

FERN HILL APARTMENTS

214 North Prospect Street
Burlington, VT 05401

OWNER:
Synagogue Corporation
214 North Prospect Street
Burlington, VT 05401

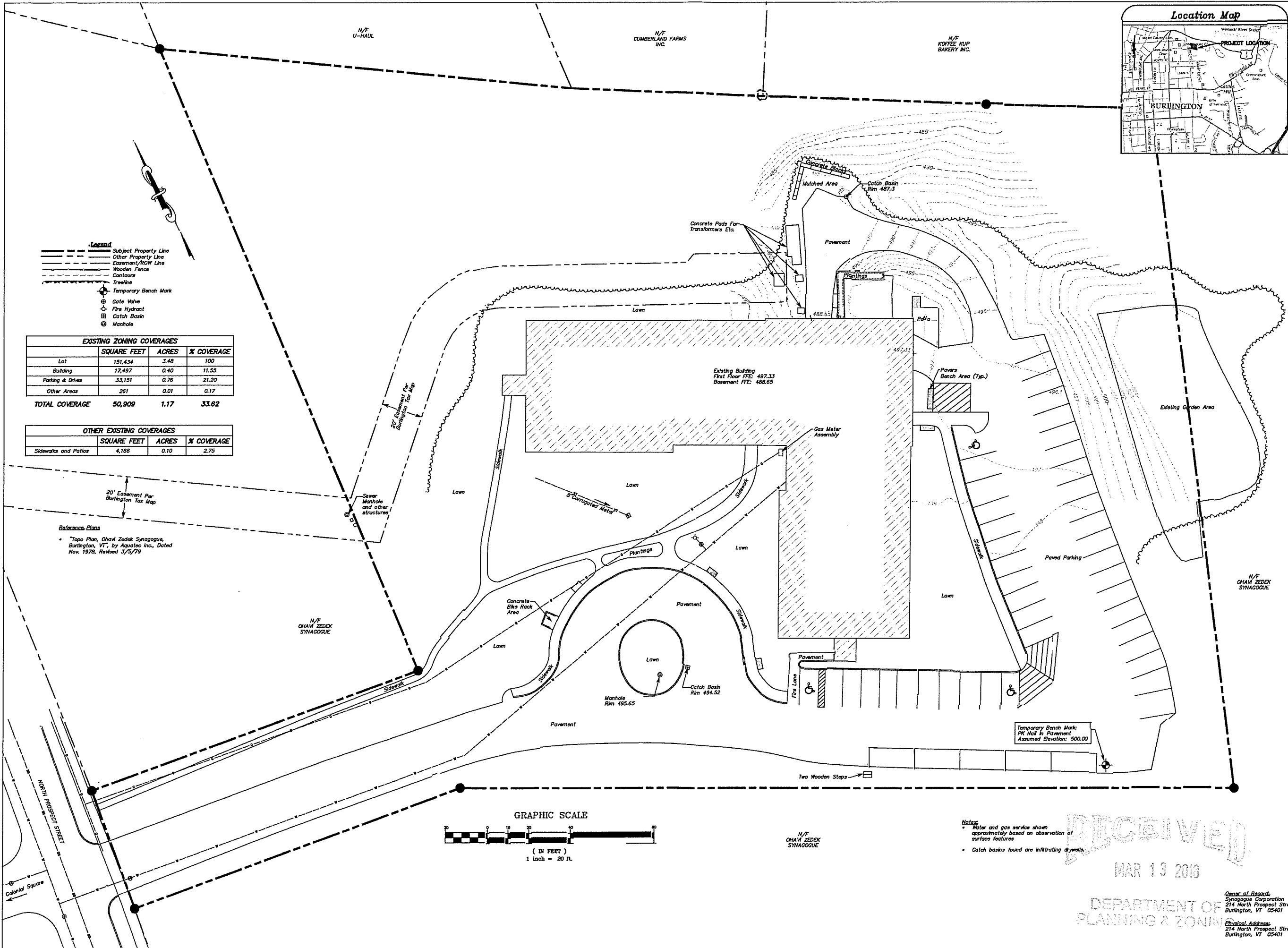
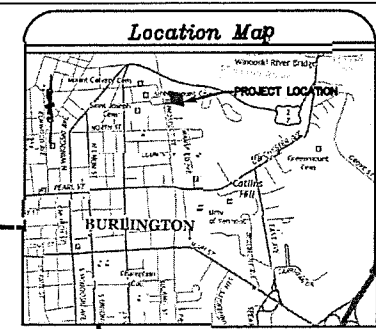
ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
(802) 985-5595

CIVIL ENGINEER:
Summit Engineering, Inc.
1233 Shelburne Rd., C-2
South Burlington, VT 05403
(802) 658-5588

STRUCTURAL ENGINEER:
Knight Consulting Engineers, Inc.
51 Knight Lane
Williston, VT 05495
Phone: (802) 879-6343

MECHANICAL ENGINEER:
Engineering Services of Vermont, LLC
9 Washington Street
Rutland, VT 05701
Phone: (802) 855-8091

ELECTRICAL ENGINEER:
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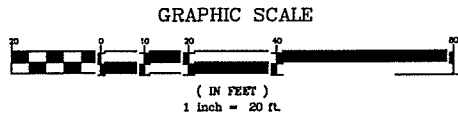
- Legend**
- Subject Property Line
 - Other Property Line
 - Easement/ROW Line
 - Wooden Fence
 - Contours
 - Trestle
 - Temporary Bench Mark
 - ⊕ Gate Valve
 - ⊕ Fire Hydrant
 - ⊕ Catch Basin
 - ⊕ Manhole

EXISTING ZONING COVERAGES			
	SQUARE FEET	ACRES	% COVERAGE
Lot	151,434	3.48	100
Building	17,497	0.40	11.55
Parking & Drives	33,151	0.76	21.20
Other Areas	261	0.01	0.17
TOTAL COVERAGE	50,909	1.17	33.62

OTHER EXISTING COVERAGES			
	SQUARE FEET	ACRES	% COVERAGE
Sidewalks and Patios	4,166	0.10	2.75

Reference Plans

- Topo Plan, Ohav Zedek Synagogue, Burlington, VT, by Aquatec Inc., Dated Nov. 1978, Revised 3/5/79



Notes:

- Water and gas service shown approximately based on observation of surface features
- Catch basins found are infiltrating drywells.

RECEIVED
MAR 13 2018

DEPARTMENT OF PLANNING & ZONING
Office of Records
Synagogue Corporation
214 North Prospect Street
Burlington, VT 05401
Original Address:
214 North Prospect Street
Burlington, VT 05401



DATE: 2.7.2018

REVISIONS

EXISTING CONDITIONS

C1

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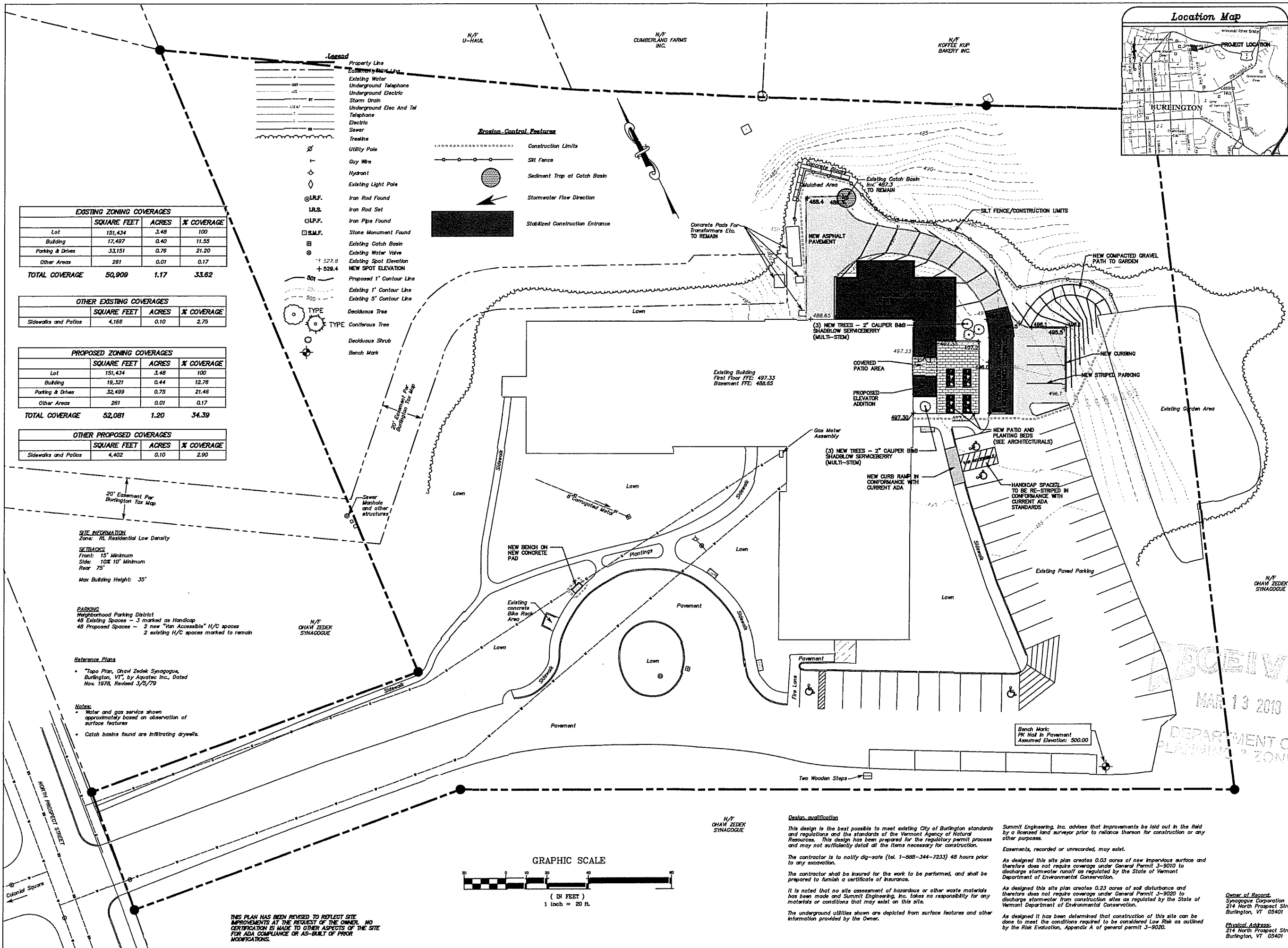
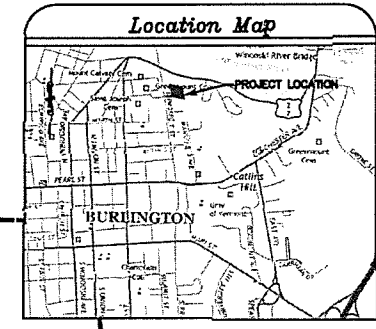


DATE: 2.7.2018

REVISIONS

SITE & EROSION CONTROL PLAN

C2



- Legend**
- Property Line
 - Existing Water
 - Underground Telephone
 - Underground Electric
 - Storm Drain
 - Underground Elec And Tel
 - Telephone
 - Electric
 - Sewer
 - Tresline
 - Utility Pole
 - Guy Wire
 - Hydrant
 - Existing Light Pole
 - Iron Rod Found
 - Iron Rod Set
 - Iron Pipe Found
 - Stone Monument Found
 - Existing Catch Basin
 - Existing Water Valve
 - Existing Spot Elevation
 - NEW SPOT ELEVATION
 - Proposed 1' Contour Line
 - Existing 1' Contour Line
 - Existing 5' Contour Line
 - Deciduous Tree
 - Coniferous Tree
 - Deciduous Shrub
 - Bench Mark

- Erosion Control Features**
- Construction Limits
 - Silt Fence
 - Sediment Trap at Catch Basin
 - Stormwater Flow Direction
 - Stabilized Construction Entrance

EXISTING ZONING COVERAGES

	SQUARE FEET	ACRES	% COVERAGE
Lot	151,434	3.48	100
Building	17,497	0.40	11.55
Parking & Drives	33,151	0.76	21.20
Other Areas	261	0.01	0.17
TOTAL COVERAGE	50,909	1.17	33.62

OTHER EXISTING COVERAGES

	SQUARE FEET	ACRES	% COVERAGE
Sidewalks and Patios	4,166	0.10	2.75

PROPOSED ZONING COVERAGES

	SQUARE FEET	ACRES	% COVERAGE
Lot	151,434	3.48	100
Building	19,321	0.44	12.76
Parking & Drives	32,499	0.75	21.46
Other Areas	261	0.01	0.17
TOTAL COVERAGE	52,081	1.20	34.39

OTHER PROPOSED COVERAGES

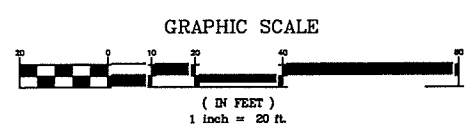
	SQUARE FEET	ACRES	% COVERAGE
Sidewalks and Patios	4,402	0.10	2.90

SITE INFORMATION
Zone: RL Residential Low Density
SETBACKS
Front: 15' Minimum
Side: 10' 10' Minimum
Rear: 75'
Max Building Height: 35'

PARKING
Neighborhood Parking District
48 Existing Spaces - 3 marked as Handicap
48 Proposed Spaces - 2 new "Van Accessible" H/C spaces
2 existing H/C spaces marked to remain

Reference Plans
• Topo Plan, Ohav Zeдек Synagogue, Burlington, VT, by Aquatic Inc., Dated Nov. 1978, Revised 3/5/79

Notes:
• Water and gas service shown approximately based on observation of surface features
• Catch basins found are infiltrating drywells.

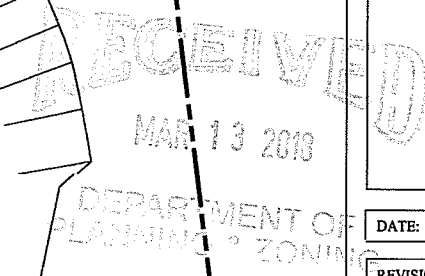


THIS PLAN HAS BEEN REVISED TO REFLECT SITE IMPROVEMENTS AT THE REQUEST OF THE OWNER. NO CERTIFICATION IS MADE TO OTHER ASPECTS OF THE SITE FOR ADA COMPLIANCE OR AS-BUILT OF PRIOR MODIFICATIONS.

Design Qualification
This design is the best possible to meet existing City of Burlington standards and regulations and the standards of the Vermont Agency of Natural Resources. This design has been prepared for the regulatory permit process and may not sufficiently detail all the items necessary for construction.
The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation.
The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.
It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site.
The underground utilities shown are depicted from surface features and other information provided by the Owner.

Summit Engineering, Inc. advises that improvements be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purposes.
Easements, recorded or unrecorded, may exist.
As designed this site plan creates 0.03 acres of new impervious surface and therefore does not require coverage under General Permit J-9010 to discharge stormwater runoff as regulated by the State of Vermont Department of Environmental Conservation.
As designed this site plan creates 0.23 acres of soil disturbance and therefore does not require coverage under General Permit J-9020 to discharge stormwater from construction sites as regulated by the State of Vermont Department of Environmental Conservation.
As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit J-9020.

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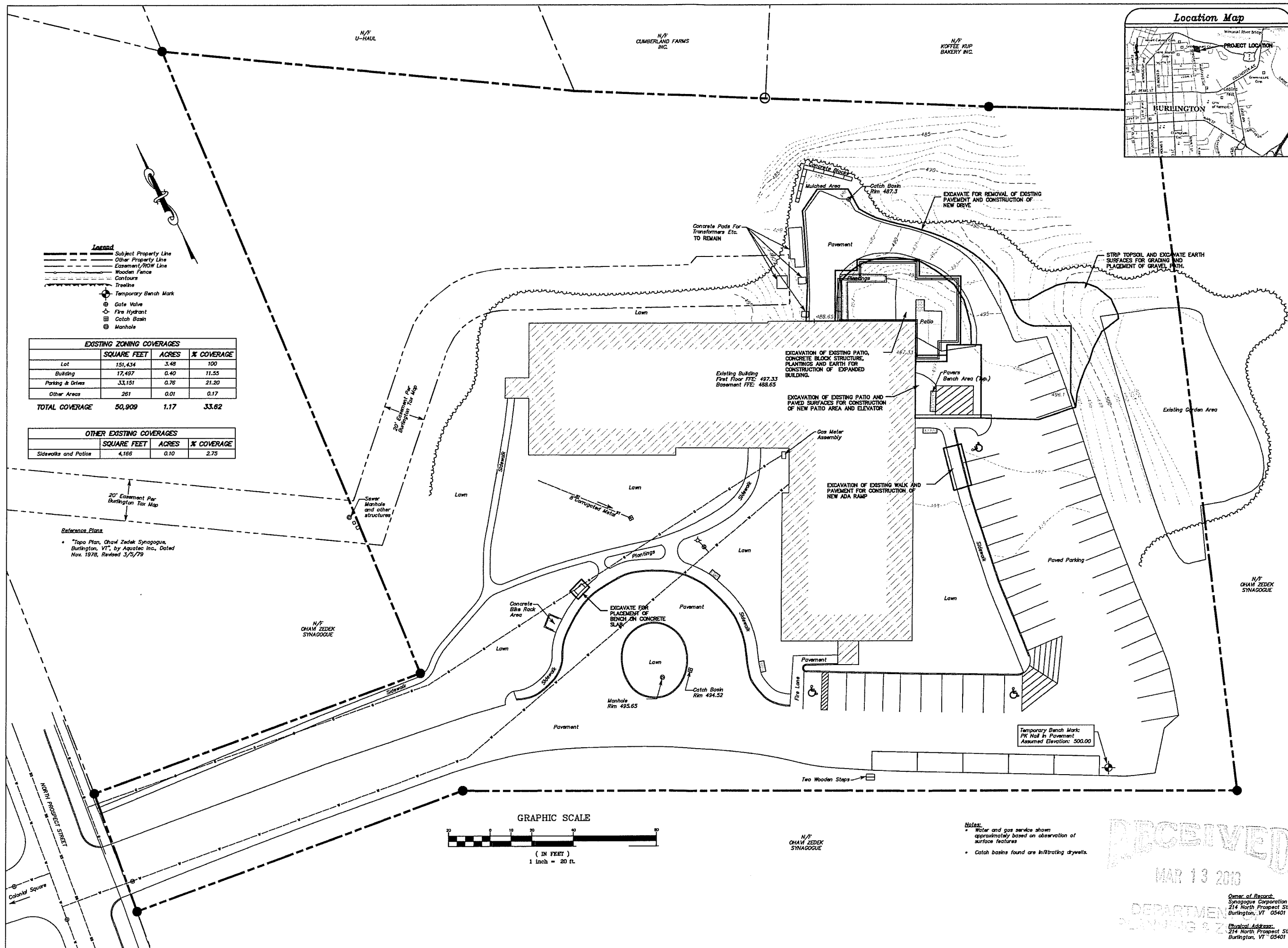
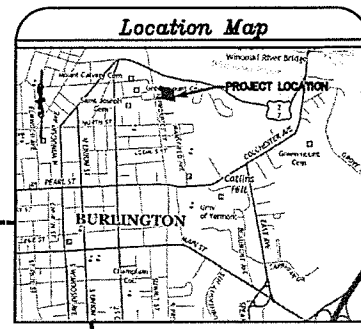
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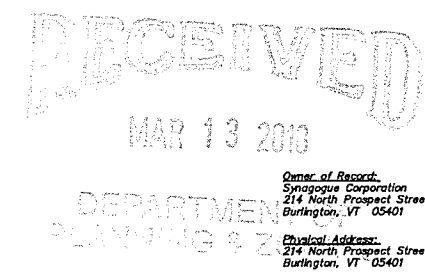


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REVISIONS

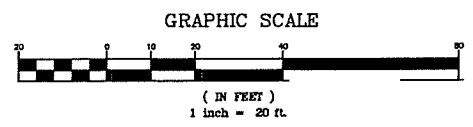
DEMOLITION PLAN

C3



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EROSION PREVENTION AND SEDIMENT CONTROL STABILIZATION NOTES:

- MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT 2 TONS PER ACRE. MULCH SHALL CONSIST OF AIR-DRIED HAY OR STRAW FREE OF SEEDS AND COARSE MATERIALS.
- TOPSOIL PILES SHALL BE MULCHED AND RINGED WITH SILT FENCE.
- DISTURBED SOILS TO BE STABILIZED AS FOLLOWS:

CHANNEL SLOPE 1% TO 5%	LINING NORTH AMERICAN GREEN S150 STONE RIP RAP
> 5%	
SIDE SLOPES < 3:1	LINING MULCH
> 3:1	NORTH AMERICAN GREEN S150 OR EQUAL NORTH AMERICAN GREEN SC250 OR EQUAL
> 2:1	
- LIME MAY BE APPLIED TO ACHIEVE SOIL PH OF 6.5 FOR AREAS TO BE SEEDDED.
- APPLY COMMERCIAL FERTILIZER AT 1.0 LBS/1,000 SQ. FT. OF N20, P5 AND K20, IF REQUIRED.
- LIME AND FERTILIZER SHALL BE MIXED THOROUGHLY INTO THE SEEDBED DURING SOIL PREPARATION.
- GRASSED CHANNELS SHALL HAVE A MIN. OF 4" OF TOPSOIL PRIOR TO SEEDING.
- DISTURBED SOILS SHALL BE SEEDDED ACCORDING TO THE FOLLOWING TABLE:

SEEDING RATES FOR TEMPORARY STABILIZATION:			
APRIL 15 - SEPT. 15: RYEGRASS (ANNUAL OR PERENNIAL: 20 LBS/ACRE)			
SEPT. 15 - APRIL 15: WINTER RYE (20 LBS/ACRE)			
SEEDING RATES FOR FINAL STABILIZATION:			
CHOOSE FROM:	VARIETY	LBS/ACRE	LBS/1000 SQ. FT.
BIRDFOOT TREFLOL OR COMMON WHITE CLOVER PLUS TALL FESCUE	EMPIRE/PARDEE COMMON KY-31/REBEL	5 8 10	0.1 0.2 0.25
PLUS REDTOP OR RYEGRASS (PERENNIAL)	COMMON PENNFINE/LIN	2 5	0.05 0.1

* MIX 2.5 LBS. EACH OF EMPIRE AND PARDEE OR 2.5 LBS. OF BIRDFOOT AND 2.5 LBS. WHITE CLOVER PER ACRE.

LIMIT-OF-DISTURBANCE CORDON CONSTRUCTION SPECIFICATIONS

- LIMIT OF DISTURBANCE CORDON SHALL BE 3-FOOT HIGH ORANGE "CONSTRUCTION" SAFETY FENCE OR APPROVED EQUIVALENT AND SHALL BE LOCATED AS SHOWN ON THE APPLICABLE PHASE PLAN. INSTALLATION OF PERMANENT SECURITY FENCING IS ALSO ACCEPTABLE.
- SAID FENCE SHALL BE SUPPORTED BY STEEL "U" OR "T" TYPE POSTS PLACED AT MAXIMUM 16-FOOT INTERVALS.
- FENCE SHALL BE WIRE OR "ZSP" TIED TO THE SUPPORT POSTS.
- THE FENCE SHALL BE MAINTAINED IN A WORKMAN LIKE MANNER, AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION IS ACHIEVED.

EROSION PREVENTION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

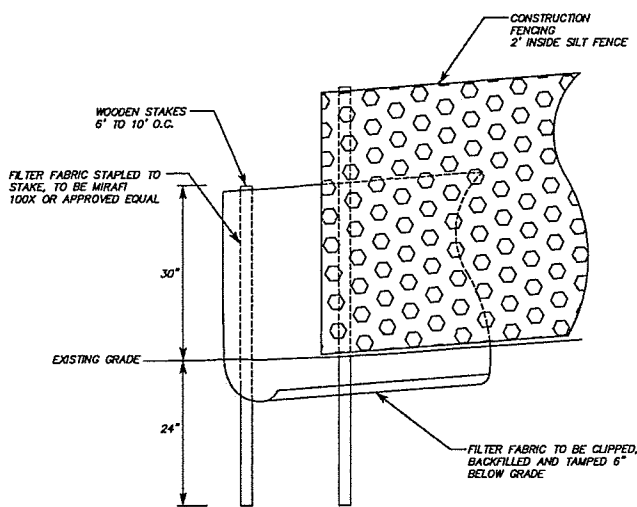
- NEW LOT OWNERS/CONTRACTORS MUST COMPLY WITH THE EROSION PREVENTION AND SEDIMENT CONTROL STANDARDS OF THE CITY OF BURLINGTON.
- THE ROADWAYS ADJACENT TO THE CONSTRUCTION ARE TO BE INSPECTED AT THE END OF EACH CONSTRUCTION DAY AND SWEEP AS NECESSARY.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.
- ALL AREAS MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 DAYS OF INITIAL DISTURBANCE. AFTER THIS TIME ANY DISTURBANCE IN THE AREAS MUST BE STABILIZED AT THE END OF EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY:
 - STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST WITHIN THE NEXT 24 HOURS.
 - STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES)
- ALL EROSION CONTROL MEASURES MUST BE INSPECTED AT A FREQUENCY OF EVERY 7 DAYS OR WITHIN 24 HOURS OF A PRECIPITATION EVENT CAUSING RUNOFF TO LEAVE CONSTRUCTION SITE, AND REPLACED OR REPAIRED AS NECESSARY.

EROSION CONTROL SEQUENCING

- DELINEATE THE AREA TO BE DISTURBED WITH LIMIT OF DISTURBANCE CORDON, SILT FENCE OR CONSTRUCTION FENCING AS APPROPRIATE.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- INSTALL TEMPORARY AND PERMANENT EROSION CONTROL FEATURES AS APPROPRIATE AND AS DESCRIBED IN THESE DETAILS.

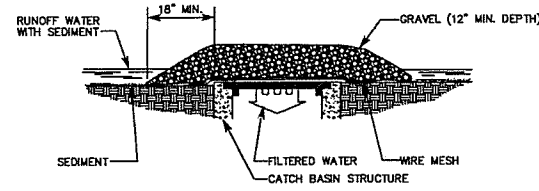
ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED DURING THE WINTER CONSTRUCTION SEASON IF EARTH DISTURBANCE IS PLANNED DURING THIS TIME (OCTOBER 15TH TO APRIL 15TH). CONTRACTOR SHALL READ AND UNDERSTAND THE FOLLOWING ITEMS:

- NON PROTECTION MUST BE INSTALLED AFTER SEPTEMBER 15TH TO BARE SOILS INCLUDING EROSION CONTROL, BLANKETS AND/OR HEAVY MULCH LAYER.
- APPLY A MINIMUM OF 3 INCHES OF MULCH WITH AN 80-BOX GROUND COVER. MULCH SHALL BE TRACKED OR STABILIZED WITH NETTING IN OPEN AREAS VULNERABLE TO WIND.
- PROVIDE ENLARGED ACCESS POINTS TO THE SITE, STABILIZED TO PROVIDE FOR SNOW STOCKPILING.
- LIMITS OF DISTURBANCE MOVED OR REPLACED TO REFLECT BOUNDARY OF WINTER WORK.
- CLEARED SNOW SHALL BE STOCKPILED DOWNSLOPE OF ALL AREAS OF DISTURBANCE AND OUT OF STORMWATER TREATMENT STRUCTURES.
- A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED ON PERMETER CONTROLS SUCH AS SILT FENCE.
- IN AREAS OF DISTURBANCE THAT DRAIN TO A WATERBODY WITHIN 100 FEET, TWO ROWS OF SILT FENCE MUST BE INSTALLED ALONG THE CONTOUR.
- DRAINAGE STRUCTURES MUST BE KEPT FREE AND CLEAR OF SNOW AND ICE DAMS.
- SILT FENCE AND OTHER PRACTICES MUST BE INSTALLED AHEAD OF FROZEN GROUND.
- DISTURBED SOILS MUST BE STABILIZED AT THE END OF EACH WORK DAY, UNLESS NO PRECIPITATION IS FORECAST WITHIN 24 HOURS AND WORK WILL RESUME WITHIN 24 HOURS IN THE SAME DISTURBED AREA. IN AREAS THAT COLLECT AND RETAIN RUNOFF SUCH AS HOUSE FOUNDATIONS AND UTILITY TRENCHES DAILY STABILIZATION IS NOT REQUIRED.
- PRIOR TO STABILIZATION SNOW AND ICE SHALL BE REMOVED TO LESS THAN 1 INCH THICKNESS.
- USE STONE TO STABILIZE AREAS SUCH AS THE PERMETER OF BUILDINGS UNDER CONSTRUCTION OR WHERE CONSTRUCTION VEHICULAR TRAFFIC IS ANTICIPATED.



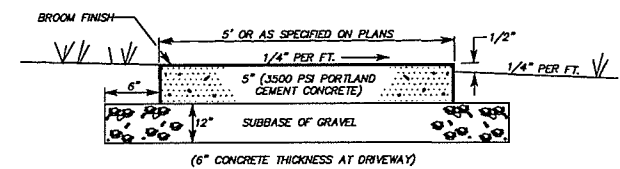
NOTES:
INSTALL SILT FENCES AT TOES OF UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE. CONTRACTOR SHALL INSTALL SILT FENCES AT THE TOE OF ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION. NOT NECESSARILY REFLECTED ON FINAL PLANS. SILT FENCES ARE TO BE MAINTAINED UNTIL SLOPES ARE STABILIZED, AND REMAIN THE PROPERTY OF THE CONTRACTOR.

SILT/CONSTRUCTION FENCE EROSION CONTROL TYPICAL
N.T.S.



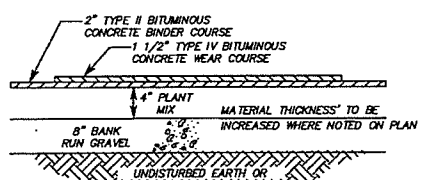
- A WIRE MESH SHALL BE PLACED OVER THE DROP INLET OR CURB OPENING SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12 INCHES AROUND THE OPENING ARE COVERED BY THE MESH. THE MESH MAY BE ORDINARY HARDWARE CLOTH OR WIRE MESH WITH OPENINGS UP TO 1/4 INCH.
- THE WIRE MESH SHALL BE COVERED WITH CLEAN COARSE AGGREGATE SUCH AS CRUSHED STONE FOR A MINIMUM DEPTH OF 12 INCHES. CRUSHED STONE SHALL BE BEDDING STONE FOR SEWERS (ASTM STONE SIZE NO. 67). SEE SPECIFICATIONS.
- THE COARSE AGGREGATE SHALL EXTEND AT LEAST 18 INCHES BEYOND ALL SIDES OF THE CATCH BASIN/DRAIN OPENING.
- THIS SEDIMENTATION CONTROL SHALL BE UTILIZED AT ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM DISTURBED AREAS.

SEDIMENTATION CONTROL AT CATCH BASIN
N.T.S.



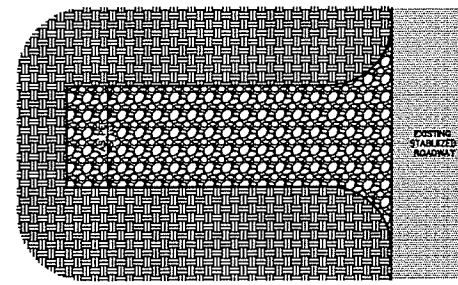
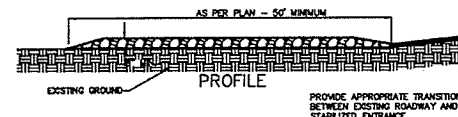
NOTE:
CONSTRUCT EXPANSION & CONTRACTION JOINTS EVERY 20' WITH DUMMY JOINTS EVERY 5'.

SIDEWALK TYPICAL
N.T.S.



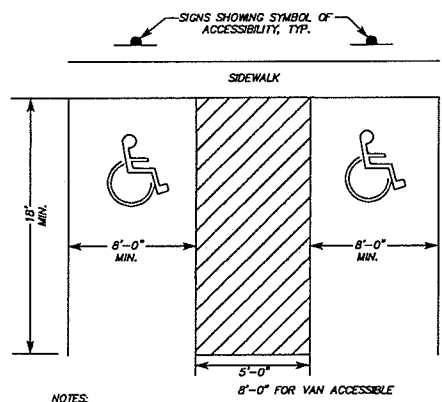
NOTES:
SUBBASE AND BASE LAYERS SHALL BE COMPACTED TO MIN. 95% STANDARD PROCTOR IN 6" LIFTS. ALL MATERIALS SHALL CONFORM TO VT. AOT STANDARD SPECIFICATIONS FOR CONSTRUCTION 2011 ED.

TYPICAL PAVEMENT SECTION
N.T.S.



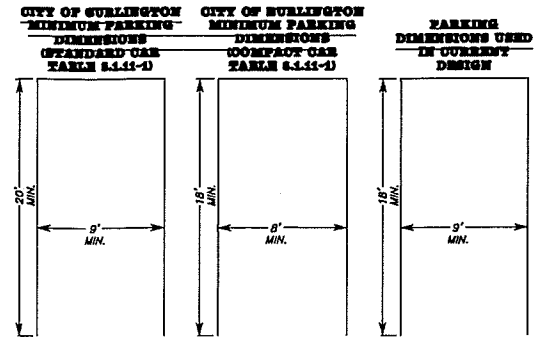
- NOTES:**
- STONE SHALL BE 1.5 TO 4 INCHES WITH A MINIMUM THICKNESS OF 8 INCHES.
 - LENGTH, WIDTH AND RETURN RADII SHALL BE AS SHOWN ON THE APPLICABLE CONSTRUCTION STABILIZATION PLAN.
 - MAINTENANCE OF ENTRANCE WILL BE NECESSARY TO PREVENT TRACKING OF SEDIMENT OFF SITE. THIS MAY INCLUDE ADDING STONE, AND/OR REMOVING AND REPLACING STONE.
 - THE EMPLOYMENT OF APPROVED ALTERNATIVE METHODS OF REDUCING SEDIMENT FROM VEHICLE PRIOR TO ENTERING SITE IS ENCOURAGED TO MINIMIZE REQUIRED MAINTENANCE OF STABILIZED ENTRANCE.
 - CONSTRUCT STABILIZED APRON AROUND BUILDING AS SHOWN ON THE PLAN, AND WITH THE PROFILE SHOWN ABOVE.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

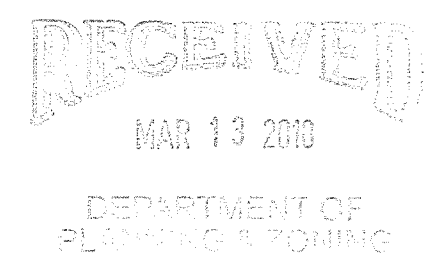


- NOTES:**
- ADA SIDEWALK RAMP TO BE PROVIDED AT ACCESS AISLE, SIDEWALK CURB.
 - HANDICAP SYMBOL SHALL BE CENTERED IN PARKING STALLS.
 - HANDICAP RAMP SHALL BE STRIPED AND TEXTURED IN CONFORMANCE WITH VITANS STD C-3A & C3B
 - HANDICAP RAMP SLOPE SHALL NOT EXCEED 8.3%.

HANDICAP PAVEMENT MARKING DETAIL
N.T.S.



PARKING DIMENSIONS
N.T.S.



DATE: 2.7.2018

REVISIONS

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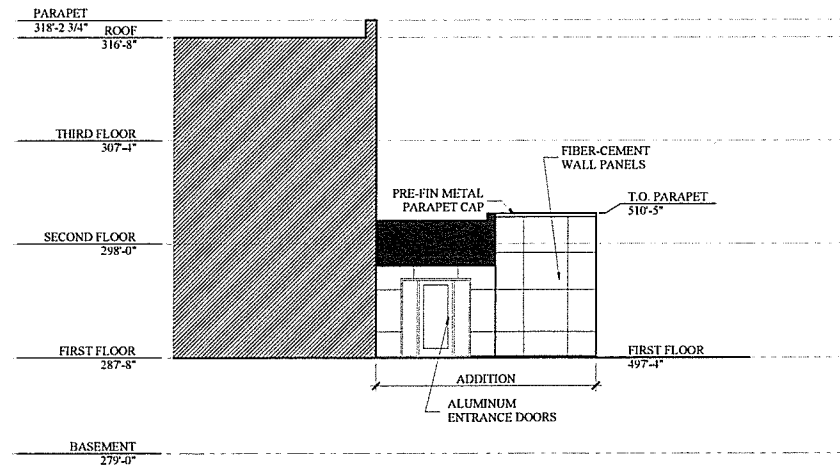
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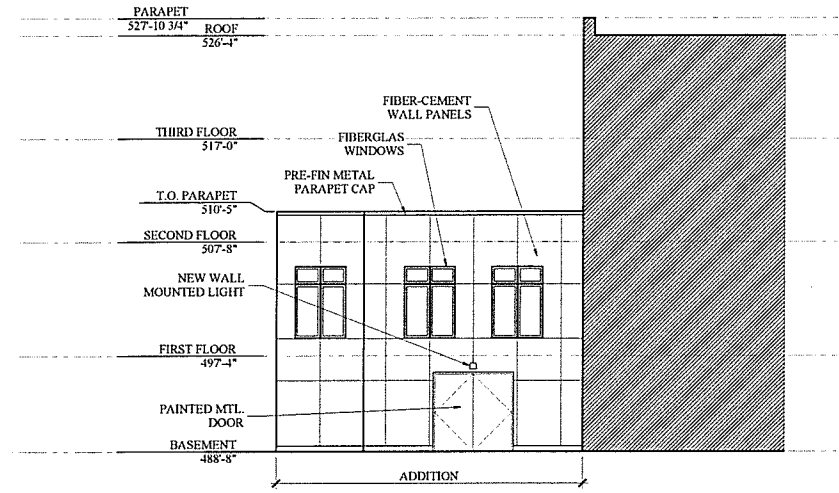
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4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

MAR 13 2018
DEPARTMENT OF PLANNING & ZONING

ISSUED FOR PERMIT

DATE: 3.5.18

REVISIONS

PROPOSED EXTERIOR ELEVATIONS

A4.1