LOCATION MAP

Not to Scale

North

LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE N.01°20'36"E. ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 926.74 FEET; THENCE N.88°39'23"W., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE S.01°20'36"W. ALONG A LINE 100.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 926.79 FEET; THENCE S.01°17'32"W. ALONG A LINE 100.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 994.45 FEET; THENCE N.89°11'56"W., A DISTANCE OF 1,024.92 FEET; THENCE N.43°52'12"W., A DISTANCE OF 35.51 FEET; THENCE N.01°17'32"E., A DISTANCE OF 250.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET AND A CENTRAL ANGLE OF 45°21'46"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 950.08 FEET; THENCE N.44°04'14"W., A DISTANCE OF 529.01 FEET; THENCE S.89°05'01"E., A DISTANCE OF 30.58 FEET; THENCE N.40°29'13"E., A DISTANCE OF 168.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 137.50 FEET AND A CENTRAL ANGLE OF 05°36'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 13.06 FEET; THENCE N.45°55'46"E., A DISTANCE OF 155.12 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 45°24'51"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 475.58 FEET; THENCE S.88°39'23"E., A DISTANCE OF 1,103.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
CONTAINING 2,531,334 SQUARE FEET/58.1114 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

PROJECT TEAM

APPLICANT:
KOLTER ACQUISITIONS LLC
701 S OLIVE AVE, STE 104, 33401
561.682.9500
CONTACT: SCOTT MORTON

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DON HEARING

ENGINEER:
BOHLER ENGINEERING
1000 CORPORATE DR, SUITE 250
FORT LAUDERDALE, FL 33334
954.202.7000
CONTACT: RYAN THOMAS

ENVIRONMENTAL
EW CONSULTANTS, INC.
601 HERITAGE DRIVE, SUITE 108
JUPITER, FLORIDA 33458
561.623.5475
CONTACT: MARY LINDGREN

LIGHTING ENGINEER
E & C ENGINEERS, INC.
2755 VISTA PARKWAY SUITE I-3
WEST PALM BEACH, FL 33411
561.712.1149
CONTACT: EDUARDO SAMOUR

SURVEYOR:
CAULFIELD & WHEELER
7301-A WEST PALMETTO PARK ROAD,SUITE 100A
BOCA RATON, FLORIDA 33433
561-392-1991
CONTACT: DAVID LINDLEY

ARCHITECT:
AFFINITI ARCHITECTS
6100 BROKEN SOUND PKWY NW, SUITE 8
BOCA RATON, FL 33487
561.750.0445
CONTACT: BENJAMIN SCHREIER, AIA

OFF-SITE ROADWAY ENGINEER
MICHAEL B. SCHORAH & ASSOCIATES INC.
1850 FOREST HILL BOULEVARD, SUITE 206
WEST PALM BEACH, FL 33406
561.968.0080
CONTACT: MARTHA CARTER

TRAFFIC ENGINEER:
SUSAN E. O'ROURKE, P.E., INC.
969 SE FEDERAL HIGHWAY, SUITE 402
STUART, FL 34994
772.781.7918
CONTACT: SUSAN E. O'ROURKE, P.E.

FOOT NOTES:

FIRE SAFETY ZONE:
1. TEN FOOT FIRE SAFETY ZONE TO BE PROVIDED ADJACENT TO PRESERVE. ONLY PATIOS MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE. NO STRUCTURES, OVERHANGS, FENCES, POOLS, TREES, SHRUBS, OR SCREEN ENCLOSURES MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE.

FENCING & POOL SCREEN ENCLOSURES:
2. FENCES, WALLS AND SCREEN ENCLOSURES SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS, UNLESS SPECIFICALLY ALLOWED BY THE EASEMENT HOLDER. 7.5' SIDE INTERIOR SETBACK AND 10' SIDE CORNER SETBACK ARE SHOWN TO ENSURE LOCATION OUTSIDE OF EASEMENTS.

3. FENCES SHALL NOT BE LOCATED WITHIN THE 10' FIRE SAFETY ZONE.

4. NO FENCES SHALL BE PERMITTED FOR TOWNHOMES OTHER THAN STREET EDGE PROVIDED ALONG ALTON ROAD AND FAULKNER TERRACE.

5. FOR SINGLE FAMILY FRONT LOADED HOMES, MIN. 25' FENCE SETBACK FROM FRONT EDGE OF PROPERTY, OR MIN. 10' FROM FRONT EDGE OF HOME, WHICH EVER IS MORE RESTRICTIVE.

6. FOR SINGLE FAMILY ALLEY LOADED HOMES, MIN. 25' FENCE SETBACK FROM FRONT EDGE OF PROPERTY, OR MIN. 10' FROM FRONT EDGE OF HOME, WHICH EVER IS MORE RESTRICTIVE.

7. FOR SINGLE FAMILY ALLEY LOADED HOMES, MIN. 25' FENCE SETBACK FROM REAR EDGE OF PROPERTY, OR MIN. 10' FROM FRONT REAR OF GARAGE, WHICH EVER IS MORE RESTRICTIVE.

8. OPEN.

9. FRONT YARD SETBACK FOR SINGLE FAMILY HOMES WITH FRONT LOADED GARAGES SHALL BE 20' MINIMUM.

PARKING:
10. TWENTY FOOT GARAGE SETBACK TO BE PROVIDED IN ORDER TO MEET SEACOAST UTILITY SEPARATION REQUIREMENTS.

11. IF A RENTABLE ACCESSORY APARTMENT (CASITA) IS CONSTRUCTED, EITHER A (3) CAR GARAGE OPTION OR AN ADDITIONAL GRADE DRIVEWAY SPACE WILL BE PROVIDED.

12. ON STREET PARKING WILL NOT BE PROVIDED ON ALTON ROAD NORTH OF GRANDIFLORA.

13. IN ADDITION TO MEETING THE SETBACKS SET FORTH IN SECTION B.5.E.(3) OF THE SCRIPPS FLORIDA - PHASE II/BRIGER PCD DESIGN GUIDELINES, THE GROUND FLOOR OF ALL STRUCTURES MUST MEET THE REQUIRED 15' SEPARATION TO SEACOAST UTILITY AUTHORITIES MAINLINES. ALTHOUGH THE DESIGN GUIDELINES ONLY REQUIRE A 5' REAR GARAGE SETBACK, IN ALLEYS THAT CONTAIN UTILITY MAINLINES GARAGES ARE GENERALLY BEING PROPOSED AT 20' FROM THE REAR PROPERTY LINE TO ALLOW ENOUGH ROOM FOR SEACOAST MAINLINE SEPARATIONS AND OTHER UTILITY PROVIDERS AS WELL AS PROVIDING ADEQUATE DEPTH WITHIN THE REAR DRIVEWAYS TO PARK A VEHICLE.

WAIVER TABLE

Section	Code	Required	Proposed	Waiver
B.5.c.(7)(c.)	Secondary Street Landscaping	Street Trees 30' OC	Street Trees 40' OC	10 feet
B.5.e.(3)	Development Regulations	Landscape Island every 5 spaces	No restriction for residential areas	5 parking spaces
B.5.e.(3)	Development Regulations	SF & Town Home - 10' Front SB	SF & Town Home - 7.5' SB for Porch	Allow porch to encroach 2.5' into Front SB
B.5.e.(3)	Development Regulations	SF Detached Home - 5' Side SB for scree	SF Detached Home - 3' Side SB for Screen Porch limited to alley loaded product	Allow screen porch to encroach 2' into Side SB
B.5.e.(3)	Development Regulations	15 foot side street setback	Townhome - 10' Side Street SB for Porch	Allow porch to encroach 5' into Side Street SB
78-345	Number of Parking Spaces Required	10% more then required (132 spaces)	31% more then required (413 spaces)	21% (281 on street spaces)

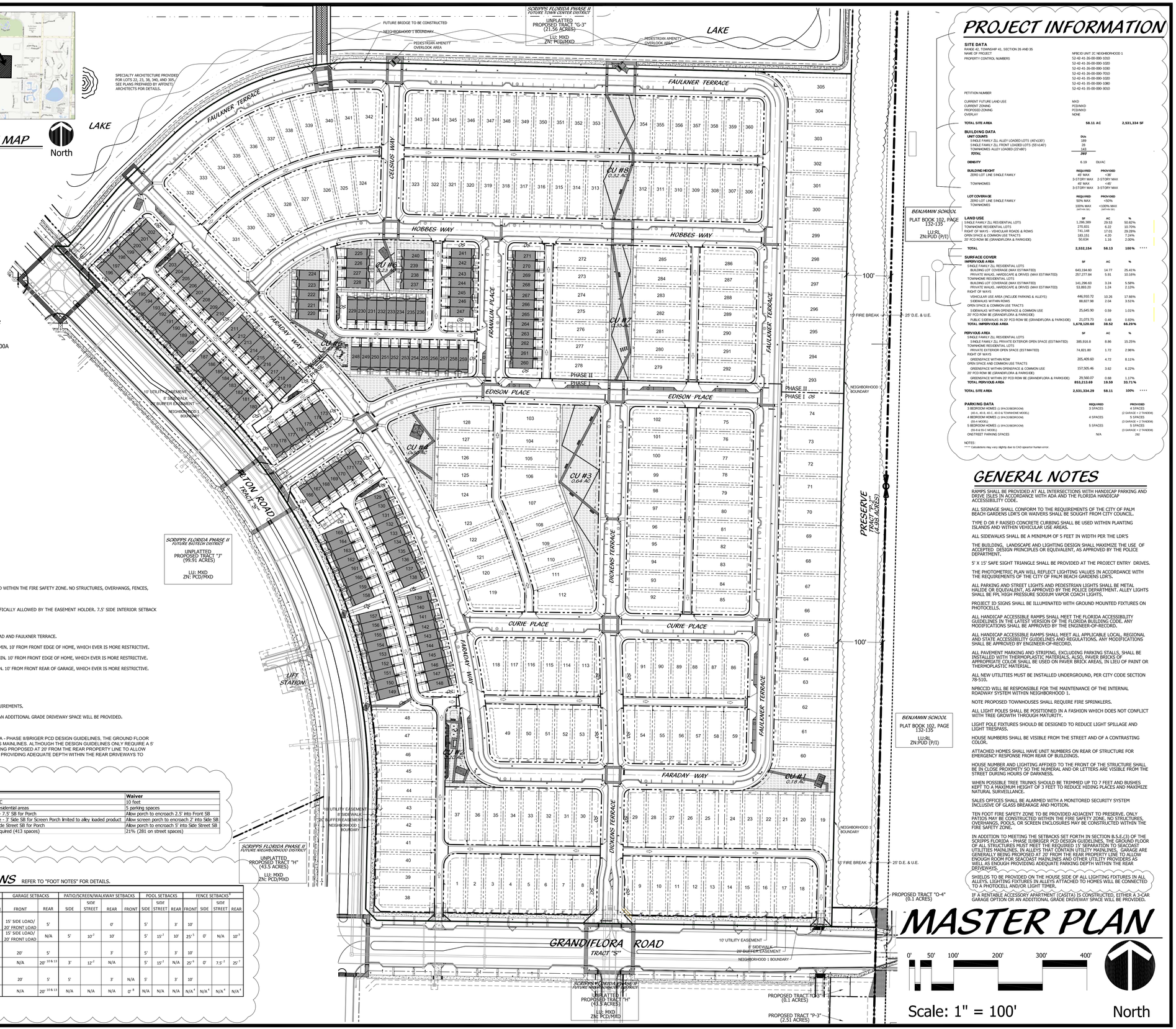
PROPERTY DEVELOPMENT REGULATIONS

REFER TO "FOOT NOTES" FOR DETAILS.

SCRIPPS FLORIDA, PHASE II/BRIGER PCD DESIGN GUIDELINES

UNIT TYPE	LOT SIZE	LOT WIDTH	MAX BLDG HEIGHT	MAX LOT COVERAGE	PRIMARY BUILDING SETBACKS FRONT	SIDE	SIDE STREET	REAR	GARAGE SETBACKS FRONT	REAR	PATIO/SCREEN/WALKWAY SETBACKS SIDE	SIDE STREET	REAR	POOL SETBACKS FRONT	SIDE	SIDE STREET	REAR	FENCE SETBACKS[8] FRONT	SIDE	SIDE STREET	REAR
SF HOMES FRONT LOADED																					
CODE REQUIREMENT	3,400 SF MIN.	30' MIN.	2 STORY/36'	55%	10'	5'	15'	10'	15' SIDE LOAD/ 20' FRONT LOAD	5'			0'		5'		3'	10'			
PROPOSED	7,700 SF	55'	2 STORY/26'	55%	10'[3]	5'	15'	10'	15' SIDE LOAD/ 20' FRONT LOAD	N/A	5'	10'[2]	10'		5'	15'[2]	10'	25'[5]	0'	N/A	10'[3]
SF HOMES ALLEY LOADED																					
CODE REQUIREMENT	3,400 SF MIN.	30' MIN.	3 STORY/45'	55%	10'	5'	15'	10'	20'	5'			3'		5'		3'	10'			
PROPOSED	5,200 SF	40'	2 STORY/36'	55%	7.5' *	5'	15'	10'	N/A	20'[10 & 13]	3'	12'[2]	N/A		5'	15'[2]	N/A	25'[5]	0'	7.5'[2]	25'[7]
TOWNHOUSE ALLEY																					
CODE REQUIREMENT	1,350 SF MIN.	18' MIN.	3 STORY/45'	100% W/IN SETBACKS	10'	0'/15' BLDG SEPARATION	15'	10'	20'	5'	5'		3'	N/A	5'		3'	10'			
PROPOSED	1,760 SF	22'	3 STORY/39'5"	69%	7.5' *	0'/15' BLDG SEPARATION	15'	15'	N/A	20'[10 & 13]	N/A	N/A	N/A	0'[8]	N/A	N/A	N/A	N/A[4]	N/A[4]	N/A[4]	N/A[4]

* PRIMARY BUILDING INCLUDES PORCH STRUCTURE



PROJECT INFORMATION

SITE DATA

RANGE 42, TOWNSHIP 41, SECTION 26 AND 35	
NAME OF PROJECT	NPBCID UNIT 2C NEIGHBORHOOD 1
PROPERTY CONTROL NUMBERS	52-42-41-26-00-000-1010 52-42-41-26-00-000-1020 52-42-41-26-00-000-1030 52-42-41-26-00-000-7010 52-42-41-35-00-000-1020 52-42-41-35-00-000-1080 52-42-41-35-00-000-3010
PETITION NUMBER	
CURRENT FUTURE LAND USE	MXD
CURRENT ZONING	PCD/MXD
PROPOSED ZONING	PCD/MXD
OVERLAY	NONE
TOTAL SITE AREA	**58.11 AC** **2,531,334 SF**

BUILDING DATA

UNIT COUNTS	DUs
SINGLE FAMILY ZLL ALLEY LOADED LOTS (40'x130')	189
SINGLE FAMILY ZLL FRONT LOADED LOTS (55'x140')	28
TOWNHOMES ALLEY LOADED (22'x80')	143
TOTAL	***360***

DENSITY	6.19	DU/AC
BUILDING HEIGHT	**REQUIRED**	**PROVIDED**
ZERO LOT LINE SINGLE FAMILY	40 MAX 3-STORY MAX	<36' 2-STORY MAX
TOWNHOMES	40' MAX 3-STORY MAX	<40' 3-STORY MAX
LOT COVERAGE	**REQUIRED**	**PROVIDED**
ZERO LOT LINE SINGLE FAMILY	90% MAX	<50%
TOWNHOMES	100% MAX (within bldg.)	<100% MAX (within bldg.)

LAND USE	**SF**	**AC**	**%**
SINGLE FAMILY ZLL RESIDENTIAL LOTS	1,286,389	29.53	50.82%
TOWNHOME RESIDENTIAL LOTS	270,831	6.22	10.70%
RIGHT OF WAYS - VEHICULAR ROADS & ROWS	741,148	17.01	29.28%
OPEN SPACE & COMMON USE TRACTS	183,151	4.20	7.24%
20' PCD ROW BE (GRANDIFLORA & PARKSIDE)	50,634	1.16	2.00%
TOTAL	**2,532,154**	**58.13**	**100 %** ********

SURFACE COVER	**SF**	**AC**	**%**
IMPERVIOUS AREA			
SINGLE FAMILY ZLL RESIDENTIAL LOTS			
BUILDING LOT COVERAGE (MAX ESTIMATED)	643,194.60	14.77	25.41%
PRIVATE WALKS, HARDSCAPE & DRIVES (MAX ESTIMATED)	257,277.84	5.91	10.16%
TOWNHOME RESIDENTIAL LOTS			
BUILDING LOT COVERAGE (MAX ESTIMATED)	141,296.63	3.24	5.58%
PRIVATE WALKS, HARDSCAPE & DRIVES (MAX ESTIMATED)	53,893.20	1.24	2.13%
RIGHT OF WAYS			
VEHICULAR USE AREA (INCLUDE PARKING & ALLEYS)	446,910.72	10.26	17.66%
SIDEWALKS WITHIN ROWS	88,827.98	2.04	3.51%
OPEN SPACE & COMMON USE TRACTS			
SIDEWALKS WITHIN OPENSPACE & COMMON USE	25,645.90	0.59	1.01%
20' PCD ROW BE (GRANDIFLORA & PARKSIDE)			
PUBLIC SIDEWALKS IN 20' PCD ROW BE (GRANDIFLORA & PARKSIDE)	21,073.73	0.48	0.83%
TOTAL IMPERVIOUS AREA	**1,678,120.60**	**38.52**	**66.29 %**
PERVIOUS AREA	**SF**	**AC**	**%**
SINGLE FAMILY ZLL RESIDENTIAL LOTS			
SINGLE FAMILY ZLL PRIVATE EXTERIOR OPEN SPACE (EST/MATED)	385,916.8	8.86	15.25%
TOWNHOME RESIDENTIAL LOTS			
PRIVATE EXTERIOR OPEN SPACE (EST/MATED)	74,821.80	1.72	2.96%
RIGHT OF WAYS			
GREENSPACE WITHIN ROW	205,409.60	4.72	8.11%
OPEN SPACE AND COMMON USE TRACTS			
GREENSPACE WITHIN OPENSPACE & COMMON USE	157,505.46	3.62	6.22%
20' PCD ROW BE (GRANDIFLORA & PARKSIDE)			
GREENSPACE WITHIN 20' PCD ROW BE (GRANDIFLORA & PARKSIDE)	29,560.07	0.68	1.17%
TOTAL PERVIOUS AREA	**853,213.69**	**19.59**	**33.71 %**
TOTAL SITE AREA	**2,531,334.29**	**58.11**	**100%** ********

PARKING DATA

	REQUIRED	PROVIDED
3 BEDROOM HOMES (3 SPACES/BEDROOM) (40-A, 40-B, 40-C, 45-D & TOWNHOME MODEL)	3 SPACES	4 SPACES (2 GARAGE + 2 TANDEM)
4 BEDROOM HOMES (3 SPACES/BEDROOM) (55-A MODEL)	4 SPACES	5 SPACES (3 GARAGE + 2 TANDEM)
5 BEDROOM HOMES (3 SPACES/BEDROOM) (55-B & 55-C MODEL)	5 SPACES	5 SPACES (3 GARAGE + 2 TANDEM)
ONSTREET PARKING SPACES	N/A	282

NOTES:
**** Calculations may vary slightly due to CAD operator human error.

GENERAL NOTES

RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF ACCEPTED DESIGN PRINCIPLES OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVES.

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT. ALLEY LIGHTS SHALL BE FPL HIGH PRESSURE SODIUM VAPOR COACH LIGHTS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET THE FLORIDA ACCESSIBILITY GUIDELINES IN THE LATEST VERSION OF THE FLORIDA BUILDING CODE. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.

ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

ALL NEW UTILITIES MUST BE INSTALLED UNDERGROUND, PER CITY CODE SECTION 78-510.

NPBCCID WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE INTERNAL ROADWAY SYSTEM WITHIN NEIGHBORHOOD 1.

NOTE PROPOSED TOWNHOUSES SHALL REQUIRE FIRE SPRINKLERS.

ALL LIGHT POLES SHALL BE POSITIONED IN A FASHION WHICH DOES NOT CONFLICT WITH TREE GROWTH THROUGH MATURITY.

LIGHT POLE FIXTURES SHOULD BE DESIGNED TO REDUCE LIGHT SPILLAGE AND LIGHT TRESPASS.

HOUSE NUMBERS SHALL BE VISIBLE FROM THE STREET AND OF A CONTRASTING COLOR.

ATTACHED HOMES SHALL HAVE UNIT NUMBERS ON REAR OF STRUCTURE FOR EMERGENCY RESPONSE FROM REAR OF BUILDINGS.

HOUSE NUMBER AND LIGHTING AFFIXED TO THE FRONT OF THE STRUCTURE SHALL BE IN CLOSE PROXIMITY SO THE NUMERAL AND OR LETTERS ARE VISIBLE FROM THE STREET DURING HOURS OF DARKNESS.

WHEN POSSIBLE TREE TRUNKS SHOULD BE TRIMMED UP TO 7 FEET AND BUSHES KEPT TO A MAXIMUM HEIGHT OF 3 FEET TO REDUCE HIDING PLACES AND MAXIMIZE NATURAL SURVEILLANCE.

SALES OFFICES SHALL BE ALARMED WITH A MONITORED SECURITY SYSTEM INCLUSIVE OF GLASS BREAKAGE AND MOTION.

TEN FOOT FIRE SAFETY ZONE TO BE PROVIDED ADJACENT TO PRESERVE. ONLY PATIOS MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE. NO STRUCTURES, OVERHANGS, POOLS, OR SCREEN ENCLOSURES MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE.

IN ADDITION TO MEETING THE SETBACKS SET FORTH IN SECTION B.5.E.(3) OF THE SCRIPPS FLORIDA - PHASE II/BRIGER PCD DESIGN GUIDELINES, THE GROUND FLOOR OF ALL STRUCTURES MUST MEET THE REQUIRED 15' SEPARATION TO SEACOAST UTILITIES MAINLINES. IN ALLEYS THAT CONTAIN UTILITY MAINLINES, GARAGE ARE GENERALLY BEING PROPOSED AT 20' FROM THE REAR PROPERTY LINE TO ALLOW ENOUGH ROOM FOR SEACOAST MAINLINES AND OTHER UTILITY PROVIDERS AS WELL AS ENOUGH PROVIDING ADEQUATE PARKING DEPTH WITHIN THE REAR DRIVEWAYS.

SHIELDS TO BE PROVIDED ON THE HOUSE SIDE OF ALL LIGHTING FIXTURES IN ALL ALLEYS. LIGHTING FIXTURES IN ALLEYS ATTACHED TO HOMES WILL BE CONNECTED TO A PHOTOCELL AND/OR LIGHT TIMER.

IF A RENTABLE ACCESSORY APARTMENT (CASITA) IS CONSTRUCTED, EITHER A 3-CAR GARAGE OPTION OR AN ADDITIONAL GRADE DRIVEWAY SPACE WILL BE PROVIDED.

MASTER PLAN

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

ALTON NEIGHBORHOOD 1

Kolter Homes
Palm Beach Gardens, Florida

DESIGNED	DEH
DRAWN	JLD
APPROVED	DEH
JOB NUMBER	130609
DATE	09-20-13
REVISIONS	12-06-13
	01-15-14
	02-03-14
	04-03-14
	05-01-14
	05-06-14

May 8, 2014 8:25:29 a.m.
Drawing: 13-0609_SP.DWG

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.