
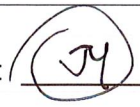


**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	December 12, 2019	<b>Application ID:</b>	SN 2019-11
<b>Project:</b>	Sweet Tomatoes	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	Sarenee Properties LLC, Bear Realty LLC, Rene Catia Gaddis Trust, Sara Simone Knight Trust	<b>Agent:</b>	Bear Necessity LLC
<b>Location:</b>	15901 Pines Boulevard		
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	MSC 2012-04, SP 99-02		
<b>Applicant Request:</b>	Remove the existing wall signage to be replaced with two internally illuminated channel letter wall signs.		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
<b>Reviewed for the Agenda:</b>	Director:  Planning Administrator: 		

## Project Description / Background

---

Sweet Tomatoes, located at 15901 Pines Boulevard was approved in 1999 through SP 99-02 and a color change in 2012 through MSC 2012-04. No other modifications have been made to the site.

Bear Necessity LLC, agent, is proposing to remove the existing signage on the south elevation and install the following:

- A 59.11 square foot internally illuminated channel letter sign located on the south and east elevations. The signs shall read "sweet tomatoes" in white copy. The first "o" in "tomatoes" will be a red and green to appear as a tomato, consistent with the national logo.
- A total of 118.22 square feet of signage is proposed for the site. A maximum of 120 square feet is permitted by code.

No other site modifications are being proposed at this time.

**Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.**

**Enclosed:** Unified Development Application  
Memo from Zoning Administrator (12/3/19)  
Memo from Planning Division (12/3/19)  
Sign Plan  
Subject Site Aerial Photo



SUBJECT SITE AERIAL PHOTO

Sweet Tomatoes (SN 2019-11)





**City of Pembroke Pines  
Planning and Economic Development Department  
Unified Development Application**

Planning and Economic Development  
City Center - Third Floor  
601 City Center Way  
Pembroke Pines, FL 33025  
Phone: (954) 392-2100  
<http://www.ppines.com>

*Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.*

Pre Application Meeting Date: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: \_\_\_\_\_

Indicate the type of application you are applying for:

- |   |   |
|---|---|
| <input type="checkbox"/> Appeal*                      | <input checked="" type="checkbox"/> Sign Plan                     |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan*                               |
| <input type="checkbox"/> Delegation Request           | <input type="checkbox"/> Site Plan Amendment*                     |
| <input type="checkbox"/> DRI*                         | <input type="checkbox"/> Special Exception*                       |
| <input type="checkbox"/> DRI Amendment (NOPC)*        | <input type="checkbox"/> Variance (Homeowner Residential)         |
| <input type="checkbox"/> Flexibility Allocation       | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation*              | <input type="checkbox"/> Zoning Change (Map or PUD)*              |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text)                     |
| <input type="checkbox"/> Miscellaneous                | <input type="checkbox"/> Zoning Exception*                        |
| <input type="checkbox"/> Plat*                        | <input type="checkbox"/> Deed Restriction                         |

**INSTRUCTIONS:**

1. All questions must be completed on this application. If not applicable, mark N/A.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with \*).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with \*).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

*Staff Use Only*

Project Planner: Cole Project #: PRJ 20 n/a Application #: SN 2019-11  
Date Submitted: 12/03/19 Posted Signs Required: (n/a) Fees: \$ 757



**SECTION 1-PROJECT INFORMATION:**

Project Name: Sweet Tomatoes  
Project Address: 15901 Pines Blvd  
Location / Shopping Center: Bembroke Pines, FL  
Acreage of Property: 1.623 Building Square Feet: 7411  
Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514016-15-0015  
Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_  
Legal Description: See attachment

Has this project been previously submitted?

Yes

☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
		N/A			

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Sacence Properties LLC, Bear Realty LLC, Renee Cate Gaddis Trust, Sara Simone Knight Trust

Owner's Address: 1330 Neptune Ave Leucadia, CA 92024

Owner's Email Address: N/A

Owner's Phone: 760 942 3437 Owner's Fax: 760 943 9541

Agent: Bear Necessity LLC

Contact Person: Ruby Garcia

Agent's Address: 1330 Neptune Ave Leucadia, CA 92024

Agent's Email Address: rgarcia@bearobgroup.com

Agent's Phone: 760 942 3437 Agent's Fax: 760 943 9541

*All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.*

**SECTION 3- LAND USE AND ZONING INFORMATION:**

Not available

**EXISTING**

**PROPOSED**

Zoning: \_\_\_\_\_

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_

North: \_\_\_\_\_

South: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

West: \_\_\_\_\_

*-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-*

**SECTION 4 - VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One):    Variance    Zoning Appeal    Interpretation

Related Applications: \_\_\_\_\_

Code Section: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

N/A



**SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)**

Replacement of exterior signage.

## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

DBS Shui 11-21-19  
Signature of Owner Date

Sworn and Subscribed before me this 21<sup>st</sup> day  
of November, 2019



0 Jennifer Goudeau 3/22/2020  
Fee Paid Signature of Notary Public My Commission Expires

### AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Agent Date

Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

**EXHIBIT "A"****Legal Description**

A portion Parcel A of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, as recorded in Plat Book 160, Page 14, of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

COMMENCE at the Southernmost Southwest corner of said Parcel A; thence along the South boundary of said Parcel A on a grid North bearing of North  $89^{\circ}39'59''$  East (based in said Plat) 349.23 feet to an angle point in said boundary; thence continue along said boundary, North  $89^{\circ}25'02''$  East 237.56 feet to the POINT OF BEGINNING; thence North  $00^{\circ}34'58''$  West 282.28 feet; thence North  $89^{\circ}40'00''$  East 64.74 feet to a point of curvature of a 302.75 foot radius curve concave to the South; thence Easterly along said curve through a central angle of  $11^{\circ}15'46''$  an arc distance of 59.51 feet to a point of tangency; thence South  $79^{\circ}04'14''$  East 149.09 feet to a point of curvature of 33.00 foot radius curve concave to the Southwest; thence Southeasterly and Easterly and Southwesterly along said curve through a central angle of  $116^{\circ}37'05''$  an arc distance of 67.17 feet to a point of reverse curvature of 196.50 foot radius curve concave to the North; thence Easterly along said curve through a central angle of  $38^{\circ}07'49''$  an arc distance of 130.77 feet to a point of tangency, thence South  $00^{\circ}34'58''$  East 72.12 feet to the South boundary of said Parcel A, thence along said South boundary, South  $89^{\circ}25'02''$  West 245.10 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.



MEMORANDUM

December 3, 2019

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2019-11 (Sweet Tomatoes)

---

Zoning has no comments regarding the above Sign Plan.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** December 3, 2019  
**To:** SN 2019-11 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Sweet Tomatoes

---

**Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:**

**PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.**





SITE PLAN

SIGN SCHEDULE

- A

18" *S7* STACKED INT. ILLUM PFCL/LOGO SET  
ONE(1) REQ'D.

59.11 SQ. FT.

OPTION 1

B

18" *S7* STACKED INT. ILLUM PFCL/LOGO SET  
ONE(1) REQ'D.

59.11 SQ. FT.

City of Pembroke Pines  
Received  
  
DEC - 3 2019  
  
Planning & Economic Development

GENERAL NOTES

- INSTALLER SHALL VERIFY WALL CONDITIONS IN THE FIELD
- TYPE, SIZE & QTY. OF FASTENERS TBD
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED
- ISOLATE ALL ALUMINUM FROM STEEL

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

INSTALLER REQUIREMENTS

ALL INSTALLATION (MOUNTING) HARDWARE AND SECONDARY WIRING COMPONENTS, CONDUIT & CONNECTORS, ETC ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

ALL WALL PENETRATIONS TO BE SEALED WITH SILICONE TO HELP PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

CUSTOMER TO PROVIDE  
DEDICATED BRANCH CIRCUITS FOR  
SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND & NEUTRAL, PER CIRCUIT) AND SHALL NOT BE SHARED WITH OTHER LOADS (SUCH AS LIGHTING, A/C and OTHER EQUIPMENT). PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO THE BREAKER PANEL IS REQUIRED.

NUMBER AND SIZE OF CIRCUITS FOR EACH SIGN MUST MEET FEDERAL HEATH SIGN REQUIREMENTS.

ALL ELECTRICAL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. AND U.L. 48 ALONG WITH OTHER APPLICABLE STATE & LOCAL CODE REQUIREMENTS. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

120V - 20 AMP (PRIMARY ELECTRICAL SERVICE) CIRCUITS AND FINAL CONNECTION TO EACH SIGN, TO WITHIN 10 FT TO BE BY THE CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER AND SIZE OF CIRCUITS FOR EACH SIGN TO MEET FEDERAL HEATH SIGN COMPANY REQUIREMENTS

WARRANTY NOTICE

CERTAIN ELECTRICAL COMPONENTS OF SIGNS WILL FAIL PREMATURELY IF NOT SHUT OFF FOR A PERIOD OF TIME, ONCE EACH DAY. FOR BEST PERFORMANCE WE RECOMMEND THAT SIGNS BE CONNECTED TO AN AUTOMATIC CONTROLLING DEVICE SUCH AS AN EMERGENCY MANAGEMENT SYSTEM, TIME CLOCK OR PHOTO CELL TO CONTROL THE DAILY SHUT-OFF PERIOD. FAILURE TO FOLLOW THESE RECOMMENDATIONS CAN CAUSE DAMAGE TO ELECTRICAL COMPONENTS OF THE SIGN AND VOID THE WARRANTY. SOME DIMMING DEVICES WILL ADVERSELY AFFECT THE ELECTRICAL COMPONENTS OF THE SIGN IT IS ATTACHED TO, CAUSING FAILURE. ANY DIMMING OF THE SIGN WITHOUT CONSULTATION WITH FEDERAL HEATH SIGN CO. WILL VOID THE WARRANTY.



VISUAL COMMUNICATIONS  
www.FederalHeath.com

2300 North Highway 121 Euless, Texas 76039  
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:  
Oceanside, CA - Euless, TX - Jacksonville, TX  
Delaware, OH - Racine, WI  
  
Office Locations:  
Oceanside, CA - Las Vegas, NV - Laughlin, AZ  
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX  
Houston, TX - Corpus Christi, TX - Indianapolis, IN  
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH  
Willowbrook, IL - Tunica, MS - Atlanta, GA  
Tampa, FL - Daytona Beach, FL - Orlando, FL

Revisions:  
C - 06-22-19 JP/K INCREASE LETTER HEIGHT PER ACCOUNT MANAGER'S DIRECTION  
R1 - 09-16-19 WS UPDATE ALL SIGNS W/ NEW LOGO STANDARDS  
R2 - 10-07-19 JC Add bldg dims to site plan/Show bldg ht on photos  
R3 - 10-25-19 WS Update all signs to be internal illum. & remove kumps; add 2nd option for sign B.  
R4 - 10-31-19 JG remove 2nd option for sign B.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: \_\_\_\_\_

Landlord Approval/Date: \_\_\_\_\_

Account Rep: STEVE EMERY

Project Manager: AMY A. POTTER

Drawn By: JAKE POSADAS / JK

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

sweet  
tomatoes

STORE # 078  
15901 PINES BLVD.  
PEMBROKE PINES, FL 33027

Job Number: 23-57312-10

Date: AUGUST 19, 2019

Sheet Number: 1 Of 4

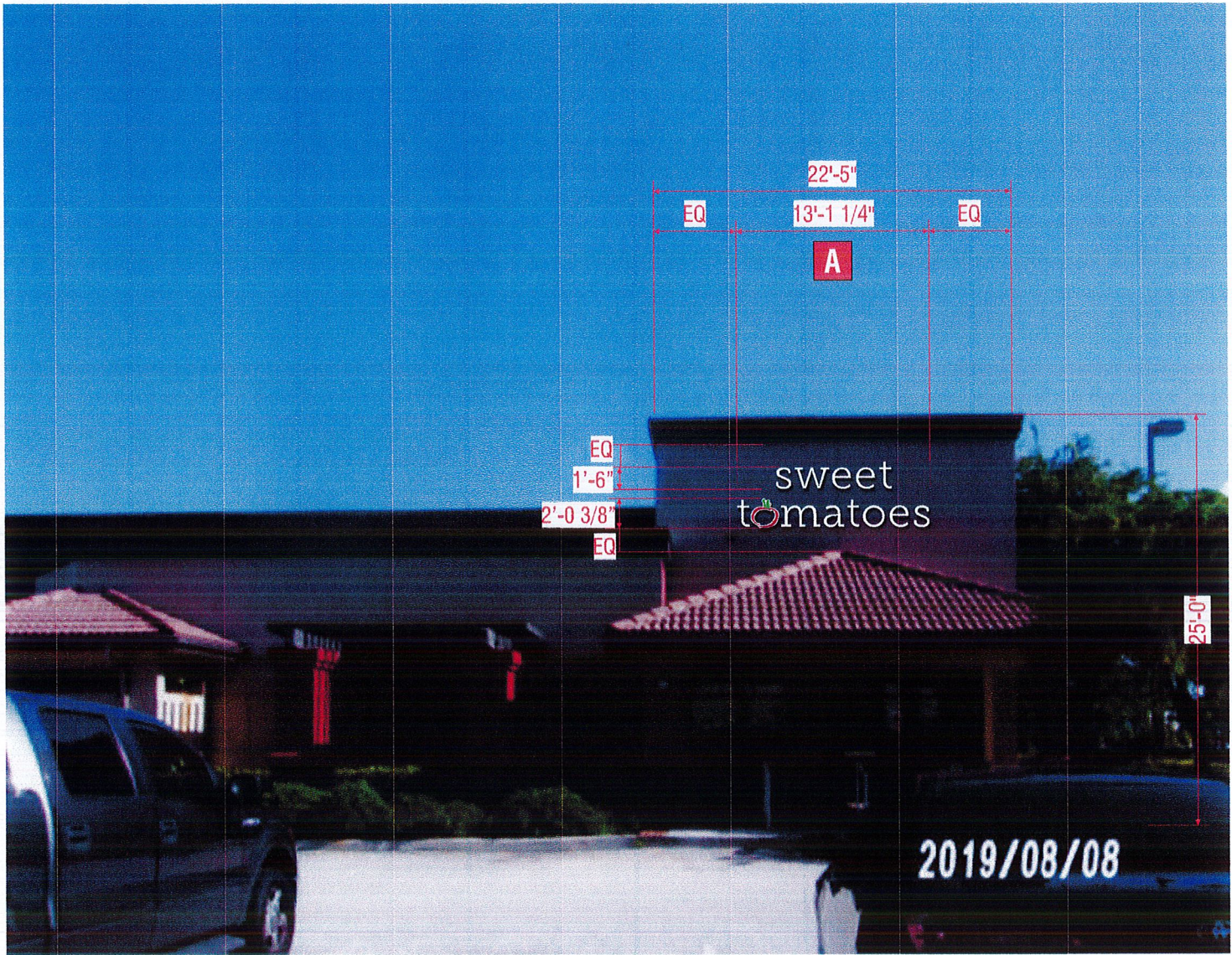
Design Number: 23-57312-10 R4

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EXISTING SOUTH (STOREFRONT ELEVATION)



PROPOSED SOUTH (STOREFRONT ELEVATION)



EXISTING  
EAST  
ELEVATION



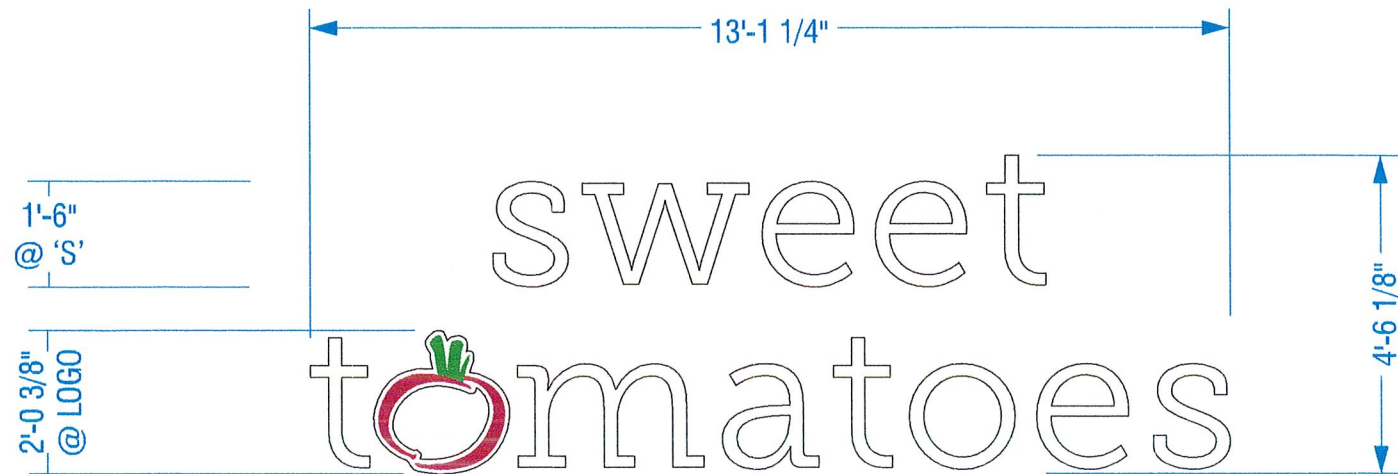
**B**  
PROPOSED  
EAST  
ELEVATION



**NOTE:**  
TREES DIGITALLY  
REMOVED FOR  
VISIBILITY.

**SCALE: 3/32" = 1'-0"**





- A** 18" *ST* STACKED INT. ILLUM PFCL/LOGO SET  
ONE(1) REQ'D.
- B** SCOPE OF WORK:  
MANUFACTURE & INSTALL ONE (1) INTERNALLY ILLUMINATED PLEX FACE CHANNEL LETTER/LOGO SET

SCALE: 3/8" = 1'-0"  
59.11 SQ. FT.

#### SPECIFICATIONS:

**LETTERS:** 3" DEEP FABRICATED ALUMINUM CHANNEL, PAINTED SW 7006 "EXTRA WHITE", SATIN FINISH. FACES ARE 7328 WHITE ACRYLIC W/ 1" WHITE TRIM CAP.

**LOGO:** 3" DEEP FABRICATED ALUMINUM CHANNEL PAINTED SW 7006 "EXTRA WHITE", SATIN FINISH. FACE IS 7328 WHITE ACRYLIC W/ 1ST SURFACE VINYL PER COLOR KEY & 1" WHITE TRIM CAP.

**NOTE:** VINYL IS INSET TO CREATE A 3/4" BORDER.

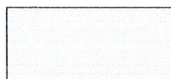
**ILLUMINATION:** TO BE PROVIDED BY WHITE LEDs AND REMOTE POWER SUPPLIES

**MOUNTING:** ALL ELEMENTS TO BE FLUSH MOUNTED TO BUILDING FASCIA.

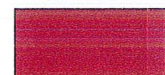
#### COLOR KEY:



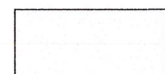
VINYL: 3M 3630-156  
"VIVID GREEN"



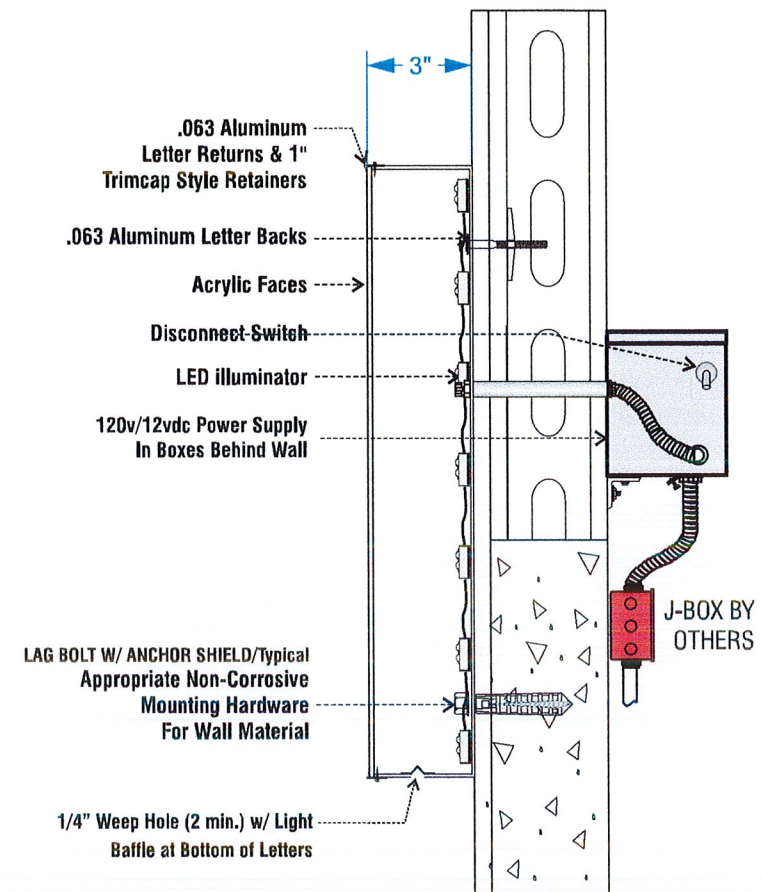
PAINT T/M SW 7006  
"EXTRA WHITE"



VINYL: DIGITALLY PRINTED T/M  
SW 7588 (RGB=164.46.55)  
"SHOW STOPPER ED"



FACES: #7328  
WHITE ACRYLIC



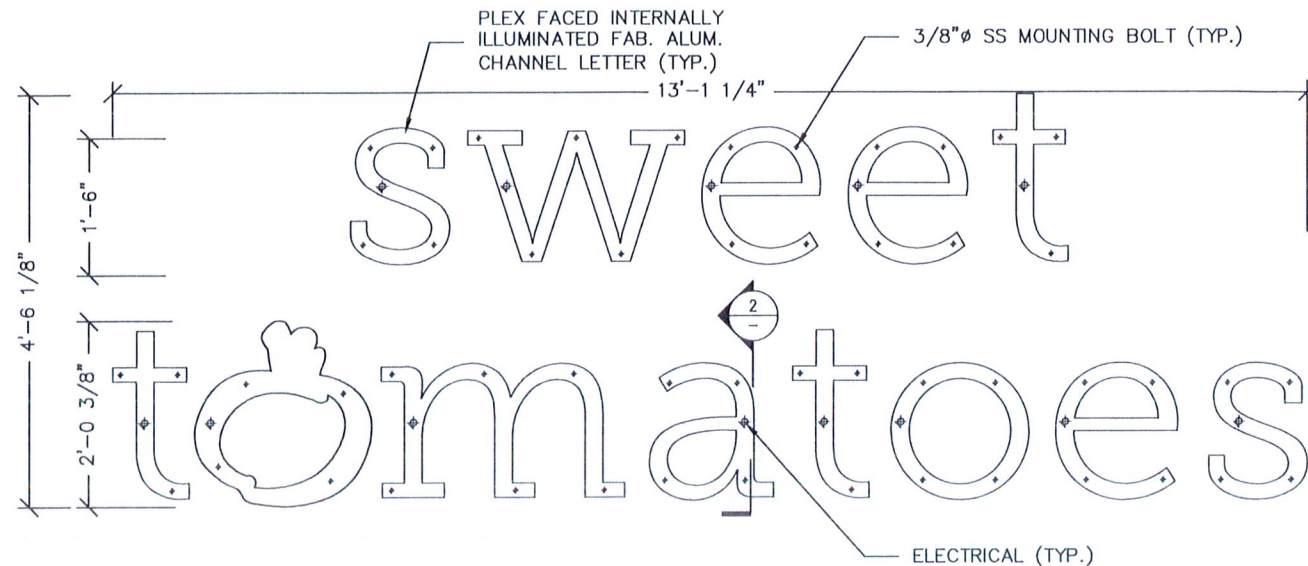
#### LETTERS & BACKGROUND PANEL SECTION

ELECTRICAL REQUIREMENTS		REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS
Total:	<u>T.B.D.</u> Amps	
# of 120V, 20A Circuits Req'd	T.B.D.	
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND		

INSTALLATION OF THIS SIGN SHALL CONFORM  
TO ARTICLE 600 OF THE NEC, UL 48 AND OR  
OTHER APPLICABLE LOCAL CODES, INCLUDING  
THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION  
SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

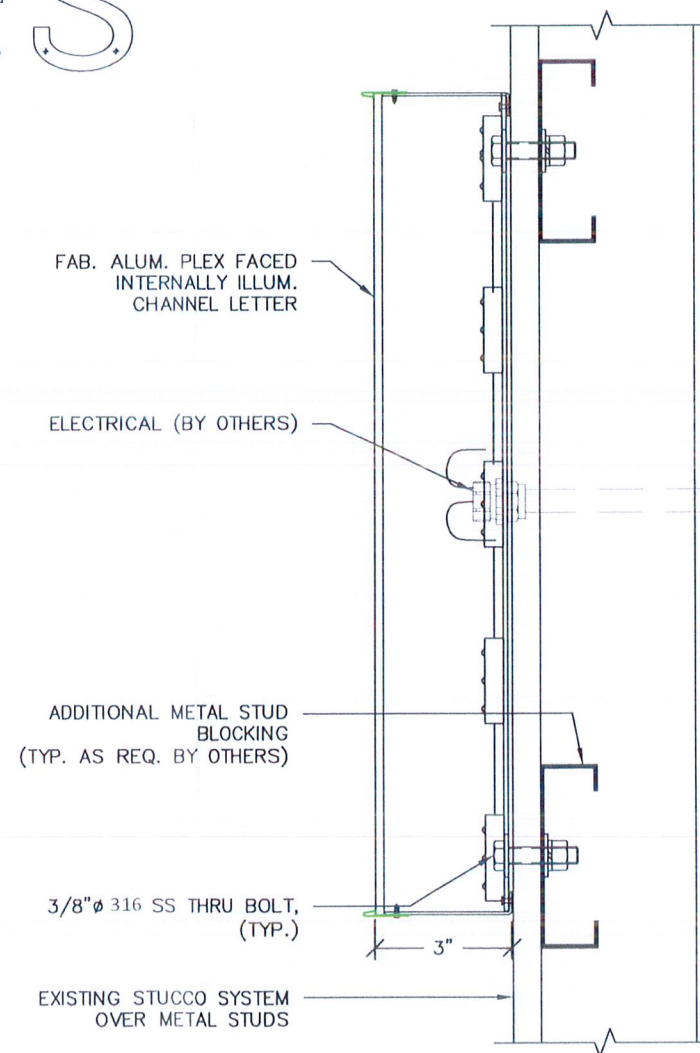




1 SIGNS A&B — ELEVATION SECTION  
SCALE: 1/2" = 1'-0"

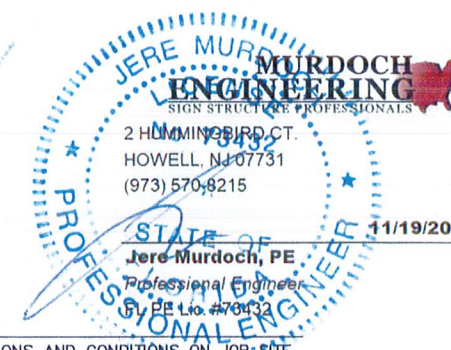
Engineer's Note:

- Sign designed for max. 15 ft from grade
- Alternate connection to be Gravity toggle anchors McMaster-Carr #94040A190 or equiv. through min. 3/4" plywood backing or solid wood blocking (by others)
- Provide 1/2" sch. 40 ss pipe spacer over all connections through EFIS wall (or equiv. wall)
- Contact Murdoch Engineering if field conditions vary



2 SECTION DETAIL  
SCALE: 3" = 1'-0"

DESIGN SPECIFICATIONS			
IBC	2015	with	FL amendments
			FL Building Code 2017 6th Edition
ASCE	7-10		Minimum Design Loads for Buildings & Other Structures
ACI	318-14		Building Code Requirements for Structural Concrete
ANSI/AISC	360-10		Specification for Structural Steel Buildings
DESIGN LOADS			
Wind		Vult =	170 mph
Exposure			C
Risk Cat.			II
Grnd. Snow		Pg =	0 psf



GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. ISOLATE ALUMINUM FROM STEEL.
3. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
4. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
5. UL AND DATA LABELS REQUIRED.
6. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
7. DESIGN IS BASED ON 163 MPH WND, 3-SEC GUST, EXPOSURE C.

**FEDERAL HEATH**  
VISUAL COMMUNICATIONS  
4602 NORTH AVENUE, OCEANSIDE, CA. 92056  
(760) 941-0715

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ART DESIGN REFERENCE #23-57312-10-R4

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**sweet tomatoes**  
15901 PINES BLVD.  
PEMBROKE PINES, FL 33027

SWEET TOMATOES PEMBROKE PINES, FL #23-57312-10.dwg

DESIGN NO: S-1103419	PROJECT MGR.: A. POTTER	SHEET NO: S-1
DRAWN BY: PAT HODGKINS	DATE: 15NOV19	OF: 1
JOB NO: 23-57312-10		