

MAR 14 2013

Planning & Development Department
Development Services Division

12/7/2016 11:10:59 AM

ERIC BARKER ARCHITECT INC.
727 PANDORA AVENUE, VICTORIA, B.C.
(250) 385-4565 Fax: (250) 385-4562 VERN 11/19

ARCHITECT:
Eric Barker Architect Inc.
727 Pandora Ave.
Victoria, B.C.
V8W 1N9
(250) 385-4565
Civic Address:

REZONING ANALYSIS

CURRENT ZONE:
R1-B (Single Family Housing)

PROPOSED ZONE:
Site specific to allow 13 single family detached housing units on newly created bare land strata lots.

DATA:
13 - 3 Bedroom
Single Family Houses

See sheets A500 to A505 for Square footages.

Height - 2 storeys
Parking - 4 Carports
13 Stalls
17 Stalls

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A100	COVER SHEET	11/18/2016
A101	Grade point Calculations	11/18/16
A102	LOT FSR CALCULATION	12/05/16
A300	Elevations	11/18/2016
A301	Elevations	11/18/2016
A302	Elevations	12/07/16
A303	Elevations	11/21/16
A400	3d views	11/18/2016
A500	Unit Type A1	12/01/16
A501	Unit Type A3	11/21/16
A502	Unit Type B	11/21/16
A503	Unit Type C	11/21/16
A504	Unit Type D	11/21/16
A505	Unit Type E	11/21/16
L	LANDSCAPE PLAN	11/18/16

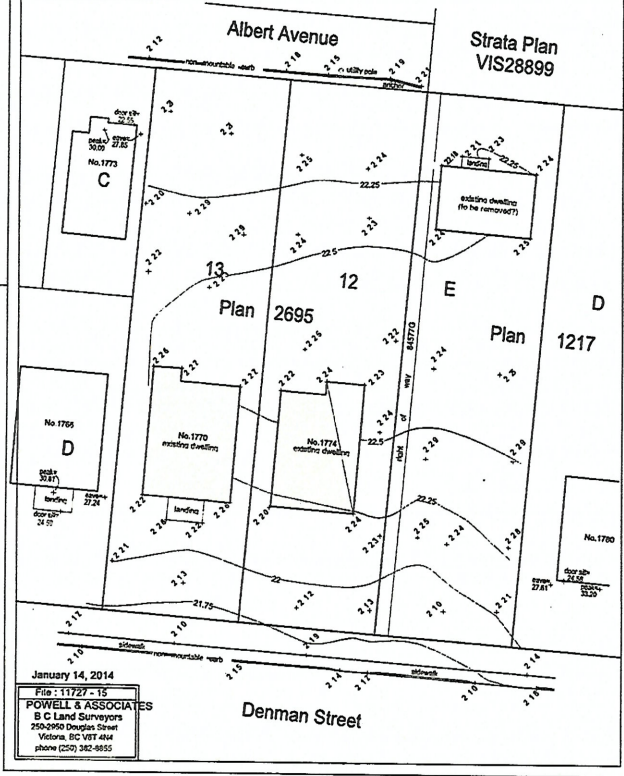
No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside Denman and Albert		
COVER SHEET		
Project number	201513	
Sheet Issue Date	11/18/2016	
Drawn by	Author	Checker
Checked by		
A100		
Scale As indicated		

BC LAND SURVEYORS SITE PLAN OF:
Civic: 1770, 1774, & 1780 Denman Street

Legals - Lots 12 & 13, Section 76, Victoria District, Plan 2695
Parcel Identifier: 000-747-891 & 000-319-033
- Lot E, Section 76, Victoria District, Plan 1217
Parcel Identifier: 000-978-075

LEGEND
Elevations are geoidals referred to Victoria Inaugural Survey Monument 1507 (Sea = 22.122m)
+ = denotes - existing elevation
Contour Interval = 0.25 metres

All dimensions are shown in metres
The intended lot size of this plan is 200mm in width by 432mm in height (20 sheets when plotted at a scale of 1:250)

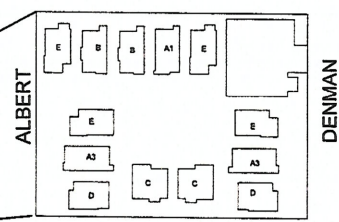
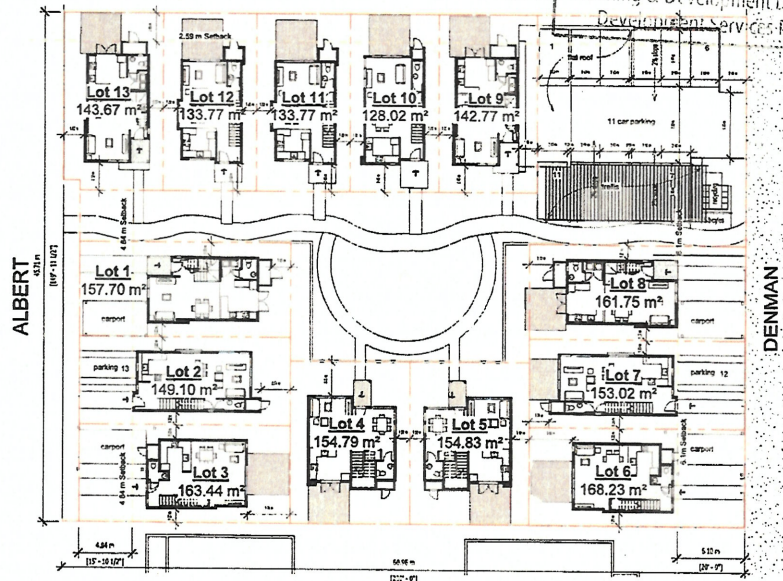


① Site Plan cover
1:200

	A1/A2	A3	B	C	D	E
Area in Square ft	1095	1169	1129	1160	1038	1165
Number of units	1	2	2	2	2	4
SF totals	1095	2338	2258	2320	2076	4660
Site area:	29953.3					FSR 0.492333055



CONTEXT PLAN



② OVERALL VIEW

③ Survey
1:250

PROJECT DATA

Civic Address:
Civic Address: 1770, 1774, 1780 Denman St.
Victoria, B.C.

Legal Description:
Lots 12 & 13, Section 76, Victoria District, Plan 2695
Parcel Identifier: 000-747-891 & 000-319-033
and: Lot E, Section 76, Victoria District, Plan 1217
Parcel Identifier: 000-978-075

Project Description:
New Single Family houses on newly created bare land strata lots.

Owner:
Bob Garside

Current Zoning: R1-B (Single Family Housing)

Site Data:

Site Area: 2782.76 m²
Site Coverage: 26.6% (741.9 m²)
Open Site Area: 58.9% (1639.32 m²)

Total Floor Area: 1370.04 m²
F.S.R.: 0.49

Building Height: 7.53 m
No. of Storeys: 2

Setbacks

Proposed

North side 4.64 m
South side 6.10 m
East Side 2.59 m
West Side 1.22 m

Parking Stalls: Total 17
Bicycle Parking: 5 class 2
Total number of units: 13

MAR 14 2013

Planning & Development Department

12/7/2016 11:11:00 AM

ERIC BARKER mobile
ARCHITECT inc.
727 RANDORA AVENUE VICTORIA, B.C.
(250) 385-2505 Fax (250) 385-2506 VAW 112

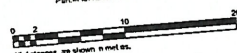
BC LAND SURVEYORS SITE PLAN OF:

BC LAND SURVEYORS
Civic: 1770, 1774, & 1780 Denman Street
Vancouver, B.C. V6Z 2G1
Tel: 604-681-2695

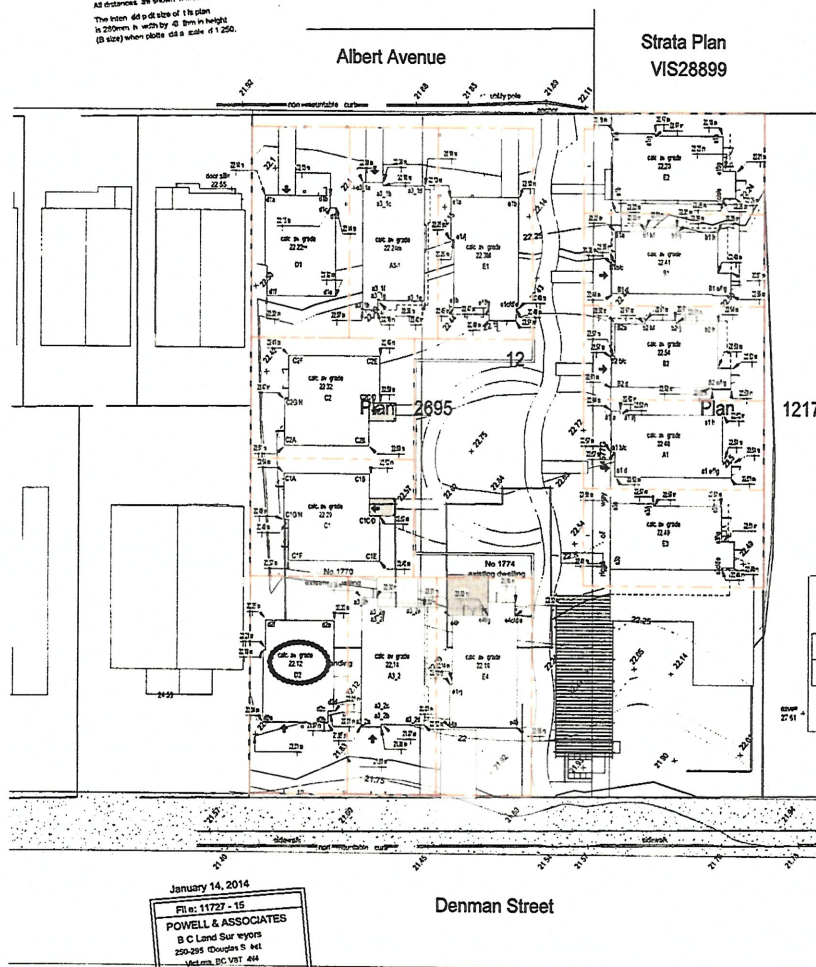
Legals - lots 12 & 13, Section 76, Victoria District, Plan 295
Parcel Identifier: 000-747-891 & 006-319-033

- Lot E, Section 76, Victoria District, Plan 1217

LEGEND
Elevations are geodetic referred to Victoria Integrated
Survey Monument 15-7 (elev = 22.122m)
+ . denotes - existing elevation
Contour Interval = 0.25 metres



The Inter-odd plot size of the plan is 250mm in width by 410mm in height (B size) when plotted at a scale of 1:250.



January 14, 2014

File: 11727 - 15
POWELL & ASSOCIATES
B C Land Surveys
250-295 Douglas S. #41
Victoria, BC V8T 4N4
Phone (250) 322-8855

Denman Street

Strata Plan
VIS28899

1217

D1	distance	average points
d1a	22.14	
d1b	22.13	5.78 A to B
d1c	22.15	1 B to C
d1d	22.15	0.47 C to D
d1e	22.32	7.92 D to E
d1f	22.32	6 E to F
	9	F to A
	30.15	
		670.1393

GRADE CALCULATION		22 22684245	
A3-1			
A3-1a	22.09	distance	average points
A3-1b	22.09	1.77	A to B 39.0903
A3-1c	22.1	0.3	B to C 6.6285
A3-1d	22.1	3.7	C to D 0.177
A3-1e	22.4	10.31	D to E 220.3975
A3-1f	22.36	4.14	E to F 22.6532
A3-1g	22.38	0.8	F to G 28.7595
A3-1h	22.37	1.33	G to H 29.7575

GRADE CALCULATION		22.2407305	
E1			
E1-1a	22.13		average points
E1-1b	22.1	5.9	A to B 130.4785
E1-1c	22.49	9.85	B to C 219.60575
E1-1d	22.49	0.2	C to D 4.438
E1-1e	22.51	1.14	D to E 25.65
E1-1f	22.49	2.38	E to F 53.55
E1-1g	22.47	1	F to G 22.46
E1-1h	22.45	3.1	G to H 69.626
E1-1i	22.25	6.1	H to I 138.335
E1-1j	22.25	0.3	I to J 6.675
		3.8	J to A 64.322

E2	distance	average points
E2-1a	22.16	
E2-1b	22.23	5.9 A to B 130.9205
E2-1c	22.26	9.85 B to C 219.11325
E2-1d	22.26	0.2 C to D 4.452
E2-1e	22.25	1.14 D to E 25.3707
E2-1f	22.21	2.38 E to F 52.9074
E2-1g	22.22	1 F to G 22.215
E2-1h	22.18	3.1 G to H 68.82
E2-1i	22.17	6.1 H to I 135.2675
E2-1j	22.17	0.3 I to J 6.051
	3.8	J to A 84.027
	33.77	760.87415

B1		distance	average points
B1a	22.27		
B1b	22.35	A to B	65 4838
B1c	22.36	B to C	6 930025
B1d	22.44	C to D	57 344
B1e	22.55	D to E	242 02165
B1f	22.51	E to F	40 1034
B1g	22.49	F to G	27
B1h	22.35	G to H	82 954
B1i	22.38	H to I	11 14895
B1j	22.35	I to J	7 62425
B1k	22.31	J to K	63 1939
B1l	22.32	K to L	7 61025

GRADE CALCULATION 22.41421738

ALBERT

DENMAN

id	distance	average points
id ₁	22.5	
id ₂	22.57	208 A to B 67.1543
id ₃	22.57	0.31 B to C 6.9267
id ₄	22.61	2.56 C to D 240.8304
id ₅	22.53	10.67 D to E 240.8219
id ₆	22.53	1.78 E to F 40.1034
id ₇	22.53	1.2 F to G 27.036
id ₈	22.54	37 G to H 83.3795

B2 J	22.51	0.35	I to J	7.8765
B2 K	22.51	2.83	J to K	63.7033
B2 L	22.51	0.35	K to L	7.8765
		2.67	L to A	60.9635
		33.03		744.6366
GRADE CALCULATION				22.54425068

A1 e	22.51	10.4	D1a E	234.676
A1 f	22.51	1.4	E1a F	31.514
A1 g	22.51	0.01	F1a G	18.2331
A1 h	22.52	4.1	G1a H	52.3115
A1 i	22.62	9.1	H1a I	205.267
A1 j	22.62	0.3	I1a J	6.705
	0.78	J1a A	17.6514	
	32.99		744.73735	
GRADE CALCULATION			22.57483928	

E3-1e	22.40	1.14	D to E	25.6272
E3-1f	22.51	2.30	E to F	53.5381
E3-1g	22.51	1	F to G	22.51
E3-1h	22.51	3.1	G to H	59.781
E3-1i	22.56	6.1	H to I	137.4625
E3-1j	22.57	3.3	I to J	6.7095
		0.8	J to A	85.785
		33.77		759.67355
GRADE CALCULATION				22.49551525

E4-1e	22.36	1.14	D to E	25.4676
E4-1f	22.36	2.30	E to F	53.2168
E4-1g	22.32	1	F to G	22.34
E4-1h	22.32	3.1	G to H	69.161
E4-1i	22.14	0.1	H to I	135.542
E4-1j	22.12	0.3	I to J	6.629
		3.8	J to A	83.055
		33.77		749.27365
GRADE CALCULATION				22.16755256
E4	distance			Average point

E4-1f	22.24	2.39	G to E	23.4078
E4-1g	22.22	1.14	E to F	53.2198
E4-1h	22.23	3.1	F to G	22.34
E4-1i	22.23	3.1	G to H	60.161
E4-1j	22.14	6.1	H to I	135.542
E4-1k	22.12	0.3	I to J	9.619
		J to A	83.885	
	33.77		749.27365	
GRADE CALCULATION			22.18765258	
A3-2	distance	average point		

A3-2f	22.02	4.14	E to F	91.7631
A3-2g	21.97	0.8	F to G	17.596
A3-2h	21.96	1.33	G to H	29.21345
		11.43	H to A	250.94585
		33.78		747.83305
GRADE CALCULATION				22.13835554
D2				
d2a	22.04	distance		average point

9	E to F	128.911
	F to A	199.305
30.15		655.9403
GRADE CALCULATION		22 12103814

C1		distance	average points
C1A	22.54		
C1B	21.52	7.6	A to B 167.428
C1C	22.52	3.8	B to C 83.678
C1D	22.52	0.96	C to D 22.0698
C1E	22.4	4.11	D to E 52.3105
C1F	22.37	6.13	E to F 181.99005
C1G	22.48	3.7	F to G 82.8725
C1H	22.49	0.4	G to H 6.594

C2	22.51	distance	Average points
C2A	22.51		
C2B	21.53	7.6	A to B 167.352
C2C	22.59	3.6	B to C 62.628

4.2	H to A	94.458
32.92		734.9501
GRADE CALCULATION		22 32533718

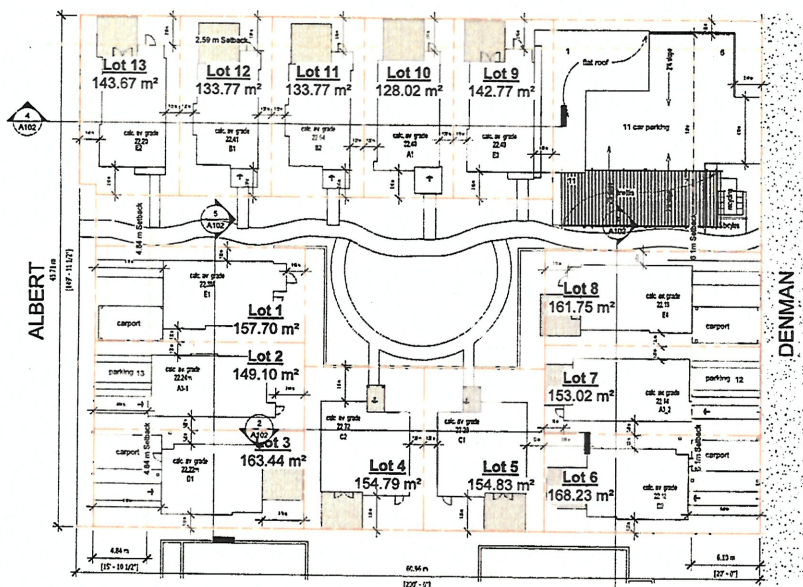
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Robert Garside Denman and Albert		
Grade point Calculations		
Project number	2015	
Sheet Issues Date	11/18/15	
Drawn by	Aut	
Checked by	Cec	
A101		
Scale 1 : 200		

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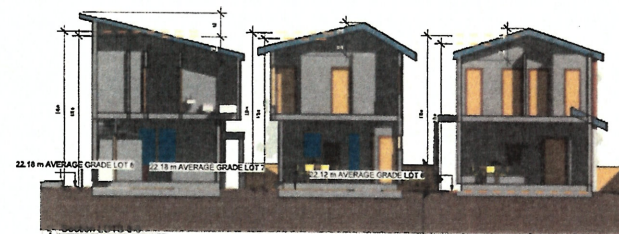
Planning & Development
Development Services Division

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ERIC BARKER
ARCHITECT INC.
727 RANCOOIA AVENUE VICTORIA, B.C.
250 395-4505 Fax (250) 450-1100



1 Site Plan LOT FSR 1:200



5 GRADES LOTS 1-3 1:100



2 Section LOTS 4/5 1:100

LOT#	1	2	3	4	5	6	7	8	9	10	11	12	13
LOT AREA	157.7	149.1	163.44	154.79	154.83	168.23	153.02	161.75	142.77	128.02	133.77	133.77	143.67
UNIT TYPE	E	A3	D	C	C	D	A3	E	E	A1	B	B	E
FLOOR AREA	108.23	108.6	96.43	107.76	107.76	96.43	108.6	108.23	108.23	101.7	104.8	104.8	108.23
FOOTPRINT AREA	60.37	58.2	55.27	61.92	61.92	55.27	58.2	60.37	60.37	55.42	54.4	54.4	60.37
PARKING	19.40	19.40	19.40		19.40	19.40	19.40						
OPEN SITE AREA	49.42%	47.95%	54.31%	60.00%	60.01%	55.61%	49.29%	50.69%	57.72%	56.71%	59.33%	59.33%	57.98%
FSR	0.69	0.73	0.59	0.70	0.70	0.57	0.71	0.67	0.76	0.79	0.78	0.78	0.75
AVERAGE GRADE	22.3	22.24	22.22	22.32	22.29	22.12	22.14	22.18	22.49	22.48	22.54	22.41	22.2
HEIGHT ABOVE AV. GRADE	7	7	7	7.18	7.21	7	7	7	7	7	7.14	7	7



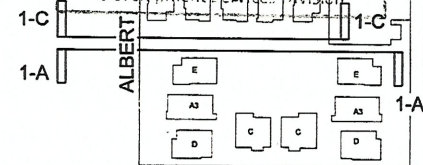
4 Section LOTS 9-13 1:100

No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside Denman and Albert		
LOT FSR CALCULATION		
Project number	201513	
Sheet Issue Date	12/07/16	
Drawn by	Author	
Checked by	Checker	
A102		
Scale: As indicated		

City of Victoria

MAR 14 2013

Planning & Development Department
Development Services Division



12/7/2016 11:11:13 AM

ERIC BARKER ARCHITECT inc.
727 RACEDORA AVENUE, VICTORIA, B.C.
250-264-4555 Fax: 250-455-1110

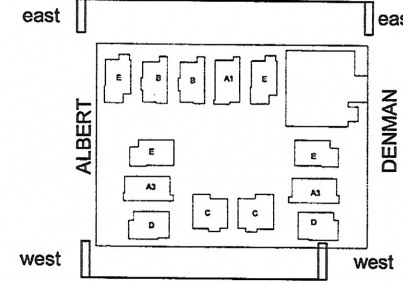
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Key Value	Keynote Text
1	Stucco
2	Galvanized corrugated metal
3	Novus, Rebus panel, open joint system
4	Vinyl Windows



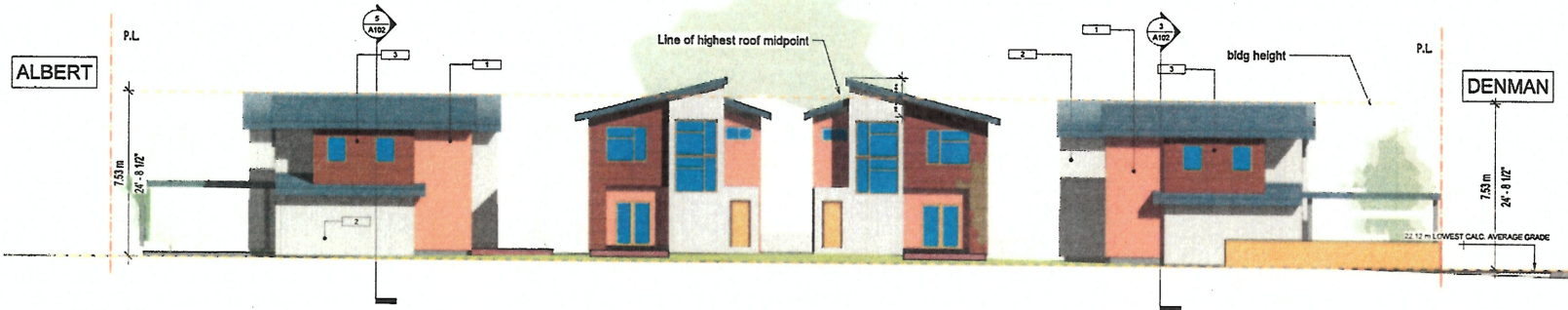
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DEVELOPMENT PERMIT		
Robert Garside Denman and Albert		
Elevations		
Project number	201513	
Sheet Issue Date	11/18/2015	
Drawn by	Author	
Checked by	Checker	
A300		
Scale 1:100		

MAR 14 2016

Planning & Development Department
Development Services Division



12/7/2016 11:11:19 AM
ERIC BARKER
ARCHITECT INC.
177 HANCOCK AVENUE VICTORIA B.C.
(250) 355-4555 Fax (250) 355-4560 V6W 1Y9



② West Property Line
1:100



① East Property Line
1:100

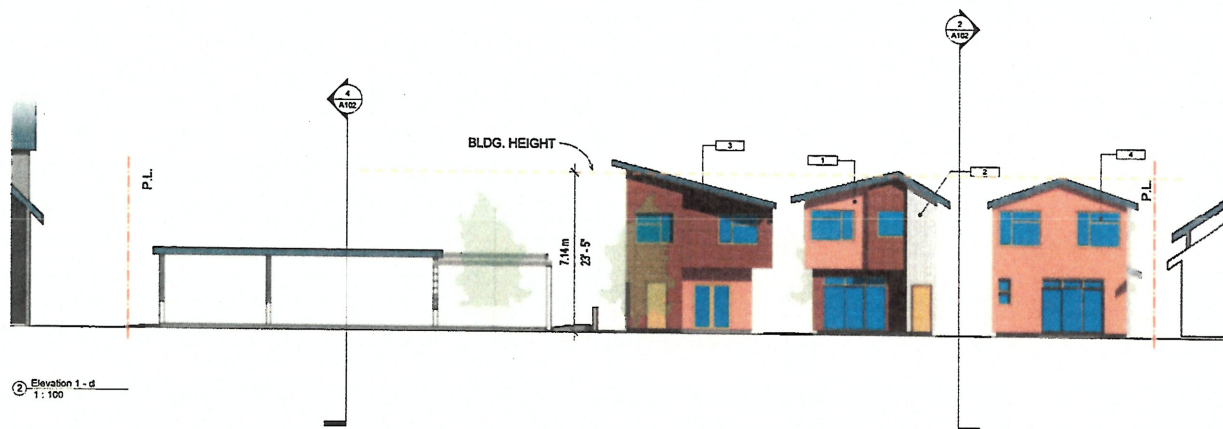
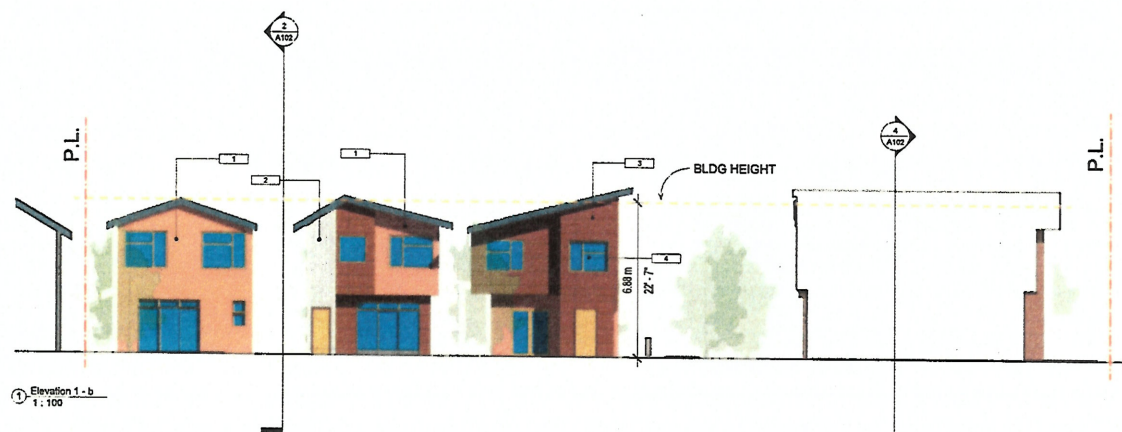
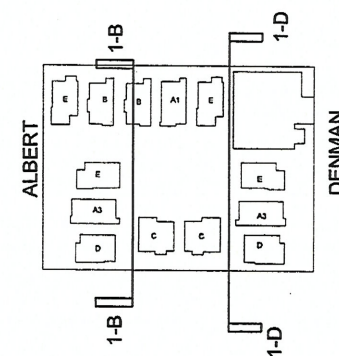
No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside		
Denman and Albert		
Elevations		
Project number	201513	
Sheet Issue Date	11/18/2016	
Drawn by	Author	
Checked by	Checker	
A301		
Scale 1 : 100		

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Planning & Development Department
Development Services Division

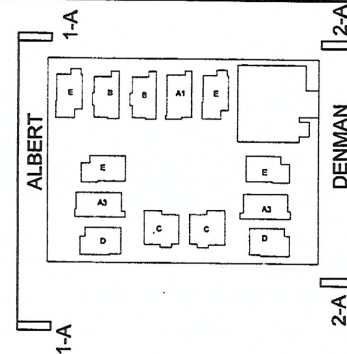
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ERIC BARKER ARCHITECT
ARCHITECT inc.
727 PANDORA AVENUE, VICTORIA, B.C.
(250) 365-4565 FAX (250) 365-4566 VSW 11/9



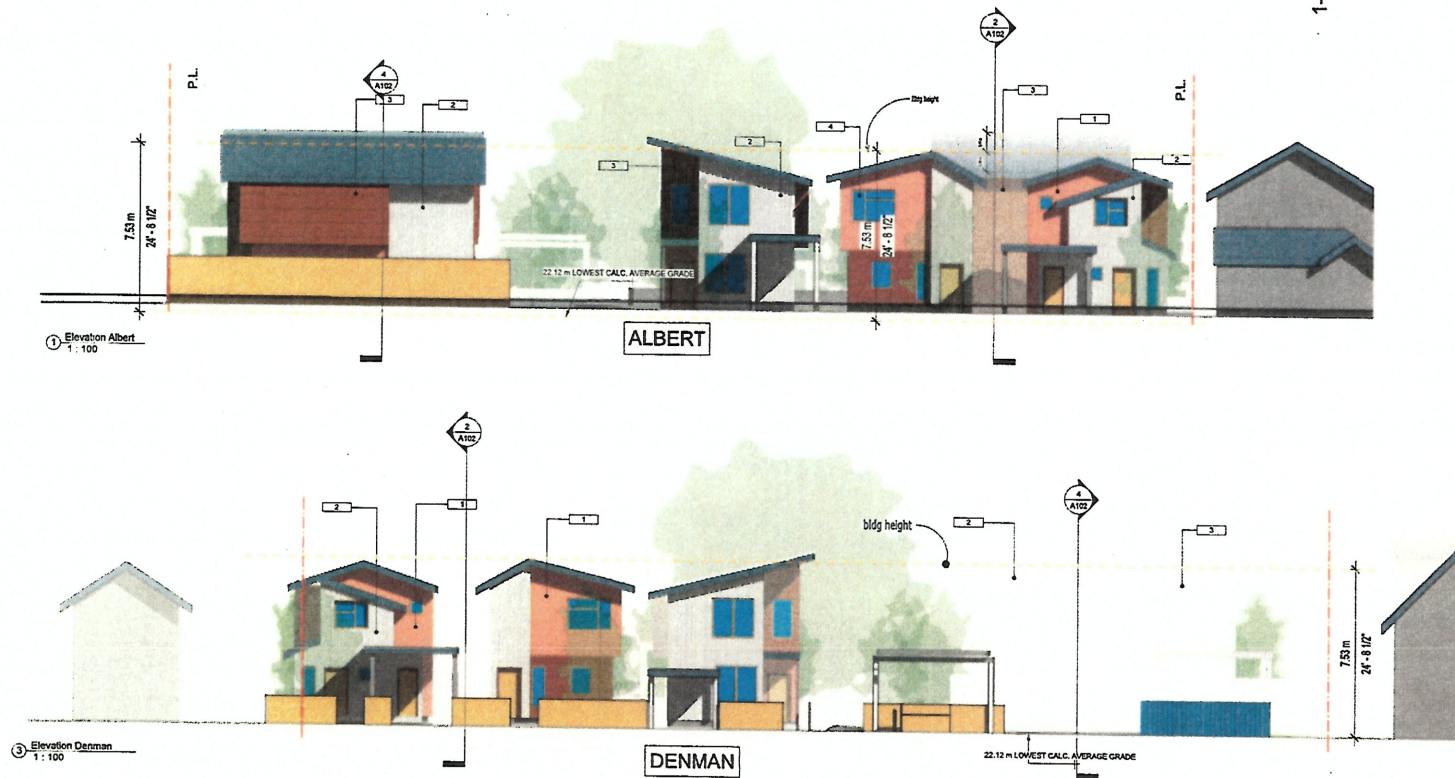
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DEVELOPMENT PERMIT		
Robert Garside Denman and Albert		
Elevations		
Project number	2015	
Sheet Issue Date	12/01/11	
Drawn by	Auth	
Checked by	Check	
A302		
Scale 1:100		

City of Victoria
MAR 14 2013
Planning & Development Department
Development Services Division

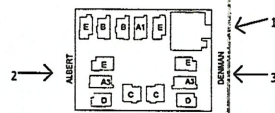


12/7/2016 11:11:30 AM
ERIC BARKER ARCHITECT INC.
107 HANCOCK AVENUE, VICTORIA, B.C.
(250) 365-4444 Fax: (250) 365-1199

Material Legend	
Key Value	Keynote Text
1	Stucco
2	Galvanized corrugated metal
3	Florus, Rebus panel, open joint system
4	Vinyl Windows

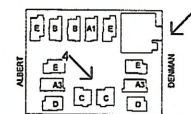
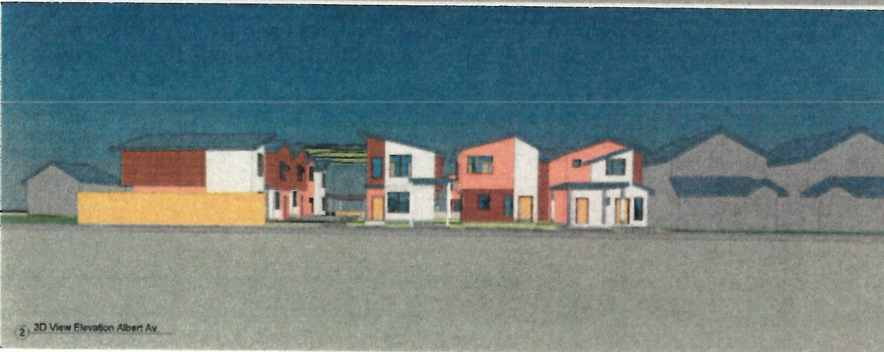
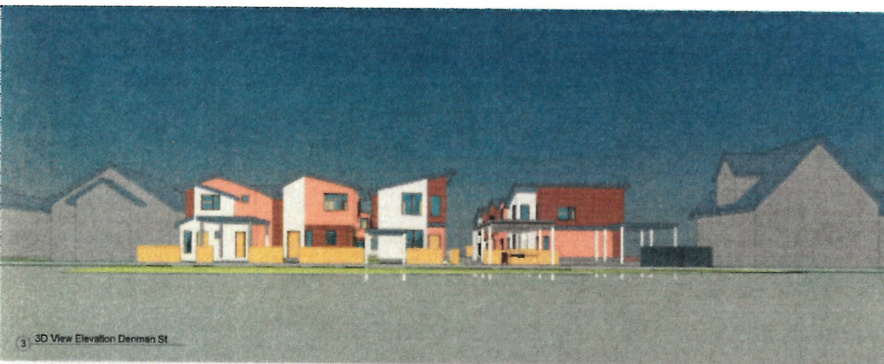
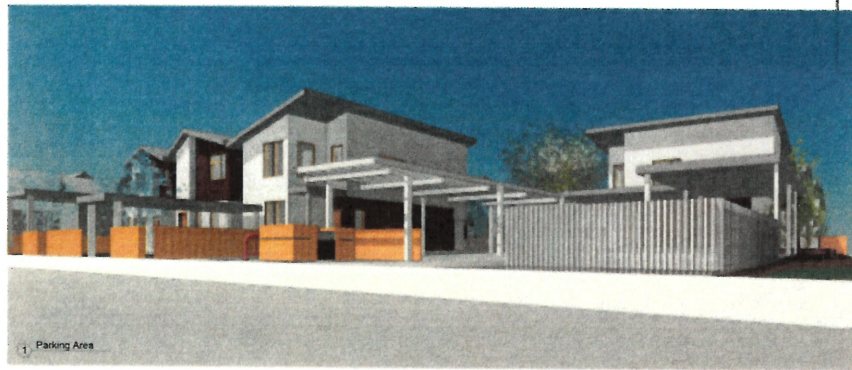


No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside Denman and Albert		
Elevations		
Project number	201513	
Sheet Issue Date	11/21/16	
Drawn by	Author	
Checked by	Checker	
A303		
Scale 1:100		



City of Victoria
 Planning & Development Department
 Development Services Division
 MAR 14 2013

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 ERIC BARKER ARCHITECT INC.
 777 RAYDONA AVENUE, VICTORIA, B.C.
 250-365-4500 Fax 250-365-4501 V00V 110



No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside Denman and Albert		
3d views		
Project number	201513	
Client name	11/18/2016	
Drawn by	Author	
Checked by	Checker	
A400		
Site		

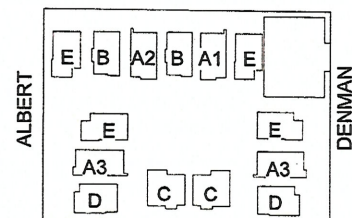
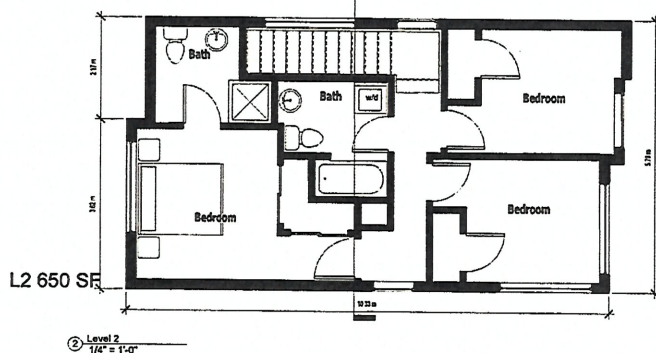
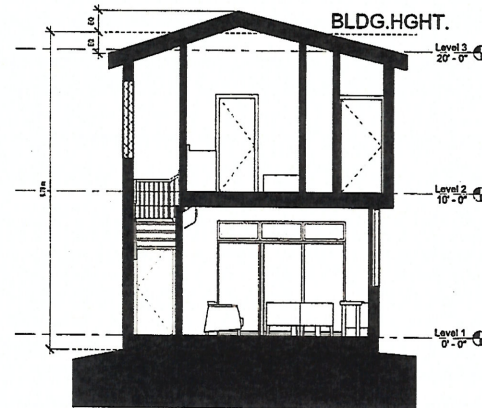
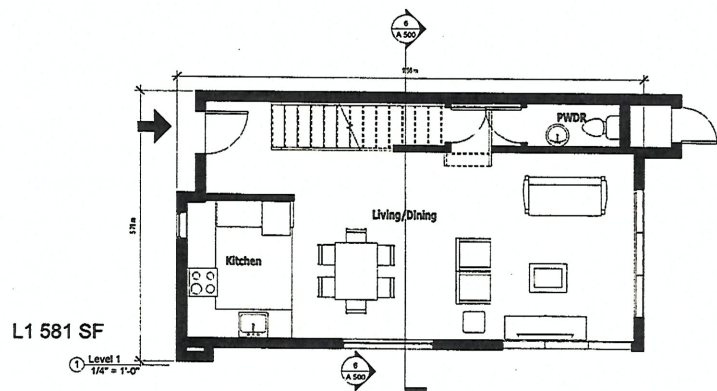
Area Schedule (Gross Building)			Area Schedule (Gross Building) metric		
Level	Name	Area	Level	Name	Area
Level 1	A3 level 1	519 SF	Level 1	A3 level 1	48.18 m ²
Level 2	A3 level 2	576 SF	Level 2	A3 level 2	53.54 m ²
Grand total:	2	1095 SF	Grand total:	2	101.72 m ²

Calculated as per City of Victoria Area definitions
(To inside of walls, including staircases)

12/7/2016 10:29:08 AM

ERIC BARKER
ARCHITECT inc.

777 PAIDORA AVENUE, VICTORIA, B.C.
(250) 385-4565 Fax (250) 385-4560 WWW.1N2



A1/A2

③ KEYPLAN
1" = 40'-0"

No.	Date	Description
12/7/16		
R:\Current_drawings\00000_2015 Projects\201513 Denman and Albert\Thematic Design\LA\W Drawings\LA\1502\Utilities w storage\Option 4_VARIATION 1 20160114.rvt		
DP Submission		
Owner		
DENMAN AND ALBERT		
A1/A2		
Project Number	2015	
Sheet Issue Date	12/7/16	
Project Issue Date		
Drawn by	A1/A2	
Checked by	A1/A2	
A 500		
Scale		

MAR 14 2016

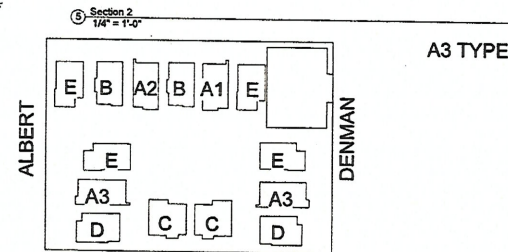
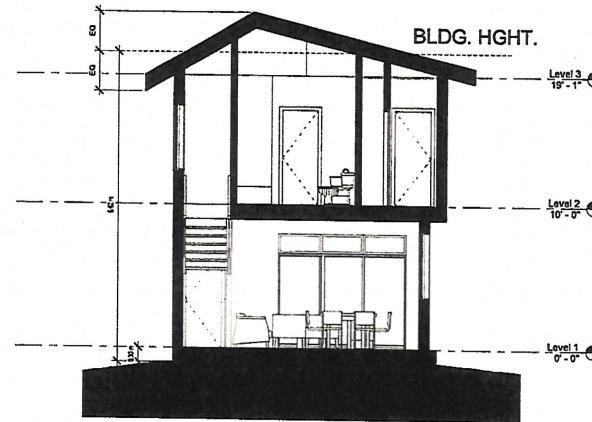
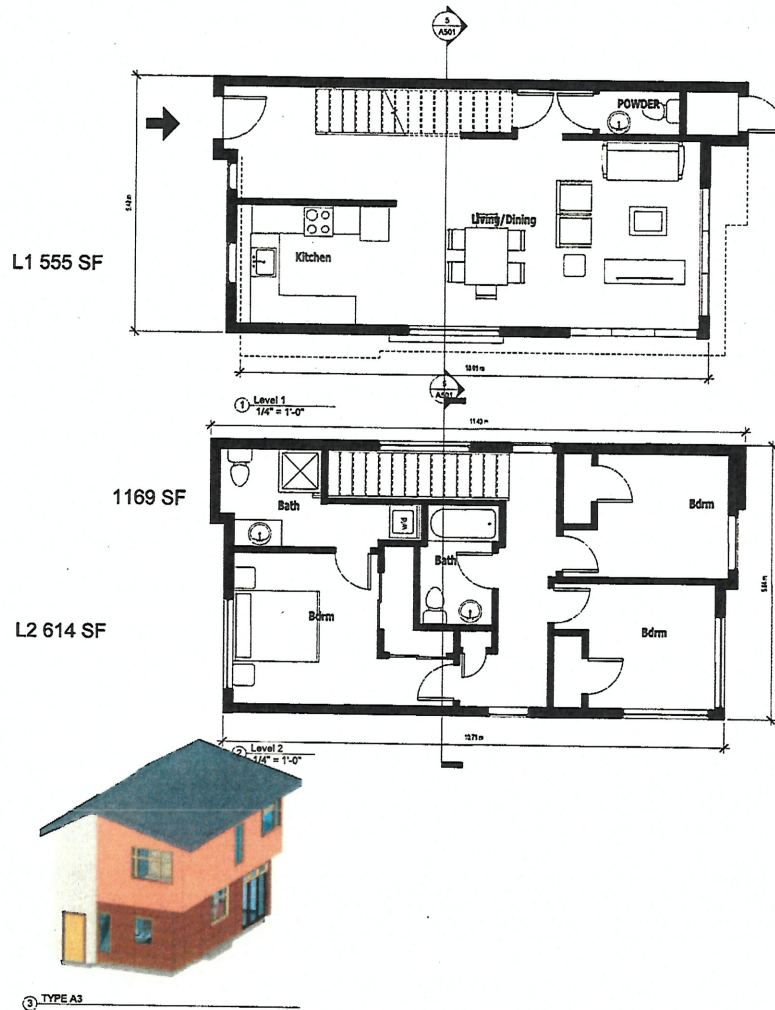
Planning & Development Department
Development Services Division

Area Schedule (Gross Building)			Area Schedule (Gross Building) metric		
Name	Level	Area	Name	Level	Area
4 level 1	Level 1	555 SF	4 level 1	Level 1	51.55 m ²
4 level 2	Level 2	614 SF	4 level 2	Level 2	57.01 m ²
Grand total: 2		1169 SF	Grand total: 2		108.56 m ²

Calculated as per City of Victoria Area Definition
(To include of walls, including staircases)

12/7/2016 10:23:01 AM

ERIC BARKER
ARCHITECT INC.
127 PALMOUR AVENUE VICTORIA B.C.
(250) 365-4565 Fax: (250) 365-4566 VBCW 1199



KEY PLAN
1" = 40'-0"

No.	Date	Description
	12/7/16	
R:\Current_drawings\00000_2015 Projects\201513 Denman and Albert\Denman and Albert\Drawings\Links\Link30\units w storage\04den A3 20150114.dwg		
DP Submission		
Owner DENMAN AND ALBERT		
A3 TYPE		
Project number	201513	
Sheet Issue Date	12/7/16	
Project Issue Date	11/24/2015	
Drawn by	Author	Checker
Checked by		
A501		
Scale		

MAR 14 2013

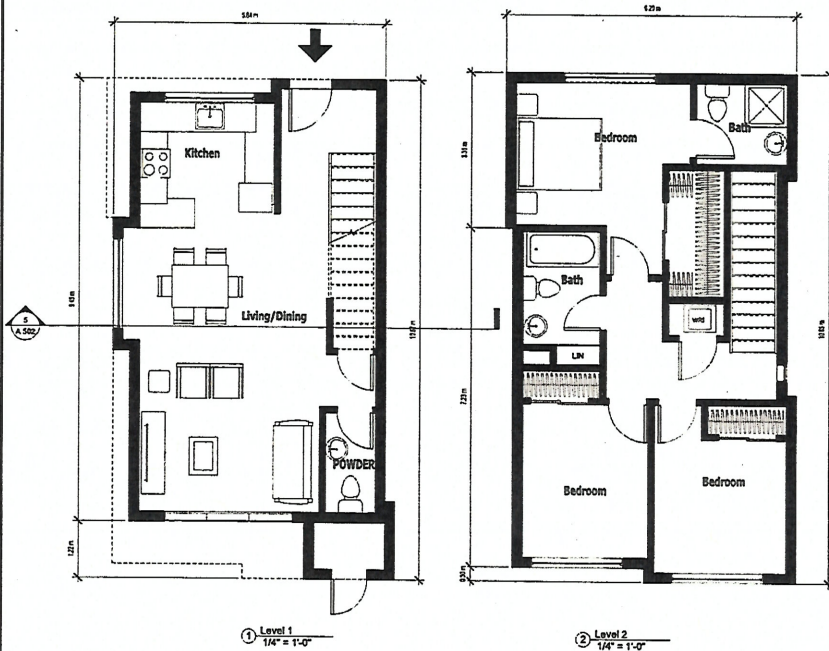
Planning & Development Department
Development Services Division

Area Schedule (Gross Building)			Area Schedule (Gross Building) metric		
Name	Level	Area	Name	Level	Area
B Level 1	Level 1	510 SF	B Level 1	Level 1	47.37 m ²
B Level 2	Level 2	619 SF	B Level 2	Level 2	57.50 m ²
Grand total: 2		1129 SF	Grand total: 2		104.87 m ²

Calculated as per City of Victoria Area definitions
(To include of walls, including staircases)

12/7/2016 10:21:23 AM

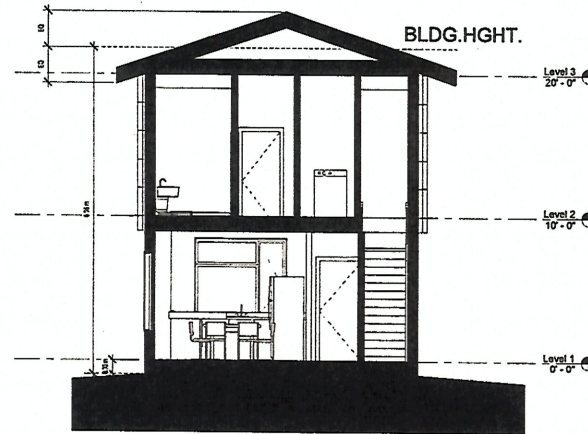
ERIC BARKER
ARCHITECT inc.
777 HAZEN AVE VICTORIA B.C.
(250) 395-1955 Fax (250) 395-1149



① Level 1
1/4" = 1'-0"

② Level 2
1/4" = 1'-0"

⑤ Section 4
1/4" = 1'-0"

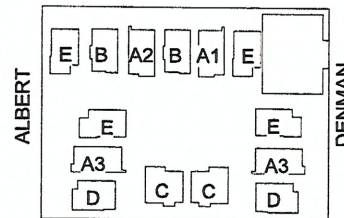


1238 SF



③ B TYPE

B TYPE



④ KEYPLAN
1" = 40'-0"

No.	Date	Description
	12/7/2016	
B:\Current_drawings\00000_2015 Projects\201513 Denman and Albert\Schematic Design\Sheet Drawings\Units\B\Units w scope\Option B revised 20160114.rvt		
DP Submission		
Owner DENMAN AND ALBERT		
B Type		
Project number	201513	
Sheet Issue Date	12/7/2016	
Project Issue Date	12/7/2016	
Drawn by	MS	
Checked by	Checker	
A 502		
Scale		

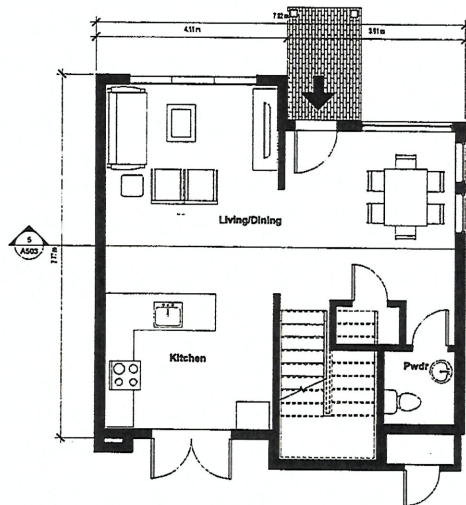
MAR 14 2013

Planning & Development Department
Development Services Division

Area Schedule (Gross Building)			Area Schedule (Gross Building) metrics		
Name	Area	Level	Name	Area	Level
C level 1	585 SF	Level 1	C level 1	54.31 m²	Level 1
C level 2	575 SF	Level 2	C level 2	53.46 m²	Level 2
Grand total:	1160 SF		Grand total:	107.77 m²	

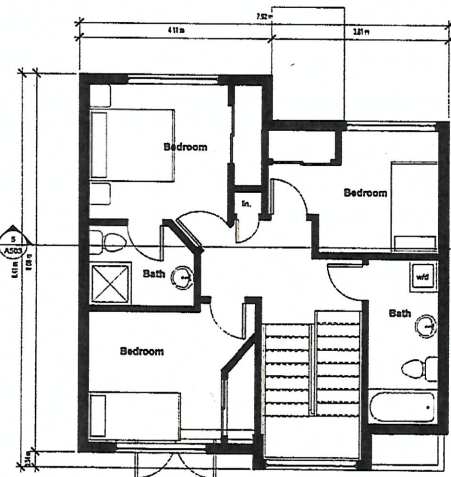
Calculated as per City of Victoria Area definitions.
(To include of walls, including staircases)

Calculated as per City of Victoria Area definition
(To inside of walls, including staircase)



L1 585 SF

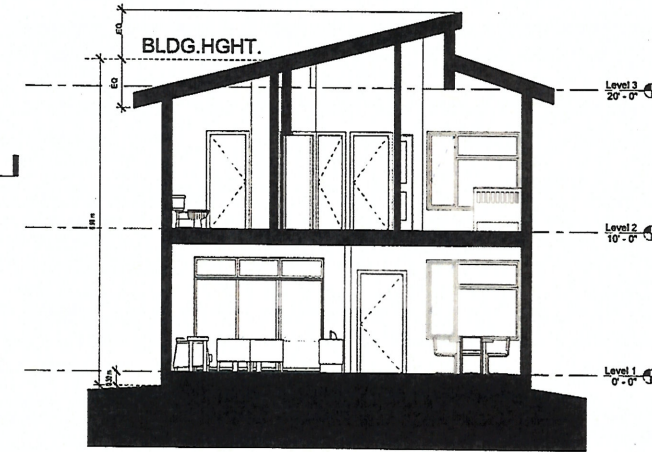
① Level 1
1/4" = 1'-0"



L2 575 SF

1160 SF

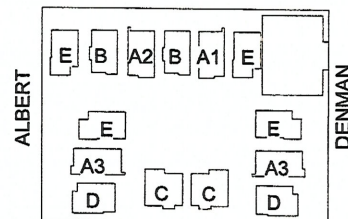
② Level 2
 $1/4" = 1'-0"$



⑤ Section 1
1/4" = 1'-0"



③ (3D) Copy 1.



④ KEYPLAN
1" = 40'-0"

C TYPE

No.	Date	Description
12/7/2016 R:\Current_drawing\00000_2015 Projects\201513 Denman and Albert\Electronic Design\Weld Drawing\Links\LINK30\units wt storage\Option C_20160124.rvt		
DP Submission		
Owner		
DENMAN AND ALBERT		
C TYPE		
Project number	201513	
Sheet No. of No.	12/7/2016	
Project Issue Date	12/07/16	
Drawn by	Author	
Checked by	Checker	
A503		
Scale		

Albert
City of Victoria

MAR 14 2013

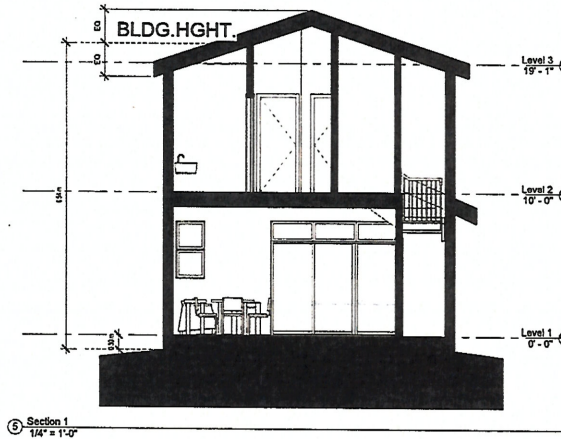
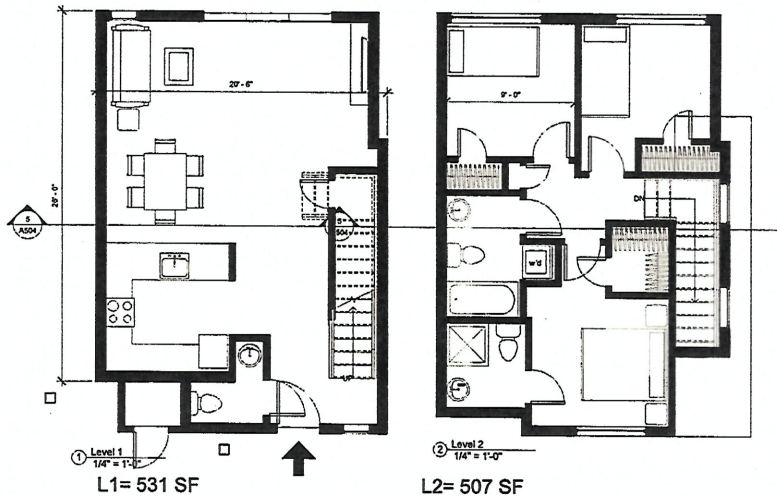
Planning & Development Department
Planning & Development Division

Area Schedule (Gross Building)			Area Schedule (Gross Building) metric		
Name	Area	Level	Name	Area	Level
D level 1	531 SF	Level 1	D level 1	49.33 m ²	Level 1
D level 2	507 SF	Level 2	D level 2	47.11 m ²	Level 2
Grand total:	1038 SF		Grand total:	96.44 m ²	
2			2		

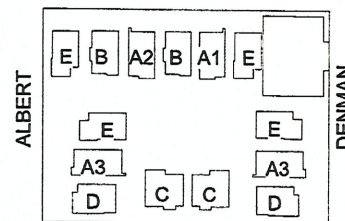
Calculated as per City of Victoria Area definitions
(To include of walls, including staircases)

12/7/2016 10:14:26 AM

ERIC BARKER
ARCHITECT INC.
177 PANDORA AVENUE VICTORIA B.C.
250-395-4545 Fax: 250-455-6666 WEB: 149



④ (3D) Copy 1



③ KEYPLAN
1" = 40'-0"

No.	Date	Description
	12/7/2016	
R:\Current Drawings\00000 2015 Projects\201513 Denman and Albert\Schematic Design\Views Drawings\A504\11x17\units in storage\Option D_20160114.dwg		
DP Submission		
Owner		
DENMAN AND ALBERT		
D TYPE		
Project number	201513	
Sheet Title Date	12/7/2016	
Project Status Date	11/10/2016	
Drawn by	A504	
Checked by	A504	
Scale		

Planning and Development Department
Government Division

Calculated as per City of Victoria Area definitions
(To inside of walls, including staircases)

727 PAIDORA AVENUE VICTORIA, B.C.
 (250) 385-4555 Fax (250) 385-4550 VSW 1N2

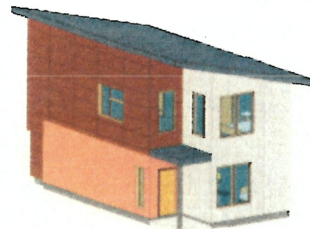


Diagram illustrating the memory layout for two subjects, Albert and Dennis, showing the arrangement of labels (E, B, A2, B, A1, E, A3, D, C, C) and an empty box.

Albert's Memory:

- Top row: E, B, A2, B, A1, E, [Empty Box]
- Bottom row: E, A3, D, C, C, A3, D

Dennis's Memory:

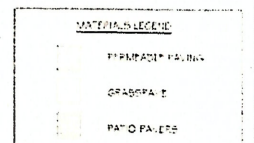
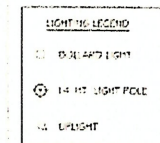
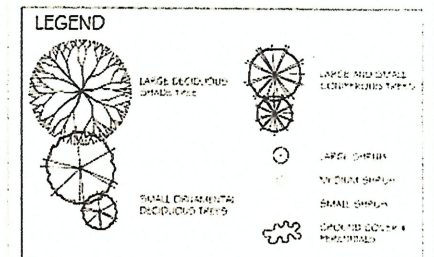
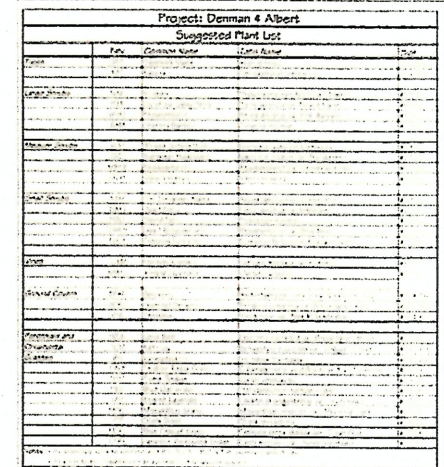
- Top row: E, [Empty Box]
- Bottom row: E, A3, D, C, C, A3, D

E TYPE

Scale

MAR 14 2013

Plan _____, Department
of _____ Division



SCALE: 3/32" = 1'-0"
DATE: OCTOBER 2016