

PROJECT NAME

PROPOSED RECONSTRUCTION & CHANGE
OF USE TO PORTION OF
EXISTING BUILDING

LOCATED AT

112-116 EAST FRONT STREET,
PLAINFEILD, NJ

This architectural drawing shows a multi-story building with a complex roofline featuring a central gable and several smaller gables. The facade is characterized by numerous windows of varying sizes, including tall, narrow vertical windows and larger, multi-paned windows. The building is shown from a perspective view, with a ground line at the bottom. The drawing is a line art representation, typical of architectural blueprints.

PROJECT DESCRIPTION				
THE PROPOSED PROJECT IS SITUATED WITHIN THE TRANSIT ORIENTED DEVELOPMENT DOWNTOWN AND CENTRAL BUSINESS DISTRICT. THE PROJECT GOAL IS A RECONSTRUCTION AND CHANGE OF USE OF THE UPPER FLOORS OF AN EXISTING COMMERCIAL BUILDING. THE EXISTING FIRST FLOOR MERCANTILE USES ARE TO REMAIN, WHILE THE UPPER FLOORS BUSINESS USE IS TO BE CONVERTED TO RESIDENTIAL USES FOR A TOTAL OF 8 ONE BEDROOM UNITS. THE PROPOSED CHANGE OF USE WILL HAVE A BENEFICIAL IMPACT TO THE NEIGHBORHOOD.				
ZONING & BUILDING INFORMATION				
PROJECT & ZONING INFORMATION				
<u>PROJECT:</u>	PROPOSED RECONSTRUCTION & CHANGE OF USE TO PORTION OF EXIST. BUILDING			
<u>PROJECT ADDRESS:</u>	112-116 EAST FRONT STREET, BLOCK 316, LOT 4, PLAINFIELD, NEW JERSEY			
<u>APPLICANT/OWNER:</u>	PARAMOUNT PROPERTIES 112 FRONT LLC, 45 ACADEMY STREET 5TH FLOOR, NEWARK NJ			
<u>ZONING DISTRICT:</u>	'TODD-CBD' - TRANSIT ORIENTED DEVELOPMENT DOWNTOWN, CENTRAL BUSINESS DISTRICT			
<u>EXISTING USE GROUP:</u>	M' MERCANTILE 'B' BUSINESS 'U' UTILITY M' MERCANTILE 'U' UTILITY 'R-2' RESIDENTIAL - GROUND FLOORS - UPPER FLOORS - BASEMENT - GROUND FLOOR - NO CHANGE - BASEMENT - NO CHANGE - UPPER FLOORS			
<u>PROPOSED USE GROUP:</u>				
<u>CONSTRUCTION CLASSIFICATION:</u>	3B CONSTRUCTION			
<u>GROSS FLOOR AREA:</u>	±3,423 S.F. - GROUND FLOOR (EXISTING- NO CHANGE) ±8,410 S.F. - RESIDENTIAL FLOORS			
<u>TOTAL BUILDING FLOOR AREA:</u>	±11,833 S.F.			
ZONING ANALYSIS				
PROJECT ADDRESS: 112 EAST FRONT STREET, PLAINFIELD, NEW JERSEY BLOCK: 316, LOTS: 4 ZONING DISTRICT: TODD-CBD - TRANSIT ORIENTED DEVELOPMENT DOWNTOWN, CENTRAL BUSINESS DISTRICT LOT AREA: 3,877				
ZONING REQUIREMENTS	PROPOSED	CODE COMPLIANT	VARIANCE	REMARKS



THIS DRAWING IS NOT VALID FOR
BUILDING PERMITS OR UNLESS SIGNED
AND SEALED BY THE ARCHITECT

JOSEPH FISCHER
NJ 21AI02128300

45 ACADEMY STREET, 5TH FL.
NEWARK, NJ 07102

PROJECT PHASE:
PLANNING BOARD
SUBMISSION

DRAWN BY: MH		PROJECT NUMBER: H2102PPM
CHECKED BY: JF		
SCALE:	AS NOTED	
DATE:	04/29/2021	
SHEET NUMBER:		
CS-1.1		
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DRAWING LIST	
CS-1.1	COVER SHEET
	SIGNED & SEALED SURVEY
Z-1.1	200 FT RADIUS MAP & PROPERTY OWNER'S LIST
Z-1.2	EXISTING/PROPOSED CONDITIONS PLAN
Z-1.3	SITE PHOTOS
Z-1.4	NOT USED
Z-1.5	NOT USED
A-1.1	EXIST. GROUND FLOOR PLAN
A-1.2	PROPOSED SECOND FLOOR & MEZZANINE PLAN
A-1.3	PROPOSED THIRD & MEZZANINE PLAN
A-1.4	PROPOSED ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-3.1	BUILDING SECTIONS

SCALE: 1"=600'

ZONING MAP

PROJECT LOCATION

MU

R-4

R-3

NC

TD

CD

NAHD

TSA

CBD

FRONT ST

WASHINGTON ST

600' RADIUS

1000'

APPLICABLE CODES	
REHABILITATION SUBCODE, N.J. UNIFORM CONSTRUCTION CODE - LATEST EDITION	NATIONAL STANDARD PLUMBING CODE, NEW JERSEY EDITION 2018
INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION 2018 (NEW BUILDING ELEMENTS)	BARRIER FREE SUBCODE, ICC/ANSI A117.1-2009
INTERNATIONAL MECHANICAL CODE 2018	<u>ENERGY SUBCODE</u> ASHRAE 90.1-2016 (COMMERCIAL & OTHER RESIDENTIAL)
NATIONAL ELECTRICAL CODE (NFPA 70) 2017	
INTERNATIONAL FUEL GAS CODE, 2018	

SCALE: 1"=400'

KEY MAP

SIGNATURE BLOCK	
APPROVED BY THE PLANNING BOARD OF THE CITY OF PLAINFIELD AT A MEETING HELD ON THE _____ DAY OF _____.	
PLANNING BOARD CHAIRPERSON _____	PLANNING BOARD SECRETARY _____
CITY ENGINEER _____	RESOLUTION NUMBER _____ DATE _____

PROJECT NUMBER: H2102PPM

SCALE: N.T.S.

1869 LANES MILL ROAD
LAKEWOOD, NEW JERSEY 08701
PH. 732.221.3677



OWNER:

45 ACADEMY STREET, 5TH FL.
NEWARK, NJ 07102

PROJECT NAME:

112-116 E. FRONT STREET
BLOCK 316, LOT 4
PLAINFIELD, NJ

PROJECT PHASE:

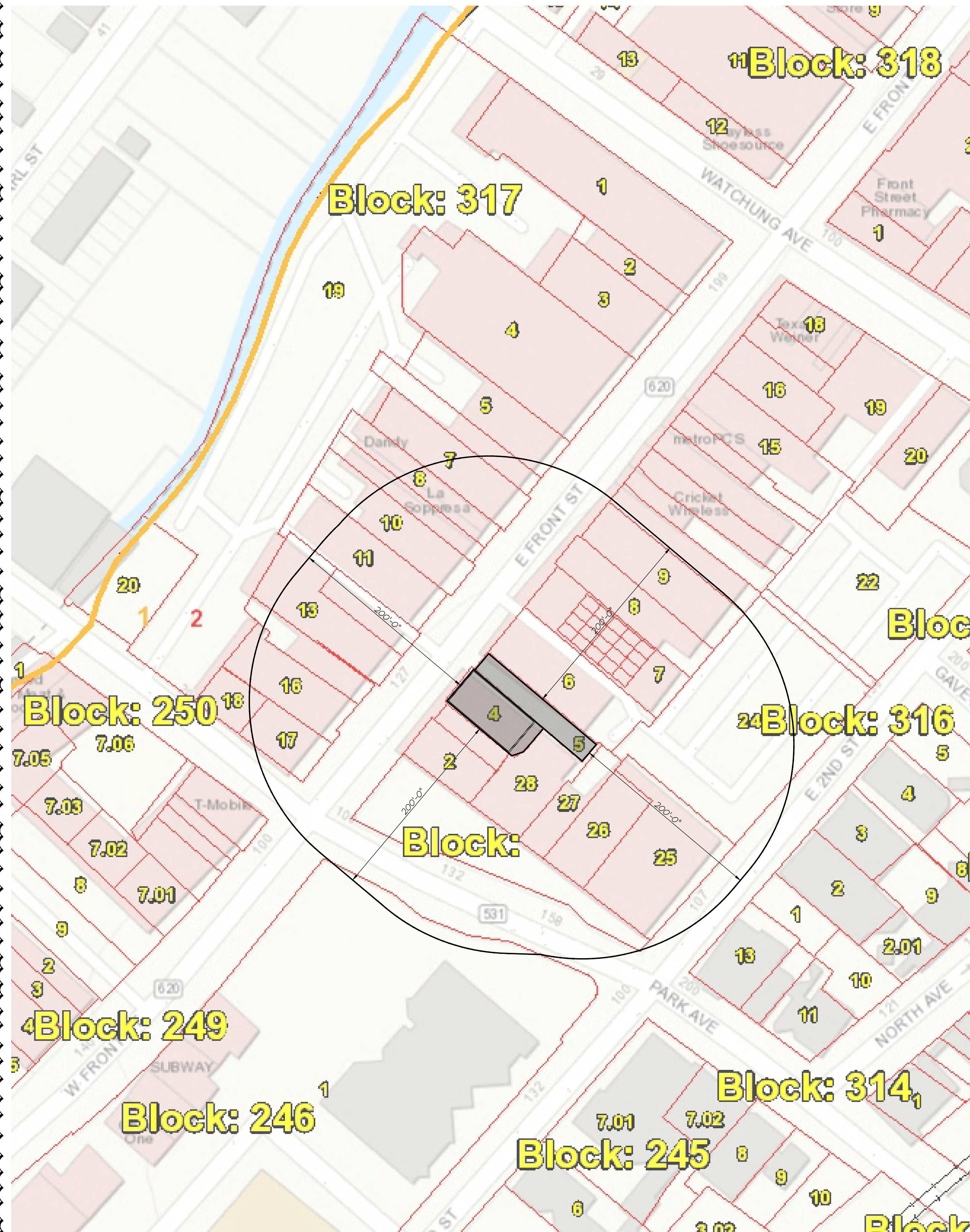
DRAWING TITLE:

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PROJECT NUMBER: H2102PPM



OWNER & ADDRESS REPORT

PLAINFIELD									
BLOCK 316 LOT 4 112-16 E. FRONT ST.									
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION				
246	1		15F	UNION COUNTY IMPROVEMENT AUTHORITY 10 CHERRY ST ELIZABETH, NJ 07207	107-263 W FRONT ST				
316	1		15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, NJ 07060	100A-100 E. FRONT ST				
316	2		4A	100 EAST FRONT LLC P.O. BOX 32190 NEWARK, NJ 07102	100-06 E FRONT ST				
316	3		4A	100 EAST FRONT LLC P.O. BOX 32190 NEWARK, NJ 07102	108-10 E FRONT ST	316	28	4A	ARKAD COMMERCIAL HOLDINGS II LIMITED 107-17 PARK AVE PLAINFIELD, NJ 07060
316	4		4A	PARAMOUNT PROPERTIES 112 FRONT, LLC P.O. BOX 32190 NEWARK, NJ 07102	112-16 E FRONT ST	317	5	4A	163 EAST FRONT LLC 155-61 E FRONT ST PLAINFIELD, NJ 07060
316	5		15C	CITY OF PLAINFIELD 515 WATCHUNG AVENUE PLAINFIELD, N J 07061	118-20 E FRONT ST	317	6	4A	PATEL, PIVUSH 14 TODD STREET HILLSBOROUGH, NJ 08844
316	6		4A	VU TRAN INVESTMENT LLC 18 RENDA PL GREEN BROOK, NJ 08812	122-30 E FRONT ST	317	7	4A	14 JSD REALTY LLC 149-51 E FRONT ST PLAINFIELD, NJ 07076
316	7.01	C001	4A	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST	317	8	4A	145 E FRONT, LLC & JD 145 E FRONT, LLC P.O. BOX 32190 NEWARK, NJ 07102
316	7.02	C002	15D	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 2A	317	9	4A	PARAMOUNT PROPERTIES 141 FRONT, LLC P.O. BOX 32190 NEWARK, NJ 07102
316	7.03	C003	15D	ASSOC FOR ADVMT OF MENT HANDICAP 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 2D	317	10	4A	DWECK INC. OF FRONT ST 39 WEST 14TH ST RM 304 NEW YORK, N Y 10011
316	7.04	C004	15D	ASSOC FOR ADVMT OF MENT HANDICAP 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 2C	317	11	4A	129 EAST FRONT LLC P.O. BOX 32190 NEWARK, NJ 07102
316	7.05	C005	15D	CREATIVE PROPERTY MANAGEMENT, INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 2B	317	12	4A	125 EAST FRONT LLC 125-27 E FRONT ST PLAINFIELD, NJ 07060
316	7.06	C006	2	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 2E	317	13	4A	PARAMOUNT PROPERTIES 119 FRONT, LLC P.O. BOX 32190 NEWARK, NJ 07102
316	7.07	C007	15D	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 2F	317	14	15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, N J 07060
316	7.08	C008	15D	ASSOC FOR ADVMT OF MENT HANDICAP 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 2G	317	15	4A	HAN, RICHARD 6 MEADOW DR WARREN, NJ 07059
316	7.09	C009	2	ASSOC FOR ADVMT OF MENT HANDICAP 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 3C	317	16	4A	111 EAST FRONT ST LLC 41 SUMMIT AVE N PLAINFIELD, NJ 07060
316	7.10	C010	15D	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 3B	317	17	4A	101 EAST FRONT, LLC P.O. BOX 32190 NEWARK, NJ 07102
316	7.11	C011	15D	ASSOC FOR ADVMT OF MENT HANDICAP 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 3A	317	18	4A	PARAMOUNT PROP 12 SOMERSET, LLC P.O. BOX 32190 NEWARK, NJ 07102
316	7.12	C012	15D	ASSOC FOR ADVMT OF MENT HANDICAP 80 WEST GRAND ST. ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 3D				
316	7.13	C013	15D	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST. ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 3E				
316	7.14	C014	2	ASSOC FOR ADVMT OF MENTAL HANDICAP 80 WEST GRAND ST. ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 3F				
316	7.15	C015	2	ASSOC FOR ADVMT OF MENT HANDICAP 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 4C				
316	7.16	C016	2	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRANT ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 4B				
316	7.17	C017	15D	ASSOC FOR ADVMT OF MENT HANDICAP 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 4A				
316	7.18	C018	2	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 4D				
316	7.19	C019	15D	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 4E				
316	7.20	C020	15D	CREATIVE PROPERTY MANAGEMENT INC 80 WEST GRAND ST ELIZABETH, NJ 07202	132-40 E FRONT ST UNIT 4F				
316	8		4A	CASTRO CASTRO & CHAVEZ LLC 234 DIVISION ST PISCATAWAY, NJ 08854	142-44 E FRONT ST				
316	9		4A	HWANG, CHOONG Y 148-50 E FRONT ST PLAINFIELD, NJ 07061	146-52 E FRONT ST				
316	10		4A	154 E FRONT, LLC & JD 154 EFRONT, LLC P.O. BOX 32190 NEWARK, NJ 07102	154-56 E FRONT ST				
316	24		15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, N J 07061	115-37 E 2ND ST				
316	25		4A	131-145 PARK AVE LLC 977 LAKE AVE CLARK, NJ 07066	131-37 PARK AVE				
316	26		15F	CARMEN HERNANDEZ CENTER FOR LIFE IN 123 PARK AVE PLAINFIELD, NJ 07060	123-29 PARK AVE				
316	27		4A	LOS MAYAS LLC 119-21 PARK AVE PLAINFIELD, NJ 07061	119-21 PARK AVE				
316	28		4A	ARKAD COMMERCIAL HOLDINGS II LIMITED 107-17 PARK AVE PLAINFIELD, NJ 07060	107-17 PARK AVE				

UTILITY COMPANIES

American Water SSC
P.O Box 5627
Cherry Hill, NJ 08034

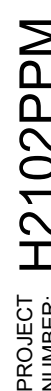
Public Service Electric & Gas Company
Manager- Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

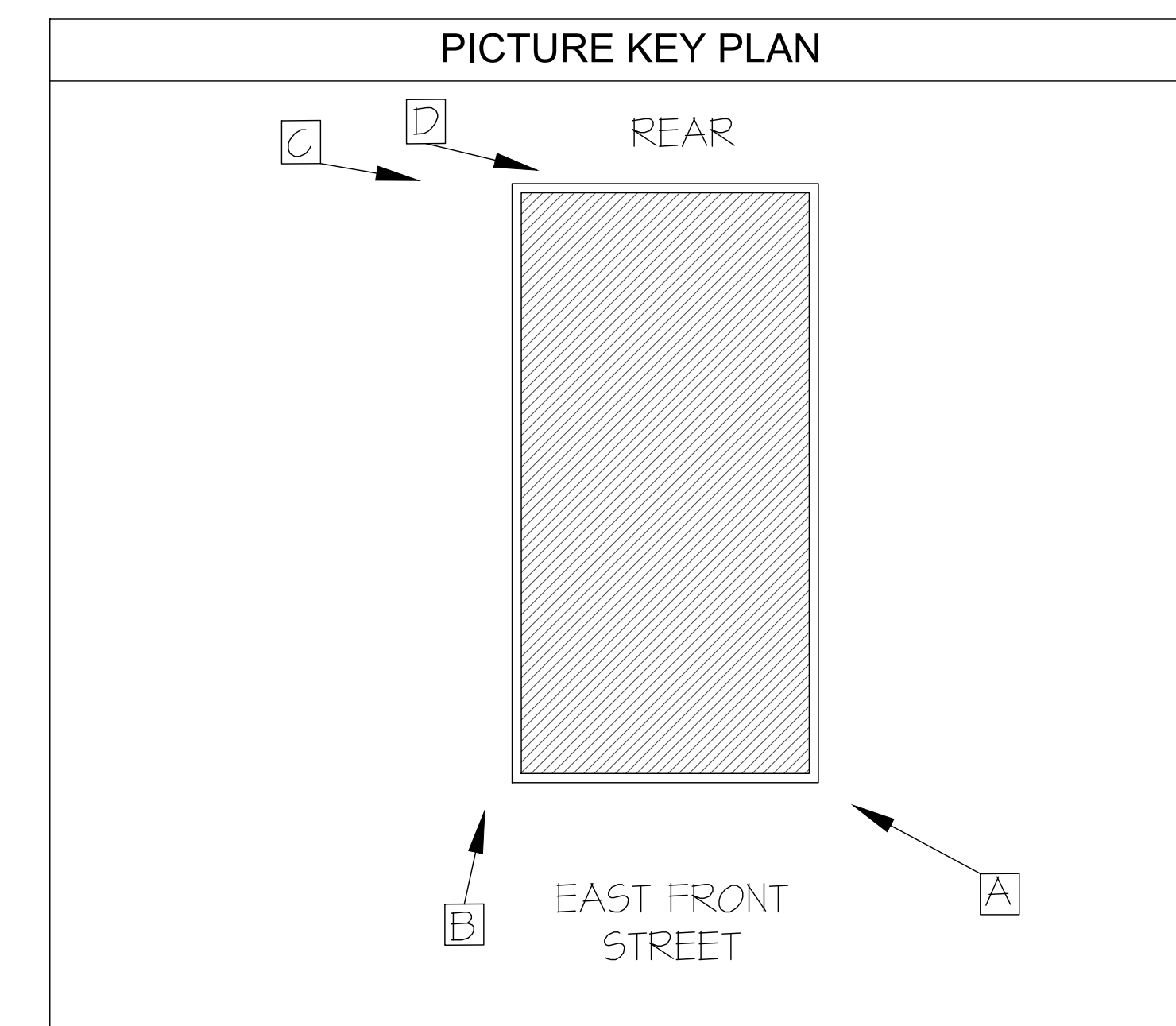
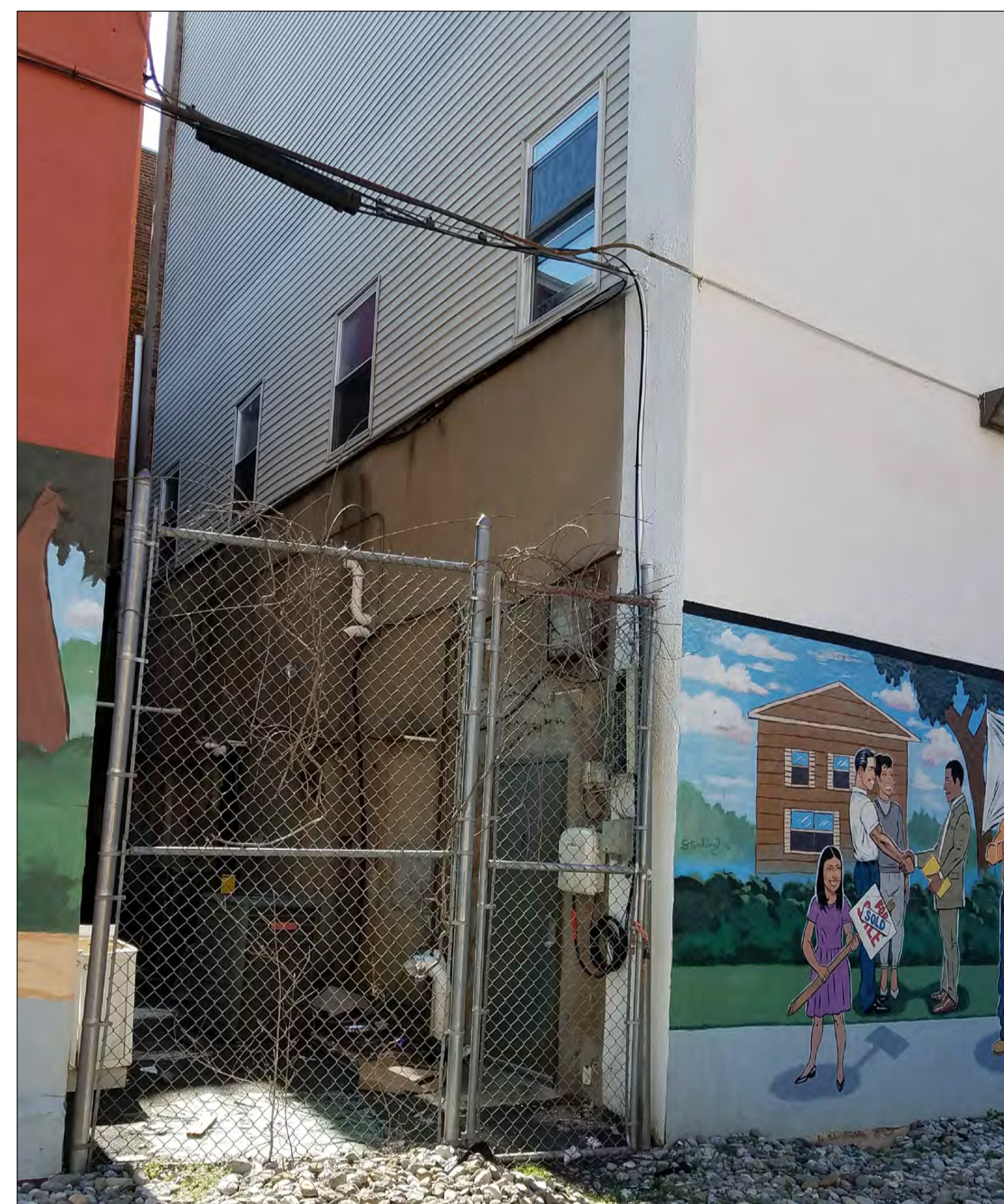
Bell Atlantic NJ
540 Broad Street
Newark, NJ 07102

Plainfield Municipal Utilities Authority
127 Roosevelt Avenue
Plainfield, NJ 07060

Comcast Cablevision
279 Amwell Rd
Hillsborough Township, NJ 08844

AT&T
2315 Salem Road
Conyers, Ga. 30013
Attn: Nancy Pence





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DESIGN, LLC
ARCHITECTURE + DESIGN

1869 LANES MILL ROAD
LAKEWOOD, NEW JERSEY 08701
PH. 732.221.3677

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AND SEALED BY THE ARCHITECT



JOSEPH FISCHER
NJ 21AI02128300

OWNER:

PARAMOUNT
PROPERTIES
112 FRONT
LLC

45 ACADEMY STREET, 5TH FL.
NEWARK, NJ 07102

PROJECT NAME:

PROPOSED
CHANGE OF USE
TO EXISTING
BUILDING

112-116 E. FRONT STREET
BLOCK 316, LOT 4
PLAINFIELD, NJ

PROJECT PHASE:

**PLANNING BOARD
SUBMISSION**

DRAWING TITLE:

SITE PHOTOS

[illegible]

DRAWN BY:	MH
CHECKED BY:	JF
SCALE:	AS NOTED
DATE:	04/29/2021
SHEET NUMBER:	

Z-1.3

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NJ 21AI02128300

45 ACADEMY STREET, 5TH FL.
NEWARK, NJ 07102

112-116 E. FRONT STREET
BLOCK 316, LOT 4
PLAINFIELD, NJ

DRAWING TITLE:
**EXISTING
FIRST FLOOR
PLAN**



NOTE:

- CCTV & EMERGENCY COMMUNICATIONS WILL BE PROVIDED IN ACCORDANCE WITH POLICE DEPT'S RECOMMENDATIONS.
- AN NFPA APPROVED SPRINKLER SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH CODE REQUIREMENTS.
- BUILDING IS TO BE WIRED FOR INTERNET/PHONE CONNECTION. SATELLITE DISHES WILL BE PROHIBITED PER LEASE AGREEMENT.

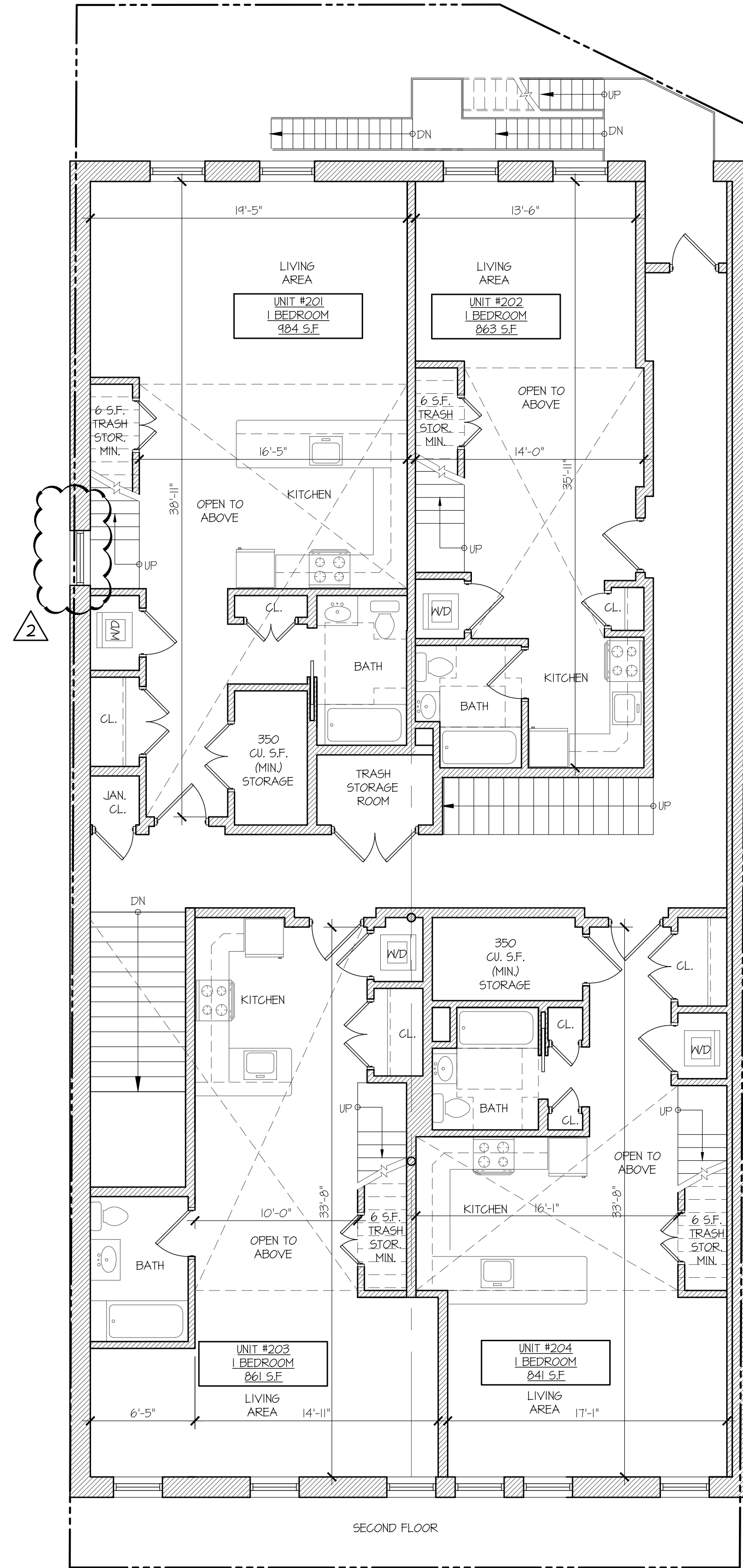
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CHECKED BY:	JF
SCALE:	AS NOTED
DATE:	04/29/202
SHEET NUMBER:	

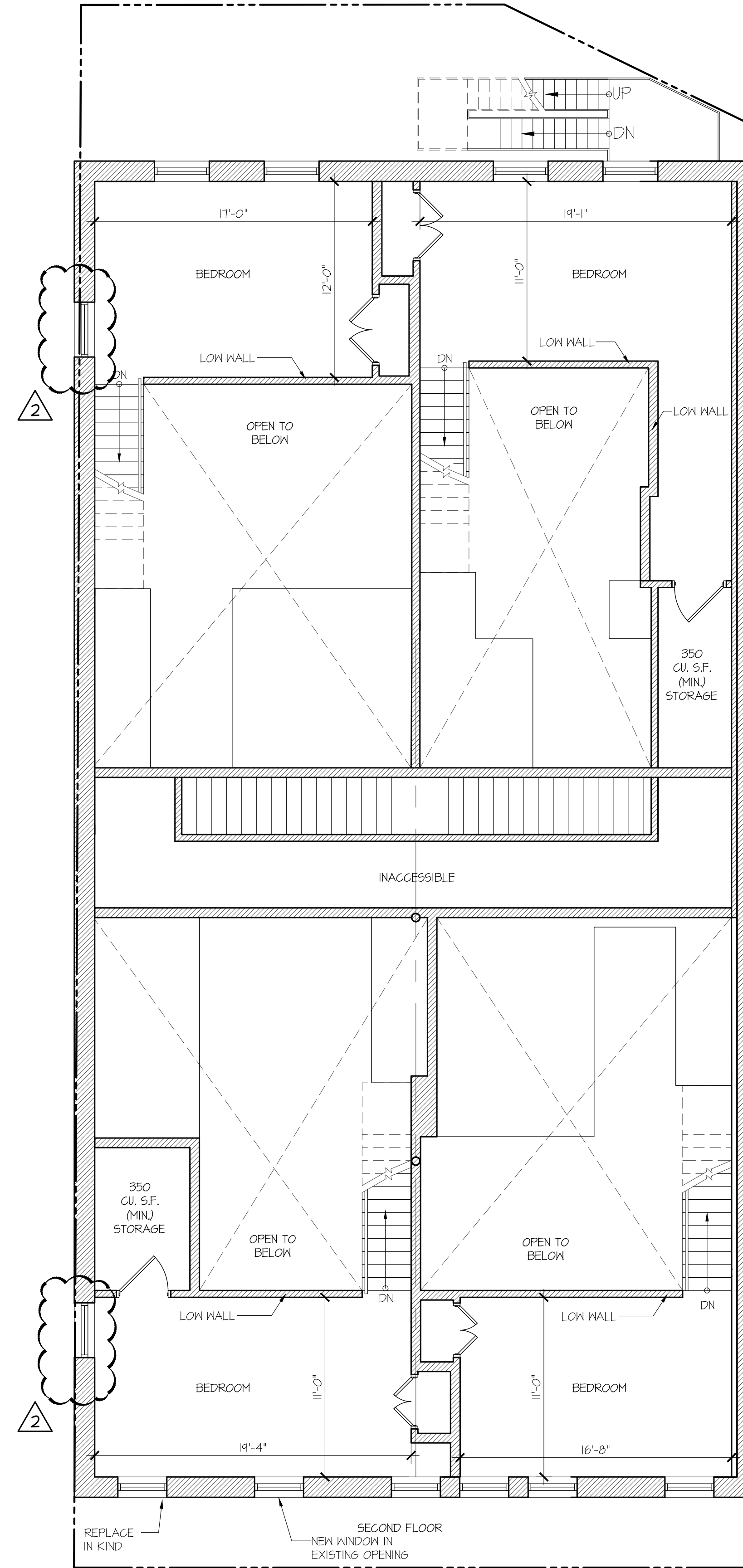
A-1.1

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PROJECT H2102BPM



2 PROPOSED SECOND FLOOR PLAN
A-1.2 SCALE: 3/16"=1'-0"



2 PROPOSED SECOND FLOOR MEZANINE PLAN
A-1.2 SCALE: 3/16"=1'-0"



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Joseph Fischer

JOSEPH FISCHER
NJ 21A102128300

OWNER:
PARAMOUNT
PROPERTIES
112 FRONT
LLC

45 ACADEMY STREET, 5TH FL.
NEWARK, NJ 07102

PROJECT NAME:
PROPOSED
CHANGE OF USE
TO EXISTING
BUILDING

112-116 E. FRONT STREET
BLOCK 316, LOT 4
PLAINFIELD, NJ

PROJECT PHASE:
PLANNING BOARD
SUBMISSION

DRAWING TITLE:
PROPOSED
SECOND FLOOR
PLAN

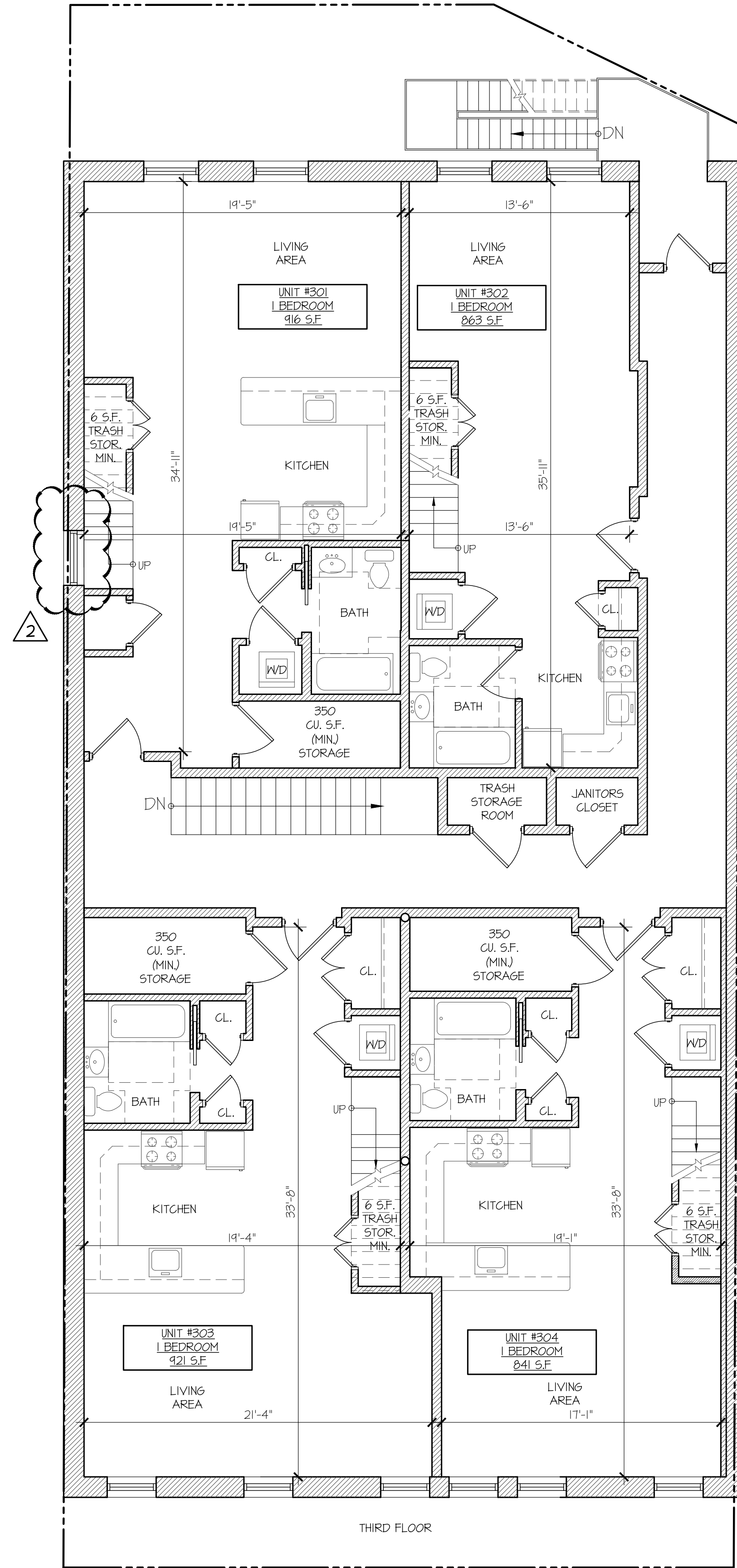
REVISIONS/SUBMISSIONS		DESCRIPTION
NO.	DATE	
1	06/18/2021	ISSUED FOR PB SUBMISSION
2	07/29/2021	REVISED PER TRC COMMENTS
3	08/25/2021	REVISED PER TRC COMMENTS
4		
5		
6		
7		
8		
9		
10		

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CHECKED BY: JF
SCALE: AS NOTED
DATE: 04/29/2021
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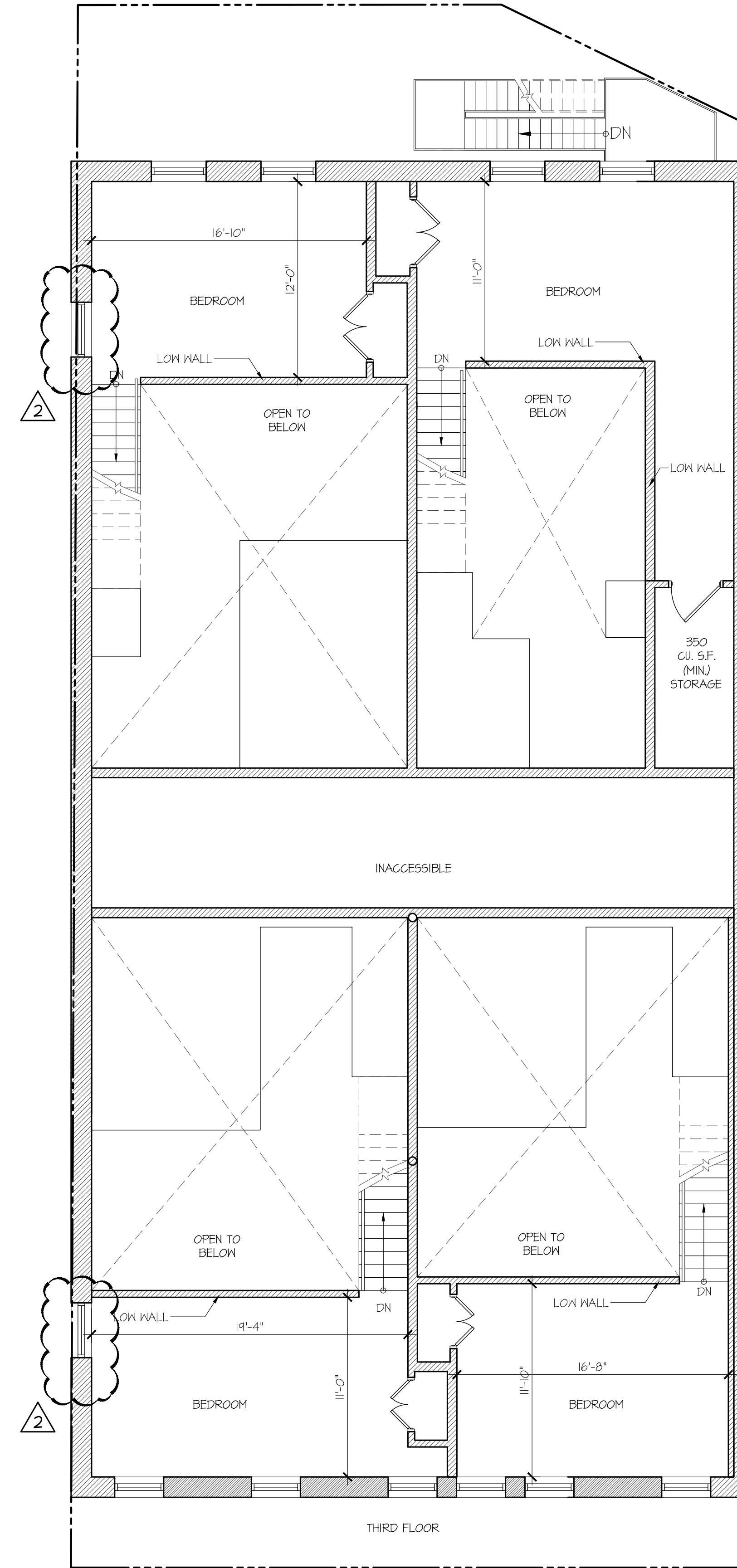
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PROJECT
NUMBER: H2102PPM



2 PROPOSED THIRD FLOOR PLAN
A-1.3 SCALE: 3/16"=1'-0"



2 PROPOSED THIRD FLOOR MEZANINE PLAN
A-1.3 SCALE: 3/16"=1'-0"



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LAKEWOOD, NEW JERSEY 08701
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JOSEPH FISCHER
NJ 21A102128300

OWNER:
**PARAMOUNT
PROPERTIES
112 FRONT
LLC**
45 ACADEMY STREET, 5TH FL.
NEWARK, NJ 07102

PROJECT NAME:
**PROPOSED
CHANGE OF USE
TO EXISTING
BUILDING**
112-116 E. FRONT STREET
BLOCK 316, LOT 4
PLAINFIELD, NJ

PROJECT PHASE:
**PLANNING BOARD
SUBMISSION**

DRAWING TITLE:
**PROPOSED
THIRD FLOOR
PLAN**

REVISIONS/SUBMISSIONS		DESCRIPTION
NO.	DATE	
1	06/18/2021	ISSUED FOR PB SUBMISSION
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A-1.3
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NJ 21AI02128300

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PROPERTIES
112 FRONT
LLC

45 ACADEMY STREET, 5TH FL.
NEWARK, NJ 07102

PROJECT NAME:
PROPOSED
CHANGE OF USE
TO EXISTING
BUILDING

12-116 E. FRONT STREET
BLOCK 316, LOT 4
PLAINFIELD, NJ

PROJECT PHASE:
PLANNING BOARD
SUBMISSION

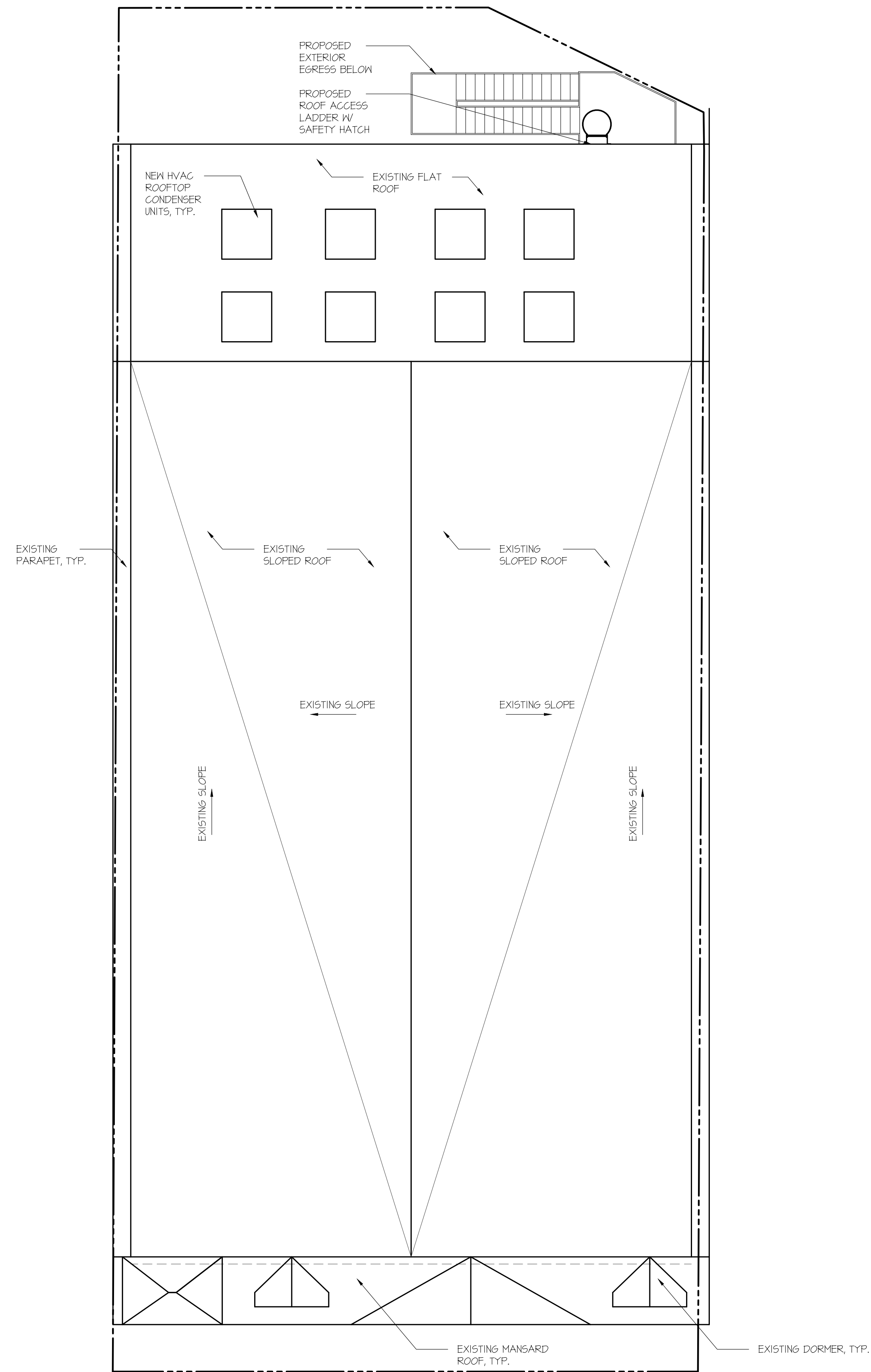
DRAWING TITLE:
EXISTING/
PROPOSED
ROOF PLAN

DRAWN BY:	MH	102PPM
CHECKED BY:	JF	
SCALE:	AS NOTED	
DATE:	04/29/2021	
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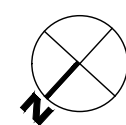
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EXIST/ PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"





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JOSEPH FISCHER
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45 ACADEMY STREET, 5TH FL.
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112-116 E. FRONT STREET
BLOCK 316, LOT 4
PLAINFIELD, NJ

DRAWING TITLE:

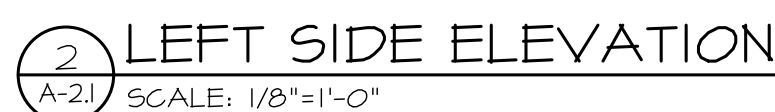
ELEVATIONS

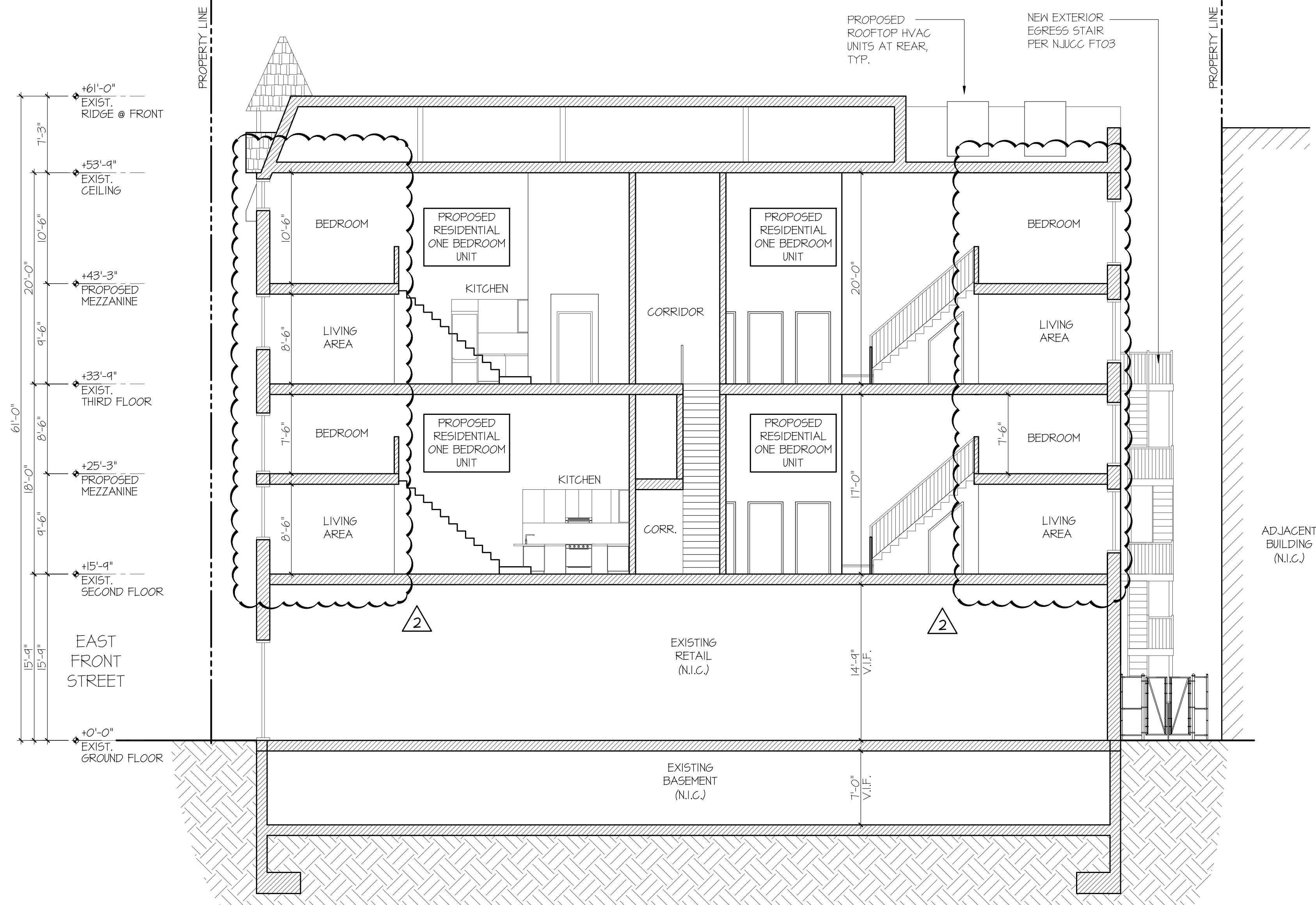
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PROJECT NUMBER: H2102PPM





1 LONGITUDINAL BUILDING SECTION
A-31 SCALE: 1/8"=1'-0"



2 3D SECTION PERSPECTIVE AT TYP. APARTMENT
A-31 SCALE: N.T.S.



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LLC

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NEWARK, NJ 07102

PROJECT NAME:
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BUILDING

112-116 E. FRONT STREET
BLOCK 316, LOT 4
PLAINFIELD, NJ

PROJECT PHASE:
PLANNING BOARD
SUBMISSION

DRAWING TITLE:

BUILDING
SECTIONS

REVISIONS/SUBMISSIONS		DESCRIPTION
NO.	DATE	
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