GLOVSKY & GLOVSKY LLC
ATTORNEYS AT LAW

RECEIVED
MAR 7 2016
BEVERLY PLANNING BOARD

**Miranda P. Gooding**
mgooding@glovskyx2.com
**Direct Dial (978) 720-3122**
**Direct Fax (978) 720-3181**

March 7, 2016

*BY HAND DELIVERY*

Planning Board
City of Beverly
191 Cabot Street
Beverly, MA 01915
Attention: Darlene Wynne
Assistant Planning Director

*Re:* ***Application for Site Plan Review***
***102 Cherry Hill Drive (102 Cherry Hill Development LLC)***

Dear Darlene:

I enclose the following items for review by the Planning Board:

1. Ten (10) executed copies of Site Plan Review Application, together with ten (10) sets each (30"x42" and 11"x17") of the accompanying Site Plan and Building Plans:
   a. "Site Plan, HighRes Biosolutions, 102 Cherry Hill Drive, Beverly, MA" prepared for Connolly Brothers, Inc. by Hayes Engineering dated March 3, 2016 (3 sheets);
   b. "Site Plan, in Beverly, MA" dated June 17, 2008 (1 sheet) (***note***: *this plan relates to another project on the adjacent premises at 10 Sam Fonzo Drive (Lot C1 on the Site Plan), and is being provided to demonstrate the location of wetlands buffer zone in relation to locus*);
   c. Floor Plans and Building Elevations "HighRes Biosolutions, 102 Cherry Hill Drive, Beverly, MA" dated March 7, 2016 prepared by Connolly Brothers, Inc. (3 sheets); and

2. Ten (10) copies of Mitigative Drainage Analysis Report prepared by Hayes Engineering, Inc. dated February 23, 2016 with "Proposed Watershed Plan" and

{00032921-1 }

"Existing Watershed Plan, each 1 sheet dated February 16, 2016, to accompany the Site Plan Review Application ; and

3. List of Abutters within 100 feet of the premises from the GIS website.

Also enclosed is a check payable to the City of Beverly in the amount of $2,800.00 representing the filing fee ($35 per 1,000 SF gross floor area).

Please add this application to the Planning Board's March 15, 2016 meeting for the purpose of setting the public hearing for the Site Plan Review application. If you need any additional information, please do not hesitate to contact me.

Very truly yours,

Miranda P. Gooding

cc: City Clerk (with copy of Application)
Steven J. Connolly, IV
Peter J. Ogren

CITY OF BEVERLY

**SITE PLAN REVIEW APPLICATION,** *or*
**MODIFICATION OF SITE PLAN REVIEW APPLICATION**
*(please type or print clearly)*

March 7, 2016 (date) March, 2016 (date received)

Name of owner (*please print*): 102 Cherry Hill Development, LLC

Address of owner: c/o Connolly Brothers, Inc., 152 Conant Street, Beverly MA 01915

Telephone number (H): _____ (W): 978-927-0053

Name of applicant (*please print*): Same as owner above.

Address of applicant: c/o Glovsky & Glovsky LLC, 8 Washington Street, Beverly, MA 01915

Telephone number (H): _____ (W): 978-720-3122

Address of property: 102 Cherry Hill Drive

Assessors' Map #: 65 lot#: 13 zoning district: IR

Total Area of Land: 5.853 acres

Description of project: Construction of 2-story building containing approximately 80,000 square feet of gross floor area to be used for engineering, fabrication, distribution and related office uses. The premises is proposed to be developed as the new headquarters for HighRes Biosolutions, which intends to relocate to Beverly from its current office location in Woburn. The project is an allowed use within the IR zoning district and conforms with all applicable building and area requirements and does not require zoning relief.

The deed for this property is recorded in _____

Registry of Deeds, Book # 32800, Page # 450.

102 Cherry Hill Development, LLC*

(signature of property owner)
*by its attorney

(signature of applicant if not owner)

** See attached copy of zoning ordinance for plan and filing requirements and procedure**

| ID | Site Address | Owner Name | Owner Address | Owner City | Owner S | Owner Zip | Deed Date | Deed Reference |
|---|---|---|---|---|---|---|---|---|
| 52-101 | 105 CHERRY HILL DR | Beverly Retirement Residence LLC | P O BOX 847 | CARLSBAD | CA | 92018-0847 | 12/7/2009 | 29124-506 |
| 65-13A | 104 CHERRY HILL DR | City of Beverly | 191 CABOT ST | BEVERLY | MA | 01915 | 10/6/1998 | 15144-481 |
| 65-3 | 71 CHERRY HILL DR | Brookwood Cherry Hill I, LLC | 72 CHERRY HILL DR | BEVERLY | MA | 01915 | 3/12/2007 | DOC #477090 |
| 65-20 | 108 CHERRY HILL DR | Beverly Property Owner LLC | 108 CHERRY HILL DR | BEVERLY | MA | 01915 | 2/26/2015 | 33878-392 |
| 65-4A | SAM FONZO DR | City of Beverly | 191 CABOT ST | BEVERLY | MA | 01915 | | |
| 65-12 | 96 CHERRY HILL DR | 96 Cherry Hill Development LLC | 152 CONANT ST | BEVERLY | MA | 01915 | 9/5/2013 | 32800-447 |
| 65-4 | 10 SAM FONZO DR | City of Beverly | 191 CABOT ST | BEVERLY | MA | 01915 | 4/27/2012 | DOC #530001 |
| 65-10 | 78 CHERRY HILL DR | Clare, Inc. | 78 CHERRY HILL DR | BEVERLY | MA | 01915 | 5/6/2005 | 24266-280 |
| 89-1-Z1 | L P HENDERSON RD | Sprint Spectrum LP Attn: Property Tax Dept. | PO BOX 8430 (BS54XC868) | KANSAS CITY | MO | 64114-8430 | | |
| 89-1 | L P HENDERSON RD | City of Beverly | 191 CABOT ST | BEVERLY | MA | 01915 | | |

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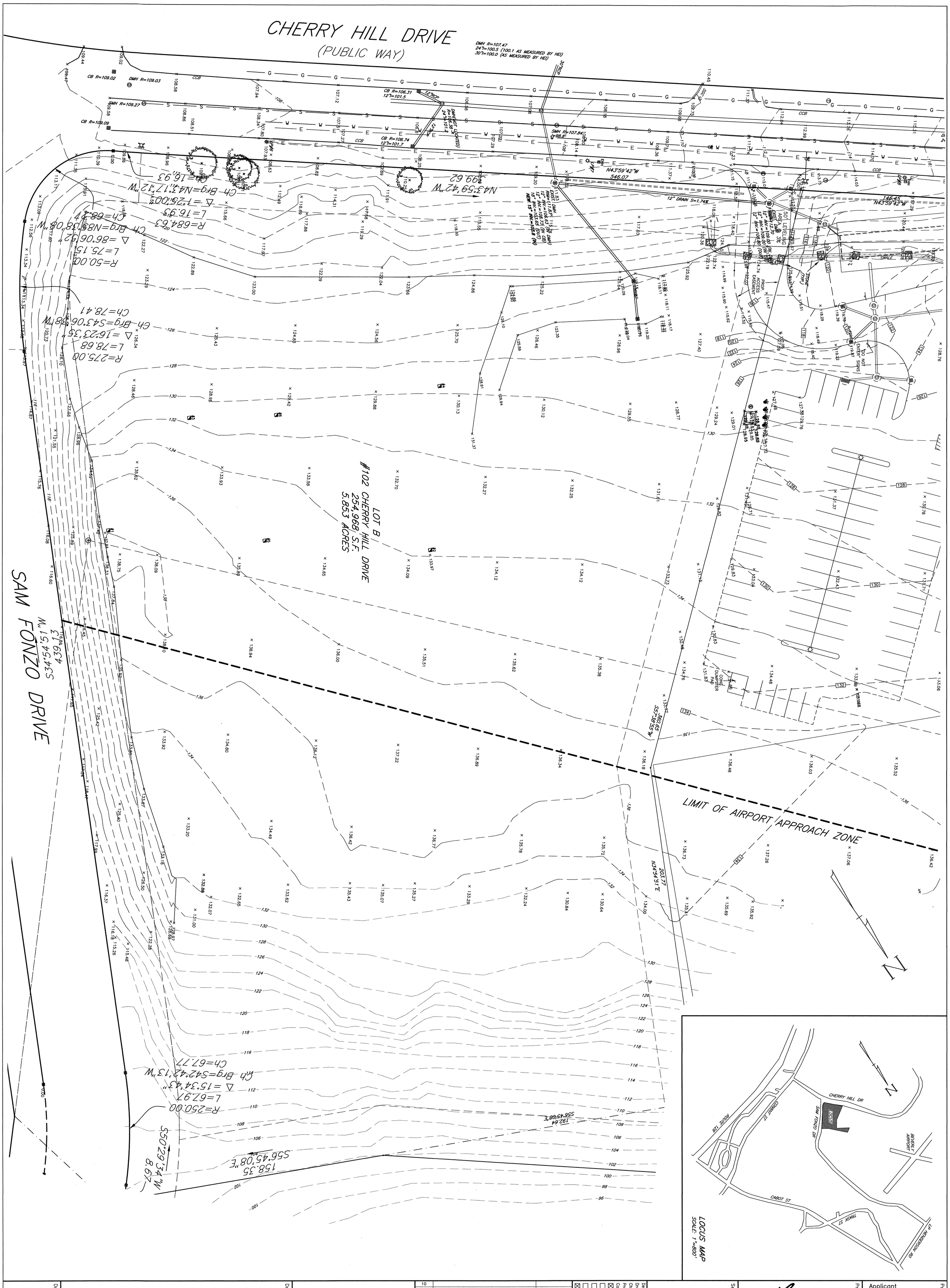


| | | | |
|---|---|---|---|
| Drawing No.: EX SHEET 1 OF 3 | EXISTING CONDITIONS PLAN<br>HIGH RES BIOSOLUTIONS<br>#102 CHERRY HILL DRIVE<br>BEVERLY, MASS. | Drawing Title: | Scale: 1"=20'<br>0' 10' 20' 40'<br>Date: March 3, 2016 |

| No. | Revision | Date |
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| 2 | | |
| 1 | | |

Design By: EBL
Drawn By: EBL
Checked By: PJO
Project File: BEV-0171A
Comp. No: BEV98
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

Seal: COMMONWEALTH OF MASSACHUSETTS PAUL E. STEVENS No. 41469 REGISTERED PROFESSIONAL ENGINEER 3-3-2016

Prepared By:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

Prepared For:
Applicant
CONNOLLY BROTHERS, INC.
152 CONANT STREET
BEVERLY, MA 01915-1659

## LEGEND

| | |
|---|---|
| CAPE COD BERM | CCB |
| VERTICAL GRANITE CURB | VGC |
| SLOPED GRANITE CURB | SGC |
| EXISTING CONTOUR | 128 |
| PROPOSED CONTOUR | 130 |
| CATCH BASIN | |
| DRAIN MANHOLE | D |
| SEWER MANHOLE | S |
| TELEPHONE MANHOLE | T |
| ELECTRIC MANHOLE | E |
| TELEPHONE HANDHOLE | THH |
| ELECTRIC HANDHOLE | EHH |
| LIGHT POLE | |
| BOLLARD | |
| FIRE HYDRANT | |
| WATER VALVE | |
| EXISTING SPOT GRADE | × 133.06 |
| PROPOSED SPOT GRADE | 130.5 |
| PROPOSED BOLLARD LIGHT | |

NOTES:

1) DATUM IS NGVD

2) ALL DRAIN LINES TO BE HDPE UNLESS OTHERWISE SPECIFIED.

3) EXISTING UTILITIES TAKEN FROM A PLAN ENTITLED "CONSTRUCTION SITE PLAN" BY MERIDIAN ASSOCIATES DATED SEPTEMBER 12, 2012"

4) EXISTING TOPOGRAPHY IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. PERFORMED DECEMBER 8, 2012 THROUGH DECEMBER 13, 2012.

5) THERE ARE NO WETLANDS WITHIN 100' OF THE PROPERTY BOUNDARY.

6) STEEP SLOPES TO BE GRADED WITH A TRACK MACHINE NORMAL TO THE SLOPE.

7) STEEP SLOPES TO BE PROTECTED WITH COCO MAT.

8) SEE SITE ELECTRIC PLAN FOR SITE ELECTRICAL LAYOUT LOCATIONS.

### ZONING TABLE

| ZONE | IR (RESTRICTED INDUSTRIAL) | |
|---|---|---|
| DIMENSIONAL CONTROLS | REQUIRED/ALLOWED | PROPOSED |
| FRONT YARD SETBACK | 30 ft. | 31.0± ft. |
| SIDE YARD SETBACK | 20 ft. | 158.0± ft. |
| REAR YARD SETBACK | 25 ft. | 364.7± ft. |
| MIN. FRONTAGE | 225 ft. | 399.62 ft. |
| MIN. LOT AREA | 2 acres | 5.83 acres |
| MAX. BUILDING HEIGHT | 60 ft. | <35 ft. |
| MAX. LOT COVERAGE (bldgs.) | 40% | 15.8% |
| MAX. LOT COVERAGE (bldgs./paving) | 60% | 55.5% |

### PARKING CALCULATIONS

| CALCULATION | REQUIRED/ALLOWED | PROPOSED |
|---|---|---|
| REQUIRED OFFICE: 1 space/250 GROSS SQUARE FOOTAGE (40,000 S.F.) | 160 spaces | 160 (9'x18') |
| REQUIRED MANUFACTURING: 2.5 spaces/1000 S.F. (40,000 S.F.) | 100 spaces | 100 (9'x18') |
| TOTAL SPACES | 260 spaces | 260 spaces |

Prepared For:

Applicant
CONNOLLY BROTHERS, INC.
152 CONANT STREET
BEVERLY, MA 01915-1659

Prepared By:

Hayes Engineering, Inc.
803 Summer Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayesengineering.com

Seal:

COMMONWEALTH OF MASSACHUSETTS
ERIC B. LANE
CIVIL
No. 45449
REGISTERED PROFESSIONAL ENGINEER
3-3-2016

| | |
|---|---|
| Design By: | EBL |
| Drawn By: | EBL |
| Checked By: | PJO |
| Project File: | BEV-0171A |
| Comp. No: | BEV98 |
| ☒ Issued For Permit | |
| ☐ Issued For Review | |
| ☐ Issued For Bid | |
| ☐ Issued For Construction | |
| ☒ Not For Construction | |

| No. | Revision | Date |
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| 9 | | |
| 10 | | |

Scale: 1"=20'
0' 10' 20' 40'
Date: March 3, 2016

Drawing Title:

SITE PLAN
HIGH RES BIOSOLUTIONS
#102 CHERRY HILL DRIVE
BEVERLY, MASS.

Drawing No.:
C1

SHEET 2 OF 3

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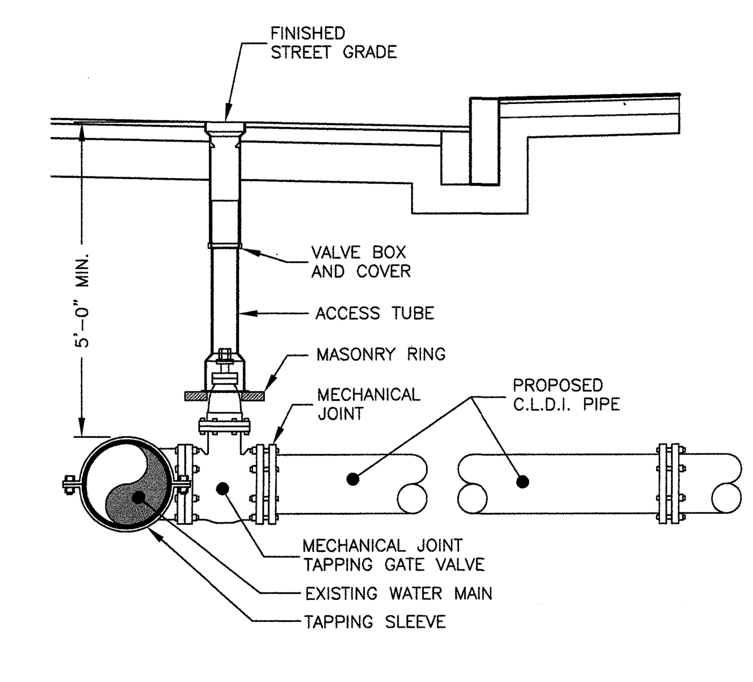
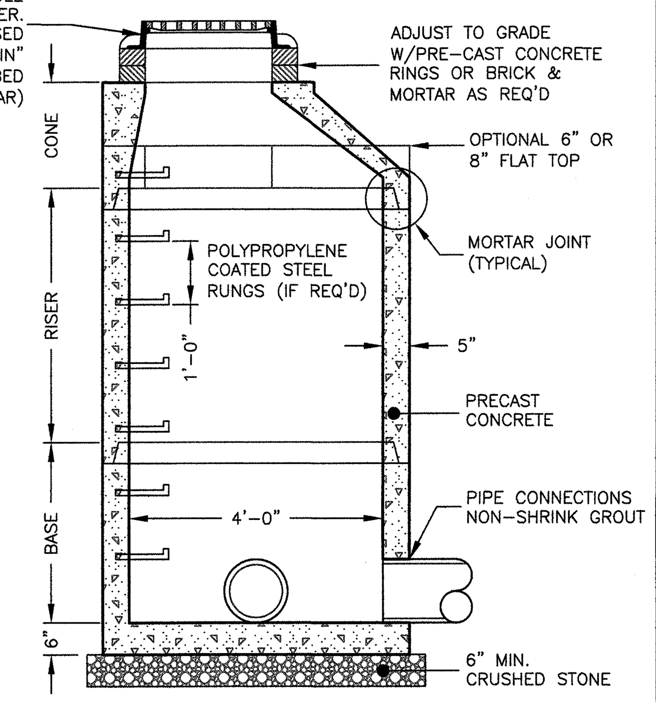
M:\BEV98\SP102cherryhillR3.dwg, 3/3/2016 7:56:24 AM, EBL



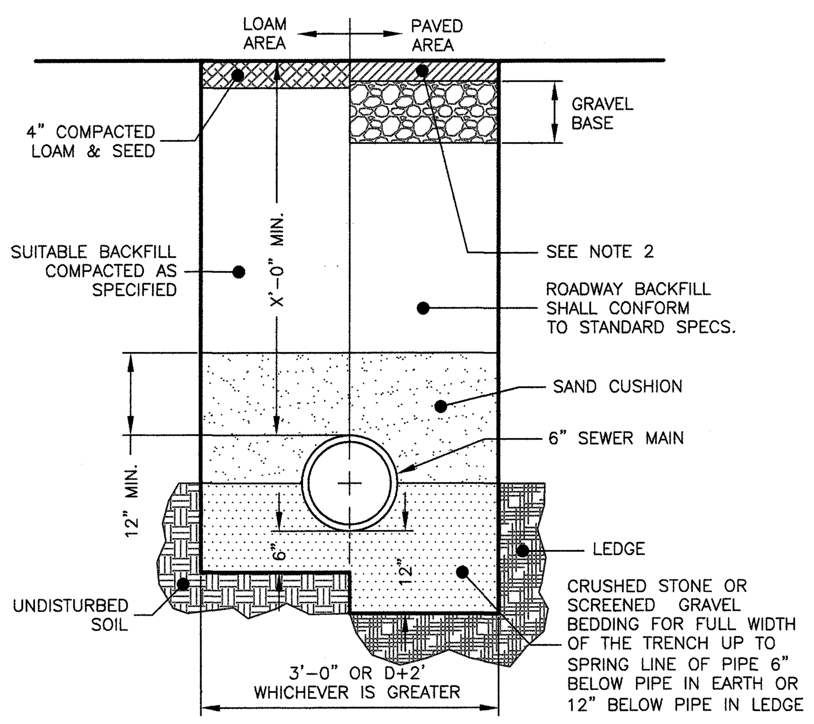

## TAPPING SLEEVE & GATE
NOT TO SCALE

NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



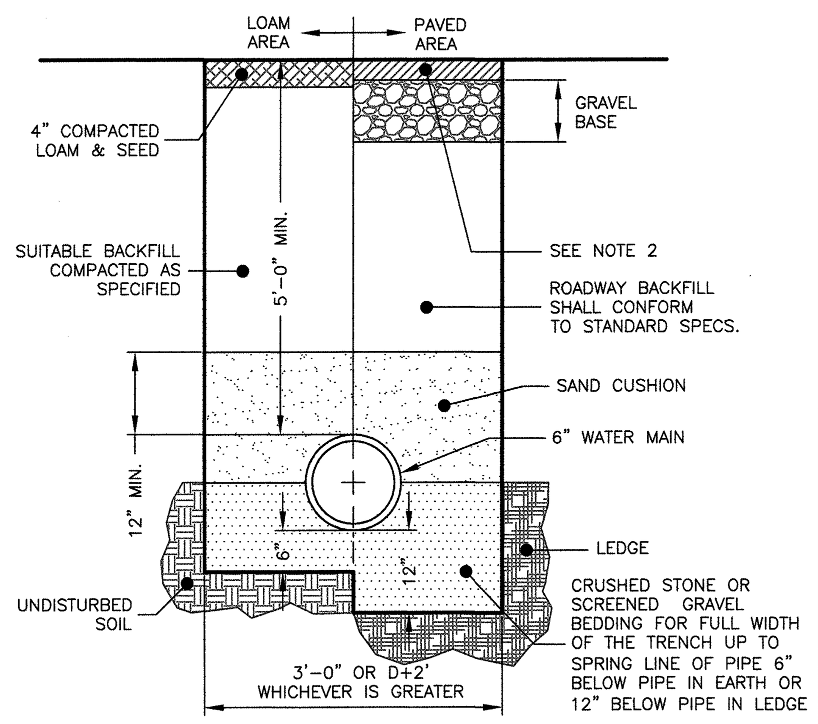

## PRE-CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."




## SEWER TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.




## WATER TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
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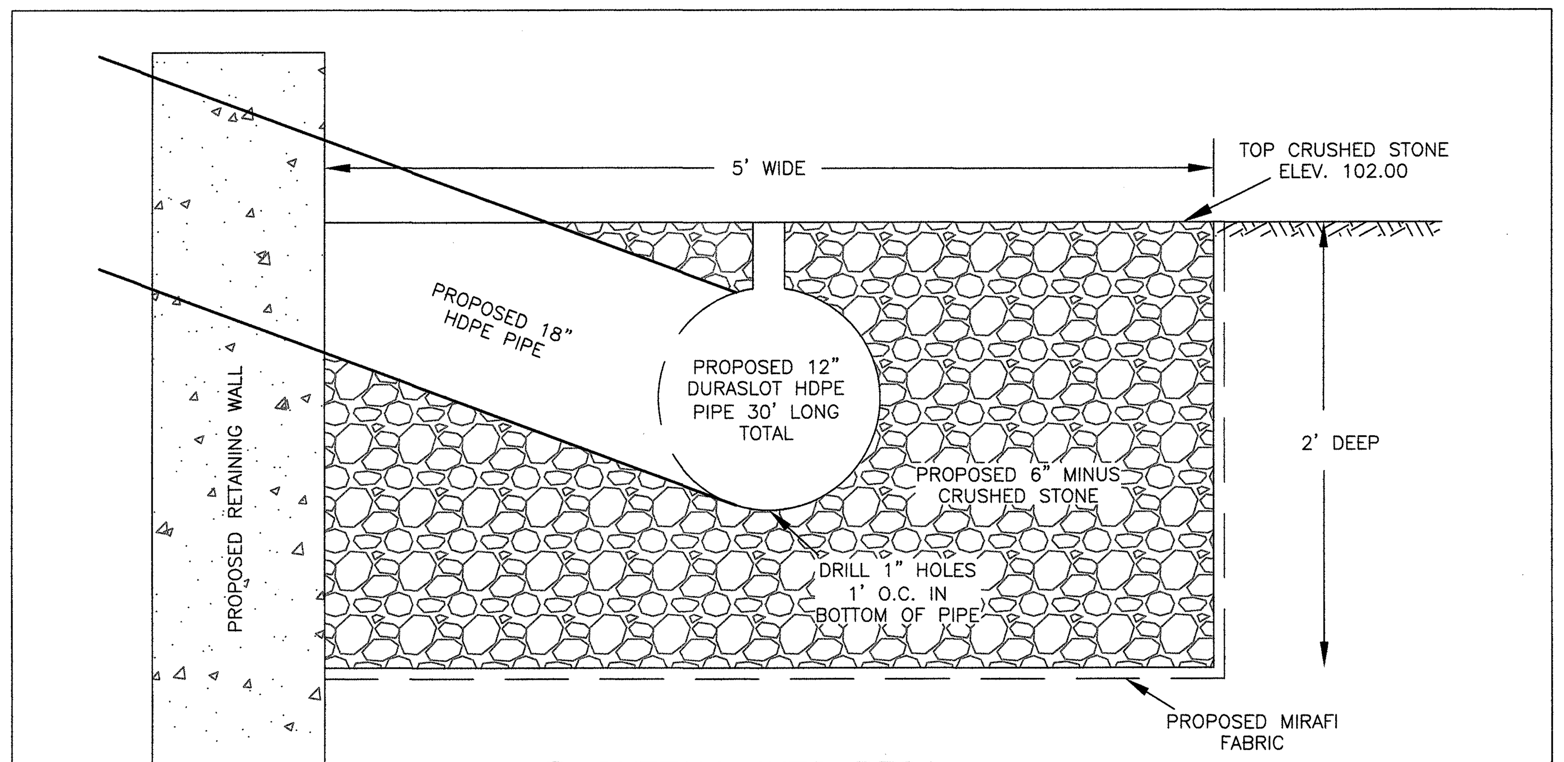
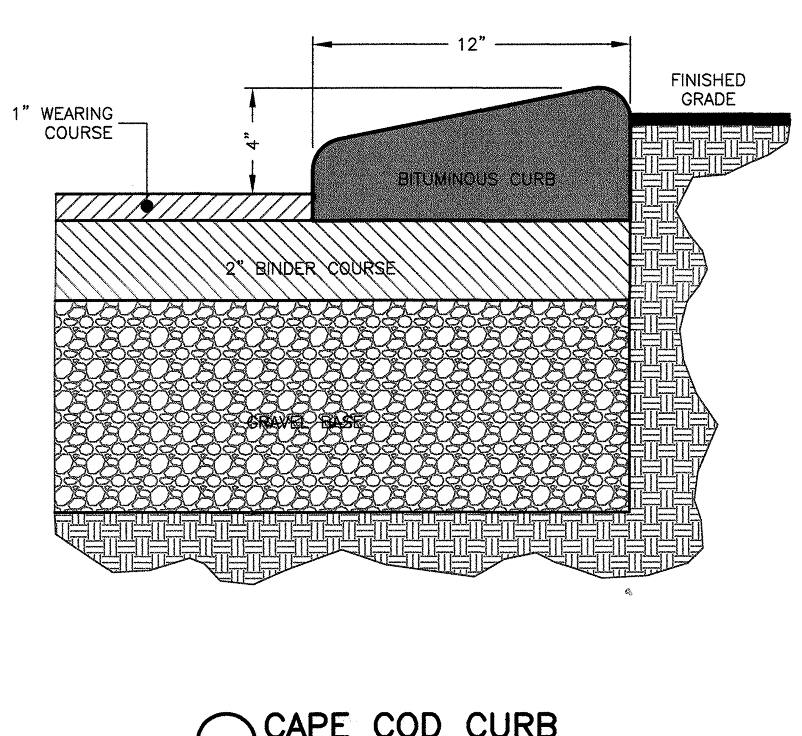
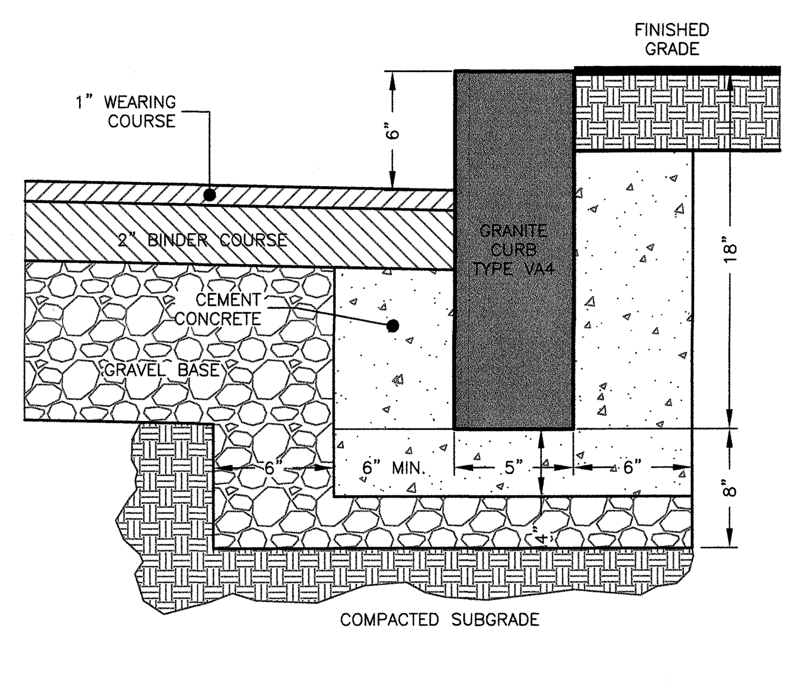


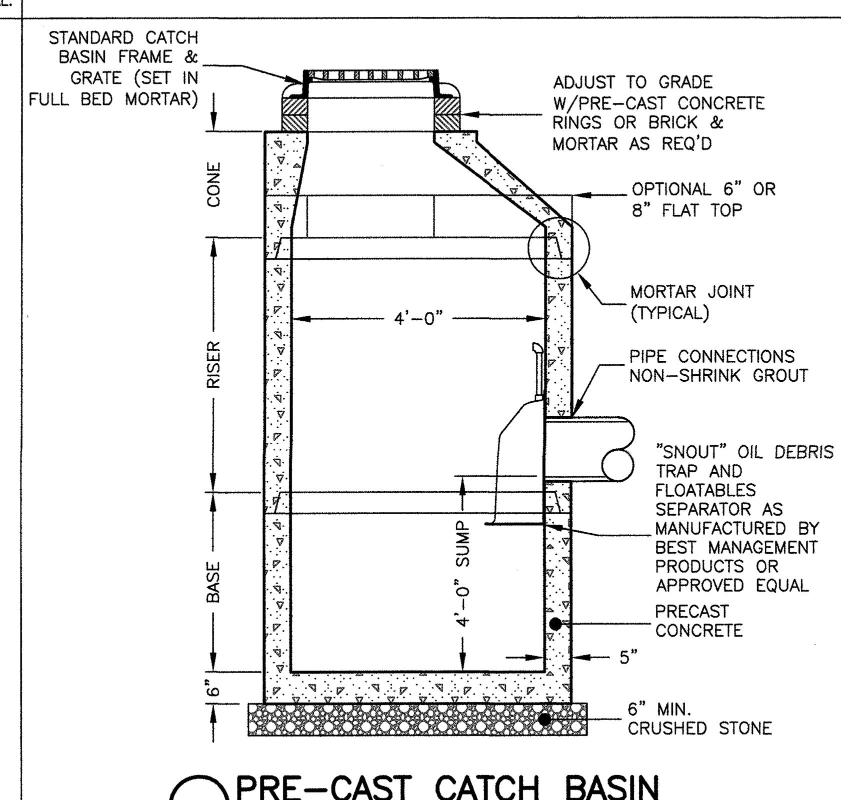

## OUTFALL INTO RES1
NOT TO SCALE




## CAPE COD CURB
NOT TO SCALE

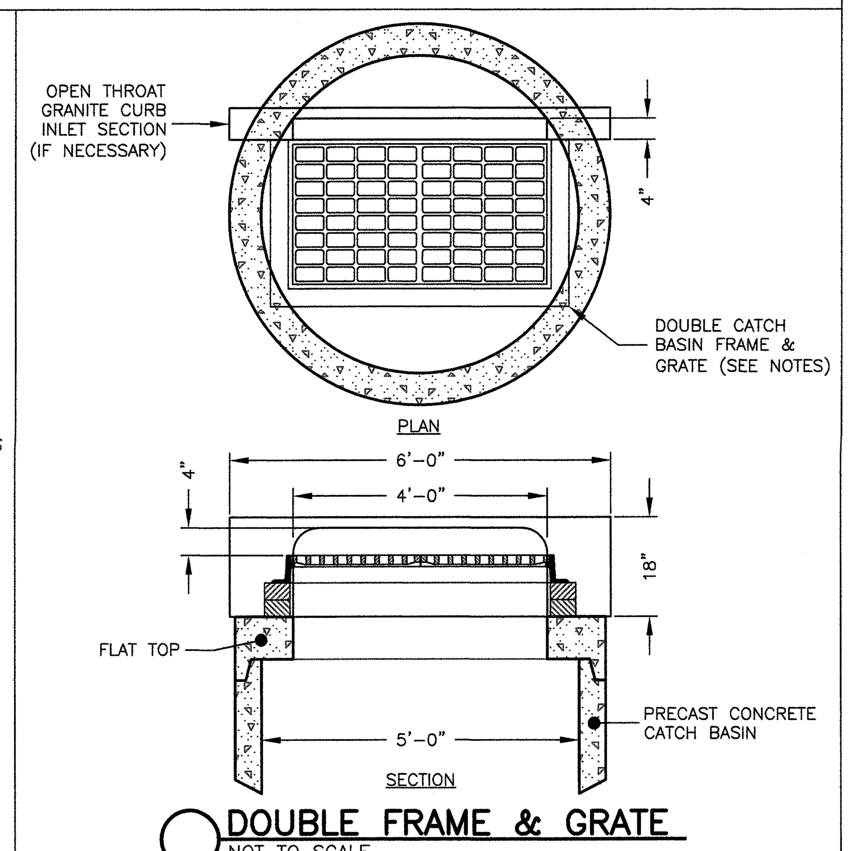



## VERTICAL GRANITE CURB
NOT TO SCALE



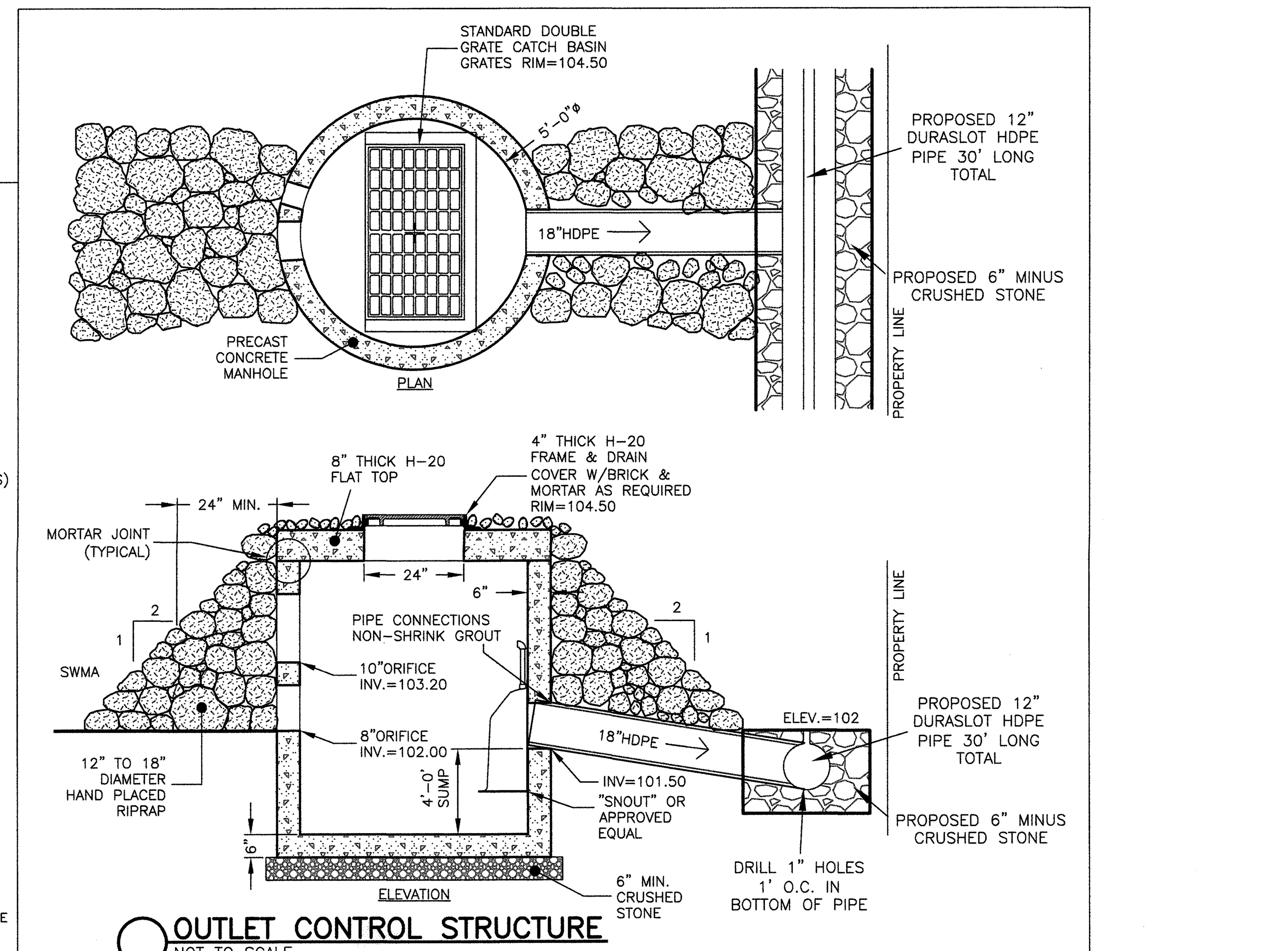

## PRE-CAST CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

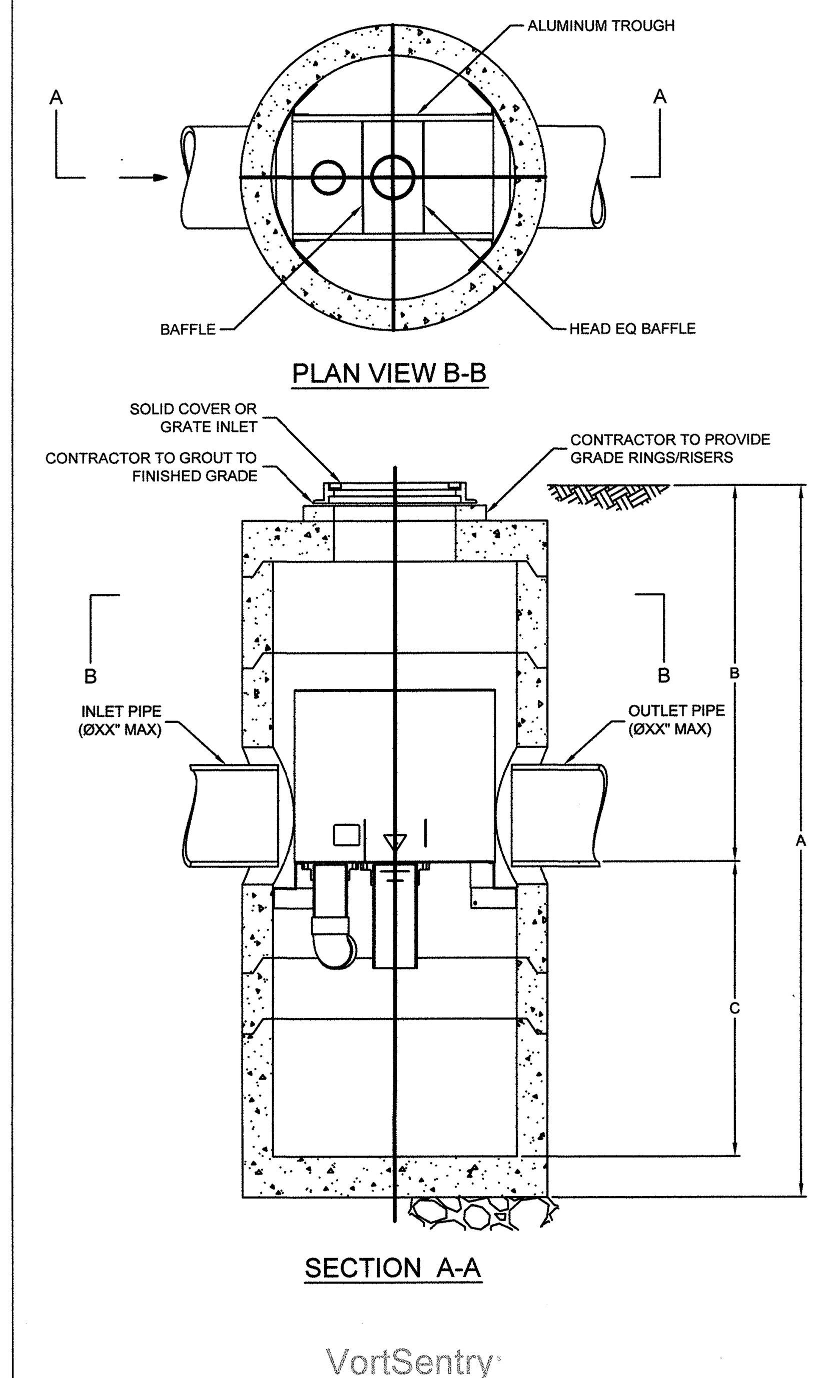



## DOUBLE FRAME & GRATE
NOT TO SCALE

NOTES:
1. ON SLOPES USE LEBARON LV2448-2-000 FRAME W/LEBARON LK120D-300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.
2. AT LOW POINTS USE LEBARON LV2448-2-000 FRAME W/LEBARON LF248-2-000 3 FLANGE GRATE OR APPROVED EQUAL.




## OUTLET CONTROL STRUCTURE
NOT TO SCALE




### VORTSENTRY HS DESIGN NOTES

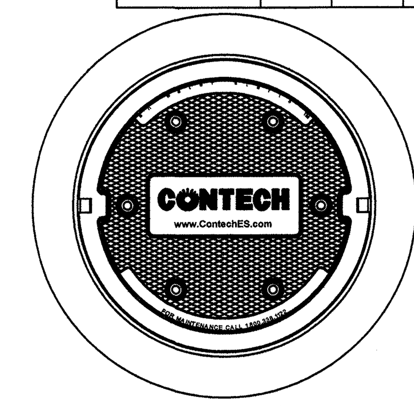
VSHS RATED TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADITIONAL INFORMATION.

THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

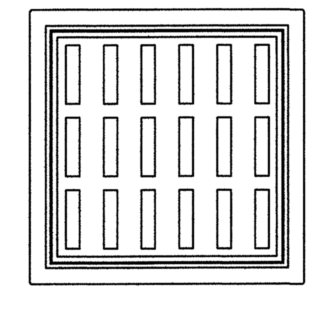
| CONFIGURATION OPTION DESCRIPTION |
|---|
| GRATE INLET (NO INLET PIPE) |
| GRATE INLET WITH INLET PIPE |

### VORTSENTRY HS GENERAL INFORMATION

| Model | Manhole Diameter (ID) | | Total Treatment Flow Rate | | Typical Total Distance Rim to Outside Bottom A | | Typical Distance Rim to Invert B | | Typical Depth Below Invert (inside) C | | Approximate Minimum Distance Rim to Invert | | Maximum Pipe Diameter (ID) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | FT | mm | CFS | L/S | FT | m | FT | m | FT | mm | FT | m | IN | mm |
| HS36 | 3 | 900 | 0.55 | 15.6 | 10.16 | 3.10 | 4.08 | 1.24 | 5.58 | 1702 | 3.00 | 0.91 | 18 | 450 |
| HS48 | 4 | 1200 | 1.20 | 34.0 | 13.25 | 4.04 | 6.00 | 1.83 | 6.75 | 2057 | 4.00 | 1.22 | 24 | 600 |
| HS60 | 5 | 1500 | 2.20 | 62.3 | 15.13 | 4.61 | 6.50 | 1.98 | 7.96 | 2426 | 4.82 | 1.47 | 30 | 750 |
| HS72 | 6 | 1800 | 3.70 | 104.8 | 16.56 | 5.05 | 6.75 | 2.06 | 9.15 | 2788 | 5.59 | 1.70 | 36 | 900 |
| HS84 | 7 | 2100 | 5.60 | 158.6 | 18.85 | 5.75 | 7.75 | 2.36 | 10.35 | 3156 | 5.00 | 1.52 | 42 | 1050 |
| HS96 | 8 | 2400 | 8.10 | 229.4 | 20.87 | 6.36 | 8.50 | 2.59 | 11.54 | 3518 | 6.91 | 2.11 | 48 | 1200 |




FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



FRAME AND GRATE
(24" SQUARE)
N.T.S.

### SITE SPECIFIC DATA REQUIREMENTS

| | | | |
|---|---|---|---|
| STRUCTURE ID | | | |
| WATER QUALITY FLOW RATE (CFS) | | | |
| PEAK FLOW RATE (CFS) | | | |
| RETURN PERIOD OF PEAK FLOW (YRS) | | | |
| PIPE DATA: | I.E. | MATERIAL | DIAMETER |
| INLET PIPE 1 | | | |
| OUTLET PIPE | | | |
| RIM ELEVATION | | | |
| ANTI-FLOTATION BALLAST | | WIDTH | HEIGHT |
| NOTES/SPECIAL REQUIREMENTS: | | | |

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

Prepared For:
Applicant
CONNOLLY BROTHERS, INC.
152 CONANT STREET
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Prepared By:
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Seal:
COMMONWEALTH OF MASSACHUSETTS
ERIC B. LANE
CIVIL
No. 42409
REGISTERED PROFESSIONAL ENGINEER
3-3-2016

Design By: EBL
Drawn By: EBL
Checked By: PJO
Project File: BEV–0171A
Comp. No: BEV98
☒ Issued For Permit
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☐ Issued For Bid
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| No. | Revision | Date |
|---|---|---|
| 10 | | |
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| 3 | | |
| 2 | | |
| 1 | | |

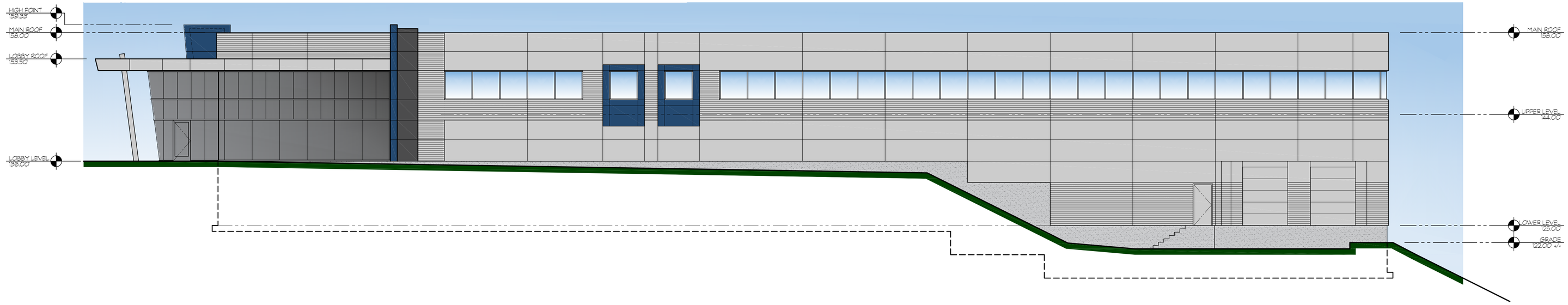
Scale: 1"=20'
0' 10' 20' 40'

Date: March 3, 2016

Drawing Title:
DETAIL SHEET
HIGH RES BIOSOLUTIONS
#102 CHERRY HILL DRIVE
BEVERLY, MASS.

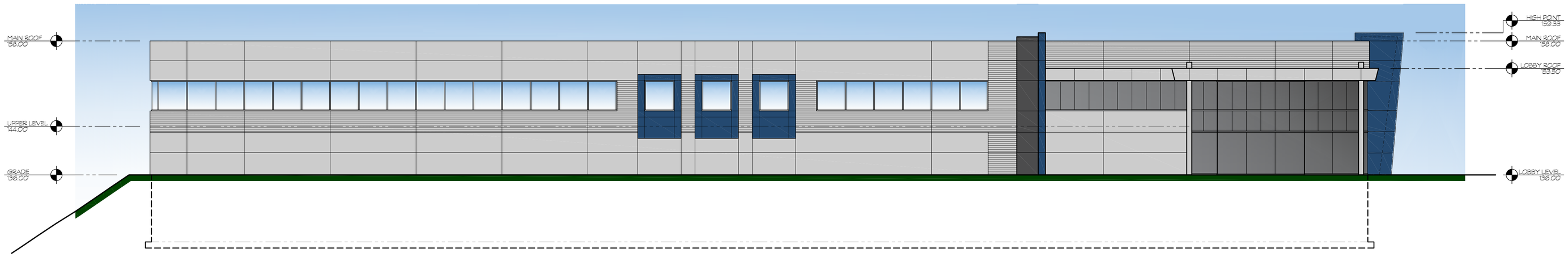
Drawing No.:
DET

SHEET 3 OF 3



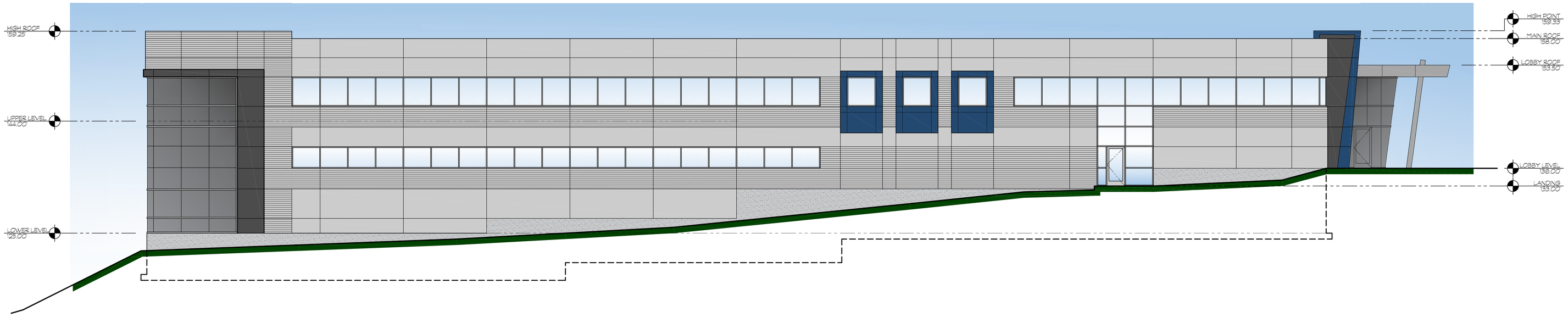

NORTHWEST ELEVATION (LOADING DOCKS)

SCALE 1/8" = 1'-0"



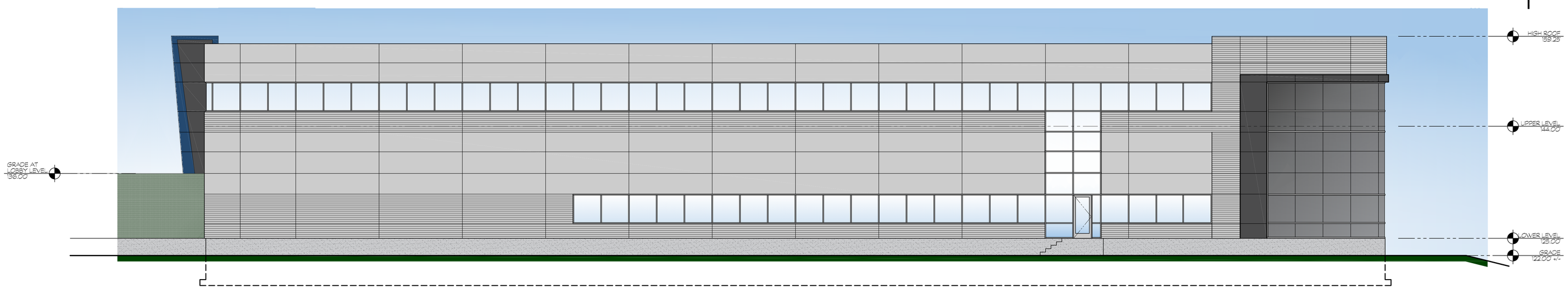

NORTHEAST ELEVATION (FACING PARKING LOT)

SCALE 1/8" = 1'-0"




SOUTHEAST ELEVATION (FACING SAM FONZO DRIVE)

SCALE 1/8" = 1'-0"




SOUTHWEST ELEVATION (FACING CHERRY HILL DRIVE)

SCALE 1/8" = 1'-0"

PROGRESS

3-7-2016

PLANNING
DESIGN
CONSTRUCTION

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Date:

Description

ISSUE LOG

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152 Conant Street, Beverly, MA 01915 Phone (978) 927-6053 connollybrothers.com

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GRID

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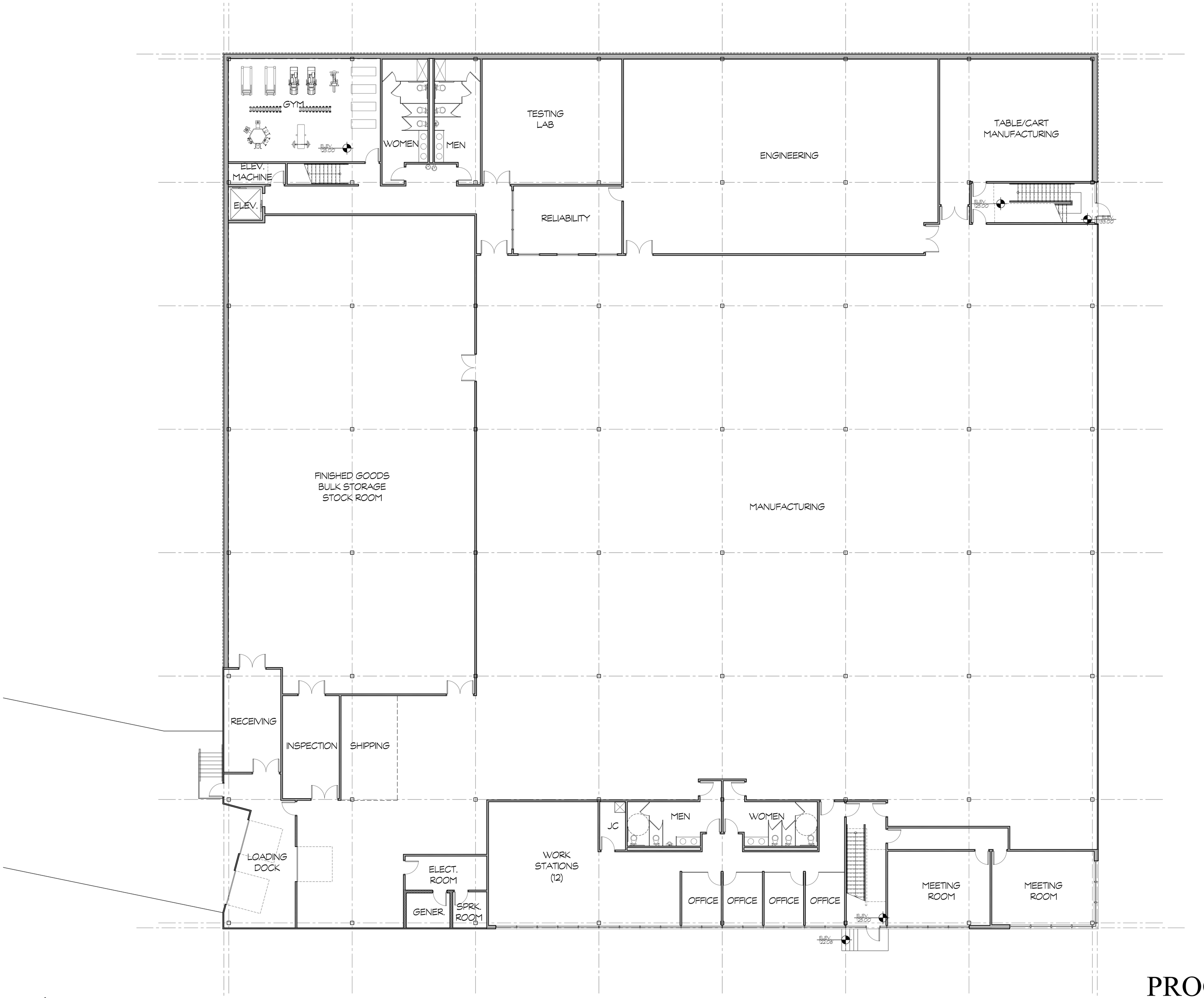
|---|---|
| DRAWN: | MCL |
| CHECKED: | HPS |
| JOB NO.: | 2644 |
| SCALE: | 1/8" = 1'-0" |

Exterior Elevations

A-2.0




LOWER LEVEL PLAN

SCALE 1/8" = 1'-0"

PROGRESS

3-7-2016

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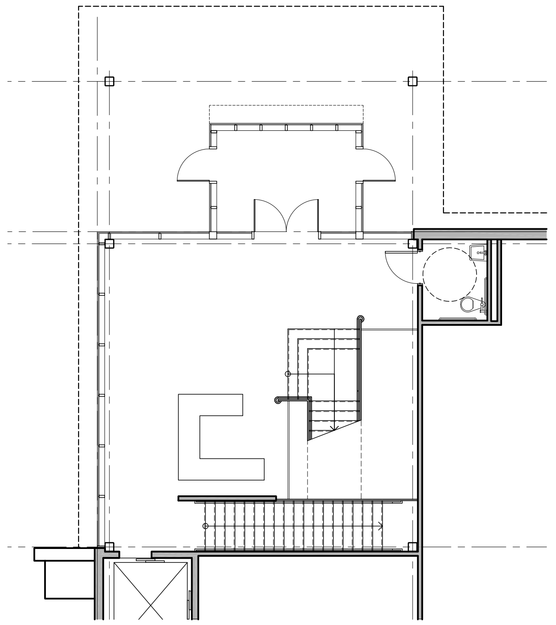
| CHECKED: | HPS |
| JOB NO.: | 2644 |
| SCALE: | 1/8" = 1'-0" |

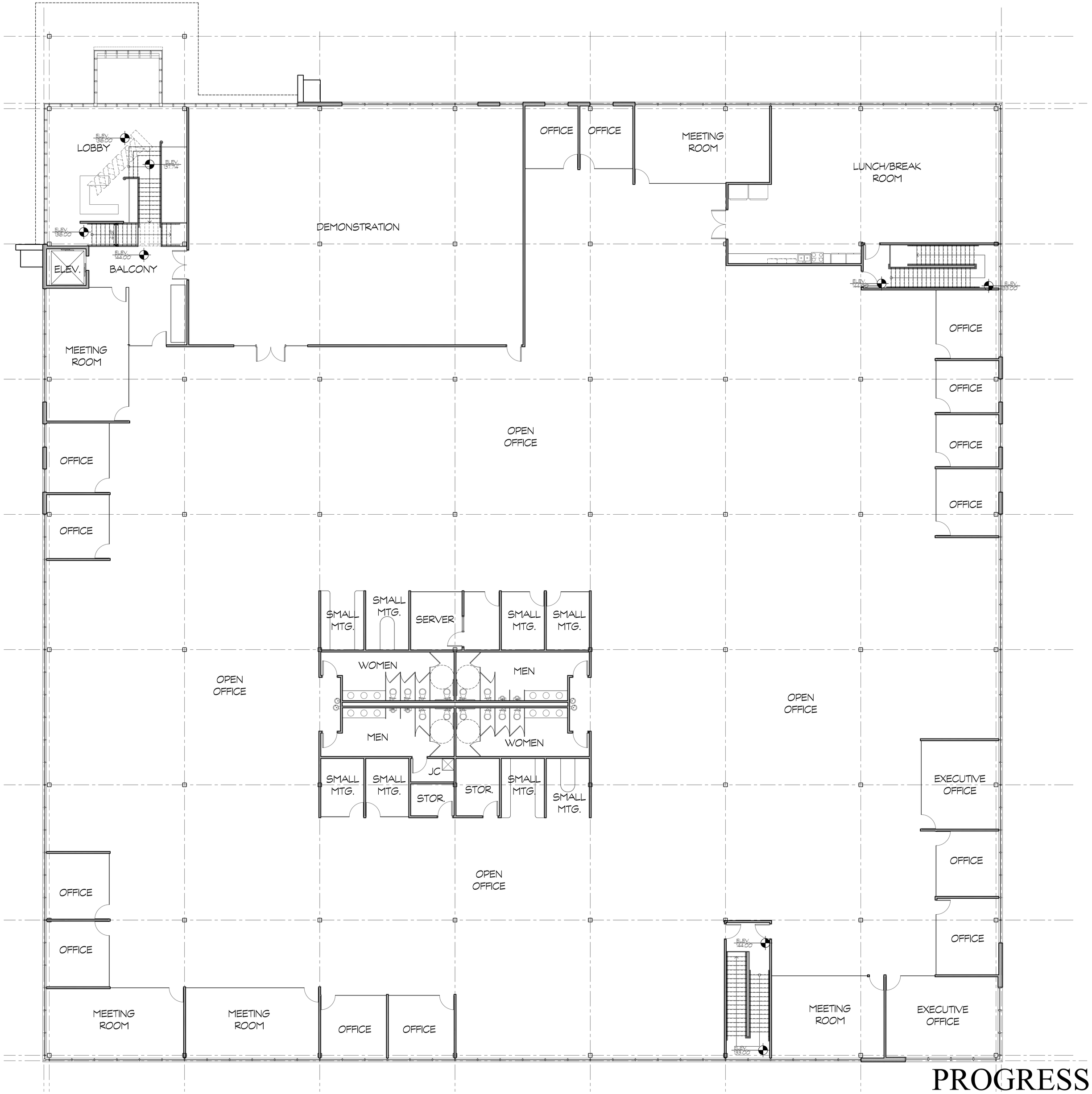
Lower Level Plan

A-1.0



PARTIAL LOBBY LEVEL PLAN

SCALE 1/8" = 1'-0"




UPPER LEVEL PLAN

SCALE 1/8" = 1'-0"

PROGRESS

3-7-2016

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|---|---|
| DRAWN: | MCL |
| CHECKED: | HPS |
| JOB NO.: | 2644 |
| SCALE: | 1/8" = 1'-0" |

Upper Level Plan

A-1.1