ZONING COMMISSION
District of Columbia
Case 02-32
Exhibit 34

GEORGETOWN UNIVERSITY
MBNA PERFORMING ARTS CENTER
WASHINGTON, D.C.

ISSUE FOR ZONING SUBMITTAL
JULY 22, 2002

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP

ZONING COMMISSION
District of Columbia
CASE NO.02-32
EXHIBIT NO.3A

ABBREVIATIONS

AB	ANCHOR BOLT	FLUOR	FLUORESCENT	PNL	PANEL
AC	ACOUSTICAL	FLX	FLEXIBLE	PNT	PAINT
ACPL	ACOUSTICAL PLASTER	FOC	FACE OF CONCRETE	PSF	POUNDS PER SQUARE FOOT
ACPNL	ACOUSTICAL PANEL	FOS	FACE OF STONE	PSI	POUNDS PER SQUARE INCH
ACT	ACOUSTICAL TILE	FP	FIREPROOF	PT	POINT
AD	ACCESS DOOR	FPNL	FABRIC PANEL (ACOUSTICAL)	PTD	PAPER TOWEL DISPENSER
ADJ	ADJACENT	FTG	FOOTING	PTN	PARTITION
ADJT	ADJUSTABLE	FUR	FURRING	PTR	PAPER TOWEL RECEPTOR
AFF	ABOVE FINISHED FLOOR	FUT	FUTURE	PWD	PLYWOOD
AGG	AGGREGATE	FXD	FIXED (INOPERABLE)	PWR	POWER
ALT	ALTERNATE				
AL	ALUMINUM	GA	GAUGE, GAGE	RA	RETURN AIR
ANCH	ANCHOR	GALV	GALVANIZED	RB	RUBBER BASE
AP	ACCESS PANEL	GC	GENERAL CONTRACTOR	RCP	REFLECTED CEILING PLAN
APPROX	APPROXIMATELY	GEN	GENERAL	RD	ROOF DRAIN
ASB	ASBESTOS	GL	GLASS (GLAZING)	RECPT	RECEPTACLE
ASPH	ASPHALT	GL-L	GLASS-LAMINATED	REF	REFERENCE
		GL-T	GLASS TEMPERED	REG	REGISTER
BIT	BITUMINOUS	GND	GROUND	REINF	REINFORCING
BLDG	BUILDING	GR	GRADE	REQD	REQUIRED
BLK	BLOCK	GVL	GRAVEL	RES	RESILIENT
BLKG	BLOCKING	GWB	GYPSUM WALLBOARD	RET	RETURN
B.M.	BENCH MARK			REV	REVISION
BOT	BOTTOM			RFG	ROOFING
BRG	BEARING	HB	HOSE BIB	RFL	REFLECT(ED) OR (IVE)
BSMT	BASEMENT	HC	HOSE CABINET	RM	ROOM
		HDW	HARDWARE	RO	ROUGH OPENING
CAB	CABINET	HM	HOLLOW METAL		
CB	CATCH BASIN	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CCTV	CLOSE CIRCUIT TV	HT	HEIGHT	SD	STORM DRAIN
CEM	CEMENT	HTG	HEATING	SECT	SECTION
CER	CERAMIC	HTR	HEATER	SF	SEAMLESS FLOORING
CFT	CUBIC FOOT	HVAC	HEATING/VENTILATING/	SHT	SHEET
CI	CAST IRON		AND AIR CONDITIONING	SIM	SIMILIAR
CIP	ACAST IN PLACE	HW	HOT WATER	SPEC	SPECIFICATION(S)
CJT	CONTROL JOINT			SPK	SPEAKER
CK	CAULK	ID	INSIDE DIAMETER	SQ	SQUARE
CL	CLOSET	IN	INCH	SSK	SERVICE SINK
CLG	CEILING	INCL	INCLUDING	STNLS	STAINLESS
CLL	CONTRACT LIMIT LINE	INSUL	INSULATING/INSULATION	STD	STANDARD
CLR	CLEAR	INT	INTERIOR	STL	STEEL
CMU	CONCRETE MASONRY UNIT	JF	JOINT FILLER	STN	STONE
CO	CLEANOUT	JT	JOINT	STOR	STORAGE
COL	COLUMN			STRUCT	STRUCTURAL
CONC	CONCRETE	KPL	KICKPLATE	SUSP	SUSPENDED
CONST	CONSTRUCTION			SW	SWITCH
CONT	CONTINUOUS	LAD	LADDER	SWBD	SWITCHBOARD
CONTR	CONTRACTOR	LAM	LAMINATE	SYM	SYMMETRICAL
COR	CORRIDOR	LH	LEFT-HAND		
CORR	CORRUGATED	LIN	LINOLEUM	T	TREAD
CPT	CARPET	LP	LOW POINT	T&B	TOP AND BOTTOM
CT	CERAMIC TILE	LT	LIGHT	TEL	TELEPHONE
CW	COLD WATER	LTG	LIGHTING	TEMP	TEMPERATURE
CYD	CUBIC YARD	LVR	LOUVER	TERR	TERRAZZO
		LT WT	LIGHT WEIGHT	T&G	TONGUE AND GROOVE
D	DRAIN			THK	THICK(NESS)
DET	DETAIL	MAS	MASONRY	THR	THRESHOLD
DF	DRINKING FOUNTAIN	MECH	MECHANICAL	TO	TOP OF
DIAM	DIAMETER	MER	MER FLOOR	TM	TRAVERTINE MARBLE
DIFF	DIFFUSER	MFR	MANUFACTURER	TPD	TOILET PAPER DISPENSER
DIM	DIMENSION	MH	MANHOLE	TPTN	TOILET PARTITION
DISTR	DISTRIBUTION	MIR	MIRROR	TR	TRANSOM
DN	DOWN	ML	METAL LATH	TRANSF	TRANSFORMER
DPR	DISPENSER	MLDG	MOULDING	TSL	TOP OF SLAB
DR	DOOR	MO	MASONRY OPENING	TST	TOP OF STEEL
DS	DOWNSPOUT	MOD	MODULAR	TW	TOP OF WALL
DT	DRAIN TILE	MRD	METAL ROOF DECK	TYP	TYPICAL
DWG	DRAWING	MTG	MOUNTING		
DWL	DOWEL	MTL	METAL	UC	UNDERCUT
		MTR	MOTOR	UH	UNIT HEATER
EA	EACH	MULL	MULLION	UNF	UNFINISHED
EJ	EXPANSION JOINT	MV	MILLWORK-WOOD VENEER	UON	UNLESS OTHERWISE NOTED
EL	ELEVATION	MWK	MILLWORK	UR	URINAL
ELEC	ELECTRIC				
ELEV	ELEVATOR	NIC	NOT IN CONTRACT	VAC	VACUUM
EMERG	EMERGENCY	NO	NUMBER	VB	VAPOR BARRIER
ENCL	ENCLOSURE	NOM	NOMINAL	VCT	VINYL COMPOSITION TILE
EP	ELECTRIC PANELBOARD	NTS	NOT TO SCALE	VENT	VENTILATION
EQUIP	EQUIPMENT	N/A	NOT APPLICABLE	V.I.F.	VERIFY IN FIELD
EXC	EXCAVATE			VEST	VESTIBULE
EXH	EXHAUST	OA	OVERALL	VF	VINYL FABRIC
EXIST	EXISTING	OC	ON CENTER	VIN	VINYL
EXP	EXPOSED	OD	OUTSIDE DIAMETER	VT	VINYL TILE
EXPN	EXPANSION	OH	OVERHEAD		
EXT	EXTERIOR	OPNG	OPENING		
		OPP	OPPOSITE	WC	WALL COVERING
FA	FIRE ALARM	OPS	OFFICE PARTITION SYSTEM	WD	WOOD
FD	FLOOR DRAIN			WDW	WINDOW
FDN	FOUNDATION	P-GL-L	PATTERNED GLASS-LAMINATED	WG	WIRE GLASS
FE	FIRE EXTINGUISHER	PBD	PARTICLE BOARD	WH	WALL HUNG
FEC	FIRE EXTINGUISHER CABINET	PC	PRECAST CONCRETE	WM	WIRE MESH
FFE	FINISHED FLOOR ELEVATION	PCPT	PREMIUM CARPET	W/O	WITHOUT
FH	FLOOR HATCH	PCT	PREMIUM CERAMIC TILE	WP	WATER PROOFING
FHC	FIRE HOSE CABINET	PG	PLATE GLASS	WP	WORKING POINT
FIN	FINISH	PLAM	PLASTIC LAMINATE	WS	WATER STOP
FLR	FLOOR	PLR	PLASTER	WSCT	WAINSCOT
		PLBG	PLUMBING	WWF	WELDED WIRE FABRIC

CODE ANALYSIS

ANALYSIS STATEMENT:

1. THIS WORK COMPRISES OF A NEW 34,360 GROSS SQUARE FOOT, 3 STORY ADDITION AND RENOVATIONS TO AN EXISTING 20,600 GROSS SQUARE FOOT FACILITY.
2. THE EXISTING FACILITY IS CONSTRUCTED OF MASONRY EXTERIOR WALLS, CONCRETE FLAT SLAB FLOORS AND COLUMNS, STEEL ROOF TRUSSES, AND WOOD ROOF FRAMING.
3. THE ENTIRE EXISTING AND NEW FACILITY WILL BE TYPE A-1 OCCUPANCY.
4. A SPRINKLER AND ALARM SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH SECTION 906-2-1.

GOVERNING CODES:

THIS ANALYSIS IS PREPARED ACCORDING TO THE 1996 EDITION OF THE BOCA NATIONAL BUILDING CODE AND THE DISTRICT OF COLUMBIA SUPPLEMENT, 1999 EDITION.

USE GROUP CLASSIFICATION:

A-1 ASSEMBLY, THEATERS

NEW CONSTRUCTION CLASSIFICATIONS:

2-A (PROTECTED) SPRINKLERED AND ALARMED

GENERAL BUILDING LIMITATIONS:

TOTAL ALLOWABLE HEIGHT: 6 STORIES/85'
MAX. HEIGHT PROVIDED: 3 STORIES/68'

(504.2 ALLOWS MODIFICATION OF ONE (1) ADDITIONAL STORY AND 20' ADDITIONAL FEET OF HEIGHT FOR AUTOMATIC SPRINKLER SYSTEM)

MAX. AREA (A): 19,850 SF PER FLOOR (TABLE 501)
LESS 20% AREA REDUCTION PER TABLE 501.4=18,000 SF PER FLOOR

(506.3 ALLOWS MODIFICATION OF A 100% INCREASE ALLOWABLE AREA FOR BUILDINGS MORE THAN 2 STORIES IN HEIGHT AND EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM):
100% INCREASE IN AREA ALLOWED. 1.0 X 19,850=39,900

(506.2 ALLOWS MODIFICATION OF A 2% INCREASE IN ALLOWABLE AREA FOR EVERY 1% OF EXCESS STREET FRONTAGE OVER 25%)
THIS MODIFICATION NOT USED.

TOTAL ALLOWABLE AREA PER FLOOR: 39,900
MAX. AREA PROVIDED PER FLOOR: GSF

FIRE RESISTANCE RATINGS (TABLE 802):

EXTERIOR WALLS, NON-LOADBEARING:	NC
FIRE WALLS, PARTY WALLS:	2 HRS
EXIT ENCLOSURES:	1 HR
SHAFT ENCLOSURES:	1.5 HRS
EXIT ACCESS CORRIDORS:	NC
INTERIOR LOADBEARING WALLS, 2+FLOORS:	2 HRS
INTERIOR LOADBEARING WALLS, 1 FLOOR:	1.5 HRS
WALL SUPPORTING STRUCTURE:	1.5 HRS/FR OF WALL
FLOOR CONSTRUCTION:	1 HR
ROOF CONSTRUCTION LESS THAN 20':	1 HR
ROOF CONSTRUCTION MORE THAN 20':	1 + R

INTERIOR FINISHES:

VERTICAL EXITS:	CLASS 1 (TABLE 803.4)
CORRIDORS (EXIT ACCESS):	CLASS I
ROOMS:	CLASS II
LOBBIES:	CLASS II

MEANS OF EGRESS:

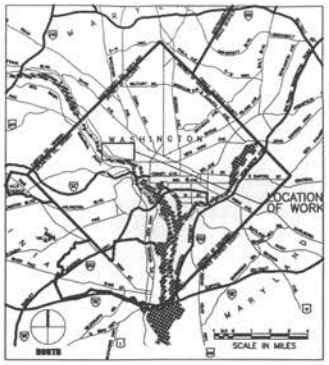
LENGTH OF TRAVEL (TABLE 1006.5): 250' (WITH SPRINKLER SYSTEM)
MAX COMMON LENGTH OF TRAVEL: 100'
MAX. FLOOR AREA PER OCCUPANT (806.1.2):

	PER SEAT COUNT
ASSEMBLY (WITH FIXED SEATING):	
ASSEMBLY (NO FIXED SEATING):	3 NET PER OCPT (STANDING)
ASSEMBLY (NO FIXED SEATING):	7 NET PER OCPT (CHAIRS)
ASSEMBLY (NO FIXED SEATING):	15 NET PER OCPT (TABLES)
B:	100 GSF PER OCPT
STORAGE:	300 GSF PER OCPT

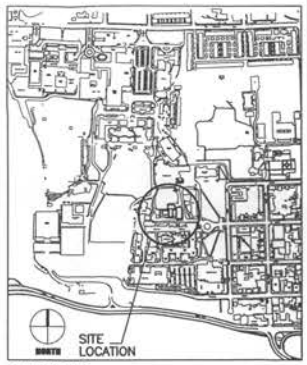
OCCUPANT LOADS:
BASEMENT LEVEL:
ORCHESTRA LEVEL:
BALCONY LEVEL:
ATTIC LEVEL:

CAPACITY OF EGRESS COMPONENTS (W/ SPRINKLER SYSTEM):
STAIRWAYS: 0.2 IN./PERSON
DOORS/RAMPS/CORRIDORS: 0.15 IN./PERSON
MIN. NUMBER OF EXITS: 2
MAX. LENGTH OF DEAD END CORRIDORS: 20' FOR CORRIDORS WITH 2 OR MORE MEANS OF EGRESS
MIN. CORRIDOR/RAMP WIDTH: 44 INCHES
MIN. STAIRWAY WIDTH: 44 INCHES
48 INCHES BETWEEN HANDRAILS ACCESSIBLE EGRESS
AREAS OF REFUGE: NOT REQUIRED WHEN BUILDING IS SPRINKLERED
MAX. SLOPE OF RAMPS: 1:12
DOORS: 32 INCHES MIN. CLEAR

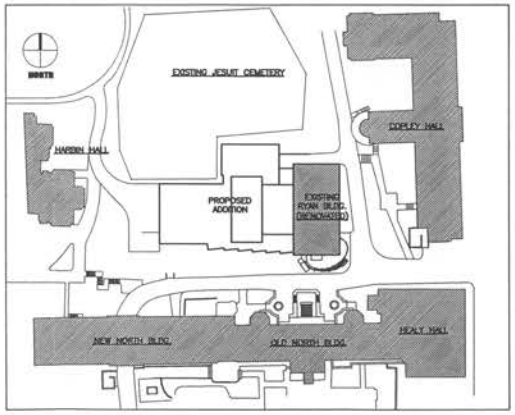
SITE LOCATION PLANS



VICINITY MAP



LOCATION MAP



SITE PLAN

LIST OF DRAWINGS

ARCHITECTURAL:

---	COVER SHEET
---	TITLE PAGE
AC-00	ZONING DIAGRAMS
A 100	CELLAR LEVEL PLAN
A 101	BASEMENT LEVEL PLAN
A 102	STAGE LEVEL PLAN
A 103	LOBBY LEVEL PLAN
A 104	ATTIC LEVEL PLAN
A 105	ROOF LEVEL PLAN
A 301	SECTION- LONGITUDINAL
A 401	ELEVATIONS- SOUTH & WEST
A 402	ELEVATIONS- NORTH & EAST

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ISSUE FOR ZONING SUBMITTAL

ISSUE DATE: JULY 22, 2002

REVISION:

TITLE SHEET

AS NOTED

GRAPHIC SYMBOLS LEGEND

- DIMENSION LINE
- HIDDEN OR REFLECTED LINE
- CENTER LINE
- ELEVATION LOCATION — ELEVATION KEY
- DETAIL NO. / SHEET NO. — BUILDING SECTION KEY
- DETAIL NO. / SHEET NO. — WALL SECTION KEY
- DETAIL NO. / SHEET NO. — ELEVATION KEY
- DETAIL NO. / SHEET NO. — INTERIOR ELEVATION KEY
- DETAIL NO. / SHEET NO. — PLAN DETAIL KEY
- LEVEL
- ROOM NO. — ROOM NUMBER DESIGNATIONS
- DOOR NO. — DOOR TYPE
- PARTITION TYPE
- WINDOW TYPE
- REVISION NUMBER

CONCRETE BLOCK
CONCRETE
EARTH
BROKEN STONE (OR) GRAVEL
STEEL
ALUMINUM
RIGID INSULATION
BATT INSULATION
INTERIOR BEARING WALL

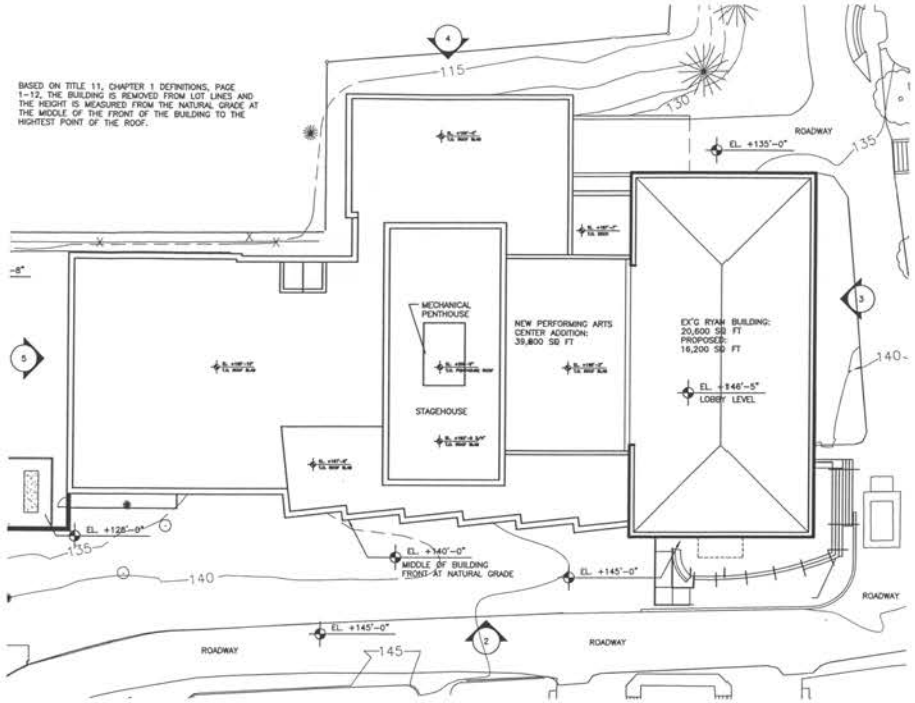
ZONING DATA:

ZONING CATEGORY	R-3
LOT	1
SQUARE	1321
CAMPUS SITE AREA	4,375,890 SQ. FT.
CAMPUS GROSS FLOOR AREA	4,906,634 SQ. FT.
CAMPUS F.A.R. PERMITTED	1.8
CAMPUS F.A.R. (EXISTING)	1.12
CAMPUS PROPOSED NEW F.A.R.	1.13
CAMPUS PROPOSED NEW GROSS FLOOR ARI	4,925,932 SQ. FT.
BUILDING HEIGHT PERMITTED	90 FT.
BUILDING HEIGHT PROPOSED	60.58 FT.

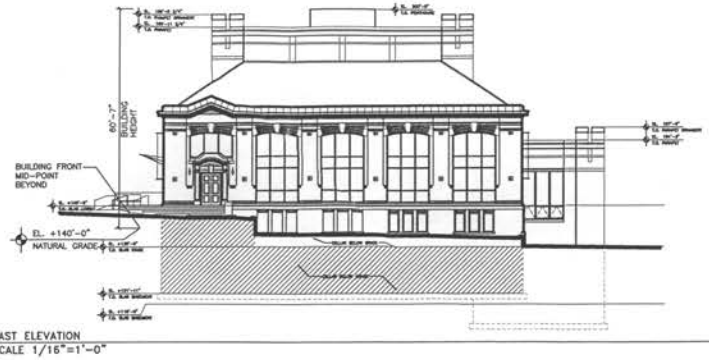
PROPOSED GROSS FLOOR AREA FOR F.A.R. PURPOSES:

CELLAR LEVEL	not included
BASEMENT LEVEL	10,100 SQ. FT.
STAGE LEVEL	17,450 SQ. FT.
LOBBY LEVEL	10,300 SQ. FT.
CATWALK LEVEL	1,750 SQ. FT.
TOTAL	39,600 SQ. FT.

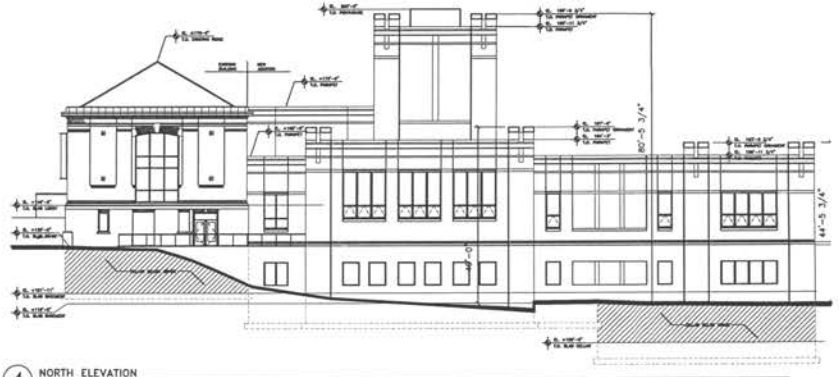
Per Title 11, Section 1-17 the cellar and portions where the ceiling is less than 4'-0" below grade is not included within the gross square foot area count



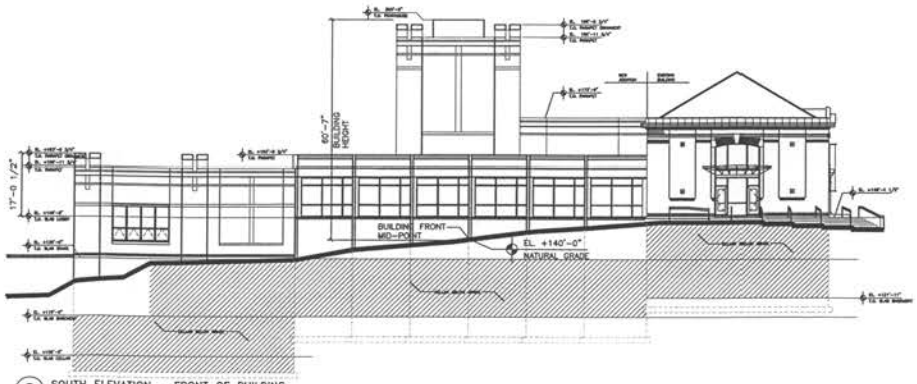
1 SITE PLAN
SCALE 1/16"=1'-0"



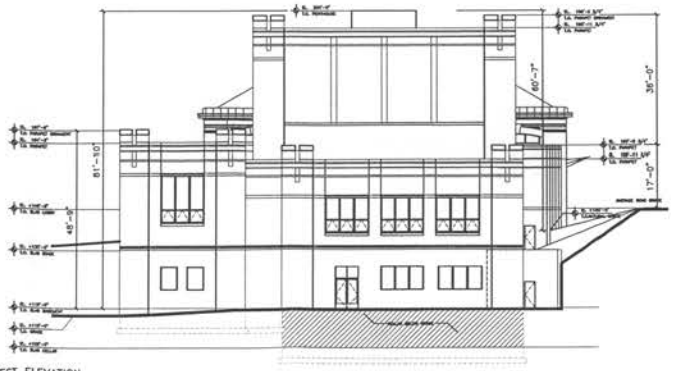
3 EAST ELEVATION
SCALE 1/16"=1'-0"



4 NORTH ELEVATION
SCALE 1/16"=1'-0"



2 SOUTH ELEVATION - FRONT OF BUILDING
SCALE 1/16"=1'-0"



5 WEST ELEVATION
SCALE 1/16"=1'-0"

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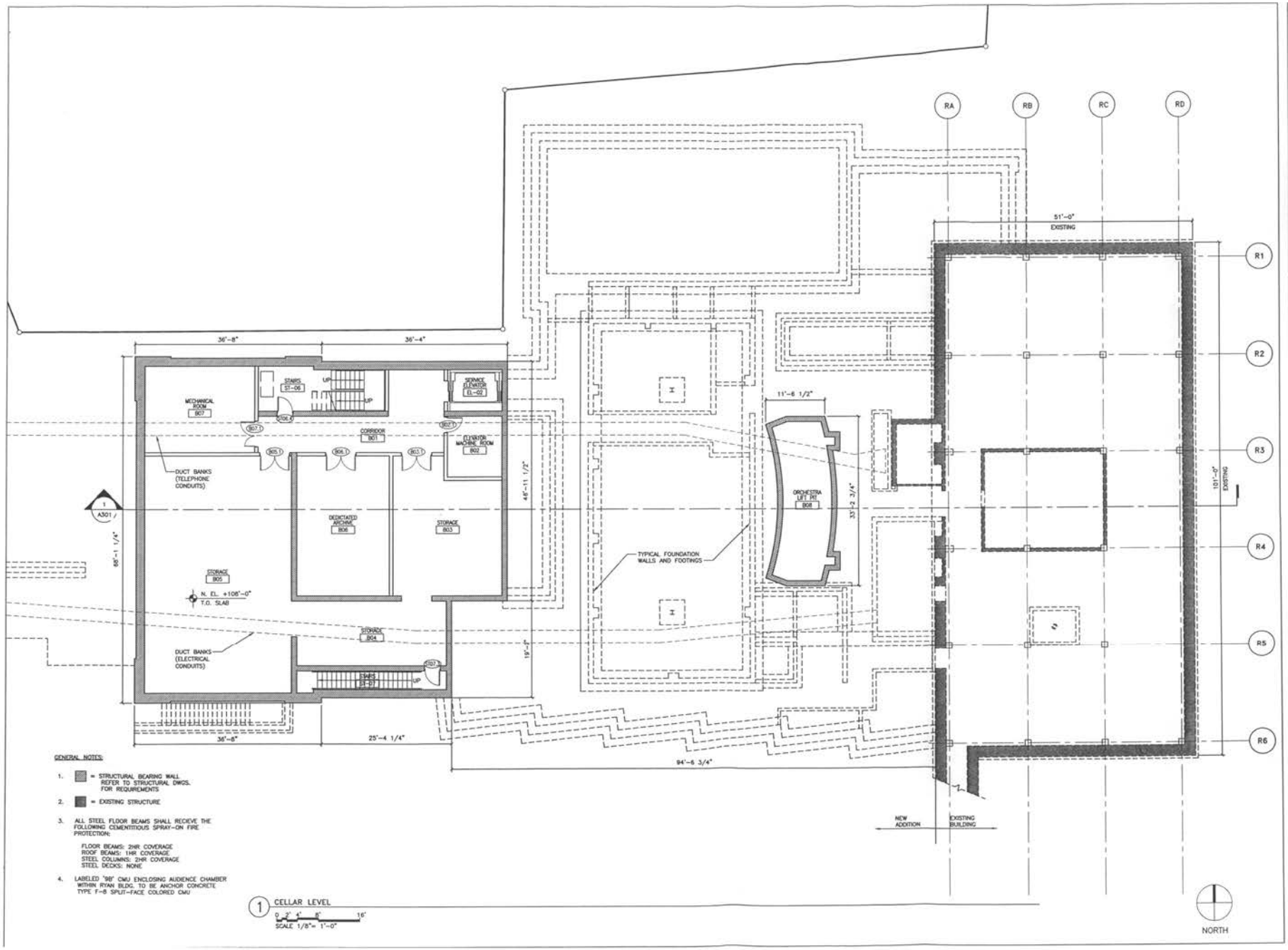
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ISSUE DATE: JULY 22, 2002
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ZONING DIAGRAM
SCALE: 1/16"=1'-0"

AC-00

HHPA JOB # 0116.08
LOCATION



GENERAL NOTES:

1. = STRUCTURAL BEARING WALL REFER TO STRUCTURAL DWGS. FOR REQUIREMENTS
2. = EXISTING STRUCTURE
3. ALL STEEL FLOOR BEAMS SHALL RECIEVE THE FOLLOWING CEMENTITIOUS SPRAY-ON FIRE PROTECTION:

   FLOOR BEAMS: 2HR COVERAGE
   ROOF BEAMS: 1HR COVERAGE
   STEEL COLUMNS: 2HR COVERAGE
   STEEL DECKS: NONE
4. LABELED "9B" CMU ENCLOSING AUDIENCE CHAMBER WITHIN RYAN BLDG. TO BE ANCHOR CONCRETE TYPE F-8 SPLIT-FACE COLORED CMU

1 CELLAR LEVEL
0 2' 4' 8' 16'
SCALE 1/8"= 1'-0"

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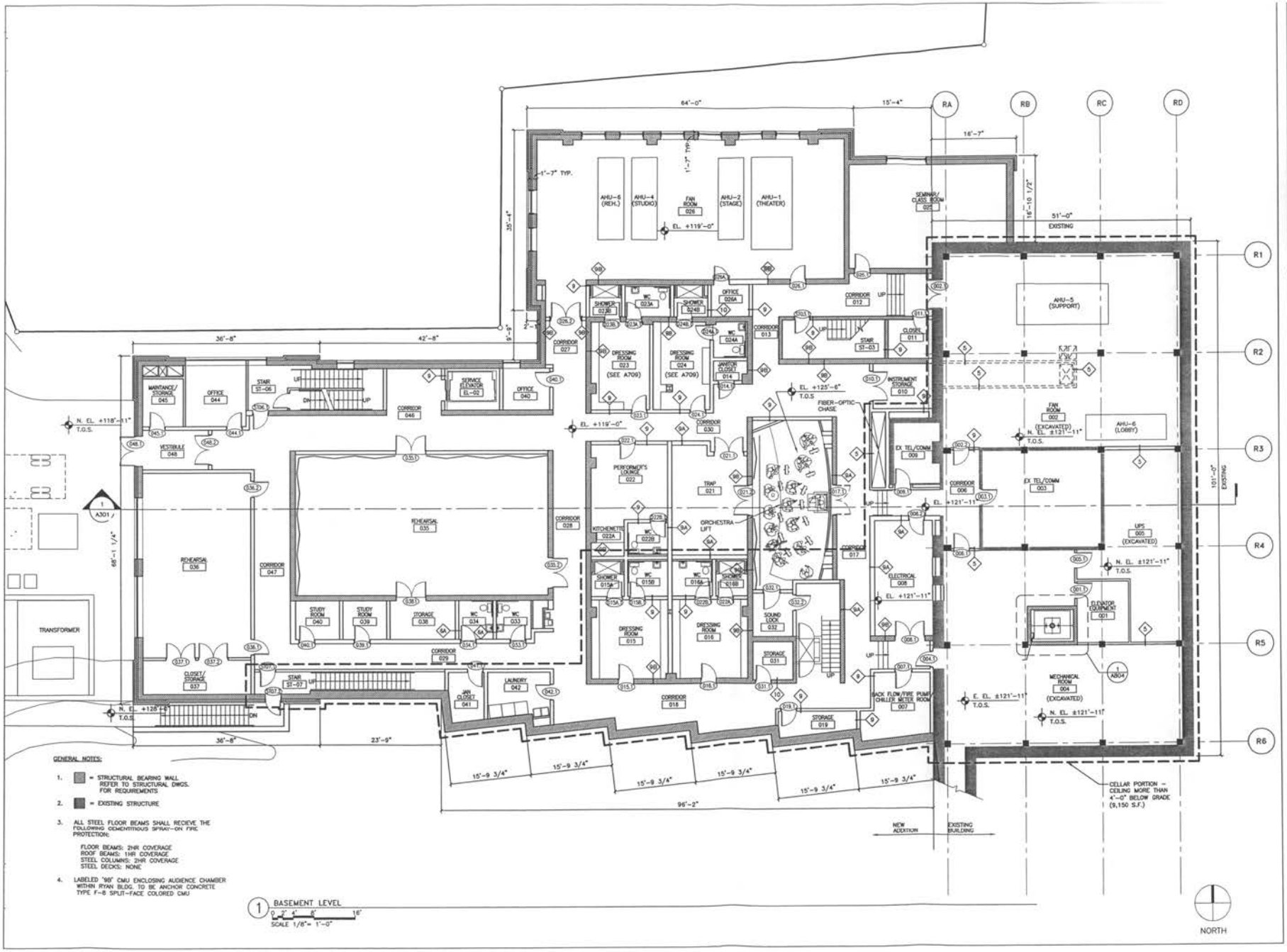
REVISION:

CELLAR LEVEL

SCALE: AS NOTED

A100

HHPA J. - 1748.36
LOCATION



GENERAL NOTES:

1. ▨ = STRUCTURAL BEARING WALL REFER TO STRUCTURAL DWGS. FOR REQUIREMENTS
2. ■ = EXISTING STRUCTURE
3. ALL STEEL FLOOR BEAMS SHALL RECIEVE THE FOLLOWING CEMENTITIOUS SPRAY-ON FIRE PROTECTION:

   FLOOR BEAMS: 2HR COVERAGE
   ROOF BEAMS: 1HR COVERAGE
   STEEL COLUMNS: 2HR COVERAGE
   STEEL DECKS: NONE
4. LABELED "RR" CMU ENCLOSING AUDIENCE CHAMBER WITHIN RYAN BLDG. TO BE ANCHOR CONCRETE TYPE F-6 SPLIT-FACE COLORED CMU

1 BASEMENT LEVEL
SCALE 1/8"= 1'-0"

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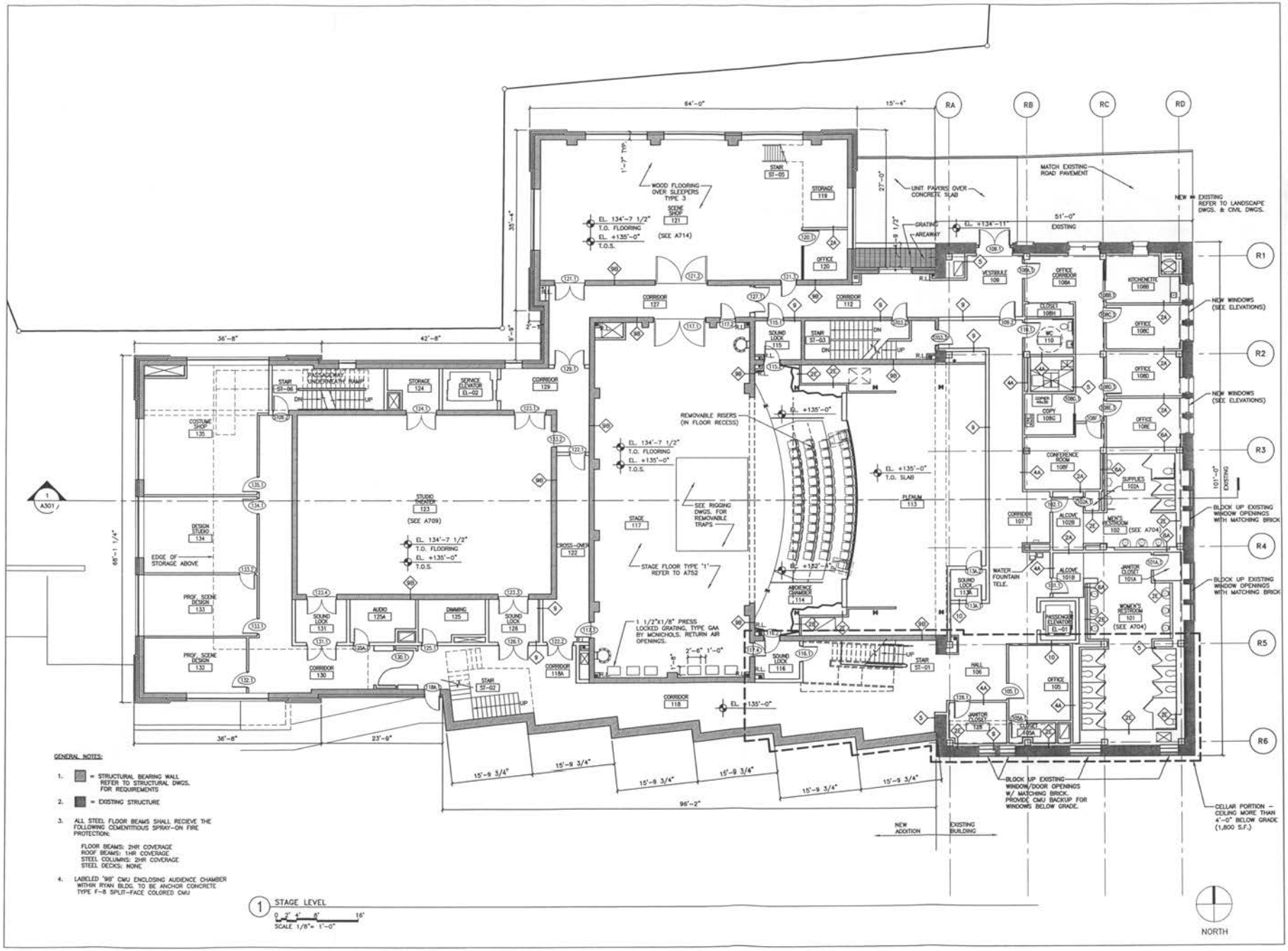
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ISSUE DATE: JULY 22, 2002
REVISION:

BASEMENT LEVEL
SCALE: AS NOTED

A101



GENERAL NOTES:

1. = STRUCTURAL BEARING WALL REFER TO STRUCTURAL DWGS. FOR REQUIREMENTS
2. = EXISTING STRUCTURE
3. ALL STEEL FLOOR BEAMS SHALL RECIEVE THE FOLLOWING CEMENTITIOUS SPRAY-ON FIRE PROTECTION:

   FLOOR BEAMS: 2HR COVERAGE
   ROOF BEAMS: 1HR COVERAGE
   STEEL COLUMNS: 2HR COVERAGE
   STEEL DECKS: NONE
4. LABELED '9IB' CMU ENCLOSING AUDIENCE CHAMBER WITHIN RYAN BLDG. TO BE ANCHOR CONCRETE TYPE F-8 SPLIT-FACE COLORED CMU

1 STAGE LEVEL
0 2' 4' 8' 16'
SCALE 1/8"= 1'-0"

NORTH

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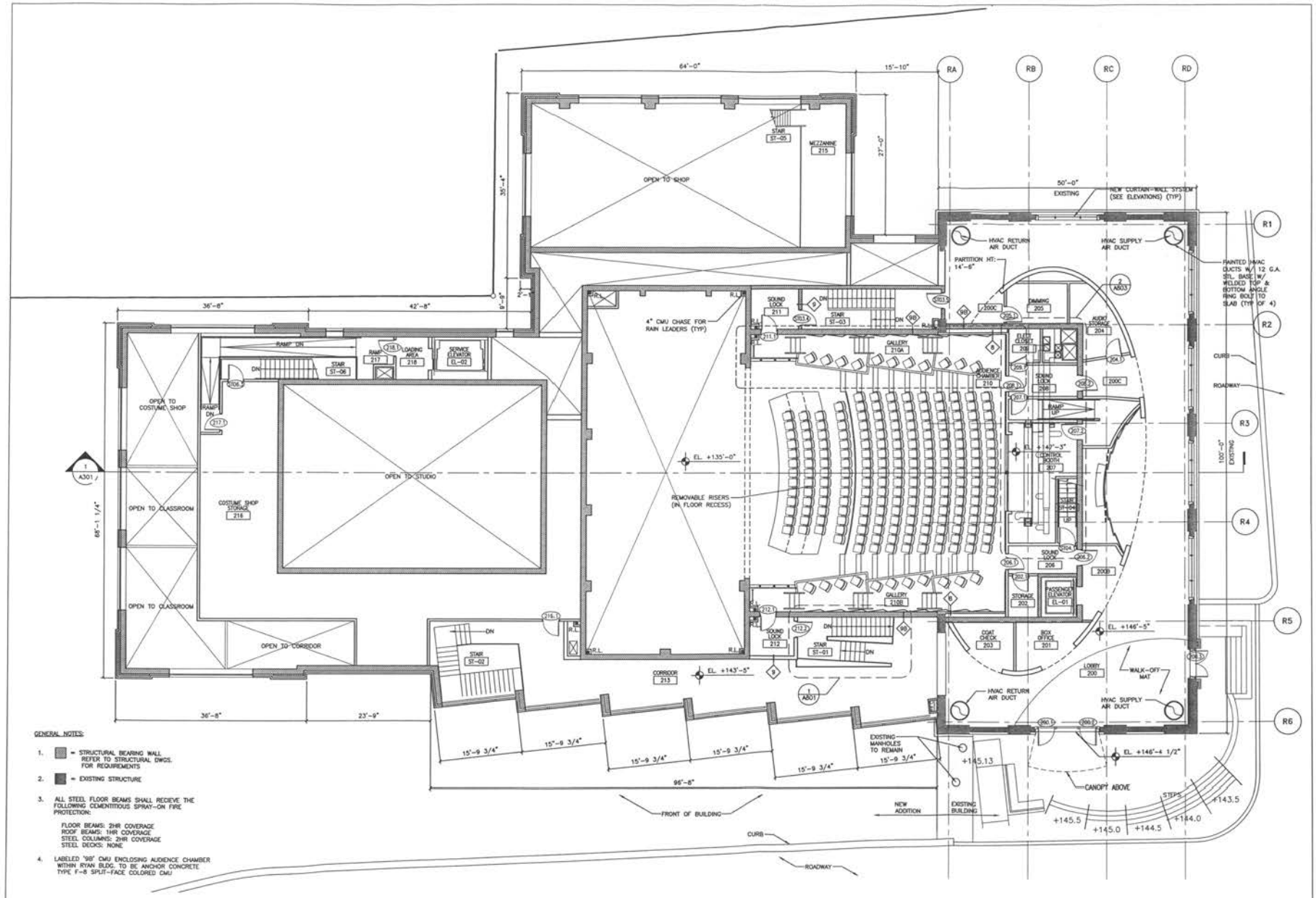
ISSUE FOR ZONING SUBMITTAL

ISSUE DATE: JULY 22, 2002
REVISION:

STAGE LEVEL
SCALE: AS NOTED

A102

HHPA / SCALE / LOCATION



GENERAL NOTES:

1. ▨ = STRUCTURAL BEARING WALL REFER TO STRUCTURAL DWGS. FOR REQUIREMENTS
2. ■ = EXISTING STRUCTURE
3. ALL STEEL FLOOR BEAMS SHALL RECIEVE THE FOLLOWING CEMENTITIOUS SPRAY-ON FIRE PROTECTION:

   FLOOR BEAMS: 2HR COVERAGE
   ROOF BEAMS: 1HR COVERAGE
   STEEL COLUMNS: 2HR COVERAGE
   STEEL DECKS: NONE
4. LABELED '98' CMU ENCLOSING AUDIENCE CHAMBER WITHIN RYAN BLDG. TO BE ANCHOR CONCRETE TYPE F-8 SPLIT-FACE COLORED CMU

1 LOBBY LEVEL
SCALE 1/8"= 1'-0"

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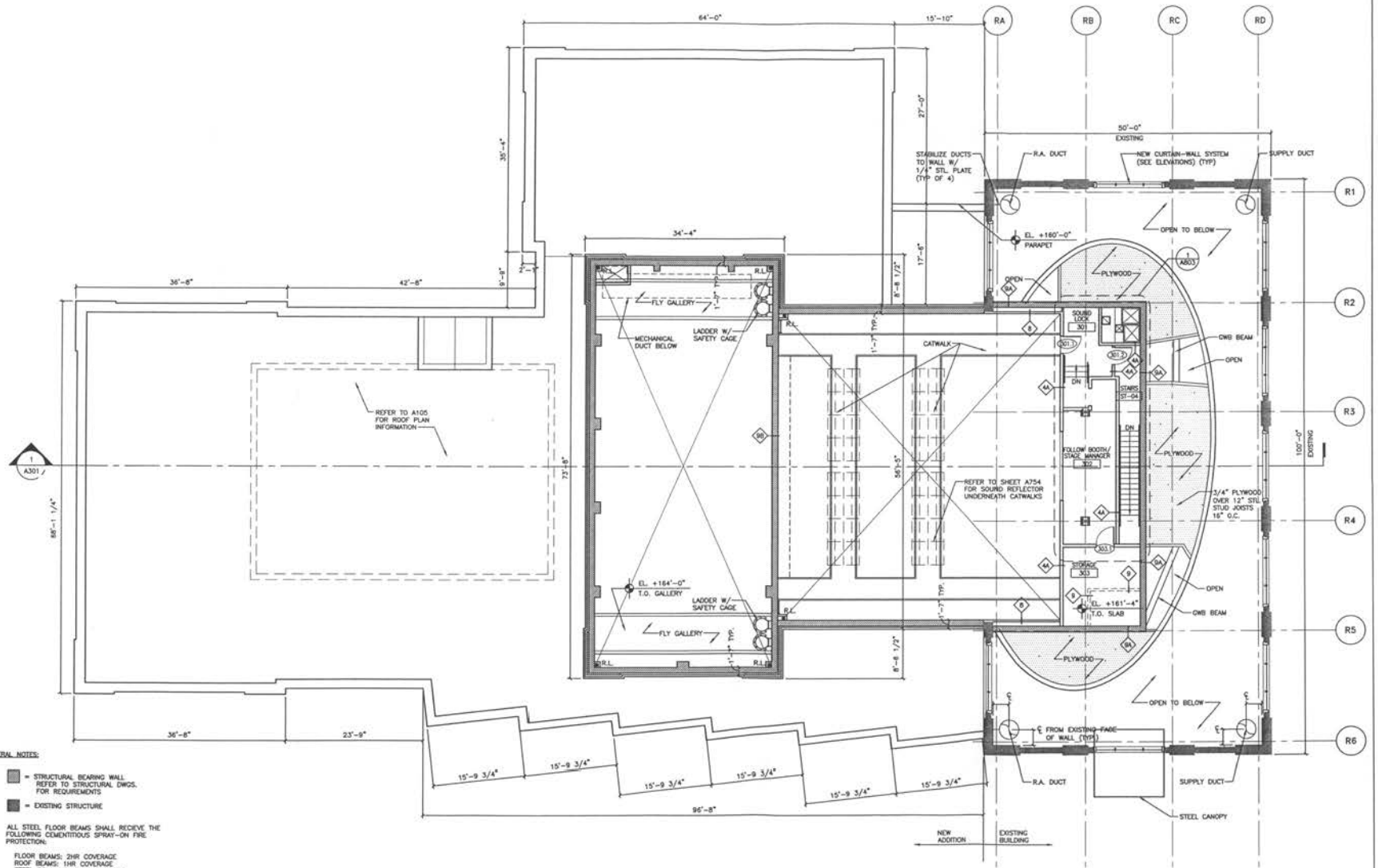
ISSUE DATE: JULY 22, 2002

REVISION:

LOBBY LEVEL
SCALE: AS NOTED

A103

DWFN_E 3.14.06 E
LOCATION



GENERAL NOTES:

1. = STRUCTURAL BEARING WALL REFER TO STRUCTURAL DWGS. FOR REQUIREMENTS
2. = EXISTING STRUCTURE
3. ALL STEEL FLOOR BEAMS SHALL RECIEVE THE FOLLOWING CEMENTITIOUS SPRAY-ON FIRE PROTECTION:

   FLOOR BEAMS: 2HR COVERAGE
   ROOF BEAMS: 1HR COVERAGE
   STEEL COLUMNS: 2HR COVERAGE
   STEEL DECKS: NONE
4. LABELED "86" CMU ENCLOSING AUDIENCE CHAMBER WITHIN RYAN BLDG. TO BE ANCHOR CONCRETE TYPE F-8 SPLIT-FACE COLORED CMU

1 ATTIC LEVEL
0 2' 4' 8' 16'
SCALE 1/8"= 1'-0"

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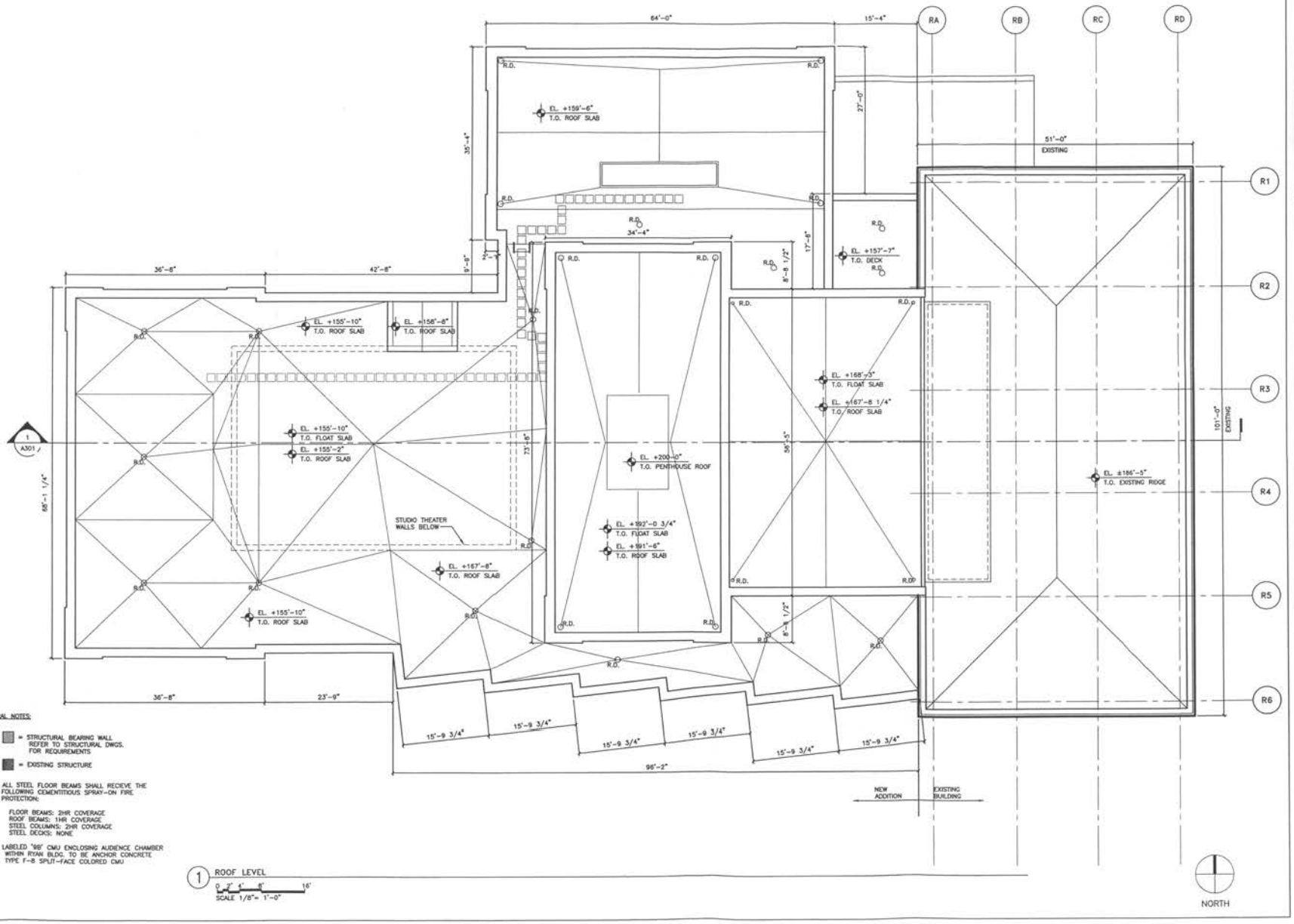
ISSUE DATE: JULY 22, 2002

REVISION:

ATTIC LEVEL

SCALE: AS NOTED

A104



GENERAL NOTES:

1. ▨ = STRUCTURAL BEARING WALL
   REFER TO STRUCTURAL DWGS.
   FOR REQUIREMENTS
2. ■ = EXISTING STRUCTURE
3. ALL STEEL FLOOR BEAMS SHALL RECIEVE THE FOLLOWING CEMENTITIOUS SPRAY-ON FIRE PROTECTION:

   FLOOR BEAMS: 2HR COVERAGE
   ROOF BEAMS: 1HR COVERAGE
   STEEL COLUMNS: 2HR COVERAGE
   STEEL DECKS: NONE
4. LABELED "BB" CMU ENCLOSING AUDIENCE CHAMBER WITHIN RYAN BLDG. TO BE ANCHOR CONCRETE TYPE F-B SPLIT-FACE COLORED CMU

1 ROOF LEVEL
0 2" 4" 8" 16"
SCALE 1/8"= 1'-0"

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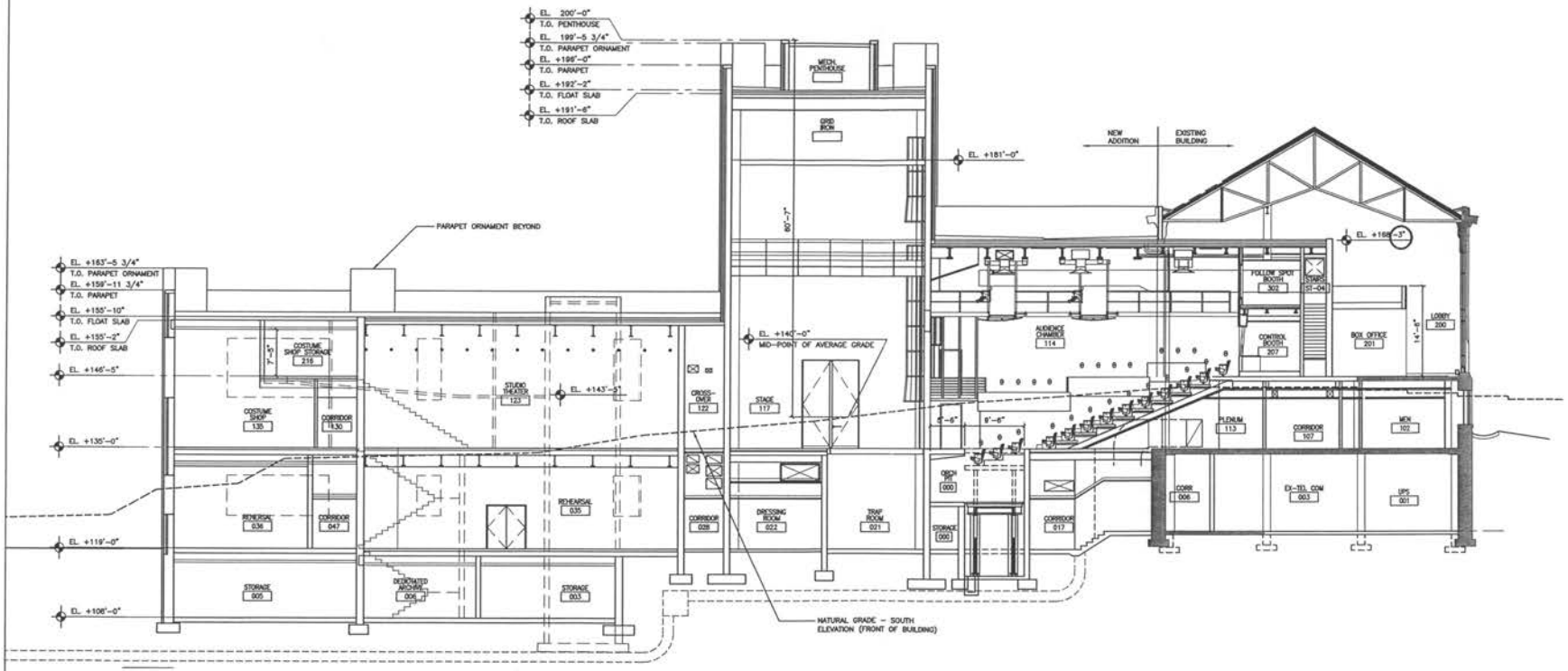
REVISION:

ROOF LEVEL

SCALE: AS NOTED

A105

HHPA | STAGE | LOCATION



1 LONGITUDINAL SECTION
SCALE 1/8"=1'-0"

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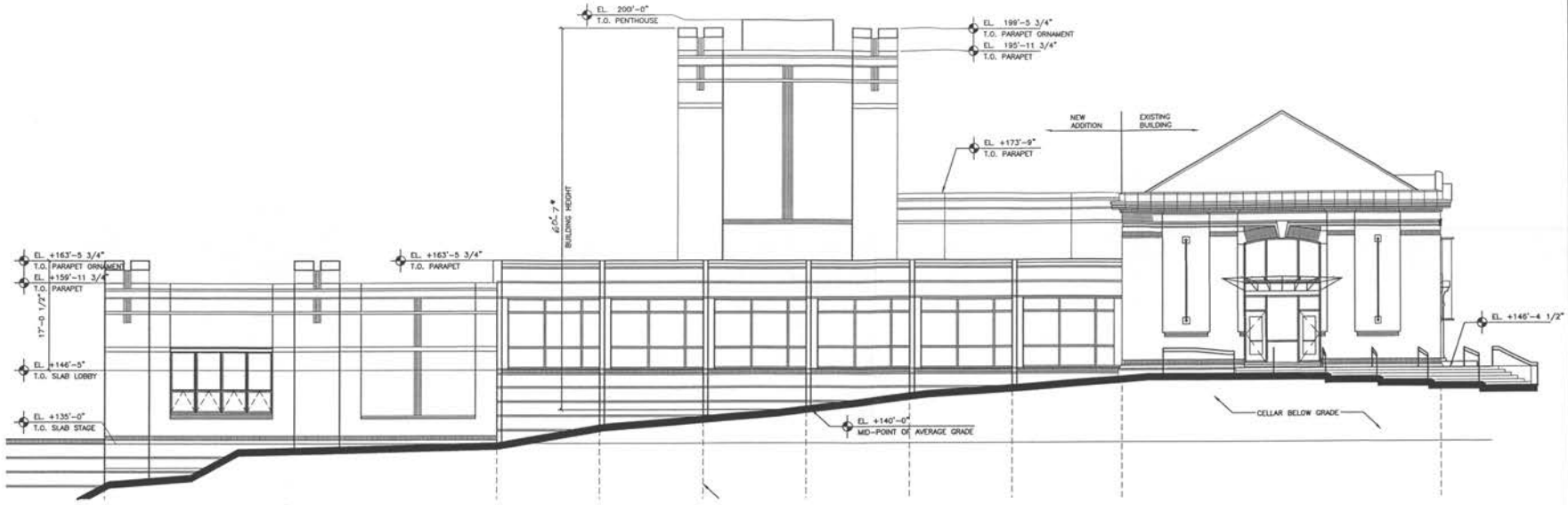
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LONGITUDINAL SECTION

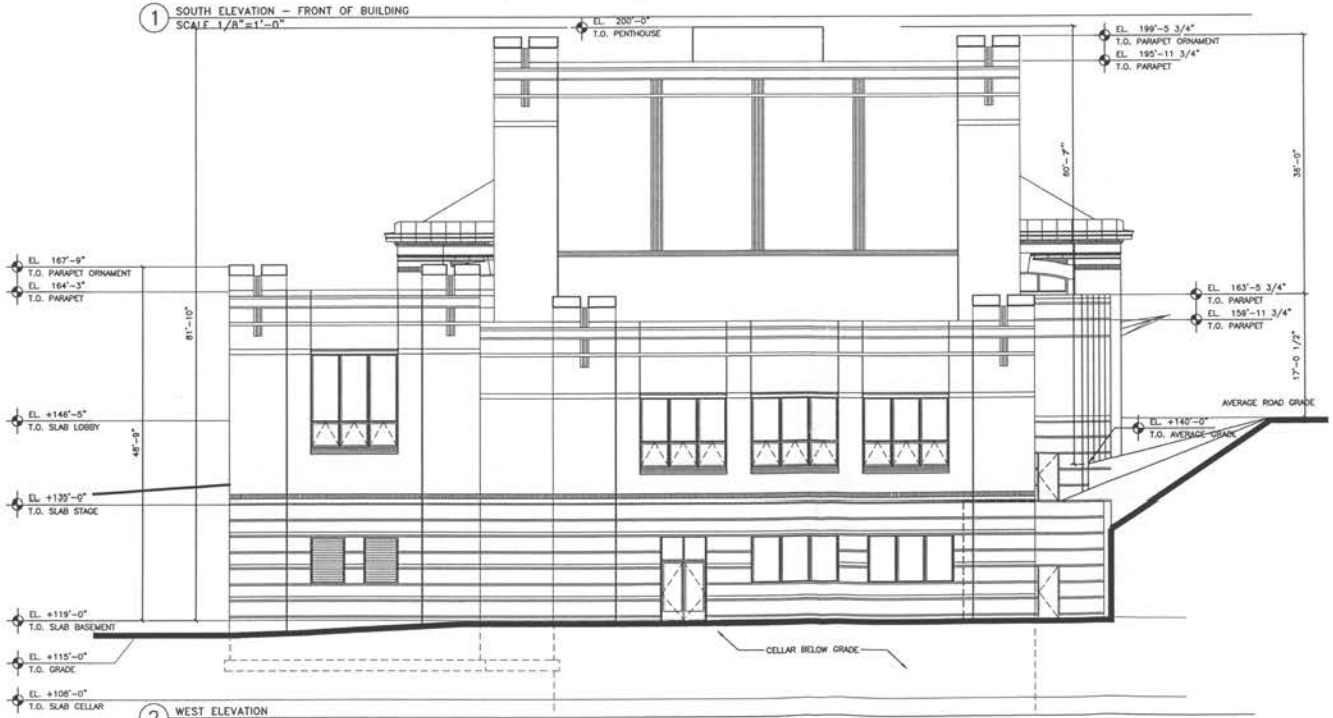
SCALE: AS NOTED

A301

HHPA JOB # 9744.06
LOCATION



1 SOUTH ELEVATION – FRONT OF BUILDING
SCALE 1/8"=1'-0"



2 WEST ELEVATION
SCALE 1/8"=1'-0"

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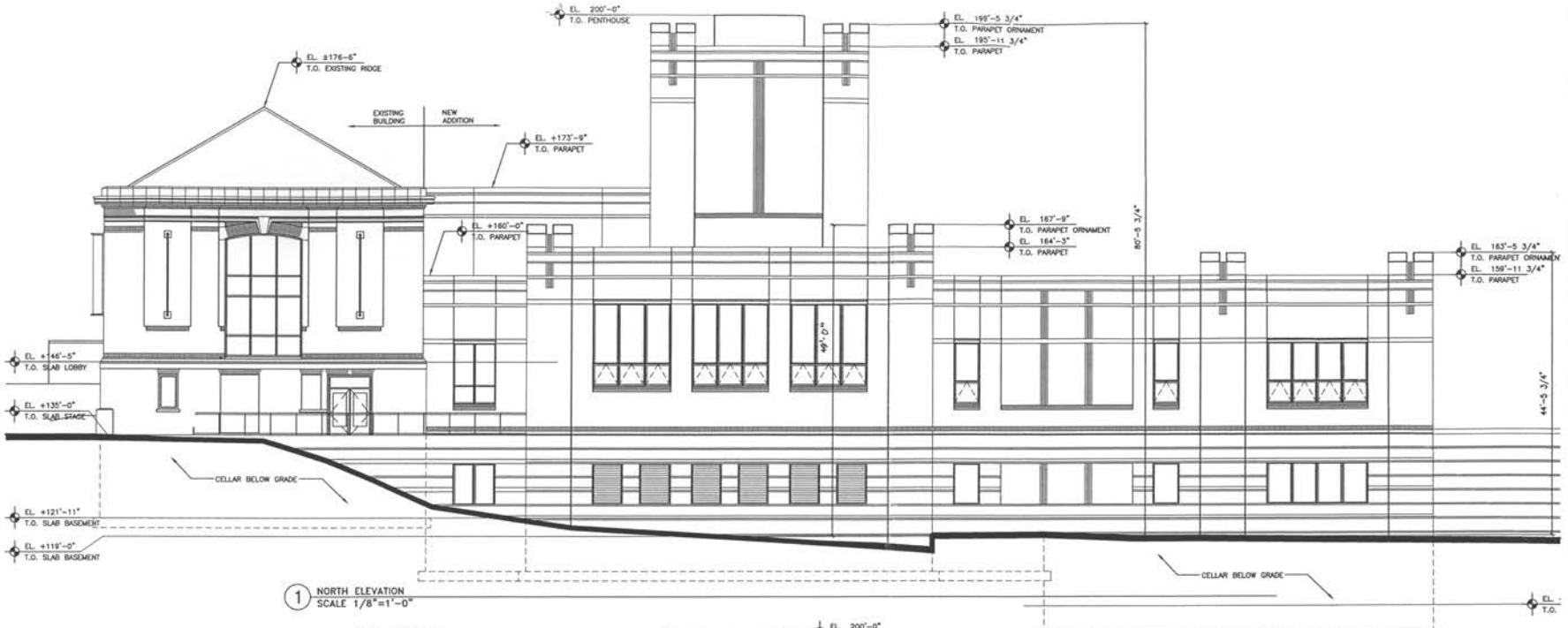
REVISION:

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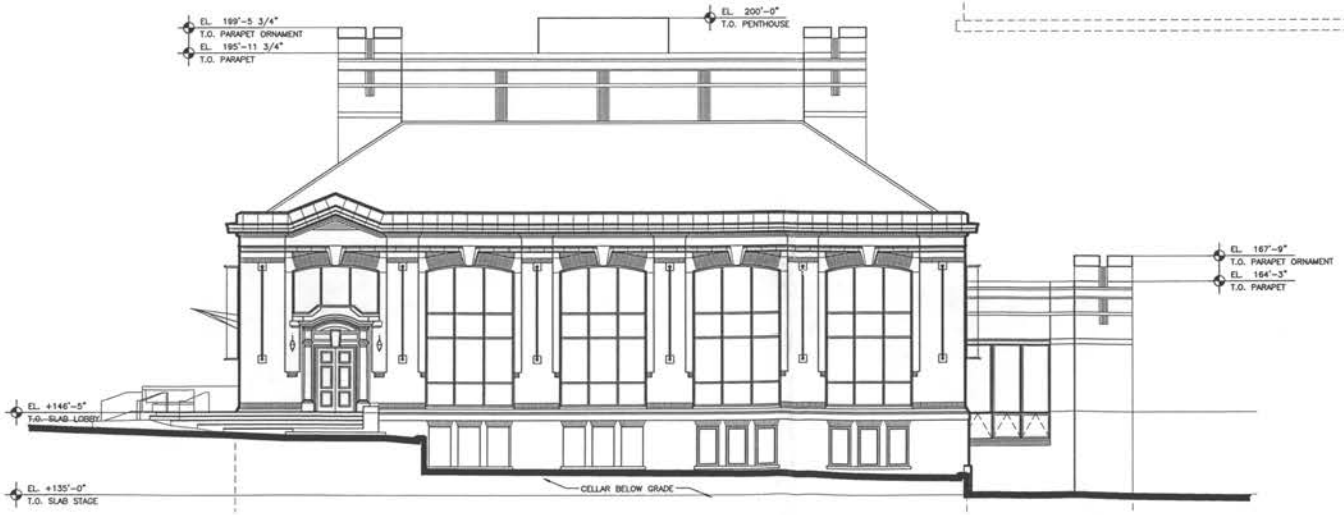
SCALE: AS NOTED

A401

mbpa 2 - 5746.00
LOCATION



1 NORTH ELEVATION
SCALE 1/8"=1'-0"



2 EAST ELEVATION
SCALE 1/8"=1'-0"

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ISSUE FOR ZONING SUBMITTAL

ISSUE DATE: JULY 22, 2002

REVISION:

ELEVATIONS

SCALE: AS NOTED

A402

HHPA # 9744.00
LOCATION