

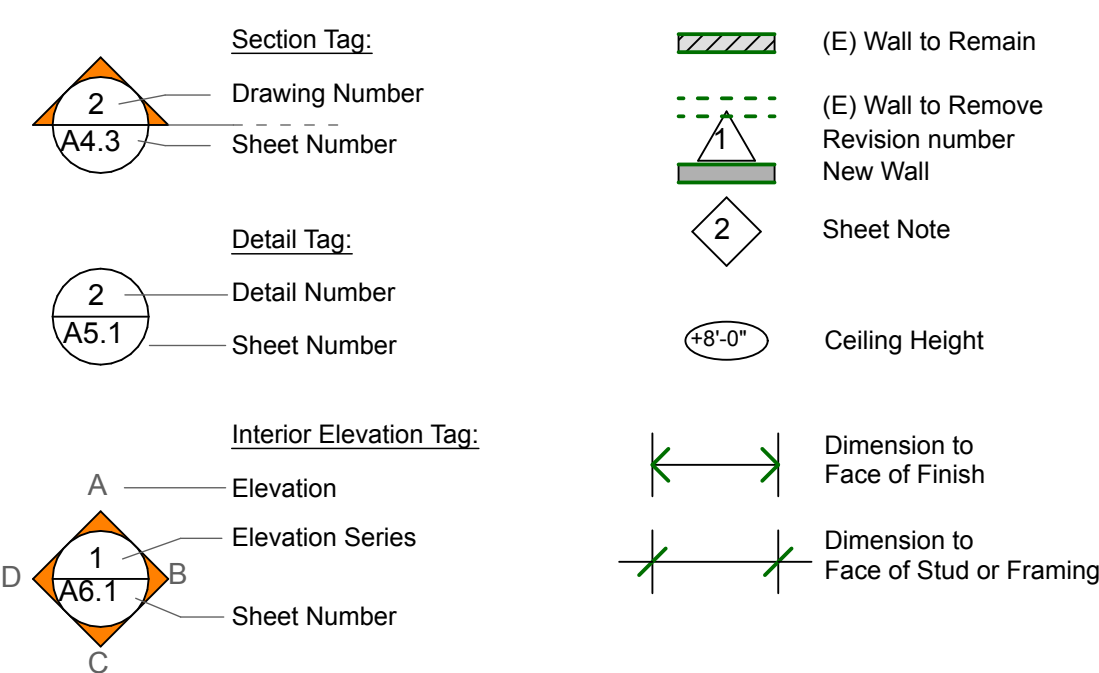
**SAUSALITO PLANNING COMMISSION NO. 2021-23  
September 8, 2021  
12 EI PORTAL AND 690 BRIDGEWAY  
DR-MUP-EA 21-00131**

**ATTACHMENT 4: PROJECT PLANS**

### ABBREVIATIONS

Adj	Adjustable	Lav	Lavatory
AFF	Above Finish Floor	Max	Maximum
Approx	Approximate (-ly)	Mech	Mechanical
Arch	Architect (-ural)	Memb	Membrane
Bd	Board	Mfr	Manufacturer
Bitum	Bituminous	Min	Minimum
Bldg	Building	(N)	New
Blk	Block	NIC	Not In Contract
Blkg	Blocking	Nom	Nominal
Bm	Beam	NTS	Not To Scale
Bot	Bottom	O/	Over
Btwn	Between	OC	On Center
Cab	Cabinet	Opng	Opening
Cer	Ceramic	PI	Plate
CH	Ceiling Height	PLam	Plastic Laminate
Cj	Ceiling	Plywd	Plywood
Cl	Closet	Pr	Pair
Clr	Clear	PT	Pressure Treated
Col	Column	R	Riser or Radius
Conc	Concrete	RA	Return Air
Constr	Construction	Ref	Refrigerator
Cont	Continuous	Req	Required
Cr	Center	Rm	Room
D	Dryer	RO	Rough Opening
Dbl	Double	Rwd	Redwood
Dia	Diameter	RWL	Rainwater Leader
Dim	Dimension	SBO	Supplied By Owner
Disp	Disposal	Shtg	Sheathing
Dn	Down	Sim	Similar
Dr	Door	SLD	See Landscape Drawings
DS	Down Spout	SS	Stainless Steel
DW	Dish Waser	SSD	See Structural Drawings
Dwg	Drawing	Std	Standard
(E)	Existing	Stl	Steel
Ea	Each	Stor	Storage
Elev	Elevation	Strl	Structural
Elec	Electrical	T	Tread
Eq	Equal	Tel	Telephone
Ext	Exterior	T&G	Tounge & Groove
FD	Floor Drain	TV	Television
Fdn	Foundation	TOW	Top of Wall
Fin	Finish	Typ	Typical
Flr	Floor	UON	Unless Otherwise Noted
Floor	Fluorescent	Vert	Vertical
FOC	Face of Concrete	VIF	Verify in Field
FOF	Face of Finish	W	Washing Machine
FOS	Face of Stud	W/	With
Ft	Foot or Feet	WC	Water Closet
Flg	Footing	Wd	Wood
Furr	Furring	W/O	Without
Ga	Gauge	Wp	Waterproof
Galv	Galvanized	WR	Water Resistant
Gyp Bd	Gypsum Board	@	At
GFI	Ground Fault Interrupter	Ø	Centerline
HB	Hose Bibb	∅	Diameter or Round
HC	Hollow Core	ℙ	Property Line
Hdwd	Hardwood	±	Plus or Minus
Horz	Horizontal		
Hr	Hour		
Insul	Insulation		
Int	Interior		

### SYMBOLS



# OLD SAUSALITO HOTEL

## 12 EL PORTAL & 690 BRIDGEWAY, SAUSALITO, CA 94965

### APN 065-133-17



### PROJECT TEAM

**Owner:** LORON INVESTMENTS  
P.O. Box 558  
Tiburon, CA 94920  
PH 415-407-9660  
Contact: Pete Petri  
E-mail: ppetri@plastikon.com

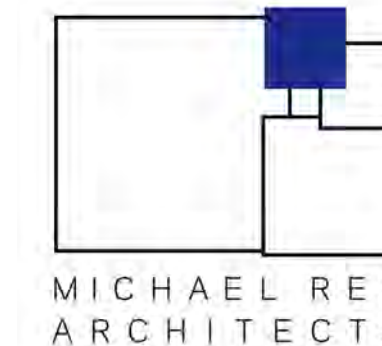
**Architect:** MICHAEL REX ARCHITECTS  
1750 Bridgeway, Suite B211  
Sausalito, CA 94965  
PH 415-331-1400  
FX 415-331-5463  
Contact: Michael Rex  
E-mail: rex@michaelrexarchitects.com,

**Structural Engineer:** Gregory Paul Wallace, SE  
5865 Doyle Street, Suite 112  
Emeryville, CA 94608  
PH 510-654-6903  
Contact: Gregory Wallace  
E-mail: gregory@gpwwse.com

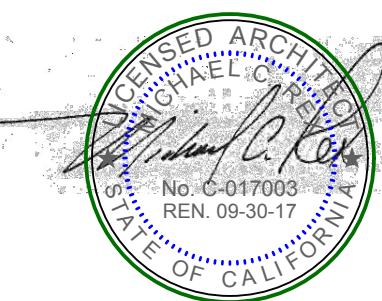
**Geotechnical Engineer:** TBD

**General Contractor:** TBD

**Historical Consultant:** PRESERVATION ARCHITECTURE  
446 17th Street, Suite 302  
Oakland, CA 94612  
PH 510-418-0285  
Contact: Mark Hulbert  
E-mail: mhulbert@earthlink.net



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**LORON INVESTMENTS**  
12 EL PORTAL & 690 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-133-17

### SHEET INDEX

ARCHITECTURAL	
G-000	TITLE SHEET
AS-100	PROPOSED SITE PLAN
A-100	PROPOSED FIRST FLOOR PLAN
A-102	PROPOSED MEZZANINE PLAN
A-200	PROPOSED EXTERIOR ELEVATIONS
A-201	PROPOSED EXTERIOR ELEVATIONS-PARTIAL
A-202	FRONT ELEVATION HISTORICAL TO PROPOSED COMPARISON
A-900	3D RENDERINGS
A-901	3D RENDERINGS
AD-100	PROPOSED FIRST FLOOR DEMOLITION PLAN
AS-101	PRELIMINARY CONSTRUCTION MANAGEMENT PLAN
EC-000	EXISTING SITE PLAN
EC-100	EXISTING FIRST FLOOR PLAN
EC-102	EXISTING MEZZANINE PLAN
EC-200	EXISTING EXTERIOR ELEVATIONS
F-100	OCCUPANCY CALCULATIONS & EGRESS-RESTAURANT
F-101	OCCUPANCY CALCULATIONS & EGRESS-ART GALLERY
V-00	CITY SURVEY
V-01	DETAILED SIDEWALK TOPOGRAPHIC SURVEY

DATE AND DESCRIPTION:	
HPC SUBMITTAL	MAY 6, 2021
HPC SUBMITTAL REVISION	JUN 4, 2021

DPW PLAN REVIEW RESP.	AUG 10, 2021
SMFD PLAN REVIEW RESP.	AUG 16, 2021

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SCALE:

COVER SHEET

SHEET

G-000

### PROJECT INFORMATION

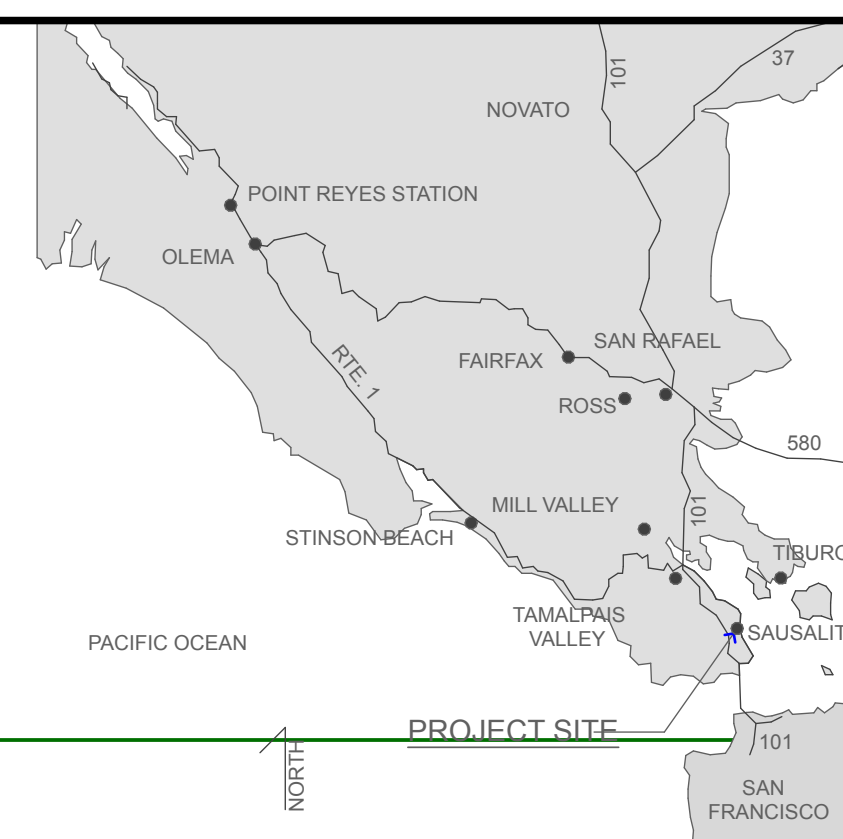
**ADDRESS:** 12 El Portal & 690 Bridgeway  
**ASSESSOR'S NUMBER:** 065-131-17  
**ZONING DISTRICT:** CC-H

**PROPOSED LAND USES:** First Floor: Retail Use and Restaurant Use  
Second Floor: N/A

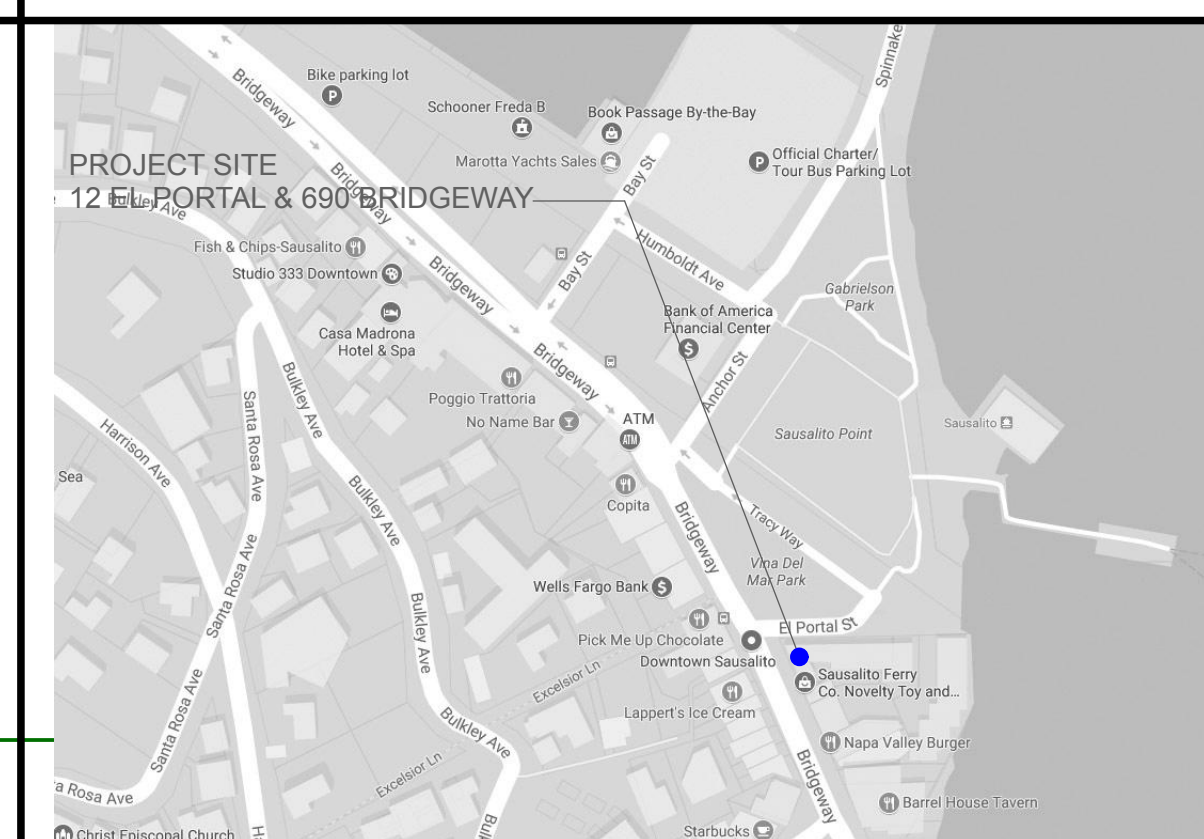
**TOTAL PARCEL AREA:** N/A

**PARCEL TYPE:** Level lot due to <1 degree slope

### VICINITY MAP

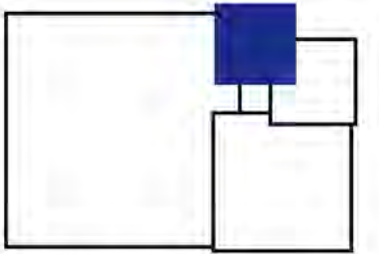


### LOCATION MAP



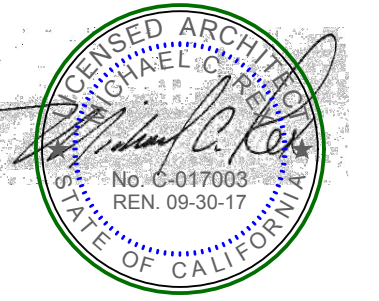
**SITE PLAN NOTES**

1. ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE UNIFORM CONSTRUCTION STANDARDS ALL CITIES AND COUNTY OF MARIN AND AS MAY BE MODIFIED BY THE CITY ENGINEER.



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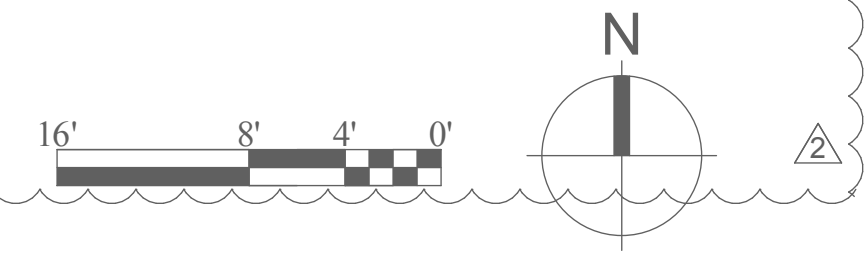
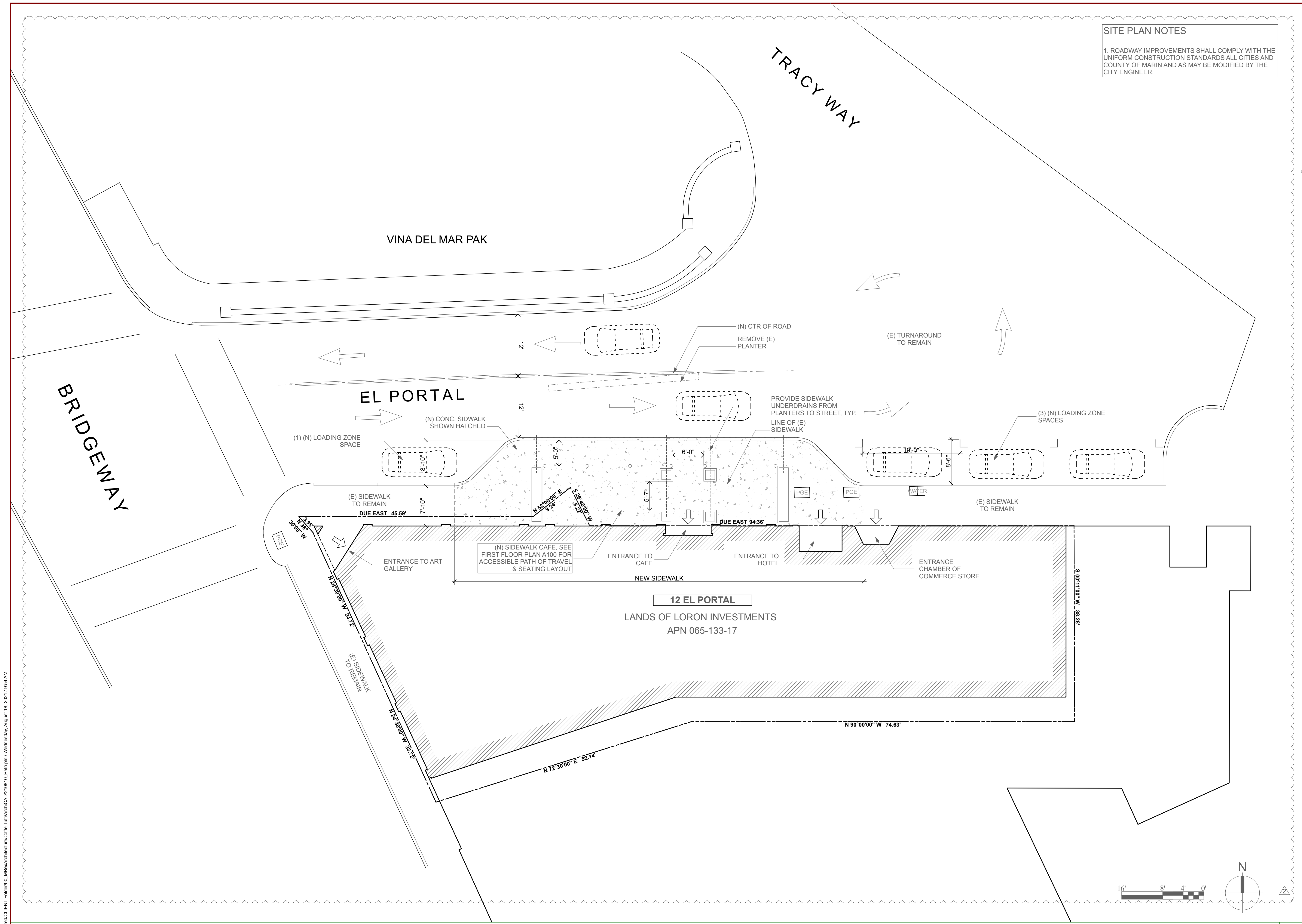
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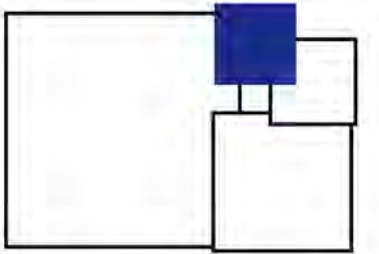
PROPOSED SITE PLAN

SHEET

**AS100**

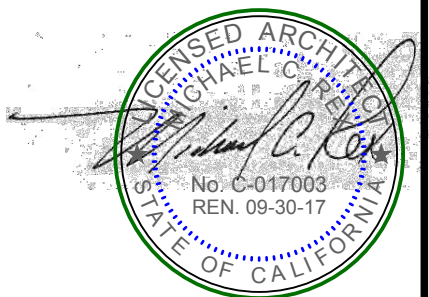


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AUG 16, 2021

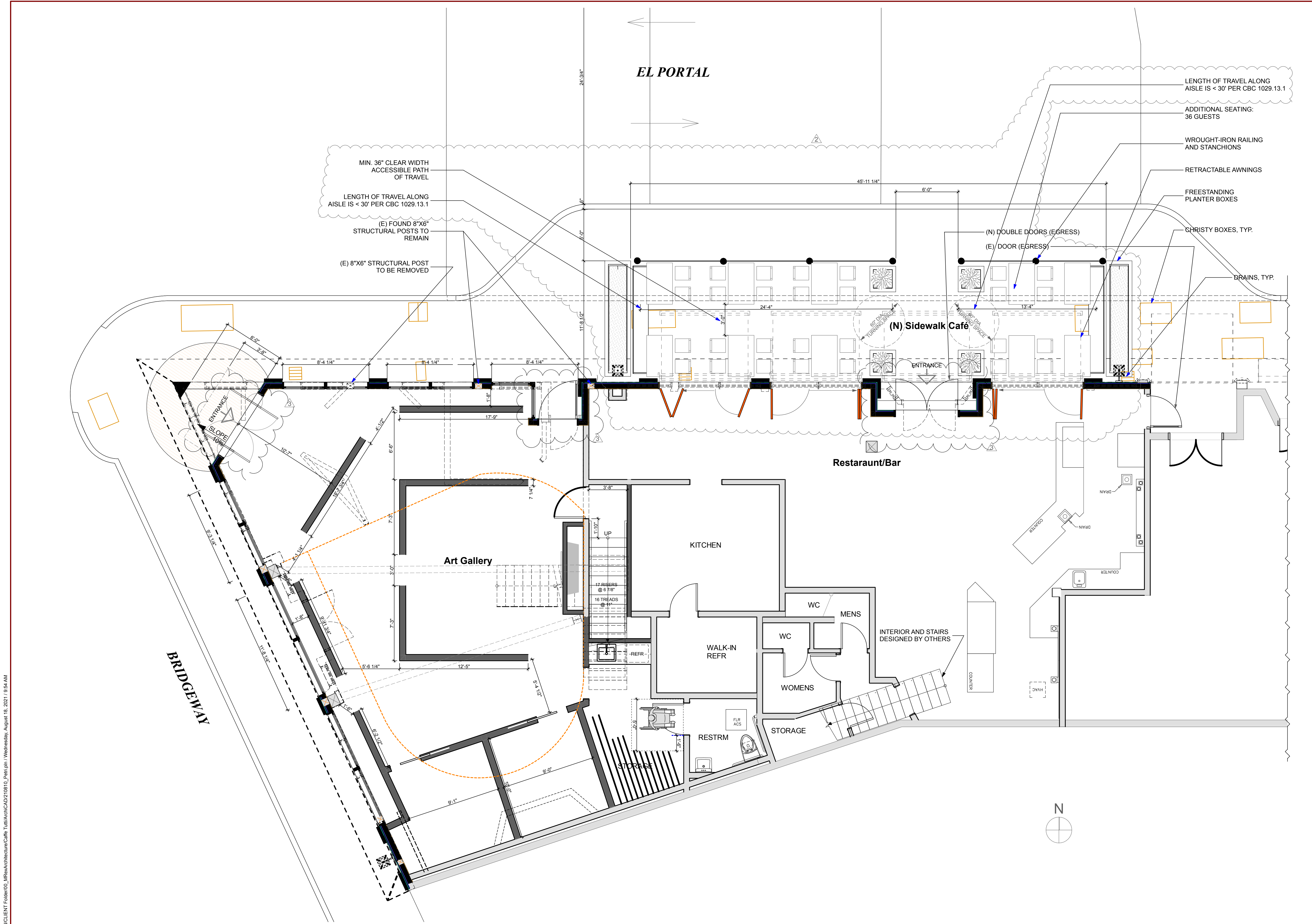
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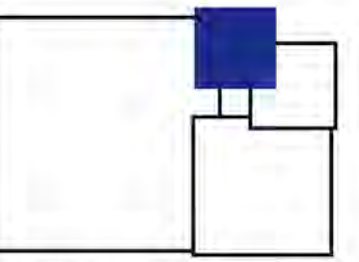
PROPOSED FIRST FLOOR PLAN

SHEET

**A-100**

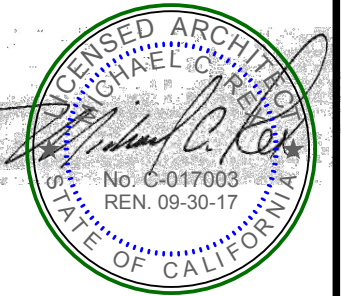


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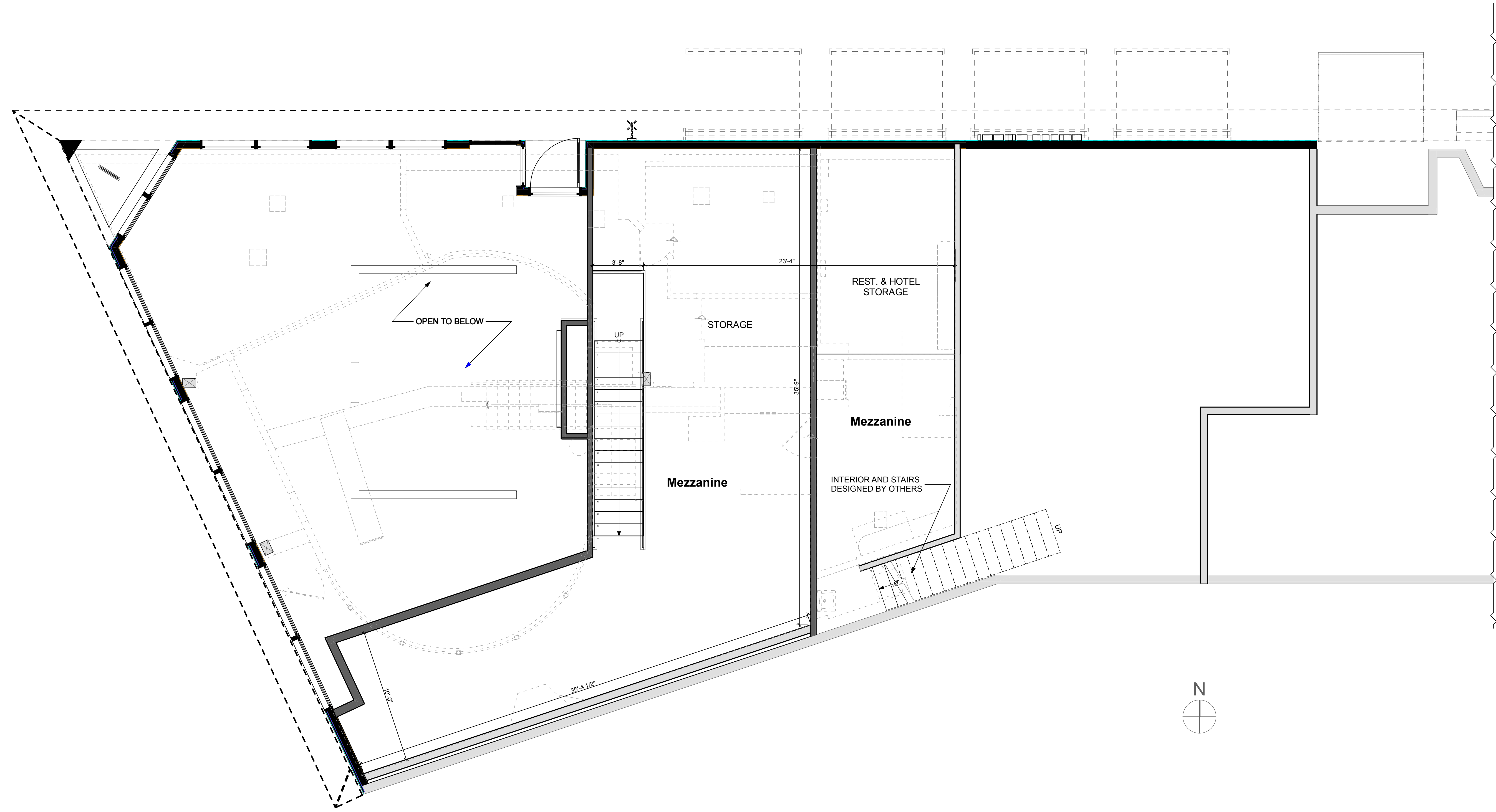


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HPC SUBMITTAL MAY 6, 2021
HPC SUBMITTAL REVISION JUN 4, 2021
SMFD PLAN REVIEW RESP. AUG 16, 2021

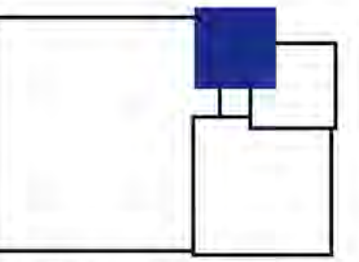
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SCALE:	1/4" = 1'-0"

PROPOSED MEZZANINE PLAN

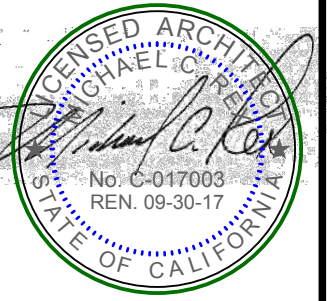
SHEET

**A-102**



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APN 065-133-17



PROPOSED WEST ELEVATION 2



PROPOSED NORTH ELEVATION 1

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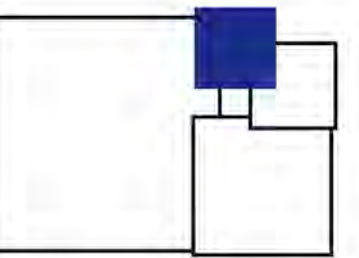
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PROPOSED EXTERIOR ELEVATIONS

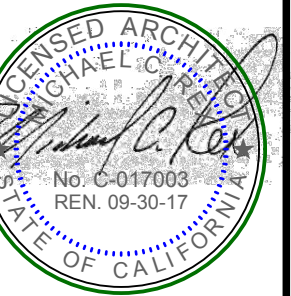
SHEET

A-200



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12 EL PORTAL & 690 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-133-17



- (E) DOOR & WINDOW JAMB COLOR, "EBONY"
- (E) PRIMARY COLOR "ROSE"
- (E) BANDING TRIM COLOR "BEIGE"

EXISTING BUILDING SHOWN FOR COLOR MATCHING PURPOSES



PROPOSED WEST ELEVATION 2



PROPOSED NORTH ELEVATION - PARTIAL 1

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JUN 4, 2021

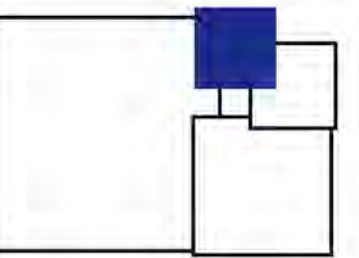
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PROPOSED EXTERIOR ELEVATIONS - PARTIAL

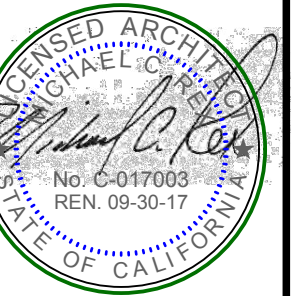
SHEET

A-201



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APN 065-133-17



--- NORTH ELEVATION ---

SCALE: NTS HISTORIC ARCHITECTURAL ELEVATION 2



HOTEL SAUSALITO

CAFFE TUTTI

MANELY GALLERY

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SCALE:	AS NOTED

FRONT ELEVATION  
HISTORICAL TO  
PROPOSED  
COMPARISON

SHEET

A-202

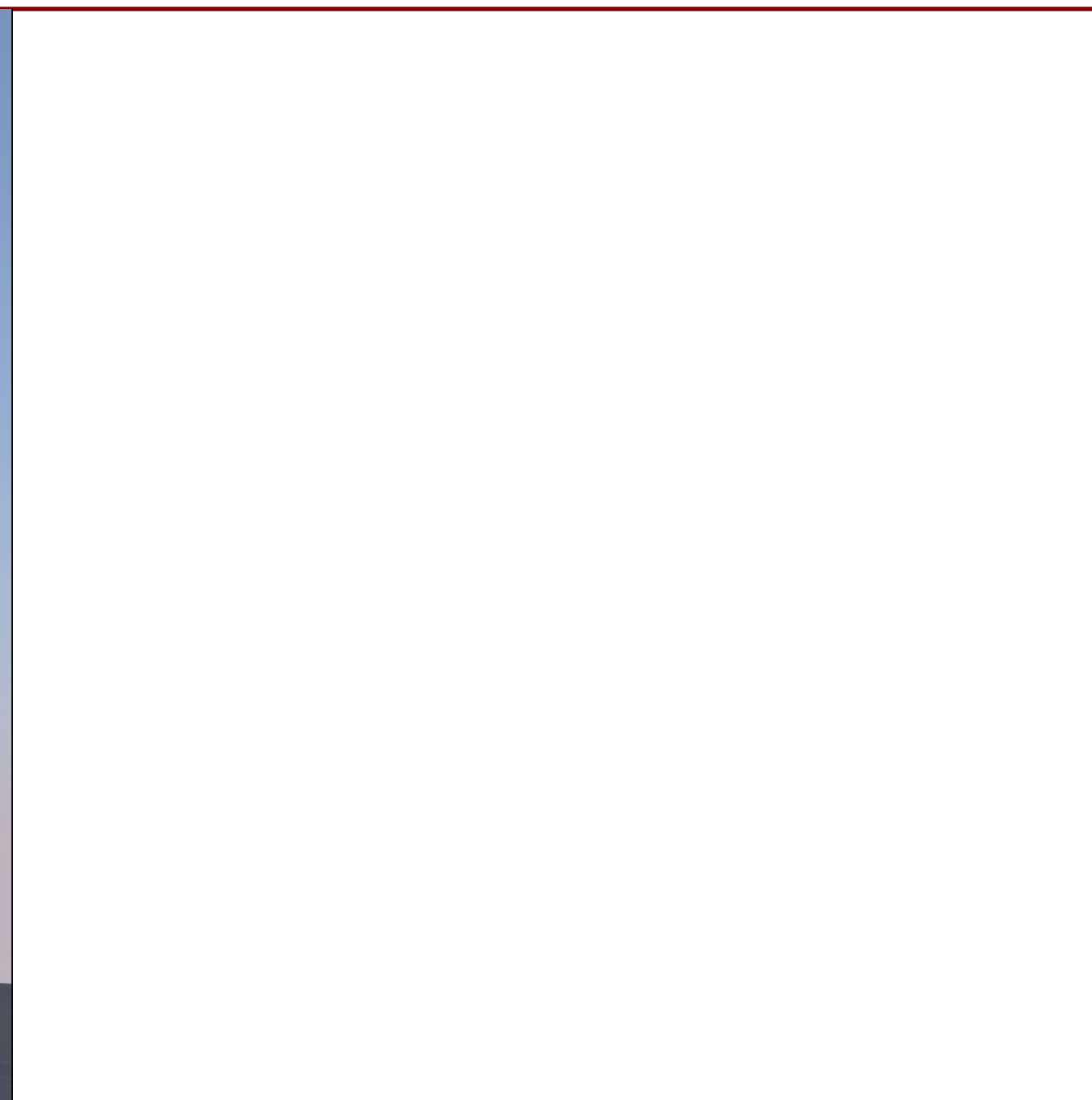
SCALE: 3/16" = 1'-0" PROPOSED NORTH ELEVATION 1

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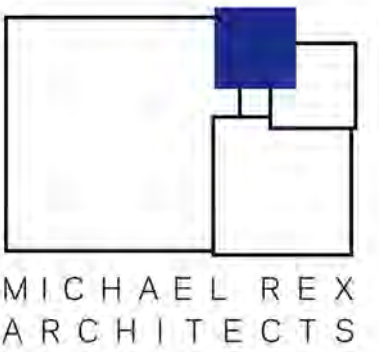
3D PROPOSED RENDERING - EL PORTAL | 3



3D PROPOSED RENDERING - CORNER | 2

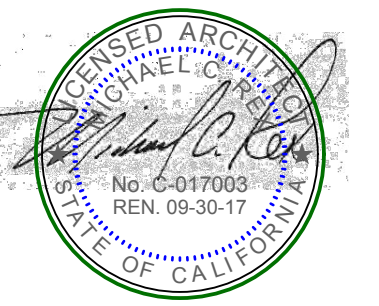


3D PROPOSED RENDERING - EL PORTAL | 1



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SCALE: NTS

RENDERINGS

SHEET

A-900



3D PROPOSED RENDERING - CORNER 3

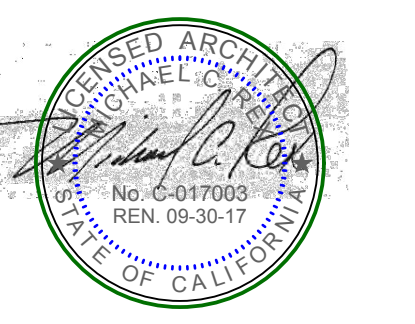


3D PROPOSED RENDERING - CORNER 2



3D PROPOSED RENDERING - BRIDGEWAY 1

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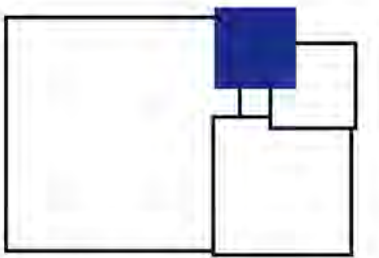
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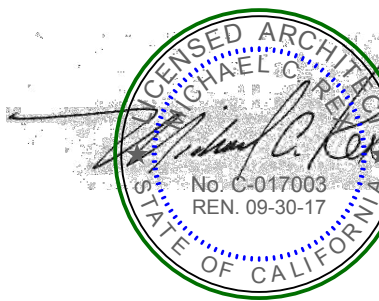
RENDERINGS  
 SHEET

A-901



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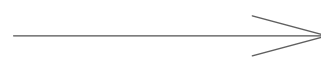
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PROPOSED FIRST FLOOR DEMOLITION PLAN

SHEET

AD100

EL PORTAL



AREA OF (E) EXISTING SIDEWALK AND STREET TO BE REMOVED AND REPAVED WITH CONCRETE - MATCH EXISTING GRADES AND COMPLY WITH ALL ADA REQUIREMENTS

REMOVE ALL (E) ENTRY INTO BOTH GALLERY AND RESTAURANT

REMOVE ALL (E) WINDOWS AND DOORS IN GALLERY

RETAIN (E) CORNER STRUCTURAL POST

REMOVE (E) ENTRY, RECONFIGURE AND SHIFT LOCATION SLIGHTLY WEST

REMOVE (E) ALL EXISTING WINDOWS IN RESTAURANT

REMOVE (E) EXTERIOR WALLS OF GALLERY TO HEIGHT OF (E) SKIRT ROOF - OR, AS NEEDED PER STRUCTURAL. RETAIN (E) STRUCTURAL SUPPORTS AT OPENINGS

(N) Sidewalk Café

ENTRANCE

Restaurant/Bar

KITCHEN

Art Gallery

UP

WC

MENS

WALK-IN REFR

WC

WOMENS

INTERIOR AND STAIRS DESIGNED BY OTHERS

RESTRM

FLR ACS

STORAGE

REMOVE (E) INTERIOR WALLS OF GALLERY. INTERIOR OF GALLERY TO RECONFIGURED UNDER SEPARATE PERMIT

REMOVE (E) ENTRY ON BRIDGEWAY FRONTAGE AND RELOCATE ENTRY TO HISTORIC LOCATION AT CORNER

BRIDGEWAY

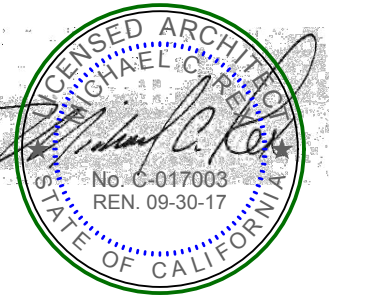


	EXISTING ELEMENT TO BE DEMOLISHED
	EXISTING WALL TO REMAIN

**CONSTRUCTION MANAGEMENT NOTES**

1. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION MANAGEMENT PLAN FOR APPROVAL BY THE CITY OF SAUSALITO DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING ANY WORK.
2. ALL TEMPORARY PEDESTRIAN PATHS, SIGNAGE, & BARRIERS, SHALL COMPLY WITH THE CBC & ADA.

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 AUG 10, 2021

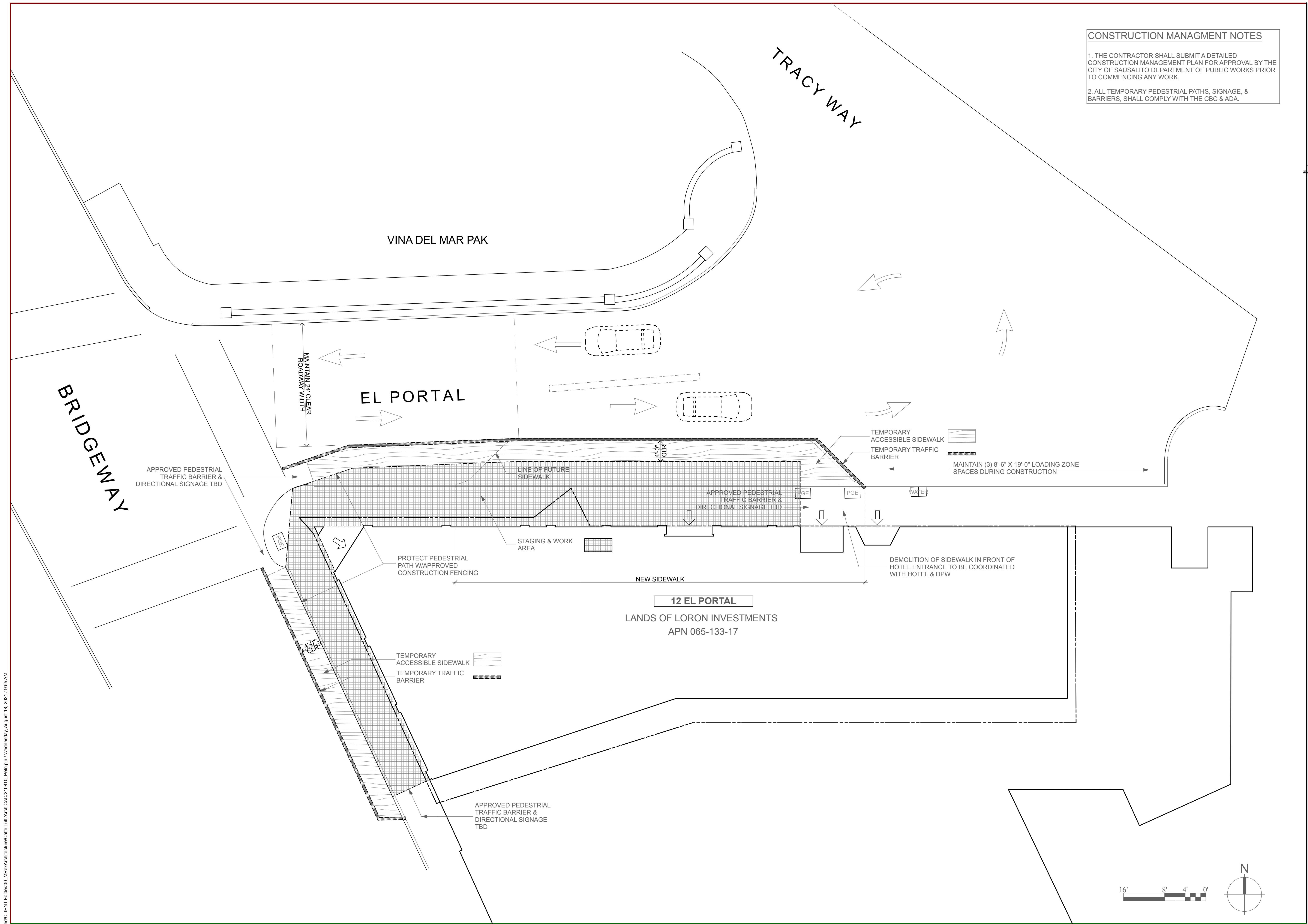
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 SCALE: 1/8" = 1'-0"

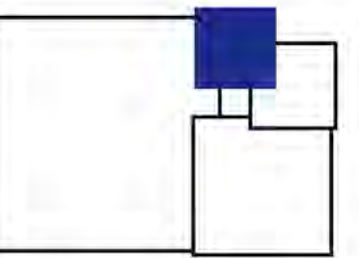
PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

SHEET

**AS101**

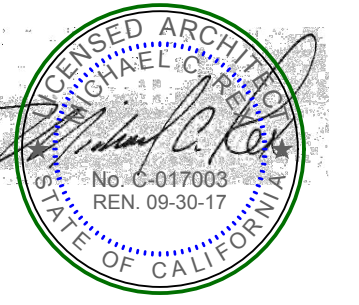


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**LORON INVESTMENTS**  
12 EL PORTAL & 690 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-133-17

DATE AND DESCRIPTION:  
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HPC SUBMITTAL REVISION  
JUN 4, 2021

DPW PLAN REVIEW RESP.  
AUG 10, 2021

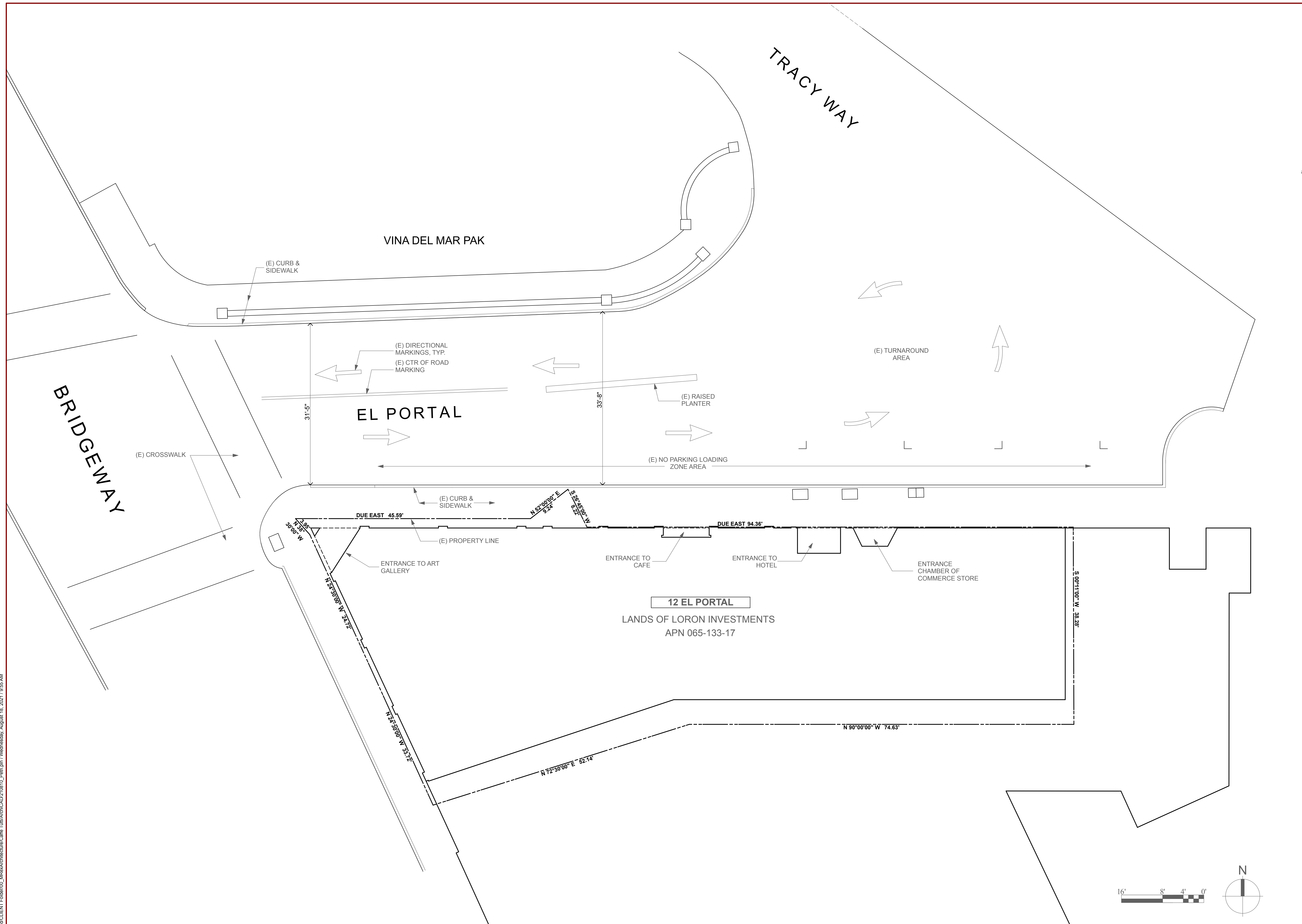
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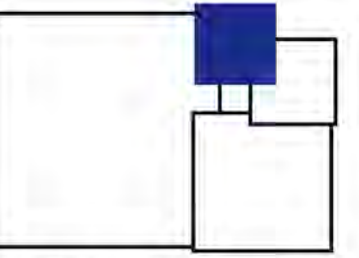
EXISTING SITE PLAN

SHEET

EC-000

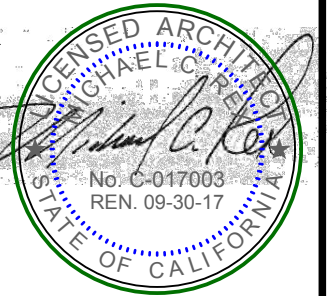


**12 EL PORTAL**  
LANDS OF LORON INVESTMENTS  
APN 065-133-17



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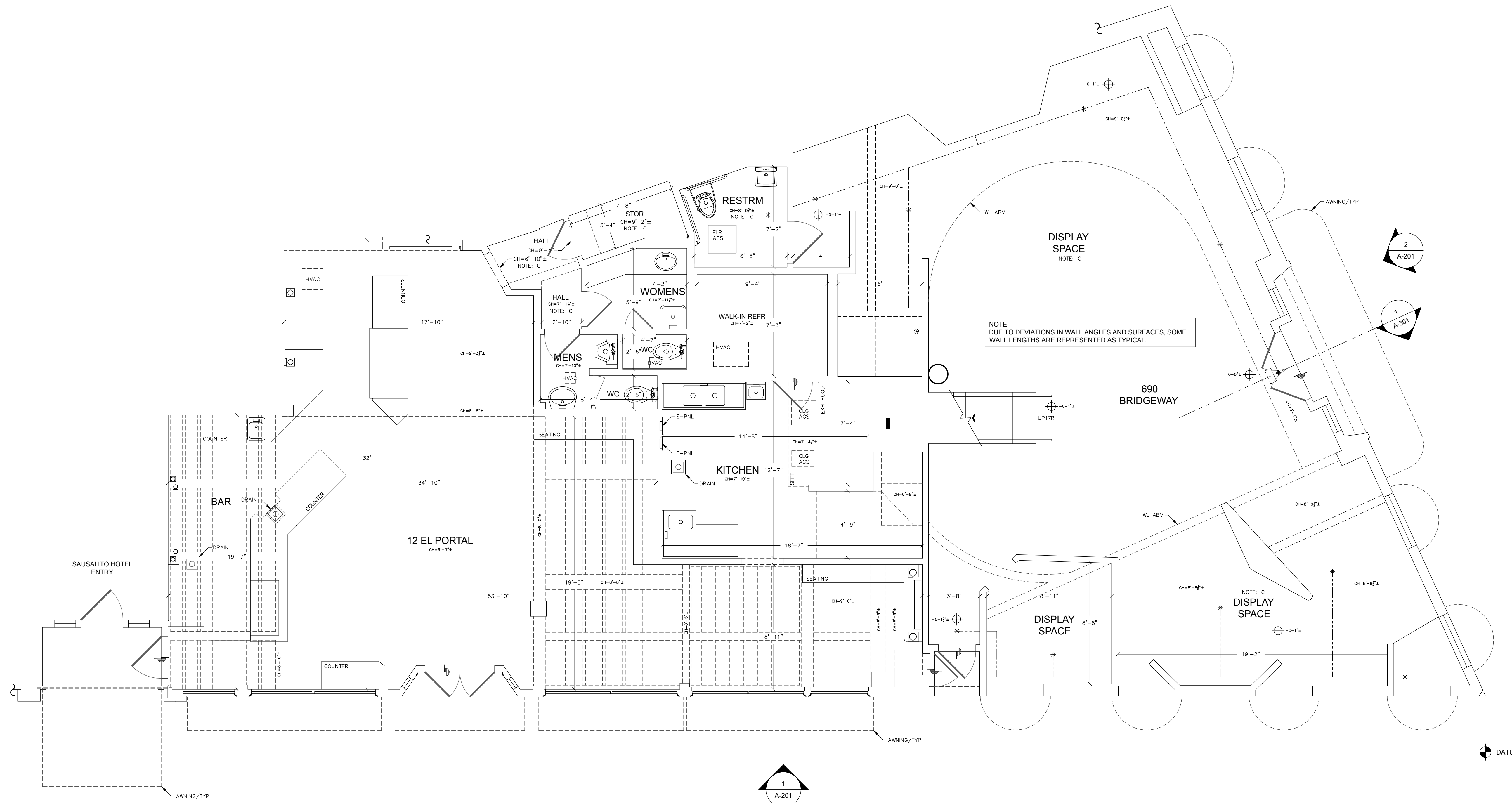
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CHECKED BY: MRA  
SCALE: 1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN

SHEET

EC-100

EXISTING FIRST FLOOR PLAN 1

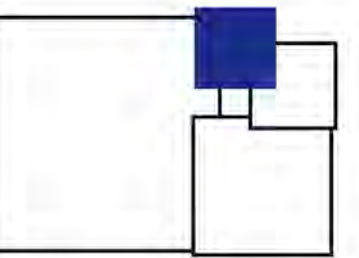


**1 EXISTING ENTRY LEVEL FLOOR PLAN**

CAFE=1,521± SQFT GROSS MEASURED AREA  
GALLERY=1,386± SQFT GROSS MEASURED AREA

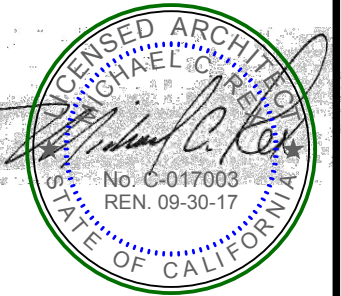
NOTE C:  
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

LEGEND	
---	SPRINKLER LINE
*	SPRINKLER

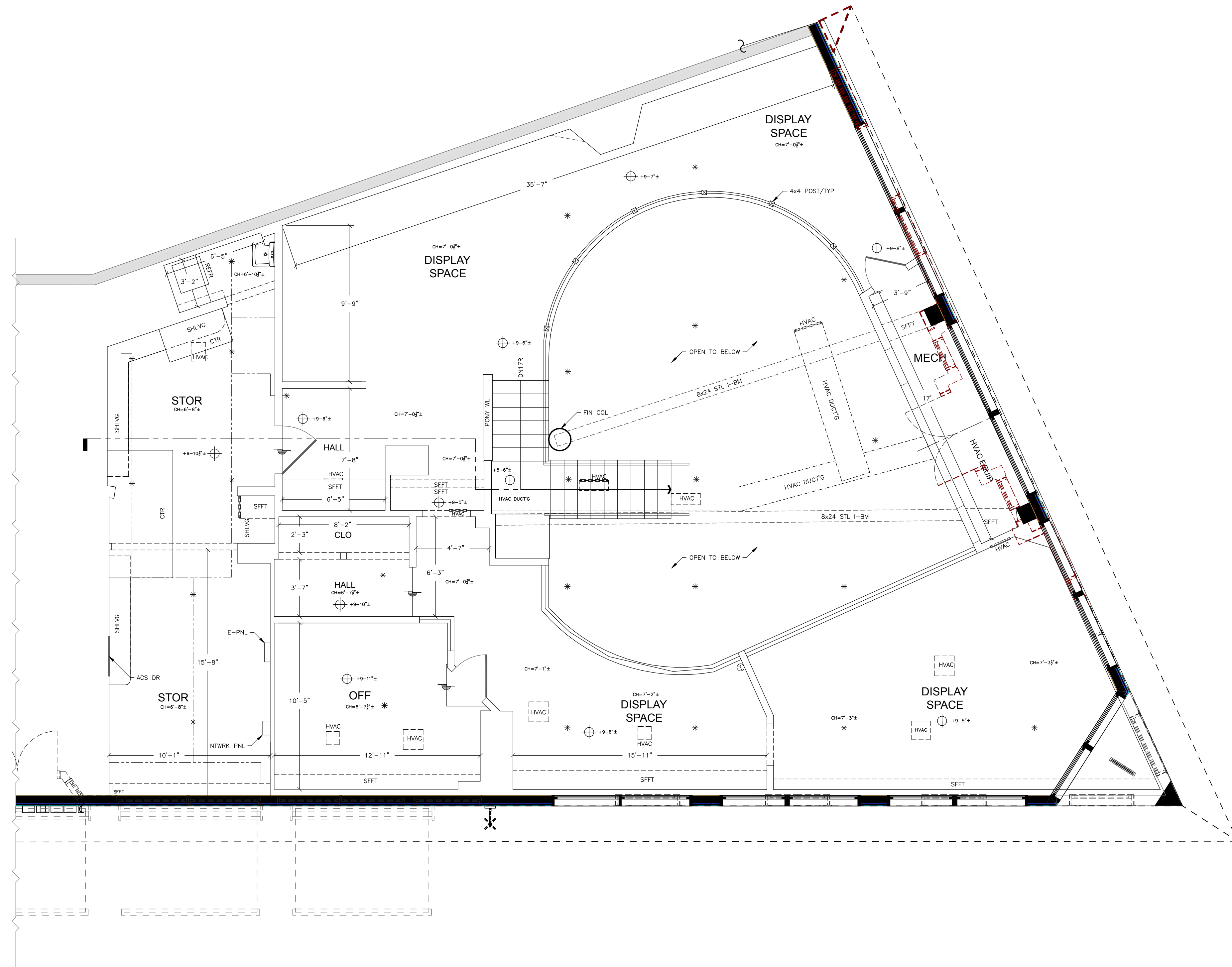


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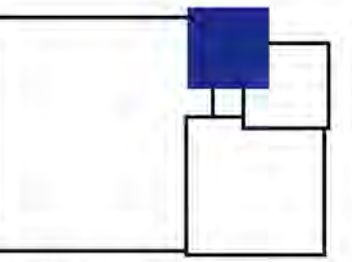
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EXISTING  
MEZZANINE PLAN

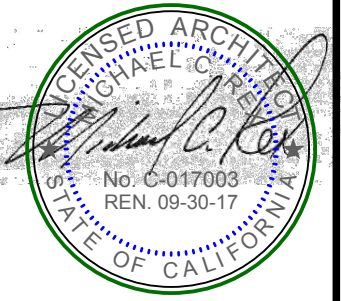
SHEET

EC-102

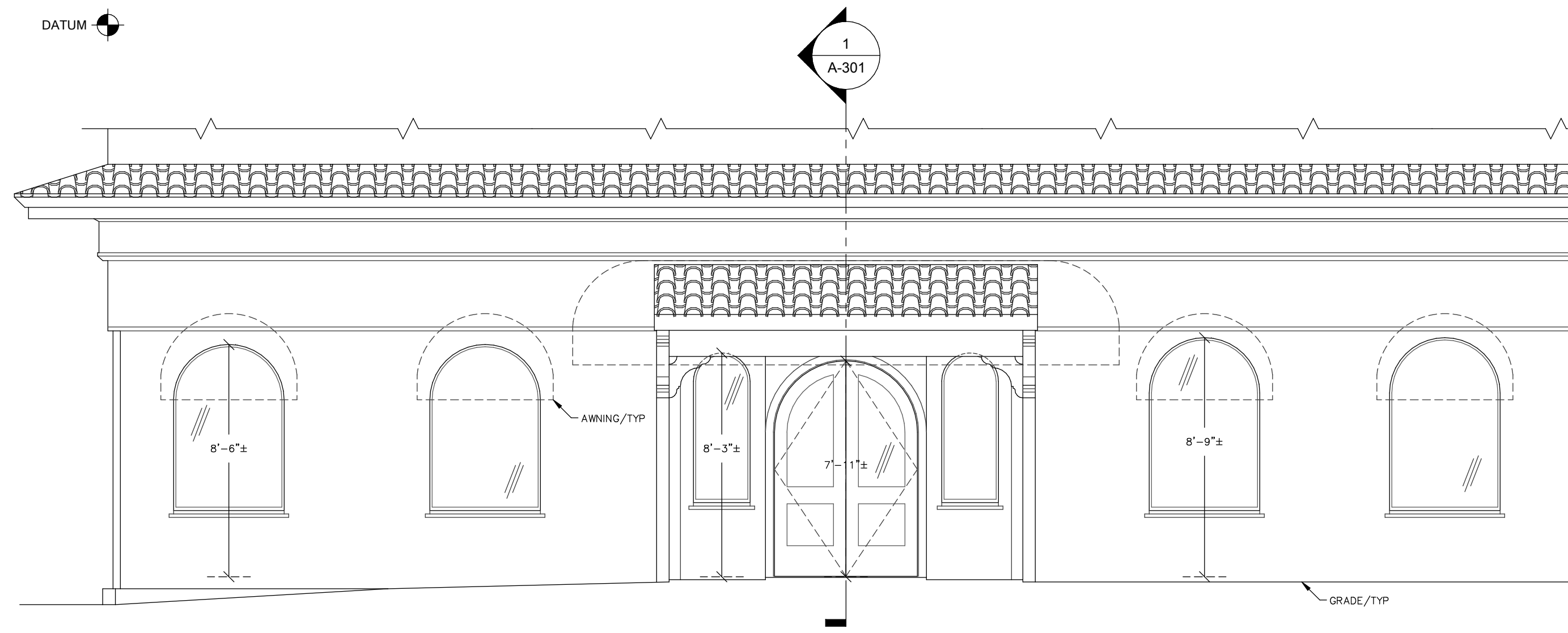


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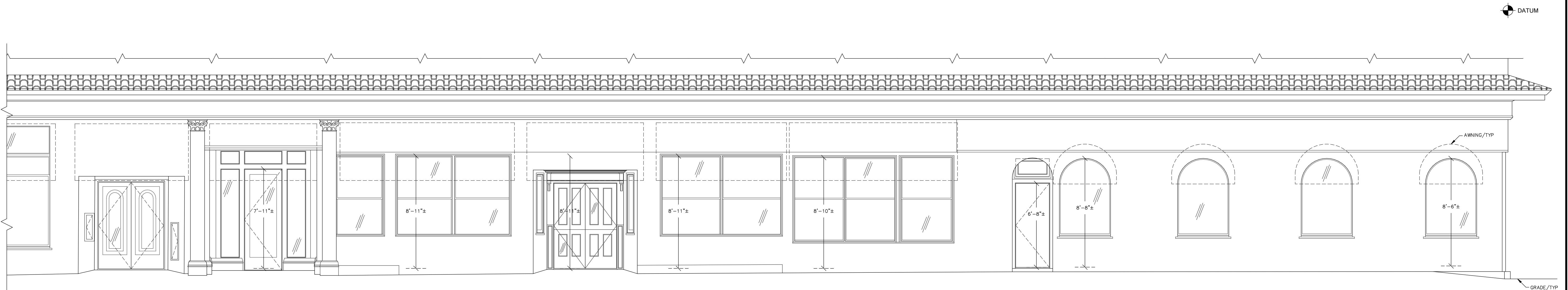
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APN 065-133-17



2 EXISTING PARTIAL WEST ELEVATION

NOTE:  
DUE TO DEVIATIONS IN FLOOR SURFACES, SOME  
WALL HEIGHTS ARE REPRESENTED AS TYPICAL.

EXISTING WEST ELEVATION 2



1 EXISTING PARTIAL NORTH ELEVATION

NOTE:  
DUE TO DEVIATIONS IN FLOOR SURFACES, SOME  
WALL HEIGHTS ARE REPRESENTED AS TYPICAL.

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SCALE: 3/16" = 1'-0"

EXISTING EXTERIOR ELEVATIONS

SHEET

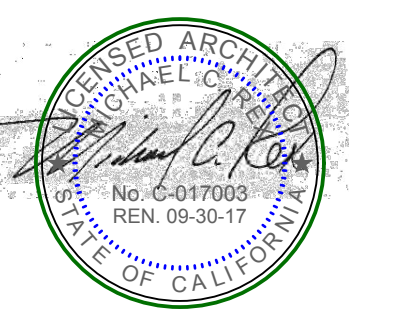
EC-200

EXISTING NORTH ELEVATION 1





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**NOTES:**

1. PROPOSED OUTDOOR SEATING WILL NOT CREATE ANY ACCESS OR EGRESS ISSUES FOR SURROUNDING BUSINESSES.
2. NO FIRE PROTECTION SYSTEMS OR EQUIPMENT WILL BE BLOCKED WITH THE ADDITION OF THE PROPOSED OUTDOOR SEATING AREA.

**EXISTING BUILDING 3**

**LORON INVESTMENTS**  
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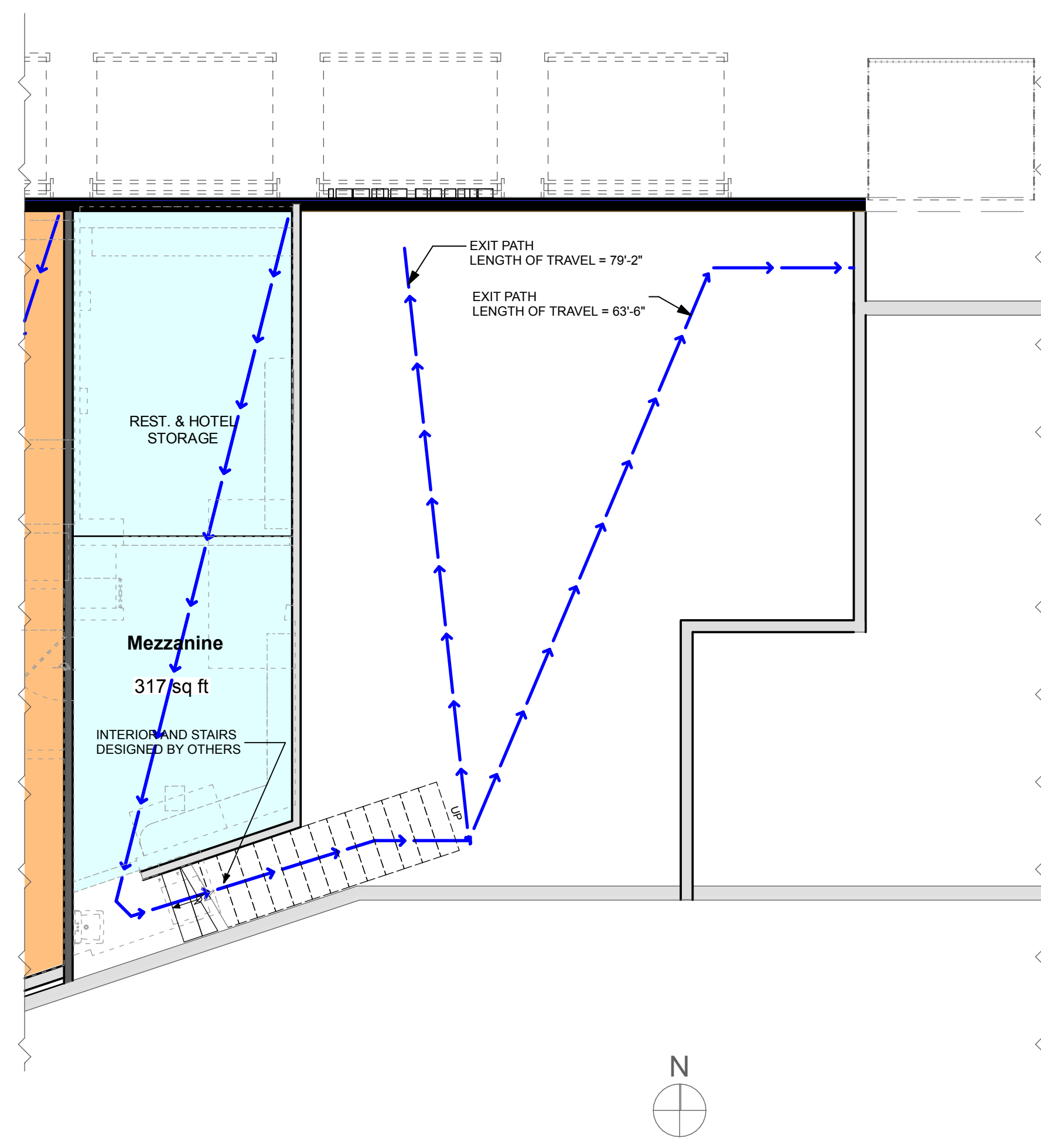
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 CHECKED BY: MRA  
 SCALE:

Occupancy Calculations & Egress-Restaurant

**F-100**



**MEZZANINE 2**



**RESTAURANT PROPOSED OCCUPANCY & EGRESS PLAN 1**

**Restaurant/Bar (A-2 classification)**

Occupant Load Factor	200 gross
Kitchen	5 net
Standing Space	15 net
Unconcentrated (tables & chairs)	

**Kitchen**  
 $180 + 133 = 313 / 200 = 1.6$

**Standing Area**  
 $135 / 5 = 27$

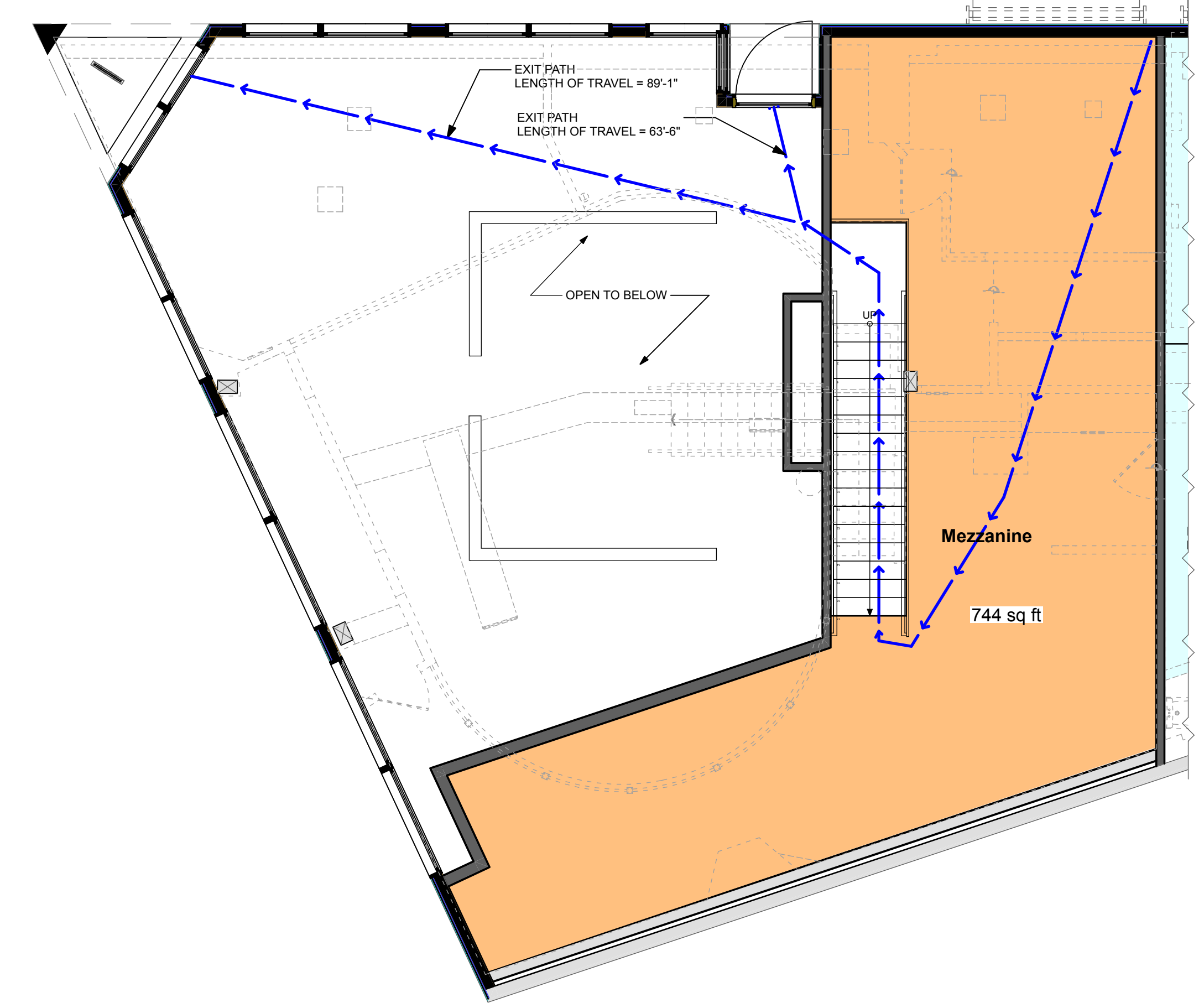
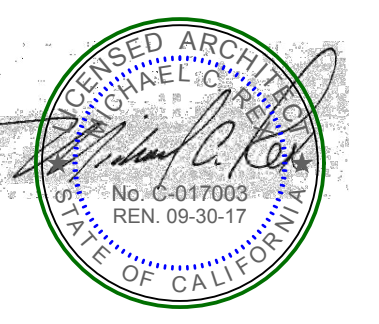
**Unconcentrated (Sitting Area)**  
 $596 / 15 = 40$

**Total Occupancy**  
 $2 + 27 + 40 = 69$

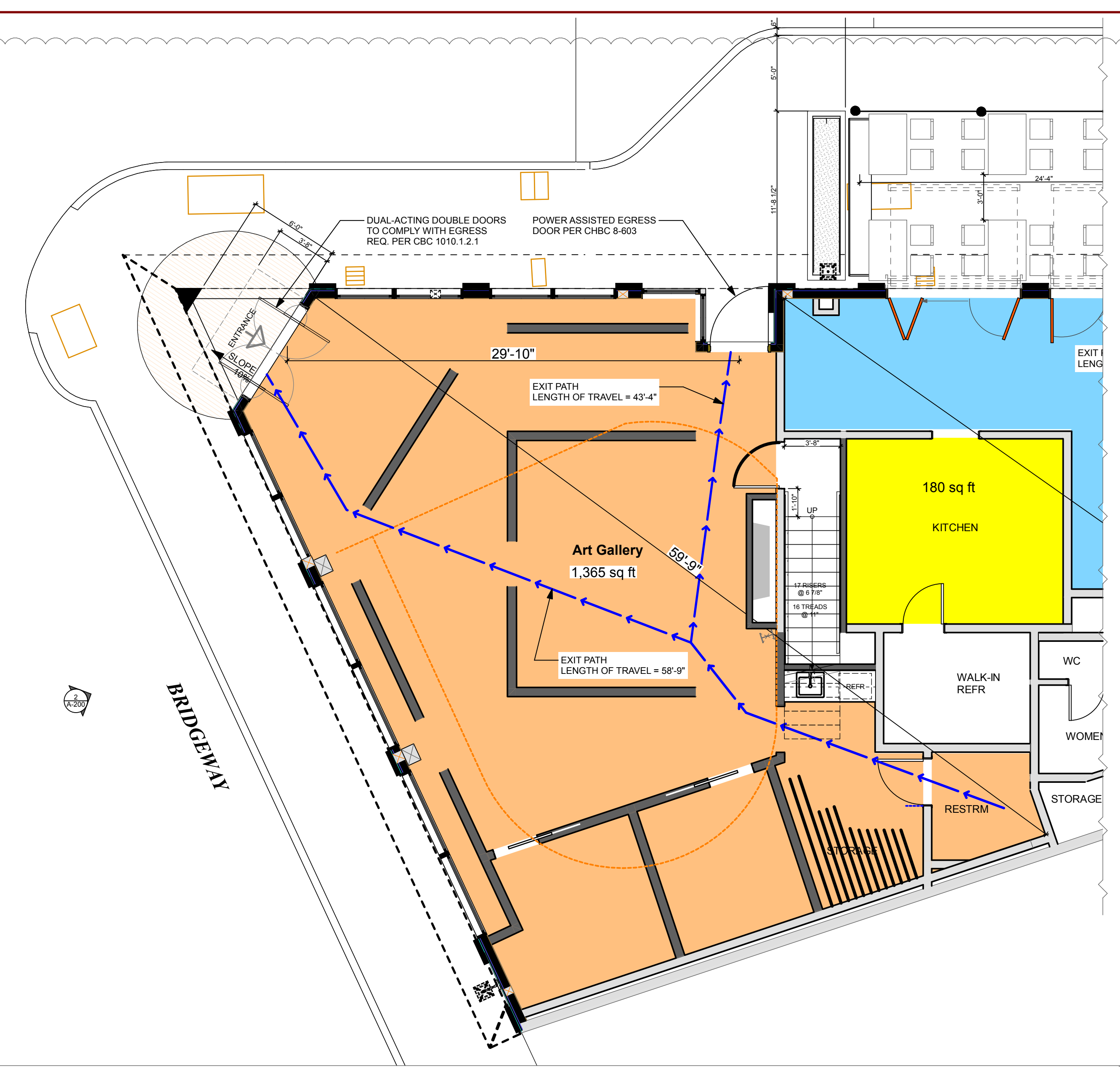
**NOTES:**

1. SPACE IS EQUIPPED WITH (E) AUTOMATIC FIRE SPRINKLER SYSTEM
2. (2) TWO EXIT DOORS PROVIDED PER CBC 1006.2 & 1007.1.1
3. PROPOSED SEPARATION DISTANCE OF EGRESS DOORS (PER CBC 1007.1.1.1) = **21'-4"**
4. ALLOWABLE MIN. SEPARATION DISTANCE OF EGRESS DOORS (PER CBC 1007.1.1) = **18'-6"** (1/3 of 55'-7" = 18'-6")
5. EGRESS DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL, PER CBC 1010.1.2.1

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MEZZANINE



FIRST FLOOR

NOTES:

1. SPACE IS EQUIPPED WITH (E) AUTOMATIC FIRE SPRINKLER SYSTEM
2. (2) TWO EXIT DOORS PROVIDED PER CBC 1006.2 & 1007.1.1
3. PROPOSED SEPARATION DISTANCE OF EGRESS DOORS (PER CBC 1007.1.1.1) = 29'-10"
4. ALLOWABLE MIN. SEPARATION DISTANCE OF EGRESS DOORS (PER CBC 1007.1.1.1) = 20'-0" (1/3 of 59'-9" = 20'-0")
5. EGRESS DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL, PER CBC 1010.1.2.1

Art Gallery (A-3 classification)

Occupant Load Factor	
Gallery	11 gross 30 net
Bus. Area	150 net

1st Floor  
 1,365/30 = 45.5

Mezzanine (Bus. Area)  
 744/150 = 5

Total Occupancy (Per CBC 1004.5)  
 45.5 + 5 = 51

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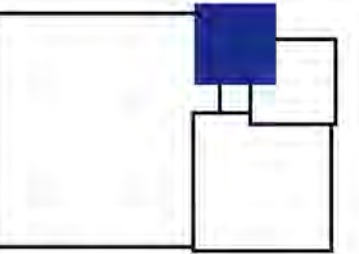
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 SCALE:

Occupancy Calculations & Egress-Gallery

SHEET

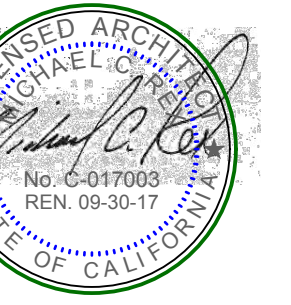
F-102

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12 EL PORTAL & 690 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965

APN 065-133-17

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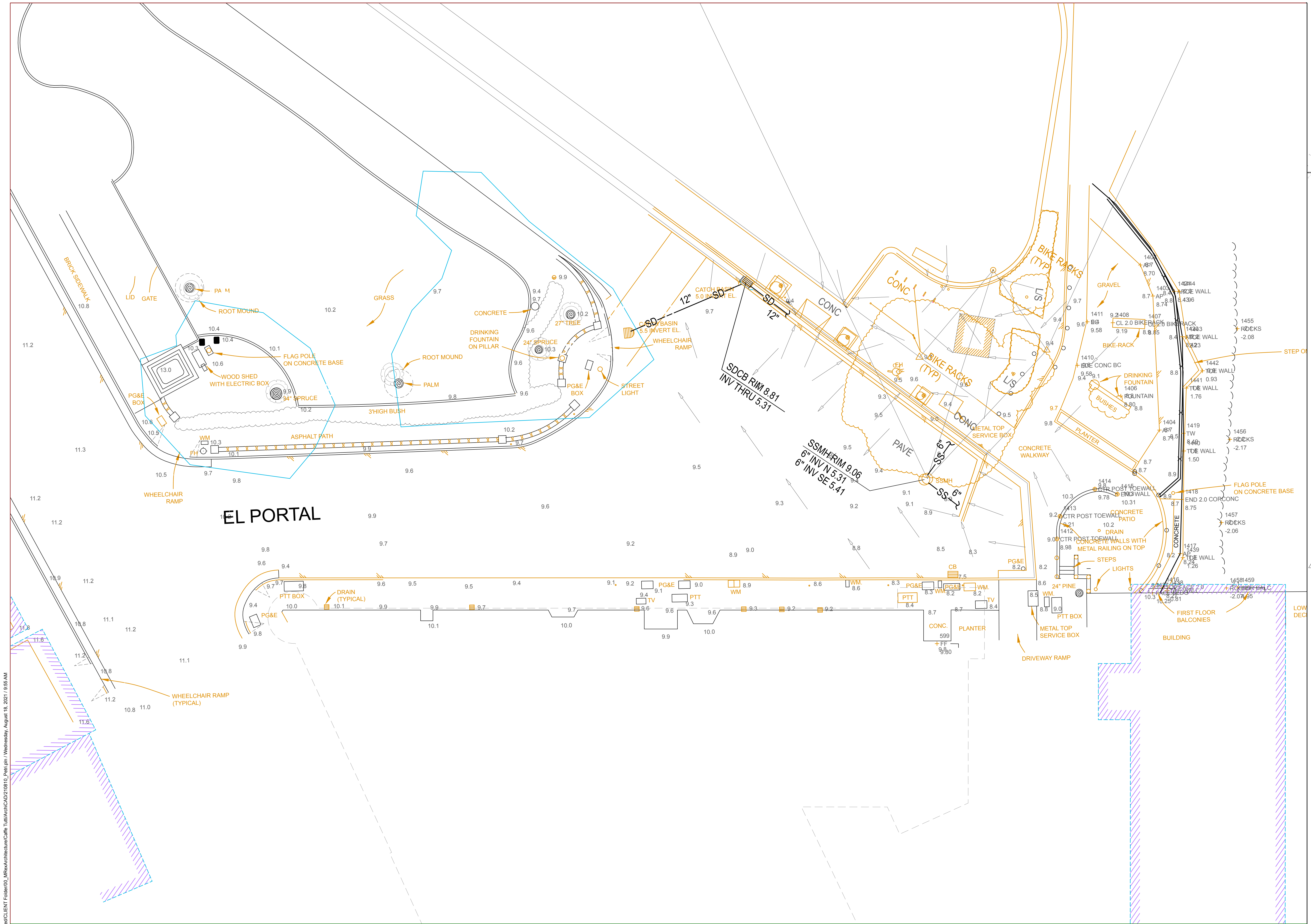
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SCALE: 1/4" = 1'-0"

CITY SURVEY

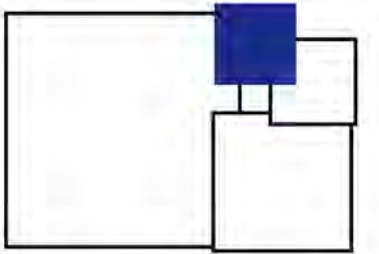
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**V00**



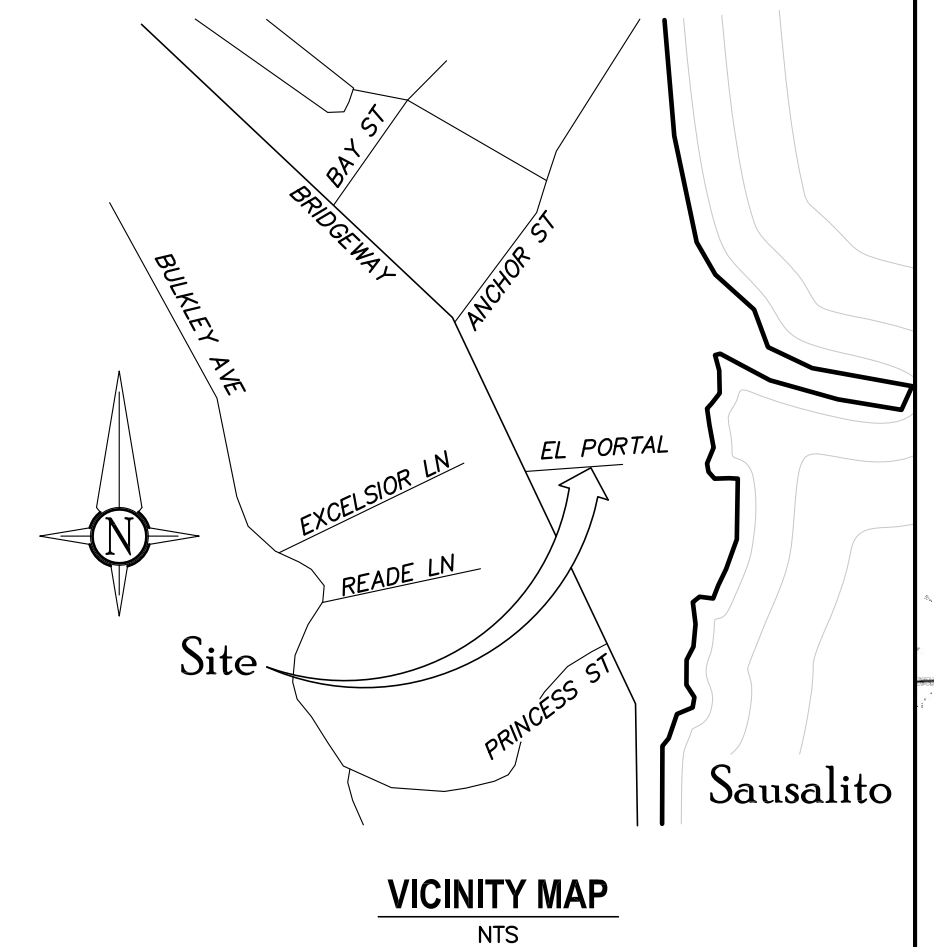
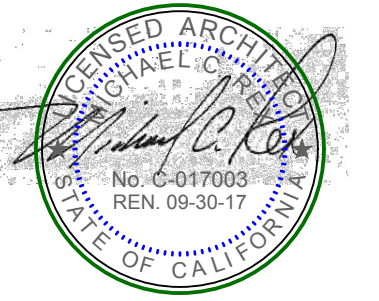
**EL PORTAL**

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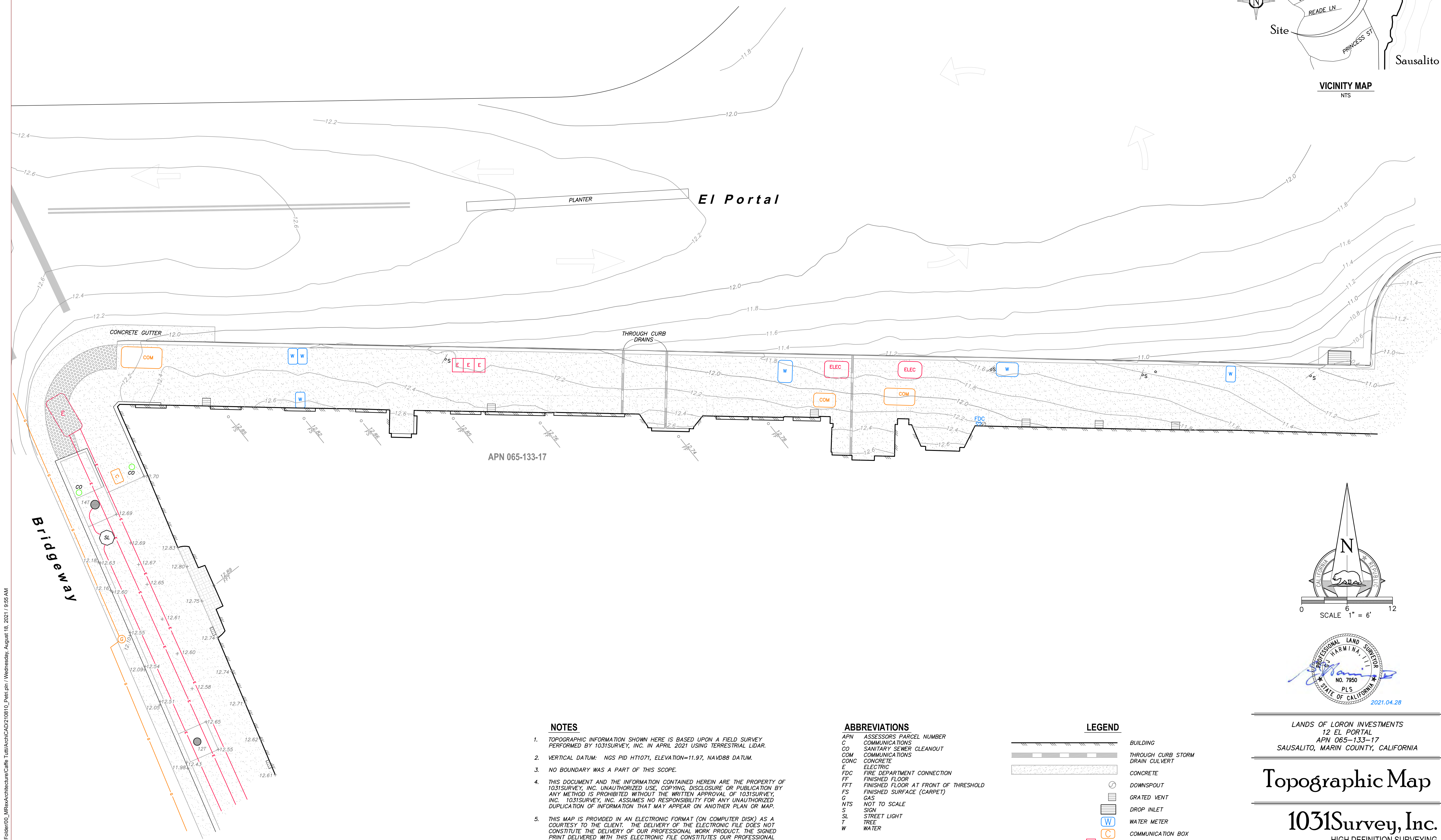


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VICINITY MAP  
NTS

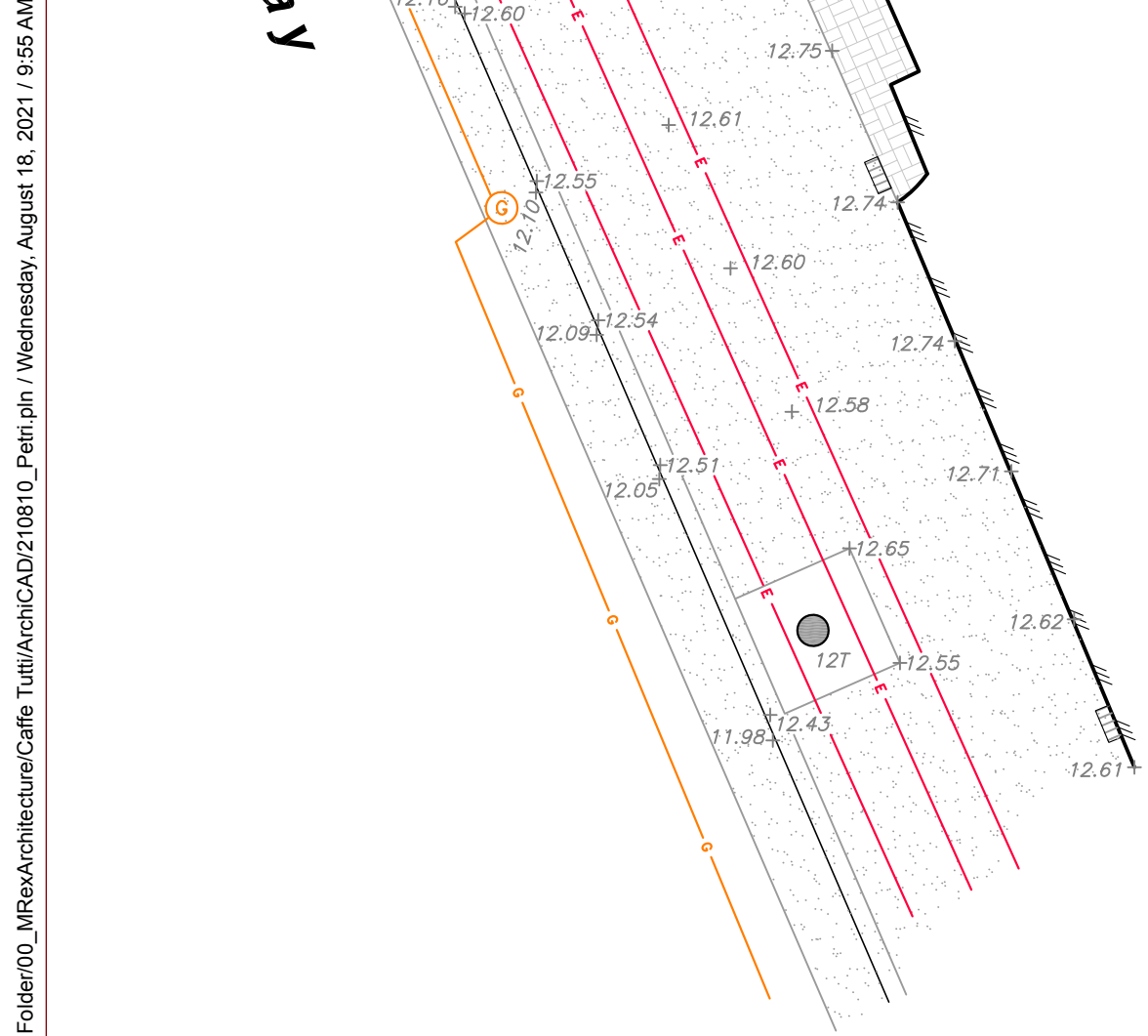


APN 065-133-17

Bridgeway

El Portal

12.4  
12.6  
12.2  
12.0  
11.8  
11.6  
11.4  
11.2  
11.0  
10.8  
10.6

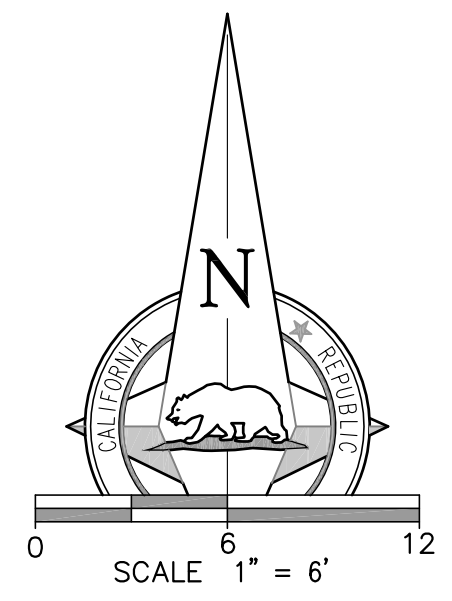


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  2. VERTICAL DATUM: NGS PID HT1071, ELEVATION=11.97, NAVD88 DATUM.
  3. NO BOUNDARY WAS A PART OF THIS SCOPE.
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- ABBREVIATIONS**
- APN ASSESSORS PARCEL NUMBER
  - C COMMUNICATIONS
  - CO SANITARY SEWER CLEANOUT
  - COM COMMUNICATIONS
  - CONC CONCRETE
  - E ELECTRIC
  - FDC FIRE DEPARTMENT CONNECTION
  - FF FINISHED FLOOR
  - FF FINISHED FLOOR AT FRONT OF THRESHOLD
  - FS FINISHED SURFACE (CARPET)
  - G GAS
  - NTS NOT TO SCALE
  - S SIGN
  - SL STREET LIGHT
  - T TREE
  - W WATER

- LEGEND**
- BUILDING
  - THROUGH CURB STORM DRAIN CULVERT
  - CONCRETE
  - DOWNSPOUT
  - GRATED VENT
  - DROP INLET
  - WATER METER
  - COMMUNICATION BOX
  - ELECTRIC BOX
  - GAS VALVE



LANDS OF LORON INVESTMENTS  
12 EL PORTAL  
APN 065-133-17  
SAUSALITO, MARIN COUNTY, CALIFORNIA

# Topographic Map

**1031Survey, Inc.**  
HIGH DEFINITION SURVEYING  
1857 Rainier Circle, Petaluma, California 94954  
415-827-6370 www.1031survey.com

DATE: 2021.04.28 SURVEY DATE: APR2021  
SCALE: 1" = 6' SHEET: 1 OF 1  
FILE: 21312Topo

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SCALE: AS NOTED

DETAILED SIDEWALK TOPOGRAPHIC SURVEY

SHEET  
**V01**