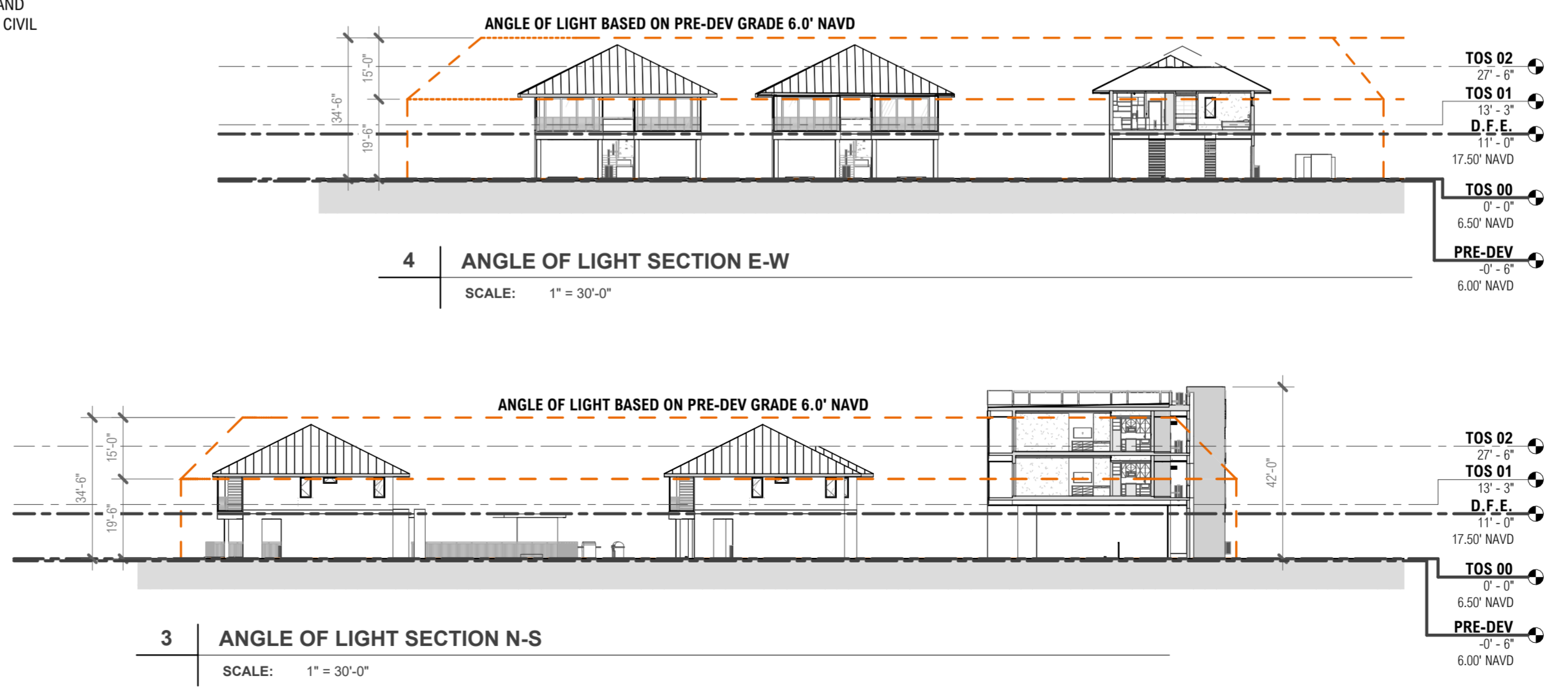


1 SITE PLAN  
SCALE: 1" = 50'-0"



3 ANGLE OF LIGHT SECTION N-S  
SCALE: 1" = 30'-0"

4 ANGLE OF LIGHT SECTION E-W  
SCALE: 1" = 30'-0"



LOCATION MAP NOT TO SCALE

2823 WEST GULF DRIVE  
SANIBEL, FLORIDA 33957

PROJECT DATA

|                     |   |                      |                                      |
|---------------------|---|----------------------|--------------------------------------|
| OCCUPANCY           | R-1 HOTEL (TRANSIENT)   | BASIC WIND SPEED     | 170 MPH                              |
| METHOD OF DESIGN    | ENCLOSED STRUCTURE - FBC 1609<br>PARTIALLY ENCLOSED STRUCTURE<br>ASCE 7 (0.55 Gcpi) | RISK CATEGORY        | II                                   |
| CONSTRUCTION TYPE   | V-B   | INT. PRESSURE COEFF. | ±0.18                                |
| TALLEST BUILDING HT | 43'-3" (+49.75' NAVD)   | PRE-DEV. GRADE       | 6.1' NAVD, AVG. OF<br>BLDG FOOTPRINT |
|                     |   | FLDEP D.F.E.         | 17.5' NAVD                           |
|                     |   | FEMA B.F.E.          | AE 11' NAVD + 1' (FREE-BOARD)        |

APPLICABLE CODES

|                          |                                  |  |
|--------------------------|----------------------------------|--|
| BUILDING CODE            | 2020 FBC - BUILDING              | adopts IBC 2018 with amendments          |
| PLUMBING CODE            | 2020 FBC - PLUMBING              | adopts IPC 2018 with amendments          |
| MECHANICAL CODE          | 2020 FBC - MECHANICAL            | adopts IMC 2018 with amendments          |
| FUEL GAS CODE            | 2020 FBC - FUEL GAS              | adopts IFGC 2018 with amendments         |
| ENERGY CONSERVATION CODE | 2020 FBC - ENERGY CONSERVATION   | adopts IECC 2018 with amendments         |
| FIRE CODE                | 2020 FIFC - FIRE PREVENTION CODE | incl. NFPA-1 2018 with amendments        |
| ELECTRICAL CODE          | 2017 NEC - FLORIDA NATL. ELEC.   | incl. NFPA-70 2017 without amendments    |
| LIFE-SAFETY CODE         | 2020 FIFC - FIRE PREVENTION CODE | incl. NFPA-101 2018 with amendments      |
| ACCESSIBILITY CODE       | 2020 FBC - ACCESSIBILITY         | incl. standards from 2010 ICC ANS A117.1 |

PROJECT DESCRIPTION

- NEW 2-STORY ELEVATED MOTEL BUILDING WITH (21) 1-BEDROOM UNITS, (4) DUPLEX BUILDINGS WITH (8) TOTAL 1-BEDROOM UNITS, AND (1) FOURPLEX BUILDING WITH (2) 1-BEDROOM UNITS AND (2) 2-BEDROOM UNITS. TOTAL DEVELOPMENT IS (33) SHORT-TERM RENTAL UNITS w/ OFFICE & MANAGER'S SUITE, ALL TO MEET ALL COASTAL AE ZONE REQUIREMENTS.
  - CONSTRUCTED WITH CONCRETE PILING & GRADE BEAM FOUNDATIONS, MASONRY SHEAR WALLS BELOW FLOOD ELEVATION; PRE-CAST CONCRETE PLANK FLOORS WITH CONCRETE TOPPING, MASONRY WALLS FOR HABITABLE STORIES; PRE-ENGINEERED WOOD ROOF TRUSSES WITH METAL ROOFING OR FINISHED ROOF DECKING (FOR FLAT ROOF TERRACE).
  - GROUND LEVEL: DRIVEWAY (FIRE APPARATUS ACCESS ROAD), COVERED AND UN-COVERED OUTDOOR PARKING, STAIR & ELEVATOR ACCESS TO FIRST LEVEL, IN-GROUND POOL & DECK, COVERED POOL DECK SEATING.
  - FIRST LEVEL: (10) MOTEL UNITS, COMMERCIAL & GUEST LAUNDRY FACILITIES, (8) DUPLEX UNITS, (2) FOURPLEX UNITS, MANAGER'S SUITE AND OFFICE.
  - SECOND LEVEL: (11) MOTEL UNITS, (2) FOURPLEX UNITS.
  - MOTEL ROOFTOP TERRACE FOR CALCULATED OCCUPANT LOAD > 50 (REF. LIFE-SAFETY PLAN)
- PER SANIBEL CODE, THE SINGLE-STORY DUPLEX BUILDINGS AND THE OFFICE & MANAGER'S SUITE ARE RESTRICTED BY THE ANGLE OF LIGHT. THE TWO-STORY FOURPLEX AND THE TWO-STORY MOTEL BUILDING ARE RESTRICTED BY THE ZONE'S MAXIMUM HEIGHT LIMITATIONS (REFER TO SHEET A0.5).

|                      |                   |
|----------------------|-------------------|
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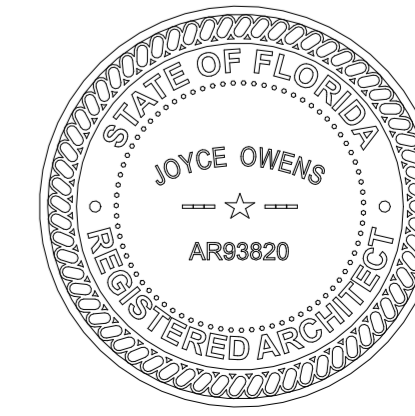
consultant:

architecture joyce owens llc  
1520 royal palm sq blvd #300  
fort myers florida 33919  
239.362.1488  
jowens@studiojo.com  
Florida License: AR 93820

Redevelopment For:  
**Shalimar Beach Resort**  
PERMIT & OF 8 - AS SITE WORK  
2823 West Gulf Drive  
Sanibel, Florida 33957

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SITE PLAN & GENERAL INFORMATION  
Sheet Number:  
**A0.2**



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**UNIT TOTALS**

**PRE-HURRICANE UNITS**

|                    |          |              |
|--------------------|----------|--------------|
| MOTEL EFFICIENCIES | 20 UNITS | 472.98 SQFT  |
| 1-BEDROOM COTTAGES | 11 UNITS | 683.26 SQFT  |
| 2-BEDROOM COTTAGES | 2 UNITS  | 1008.53 SQFT |

**PROPOSED UNITS**

|                    |          |              |
|--------------------|----------|--------------|
| MOTEL EFFICIENCIES | 21 UNITS | 571.34 SQFT  |
| 1-BEDROOM COTTAGES | 10 UNITS | 682.67 SQFT  |
| 2-BEDROOM COTTAGES | 2 UNITS  | 1000.00 SQFT |

SANIBEL CODE SEC. 126-636(d)(1):  
To maintain the city's stock of short-term occupancy units, existing hotels, motels or resort condominiums that are rehabilitated or redeveloped [...] are allowed to maintain their existing nonconforming density and presumed average occupancy rate, provided that redeveloped hotels, motels or resort condominiums shall:

(1) Not exceed either the number of bedrooms per unit or the total square footage of habitable floor area that existed within the prior development. However, single bedroom units may increase their habitable floor area up to 600 square feet per unit.

**OFF-STREET PARKING**

**REQUIRED PARKING**

|                       |           |
|-----------------------|-----------|
| (1.25) SPACE PER UNIT | 42 SPACES |
|-----------------------|-----------|

**PROVIDED PARKING**

|                               |                  |
|-------------------------------|------------------|
| RESORT GUEST UNDER BUILDINGS  | 34 SPACES        |
| RESORT GUEST SURFACE PARKING  | 5 SPACES         |
| RESORT STAFF PARKING          | 5 SPACES         |
| <b>TOTAL PARKING PROVIDED</b> | <b>44 SPACES</b> |

**ACCESSIBLE PARKING**

**REQUIRED NUMBER (2020 FBC ACCESSIBILITY 208.2)**

|                            |           |
|----------------------------|-----------|
| TOTAL PARKING PROVIDED     | 45 SPACES |
| REQUIRED ACCESSIBLE SPACES | 2 SPACES  |

**ACCESSIBLE SPACES PROVIDED**

|  |          |
|--|----------|
| (1) DESIGNATED SPACE PROVIDED UNDER MOTEL  | 2 SPACES |
| (2) DESIGNATED SPACES PROVIDED IN SURFACE LOT IN PROXIMITY OF CHECK-IN OFFICE & FOURPLEX | 3 SPACES |

**ACCESSIBLE GUEST UNITS**

**REQUIRED MOBILITY FEATURES (2020 FBC ACCESSIBILITY 224.2)**

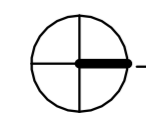
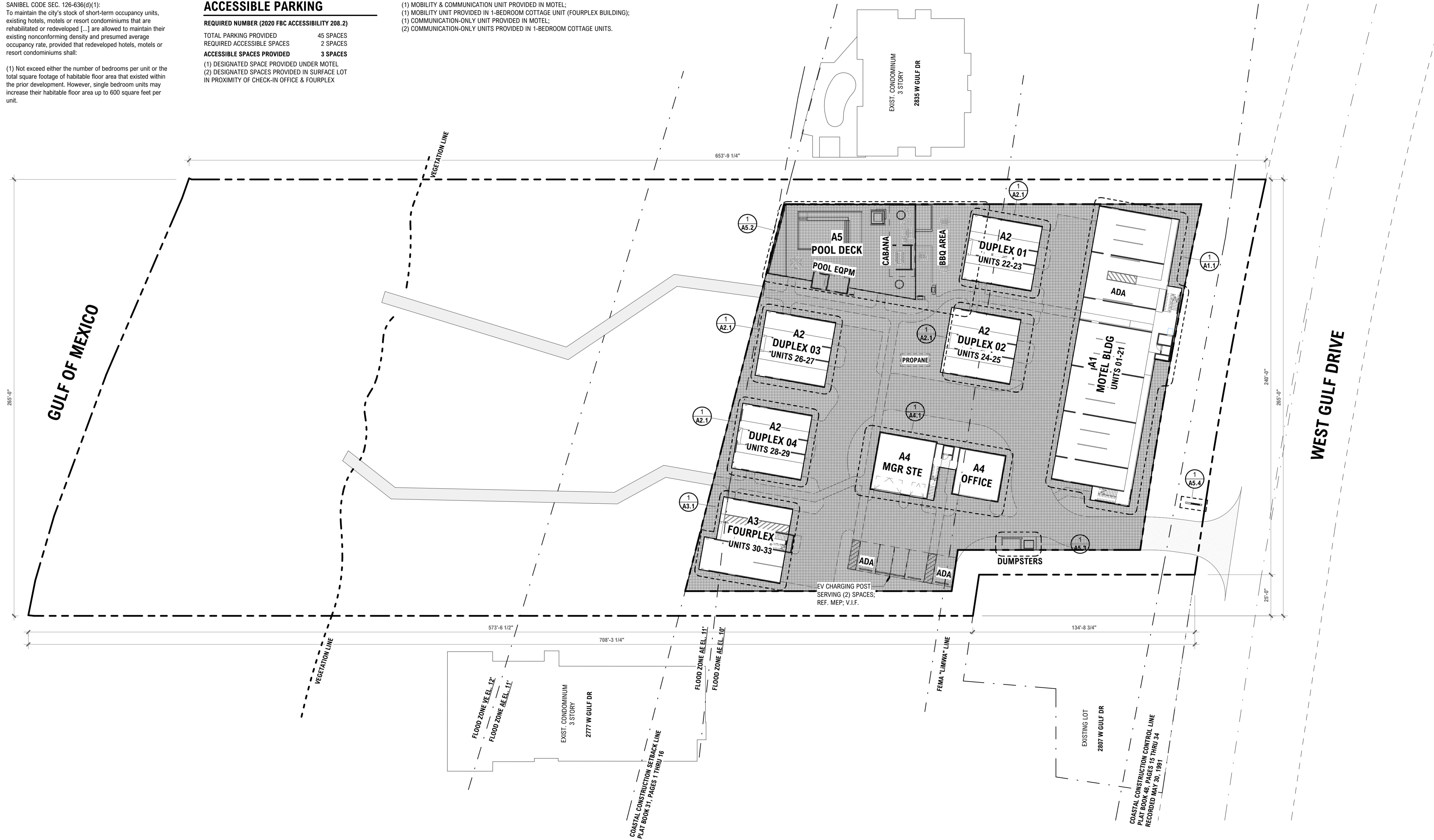
|                                    |    |
|------------------------------------|----|
| TOTAL UNITS PROVIDED               | 33 |
| MIN. REQUIRED w/o ROLL-IN SHOWERS  | 2  |
| MIN. REQUIRED w/ ROLL-IN SHOWERS   | 0  |
| TOTAL MIN. MOBILITY UNITS REQUIRED | 2  |

**REQUIRED COMM. FEATURES (2020 FBC ACCESSIBILITY 224.4)**

|                      |    |
|----------------------|----|
| TOTAL UNITS PROVIDED | 33 |
| MIN. COMM. REQUIRED  | 4  |

**DISPERSION OF UNITS (2020 FBC ACCESSIBILITY 224.5)**

(1) MOBILITY & COMMUNICATION UNIT PROVIDED IN MOTEL:  
(1) MOBILITY UNIT PROVIDED IN 1-BEDROOM COTTAGE UNIT (FOURPLEX BUILDING);  
(1) COMMUNICATION-ONLY UNIT PROVIDED IN MOTEL:  
(2) COMMUNICATION-ONLY UNITS PROVIDED IN 1-BEDROOM COTTAGE UNITS.



1 OVERALL DEVELOPMENT PLAN - GROUND LEVEL  
SCALE: 1" = 30'-0"

|                      |                   |
|----------------------|-------------------|
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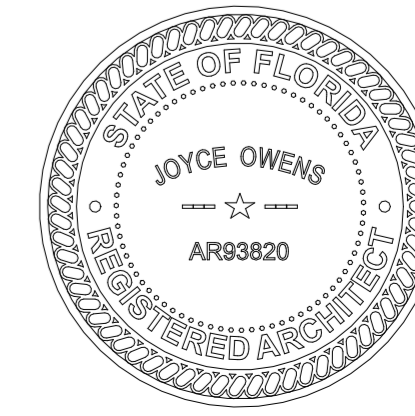
consultant:

**architecture joyce owens llc**  
1520 royal palm sq blvd #300  
fort myers florida 33919  
239.362.1488  
jowens@studiodajo.com  
Florida License: AR 93820

project / owner:  
**Shalimar Beach Resort**  
Redevelopment For:  
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2823 West Gulf Drive  
Sanibel, Florida 33957

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GROUND LEVEL PLAN  
Sheet Number:  
**A0.7**



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**UNIT TOTALS**

**PRE-HURRICANE UNITS**

|                    |          |              |
|--------------------|----------|--------------|
| MOTEL EFFICIENCIES | 20 UNITS | 472.98 SQFT  |
| 1-BEDROOM COTTAGES | 11 UNITS | 683.26 SQFT  |
| 2-BEDROOM COTTAGES | 2 UNITS  | 1008.53 SQFT |

**PROPOSED UNITS**

|                    |          |              |
|--------------------|----------|--------------|
| MOTEL EFFICIENCIES | 21 UNITS | 571.34 SQFT  |
| 1-BEDROOM COTTAGES | 10 UNITS | 682.67 SQFT  |
| 2-BEDROOM COTTAGES | 2 UNITS  | 1000.00 SQFT |

SANIBEL CODE SEC. 126-636(d)(1):  
To maintain the city's stock of short-term occupancy units, existing hotels, motels or resort condominiums that are rehabilitated or redeveloped [...] are allowed to maintain their existing nonconforming density and presumed average occupancy rate, provided that redeveloped hotels, motels or resort condominiums shall:

(1) Not exceed either the number of bedrooms per unit or the total square footage of habitable floor area that existed within the prior development. However, single bedroom units may increase their habitable floor area up to 600 square feet per unit.

**OFF-STREET PARKING**

**REQUIRED PARKING**

|                       |           |
|-----------------------|-----------|
| (1.25) SPACE PER UNIT | 42 SPACES |
|-----------------------|-----------|

**PROVIDED PARKING**

|                               |                  |
|-------------------------------|------------------|
| RESORT GUEST UNDER BUILDINGS  | 34 SPACES        |
| RESORT GUEST SURFACE PARKING  | 5 SPACES         |
| RESORT STAFF PARKING          | 5 SPACES         |
| <b>TOTAL PARKING PROVIDED</b> | <b>44 SPACES</b> |

**ACCESSIBLE PARKING**

**REQUIRED NUMBER (2020 FBC ACCESSIBILITY 208.2)**

|                            |           |
|----------------------------|-----------|
| TOTAL PARKING PROVIDED     | 45 SPACES |
| REQUIRED ACCESSIBLE SPACES | 2 SPACES  |

**ACCESSIBLE SPACES PROVIDED**

|  |          |
|--|----------|
| (1) DESIGNATED SPACE PROVIDED UNDER MOTEL  | 3 SPACES |
| (2) DESIGNATED SPACES PROVIDED IN SURFACE LOT IN PROXIMITY OF CHECK-IN OFFICE & FOURPLEX |          |

**ACCESSIBLE GUEST UNITS**

**REQUIRED MOBILITY FEATURES (2020 FBC ACCESSIBILITY 224.2)**

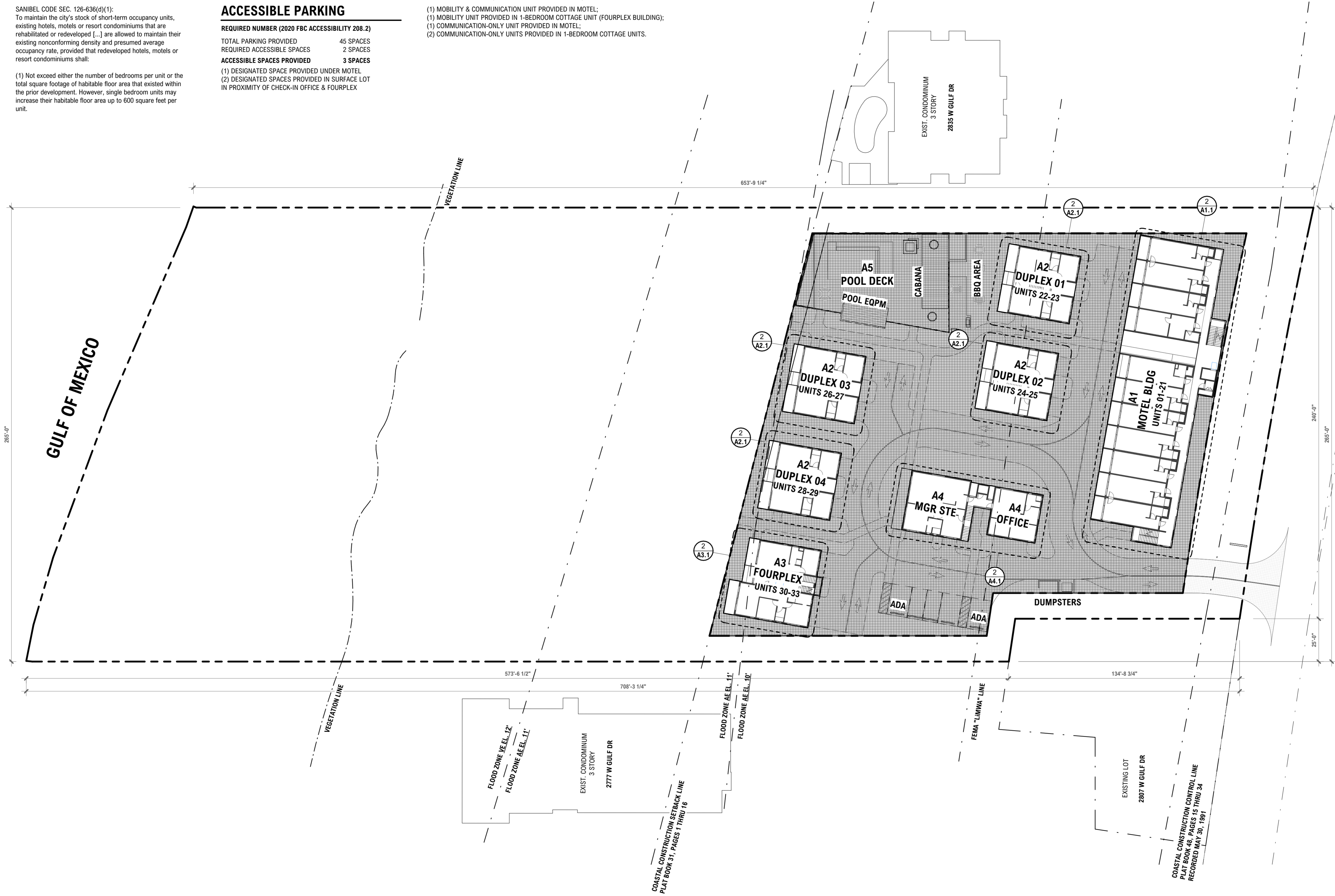
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|------------------------------------|----|
| TOTAL UNITS PROVIDED               | 33 |
| MIN. REQUIRED w/o ROLL-IN SHOWERS  | 2  |
| MIN. REQUIRED w/ ROLL-IN SHOWERS   | 0  |
| TOTAL MIN. MOBILITY UNITS REQUIRED | 2  |

**REQUIRED COMM. FEATURES (2020 FBC ACCESSIBILITY 224.4)**

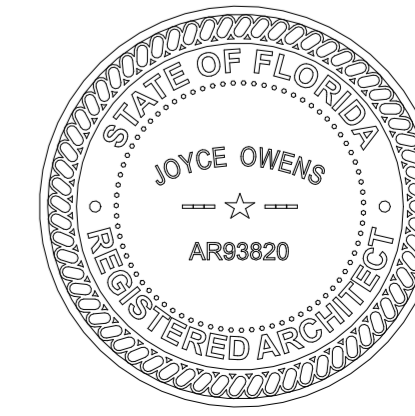
|                      |    |
|----------------------|----|
| TOTAL UNITS PROVIDED | 33 |
| MIN. COMM. REQUIRED  | 4  |

**DISPERSION OF UNITS (2020 FBC ACCESSIBILITY 224.5)**

(1) MOBILITY & COMMUNICATION UNIT PROVIDED IN MOTEL:  
(1) MOBILITY UNIT PROVIDED IN 1-BEDROOM COTTAGE UNIT (FOURPLEX BUILDING);  
(1) COMMUNICATION-ONLY UNIT PROVIDED IN MOTEL;  
(2) COMMUNICATION-ONLY UNITS PROVIDED IN 1-BEDROOM COTTAGE UNITS.



1 OVERALL DEVELOPMENT PLAN - FIRST LEVEL PLAN  
SCALE: 1" = 30'-0"



|                      |                   |
|----------------------|-------------------|
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fort myers florida 33919  
239.362.1488  
jowens@studiodajo.com  
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1ST LEVEL PLAN  
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**A0.8**

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### UNIT TOTALS

| PRE-HURRICANE UNITS |          |              |
|---------------------|----------|--------------|
| MOTEL EFFICIENCIES  | 20 UNITS | 472.98 SQFT  |
| 1-BEDROOM COTTAGES  | 11 UNITS | 683.26 SQFT  |
| 2-BEDROOM COTTAGES  | 2 UNITS  | 1008.53 SQFT |

| PROPOSED UNITS     |          |              |
|--------------------|----------|--------------|
| MOTEL EFFICIENCIES | 21 UNITS | 571.34 SQFT  |
| 1-BEDROOM COTTAGES | 10 UNITS | 682.67 SQFT  |
| 2-BEDROOM COTTAGES | 2 UNITS  | 1000.00 SQFT |

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To maintain the city's stock of short-term occupancy units, existing hotels, motels or resort condominiums that are rehabilitated or redeveloped [...] are allowed to maintain their existing nonconforming density and presumed average occupancy rate, provided that redeveloped hotels, motels or resort condominiums shall:

(1) Not exceed either the number of bedrooms per unit or the total square footage of habitable floor area that existed within the prior development. However, single bedroom units may increase their habitable floor area up to 600 square feet per unit.

### OFF-STREET PARKING

| REQUIRED PARKING      |           |
|-----------------------|-----------|
| (1.25) SPACE PER UNIT | 42 SPACES |

| PROVIDED PARKING              |                  |
|-------------------------------|------------------|
| RESORT GUEST UNDER BUILDINGS  | 34 SPACES        |
| RESORT GUEST SURFACE PARKING  | 5 SPACES         |
| RESORT STAFF PARKING          | 5 SPACES         |
| <b>TOTAL PARKING PROVIDED</b> | <b>44 SPACES</b> |

### ACCESSIBLE PARKING

| REQUIRED NUMBER (2020 FBC ACCESSIBILITY 208.2) |                 |
|--|-----------------|
| TOTAL PARKING PROVIDED                         | 45 SPACES       |
| REQUIRED ACCESSIBLE SPACES                     | 2 SPACES        |
| <b>ACCESSIBLE SPACES PROVIDED</b>              | <b>3 SPACES</b> |

(1) DESIGNATED SPACE PROVIDED UNDER MOTEL  
(2) DESIGNATED SPACES PROVIDED IN SURFACE LOT IN PROXIMITY OF CHECK-IN OFFICE & FOURPLEX

### ACCESSIBLE GUEST UNITS

| REQUIRED MOBILITY FEATURES (2020 FBC ACCESSIBILITY 224.2) |    |
|---|----|
| TOTAL UNITS PROVIDED                                      | 33 |
| MIN. REQUIRED w/o ROLL-IN SHOWERS                         | 2  |
| MIN. REQUIRED w/ ROLL-IN SHOWERS                          | 0  |
| TOTAL MIN. MOBILITY UNITS REQUIRED                        | 2  |

| REQUIRED COMM. FEATURES (2020 FBC ACCESSIBILITY 224.4) |    |
|--|----|
| TOTAL UNITS PROVIDED                                   | 33 |
| MIN. COMM. REQUIRED                                    | 4  |

| DISPERSION OF UNITS (2020 FBC ACCESSIBILITY 224.5)                        |  |
|---|--|
| (1) MOBILITY & COMMUNICATION UNIT PROVIDED IN MOTEL:                      |  |
| (1) MOBILITY UNIT PROVIDED IN 1-BEDROOM COTTAGE UNIT (FOURPLEX BUILDING); |  |
| (1) COMMUNICATION-ONLY UNIT PROVIDED IN MOTEL:                            |  |
| (2) COMMUNICATION-ONLY UNITS PROVIDED IN 1-BEDROOM COTTAGE UNITS.         |  |



**1 OVERALL DEVELOPMENT PLAN - ROOF LEVEL PLAN**  
SCALE: 1" = 30'-0"

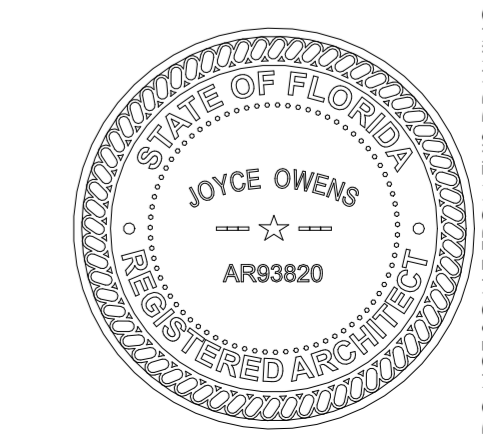
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fort myers florida 33919  
239.362.1488  
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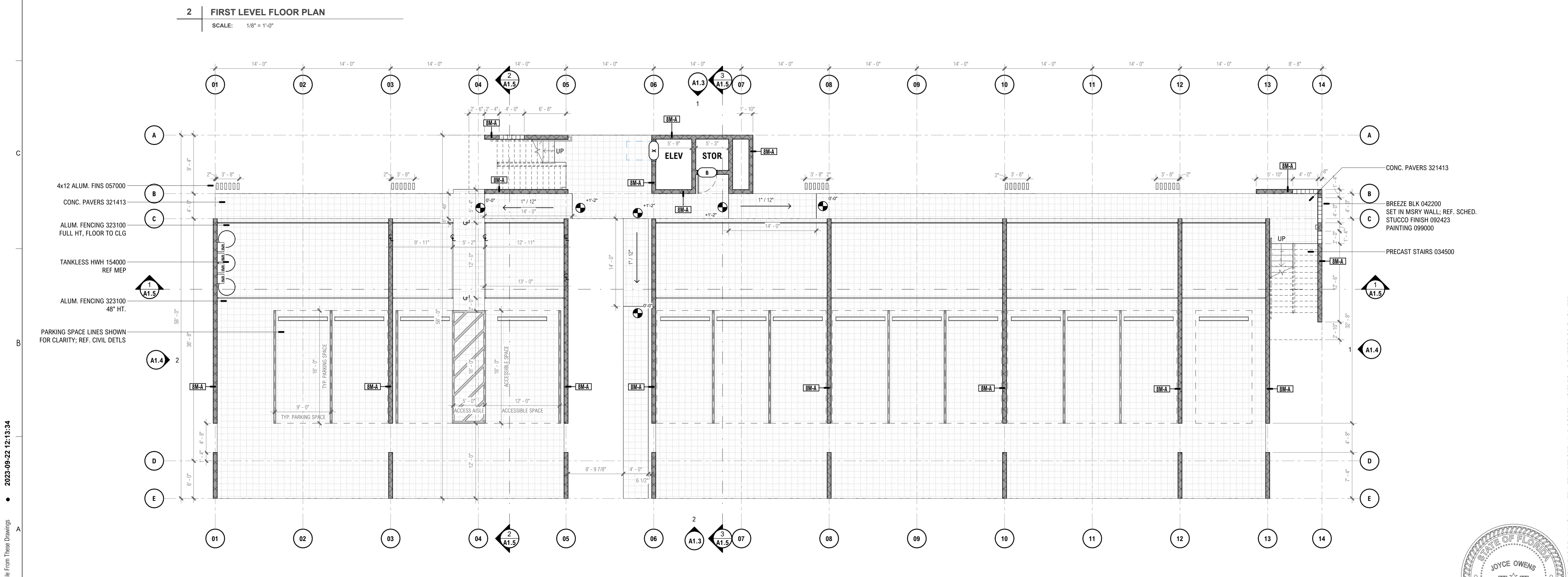
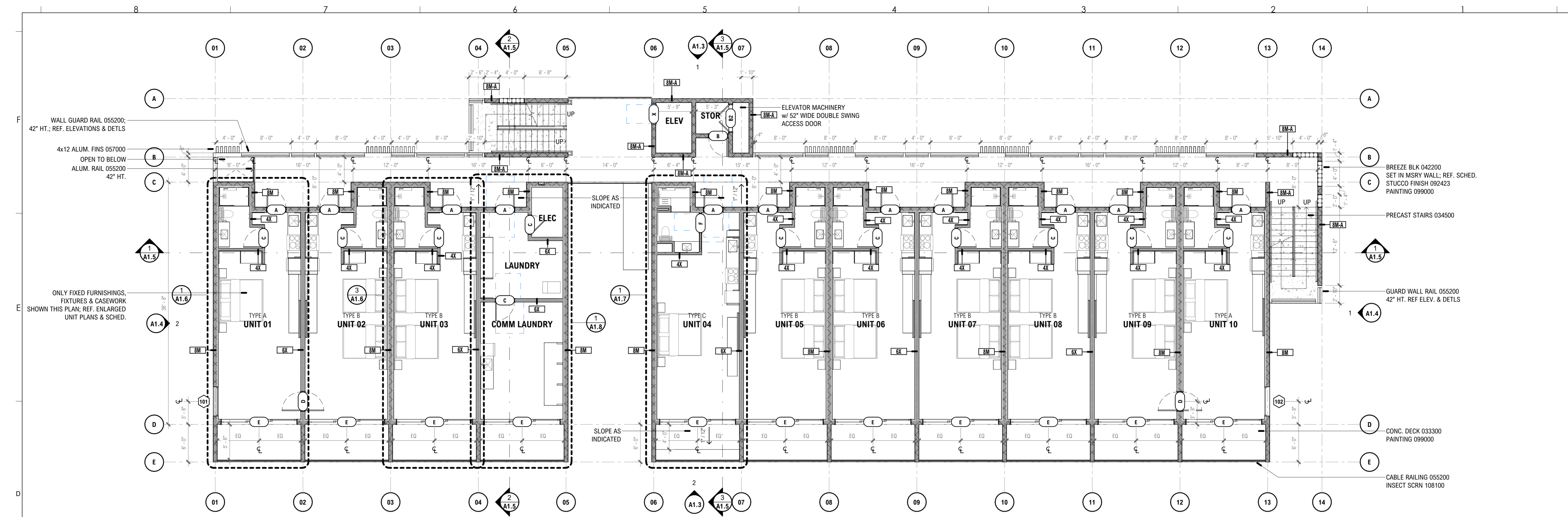
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OVERALL DEVELOPMENT -  
ROOF PLAN  
Sheet Number:  
**A0.9**



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CONSULTANT:  
**architecture joyce owens llc**

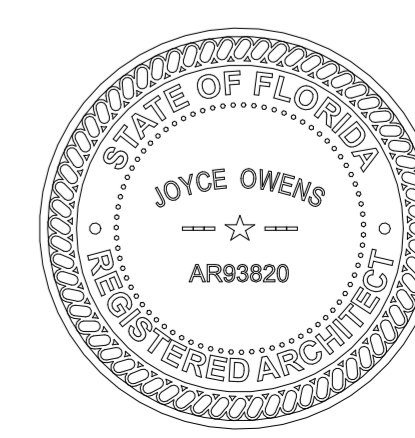
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Sheet Number: 22220

**A1.1**

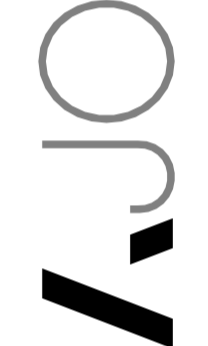


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CONSULTANT

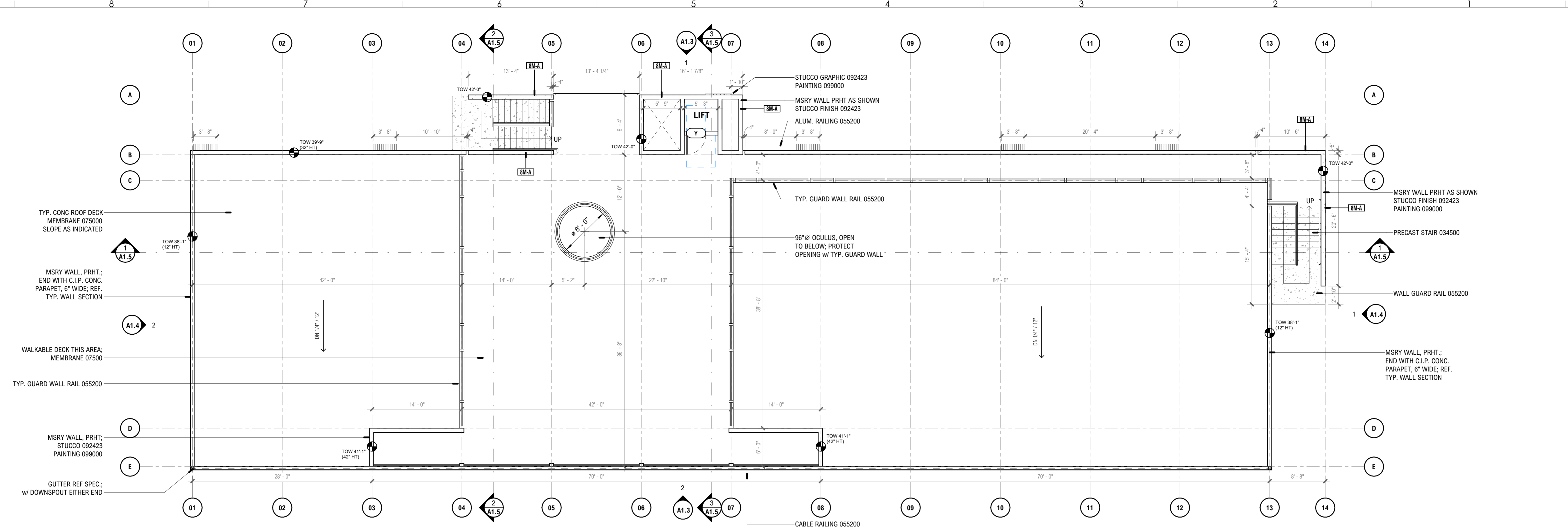
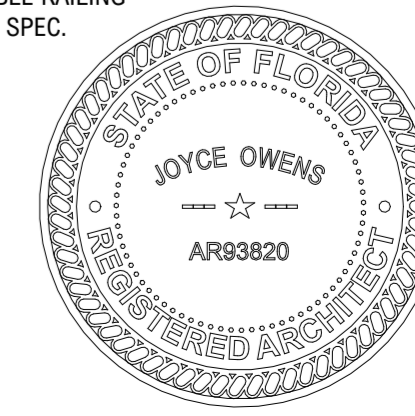
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 jowens@studioajo.com  
 Florida License: AR 93820

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 Redevelopment For:  
 PERMIT 1 OF 8 - A1 MOTEL BUILDING  
 2823 West Gulf Drive  
 Sanibel, Florida 33957

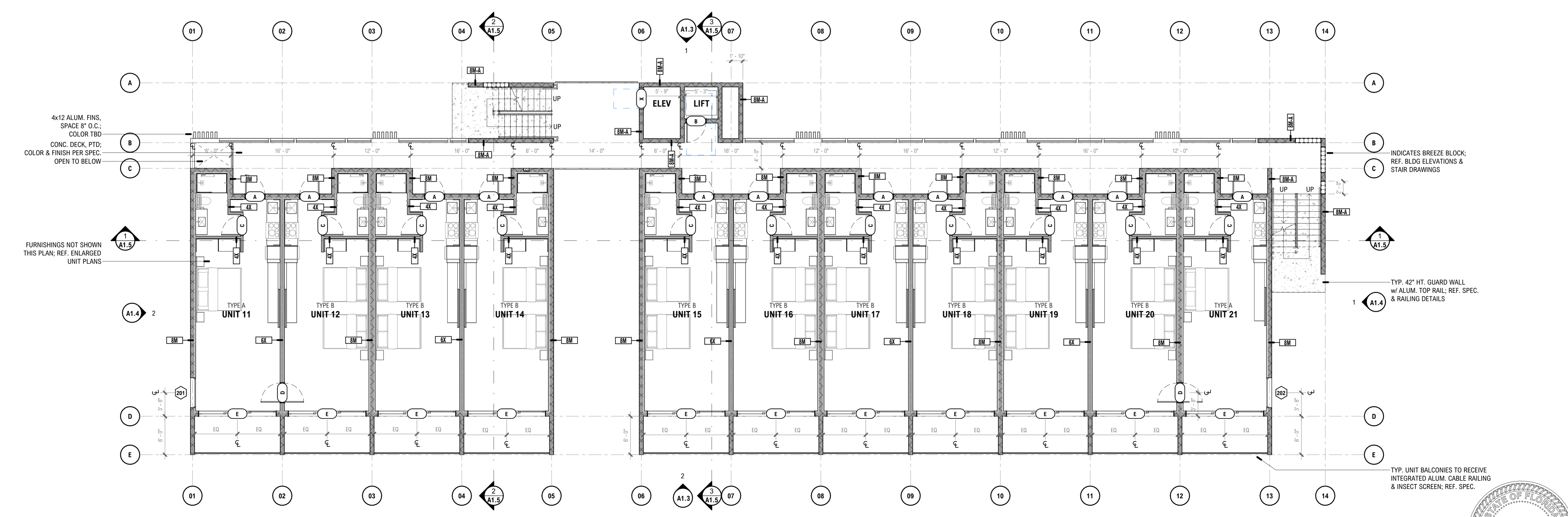
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Sheet Title: 22220  
MOTEL BUILDING PLANS  
Sheet Number:

**A1.2**



**2 ROOF LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

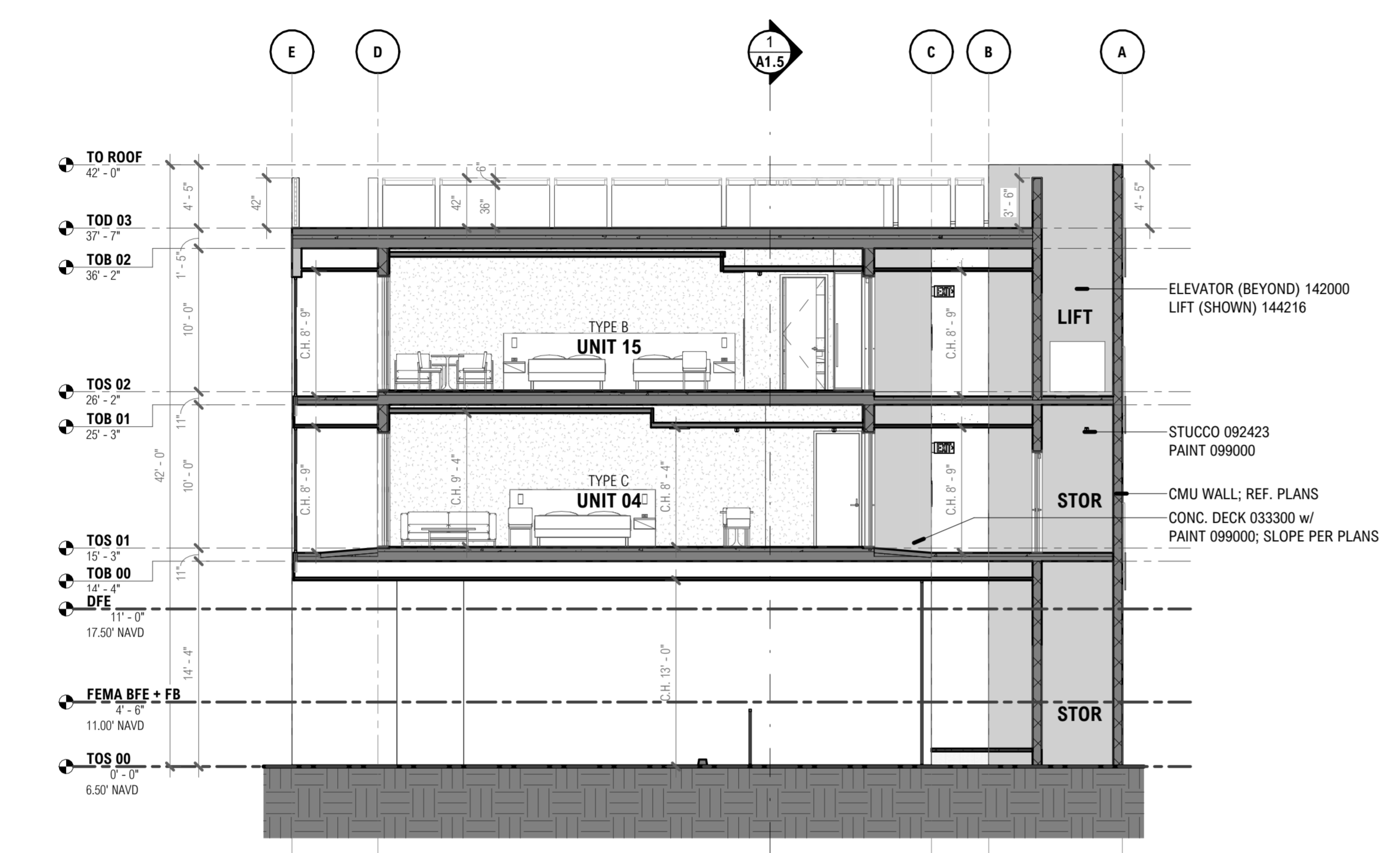


**1 SECOND LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

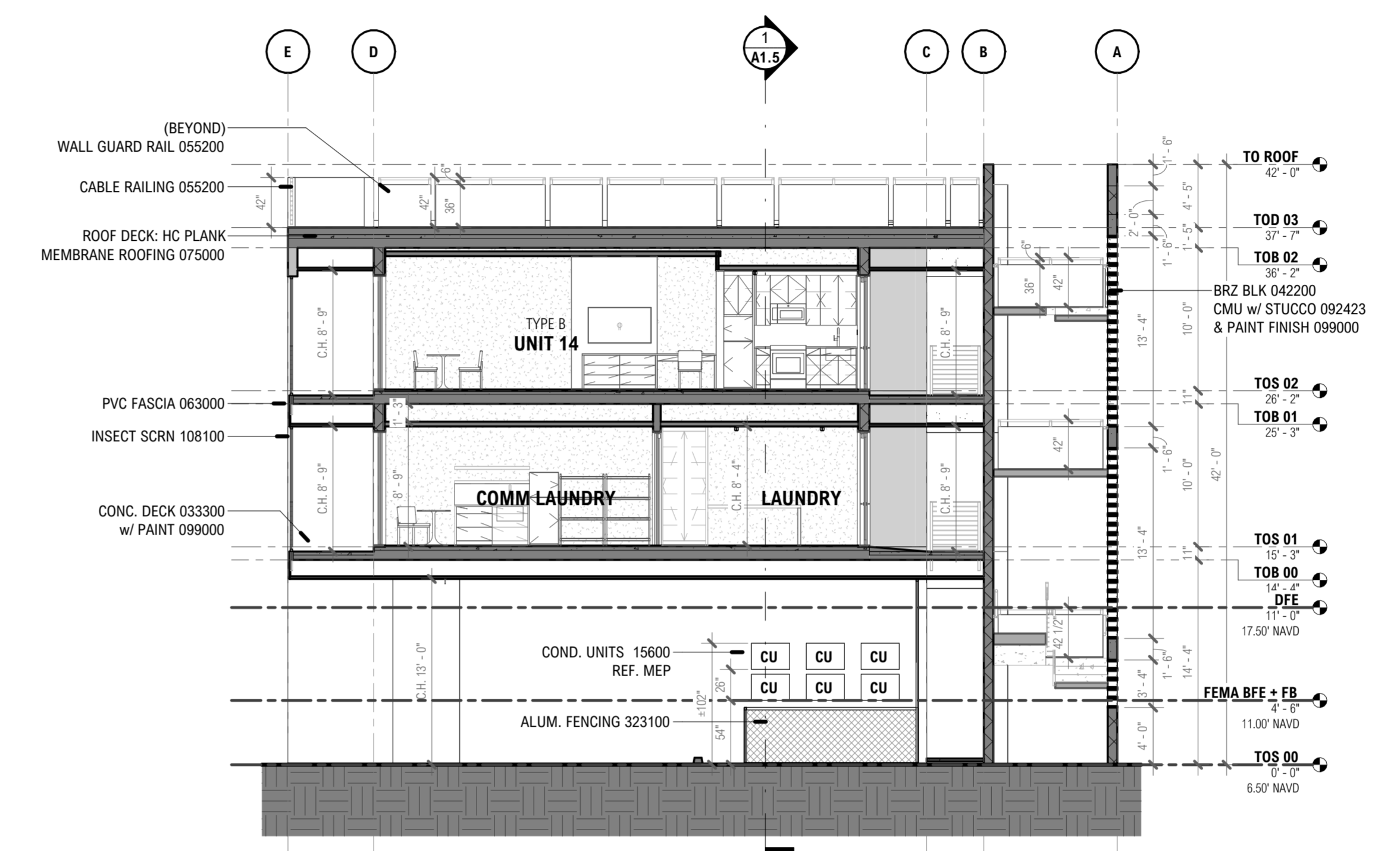
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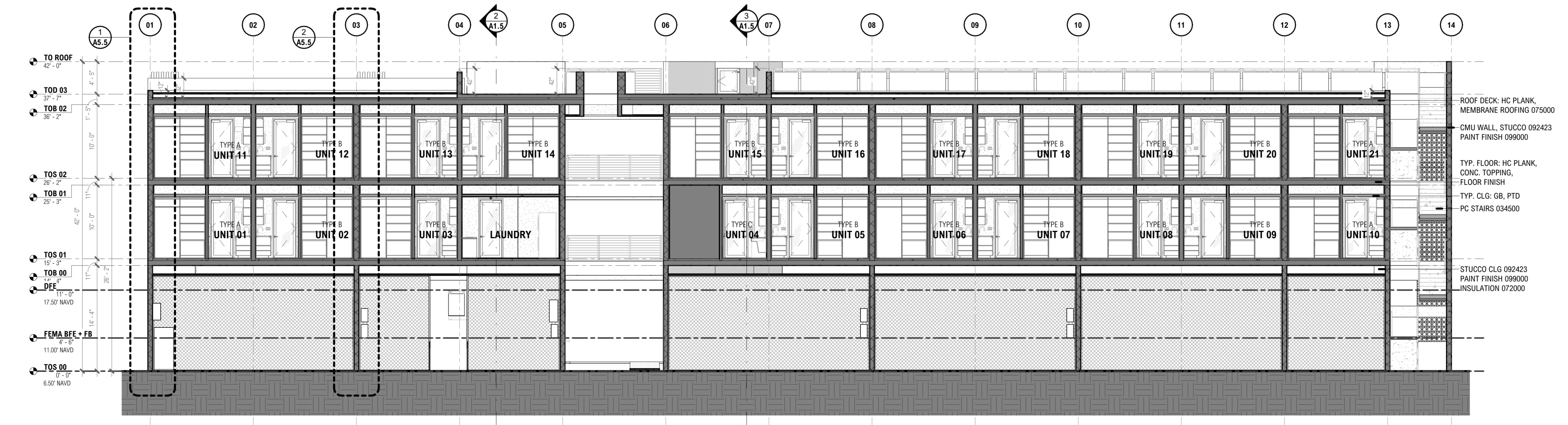
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**3 BUILDING SECTION 03**  
 SCALE: 1/8" = 1'-0"



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



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

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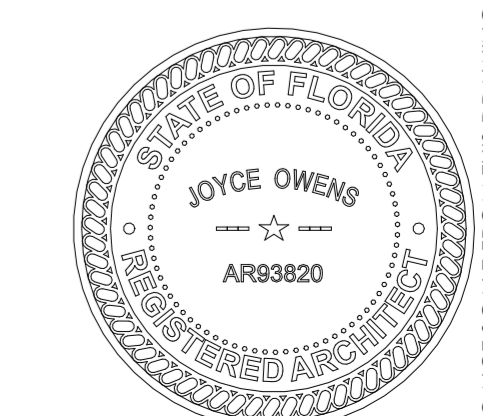
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 PERMIT 1 OF 8 - A1 MOTEL BUILDING  
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MOTEL BUILDING SECTIONS  
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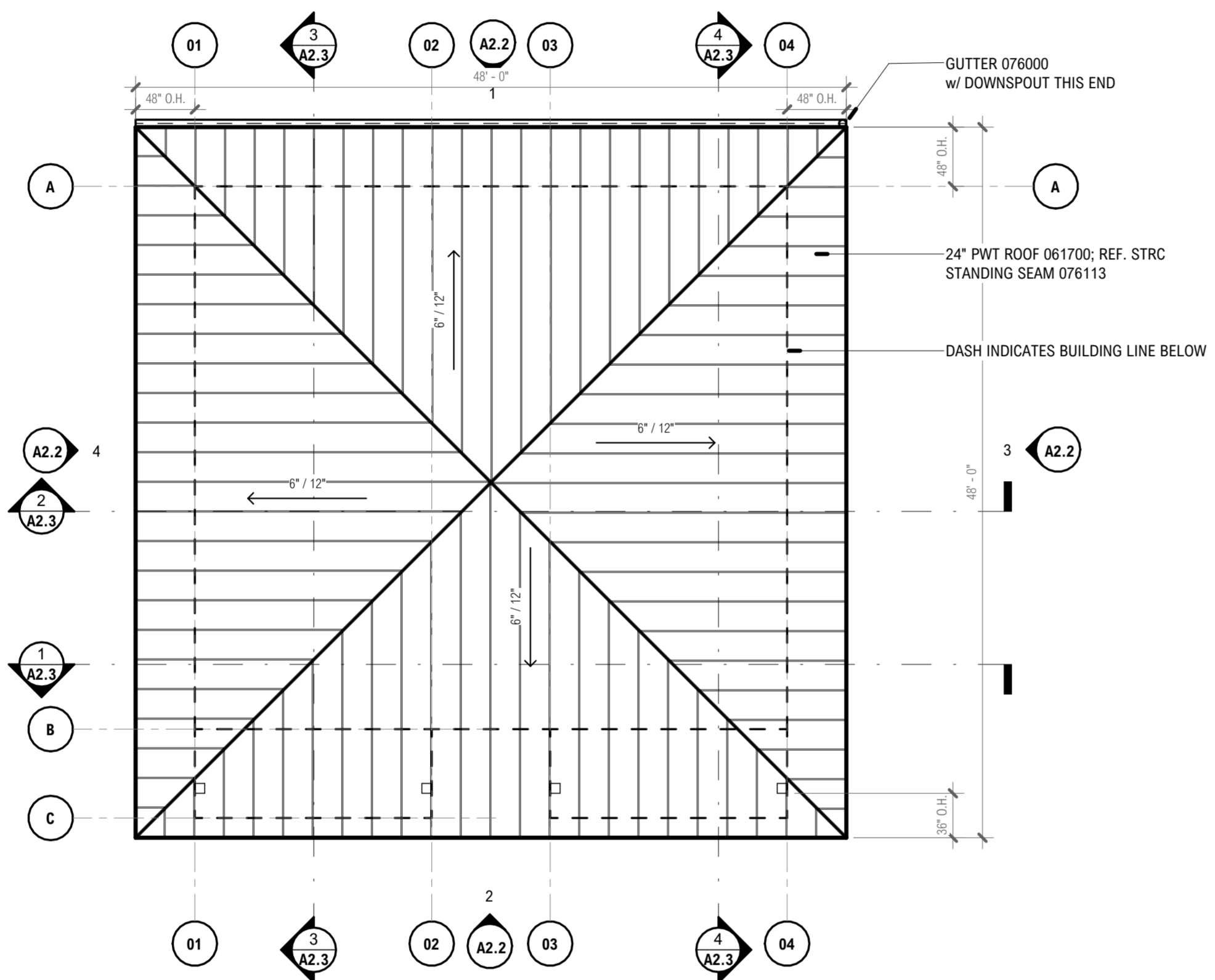
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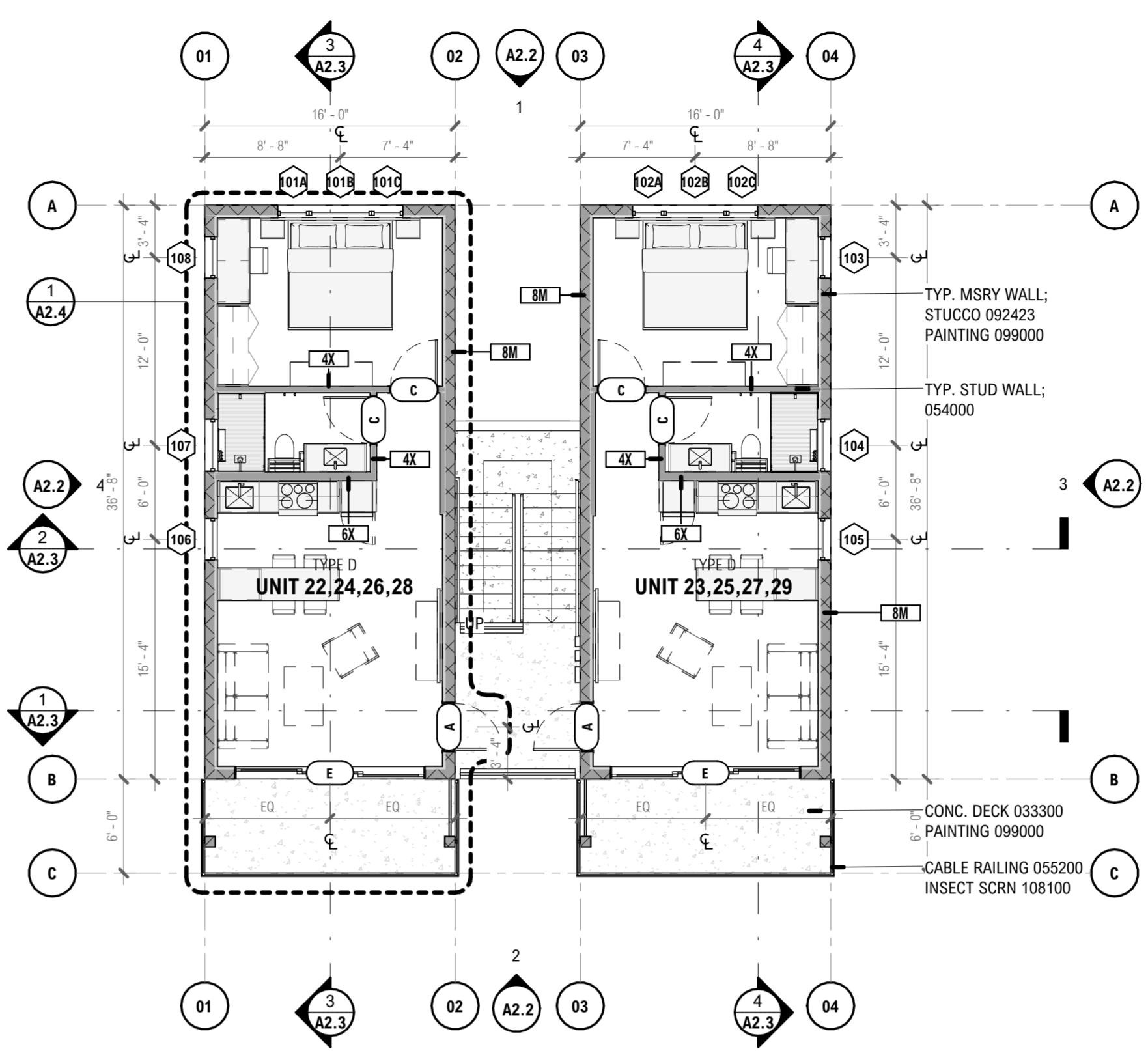
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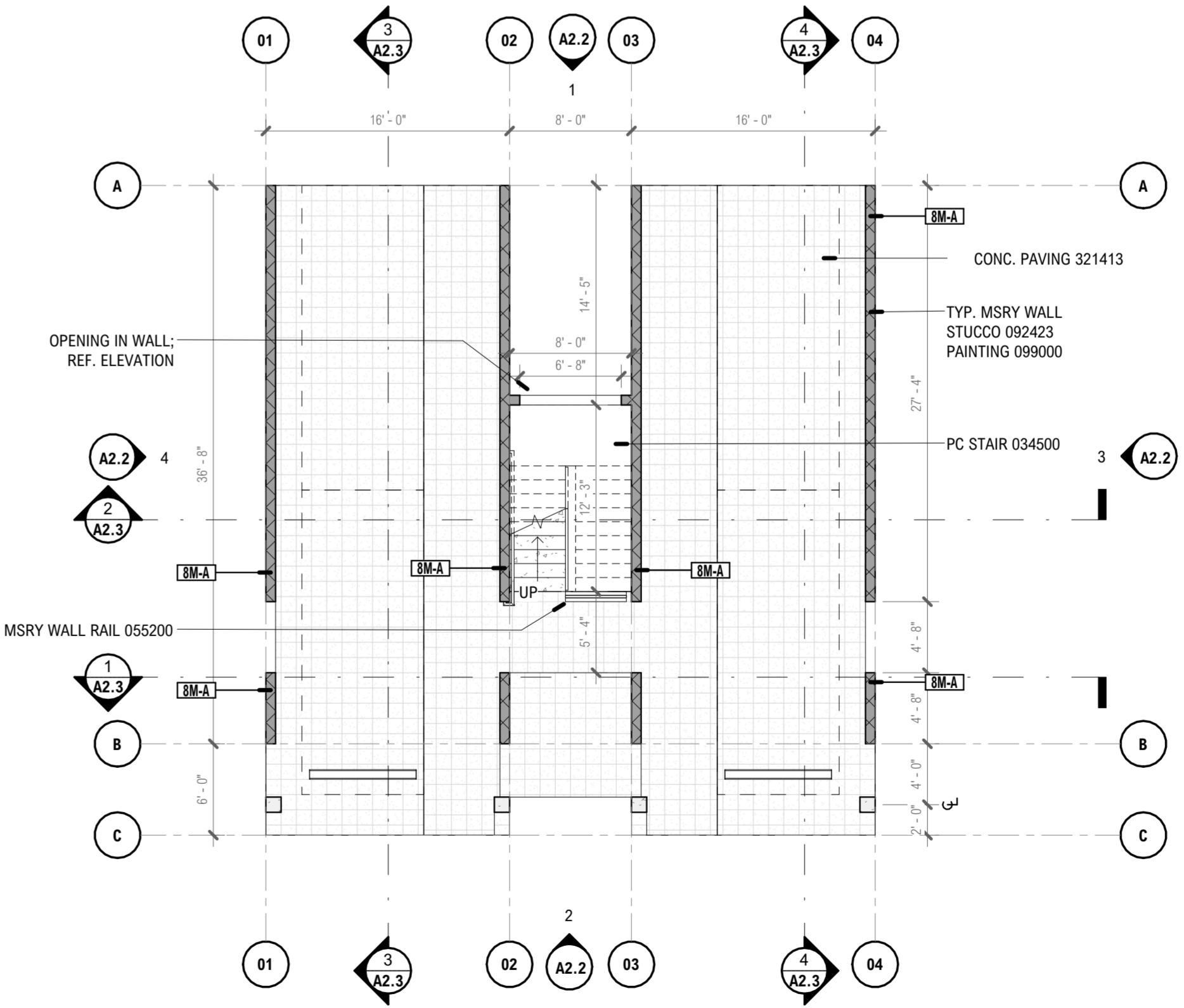
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**4 ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**2 FIRST LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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

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PERMIT 2 OF 8 - A2 DUPLEX 01

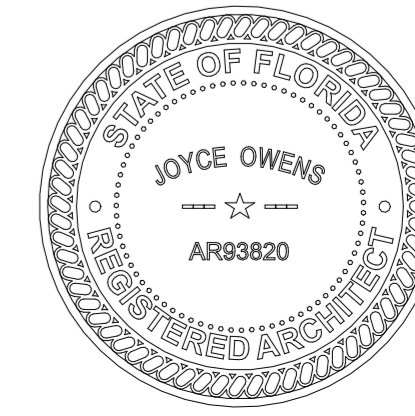
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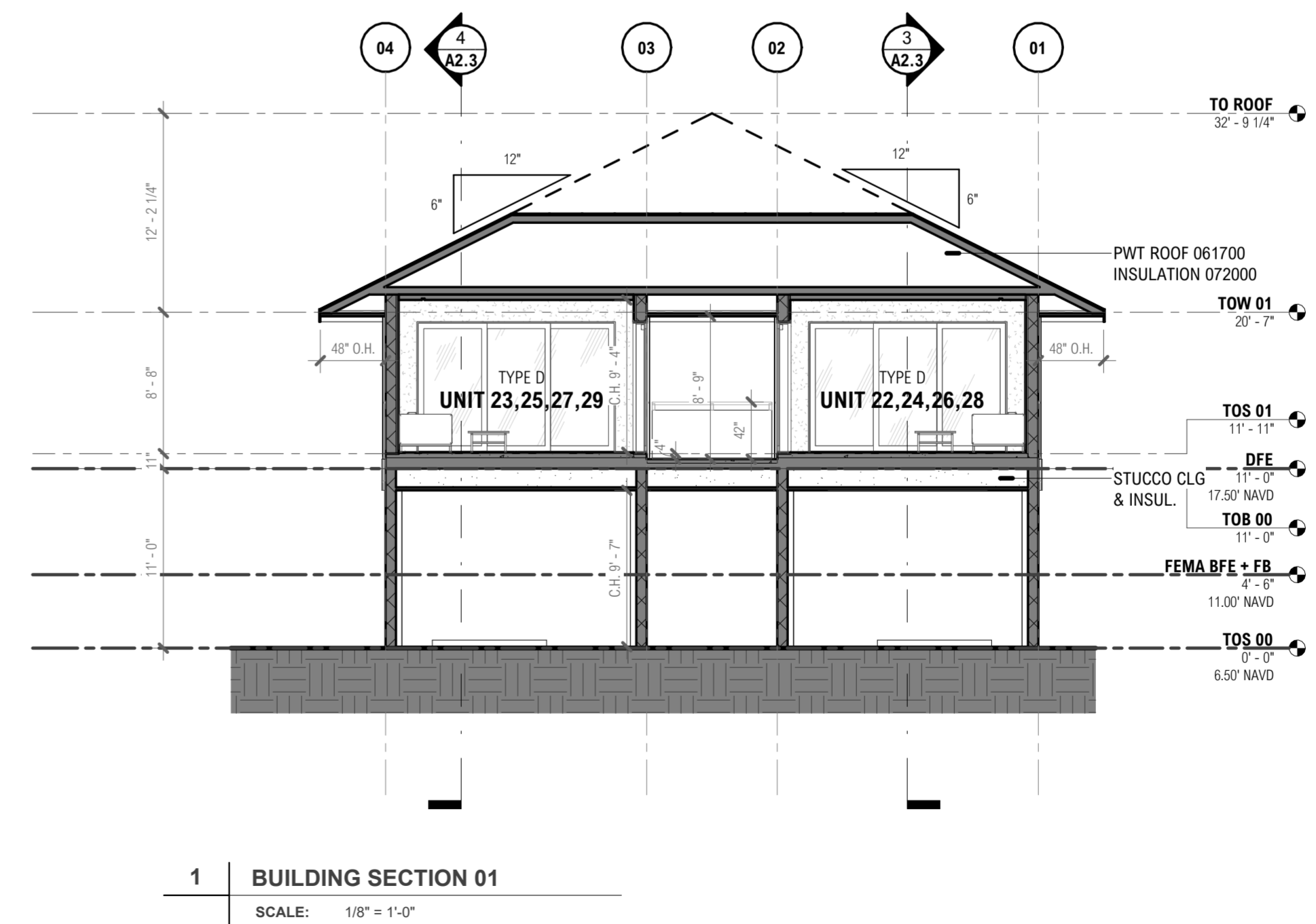
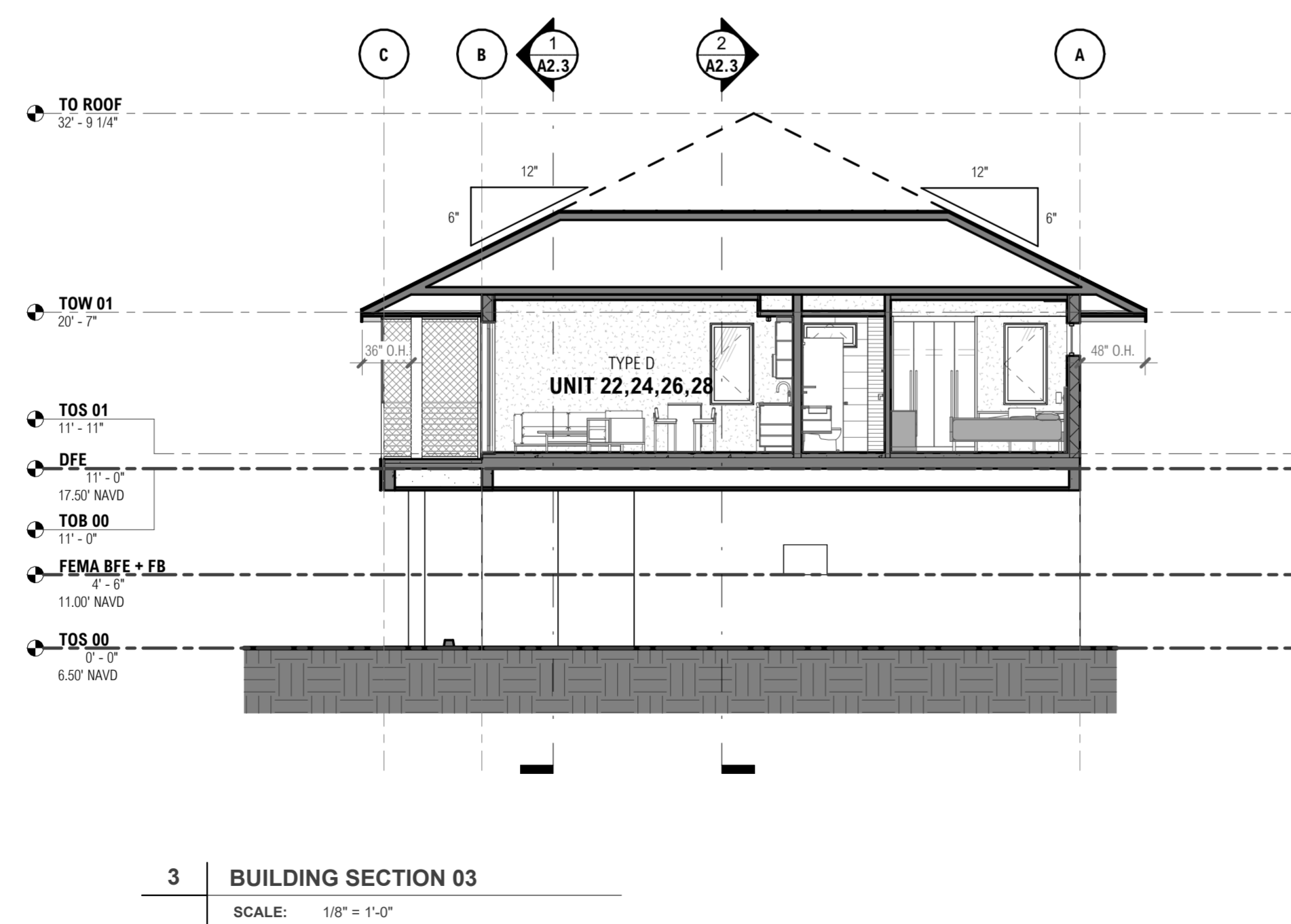
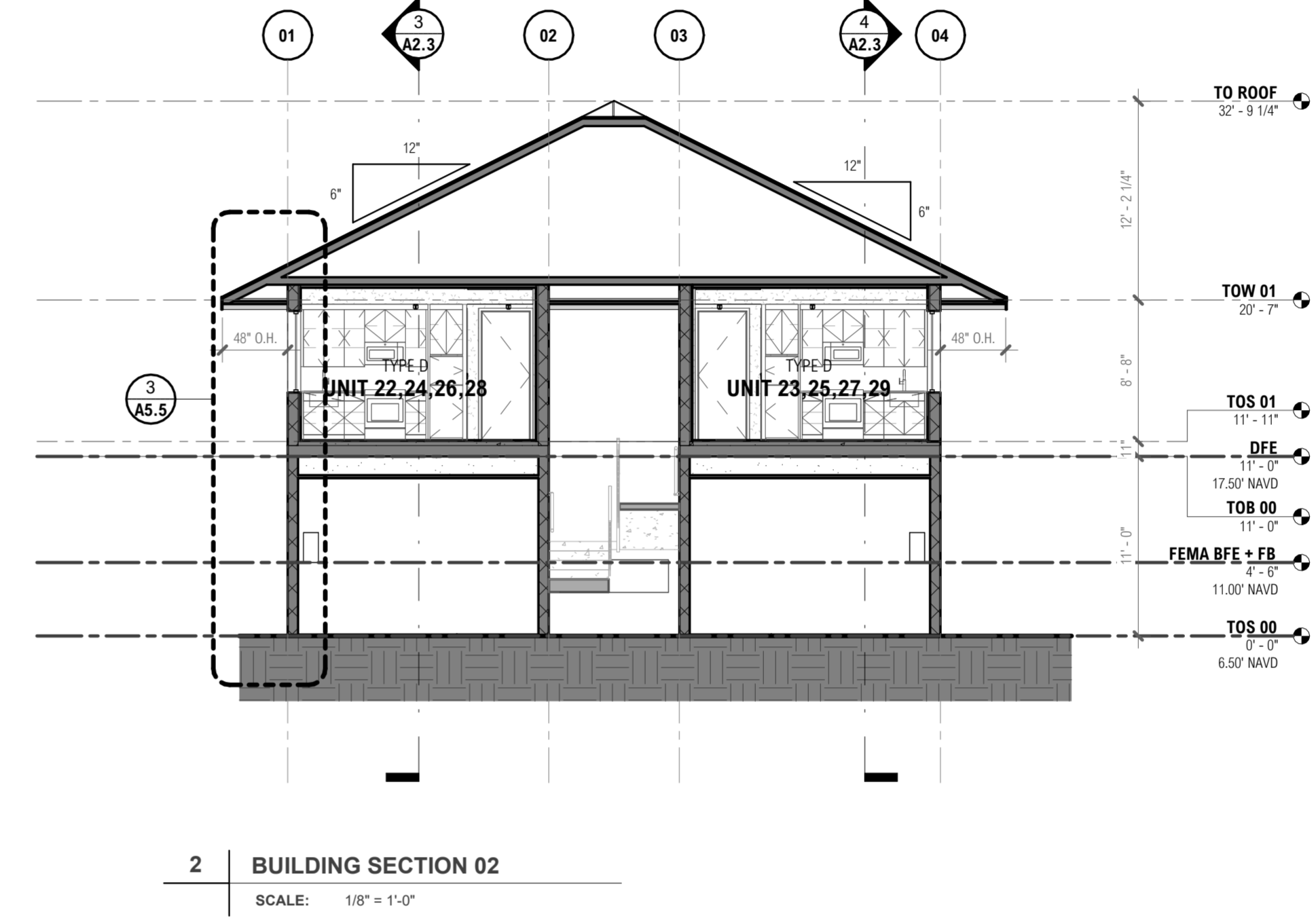
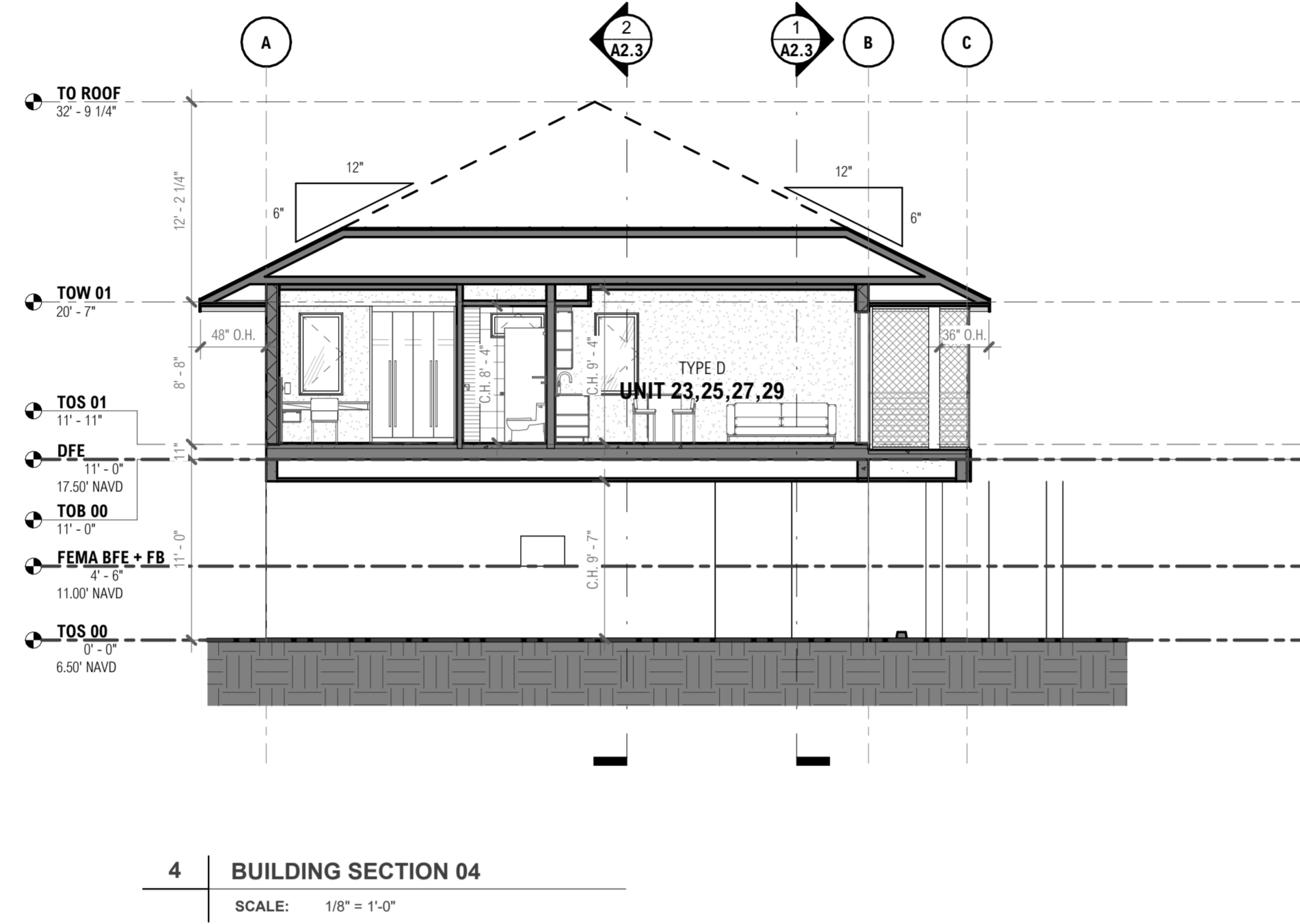
DUPLEX BUILDING PLANS

Sheet Number:  
**A2.1**



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PERMIT 2 OF 8 - A2 DUPLEX 01  
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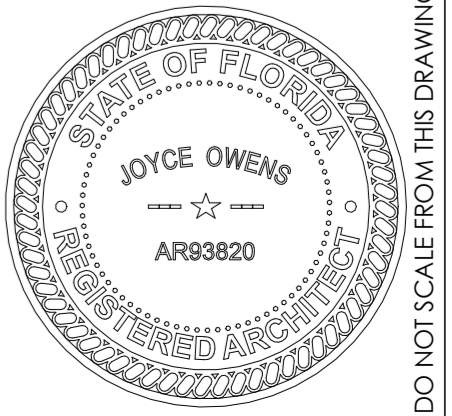
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**A2.3**



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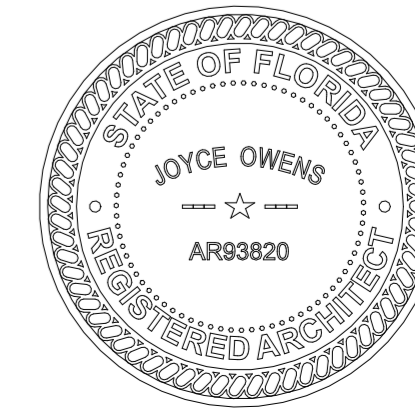
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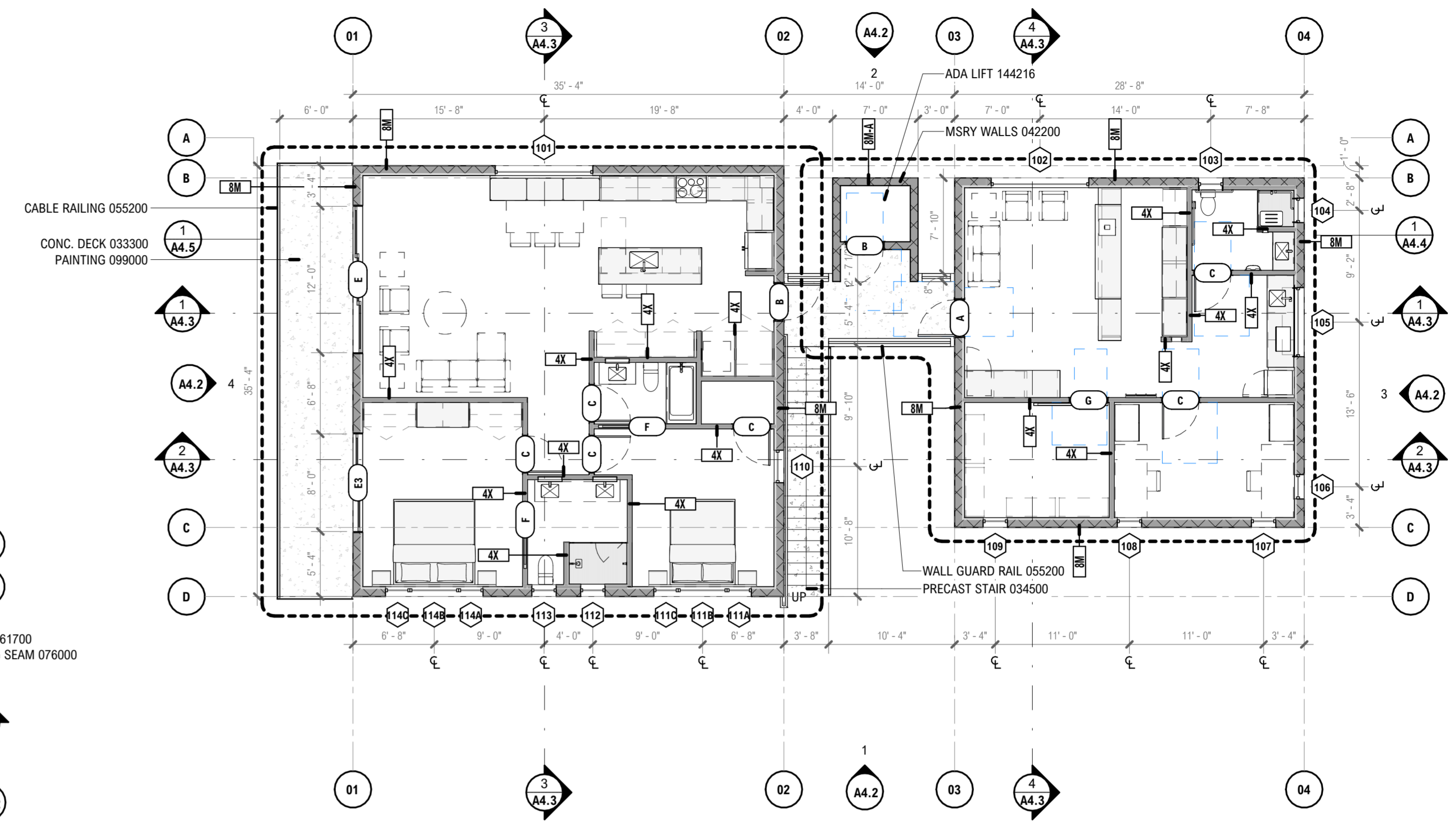
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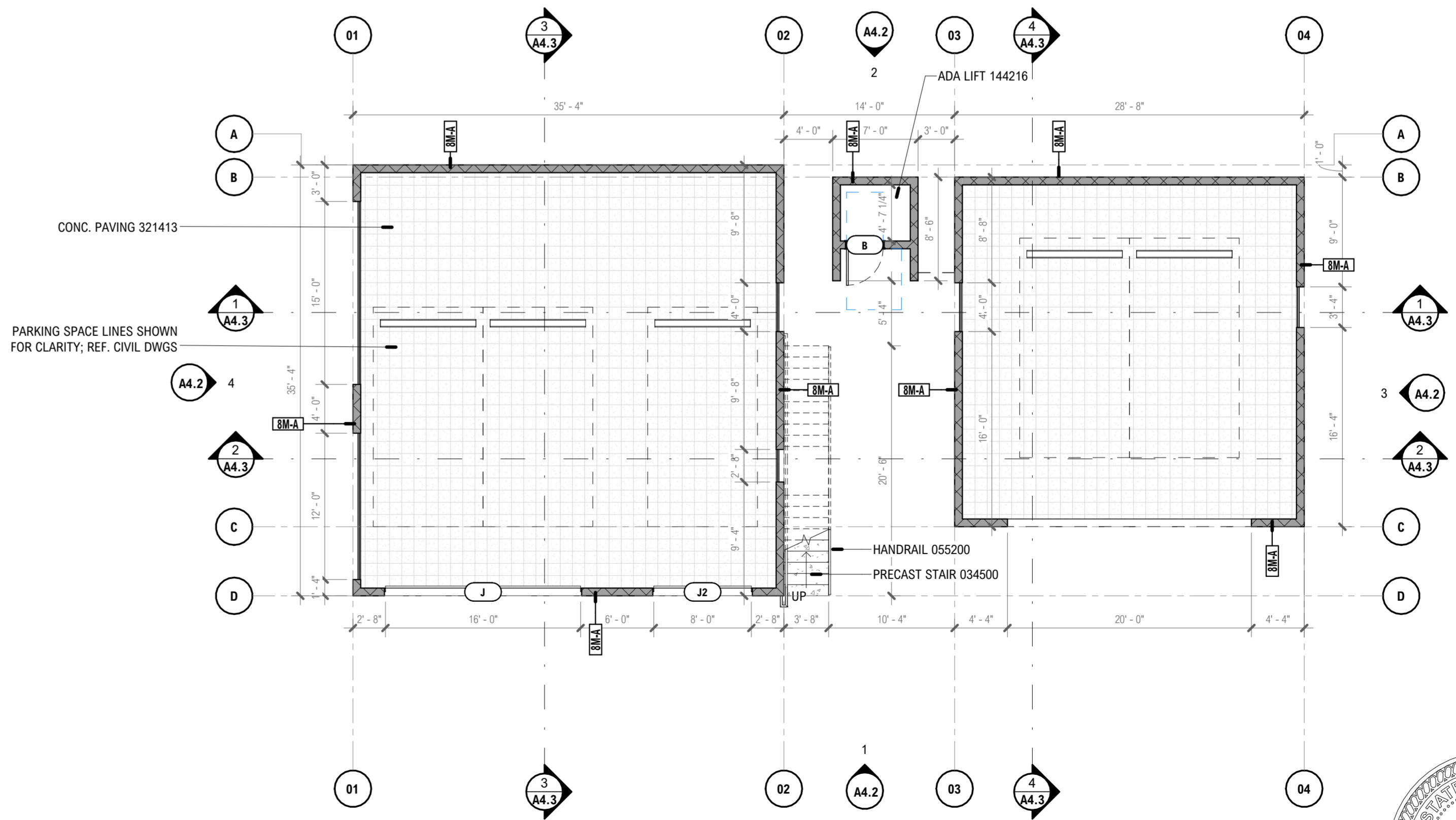
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 OFFICE & MGR STE PLANS  
 Sheet Number:  
**A4.1**



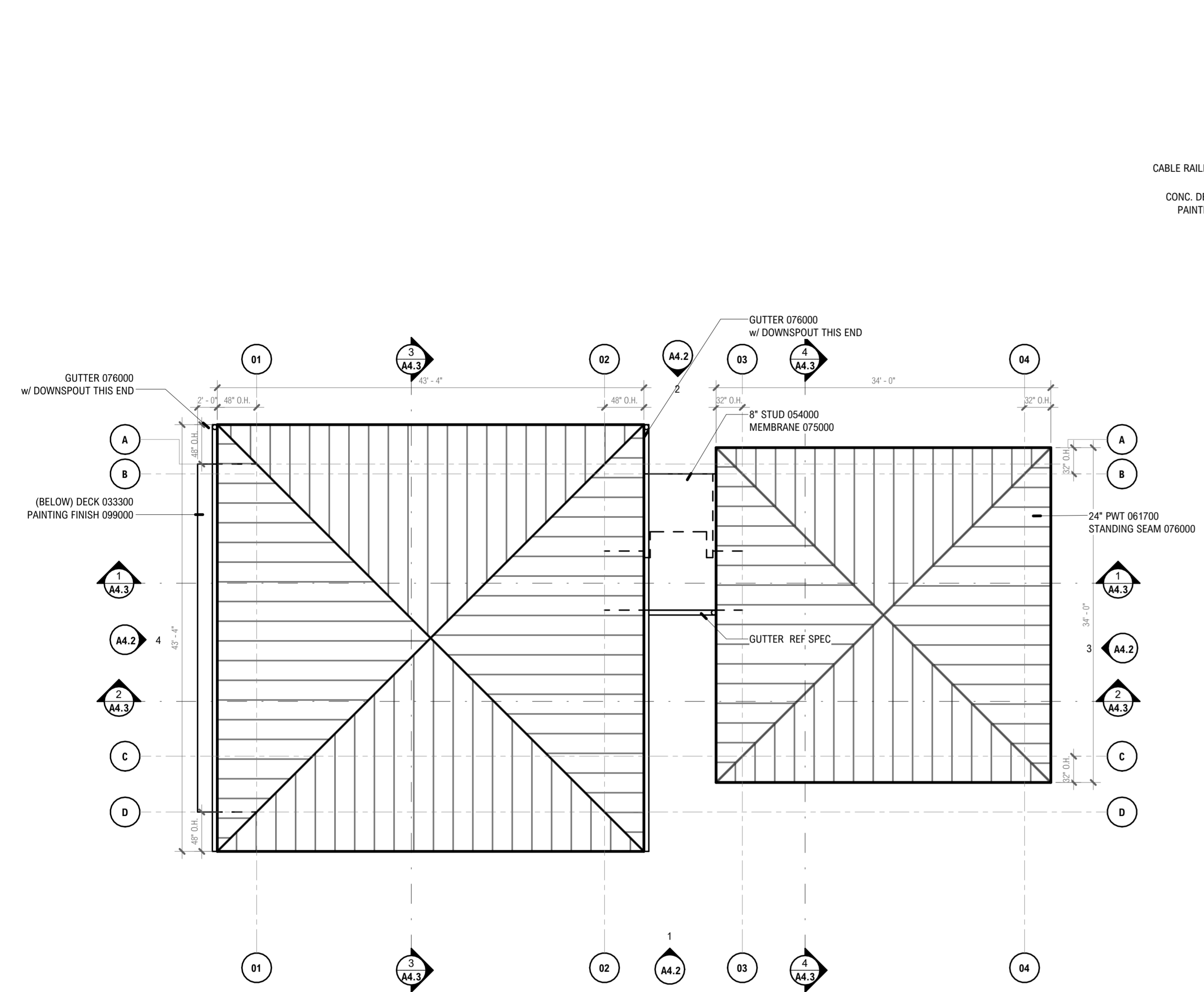
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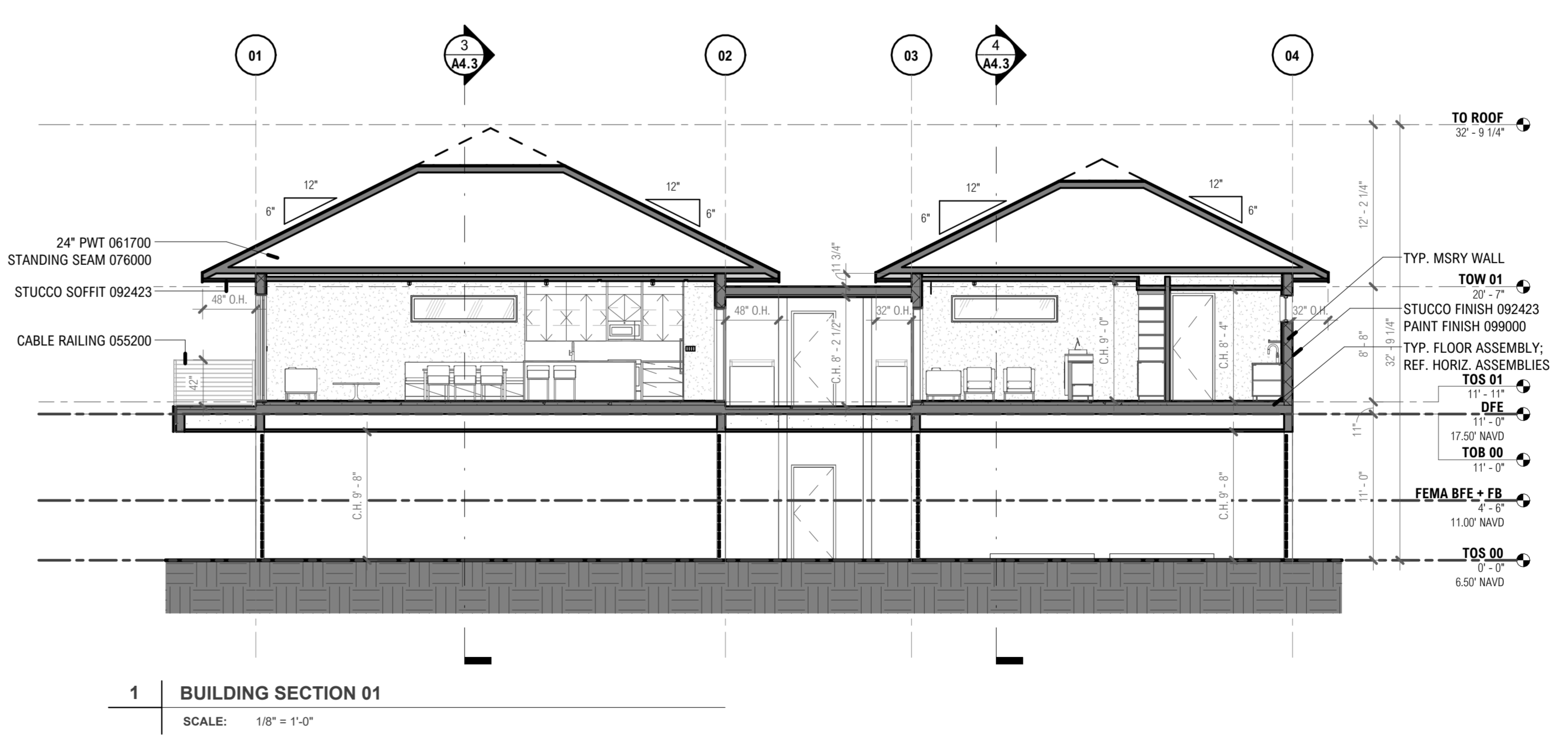
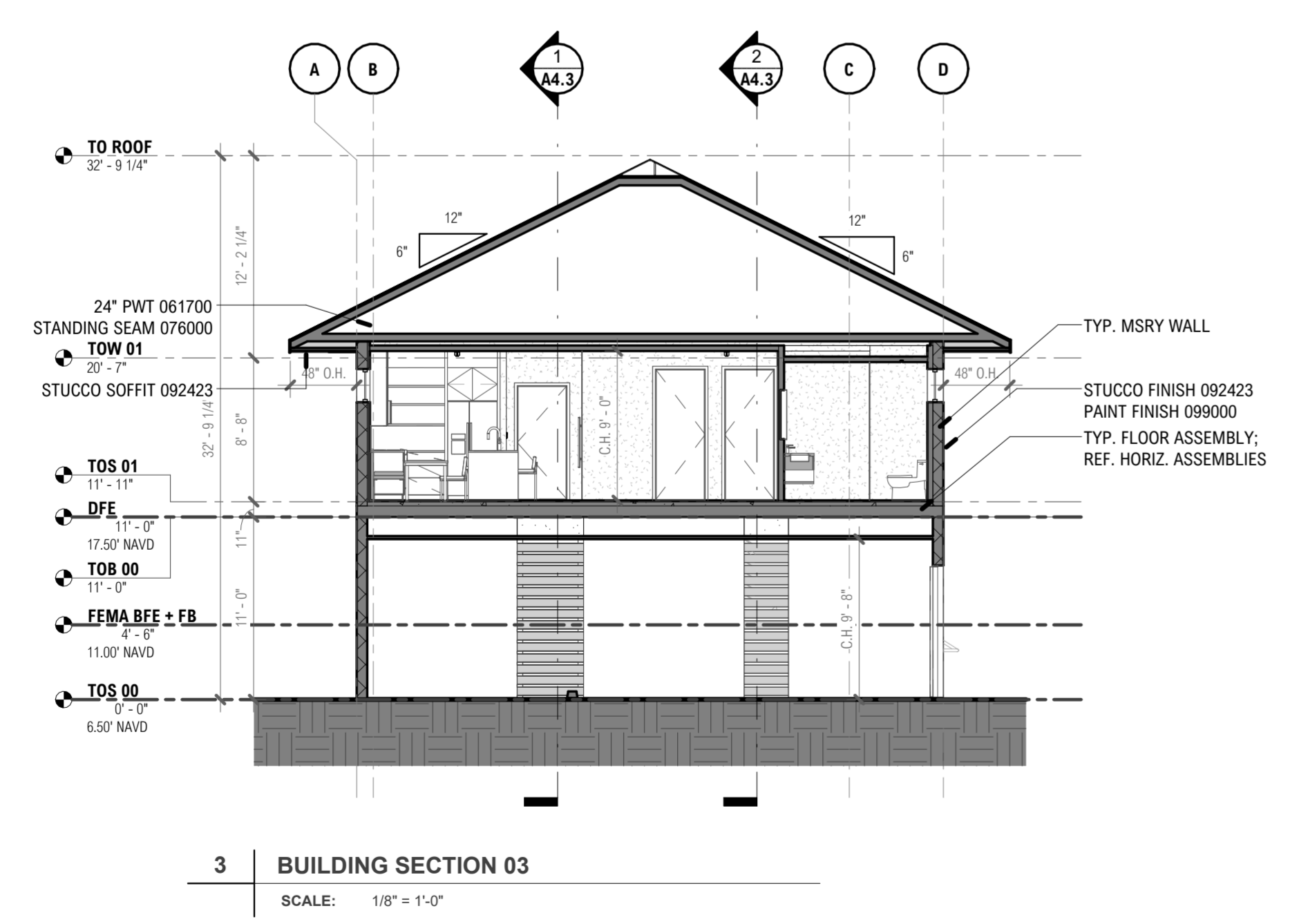
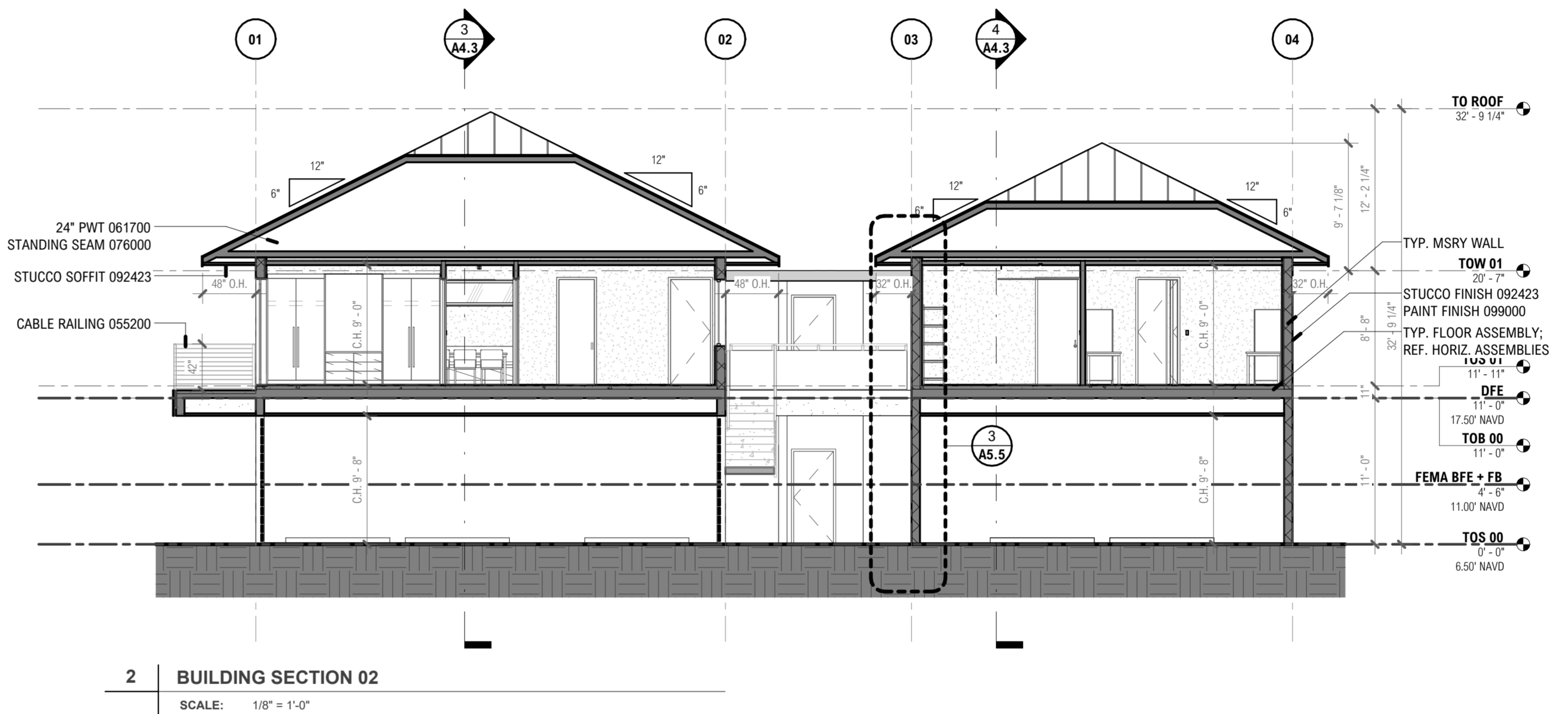
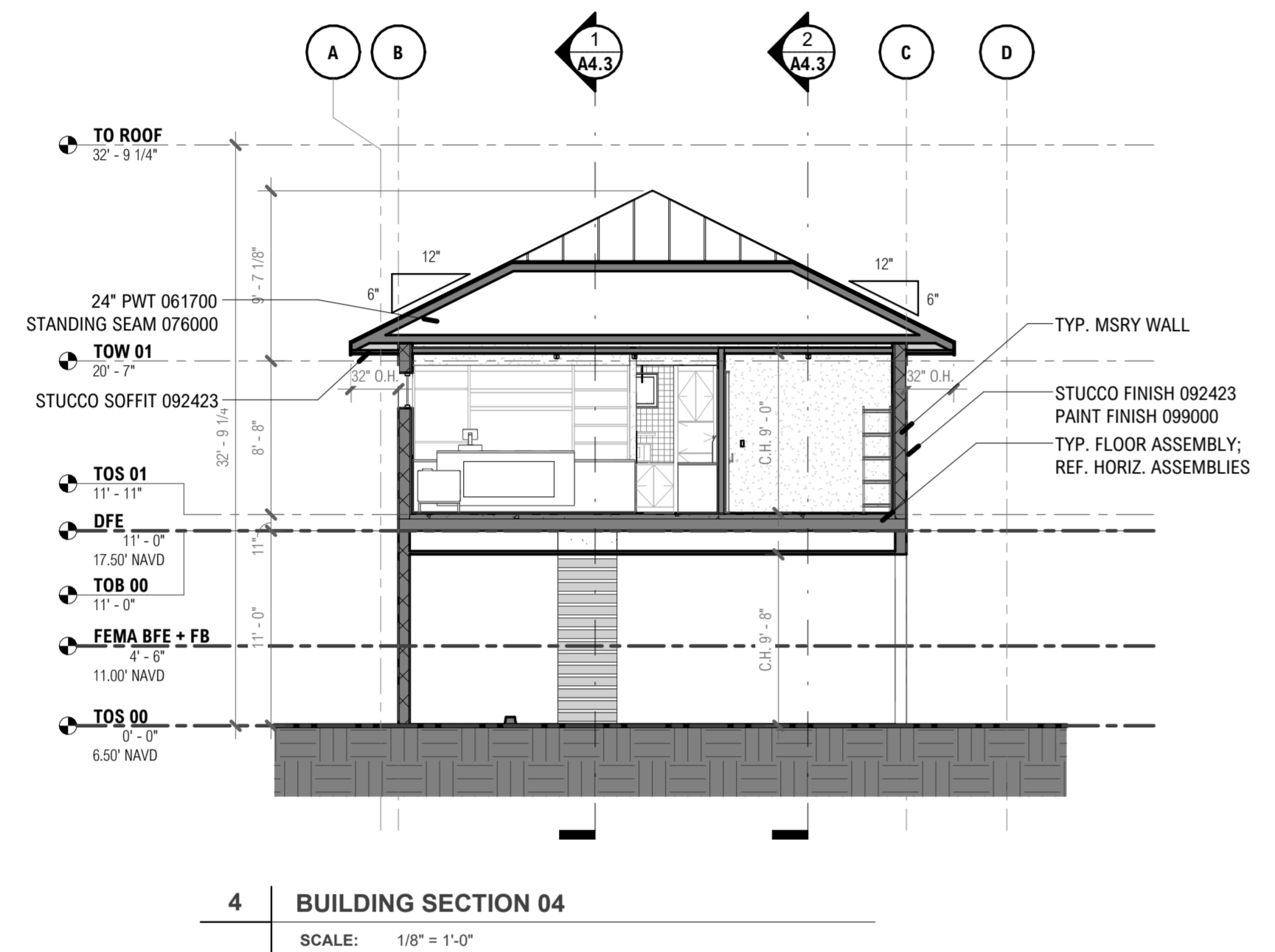
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SCALE: 1/8" = 1'-0"



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



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



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PERMIT 7 OF 8 - A4 OFFICE & MGR STE  
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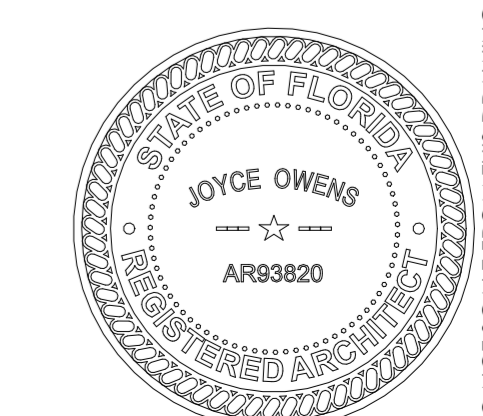
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**A4.3**

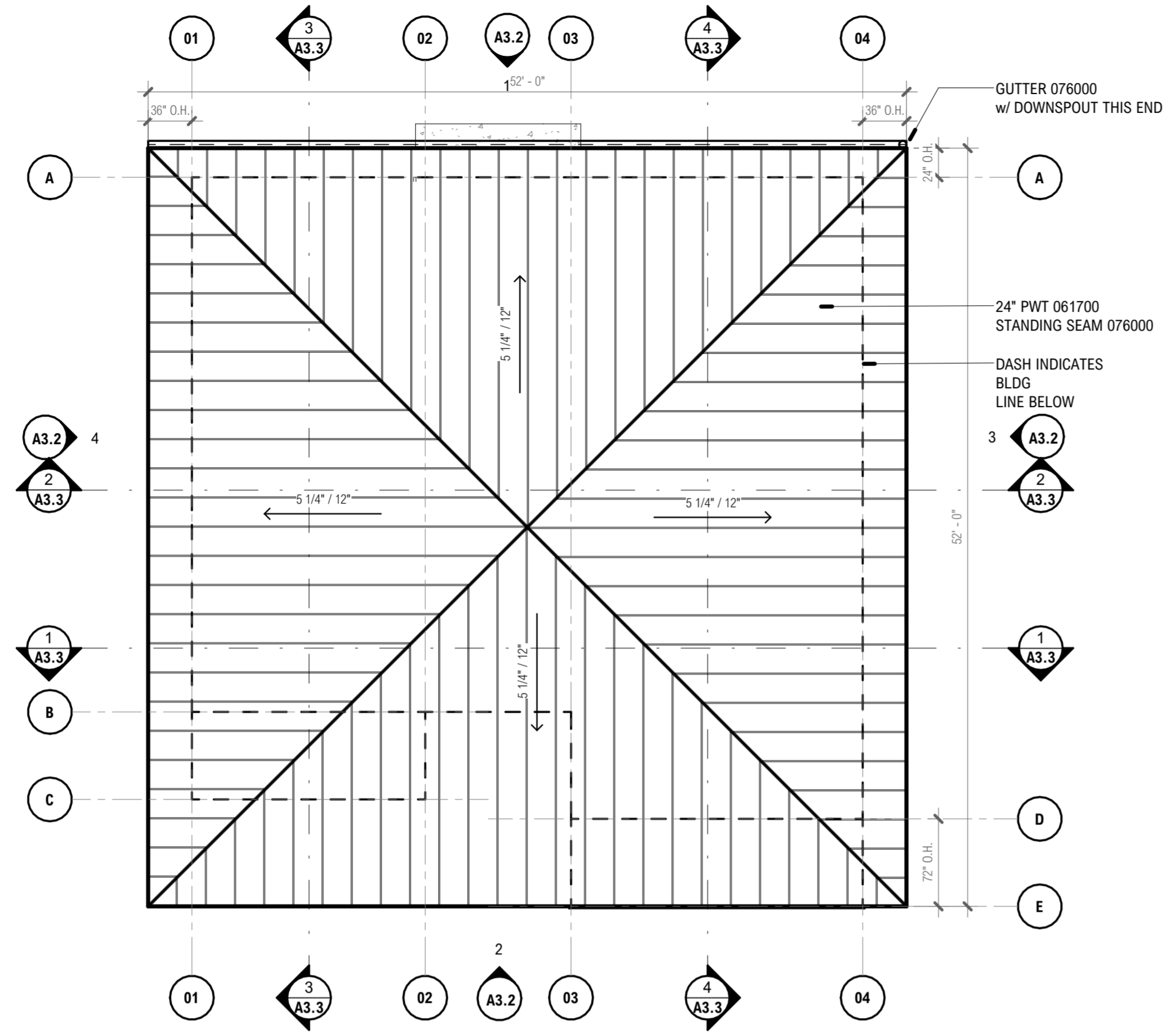


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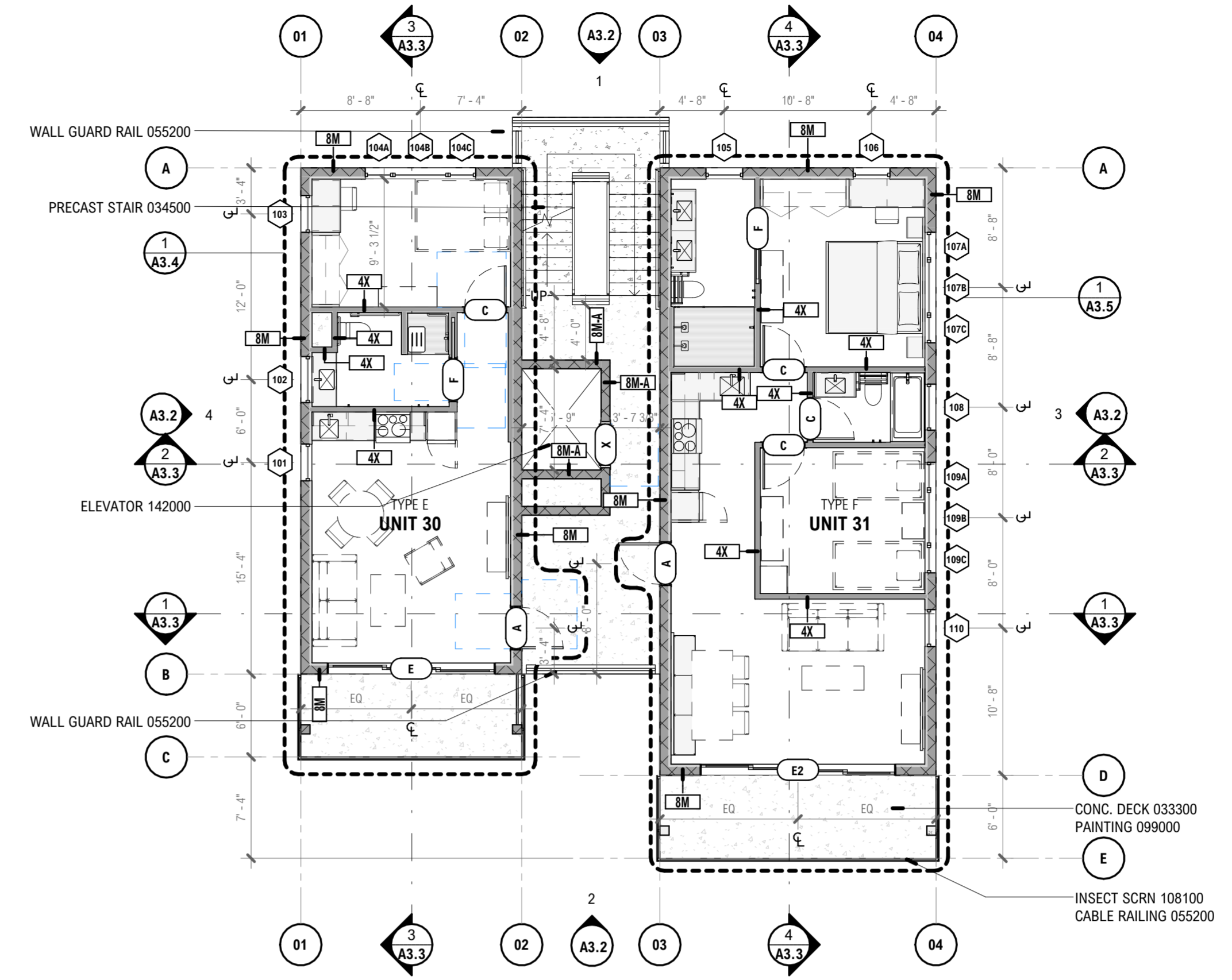
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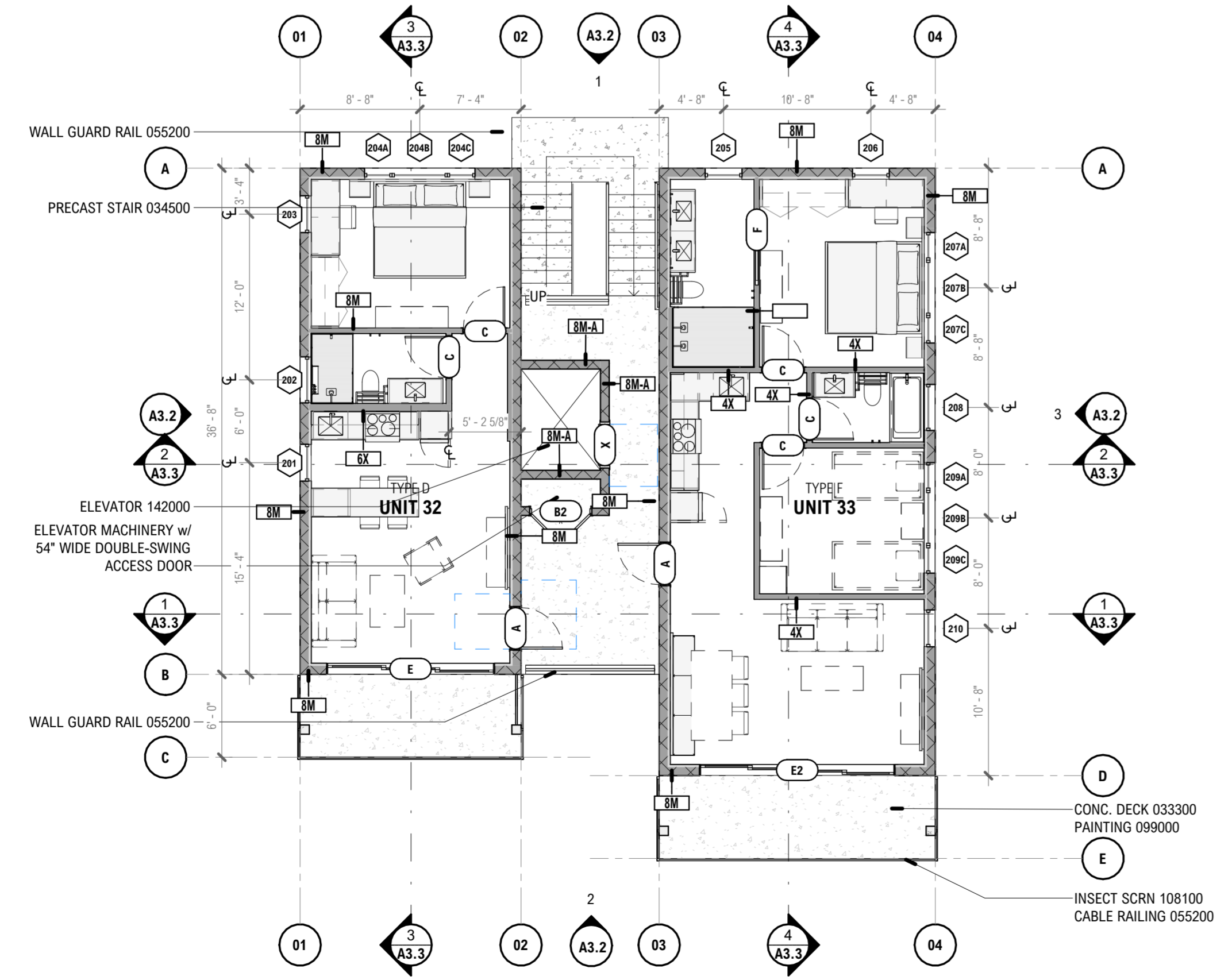
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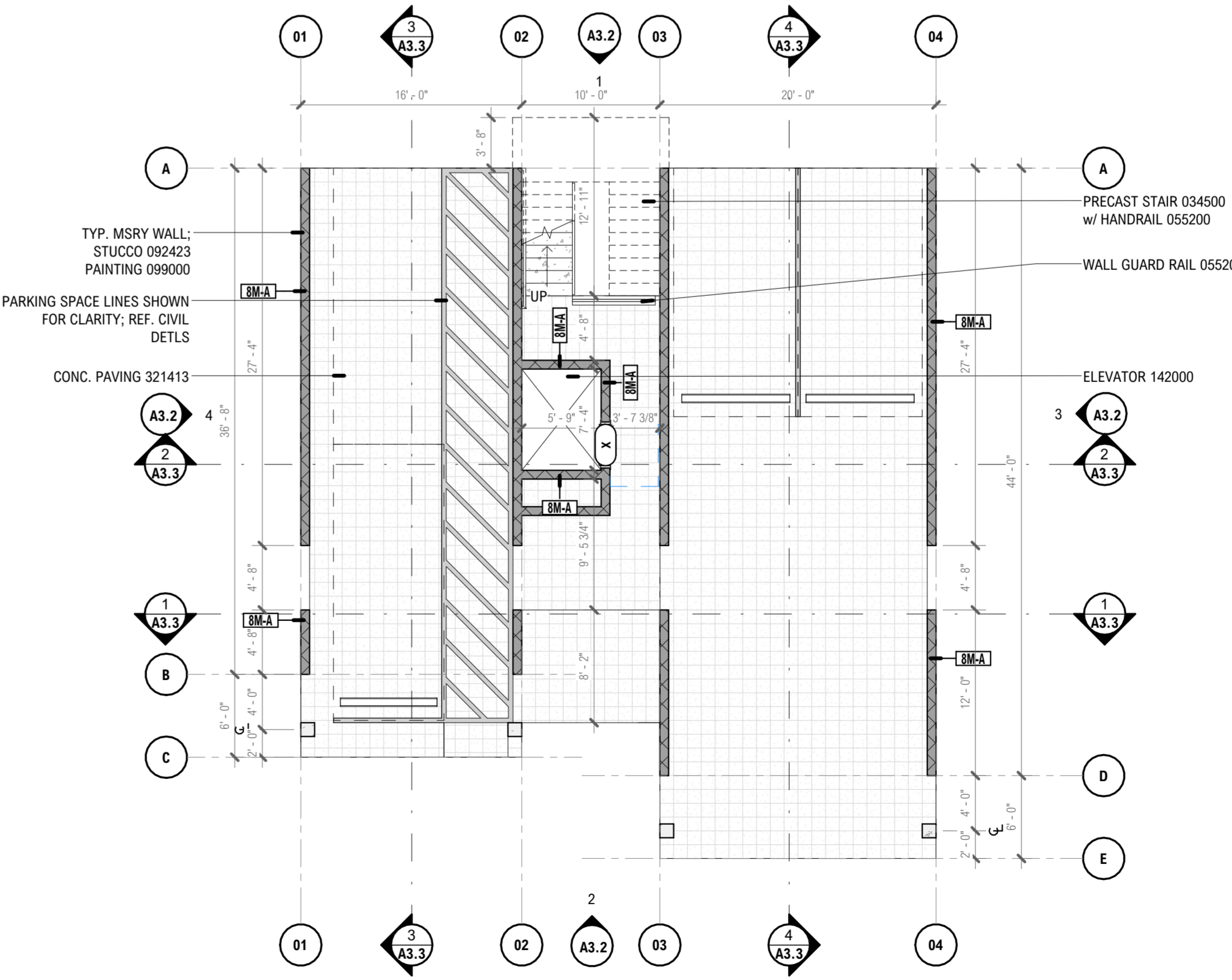
**4 ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**2 FIRST LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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



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

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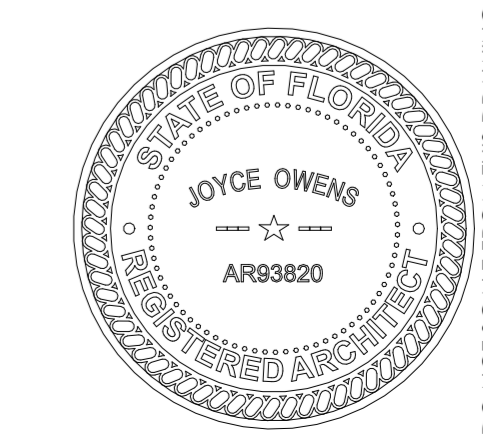
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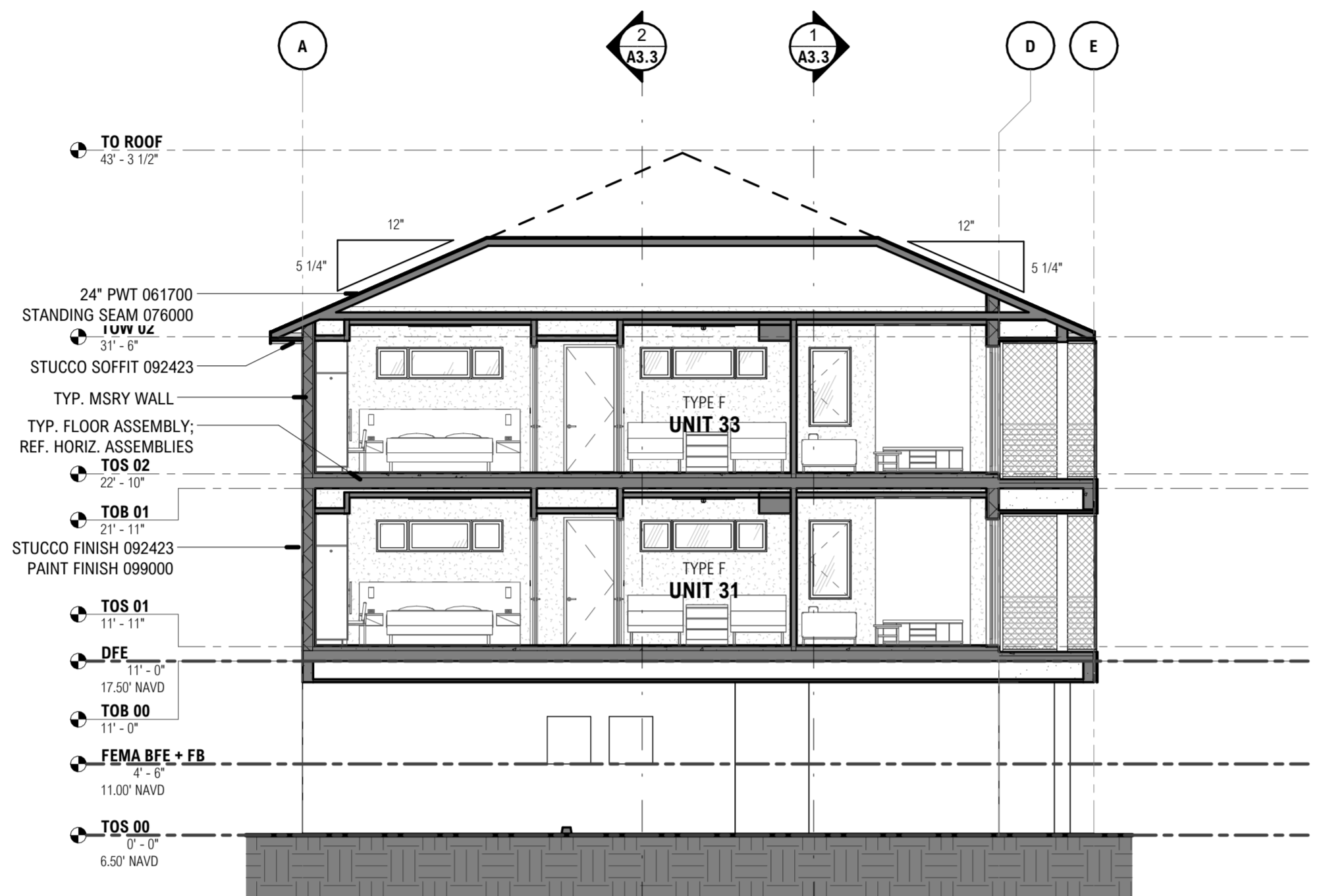
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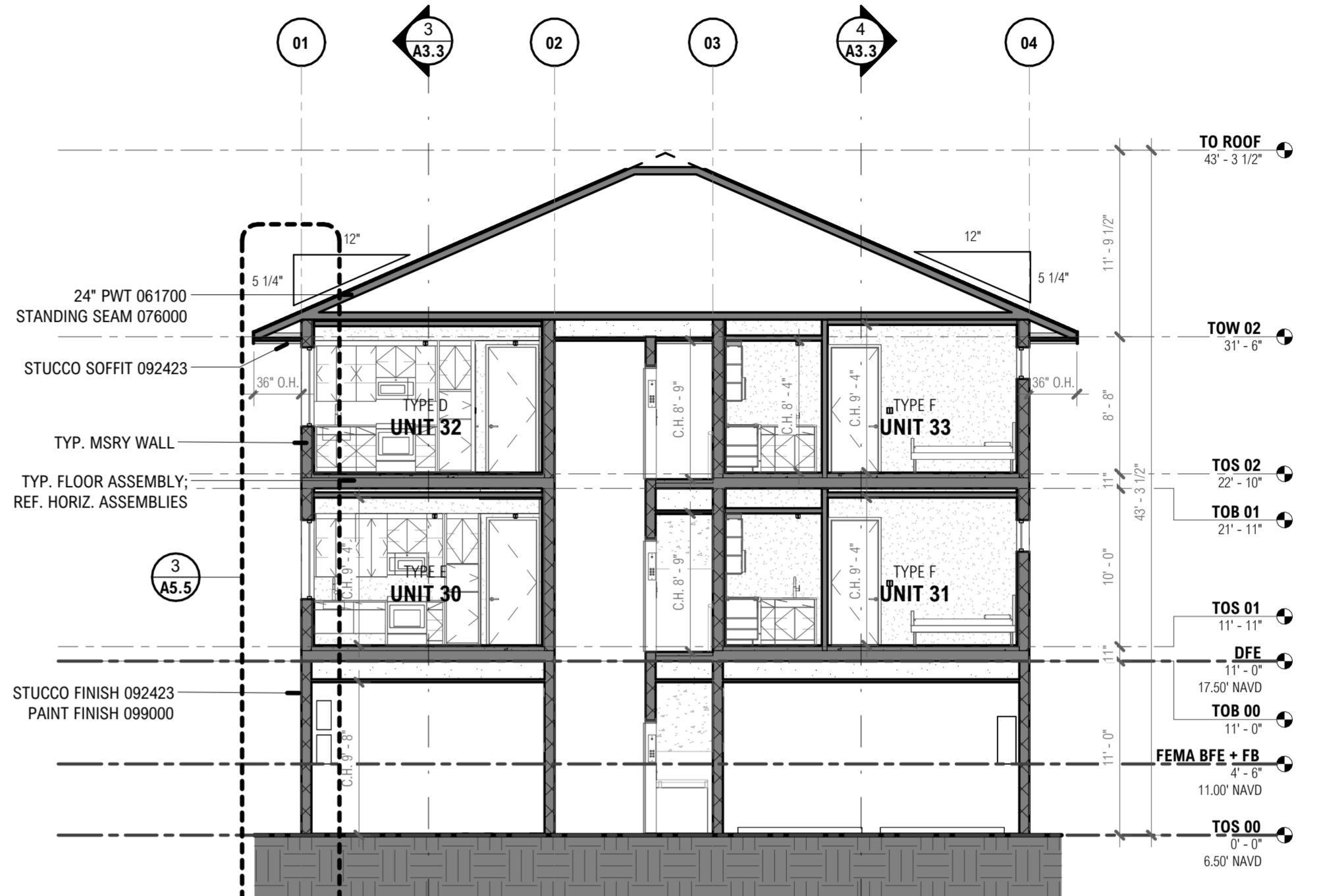
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FOURPLEX BUILDING PLANS  
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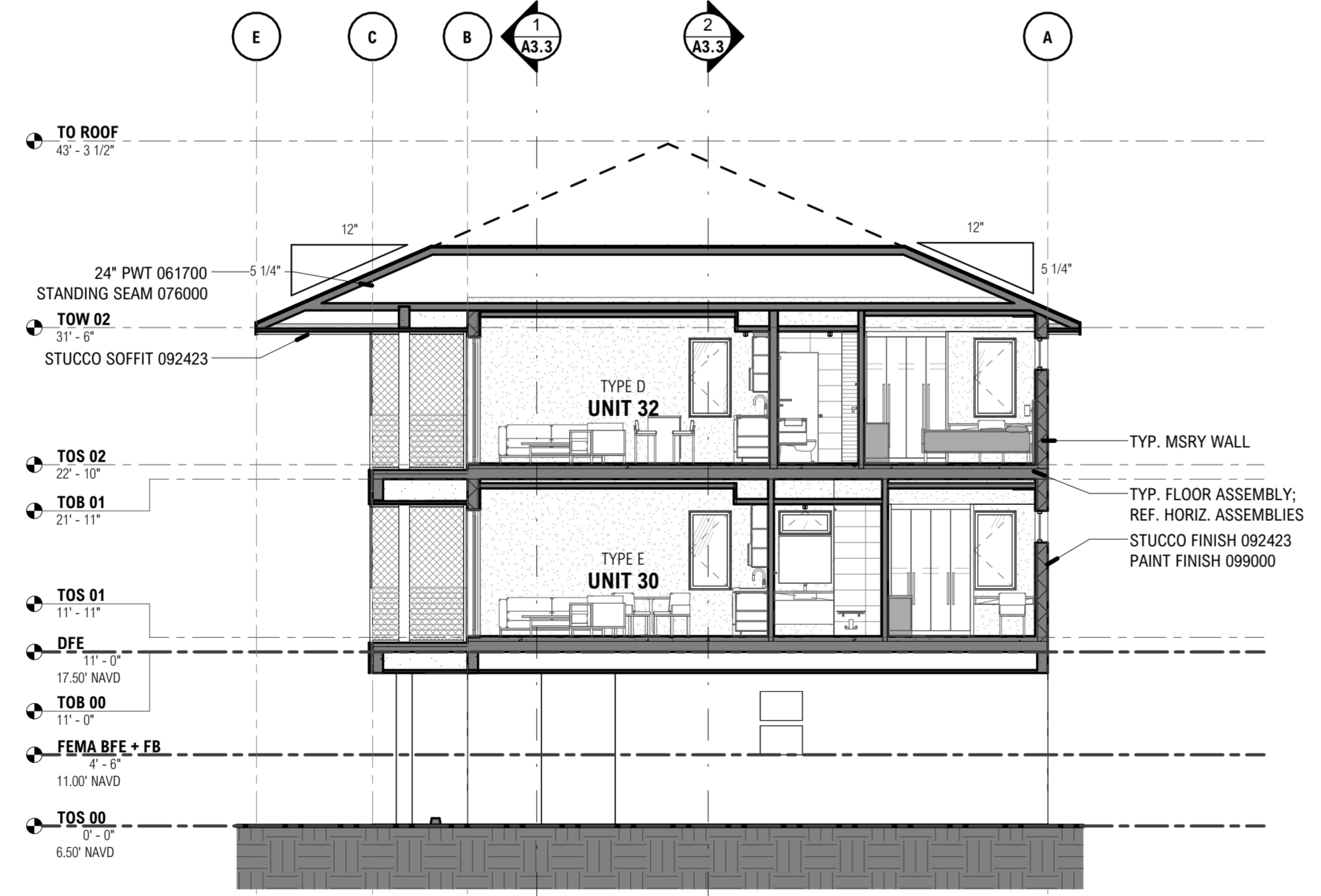




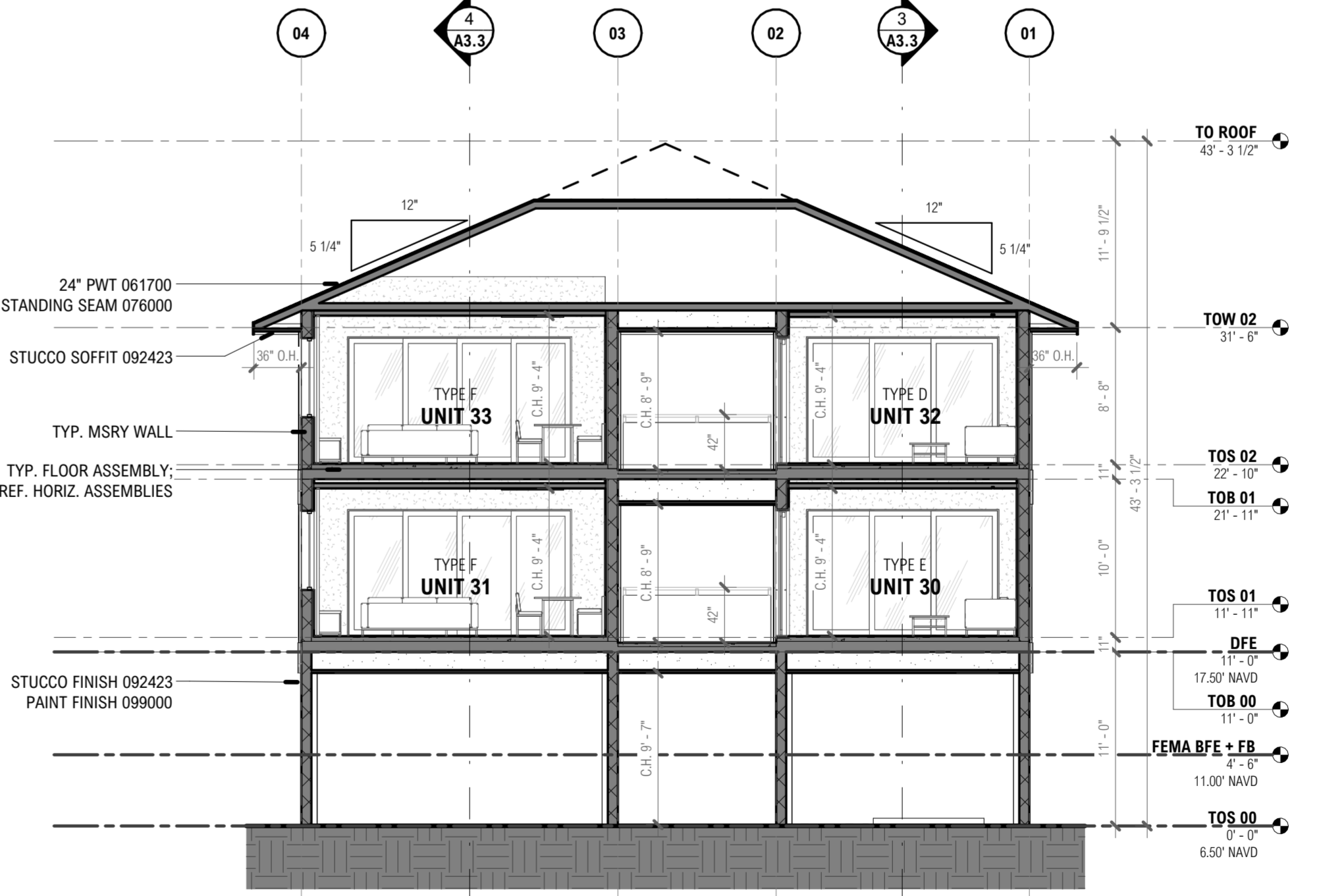
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SCALE: 1/8" = 1'-0"



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




**3 BUILDING SECTION 03**  
SCALE: 1/8" = 1'-0"



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

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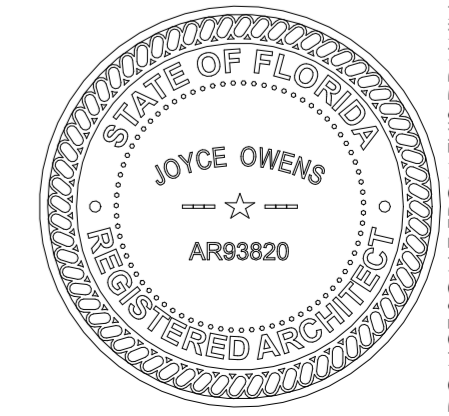
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**A3.3**



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