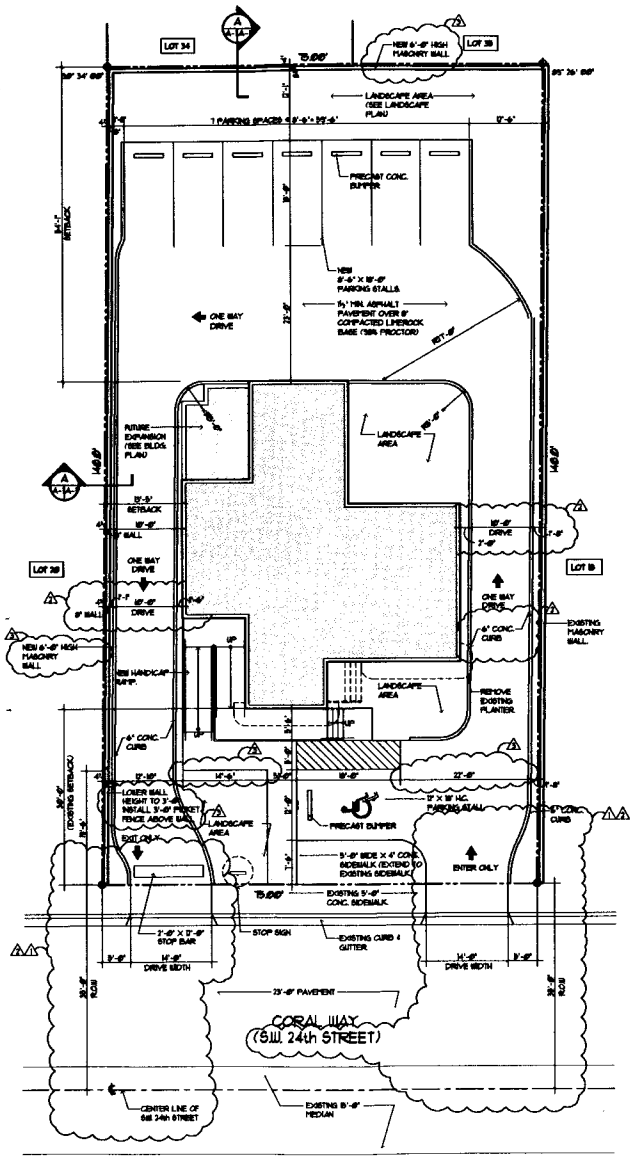
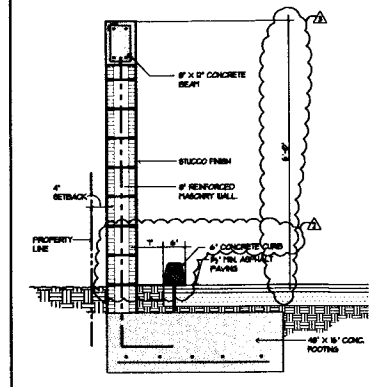


Site Plan 1" = 10'

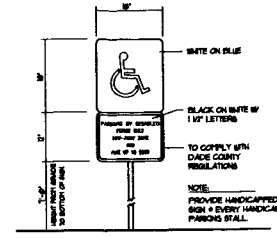
Legal Description:

THE WEST ½ OF LOT 18 AND ALL OF LOT 19, LESS THE SOUTH 18 FEET THEREOF OF "TUPMAN ACRES PLAN 2" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 14 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

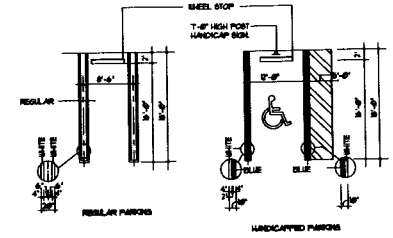


Section

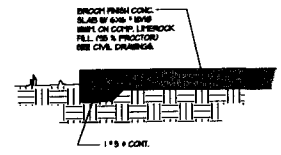
TYPICAL ALONG WEST AND NORTH PROPERTY LINES



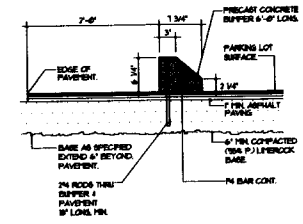
Handicap Sign Detail N.T.S. (3/A-1)



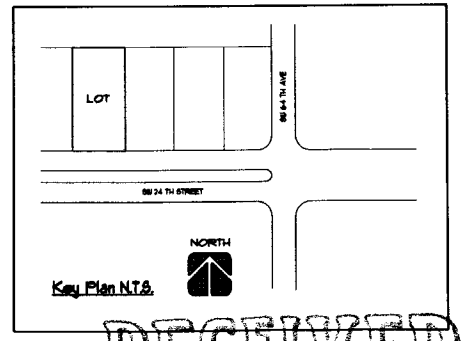
Typical Stall Markings Dtl. N.T.S. (1/A-1)



Sidewalk Slab Edge Detail N.T.S. (4/A-1)



Parking Bumper Detail N.T.S. (2/A-1)



Key Plan N.T.S.

SITE GENERAL INFORMATION

1. PRESENT ZONING		R-1
2. PROPOSED ZONING		RU3A
3. SITE AREA	REQUIRED 10,000 SF	PROVIDED 10,000 SF
4. MINIMUM LOT WIDTH	75'-0"	75'-0"
4. BUILDING AREA (EXIST.)		1,716 SQ. FT.
5. FUTURE EXPANSION		699 SQ. FT.
6. TOTAL BLDG. AREA INCLUDING EXP.		2,414 SQFT.
7. SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-0"	25'-0"
INT. SIDE (EAST)	5'-0"	13'-8"
INT. SIDE (WEST)	5'-0"	15'-6"
REAR (NORTH)	25'-0"	54'-1"
8. PARKING		
REQUIRED: 1 PARK SPACE/300 SQ. FT.		7 PARK SPACES
PROVIDED		8 PARK SPACES
9. LOT COVERAGE		
(40% MAX. ALLOWED)		4,000 SQFT.
PROVIDED (INCLUDING EXPANSION)		2,414 SQ. FT. (18.2%)
10. FLOOR AREA RATIO		
(40% MAX. ALLOWED)		4,000 SQ. FT.
PROVIDED (INCLUDING EXPANSION)		2,414 SQ. FT. (18.2%)
11. OPEN AREA (LANDSCAPE)		
REQUIRED: (25% + 10 SF/ PARKING SPACE)		2,165 SQ. FT.
PROVIDED: (27%)		2,846 SQ. FT.

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MAY 2 2006

LAZARO J. RODRIGUEZ
AR NO. 9241

Architecture
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Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-C001984

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Alterations for
MS. NOELI SANCHEZ
6435 CORAL WAY
MIAMI, FLORIDA 33155
PHONE: (305)-663-7272

REVISIONS	BY
1 10-28-05	
2 11-07-05	
3 05-23-06	

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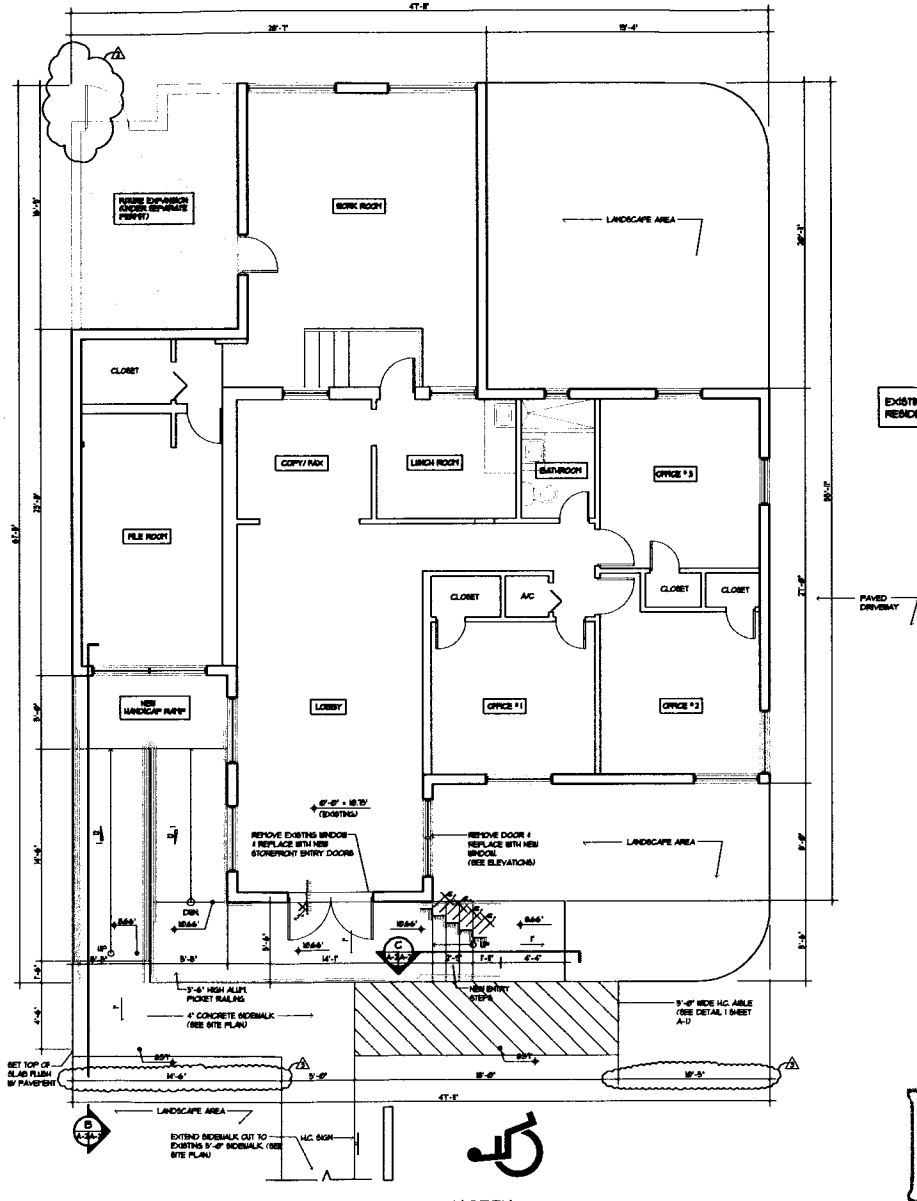
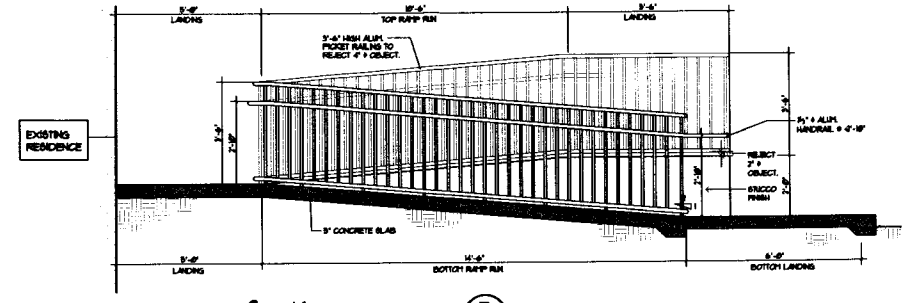
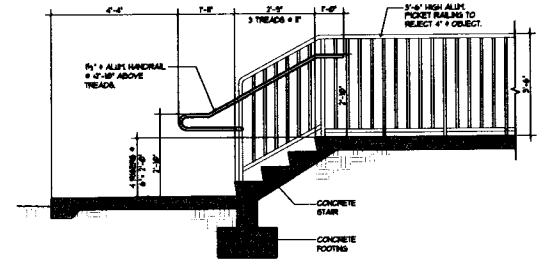


Building Floor Plan 1/4'
(EXISTING BUILDING)



Section B A-2/A-2
1/2' (HANDICAP RAMP)



Section C A-2/A-2
1/2' (ENTRY STEPS)

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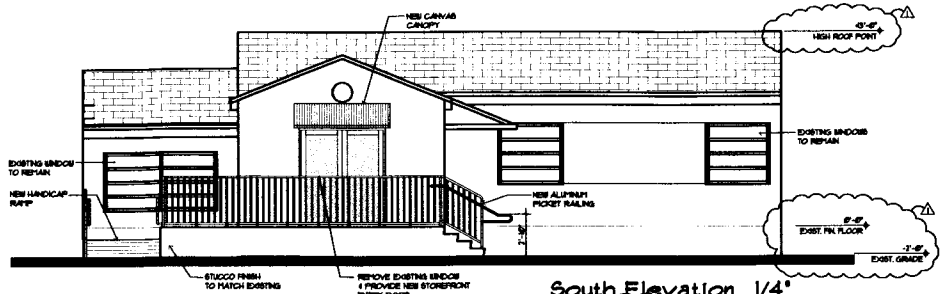
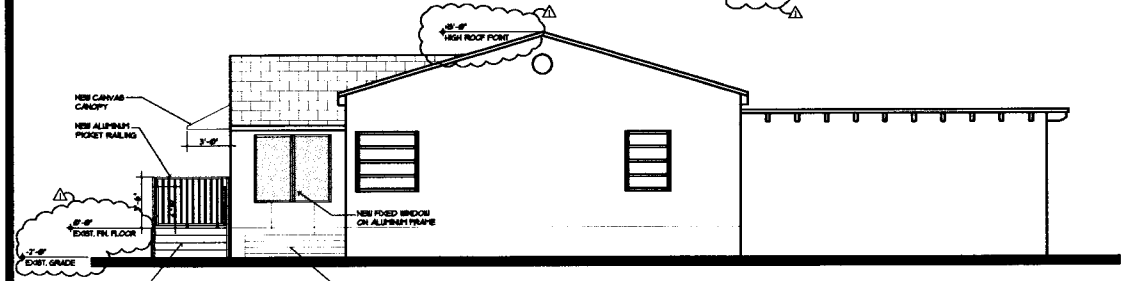
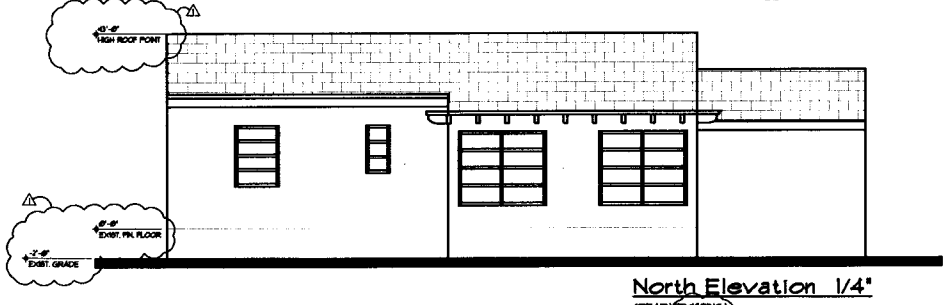


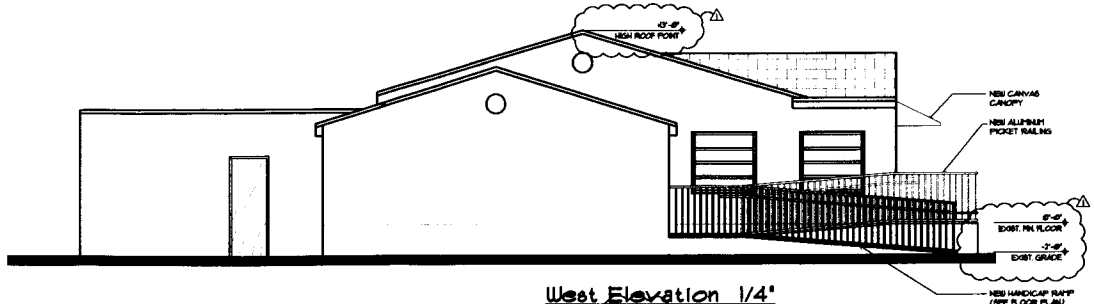
South Elevation 1/4"
(FRONT) (EXISTING)



East Elevation 1/4"
(RIGHT SIDE) (EXISTING)



North Elevation 1/4"
(REAR) (EXISTING)



West Elevation 1/4"
(LEFT SIDE) (EXISTING)

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REVISIONS	BY
1 10-28-05	

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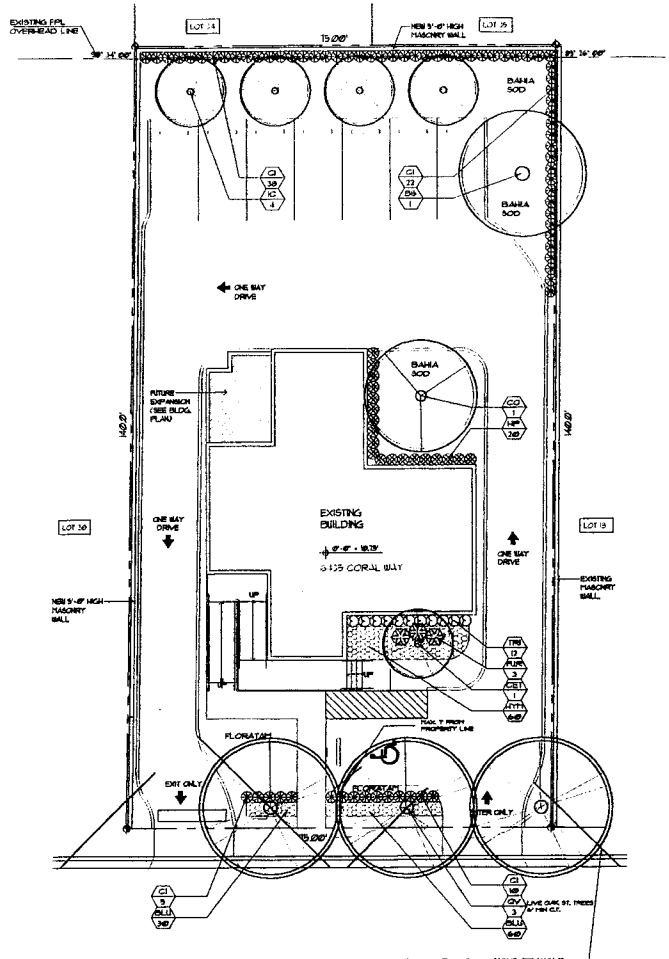
Of Sheets



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LANDSCAPE LEGEND - CHAPTER 18A SITE DATA

ORDINANCE 98-13

EXISTING ZONING: R-1 — NET LAND .024 ACRE — 1,045.00 S.F.
PROPOSED REZONING: RU-5A

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan. Net lot area = 1,045.00 s.f. x 1.25 = 1,675 s.f.	1,675	1,766
B. Square feet of parking lot open space required by Chapter 18A, on site plan. 0 SURFACE SPACES x 10 S.F./ SPACE	00	00
C. Total s.f. of open space required by Chapter 33: A + B =	1,105	1,846
LAWN AREA CALCULATION		
1,846 required by Chapter 33	1,846	1,846
B. Maximum lawn area (sod) permitted required by Chapter 18A, on site plan. 3 x 1,846 s.f. =	554	drought tolerant grasses shown on plan 554

DROUGHT TOLERANT SOD INDICATED ON PLAN

TREES: 28 per Acre		
A. No. trees required per net lot acre space. Less existing no. of trees meeting min required	1	1
B. % Palms Allowed: No. of trees provided 30 x 30% =	2	0
% Palms permitted to count as street trees in lot beds x 30%	N/A	0
C. % Natives Required: No. of trees provided x 30% =	3	3
D. Street Trees (maximum average spacing of 75' o.c.) linear feet along street /35=	3	3
E. Street Trees located directly beneath power lines, Max. avg. spacing of 75' oc	-	-
SHRUBS:		
A. No. trees required x 10 = No. of shrubs allowed	100	101
B. No. shrubs allowed x 30% = No. of Native shrubs required	30	35 (30 %)

SEE SHRUB TABULATIONS IN PLANTLIST

STYMBOL USED ON PLAN			PLANT SCHEDULE			NATIVE SPECIES	CAL	HEIGHT	SPR. CAN.	QUANTITY
Sym.	Num	Size	Botanical Name	Common Name		YES	NO	Installed	Minimum at Maturity	
BS	1		Bursera simaruba	GUMBO LIMBO		YES		12'	10'	1
CG	1		Chrysophylum oliviforme	SATINLEAF		YES		12'	10'	1
CET	1		Conocarpus erectus "Sericeus"	SILVER BUTTONWOOD		YES	N/A	10'	7'x	1
IC	4		Ilex cassine	DAHOON HOLLY		YES		12'	10'	4
QV	3		Quercus virginiana	LIVE OAK		YES	3"	12'	10'	3

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
CORAL WAY (SW 24th St.) 75 LF / 1 tree/ 25 LF	3	3

PLANTLIST

SYM	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
BS	YES	1	GUMBO LIMBO	Bursera simaruba	12' x 6'spr., 3 1/2" cal.
CG	YES	1	SATINLEAF	Chrysophylum oliviforme	12' x 5'spr., 3 1/2" cal.
CET	YES	1	SILVER BUTTONWOOD	Conocarpus erec. "Sericeus"	10' x 6', STANDARD
QV	YES	3	LIVE OAKS	Quercus virginiana	12' x 5'spr., 2 1/2" cal. 6" MIN. C.T.
IC	YES	4	DAHOON HOLLY	Ilex cassine	10" x 5'spr., 3" cal.
CI	YES	75	COCOPLUM	Chysobalanus icaco	24" x 24", 24"o.c., full, 3 gal.
BLU		90	BLUEBERRY FLAX LILY	Dianella tasmanica	12" x 12", 18" o.c., 3 gal.
FUR		3	GIANT FALSE AGAVE	Furcraea foetida	3' x 3', 15 gal., full specimen
HP	YES	20	FIREBUSH	Hamelia patens	24" x 24", 24" o.c., full, 3 gal.
HYM	YES	60	SPIDER LILY	Hymenocallis latifolia	12" x 12", full, 14" o.c., 1 gal.
TRI		12	"TRINETTE" ARBORICOLA	Schefflera "Trinette"	24" x 24", 24" o.c., full, 3 gal.

north

0' 5' 10' 20'
SCALE: 1" = 10'

SEE SHEET L-2, FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

A WRITTEN "TREE REMOVAL PERMIT" IS REQUIRED FROM DADE CO. DERM PRIOR TO ANY NON-PROHIBITED TREE REMOVAL OR RELOCATION.

LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
Landscape Design
Irrigation Design
jfsdesign@bellsouth.net
J F S
10420 SW 72nd St.
Miami, FL 33173
TEL: (954) 447-1852
FAX: (954) 442-8725

MS. NOELI SANCHEZ

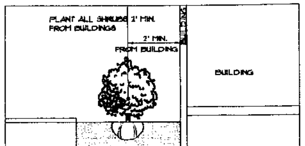
6435 CORAL WAY
MIAMI-DADE, FL. 33155

No.	Date	Revision
1.	10/14/05	One street tree added per code requirement
2.	11/28/05	Revised site plan from Project Arch.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: G. CATLIN
approved: J. F. SOCASH
project #: 05-10
scale: 1"=10'
date: Sep 14, 2005
cad ref: 05-10.dwg

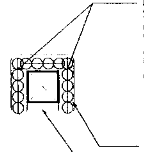
Drawing

L-1



SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR U.N.C.L.E. - TEL: 1 (800) 432-4770

PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS - 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY - OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.

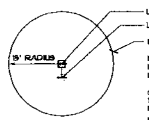
PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIMEROCK, ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILL. 50:50 TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL SOD AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC - AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 15 LBS/ INCH OF DIA. = DBH PALMS: 12-04-12 (AFEC # 7216) RATE: 15 LBS/ INCH OF DIA. = DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 15 OZ/ FT. OF HEIGHT



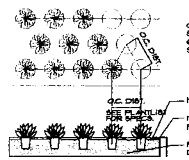
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL PALMS IS THE PALM FROND LENGTH PLUS TWO (2') FEET PER FPL GUIDELINES SEE FPL'S "PLANT THE RIGHT TREE IN THE RIGHT PLACE" FOR SPECIFIC PALM FROND LENGTH.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

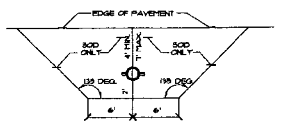
PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. ANY BACKFILL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTING BEDS SHALL BE BACKFILLED WITH 50:50 TOPSOIL: SAND TO A DEPTH OF 6" THROUGHOUT. THE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THIS BED PREPARATION FOR ALL PLANTING BEDS. ALL PLANTING AREAS ADJACENT TO BUILDING FOUNDATIONS SHALL HAVE ALL ROCKS, DEBRIS, ETC. REMOVED TO A DEPTH OF 24" AND A WIDTH OF 4'. BACKFILL SHALL CONSIST OF 12" OF 50:50 TOPSOIL:SAND MIX WITH THE REMAINING BACKFILL AS APPROVED BY THE L.A.
5. CONTRACTOR SHALL COORDINOATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.
6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH OR AN APPROVED EQUAL.
7. SOD SHALL BE ST. AUGUSTINE "FLORATAM" STRONGLY ROOTED, AND FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE PER THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).
8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 3-MONTH WARRANTY.
9. ALL TREES & PALMS SHALL CARRY A 1-YEAR WARRANTY & ALL SHRUBS & GROUNDCOVERS A 6-MONTH WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA).
11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
12. IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 50% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.
13. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
14. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
15. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.
16. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK.
17. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS "NUISANCE" TREES MAY BE EXEMPT FROM THE PERMIT.



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5212

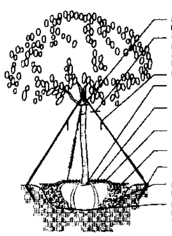
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE

N.T.S.



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

"BLACK WELLINGTON" TAPE OR APPROVED EQUAL, GUYS, 3/ TREE, SPACED EQUALLY AND LOCATED ABOVE THE FIRST LATERAL BRANCHES

FLAGGING RIBBON ON ALL GUY WIRES

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

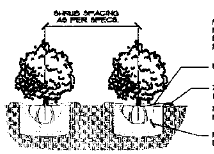
IRON REBAR (#4) OR WOODEN STAKES (TYP.) BURIED BELOW GROUND LEVEL.

BACKFILL AROUND THE ROOTBALL WITH ⅓ PLANTING MIX AND ⅓ NATIVE SOIL.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

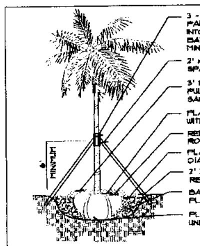
2" MIN. SAUCER COLLAR FOR WATER RETENTION

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



3 - 2" x 4" WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2" X 4" BRACE TO BATTENS.
MINIMUM 5 LAYERS OF BURLAP

2" x 4" WOOD BRACES -MIN. 3 PER PALM SPACED EQUALLY AROUND PALM

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

REMOVE BURLAP FROM TOP ⅓ OF THE ROOTBALL.

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

2" X 4" BRACE BURIED AND TIED W/ #4 REBAR.

BACKFILL AROUND THE ROOTBALL W/ ⅓ PLANTING MIX AND ⅓ NATIVE SOIL.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

N.T.S.

SEE L-1, FOR LANDSCAPE PLAN, LAYOUT DESIGN, ETC.

RECEIVED
Z05-305
JUN 0 3 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

NOTES, DETAILS, SPECIFICATIONS, ETC.

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MIAMI-DADE, FL. 33155

No.	Date:	Revision
1.	10/31/05	One street tree added per code requirement
2.	11/08/05	Revised site plan from Project Arch.

designed:	J. F. SOCASH
drawn:	B. DIAZ
checked:	G. CATLIN
approved:	J. F. SOCASH
project #:	05-10
scale:	AS SHOWN
date:	Sept. 14, 2005
cad ref:	05-10-02

JAMES F. SOCASH
RLA # 0001

Drawing
L-2