

# LMP GALLERIA PROPERTY OWNER LLC

## ANN ARBOR GALLERIA

### SITE PLAN APPROVAL - 04.18.2025

### 1208 SOUTH UNIVERSITY AVENUE

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## PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 18-STORY, CONCRETE, MIXED-USE BUILDING CONTAINING GROUND LEVEL RETAIL, LOBBY, AND LEASING, PARKING GARAGE ON LEVELS 1 AND 2, AND MULTI-FAMILY DWELLING UNITS FROM LEVELS 3-18 WITH PRIVATE AMENITIES AT LEVELS 1, 3 & 18 AND PRIVATE EXTERIOR ROOFTOP AMENITY DECK AT LEVEL 18.

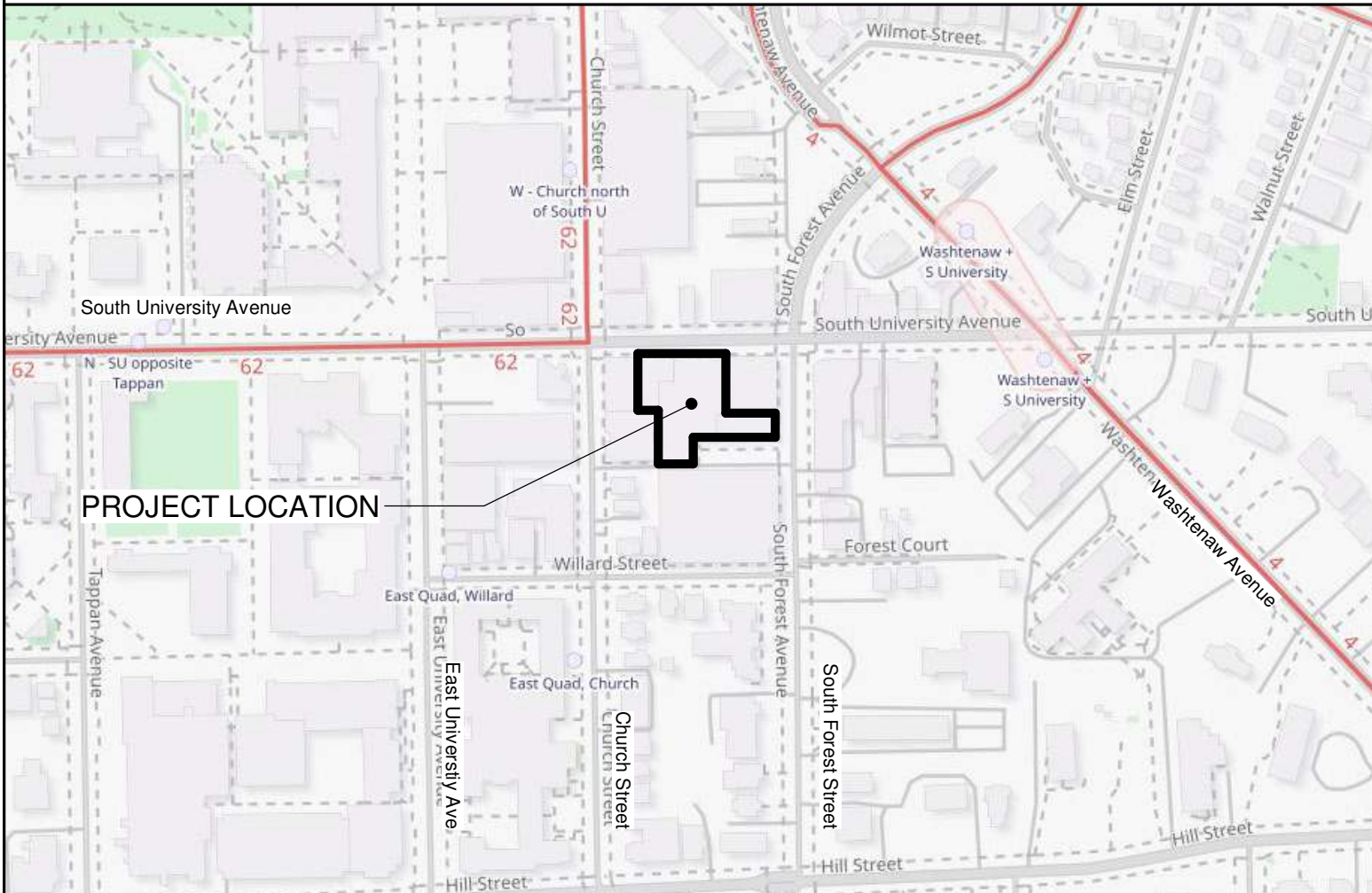
## CONSTRUCTION TYPE & OCCUPANCY

	CONSTRUCTION	OCCUPANCY
LEVEL 1:	TYPE 1A	A, B, M, S-2
LEVEL 2:	TYPE 1A	S-2
LEVELS 3-18:	TYPE 1A	R-2, A

- FULLY SPRINKLERED PER NFPA 13
- FIRE ALARM SYSTEM TO BE PROVIDED AS REQUIRED BY CODE
- SMOKE DETECTION SYSTEM TO BE PROVIDED
- STANDPIPE SYSTEM SHALL BE TYPE 1 (CLASS 1)
- EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM TO BE PROVIDED
- EMERGENCY RESPONDER RADIO COVERAGE TO BE PROVIDED
- SMOKE REMOVAL SYSTEM TO BE PROVIDED
- STANDBY POWER SYSTEM TO COMPLY WITH SECTIONS 2702 AND 3003 FOR THE STANDBY POWER LOADS
- EMERGENCY POWER SYSTEM TO COMPLY WITH SECTION 2702 FOR THE EMERGENCY POWER LOADS

## APPLICABLE CODES

2015 MICHIGAN BUILDING CODE  
2021 MICHIGAN PLUMBING CODE  
2021 MICHIGAN MECHANICAL CODE  
MICHIGAN ELECTRICAL CODE BASED ON THE 2023 NATIONAL ELECTRICAL CODE, WITH PART 8 STATE AMENDMENTS  
ICC A117.1 - 2009 & MICHIGAN BARRIER FREE DESIGN  
2015 INTERNATIONAL ENERGY CONSERVATION CODE PART 10  
WITH ANSI / ASHRAE / IESNA STANDARD 90.1-2013  
2015 INTERNATIONAL FIRE CODE  
2021 INTERNATIONAL FUEL GAS CODE  
2013 NFPA 13, 13D & 13R  
2014 NFPA 96 GREASE HOODS  
2019 NFPA 72 FIRE ALARM CODE



## LOCATION MAP

NOT TO SCALE

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Development Summary											
Floor	Floor Height	Floor Elev.	Residential	Retail	Leasing Office	Amenity / Lobby	Circulation	Vertical Conveyance*	Mech / Storage	Parking Garage	Gross Area
Level 1	15.50	0.00		5,120	869	4,250	692	955	3,310	14,799	29,995
Level 2	10.67	15.50				1,273	426	919	1,291	25,820	29,729
Level 3	10.67	26.17	20,389			1,181	2,419	1,036	1,059		26,084
Level 4	9.83	36.83	20,841				2,374	1,036	1,059		25,310
Level 5	9.83	46.66	20,920				2,361	1,038	1,061		25,380
Level 6	9.83	56.49	20,920				2,361	1,038	1,061		25,380
Level 7	9.83	66.32	20,920				2,361	1,038	1,061		25,380
Level 8	9.83	76.15	20,920				2,361	1,038	1,061		25,380
Level 9	9.83	85.98	20,920				2,361	1,038	1,061		25,380
Level 10	9.83	95.81	20,920				2,361	1,038	1,061		25,380
Level 11	9.83	105.64	20,920				2,361	1,038	1,061		25,380
Level 12	9.83	115.47	20,920				2,361	1,038	1,061		25,380
Level 13	9.83	125.30	20,920				2,361	1,038	1,061		25,380
Level 14	9.83	135.13	20,920				2,361	1,038	1,061		25,380
Level 15	9.83	144.96	20,920				2,361	1,038	1,061		25,380
Level 16	9.83	154.79	20,920				2,361	1,038	1,061		25,380
Level 17	12.67	164.62	19,411				2,394	1,030	2,531		25,366
Level 18	12.67	177.29	7,372			2,859	1,589	1,084	559		13,463
Roof**		189.96									

Gross Area	319,053	5,120	869	9,563	38,226	18,516	22,541	40,619	454,507
Gross Area FAR*	319,053	5,120	869	9,563	38,226	0	22,541	40,619	435,991

\*\*Max Height = 150' + 30% bonus for sustainability or on-site affordable housing = 195'

Site FAR		Bicycle Parking		Vehicle Parking Provided	
Site Area (estimated)	32,592	1 per 2500 of residential	156	Level 1	29
Proposed Gross FAR Area	435,991	1 per 10,000 of non-resid.	1	Level 2	54
FAR	1338%	Total Required	157	Total Parking Required	0
Max FAR (D1)	None			Total Parking Provided	83
UDC Table 5.17-4		Bicycle Parking Provided		Accessible Parking	
Open Space		Level 1 Bike Room	52	Requirement (76-100)	
Required (D1)		Levels 3-17 In-Unit	105	Standard	
Provided		Total Provided	157	Total	
		ACCESSIBLE BIKE RACKS: PROVIDE DERO - HOOP RACK		Total Accessible Parking Required	
		NON-ACCESSIBLE BIKE RACKS: PROVIDE DERO - ULTRA SPACE SAVER		Total Accessible Parking Provided	

EV Parking		
Electric Vehicle Class Standards (UDC 5.19.8-C)		
Electric Vehicle Class Standards (EV-C): Parking spaces having a capped cable/raceway connecting the parking space to an installed electric panel with a dedicated branch circuit(s) to easily install the infrastructure and equipment needed for a future electric vehicle charging station. The dedicated branch circuit panel space shall be stenciled or marked legibly with the following text: Future Electric Vehicle Charging Circuit.		
Electric Vehicle Installed (EV-I): Parking spaces with an operational electric vehicle charging station.		
Level	EV-I	EV-C
Level 01	6	23
Level 02	5	49
Total	11	72
Required	10%	90%
Provided	13%	87%
EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C.		
VAN ACCESSIBLE SPACE AND ONE ADDITIONAL ACCESSIBLE SPACE REQUIRED TO BE EV-I.		
(ADDITIONAL PARKING TO BE PROVIDED AT ADJACENT PARKING GARAGE)		

Zoning Analysis		
	Requirement	Proposed
D1		
Zoning District	South University	South University
Overlay District	N/A	
Flood Zone	No Minimum Size	0
Lot Area (SF)	Multifamily / Retail	Multifamily / Retail
Permitted Uses		
FAR	N/A	0%
Definition / Exclusions	N/A	100%
Lot Coverage	min 24'; max 150'	195' - 0"
Max Height	Per 5.18.4.0: 150' + 30% = 195'	Providing solar array on rooftop
Height Bonus w/ Sustainability	Includes electric/mesh units <12' for solar	
Definition / Exclusions	Minimum 5' (average) above Streetwall	6'
Stepback	min 2; max 3 stories	3 stories
Streetwall Height		
Facade Articulation	45' max horizontal module	28' max
Minimum Built Frontage	N/A	
Minimum Level 1 Height	15'	15'
Minimum Storefront Glazing	60%, max sill height: 30"	60%
Setback - Front	0'	0'
Setback - Side	0'	0'
Setback - Rear	0'	0'
Buffer - Adjacent Residential	30'	N/A
Buffer - School	N/A	
Buffer - Parking Garage	25' buffer from Street level	53' buffer (retail / resid. lobby)
Buffer - Misc	N/A	
Parking - Retail	None	0
Parking - Residential	None	83
Accessible Parking	Per MFC 1106.1.76-100	4
	Per MFC 1106.5 Per 6 Van accessible	1
		3 Standard + 1 Van
EV Parking	EV Installed (EV-I)	10%
	EV Capable (EV-C)	90%
		9 of 83
		74 of 83
		83%
Parking Dimensions*	standard: 9'x18', 22' aisle compact: 8'x16', 20' aisle	See Floor Plans
Parking Dimensions 45 degree*	standard: 9'x19'-0" to 90' wall, 12' aisle compact: 8'x17'-0" to 90' wall, 12' aisle	See Floor Plans
Parking Dimensions 60 degree*	standard: 9'x20'-5" to 90' wall, 16' aisle compact: 8'x17'-5" to 90' wall, 14' aisle	See Floor Plans
Bike Parking	Residential: 1/2500 sf	Level 1 Bikeroom Levels 3-18 in-unit (minimum)
		52 105
Loading Zone	Retail: 1/10,000 sf	Existing Bike Loops
	None	2
Adjacent Zoning - North	D1	D1
Adjacent Zoning - East	D1	D1
Adjacent Zoning - South	D1	D1
Adjacent Zoning - West	D1	D1

\*Lots designed for both regular and compact cars, the regular aisle width shall be used.  
Up to 30% of parking spaces in parking lot may be designed as compact spaces and clearly signed for compact spaces

Unit Matrix											
	Studio	1/1	2/2	2/2 D.O.	3-BR	4-BR	4-BR/3BA	5-BR	6-BR	Total	Beds / Floor
Target Area	450	520	850	1025	1050	1250	1215	1540	1735		
Level 1											
Level 2											
Level 3	1	1	2	1	1	4		3	3	16	62
Level 4	1	1	2	1	1	5		4	2	17	65
Level 5	1	1	2	1	1	5		4	2	17	65
Level 6	1	1	2	1	1	5		4	2	17	65
Level 7	1	1	2	1	1	5		4	2	17	65
Level 8	1	1	2	1	1	5		4	2	17	65
Level 9	1	1	2	1	1	5		4	2	17	65
Level 10	1	1	2	1	1	5		4	2	17	65
Level 11	1	1	2	1	1	5		4	2	17	65
Level 12	1	1	2	1	1	5		4	2	17	65
Level 13	1	1	2	1	1	5		4	2	17	65
Level 14	1	1	2	1	1	5		4	2	17	65
Level 15	1	1	2	1	1	5		4	2	17	65
Level 16	1	1	2	1	1	5		4	2	17	65
Level 17	1	1	1	1	2	5	1	2	2	16	60
Level 18			1	1	1	1		1	1	6	24
Total Units	15	15	30	16	17	75	1	58	32	259	
Unit Mix	6%	6%	12%	6%	7%	29%	0%	22%	12%	100%	

Total Bedrooms											
Total Beds	15	15	60	64	51	300	4	290	192	991	
Total Bathrooms	15	15	60	32	51	300	3	290	192	958	
Bed Mix	1.5%	1.5%	6.1%	6.5%	5.1%	30.3%	0.4%	29.3%	19.4%	100%	
Target Mix	6.9%	1.1%	11.5%	0.0%	2.8%	41.1%	0.0%	19.6%	16.8%	100%	

## DRAWING LIST - SPA

1 - GENERAL  
G-01 COVER SHEET

## 2 - ARCHITECTURAL

SP-00 ARCHITECTURAL SITE PLAN  
SP-01 LEVEL 1 PLAN  
SP-02 LEVEL 2 PLAN  
SP-03 LEVEL 3 PLAN  
SP-04 LEVEL 4 PLAN  
SP-05 LEVELS 5-16 PLAN  
SP-06 LEVEL 17 PLAN  
SP-07 LEVEL 18 PLAN  
SP-08 SOLAR ROOF PLAN  
SP-09 NORTH EXTERIOR ELEVATION  
SP-10 EAST EXTERIOR ELEVATION  
SP-11 SOUTH EXTERIOR ELEVATION  
SP-12 WEST EXTERIOR ELEVATION  
SP-13 BUILDING SECTIONS  
SP-14 BUILDING SECTIONS  
SP-15 MATERIAL BOARD  
SP-16 EXTERIOR RENDER VIEWS

## APPROVALS



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## PRELIMINARY NOT FOR CONSTRUCTION

ANN ARBOR GALLERIA

1208 SOUTH UNIVERSITY AVENUE

DRAWN BY MCJUN/PW

PROJECT ARCHITECT JD

PEER REVIEWER

ARCHITECT OF RECORD JM

NO DATE DESCRIPTION

1	10.27.2023	50% SD
5	03.26.2024	100% SD
8	11.04.2024	50% SD-FOREST ADDITION
11	12.13.2024	SPA SUBMITTAL-FOREST ADDITION
15	04.18.2025	SPA SUBMITTAL-REVISED

JOB NO

22021

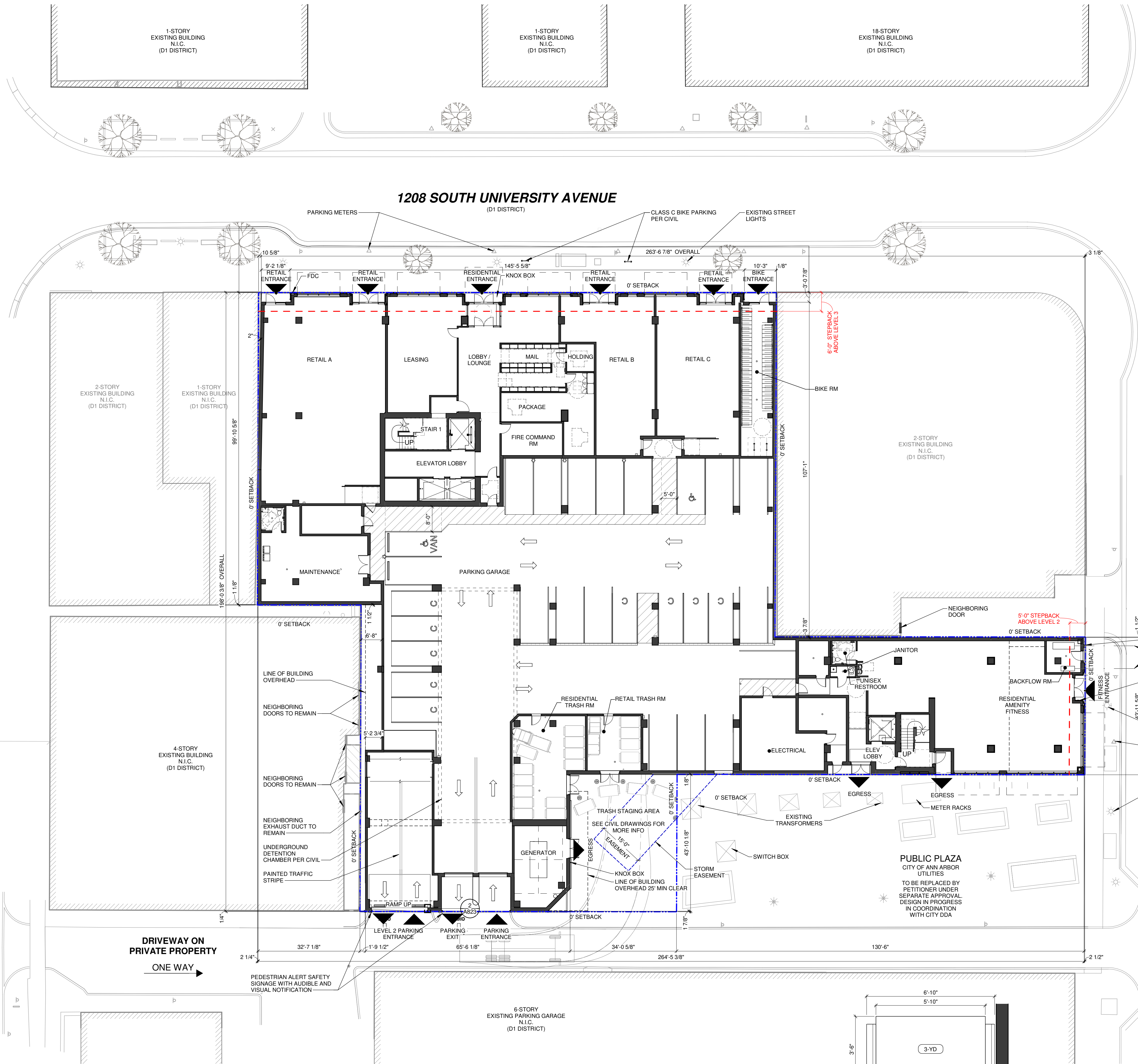
DATE

04.18.2025

COVER SHEET

G-01





PARKING TOTALS		
TYPE	REMARKS	COUNT
LEVEL 01		
ACCESSIBLE	EV CAPABLE	1
ACCESSIBLE VAN	EV INSTALLED	1
COMPACT	EV CAPABLE	9
STANDARD	EV CAPABLE	11
STANDARD	EV INSTALLED	5
LEVEL 02		
ACCESSIBLE	EV CAPABLE	1
ACCESSIBLE	EV INSTALLED	1
COMPACT	EV CAPABLE	15
STANDARD	EV CAPABLE	33
STANDARD	EV INSTALLED	4
GRAND TOTAL		
		81
ELECTRIC VEHICLE CLASS STANDARDS (UDC 5.19.8-C)		
ELECTRIC VEHICLE CAPABLE (EV-C): PARKING SPACES HAVING A CAPPED CABLE/RACEWAY CONNECTING THE PARKING SPACE TO AN INSTALLED ELECTRIC PANEL WITH A DEDICATED BRANCH CIRCUIT(S) TO EASILY INSTALL THE INFRASTRUCTURE AND EQUIPMENT NEEDED FOR A FUTURE ELECTRIC VEHICLE CHARGING STATION. THE DEDICATED BRANCH CIRCUIT PANEL SPACE SHALL BE STENCILED OR MARKED LEGIBLY WITH THE FOLLOWING TEXT: FUTURE ELECTRIC VEHICLE CHARGING CIRCUIT.		
ELECTRIC VEHICLE INSTALLED (EV-I): PARKING SPACES WITH AN OPERATIONAL ELECTRIC VEHICLE CHARGING STATION.		
STRIPING AND LABELING STANDARDS FOR GARAGE PARKING		
PROVIDE THE FOLLOWING STRIPING:		
• WHITE DOUBLE STALLS		
• WHITE DIRECTIONAL ARROWS		
• YELLOW HASH OUT AREAS AND ALL BOLLARDS		
• BLUE HANDICAP ACCESS AISLES		
PROVIDE THE FOLLOWING STENCILING IN 8" WHITE LETTERS:		
• "EV"		
• "STOP"		
• "RETAIL"		
• "COMPACT"		

#### STEPBACK CALCULATIONS

UNIVERSITY AVENUE (AT LEVEL 4)  
118'-9 1/4" x 6'-6" = 772.01 SF  
25'-4 1/2" x 8'-8" = 18.24 SF  
TOTAL AREA = 790.25 SF  
AVERAGE STEPBACK = 5.48'

FOREST AVENUE (AT LEVEL 3)  
AVERAGE STEPBACK = 5'

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

ANN ARBOR GALLERIA  
1208 SOUTH UNIVERSITY  
AVENUE

DRAWN BY		MC/JN/PW
PROJECT ARCHITECT		JD
PEER REVIEWER		
ARCHITECT OF RECORD		JM
NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.12.2024	DRB SUBMITTAL-FOREST ADDITION
11	12.13.2024	SPA SUBMITTAL-FOREST ADDITION
15	04.18.2025	SPA SUBMITTAL-REVISED

	JOB NO 22021
	DATE 04.18.2025

ARCHITECTURAL SITE PLAN

SP-00

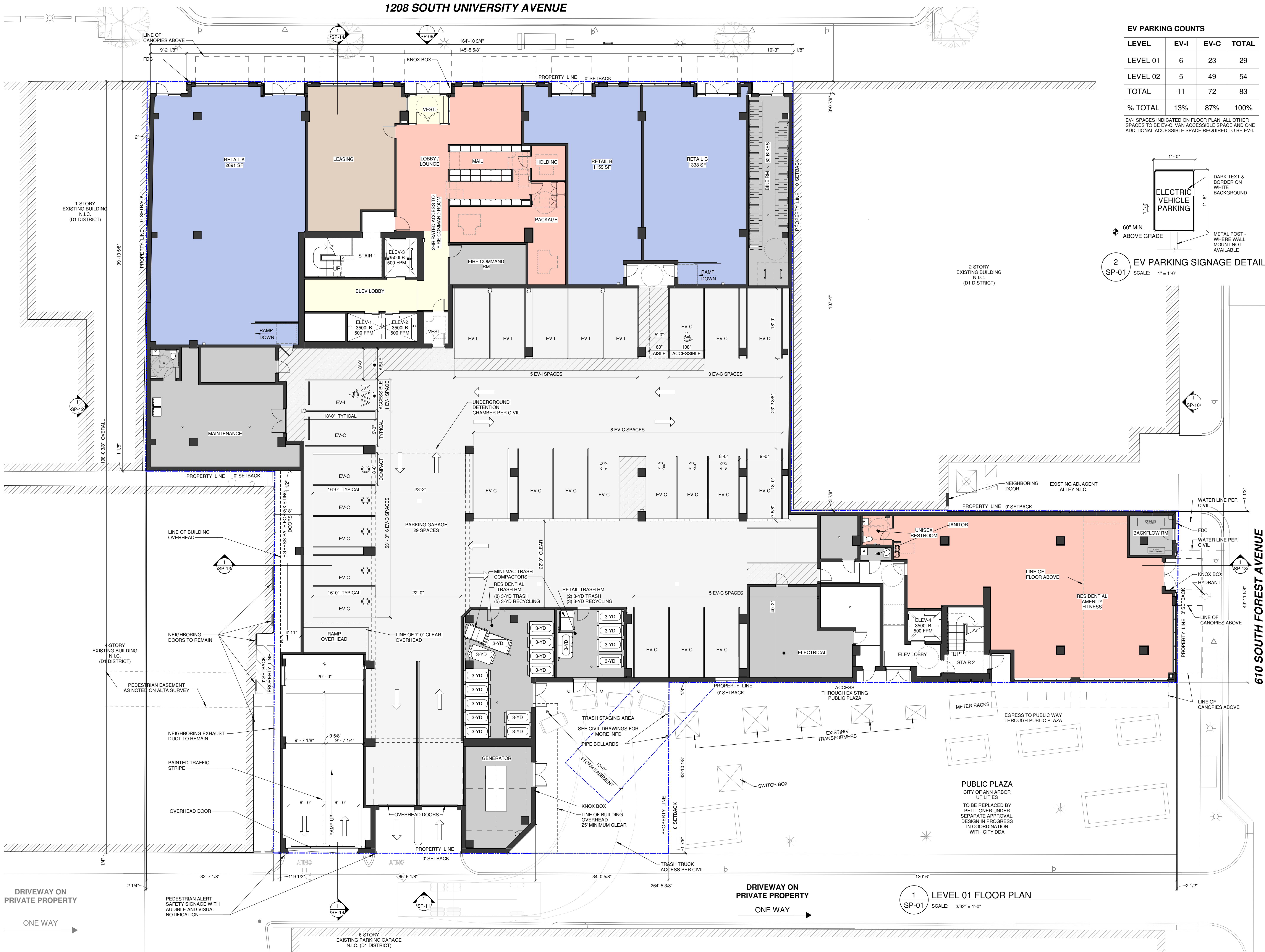
#### NOTES:

- BUILDING TO BE TYPE 1A CONSTRUCTION
- BUILDING TO BE EQUIPPED WITH NFPA 13 FIRE SUPPRESSION SYSTEM THROUGHOUT
- BUILDING TO BE PROVIDED WITH SMOKE REMOVAL SYSTEM
- BUILDING TO BE PROVIDED WITH TYPE 1 (CLASS 1) STANDPIPE SYSTEM FROM THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS WITH ACCESS TO ROOF THROUGH AN ENCLOSED STAIRWAY
- GARAGE VEHICLE EXIT LOCATIONS TO BE EQUIPPED WITH PEDESTRIAN ALERT SAFETY SIGNAGE WITH AUDIBLE AND VISUAL NOTIFICATION.

1 ARCHITECTURAL SITE PLAN  
SP-00 SCALE: 1/16" = 1'-0"

TYPICAL DUMPSTER DIMENSIONS  
SCALE: 3/8" = 1'-0"

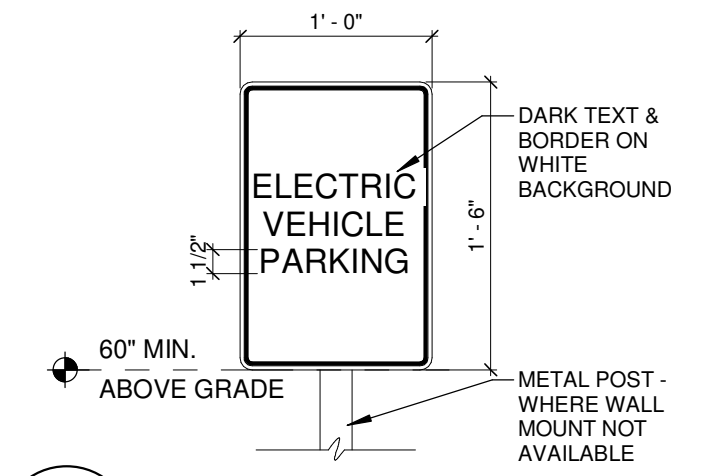




EV PARKING COUNTS

LEVEL	EV-I	EV-C	TOTAL
LEVEL 01	6	23	29
LEVEL 02	5	49	54
TOTAL	11	72	83
% TOTAL	13%	87%	100%

EV-I SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO BE EV-C. VAN ACCESSIBLE SPACE AND ONE ADDITIONAL ACCESSIBLE SPACE REQUIRED TO BE EV-I.



2 EV PARKING SIGNAGE DETAIL  
SP-01 SCALE: 1" = 1'-0"

APPROVALS



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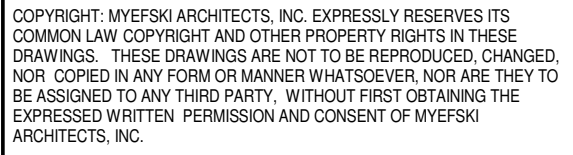
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[illegible]

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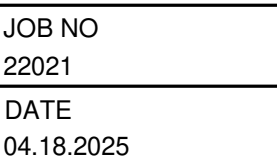
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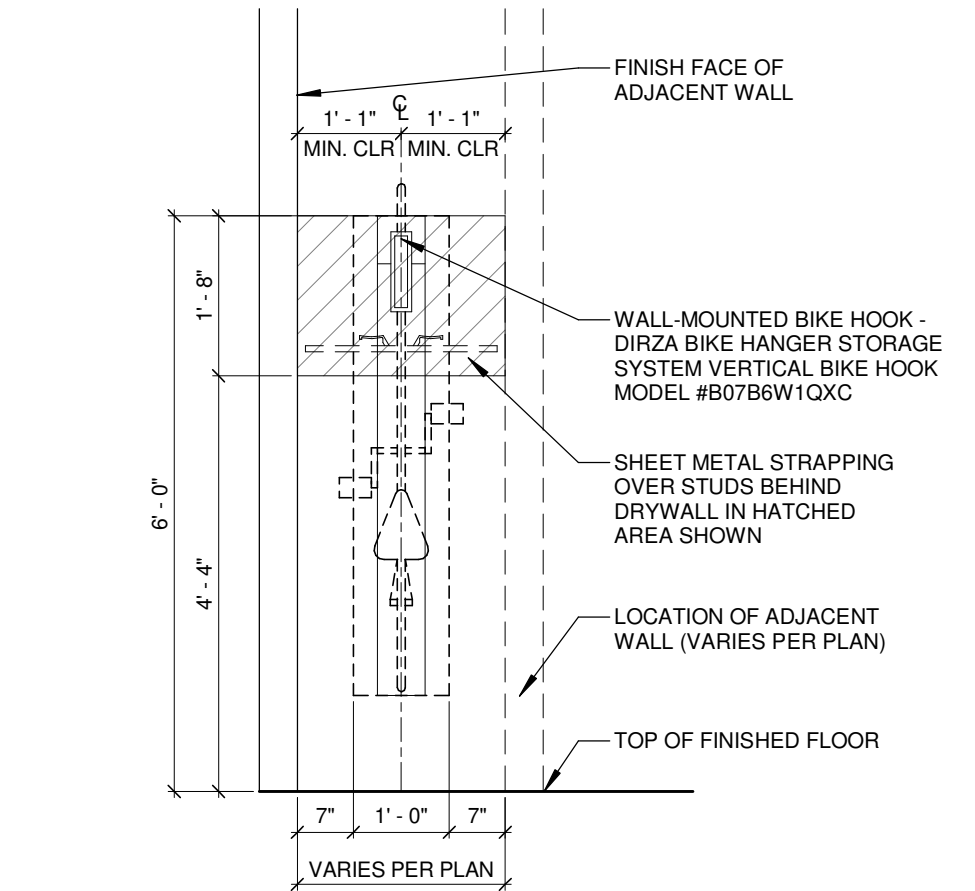
208 SOUTH UNIVERSITY  
AVENUE

DRAWN BY		MC/JN/PW
PROJECT ARCHITECT		JD
PEER REVIEWER		
ARCHITECT OF RECORD		JM
NO	DATE	DESCRIPTION
3	02.12.2024	SITE PLAN SUBMITTAL
4	03.25.2024	SITE PLAN RESUBMITTAL
9	11.12.2024	DRB SUBMITTAL-FOREST ADDITION
11	12.13.2024	SPA SUBMITTAL-FOREST ADDITION
15	04.18.2025	SPA SUBMITTAL-REVISED



**SP-02**





2 IN-UNIT BIKE RACK - MOUNTING DETAIL  
SP-03 SCALE: 1/2" = 1'-0"

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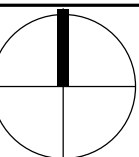
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108 SOUTH UNIVERSITY  
AVENUE

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SEER REVIEWER		
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14	03.07.2025	SPA SUBMITTAL-REVISED

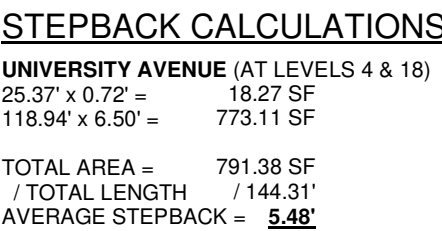


OBJ NO	2021
DATE	03.07.2025

### LEVEL 3 PLAN

# SP-03





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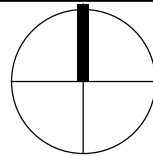
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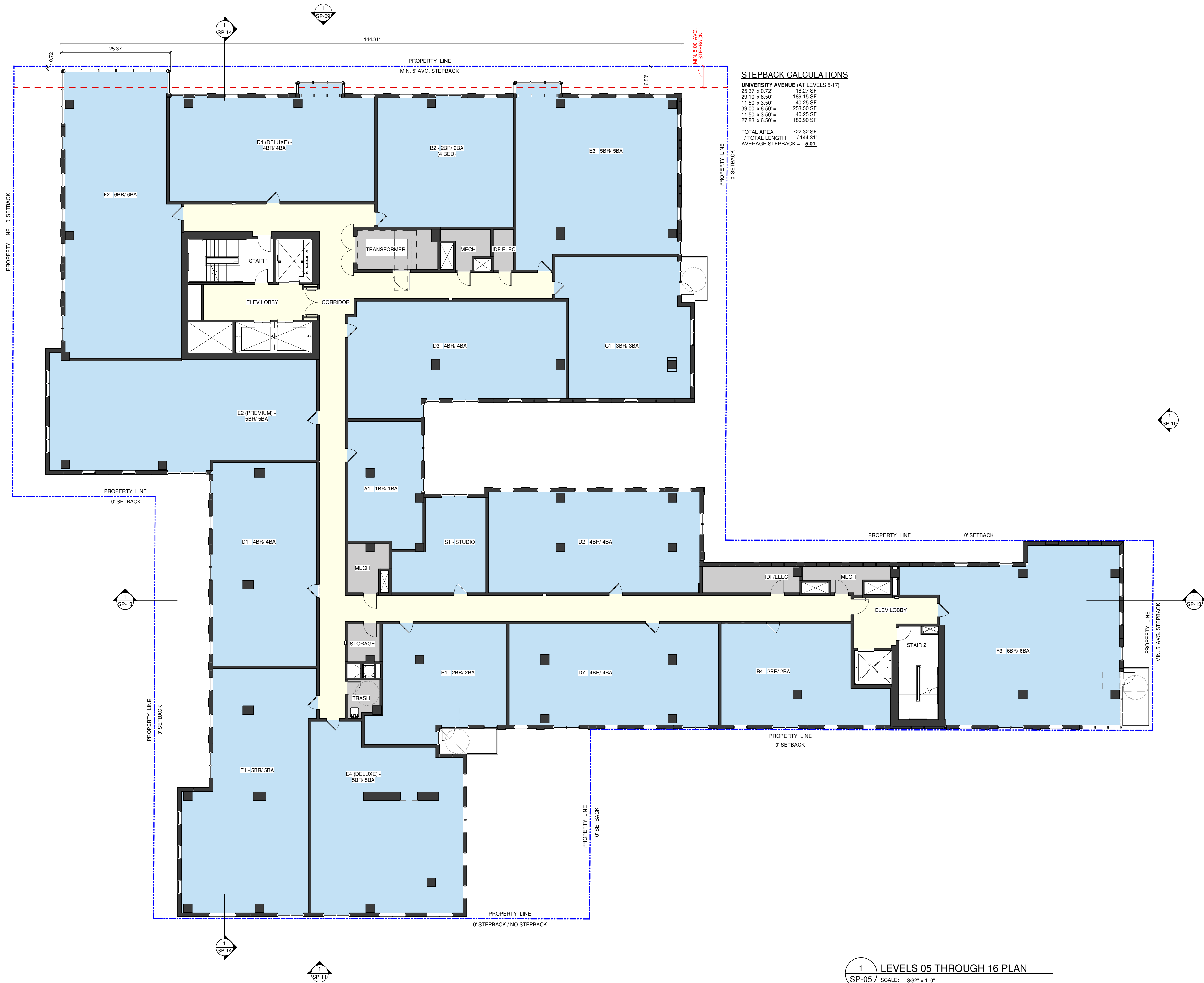


JOB NO	22021
DATE	03.07.2025

## LEVEL 4 PLAN

# SP-04





STEPBACK CALCULATIONS

UNIVERSITY AVENUE (AT LEVELS 5-17)  
25.37' x 0.72' = 18.27 SF  
29.10' x 6.50' = 189.15 SF  
11.50' x 3.50' = 40.25 SF  
39.00' x 6.50' = 253.50 SF  
11.50' x 3.50' = 40.25 SF  
27.83' x 6.50' = 180.90 SF  
TOTAL AREA = 722.32 SF  
/ TOTAL LENGTH / 144.31'  
AVERAGE STEPBACK = 5.91'

APPROVALS



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**PRELIMINARY  
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**ANN ARBOR GALLERIA  
1208 SOUTH UNIVERSITY  
AVENUE**

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PEER REVIEWER		
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14	03.07.2025	SPA SUBMITTAL-REVISED

**JOB NO  
22021  
DATE  
03.07.2025**

LEVELS 5-16 PLAN

**SP-05**

**1  
SP-05** LEVELS 05 THROUGH 16 PLAN  
SCALE: 3/32" = 1'-0"





**SP-06**









PREVIOUSLY APPROVED SOLAR :  
TOTAL PROPOSED ON ROOF: 266 PANELS @ 10,892.8 SQFT  
REQUIRED SQFT @ 60%: 15,178 SQFT

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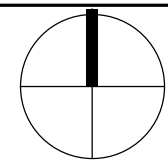
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## SOLAR ROOF PLAN

**SP-08**









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JOB NO

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DATE

03.07.2025

EAST EXTERIOR ELEVATION

SP-10





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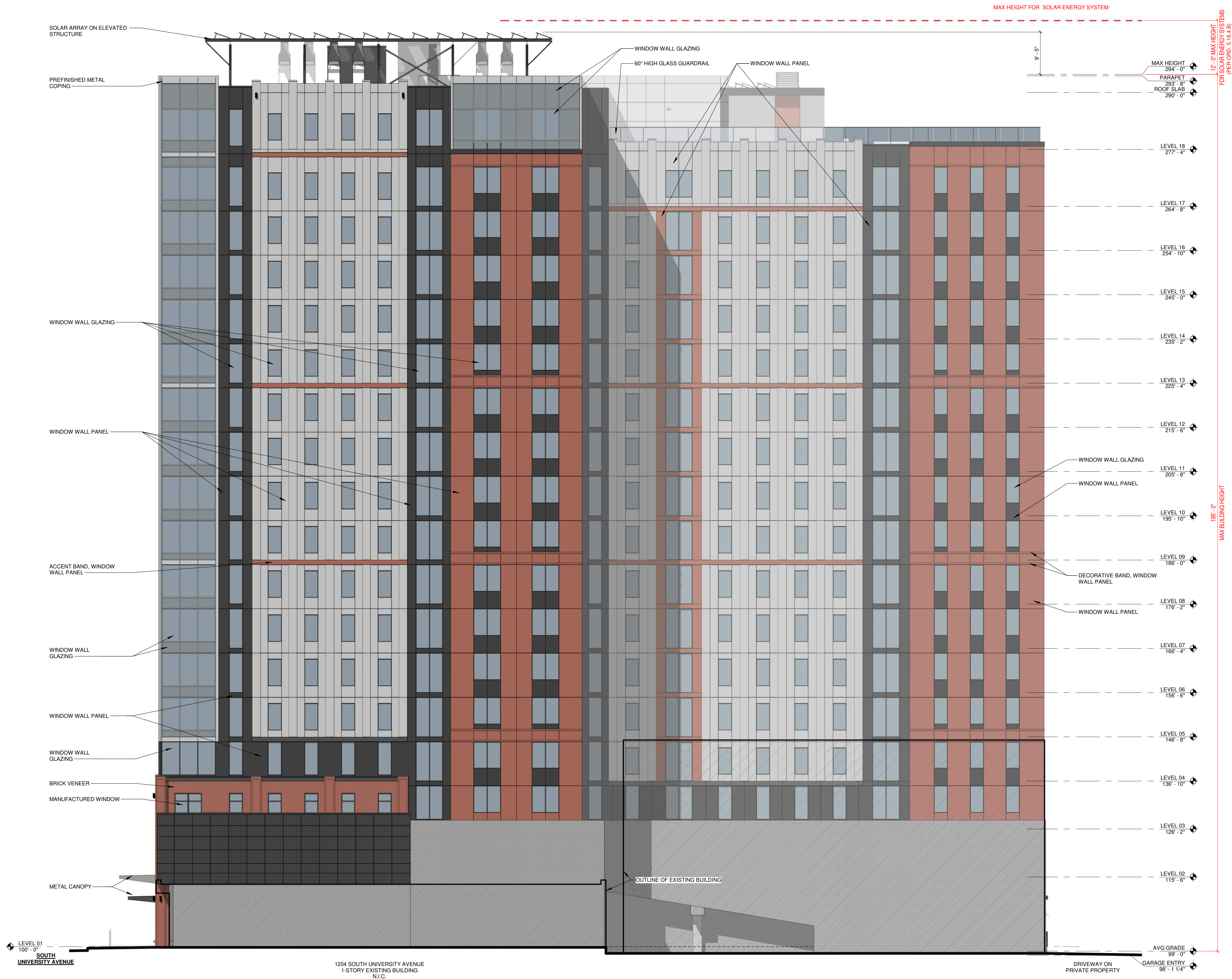
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SOUTH EXTERIOR ELEVATION

**SP-11**



3/7/2025 9:49:38 AM



1 SP-12 WEST EXTERIOR ELEVATION  
SCALE: 3/32" = 1'-0"

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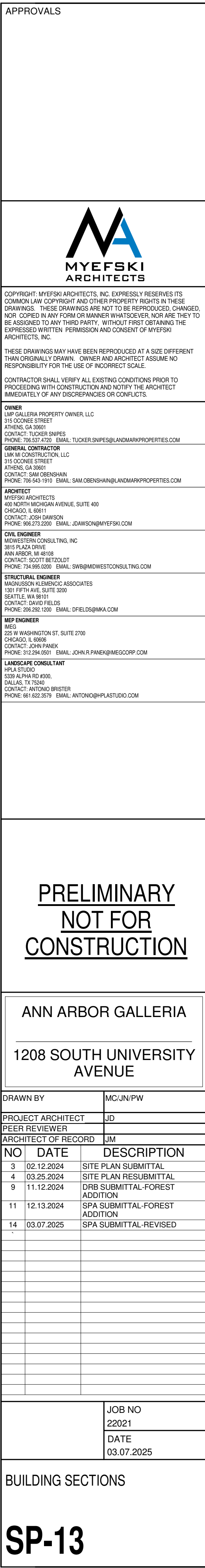
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11	12.13.2024	SPA SUBMITTAL-FOREST ADDITION
14	03.07.2025	SPA SUBMITTAL-REVISED

JOB NO  
22021  
DATE  
03.07.2025

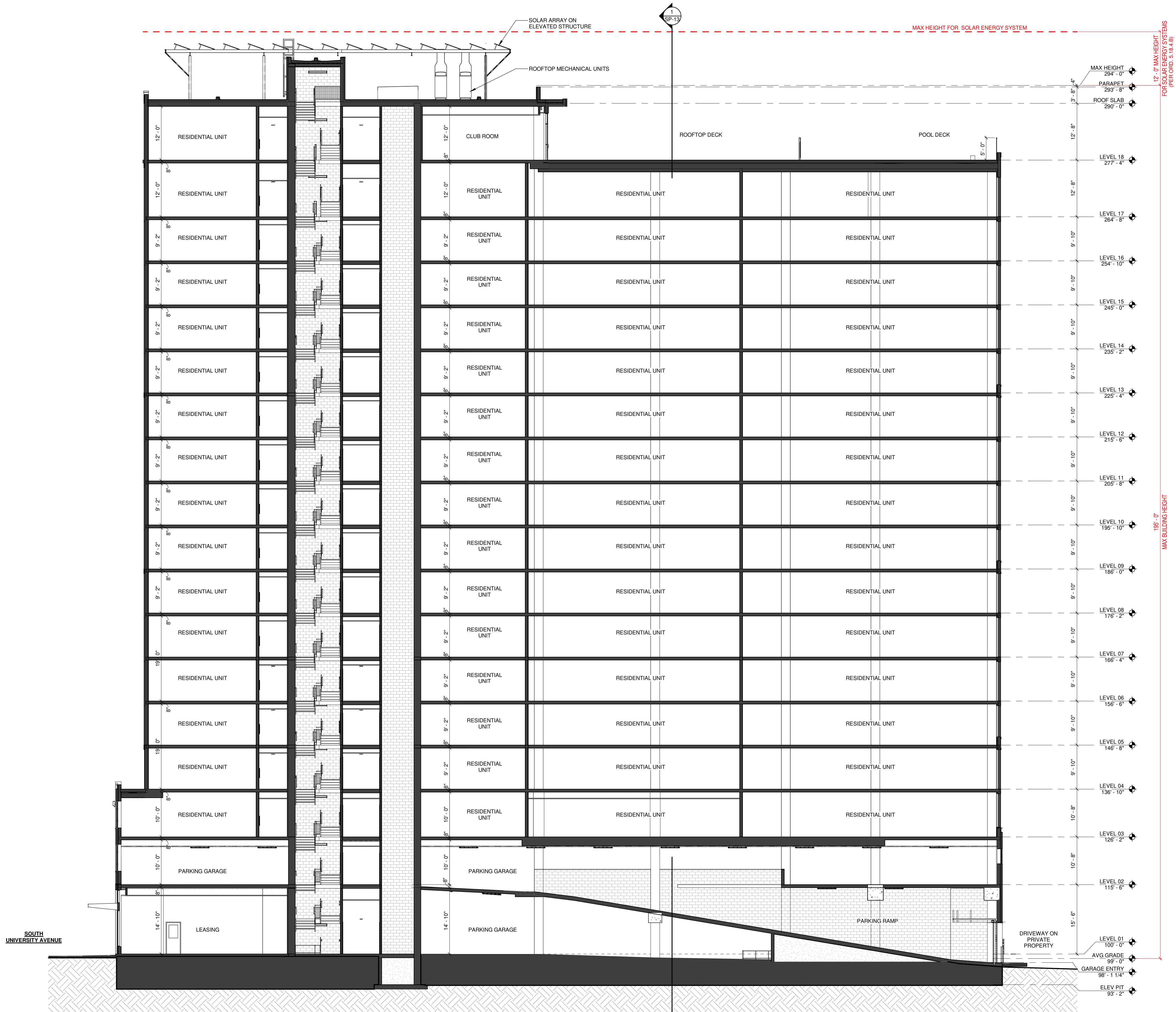
WEST EXTERIOR ELEVATION

SP-12









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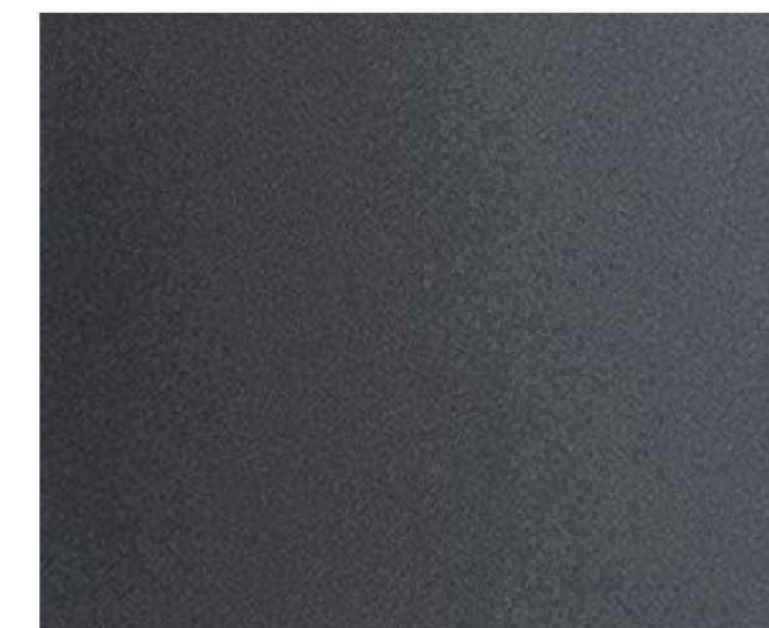
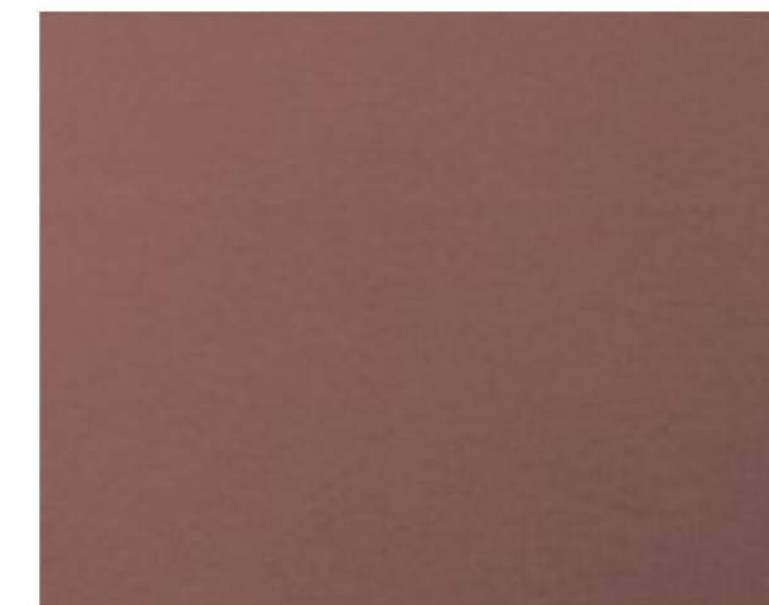
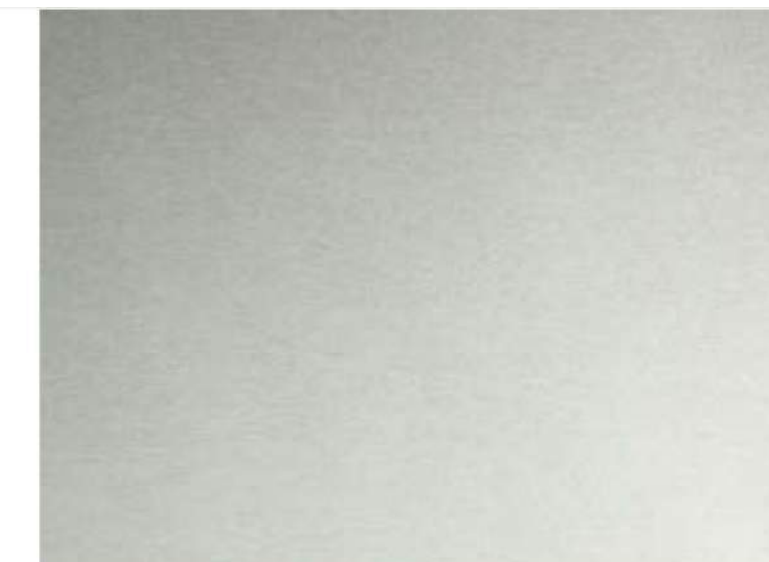
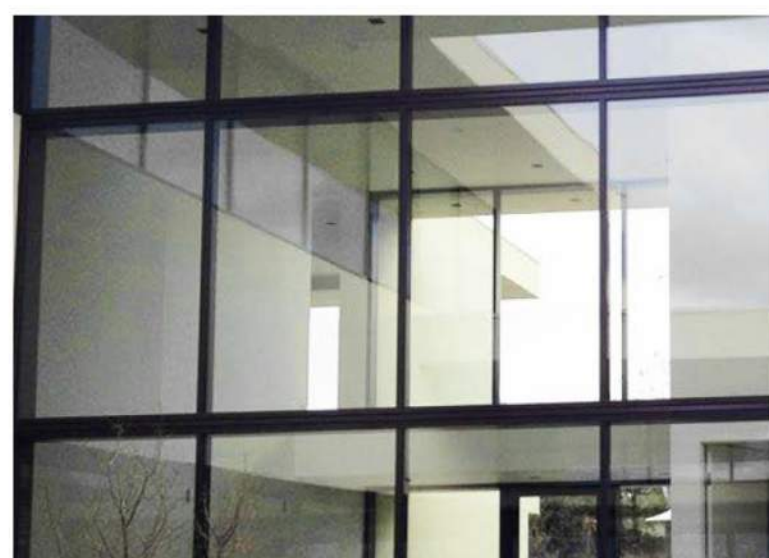
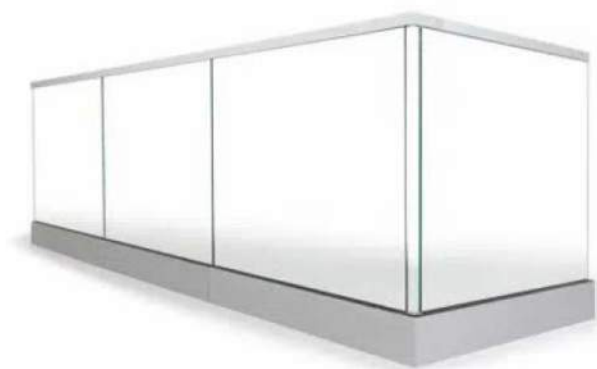
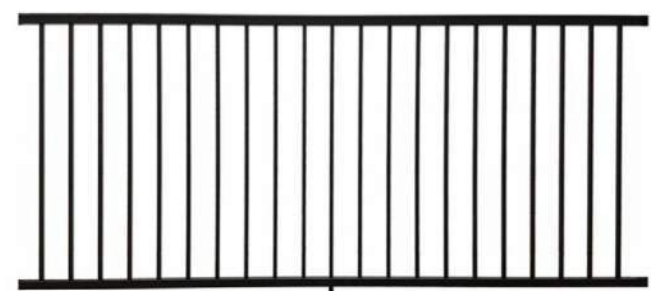
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PROJECT ARCHITECT		JD
PEER REVIEWER		
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JOB NO	22021
DATE	03.07.2025

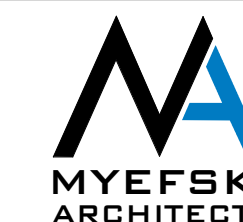
BUILDING SECTIONS

SP-14





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1208 SOUTH UNIVERSITY  
AVENUE

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	DATE
	03.07.2025

MATERIAL BOARD

**SP-15**



## ANN ARBOR GALLERIA

1208 SOUTH UNIVERSITY AVE

## EXTERIOR MATERIALS

## EXTERIOR MATERIALS

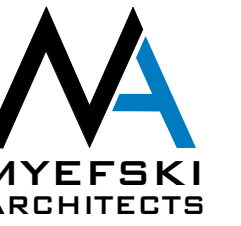
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## EXTERIOR RENDER VIEWS

**SP-16**