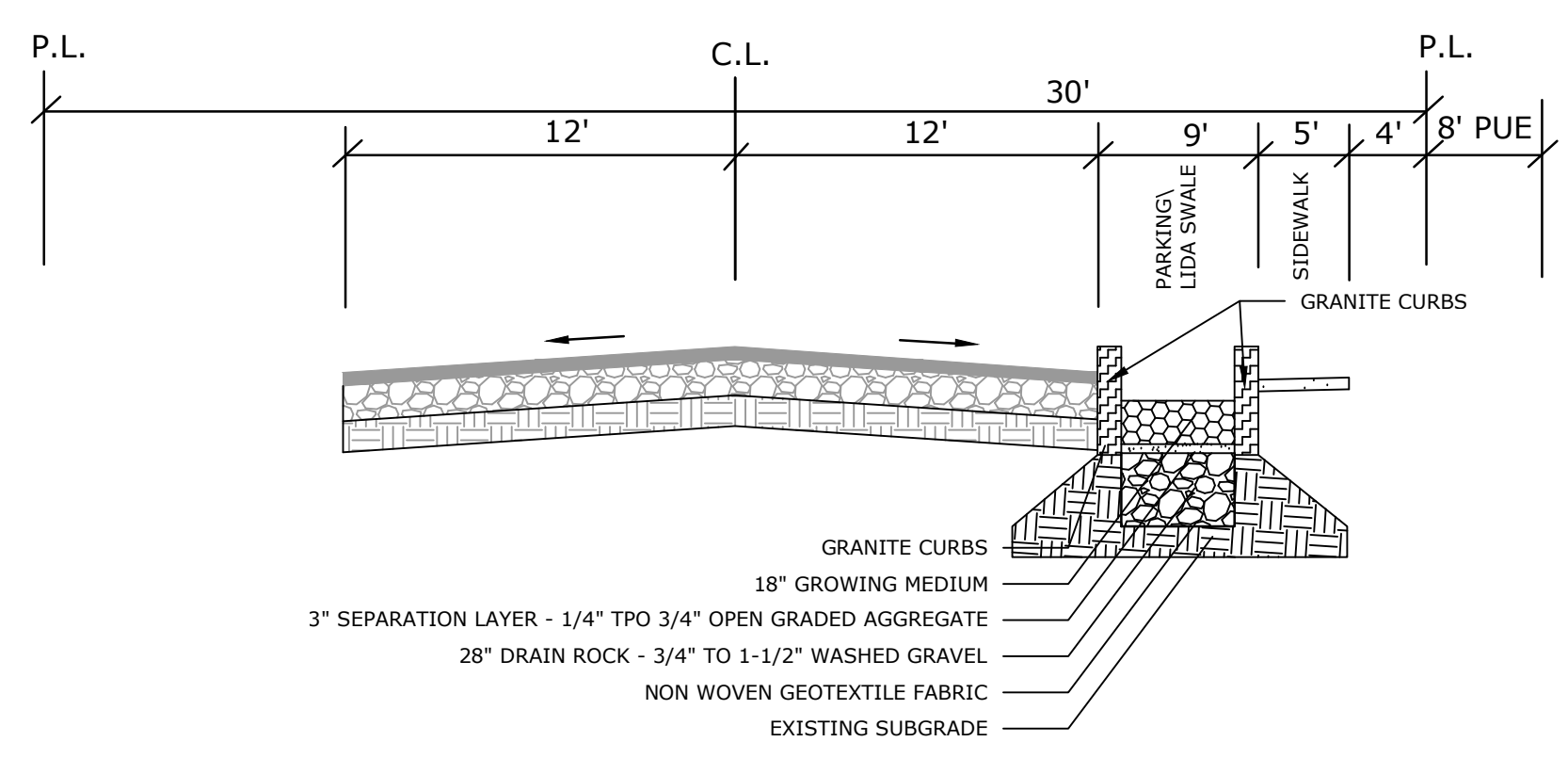
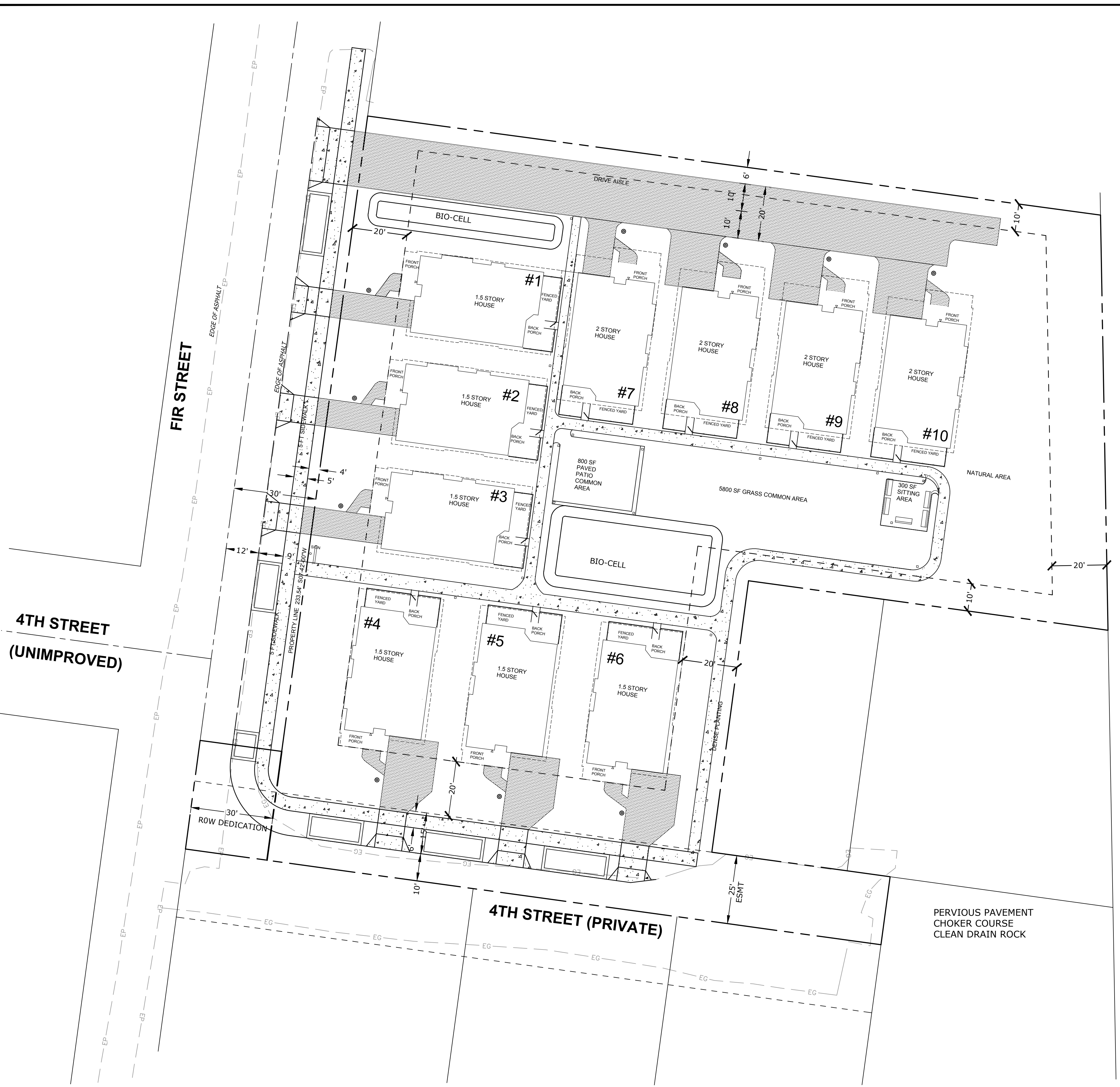


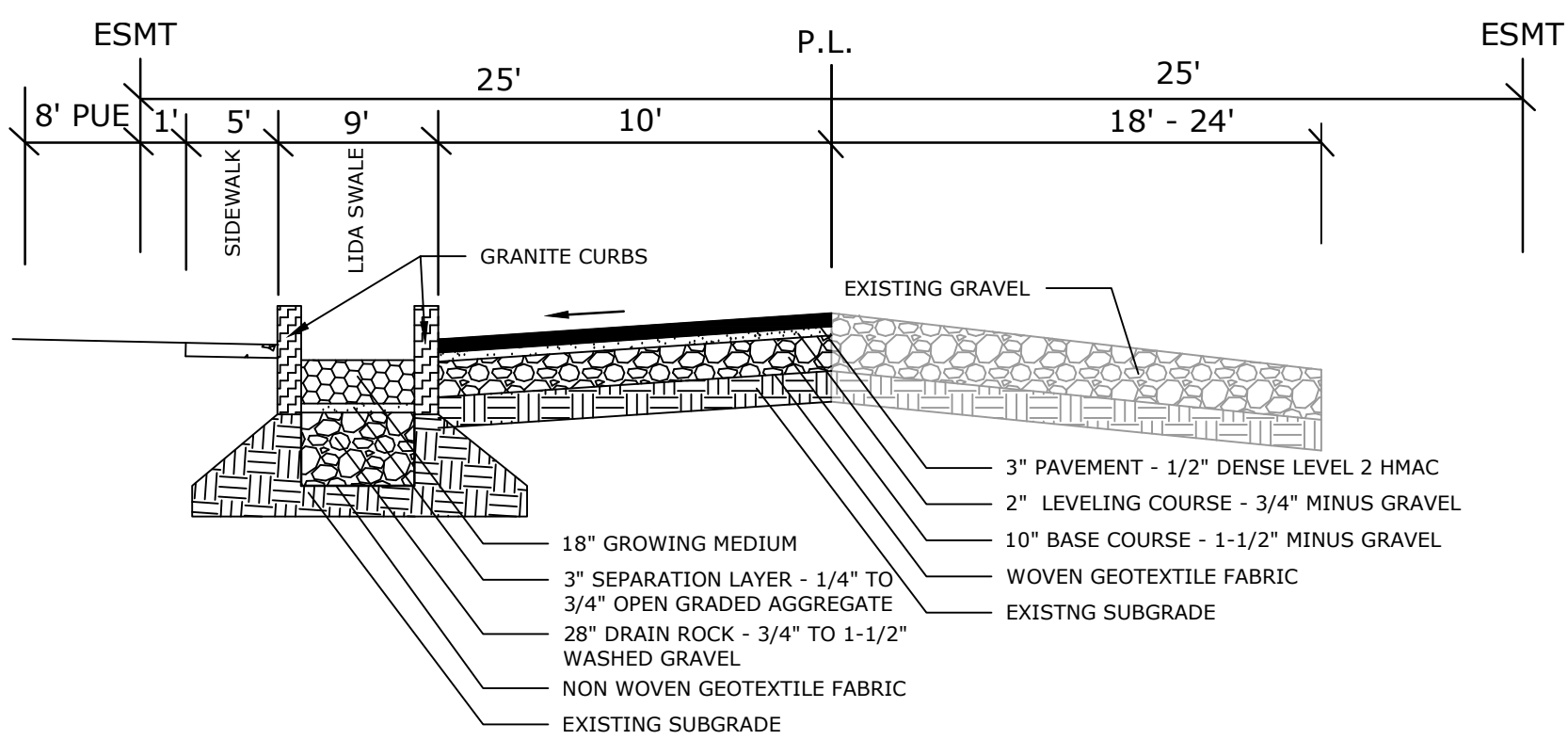
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- GRANITE CURBS
- 18" GROWING MEDIUM
- 3" SEPARATION LAYER - 1/4" TPO 3/4" OPEN GRADED AGGREGATE
- 28" DRAIN ROCK - 3/4" TO 1-1/2" WASHED GRAVEL
- NON WOVEN GEOTEXTILE FABRIC
- EXISTING SUBGRADE

FIR AVENUE

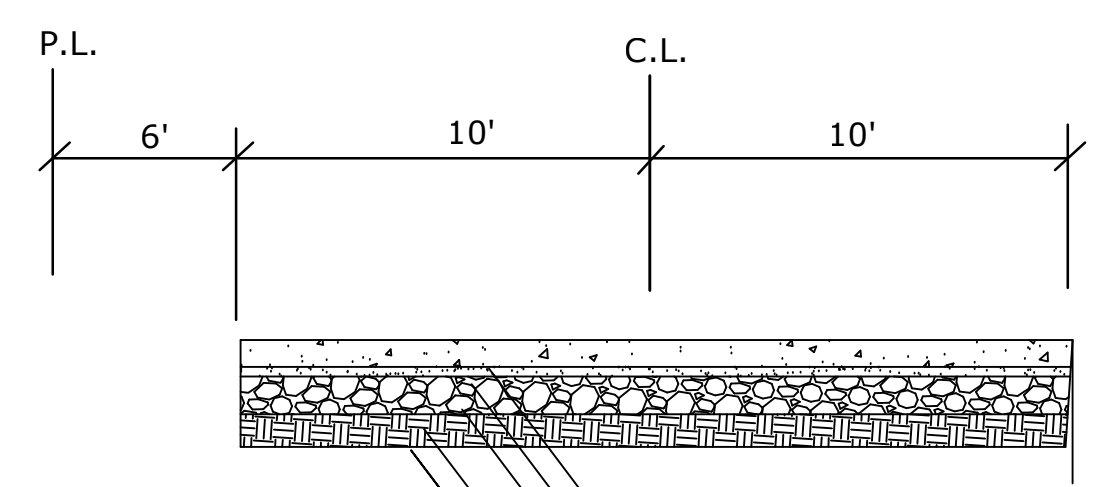
NTS



- 3" PAVEMENT - 1/2" DENSE LEVEL 2 HMAC
- 2" LEVELING COURSE - 3/4" MINUS GRAVEL
- 10" BASE COURSE - 1-1/2" MINUS GRAVEL
- WOVEN GEOTEXTILE FABRIC
- EXISTING SUBGRADE
- 18" GROWING MEDIUM
- 3" SEPARATION LAYER - 1/4" TO 3/4" OPEN GRADED AGGREGATE
- 28" DRAIN ROCK - 3/4" TO 1-1/2" WASHED GRAVEL
- NON WOVEN GEOTEXTILE FABRIC
- EXISTING SUBGRADE

FOURTH STREET

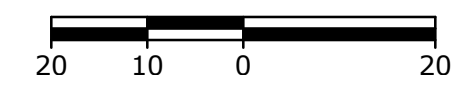
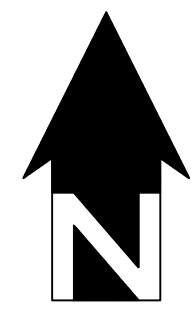
NTS



- 6" PERVIOUS CONCRETE PAVEMENT
- 2" CHOKER COURSE - #10 STONE
- 10" DRAINAGE COURSE - 3/4" TO 2" OPEN GRADED CRUSHED GRAVEL
- WOVEN GEOTEXTILE FABRIC
- EXISTING SUBGRADE

PRIVATE DRIVE

NTS



FIR AVENUE COMMONS
CASE FILE NO. XX-XX

WEST COAST HOME SOLUTIONS
PO BOX 1969
LAKE OSWEGO, OR 97035

CES NW

13190 SW 68th Parkway, Suite 150
Tigard, Oregon 97223
503.968.6655 www.cesnw.com

REVISIONS

DATE:	06/29/17
DESIGNED BY:	ARW
DRAWN BY:	ARW

SHEET

C3

OF

6

SITE PLAN

3/26/18-SHT3-SITE.DWG



FIR AVENUE COMMONS
CASE FILE NO. XX-XX

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PO BOX 1969
LAKE OSWEGO, OR 97035

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Tigard, Oregon 97223
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REVISIONS

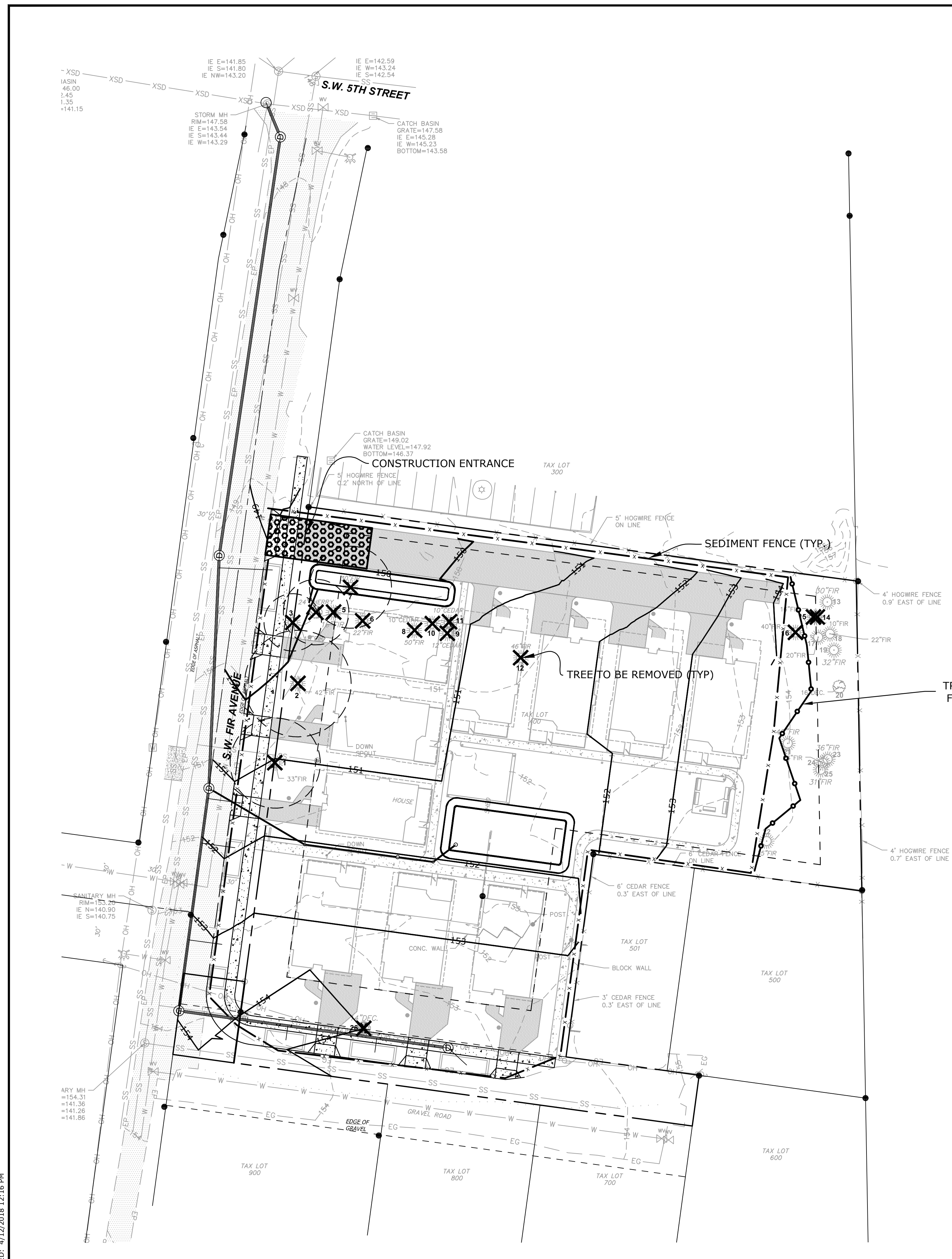
PROJECT NO.: 3269
DATE: 08/09/17
DESIGNED BY: ARW
DRAWN BY: ARW

SHEET

**GRADING, EROS CONTL
& TREE PROTECTION PLAN**

C4

OF
6



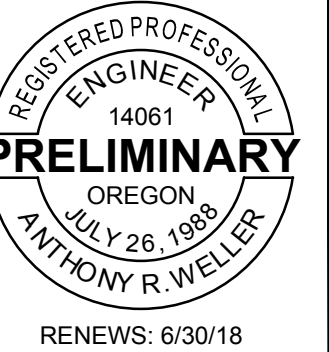
30820 SW Fir Ave. Tree Table 9/6/2017

No.	Species	DBH	Rating	Height	Remarks	RPZ	Action
1	Douglas fir	32	2	80	remove for improvements	0	remove
2	Douglas fir	39	2	90	remove for improvements	0	remove
3	Douglas fir	20	2	90	remove for improvements	0	remove
4	bird cherry	25	2	70	multiple stems; inclusions	0	remove
5	Douglas fir	17	2	85	invasive	0	remove
6	Douglas fir	23	2	90	native	0	remove
7	Douglas fir	33	2	100	remove for improvements	0	remove
8	Douglas fir	50	2	130	remove for improvements	0	remove
9	western red cedar	14	2	40	native	0	remove
10	western red cedar	11	2	50	native	0	remove
11	western red cedar	12	2	50	native	0	remove
12	Douglas fir	48	2	130	native	0	remove
13	Douglas fir	34	2	90	native	24	protect
14	Douglas fir	13	0	30	broken top; terminal decline	0	remove
15	Douglas fir	18	1	80	red-ring rot	0	remove
16	Douglas fir	41	1	140	red-ring rot	0	remove
17	Douglas fir	24	2	130	native	16	protect
18	Douglas fir	22	2	90	native	14	protect
19	Douglas fir	36	2	120	native	26	protect
20	big leaf maple	17	2	60	native	12	protect
21	Douglas fir	46	2	140	dead branches	30	protect
22	Douglas fir	46	2	150	hangers	30	protect
23	Douglas fir	27	2	140	shares stump with T24; trunk swoop	18	protect
24	Douglas fir	30	2	150	shares stump with T23	20	protect
25	Douglas fir	36	2	140	native	24	protect
26	lavalle hawthorn	21	2	35	remove for ROW improvements	0	remove
		735					

Rating: 0/dead or hazard; 1/disease or decline; 2/average; 3/excellent
Heights are estimated.
RPZ means Root Protection Zone, a radius around the tree measured in feet.
T21 and T22 will have a modified RPZ. Please see the narrative.

Field work done 3/11/2016 by Ryan Neumann, ISA Certified Arborist PN-5539A Multnomah Tree Experts, Ltd.

PLOTTED: 4/12/2018 12:16 PM



FIR AVENUE COMMONS CONDOMINIUM

PART OF THE THOMAS BAILEY DONATION LAND CLAIM No. 45,
 IN SECTION 23,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN,
 THE CITY OF WILSONVILLE,
 CLACKAMAS COUNTY, OREGON.

FIR AVENUE COMMONS
 CASE FILE NO. XX-XX

WEST COAST HOME SOLUTIONS
 PO BOX 1969
 LAKE OSWEGO, OR 97035

CES NW

13190 SW 68th Parkway, Suite 150
 Tigard, Oregon 97223
 503.968.6655 www.cesnw.com

TOTAL AREA = 64,737 SF
 LESS ROW DEDICATION = 1,198 SF
 LESS ROADWAY EASEMENT (4th St.) = 5,645 SF
 TOTAL NET AREA = 57,894 SF



3269-SHT6-PLATT.DWG

REVISIONS

DATE: 06/29/17
 DRAWN BY: ARW

PROJECT NO.: 3269
 DESIGNED BY: ARW

PRELIMINARY PLAT

SHEET

C6

OF

6

SITE INFO:

PROPERTY ID: 00819555
 STATE ID: 31A23AC 0400
 ZONING: PDR4 - OLD TOWN OVERLAY ZONE
 GROSS SITE AREA: 64, 729 SF (1.48 ACRES)
 NET SITE AREA: 57, 844 SF
 SETBACKS: 20 FT FRONT; 10 FT SIDE; 20 FT REAR

DEVELOPMENT STANDARDS:

REQUIRED MINIMUM DENSITY: 6 UNITS PER ACRE (6 UNITS FOR 1.48 ACRES)
 REQUIRED MAXIMUM DENSITY: 7 UNITS PER ACRE (10 UNITS FOR 1.48 ACRES)
 PROPOSED DENSITY: 10 UNITS

REQUIRED OFF-STREET PARKING: 1.75 PER 3 BEDROOM UNIT (18 TOTAL)
 PROPOSED OFF-STREET PARKING: 21 TOTAL
 BICYCLE PARKING: 2 PER UNIT (PROVIDED WITHIN GARAGE)

MAXIMUM BUILDING HEIGHT: 35 FT.
 PROPOSED BUILDING HEIGHT: 32 FT.

MAXIMUM BUILDING COVERAGE: 75%
 PROPOSED BUILDING COVERAGE: 25%

REQUIRED RECREATION AREA: 200 SF PER UNIT (2000 SF TOTAL)
 PROPOSED COMMON REC. AREA: 4450 SF

REQUIRED OPEN SPACE: MIN 25% OF LOT (14,461 SF)
 PROPOSED OPEN SPACE: 49,794 SF

REQUIRED LANDSCAPING: MIN 15% OF SITE AREA (8671 SF)
 PROPOSED LANDSCAPING: 31,911 SF LANDSCAPED

TOTAL ON-SITE PAVING (PERVIOUS): 11,823 SF
 PAVING FOR PARKING: 9,565 SF
 PAVING FOR SHARED WALKS/PATIO: 3,261 SF
 PAVING FOR HOUSE ENTRY WALKS: 460 SF
 PAVING FOR DRIVE AISLE: 4,429 SF

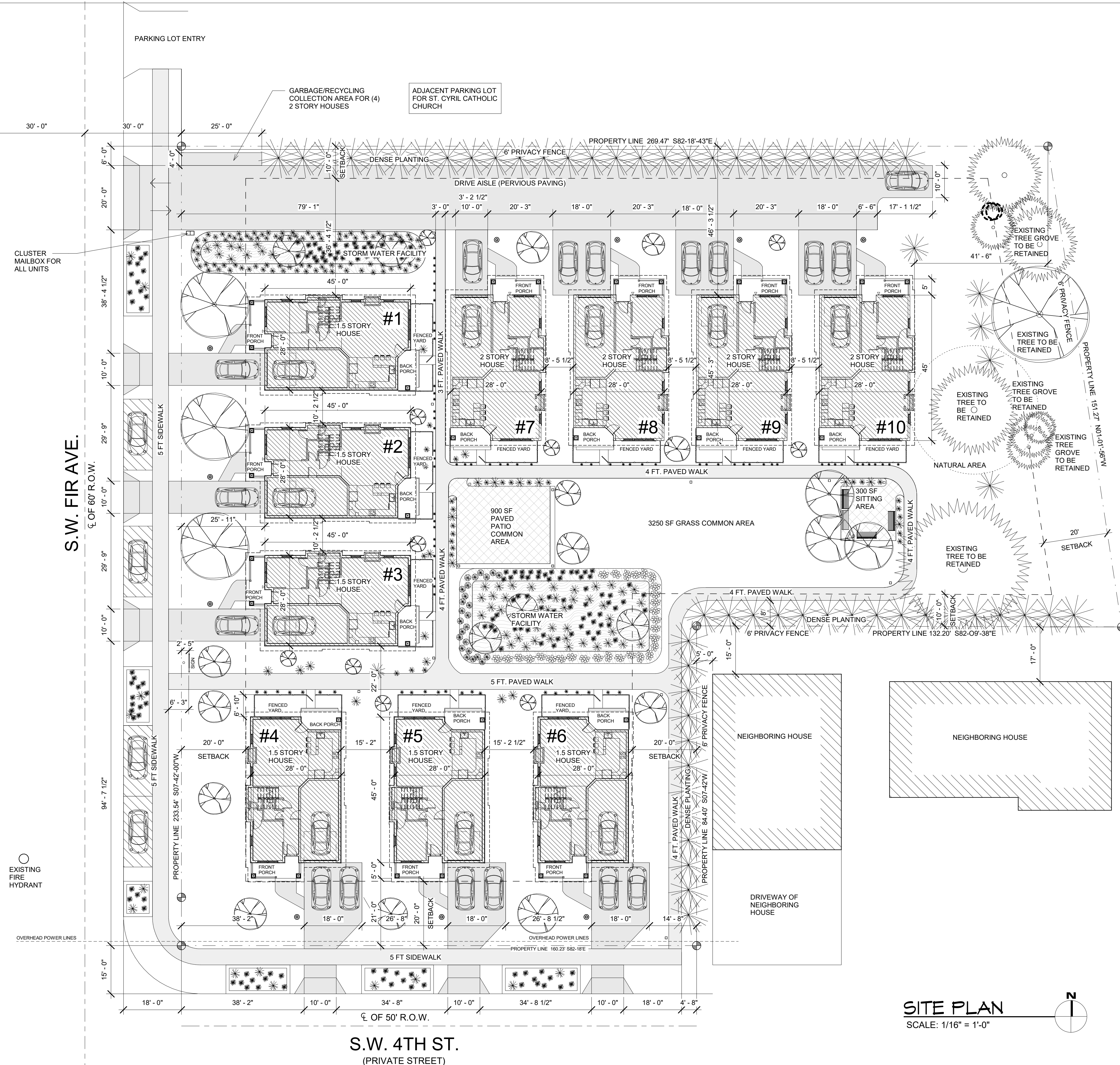
TOTAL BUILT AREA: 14,050 SF
 TOTAL ROOF AREA: 15,760 SF

GARBAGE & RECYCLING CONTAINERS TO BE STORED IN INDIVIDUAL GARAGES OF STREET FACING HOUSES. CONTAINERS FOR THE FOUR BACK UNITS TO BE COLLECTED AT DESIGNATED LOCATION AT END OF DRIVE AISLE.

SITE LEGEND

- BOLLARD LIGHT FIXTURE (11W LED BULBS MAX)
- GROUND LIGHT FIXTURE (3W LED BULB)
- ⊙ POLE MOUNT LIGHT FIXTURE (7W LED BULBS MAX)
- ▽ WALL MOUNT LIGHT FIXTURE (7W LED BULBS MAX)
- SIGN
- POST-MOUNTED SIGN WITH NAME OF DEVELOPMENT (BY SEPARATE PERMIT)
- STORMWATER FACILITY, SEE CIVIL
- CLUSTER MAILBOX FOR ALL HOUSES

SUE GUYTON HERITAGE TREE GROVE ACROSS FIR AVE FROM SITE



SITE PLAN
 SCALE: 1/16" = 1'-0"

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 503.534.0337
 info@iconarchitect.com

REGISTERED ARCHITECT
 DANIEL J. SCHMIDT
 PORTLAND, OREGON
 STATE OF OREGON

A CONDOMINIUM PROJECT:
FIR AVENUE COMMONS
 WEST COAST HOME SOLUTIONS
 SW FIR AVE & SW 4TH ST

ISSUED FOR:

No	Description	Date

DATA:
 ISSUE DATE: 04/12/18
 JOB NUMBER: 10114.01
 DRAWN BY: SAF
 CHECKED BY: DLG

SHEET CONTENTS:
 SITE PLAN
A1.00
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SITE LEGEND

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- GROUND LIGHT FIXTURE (3W LED BULB)
- ⊙ POLE MOUNT LIGHT FIXTURE (7W LED BULBS MAX)
- ▽ WALL MOUNT LIGHT FIXTURE (7W LED BULBS MAX)
- SIGN
- POST-MOUNTED SIGN WITH NAME OF DEVELOPMENT (BY SEPARATE PERMIT)
- STORMWATER PLANTER

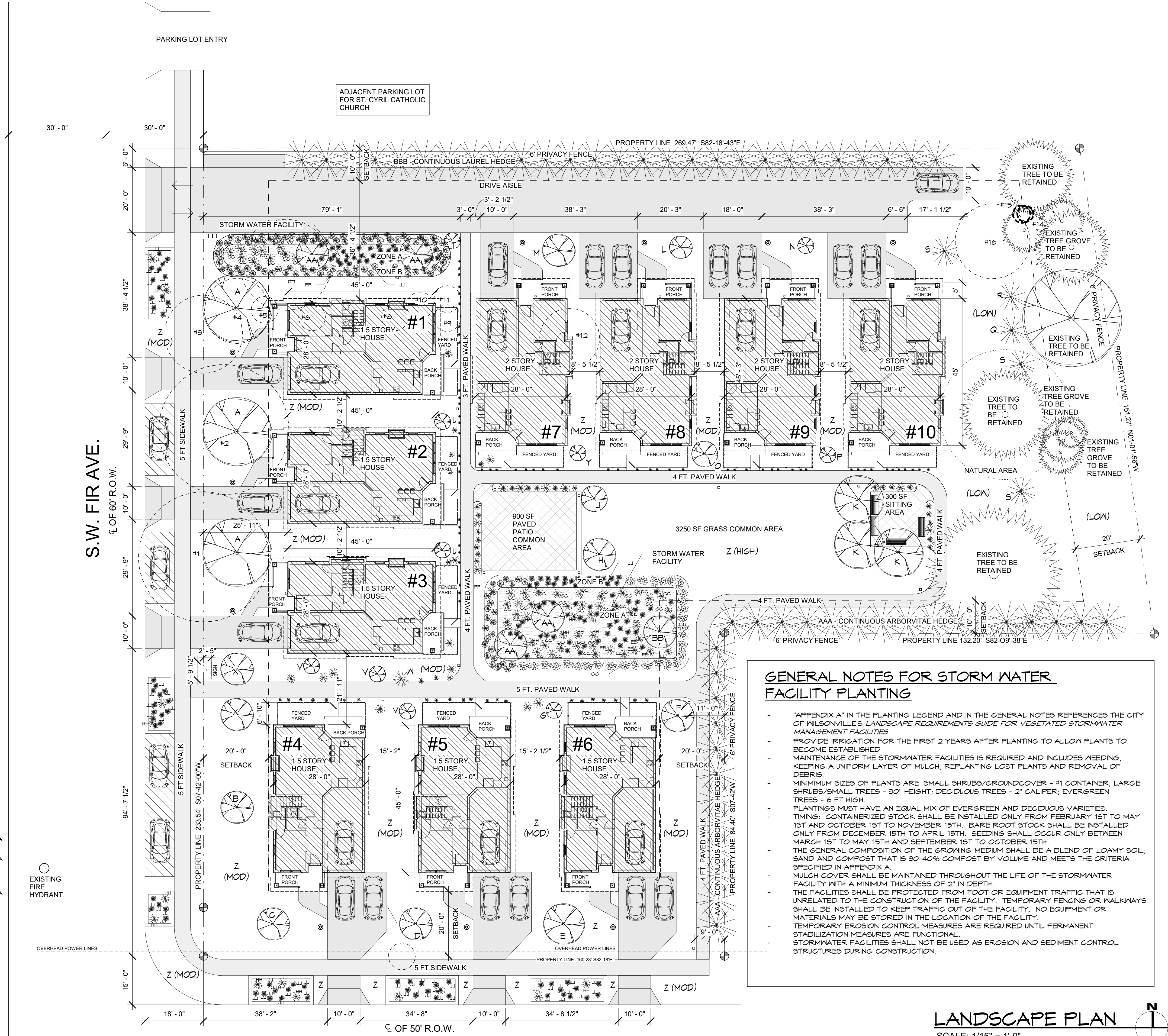
- PERENNIAL OR ANNUAL TO BE PLANTED BY RESIDENTS
- ⊕ EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT FOR MORE INFORMATION
- (HIGH) HIGH WATER USAGE AREA
- (MOD.) MODERATE WATER USAGE AREA
- (LOW) LOW WATER USAGE AREA

PLANTING LEGEND

KEY	PLANT	QTY
A	ACER MACROPHYLLUM 'BIG LEAF MAPLE' (50' TALL; 40' SPREAD)	3
B	CARPINUS BETULUS EUROPEAN HORNBEAM (35' TALL; 30' SPREAD)	1
C	ACER RUBRUM 'RED SUNSET MAPLE' (45' TALL; 35' SPREAD)	1
D	CERCIDIPHYLLUM JAPONICUM 'KATSURA TREE' (50' TALL; 25' SPREAD)	1
E	CORNUS FLORIDA 'CHEROKEE CHIEF' (25' TALL; 25' SPREAD)	1
F	MAGNOLIA ACUMINATA VAR. SUBCORDATA 'YELLOW BIRD' (30' TALL; 20' SPREAD)	1
G	METASEQUOIA GLYPTOSTROBILIS MISS GRACE 'DAWN REDWOOD' (8' TALL; 3' SPREAD)	1
H	PYRUS CALLERYANA 'ARISTOCRAT CALLERY PEAR' (35' TALL; 25' SPREAD)	1
J	ACER PALMATUM 'BLOODGOOD' (15' TALL; 15' SPREAD)	1
K	BETULA Papyrifera VAREN 'PRAIRIE DREAM PAPER BIRCH' (60' TALL; 40' SPREAD)	3
L	MAGNOLIA STELLATA 'ROYAL STAR' (15' TALL; 12' SPREAD)	1
M	ROBINIA PSEUDOACACIA 'TWISTY BABY BLACK LOCUST' (20' TALL; 15' SPREAD)	1
N	AMELANCHIER LAEVIS 'CUMULUS SERVICEBERRY' (10' TALL; 8' SPREAD)	1
O	CEDRUS DEODARA 'KARL FUCHS'S HIMALAYAN CEDAR' (35' TALL; 15' SPREAD)	1
P	CORNUS ALBA 'IVORY HALO TATARIAN DOGWOOD' (6' TALL; 6' SPREAD)	1
Q	RHODODENDRON 'ANNA ROSE WHITNEY' (10' TALL; 8' SPREAD)	2
R	RHODODENDRON 'JEAN MARIE DEMONTAGUE' (5' TALL; 6' SPREAD)	1
S	CAMELLIA 'APRIL KISS' (10' TALL; 5' SPREAD)	3
T	ARONIA MELANOCARPA 'AUTUMN MAGIC BLACK CHOKECHERRY' (5' TALL; 5' SPREAD)	1
U	RHODODENDRON 'LEE'S DARK PURPLE' (5' TALL; 5' SPREAD)	2
V	AUGUBA JAPONICA 'VARIEGATA' (4' TALL; 3' SPREAD)	1
W	AZALEA 'BLUE DANUBE' (4' TALL; 4' SPREAD)	3
X	BUXUS SEMPERVIRENS 'COMMON BOXWOOD' (15' TALL; 15' SPREAD)	2
Y	CAMELLIA 'BUTTERMINT' (6' TALL; 4' SPREAD)	2
Z	LAWN GRASS MIXTURE: 70% FESCUE & 30% PERENNIAL RYEGRASS	YARDS & COMMON AREAS
AA	ACER CIRCINATUM 'VINE MAPLE' (15' TALL; DECID.)	4
BB	CORNUS NUTTALLII 'PACIFIC DOGWOOD' (20' TALL; DECID.)	1
CC	CORNUS SERICEA 'RED-TWIG DOGWOOD' (LAR. SHRUB; DECID.)	36
DD	HOLODISCUS DISCOLOR 'WESTERN SERVICEBERRY' (LAR. SHRUB; DECID.)	2
EE	ROSA NUTKANA 'NOOTKA ROSE' (LAR. SHRUB; DECID.)	6
FF	ARCTOSTAPHYLOS UVA-URSI 'KINNICKINICK' (SM. SHRUB; EVRGR.)	SEE APPENDIX A
GG	FRAGARIA CHILOENSIS 'COASTAL STRAWBERRY' (GROUND COVER; EVRGR.)	SEE APPENDIX A
HH	MAHONIA AQUIFOLIUM 'OREGON GRAPE' (SM. SHRUB; EVERGREEN)	21
JJ	POLYSTICHUM MUNITUM 'SWORD FERN' (SM. SHRUB; EVERGREEN)	SEE APPENDIX A
AAA	THUJA 'EMERALD GREEN ARBORVITAE' (6' TALL; SPACED TO FORM CONTINUOUS HEDGE)	SEE APPENDIX A
BBB	PRUNUS LAUROCERASUS 'COMPACT ENGLISH LAUREL' (6'-10' TALL; SPACED TO FORM CONTINUOUS HEDGE)	SEE APPENDIX A

GENERAL LANDSCAPING NOTES

- ALL NEW TREES TO HAVE MIN. 2" CALIPER TRUNKS
- SHARED AREAS TO BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM
- PRIVATE BACKYARDS, FOUNDATION PLANTINGS, FLOWER BEDS ALONG ENTRY PATHS AND BACK FENCES TO BE HAND WATERED BY RESIDENTS
- WATER EFFICIENT IRRIGATION SHALL BE APPLIED FOR AT LEAST THE FIRST 2 YEARS AFTER CONSTRUCTION FOR PLANTINGS WITHIN STORMWATER FACILITIES



GENERAL NOTES FOR STORM WATER FACILITY PLANTING

- "APPENDIX A" IN THE PLANTING LEGEND AND IN THE GENERAL NOTES REFERENCES THE CITY OF WILSONVILLE'S LANDSCAPE REQUIREMENTS GUIDE FOR VEGETATED STORMWATER MANAGEMENT FACILITIES
- PROVIDE IRRIGATION FOR THE FIRST 2 YEARS AFTER PLANTING TO ALLOW PLANTS TO BECOME ESTABLISHED
- MAINTENANCE OF THE STORMWATER FACILITIES IS REQUIRED AND INCLUDES WEEDING, KEEPING A UNIFORM LAYER OF MULCH, REPLANTING LOST PLANTS AND REMOVAL OF DEBRIS.
- MINIMUM SIZES OF PLANTS ARE: SMALL SHRUBS/GROUNDCOVER - #1 CONTAINER; LARGE SHRUBS/SMALL TREES - 30" HEIGHT; DECIDUOUS TREES - 2" CALIPER; EVERGREEN TREES - 6 FT HIGH.
- PLANTINGS MUST HAVE AN EQUAL MIX OF EVERGREEN AND DECIDUOUS VARIETIES.
- TIMING: CONTAINERIZED STOCK SHALL BE INSTALLED ONLY FROM FEBRUARY 1ST TO MAY 1ST AND OCTOBER 1ST TO NOVEMBER 15TH. BARE ROOT STOCK SHALL BE INSTALLED ONLY FROM DECEMBER 15TH TO APRIL 15TH. SEEDING SHALL OCCUR ONLY BETWEEN MARCH 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 15TH.
- THE GENERAL COMPOSITION OF THE GROWING MEDIUM SHALL BE A BLEND OF LOAMY SOIL, SAND AND COMPOST THAT IS 30-40% COMPOST BY VOLUME AND MEETS THE CRITERIA SPECIFIED IN APPENDIX A.
- MULCH COVER SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE STORMWATER FACILITY WITH A MINIMUM THICKNESS OF 2" IN DEPTH.
- THE FACILITIES SHALL BE PROTECTED FROM FOOT OR EQUIPMENT TRAFFIC THAT IS UNRELATED TO THE CONSTRUCTION OF THE FACILITY. TEMPORARY FENCING OR WALKWAYS SHALL BE INSTALLED TO KEEP TRAFFIC OUT OF THE FACILITY. NO EQUIPMENT OR MATERIALS MAY BE STORED IN THE LOCATION OF THE FACILITY.
- TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED UNTIL PERMANENT STABILIZATION MEASURES ARE FUNCTIONAL.
- STORMWATER FACILITIES SHALL NOT BE USED AS EROSION AND SEDIMENT CONTROL STRUCTURES DURING CONSTRUCTION.

LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT
DANIEL J. LEITCH
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STATE OF OREGON

FIR AVENUE COMMONS
WEST COAST HOME SOLUTIONS
SW FIR AVE & SW 4TH ST

ISSUED FOR:

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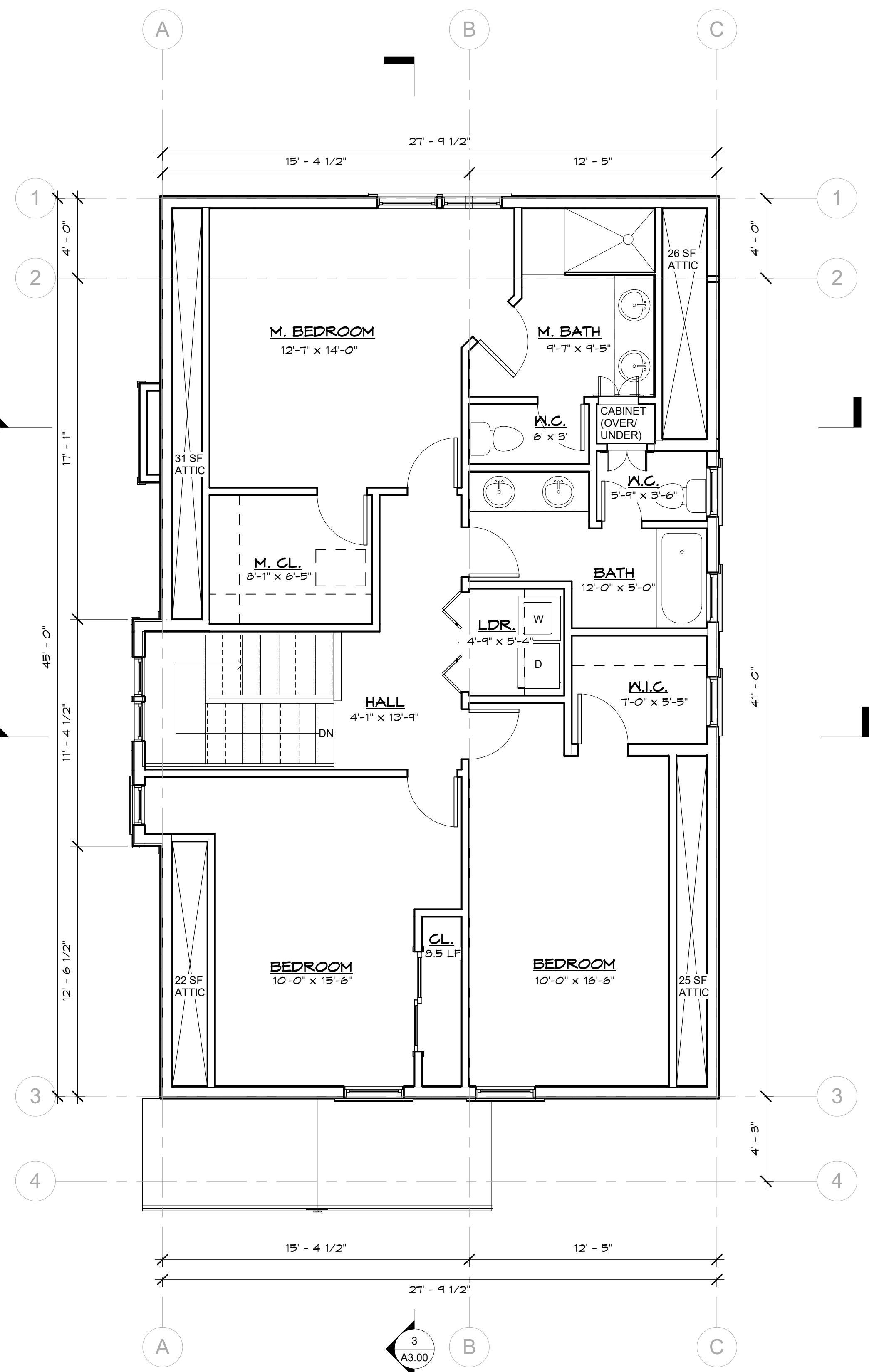
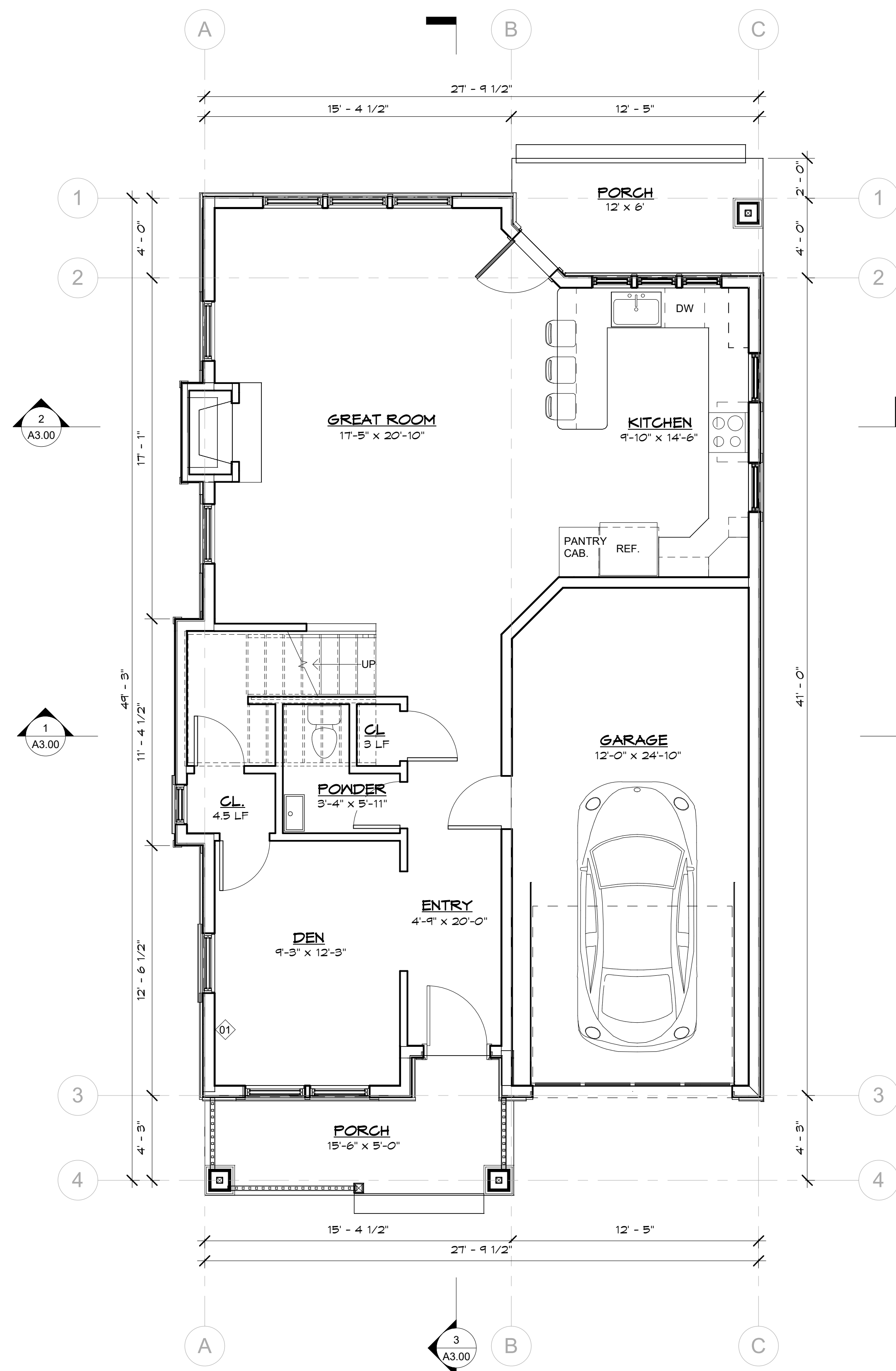
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LANDSCAPE PLAN

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A1.02
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



BACK ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

1 1/2 - STORY HOUSE

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SW FIR AVE & SW 4TH ST

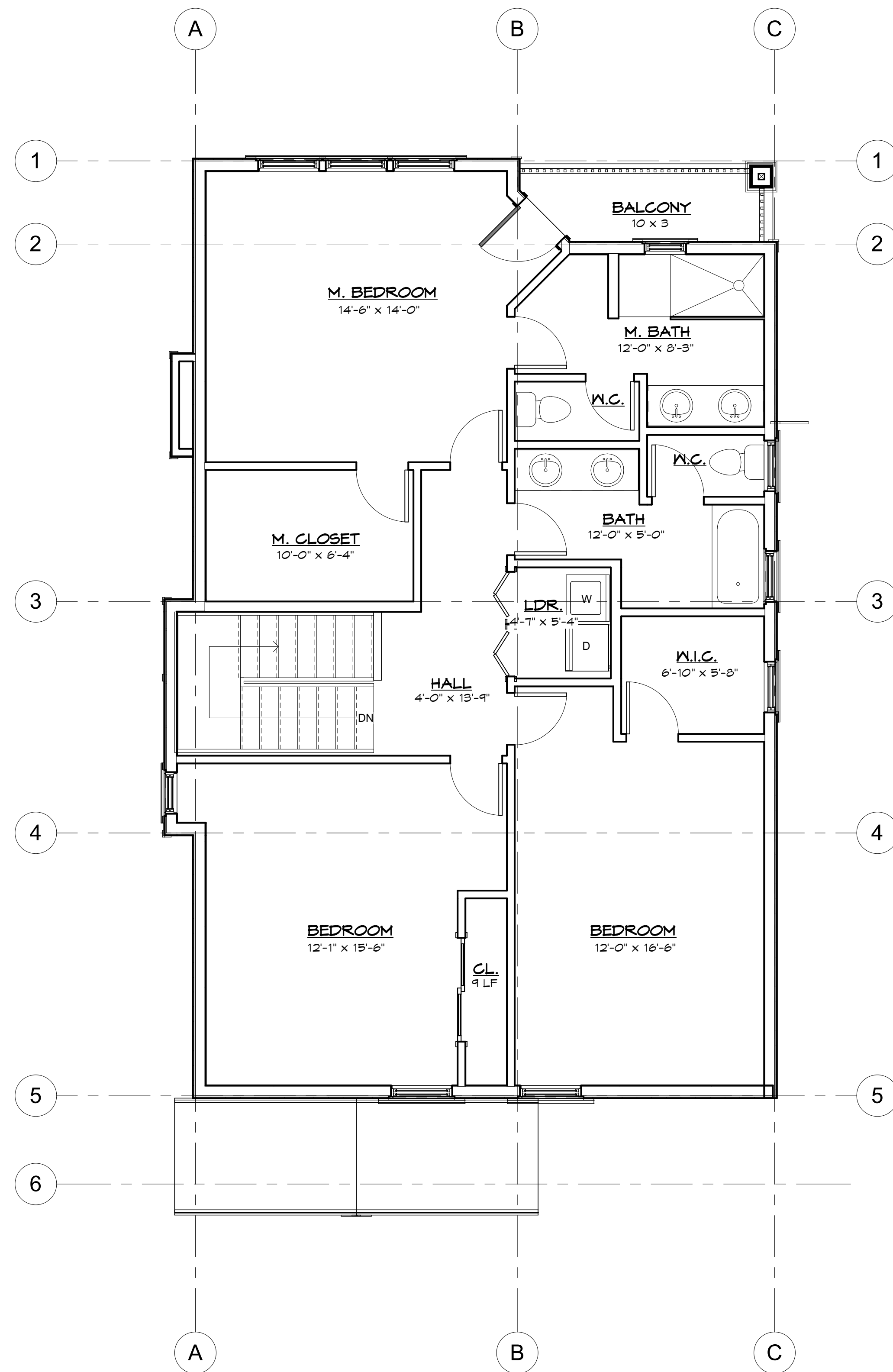
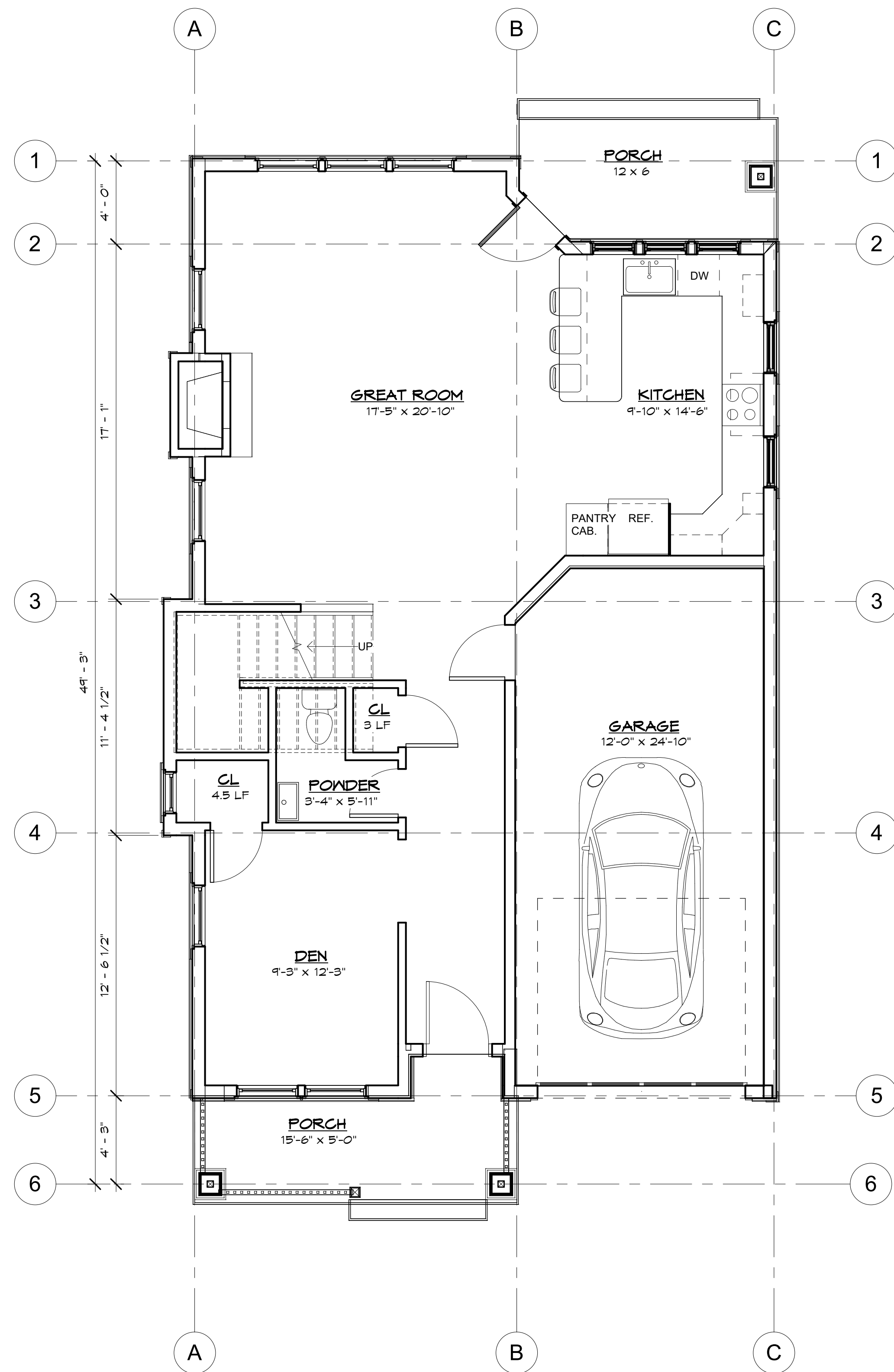
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No.	Description	Date

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SHEET CONTENTS:
ELEVATIONS
A1.03
SHEETS TOTAL

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2 - STORY HOUSE

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ISSUE DATE:	04/12/2018
JOB NUMBER:	10114.01
DRAWN BY:	SAF
CHECKED BY:	DLG

SHEET CONTENTS:
 FLOOR PLANS

A1.04

SHEETS TOTAL



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



BACK ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2 - STORY HOUSE

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FIR AVENUE COMMONS
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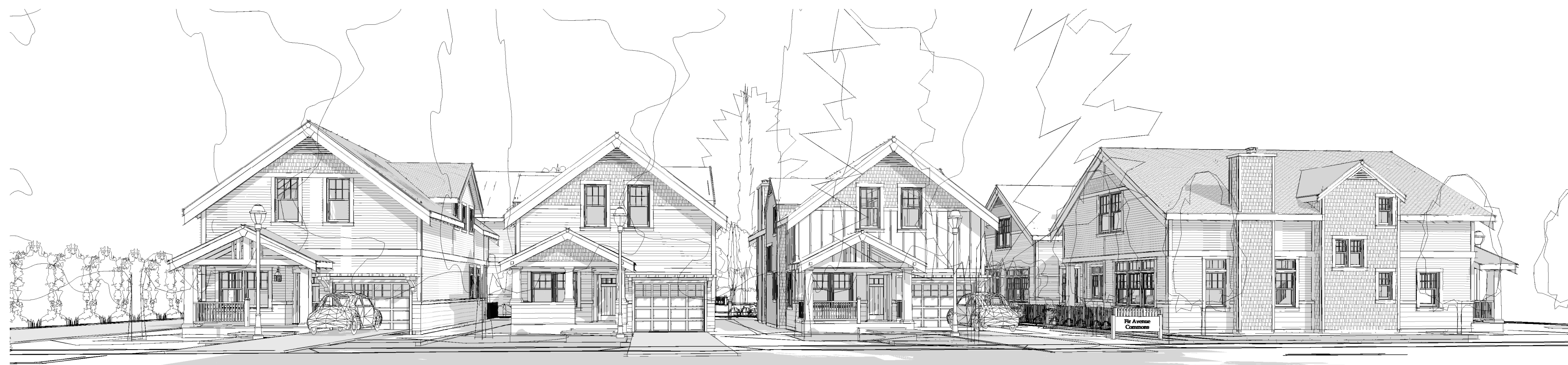
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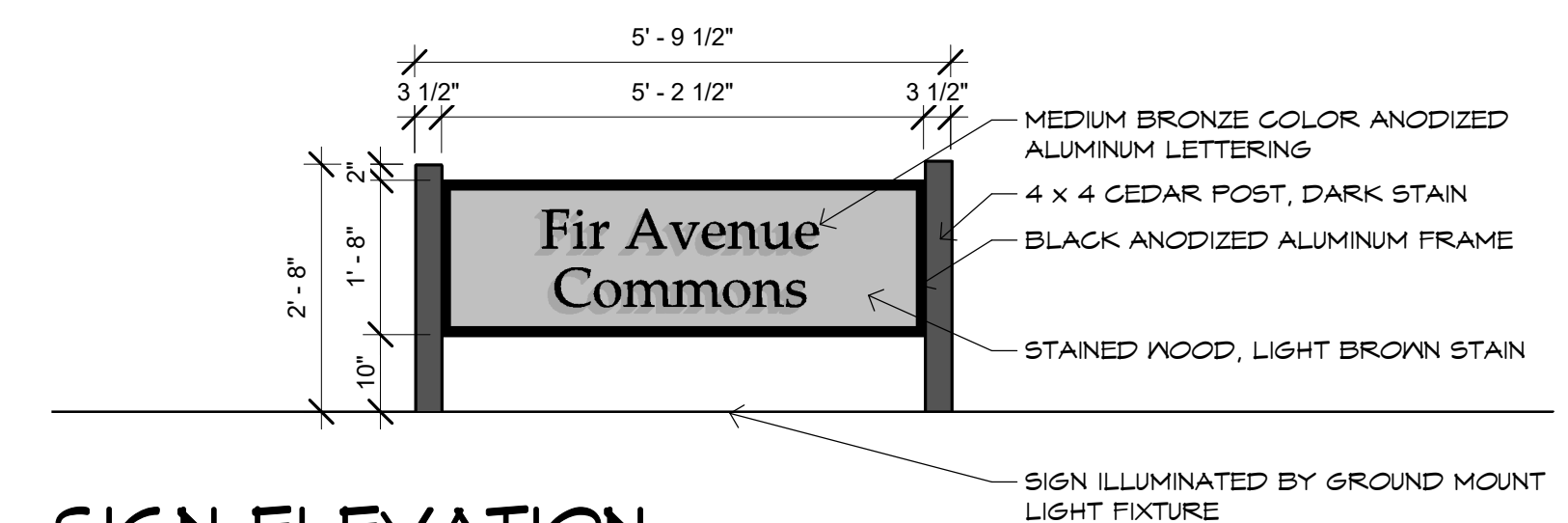
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SHEET CONTENTS:
ELEVATIONS TWO
STORY UNIT
A1.05
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PERSPECTIVE VIEWS



SIGN ELEVATION

SCALE 1/2" = 1'-0"

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FIR AVENUE COMMONS
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SHEET CONTENTS:
 PERSPECTIVES

A1.06

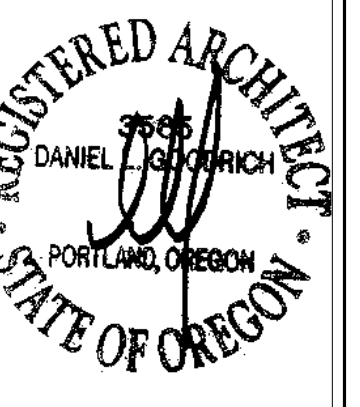
SHEETS TOTAL



DRIVE AISLE PERSPECTIVE

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SHEET CONTENTS:
 DRIVE AISLE
 PERSPECTIVE

A1.08

SHEETS TOTAL