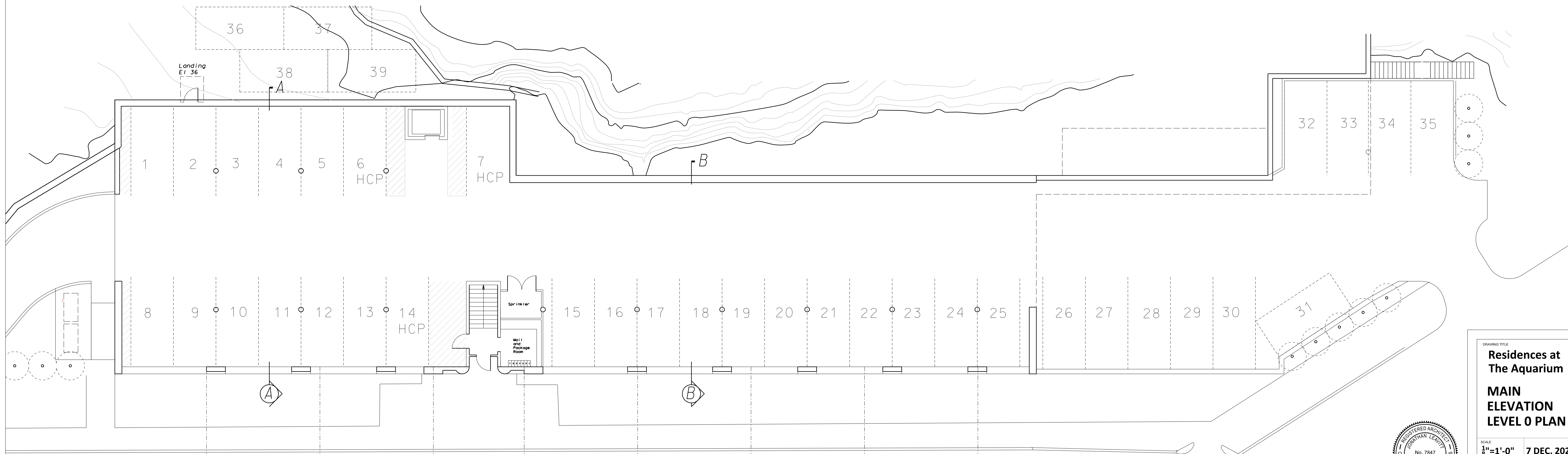


West Elevation facing Beach



Level 0 Parking Plan

LEAVITT ASSOCIATES INC

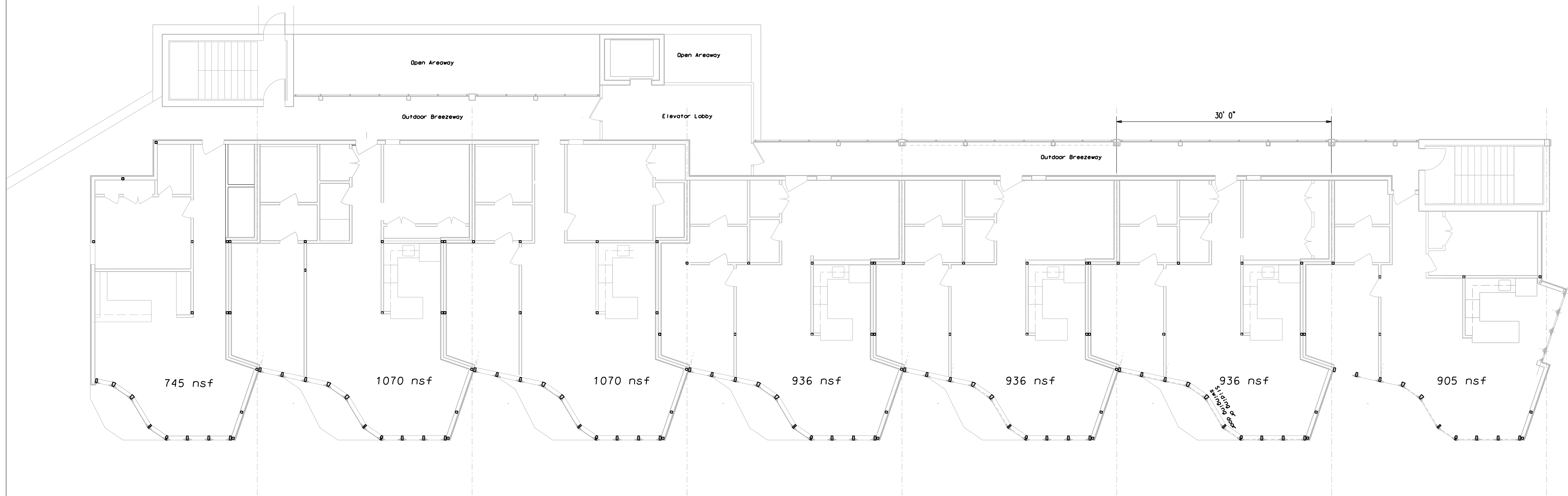


DRAWING TITLE
**Residences at
 The Aquarium**

**MAIN
 ELEVATION
 LEVEL 0 PLAN**

SCALE: $\frac{1}{8}'' = 1'-0''$ DATE: 7 DEC, 2022

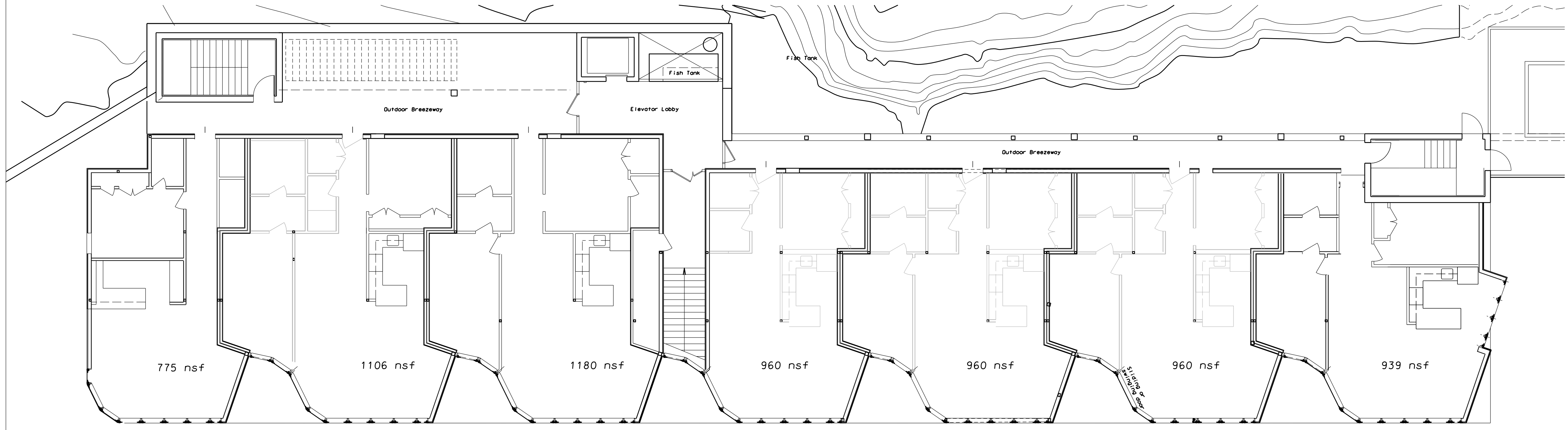
A1



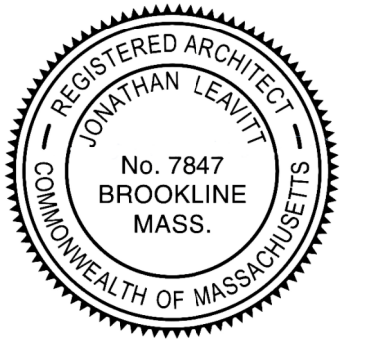
Level 2 Plan

Net Unit Areas and Parking

	1 BR	2 BR	3 BR	Parking	Net Sellable	Gross
Level 1	A	775		1		
	B		1106	2		
	D		1180	2		
	D		724	1		
	E		960	2		
	F		960	2		
	G		939	2		
Total Level 1					6,644	8,800
Level 2	A	745		1		
	B		1070	2		
	D		1070	2		
	D		936	2		
	E		936	2		
	F		936	2		
	G		905	2		
Total Level 2					6,598	8476
Levels 3 & 4	A		1350	2		
	B		1730	2		
	D		1730	2		
	D		1444	2		
	E		1444	2		
	F		1444	2		
	G		1473	2		
Total Levels 3&4					10,615	12792
Total Superstructure	2244	10998	10615	39	23,857	30,068
Garage						11,648
					79.3%	



Level 1 (Podium) Plan

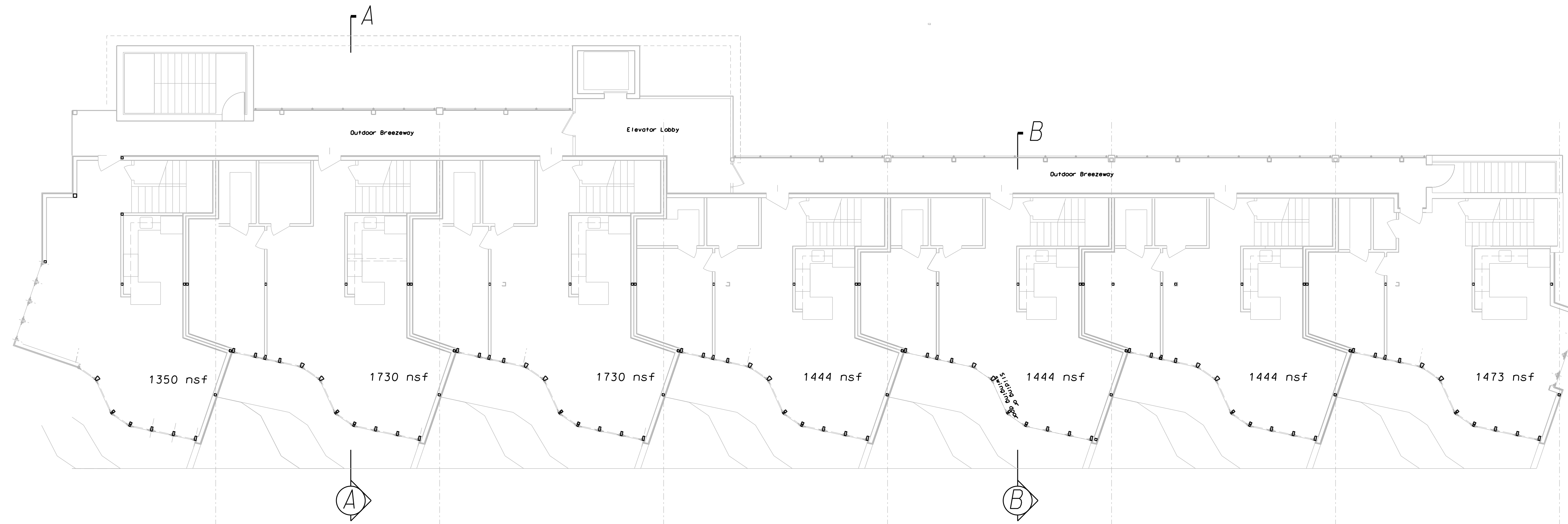


DRAWING TITLE
**Residences at
 The Aquarium**
**LEVELS 1 AND
 2 PLANS**

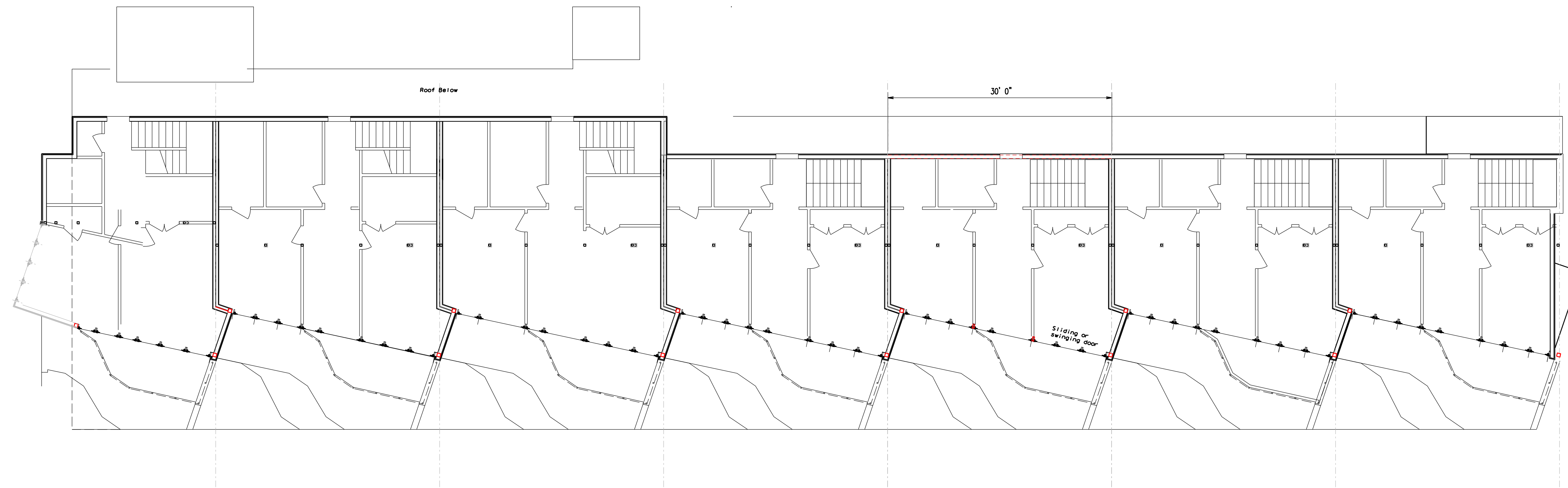
SCALE
 1/8" = 1'-0"

DATE
 7 DEC, 2022

A2



Level 3 Plan



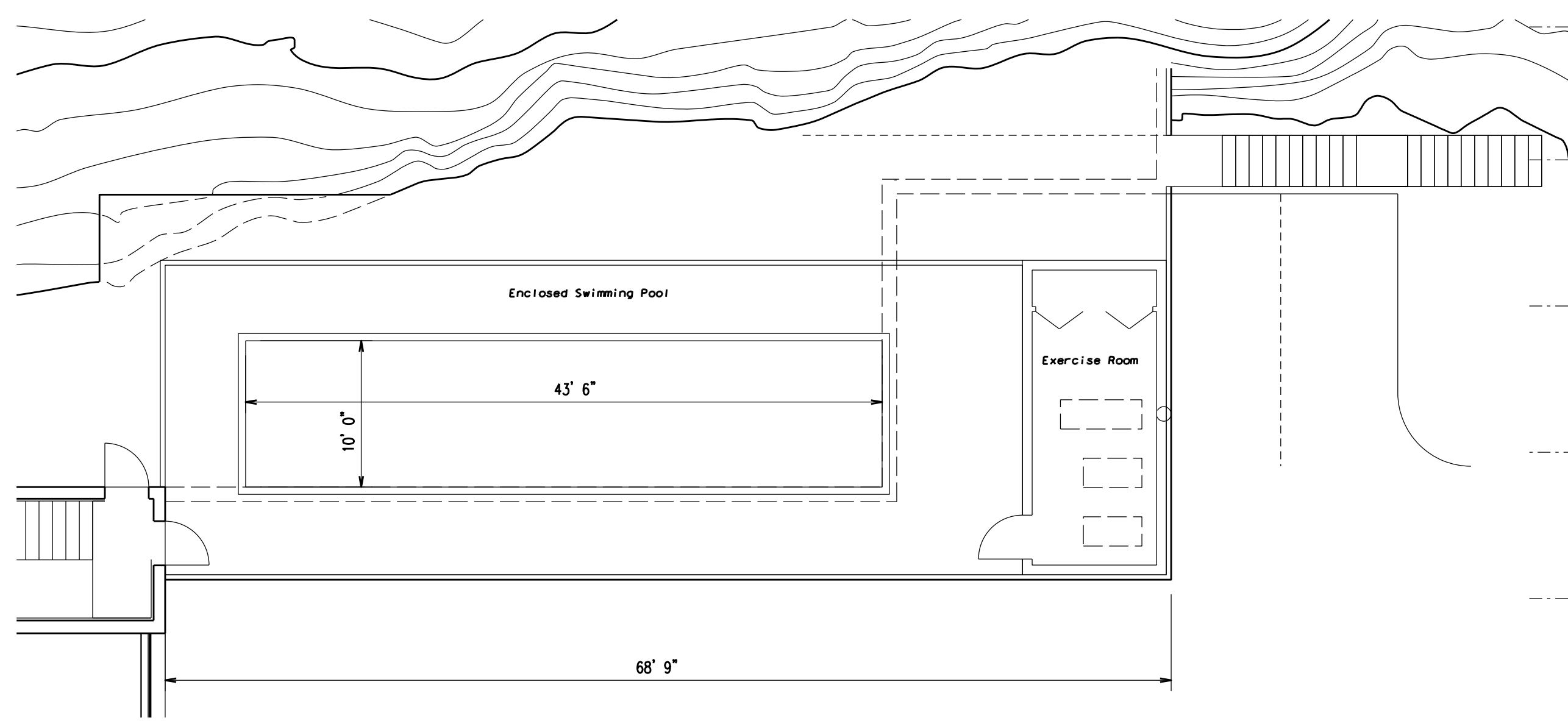
Level 4 Plan



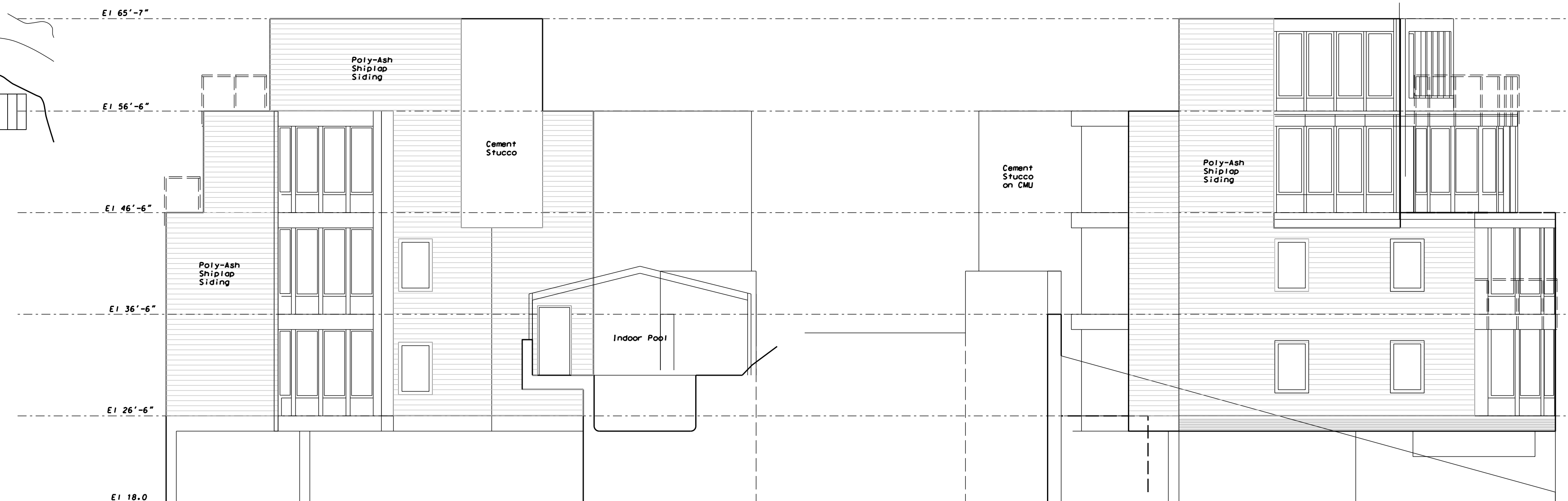
DRAWING TITLE
**Residences at
 The Aquarium
 LEVELS 3 AND
 4 PLANS**

SCALE
1"=1'-0" DATE
7 DEC, 2022

A3

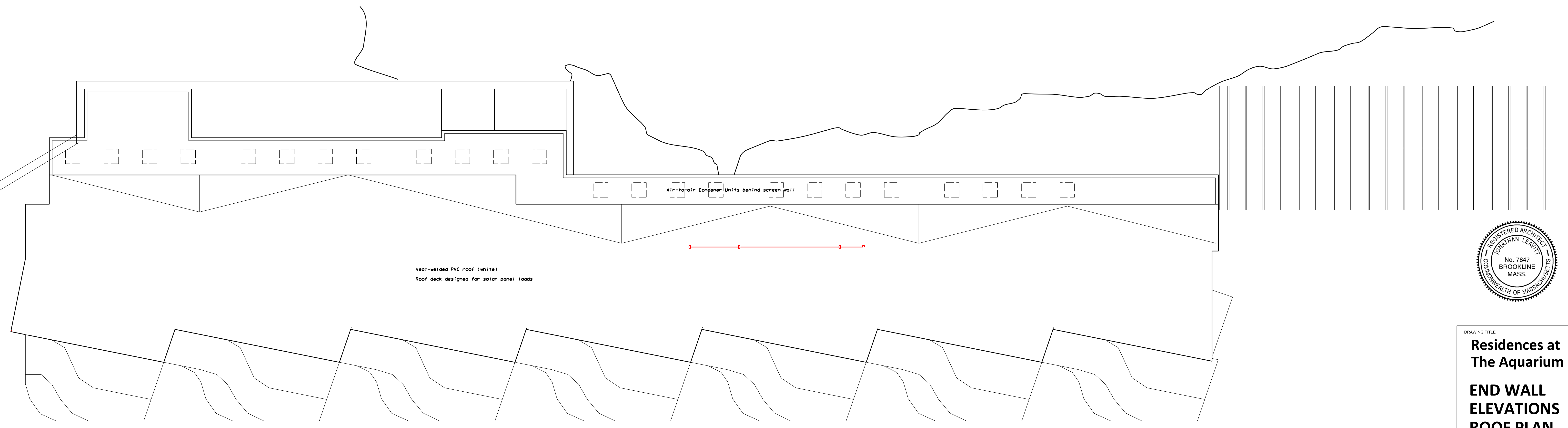


Swimming Pool Plan

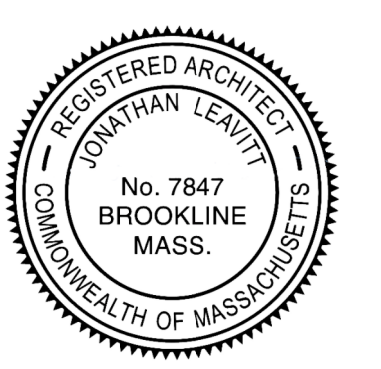


North Elevation Facing Nantasket Avenue

South Elevation Facing Beach



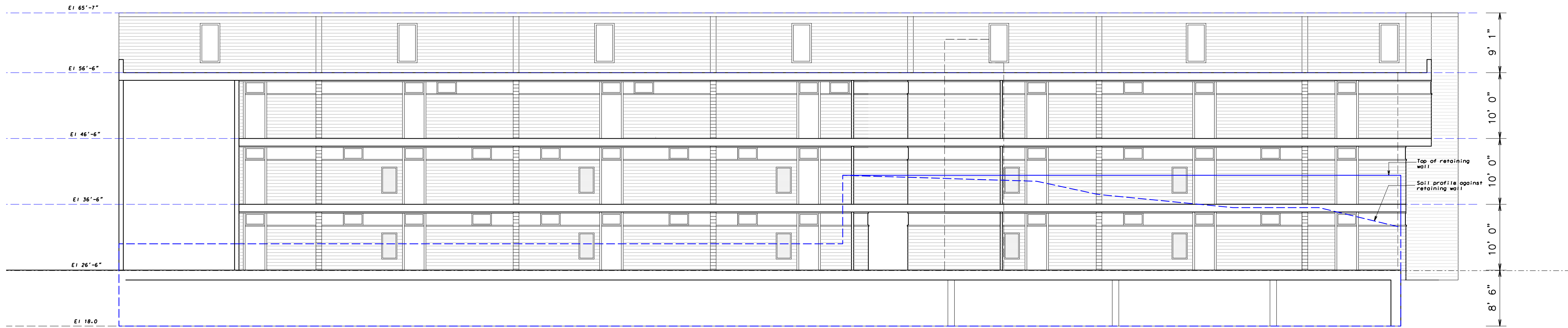
Roof Plan



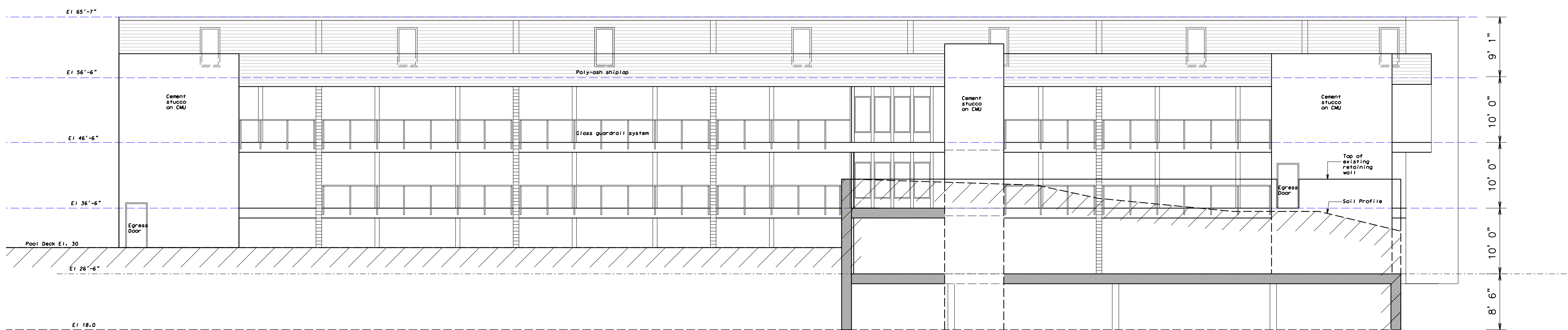
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**Residences at
The Aquarium**
**END WALL
ELEVATIONS
ROOF PLAN**

SCALE
1/8" = 1'-0"
DATE
7 DEC, 2022

A4



Cliff Elevation / Section through Breezeways



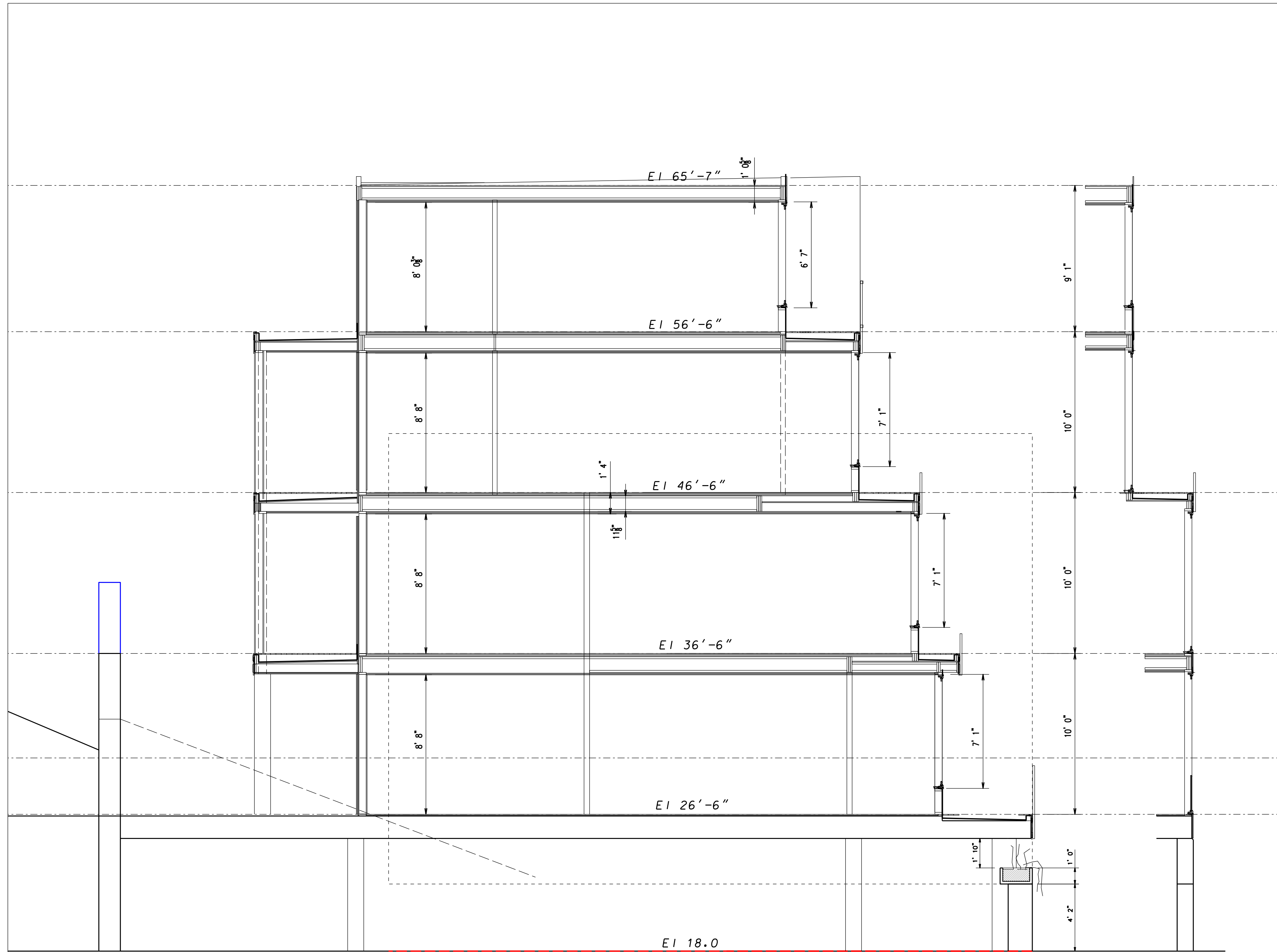
Cliff Elevation / Section through Breezeways



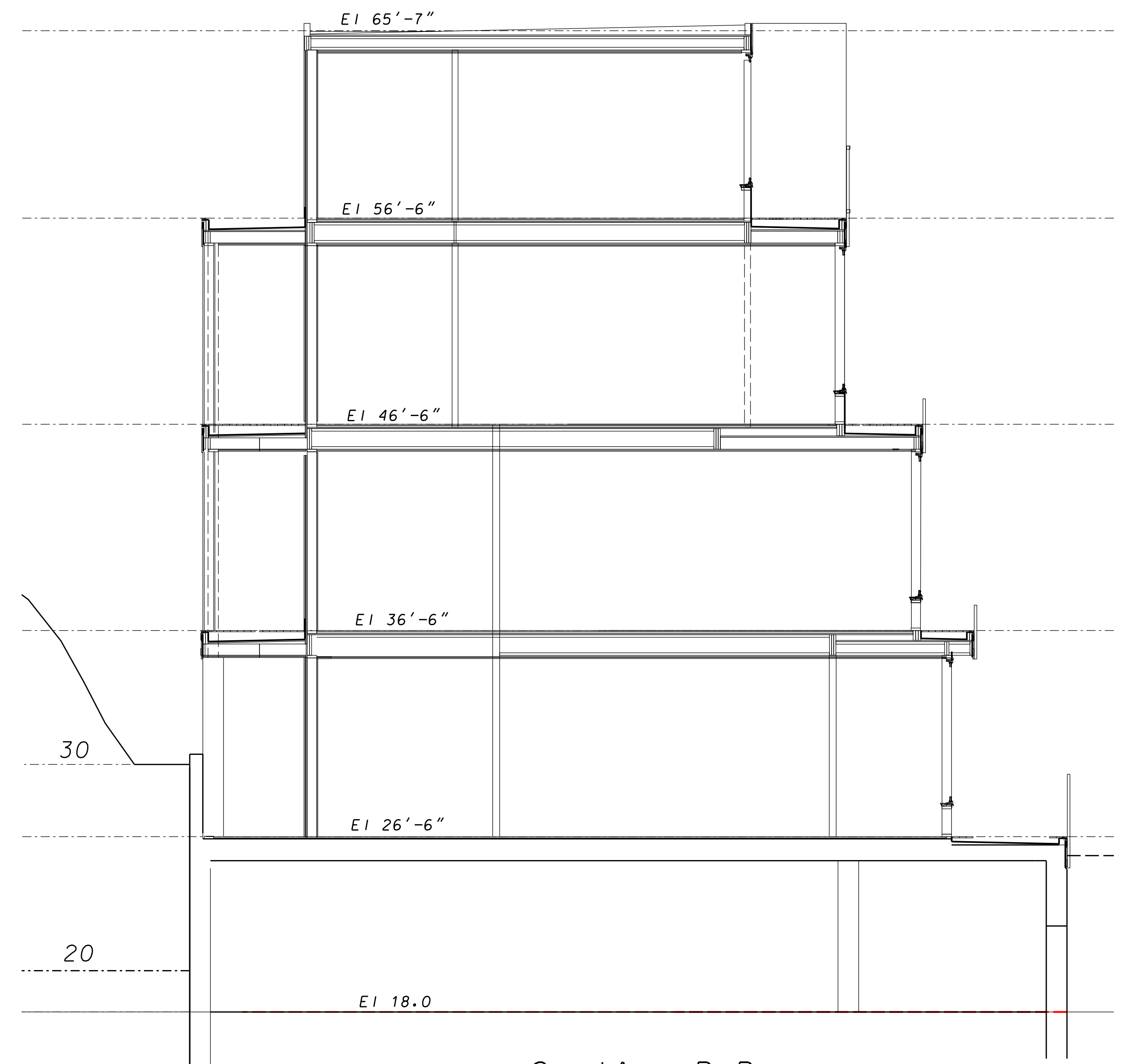
DRAWING TITLE
**Residences at
 The Aquarium**
**ELEVATIONS
 FACING CLIFF**

SCALE
 $\frac{1}{8}'' = 1'-0''$ DATE
7 DEC, 2022

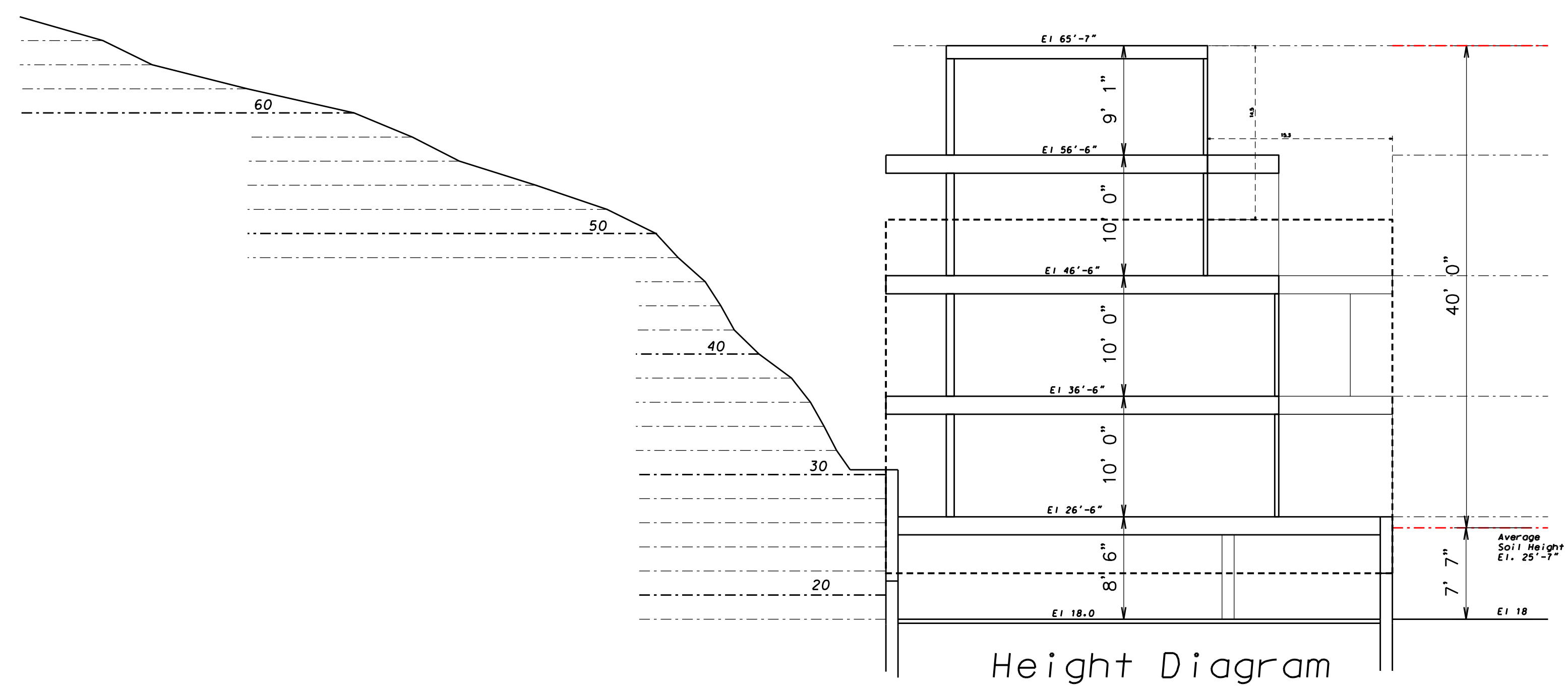
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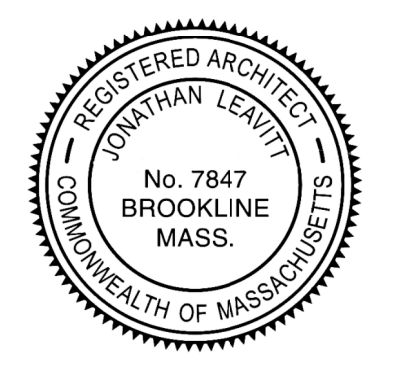
Section A-A



Section B-B



Height Diagram



DRAWING TITLE
**Residences at
 The Aquarium**
**TRANSVERSE
 SECTIONS**
 SCALE: $\frac{1}{8}''=1'-0''$ DATE: 7 DEC, 2022

A6

- NOTES:
1. THE PROPERTY LINES SHOWN HEREIN ARE COMPILED FROM PLANS AND DEEDS OF RECORD AND ARE SUPPLEMENTED BY AN ON THE GROUND SURVEY. THIS PLAN IS NOT A BOUNDARY LINE RETRACEMENT SURVEY.
 2. THE BASIS OF BEARING FOR THIS PLAN IS MA STATE PLANE AND HORIZONTAL ANGLE MEASUREMENTS ARE ASSUMED TO BE TRUE.
 3. SURFACE LOCATIONS OF STRUCTURES ACQUIRED AT THE TIME OF THE SURVEY, PIPE SIZES AND DIMENSIONS HAVE NOT BEEN VERIFIED BY SUBSURFACE ACQUISITION OF ANY KIND.

LOCUS OWNERS:
120 NANTASKET AVENUE, LLC
120 CREST ROAD HULL,
MASSACHUSETTS 02045

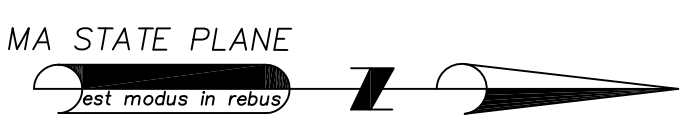
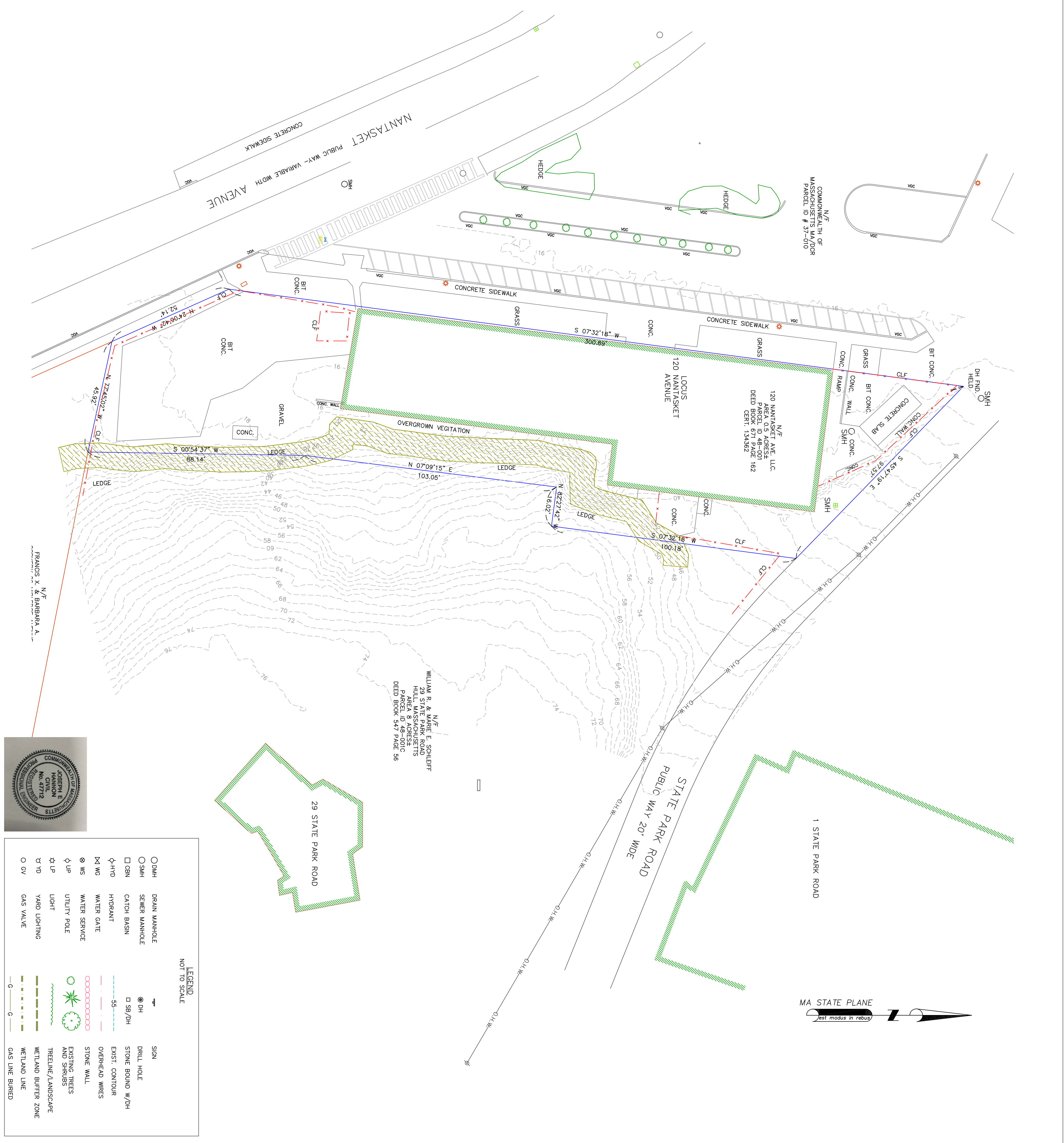
ASSESSORS' PARCELS:
MAP 48 LOT-001
MAP 37 LOT 010
MAP 48 LOT 015
MAP 48 LOT 019
MAP 48 LOT 001C
MAP 48 LOT 001B
MAP 39 LOT 194

- PLAN REFERENCE:
1. LAND COURT PLAN 2595K ENTITLED SUBDIVISION PLAN OF LAND IN HULL, MASSACHUSETTS SCALE 1"=60' PREPARED BY FRANCIS MC HUGH, SURVEYOR DATED SEPTEMBER 10, 1973. CERTIFICATE # 47859.
 2. UNRECORDED ALTA/NSPS LAND TITLE SURVEY PLAN FOR 120 NANTASKET AVENUE IN HULL, MASSACHUSETTS SCALE 1"=20' PREPARED BY FELDMAN LAND SURVEYORS, BOSTON MASSACHUSETTS, DATED SEPTEMBER 25, 2019. CERTIFICATE # 47859A.
 3. UNRECORDED ALTA/NSPS LAND TITLE SURVEY PLAN OF LAND IN HULL, MASSACHUSETTS SCALE 1"=60' PREPARED BY FRANCIS MC HUGH, SURVEYOR DATED NOVEMBER 20, 1971. CERTIFICATE # 47859.
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FEMA:
LOCUS PARCEL IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD HAZARD MAP 25023C00380 EFFECTIVE DATE JULY 17, 2012.

ZONING INFORMATION
LOCUS PARCEL 48-001 LIES IN ZONE COMMERCIAL ZONE REC "C" DISTRICT AND NANTASKET BEACH OVERLAY DISTRICT. SCHEDULE OF PERMITTED USES MAY BE FOUND IN THE TOWN OF HULL'S ZONING BYLAWS MANUAL APPROVED BY SPECIAL TOWN MEETING IN 2018. DIMENSIONAL REQUIREMENTS FOR NANTASKET BEACH OVERLAY DISTRICT AT THE TIME OF THIS SURVEY ARE:

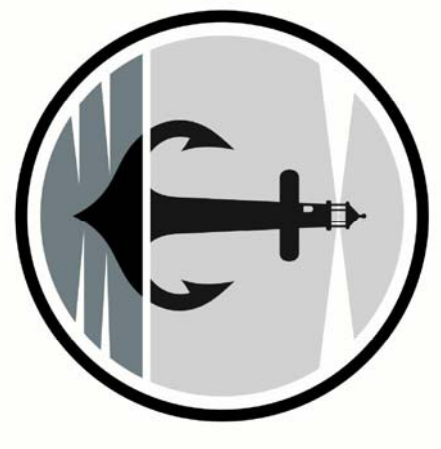
REQUIRED	ACTUAL
MINIMUM LOT AREA(SF)	21,700
MINIMUM FRONTAGE(FT)	98.06
SETBACK REQUIREMENT	
FRONT(FT)	53.0E
SIDE(FT)	19.0E
REAR(FT)	53.0E
HEIGHT(FT)	30.0E
LOT COVERAGE(SF)	65%



LEGEND
NOT TO SCALE

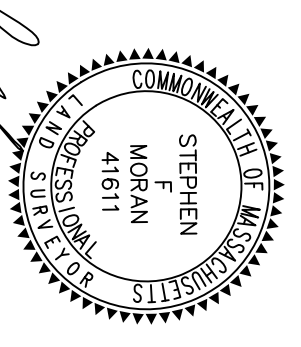
○ DMH	DRAIN MANHOLE	—	DRILL HOLE
○ SMH	SEWER MANHOLE	○ DH	STONE BOUND W/DH
□ CBN	CATCH BASIN	□ SB/DH	EXIST. CONTOUR
⊕ HND	HYDRANT	— 55 —	OVERHEAD WIRES
⊕ WG	WATER GATE	—	STONE WALL
⊕ WS	WATER SERVICE	—	EXISTING TREES AND SHRUBS
⊕ UP	UTILITY POLE	—	TREELINE/LANDSCAPE
⊕ TD	YARD LIGHTING	—	WETLAND BUFFER ZONE
○ GV	GAS VALVE	—	WETLAND LINE
		—	GAS LINE BURIED

EXISTING CONDITIONS
PLAN OF LAND
PREPARED FOR
120 NANTASKET AVE, LLC
AT
120 NANTASKET
AVENUE
HULL, MA.

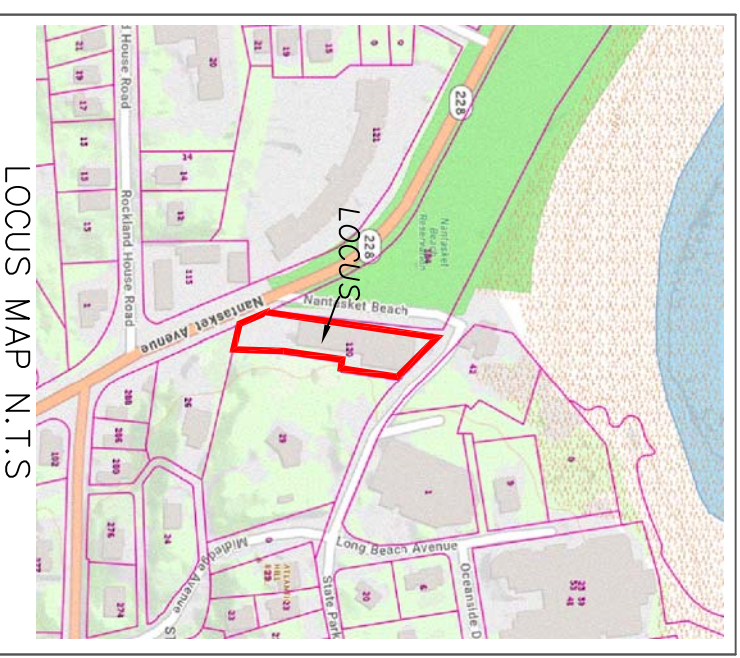


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QUINCY/MARINA BAY OFFICE
500 Victory Rd, Suite 400
Quincy, MA 02171
Office: (617)404-2001

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY MORAN SURVEYING INC. ON JUNE 2022



STEPHEN F. MORAN	12.4.22	DATE
SCALE: 1" = 20'		
0' 20' 40' 60'		
DATE: 12.4.22		
COMP./DESIGN: DS		
CHECK: SFM		
DRAWN: DS		
FIELD: SFM/DB		
APPROVED: SFM		
DWG. No. 22-068		SHEET
JOB No. 22-068		1 OF 4



REVISIONS
ADD CONTOURS 08/04/22

- NOTES:
1. THE PROPERTY LINES SHOWN HEREIN ARE COMPILED FROM PLANS AND DEEDS OF RECORD AND ARE SUPPLEMENTED BY AN ON THE GROUND SURVEY. THIS PLAN IS NOT A BOUNDARY LINE RETRACEMENT SURVEY.
 2. THE BASIS OF BEARING FOR THIS PLAN IS MA STATE PLANE AND THE BASIS OF ELEVATION IS SURFACE LOCATIONS OF STRUCTURES ACQUIRED AT THE TIME OF THE SURVEY. PIPE SIZES AND DIMENSIONS HAVE NOT BEEN VERIFIED BY SUBSURFACE ACQUISITION OF ANY KIND.

LOCUS OWNERS:
120 NANTASKET AVENUE, LLC
120 CREST ROAD HULL,
MASSACHUSETTS 02045

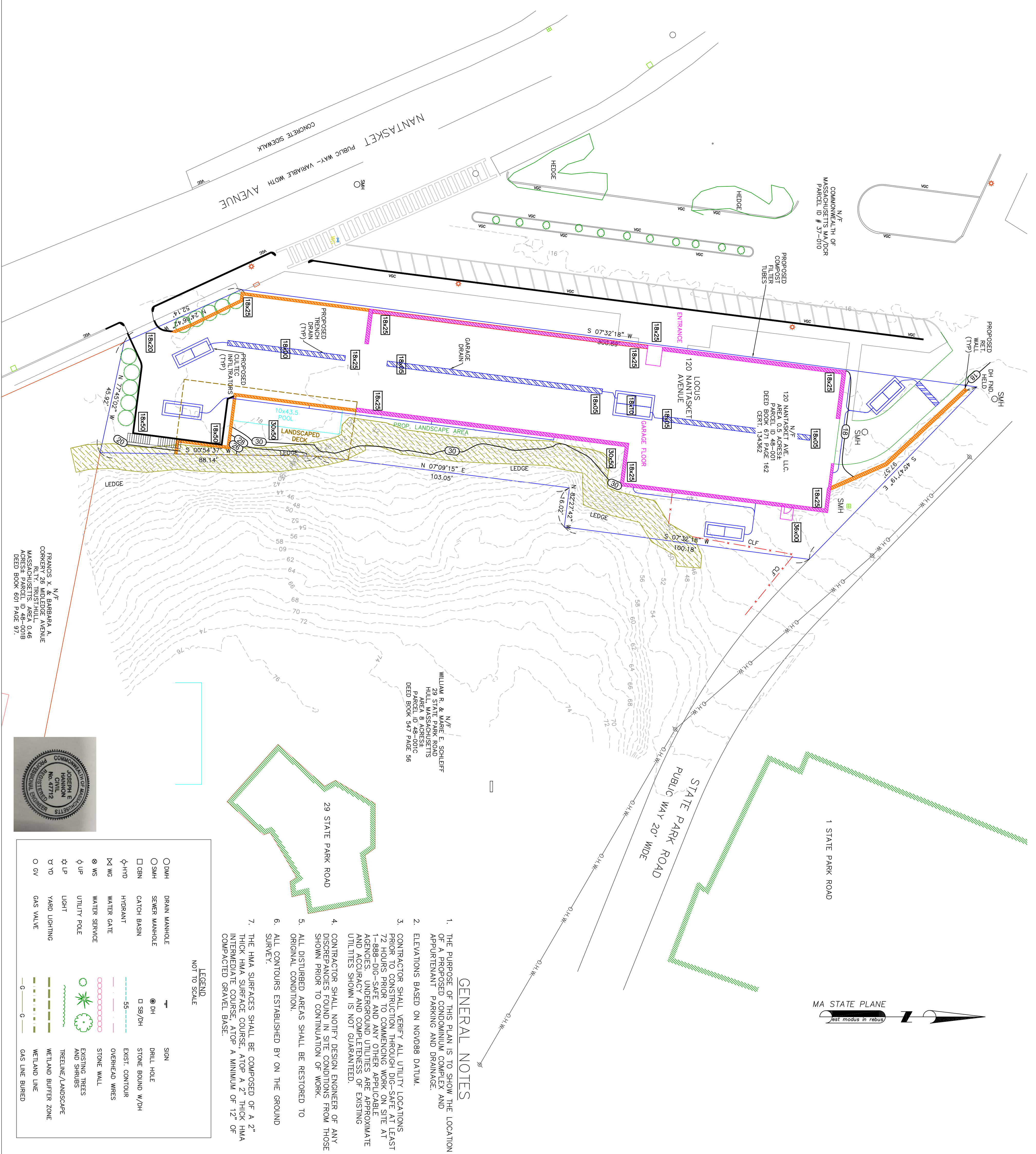
ASSESSORS' PARCELS:
MAP 48 LOT-001
MAP 37 LOT 010
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MAP 39 LOT 194

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FEMA:
LOCUS PARCEL IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD HAZARD MAP 25023C00038U EFFECTIVE DATE JULY 17, 2012.

ZONING INFORMATION
LOCUS PARCEL 48-001 LIES IN ZONE COMMERCIAL ZONE REC "C" DISTRICT AND NANTASKET BEACH OVERLAY DISTRICT. SCHEDULE OF PERMITTED USES MAY BE FOUND IN THE TOWN OF HULL'S ZONING BYLAWS MANUAL. APPROVED BY SPECIAL TOWN MEETING IN 2018. DIMENSIONAL REQUIREMENTS FOR NANTASKET BEACH OVERLAY DISTRICT AT THE TIME OF THIS SURVEY ARE:

REQUIRED	ACTUAL
MINIMUM LOT AREA(SF)	21,700
MINIMUM FRONTAGE(FT)	98.06
SETBACK REQUIREMENT	
FRONT(FT)	10
SIDE(FT)	19.04
REAR(FT)	20
HEIGHT(FT)	53.04
	30.04
LOT COVERAGE(SF)	65%



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A PROPOSED CONDOMINIUM COMPLEX AND APURTENANT PARKING AND DRAINAGE.
2. ELEVATIONS BASED ON NGVD88 DATUM.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES. UNDERGROUND UTILITIES ARE APPROXIMATE AND ACCURACY AND COMPLETENESS OF EXISTING UTILITIES SHOWN IS NOT GUARANTEED.
4. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.
6. ALL CONTOURS ESTABLISHED BY ON THE GROUND SURVEY.
7. THE HMA SURFACES SHALL BE COMPOSED OF A 2" THICK HMA SURFACE COURSE, ATOP A 2" THICK HMA INTERMEDIATE COURSE, ATOP A MINIMUM OF 12" OF COMPACTED GRAVEL BASE.

LEGEND

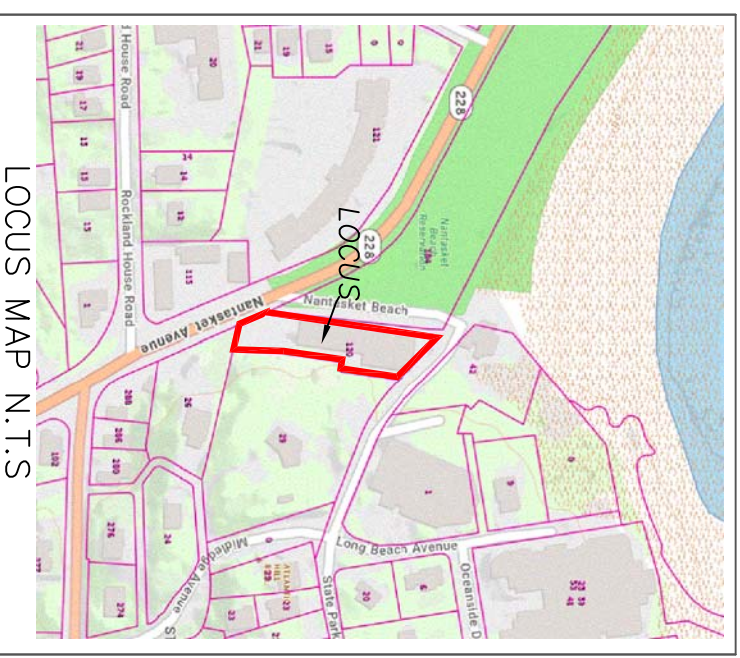
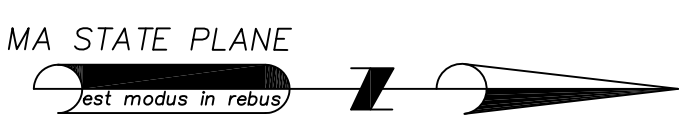
NOT TO SCALE

○ DH	DRAIN MANHOLE	○ DH	DRILL HOLE
○ SMH	SEWER MANHOLE	□ SB/OH	STONE BOUND W/OH
□ CBN	CATCH BASIN	---	EXIST. CONTOUR
○ HND	HYDRANT	---	OVERHEAD WIRES
□ WG	WATER GATE	---	STONE WALL
⊗ WS	WATER SERVICE	---	EXISTING TREES AND SHRUBS
⊕ UP	UTILITY POLE	---	TREELINE/LANDSCAPE
⊕ LP	LIGHT	---	WETLAND BUFFER ZONE
⊕ TD	YARD LIGHTING	---	WETLAND LINE
○ GV	GAS VALVE	---	GAS LINE BURIED

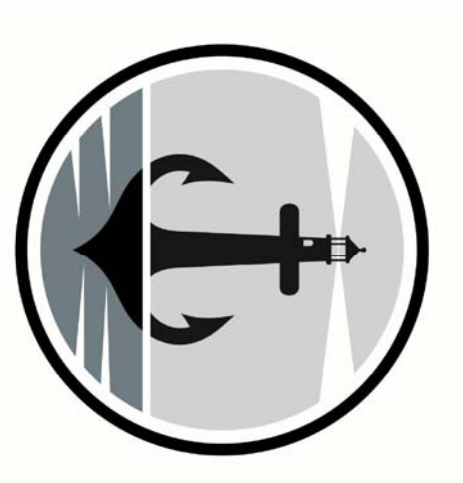


N/FRANBARA A. CORREY 26 WIDGE AVENUE RITZ TRUST HULL, MASSACHUSETTS DEED BOOK 019 PAGE 97.

N/FRANBARA A. CORREY 26 WIDGE AVENUE RITZ TRUST HULL, MASSACHUSETTS DEED BOOK 019 PAGE 97.

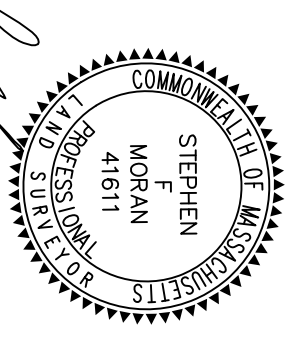


PROPOSED CONDITIONS
PLAN OF LAND
PREPARED FOR
120 NANTASKET AVE, LLC
AT
120 NANTASKET
AVENUE
HULL, MA.

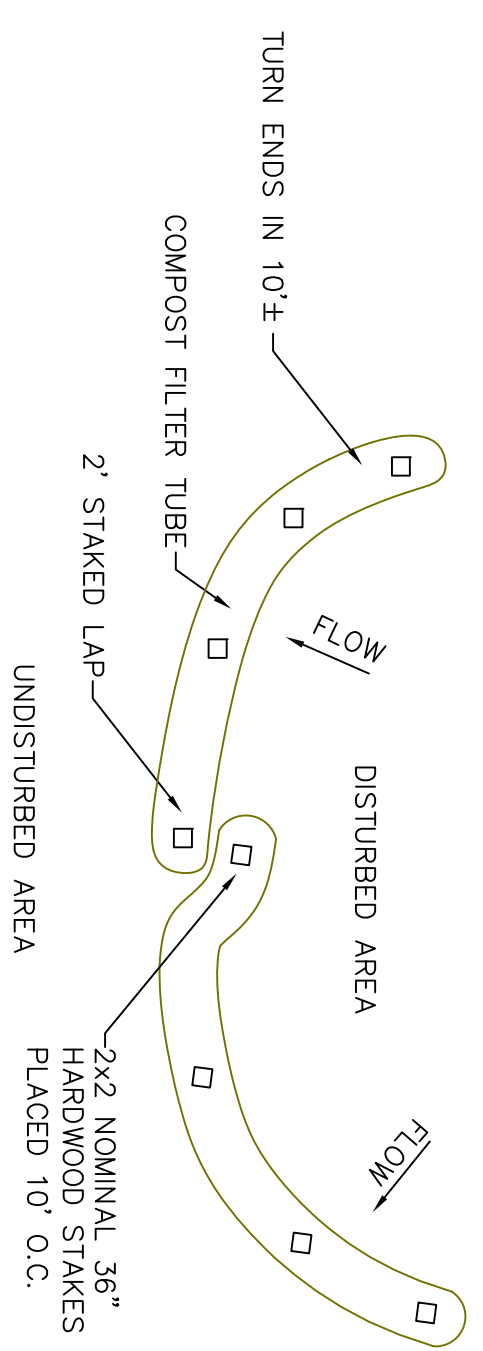


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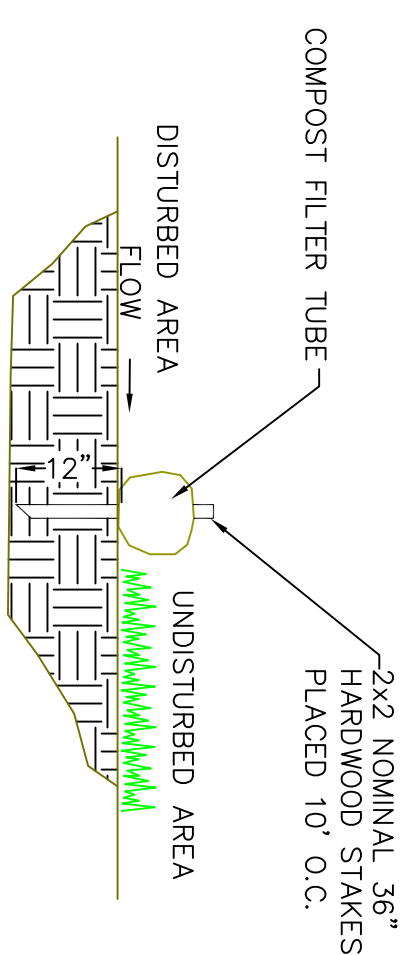
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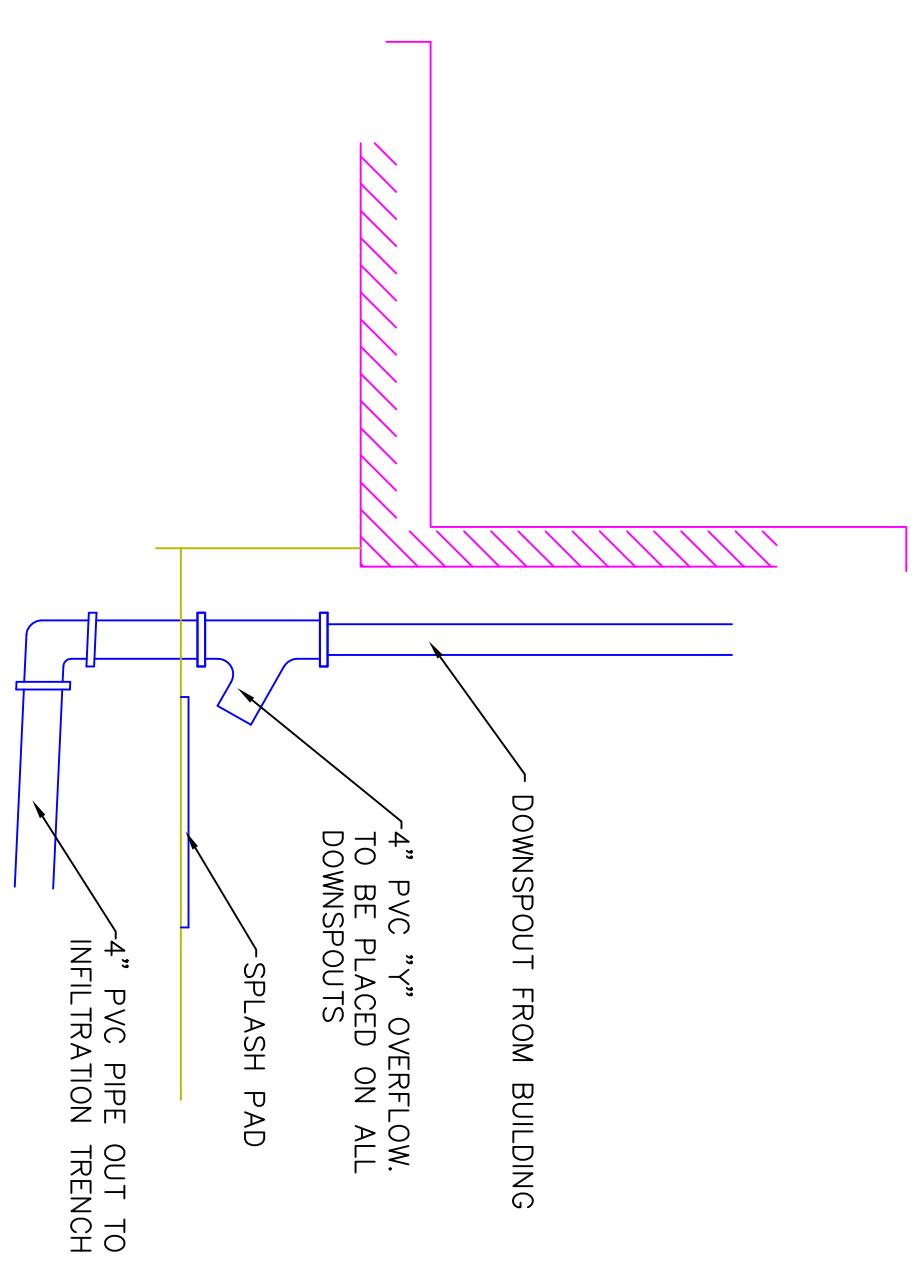
STEPHEN F. MORAN	12.4.22	DATE
SCALE: 1" = 20'		
0'	20'	40'
60'		
DATE: 12.4.22		
COMP./DESIGN: DS&KP		
CHECK: SPM&JH		
DRAWN: DS&KP		
FIELD: SFM/DB		
APPROVED: SPM&JH		
DWG. No. 22-068		
JOB No. 22-068		
		SHEET
		2 OF 4



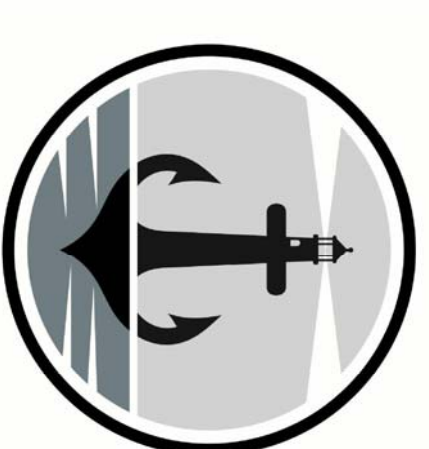
COMPOST FILTER TUBE
PLAN
N.T.S.



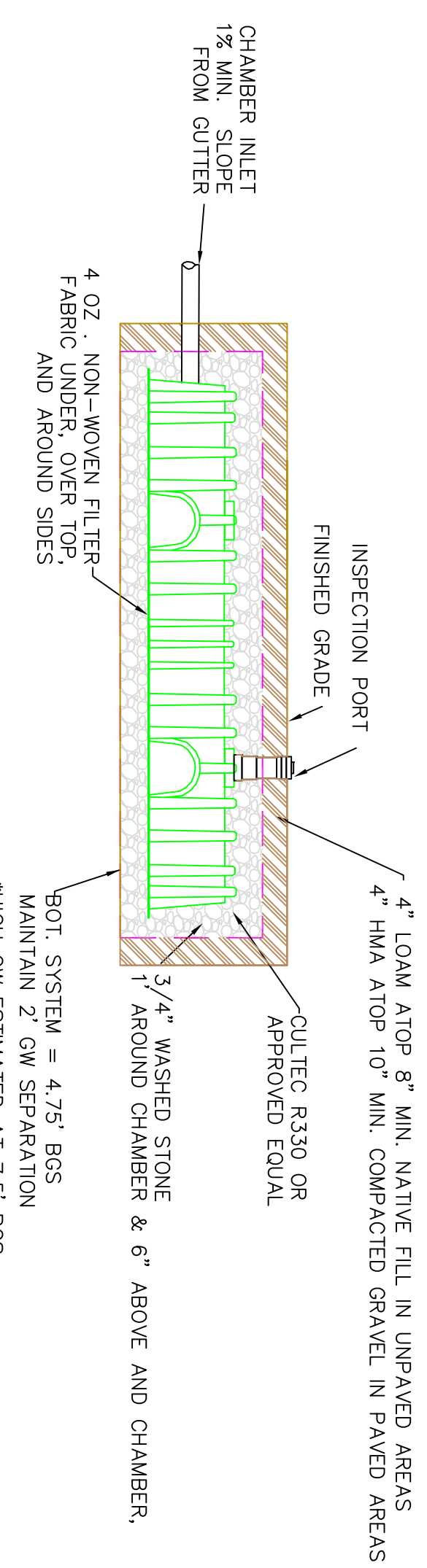
COMPOST FILTER TUBE
SECTION
N.T.S.



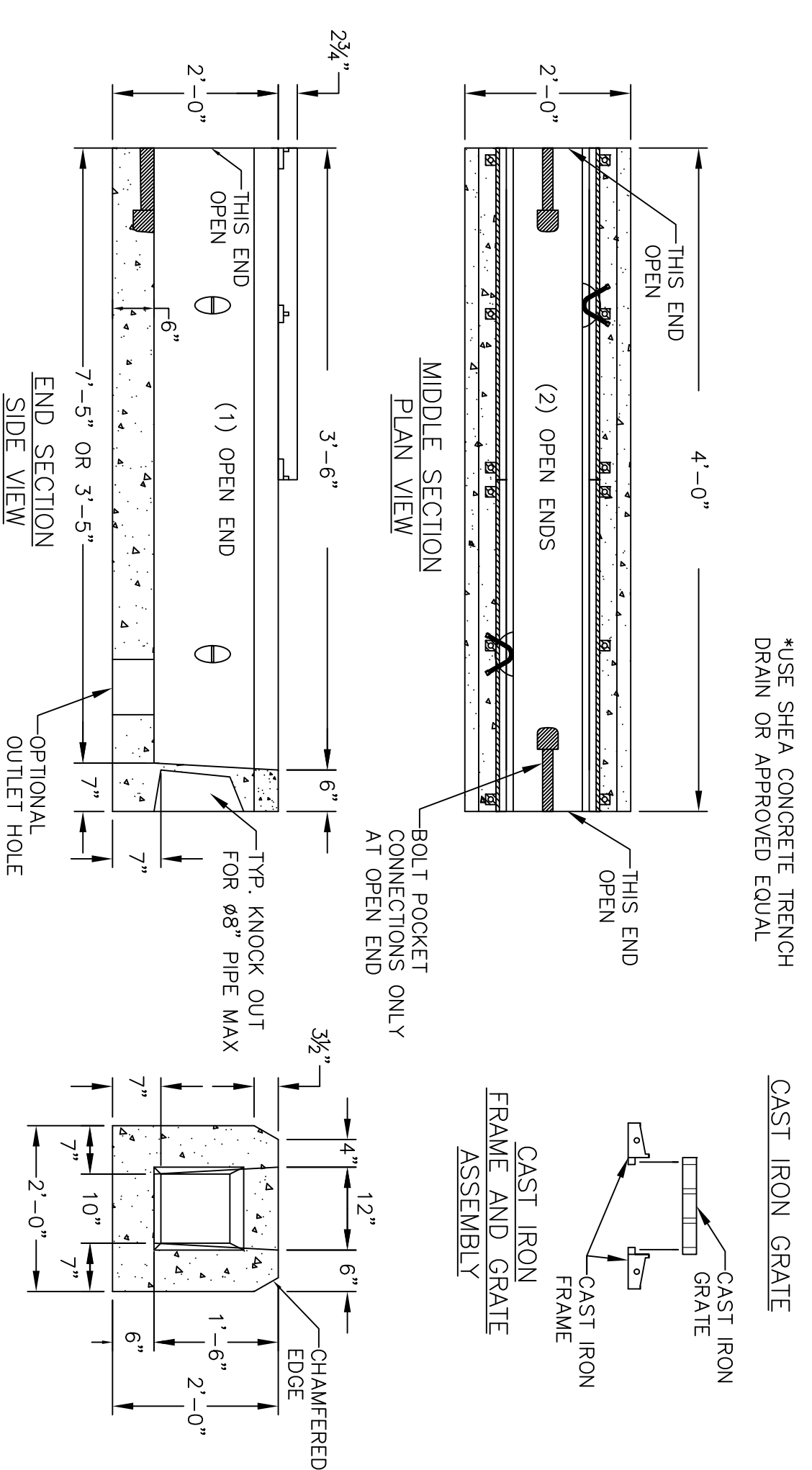
ROOF DOWNSPOUT
N.T.S.



DETAILS
PREPARED FOR
120 NANTASKET AVE, LLC
AT
120 NANTASKET
AVENUE
HULL, MA.



CULTEC INFILTRATION CHAMBER
VOL. = 96.5 CF/UNIT
PROFILE
N.T.S.



TRENCH DRAIN
N.T.S.



Atlantic Coast Engineering
SCITUATE HARBOR OFFICE
88 Front St. Suite 22
Scituate, MA 02066
Office: (781)578-2593
QUINCY/MARINA BAY OFFICE
500 Victory MA 02171
400
Office: (617)740-2001

*Specializing in Engineering, Surveying,
Permitting and Construction Consulting

SCALE: AS NOTED	
DATE: 12.4.22	
COMP./DESIGN: MP	
CHECK: JH	
DRAWN: MP	
FIELD: SFM/DB	
APPROVED: JH	
DWG. No. 22-068	SHEET
JOB No. 22-068	3 OF 3

- NOTES:
1. THE PROPERTY LINES SHOWN HEREIN ARE COMPILED FROM PLANS AND DEEDS OF RECORD AND ARE SUPPLEMENTED BY AN ON THE GROUND SURVEY. THIS PLAN IS NOT A BOUNDARY LINE RETRACEMENT SURVEY.
 2. THE BASIS OF BEARING FOR THIS PLAN IS MATHS SURVEY AND NAD 83. THIS PLAN IS MAINTASKET AVENUE.
 3. SURFACE LOCATIONS OF STRUCTURES ACQUIRED AT THE TIME OF THE SURVEY, PIPE SIZES AND DIMENSIONS HAVE NOT BEEN VERIFIED BY SUBSURFACE ACQUISITION OF ANY KIND.

LOCUS OWNERS:
120 NANTASKET AVENUE, LLC
120 CREST ROAD HULL,
MASSACHUSETTS 02045

ASSESSORS' PARCELS:
MAP 48 LOT-001
MAP 37 LOT 010
MAP 48 LOT 015
MAP 48 LOT 019
MAP 48 LOT 001C
MAP 48 LOT 001B
MAP 39 LOT 194

PLAN REFERENCE:

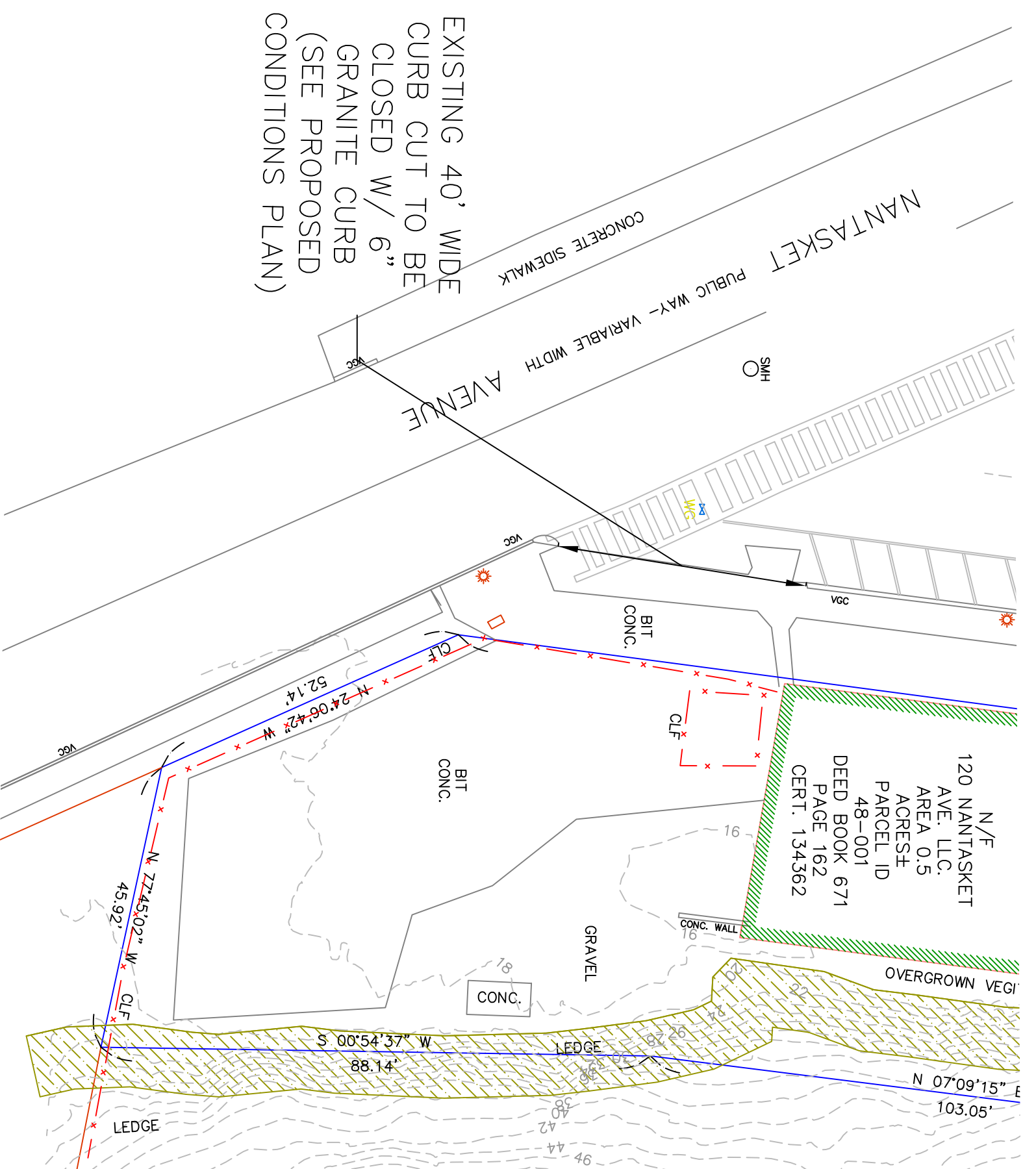
1. LAND COURT PLAN 2595K ENTITLED SUBDIVISION PLAN OF LAND IN HULL, MASSACHUSETTS SCALE 1"=60' PREPARED BY FRANCIS MC HUGH, SURVEYOR DATED SEPTEMBER 10, 1973. CERTIFICATE # 47859.
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FEMA:
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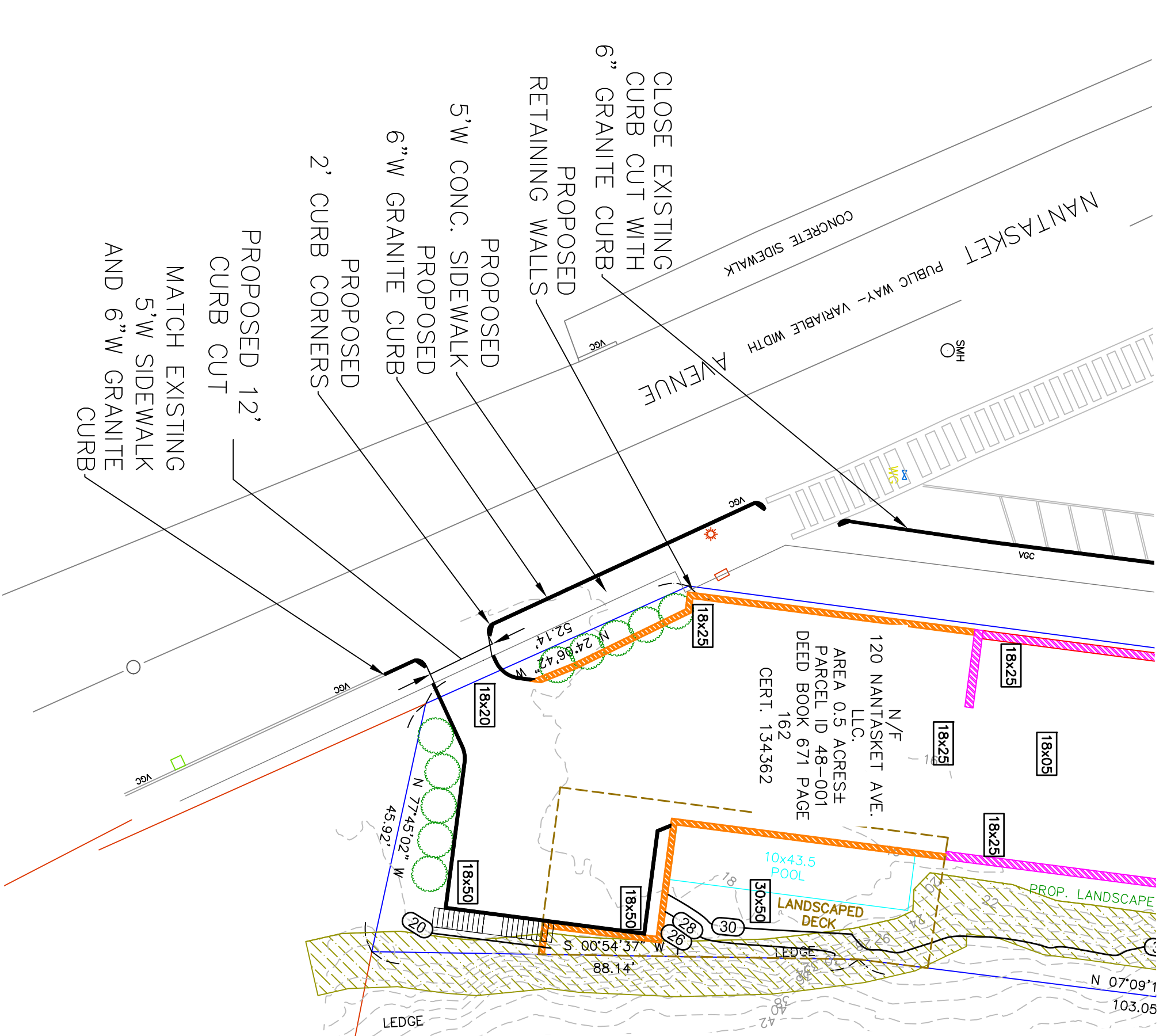
ZONING INFORMATION

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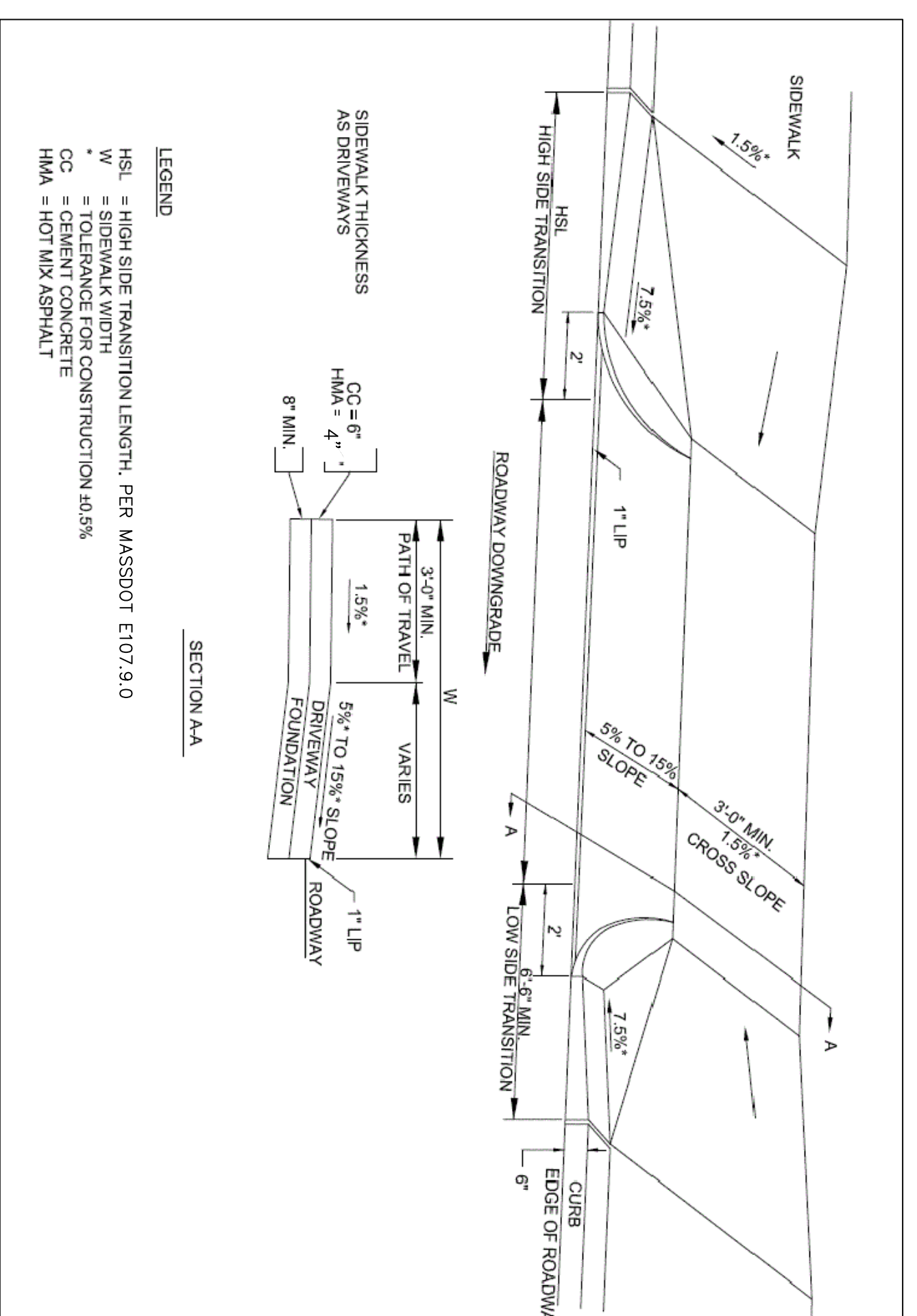
	REQUIRED	ACTUAL
MINIMUM LOT AREA(SF)	NA	21,700
MINIMUM FRONTAGE(FT)	25	98.06
SETBACK REQUIREMENT FRONT(FT)	10	53.04
SIDE(FT)	20	19.04
REAR(FT)	20	53.04
HEIGHT(FT)	40	30.04
LOT COVERAGE(SF)	NA	65%±



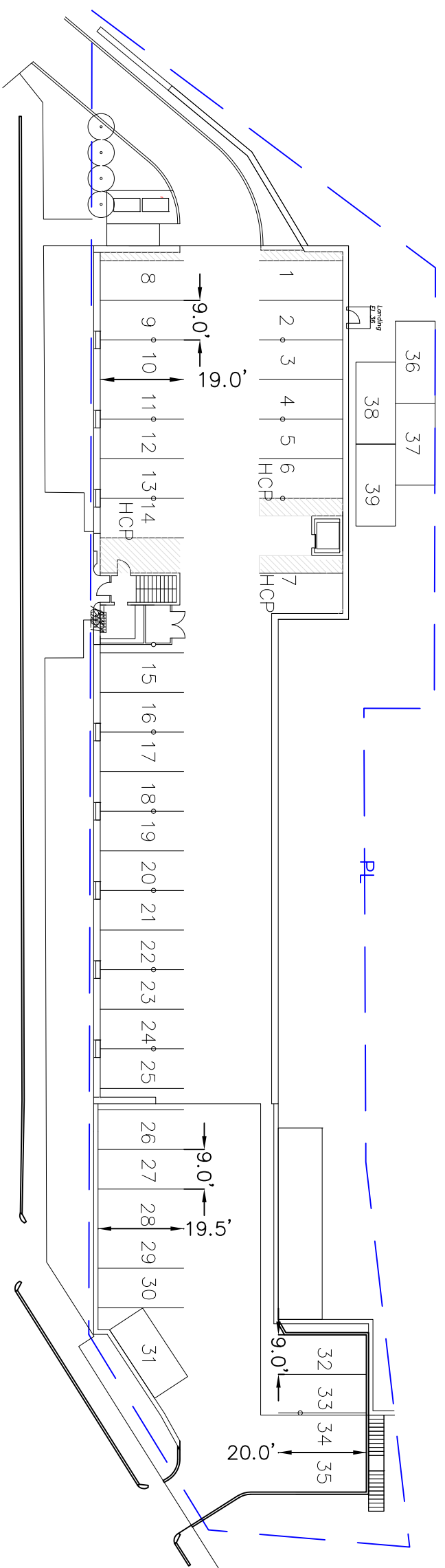
EXISTING CONDITIONS PLAN
SCALE: 1" = 20'



PROPOSED CONDITIONS PLAN
SCALE: 1" = 20'



CURB CUT DETAIL
SCALE: N.T.S.

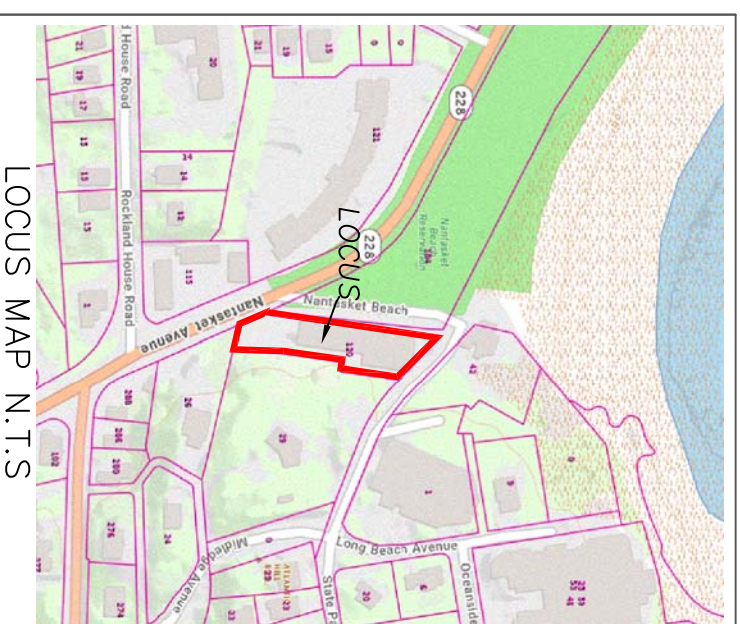


PARKING LAYOUT PLAN
SCALE: 1" = 30'

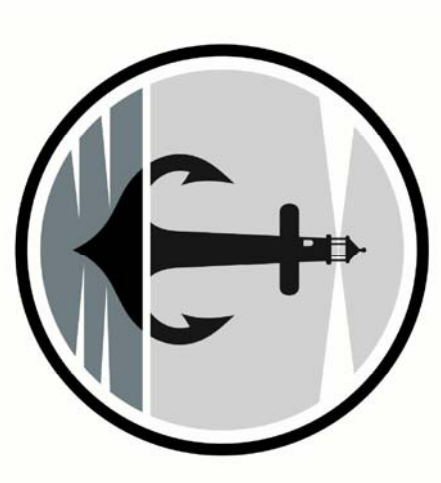
GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A PROPOSED CURB CUT, CLOSURE OF EXISTING CURB CUT, AND PROPOSED PARKING SPACE LAYOUT.
2. ELEVATIONS BASED ON NGV088 DATUM.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES. UNDERGROUND UTILITIES ARE APPROXIMATE UTILITIES SHOWN IS NOT GUARANTEED.
4. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.
6. ALL CONTOURS ESTABLISHED BY ON THE GROUND SURVEY.
7. THE HMA SURFACES SHALL BE COMPOSED OF 2" THICK HMA SURFACE COURSE, ATOP A 2" THICK HMA INTERMEDIATE COURSE, ATOP A MINIMUM OF 12" OF COMPACTED GRAVEL BASE.

LEGEND	
ODMH	DRAIN MANHOLE
OSMH	SEWER MANHOLE
□ GRN	CATCH BASIN
◊ HND	HYDRANT
◊ WG	WATER GATE
◊ WS	WATER SERVICE
◊ UP	UTILITY POLE
◊ YD	YARD LIGHTING
○ GV	GAS VALVE
—	SIGN
⊙ DH	DRILL HOLE
□ SB/SH	STONE BOUND W/SH
---	EXIST. CONTOUR
---	OVERHEAD WIRES
---	STONE WALL
---	EXISTING TREES AND SHRUBS
---	TREELINE/LANDSCAPE
---	WETLAND BUFFER ZONE
---	WETLAND LINE
---	GAS LINE BURIED



PROPOSED
CURB CUT PLAN
PREPARED FOR
120 NANTASKET AVE, LLC
AT
120 NANTASKET
AVENUE
HULL, MA.



Atlantic Coast Engineering
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*Specializing in Engineering, Surveying, Permitting and Construction Consulting
I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY MORAN SURVEYING INC. ON JUNE 2022

STEPHEN F. MORAN
12.4.22
DATE

SCALE: 1" = 20'
0' 20' 40' 60'
DATE: 12.4.22
COMP./DESIGN: DS&MP
CHECK: SP&JH
DRAWN: DS&MP
FIELD: SFM/DB
APPROVED: SP&JH
DWG. No. 22-068
JOB No. 22-068