### WETLAND & UPLAND PRESERVE LEGEND/ TABLE

PHASE 2

Native Landscape Areas to Remain

PHASE 2 ACRES Wetland Preserve 1.92 Wetland Buffer 1.66 0.00 노노기 Upland Preserve Additional Upland Preserve (Per Public Benefit) 14.17 **Total Preserve Acreage** (Wetlands, Wetland buffers, Upland Preserve) 17.75

### NATIVE LANDSCAPE AREAS TABLE STORM WATER ELEVATIONS

(100 YR/ 72 HR STORM)

VARIES

UPLAND-

ARFA

2536.53'

TRANSITION

/(36.473/SF)

VARIES/\*

EXISTING USE: ORNAMENTAL MISC.

FLU: RURAL DENSITY EXISTING ZONING: A-1

EXISTING VEGETATION WILL

LITTÒRAL

(117,920 SF)

AREA

TRANSITION

50' BUFFER

EXISTING VEGETATION WILL

BE AUGMENTED AS NECESSARY

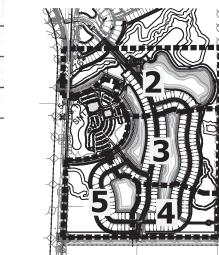
EXISTING USE: ORNAMENTAL MISC.

FLU: RURAL DENSITY EXISTING ZONING: A-1

5.90

LAKE 3

CRITERIA	BASIN 1 MINIMUM ELEVATION	BASIN 2 MINIMUM ELEVATION	BASIN 3 MINIMUM ELEVATION	BASIN 4 MINIMUM ELEVATION
MINIMUM ROAD (10 YR/ 24 HR STORM)	16.44 NAVD	18.00 NAVD	17.19 NAVD	15.13 NAVD
MINIMUM PERIMETER BERM (25 YR/ 72 HR STORM)	17.04 NAVD	16.00 NAVD	17.00 NAVD	16.00 NAVD
MINIMUM FINISHED FLOOR	17.69 NAVD	16.94 NAVD	18.95 NAVD	17.05 NAVD



KEY SHEET

### **LEGEND**

HC	HANDICAP	STOP SIGN
SB	SETBACK	
SW	SIDEWALK	PRESERVE SIGN
ΓYΡ	TYPICAL	
JE DE	UTILITY EASEMENT DRAINAGE EASEMENT	LIGHT POLE, TYP.

### NOTES

4. ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).

PRESERVE BOUNDARY MARKERS SHALL BE INSTALLED DIRECTLY ON THE PRESERVI JUNDARY AT THE CORNERS OF RESIDENTIAL LOTS ABUTTING PRESERVE AREAS.

10. ALL HOMES THAT ABUT PRESERVE AREAS SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS: OWNERS WILL BE ALLOWED TO MANAGE THE PORTION OF DEFENSIBLE THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF DEFENSIBLE AT EXISTS WITHIN THE PRESERVE AREA.

HE ENTIRE 30-FOOT DEFENSIBLE SPACE SHALL BE MAINTAINED IN ACCORDANCE SPACE THAT EXISTS WITHIN THE PRESERVE AREA.

C. THE ENTIRE 30-FOOT DEFENSIBLE SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE FIREWISE PRINCIPLES OUTLINED IN THE PAMP INCLUDING REMOVAL OF TRASH AND DEBRIS AND RESTRICTING LANDSCAPE TO FIRE RESISTANT SPECIES.

D. NO PRIMARY STRUCTURE OR ATTACHED SECONDARY STRUCTURE SHALL BE CONSTRUCTED WITHIN THE 30-FOOT DEFENSIBLE SPACE.

E. HAVE CLASS A ASPHALT OR FIBERGLASS SHINGLES, SLATE OR CLAY TILES, CEMENT, CONCRETE OR METAL ROOFING OR TERRA COTTA TILES.

F. HAVE NON-COMBUSTIBLE OR FIRE-RESISTANT SIDING AND SOFFITS.

EXISTING USE: SOUTH FORK HIGH SCHOOL FLU: GENERAL INSTITUTION EXISTING ZONING: A-1

LANDSCAPE DEVELOPED AREA REQUIRED (ACRES) PROVIDED AREA (AC) PROVIDED AREA (%) PHASE 2 DEVELOPED LANDSCAPE REQUIREMENT (20% OF 104.97 AC) TOTAL PHASE 2 (145.31 AC) - PRESERVES (17.75 AC) - INSTITUTIONAL (22.59 AC) = 104.97 AC (4,572,493.2 SF) X .2 = 20.99 AC REQUIRED LANDSCAPE AREAS (BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE) 17.08 NATIVE LANDSCAPE AREAS TO REMAIN 257,004.00 5.90 233,481.60 5.36 TREE REQUIREMENT FOR PHASE 2

PUD, PLANNED UNIT DEVELOPMENT

4,800 SF (40' X 120', 50' X 120', 70' X 120' MIN.)

1 UNIT PER 1 ACRE

SITE/ RESIDENTIAL ONE TREE PER 3,000 SF OF DEVELOPMENT SITE AREA TOTAL PHASE 2 (145.31 AC) - PRESERVES (17.75 AC) - INSTITUTIONAL (22.59 AC) - RESIDENTIAL LOTS (37.82 AC) - UNDISTURBED OPEN SPACE (4.16 AC) = 62.99 AC (2,743,844.4 SF / 3,000SF) = 915 TREES ONE TREE PER 3,000 SF OF DEVELOPMENT LOT AREA 527 (MIN) PHASE 2 LOT ACREAGE: 36.29 AC (1.580.792.4 sf / 3.000 = 527) 1 STREET TREE PER LOT TO COUNT TOWARD LOT REQ. (LIVE OAK) \*ADDITIONAL TREE REQUIREMENT FOR LOTS TO BE REVIEWED AT TIME OF BUILDING PERMIT PER INDIVIDUAL LOT LANDSCAPE PLANS\*

CONTACT: SUSAN O'ROURKE

\*ALTERNATIVE COMPLIANCE IS BEING USED TO MEET THE MITIGATION REQUIREMENTS FOR PHASE 2 WITH THE NATIVE LANDSCAPE TO REMAIN. 114,100 SF (11,400 LF) 302,051 SF

LITTORAL AREA (10 SF PER 1 LF OF LAKE PERIMETER) UPLAND TRANSITION AREA (10 SF PER 1 LF OF LAKE PERIMETER) PROJECT TEAM

OWNER/CLIENT:

STUART, FL 34997

561.776.3209

CHRIST FELLOWSHIP 10205 PRATT WHITNEY RD

CONTACT: LEO ABDELLA

CONTACT: GARRETT DINSMORE

**ENGINEER:** 10250 SW VILLAGE PARKWAY SUITE 201 PORT ST LUCIE, FLORIDA 34987 772.462.2455

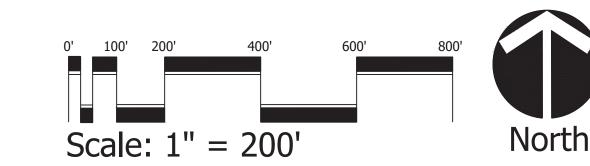
CONTACT: DAVID BAGGETT **APPLICANT:** PULTE HOME COMPANY LLC 1475 CENTREPARK BLVD SUSAN O'ROURKE PE INC. SUITE 140 969 SE FEDERAL HWY SUITE 402 WEST PALM BEACH, FL 33401 STUART, FL 34994 304.290.6022 772.781.7918

LANDSCAPE ARCHITECT/PLANNER: **SURVEYOR:** CAULFIELD & WHEELER, INC. COTLEUR & HEARING, INC. 7900 GLADES ROAD 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 BOCA RATON, FLORIDA 33434 561.747.6336 CONTACT: DANIEL SORROW

**ENVIRONMENTAL CONSULTANT: EW CONSULTANTS** 1000 SE MONTEREY COMMONS BLVD SUITE 208

STUART, FL 34996 772.287.8771 CONTACT: ED WEINBERG

### PHASE 2 FINAL SITE PLAN



### SITE DATA PHASE 2 ZONING DISTRICT: PERMITTED UNITS PER ACRE: MAXIMUM RESIDENTIAL UNITS ALLOWED FOR PHASE 2: MINIMUM LOT SIZE (PER PUD): PUD MASTER PLAN PERVIOUS AREA **IMPERVIOUS AREA** PHASE 1 SITE PLAN PHASE 2 SITE PLAN PRESERVE AREA CALCULATIONS PUD UPLAND PRESERVE REQUIRED PUD PRESERVE AREA PROVIDED WETLAND PRESERVE WETLAND BUFFER **UPLAND PRESERVE** PHASE 1 PRESERVE WETLAND PRESERVE WETLAND BUFFER UPLAND PRESERVE/ADDITIONAL UPLAND PRESERVE (PER PUBLIC BENEFIT) **PHASE 2 PRESERVE** WETLAND PRESERVE WETLAND BUFFER UPLAND PRESERVE/ADDITIONAL UPLAND PRESERVE (PER PUBLIC BENEFIT) OVERALL PERVIOUS/IMPERVIOUS CALCULATIONS **PUD MASTER PLAN PERVIOUS AREA** IMPERVIOUS AREA PHASE 1 (AS APPROVED **PERVIOUS AREA IMPERVIOUS AREA** PHASE 2 PERVIOUS AREA **IMPERVIOUS AREA** PHASE 2 PERVIOUS/IMPERVIOUS CALCULATION **IMPERVIOUS** LAKE AT WATER SURFACE **PERVIOUS** RESIDENTIAL TOTAL AREA RESIDENTIAL PERVIOUS AREA UPLAND PRESERVE AREAS/ ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT NATIVE LANDSCAPE AREAS TO REMAIN LANDSCAPE AREAS (BUFFER AREAS, ROADWAY/ LANDSCAPE COMMON AREAS, OPEN GREEN SPACE) RESIDENTIAL LOTS PERVIOUS RESIDENTIAL IMPERVIOUS AREA LAKE AT WATER SURFACE PAVEMENT (ROADWAYS/SIDEWALKS/PATHS) AMENITY BUILDING AMENITY IMPERVIOUS RESIDENTIAL HOMES RESIDENTIAL LOTS IMPERVIOUS WETLAND AREA **PARKING CALCULATIONS** PARKING REQUIREMENTS: 2 SPACES PER LOT AMENITY CENTER COURTS: 2 SPACES PER COURT SWIMMING POOL: 1 SPACE PER 175 SF INSTITUTIONAL SITE **TOTAL IN PHASE 2**

### 15% 10% 18.17% 6.28% 5.70%

AREA (ACRES) AREA (PERCENTAGE)

100.00%

45.23%

51.80%

15.95%

19.43%

64.62%

14.02%

17.77%

50.42%

1.92%

1.66%

14.20%

54.77%

45.23%

100%

65%

35%

100%

301.46

165.12

136.34 156.15

145.31

AREA (ACRES)

165.12

136.34

156.15

101.79

54.36

145.31

78.87

22.59

13.27

55.90

14.17

25.50

0.13

18.15

12.10

AREA (ACRES)

13,131,597.00

7,192,627.20

5,938,970.40

6,801,894.00

6,329,838.00

ACREAGE

19.39

64.47

82.02

50.30

17.75

13,131,597.00

7,192,627.20

5,938,970.40

6.801.894.00

4,433,972.40

2,367,921.60

6,329,838.00

2,894,126.40

3,435,577.20

984,020.40

578,041.20

47,916.00

104,544.00

405,979.20 26,136.00

26,136.00 353,707.20

5,345,683.20 2.435.004.00

617,245.20 72,309.60

257,004.00

925,214.40 233,481.60

329,749.20

2,910,679.20

1,110,780.00

310,582.80

5,662.80

82,328.40

790.614.00

527,076.00

83,635.20

PROVIDED

**EXISTING** 

LOCATION MAP

TOTAL PROVIDED

AREA (SQUARE FOOTAGE)

Cotleur &

**Environmental Consultants** 

561.747.6336 · Fax 747.1377

www.cotleurhearing.com

1934 Commerce Lane

Jupiter, Florida 33458

Lic# LC-26000535

Land Planners

DESIGNED	LAH
DRAWN	LAH
APPROVED	LAH
JOB NUMBER	19-0127
DATE	06-17-22
REVISIONS	02-09-23
01-22-24	03-23-23
01-23-25	08-29-23
08-05-25	10-02-23
09-30-25	10-10-23

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### LEGAL DESCRIPTION

HIGHPOINT PUD PHASE 2 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 1 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

EXISTING USE: VACANT AG

FLU: AGRICULTURE EXISTING ZONING: AG-20

EXISTING USE: VACANT AG FLU: AGRICULTURE EXISTING ZONING: A-1

EQUESTRIAN TRAIL-

LINE IN RIGHT-OF-

ALONG PROPERTY

WAY IN LIEU OF

SIDEWALK

EXISTING LAKE

50' BUFFER

EXISTING VEGETATION WILL

 $\downarrow$ BE AUGMENTED AS NECESSARY  $\searrow$ 

EXISTING USE: ORNAMENTAL MISC.

FLU: RURAL DENSITY EXISTING ZONING: RE-1/2 A

CONTAINING 6,329,838 SQUARE FEET/145.313 ACRES, MORE OR LESS.

### DRAINAGE STATEMENT

EXISTING USE: ORNAMENTAL MISC.

FLU: RURAL DENSITY EXISTING ZONING: A-1

UPLAND

TRANSITION

LAKE 1

37' VARIES★

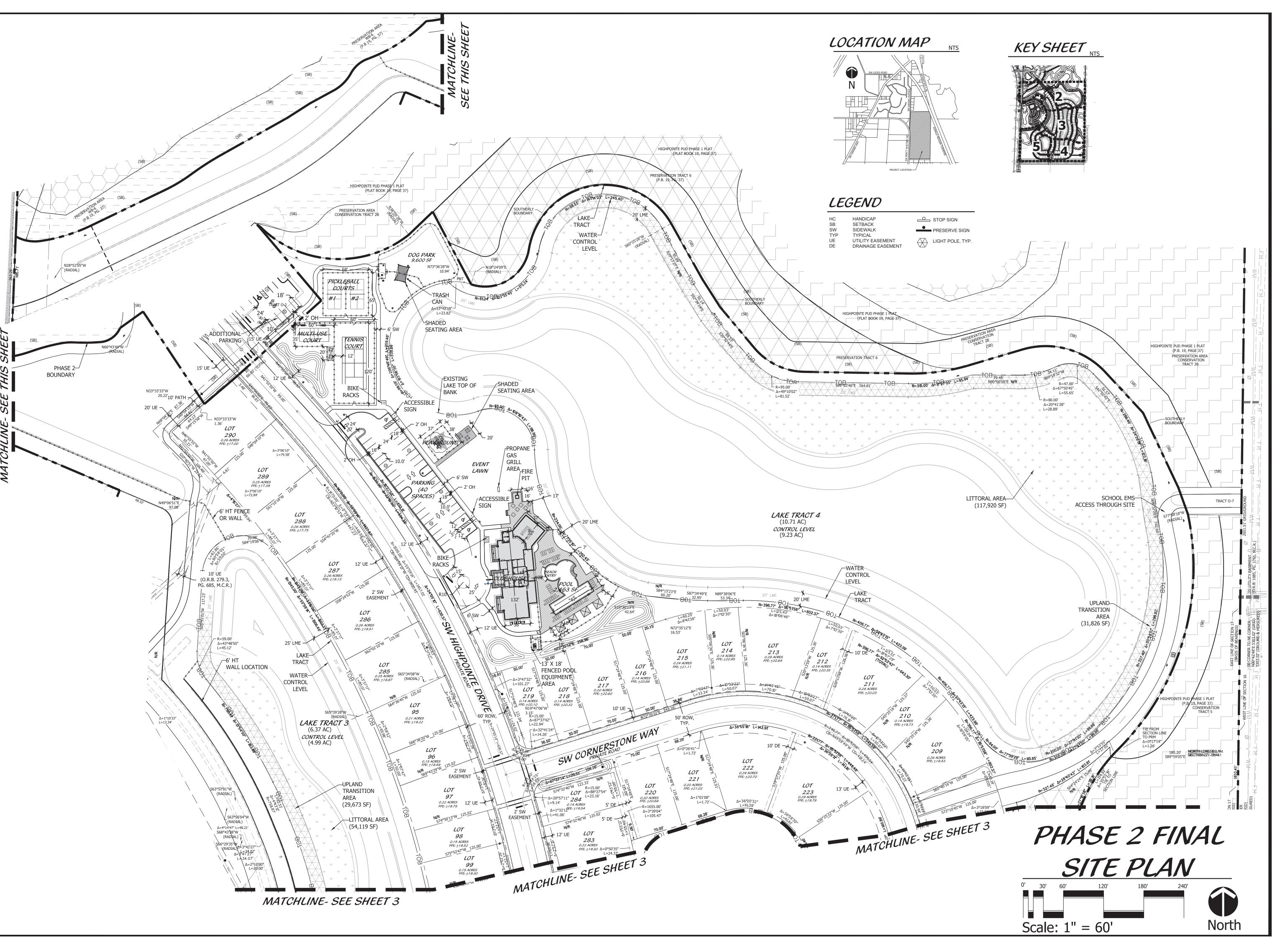
PERIMETER 1,659 FT

LITTORAL X

(42,059 SF)

(16.883 SF)

THE PROPOSED DEVELOPMENT WILL BE SERVED BY A WET DETENTION SYSTEM CONSISTING OF A SERIES OF INTERCONNECTED LAKES. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO PROVIDED THE REQUIRED TREATMENT AND ATTENUATION IN COMPLIANCE WITH CRITERIA OF MARTIN COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. CONVEYANCES OF OFF-SITE FLOWS THAT CURRENTLY DRAIN THROUGH THE PHASE II PROJECT LIMITS WILL BE PROVIDED. EXISTING DRAINAGE PATTERNS FROM CHRIST FELLOWSHIP AND WITHIN THE LIMITS OF PHASE I WILL REMAIN.





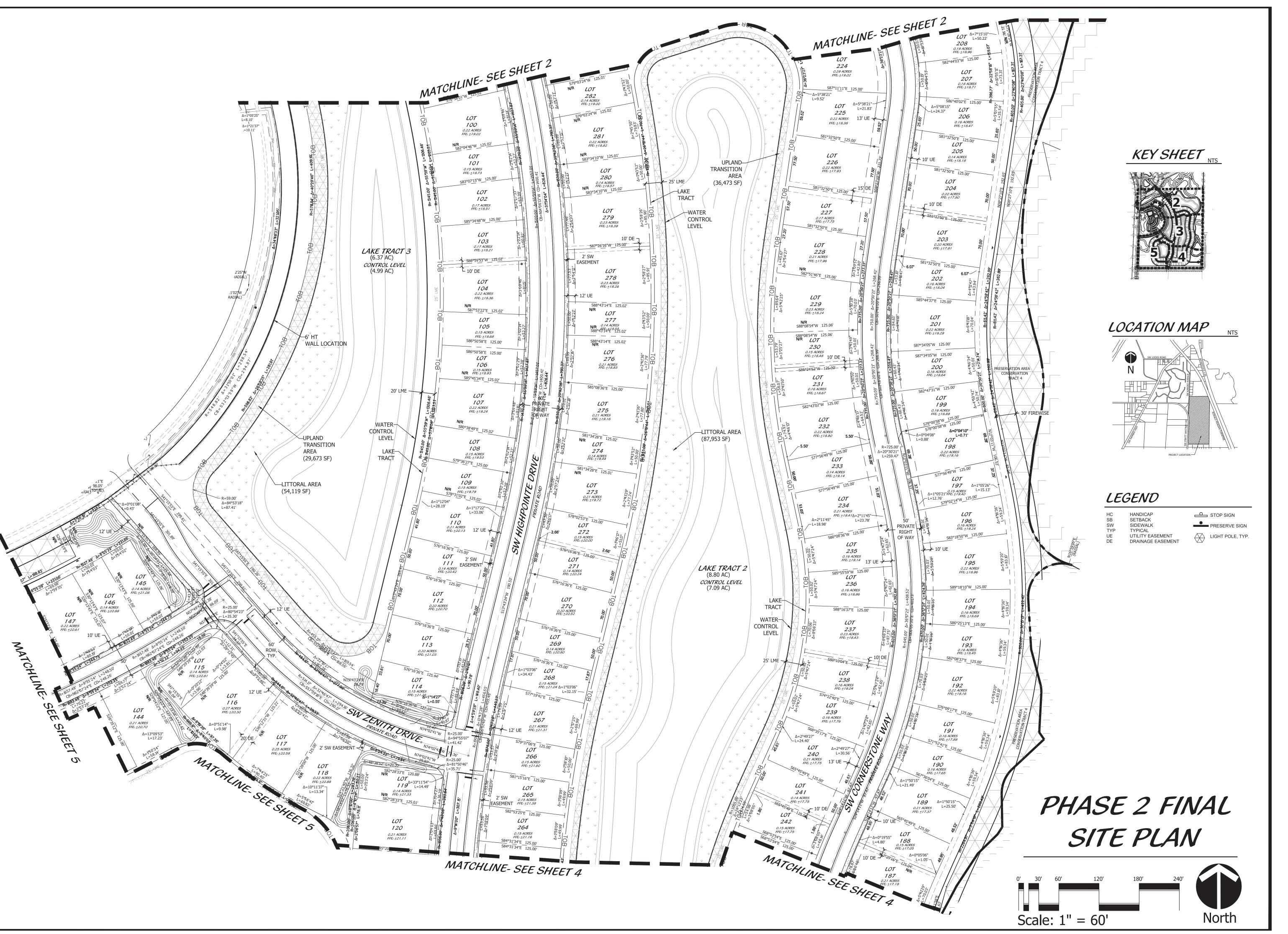
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Lic# LC-26000535

## HIGHPOINTE PUD- PHASE 2 REVISED FINAL SITE PLAN

ESIGNED	LAH
RAWN	LAH
PPROVED	LAH
B NUMBER	19-0127
ATE	06-17-22
EVISIONS	02-09-23
1-22-24	03-23-23
1-23-25	08-29-23
3-05-25	10-02-23
9-30-25	10-10-23

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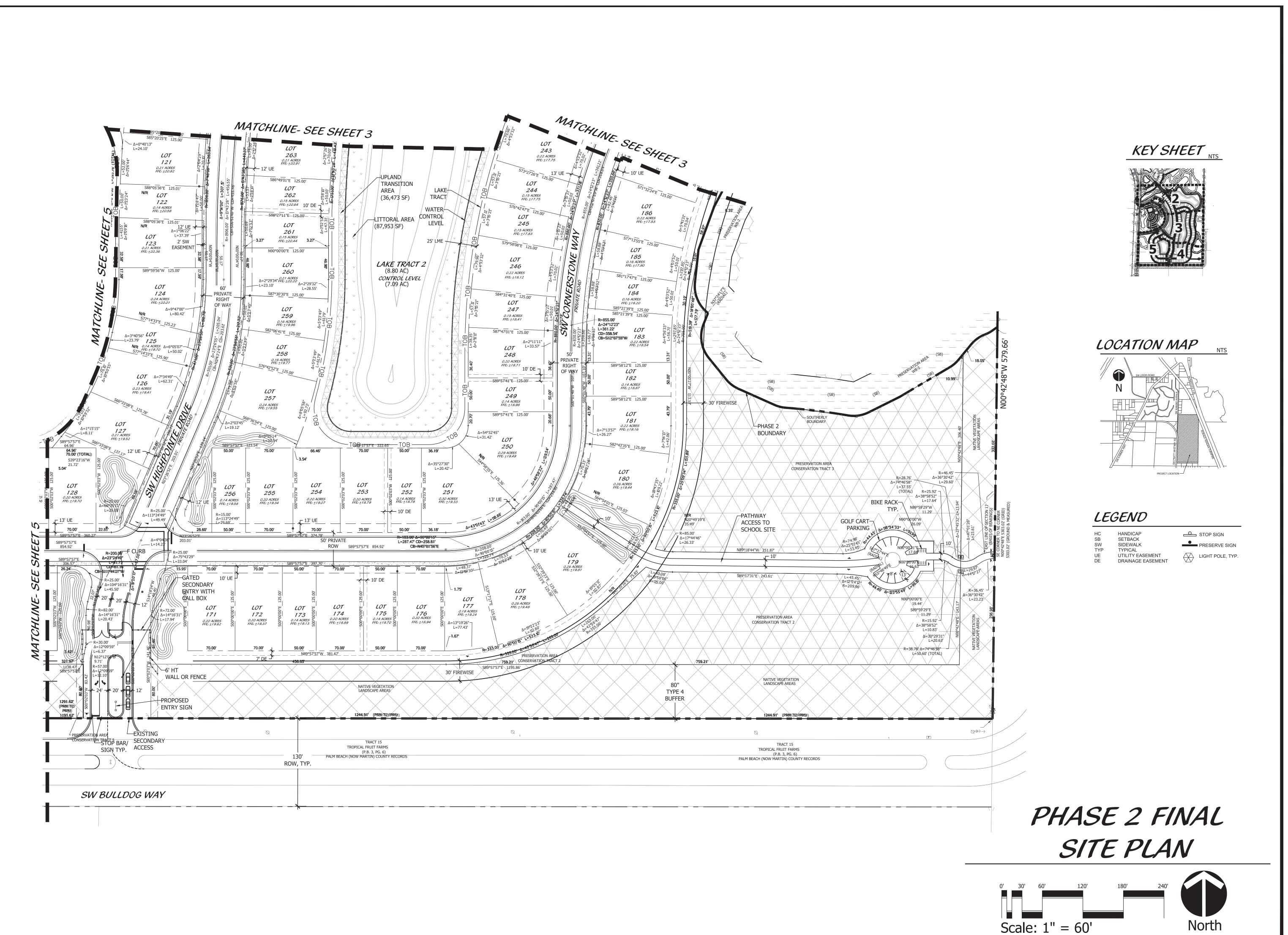
Lic# LC-26000535

## HIGHPOINTE PUD- PHASE Z REVISED FINAL SITE PLAN

ESIGNED	LAH
RAWN	LAH
PPROVED	LAH
OB NUMBER	19-0127
ATE	06-17-22
EVISIONS	02-09-23
1-22-24	03-23-23
1-23-25	08-29-23
8-05-25	10-02-23
9-30-25	10-10-23

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Landscape Architects
Land Planners
Environmental Consultants

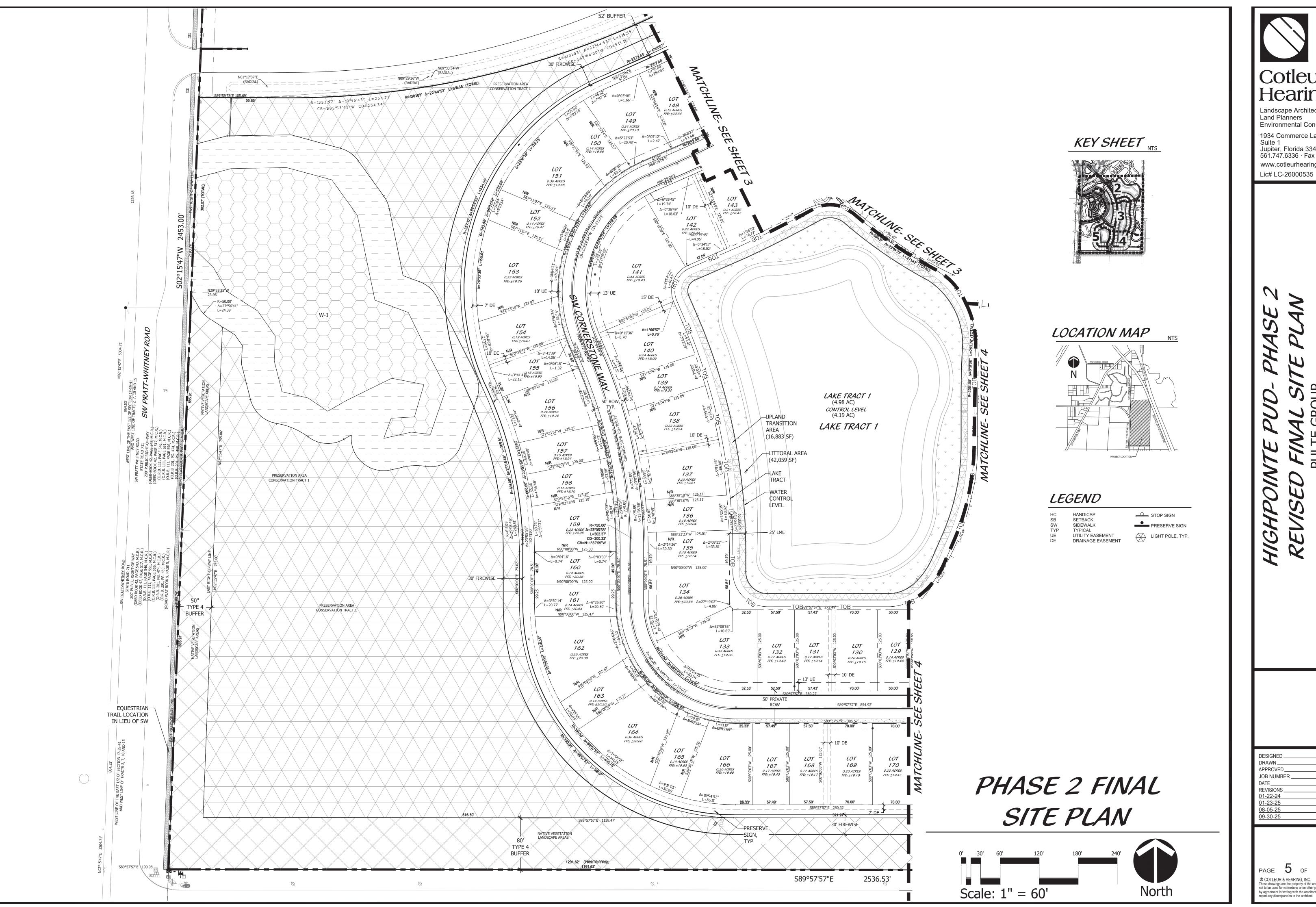
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

HIGHPOINTE PUD- PHASE
REVISED FINAL SITE PLAN
PULTE GROUP

DESIGNED	LAH
DRAWN	LAH
APPROVED	LAH
JOB NUMBER	19-0127
DATE	06-17-22
REVISIONS	02-09-23
01-22-24	03-23-23
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09-30-25	10-10-23

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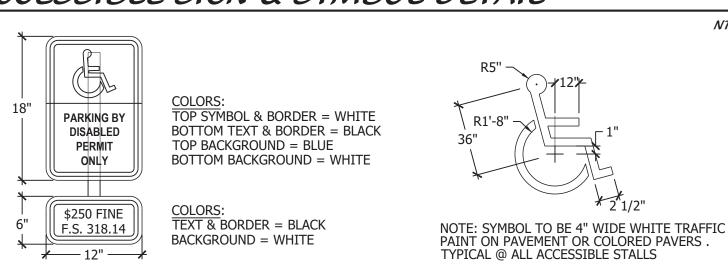
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# HIGHPOIN

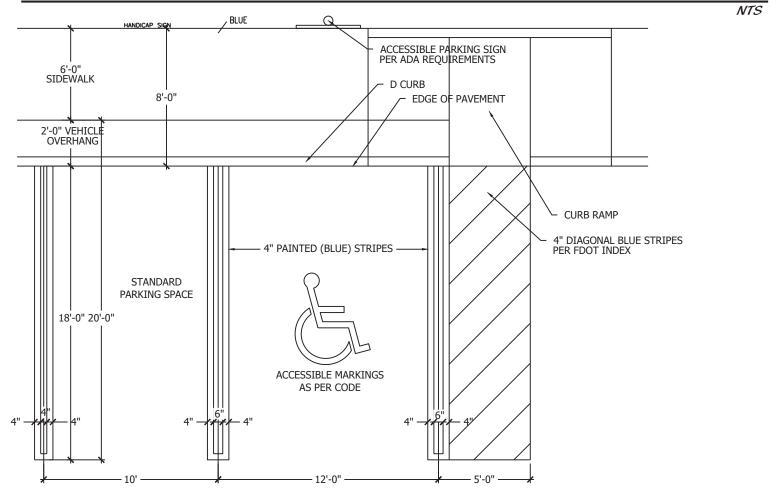
	-
ESIGNED	LAH
RAWN	
PPROVED	
OB NUMBER	
ATE	06-17-22
EVISIONS	02-09-23
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9-30-25	10-10-23

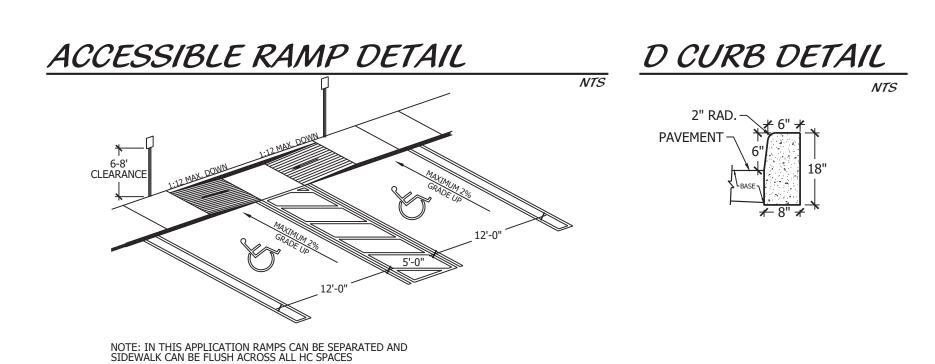
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### ACCESSIBLE SIGN & SYMBOL DETAIL

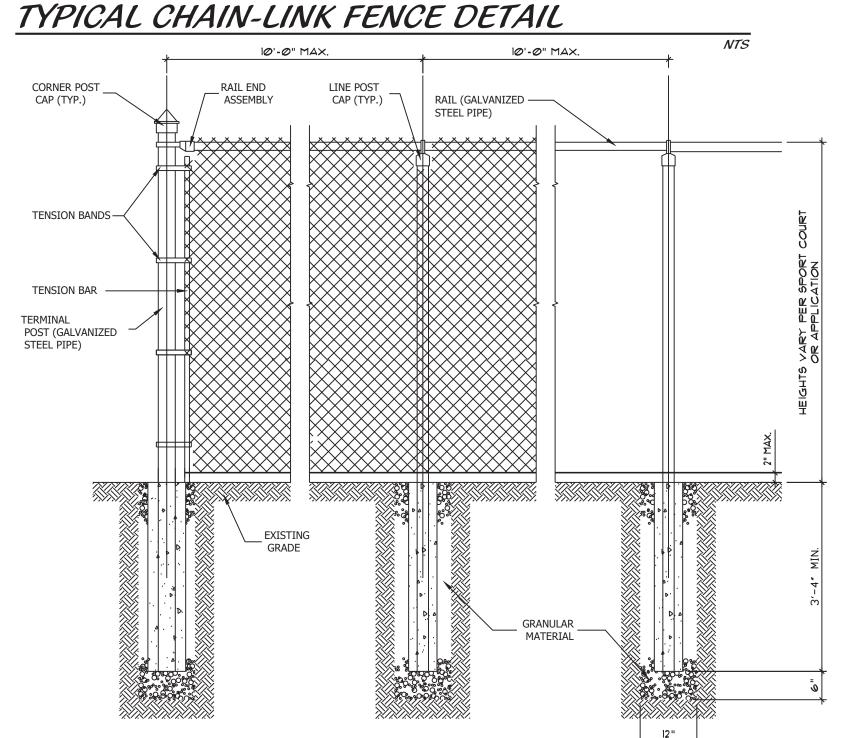


### STANDARD AND ACCESSIBLE PARKING DETAIL

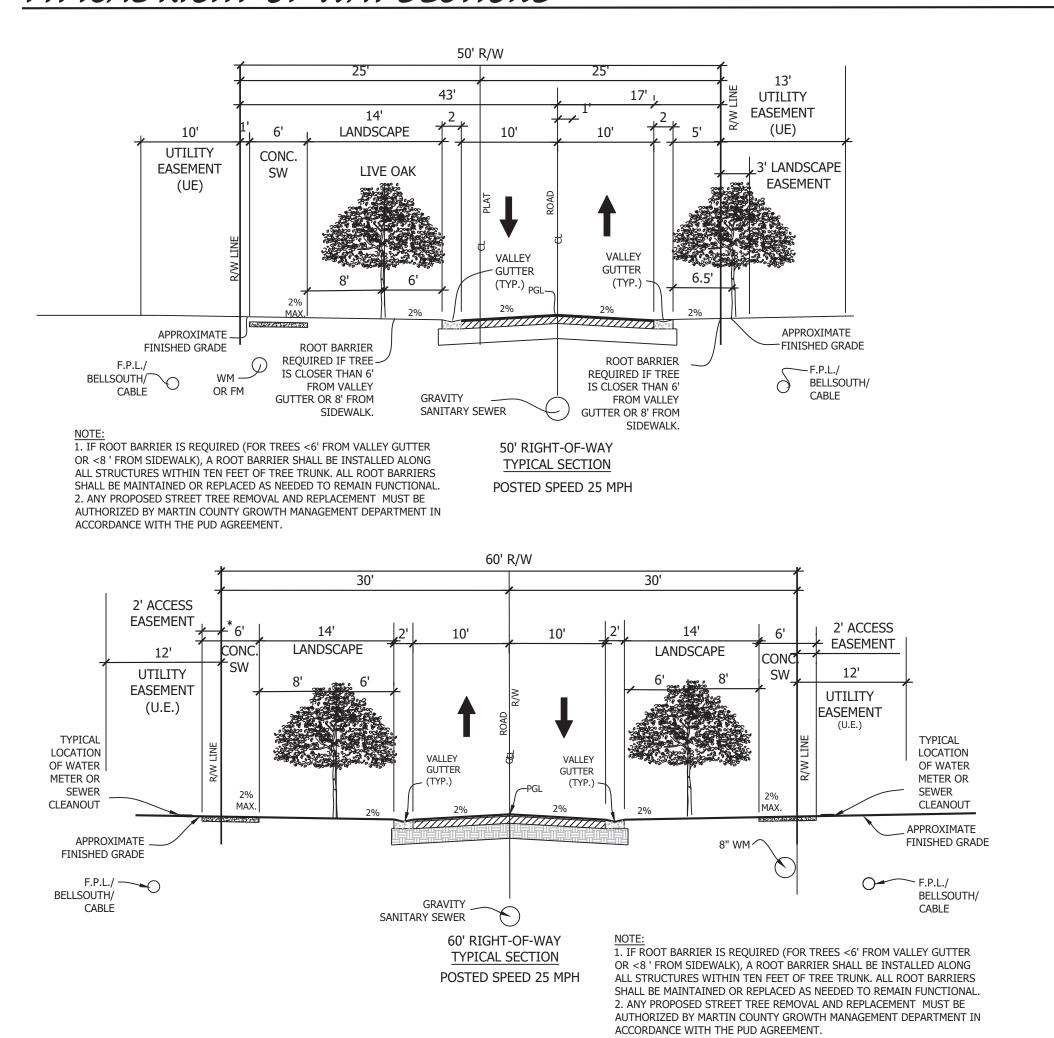




NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES



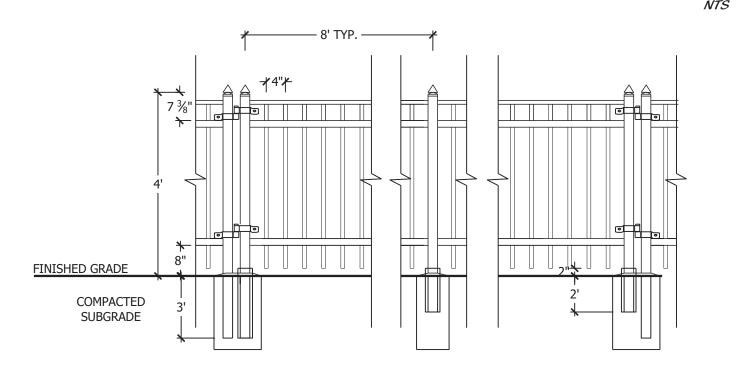
### TYPICAL RIGHT-OF-WAY SECTIONS



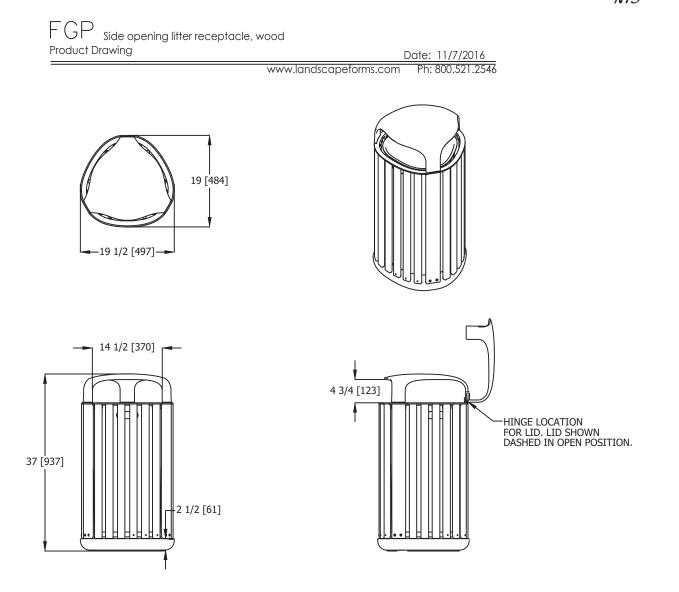
### COVERED VIEWING AREA DETAIL (OR SIMILAR)



### TYPICAL AMENITY FENCE DETAIL



### RECEPTACLE DETAIL (OR SIMILAR)



SITE DETAILS

Cotleur & Hearing

Land Planners **Environmental Consultants** 1934 Commerce Lane

Landscape Architects

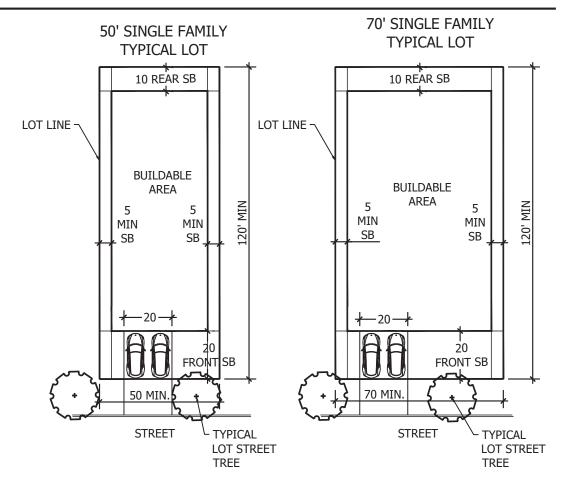
Jupiter, Florida 33458 561.747.6336 · Fax 747.1377 www.cotleurhearing.com

Lic# LC-26000535

DESIGNED\_ APPROVED\_ JOB NUMBER REVISIONS. 01-22-24 08-05-25

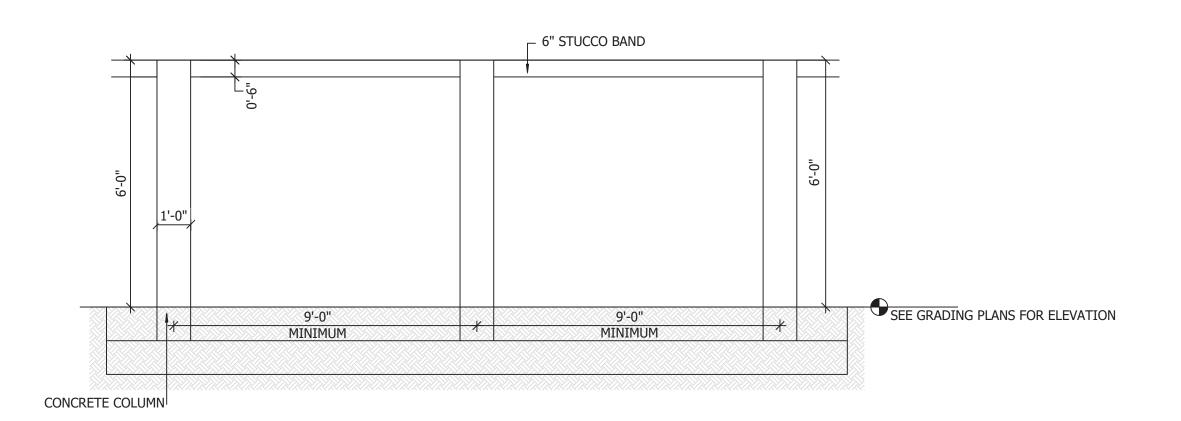
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### TYPICAL LOT LAYOUTS



STREET TREE PLACEMENT ON LOT SHALL BE NO CLOSER THAN 8 FEET FROM DRIVEWAY, WATER AND SEWER LINES AND ASSOCIATED LATERALS WITHOUT THE INSTALLATION OF APPROVED ROOT BARRIERS. STREET TREES MAY NOT BE REMOVED WITHOUT APPROVAL FROM GROWTH MANAGEMENT DEPARTMENT, AND TREES MUST BE REPLACED PER THE PUD AGREEMENT.

### TYPICAL MASONRY WALL DETAIL



6" AT RADIAL

VALLEY GUTTER

12" COMPACTED SUBGRADE /

SIDEWALK W/ /

TRUNCATED DOME

DETECTABLE WARNING PAVER DETAIL

2 3/8" BRICK RED PAVERS W/

& ADA STANDARDS.

VALLEY GUTTER

CONCRETE SIDEWALK RAMP

1. SLOPE A - NO GREATER THAN 8% FOR 6' AT

CONTINUOUS IF FIELD CONDITIONS PERMIT.

ADJACENT TO CURB OR 2% FOR 25' ALONG

CURB RAMPS, MAY BE 5% OR LESS

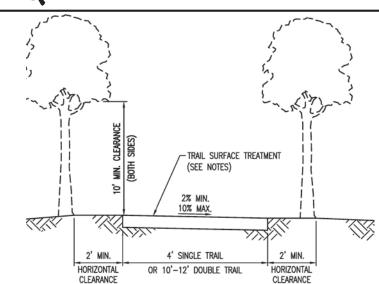
2. SLOPE B - 2% MAX. FOR 2' IF PAVERS ARE

TRUNCATED DOMES IN ACCORDANCE W/ FDOT STANDARD PLANS 522-002, \

FDOT DESIGN STNARDARD INDEX 304,

\*NOTE: WALL CONSTRUCTION TO BE DETERMINED BY CONTRACTOR AT TIME OF BUILDING.

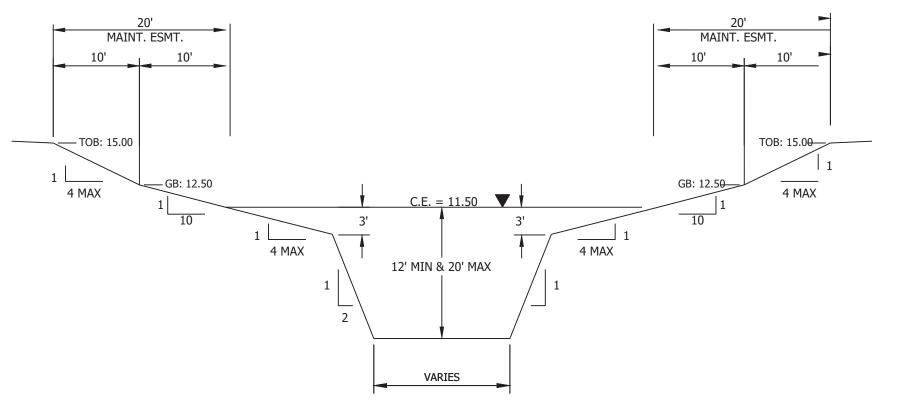
### EQUESTRIAN TRAIL



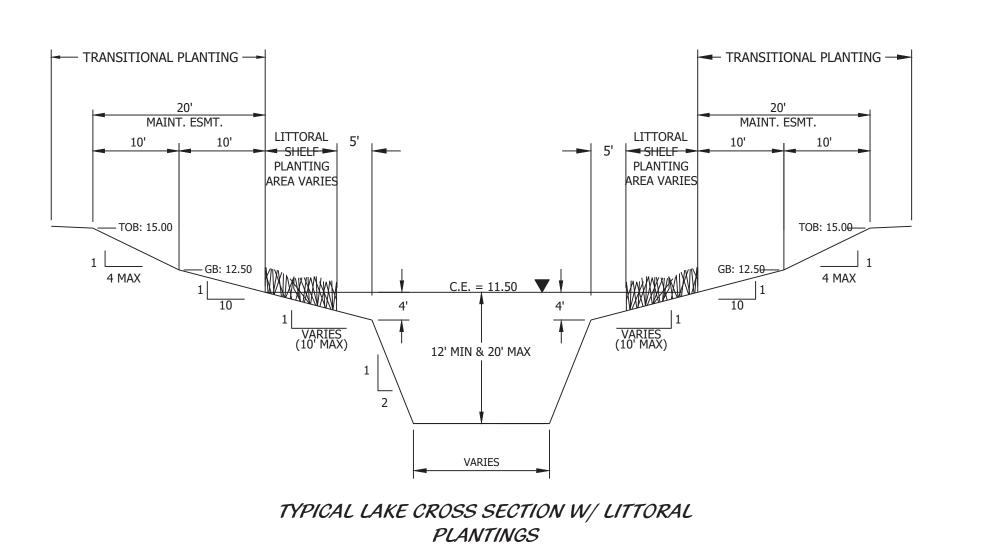
- NOTES FOR AGGRESSIVE TRAIL:
- SURFACES ARE NATURAL . TREE AND SHRUB ENCROACHEMNT ARE LEFT
- NATURAL 3. EROSION IS LEFT NATURAL BUT SHOULD NOT
- INTERRFERE WITH TRAIL UTILIZATION 4. MISSING AND/OR DAMAGED SIGNS ARE
- REPLACED/REPAIRED

### LITTER IS COLLECTED AT LEAST TWICE MONTHLY; BROKEN GLASS IS REMOVED 6. NO MOTORIZED VEHICLES ALLOWED ON TRAIL

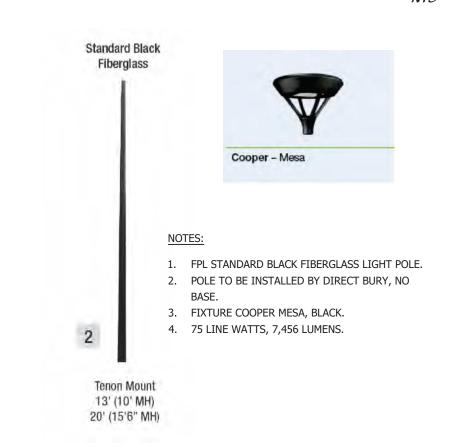
### LITTORAL SHELF DETAILS



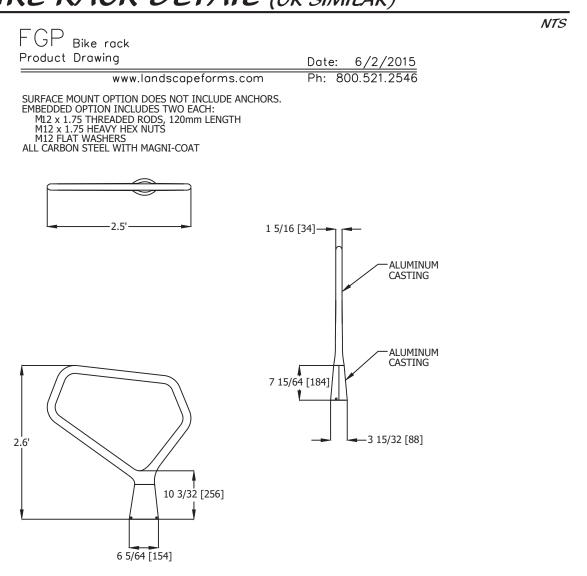
TYPICAL LAKE CROSS SECTION WITHOUT LITTORAL PLANTINGS



### LIGHT POLE DETAIL







### SPORTS COURT LIGHT DETAIL (OR SIMILAR)



589771

NOTE: MAX. HT. OF OVERALL FIXTURE IS 20'-0"

US paleni D725,947 7,828,456 8,002,428 8,177,386 8,484,893 8,567,983 and US & Ini'l, palents SMARTTECTM - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature. ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance. LEDS - Select high-brightness LEDs in Gool White (5000K), or Neutral White (4000K), color temperature, 70 CRI **DISTRIBUTION/PERFORMANCE** - High performance, multi-fac eted, reflector provides uniform Forward Throw (FT) distribution with sharp backlight cutoff. Photometric data is tested in

accordance with IESNA guidelines HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver in a gasketed, weather-resistant wiring compartment. Hinged wiring access door (with safety lanyard) located underneath. Fixture is IP65 rated.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens permanently sealed to weathertight aluminum optic frame (includes pressure-stabilizing breather). MOUNTING - The fixture is furnished with installed stainless steel, threaded mounting stude protruding from the rear of the housing. Stainless steel nuts and washers used to secure the fixture to the bracket are also included. ELECTRICAL - Two-stage surge protection (including separate surge protection built into

electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) and 347-480 VAC. DRIVER - Available in HO (High Output) drive current. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily accessed. OPERATING TEMPERATURE - 40°C to +50°C (40°F to +122°F)

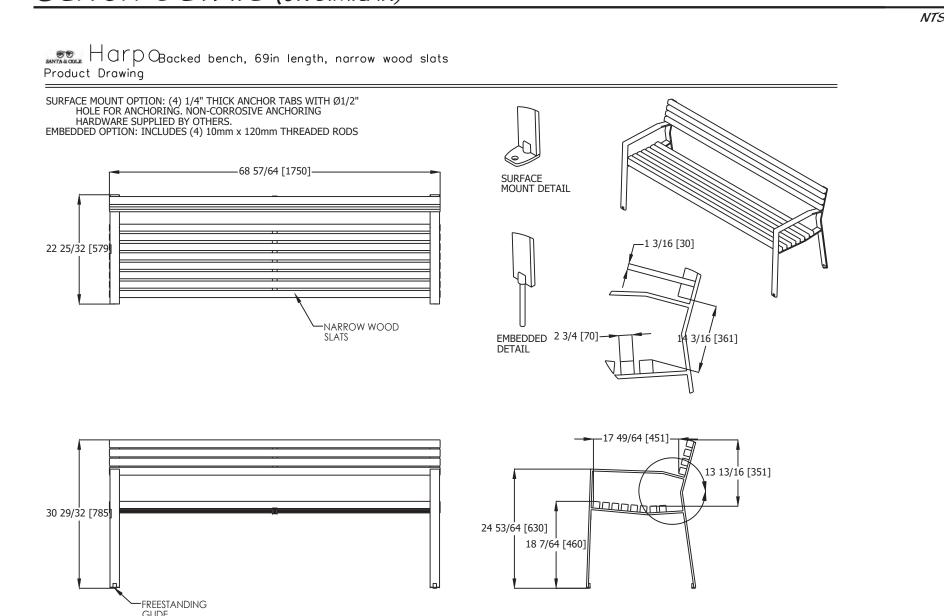
FINISH - Fetures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. WARRANTY - LSI LED fixtures carry a limited 5-year warranty. PHOTOMETRICS - Please visit our web site at www.lsi+ndustries.com for detailed photometric SHIPPING WEIGHT (in carton) - 55 lbs./24.9Kg

This product, or selected versions of this product, meet the standards fisted below. Please consult factory

LISTING - UL listed to US and international safety standards. Suitable for wet locations.

ABRA RAME RAME CE A FC POS Fixtures comply with ANSTIG 13631-2010 American National Standard for Readway Lighting Equipment - Luminaire Vibration 1.55 requirements .

### BENCH DETAIL (OR SIMILAR)



SITE DETAILS



Landscape Architects Land Planners **Environmental Consultants** 1934 Commerce Lane

Jupiter, Florida 33458 561.747.6336 Fax 747.1377 www.cotleurhearing.com Lic# LC-26000535

DESIGNED\_ DRAWN\_ APPROVED\_ 19-0127 JOB NUMBER DATE\_ REVISIONS. 01-22-24 03-23-23 08-29-23 10-02-23 08-05-25 09-30-25

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