

Green Development Ventures, LLC
2186 East Centre Avenue
Portage, Michigan 49002

Corey Broersma, Community Development Director
Holland Charter Township
353 North 120th Avenue
Holland, MI 49424

September 3, 2026

RE: Lantern Village – Preliminary Site Condominium Subdivision Application, Quincy Street (Parcel #70-16-09-100-012)

Dear Corey,

Attached please find the Preliminary Site Condominium Application for the Lantern Village two-family attached (duplex) subdivision located along the south side of Quincy Street, 9 acres (Parcel #70-16-09-100-012). The application packet includes 11 copies of the following documents:

- Signed Application for Preliminary Site Condominium & \$600.00 review fee check
- Letter of Authorization from Property Owner
- Lantern Village Project Summary Narrative dated September 3, 2026
- Sample Two-Family Dwelling renderings/floor plans - V1640 and V2060 (11" by 17")
- Lantern Village Preliminary Site Condominium plan set dated 8/31/26 (24" by 36")

We request the Preliminary Site Condominium for Lantern Village be scheduled for the October 6, 2026, Planning Commission meeting.

If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,



Michael West, AICP
Land Planning Manager
Green Development Ventures, LLC
2186 East Centre Avenue
Portage, Michigan 49002





APPLICATION FOR PRELIMINARY SITE CONDOMINIUM APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name Mike West, Land Manager
Address 2186 East Centre Avenue
Portage, Michigan 49002

Company Green Development Ventures, LLC
Phone [REDACTED]
Email [REDACTED]

Owner Information

Contact Name Andrew Tacoma et al
Address 9001 Quincy Street
Zeeland, Michigan 49464

Company (see letter of authorization)
Phone [REDACTED]
Email [REDACTED]

Plan Preparer Information

Contact Name Jon Male, PE
Address 5252 Clyde Park SW
Grand Rapids, Michigan 49509

Company Exxel Engineering
Phone [REDACTED]
Email [REDACTED]

Property Information

Project Name Lantern Village Site Condominium Subdivision
Address or Location Quincy Street - vacant land
Parcel Number 70 - 16 - 09 - 100 - 012 Zoning District R2-A, Medium Density Residential
Acreage of Parcel 9.2 acres Acreage to be Developed _____
Present Use (s) vacant

Description of Proposal (attach additional pages as needed): Two-family attached (duplex) site condominium subdivision consisting of 22 lots (44 dwelling units total) on a public street cul-de-sac. Each two-family attached dwelling/duplex will be sprinkled per IFC and Building Code requirements.

Note: Site Condominium review and approval does not constitute approval of plans in their entirety. Information concerning utilities, fire protection, construction and other details require review and approval as part of the application for a building permit.

I hereby attest that I have read and understand the Site Condominium application form and submittal procedures, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

Signature of Applicant

9/3/2026

Date

*see letter of authorization
(attached)

Signature of Owner

Date

DO NOT WRITE BELOW THIS LINE

Date Received _____ Amount of Fee Paid \$ _____ Check No. _____

Planning Commission 1st Discuss on ____/____/____ Planning Commission Action on ____/____/____

Application Accepted by _____

January 22, 2026

Corey Broersma, Community Development Director
Holland Charter Township
353 North 120th Avenue
Holland, MI 49424

Re: Letter of Authorization
Quincy Ave Parcel No. 70-16-09-100-012

Dear Mr. Broersma,

Andrew John Tacoma, Deborah Ann Tacoma Trust and Wesley and Necia Glass Trust owns the approximate 9.2 acre parcel known as Parcel No. 70-16-09-100-012 in the Township of Holland, Ottawa County, Michigan. We confirm that Green Development Ventures, LLC, a Michigan limited liability company and Allen Edwin Homes has authorized consent to submit for municipal approvals and permits (i.e., rezoning, PUD, special exception use, subdivision plan review, site plan review, land division, construction plans, utility permits, etc.) that may be required for the development of the subject parcel(s).

Feel free to contact us with questions or concerns.

Sincerely,

Andrew John Tacoma

Andrew John Tacoma



Deborah Ann Tacoma Trust



Wesley and Necia Glass Trust

Lantern Village

Site Condominium Subdivision

NARRATIVE STATEMENT

September 3, 2026

Project Overview

Green Development Ventures, LLC proposes a site condominium subdivision project consisting of two-family attached dwelling (duplexes) to be called “Lantern Village” on an approximate 9.2 acre property located along the south side of Quincy Street, east of US-31 (Parcel #70-16-09-100-012).

The Lantern Village site condominium subdivision has incorporated the applicable requirements for Preliminary Site Condominium Plan review per Article 17 Site Condominium Developments of the Holland Charter Township Zoning Ordinance. A further discussion of the major project components is provided below.

Residential Components/Spatial-Dimensional Standards

The Lantern Village site condominium subdivision proposes a total of 22 lots (one, two-family dwelling per lot) for a total of 44 dwelling units on this approximate 9 acre property with an overall development density of 4.9 units/per acre. The project will be constructed in one development phase with construction anticipated to commence in Summer/Fall 2027.

Minimum lot area/width, building setbacks and other spatial requirements with adhere to the R-2A, Medium Density Residential standards which include:

Minimum Lot Area: 8,800 square feet (average lot size 11,781 square feet)

Minimum Lot Width: 80 feet (lot widths range from 80-129 feet)

Minimum Front Yard Setback: 35-foot

Minimum Rear Yard Setback: 25-foot

Minimum Side Yard Setback: 7-foot

Two-family dwellings (duplexes) within the Lantern Village site condominium subdivision are anticipated to include a mix of 2-story homes (1,632 square feet with 4 bedrooms, 2.5 bathrooms) and raised ranch homes (2,000 square feet with 4 bedrooms, 2 bathrooms). Each home will also include an attached 2-car garage which will be at least 22 feet in depth per Section 9.8.G. Finally, all two-family dwellings will be sprinkled as required by the International Fire Code and Building Code. Sample elevations and floor plans for the two-story (V1640) and raised ranch (V2060) homes are provided with this application submittal.

Public Street Access/Utilities

The Lantern Village subdivision will be served by a public street cul-de-sac from Quincy Street, municipal water and sanitary sewer, along with underground franchise utilities. A stub street, along with utilities, will be extended to the eastern property line (between Lots 18-19) to allow for future extension to the adjacent vacant property. All public infrastructure, including the public cul-de-sac street and municipal water and sanitary sewer, will be designed and constructed in accordance with Ottawa County Road Commission and Holland Charter Township standards and specifications.

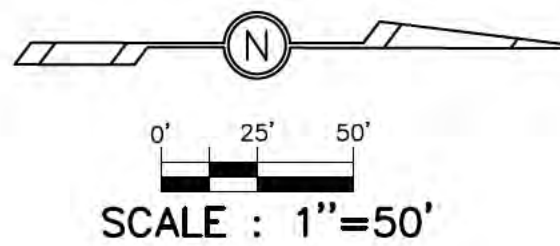
Stormwater from the development will be collected and conveyed to two storm water detention basins located in the northern portion of the site. The stormwater system, including the detention basins, will be designed and constructed in accordance with Ottawa County Drain Commission and Holland Township standards and specifications.

Sidewalk/Street Trees

Concrete sidewalks will be installed along both sides of the new public street cul-de-sac and the stub street and will connect to the existing paved pathway along Quincy Street. Street trees will also be provided within the subdivision at a ratio of one tree/per lot and two trees/per corner lot. Additionally, landscaping will also be installed around the two storm water detention basins.

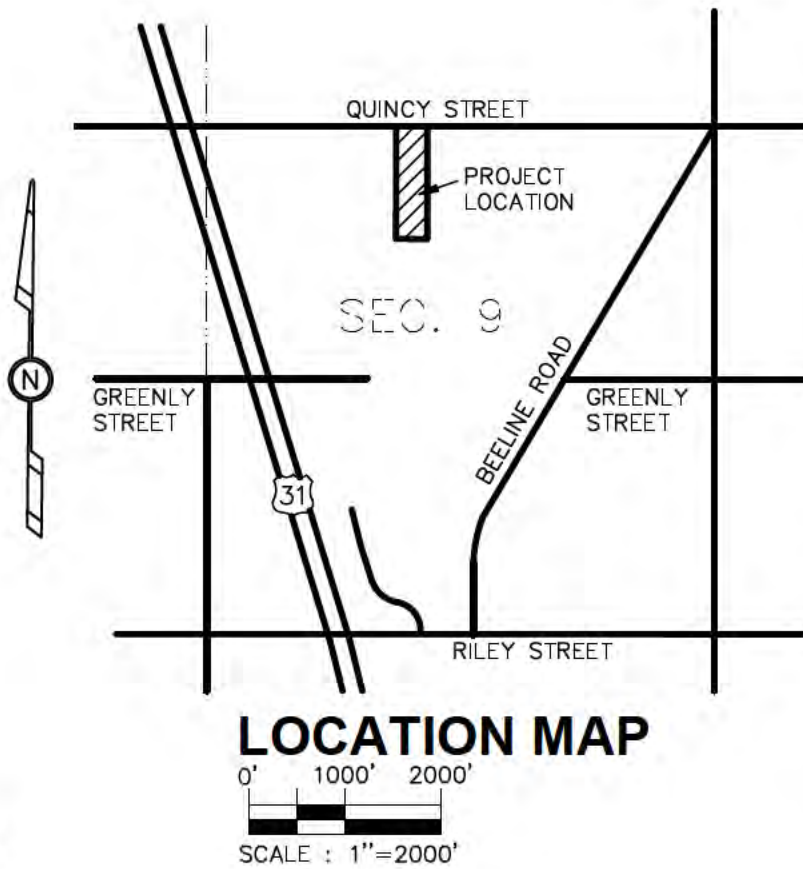
Site Condominium Subdivision Governing Documents

The Lantern Village project will be developed as a site condominium subdivision and a Homeowner's Association (HOA) will be established and operated by the developer until a level of occupancy has been achieved to transition the operations over to the residents. A Master Deed and Bylaws will be created and recorded to provide the legal framework for the operations of the site condominium project including deed restrictions, covenants and any other project requirements. The HOA will have a scope of authority that includes architectural review, enforcement of restrictions, open space and storm water basin maintenance and financial management. Each homeowner will pay a modest annual fee for the operation and management of the site condominium.



SHEET INDEX :

- 1. COVER SHEET
- 2. SURVEY PLAN
- 3. SITE DEVELOPMENT PLAN
- 4. UTILITY PLAN



Know what's below.
Call before you dig.

PLANS PREPARED UNDER THE SUPERVISION OF:



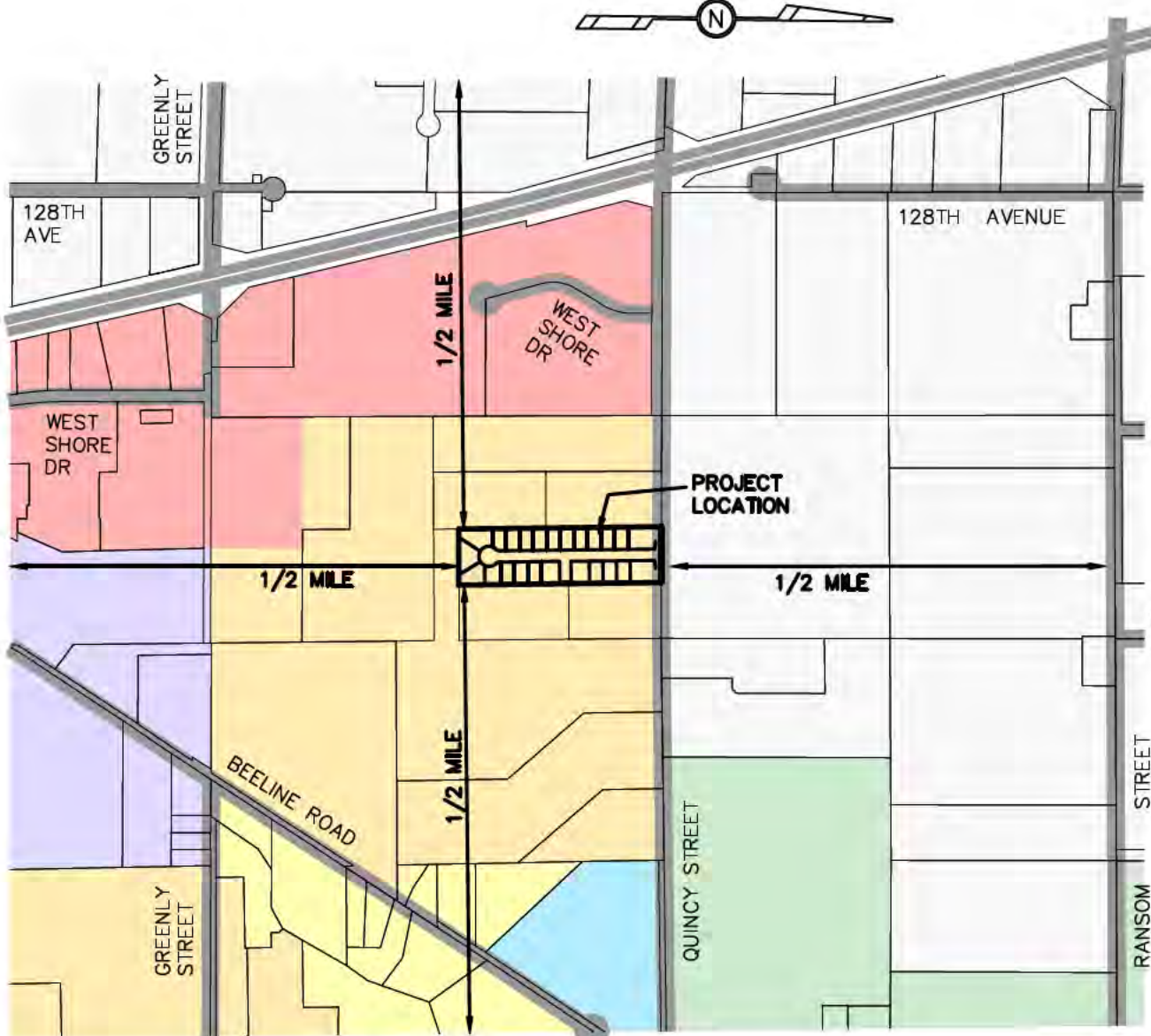
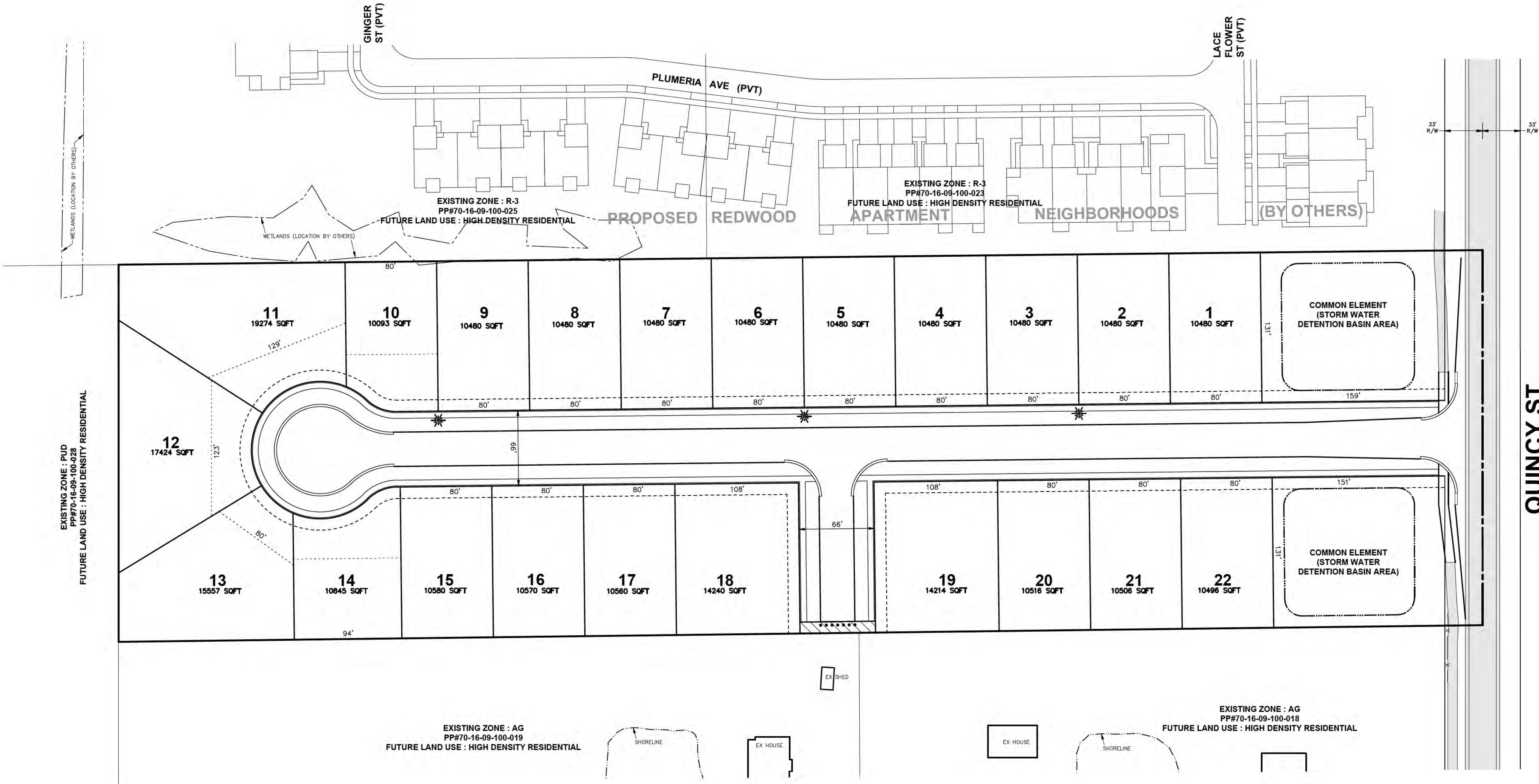
REGISTERED PROFESSIONAL ENGINEER, REG. NO. : 6201047456

COVER SHEET
LANTERN VILLAGE-PRELIMINARY SITE CONDOMINIUM PLAN

FOR: GREEN DEVELOPMENT VENTURES, LLC
ATTN: AARON BESMER
795 CLYDE COURT SW
BYRON CENTER, MI 49315
PART OF THE NW 1/4, SECTION 9, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN



08/31/26	REV FOR SUBMITTAL	MK	APPROVED BY: JM	PROJ. ENG.: JM	SHEET
DATE	REVISION	BY	FILE NO.: 252017E	DATE: 08/27/26	1 of 4



LAND USE LEGEND :

LIGHT INDUSTRIAL	MEDIUM DENSITY RESIDENTIAL
COMMUNITY COMMERCIAL	PUBLIC/QUASI PUBLIC
MIXED USE	AGRICULTURAL PRESERVATION
HIGH DENSITY RESIDENTIAL	

GENERAL NOTES :

- PROPERTY INFORMATION :
EXISTING ZONING : R2-A
PROPOSED ZONING : R2-A
PARCEL SIZE : 9.0 ACRES (INCLUDING RIGHT OF WAY)
8.75 ACRES (EXCLUDING RIGHT OF WAY)
PARCEL NUMBER : 70-16-09-100-012
EXISTING USE : VACANT / WOODED

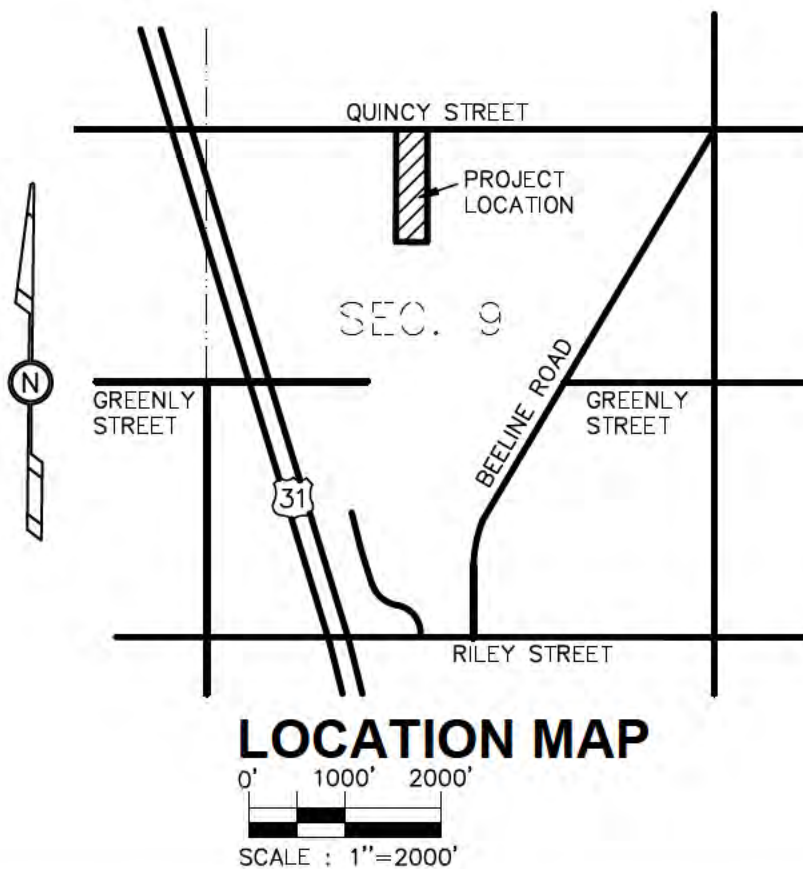
GENERAL NOTES :

1. DESCRIPTION :
LAND SITUATED IN THE TOWNSHIP OF HOLLAND, OTTAWA COUNTY, MICHIGAN:
PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 15 WEST, DESCRIBED AS: BEGINNING A POINT ON THE NORTH LINE OF SECTION 9, DISTANT SOUTH 89 DEGREES 59 MINUTES 18 SECONDS WEST, 327.89 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION; PROCEEDING THENCE SOUTH 00 DEGREES 42 MINUTES 04 SECONDS EAST, 1192.13 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST, 329.75 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 42 SECONDS WEST, 1192.08 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST, 327.89 FEET TO THE POINT OF BEGINNING.

Description per Sun Title Agency of Michigan, LLC
Commitment No. 314289, Revision No. 1
Commitment Date: October 29, 2025



Jeffrey C. Baker

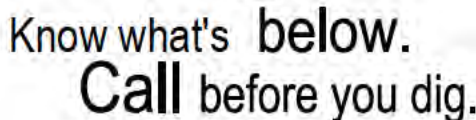
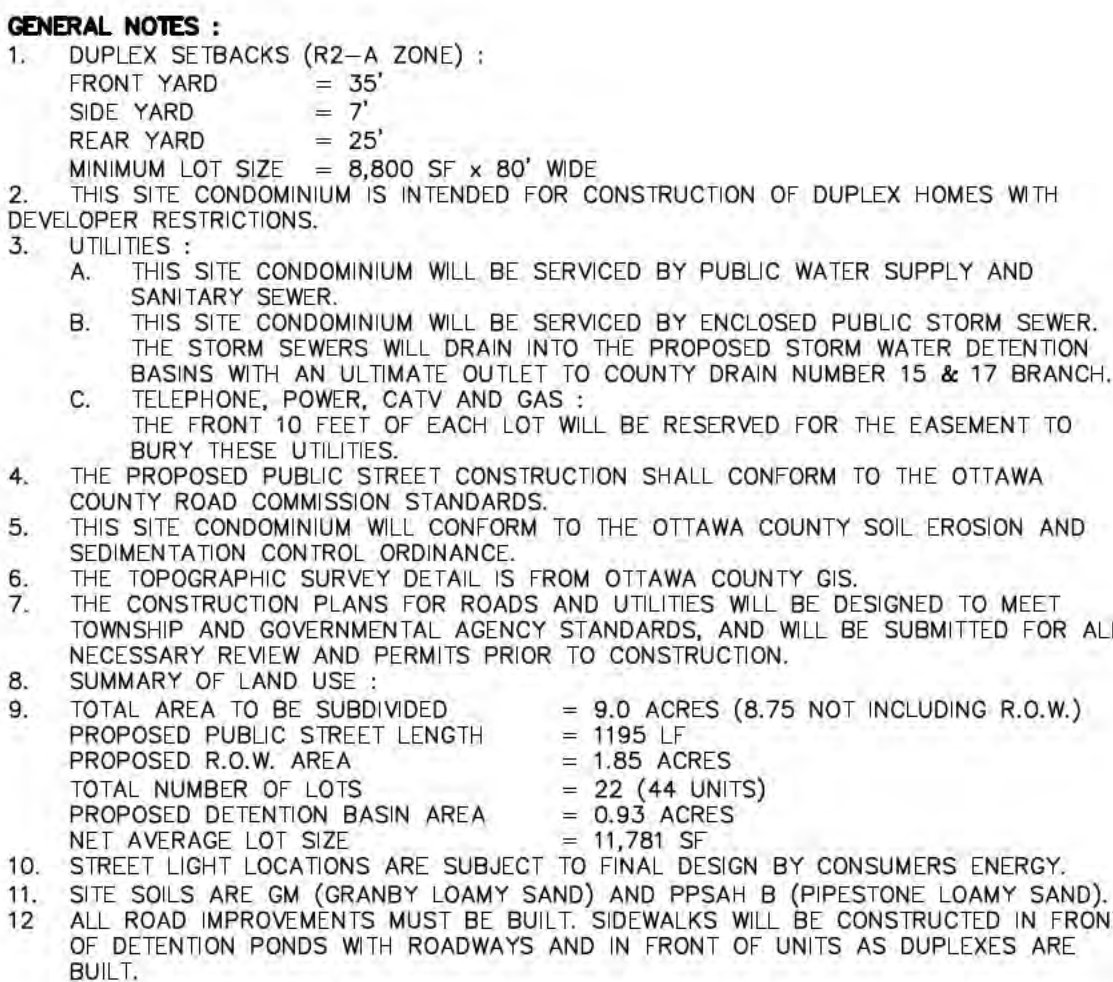


SURVEY PLAN
LANTERN VILLAGE-PRELIMINARY SITE CONDOMINIUM PLAN

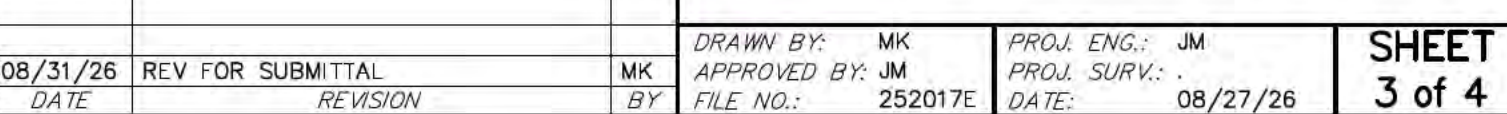
FOR: GREEN DEVELOPMENT VENTURES, LLC
ATTN: AARON BESMER
795 CLYDE COURT SW
BYRON CENTER, MI 49315
PART OF THE NW 1/4, SECTION 9, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

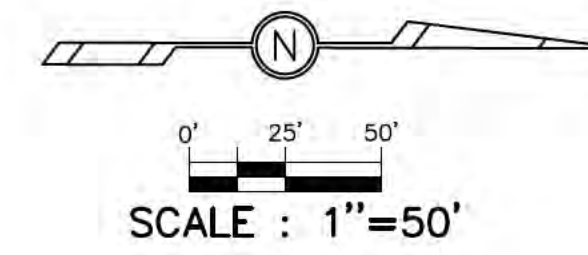
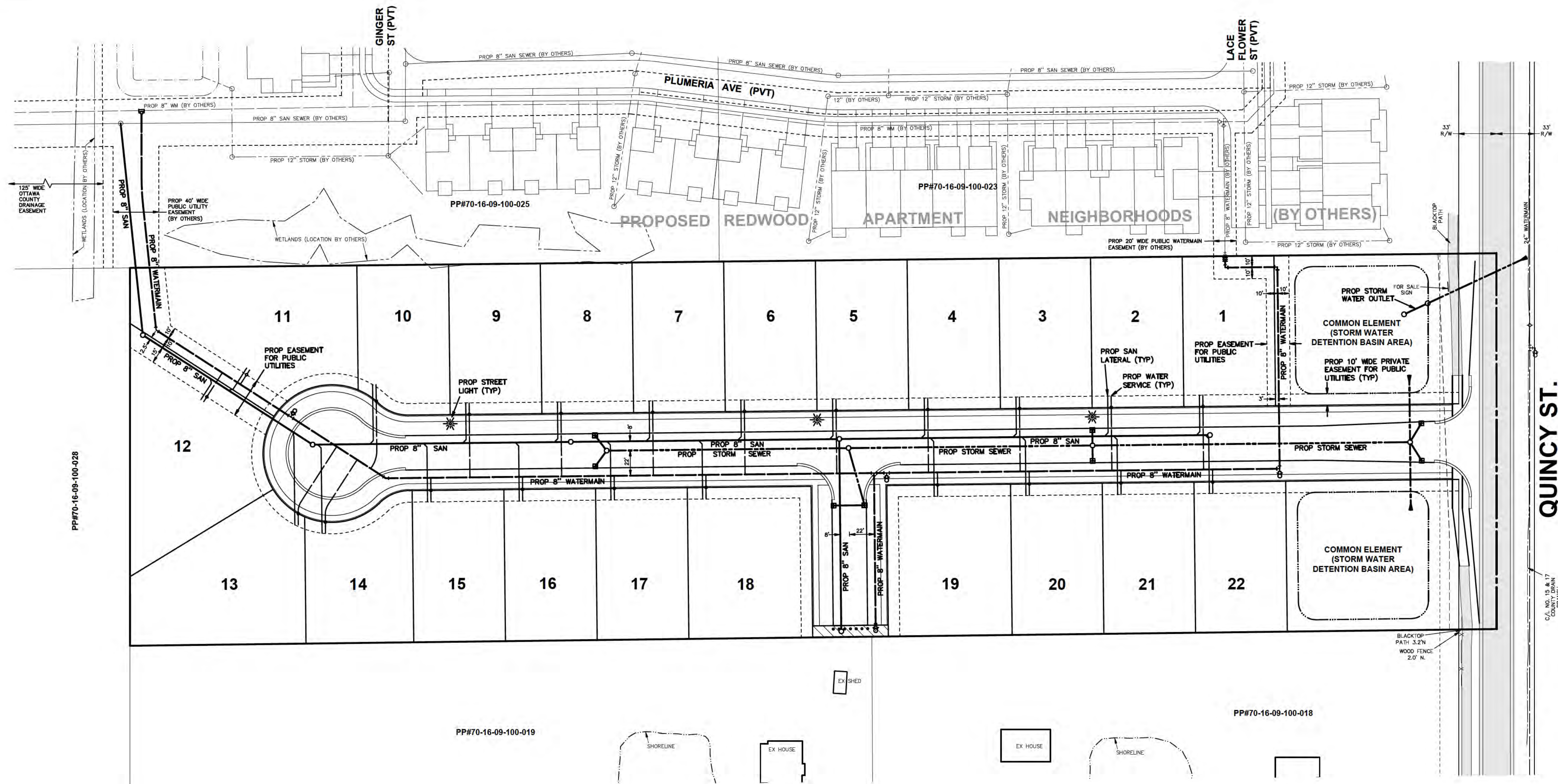
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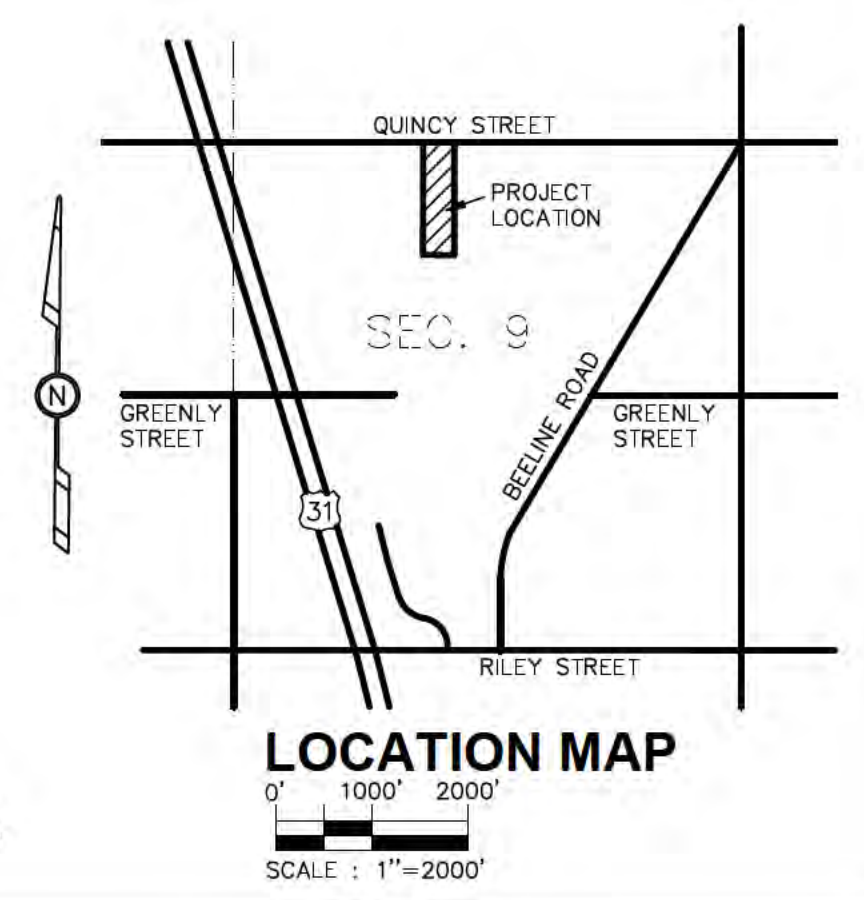


FOR: GREEN DEVELOPMENT VENTURES, LLC
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795 CLYDE COURT SW
BYRON CENTER, MI 49315
PART OF THE NW 1/4, SECTION 9, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN





QUINCY ST.



Know what's below.
Call before you dig.

UTILITY PLAN
LANTERN VILLAGE-PRELIMINARY SITE CONDOMINIUM PLAN
FOR: GREEN DEVELOPMENT VENTURES, LLC
ATTN: AARON BESMER
795 CLYDE COURT SW
BYRON CENTER, MI 49315
PART OF THE NW 1/4, SECTION 9, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

08/31/26	REV FOR SUBMITTAL	MK	DRAWN BY:	MK	PROJ. ENG.:	JM	SHEET 4 of 4
DATE	REVISION	BY	FILE NO.:	252017E	DATE:	08/27/26	

V1640DF

BUILDER:



2186 E. Centre Street Portage, MI 49002
(269) 321-2600

It is the contractor's responsibility to verify all details and dimensions.
All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
All Townhomes have been designed per the 2015 Michigan Residential Building Code
All dimensions are to rough frame of studs or to the outside of masonry.
All footings to be below frost line and must rest on undisturbed soil capable of handling the building.
All penetrations are to be sealed in accordance with state and local codes.

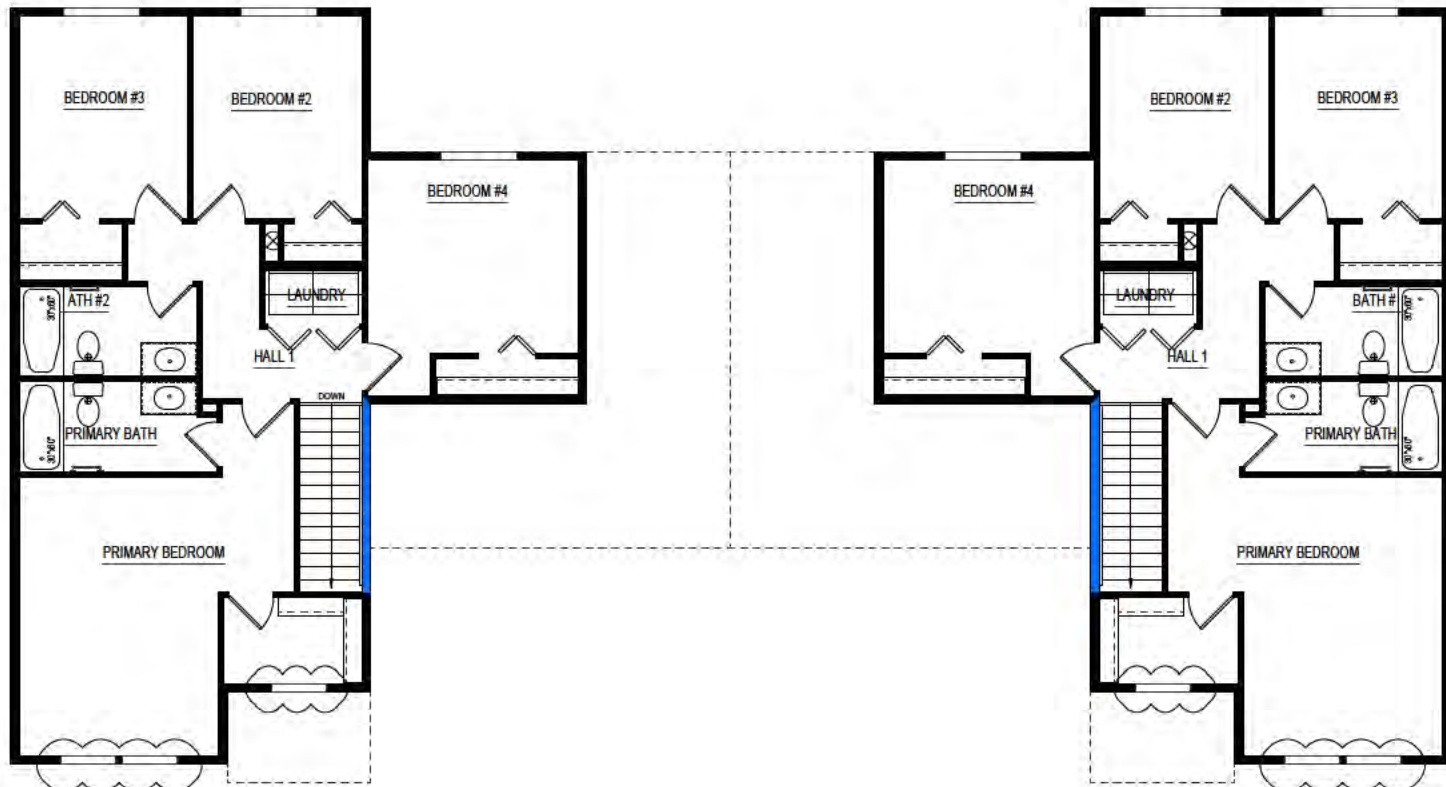
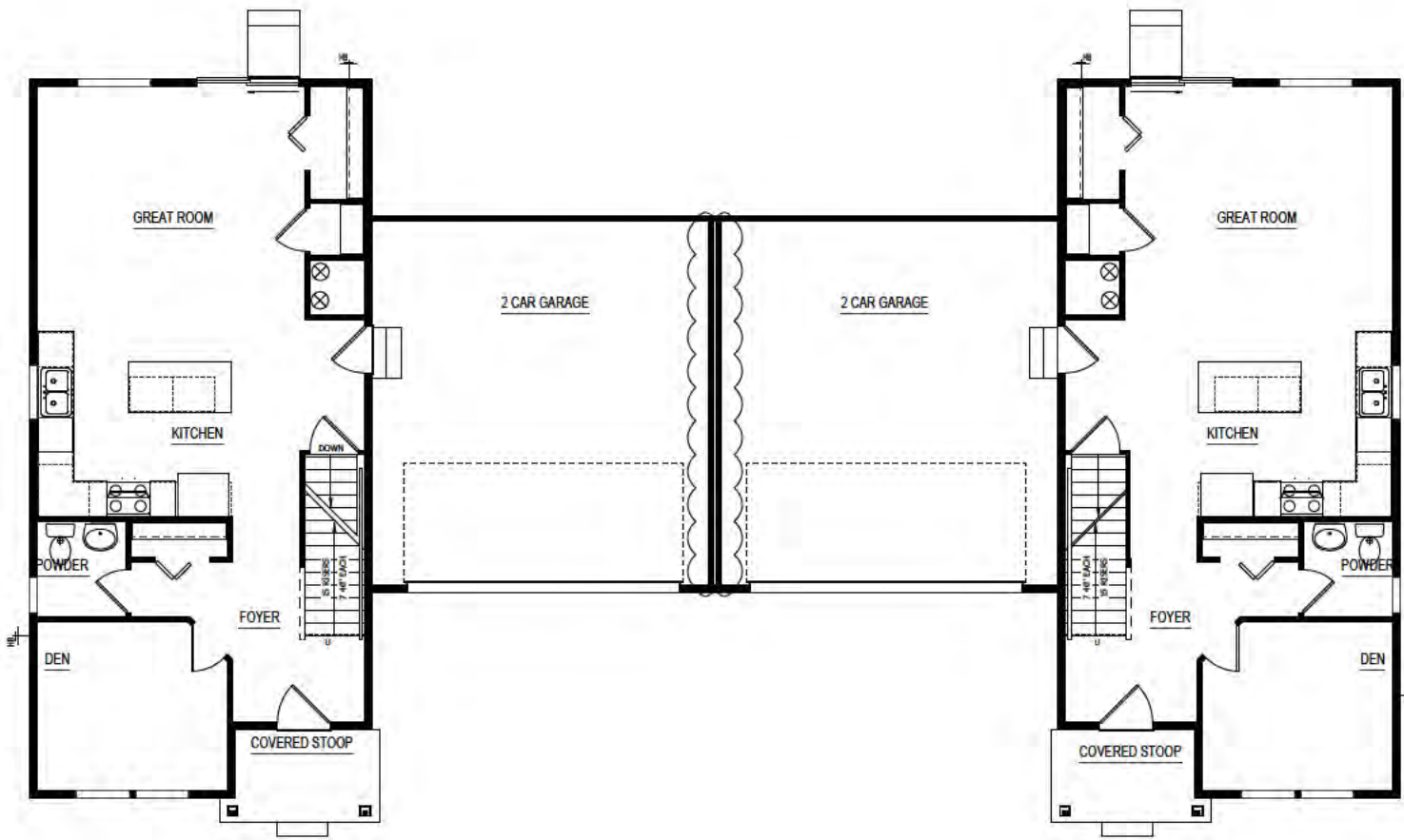
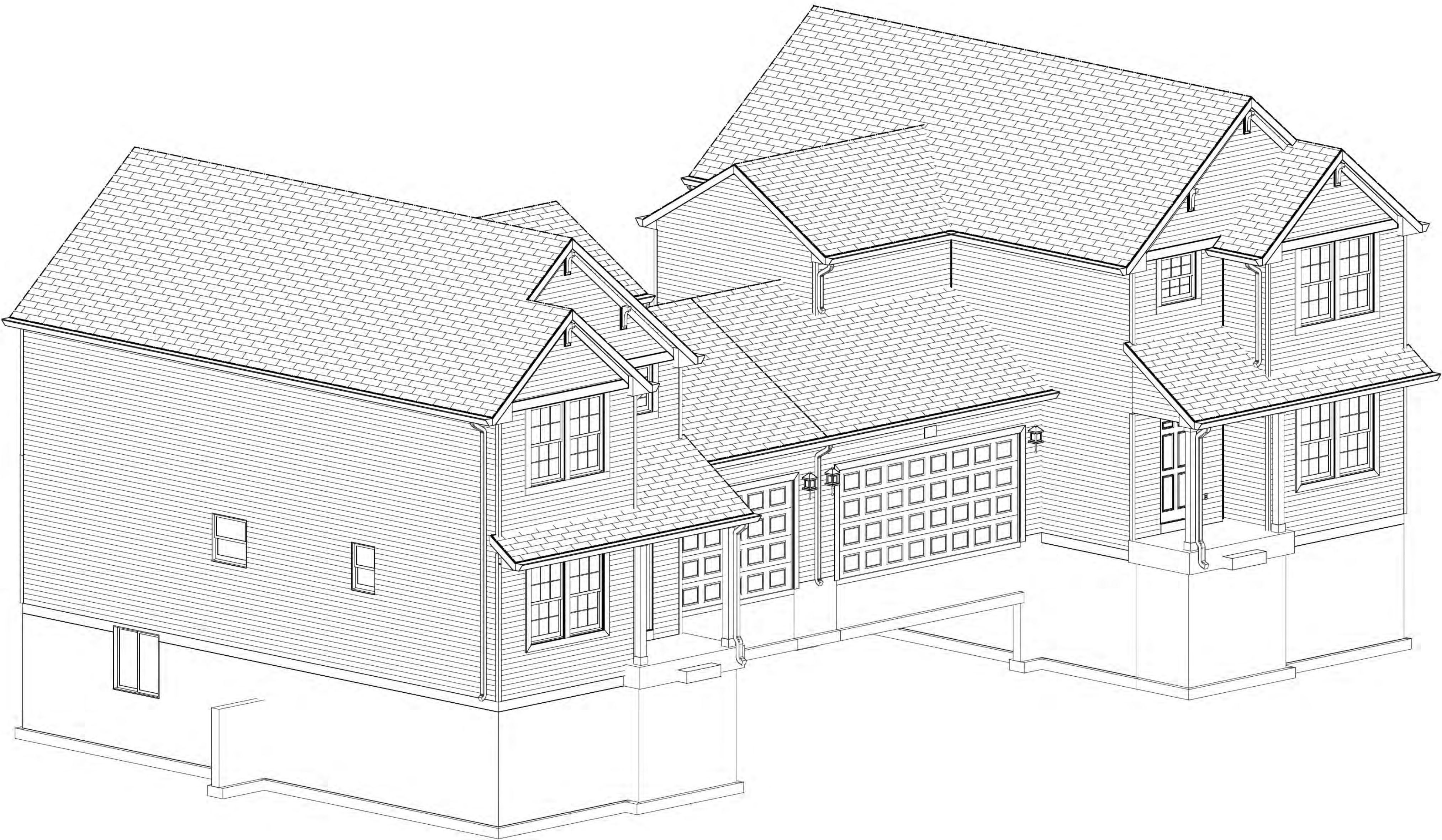


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PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	1632	SQ. FT.
2nd. FLOOR (ABOVE GRADE)	1975	SQ. FT.
FINISHED BASEMENT	0	SQ. FT.
TOTAL HEATED	3607	SQ. FT.
GARAGE	890	SQ. FT.
FRONT PORCH	94	SQ. FT.
BACK PORCH	0	SQ. FT.
UNFINISHED BASEMENT	1455	SQ. FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

REMARKS

DATE

REV. NO.

ELEVATION B1
Garage Right
REVISION
9.0a

ALLEN EDWIN HOMES

2186 E. Centre Street
Portage, MI 49002
www.allenedwin.com

PRINT DATE:
09/03/2026

V1640DF

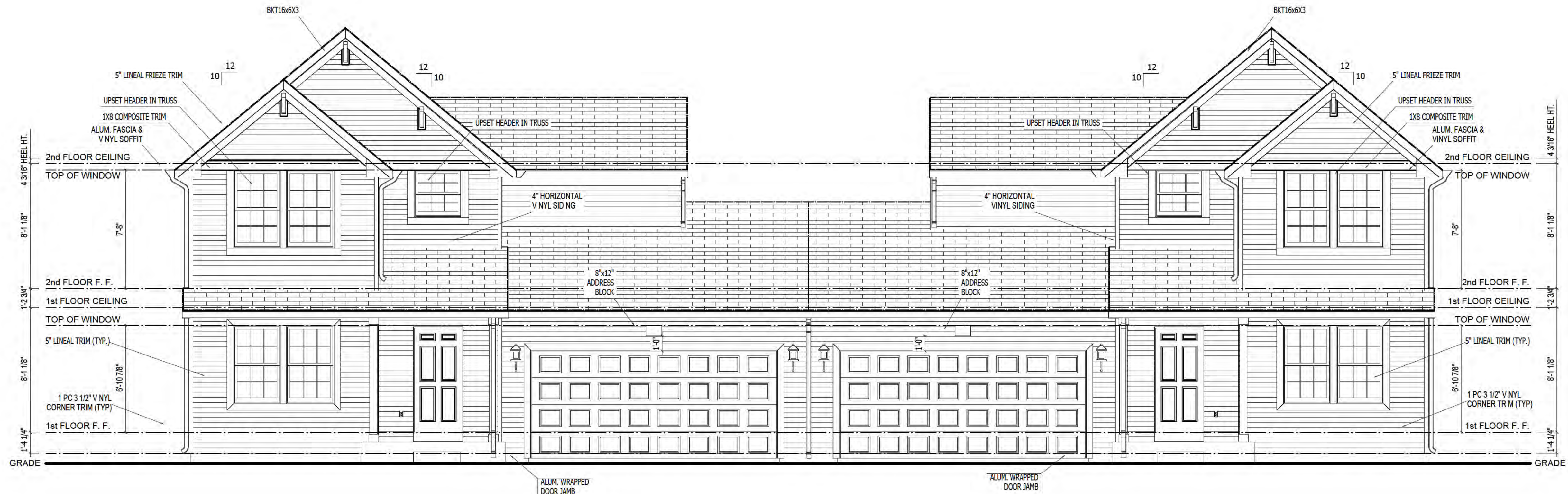
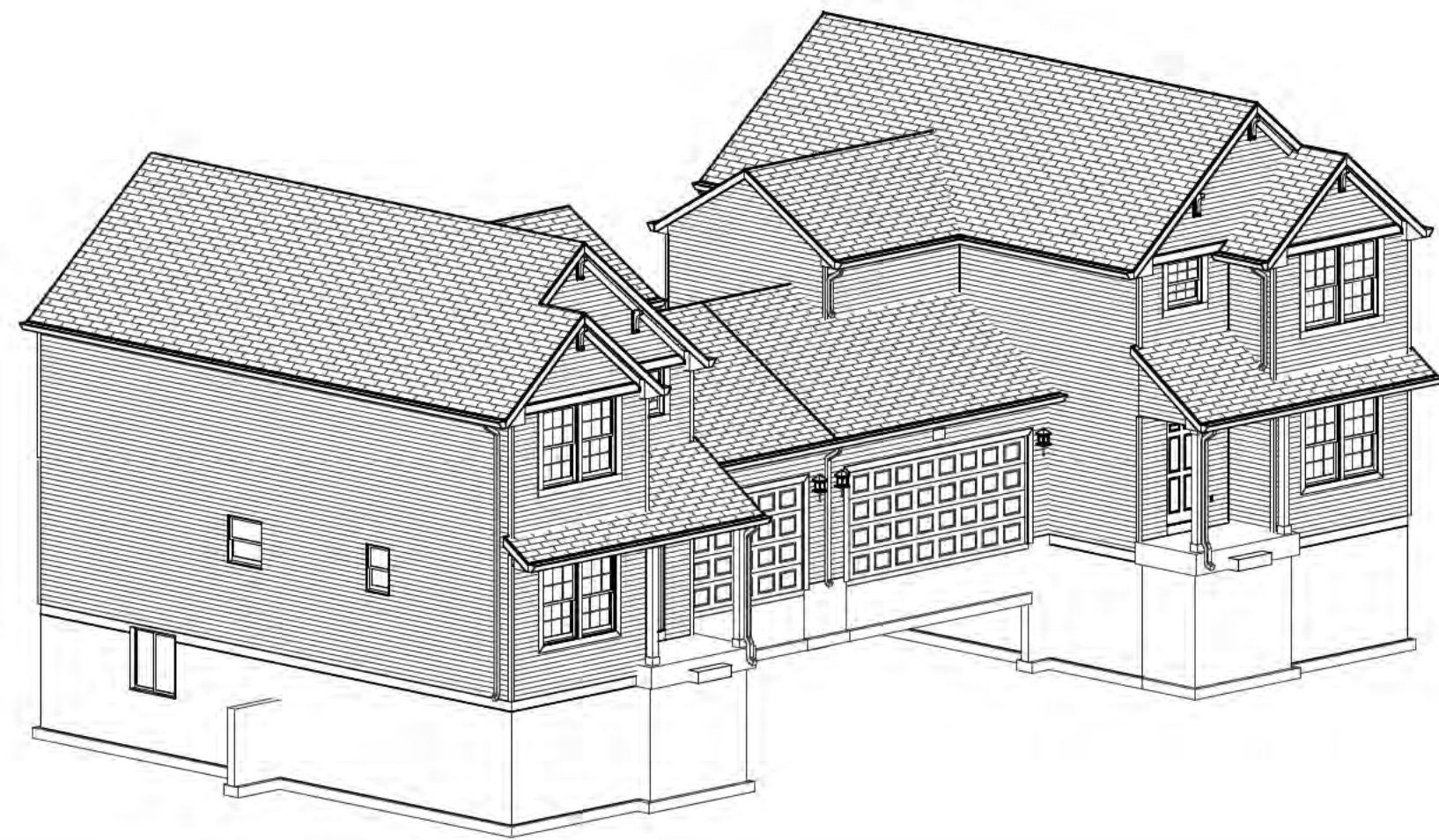
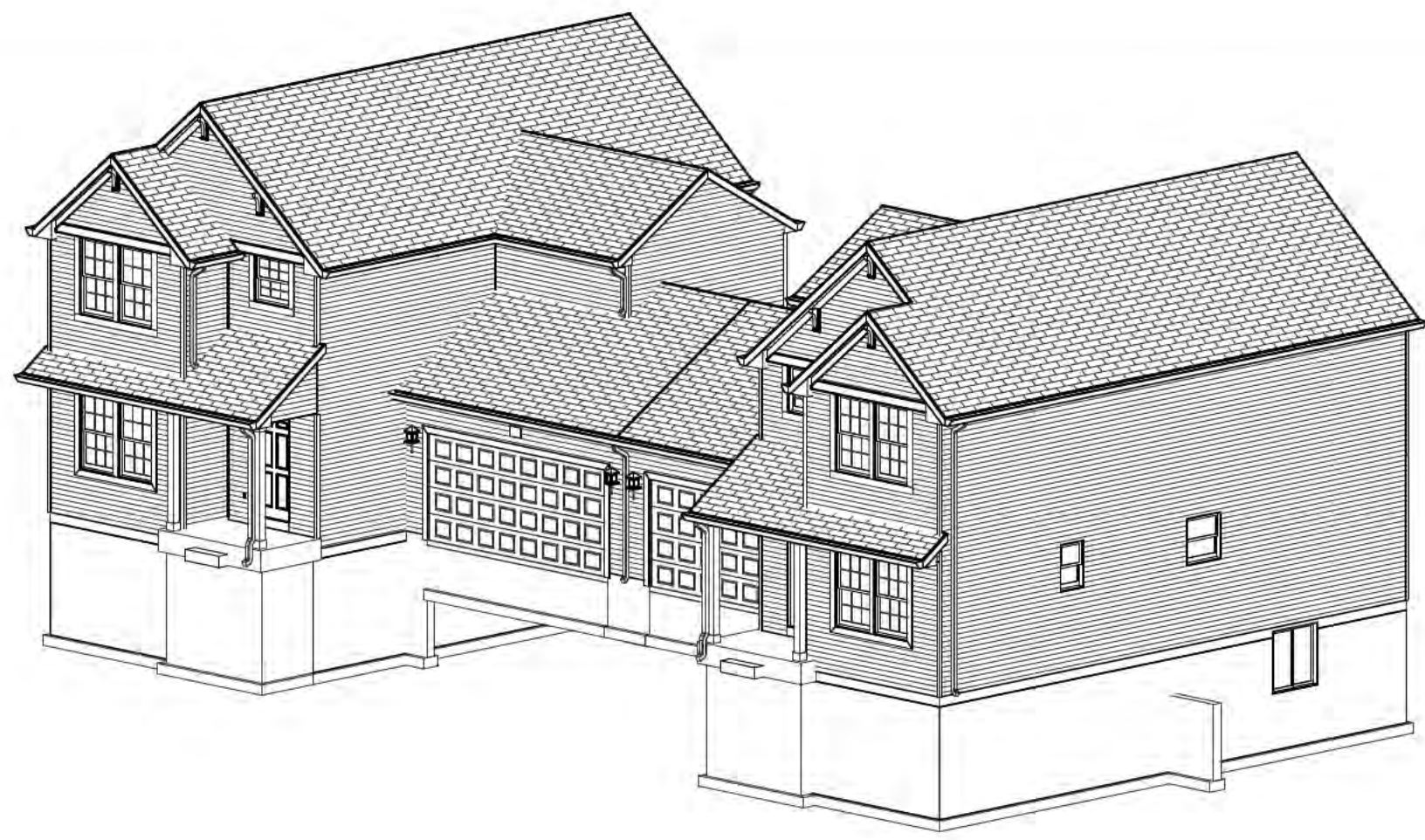
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LOT #:

LOCATION:

SHEET NUMBER

CS-01



FRONT ELEVATION

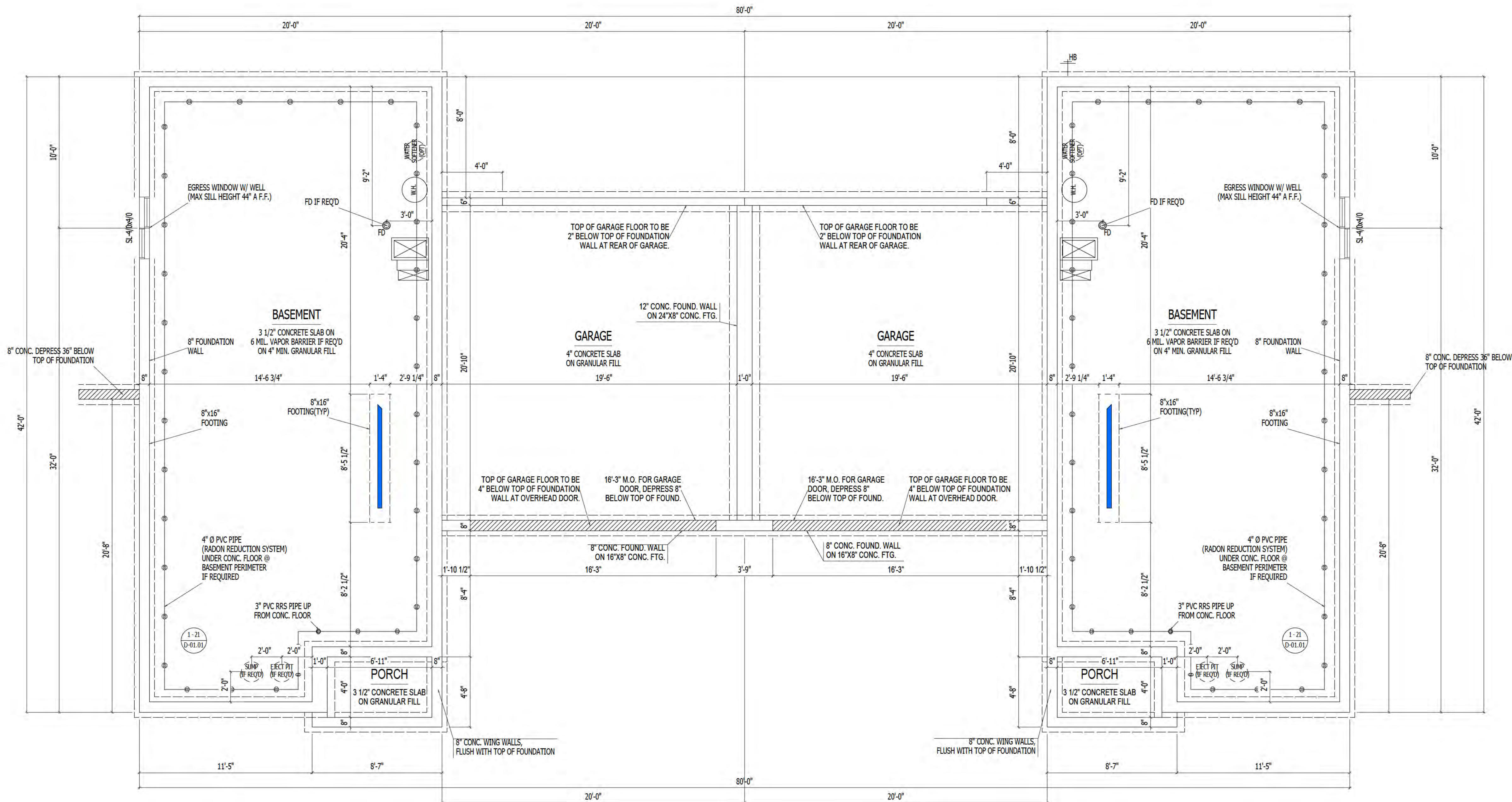
SCALE: 1/4"=1'-0"

REVISION	DATE	REMARKS
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PRINT DATE
09/03/2026

GENERAL FOUNDATION NOTES:
1. REBAR
FOOTING: SEE DETAIL
WALL: SEE DETAIL
2. PROVIDE 1/2"Ø x 10' LG. STL ANCHOR BOLT
W STL NUT & WASHERS @ 4'Ø C.C. (MAX.)
12 (MAX) FROM EACH OTHER CORNER, BOLTS TO
BE CENTERED IN PLATE (SEE FIRST FLOOR
JOIST LAYOUT FOR PLATE SIZE)
3. TOP OF WALL FOOTINGS, COLUMN FOOTINGS
& SLAB FOOTINGS TO BE SAME ELEVATION
UNLESS OTHERWISE NOTED
4. FOUNDATION WALL TO BE 8'-0"
UNLESS NOTED OTHERWISE
5. MAX. SILL HT. FOR BASEMENT EGRESS WINDOW
ABOVE CONC. FLOOR IS 44" PER CODE (TYP.)



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

REMARKS

REV. NO. DATE

ELEVATION B1
Garage Right
REVISION 9.0a

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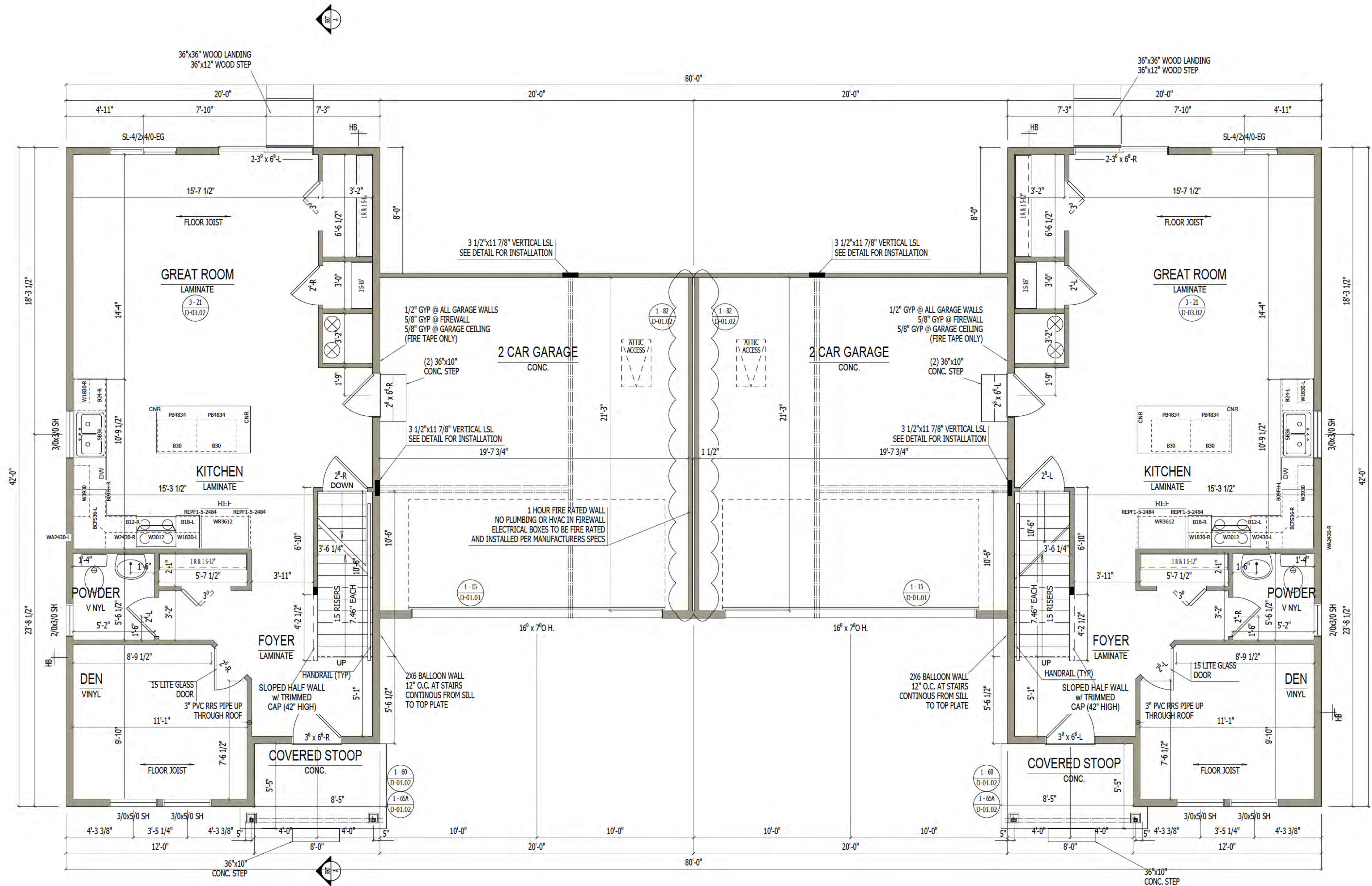
V1640DF

FOR: SHEET NUMBER
LOT # LOCATION:

A-05

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- GENERAL FLOOR PLAN NOTES:
1. ALL INTERIOR NON LOAD BRG WALLS TO BE 2x4 STUDS 24" O.C.
 2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
 3. DIMENSIONS ARE FROM FACE OF STUDS.
 4. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16" O.C. TYP.
 5. PROVIDE EXTRA STUDS AS INDICATED AT ALL BEAM BEARING LOCATIONS.
 6. ALL WINDOW HT. TO BE 6'-0" 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED.
 7. PROVIDE DOUBLE CRIPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER.
 8. SHIM EXTERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR.
 9. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

REMARKS

DATE

REV. NO.

ELEVATION B1

Garage Right

REVISION

9.0a

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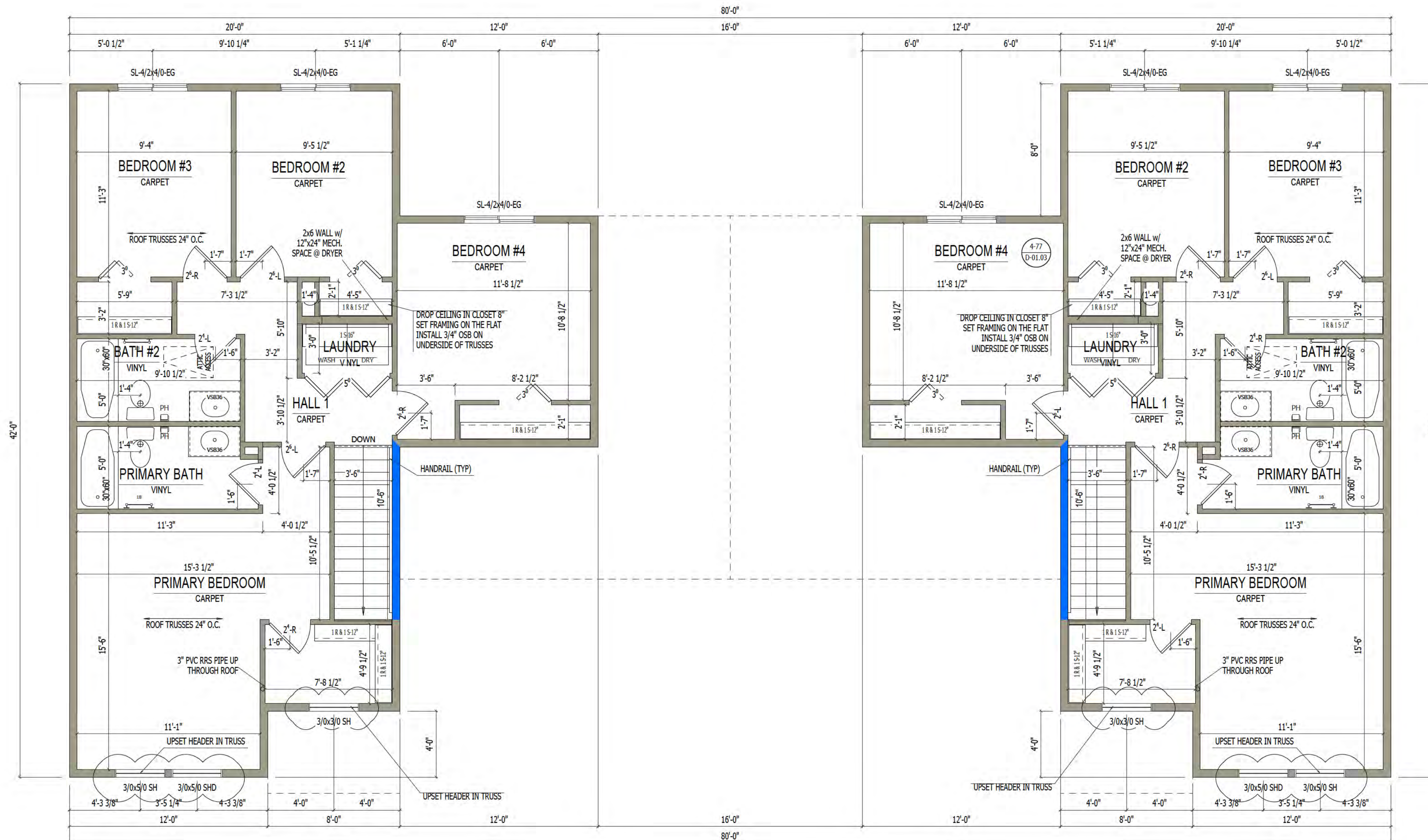
LOT #

LOCATION:

SHEET NUMBER

A-07

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SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

REVISIONS		DATE	REMARKS
REV. NO.			
ELEVATION B1			
Garage Right			
REVISION			

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V1640DF

FOR: _____

LOT #: _____

LOCATION: _____

SHEET NUMBER

A-08

V2060DF

BUILDER:

ALLEN EDWIN HOMES

2186 E. Centre Street Portage, MI 49002

It is the contractor's responsibility to verify all details and dimensions.

All work shall be performed in accordance with all applicable national, state, and local codes and regulations.

All Townhomes have been designed per the 2015 Michigan Residential Building Code

All dimensions are to rough frame of studs or to the outside of masonry.

All footings to be below frost line and must rest on undisturbed soil capable of handling the building.

All penetrations are to be sealed in accordance with state and local codes.

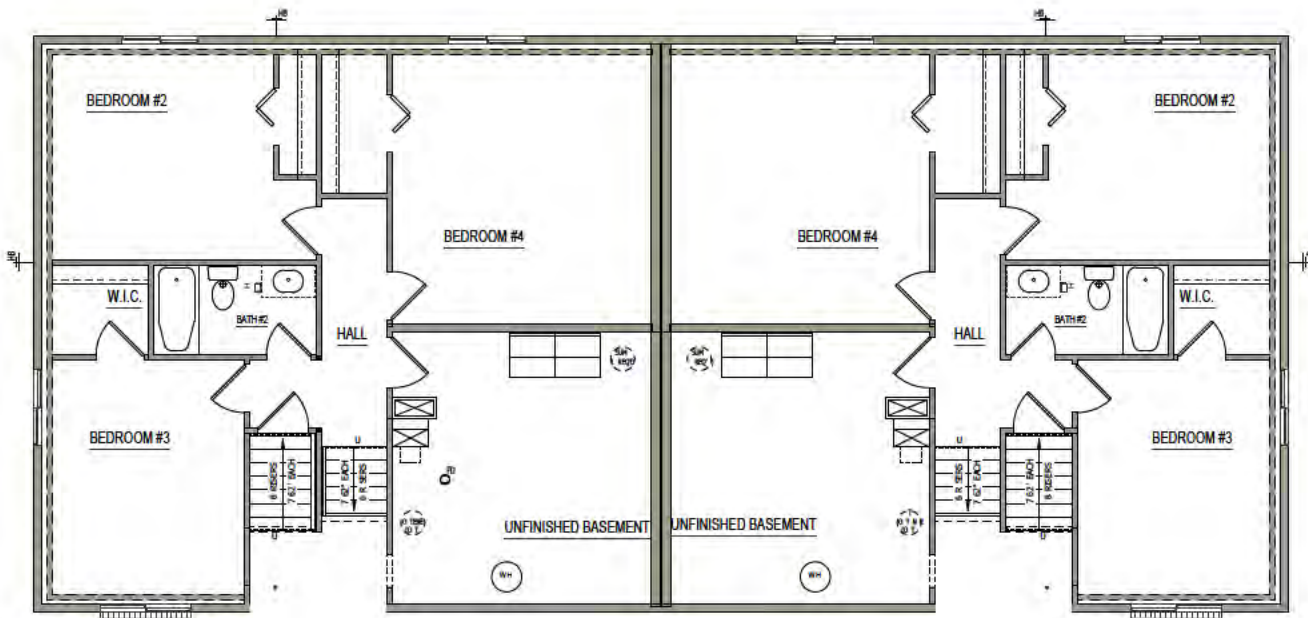
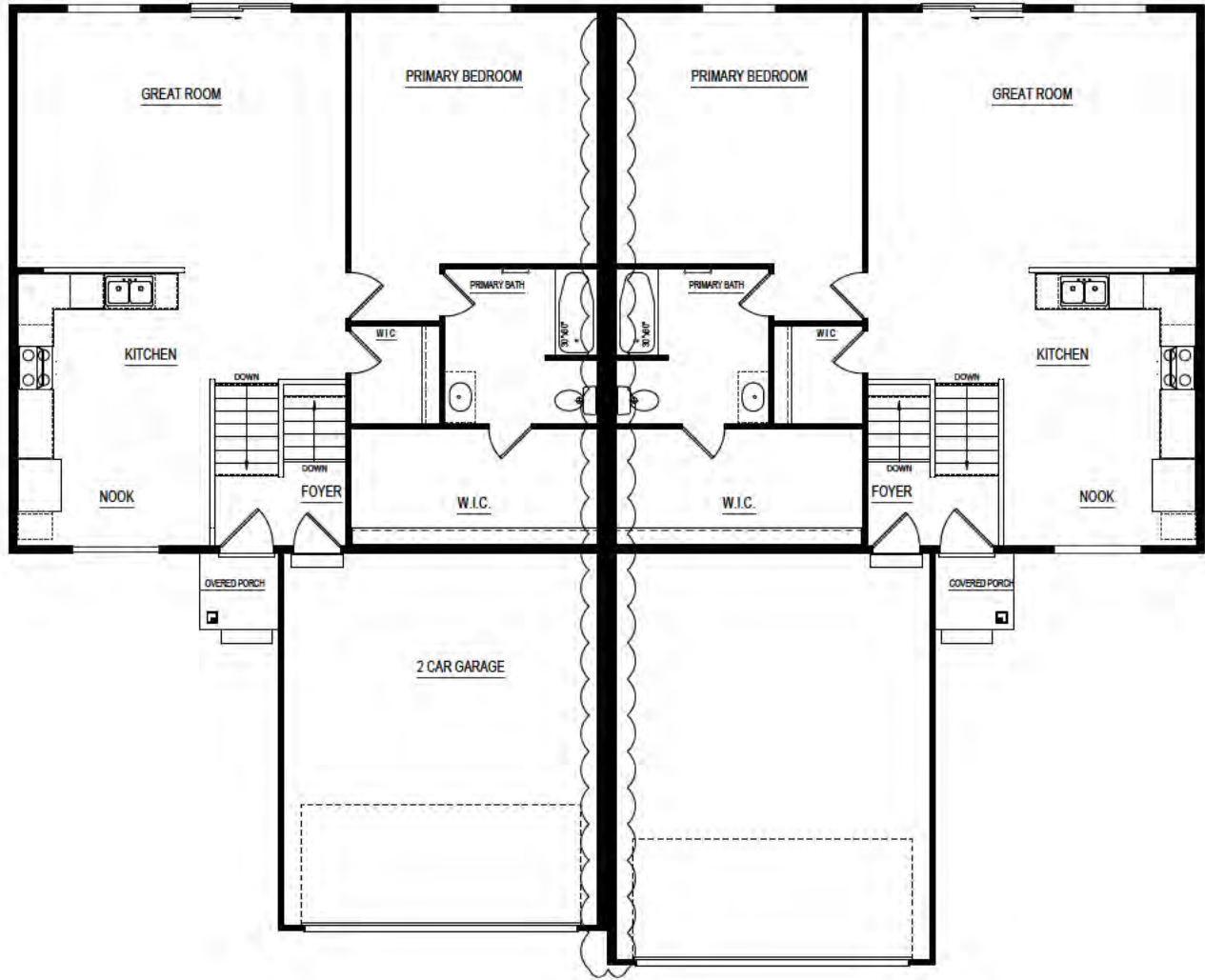
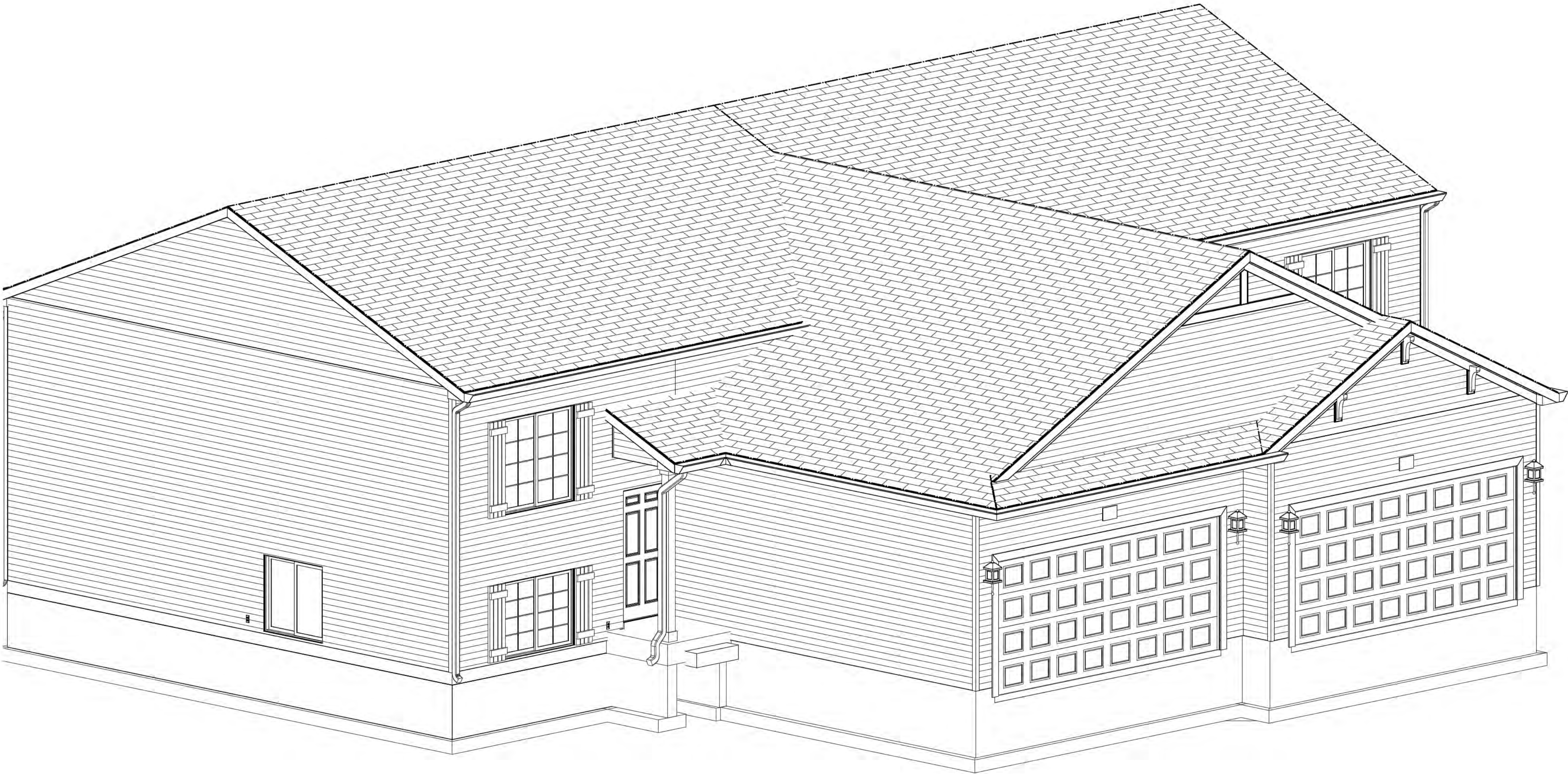
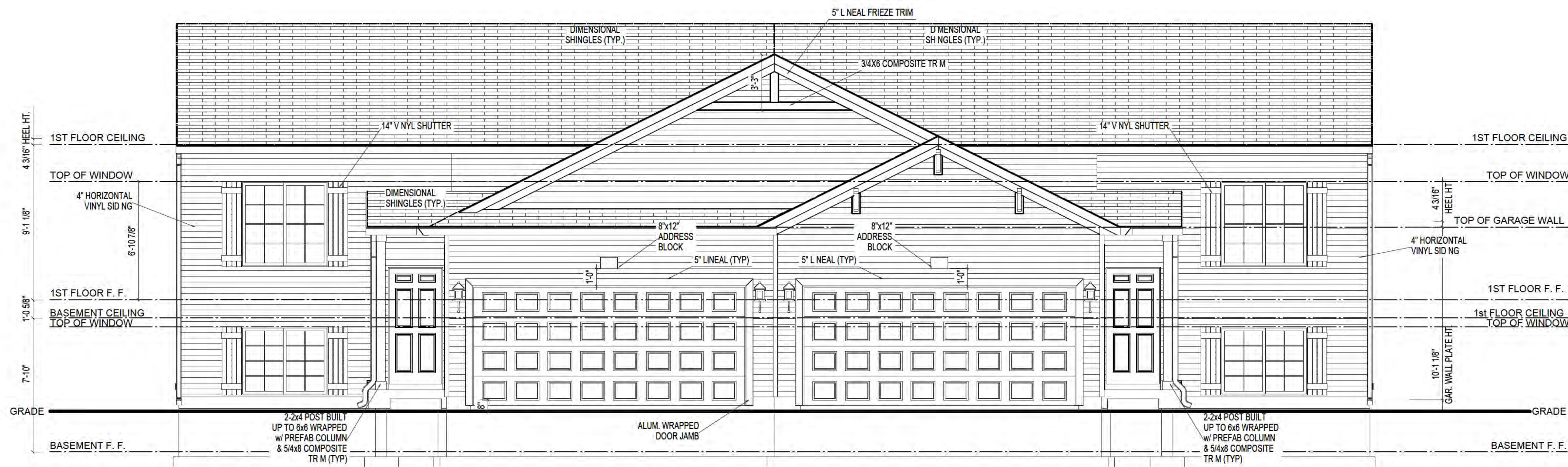
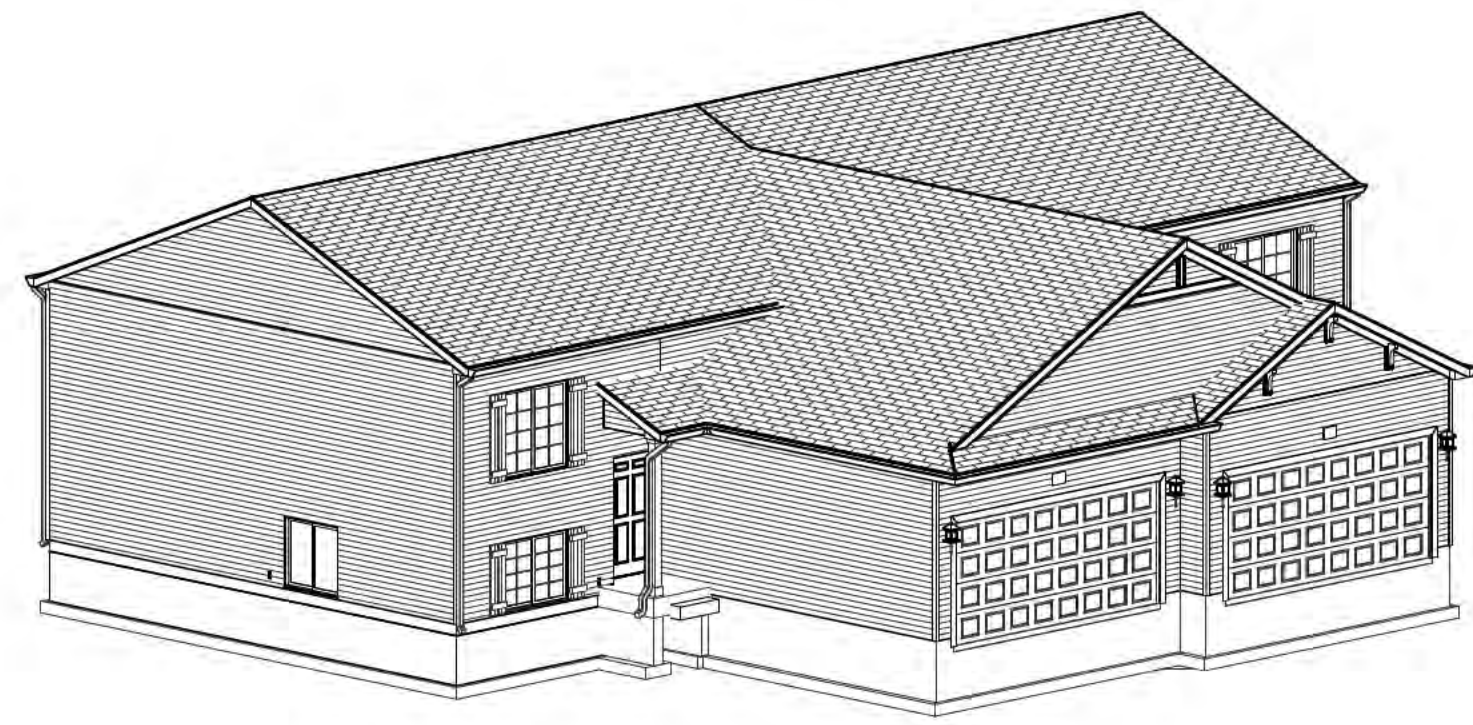
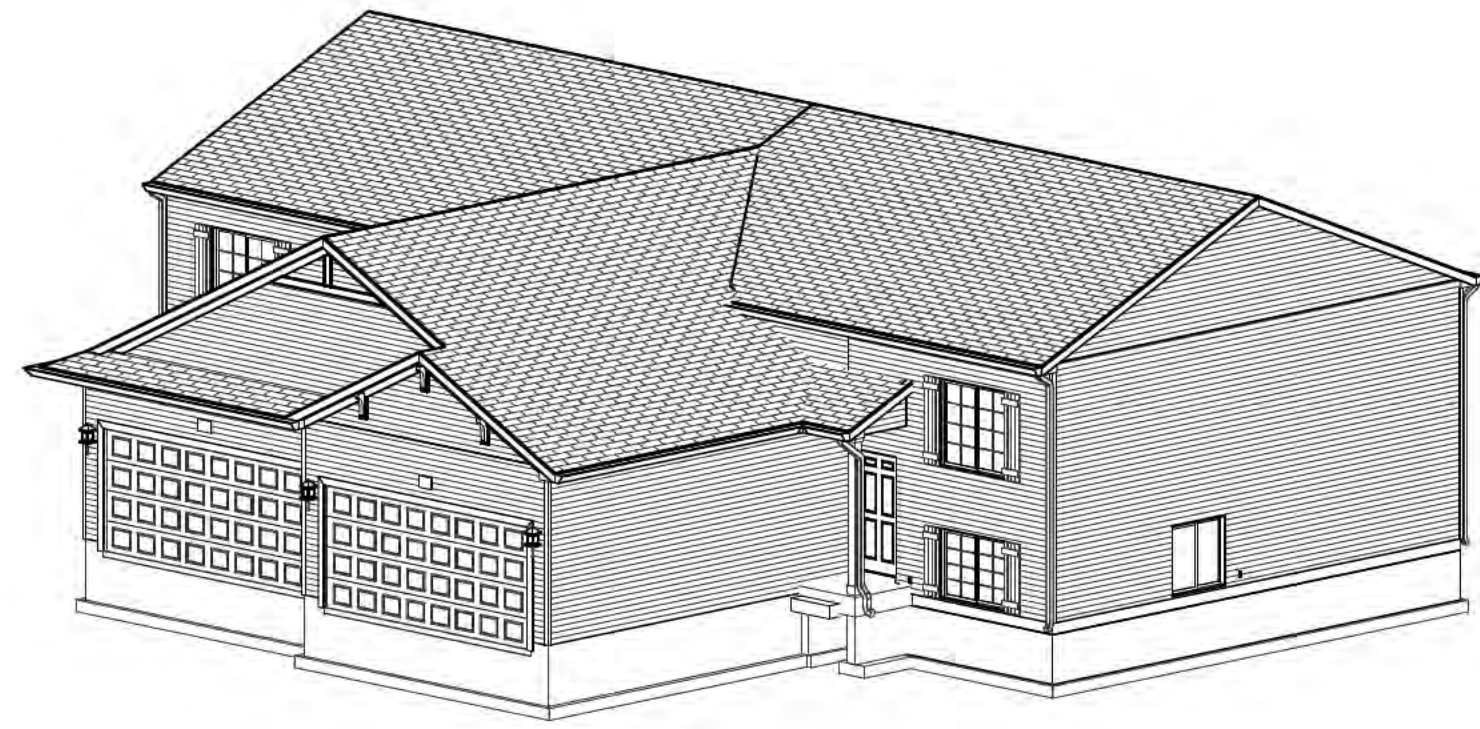


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A-04	LEFT ELEVATION
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PROJECT INFORMATION	
1st. FLOOR (ABOVE GRADE)	1120 SQ.FT.
2nd. FLOOR (ABOVE GRADE)	0 SQ.FT.
FINISHED BASEMENT	880 SQ.FT.
TOTAL HEATED	2000 SQ.FT.
GARAGE	881 SQ.FT.
FRONT PORCH	21 SQ.FT.
BACK PORCH	0 SQ.FT.
UNFINISHED BASEMENT	1354 SQ.FT.
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.	



FRONT ELEVATION

SCALE: 1/4"=1'-0"

REMARKS

DATE

REV. NO.

ELEVATION A2

REVISION

V9.0a

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PRINT DATE
09/03/2026

V2060DF

FOR:

LOT #

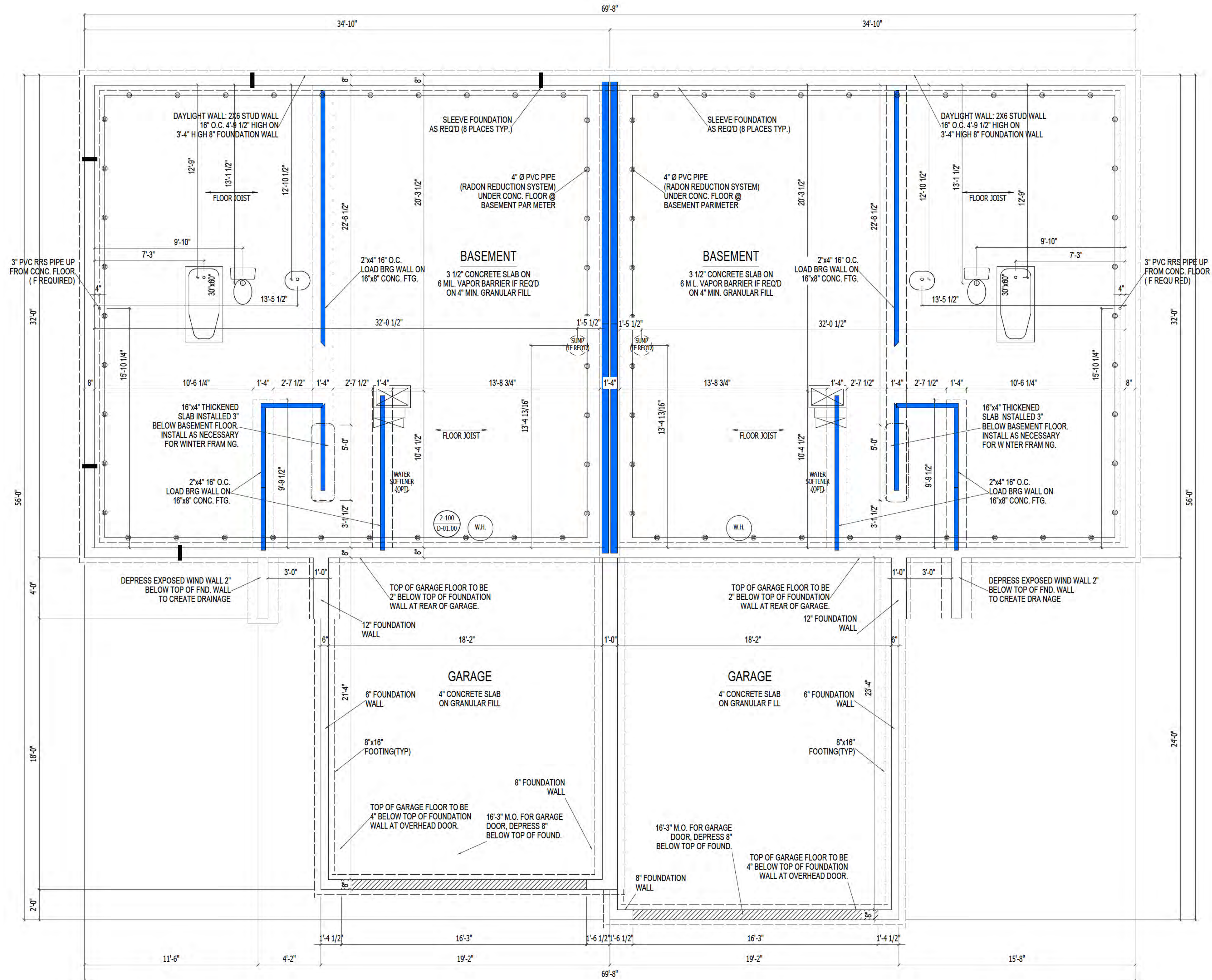
LOCATION:

SHEET NUMBER

A-01

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- GENERAL FOUNDATION NOTES:
1. REBAR FOOTING SEE DETAIL
 2. PROVIDE 1/2" Ø x 10' LG. STL ANCHOR BOLT W STL NUT & WASHERS @ 4' Ø C. (MAX.) 12 (MAX) FROM EACH OTHER CORNER. BOLTS TO BE CENTERED IN PLATE (SEE FIRST FLOOR JOIST LAYOUT FOR PLATE SIZE)
 3. TOP OF WALL FOOTINGS, COLUMN FOOTINGS & SLAB FOOTINGS TO BE SAME ELEVATION UNLESS OTHERWISE NOTED
 4. FOUNDATION WALL TO BE 8'-0" UNLESS NOTED OTHERWISE
 5. MAX. SILL HT. FOR BASEMENT EGRESS WINDOW ABOVE CONC. FLOOR IS 44" PER CODE (TYP.)



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

REMARKS

REV. NO. DATE

ELEVATION A2

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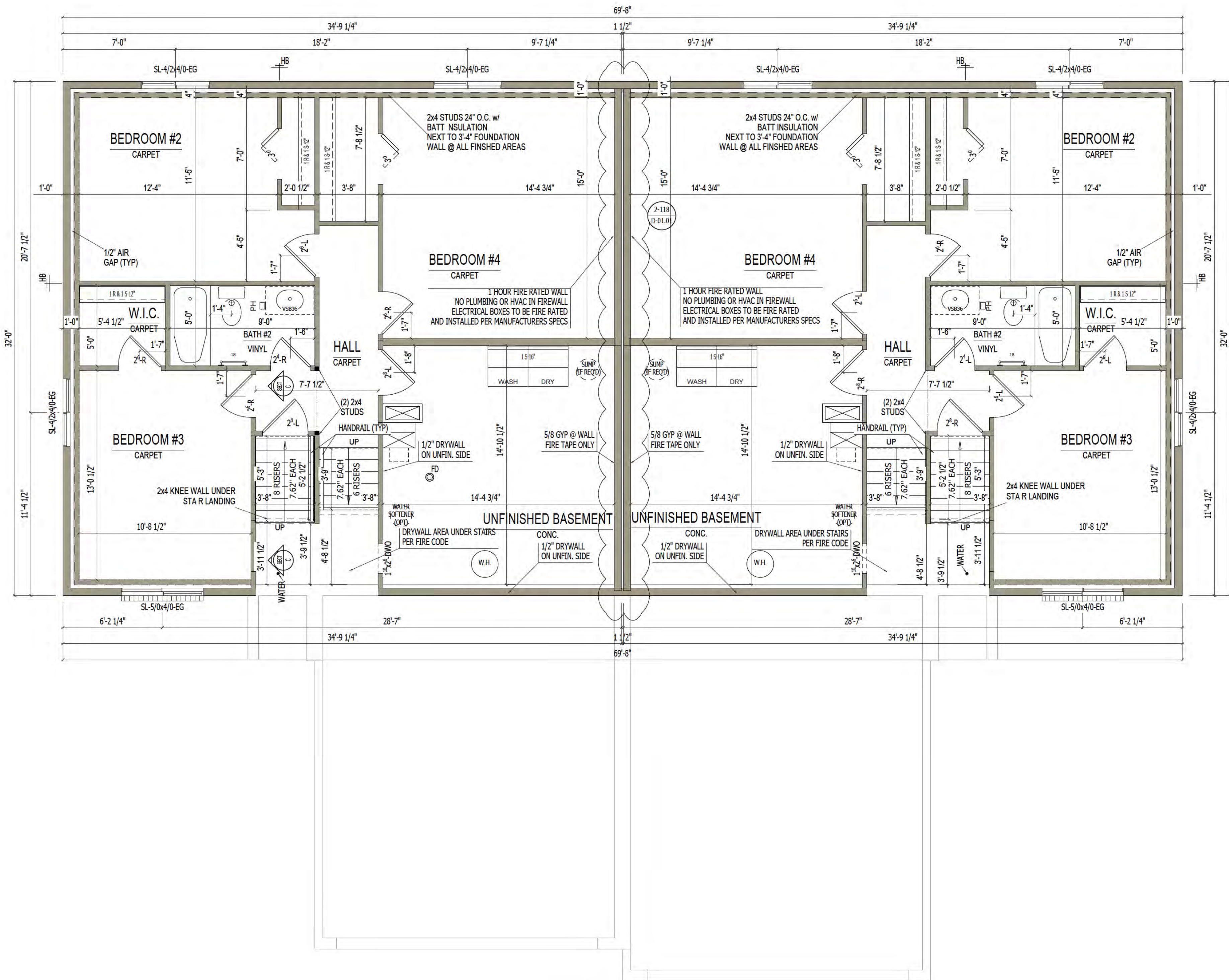
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09/03/2026

V2060DF

FOR: SHEET NUMBER
LOT # LOCATION:

A-05

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- GENERAL FLOOR PLAN NOTES:
1. ALL INTERIOR NON-LOAD BRG WALLS TO BE 2x4 STUDS 24" O.C.
 2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
 3. DIMENSIONS ARE FROM FACE OF STUDS.
 4. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16" O.C. TYP.
 5. PROVIDE EXTRA STUDS AS INDICATED AT ALL BEAM BEARING LOCATIONS.
 6. ALL WINDOW HT. TO BE 8'-10 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED.
 7. PROVIDE DOUBLE CRIPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER.
 8. SHIM EXTERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR.
 9. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.

FIRST FLOOR PLAN

SCALE: 3/8"=1'-0"

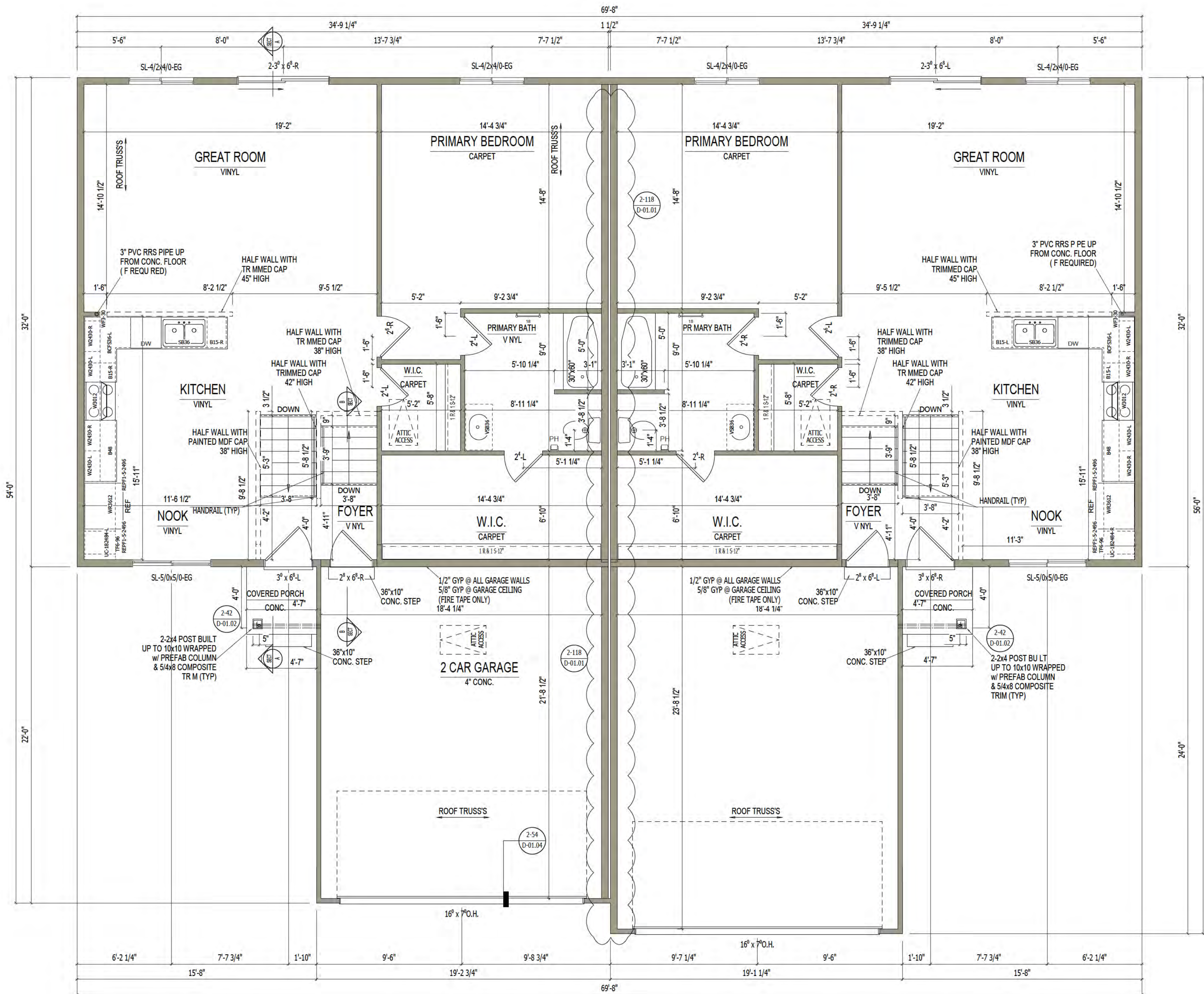
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V2060DF
FOR: _____
SHEET NUMBER
LOT #: _____
LOCATION: _____
A-06

REV. NO.	DATE	REMARKS
ELEVATION A2		
REVISION	V9.0a	

- GENERAL FLOOR PLAN NOTES:
1. ALL INTERIOR NON LOAD BRG WALLS TO BE 2x4 STUDS 24" O.C.
 2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
 3. DIMENSIONS ARE FROM FACE OF STUDS.
 4. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16" O.C. TYP.
 5. PROVIDE EXTRA STUDS AS INDICATED AT ALL BEAM BEARING LOCATIONS.
 6. ALL WINDOW HT. TO BE 6'-0" TO 6'-6" ABOVE FLOOR UNLESS OTHERWISE NOTED.
 7. PROVIDE DOUBLE CRIPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER.
 8. SHM EXTERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR.
 9. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

REMARKS

REV. NO. DATE

ELEVATION A2

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V2060DF

FOR: SHEET NUMBER

A-07