

Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Seacoast Bank HQ

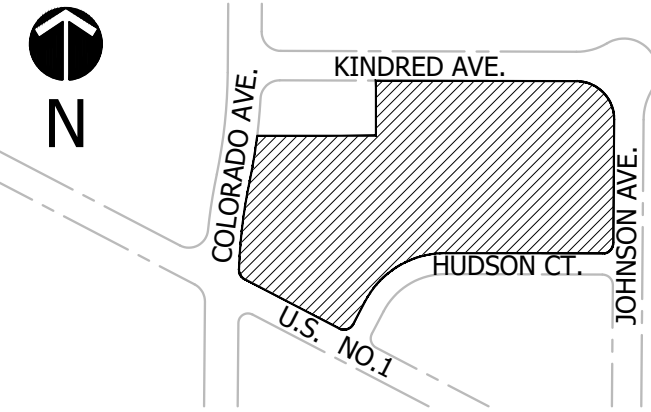
Stuart, Florida



DESIGNED	ACE/GM
DRAWN	ACE
APPROVED	DEH
JOB NUMBER	24-0426
DATE	07-03-24
REVISIONS	02-19-25
	07-01-25
	08-26-25
	SDP 02-09-26
	SDP 06-30-26

SHEET
SP_1 OF 4
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LOCATION MAP



SITE DATA

NAME OF PROJECT	SEACOAST BANK HQ
PARCEL NUMBERS	04-38-41-000-000380-6 04-38-41-018-000-00050-5
EXISTING LAND USE DESIGNATION	Downtown Redevelopment
EXISTING ZONING DISTRICT	Creek South
FEMA FLOOD ZONE	Zone X

REDEVELOPMENT AREA	4.10 AC	178,624 SF
EXISTING SITE AREA	4.02 AC	175,314 SF
TOTAL SITE AREA	8.13 AC	353,938 SF

BUILDING DATA

	HEIGHT (MAX. 45')	STORIES (MAX. 4)	1ST FLOOR SF	TOTAL SF
BANK (HEIGHT: 44')	44'	3	19,549	58,647
GARAGE (HEIGHT: 25'-31')	25'-31'	3	30,284	90,762
EXISTING BUILDING (KINDRED BLDG) (HEIGHT: 25'-44')	25'-44'	3	11,896	27,529
EXISTING DRIVE-THRU BUILDINGS (HEIGHT: +/- 15')	~15'	1	838	838

LAND USE (TOTAL SITE)	SF	AC	% SITE
BUILDING COVERAGE	62,547	1.44	17.7%
VEHICULAR USE AREA	164,966	3.79	46.6%
SIDEWALKS, PAVERS, HARDSCAPE	21,989	0.50	6.2%
OPEN/GREEN SPACE (20% REQ.)	104,436	2.40	29.5%
TOTAL	353,938	8.13	100.0%

LAND USE (REDEVELOPMENT AREA)	SF	AC	% REDEV. AREA
PROPOSED BUILDING COVERAGE	49,813	1.14	27.9%
PROPOSED VEHICULAR USE AREA	42,941	0.99	24.0%
PROPOSED SIDEWALKS, PAVERS, HARDSCAPE	17,198	0.39	9.6%
PROPOSED OPEN/GREEN SPACE (20% REQ.)	68,672	1.58	38.4%
TOTAL	178,624	4.10	100.0%

LOT COVERAGE

IMPERVIOUS AREA (TOTAL SITE)	SF	AC	% SITE
BUILDING LOT COVERAGE	62,547	1.44	17.7%
VEHICULAR USE AREA	164,966	3.79	46.6%
SIDEWALKS, PAVERS, HARDSCAPE	21,989	0.50	6.2%
TOTAL L IMPERVIOUS AREA	249,502	5.73	70.5%

PERVIOUS AREA (TOTAL SITE)			
OPEN SPACE	104,436	2.40	29.5%
TOTAL L PERVIOUS AREA	104,436	2.40	29.5%
TOTAL SITE AREA	353,938	8.13	100.0%

IMPERVIOUS AREA (REDEVELOPMENT AREA)	SF	AC	% REDEV. AREA
BUILDING LOT COVERAGE	49,813	1.14	27.9%
VEHICULAR USE AREA	42,941	0.99	24.0%
SIDEWALKS & HARDSCAPE	17,198	0.39	9.6%
TOTAL L IMPERVIOUS AREA	109,952	2.52	61.6%

PERVIOUS AREA (REDEVELOPMENT AREA)			
OPEN SPACE	68,672	1.58	38.4%
TOTAL L PERVIOUS AREA	68,672	1.58	38.4%
TOTAL REDEVELOPMENT AREA	178,624	4.10	100.0%

PARKING DATA (TOTAL SITE)

	REQ	PROV
SEACOAST BANK (1 SPACE PER 300 SF: CREEK DISTRICT CODE) (58,647/300 = 195)	195 SPACES	268 SPACES *7 SPACES = ADA

EXISTING DRIVE THRU (1 SPACE PER 300 SF: CREEK DISTRICT CODE)	3 SPACES	3 SPACES
EXISTING BUILDING TO REMAIN (1 SPACE PER 300 SF: CREEK DISTRICT CODE)	92 SPACES	217 SPACES *3 SPACES = ADA

TOTAL L PARKING SPACES	290 SPACES	488 SPACES
STRUCTURED PARKING		252 SPACES
ON-SITE SURFACE PARKING		237 SPACES
OFF-SITE STREET PARKING (NOT INCLUDED IN TOTAL)		27 SPACES

BIKE PARKING (AFFECTED AREA)

	REQUIRED	PROPOSED
TOTAL BIKE SPACES	20	20
FIRST 10 SPACES (2 RACKS)	2	2
EVERY ADDITIONAL 30 SPACES (2 RACKS)	18	18
(267-10)/30 = 8.57 8.57*2= 17.4		

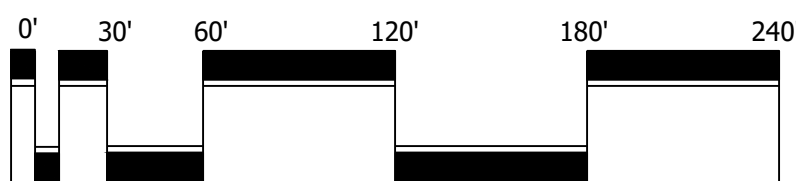
SETBACK

	REQUIRED	PROPOSED
FRONT WEST (COLORADO STREET)	0'-20'	38.8'
FRONT SOUTH (U.S. HWY 1)	20'-40'	23.3'
SIDE SOUTHEAST (HUDSON COURT)	10'	63.2'
SIDE NORTH	5'	5'

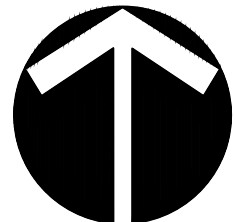
LEGEND

HC	HANDICAP	HC SIGN	ATM LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	DIRECTIONAL SIGNAGE
R	RADIUS	PARKING LIGHT	
SB	SETBACK	DECORATIVE LIGHT POLE	
SW	SIDEWALK	BOLLARD LIGHT	
TYP	TYPICAL		

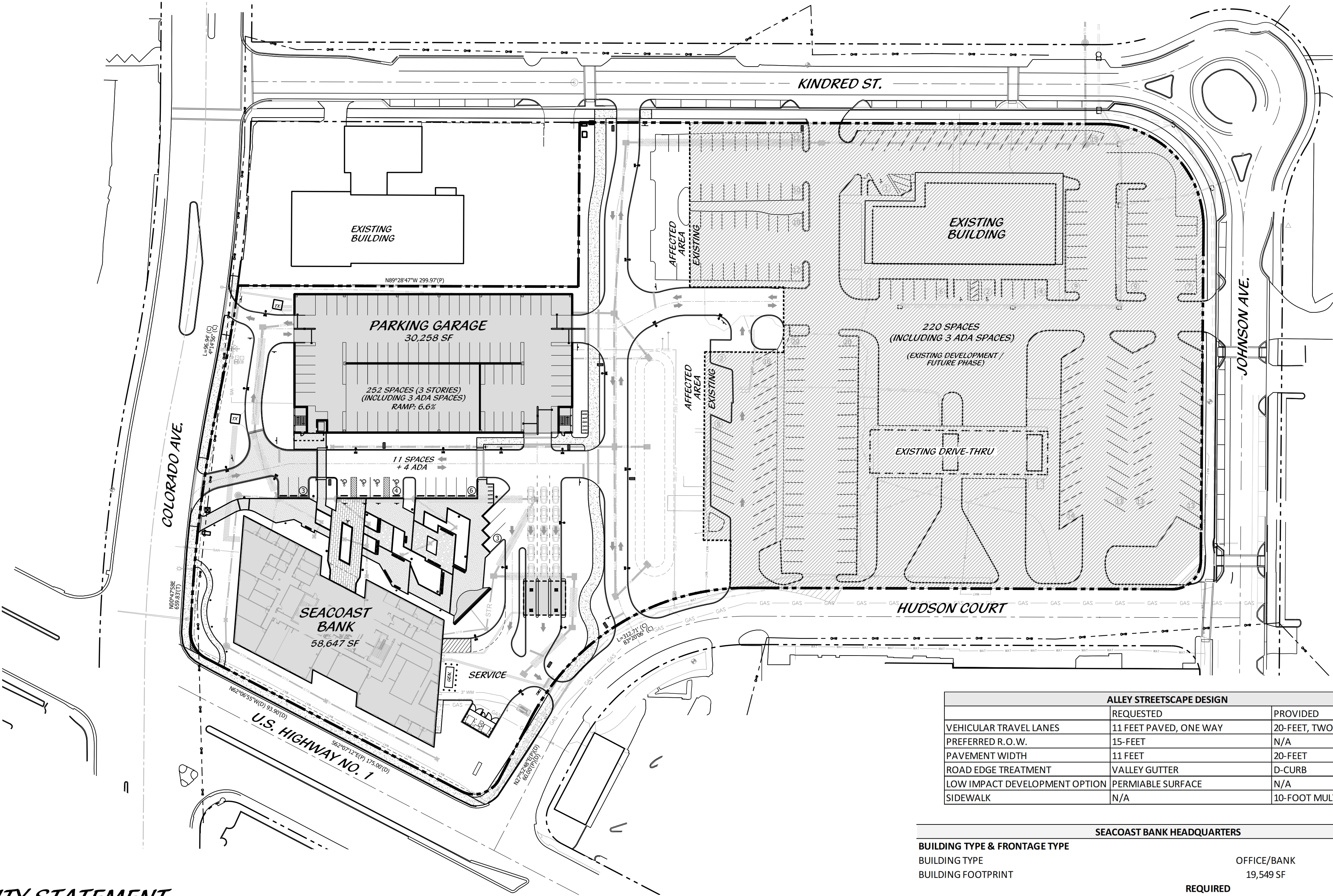
SITE PLAN



Scale: 1" = 60'



North



ALLEY STREETSCAPE DESIGN		
	REQUESTED	PROVIDED
VEHICULAR TRAVEL LANES	11 FEET PAVED, ONE WAY	20-FEET, TWO WAY
PREFERRED R.O.W.	15-FEET	N/A
PAVEMENT WIDTH	11 FEET	20-FEET
ROAD EDGE TREATMENT	VALLEY GUTTER	D-CURB
LOW IMPACT DEVELOPMENT OPTION	PERMIABLE SURFACE	N/A
SIDEWALK	N/A	10-FOOT MULTI-USE PATH

SEACOAST BANK HEADQUARTERS

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	OFFICE/BANK	
BUILDING FOOTPRINT	19,549 SF	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	12'	16'
BUILDING HEIGHT (MAX.)	4-STORIES/ 45'	3 STORIES/ 44'
FRONTAGE TYPE	FORECOURT	
FRONTAGE REGULATIONS		
DEPTH CLEAR (H)	20' MAX.	11'
WIDTH, LENGTH OF FAÇADE (K)	12' MIN, 50% OF FAÇADE MAX.	44' (22%)
FRONT DOOR	FACING PRIMARY FRONTAGE (A STREET)	FACING INTERIOR
FAÇADE TRANSPARENCY (%)	1ST FLOOR 40% MIN. 2ND FLOOR 15% MIN.	>40% >15%
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	60%	67% (US-1)
FRONT BUILD-TO-ZONE	0' MIN., 20' MAX.	38.8' (COLORADO AVE.)
FRONT BUILD-TO-ZONE (US-1)	20' MIN. 40' MAX.	23.3' (US-1)
SIDE AT STREET MIN.	10' MIN.	63.2'
SIDE AT PROPERTY LINE SETBACK	0' OR 5'+	5'
REAR YARD SETBACK	0' OR 10'	NA

DRAINAGE STATEMENT

STORMWATER FOR THE PROPOSED SEACOAST BANK HEADQUARTERS SITE WILL BE COLLECTED VIA A SYSTEM OF INLETS AND CULVERTS AND WILL BE ROUTED TO A PROPOSED ON-SITE EXFILTRATION SYSTEM. THE EXFILTRATION SYSTEM WILL PROVIDE THE REQUIRED WATER QUALITY TREATMENT/NUTRIENT REDUCTION AS WELL AS PRE- VS. POST-DEVELOPMENT DISCHARGE ATTENUATION BEFORE ULTIMATELY DISCHARGING INTO FRAZIER CREEK VIA THE EXISTING BRUNER POND STORMWATER TREATMENT AREA. ALL CALCULATIONS WILL BE PERFORMED PER CITY OF STUART AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA. THE PROPOSED SITE'S PAVEMENT, PERIMETER BERM, AND FINISHED FLOOR ELEVATIONS WILL BE SET AT OR ABOVE THE 5-YEAR / 1-DAY, 25-YEAR / 3-DAY, AND 100-YEAR / 3-DAY (ZERO DISCHARGE) STORM EVENTS, RESPECTIVELY.

PROJECT TEAM

OWNER/CLIENT: SEACOAST BANK 815 S COLORADO AVE, STUART, FL 34994	ARCHITECT: BAKER BARRIOS ARCHITECTS 189 S ORANGE AVE SUITE 1700 ORLANDO, FL 32801 407.926.3000	SURVEYOR: EDC 10250 SW VILLAGE PARKWAY SUITE 201, PORT SAINT LUCIE, FL 34987 772.462.2455
OWNER'S REPRESENTATIVE: TAMBONE COMPANIES 3710 BUCKEYE ST #100, PALM BEACH GARDENS, FL 33410	ENGINEER: CAPTEC ENGINEERING 301 NW FLAGLER AVE SUITE 201 STUART, FL 34994 772.692.4344	TRAFFIC ENGINEER: MACKENZIE ENGINEERING & PLANNING 1172 SW 30TH ST, PALM CITY, FL 34990 772.286.8030
PLANNER / LANDSCAPE ARCHITECT: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336		

UTILITY STATEMENT

SEACOAST BANK'S CORPORATE HEADQUARTERS BUILDING IS LOCATED AT THE NE CORNER OF US NO 1 AND COLORADO AVENUE. THE OVERALL SITE IS BOUNDED BY COLORADO AVENUE ON THE WEST SIDE, US NO 1 ON THE SOUTH SIDE, HUDSON COURT AND JOHNSON AVENUE ON THE EAST SIDE, AND KINDRED STREET ON THE NORTH SIDE.

CITY OF STUART WATER LINES PROVIDE SERVICE TO THE FIRE HYDRANTS SURROUNDING THE SITE BOTH ON-SITE AND OFF-SITE.

POTABLE WATER AND FIRE PROTECTION SERVICES TO THE EXISTING BUILDING ARE PROVIDED VIA CONNECTION TO THE EXISTING WATER MAIN ON HUDSON COURT. THE PROPOSED BUILDING WILL ALSO CONNECT TO THIS MAIN FOR POTABLE WATER AND FIRE PROTECTION SERVICES.

WATER FOR FIRE PROTECTION SERVICES TO THE PROPOSED PARKING GARAGE WILL BE VIA CONNECTION TO THE EXISTING WATER MAIN ON HUDSON COURT.

SURVEYOR'S LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOTS 5 THROUGH 15 (INCLUSIVE) AND LOTS 32 THROUGH 36 (INCLUSIVE) OF THE PLAT OF "THE SEVENIEM ADDITION" AS RECORDED IN PLAT BOOK 3, PAGE 140 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH THAT ADJACENT UNPLATTED PORTION OF THE SOUTH THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING EAST OF COLORADO AVENUE, WEST OF JOHNSON AVENUE, NORTH OF HUDSON COURT, AND NORTH OF U.S. HIGHWAY NUMBER 1, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE NORTH 00°27'35" EAST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 659.43 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTH 175.00 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°49'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 49.83 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH THE EASTERLY LIMITS OF COLORADO AVENUE (AN EIGHTY-FOOT-WIDE RIGHT-OF-WAY ACCORDING TO SAID PLAT OF THE SEVENIEM ADDITION) AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°49'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 300.11 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF THE SEVENIEM ADDITION PLAT; THENCE NORTH 00°27'35" EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 145.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KINDRED STREET (A SEVENTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PLATTED AS KINDRED AVENUE, AS RECORDED IN SAID PLAT OF THE SEVENIEM ADDITION); THENCE SOUTH 89°49'10" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KINDRED STREET (ALSO BEING THE NORTH LINE OF LOTS 5 THROUGH 14, INCLUSIVE, OF SAID PLAT OF THE SEVENIEM ADDITION), A DISTANCE OF 460.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.43 FEET, SAID CURVE BEING THE NORTHERLY LIMITS OF LOTS 14 AND 15 OF SAID PLAT OF THE SEVENIEM ADDITION; THENCE

IRRIGATION FOR THE SITE IS PROVIDED VIA CONNECTION TO THE CITY OF STUART'S EXISTING IQ WATER MAIN WITH THE COLORADO AVENUE RIGHT-OF-WAY. THE PROPOSED PROJECT WILL CONTINUE TO USE THE EXISTING IQ WATER MAIN FOR IRRIGATION.

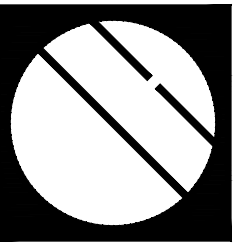
SANITARY SEWER SERVICE TO THE EXISTING SEACOAST BANK BUILDING IS PROVIDED BY AN 8" SEWER MAIN IN HUDSON COURT. THE PROPOSED BUILDING WILL UTILIZE AN EXISTING SANITARY SEWER LINE ON COLORADO AVENUE.

THE SANITARY SEWER FOR THIS SITE IS SERVED BY THE LIFT STATION AT THE NE CORNER OF COLORADO AVENUE AND KINDRED STREET. WE UNDERSTAND THAT THIS LIFT STATION HAS THE CAPACITY FOR THIS PROJECT AND NO FURTHER IMPROVEMENTS TO THE LIFT STATION ARE NEEDED. THE PROPOSED PARKING GARAGE SHOULD NOT REQUIRE SANITARY SEWER SERVICE.

FPL POWER, AND COMCAST AND ATT'S COMMUNICATION SERVICES LIE WITHIN THE COLORADO AVENUE RIGHT-OF-WAY AND WILL PROVIDE SERVICE TO THE SITE.

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°17'20", AN ARC DISTANCE OF 142.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°28'10" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF JOHNSON AVENUE (A SEVENTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN SAID PLAT OF THE SEVENIEM ADDITION), A DISTANCE OF 294.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°42'40", AN ARC DISTANCE OF 39.14 FEET TO A POINT OF TANGENT INTERSECTION WITH THE NORTH LINE OF HUDSON COURT (A FIFTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN SAID PLAT OF THE SEVENIEM ADDITION); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HUDSON COURT THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 89°49'10" WEST, A DISTANCE 374.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 215.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'25", AN ARC DISTANCE OF 235.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27°32'25" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 62°27'35" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 1 (A ONE-HUNDRED-FOOT-WIDE RIGHT-OF-WAY, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89010-2501), A DISTANCE OF 253.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°25'15", AN ARC DISTANCE OF 28.11 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,227.17 FEET, SAID CURVE ALSO BEING THE AFOREMENTIONED EASTERLY LIMITS OF COLORADO AVENUE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°53'55", AN ARC DISTANCE OF 212.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,307.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°14'56", AN ARC DISTANCE OF 96.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.125 ACRES, MORE OR LESS.



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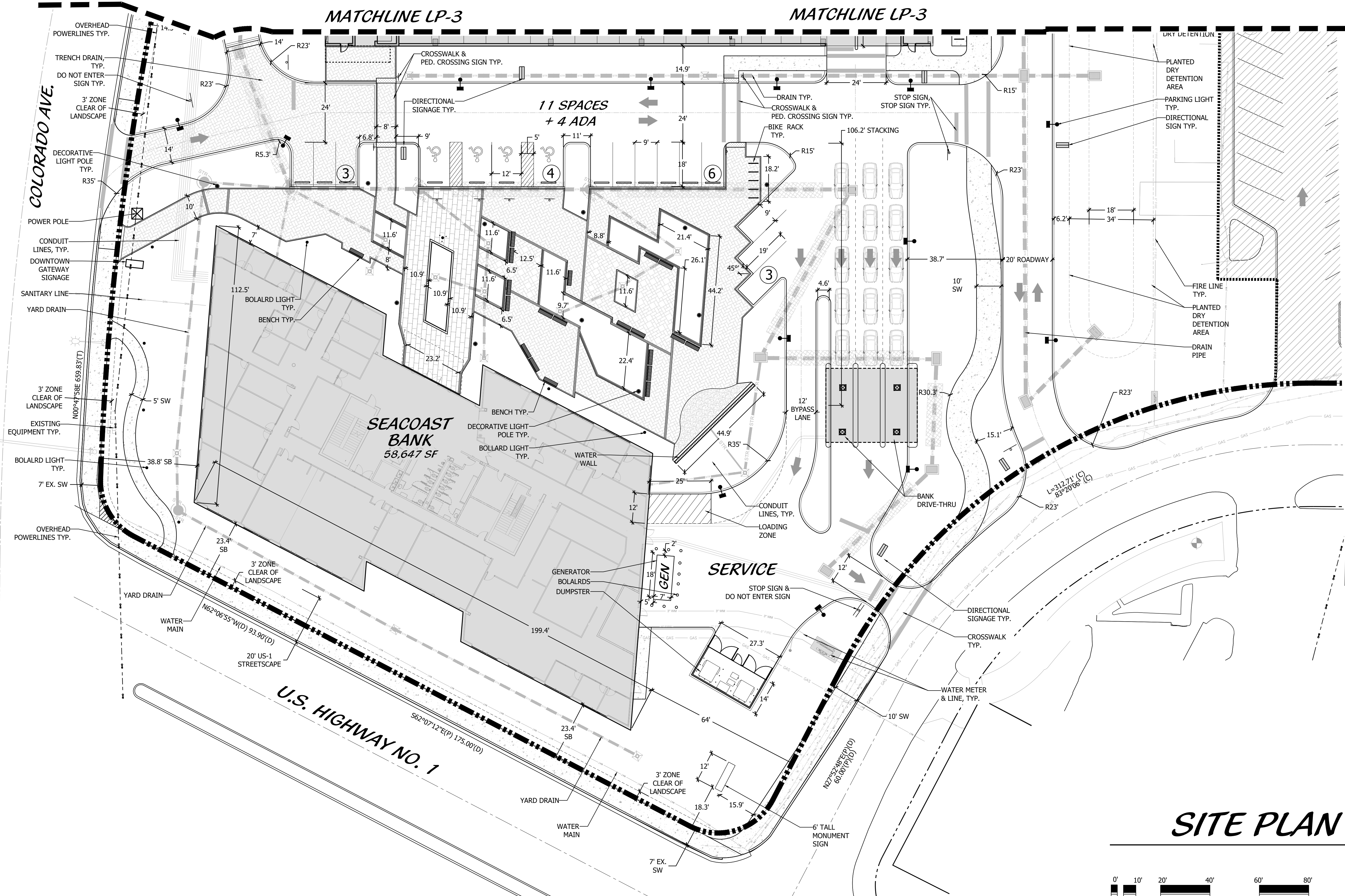
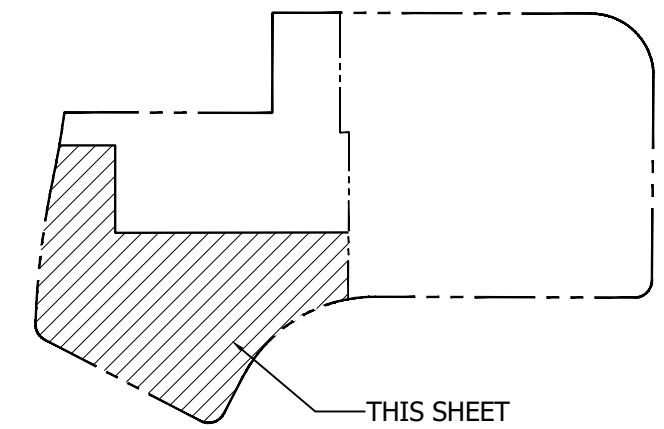
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SP_2 OF 4

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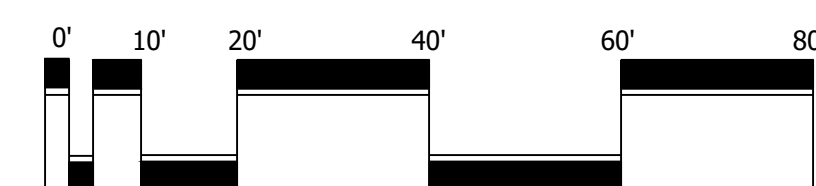
LEGEND

HC	HANDICAP	HC SIGN	ATM LIGHT
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R	RADIUS	PARKING LIGHT	
SB	SETBACK	DECORATIVE LIGHT POLE	
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TYP	TYPICAL		

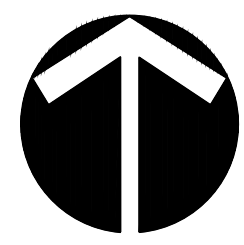
KEY MAP



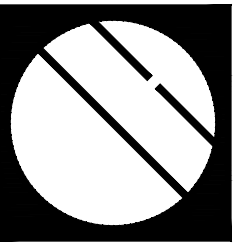
SITE PLAN



Scale: 1" = 20'



North



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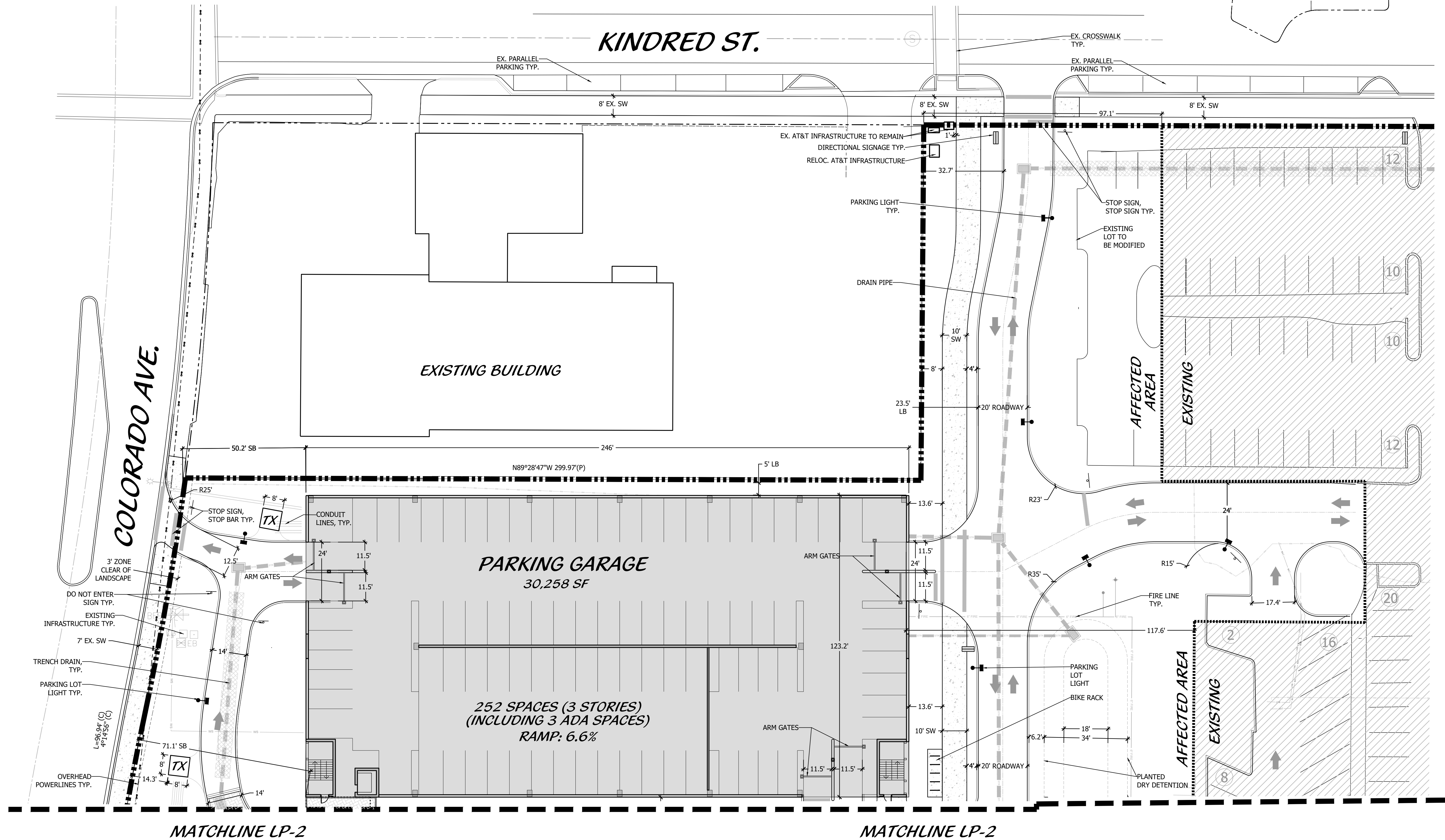
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SHEET
SP_3 OF 4

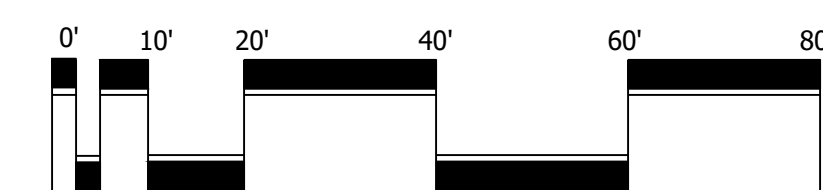
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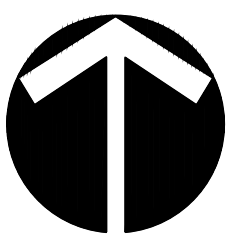
LEGEND

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SW	SIDEWALK	BOLLARD LIGHT	
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SITE PLAN

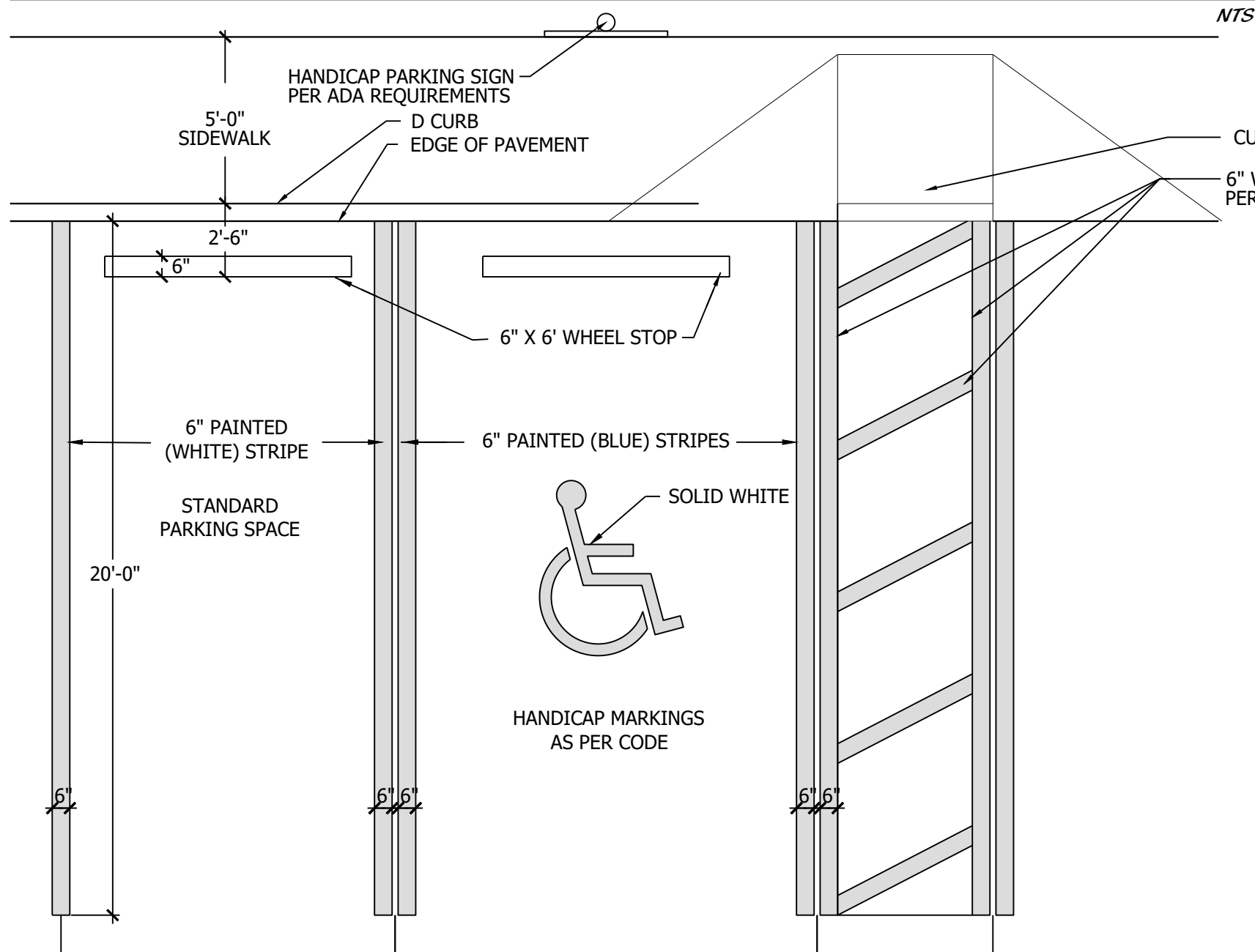


Scale: 1" = 20'

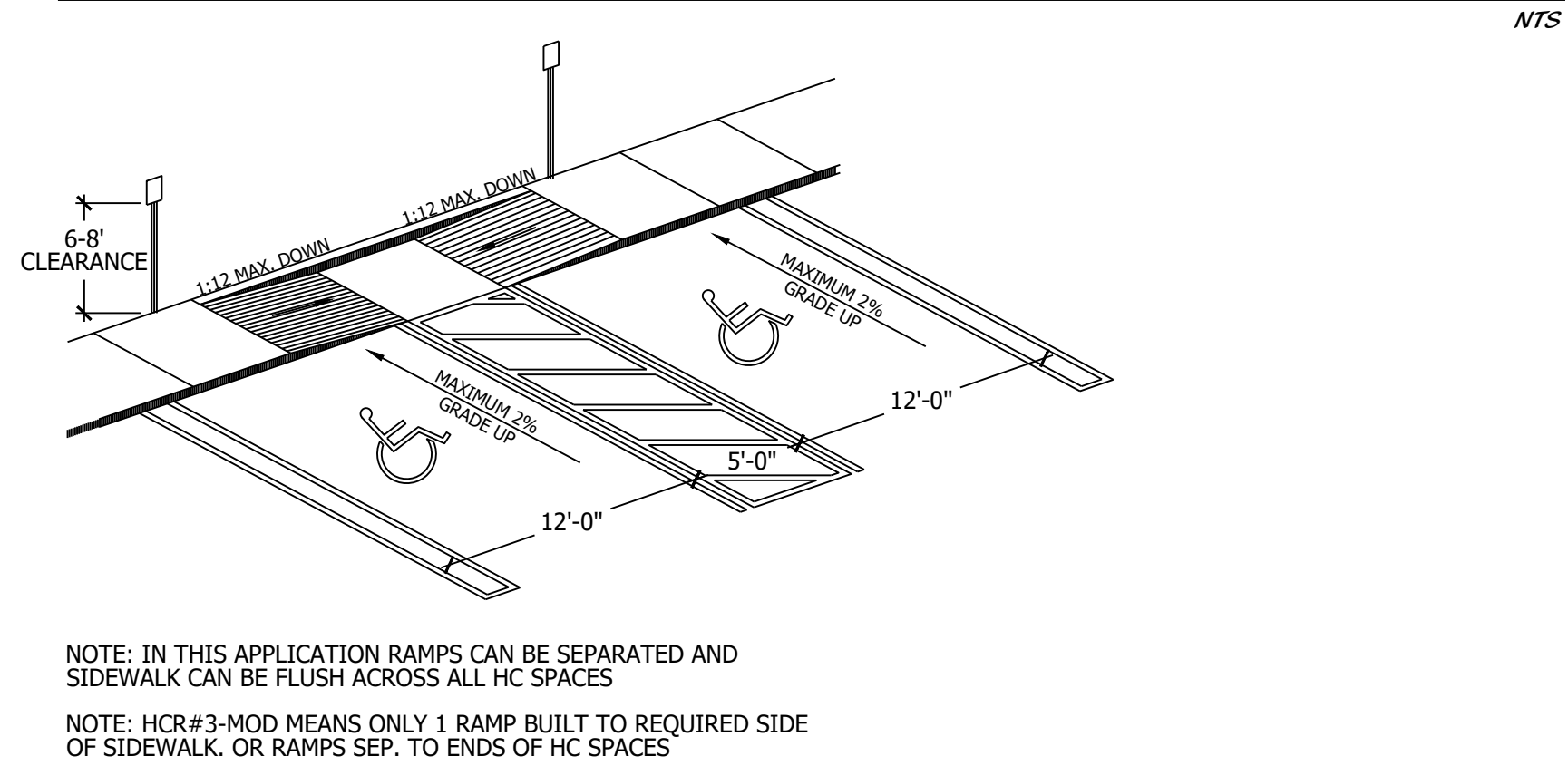


North

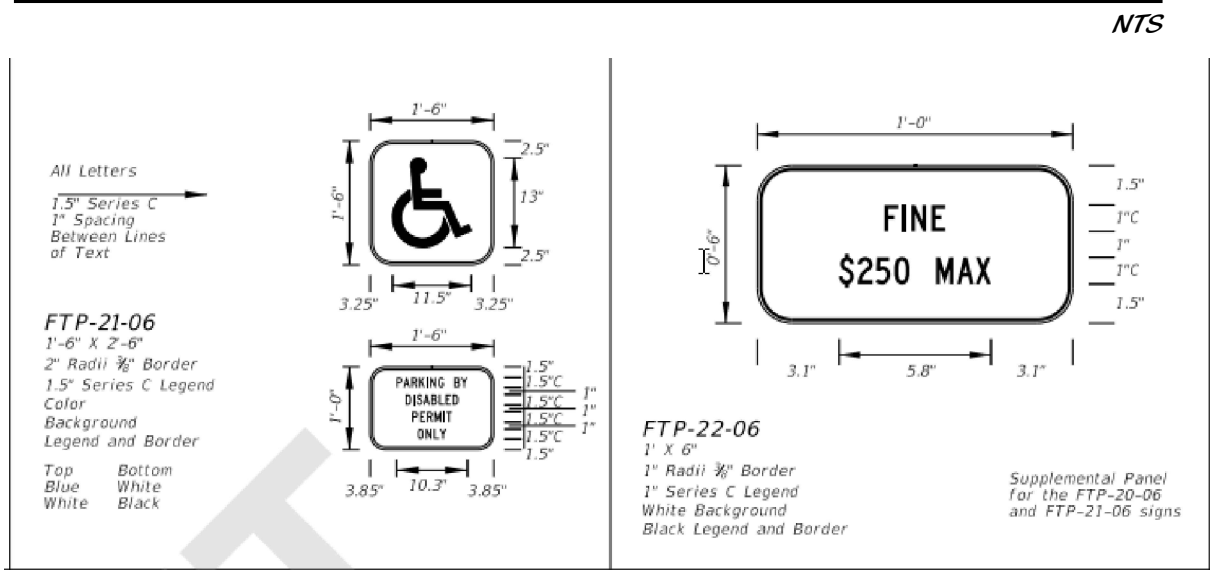
TYPICAL GUEST AND HANDICAP PARKING DETAIL



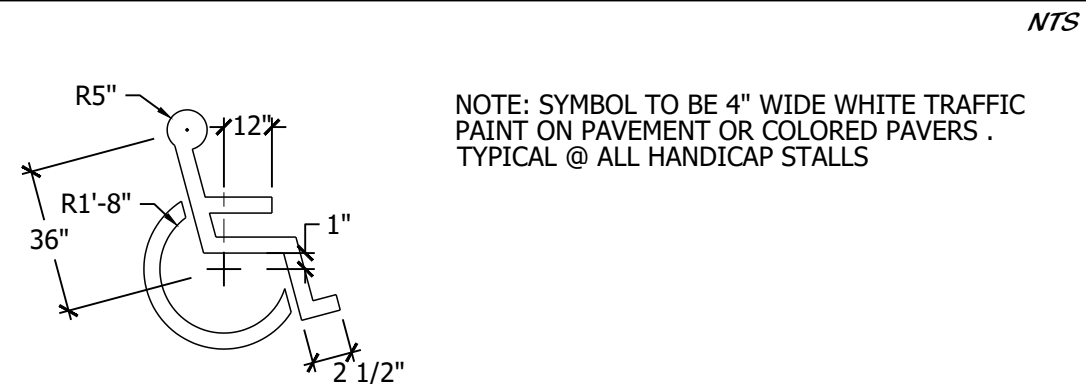
HANDICAP RAMP DETAIL



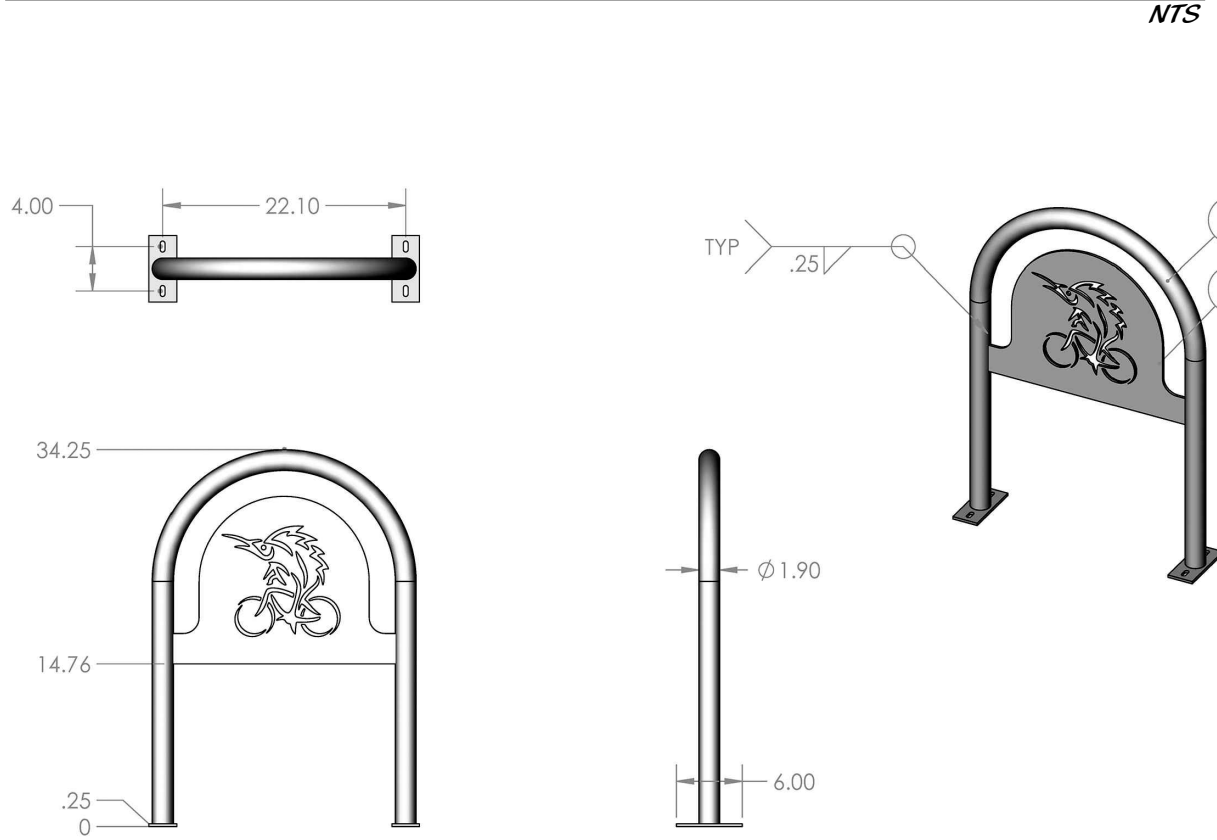
HANDICAP SIGN DETAIL



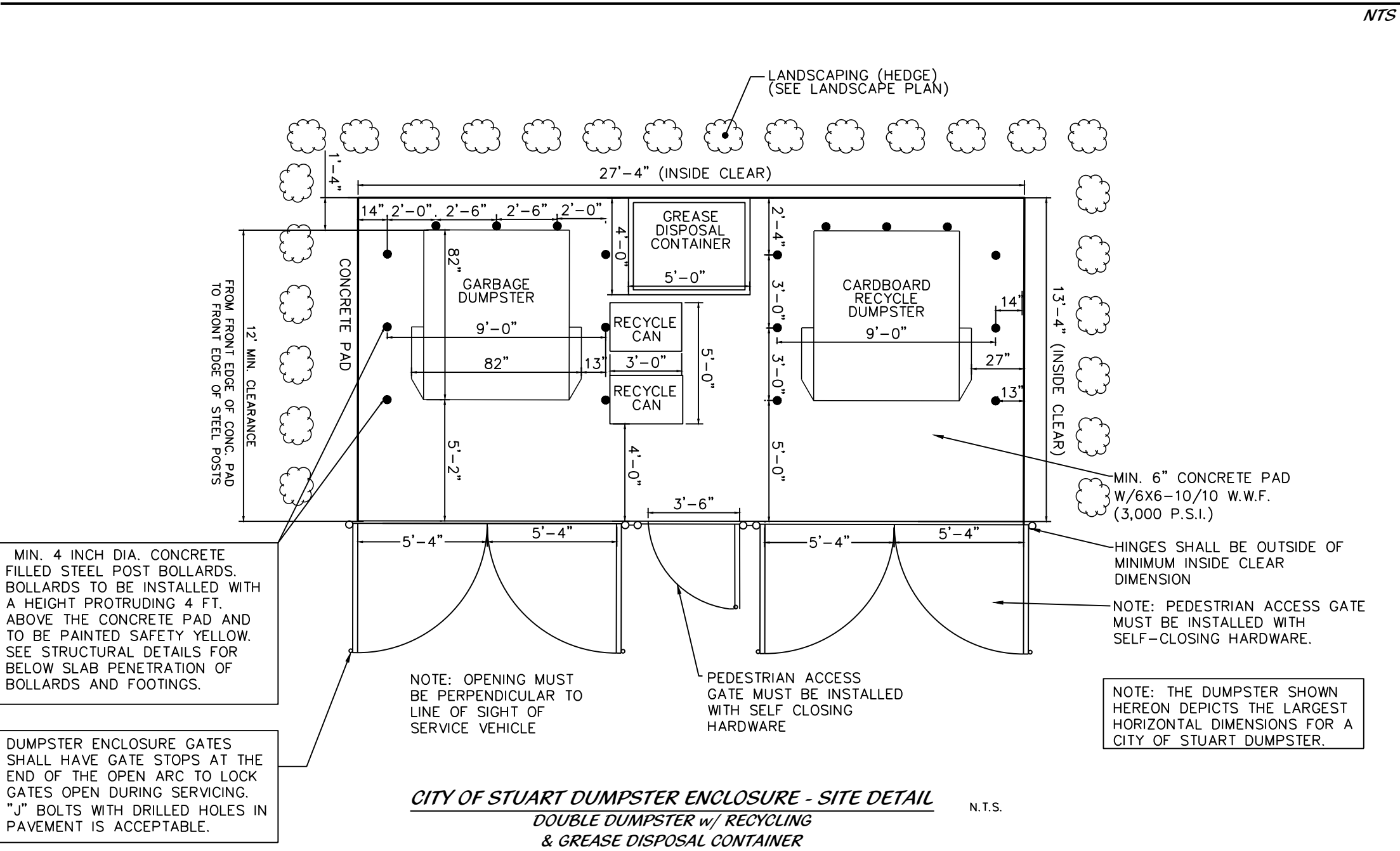
HANDICAP SYMBOL DETAIL



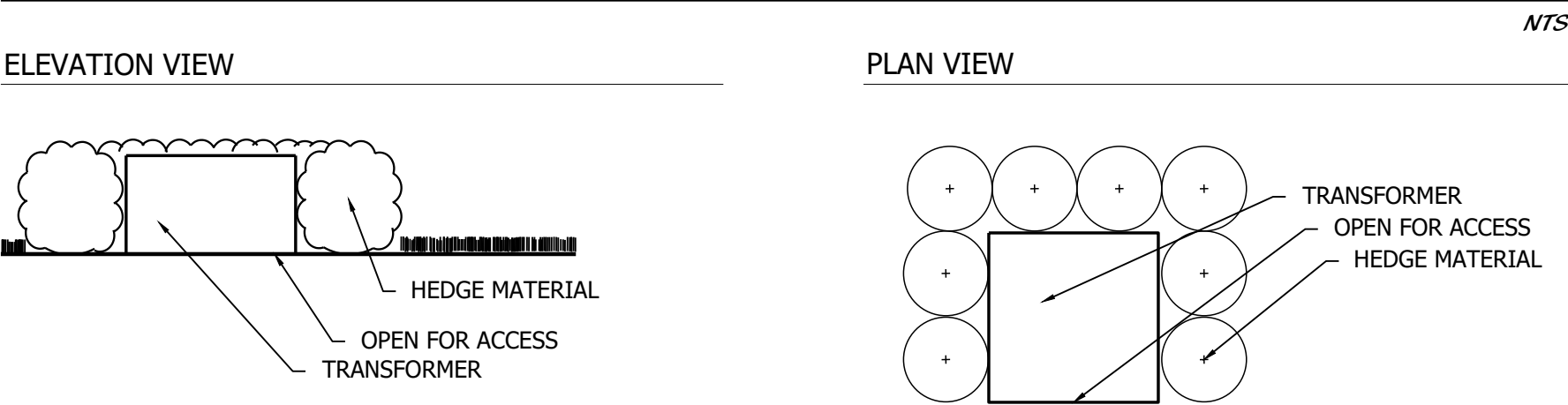
BIKE RACK DETAIL



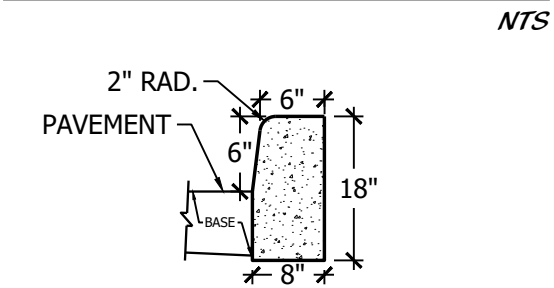
DUMPSTER DETAIL



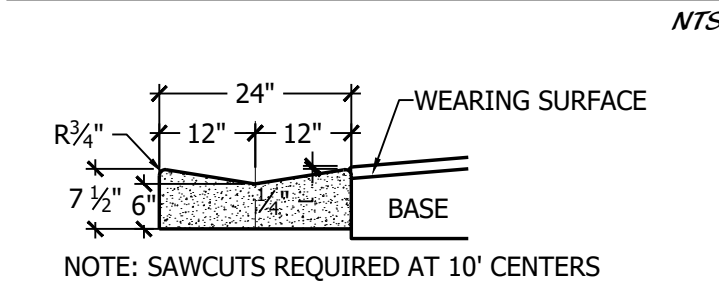
TRANSFORMER DETAIL



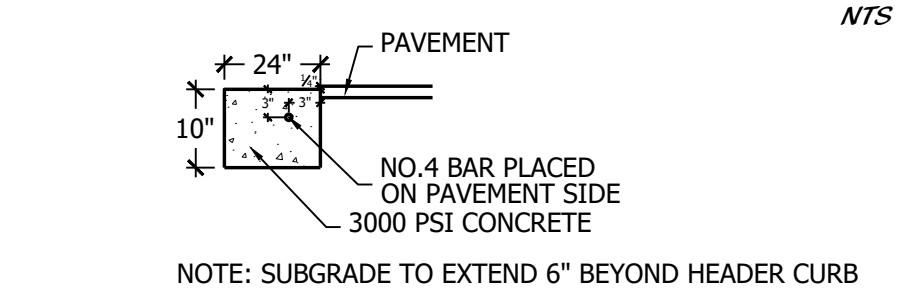
D CURB DETAIL



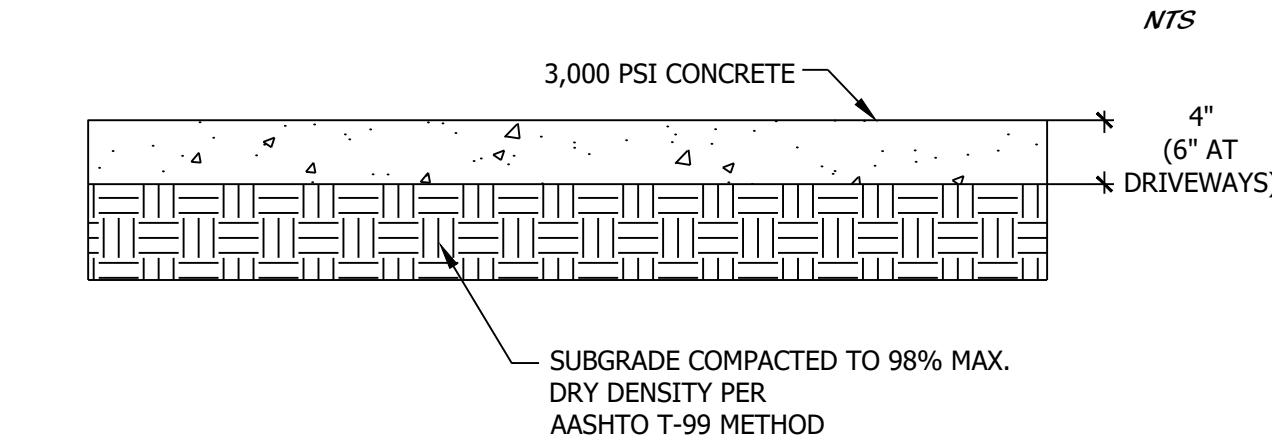
VALLEY CURB DETAIL



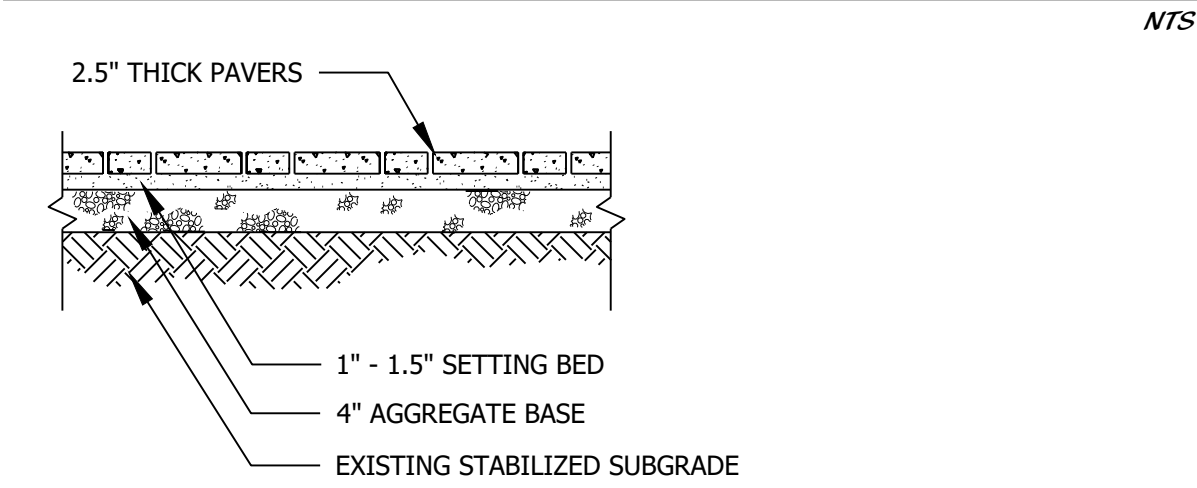
HEADER CURB DETAIL



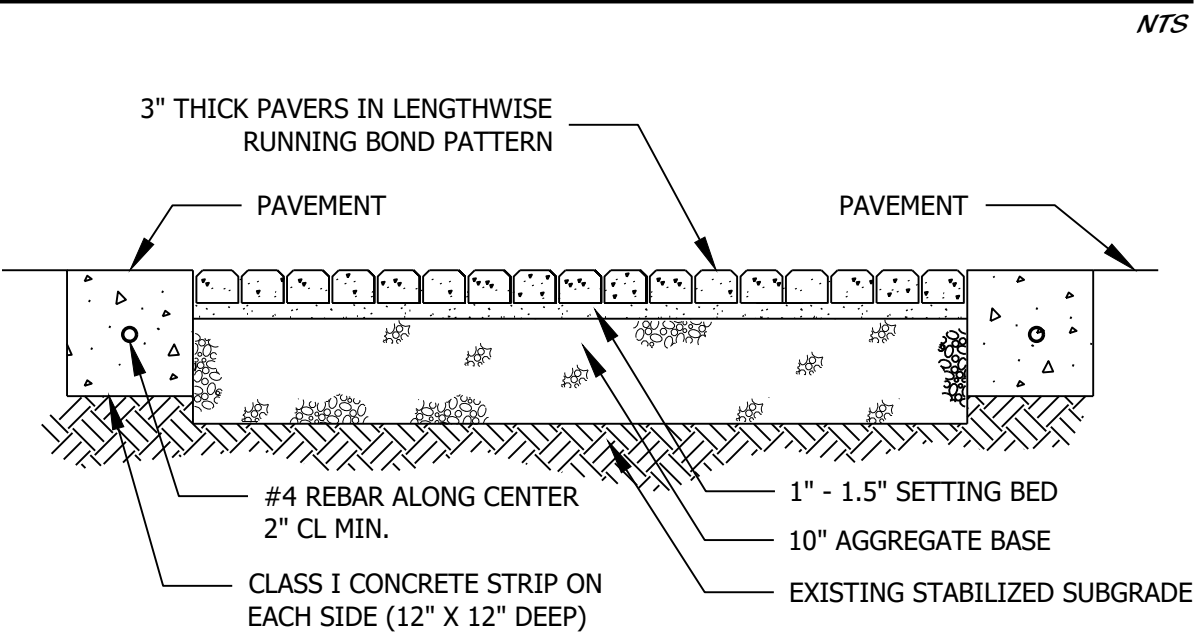
SIDEWALK DETAIL



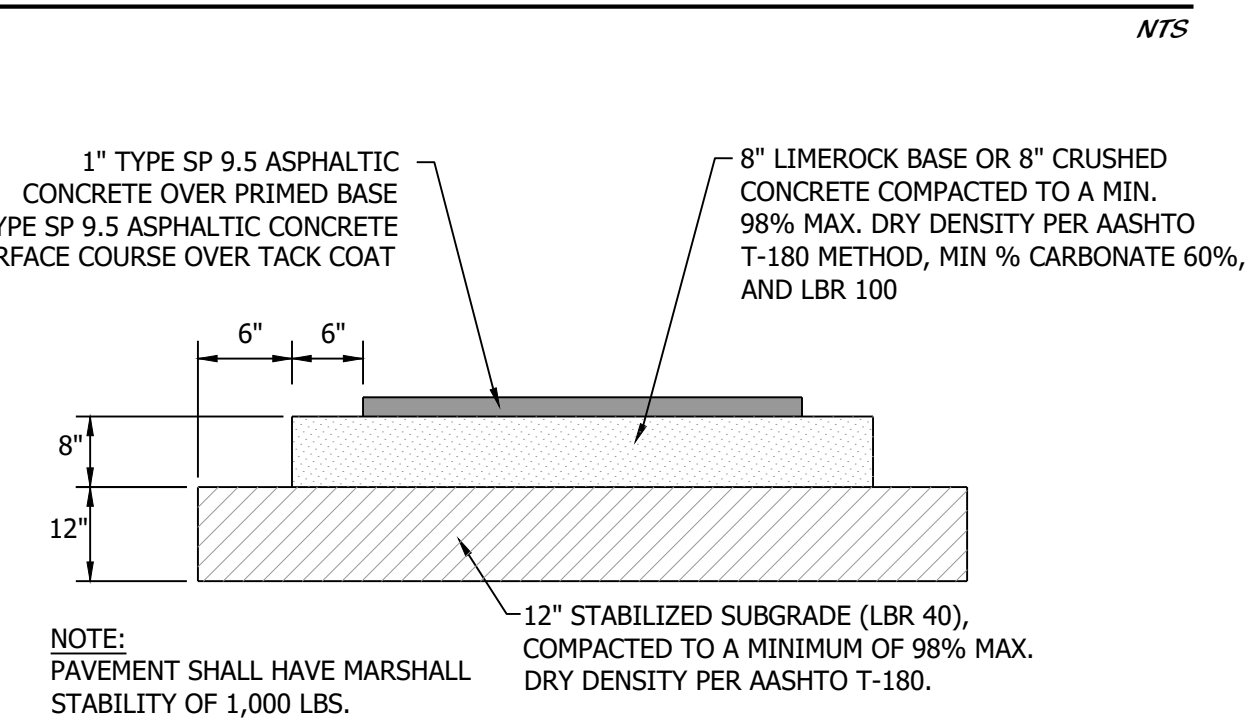
PEDESTRIAN PAVER DETAIL



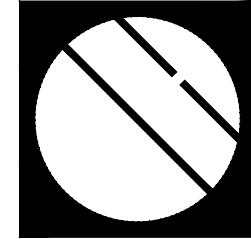
VEHICULAR PAVER DETAIL



VEHICULAR PAVEMENT DETAIL



SITE DETAILS



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SD_4 OF 4

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