

AHMADIYYA MUSLIM COMMUNITY CENTER MINARET ADDITION

PLANNING APPROVAL SET

ISSUED: 10/07/2015

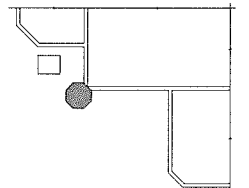
HORNBECK & ASSOCIATES ARCHITECTS
A Professional Corporation

900 W. University Drive
Suite L
Rochester, MI 48307

Office: (248) 650-9000
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KEY PLAN



Sheet Revisions

Mark Date Description

MINARET ADDITION

AHMADIYYA MUSLIM COMMUNITY CENTER
1730 W. AUBURN RD.
ROCHESTER HILLS, MI
48309

PROJECT ISSUE DATES

7/30/2015 SCHEMATIC DESIGN
9/30/2015 PLANNING APPROVAL
10/01/2015 OWNER REVIEW
10/07/2015 PLANNING APPROVAL

DRAWN BY R.M. CHECKED BY L.H. MANAGER CHRIS HORNBECK

PROJECT NO. 2073

TITLE SHEET

10/06/2015 8:19:31 PM

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PROJECT CONTACTS

OWNER:

AHMADIYYA MOVEMENT IN ISLAM
1730 W. AUBURN ROAD
ROCHESTER HILLS, MI 48309
CONTACT: MANSOOR QURESHI
(PHONE): 248-293-0072

OWNER'S REPRESENTATIVE:

CONTACT: AAMIR M BUTT
(MOBILE) 248-420-4511
(EMAIL) AAMIRB@COMCAST.NET

DESIGN TEAM

ARCHITECT:

HORNBECK & ASSOCIATES ARCHITECTS, P.C.
900 W. UNIVERSITY DRIVE, SUITE L
ROCHESTER, MI 48307
CONTACT: CHRIS HORNBECK
(OFFICE) 248-650-9000

STRUCTURAL ENGINEER:

PARADIS ASSOCIATES INC.
604 W. UNIVERSITY DRIVE
ROCHESTER, MI 48307
CONTACT: MIKE PARADIS
(OFFICE) 248-650-4905

GENERAL NOTES

- CONFLICTS, ERRORS OR OMISSIONS WHICH MAY OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN WRITING, AND WRITTEN CLARIFICATION AND/OR INFORMATION SHALL BE RECEIVED PRIOR TO PROCEEDING WITH ITEM QUESTIONED. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY CONFLICTS, ERRORS OR OMISSIONS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.
- G.C. IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ETC. PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND CITY CODES AND STANDARDS.
- THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES OF OCCUPANCY.
- ALL BATT INSULATION TO BE "UNFACED" UNLESS NOTED OTHERWISE.
- INSULATION FLAME SPREAD INDEX REQUIREMENTS SHALL BE IN ACCORDANCE WITH ASTM E84.
7.1. CONCEALED OR EXPOSED INSTALLATION SHALL HAVE RATING OF NOT MORE THAN 25.
7.2. SMOKE DEVELOPMENT INDEX RATING OF NOT MORE THAN 450.
7.3. ALL INSULATION TO BE PROPERLY LABELED.
- ALL HVAC DUCTWORK, WATER LINES, DRAINS, CONDUITS, WIRING, ETC. MUST BE HUNG AS HIGH AS POSSIBLE.
- SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE BASED UPON COMPLETION OF THE WORK SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND RECEIPT OF CERTIFICATE OF OCCUPANCY.
- G.C. TO ALLOW ADEQUATE TIME FOR DELIVERY OF LONG LEAD TIME ITEMS. G.C. IS ADVISED TO PLACE ORDERS AS SOON AS BID IS AWARDED TO AVOID ANY UNNECESSARY DELAYS.
- DO NOT SUSPEND ANY ITEMS FROM HORIZONTAL BRIDGING OR X-BRACING, OR PIPING AND CONDUITS ON ROOF DECK OR ANY WORK BY OTHER TRADES.
- UNLESS OTHERWISE INDICATED, EACH SUBCONTRACTOR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING & SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND TO RESIST SEISMIC MOVEMENTS AS REQUIRED BY ALL APPLICABLE CODES. (ANY BRACING W/ A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECT REVIEW & APPROVAL)
- DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF COMPLETE SETS OF CONTRACT DOCUMENTS TO ALL TRADES. EACH TRADE SHALL REVIEW ALL CONTRACT DOCUMENTS SO AS TO BE AWARE OF ALL ITEMS OF WORK AFFECTING THEIR RESPECTIVE TRADE. NO CLAIMS FOR "EXTRAS" WILL BE HONORED DUE TO FAILURE TO REVIEW COMPLETE SET OF DOCUMENTS.
- GENERAL CONTRACTOR MUST KEEP THE APPROVED BID DOCUMENT STAMPED SET ON SITE AT ALL TIMES.
- ALL PENETRATIONS MADE DURING THE PROJECT THROUGH ANY RATED WALLS SHALL BE SEALED WITH FIRE-STOP. CERTIFIED INSTALLER SHALL BE SUBCONTRACTED TO CERTIFY AND PROVIDE DOCUMENTATION TO THE OWNER THAT ALL FIRE-STOP SEALANT LOCATIONS ARE INSTALLED PER MANUFACTURER'S REQUIREMENTS. PENETRATIONS INCLUDE HVAC DUCTWORK, WATER LINES, DRAINS, CONDUITS, THERMOSTAT WIRING, ETC.
- INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84. SUCH MATERIALS SHALL BE CLASS C. CONTRACTOR TO SUBMIT MATERIAL DATA AS REQUIRED.
- GLAZING IN HAZARDOUS AREAS SHALL BE SAFETY GLASS AND COMPLY WITH CURRENT M.B.C. SECTION 2406. LABEL GLAZING PER SECTION 2406.1 AND CPSC 16 CFR 1201 OR ANSI Z97.1.

DELEGATED (DELAYED) DESIGN SUBMITTAL(S):

- DOME & FINIAL: SUPPLIER(S) SHALL SUBMIT SHOP DRAWINGS WITH CONNECTION DETAILS AS DELAYED. DELEGATED DESIGN SUBMITTAL - SEALED BY ARCHITECT/ENGINEER REGISTERED IN THE STATE OF MICHIGAN - TO AUTHORITIES HAVING JURISDICTION FOR PLAN REVIEW AND PERMITTING, AND TO ARCHITECT FOR REVIEW FOR GENERAL CONFORMITY TO DESIGN INTENT.
- REFER TO PLANS AND SPECIFICATIONS FOR PRODUCT AND ASSEMBLY SUBMITTAL REQUIREMENTS.

CODE REQUIREMENTS

- APPLICABLE CODES**
BUILDING CODE MICHIGAN BUILDING CODE 2012 EDITION
REHAB CODE MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2012 EDITION
STRUCTURAL CODE MICHIGAN BUILDING CODE 2012 EDITION
- CONSTRUCTION TYPE:**
EXISTING BASE BUILDING (SHELL) CONSTRUCTION TYPE: 2B
PROPOSED ADDITION CONSTRUCTION TYPE: 2B
- EGRESS REQUIREMENTS:**
NA - PROJECT CONSTRUCTION IS NOT HABITABLE/OCCUPIED SPACE.
- INTERIOR FINISHES:**
PROVIDE CLASS C (200 MAXIMUM FLAME SPREAD AND 450 MAXIMUM SMOKE DEVELOPMENT RATING PER ASTM E84) IN ALL CORRIDORS AND ROOMS. PROVIDE CLASS A (25 OR LESS FLAME SPREAD RATING) IN ALL EXITWAYS.
- FIRESTOPPING:**
FILL ALL HOLES AND JOINTS IN FIRE RATED PARTITIONS AND AROUND ALL MECHANICAL, PLUMBING, AND ELECTRICAL PENETRATIONS WITH FIRE RATED FIRESTOP MATERIALS AS TESTED PER ASTM E814. PENETRATION HOLES AT 0-HOUR FIRE RATED FLOORS SHALL BE SEALED TO PREVENT SMOKE PENETRATION, AND HOLES SHALL BE FILLED WITH FIRE SAFING INSULATION. PENETRATION HOLES AT 2-HOUR FIRE RATED FLOOR WHERE SHOWN ON CODE PLANS SHALL BE FILLED WITH FIRESTOPPING MATERIALS AS REQUIRED BY SPECIFICATION SECTION 0760.
- SEISMIC REQUIREMENTS:**
REFERENCE NBC 2012 CODE PROVISIONS NOTED IN ASCE 7-02, SECTION 9.8, FOR ARCHITECTURAL, MECHANICAL AND ELECTRICAL COMPONENTS. SEISMIC DESIGN CATEGORIES ARE ASSIGNED IN CHAPTER 16 OF THE CODE.
SEISMIC DESIGN CATEGORY A
ARCHITECTURAL COMPONENTS: ALL EXEMPT FROM SEISMIC DESIGN REQUIREMENTS.

BUILDING DATA

EXISTING USE GROUP: A-3 (ASSEMBLY FOR WORSHIP)
PROPOSED USE GROUP: A-3 (PROPOSED ADDITION IS NON-HABITABLE)

CONSTRUCTION TYPE:
EXISTING: II-B (UNPROTECTED / SPRINKLERED)
PROPOSED: II-B (UNPROTECTED)

BUILDING AREA:
EXISTING FACILITY: 19,186 SQ. FT.
PROPOSED ADDITION: 41 SQ. FT. ADDITION
NEW TOTAL AREA: 19,227 SQ. FT.

ALLOWABLE BUILDING AREA: 44,650 SQ. FT.
(REFERENCE CITY FILE COPY OF RECORD DRAWINGS FOR EXISTING FACILITY, PREPARED BY DEMATTA ASSOCIATES, PROJECT NO. 03008, DATED 04-27-2005, SHEET A1.0.01)

ZONING

R-4 SINGLE FAMILY RESIDENTIAL
EXISTING FACILITY IS RELIGIOUS WORSHIP AND COMMUNITY ACTIVITY ALLOWED AS CONDITIONAL USE. PROPOSED ADDITION IS SAME.

PROPERTY DESCRIPTION

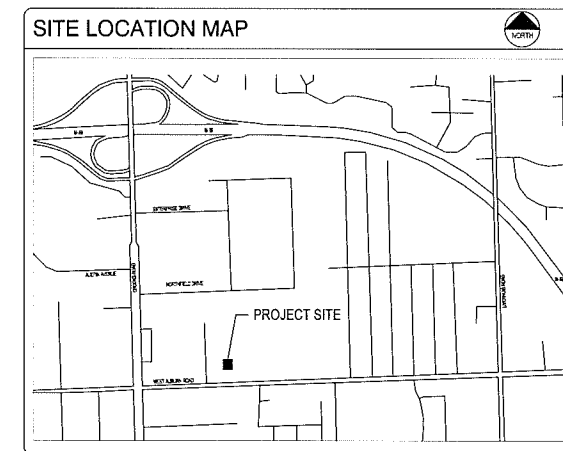
PARCEL IDENTIFICATION NO. 70-15-28-300-028

PLANNING COMMISSION RECORD

PURSUANT TO MINUTES / REGULAR PLANNING COMMISSION MEETING, TUESDAY, OCTOBER 19, 2015, OWNER ACKNOWLEDGES THAT THEIR SHALL NOT BE ANY AMPLIFICATION OR EXTERNAL CALL TO WORSHIP/PRAYER ASSOCIATED WITH THIS PROJECT.

INDEX OF DRAWINGS

TITLE:	NAME:
TITLE / GENERAL INFORMATION	
T1	TITLE SHEET
ARCHITECTURAL DRAWINGS	
AS1.1	ARCHITECTURAL SITE PLAN
A1.1	PARTIAL BUILDING FLOOR PLAN & ENLARGED PLAN VIEWS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS



NOT FOR CONSTRUCTION

T1

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SITE DATA

PARCEL IDENTIFICATION NO. 70-15-28-300-026

ZONING: R-4 SINGLE FAMILY RESIDENTIAL
EXISTING FACILITY IS RELIGIOUS WORSHIP AND COMMUNITY ACTIVITY ALLOWED AS CONDITIONAL USE. PROPOSED ADDITION IS SAME.

TOTAL SITE AREA: 202,228 SQ. FT. = 4.64 ACRES
TOTAL BUILDING AREA: 18,227 SQ. FT.
LOT COVERAGE: 18,227 / 202,228 = 9.50%
ALLOWABLE LOT COVERAGE: 30% PER DISTRICT

SETBACKS: NO CHANGE
PARKING: NO CHANGE
LOADING/UNLOADING: NO CHANGE

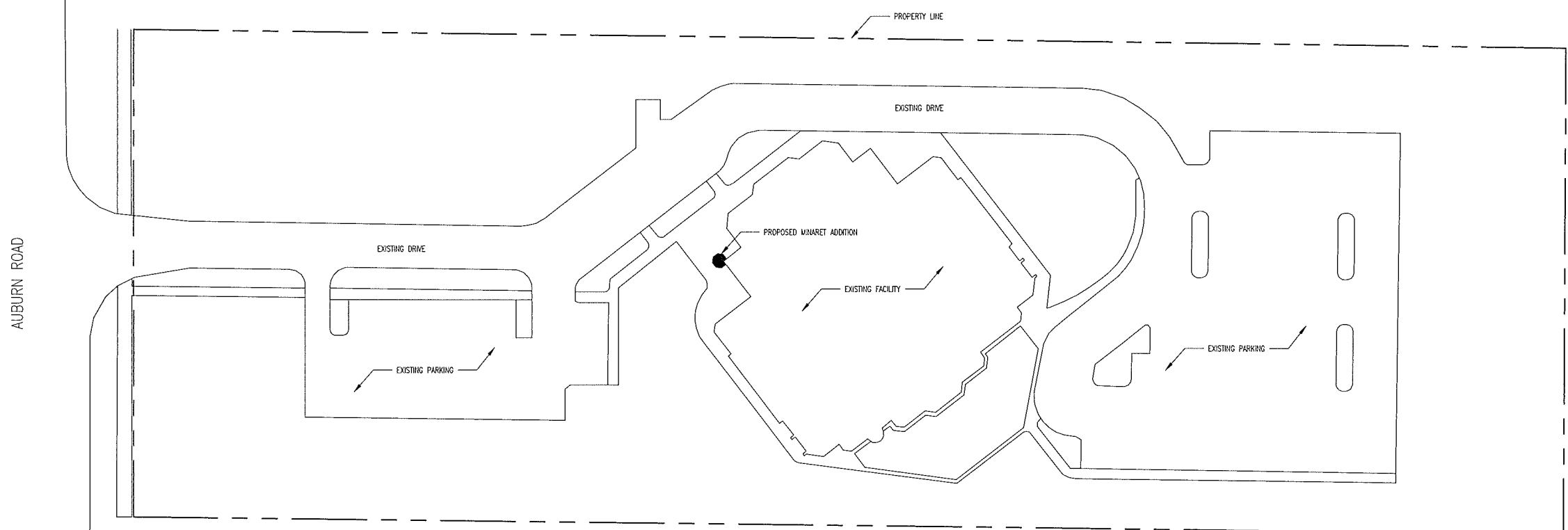
*REFERENCE APPROVED SITE PLAN ON FILE PREPARED BY DEMATTIA ASSOCIATES, PROJECT NO. 03008, SHEET AS.1.01, DATED 03-18-2005



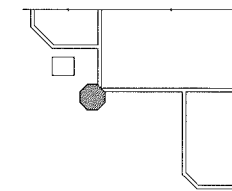
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DRAWN BY: R.M. CHECKED BY: C.H. MANAGER: CHRIS HORNBECK

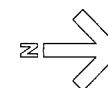
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ARCHITECTURAL SITE PLAN

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ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"



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AS1.1

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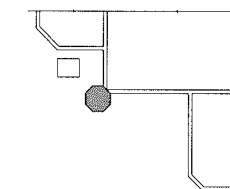
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- ALL DIMENSIONS ARE NOMINAL U.N.O.
- THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A LIMITED SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF WORK AND NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES OR NEEDED CLARIFICATION.
- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO START OF WORK.
- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- WHERE EXISTING WALLS ARE RATED WALLS, SEAL ALL PENETRATIONS, SEAMS, OPENINGS, AND DECK FLUTES WITH FIRE CAULK AND APPROVED FIRE STOP ASSEMBLY AS REQUIRED TO MAINTAIN THE EXISTING RATING, AS REQUIRED.

GENERAL DEMOLITION NOTES:

- THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A LIMITED SITE SURVEY AND OWNER'S RECORD DRAWINGS (NOT AS-BUILT). CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION AND NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES OR NEEDED CLARIFICATION.
- ALL DEMOLITION DRAWINGS AND DEMOLITION DETAILS ARE PROVIDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL DEMOLITION WORK NECESSARY TO ACCOMPLISH NEW WORK. THE DEMOLITION DRAWINGS AND DETAILS MAY NOTE TYPICAL ITEMS IN SOME AREAS, WHICH APPLY IN OTHER AREAS AND ARE DESIGNATED WITH DASHED, HIDDEN OR STRUCK THRU LINES). COORDINATE ALL DEMOLITION WORK WITH ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL DRAWINGS. CONTRACTOR RESPONSIBLE TO REFERENCE ALL DRAWINGS/SPECIFICATIONS TO CONFIRM EXTENT OF DEMOLITION WORK.
- ALL REMOVED ITEMS, WALLS, FLOORS, CEILING, OPENINGS, ETC. ARE TO BE PATCHED/REPAIRED AND PREPPED TO RECEIVE NEW WORK AND/OR FINISHES.
- WALL REMOVAL THAT TERMINATES INTO A WALL OR CEILING TO REMAIN SHALL BE COMPLETELY REMOVED FREE OF PROJECTIONS, REPAIRED AND/OR PATCHED AS REQUIRED, READY TO RECEIVE NEW WORK.
- REMOVE ALL ITEMS PROJECTING FROM EXISTING WALLS OR FLOORS TO REMAIN (BLOCKING, SCREWS, FASTENERS, PIPES, CONDUITS, MOUNTING PLATES, FIXED EQUIPMENT, ETC). PATCH AND REPAIR FOR NEW FINISH.
- REMOVE ALL PICTURES, FRAMES & PLAQUES THAT MAY BE DAMAGED DURING CONSTRUCTION AND RETURN TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND UNDERSTANDING EXISTING CONDITIONS PRIOR TO BIDDING.
- CONTRACTOR SHALL PROTECT EXISTING BUILDING ELEMENTS AND SITE FROM DAMAGE CAUSED BY CONSTRUCTION OR CONSTRUCTION TRADES. CONTRACTOR SHALL REPAIR ALL DAMAGED AREAS AT NO ADDITIONAL COST.
- MAINTAIN EXISTING FIRE RATING WHERE OCCURS AND WHERE POSSIBLE DURING DEMOLITION.
- WHERE (IF) APPLICABLE - ASBESTOS AND OTHER HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER'S ABATEMENT CONTRACTOR PRIOR TO START OF CONSTRUCTION. IF ANY SUSPECTED HAZARDOUS MATERIAL IS ENCOUNTERED, STOP WORK IN THAT AREA AND IMMEDIATELY INFORM THE ARCHITECT AND OWNER.
- DISPOSE OF ALL DEMOLITION MATERIALS LEGALLY OFF-SITE, U.N.O.
- DEMOLITION IS TO BE EXECUTED SO NOT TO DISTURB EXISTING STRUCTURAL SYSTEMS AND SURROUNDING AREA OF FACILITY. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS AND HEALTH DEPT. REGULATIONS AS REQUIRED, INCLUDING OWNER/FACILITY MANAGER'S RULES AND REGULATIONS AS APPLICABLE. ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS AND SAFETY PRECAUTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO COORDINATE COMMENCEMENT AND END SCHEDULE FOR ALL PHASES OF DEMOLITION WORK WITH THE OWNER. ARRANGE FOR AFTER HOURS AND PREMIUM TIME AS NECESSARY AND REQUIRED.
- SHORE AND BRACE ALL WORK REQUIRED TO REMAIN, AS REQUIRED.
- DEMOLITION CONTRACTOR TO COORDINATE AND REVIEW ALL CONSTRUCTION DOCUMENTS AND DETERMINE THE EXTENT OF DEMOLITION WORK AND BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN HIS BID.
- PROTECT ALL EXISTING WALLS, FLOORS, CEILING, ETC. THAT ARE TO REMAIN FOR THE DURATION OF CONSTRUCTION. CONTRACTOR TO PATCH AND REPAIR ANY DAMAGED PORTIONS OF THE EXISTING AREAS AS REQUIRED TO MATCH ADJACENT EXISTING CONDITIONS AND AS REQUIRED TO INSTALL NEW EQUIPMENT, MATERIALS, OR FINISHES.
- ANY ITEMS LEFT IN DEMOLITION AREAS WILL BECOME THE PROPERTY OF DEMOLITION CONTRACTOR FOR HIS OFF-SITE DISPOSAL AT THE CONTRACTOR'S EXPENSE UNLESS NOTED OTHERWISE.
- COORDINATE THE TEMPORARY RELOCATION OF EQUIPMENT AND/OR FIXTURES AS APPLICABLE AND AS REQUIRED FOR PROPER ACCESS AND SAFETY IN WORK AREA.
- CONTRACTOR TO MAINTAIN ALL PATHS OF EGRESS AND ALL EMERGENCY SYSTEMS THAT KEEP EGRESS PATHS CODE COMPLIANT DURING DURATION OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO INSTALL TEMPORARY PARTITIONS AND DUST CONTROLS TO ADEQUATELY SEAL OFF CONSTRUCTION ACTIVITIES FROM ADJACENT SPACES THAT ARE TO REMAIN OCCUPIED.
- CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS THAT WILL IMPACT ADJACENT OCCUPIED SPACES WITH OWNER/FACILITY MANAGER.

KEY PLAN



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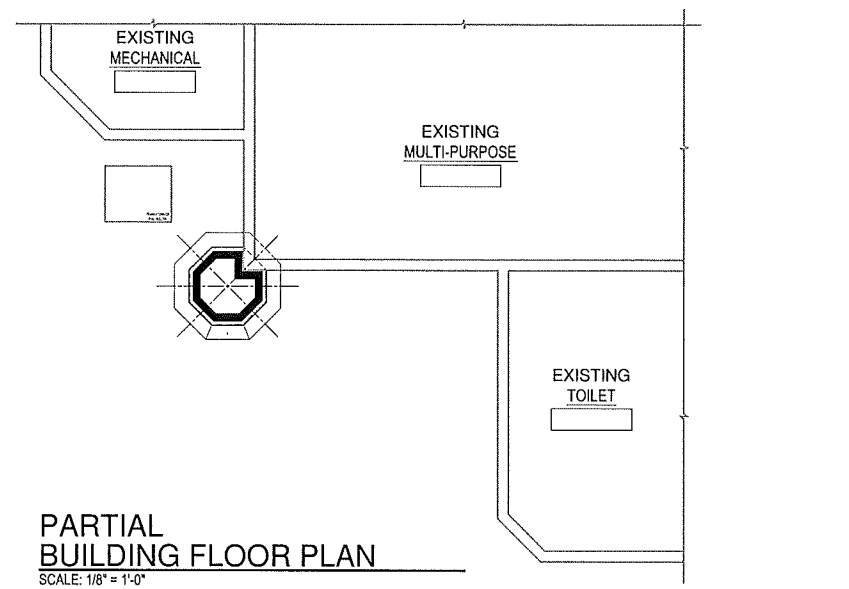
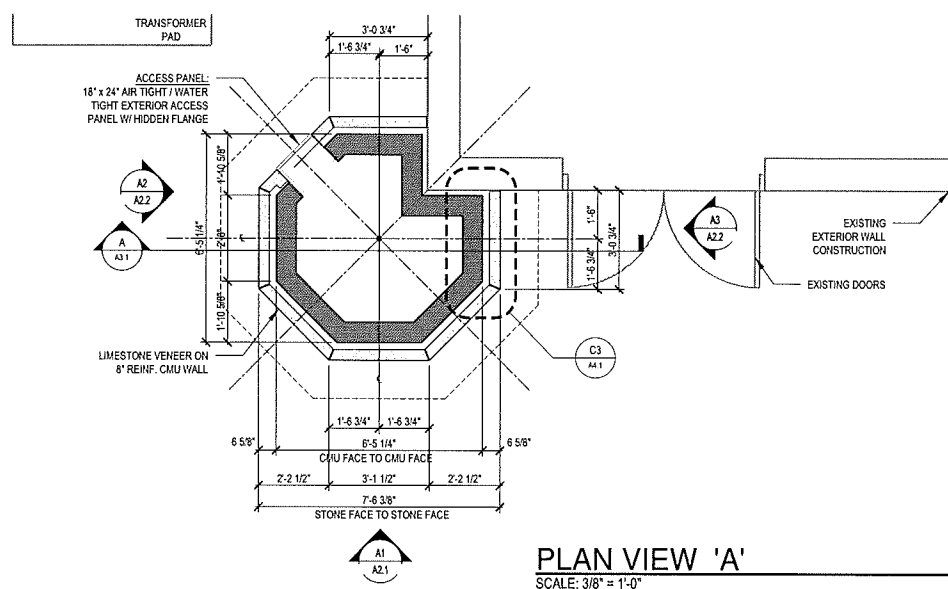
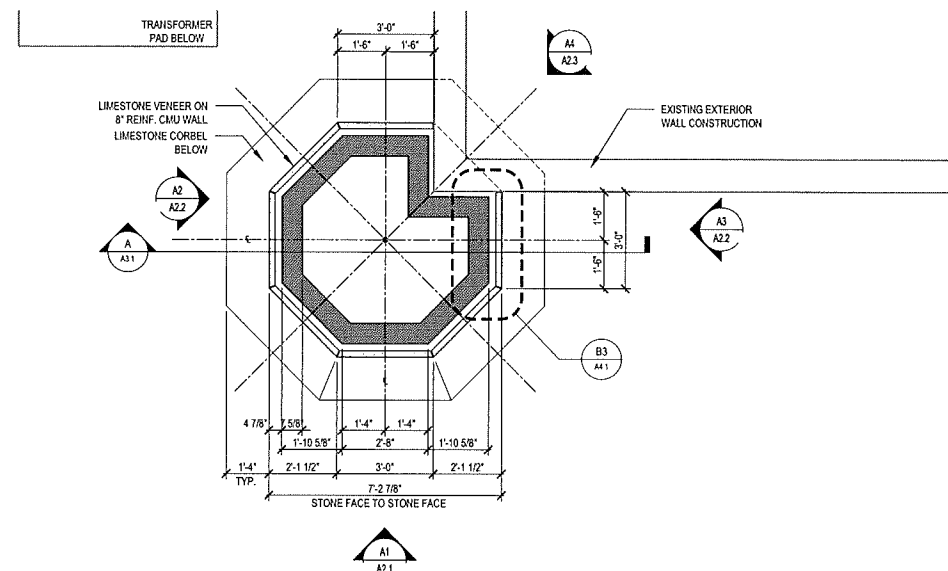
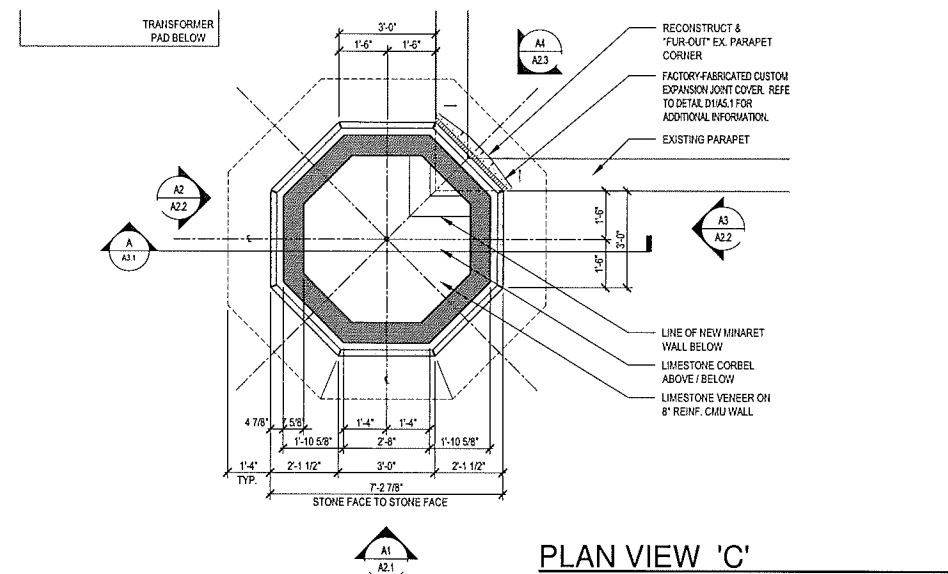
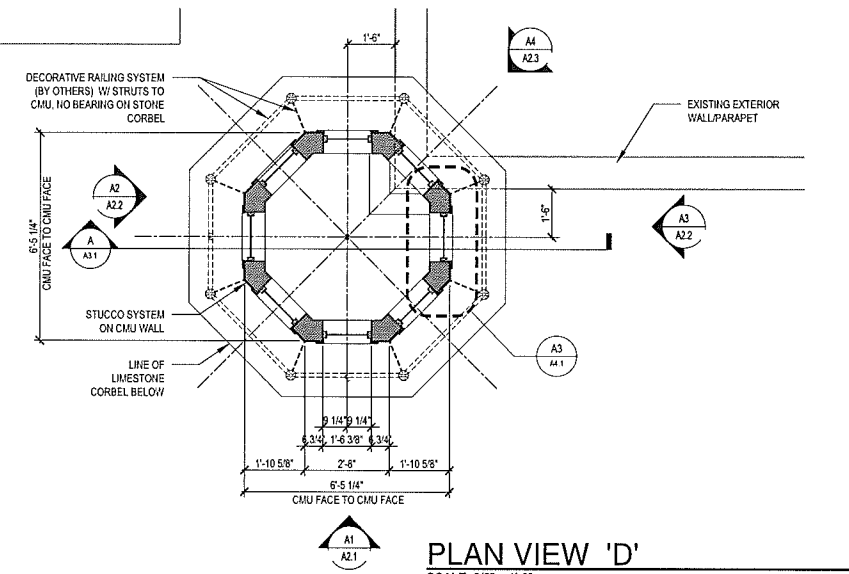
7/20/2015	SCHEMATIC DESIGN
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PARTIAL BUILDING PLAN & PLAN VIEWS

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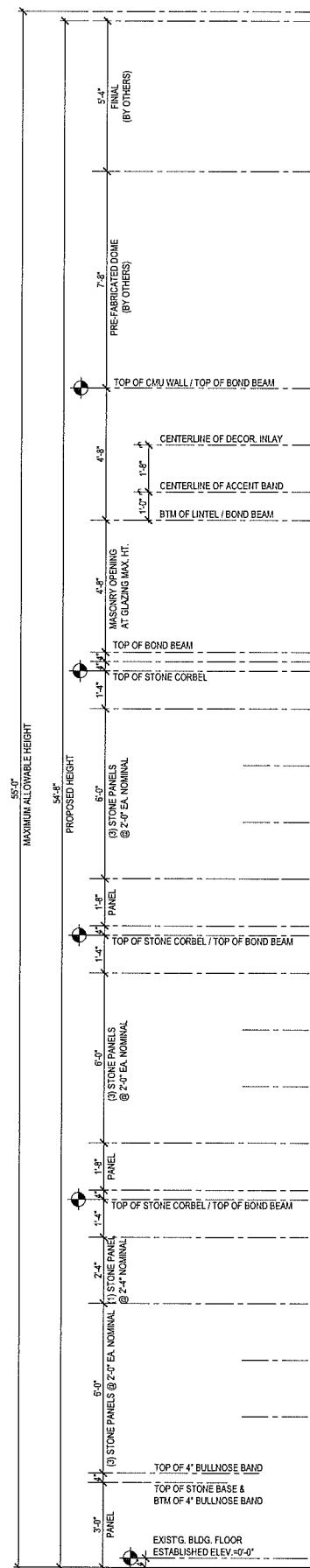


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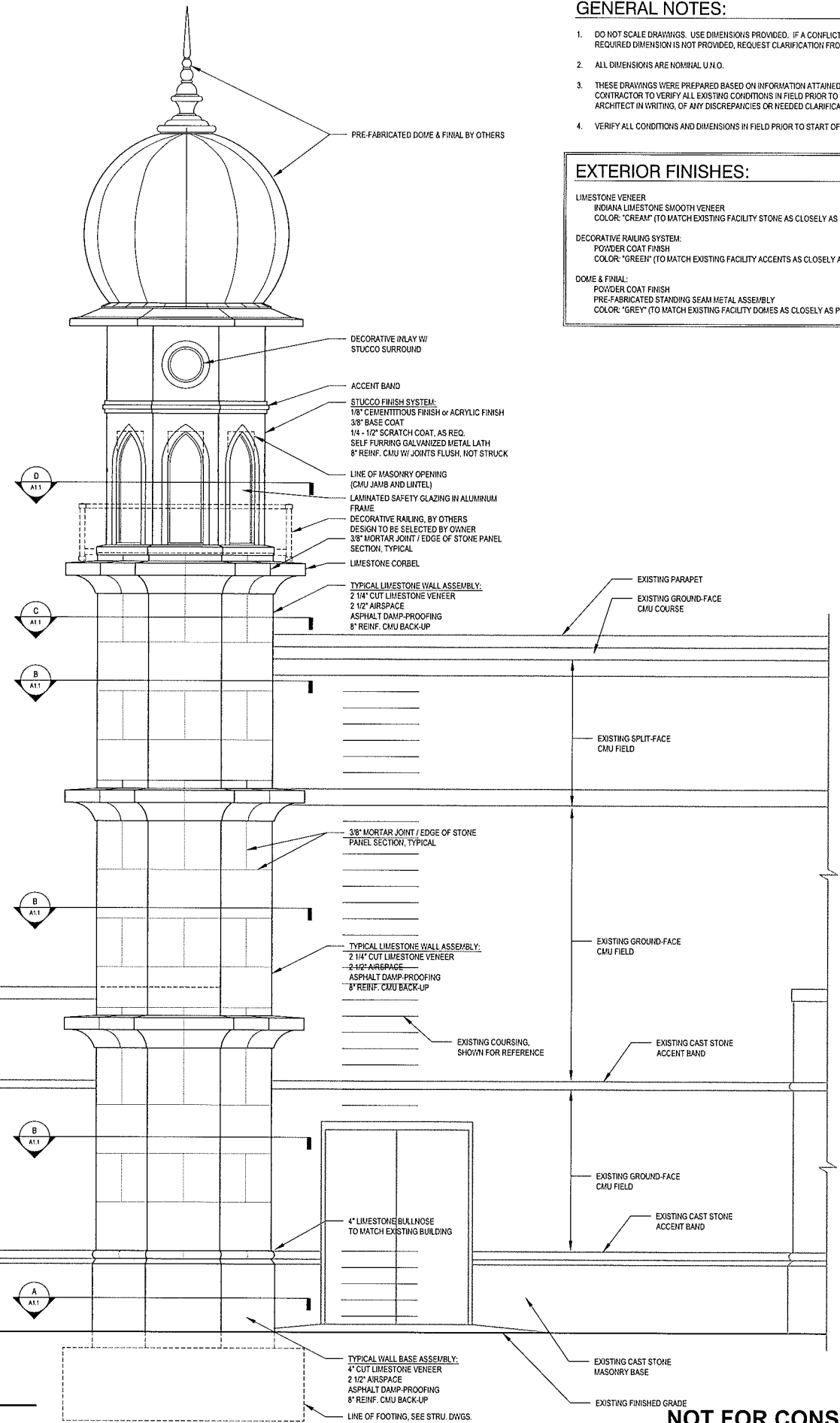
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ELEVATION 'A1'
SCALE: 3/8" = 1'-0"



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- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO START OF WORK.

EXTERIOR FINISHES:

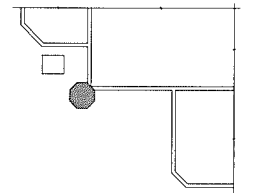
- LIMESTONE VENEER
INDIANA LIMESTONE SMOOTH VENEER
COLOR: "CREAM" (TO MATCH EXISTING FACILITY STONE AS CLOSELY AS POSSIBLE)
- DECORATIVE RAILING SYSTEM:
POWDER COAT FINISH
COLOR: "GREEN" (TO MATCH EXISTING FACILITY ACCENTS AS CLOSELY AS POSSIBLE)
- DOME & FINAL:
POWDER COAT FINISH
PRE-FABRICATED STANDING SEAM METAL ASSEMBLY
COLOR: "GREY" (TO MATCH EXISTING FACILITY DOMES AS CLOSELY AS POSSIBLE)

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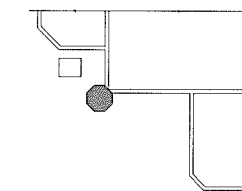
EXTERIOR ELEVATIONS

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04	10/07/2015	PLANNING APPROVAL

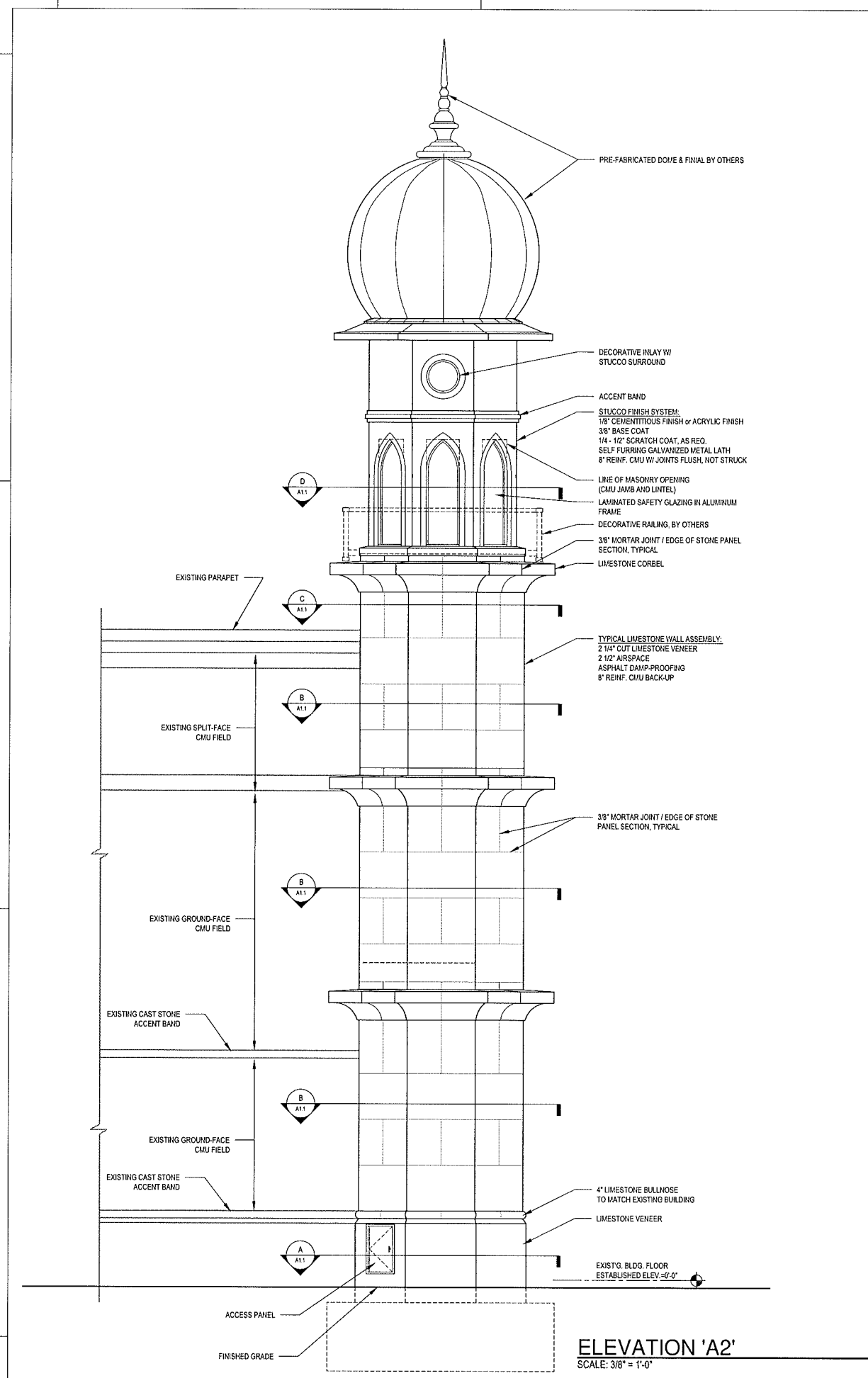
DRAWN BY: R.M. CHECKED BY: C.H. MANAGER: CHRIS HORNBECK

PROJECT NO. 2073

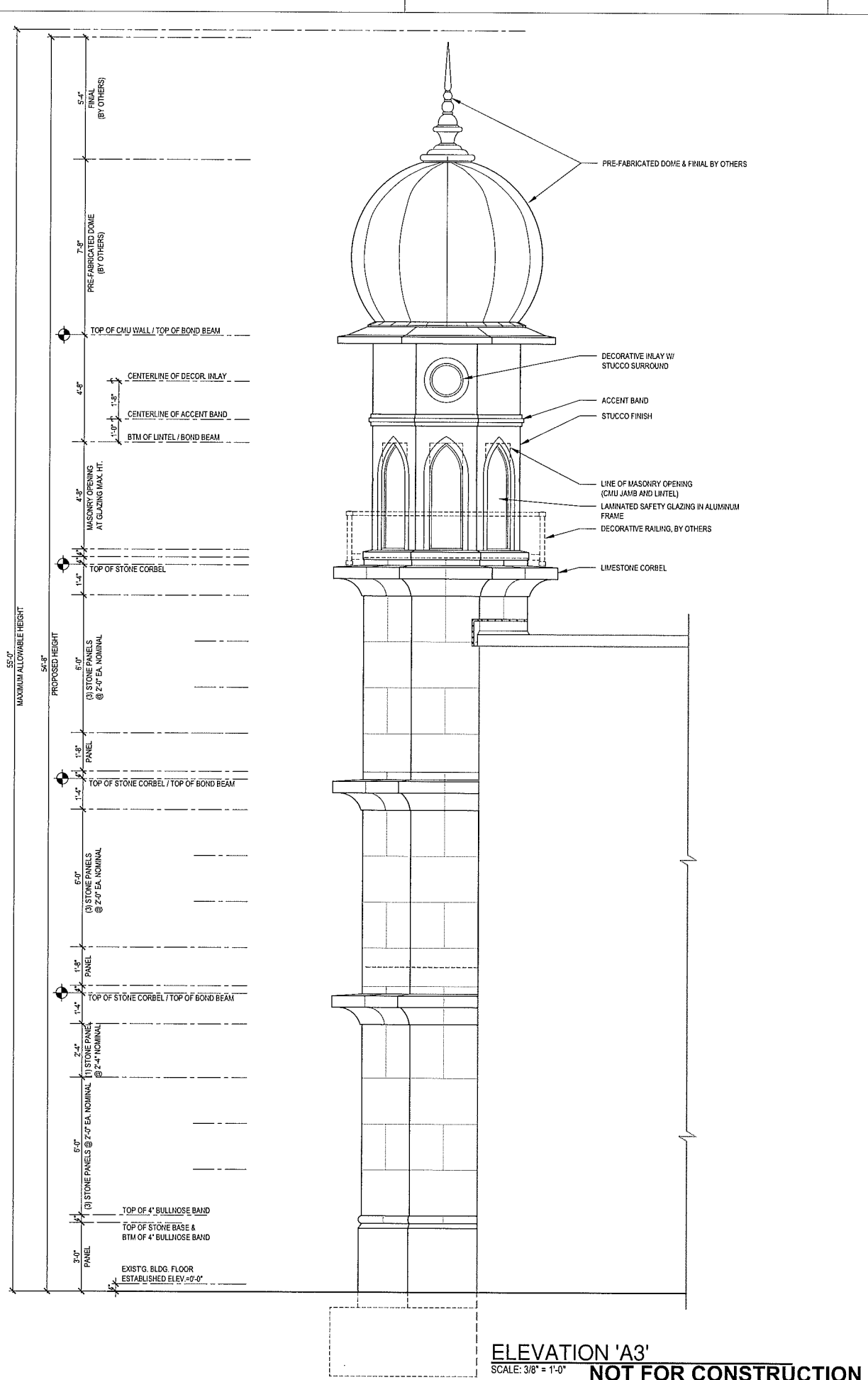
EXTERIOR ELEVATIONS

10/08/2015 6:19:47 PM

C:\Users\Chris\Dropbox (Hornbeck Architects)\G1 PROJECTS\2073 Ahmadiyya Minaret\CADD\A2.dwg October 06, 2015 - 6:19pm Chris



ELEVATION 'A2'
SCALE: 3/8" = 1'-0"



ELEVATION 'A3'
SCALE: 3/8" = 1'-0" **NOT FOR CONSTRUCTION**