

Zoning Permit

Permit Number ZP-2024-006953

LOCATION OF WORK 4912 GRISCOM ST T-A-315773, Philadelphia, PA 19124-2622	PERMIT FEE \$704.00	DATE ISSUED 7/9/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
AMENDMENT 11/17/24 TO INCLUDE FOOTPRINT CHANGE & REDUCE GFA. FOR THE ERECTION OF A DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.

APPROVED USE(S)
Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2024-006953

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4912 GRISCOM ST T-A-315773, Philadelphia, PA 19124-2622

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR USE AS 44 DWELLING UNITS WITH 10 OPEN AIR PARKING SPACES (INCLUDING 3 ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE)) AND 18 CLASS 1A BICYCLE SPACES.

This permit is subject to the following specific conditions.

CONDITIONS

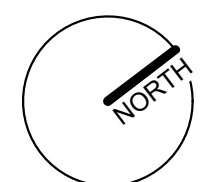
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



X:\P\3100\3100-01\3100-01.dwg Griscom Street/AutoCAD/DRAWINGS/Land Development/Parcel A Zoning Plan.dwg May 16, 2024

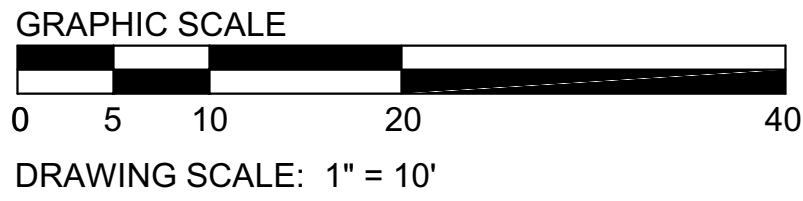


Serial Number: 20240432638

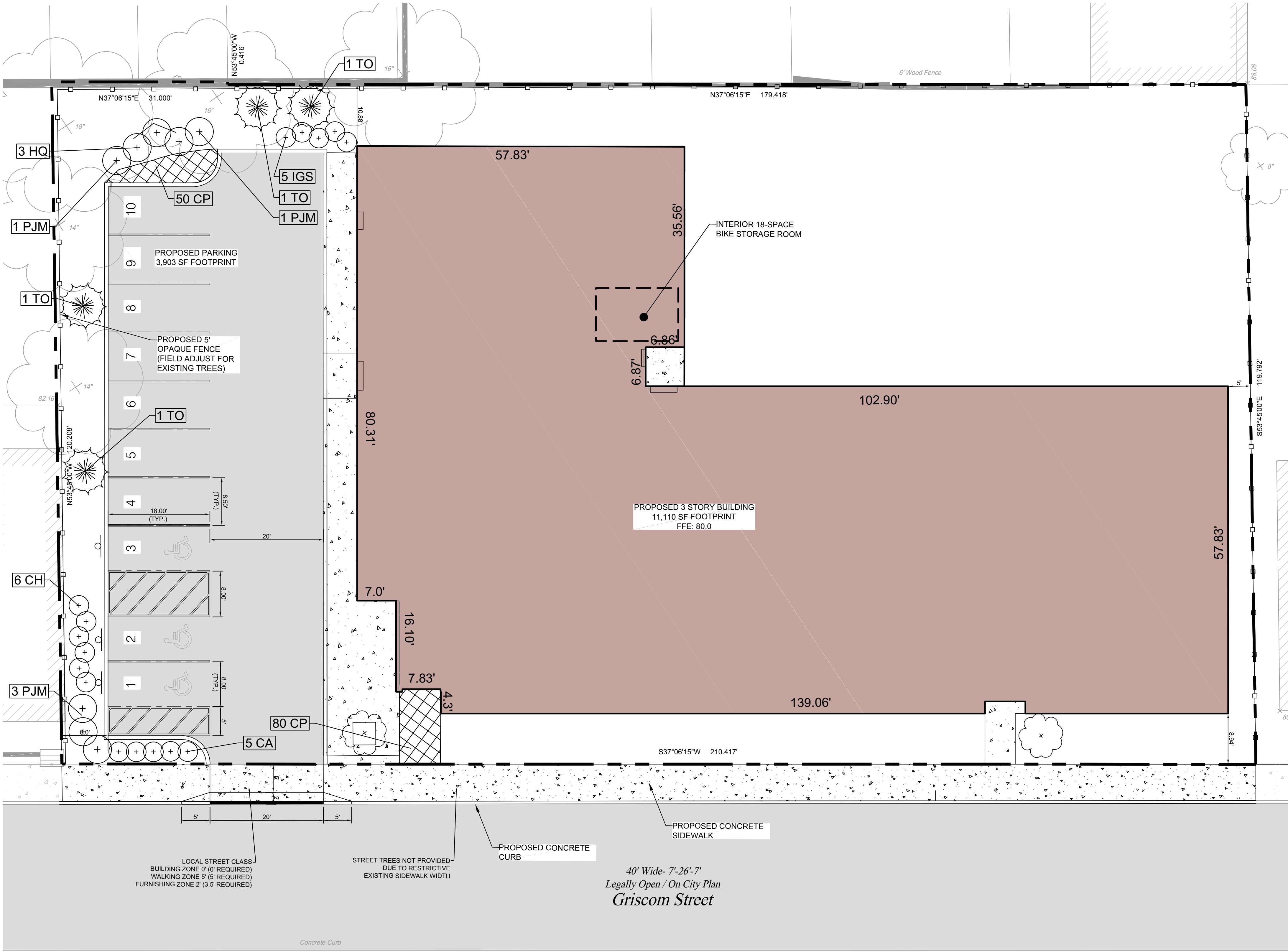
NOTES:
1. THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE FOR INFORMATION ONLY. THE USER OF THIS PLAN IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE CITY OF PHILADELPHIA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
2. THE USER OF THIS PLAN IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE CITY OF PHILADELPHIA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
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UTILITY OWNERS
COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY EMAIL: bob.harvey@cable.comcast.com
COMPANY: USBC
ADDRESS: 450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406
CONTACT: ERIC PONERT EMAIL: eric.ponert@phila.gov
COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JFK BLVD, ROOM 940 MSB PHILADELPHIA, PA 19102
CONTACT: MAUREEN WANGAR EMAIL: maureen.wangar@phila.gov
COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE PHILADELPHIA, PA 19122
CONTACT: JAMES BOCHANSKI
COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1204 MARKET ST, 12TH FL PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYVDAS EMAIL: dmontyvdas@septa.org
COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A EKTON, PA 19341
CONTACT: KELLY BLOUNT EMAIL: kelly.b.blount@verizon.com

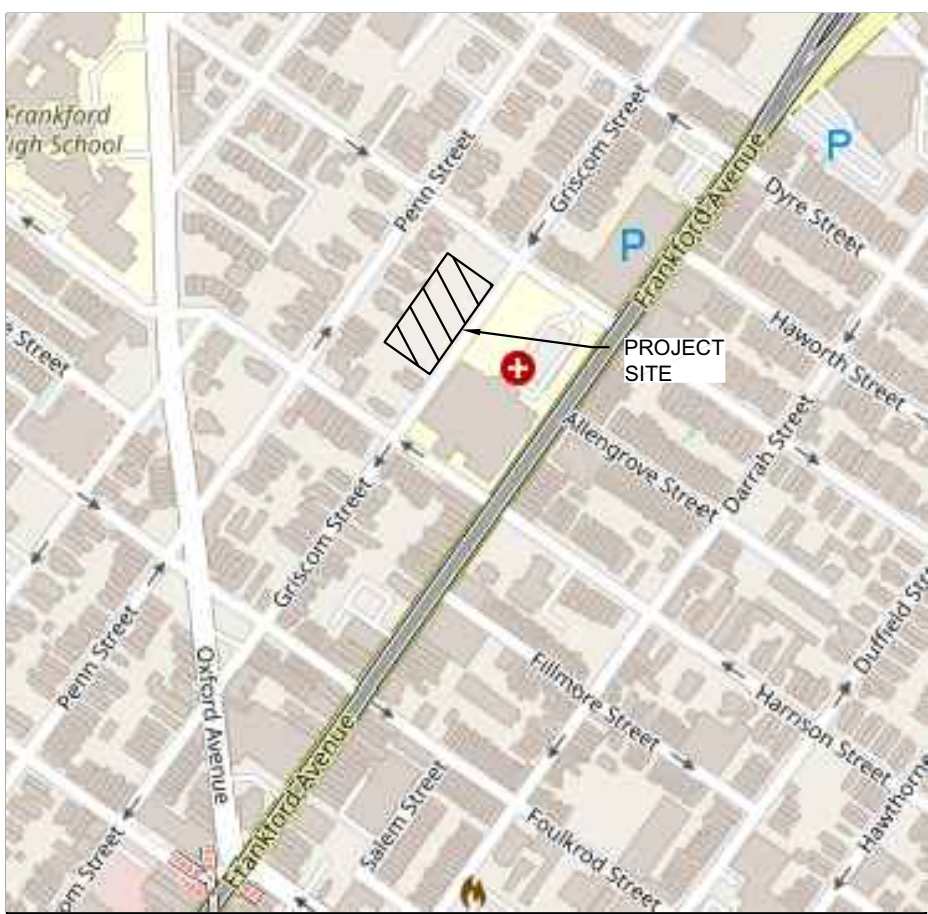
RESIDENTIAL MULTI-FAMILY (RM-1) ZONING DATA TABLE			
DESCRIPTION	PARCELA REQUIRED	EXISTING	PROPOSED
MINIMUM LOT WIDTH	16 FT	210 FT	210 FT
MINIMUM LOT AREA	1,440 SF	25,342 SF	25,342 SF
MAX. OCCUPIED AREA (INTERMEDIATE)	75%	N/A	43.8%
BUILDING SETBACKS (BSBL)			
FRONT (PER ADJACENT BUILDING)	8.94 FT	NA	8.94 FT
REAR	9 FT[9]	NA	11 FT
SIDE	5 ft	NA	5 FT
MAXIMUM BUILDING HEIGHT	38 FT	NA	36' 6"
DWELLING UNIT DENSITY	360 SF/UNIT UP TO 1,440 SF	NA	44
	480 SF/UNIT >1,440 SF	NA	
RM-1 Zoning District			
Parking Requirements			
Residential Use Category	REQUIRED	EXISTING	PROPOSED
Multi-Family	0	NA	10
Landscape Requirements	EXEMPT FROM REQUIREMENT OF 14-705.(1) AS AN AFFORDABLE HOUSING PROJECT		
Parking Lot Landscaping	10% Int. Parking (391 SF)	NA	395 SF



SHEET 1 OF 1



- General Notes**
- Boundary and topographic information is based on a field survey performed by Eustace Engineering on February 23, 2024.
 - Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 - The bearings shown hereon are referenced from CP#57.
 - FEMA FIRM map number 4207570114H, effective November 18, 2015 designates the site as Zone X, areas outside the 500 yr. floodplain.
 - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the Residential Multi-Family Zoning District (RM-1).
 - A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
 - All elevations shown on plan are based on City Plan # 57 datum. Site benchmark is identified as sewer manhole in Griscom Street, rim elevation 78.39'.



Location Map
Scale: 1" = 500'

Legend

	Property Line / Right-of-Way
	Setback Line
	Existing Building
	Existing Edge of Pavement
	Existing Curb
	Existing Concrete
	Existing Asphalt Paving
	Existing Fence
	Existing Tree Line
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Sign
	Existing Water Valve
	Existing Light Standard
	Existing Inlet
	Proposed Building
	Proposed Curb
	Proposed Concrete
	Proposed Edge of Pavement
	Proposed Tree with Symbol and Quantity
	Proposed Opaque Fence

Site Data:

Address: 4912 GRISCOM ST. (OP#232437300) PREMISES 'A'
4914 GRISCOM ST. (OP#232437400) PREMISES 'B'
4916 GRISCOM ST. (OP#885659400) PREMISES 'C'
4918 GRISCOM ST. (OP#885659420) PREMISES 'D'
4920 GRISCOM ST. (OP#885659660) PREMISES 'E'
4922 GRISCOM ST. (OP#885311640) PREMISES 'F'
4924 GRISCOM ST. (OP#232437900) PREMISES 'G'
4928 GRISCOM ST. (OP#232438000) PREMISES 'H'
4930 GRISCOM ST. (OP#885311860) PREMISES 'I'
4934 GRISCOM ST. (OP#885201920) PREMISES 'J'

Zoned: RM-1

Owner: (Premises A,B,C,D,E,F,I,J)

FRANKFORD HOSPITAL
Po Box 63289
Philadelphia PA 19114

Owner: (Premises G,H)

T. F. DEVELOPMENT LTD
Suite 200
3 Village Rd
Horsesham PA 19044

PLANT SCHEDULE

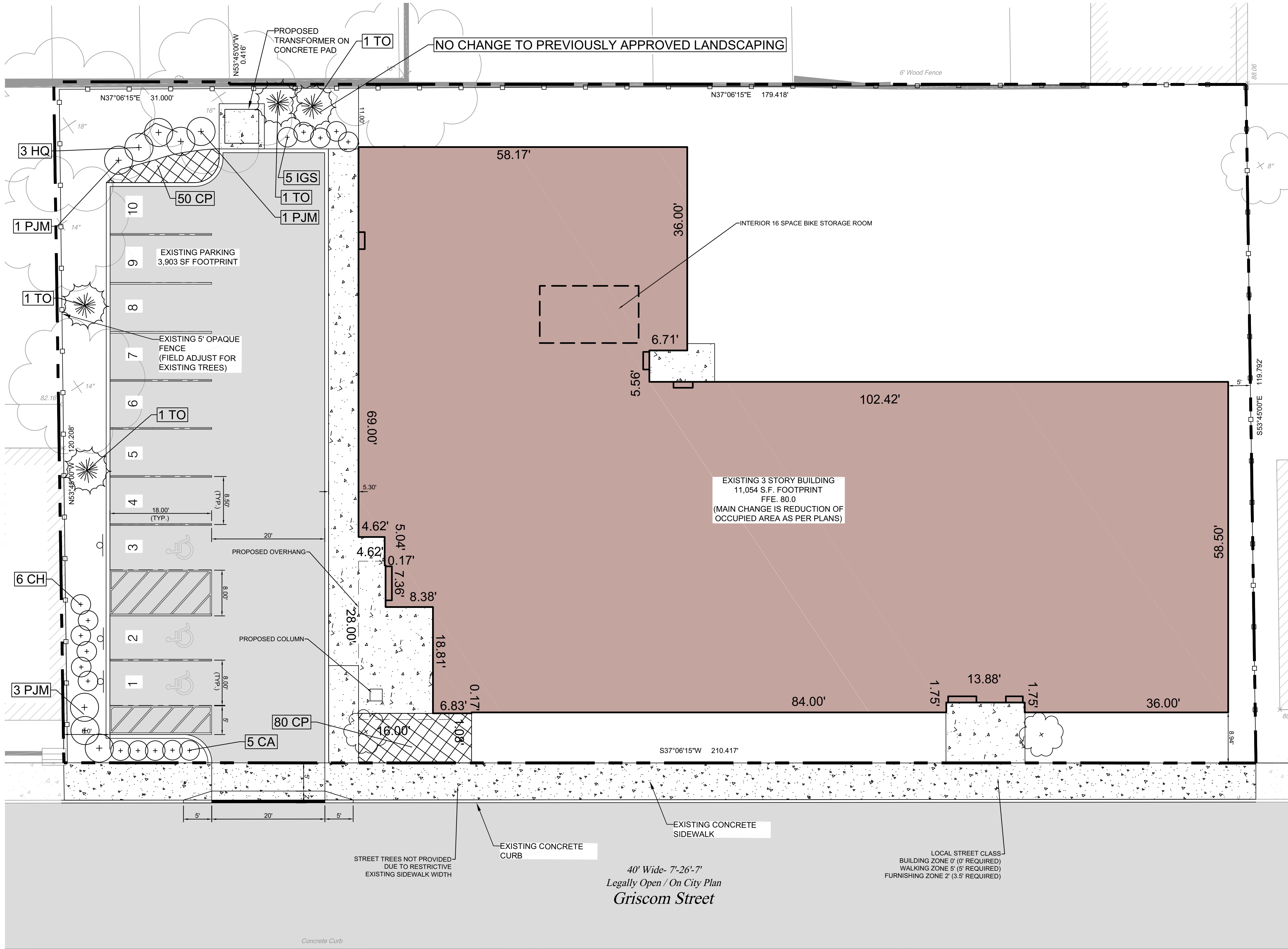
QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	CAL.	SIZE	ROOT SPACING	COMMENTS	COMPLIANCE
EVERGREEN TREES (INTERIOR PARKING TREES)								
4	TO	Thuja occidentalis 'Smaragd'	American Arborvitae	--	6-8'	8&B	--	FULL TO GROUND(14,803.5sq) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
SHRUBS (INTERIOR PARKING SHRUBS)								
5	CA	Ceanothus americanus	New Jersey tea	--	#5	--	36" O.C.	14,803.5(sq) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
6	CH	Clethra alnifolia 'Sixteen Candles'	Summersweet	--	#3	--	36" O.C.	14,803.5(sq) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
3	H2	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangeas	--	#7	--	42" O.C.	14,803.5(sq) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
5	ISB	Ilex glabra 'Chenonceau'	Inhberry	--	#3	--	36" O.C.	14,803.5(sq) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
5	PJM	Rhododendron x 'P.J.M.'	P.J.M. rhododendron	--	#7	--	42" O.C.	14,803.5(sq) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
GROUND COVER (INTERIOR PARKING GROUND COVER)								
130	CP	Carex pennsylvanica	Pennsylvania Sedge	--	1 Quart	--	12" O.C.	14,803.5(sq) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS

NOTE: PROJECT IS EXEMPT FROM LANDSCAPE REQUIREMENTS OF 14-705.(1) AS AN AFFORDABLE HOUSING PROJECT

PWD TRACKING NO: FY24-GRIS-7768-01

1	05-16-2024	EMG	REVISED PER STREETS DEPARTMENT 05-15-24 COMMENTS
ZONING PLAN Griscom Street Housing 4912-4934 Griscom Street, Philadelphia, PA 19124			
DRAWN BY KB		CHECKED BY MJE	
DATE 05-08-24		DRAWING No. 2217-17A-05	

X:\P\31-08-24\31-08-24.dwg November 12, 2024



- General Notes**
- Boundary and topographic information is based on a field survey performed by Eustace Engineering on February 23, 2024.
 - Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 - The bearings shown hereon are referenced from CP#57.
 - FEMA FIRM map number 4207570114H, effective November 18, 2015 designates the site as Zone X, areas outside the 500 yr. floodplain.
 - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the Residential Multi-Family Zoning District (RM-1).
 - A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
 - All elevations shown on plan are based on City Plan # 57 datum. Site benchmark is identified as sewer manhole in Griscom Street, rim elevation 78.39'.

Site Data:

Address: 4912 GRISCOM ST. (OPA#881000583)

Zoned: RM-1

Owner:

Project HOME
1847 N. 23rd Street
Philadelphia PA 19121

3-STORY MULTI-FAMILY BUILDING WITH
44 DWELLING UNITS - PREVIOUSLY
APPROVED PER ZP-2024-006953



Location Map

Scale: 1" = 500'

Legend

- Property Line / Right-of-Way
- Setback Line
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Concrete
- Existing Asphalt Paving
- Existing Fence
- Existing Tree Line
- Existing Fire Hydrant
- Existing Utility Pole
- Existing Sign
- Existing Water Valve
- Existing Light Standard
- Existing Inlet
- Proposed Building
- Proposed Curb
- Proposed Concrete
- Proposed Edge of Pavement
- Proposed Tree with Symbol and Quantity
- Proposed Opaque Fence

PLANT SCHEDULE

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	CAL.	SIZE	ROOT	SPACING	COMMENTS	COMPLIANCE
EVERGREEN TREES (INTERIOR PARKING TREES)									
4	TO	<i>Thuja occidentalis 'Smaragd'</i>	American Arborvitae	--	6-8'	B&B	--	FULL TO GROUND	14-803-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
SHRUBS (INTERIOR PARKING SHRUBS)									
5	CA	<i>Chamaedorea americana</i>	New Jersey Tea	--	#5	--	36" O.C.		14-803-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
6	CH	<i>Cedreya albifolia 'Sixteen Candles'</i>	Summersweet	--	#3	--	36" O.C.		14-803-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
3	HQ	<i>Hydrangea quercifolia 'Snow Queen'</i>	Oakleaf Hydrangea	--	#7	--	42" O.C.		14-803-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
5	KS	<i>Ilex glabra 'Shamrock'</i>	Hollyberry	--	#3	--	36" O.C.		14-803-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
5	P-JM	<i>Photodendron 'P.J.M.'</i>	P.J.M. Photodendron	--	#7	--	42" O.C.		14-803-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
GROUND COVER (INTERIOR PARKING GROUND COVER)									
130	CP	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	--	1' Quart	--	12" O.C.		14-803-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS

NOTE: PROJECT IS EXEMPT FROM LANDSCAPE REQUIREMENTS OF 14-705.(1) AS AN AFFORDABLE HOUSING PROJECT

ZP-2024-005165 APPROVAL OF LOT LINE ADJUSTMENT TO CREATE ONE (1) LOT PARCEL A FROM TEN (10) EXISTING LOTS. LOTS CONSOLIDATED AS PER SUBMITTED RECORDED CONSOLIDATED DEED ARE AS FOLLOWS: 4912, 4914, 4916, 4918, 4920, 4922, 4924, 4928, 4930, AND 4934 GRISCOM.

PWD TRACKING NO: FY24-GRIS-7768-01

4 11-12-2024 EMG REVISED PER DESIGN UPDATES

3 07-22-2024 EMG REVISED PER PWD 07-22-24 COMMENTS

2 05-21-2024 EMG REVISED PER STREETS DEPARTMENT 05-20-24 COMMENTS

1 05-16-2024 EMG REVISED PER STREETS DEPARTMENT 05-15-24 COMMENTS

ZONING PLAN

Griscom Street Housing

4912-4934 Griscom Street, Philadelphia, PA 19124

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

707 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090

Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

DRAWN BY: KB

CHECKED BY: MJE

DATE: 05-08-24

DRAWING No: 2217-17A-05

UTILITY OWNERS

COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY EMAIL: bob.harvey@comcast.com

COMPANY: USC
ADDRESS: 450 S HENDERSON RD, SUITE B KING OF RUSSIA, PA 19406
CONTACT: GAVIN HEWITT EMAIL: gawthewitt@uscnc.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, 46A TOWER PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT EMAIL: eric.ponert@phila.gov

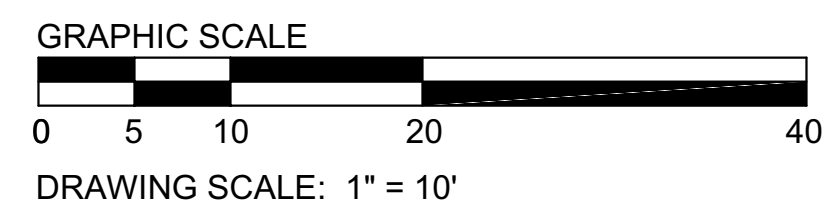
COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JFK BLVD, ROOM 940 MSB PHILADELPHIA, PA 19102
CONTACT: MAUREEN WANGARL EMAIL: maureen.wangarl@phila.gov

COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE PHILADELPHIA, PA 19122
CONTACT: JAMES BOCHANSKI

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1204 MARKET ST 12TH FL PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYVDAS EMAIL: dmontyvdas@septa.org

COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 180 SHERIDAN BLVD, STE 2100 ROOM N/A EXTON, PA 19341
CONTACT: KELLY BLOUNT EMAIL: kelly.b.blount@verizon.com

RESIDENTIAL MULTI-FAMILY (RM-1) ZONING DATA TABLE			
DESCRIPTION	PARCEL A REQUIRED	APPROVED PER ZONING PERMIT # ZP-2024-006953	AMENDED
MINIMUM LOT WIDTH	16 FT	210 FT	NO CHANGE
MINIMUM LOT AREA	1,440 SF	25,342 SF	NO CHANGE
MAX. OCCUPIED AREA (INTERMEDIATE)	75%	43.80%	43.6%
BUILDING SETBACKS (BSBL)			
FRONT (PER ADJACENT BUILDING)	8.94 FT	8.94 FT	NO CHANGE
REAR	9 FT [9]	11 FT	NO CHANGE
SIDE	5 FT	5 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	38 FT	36'6"	34'0" AT ROOF LINE
DWELLING UNIT DENSITY	360 SF/UNIT UP TO 1,440 SF 480 SF/UNIT >1,440 SF	44	NO CHANGE
Parking Requirements			
RM-1 Zoning District			
Residential Use Category	REQUIRED	APPROVED PER ZONING PERMIT # ZP-2024-006953	AMENDED
Multi-Family	0	10	NO CHANGE
Landscape Requirements	EXEMPT FROM REQUIREMENT OF 14-705.(1) AS AN AFFORDABLE HOUSING PROJECT		
Parking Lot Landscaping	10% Int. Parking (391 SF)	395 SF	NO CHANGE



SHEET 1 OF 1



UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 AND PENNSYLVANIA ACT 287, OF 2004. ALL EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE WORK, IN ACCORDANCE WITH ACT 287.

GROSS FLOOR AREA			
LEVEL	APPROVED*	PROPOSED	DIFF
FIRST FLOOR	11,110 SF	11,027 SF	-83 SF
SECOND FLOOR	11,016 SF	11,296 SF	280 SF
THIRD FLOOR	10,881 SF	11,157 SF	276 SF
Grand total	33,007 SF	33,441 SF	434 SF

UNIT BREAKDOWN			
	APPROVED*	PROPOSED	
FIRST FLOOR	6 UNITS	6 UNITS	No Change
SECOND FLOOR	19 UNITS	19 UNITS	No Change
THIRD FLOOR	19 UNITS	19 UNITS	No Change
TOTAL	44 UNITS	44 UNITS	No Change

BUILDING HEIGHT			
LEVEL	APPROVED*	PROPOSED	DIFF
ROOF LINE	33' - 4"	34' - 0"	8"
T.O. HIGHER PARAPET	36' - 6"	39' - 0"	2' - 6"

UNIT AREA BREAKDOWN			
	APPROVED*	EXPANDED	TOTAL (PROPOSED)
FIRST FLOOR	2711 NSF	436 NSF	3147 NSF
SECOND FLOOR	9982 NSF	263 NSF	10245 NSF
THIRD FLOOR	9982 NSF	263 NSF	10245 NSF

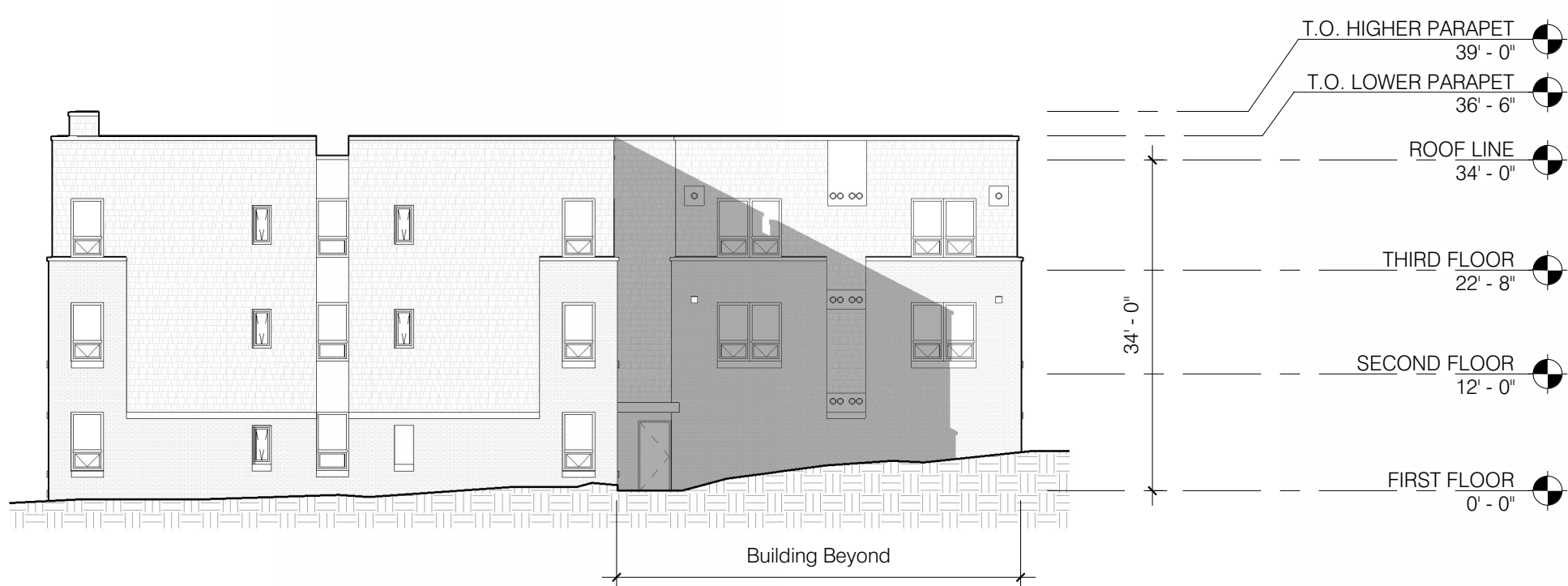
*APPROVED PER ZONING PERMIT ZP-2024-006953



6 SOUTH-WEST ELEVATION
1/16" = 1'-0"



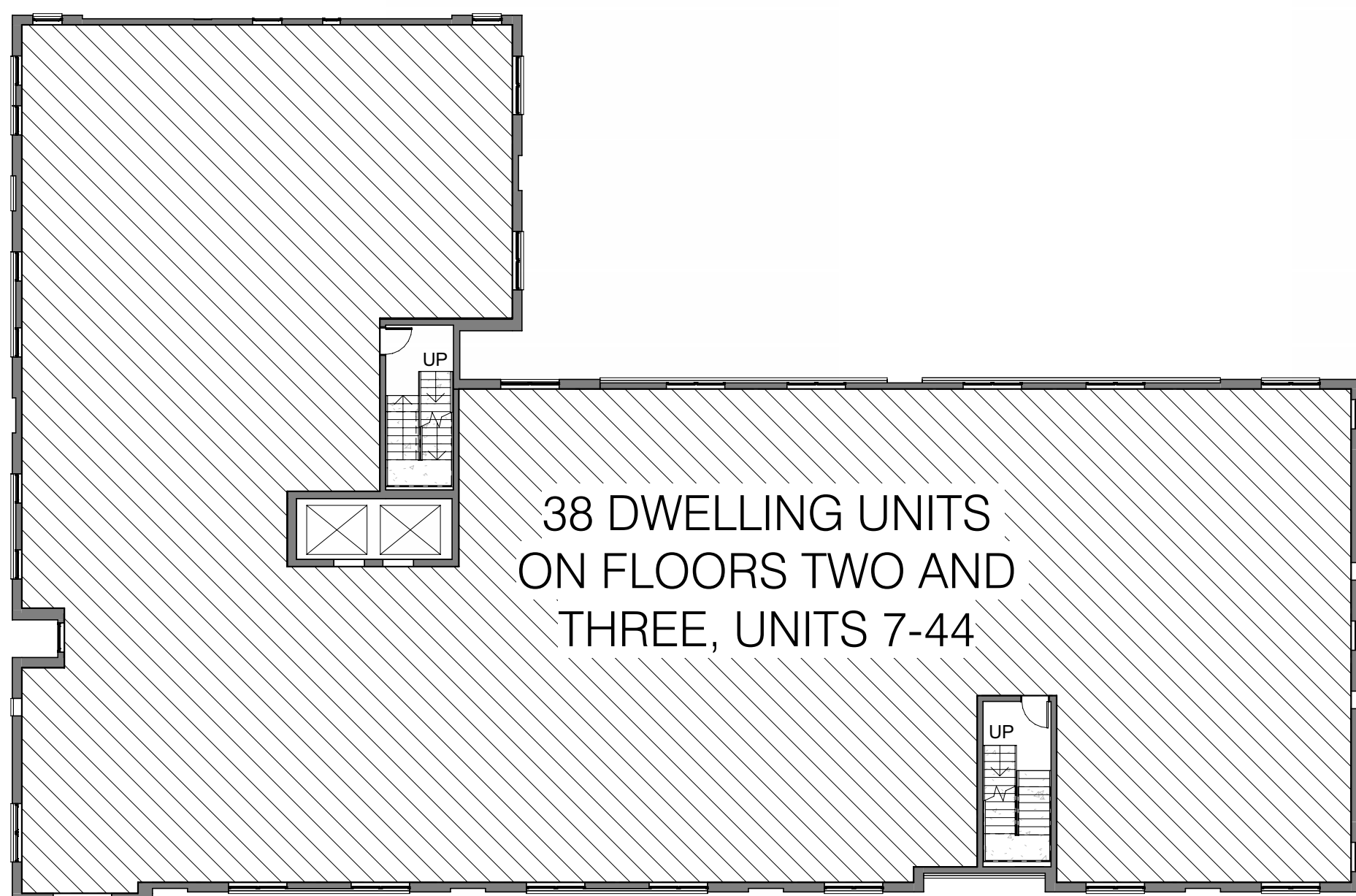
5 NORTH-WEST ELEVATION
1/16" = 1'-0"



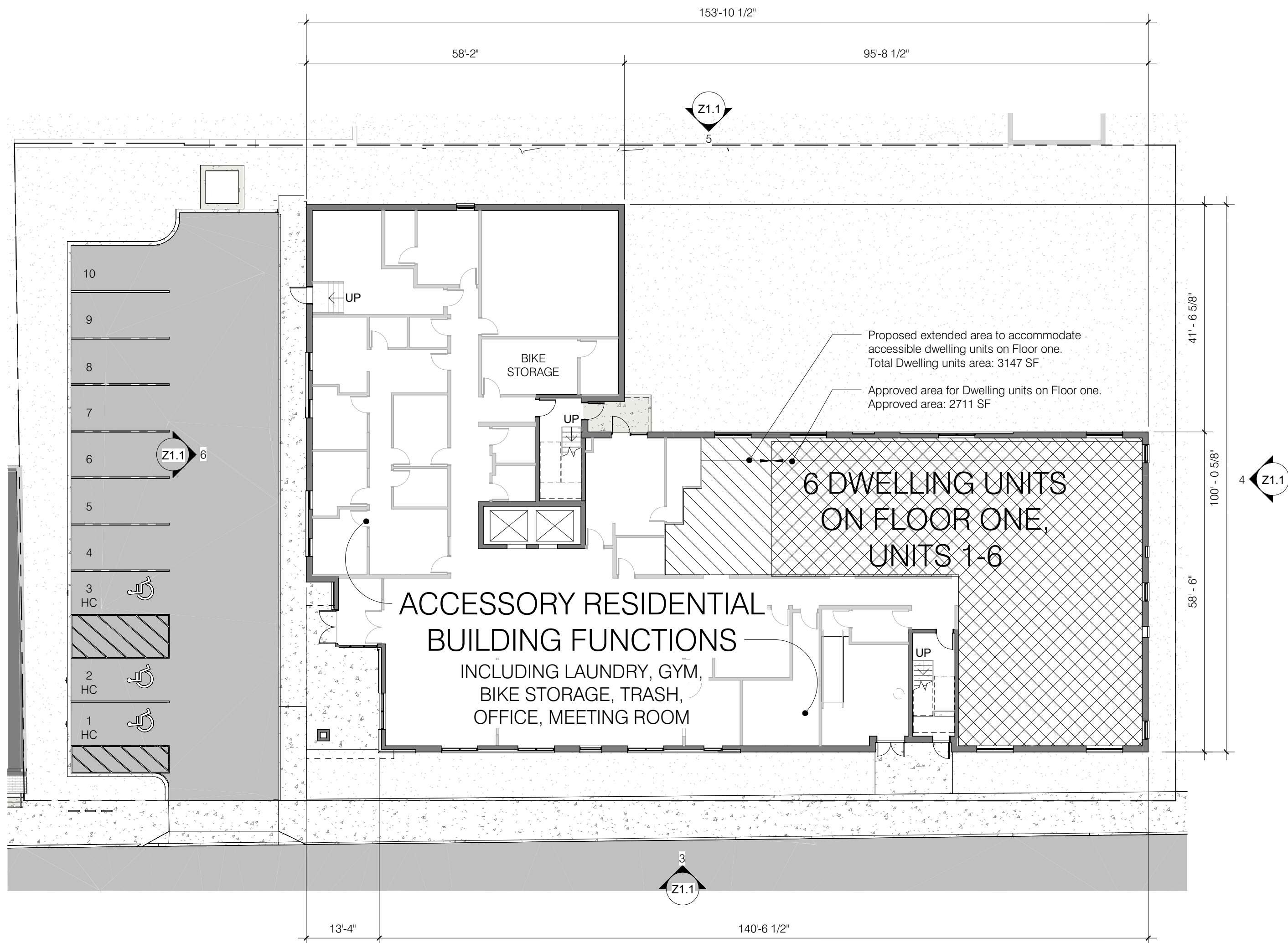
4 NORTH-EAST ELEVATION
1/16" = 1'-0"



3 SOUTH-EAST ELEVATION
1/16" = 1'-0"



2 SECOND AND THIRD FLOOR PLAN (38 DWELLING UNITS ON FLOORS TWO AND THREE, UNITS 7-44)
1/16" = 1'-0"



1 FIRST FLOOR PLAN (6 DWELLING UNITS ON FLOOR ONE, UNITS 1-6)
1/16" = 1'-0"

ZP-2024-005165 approval of lot line adjustment to create one (1) lot Parcel A from ten (10) existing lots. Lots consolidated as per submitted recorded consolidated deed are as follows: 4912, 4914, 4916, 4918, 4920, 4922, 4924, 4928, 4930, and 4934 Griscom.

REVISIONS

No.	Date	Description

Project Phase:

CONCEPT

Project Name:

4912 GRISCOM STREET

4912-34 Griscom St, Philadelphia, PA 19124

Drawing Title:

FLOOR PLANS & ELEVATIONS

Project Number:

22315

Date:

11.11.2024

Drawn By:

UM

Checked By:

WDK

Z1.1

Scale:

1/16" = 1'-0"