

# PRE-ENGINEERED METAL BUILDING

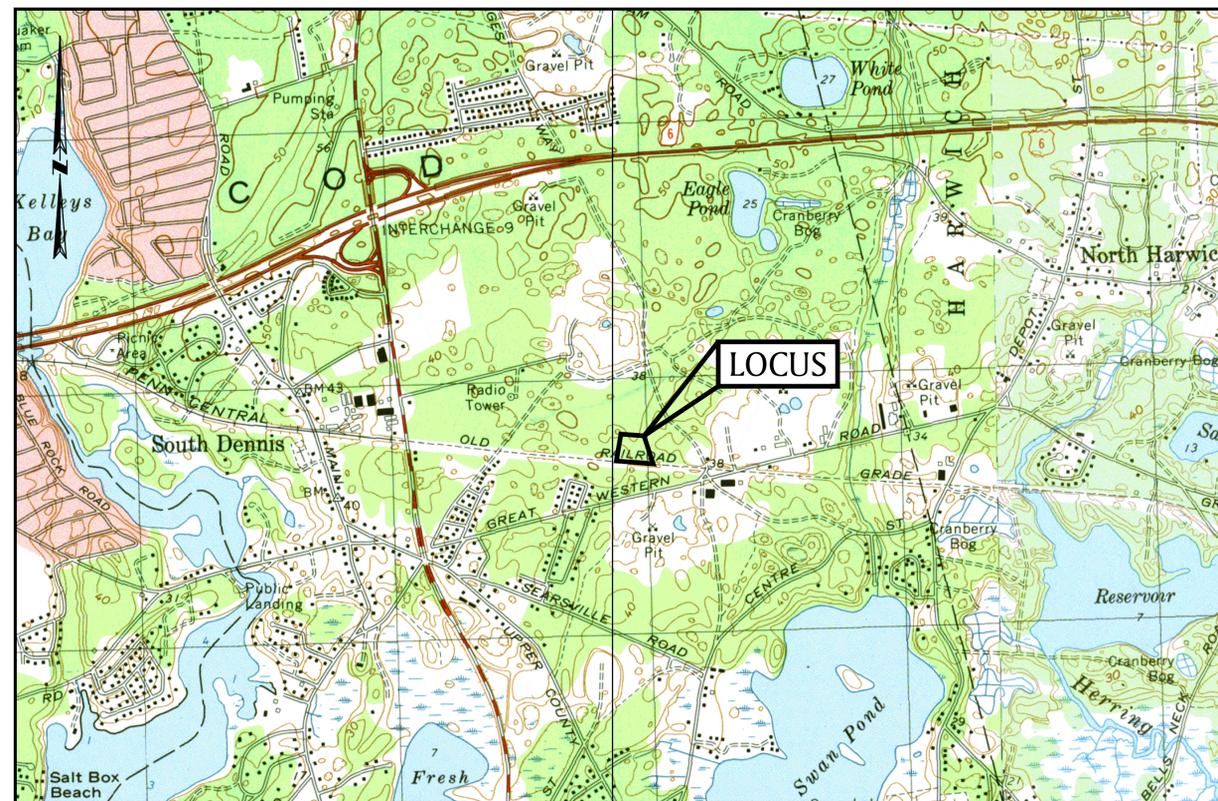
5 NEW VENTURE DRIVE  
SOUTH DENNIS, MASSACHUSETTS

DECEMBER 29, 2025

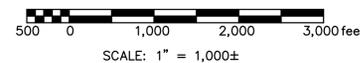
ZONING REQUIREMENTS		
ZONING DISTRICT: INDUSTRIAL		
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000± S.F.	58,291± S.F.
MINIMUM FRONTAGE	150'	151.6'±
MINIMUM FRONT YARD	50'	124.2'±
MINIMUM SIDE YARD	25'	52.9'±
MINIMUM REAR YARD	25'	69.6'±
MAXIMUM BUILDING COVERAGE	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	70%	43.2%
MAXIMUM BUILDING HEIGHT	42'	20.0'

## PARKING CALCULATIONS

PROPOSED USE  
INDUSTRIAL: OTHER INDUSTRIAL USES  
REQUIREMENT: 1.3 SPACES PER EMPLOYEE OR 1/200 SF (OFFICE SPACE)  
1.3 SPACES PER EMPLOYEE X 13 EMPLOYEES = 17 SPACES (REQUIRED)  
TOTAL NUMBER OF SPACES PROVIDED = 18 SPACES  
TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED = 1 SPACE



LOCUS MAP



PREPARED FOR:

535 HIGGINS CROWELL, LLC  
P.O. BOX 517  
YARMOUTH PORT, MA 02675

PREPARED BY:

**BSC GROUP**  
BUILD | SUPPORT | CONNECT  
349 Main Street - Route 28  
West Yarmouth, Massachusetts  
02673  
508 778 8919

## INDEX OF DRAWINGS

- G-1.0 TITLE SHEET
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- C-3.0 GRADING & DRAINAGE PLAN
- C-4.0 UTILITY & SEPTIC PLAN
- C-4.1 SEPTIC DETAILS
- L-1.0 LANDSCAPE PLAN
- C-5.0 - C-5.1 DETAIL SHEET

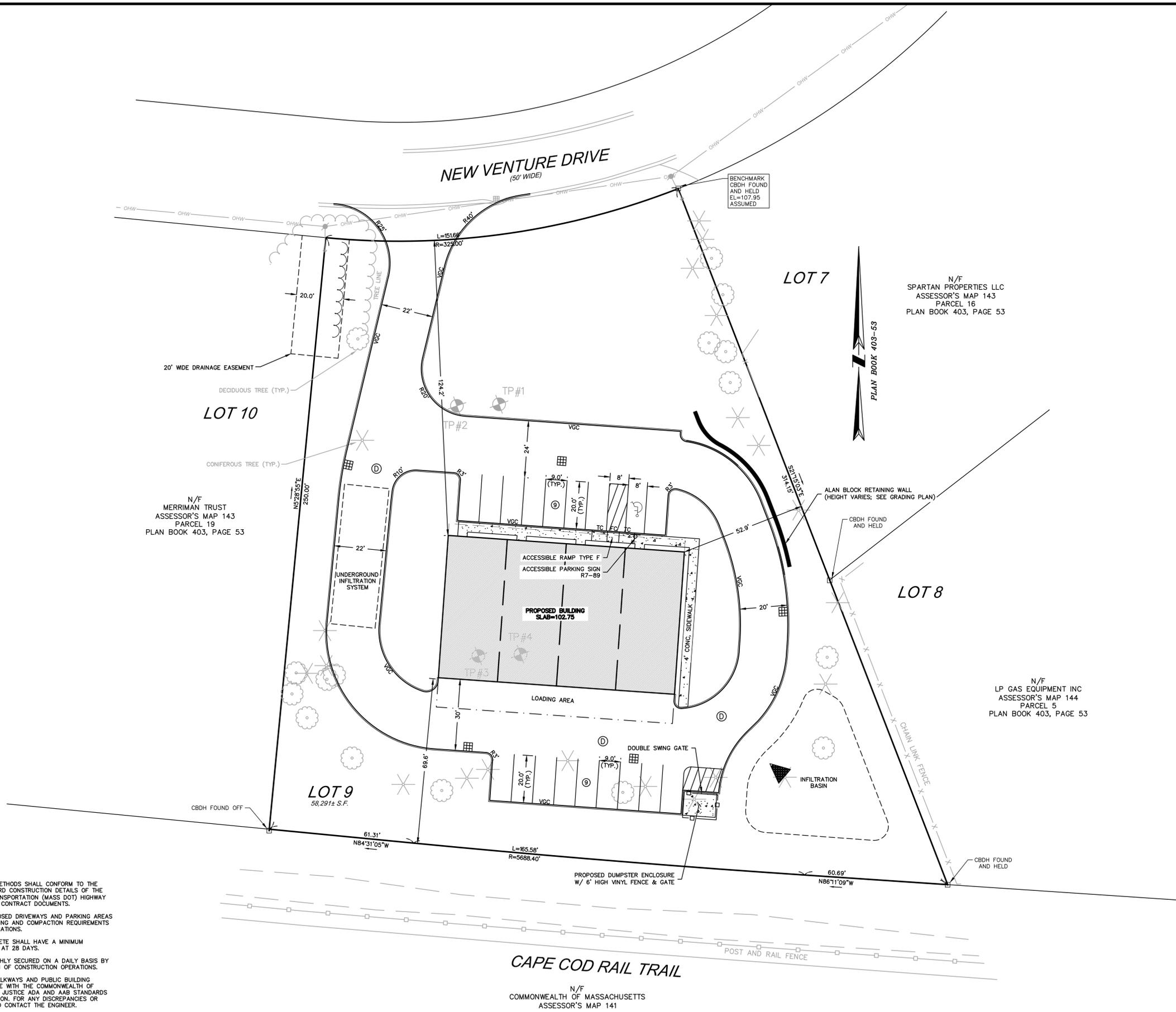
ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION



12/29/2025







- GENERAL CONSTRUCTION NOTES:**
1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE STANDARD SPECIFICATIONS & STANDARD CONSTRUCTION DETAILS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASS DOT) HIGHWAY DIVISION, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
  2. FILL MATERIALS PLACED UNDER PROPOSED DRIVEWAYS AND PARKING AREAS SHALL MEET THE FILL MATERIAL GRADING AND COMPACTION REQUIREMENTS OF THE PROJECT PLANS AND SPECIFICATIONS.
  3. UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
  4. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
  5. ALL ACCESSIBLE PARKING SPACES, WALKWAYS AND PUBLIC BUILDING ENTRANCES ARE TO BE IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS 521 DEPARTMENT OF JUSTICE ADA AND AAB STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION. FOR ANY DISCREPANCIES OR CLARIFICATION THE CONTRACTOR IS TO CONTACT THE ENGINEER.
  6. ALL EXISTING PAVEMENT WITHIN THE VICINITY OF THE PROPOSED WORK IF TO BE RESTORED, IF DAMAGED, AT NO ADDITIONAL COST TO THE OWNER. ALL PAVEMENT WORK SHALL BLEND WITH EXISTING PAVEMENT WITH SAWCUTS AND EMULSION APPLIED TO ALL CUT SURFACES.
  7. ALL SITE PAVEMENT MARKINGS TO COMPLY WITH MUTCD STANDARDS.

**LEGEND**

VGC = VERTICAL GRANITE CURB  
 TC = TRANSITION CURB  
 FC = FLUSH CURB  
 R = RADIUS



BRIAN G. YERGATIAN  
 12/29/2025  
 DATE

**PRE-ENGINEERED  
 METAL BUILDING**

5 NEW VENTURE DRIVE  
 IN  
 SOUTH DENNIS  
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**LAYOUT & MATERIALS  
 PLAN**

DECEMBER 29, 2025

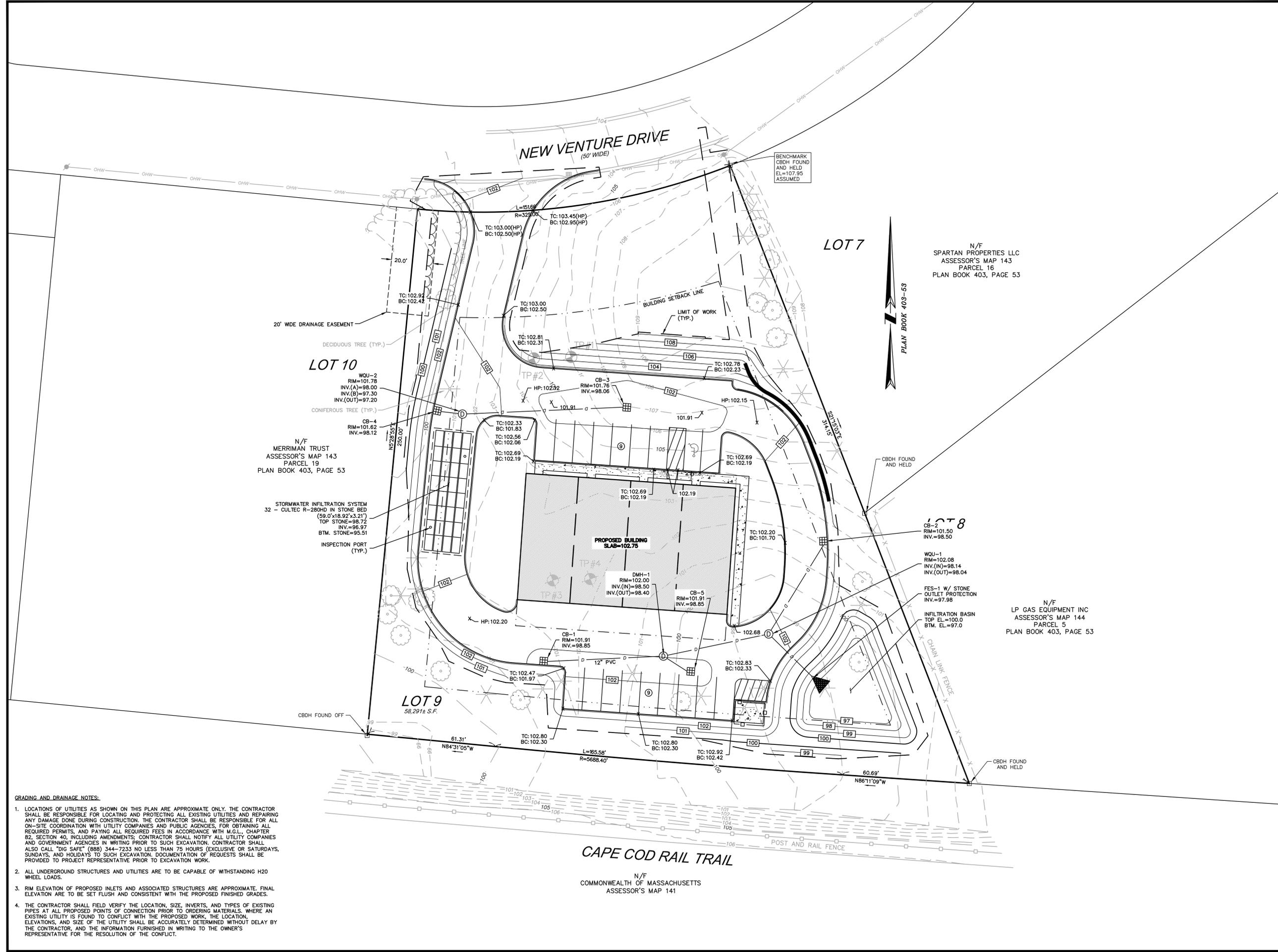
REVISIONS:

NO.	DESCRIPTION

PREPARED FOR:  
 535 HIGGINS CROWELL, LLC  
 P.O. BOX 517  
 YARMOUTH PORT, MA 02675

**BSC GROUP**  
 BUILD | SUPPORT | CONNECT  
 349 Main Street - Route 28  
 West Yarmouth, Massachusetts  
 02673  
 508 778 8919

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**C-2.0**



- GRADING AND DRAINAGE NOTES:**
- LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES, FOR OBTAINING ALL REQUIRED PERMITS, AND PAYING ALL REQUIRED FEES IN ACCORDANCE WITH M.G.L. CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS; CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" (888) 344-7233 NO LESS THAN 75 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
  - ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
  - RIM ELEVATION OF PROPOSED INLETS AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATION ARE TO BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
  - THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS, AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.



BRIAN G. YERGATIAN DATE 12/29/2025

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**GRADING & DRAINAGE PLAN**

DECEMBER 29, 2025

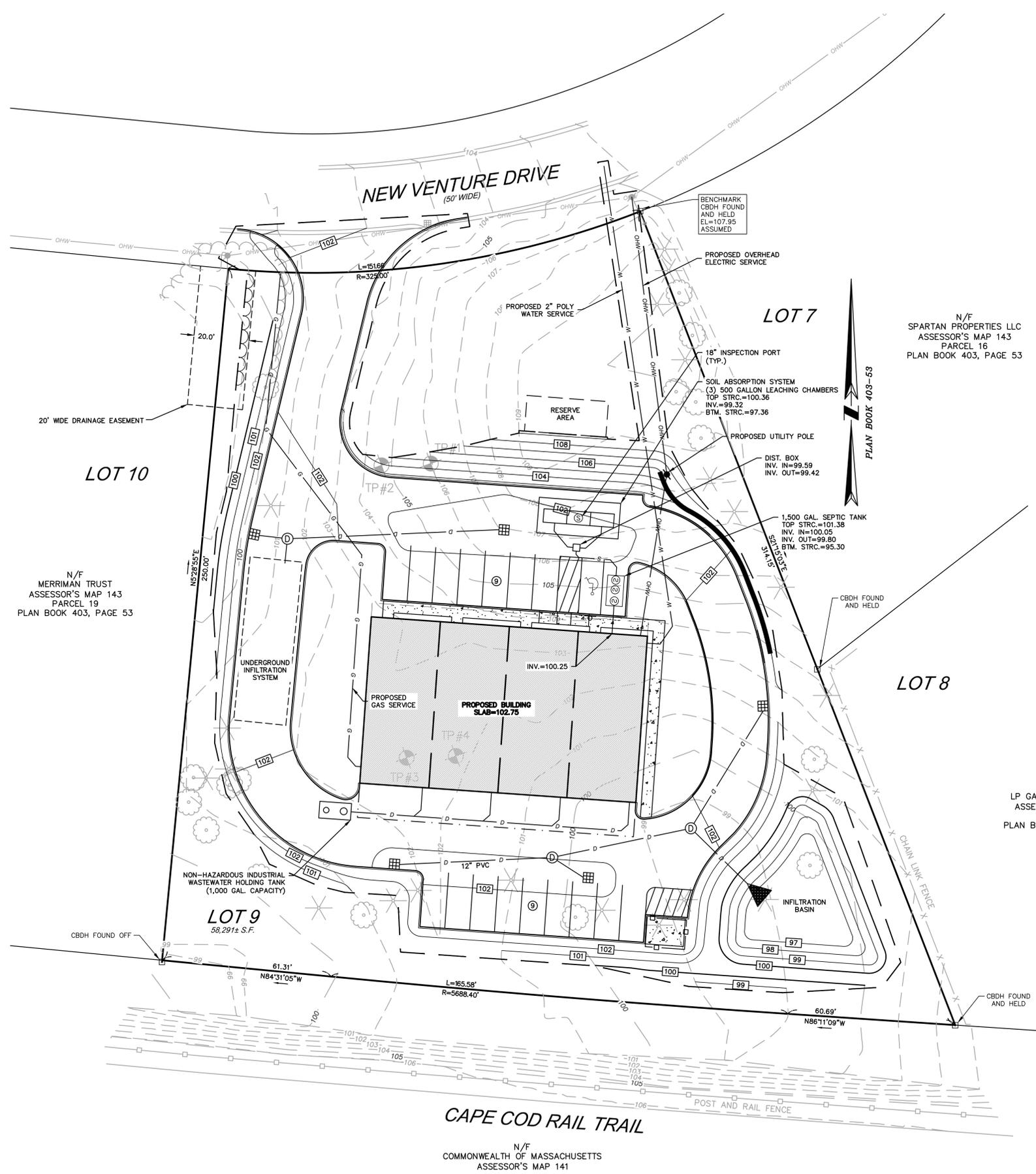
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**SOIL TEST PIT DATA**

NOT TO SCALE

TEST PIT	TP-1	TP-2	TP-3	TP-4
GRD. EL.	105.95	104.63	102.5	102.2
SHGW EL.	N/A	N/A	92.0	N/A
EL. 105.3	A SANDY LOAM 10YR 2/2			
EL. 104.3	B SANDY LOAM 10YR 5/6			
EL. 103.4	C-1 COARSE SAND 10YR 5/8			
EL. 100.3	C-2 MEDIUM SAND 10YR 6/4			
EL. 95.9				

**DESIGN CALCULATIONS**

**DESIGN FLOW**  
 WAREHOUSE OR DRY STORAGE: 20 PEOPLE @ 15 GPD/BAY = 300 GPD

**SEPTIC TANK (2 COMPARTMENTS REQUIRED)**  
 1ST COMPARTMENT: 200% X 300 GPD = 600 GALLONS  
 2ND COMPARTMENT: 100% X 300 GPD = 300 GALLONS

USE 1,500 GALLON, 2-COMPARTMENT SEPTIC TANK

**REQUIRED LEACHING AREA**  
 PERCOLATION RATE: <2 MIN/INCH  
 LONG TERM APPL. RATE: 0.74 GPD/SF  
 LEACHING AREA REQUIRED: 300 GPD/0.74 GPD/SF = 405.4 SF

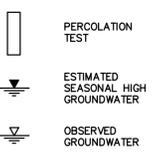
**SIZE OF LEACHING FACILITY PROVIDED**  
 USE THREE (3) 500-GALLON PRECAST CONCRETE CHAMBERS IN TRENCH CONFIGURATION WITH 4' OF STONE ON SIDES AND 2' ON ENDS

SIDEWALL: 2 X (29.5 X 12.83) X 2 = 169.3 SF  
 BOTTOM: 29.5 X 12.83 = 378.5 SF  
 TOTAL EFFECTIVE LEACHING AREA = 547.8 SF  
 547.8 SF X 0.74 GPD/SF = 405 GPD INSTALLED CAPACITY

**ONSITE SOIL EVALUATION**

DATE: JULY 15, 2025  
 TEST BY: BSC GROUP, INC.  
 WITNESSED BY: GRACE MELLILLO, HEALTH AGENT  
 LICENSED SOIL EVALUATOR: KIERAN J. HEALY, PLS. SE.  
 PERCOLATION RATE: < 2 MINS./INCH  
 SOIL CLASS: CLASS 1  
 L.T.A.R.: 0.74 GPD/S.F.

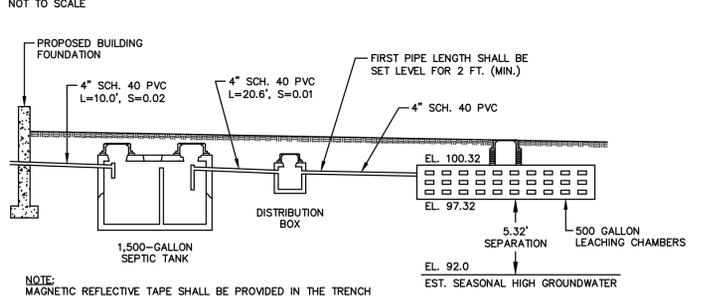
**LEGEND**



**SEASONAL HIGH GROUNDWATER ADJUSTMENT**  
 (BASED ON TEST PIT #3)

DEPTH TO BOTTOM OF HOLE: 10.5

**SCHEMATIC SYSTEM PROFILE**



NOTE: MAGNETIC REFLECTIVE TAPE SHALL BE PROVIDED IN THE TRENCH OVER ALL SEWER PIPES.

**UTILITY NOTES:**

- LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES, FOR OBTAINING ALL REQUIRED PERMITS, AND PAYING ALL REQUIRED FEES IN ACCORDANCE WITH M.G.L., CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS; CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" (888) 344-7233 NO LESS THAN 75 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
- FINAL DESIGN OF PRIVATE UTILITIES INCLUDING GAS, ELECTRIC, CABLE, TV, AND TELEPHONE SHALL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANY. THE DRY UTILITIES SHOWN HERE ARE SHOWN FOR GENERAL COORDINATION PURPOSES ONLY.
- CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, ETC. BY THE UTILITY COMPANY.
- ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
- RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
- ALL WATERMANS TO HAVE 5FT MINIMUM COVER.
- ALL PROPOSED SEWER MAINS AND STRUCTURES ARE TO BE PRESSURE TESTED AND VACUUM TESTED IN ACCORDANCE WITH THE TOWN OF DENNIS DPW STREET OPENING/UTILITY CONNECTION RULES AND REGULATIONS AND TO MEET OR EXCEED PERFORMANCE STANDARDS.
- SEWER AND WATER LINES ARE TO HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
- SEWER PIPES WITH COVER LESS THAN 4 FEET SHALL HAVE INSULATION INSTALLED.
- THE CONTRACTOR SHALL SUBMIT AN AS-BUILT OF ALL UNDERGROUND UTILITIES INCLUDING WATER, TELEPHONE, ELECTRIC, GAS, SEWER, AND STORM DRAINAGE TO THE OWNER. THE AS-BUILT SHALL INCLUDE HORIZONTAL AND VERTICAL TIES FROM ANY HANDHOLES, MANHOLES, VALVES, GATES, CLEANOUTS, TEES, ELBOWS, BENDS, ETC TO FIXED POINTS OF REFERENCE.



BRIAN G. YERGATIAN DATE 12/29/2025

**PRE-ENGINEERED METAL BUILDING**

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**UTILITY & SEPTIC PLAN**

DECEMBER 29, 2025

**REVISIONS:**

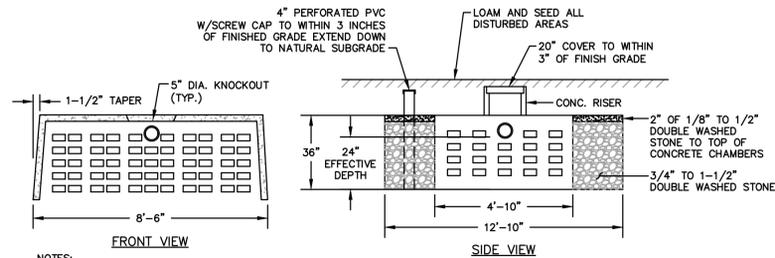
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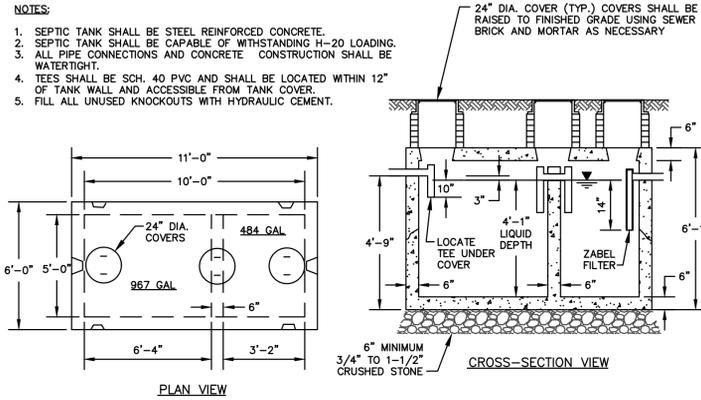
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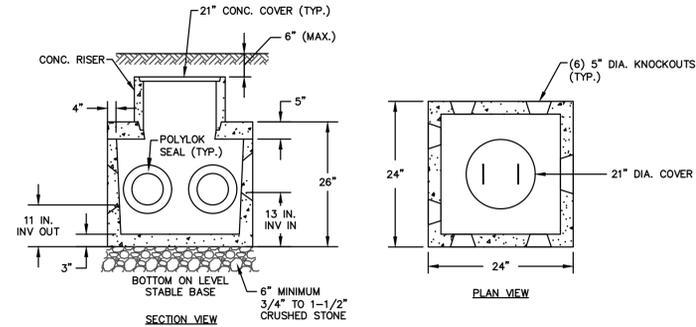
- NOTES:
- TWO ACCESS COVERS SHALL BE RAISED TO FINISH GRADE (SEE PLAN FOR LOCATIONS).
  - CHAMBERS SHALL BE 500 GALLON LEACHING DRYWELL, MANUFACTURED BY SHOREY OR APPROVED EQUAL.
  - GEOTEXTILE FABRIC MAY BE USED IN LIEU OF DOUBLE WASHED STONE.

**500 GALLON CONC. LEACHING CHAMBER, H-20**  
NOT TO SCALE



- NOTES:
- SEPTIC TANK SHALL BE STEEL REINFORCED CONCRETE.
  - SEPTIC TANK SHALL BE CAPABLE OF WITHSTANDING H-20 LOADING.
  - ALL PIPE CONNECTIONS AND CONCRETE CONSTRUCTION SHALL BE WATERTIGHT.
  - TEES SHALL BE SCH. 40 PVC AND SHALL BE LOCATED WITHIN 12" OF TANK WALL AND ACCESSIBLE FROM TANK COVER.
  - FILL ALL UNUSED KNOCKOUTS WITH HYDRAULIC CEMENT.

**1,500 GALLON 2-COMPARTMENT SEPTIC TANK, H-20**  
NOT TO SCALE



- NOTES:
- DISTRIBUTION BOX TO WITHSTAND H-20 LOADING.
  - ALL PIPE CONNECTIONS AND CONCRETE CONSTRUCTION SHALL BE WATERTIGHT.
  - FIRST TWO FEET OF PIPES OUT OF DISTRIBUTION BOX SHALL BE LAID LEVEL.
  - FILL ALL UNUSED KNOCKOUTS WITH MORTAR.
  - CONCRETE COVER SHALL BE RAISED TO WITHIN SIX (6) INCHES OF FINISHED GRADE.

**DISTRIBUTION BOX DETAIL (H-20)**  
NOT TO SCALE



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BRIAN G. YERGATIAN DATE

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MASSACHUSETTS

**SEPTIC DETAILS**

DECEMBER 29, 2025

REVISIONS:

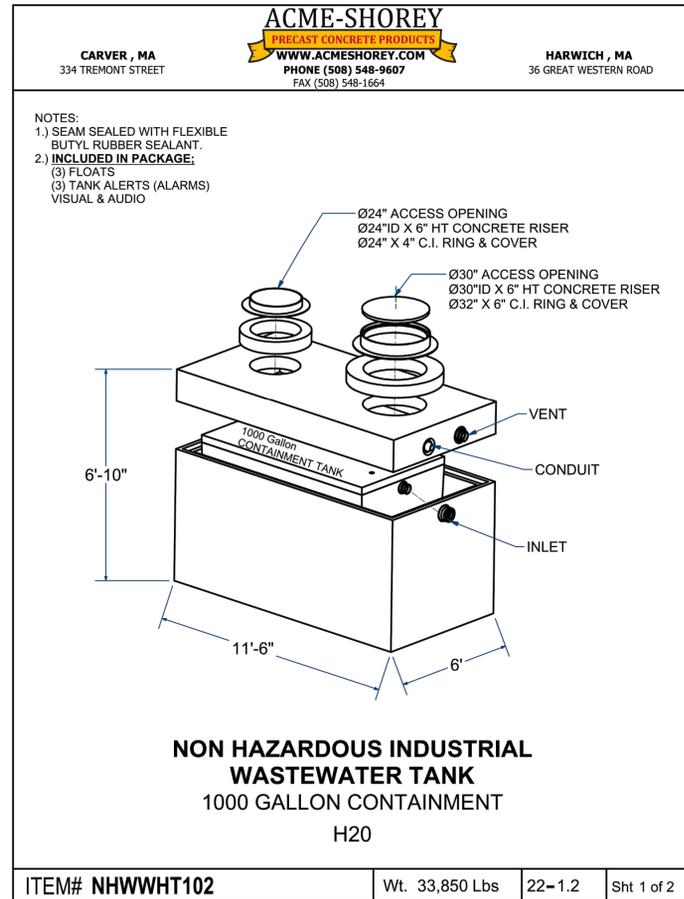
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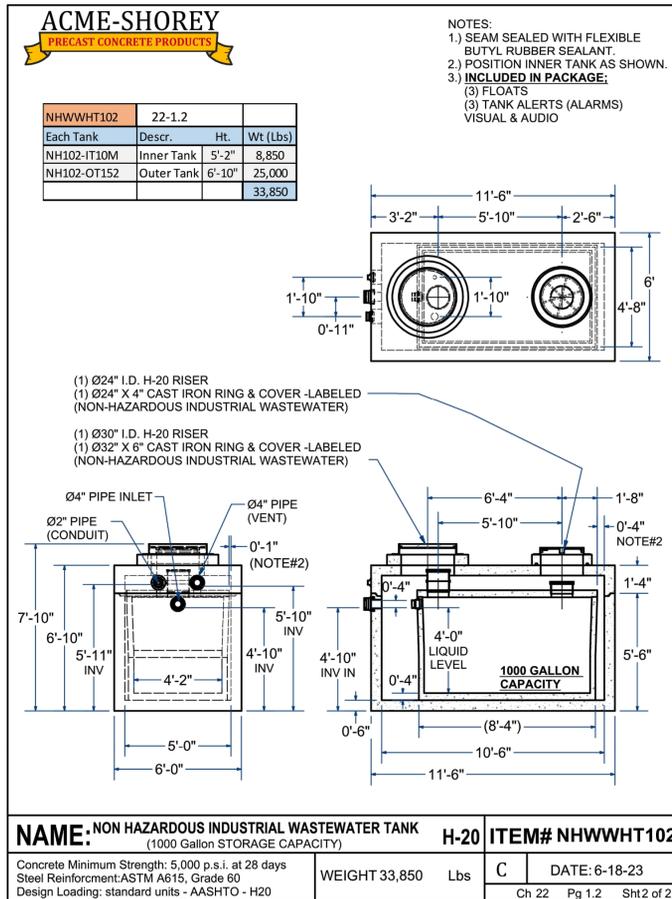
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- NOTES:
- SEAM SEALED WITH FLEXIBLE BUTYL RUBBER SEALANT.
  - INCLUDED IN PACKAGE: (3) FLOATS (3) TANK ALERTS (ALARMS) VISUAL & AUDIO

**NON HAZARDOUS INDUSTRIAL WASTEWATER TANK**  
1000 GALLON CONTAINMENT  
H20

ITEM# NHWWHT102	Wt. 33,850 Lbs	22-1.2	Sht 1 of 2
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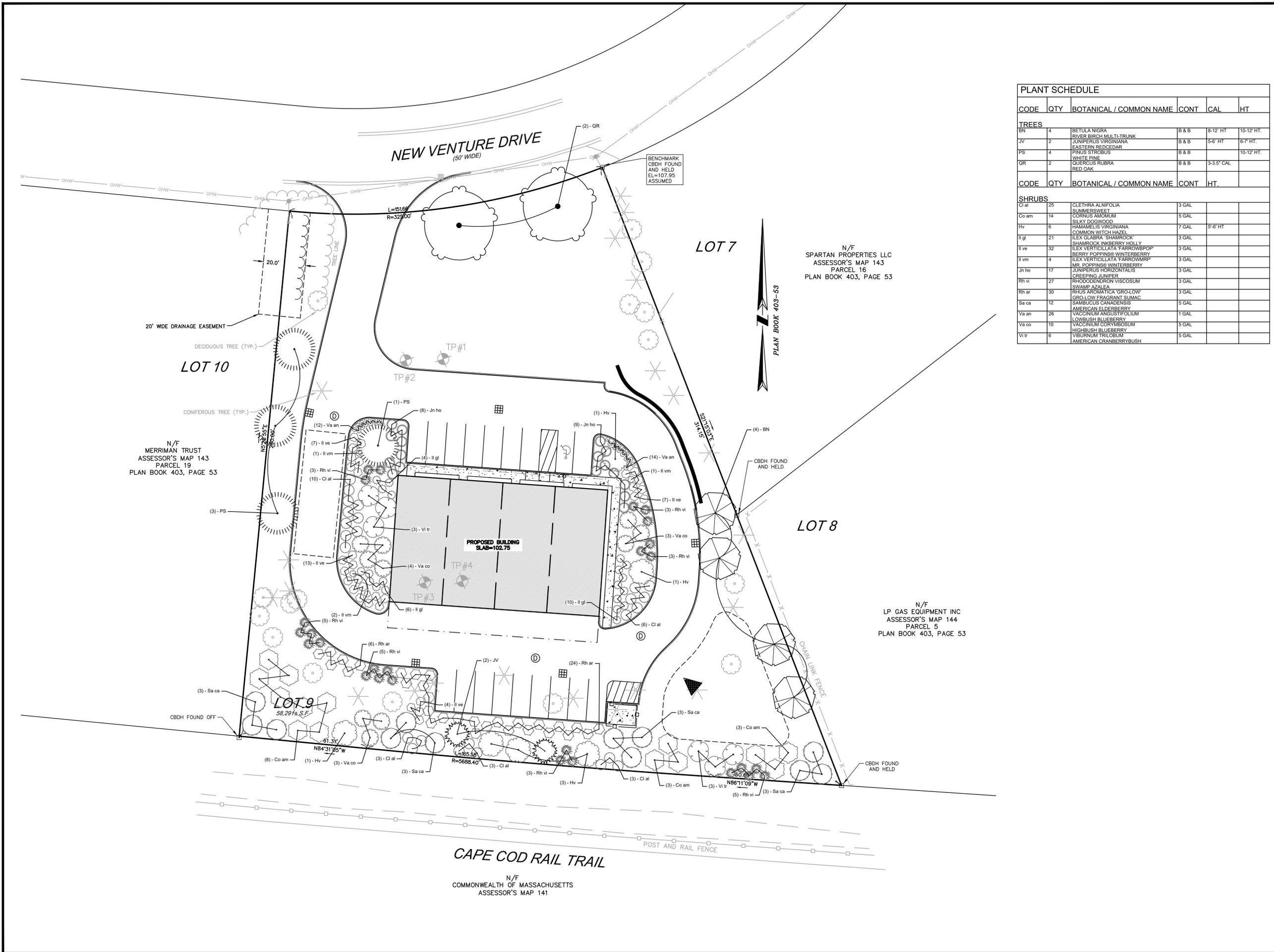


- NOTES:
- SEAM SEALED WITH FLEXIBLE BUTYL RUBBER SEALANT.
  - POSITION INNER TANK AS SHOWN.
  - INCLUDED IN PACKAGE: (3) FLOATS (3) TANK ALERTS (ALARMS) VISUAL & AUDIO

NHWWHT102	22-1.2		
Each Tank	Descr.	Ht.	Wt (Lbs)
NH102-IT10M	Inner Tank	5'-2"	8,850
NH102-OT152	Outer Tank	6'-10"	25,000
			33,850

- (1) 24" I.D. H-20 RISER  
(1) 24" X 4" CAST IRON RING & COVER -LABELED (NON-HAZARDOUS INDUSTRIAL WASTEWATER)
- (1) 30" I.D. H-20 RISER  
(1) 32" X 6" CAST IRON RING & COVER -LABELED (NON-HAZARDOUS INDUSTRIAL WASTEWATER)

<b>NAME:</b> NON HAZARDOUS INDUSTRIAL WASTEWATER TANK (1000 Gallon STORAGE CAPACITY)	<b>H-20</b>	<b>ITEM# NHWWHT102</b>
Concrete Minimum Strength: 5,000 p.s.i. at 28 days Steel Reinforcement: ASTM A615, Grade 60 Design Loading: standard units - AASHTO - H20	WEIGHT 33,850 Lbs	C DATE: 6-18-23 Ch 22 Pg 1.2 Sht 2 of 2



PLANT SCHEDULE					
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
<b>TREES</b>					
BN	4	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	B & B	8-12' HT	10-12' HT.
JV	2	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	B & B	5-6' HT	6-7' HT.
PS	4	PINUS STROBUS WHITE PINE	B & B		10-12' HT.
OR	2	QUERCUS RUBRA RED OAK	B & B	3-3.5' CAL	
CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.	
<b>SHRUBS</b>					
Cl al	25	CLETHRA ALNIFOLIA SUMMERSWEET	3 GAL		
Co am	14	CORNUS AMOMUM SILKY DOGWOOD	5 GAL		
Hv	6	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	7 GAL	5'-6' HT	
Il gl	21	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	3 GAL		
Il ve	32	ILEX VERTICILLATA FARROWBROOK BERRY POPPINS® WINTERBERRY	3 GAL		
Il vm	4	ILEX VERTICILLATA FARROWBROOK MIR. POPPINS® WINTERBERRY	3 GAL		
Jn ho	17	JUNIPERUS HORIZONTALIS CREEPING JUNIPER	3 GAL		
Rh vi	27	RHODODENDRON VISCOSUM SWAMP AZALEA	3 GAL		
Rh ar	30	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL		
Sa ca	12	SAMBUCUS CANADENSIS AMERICAN ELDERBERRY	5 GAL		
Va an	26	VACCINIUM ANGUSTIFOLIUM LOWBUSH BLUEBERRY	1 GAL		
Va co	10	VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY	5 GAL		
Vi tr	6	VIBURNUM TRICOLORUM AMERICAN CRANBERRYBUSH	5 GAL		

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LANDSCAPE PLAN

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