

Date 2/4/2020

Application # 20-SE-002

City of Lauderhill
Planning and Zoning Division
5581 West Oakland Park Blvd.
Phone (954) 730-3050
Fax (954) 730-2991

(CUST ID) Application #/ Name 20-SE-002/Discount Tire
Address 8190 W. Commercial Blvd. C/O Halle Properties, LLC
Lauderhill, FL 33351
Telephone # 480-606-6838 / Scott. Fournier

DEVELOPMENT REVIEW FEES	REVENUE ACCT	CODE	AMOUNT
SITE PLAN(\$1000 min, or \$250 per acre, to a maximum of \$5,000, whichever is greater)	001-322-061	682	
SITE PLAN MODIFICATION	001-322-061	682	\$500.00
VARIANCE FILING FEE	001-341-065	682	\$1,000.00
SIGN VARIANCE FILING FEE	001-321-032	682	\$350.00
SPECIAL EXCEPTION FEE	001-341-065	682	\$890.00
REZONING FILING FEE	001-341-065	682	\$2,000.00
ZONING CONFIRMATION(\$100 min) plus \$89.00 per each additional staff hour	001-341-065	682	
PLATTING (\$800 min, or \$150 per acre to max of \$3,000, whichever is greater)	001-322-061	682	
LAND-USE AMENDMENT(\$3,000 min, or \$500 per acre, to a maximum of \$10,000, whichever is greater)	001-322-061	682	
MODIFICATION / LANDSCAPE PLAN	001-322-061	682	\$200.00
SIGN PERMIT	001-321-032	682	
CAC REVIEW (SINGLE-FAMILY & DUPLEX)	001-322-061	682	\$20.00
CAC REVIEW (MULTI-FAMILY & NON-RESIDENTIAL)	001-222-3110	222	\$700.00
ALCOHOLIC BEVERAGE REVIEW	001-322-061	682	\$100.00
PROF. SERVICES / DESIGN REVIEW	001-222-3110	222	
TREE PRESERVATION	001-247-116	655	
TREE REMOVAL PROCESSING FEE ONLY - ADDITIONAL FEES MAY BE CHARGED BASED ON CANOPY COVERAGE.	001-247-116	655	\$50.00
OTHER			
TOTAL			<u>890.00</u>

CITY OF LAUDERHILL

RECVD BY: CLAIRE 01000405164

PAYOR: DISCOUNT FEE

TODAY'S DATE: 02/04/20

REGISTER DATE: 02/04/20 TIME: 18:00

DESCRIPTION AMOUNT

CUST ID:001-341-065

DEVELOPMENT DISCOUNT FEE \$890.00

TOTAL DUE: \$890.00

TENDERED: \$890.00

CHANGE: \$.00

CHECK : \$890.00

REF NUM 10580

H & T CONSULTANTS, INC.
Civil Engineering – Land Development

9310 Old Kings Road S, Suite 1001
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

January 8, 2020

PLANNING & ZONING DIVISION

The City of Lauderhill
Planning and Zoning Department
5581 W. Oakland Park Blvd.,
Lauderhill, FL 33313

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RECEIVED

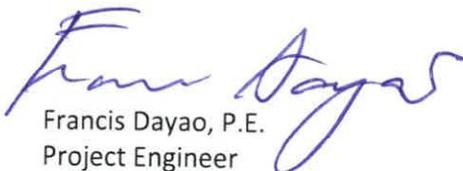
Reference: **Special Exception Use Application**
Proposed Discount Tire Store
West of 8190 W. Commercial Drive, Lauderhill, FL 33351

On behalf of Halle Properties, LLC attached is a completed Special Exception Use Application to allow an automotive service type use for a new Discount Tire store at the referenced location. The following are included with this application:

1. Completed Special Exception Use Application
2. Site Plan (2 full size copies)
3. Floor Plan (2 full size copies)
4. Inventory of Fixtures and Equipment
5. Legal Description
6. Certified Mailing List with two (2) sets of labels
7. Copy of Agreement for Sale and Purchase of Property
8. Letter from Property Owner authorizing Halle Properties, LLC
9. A check in the amount of \$890 (Special Use Application Fee of \$800 and Mailing Cost of \$90)

We sincerely hope that you find our application acceptable. If there is anything you need, please do not hesitate to contact H&T Consultants, Inc. or Halle Properties.

Thank you,



Francis Dayao, P.E.
Project Engineer

Copy to: Scott Fournier, Halle Properties, LLC
Serina Morison, Sembler Family Partnership #41 LTD



APPLICATION NUMBER
20-SEU-002

SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE /BUSINESS: Automotive Service - Automotive Tire Retail Store

Business Name: Discount Tire

Business Address: West of 8190 W. Commercial Boulevard, Lauderhill, FL 33351
Site is currently a vacant lot - commercial out parcel (Lots 24, 25 and 26)

Business Telephone Number: (480) 606-6838

Business Email: Scott.fournier@discounttire.com

APPLICANT AND CONTACT INFORMATION

Applicant Name: Halle Properties, LLC / POC: Scott Fournier, Asst. V.P. of Real Estate Development

Applicant Address: 20225 N. Scottsdale Road
Scottsdale, AZ 85255

Applicant Telephone Number: (480) 606-6838

Applicant Mobile Telephone Number _____

Applicant Email address: Scott.fournier@discounttire.com

FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD RECEIVE COPIES OF NOTICES /CORRESPONDENCE

Name: Lee Thompson, Vice President - H&T Consultants, Inc.

Address: 9310 Old Kings Road South, Suite 1001
Jacksonville, FL 32257

Telephone Number: (904) 419-1001 **Mobile** _____

Email address: handtcon@bellsouth.net

APPLICATION NUMBER

Name: Michael Marshall - Gunster Law

Address: 450 East Las Olas Boulevard, Suite 1400
Ft Lauderdale, FL 33301

Telephone Number: 1-800-330-1980 Mobile

Email address: MMarshall@gunster.com

INFORMATION ABOUT THE USE/ BUSINESS

Business Description (Please list all activities conducted at your business):

Discount Tire was founded in 1960 and has been in business for sixty years with annual sales exceeding \$5 Billion. Specialty retail sale of passenger car and light truck tires and wheels is the only business. Discount Tire does not perform any mechanical work such as brakes, shocks or batteries nor do we generate/handle any hazardous wastes such as oil or antifreeze. All work is performed indoors within the building in a safe, clean and quiet environment. Discount Tire is not in the automobile repair business. Discount Tire only sell and install automotive tires and wheels. Repair is limited to tire repair only. Tire rotation, balancing and air checks are additional services performed for free for customers.

Date the business opened or is expected to be opened: Estimated to open January 2022

The Days and Hours of operation for the business :

LIST NEXT TO EACH DAY, THE HOURS YOU WILL BE OPEN

LIST NEXT TO EACH DAY THE # OF EMPLOYEES ON DUTY

Sunday	Closed	to	-Closed-
Monday	8:00	to	6:00	8-12
Tuesday	8:00	to	6:00	8-12
Wednesday	8:00	to	6:00	8-12
Thursday	8:00	to	6:00	8-12
Friday	8:00	to	6:00	8-12
Saturday	8:00	to	5:00	8-12

How many persons will the proposed business employ?

Discount Tire expects to create ten to fifteen jobs at this location.

APPLICATION NUMBER

List the job titles and approximate salaries for the proposed employees?

Manager - \$72k, Senior Assistant - \$55k, Marketing - \$45k, Workflow - \$40k,

5-8 part-time tire technicians are also planned for this new store with salary ranging from \$10 - \$15/hr.

Square footage of building space to be occupied by the business : 9,820 sq.ft. (+/-)

INFORMATION ABOUT THE SITE

Property Owner Name: Sembler Fam Partnership #41 LTD

Property Owner Street Address: 5858 Central Avenue

City, State & Zip Code: St. Petersburg, FL 33707-1720

Telephone #: 1-800-940-6000

Email serina.morison@sembler.com

**STANDARDS FOR APPROVAL
THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY**

Describe how your business will affect the residents who live close by:

Discount Tire will offer tires and wheels for sale and installation. In addition, we do free flat repairs, air checks, tire inspections, for all customers. The residents will benefit from the free services as well as the first class operation. There will be no negative effect relating to noise as all work will be contained in the building, and no work is done outdoors. All inventory is also housed indoors including recycled tires.

Describe how this business/use will affect neighboring businesses:

Neighboring businesses will have a partner who can provide excellent tire service needs. While customers will be waiting for their service to be completed, they can shop and eat at nearby retail stores and restaurants within the commercial center.

What site characteristics make this location suitable for your use/ business:

The site is located within an existing commercial center within an existing commercial corridor. The new store will provide tire service and installation for surrounding residential/commercial areas. The site is part of a master plan and pad ready with infrastructure to support the proposed Discount Tire store. This location falls within the target market area for our strategic growth.

APPLICATION NUMBER

How will this use/ business affect the community economically?

Having a new Discount Tire store will definitely add revenue to the local economy and will provide additional employment.

We anticipate adding revenue of approximately \$3-4 million dollars of sales which will provide tax revenue.

ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES

Describe any fire hazards associated with your business:

Since we do not do oil changes or batteries, or any other mechanical services involving fluids or hazardous materials, there are very minimal issues with fire.

Describe what security measures your business will require:

During construction, the site will be fully fenced off and only authorized construction personnel will be on-site. During operation, the building will have a security system installed.

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site: None

Describe any activity in your business that will use water other than normal washing and toilet use Cleaning of service bays and landscape irrigation.

Describe any activity in your business that will utilize City park facilities: None

Describe any activity in your business that will generate noise, light or vibration:

The proposed building is a drive-thru type design in order for all work to be done indoors. Power tools needed to remove and replace wheels and tires will generate minimal noise and not expected to create nuisance outside the building. There are no other service type activities that will generate light, vibration or noise.

APPLICATION NUMBER

Describe transit, automobile or pedestrian traffic that your business will create in the area:

Additional traffic is not expected since the proposed tire retail store will be located in an existing development and part of a master development plan. Pedestrian traffic is not expected to increase either due to the nature of the business. The main driveway leading to the new tire retail store is an existing driveway for the existing commercial center.

Describe any activity in your business that will involve alcohol, music or live entertainment:

None - there are no activities that will involve alcohol, music or live entertainment.

Describe any other aspects of your business about which you feel that the reviewer should know:

Our store personnel live in the same community where they work and they try to get involve in the community through various charities, local events and organizations.

ATTACH THESE DOCUMENTS TO THIS APPLICATION

- 1. Site Plan
- 2. Floor Plan
- 3. Inventory of Fixtures and Equipment
- 4. Legal Description
- 5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
- 6. Copy of Lease (For Applicants who are renting)
- 7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own)
- 8. Letter from property owner authorizing you to apply for a special exception.

NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.

AFFIDAVIT

I, Scott M. Fournier, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: Scott M. Fournier

SIGN YOUR NAME: SM Fournier

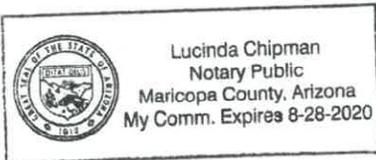
DATE: 1-7-2020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF January, 20 20, BY Scott M. Fournier, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AZ Drivers License AS IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC

SIGN: Lucinda Chipman

PRINT: Lucinda Chipman



STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES:

YOUR SUBMISSION

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.

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Fees	
Special Exception Use Application Fee.....	\$800.00
Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater).....	90.00
Criminal Background Check(for child/elder care facility, game room or convenience store) PER PERSON.....	38.50

Should you have any questions concerning this application, please call Planning and Zoning at 954-730-3050.

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least ten (10) days before the public hearing. No permit shall be required for such sign. The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3' above ground level.

POSTS shall be set a minimum of 18" below ground level.

**CITY OF LAUDERHILL
NOTICE
OF
PUBLIC HEARING**

SPECIAL EXCEPTION

DATE:

TIME:

LOCATION:

COMMISSION CHAMBERS

5581 WEST OAKLAND PK BLVD

LAUDERHILL, FLORIDA

**FOR ADDITIONAL INFORMATION
PLEASE CALL 954-730-3050**

REAL ESTATE RESEARCH SERVICES

Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800

Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205

Florida Real Estate Decisions, Inc.
1500 West Cypress Creek Road
Suite 409
Ft. Lauderdale, FL
(954) 761-9003

Florida Real Estate Decisions, Inc.
12765 W. Forest Hill Boulevard
Suite 1314
Wellington, FL
(561) 798-4423

Florida Real Estate Decisions, Inc.
16375 NE 18th Avenue
Suite 300
Miami, FL
(305) 757-6884

***The above mentioned companies have provided the required certified mailing list for previous applicants.**

This is not a recommendation just a list of companies who have provided this service in the past.

Please refer to the yellow pages for additional sources.

**SPECIAL EXCEPTION USE APPLICATION
ADDITIONAL REQUIREMENTS
FOR**

CHILD CARE/SCHOOLS

THE FOLLOWING REQUIREMENTS ARE IN ADDITION TO THOSE LISTED ON THE SPECIAL EXCEPTION USE APPLICATION. PLEASE SUBMIT THE FOLLOWING WITH YOUR APPLICATION (1 COPY ONLY):

1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1 year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease.
3. Provide evidence of a letter submitted to the Department of Public Services, Social Services Division, acknowledging your desire operate a child care facility.
4. Evidence of past job and education experience or both showing that the applicant and employees of the applicant are qualified to operate a child care facility.
5. List of all persons with a financial interest in the facility, along with affidavits from each stating whether or not that person was ever convicted of a crime. Also provide a copy of each person's driver's license and social security number.
6. The owner or operator of any child care facility shall annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
7. Demonstrate conformance with the usable indoor floor space, outdoor play area, staff-to-child ratio, and toilet and bath facility requirements in Florida Administrative Code Section 65C-22.002, as may be amended from time-to-time.
8. If transportation services are provided, the following requirements shall apply:
 - a. The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
 - b. Annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of one million dollars (\$1,000,000.00) for bodily injury and property damage. Proof of such

APPLICATION NUMBER

insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.

9. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.



January 7, 2020

The City of Lauderhill
Planning and Zoning Department
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

**Re: Authorization of Application for Special Exception
West Outparcel – Southeast corner of Commercial Blvd and NW 82nd Ave.
Commercial Boulevard Shoppes, Lauderhill, FL**

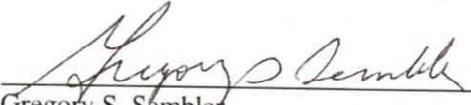
Dear Sir/Madam:

Sembler Family Partnership #41, Ltd., as owner of the above property, has entered into a purchase and sale agreement with Halle Properties, LLC, and hereby authorized Halle Properties, LLC, to apply for a special exception for its proposed use of the property.

Sincerely,

SEMBLER FAMILY PARTNERSHIP #41, LTD.

By: Sembler Retail II, Inc., its general partner

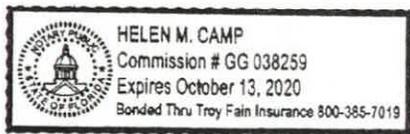


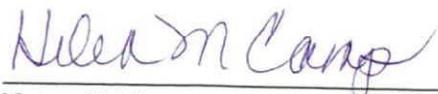
Gregory S. Sembler
President

STATE OF FLORIDA) SS:
COUNTY OF PINELLAS)

²⁰ The foregoing instrument was acknowledged before me this 8 day of January, 2019; by Gregory S. Sembler, as President of Sembler Retail II, Inc., a Florida corporation, on behalf of the corporation, as general partner of Sembler Family Partnership #41, Ltd., a Florida limited partnership.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.





Notary Public



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS STRUCTURAL, MECHANICAL,
PLUMBING, ELECTRICAL, CIVIL, SURVEYING, ARCHITECTURAL.
914 E. KATELLA AVE. ANAHEIM, CALIFORNIA 92805
P:714.385.1835 F:714.385.1834
www.peica.com

EQUIPMENT INVENTORY

Address:	W. Commercial Blvd. & N.W. 82 nd Ave.	Project:	Discount Tire
City:	Lauderhill, FL 33351	PEI Job #:	A.1912008
		Date:	01/07/2020

Item

1. (2) 12' Dia. HVLS Fans
2. (3) Air Compressors
3. (1) Tire Conveyor
4. (4) Hydraulic Lifts
5. (4) Spin Balancers
6. (4) Tire Changers
7. (1) Electrical Water Heater
8. (3) RTU Units
9. (2) Drinking Fountains
10. (3) Toilets
11. (3) Lavatories
12. (1) Mop sink
13. (1) Utility sink
14. (1) Sand Oil Interceptor

DESCRIPTION:

A portion of Lots 24, 25, 26, and 27, Commercial Boulevard Shoppes No. 1, according to the plat thereof, as recorded in Plat Book 109, Page 28, Public Records of Broward County, Florida.

Less and except that portion conveyed in Warranty Deed recorded in Official Records Book 44614, Page 1658, Public Records of Broward County, Florida.

Also less and except that portion conveyed in Special Warranty Deed recorded in Official Records Book 45496, Page 579, Public Records of Broward County, Florida.

DATE	REVISIONS

DISCOUNT TIRE
 WEST OF 8190 W COMMERCIAL BLVD
 LAUDERHILL, FL 33321

H & T CONSULTANTS, INC.
 PLANNING & ENGINEERING
 9310 OLD KINGS ROAD SOUTH, SUITE 1001
 JACKSONVILLE, FLORIDA 32257
 PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO.	
DRAWN ID	
CHECK SIGN	
DATE IAN2020	
SHEET	
SP-1	
SHEET	
OF	



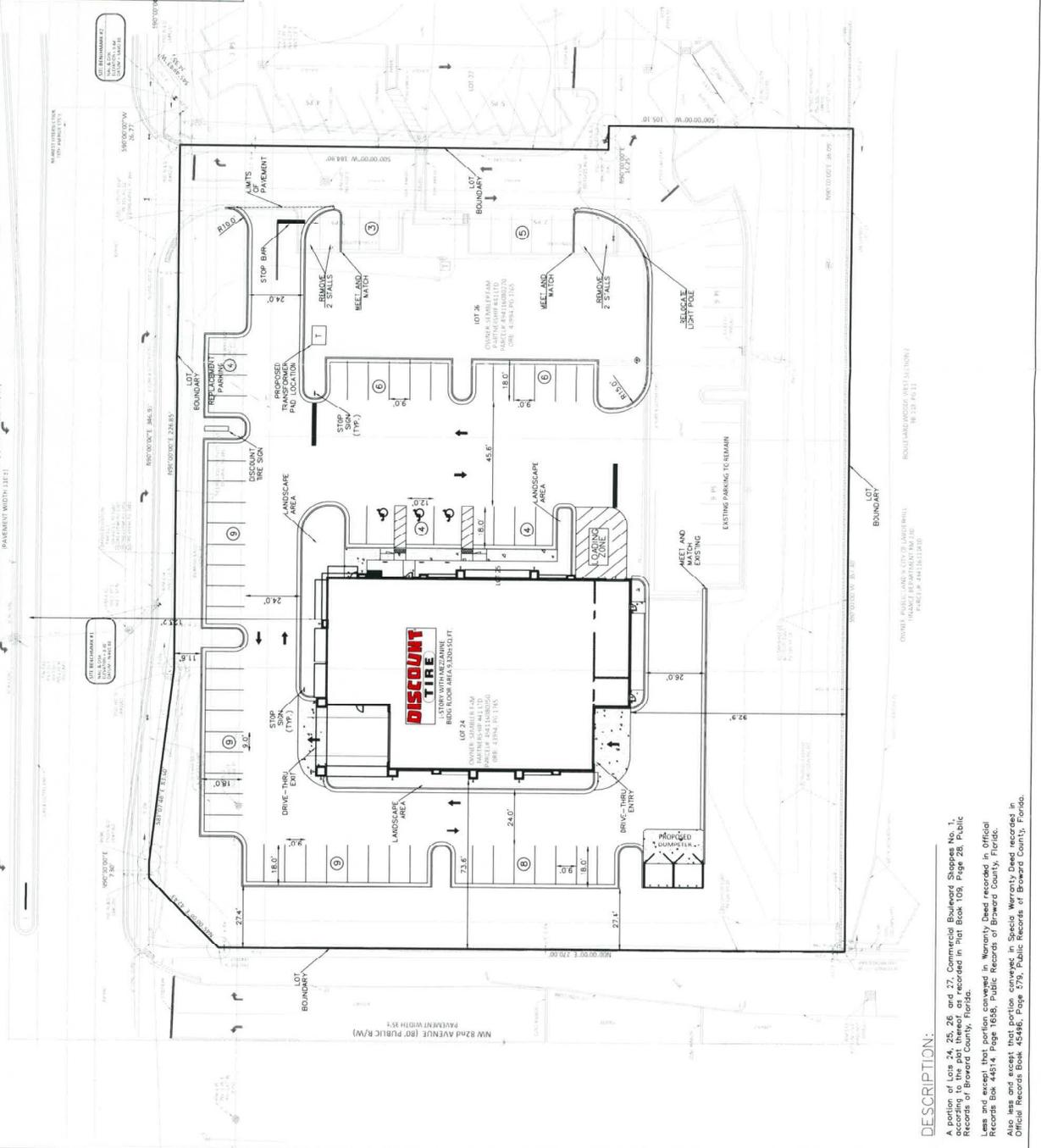
VICINITY MAP
 N.T.S.

USE	CRITERIA	REQUIRED
RETAIL	1 PER 200 SF	50
-C-E PARKING	1 87/25 STANDARD	3
	TOTAL REQUIRED	41 (2 T.C.)
	TOTAL PROVIDED	68 (3 T.C.)

ZONING: CG (GENERAL COMMERCIAL)	REQUIRED	PROVIDED
BUILDING SETBACK	153'	103.2'
FRONT (N COMMERCIAL BLVD)	153'	73.6'
SIDES (W NW 82ND AVE)	0	192.6'
REAR (S)	20'	99.9'

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (N COMMERCIAL BLVD)	5'	11.6'
SIDES (W NW 82ND AVE)	5'	27.4'
REAR (S)	0'	43.6'
SEAS (S)	0'	44.6'

CONTRACT AND OWNER:
 SHIMBER FAMILY PARTNERSHIP #41 LTD
 8190 WEST OF 8190 W COMMERCIAL BLVD
 SUITE 1001
 JACKSONVILLE, FL 32257
 TEL. NO. (904) 384-6000

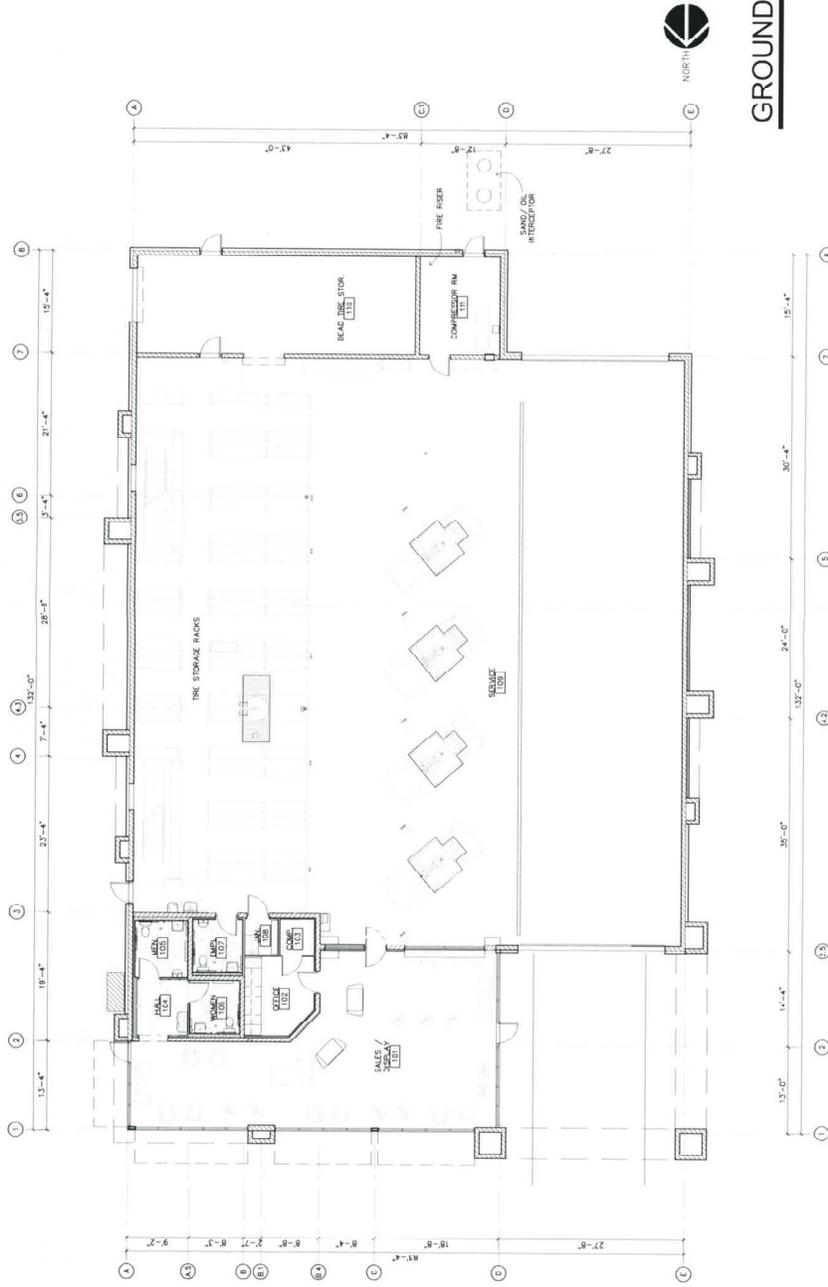


DESCRIPTION:

A portion of Lots 24, 25, 26 and 27, Commercial Boulevard Stoppage No. 1, located in the City of Jacksonville, Florida, as shown on the Official Records of Broward County, Florida.
 Plans and accept that same, recorded in County Book recorded in Official Records of Broward County, Florida, Book 44914, Page 1658, Public Records of Broward County, Florida.
 Also, less and except that portion conveyed in Special Warranty Deed recorded in Official Records of Broward County, Florida, Book 45446, Page 579, Public Records of Broward County, Florida.

BUILDING AREA CALCS

UNFINISHED FLOOR AREA	
1 ST OCCUPANCY:	
SALES DISPLAY	1,075.24 S.F.
COMPUTER	272.18 S.F.
MECH.	1,141.18 S.F.
WOMEN	94.88 S.F.
JANITOR ROOM	264.24 S.F.
2 ND OCCUPANCY:	
SERVICE	7,597.24 S.F.
COMPRESSOR ROOM	174.02 S.F.
3,206.52 SF FRET AREA (USABLE)	
TOTAL GROUND FLOOR AREA: 10,974.51 S.F. (REG. FLOOR/NET)	
MECH. FLOOR AREA	
1 ST OCCUPANCY:	
STORAGE # 1	13,325.57 S.F.
STORAGE # 2	200.14 S.F.
STORAGE # 3	4,000.00 S.F.
WALKING GRAVE	1,847.28 S.F.
2,330.95 S.F. NET AREA (USABLE)	



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

REV: DATE: 12.01.19
 JOB # A.1912008

ALT - 1L

Sheet No.

A.1



PLUMP ENGINEERING INC.
 CONSULTING ENGINEERS
 STRUCTURAL, MECHANICAL, PLUMBING
 ELECTRICAL, CIVIL, SURVEYING,
 ARCHITECTURAL
 914E W. COMMERCIAL BLVD., SUITE 100
 LAUDERHILL, FL 33304
 P: 774.385.1835 F: 774.385.5104
 www.plumpengr.com

BUILDING FLOOR PLAN
W. COMMERCIAL BLVD. & N.W. 82ND AVE.
LAUDERHILL, FL 33351

THIS PLAN IS PROPERTY OF PLUMP ENGINEERING INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUMP ENGINEERING INC. THE USER OF THIS PLAN IS ADVISED THAT THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. PLUMP ENGINEERING INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THIS DRAWING SHALL BE VOID WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER.

