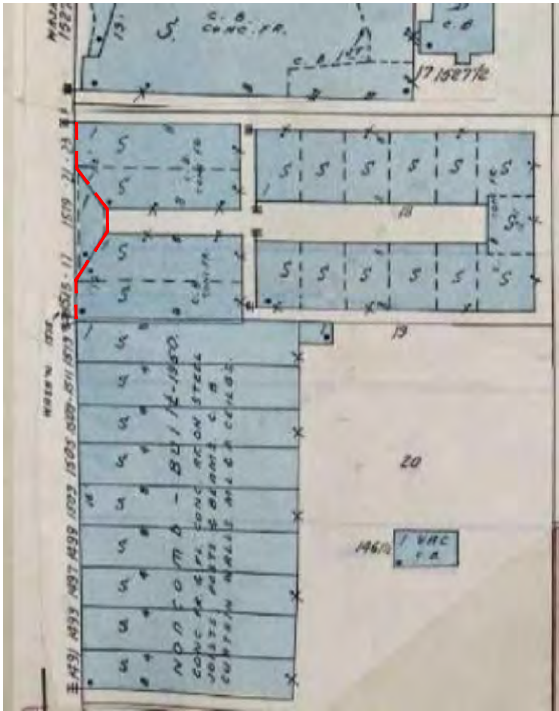




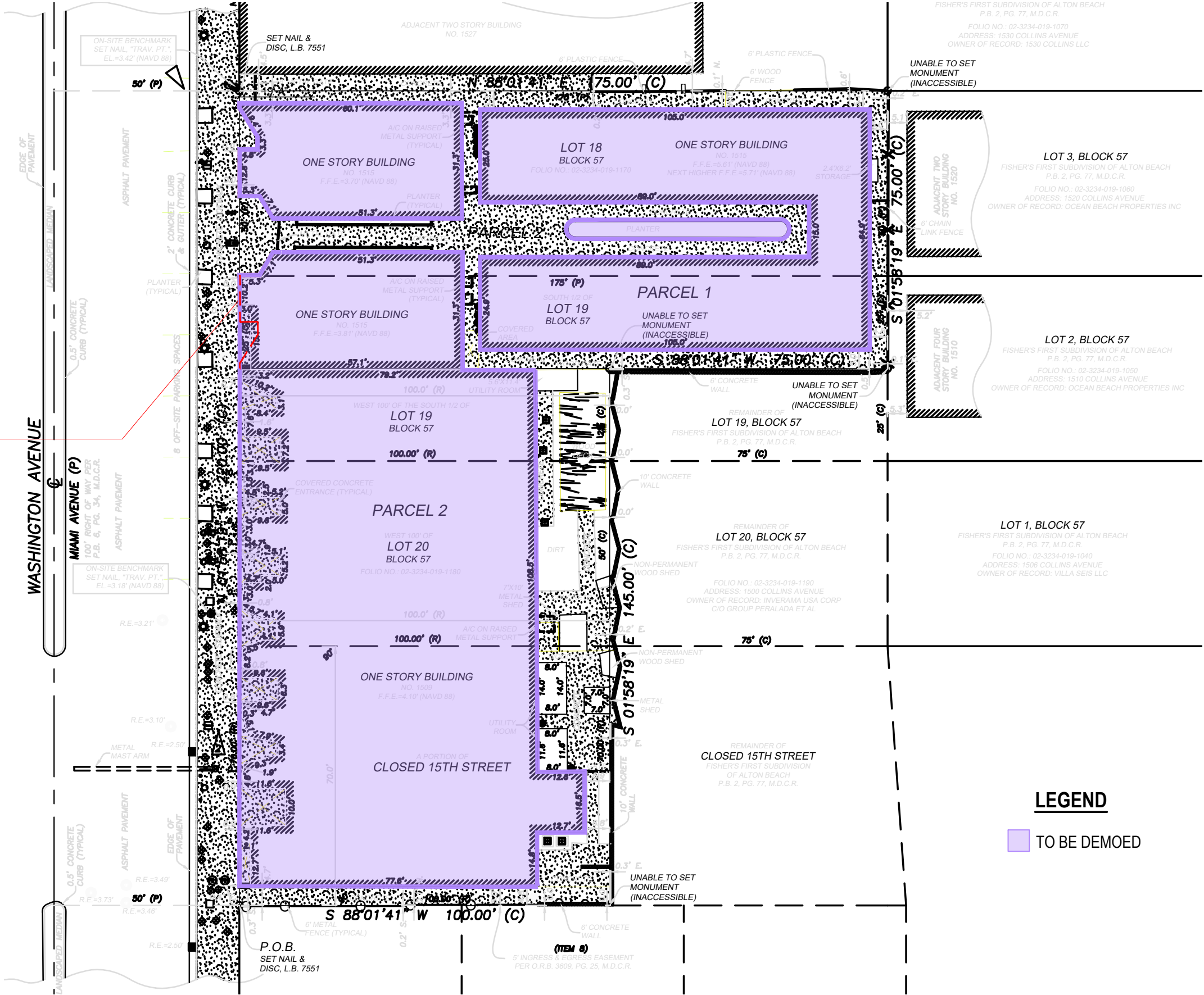
NOTE: NEW PROPOSED FACADE TO MAINTAIN ORIGINAL DESIGN INTENT.



ACTUAL NON-HISTORICAL CASE TO BE DEMOED.



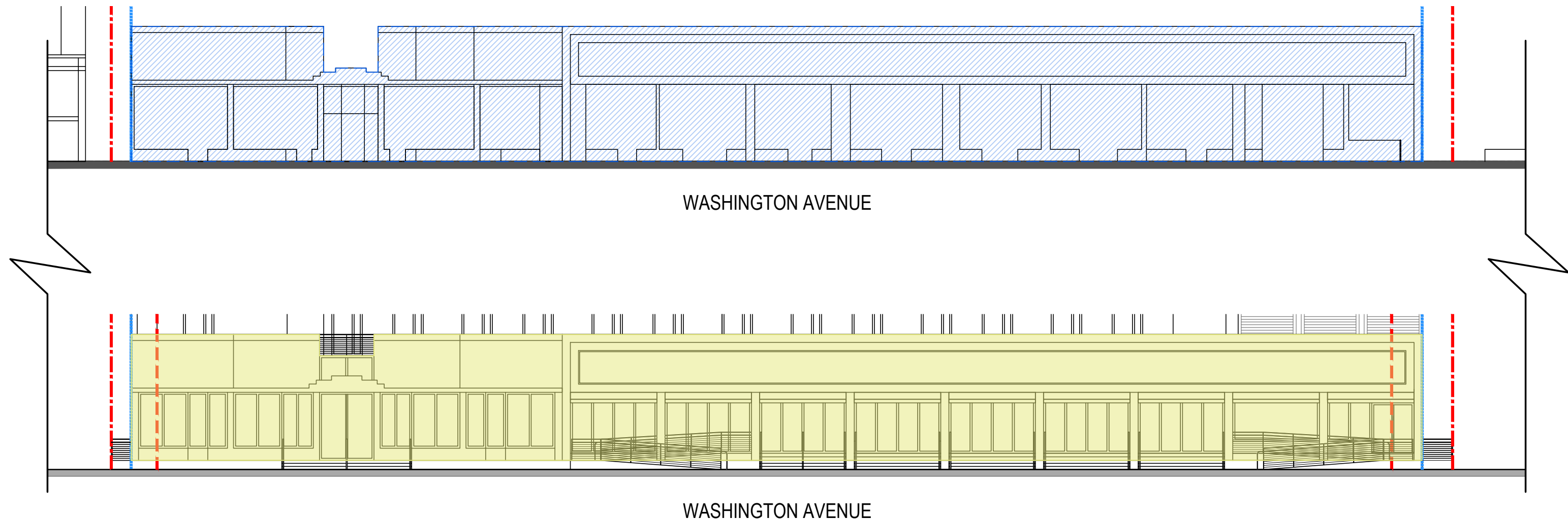
ACTUAL TERRAZO FLOORING.



LEGEND

TO BE DEMOED





LEGEND

- PROPERTY LINE
- EXISTING SETBACK LINE
- AREA TO BE DEMOLISHED
- AREA TO BE RECONSTRUCTED

Proposed total demolition and reconstructed to it's original design intent; to be elevated at the future crown of road in compliance with the MB resiliency code.

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DEMOLITION / PROPOSED
WEST ELEVATION

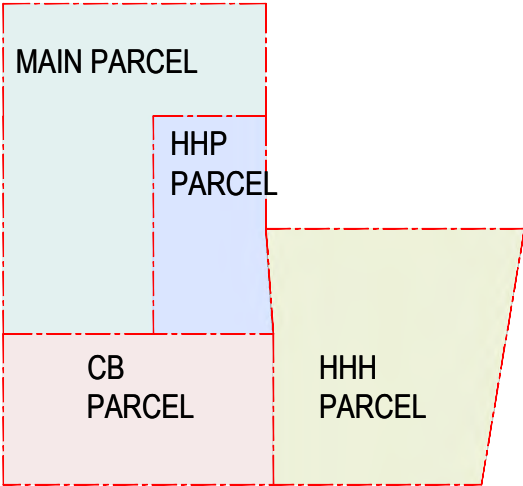
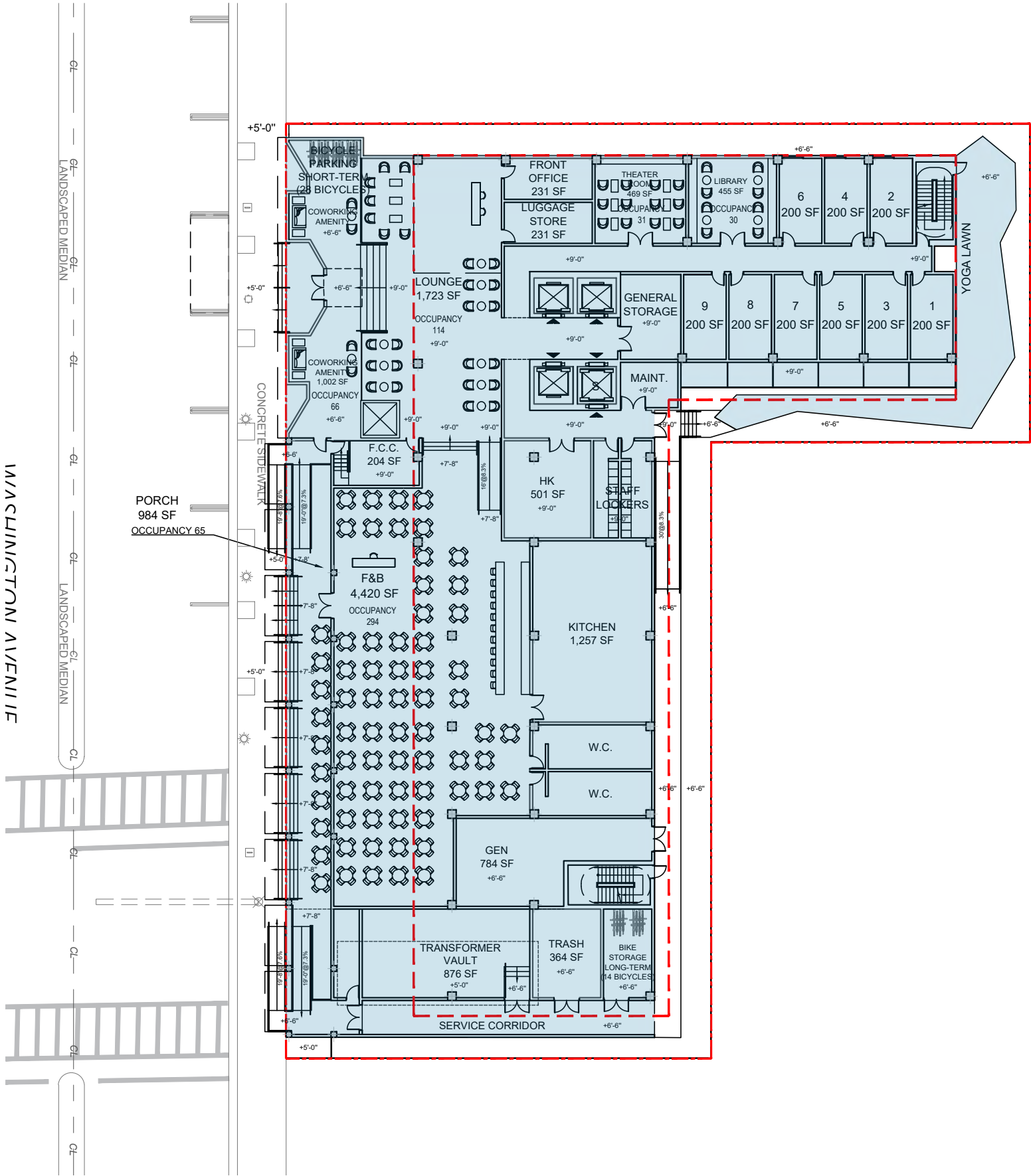


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DATE:
03/10/2024

A0-30



KEY PLAN

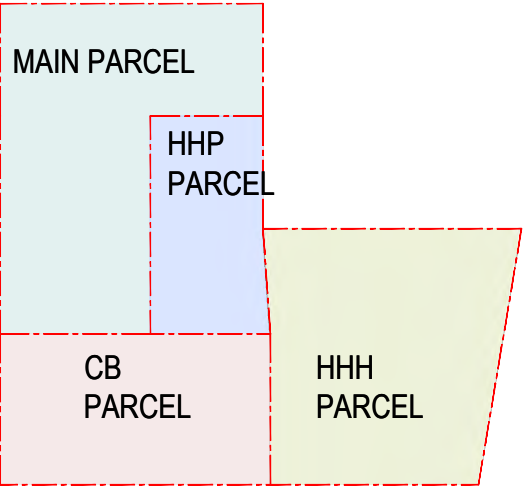
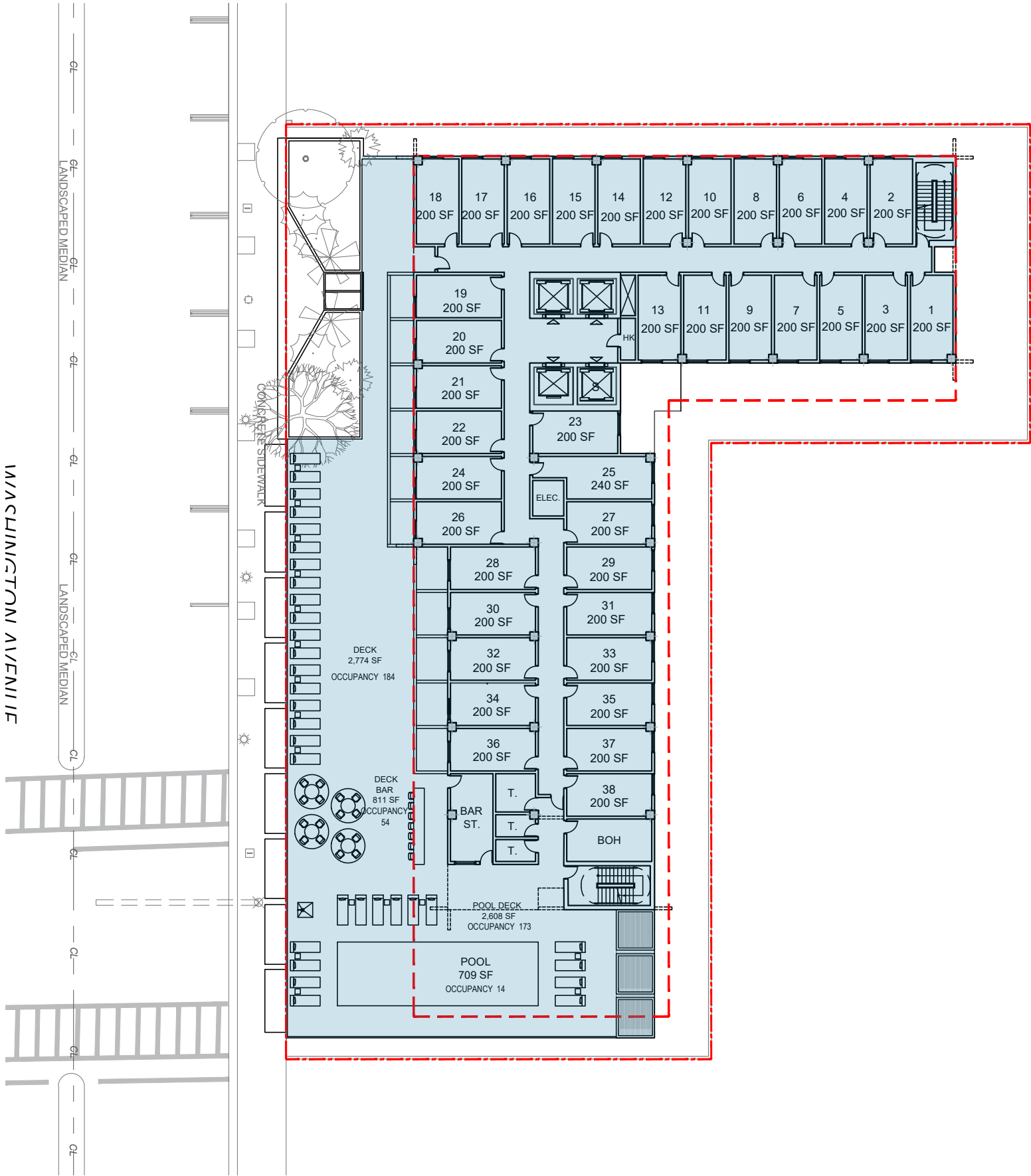
LEGEND

GSF: 23,032 SF

GSF BY LEVEL	
GROUND	: 23,032 SF
LEVEL 2	: 20,039 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 13,436 SF
TOTAL GSF	:106,839 SF



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KEY PLAN

LEGEND

GSF: 20,039 SF

GSF BY LEVEL

GROUND	: 23,032 SF
LEVEL 2	: 20,039 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 13,436 SF
TOTAL GSF	:106,839 SF

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GSF DIAGRAM - LEVEL 2

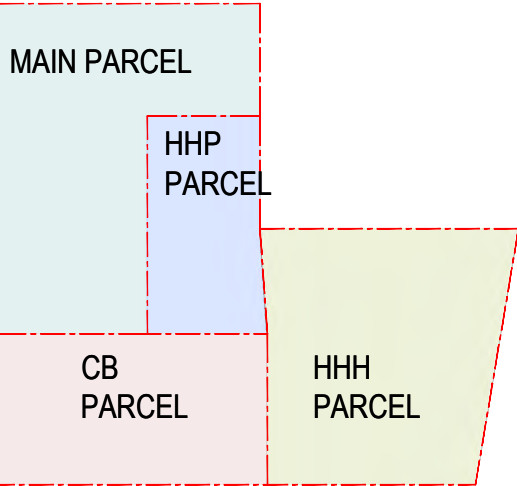


SCALE: 1" = 30'



DATE:
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A0-32



KEY PLAN

LEGEND

GSF: 12,583 SF

GSF BY LEVEL

GROUND	: 23,032 SF
LEVEL 2	: 20,039 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 13,436 SF
TOTAL GSF	:106,839 SF

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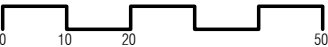


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GSF DIAGRAM - LEVEL 3 TO 6

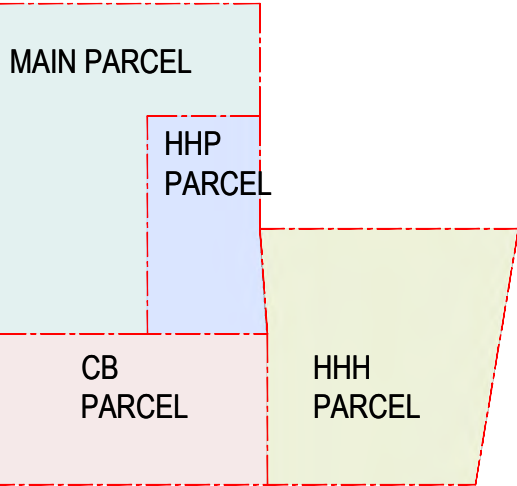
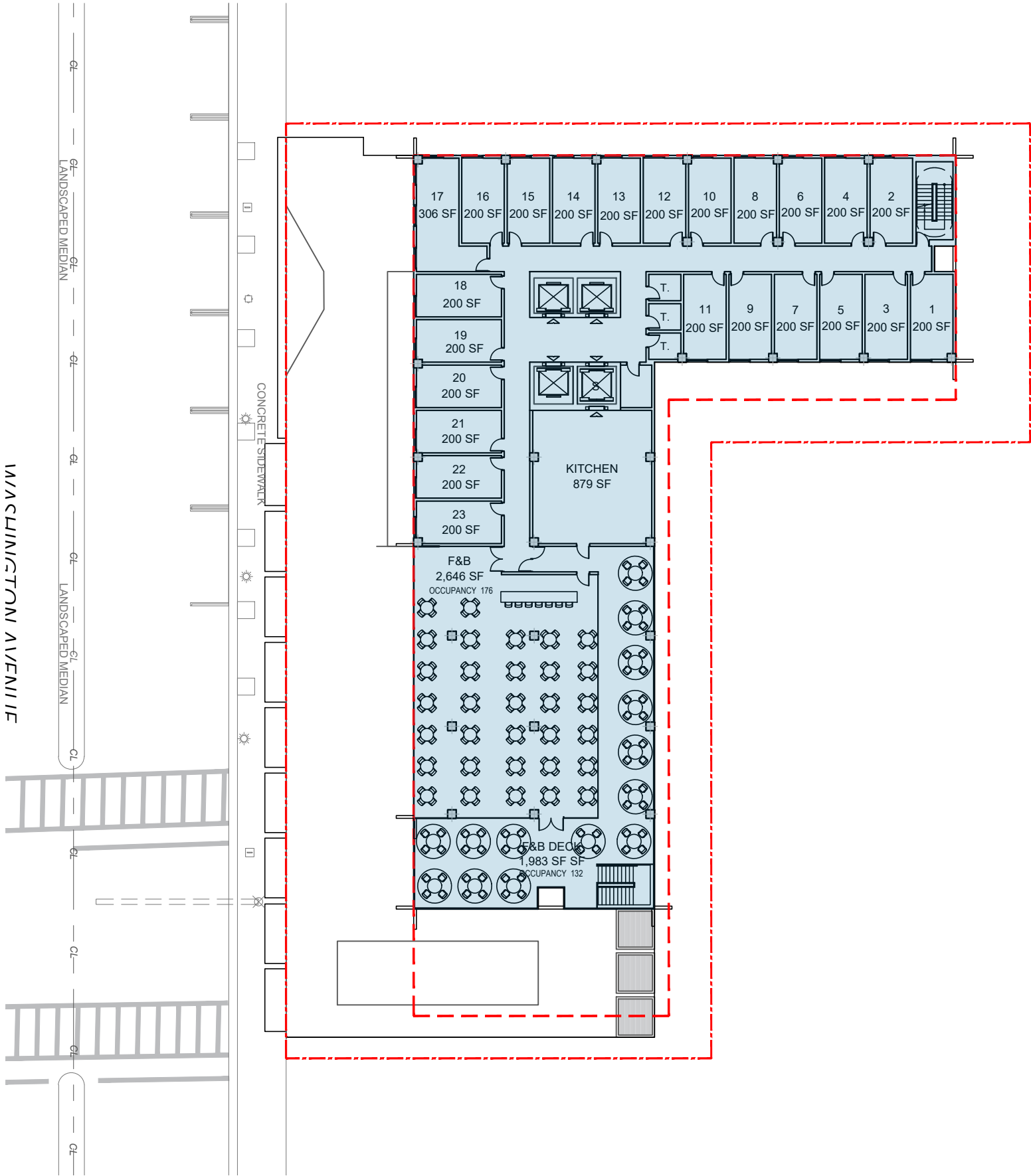


SCALE: 1" = 30'



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A0-33



KEY PLAN

LEGEND

GSF: 13,436 SF

GSF BY LEVEL

GROUND	: 23,032 SF
LEVEL 2	: 20,039 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 13,436 SF
TOTAL GSF	:106,839 SF

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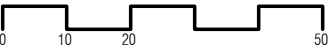


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GSF DIAGRAM - LEVEL 7



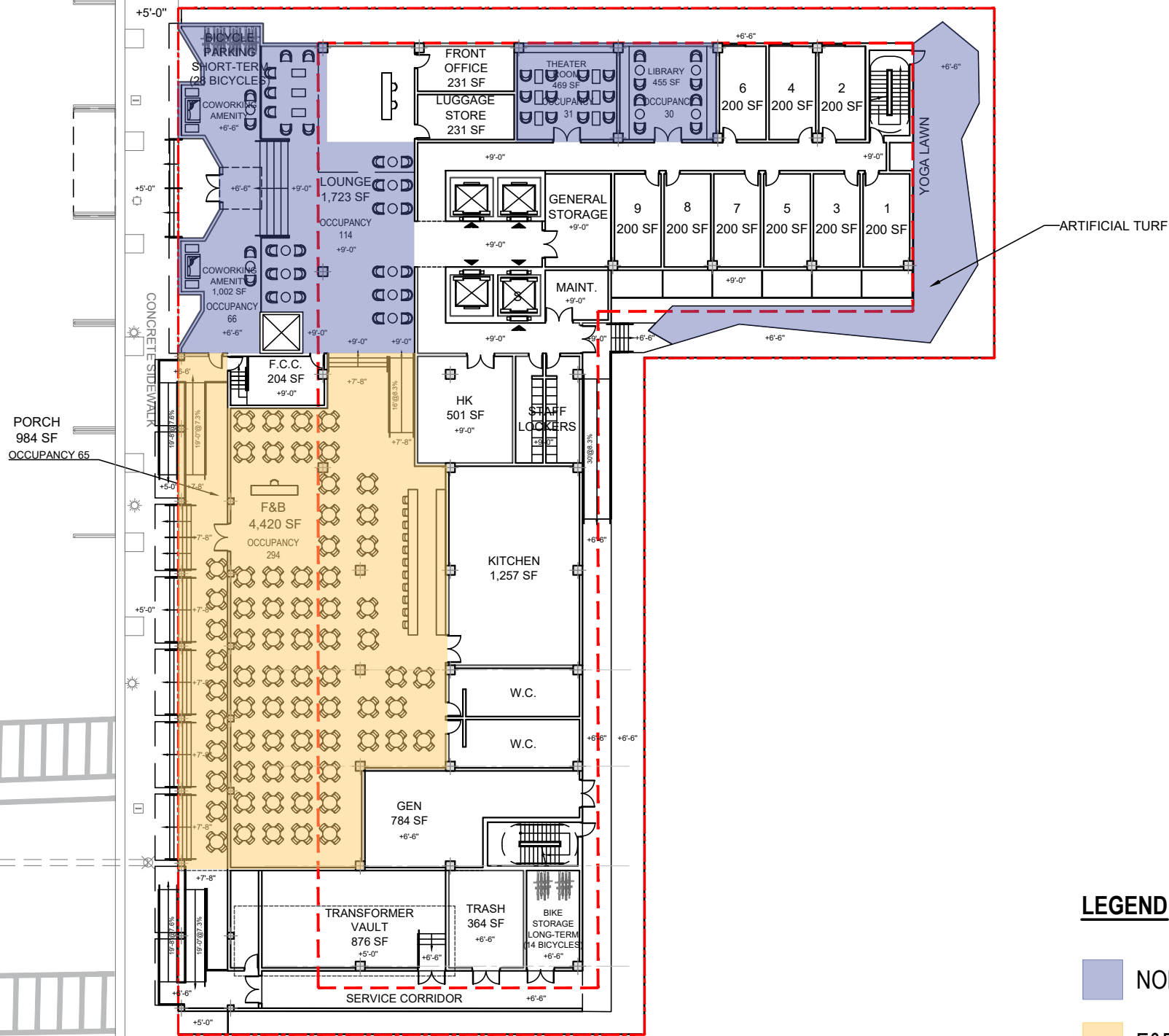
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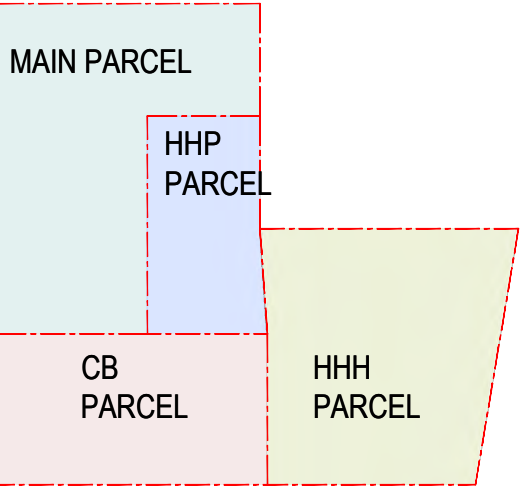
A0-34

WASHINGTON AVENUE



LEGEND

- NON F&B: 4,740 SF
- F&B: 5,578 SF
- TOTAL: 10,318 SF



KEY PLAN

TOTAL FIGURES

	Non-F&B	F&B	Subtotals
Ground	4,740 SF	5,578 SF	10,318 SF
Level 2	6,091 SF	811 SF	6,902 SF
Level 7		4,629 SF	4,629 SF
Total Provided			21,849 SF
Total GSF Required (20% of GSF)			106,839 SF
50% from F&B			21,368 SF
Total Provided	10,831 SF	10,684 SF	10,684 SF
			21,515 SF

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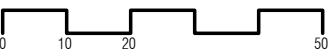


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AMENITY DIAGRAM - GROUND LEVEL

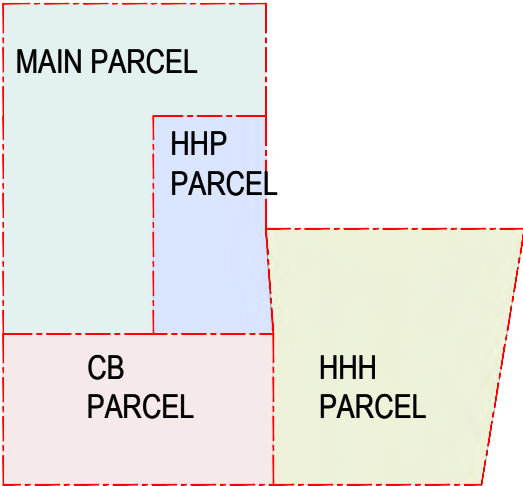
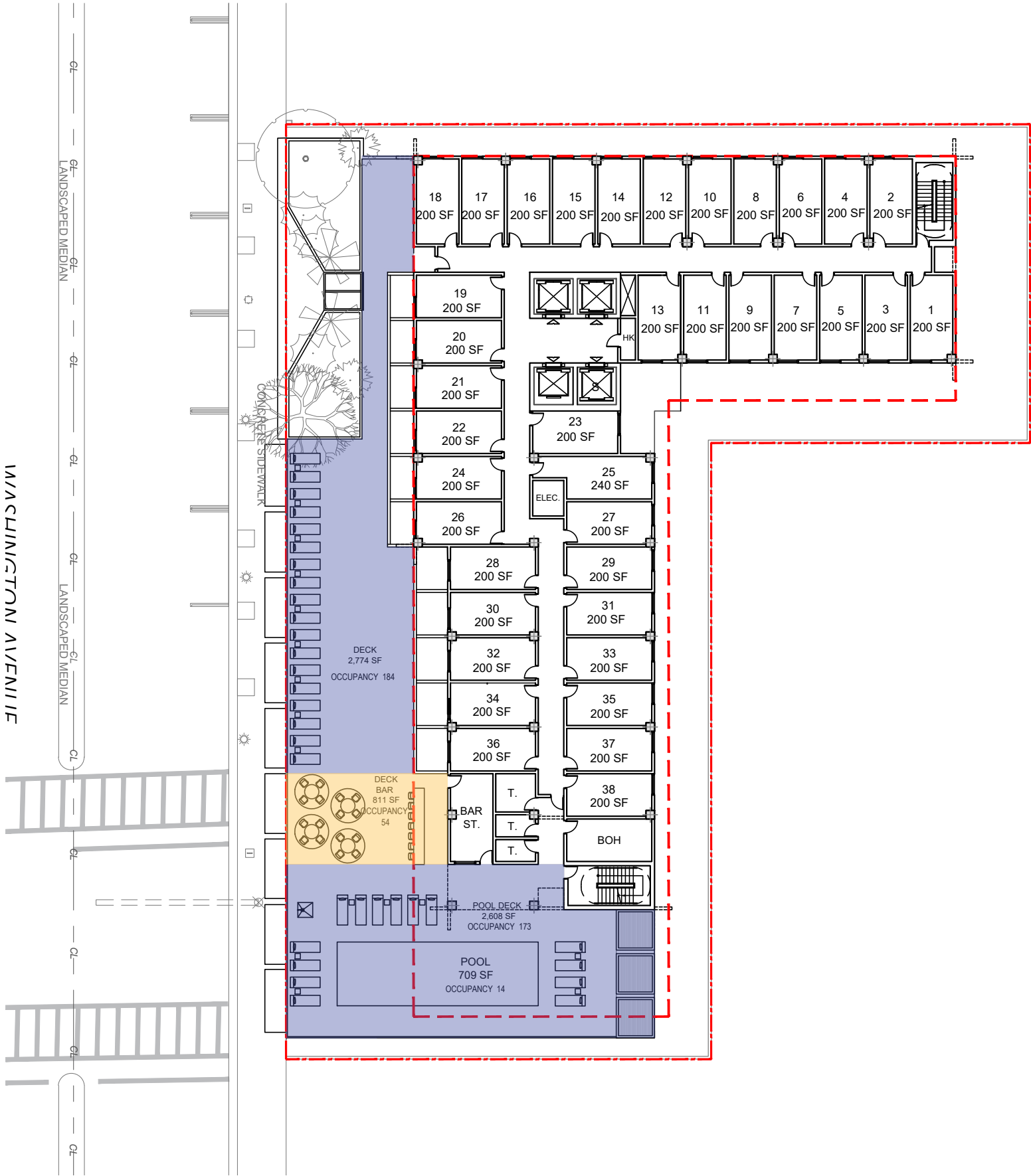


SCALE: 1" = 30'



DATE:
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A0-35



KEY PLAN

TOTAL FIGURES

	Non-F&B	F&B	Subtotals
Ground	4,740 SF	5,578 SF	10,318 SF
Level 2	6,091 SF	811 SF	6,902 SF
Level 7		4,629 SF	4,629 SF
Total Provided			21,849 SF
Total GSF			106,839 SF
Required (20% of GSF)			21,368 SF
50% from F&B			10,684 SF
Total Provided	10,831 SF	10,684 SF	21,515 SF

LEGEND

- NON F&B: 6,091 SF
- F&B: 811 SF
- TOTAL: 6,902 SF

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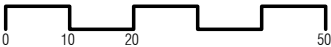


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AMENITY DIAGRAM - LEVEL 2

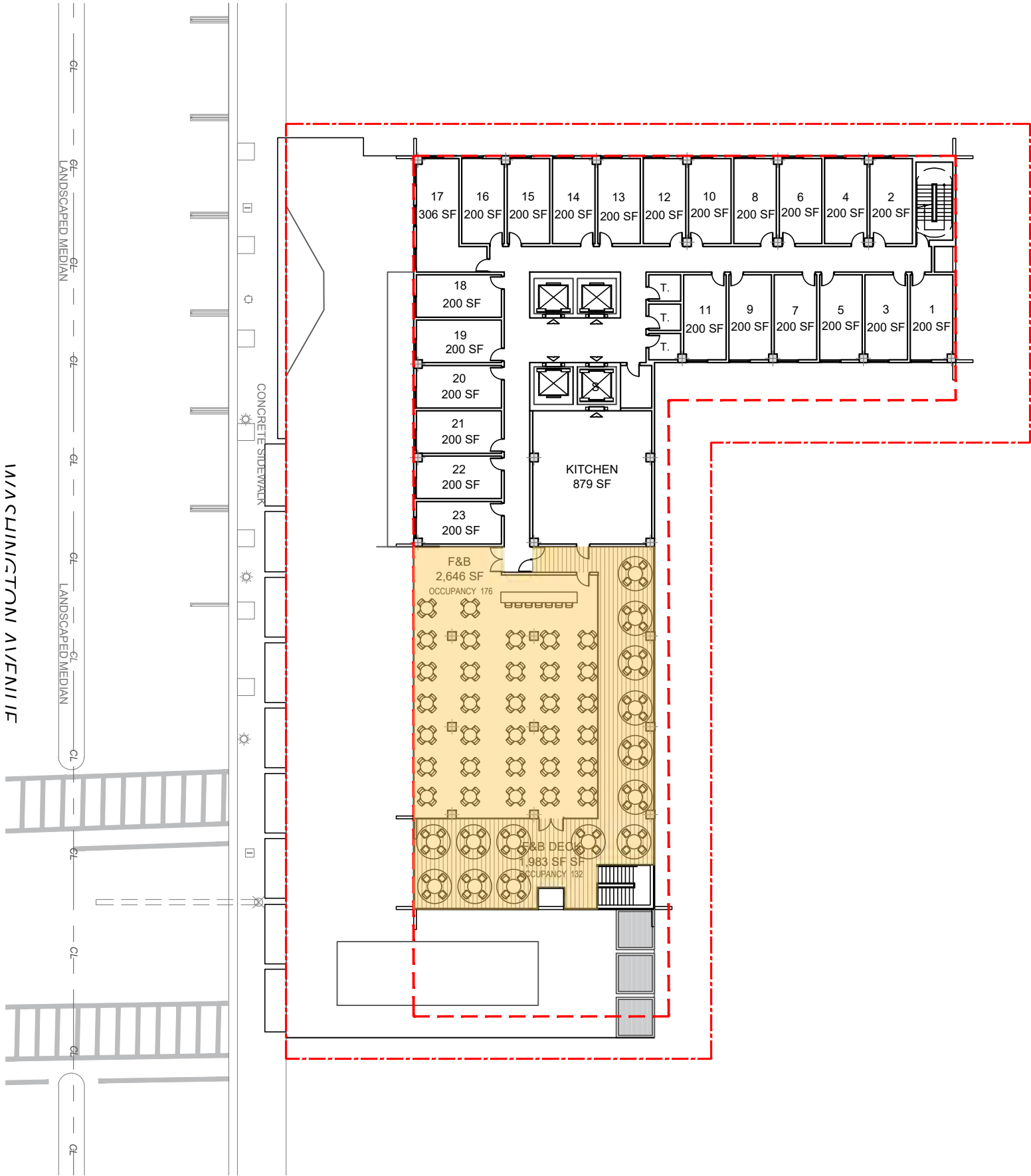


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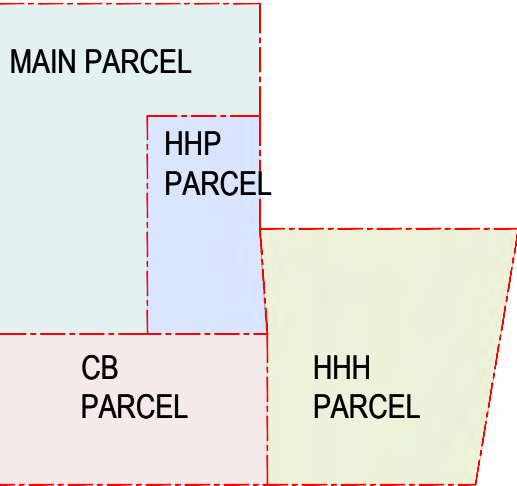
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A0-36



LEGEND

	F&B	4,629 SF
	TOTAL:	4,629 SF



KEY PLAN

TOTAL FIGURES

	Non-F&B	F&B	Subtotals
Ground	4,740 SF	5,578 SF	10,318 SF
Level 2	6,091 SF	811 SF	6,902 SF
Level 7		4,629 SF	4,629 SF
Total Provided			21,849 SF
Total GSF			106,839 SF
Required (20% of GSF)			21,368 SF
50% from F&B			10,684 SF
Total Provided	10,831 SF	10,684 SF	21,515 SF

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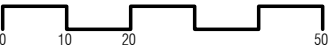


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AMENITY DIAGRAM - LEVEL 7

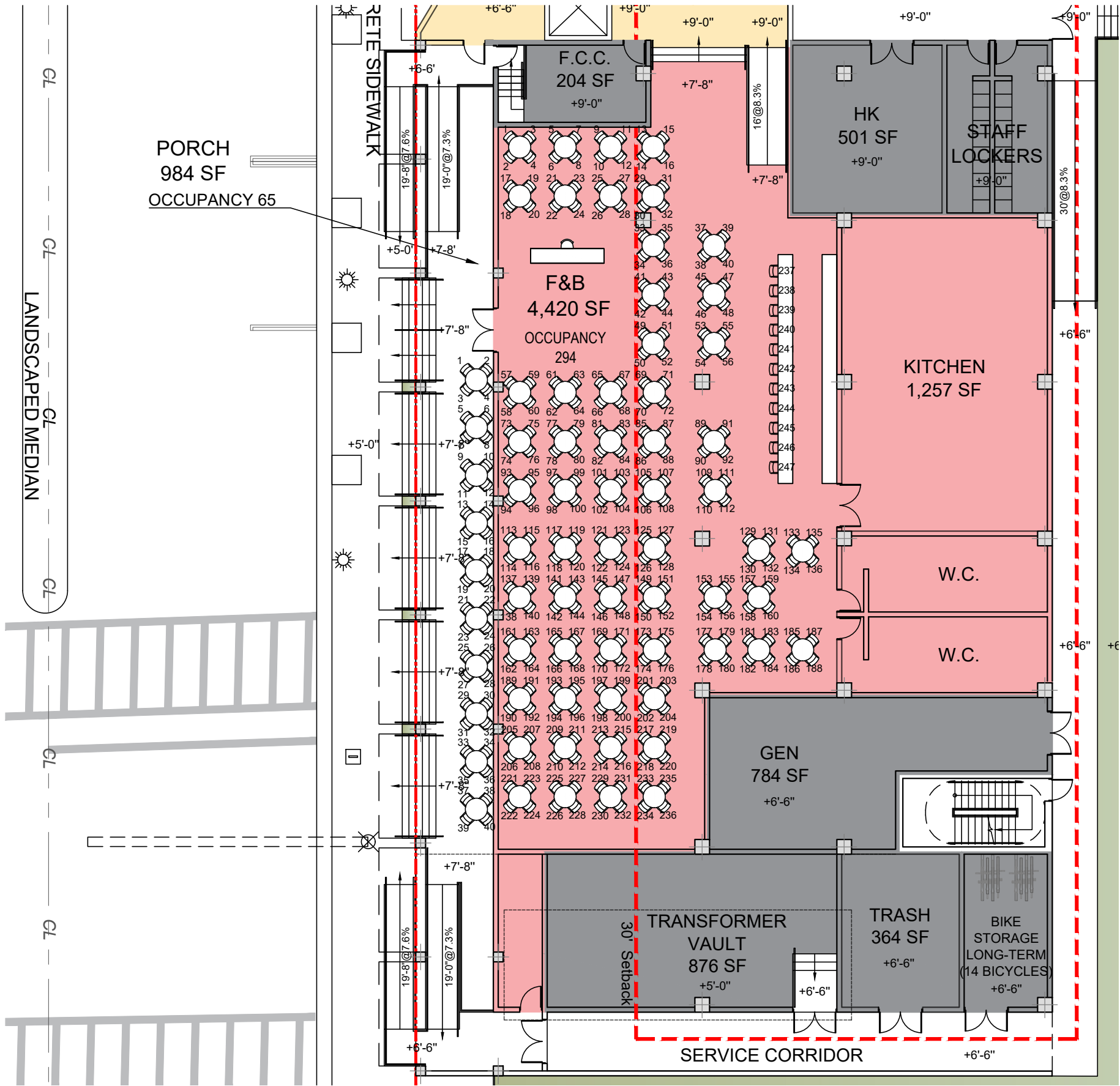


SCALE: 1" = 30'



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03/10/2024

A0-37



F&B GROUND FLOOR

OCCUPANCY COUNT

F&B	294
PORCH	65

TOTAL 359

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

F&B (interior seats)	247
PORCH (exterior seats)	40

TOTAL 287

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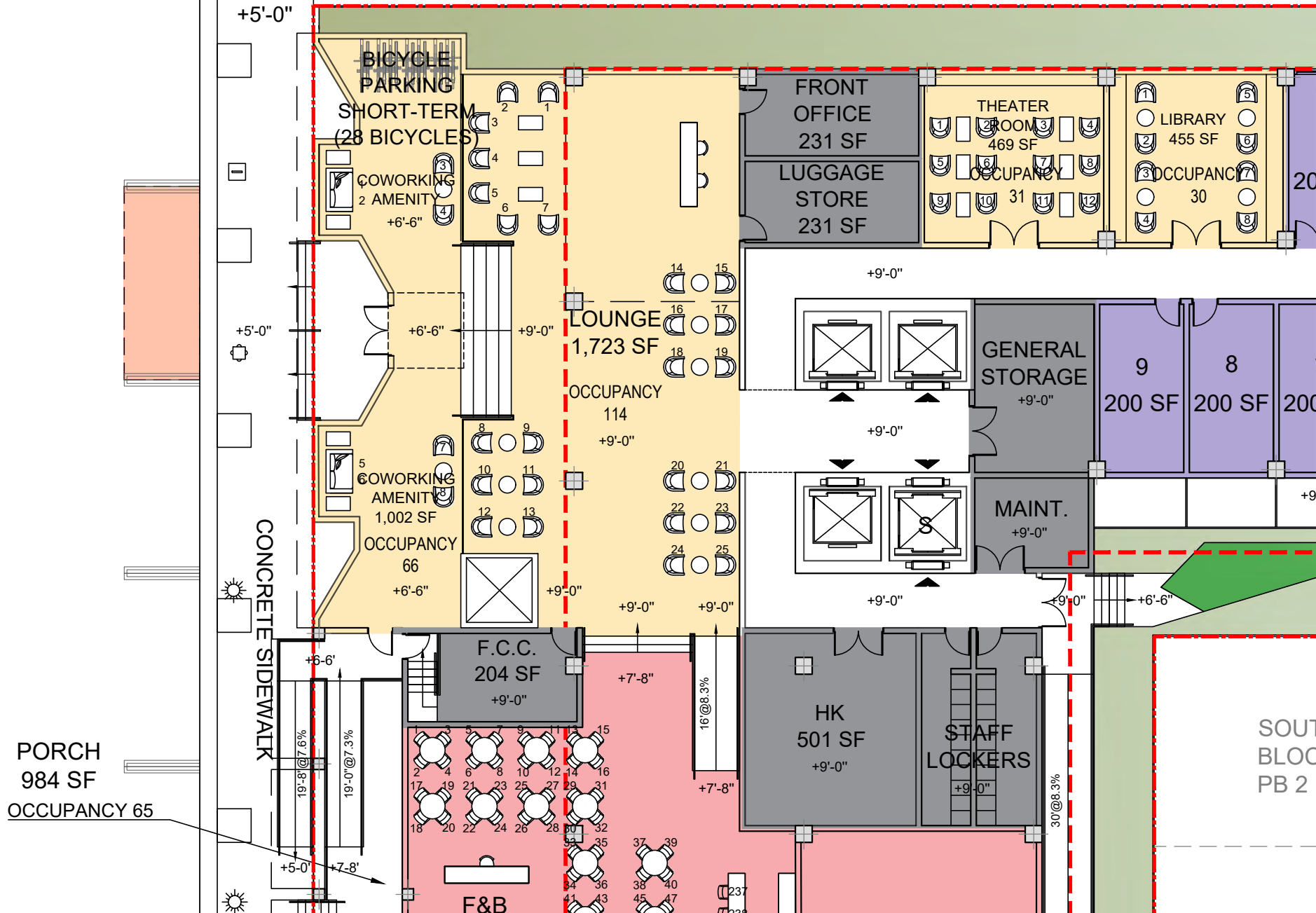
SEATING DIAGRAM - GROUND LEVEL



SCALE: 1/16" = 1'

DATE:
03/10/2024

A0-38



LOBBY GROUND FLOOR

OCCUPANCY COUNT

COWORKING	66
LOUNGE	114
THEATER ROOM	31
LIBRARY	30

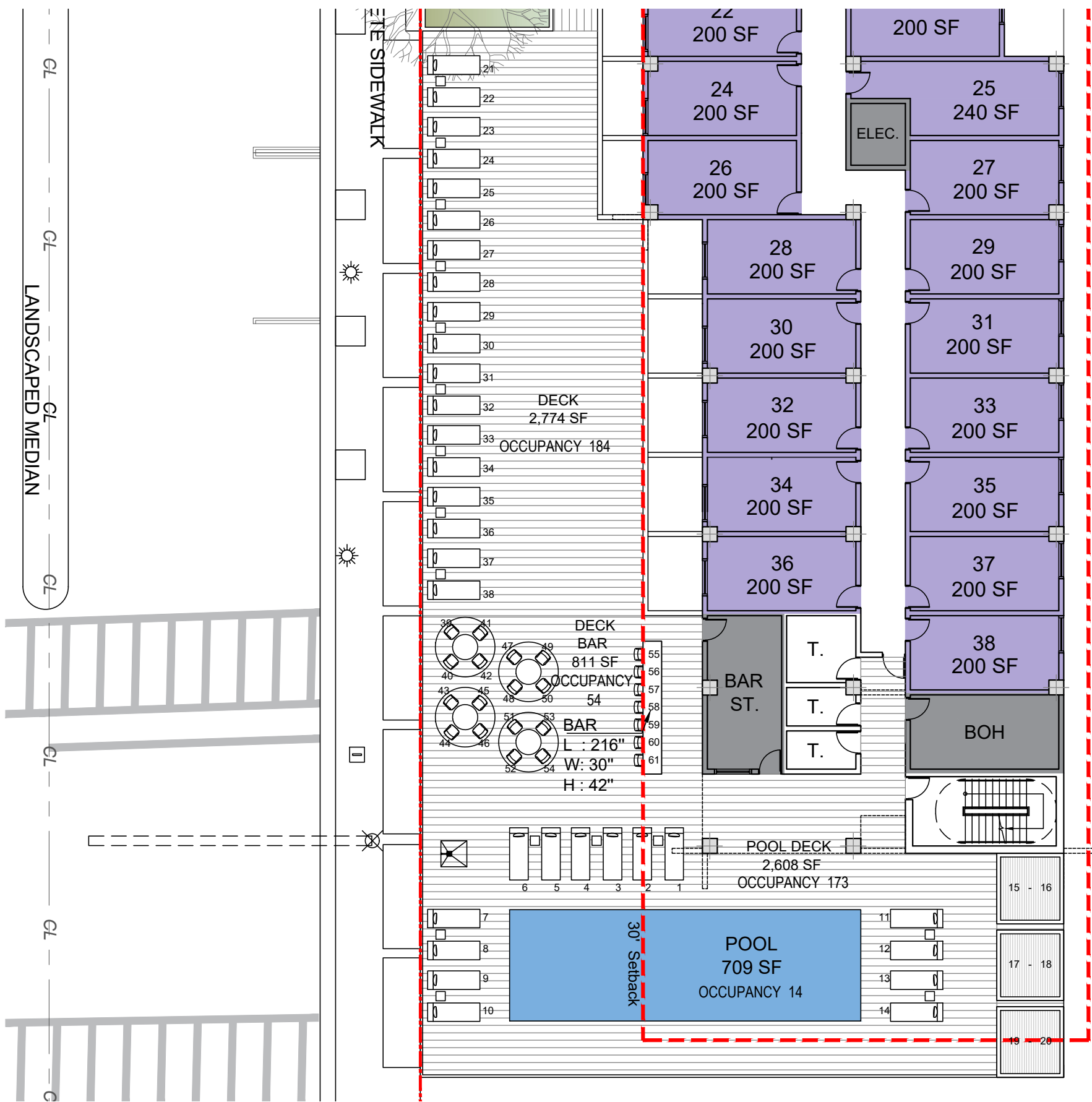
TOTAL 241

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

COWORKING	8
LOUNGE	25
THEATER ROOM	12
LIBRARY	8

TOTAL 53



LEVEL 02

OCCUPANCY COUNT

F&B DECK	54
POOL DECK	173
DECK	184
POOL	14
CABANAS	6 (2 PER CABANA)

TOTAL 431

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

F&B DECK	23
POOL DECK	32
POOL	0
CABANAS	6 (2 PER CABANA)

TOTAL (exterior seats) 61

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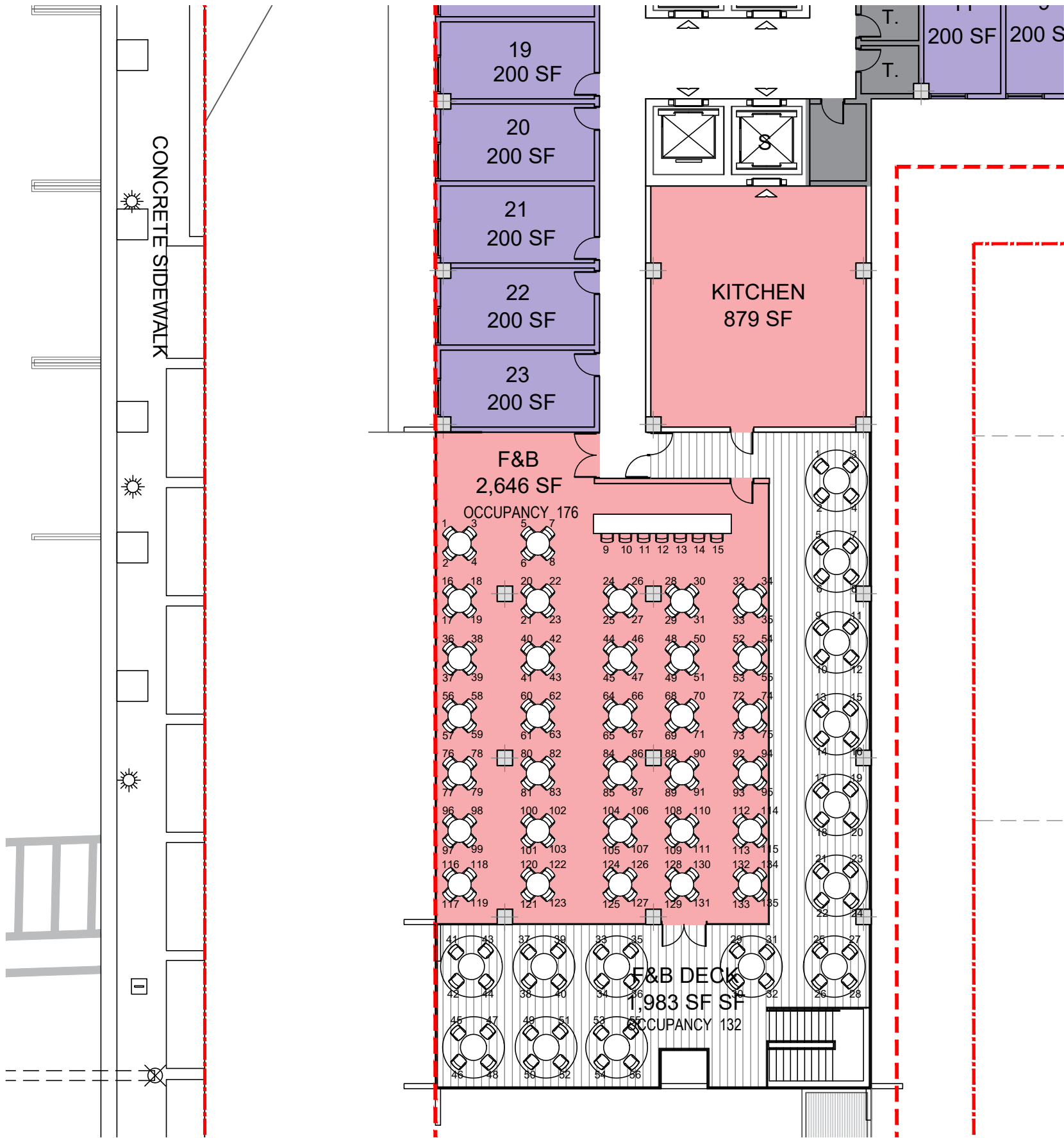
SEATING DIAGRAM - LEVEL 2



SCALE: 1/16" = 1'

DATE:
03/10/2024

A0-40



LEVEL07

OCCUPANCY COUNT

F&B	176
F&B DECK	132
TOTAL	308

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

F&B (interior seats)	135
F&B DECK (exterior seats)	56
TOTAL	191

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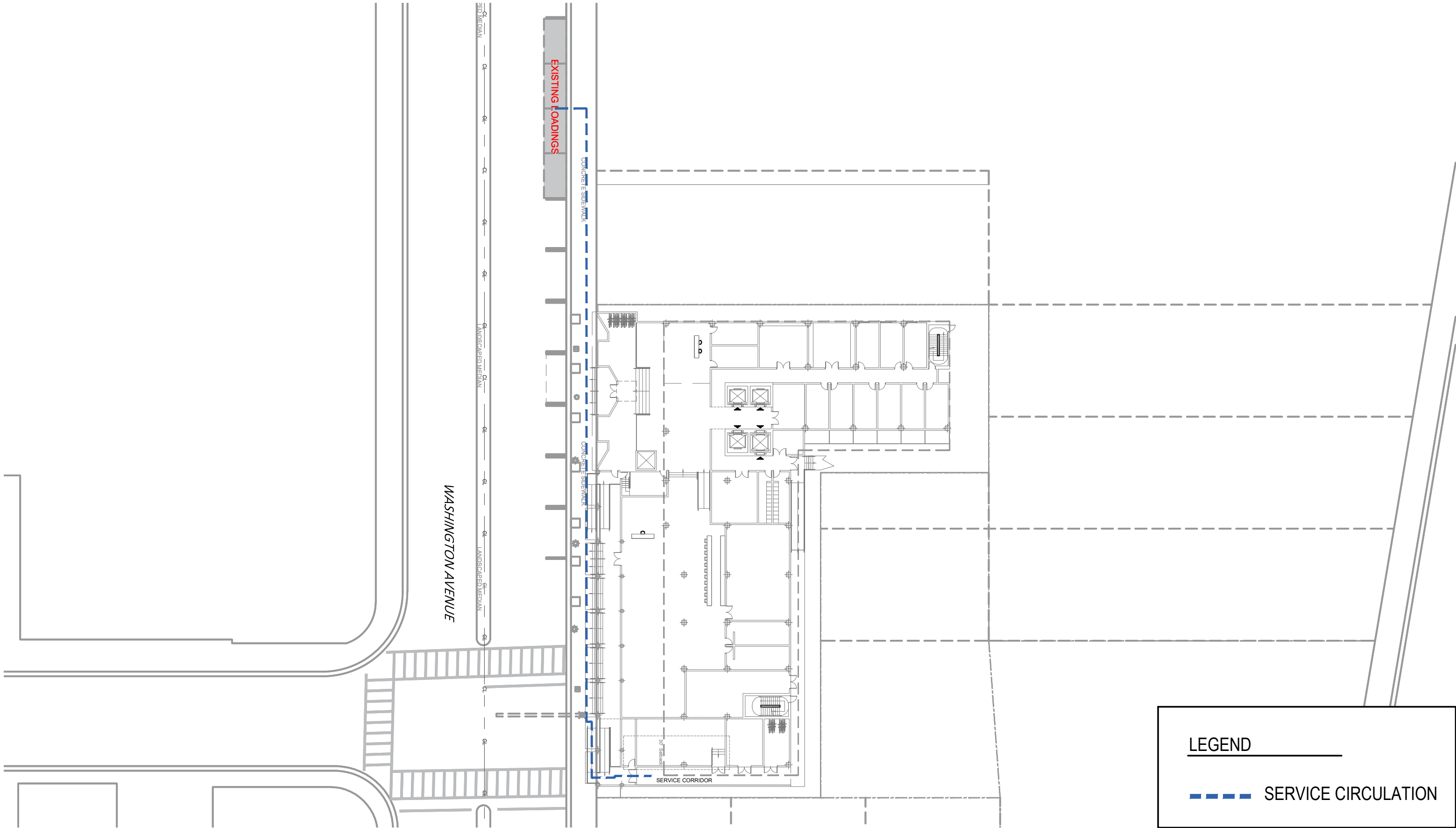
SEATING DIAGRAM - LEVEL 7



SCALE: 1/16" = 1'

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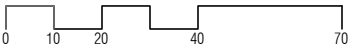


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LOADING DIAGRAM

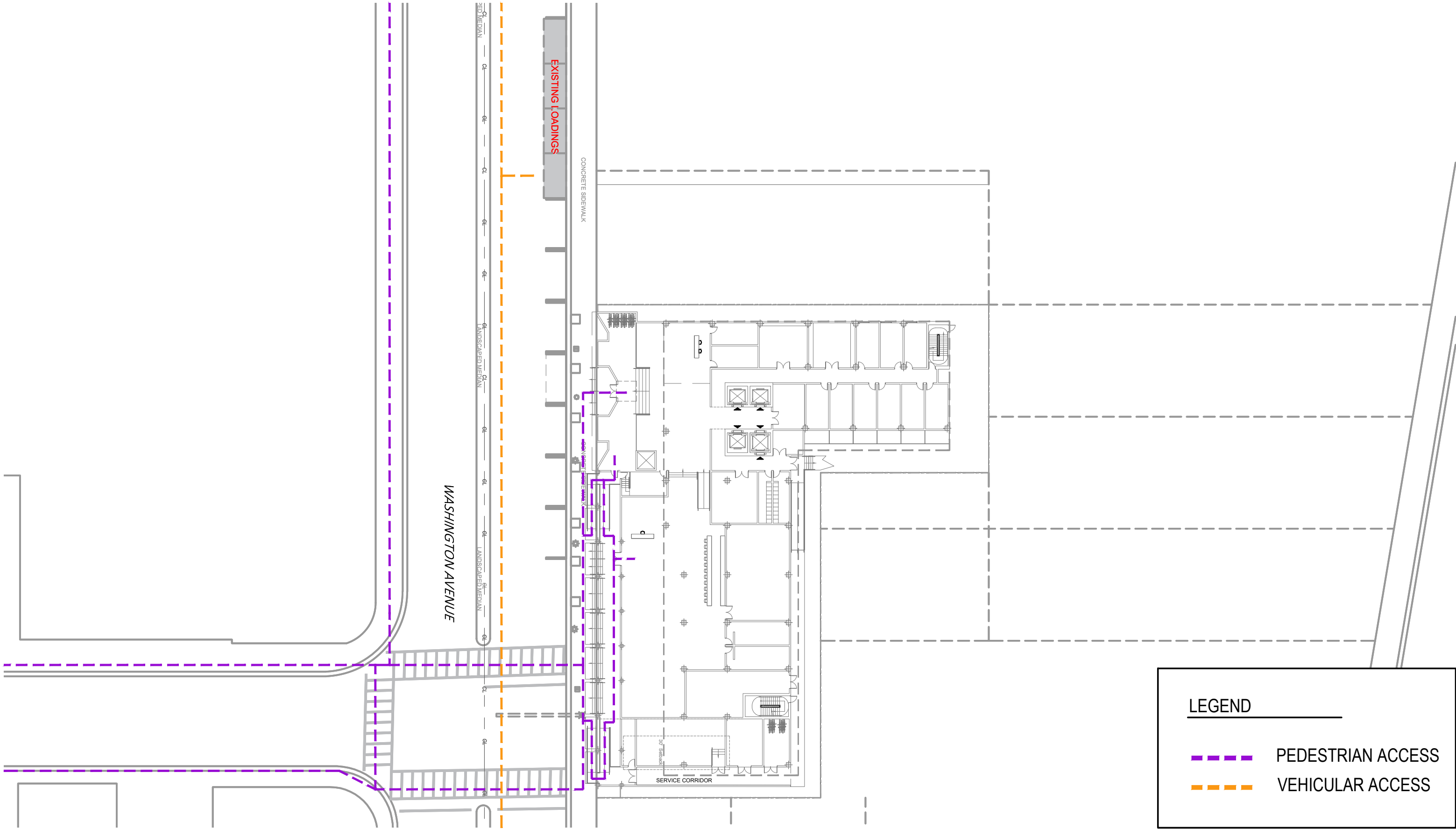


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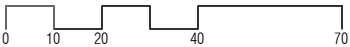


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ACCESS DIAGRAM



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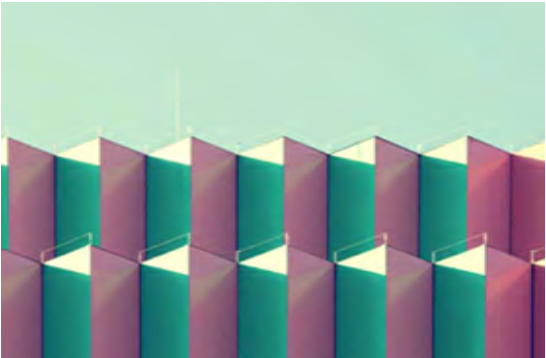
A0-43



Albert Anis - Architectural ornamentation and movement of the facade.



Proposed rendering - Architectural ornamentation and movement of the facade.



Geometric Pattern.



Albert Anis - Architectural ornamentation and movement of the facade.



Geometric Pattern.

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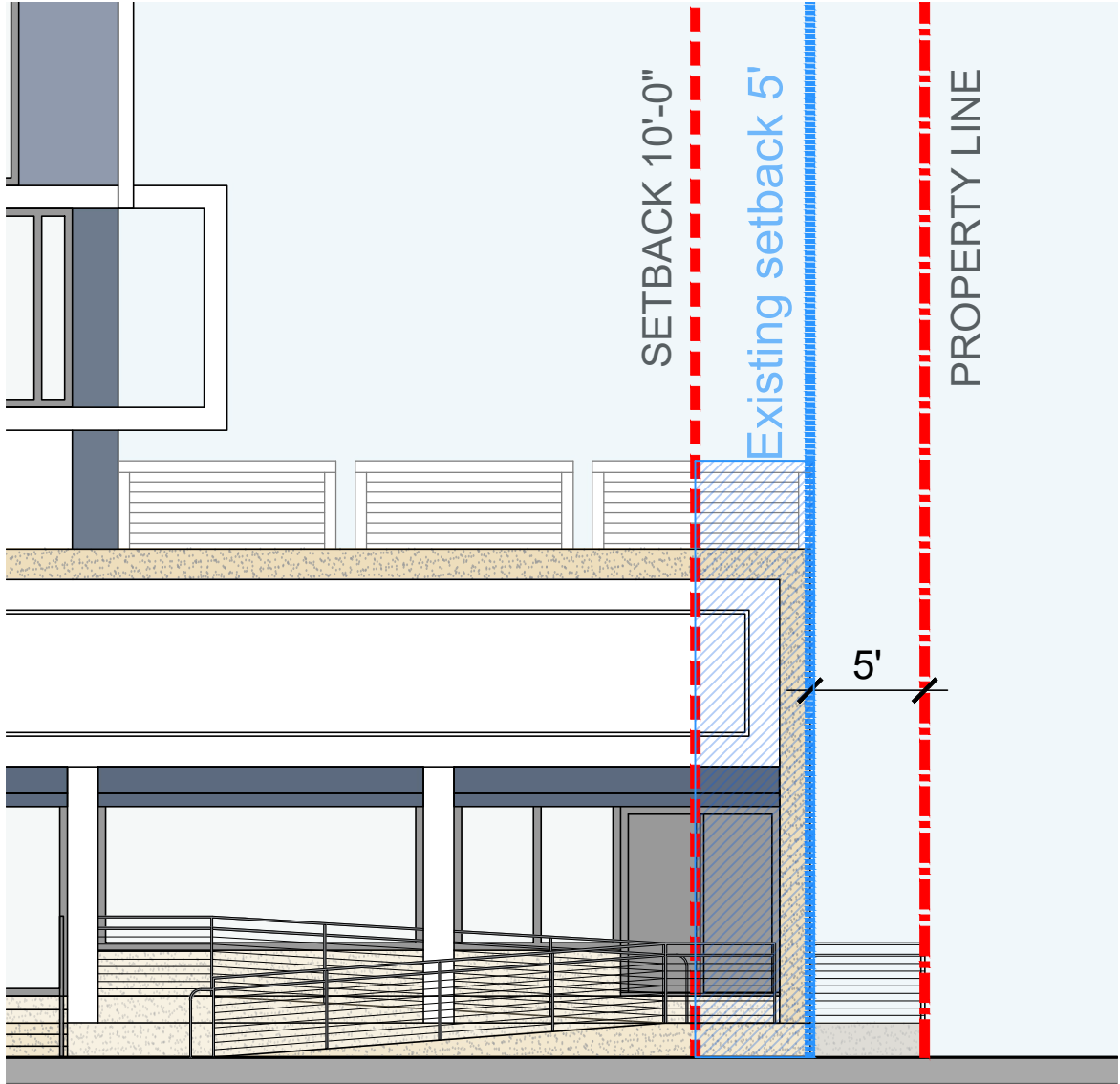


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INSPIRATIONAL DIAGRAM

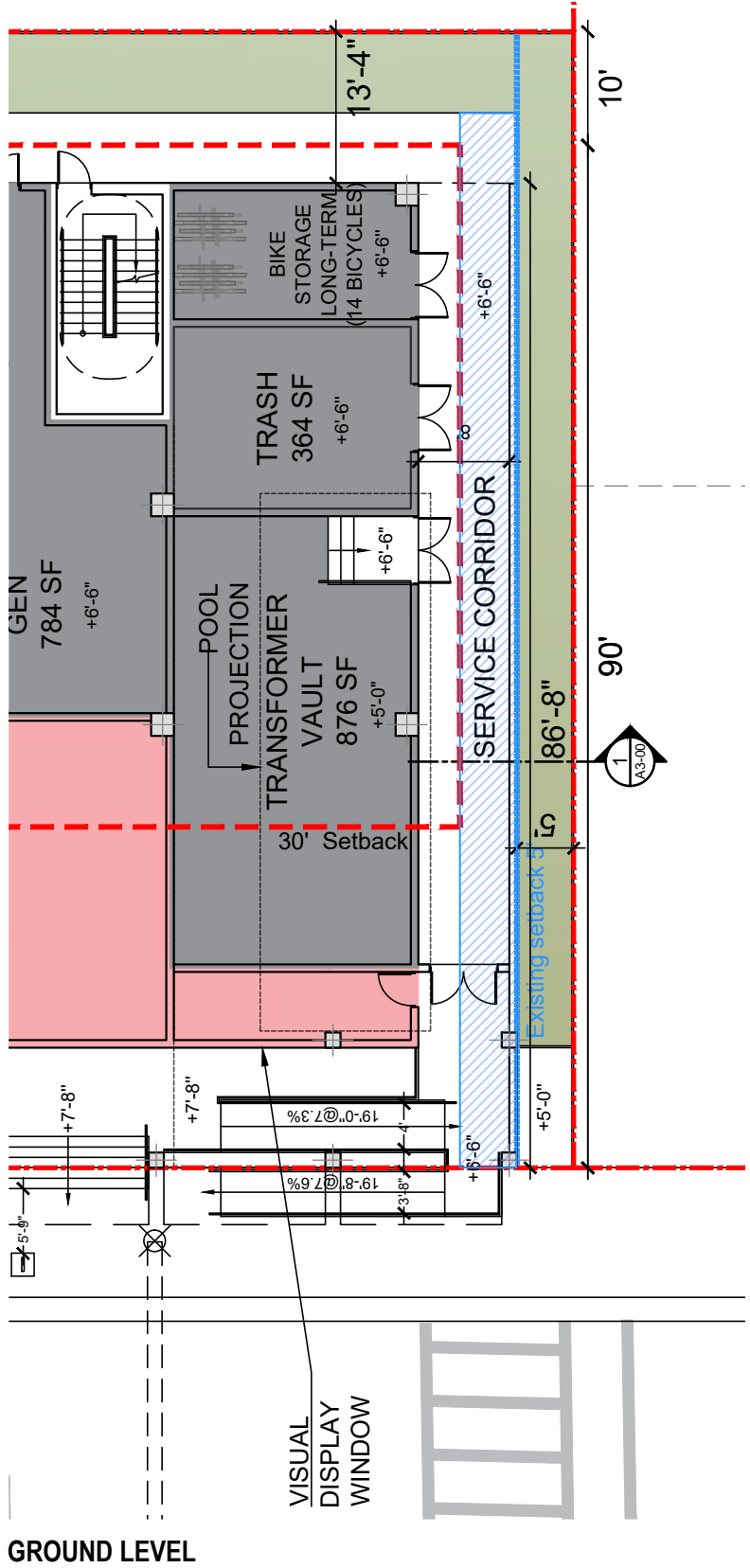
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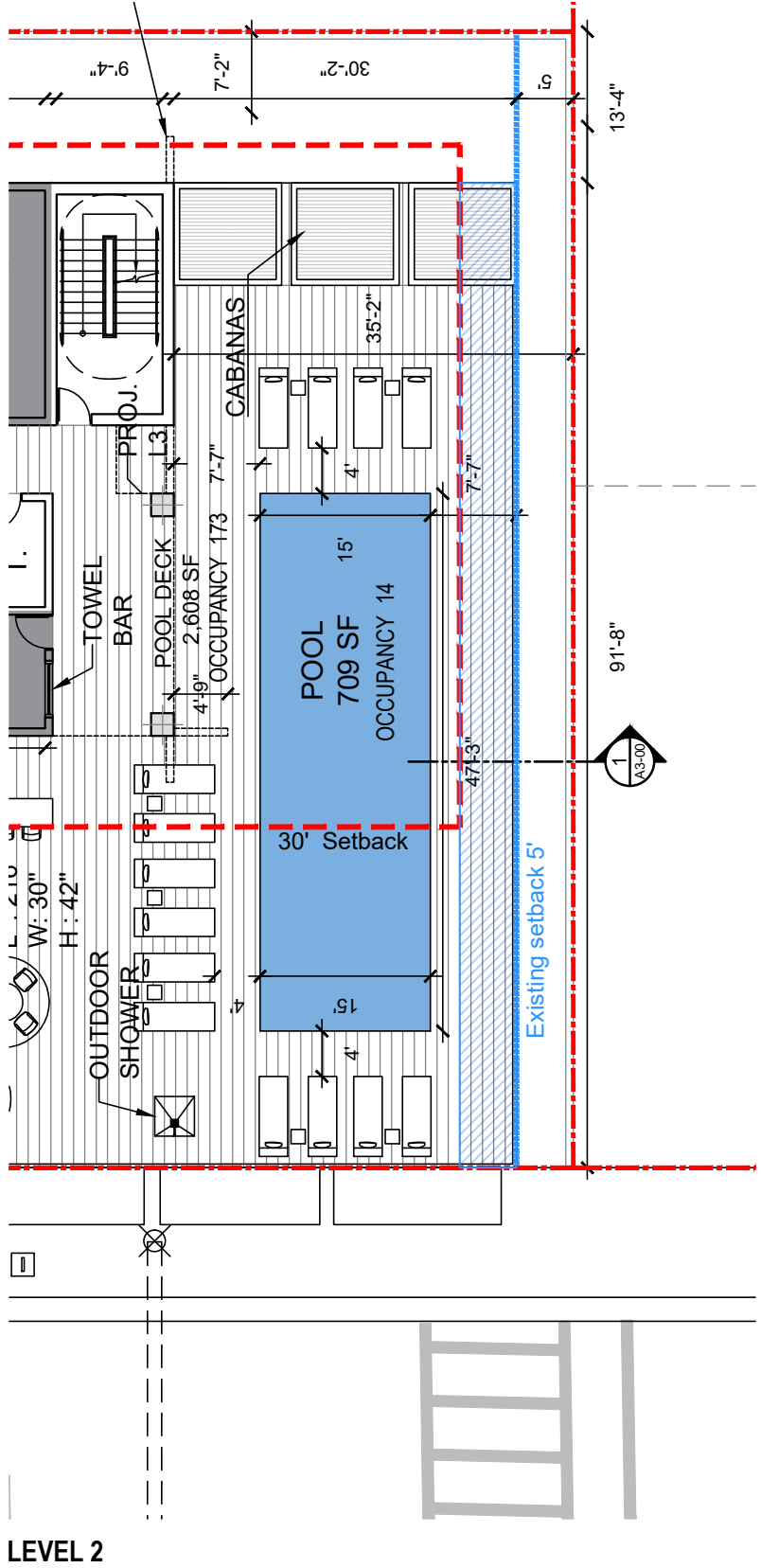


LEGEND

- PROPERTY LINE
- SETBACK LINE
- ENCROACHING AREA



GROUND LEVEL



LEVEL 2

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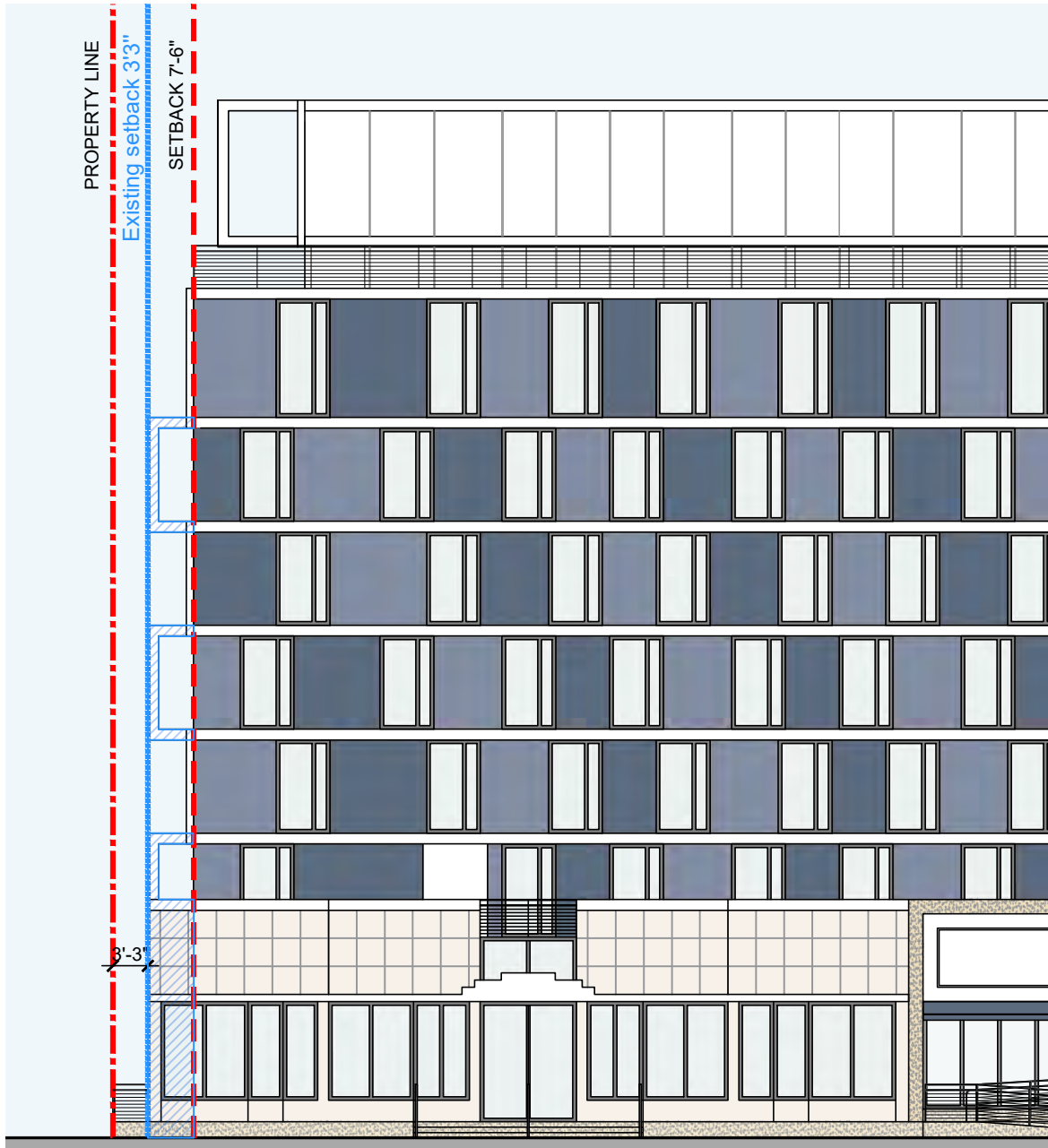
SOUTH SETBACK DIAGRAM



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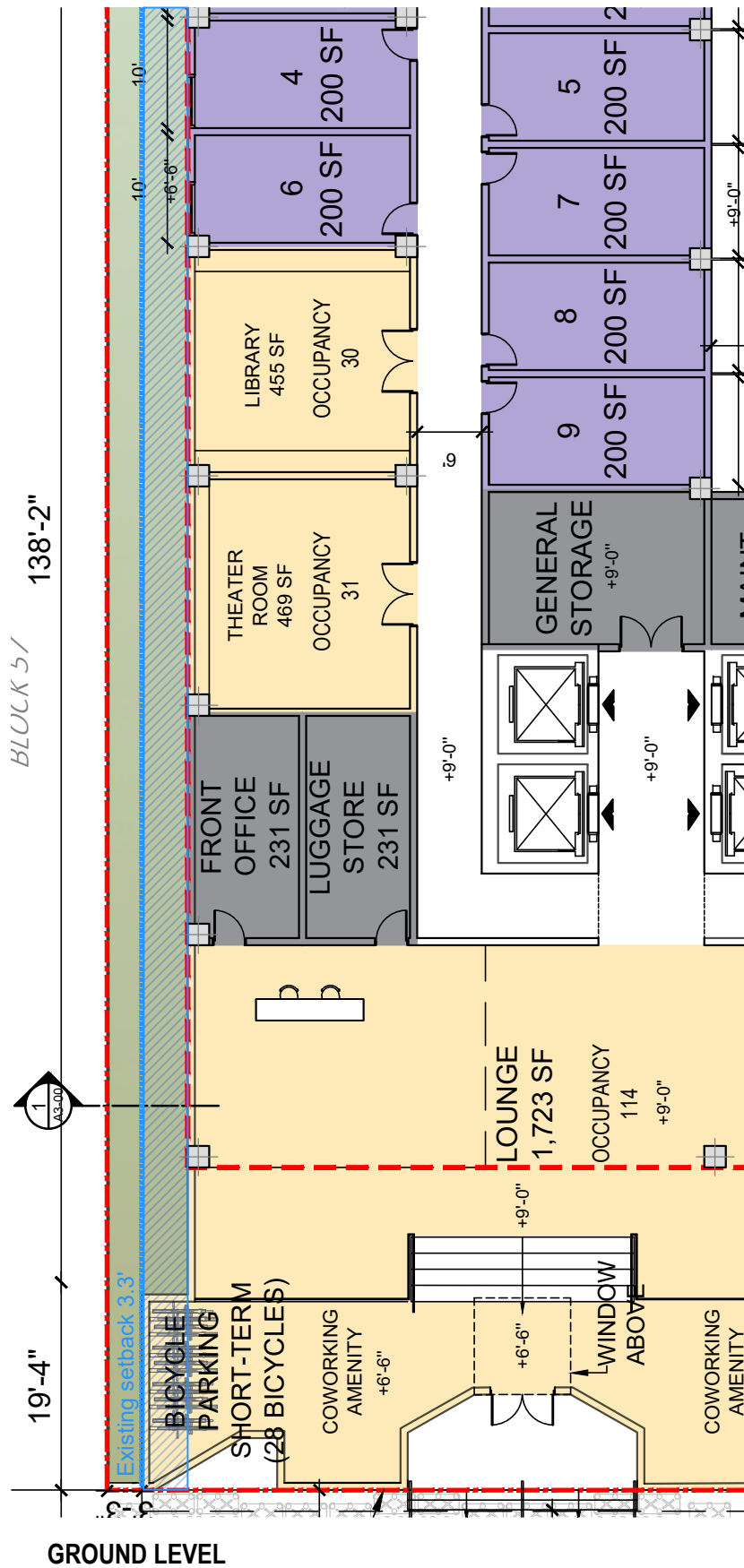
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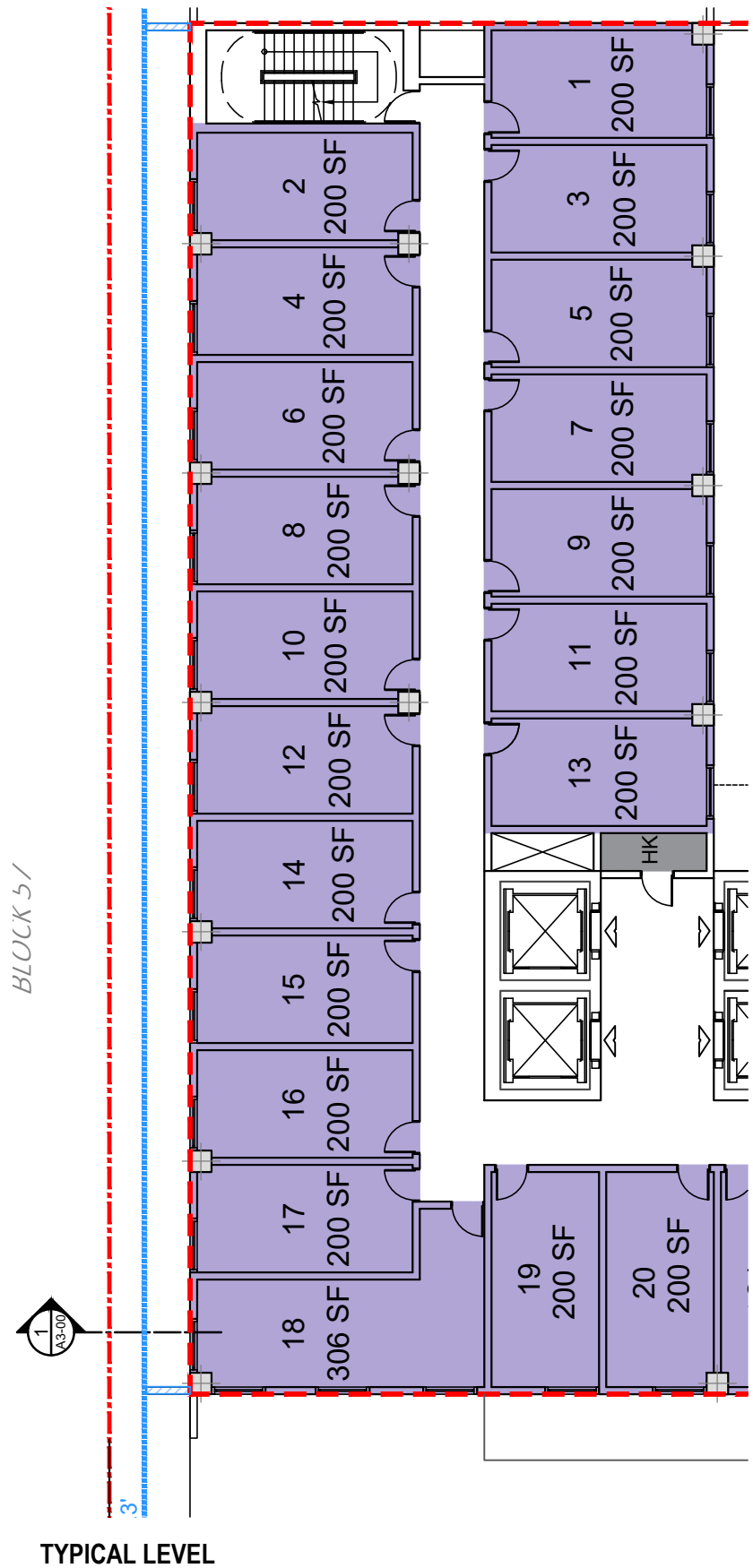


LEGEND

- PROPERTY LINE
- SETBACK LINE
- ENCROACHING AREA



GROUND LEVEL



TYPICAL LEVEL

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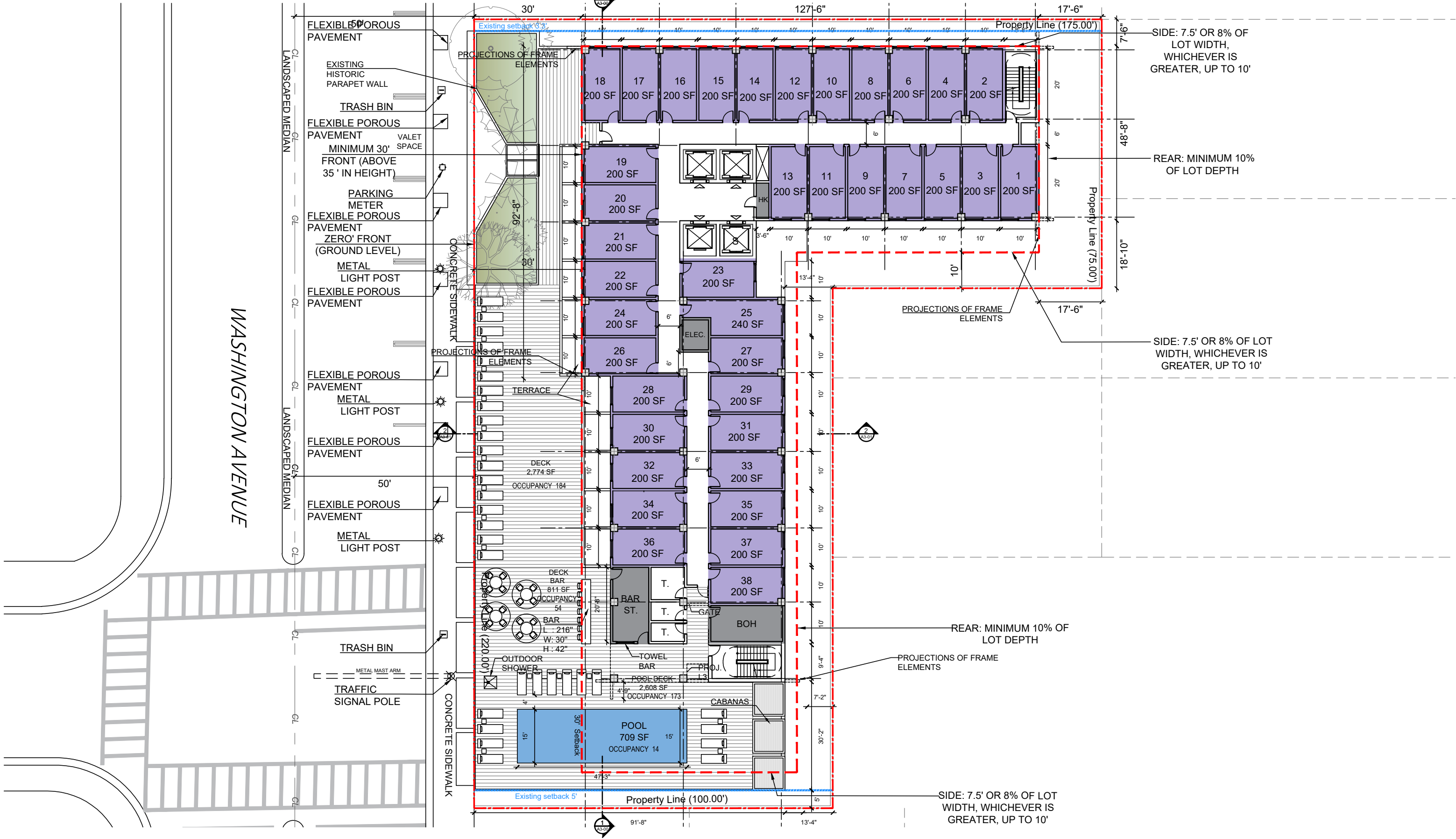
NORTH VARIANCE DIAGRAM



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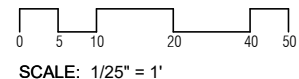


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