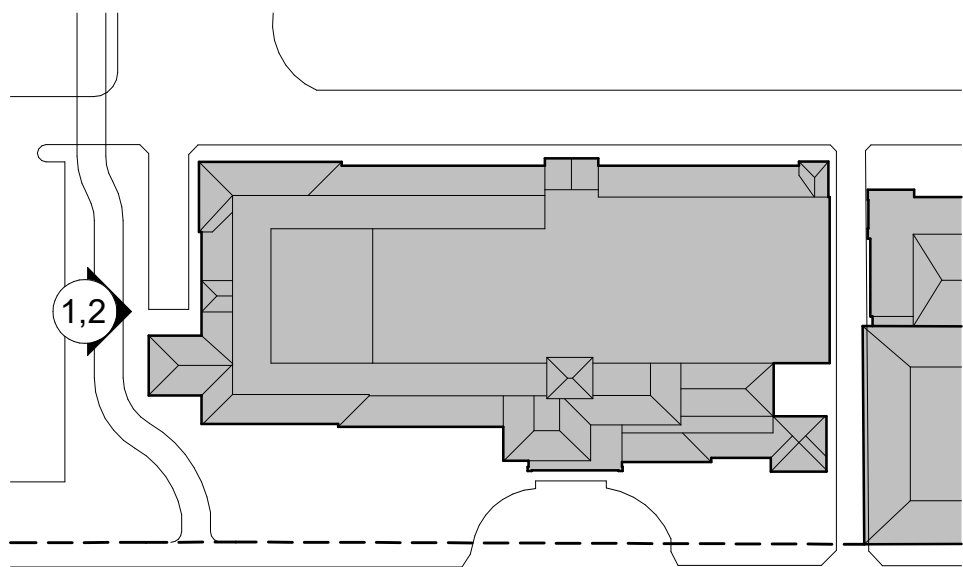
3.b Historic Dwg - Wyeth 1957 West Elevation
B-4.2.0 3/32" = 1'-0"



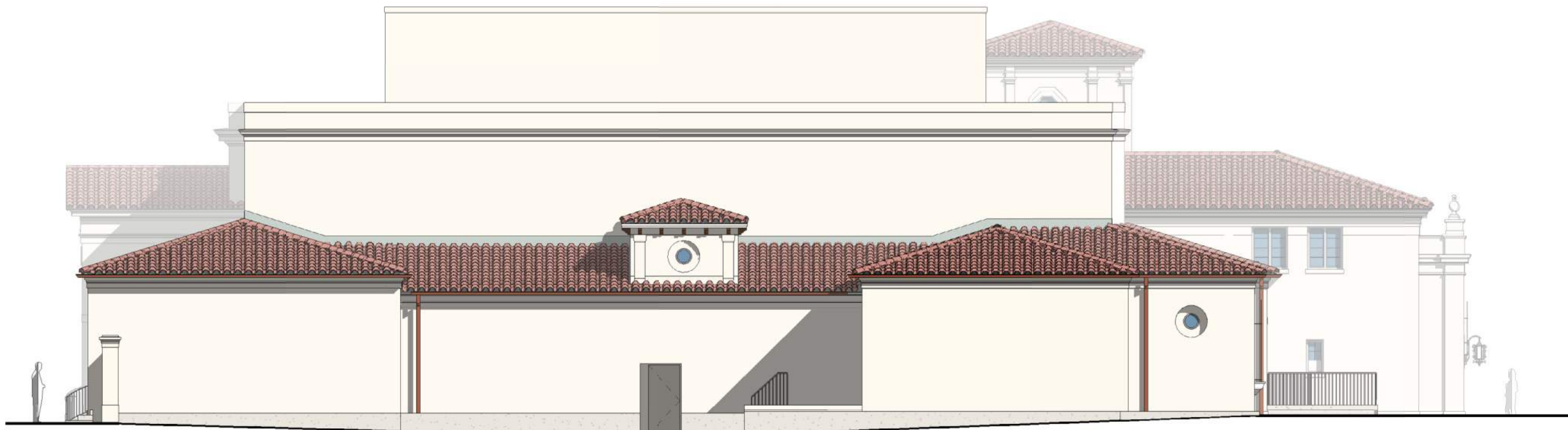
2 EXISTING WEST ELEVATION
B-4.2.0 3/32" = 1'-0"



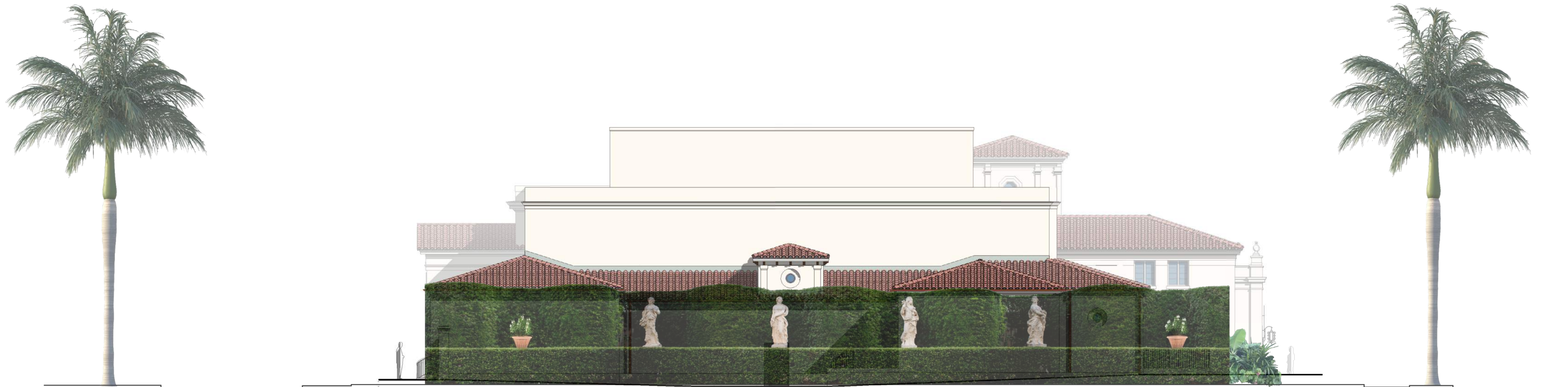
1 PROPOSED WEST ELEVATION
B-4.2.0 3/32" = 1'-0"



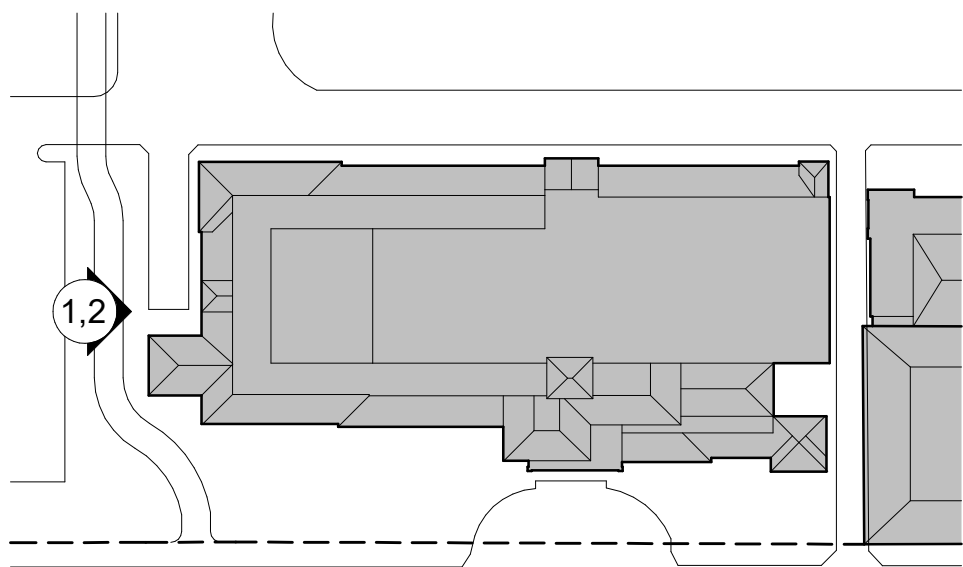
NOTE: TOWER WAS SHIFTED DURING CONSTRUCTION, CURRENT LOCATION IS THE HISTORIC LOCATION, SEE HISTORIC PHOTOS



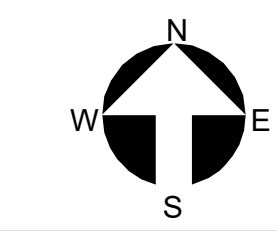
2 COLOR PROPOSED WEST ELEVATION WITHOUT LANDSCAPE
B-4.2.1 3/32" = 1'-0"



1 COLOR PROPOSED WEST ELEVATION WITH LANDSCAPE
B-4.2.1 3/32" = 1'-0"



COLOR WEST ELEVATIONS WITH & WITHOUT LANDSCAPE



B-4.2.1

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Revisions

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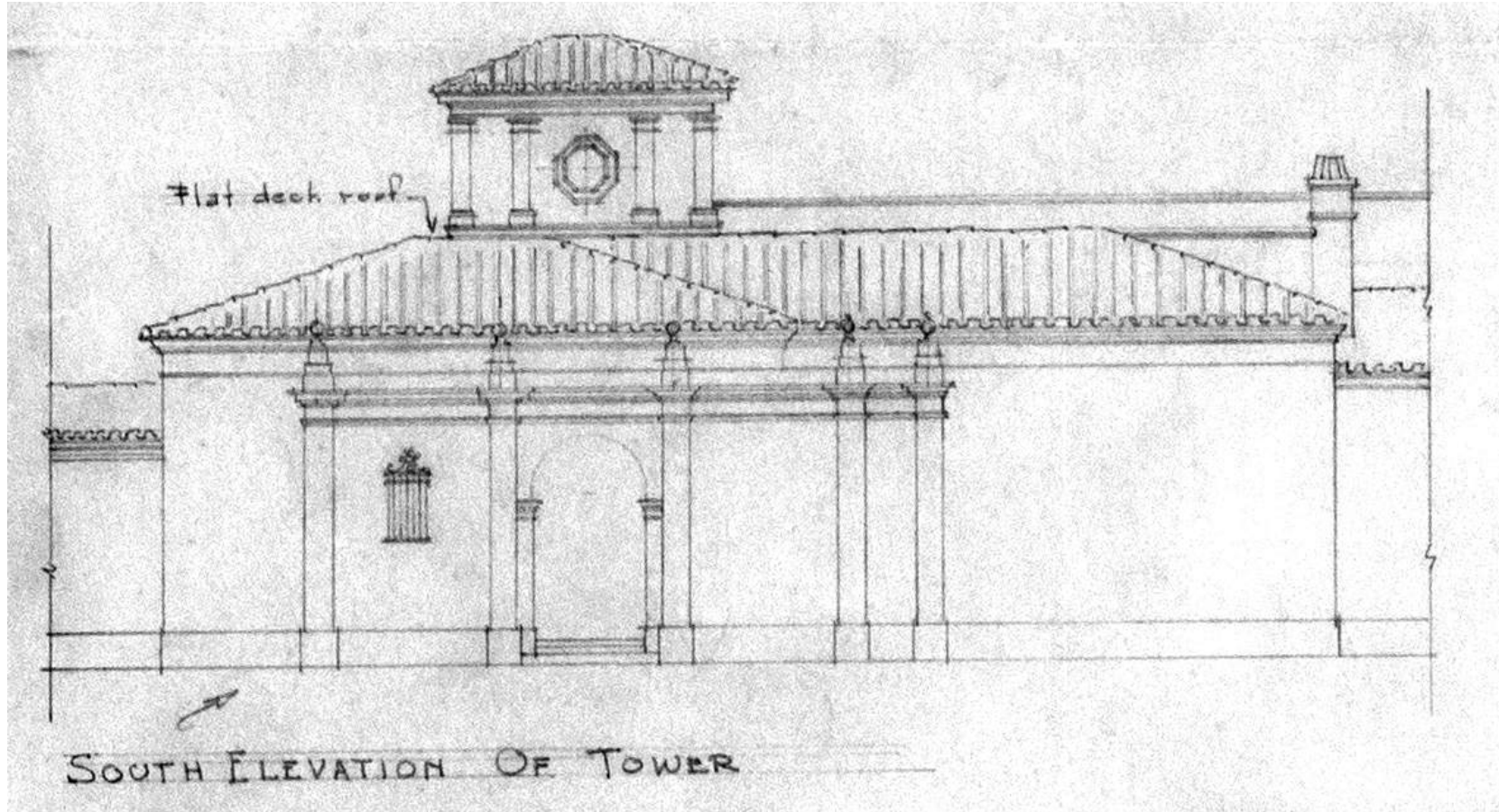
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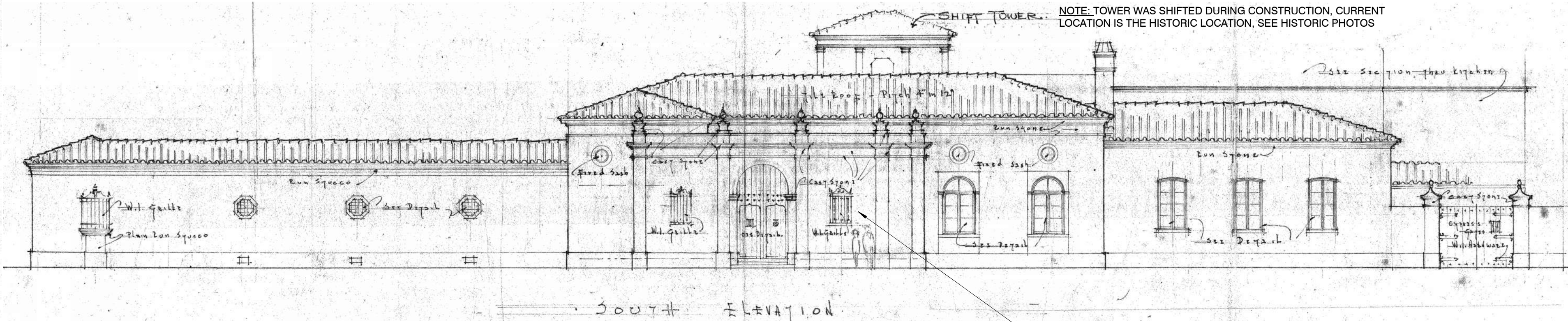
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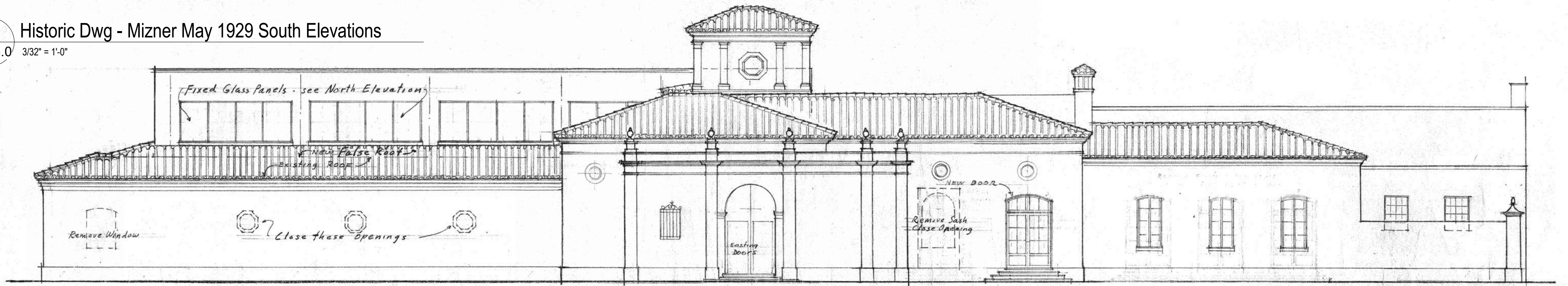
OCTOBER 1929 PART ELEVATION - REVISED LOCATION OF TOWER

5 Historic Dwg - Mizner October 1929 South Elevations
B-4.3.0 3/32" = 1'-0"

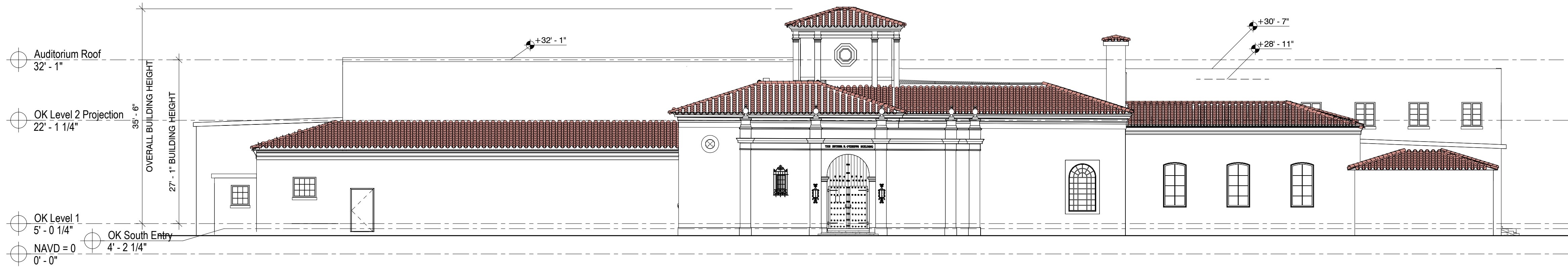


MAY 1929 - SEE NOTE "SHIFT TOWER"

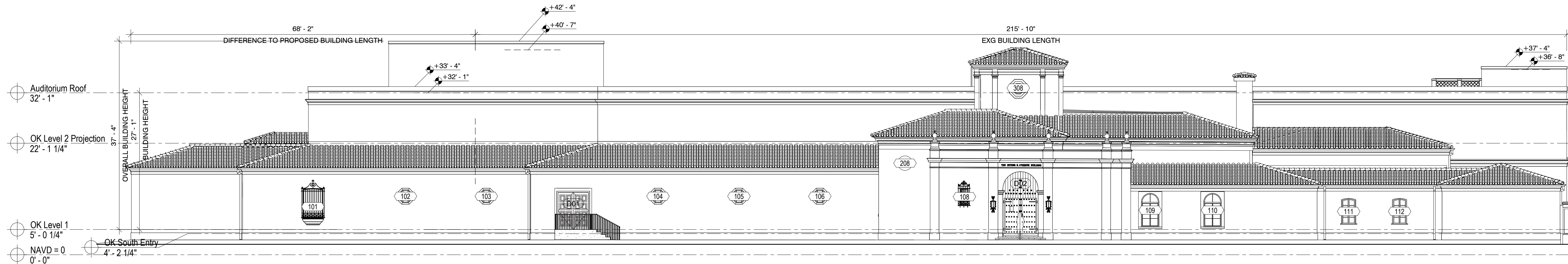
4 Historic Dwg - Mizner May 1929 South Elevations
B-4.3.0 3/32" = 1'-0"



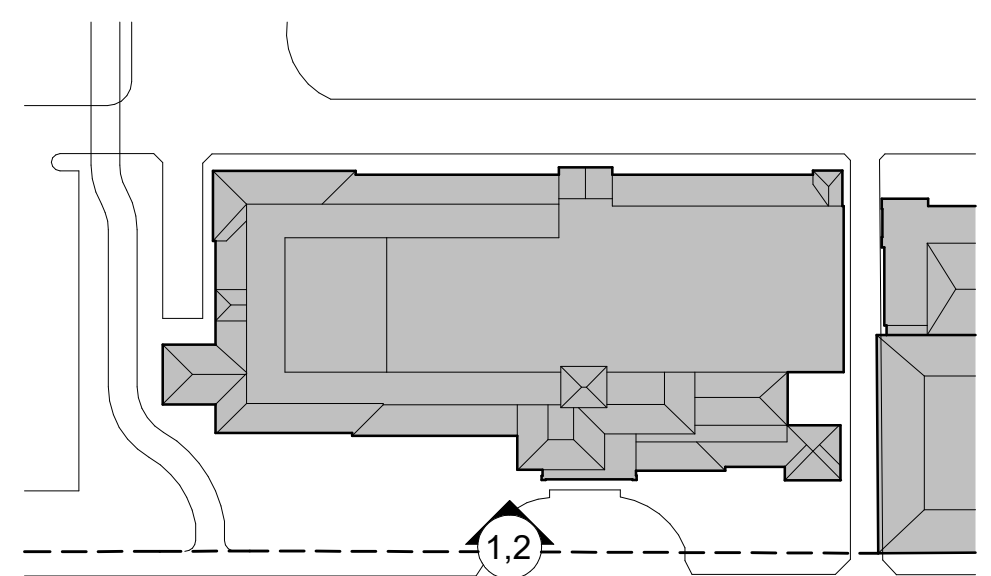
3 Historic Dwg - Volk 1947 South Elevation
B-4.3.0 3/32" = 1'-0"



2 EXISTING SOUTH ELEVATION
B-4.3.0 3/32" = 1'-0"



1 PROPOSED SOUTH ELEVATION
B-4.3.0 3/32" = 1'-0"

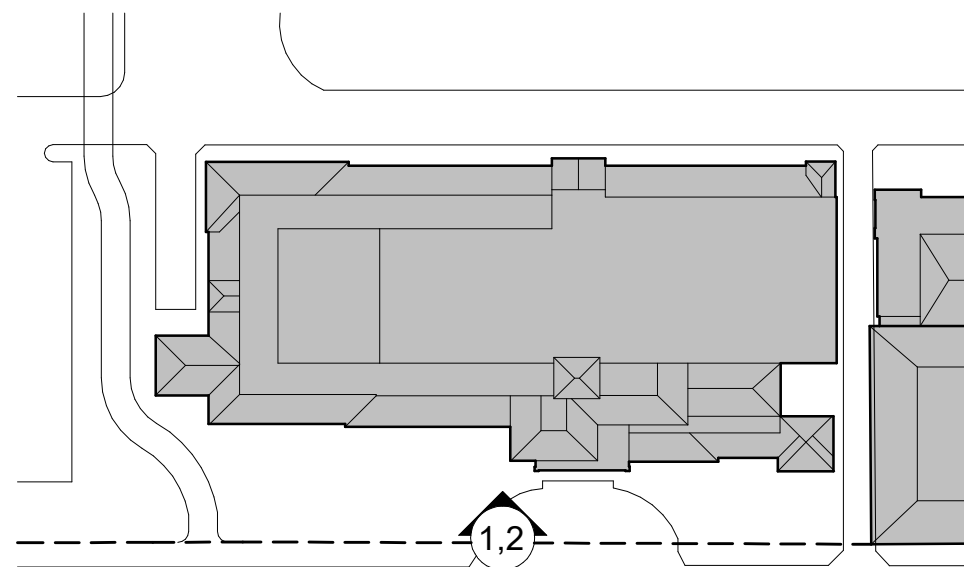




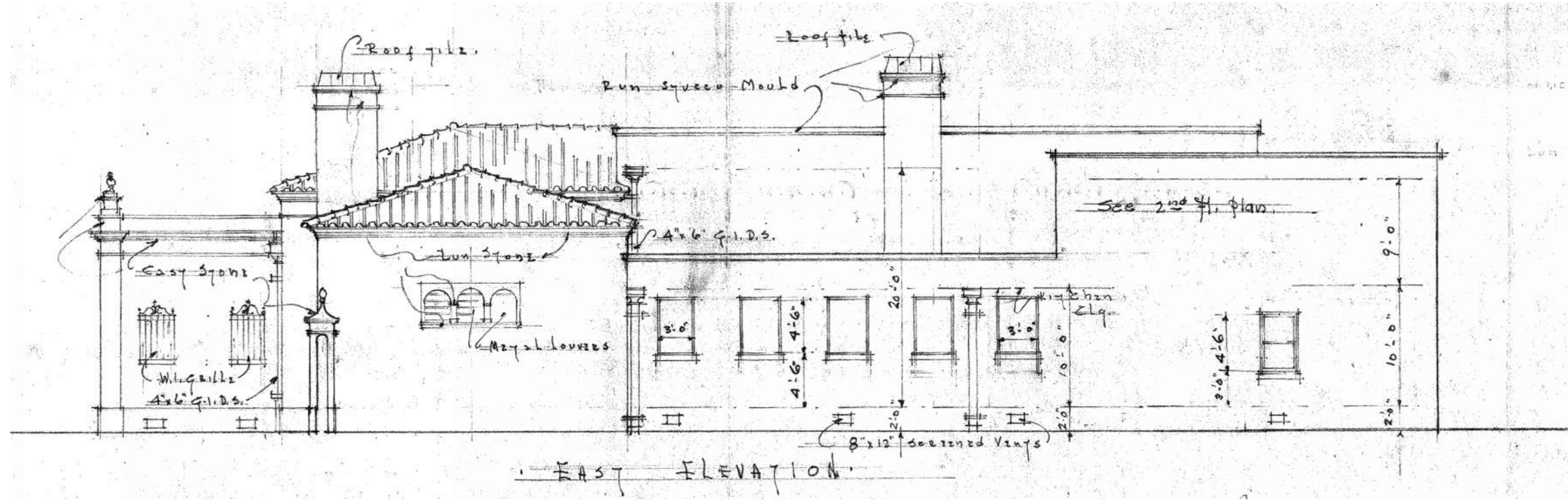
2 COLOR PROPOSED SOUTH ELEVATION WITHOUT LANDSCAPE
B-4.3.1 3/32" = 1'-0"



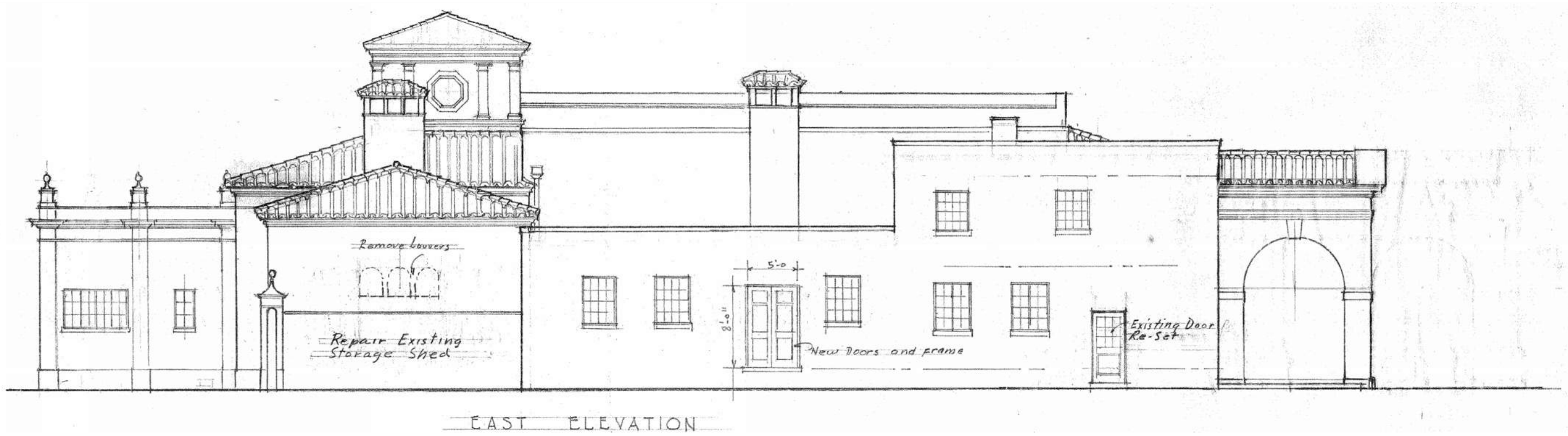
1 COLOR PROPOSED SOUTH ELEVATION WITH LANDSCAPE
B-4.3.1 3/32" = 1'-0"



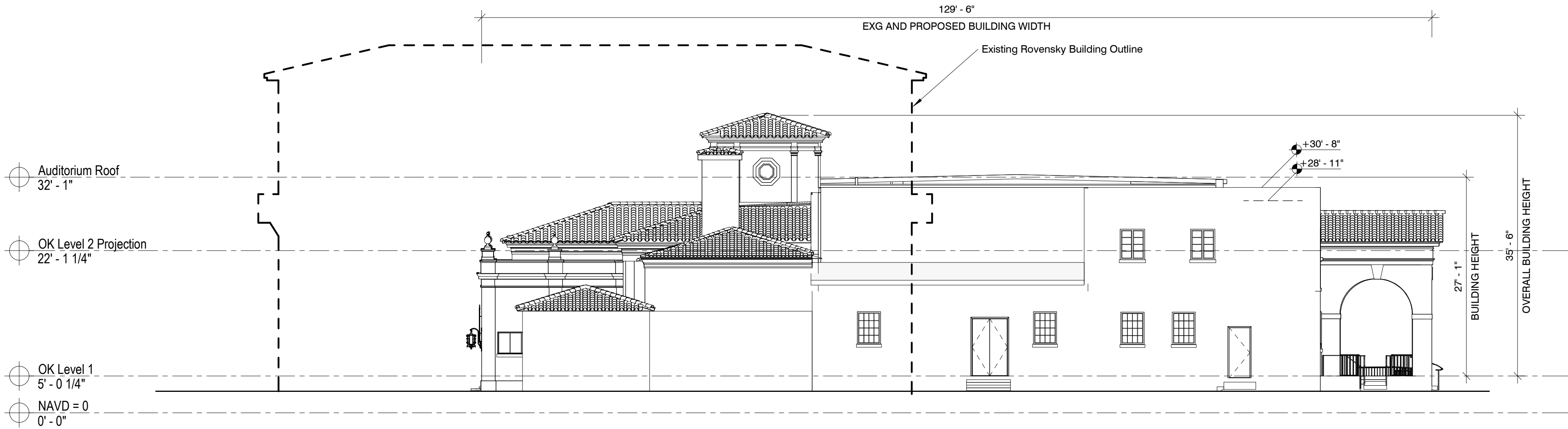
4 Historic Dwg - Mizner 1929 East Elevation
B-4.4.0 3/32" = 1'-0"



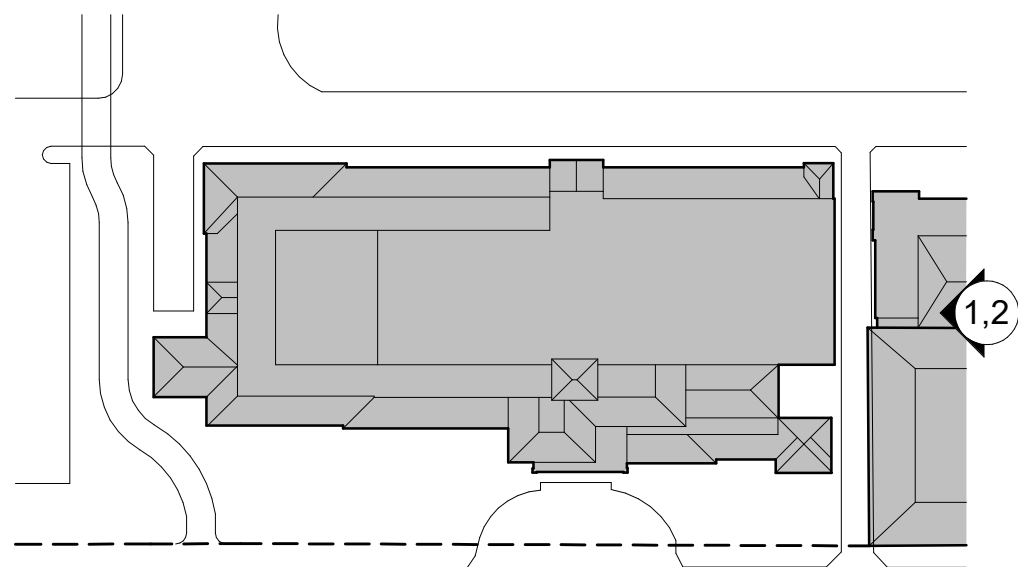
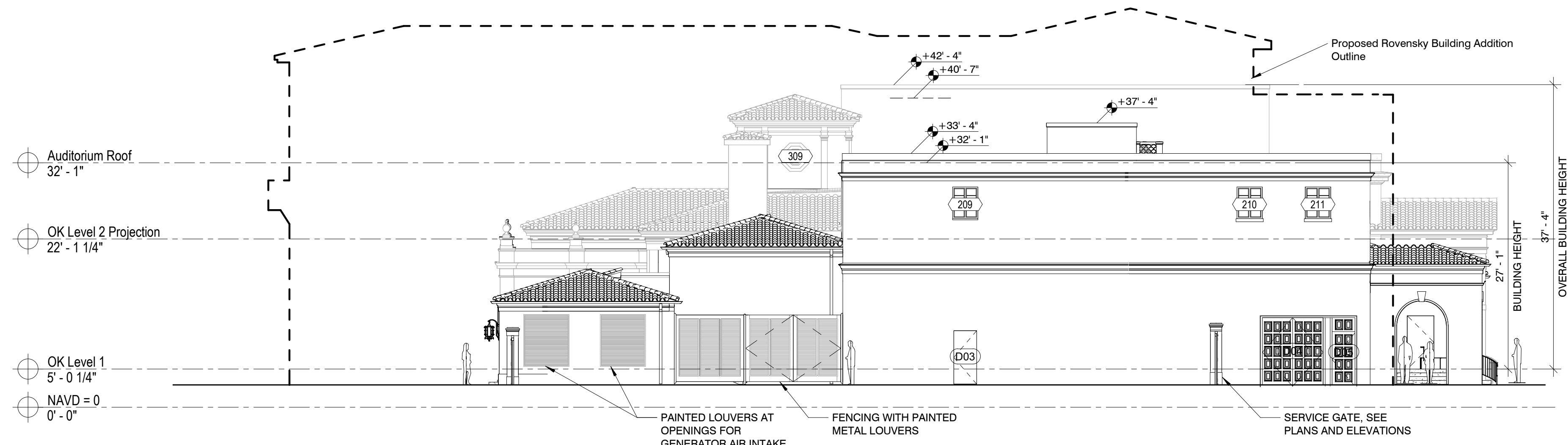
3 Historic Dwg - Volk 1947 East Elevation
B-4.4.0 3/32" = 1'-0"



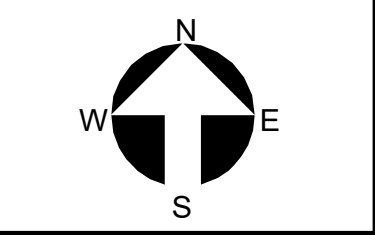
2 EXISTING EAST ELEVATION
B-4.4.0 3/32" = 1'-0"



1 PROPOSED EAST ELEVATION
B-4.4.0 3/32" = 1'-0"



HISTORIC, EXISTING & PROPOSED EAST ELEVATIONS



Project no: 2953
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B-4.4.0
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Revisions

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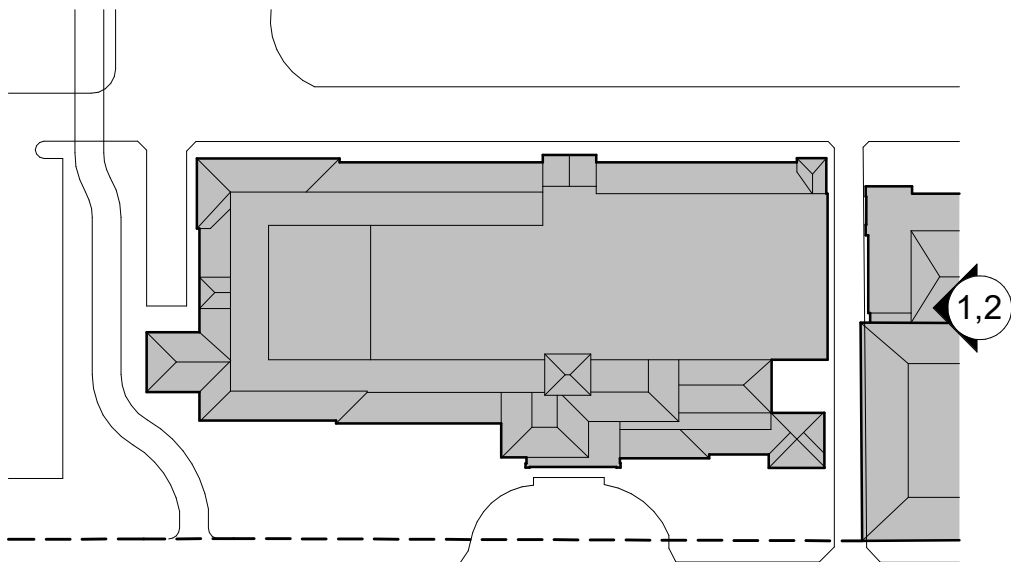
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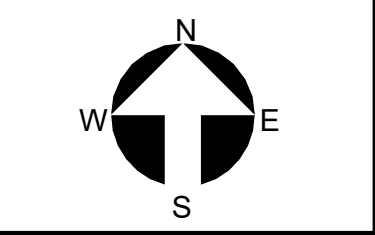
2 COLOR PROPOSED EAST ELEVATION WITHOUT LANDSCAPE
B-4.4.1 3/32" = 1'-0"



1 COLOR PROPOSED EAST ELEVATION WITH LANDSCAPE
B-4.4.1 3/32" = 1'-0"



COLOR EAST ELEVATIONS WITH & WITHOUT LANDSCAPE



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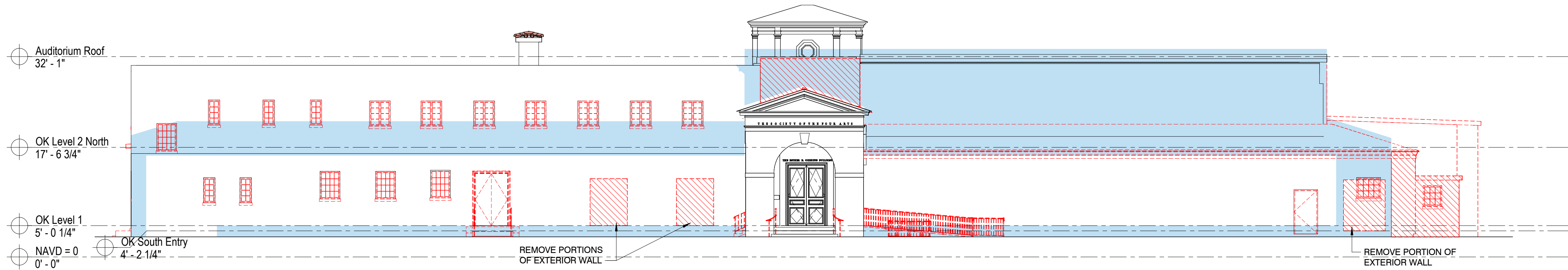
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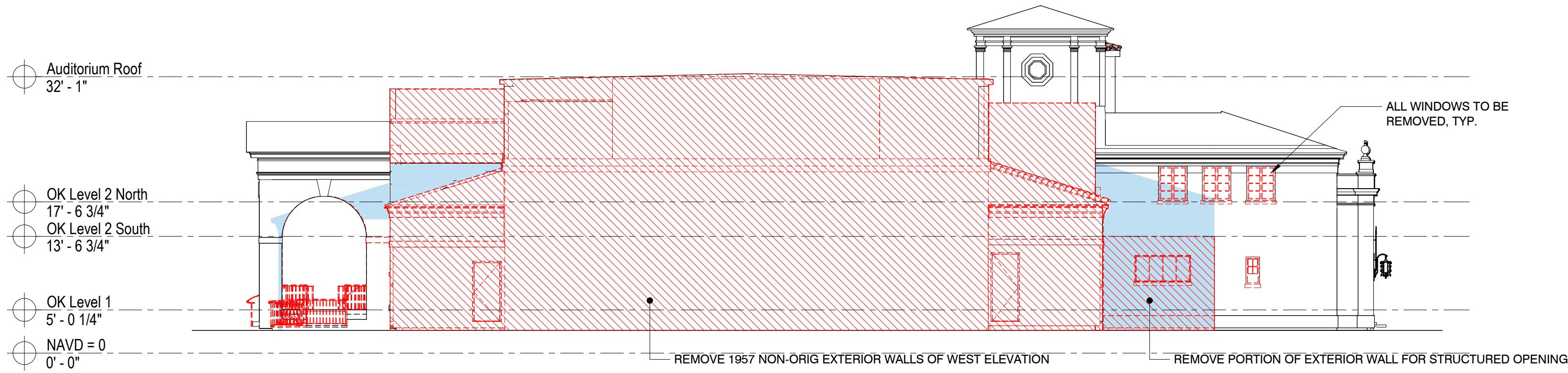
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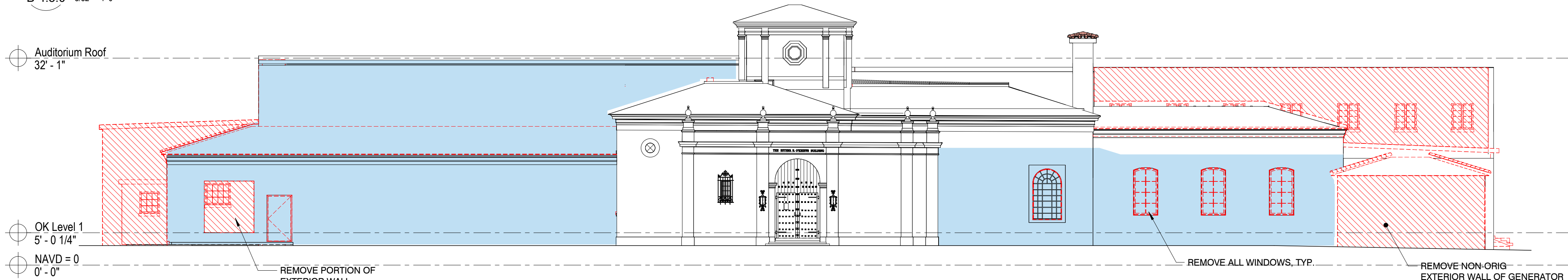
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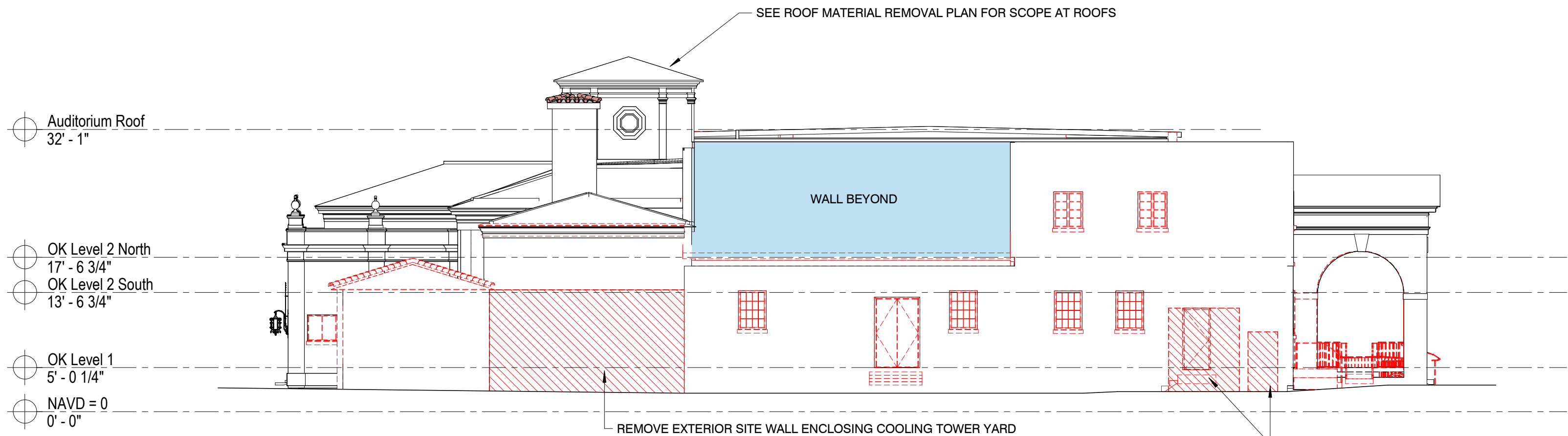
1 OVERALL MATERIAL REMOVAL NORTH ELEVATION
B-4.5.0 3/32" = 1'-0"



2 OVERALL MATERIAL REMOVAL WEST ELEVATION
B-4.5.0 3/32" = 1'-0"



3 OVERALL MATERIAL REMOVAL SOUTH ELEVATION
B-4.5.0 3/32" = 1'-0"

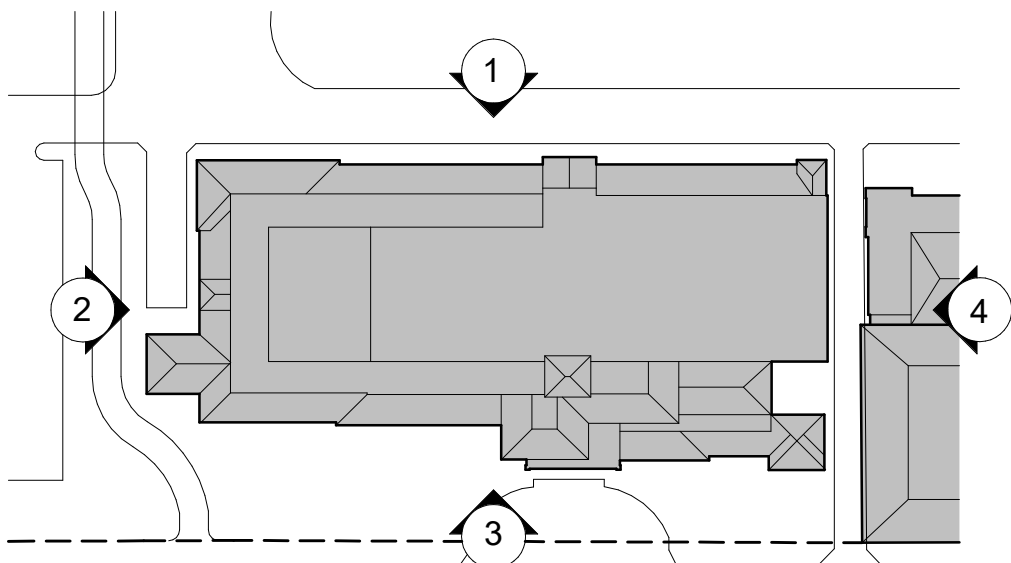


4 OVERALL MATERIAL REMOVAL EAST ELEVATION
B-4.5.0 3/32" = 1'-0"

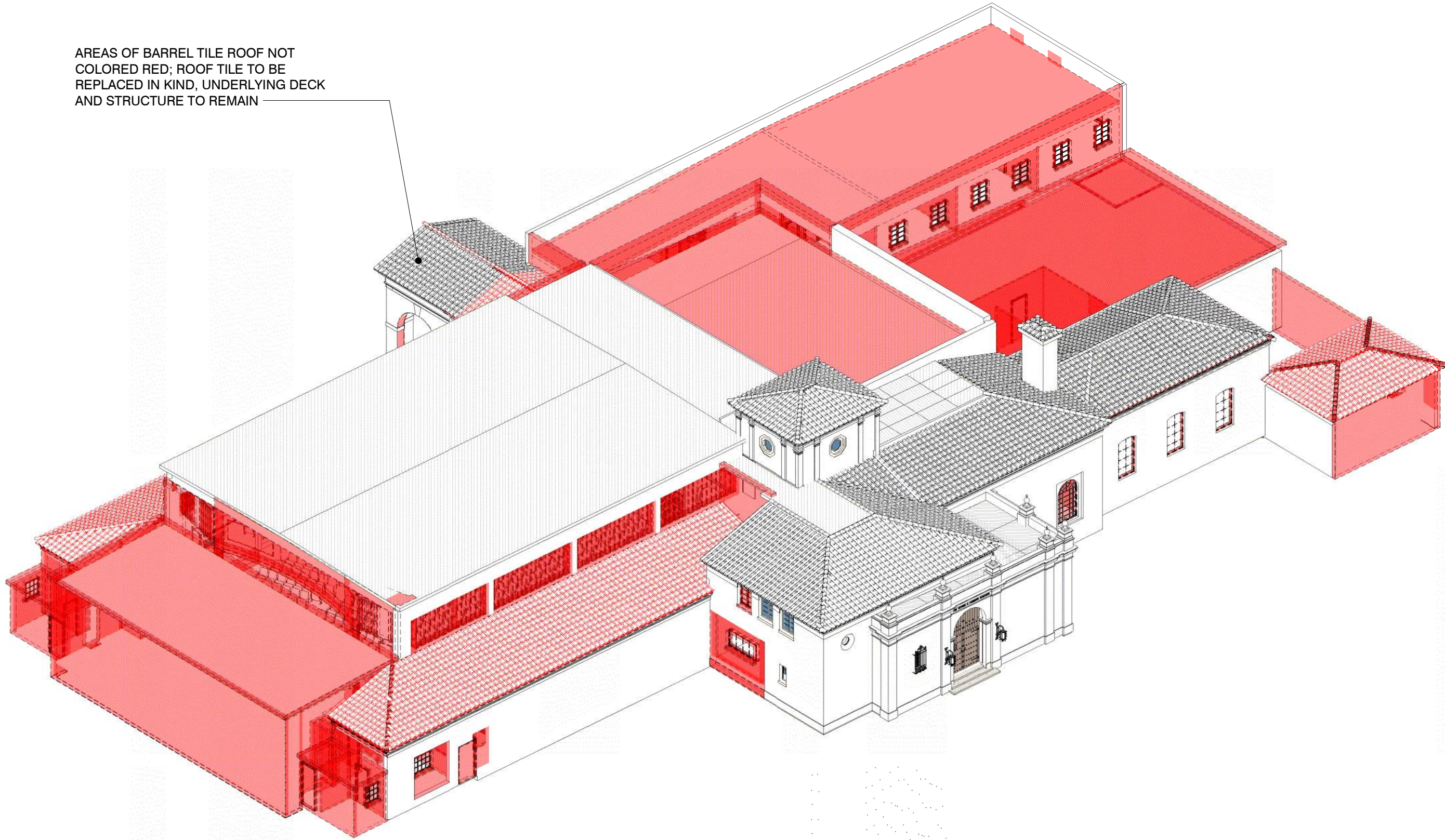
- LEGEND**
- EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONSTRUCTION TO BE REMOVED
 - AREA OF EXISTING EXTERIOR WALL CONSTRUCTION TO BE REMOVED
 - EXTENT OF AREA TO BE RETAINED BUT OBSCURED BY NEW CONSTRUCTION

TABULATION OF REMOVALS - WALLS

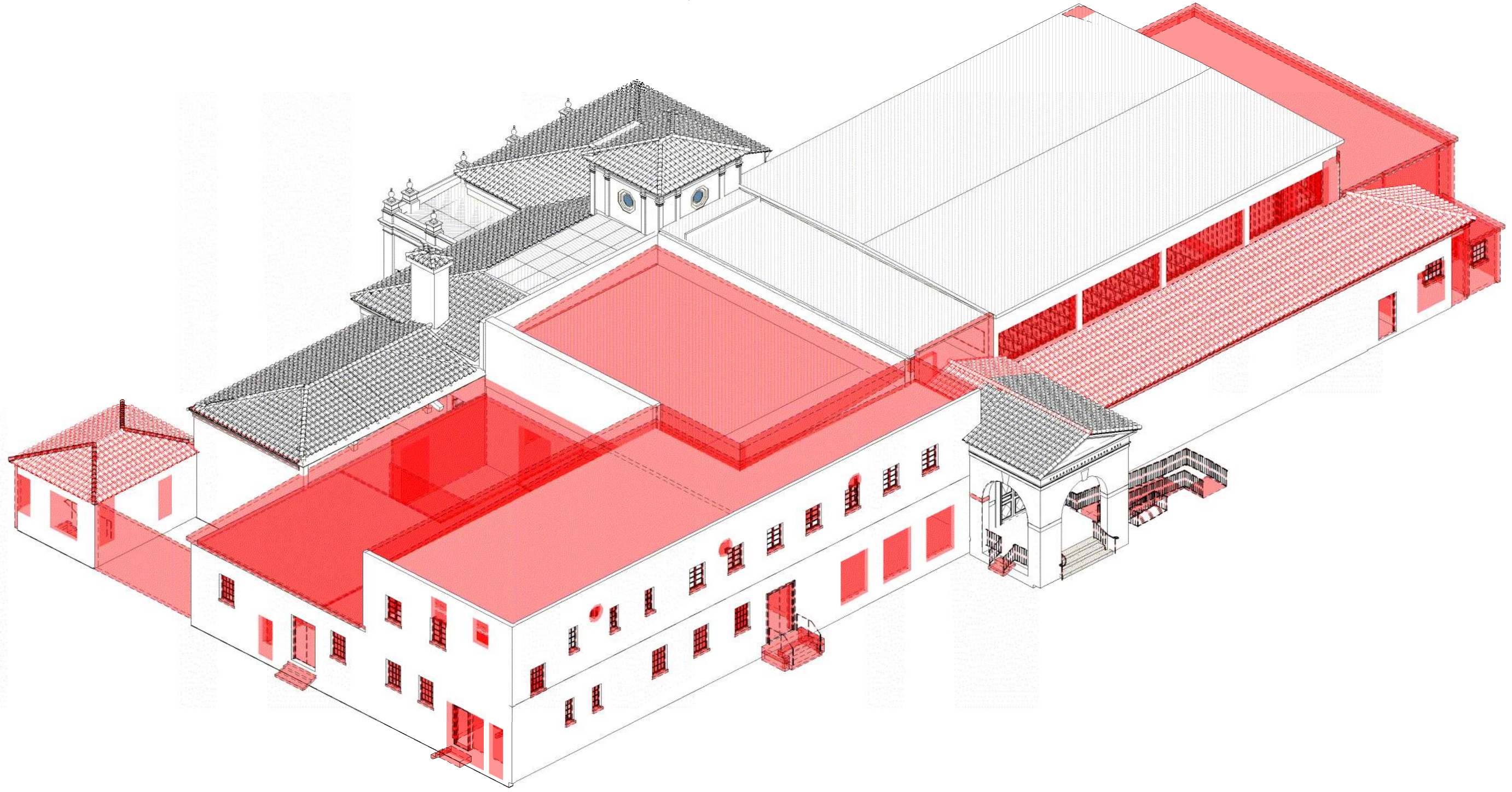
	NORTH	EAST	SOUTH	WEST
TOTAL ELEVATION EXTERIOR WALL AREA (SF)	5,568	2,742	5,284	3,206
EXTERIOR WALL AREA TO BE REMOVED (SF)	812	353	1,379	2,325
% OF WALL AREA TO BE REMOVED (EA. ELEVATION)	14.6%	12.9%	26.1%	72.5%
AREA OF EXTERIOR WALL TO BE CONCEALED BY NEW CONSTRUCTION	2,376	300	2,749	470



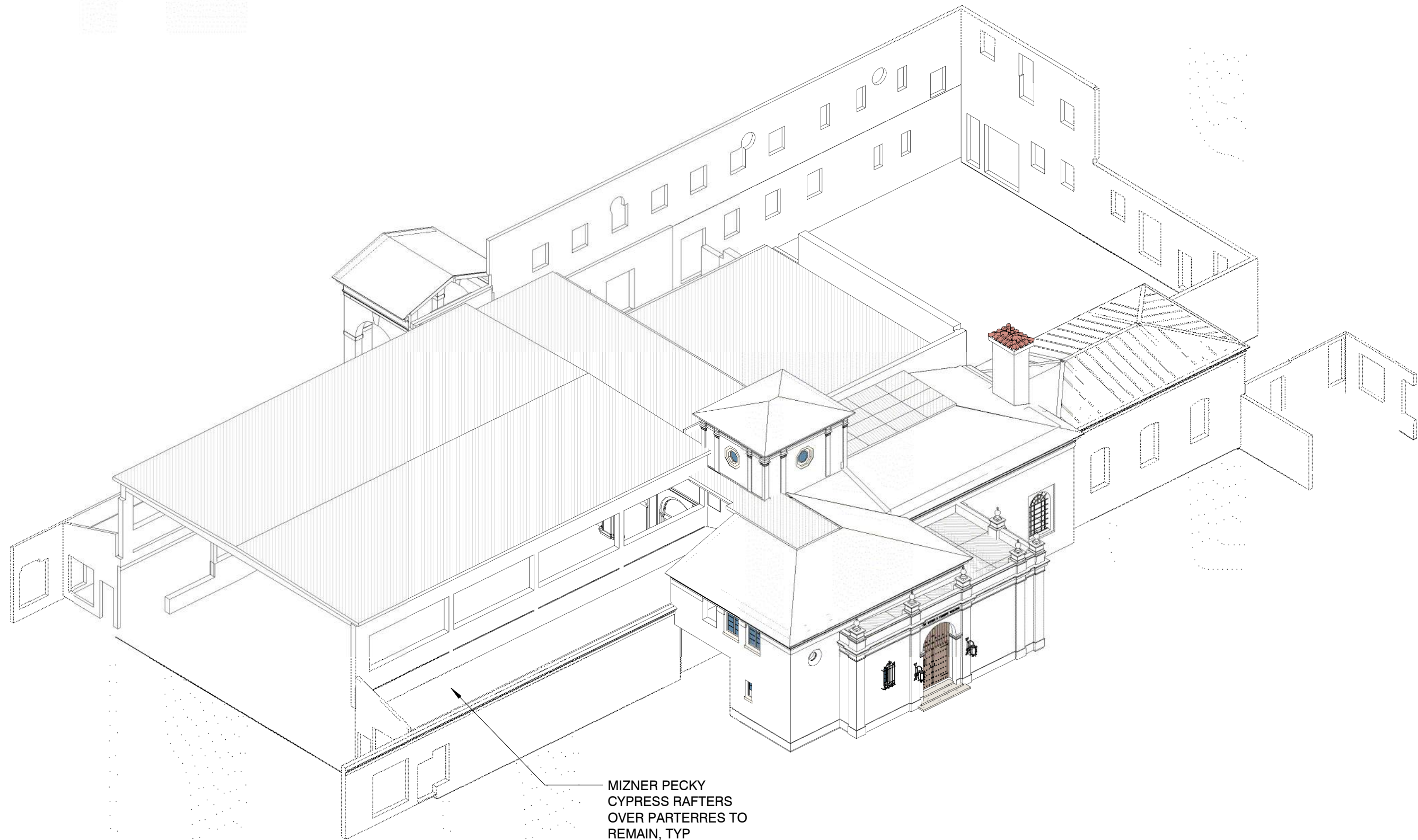
AREAS OF BARREL TILE ROOF NOT
COLORED RED; ROOF TILE TO BE
REPLACED IN KIND, UNDERLYING DECK
AND STRUCTURE TO REMAIN



1 AXON 1 (VIEW FROM SW) - PRE-MATERIAL REMOVALS
B-4.5.1

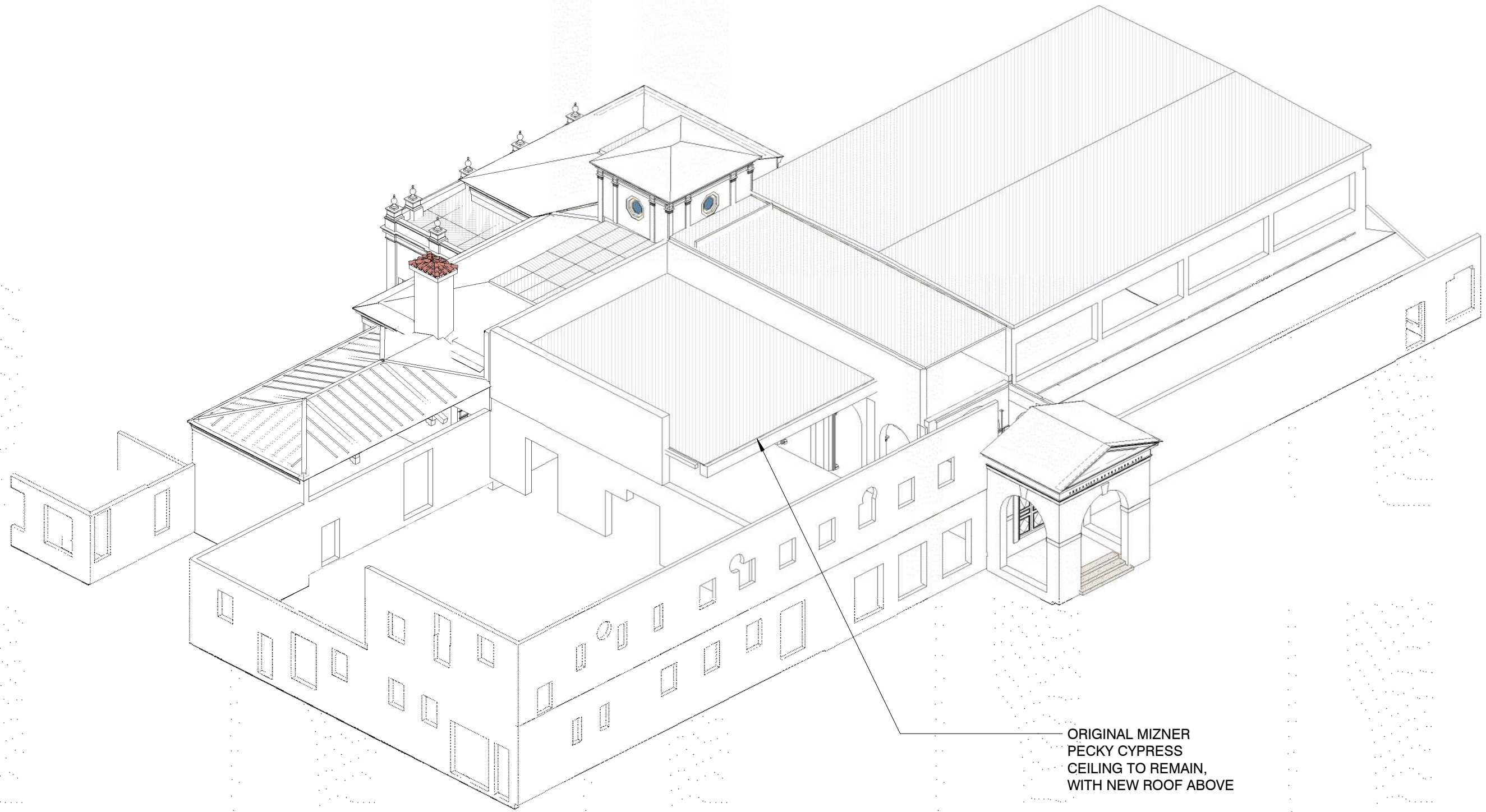


2 AXON 2 (VIEW FROM NE) - PRE-MATERIAL REMOVALS
B-4.5.1



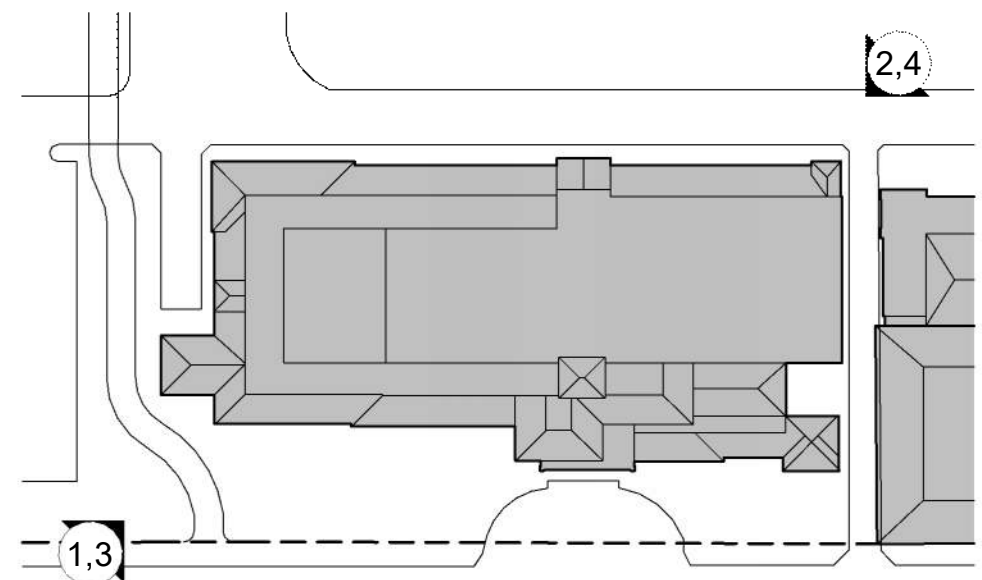
MIZNER PECKY
CYPRESS RAFTERS
OVER PARTERRES TO
REMAIN, TYP

3 AXON 1 (VIEW FROM SW) - POST-MATERIAL REMOVALS
B-4.5.1



ORIGINAL MIZNER
PECKY CYPRESS
CEILING TO REMAIN,
WITH NEW ROOF ABOVE

4 AXON 2 (VIEW FROM NE) - POST-MATERIAL REMOVALS
B-4.5.1



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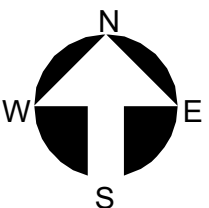


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MATERIAL REMOVAL DIAGRAMS

B-4.5.1

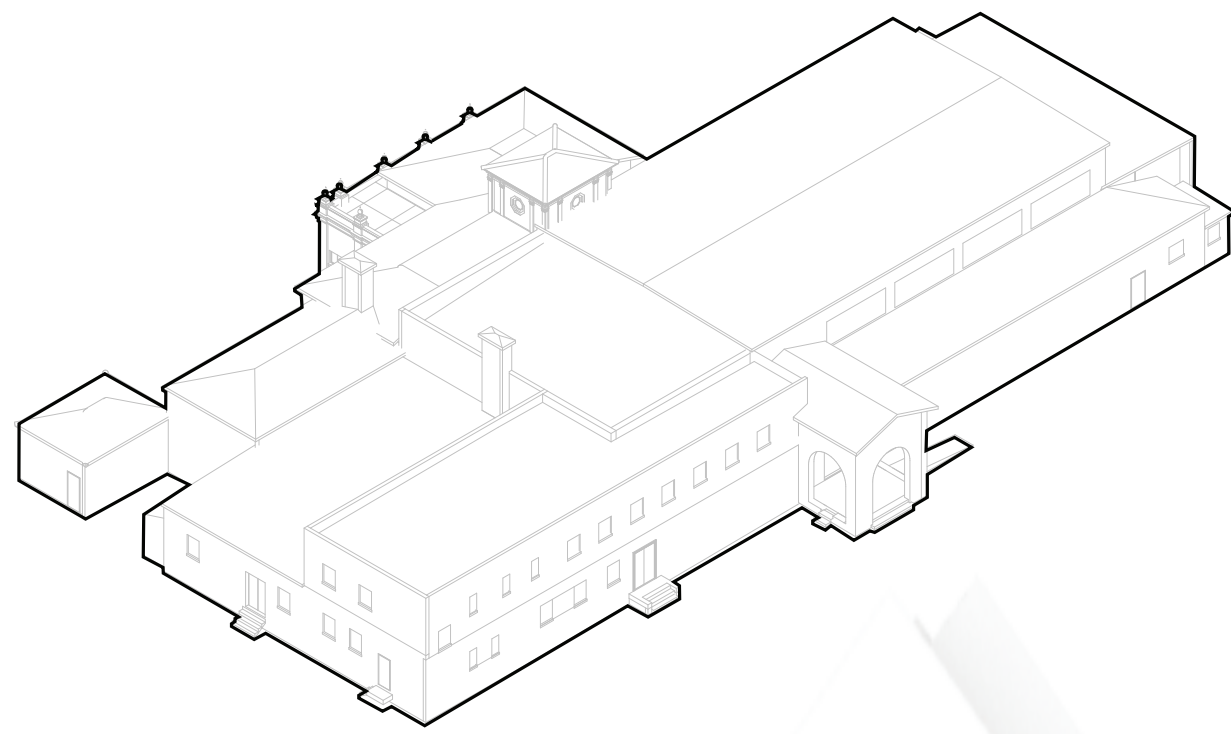
Second Submittal



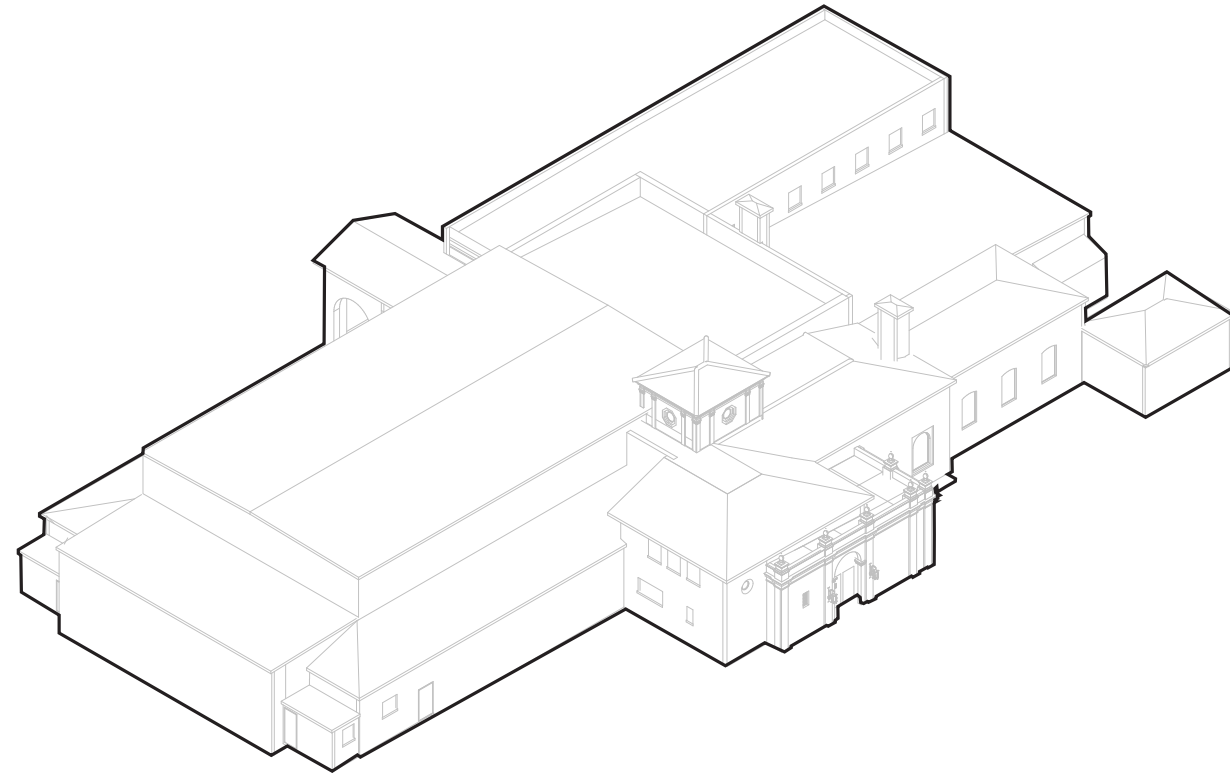
EXISTING PHOTOS - NORTH ELEVATION



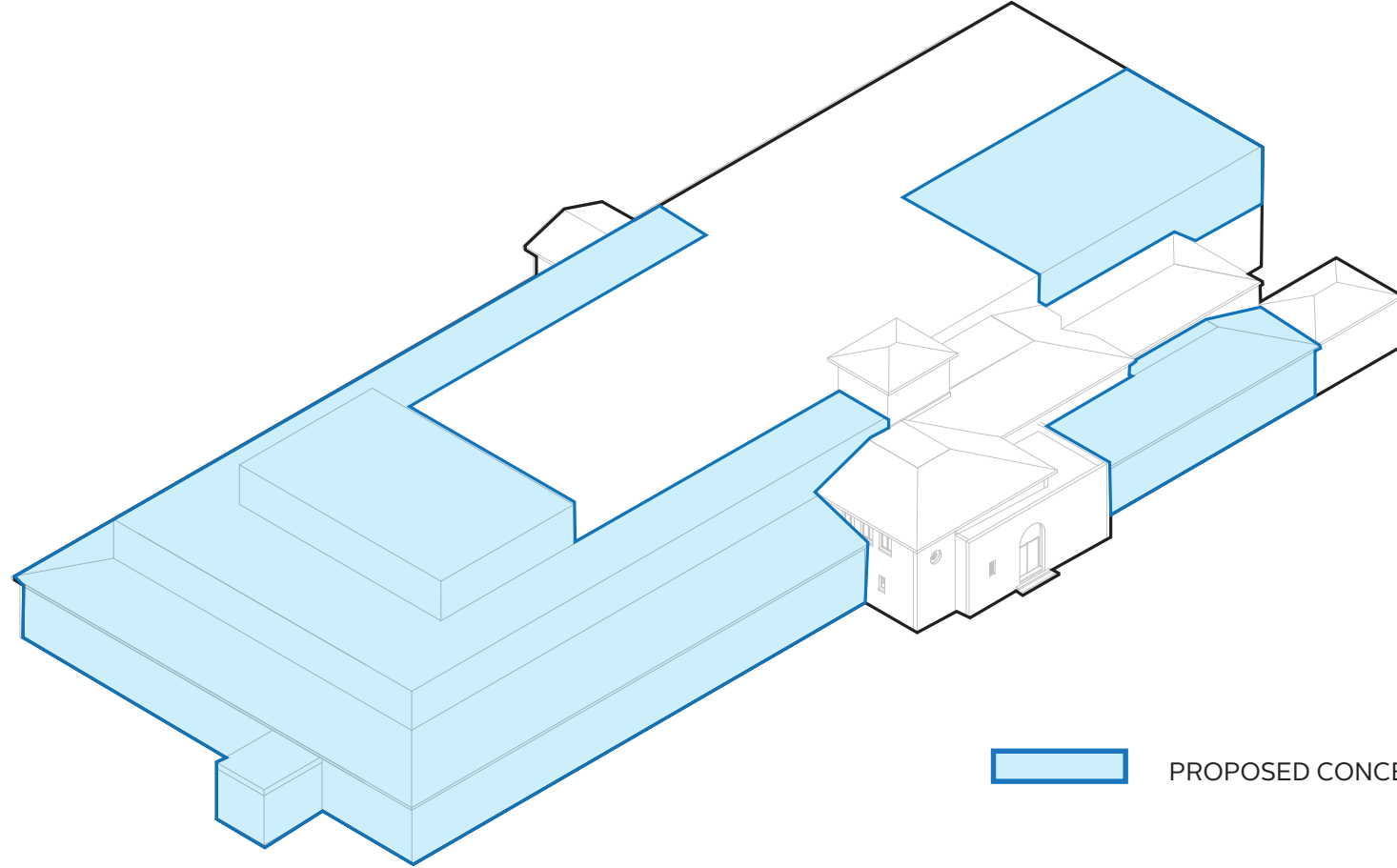
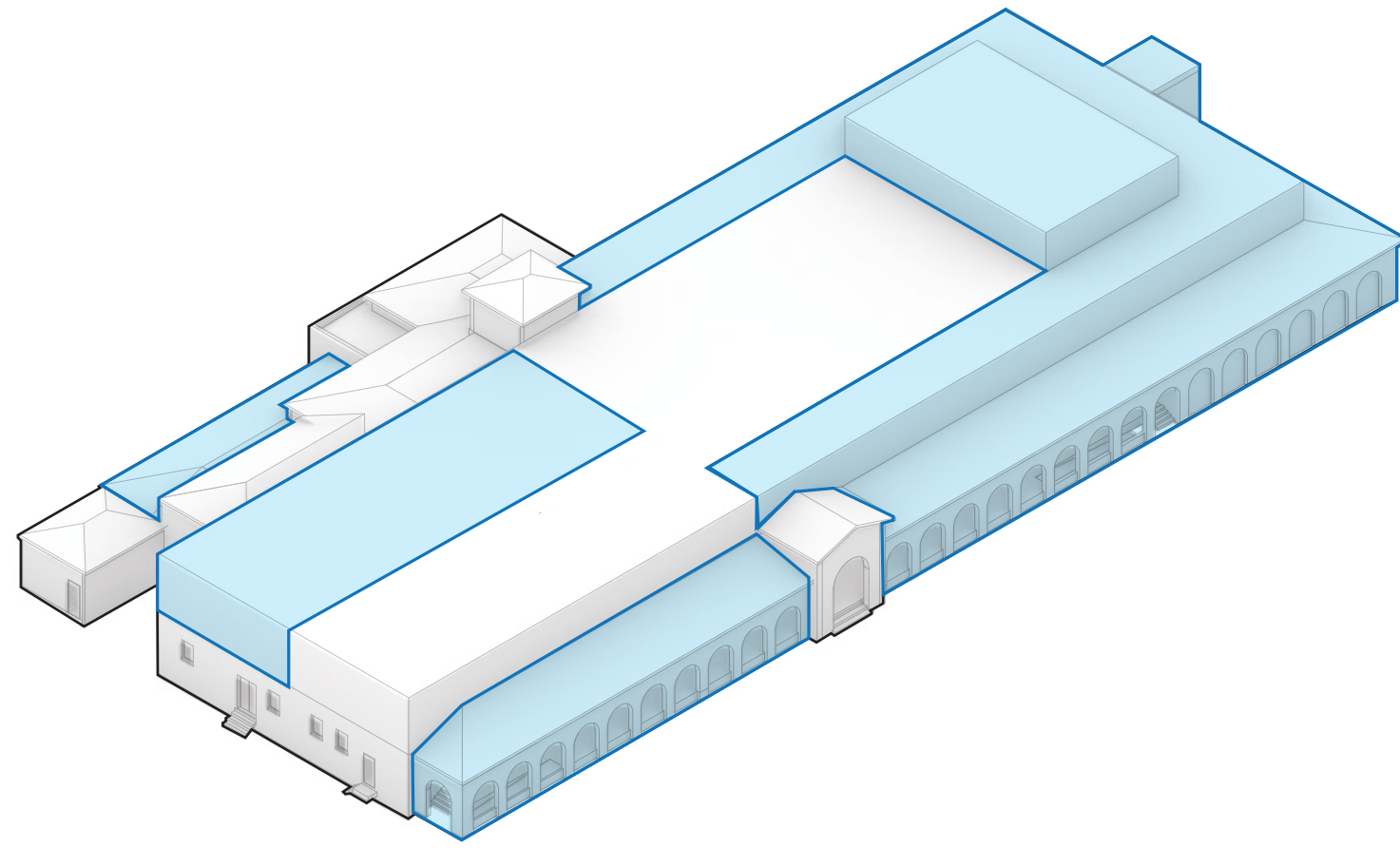
EXISTING PHOTOS - SOUTH ELEVATION



NORTH AND EAST ELEVATIONS (VIEW FROM NORTHEAST)



SOUTH AND WEST ELEVATIONS (VIEW FROM SOUTHWEST)



PROPOSED CONCEPT MASSING

5 EXISTING PHOTOS

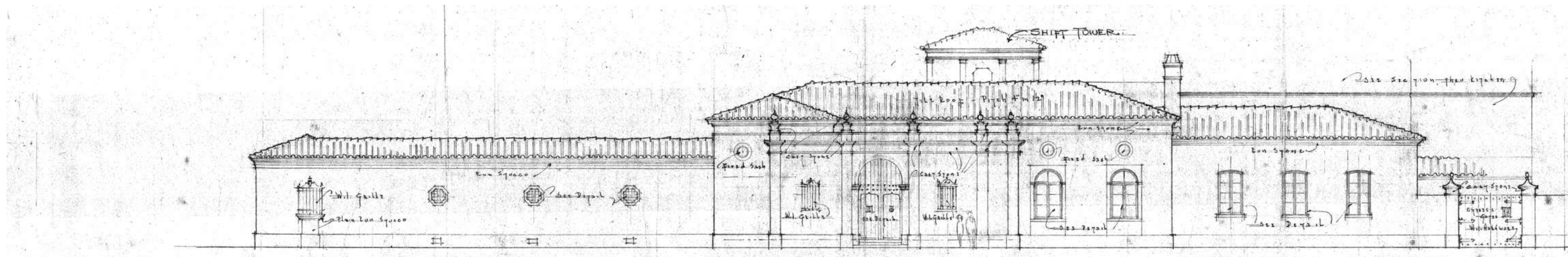
B-4.5.2 NTS, BBB 2023

4 AXONOMETRICS -EXISTING CONDITIONS

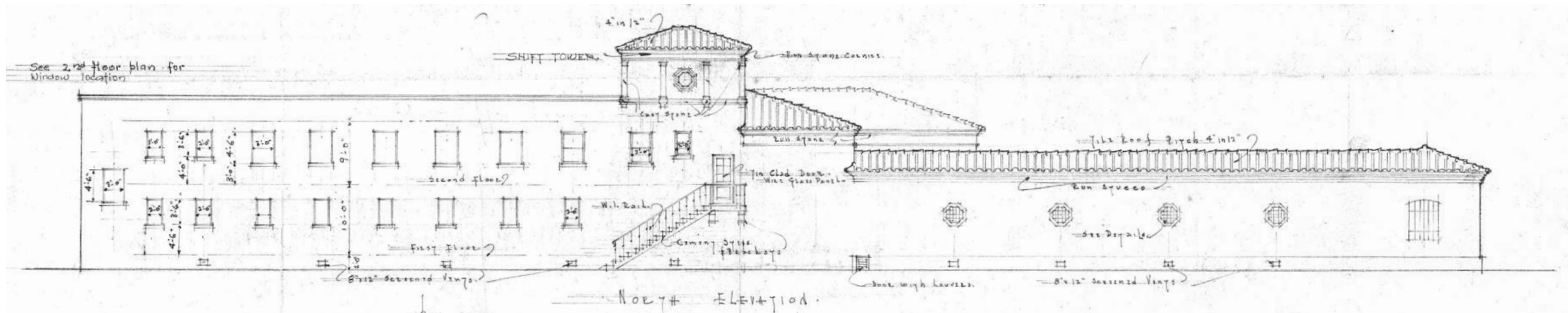
B-4.5.2 NTS

3 AXONOMETRICS -CONCEPT MASSING

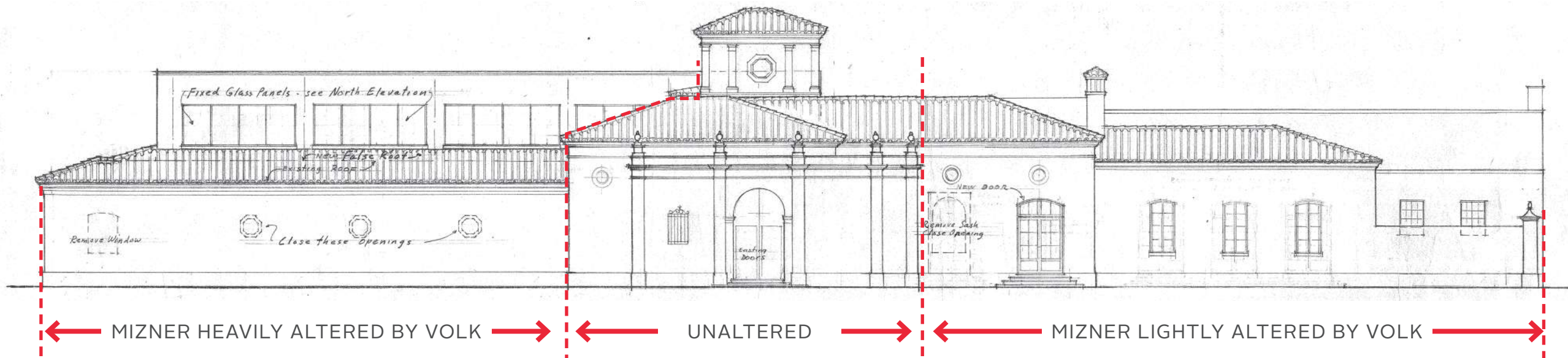
B-4.5.2 NTS



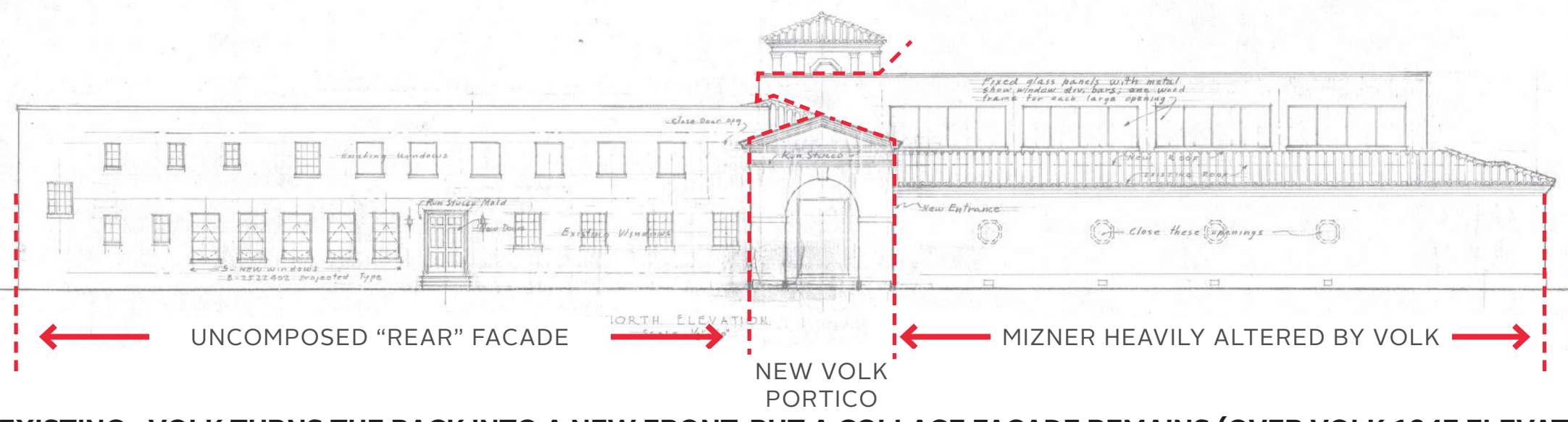
ORIGINAL MIZNER ELEVATION - THE CLUB FRONTING ROYAL PALM WAY



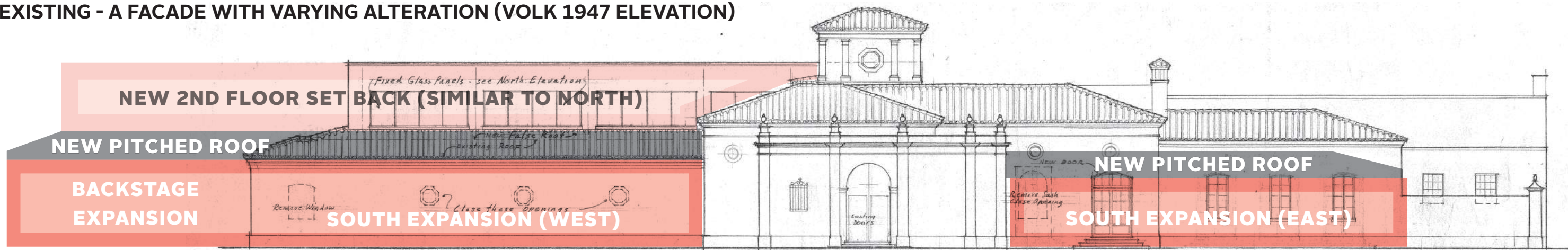
ORIGINAL MIZNER ELEVATION - A BUILDING REAR AND SERVICE FACADE



EXISTING - A FACADE WITH VARYING ALTERATION (VOLK 1947 ELEVATION)



EXISTING - VOLK TURNS THE BACK INTO A NEW FRONT, BUT A COLLAGE FACADE REMAINS (OVER VOLK 1947 ELEVATION)



CONCEPT - ELEVATION DIAGRAM



CONCEPT - ELEVATION

2 SOUTH ELEVATION - CONCEPT DIAGRAMS

B-4.5.2 NTS

1 NORTH ELEVATION - CONCEPT DIAGRAMS

B-4.5.2 NTS



2 VIEW FROM SOUTHWEST, ROYAL PALM WAY
B-4.6.1 NTS



1 VIEW FROM NORTHWEST, ROYAL PALM MALL
B-4.6.1 NTS

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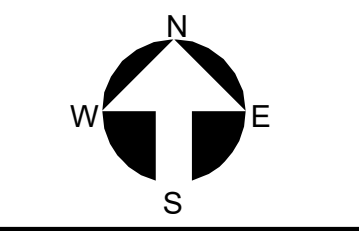
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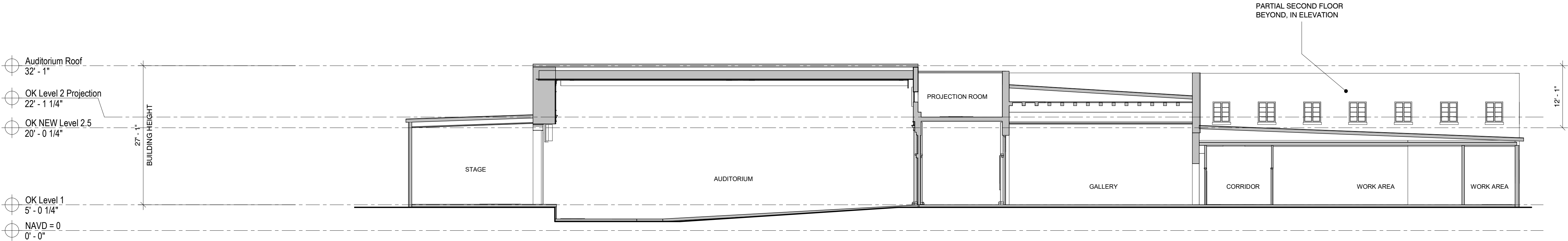
Revisions

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Project Manager: Checker



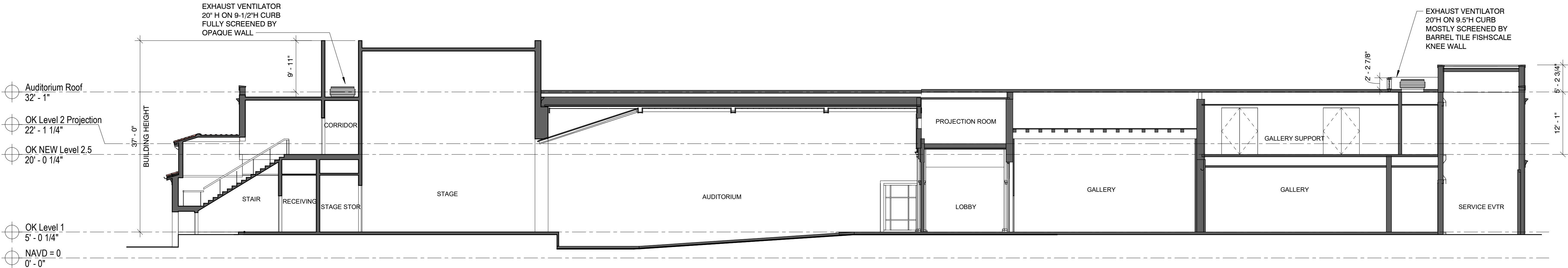
B-4.6.1
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COLOR RENDERINGS



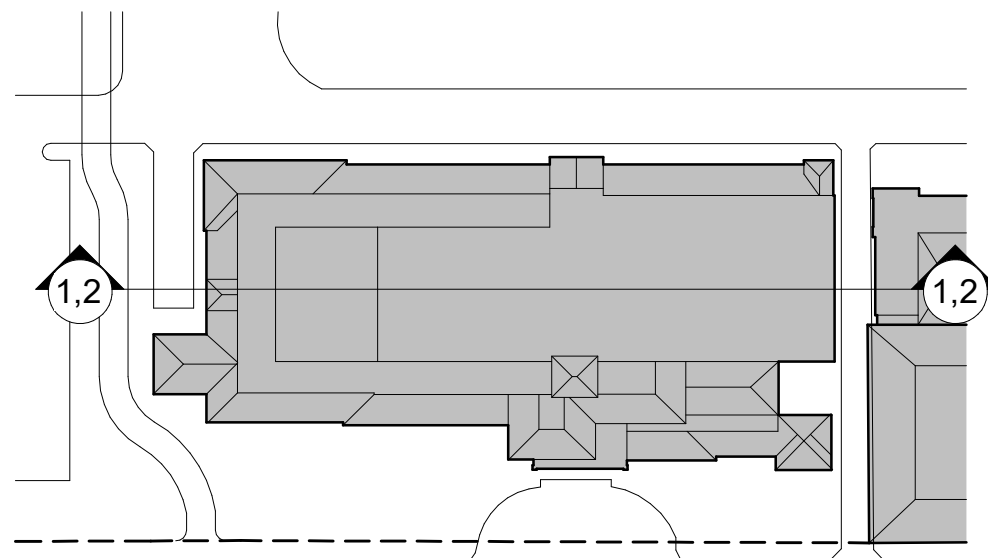
2 EAST-WEST SECTION EXISTING

B-5.1.0 3/32" = 1'-0"



1 EAST-WEST SECTION PROPOSED

B-5.1.0 3/32" = 1'-0"



WINDOW SCHEDULE							
MARK	BLDG ELEV	TYPE	EXG OPENING	NOMINAL MASONRY OPENING		MATERIAL / PRODUCT	COMMENTS
				HEIGHT	WIDTH		

EAST							
209	EAST	SIMUL. PAIR CASEMENT		4' - 2"	3' - 6"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
210	EAST	SIMUL. PAIR CASEMENT		4' - 2"	3' - 6"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
211	EAST	SIMUL. PAIR CASEMENT		4' - 2"	3' - 6"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
309	EAST	OCTAGONAL BEVELED - FIXED	YES	4' - 0"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR (TOWER)

NORTH							
118	NORTH	OCTAGONAL BEVELED - FIXED		3' - 2"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
119	NORTH	OCTAGONAL BEVELED - FIXED		3' - 2"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
212	NORTH	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
213	NORTH	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
214	NORTH	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
215	NORTH	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
216	NORTH	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
217	NORTH	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
310	NORTH	OCTAGONAL BEVELED - FIXED	YES	4' - 0"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR (TOWER)

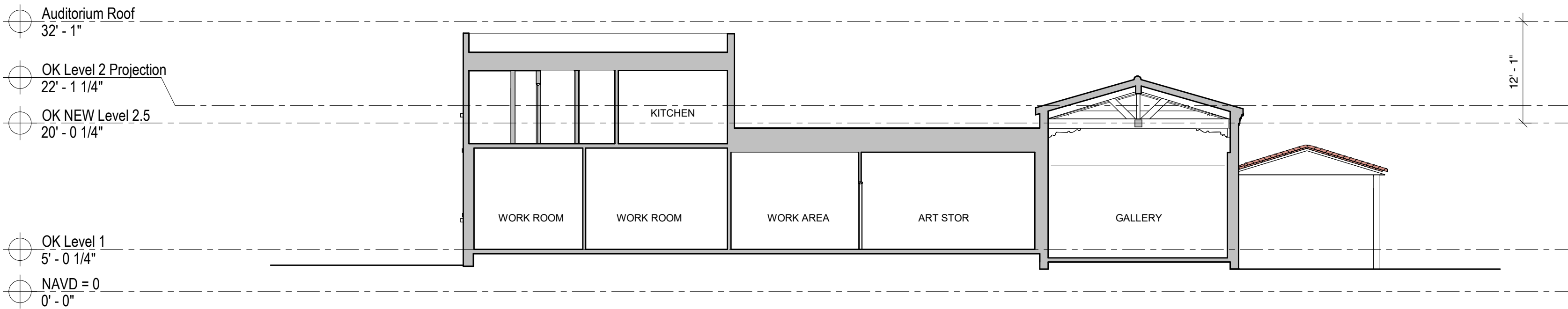
SOUTH							
101	SOUTH	BLIND STONE PANEL		6' - 0"	3' - 6"	LIMESTONE	BLIND STONE PANEL WITH ORNAMENTAL GRILLE
102	SOUTH	OCTAGONAL BEVELED - FIXED		3' - 2"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
103	SOUTH	OCTAGONAL BEVELED - FIXED		3' - 2"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
104	SOUTH	OCTAGONAL BEVELED - FIXED		3' - 2"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
105	SOUTH	OCTAGONAL BEVELED - FIXED		3' - 2"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
106	SOUTH	OCTAGONAL BEVELED - FIXED		3' - 2"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
108	SOUTH	SIMUL. CASEMENT	YES	3' - 2"	3' - 6"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
109	SOUTH	ROUND ARCH-HEADED SIMUL. PAIR CASEMENT		7' - 4"	4' - 8"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR, SHADOW BOX
110	SOUTH	ROUND ARCH-HEADED SIMUL. PAIR CASEMENT		7' - 4"	4' - 8"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR, SHADOW BOX
111	SOUTH	SEGMENTAL ARCH-HEADED SIMUL. PAIR CASEMENT		5' - 0"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR, SHADOW BOX
112	SOUTH	SEGMENTAL ARCH-HEADED SIMUL. PAIR CASEMENT		5' - 0"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR, SHADOW BOX
208	SOUTH	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
308	SOUTH	OCTAGONAL BEVELED - FIXED	YES	4' - 0"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR (TOWER)

WEST							
107	WEST	SIMUL. CASEMENT		3' - 2"	1' - 7"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
121	WEST	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
206	WEST	SIMUL. PAIR CASEMENT		4' - 0"	3' - 4"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
207	WEST	SIMUL. PAIR CASEMENT		4' - 0"	3' - 4"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
220	WEST	CIRCULAR BEVELED - FIXED				ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR
311	WEST	OCTAGONAL BEVELED - FIXED	YES	4' - 0"	3' - 0"	ALUMINUM	IMPACT-RATED, CGI ESTATE SERIES OR SIMILAR (TOWER)

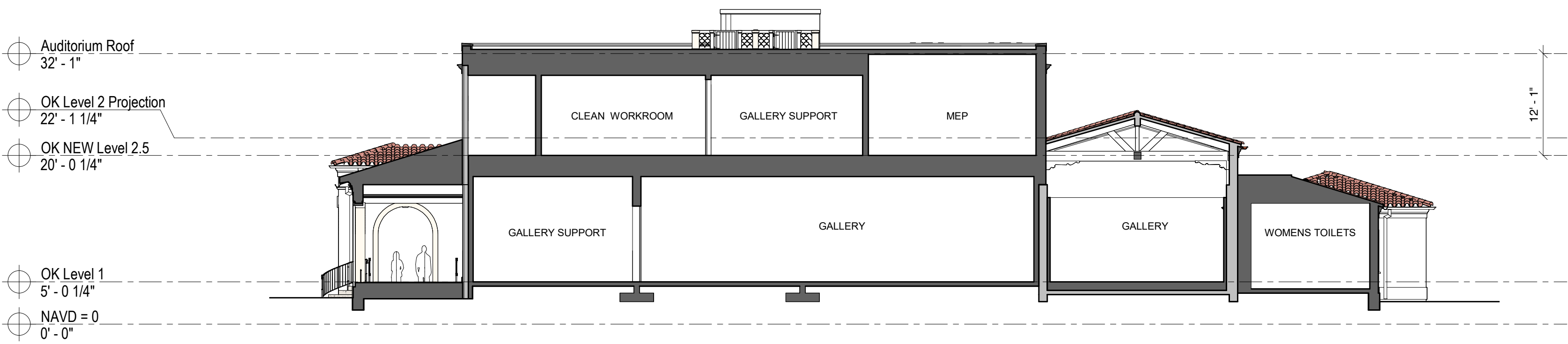
DOOR SCHEDULE							
MARK	BLDG ELEV	TYPE	EXG OPENING	CLEAR OPENING		MATERIAL / PRODUCT	COMMENTS
				HEIGHT	WIDTH		

D01	SOUTH			7' - 4"	6' - 0"		
D02	SOUTH	MONU. ARCHD. PAIR	YES	-	-	MTL & WD. EXG	MIZNER ORIGINAL, RESTORE EXISTING
D03	EAST	FLUSH MTL PANEL		7' - 0"	3' - 0"	PTD MTL	
D04	EAST	PAIR. DECORATIVE WD		9' - 0"	8' - 0"	STAINED MAHOGANY	
D05	EAST	DECORATIVE WD		7' - 0"	3' - 0"	STAINED MAHOGANY	
D06	NORTH	PAIR. GLASS & MTL		8' - 0"	6' - 0"	HOPES, LANDMARK SERIES 175	IMPACT-RATED
D07	NORTH	PAIR. GLASS & MTL		8' - 0"	6' - 0"	HOPES, LANDMARK SERIES 175	IMPACT-RATED
D08	NORTH	PAIR. GLASS & MTL		8' - 0"	6' - 0"	HOPES, LANDMARK SERIES 175	IMPACT-RATED
D09	NORTH	PAIR. DECORATIVE WD	YES	9' - 8"	5' - 10"	PTD WD. EXG	VOLK ORIGINAL, RESTORE EXISTING
D10	NORTH	PAIR. DECORATIVE WD		7' - 0"	6' - 0"	STAINED MAHOGANY	FACES EAST (EXIT FROM ENSEMBLE SPACE)
D11	NORTH	DECORATIVE WD		6' - 10"	3' - 0"	STAINED MAHOGANY	
D12	WEST	FLUSH MTL PANEL		6' - 10"	3' - 0"	PTD MTL	
D13	NORTH	FLUSH MTL PANEL		6' - 10"	3' - 0"	PTD MTL	FACES NORTH (EXIT FROM DOCK VESTIBULE)
D14	NORTH	ROLLING SHUTTER		10' - 0"	9' - 0"	PTD MTL	FACES NORTH LOADING OPENING, MOTORIZED SHUTTER

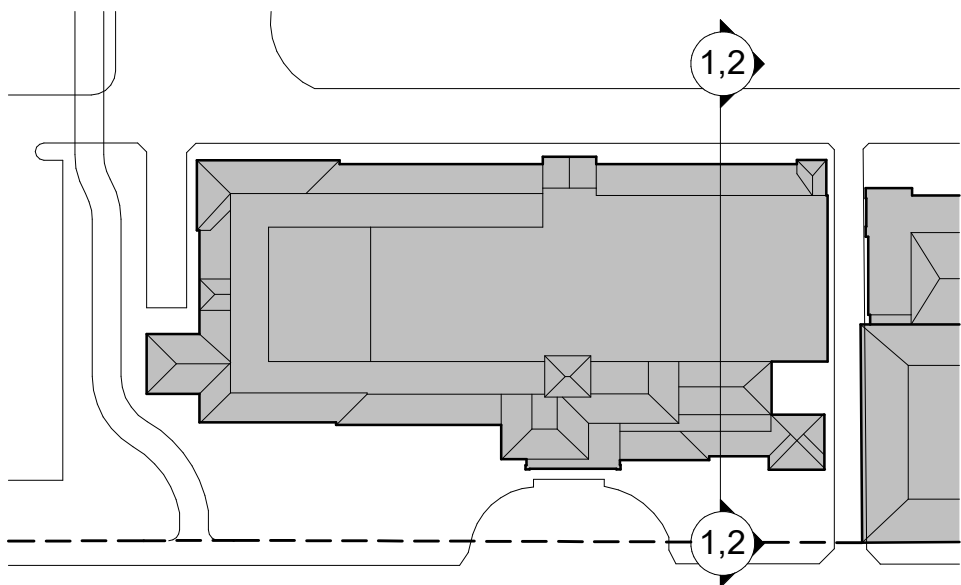
ALL DOOR AND WINDOW DIMENSIONS AND SPECIFICATIONS ARE PROVIDED TO REPRESENT DESIGN INTENT AND ARE SUBJECT TO MINOR CHANGES DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS



1 NORTH-SOUTH SECTION EXISTING
B-5.1.1 3/32" = 1'-0"

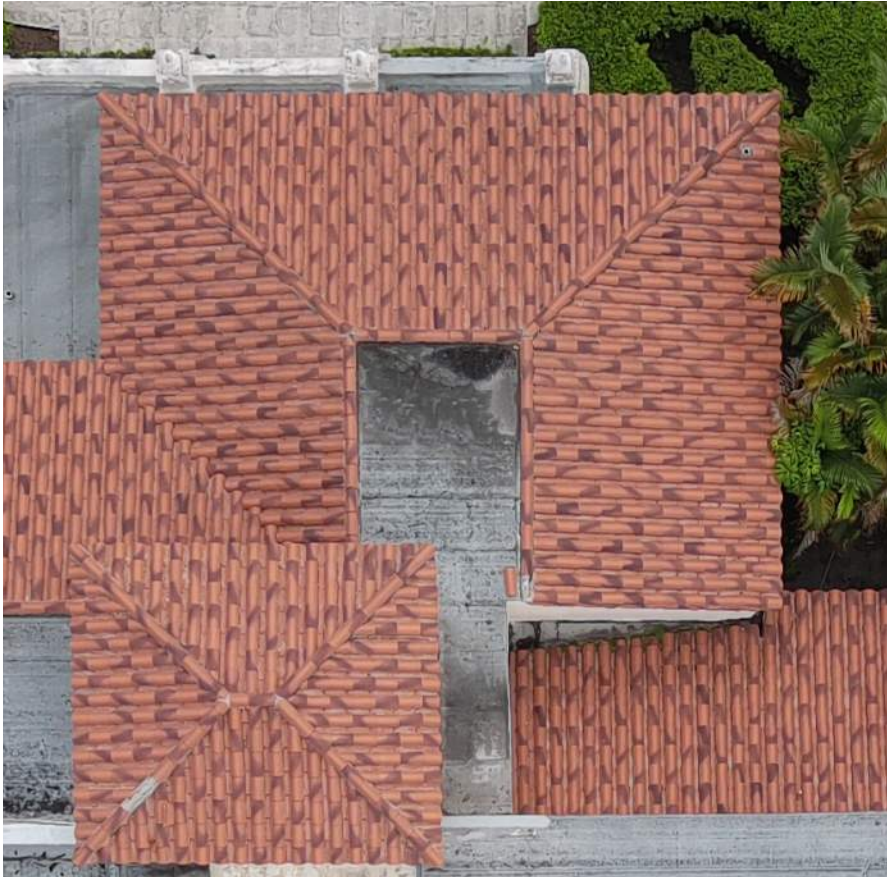


2 NORTH-SOUTH SECTION PROPOSED
B-5.1.1 3/32" = 1'-0"





FISH SCALE BARREL TILE
(EAST ROOF VENTILATOR ENCLOSURE)



CLAY BARREL TILE,
TRADITIONALLY DETAILED



STEEL WINDOWS & DOORS (E.G., BOX OFFICE)



ORNAMENTAL METALWORK
(FOR MATERIAL ONLY, SEE DETAILS)



LIMESTONE -
ARCADE BASE COURSING, ARCADE FLOORING,
OTHER MISC DETAILS

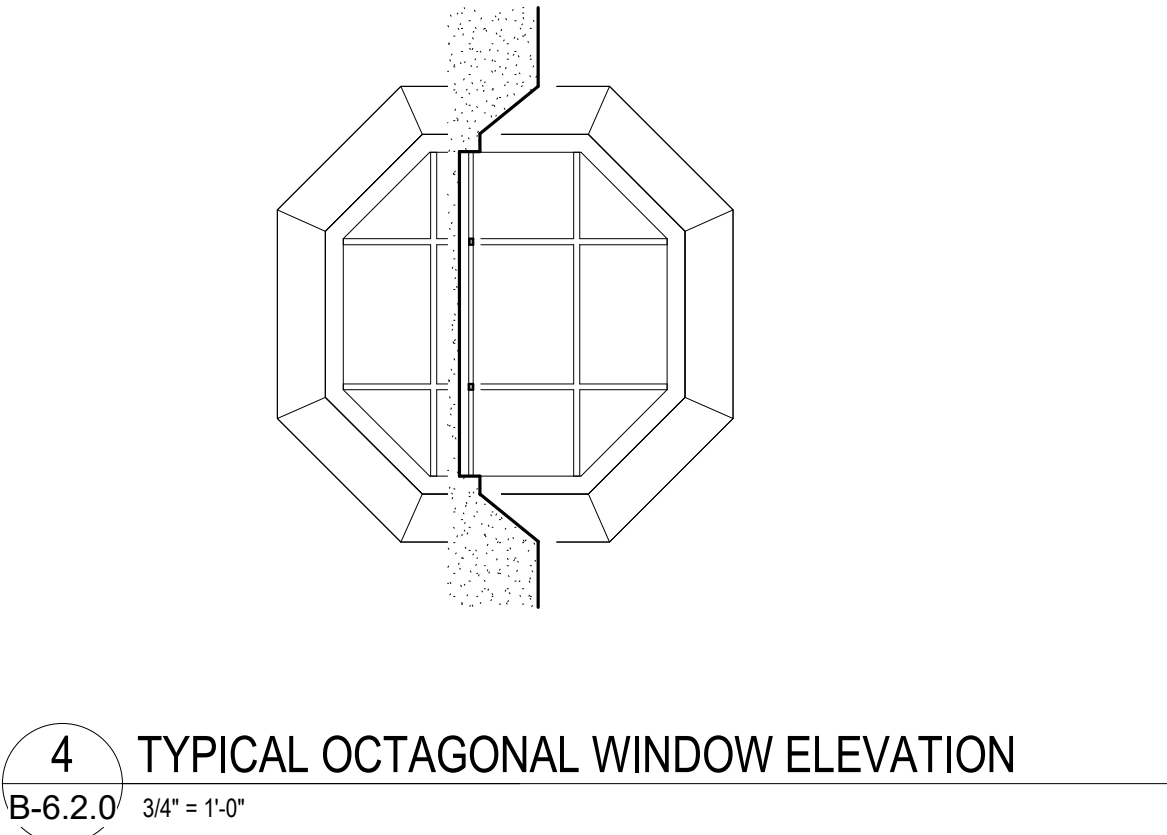
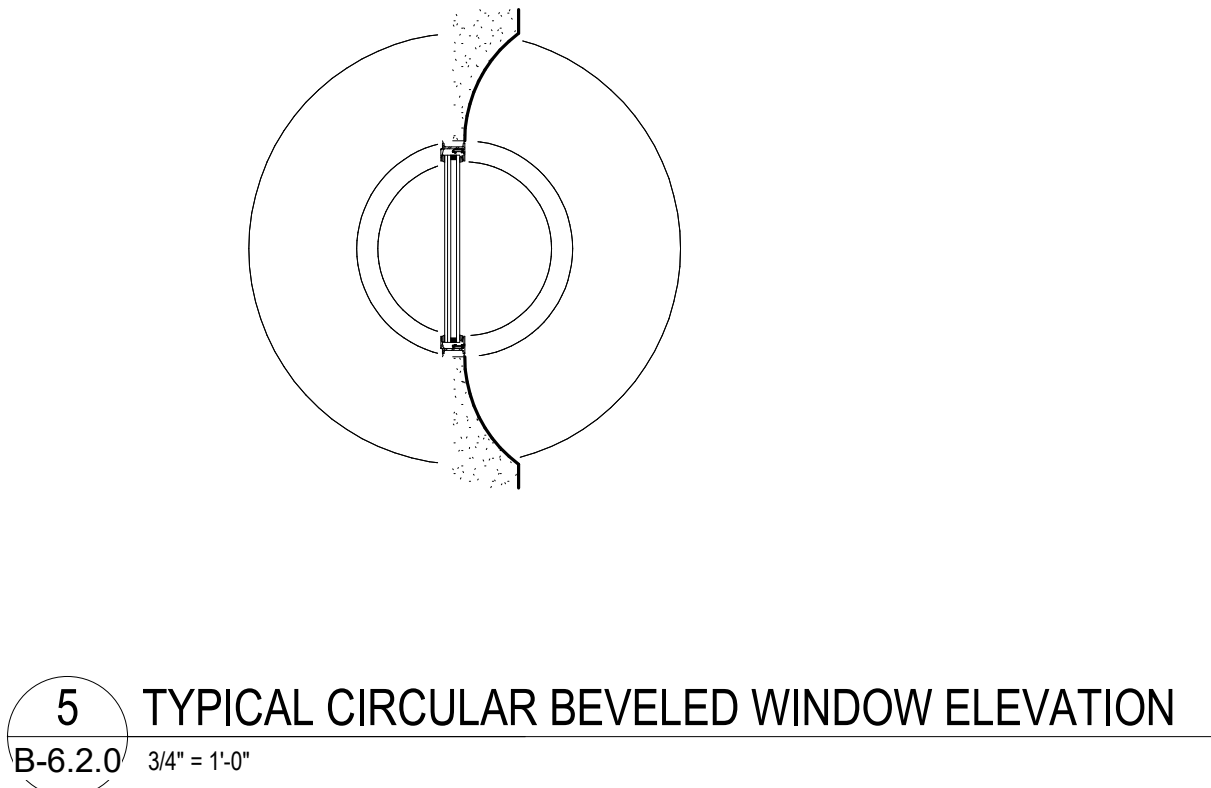
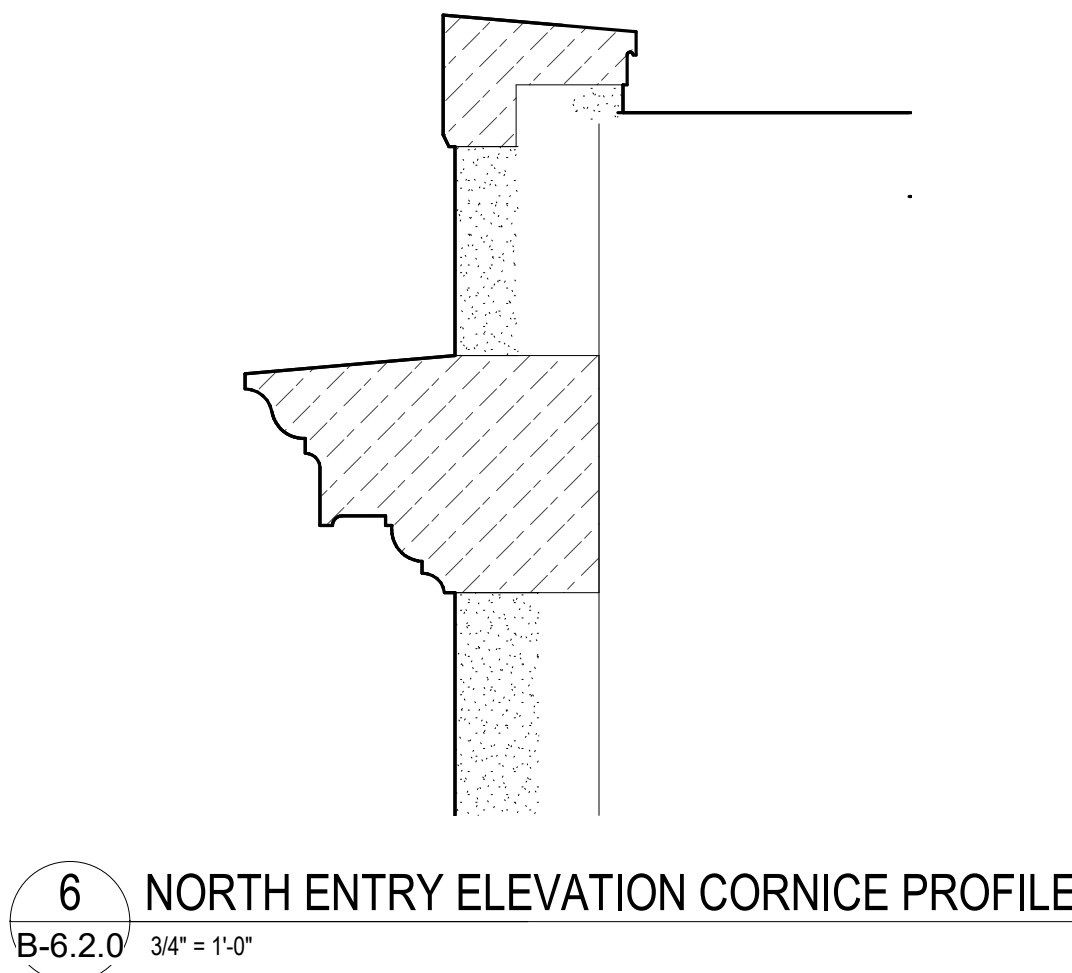
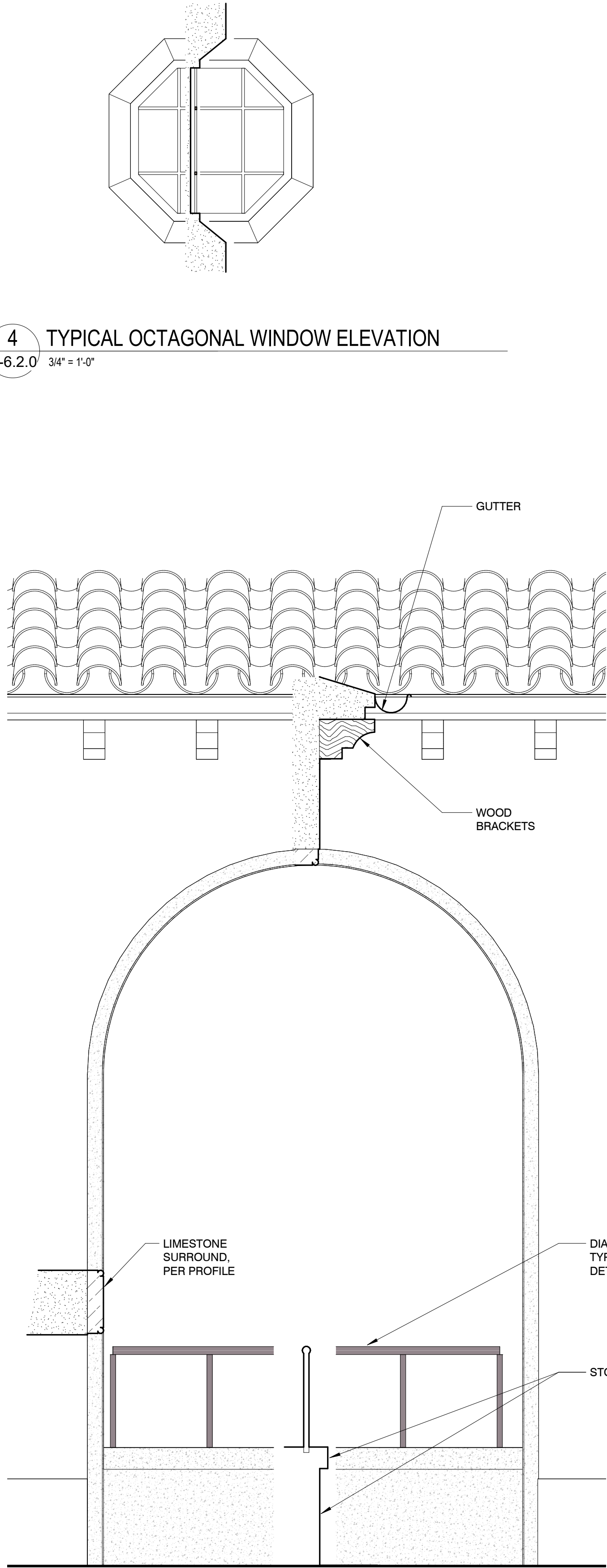
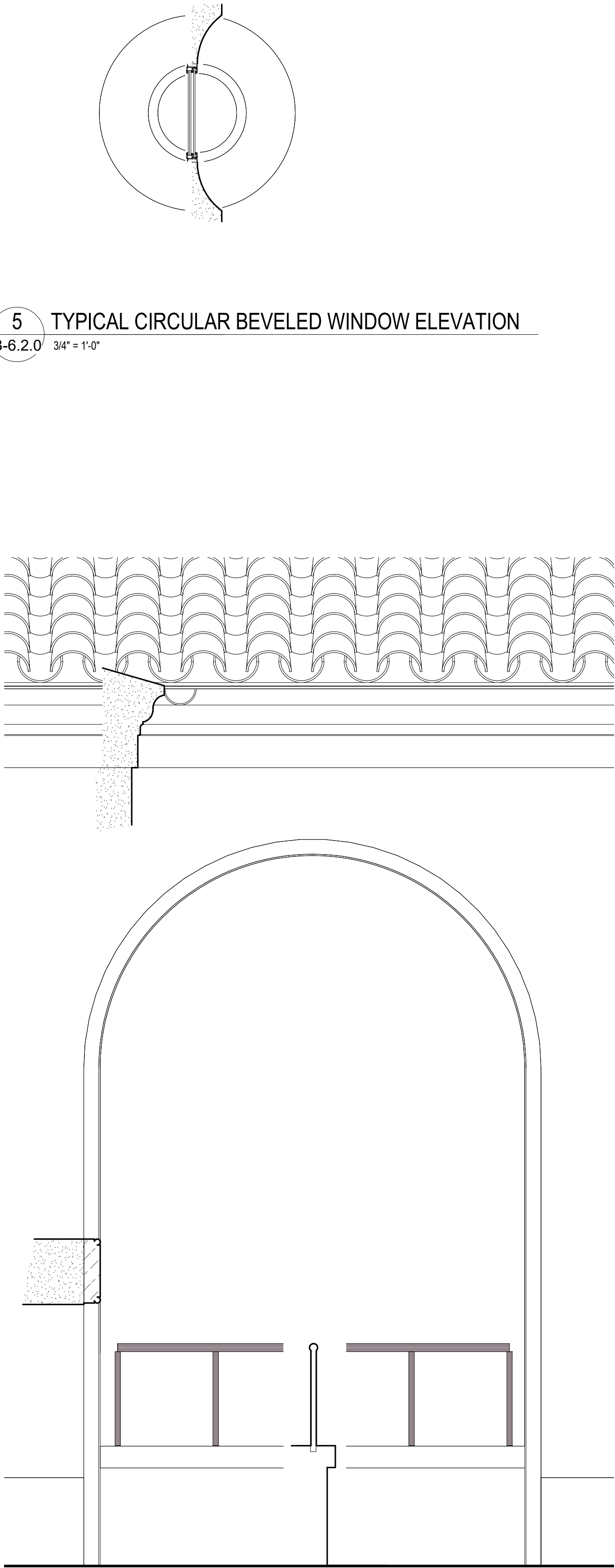
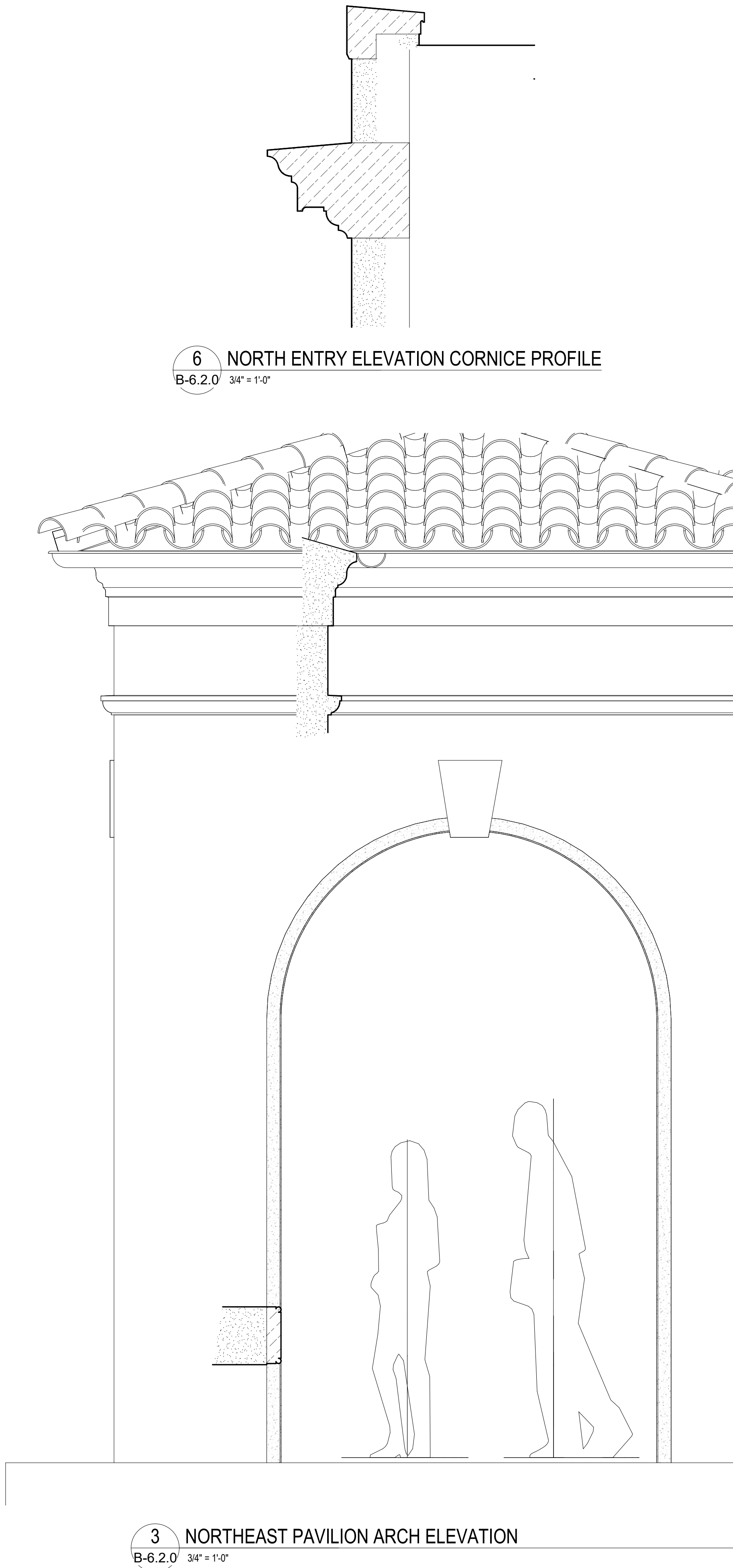


TEXTURED STUCCO -
EXTERIOR WALL SURFACE, CORNICES,
COPINGS, RUNNING TRIM (RUN STUCCO)

2 MATERIALS - CONCEPT
B-6.1.0 NTS

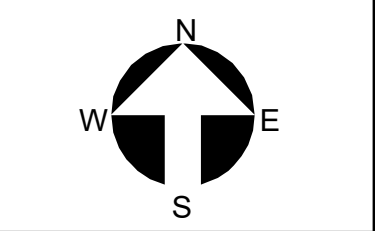


1 PART NORTH ELEVATION - COLOR
B-6.1.0 3/8" = 1'-0"



EXTERIOR PROPOSED ARCHITECTURAL DETAILS

B-6.2.0
Second Submittal



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Date: 2024.09.23
Drawn by: Author
Project Manager: Checker

Revisions

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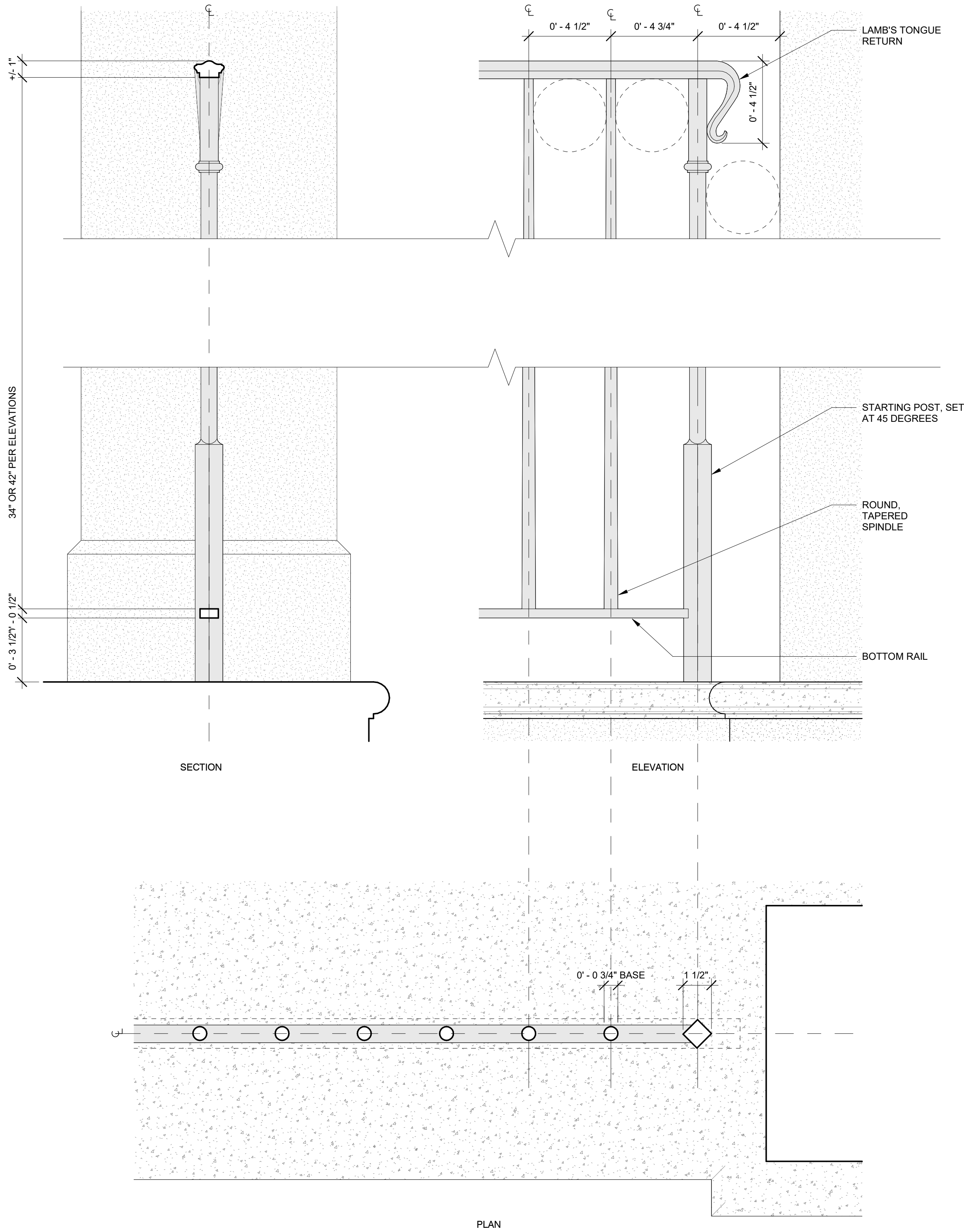


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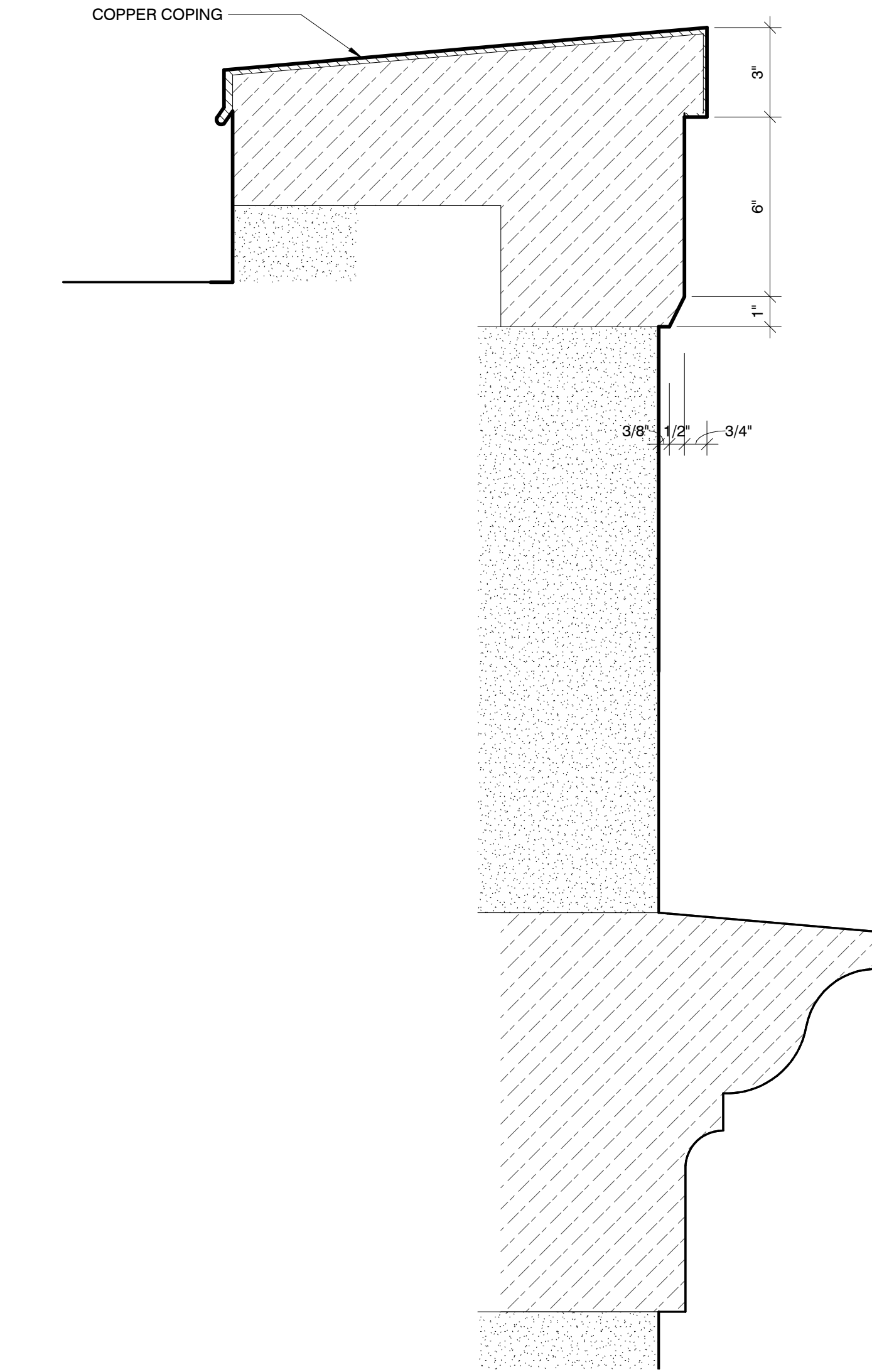
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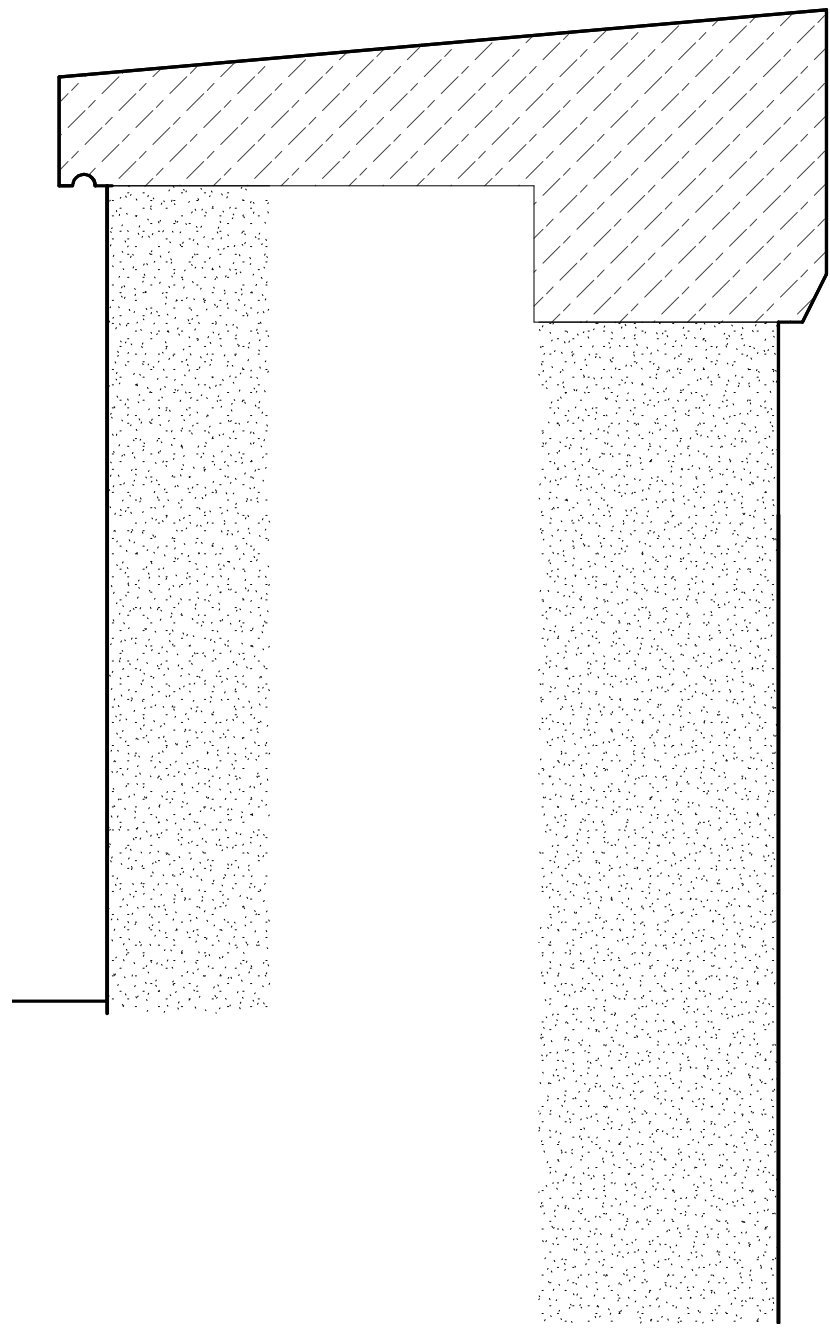
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20th Floor
New York, NY 10271
212.777.7800
beyerblinderbelle.com



3 TYPICAL RAILING DETAIL
B-6.2.2 3" = 1'-0"

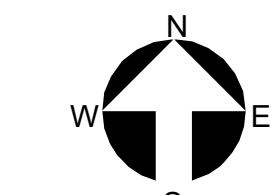


2 NORTHEAST PARAPET DETAIL
B-6.2.2 3" = 1'-0"



1 MECHANICAL ENCLOSURE PARAPET DETAIL
B-6.2.2 3" = 1'-0"

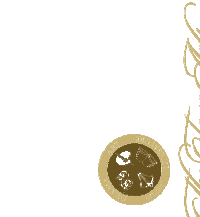
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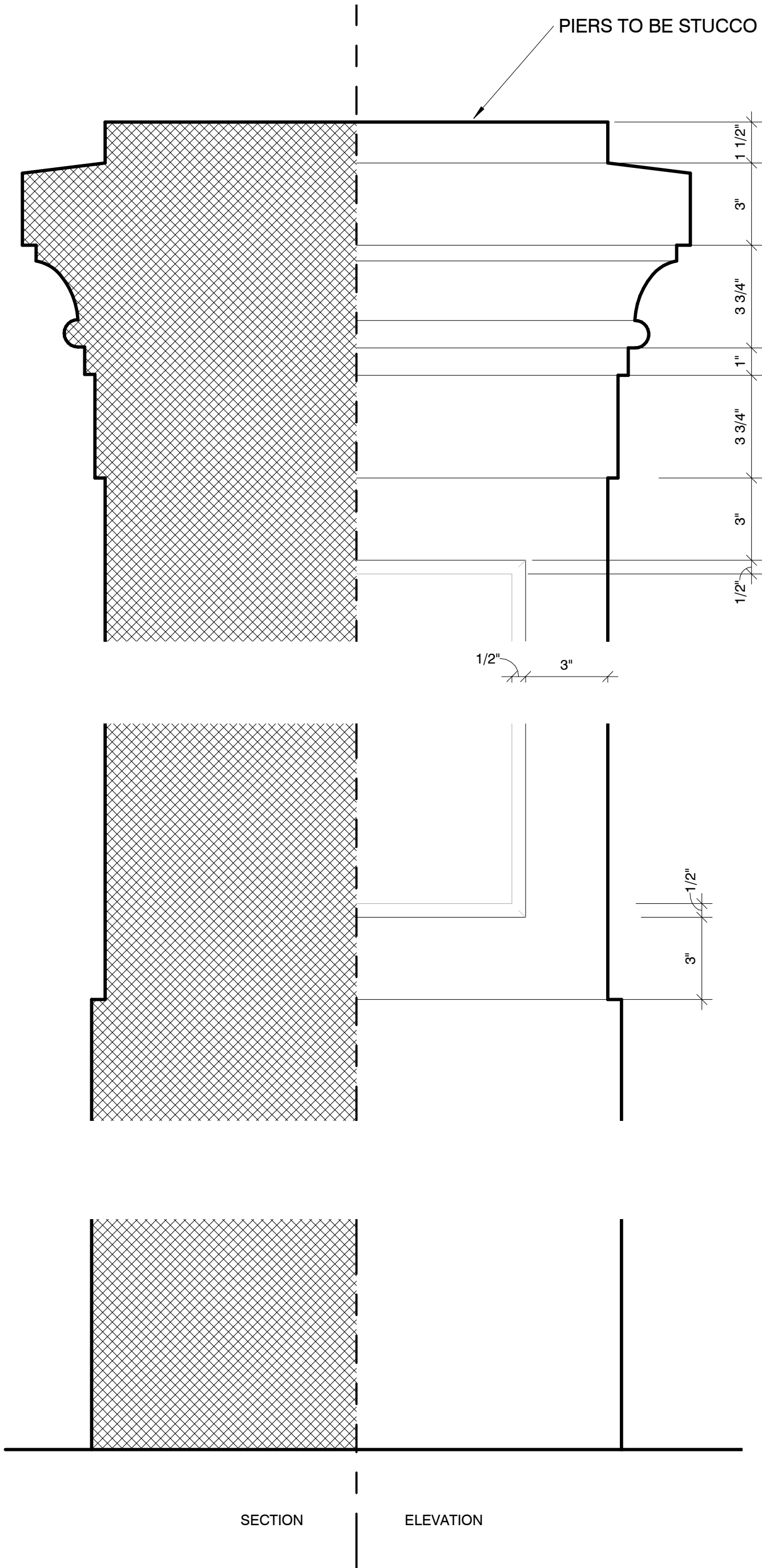


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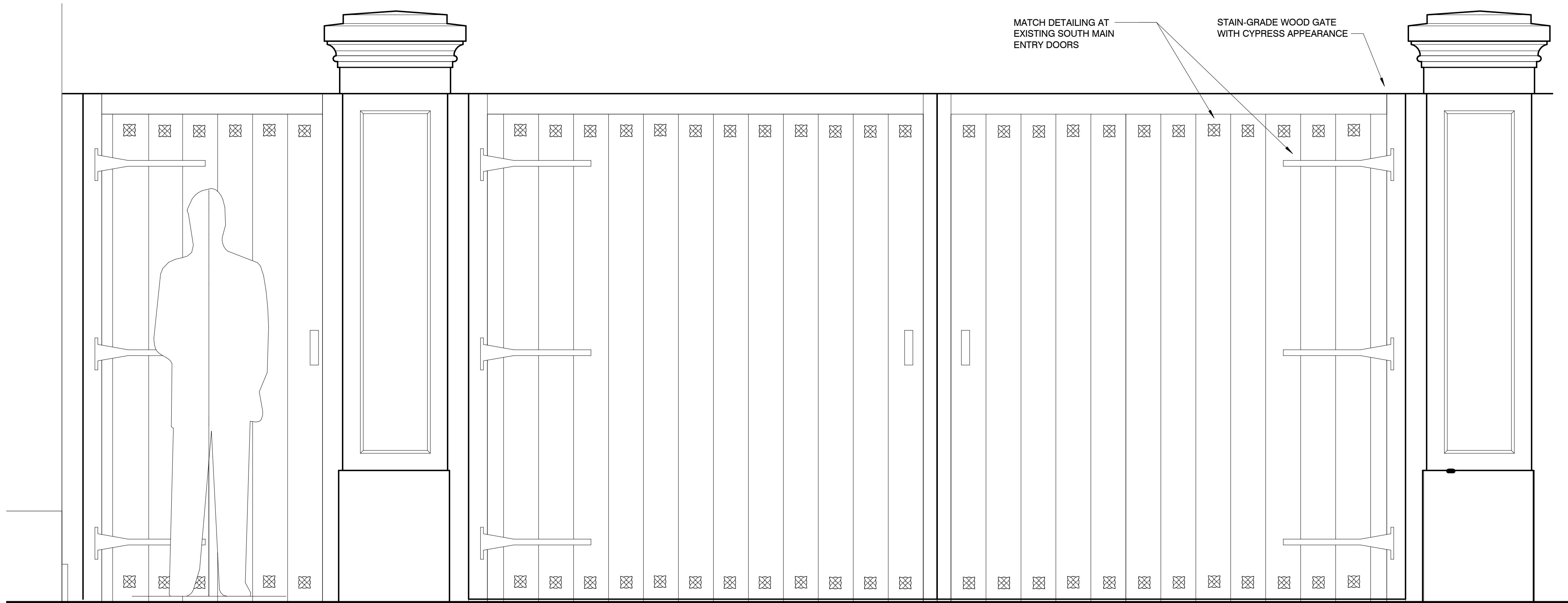
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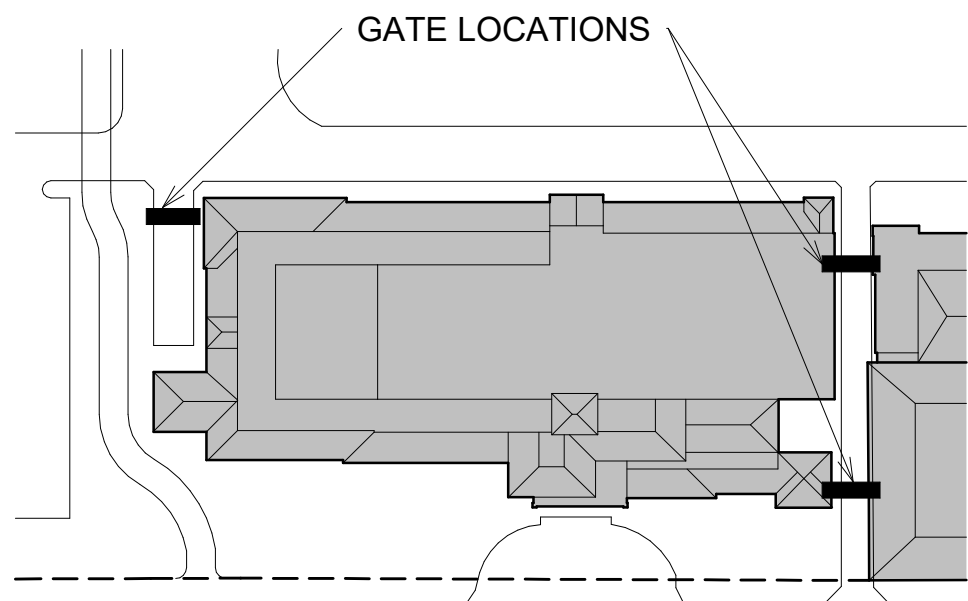
B-6.2.2
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2 LOADING DOCK GATE PIER DETAIL
B-6.2.3 3" = 1'-0"

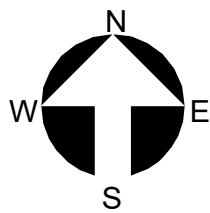


1 LOADING DOCK GATE ELEVATION
B-6.2.3 1" = 1'-0"



EXTERIOR PROPOSED ARCHITECTURAL DETAILS

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B-6.2.3

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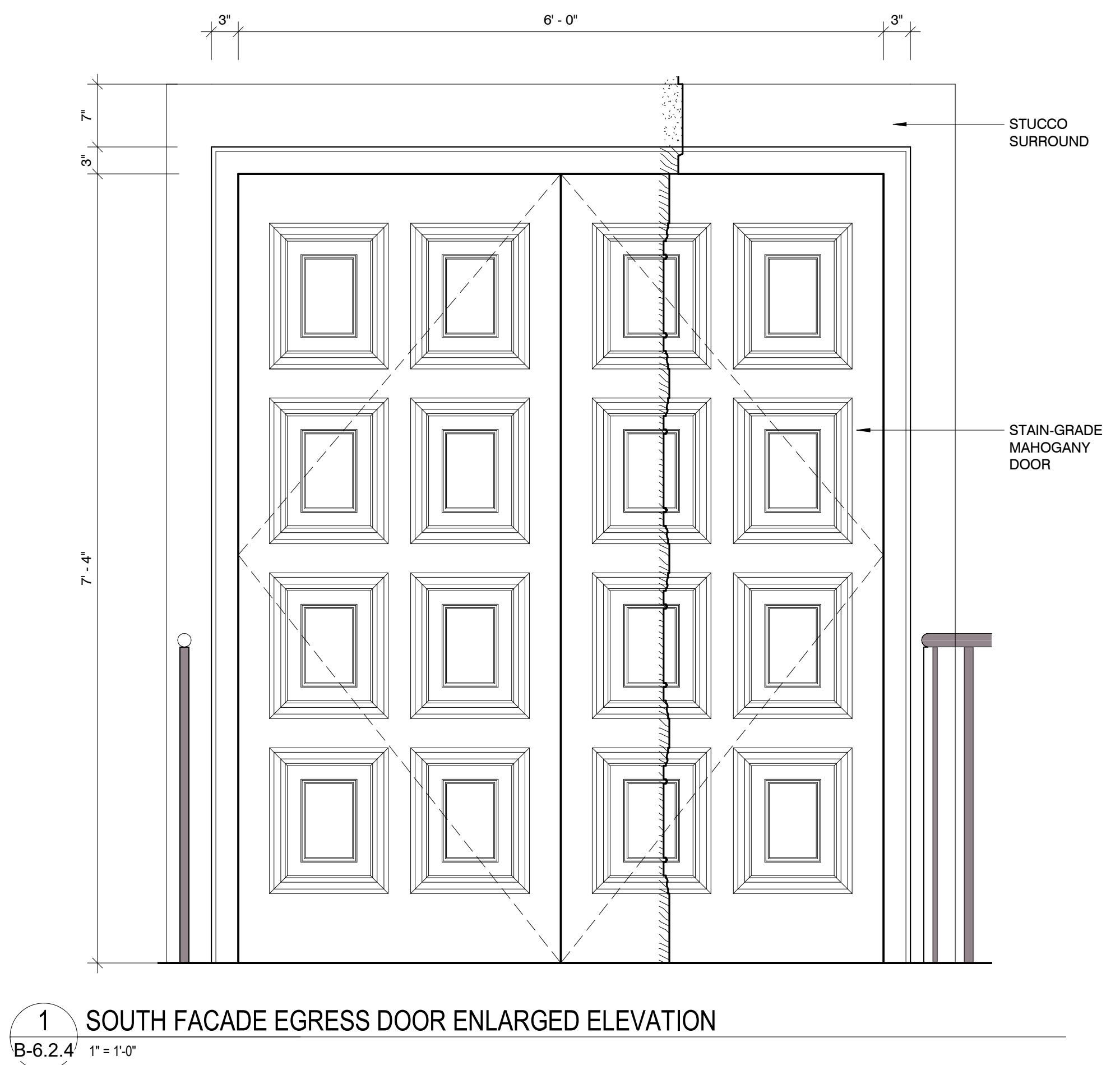
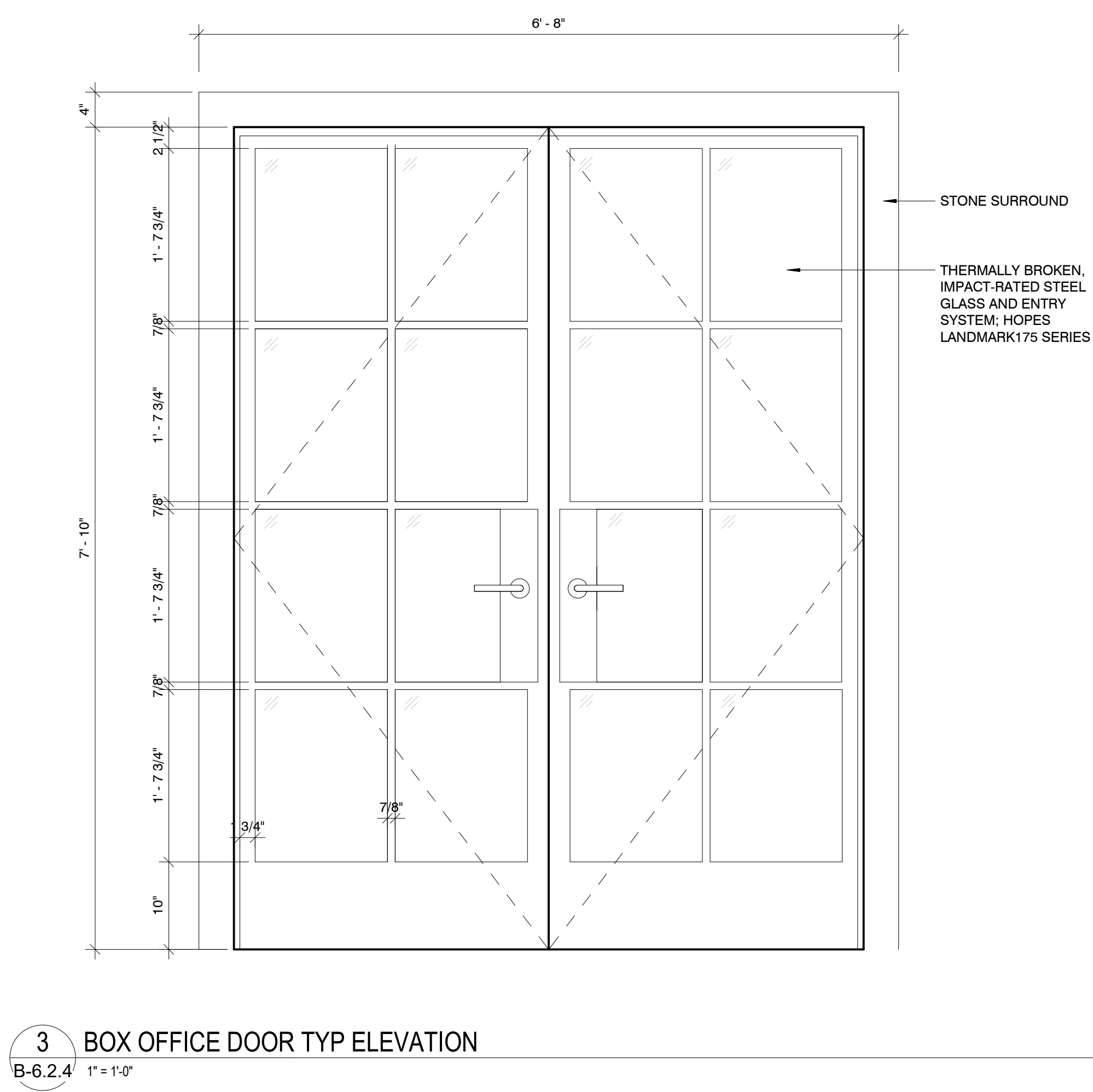
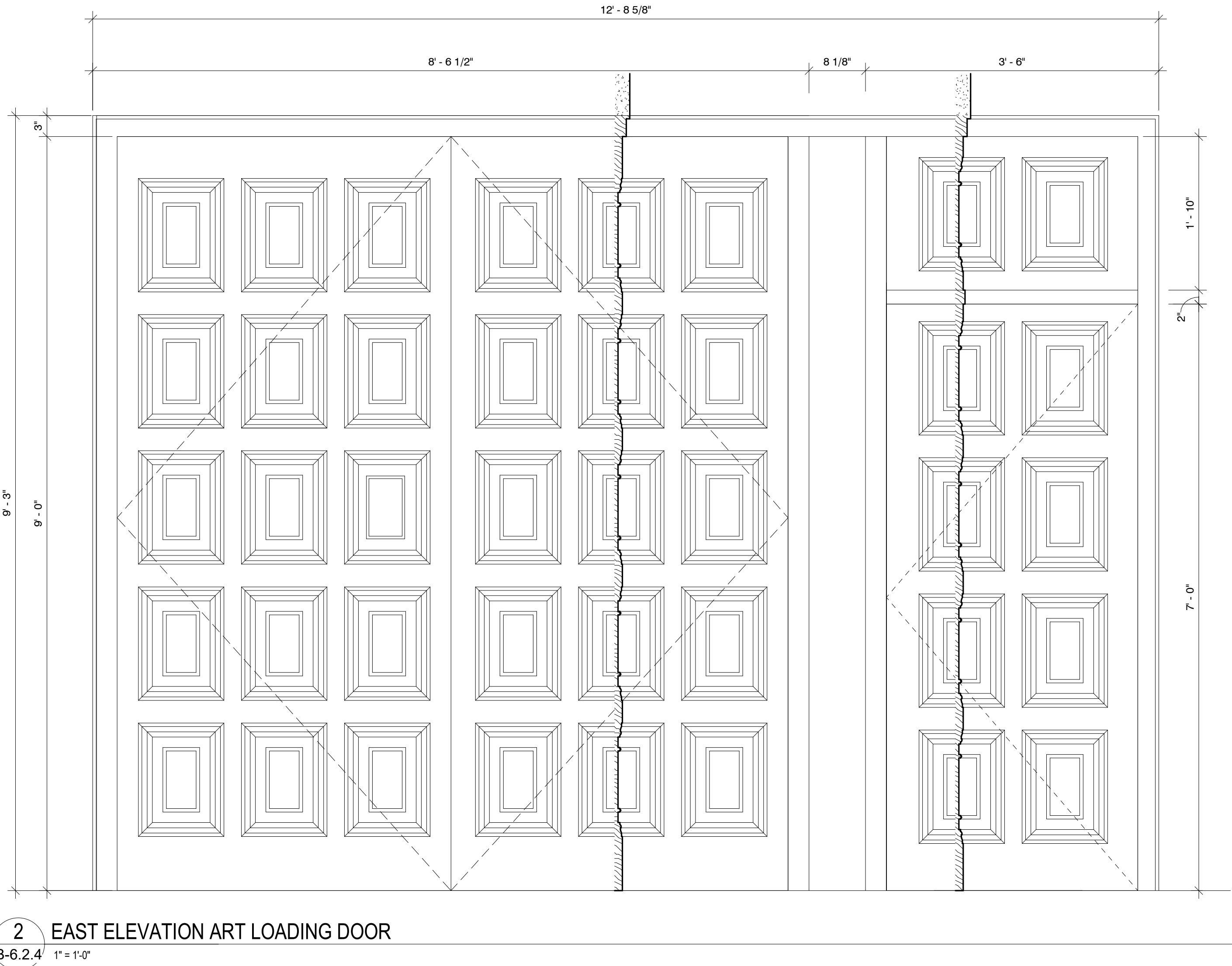
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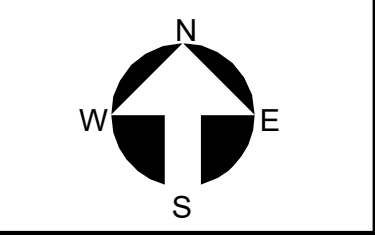
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EXTERIOR PROPOSED ARCHITECTURAL DETAILS



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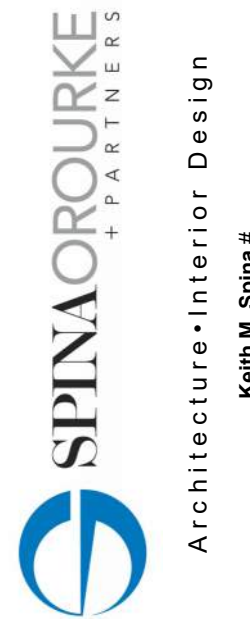
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B-6.2.4

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