70 Pine Street

NEW YORK, N.Y. 10005

Landmarks Presentation

OWNER:

EBNB 70 Pine Owner LLC
C/o Rose Associates, Inc
200 Madison Ave, 5th Floor
NEW YORK, N.Y. 10016
(212) 210-6666

STRUCTURAL ENGINEER:

Ysrael A. Seinuk, P.C.
228 EAST 45TH STREET, 2nd Floor
NEW YORK, N.Y. 10017
(212) 687-9888

FACADE CONSULTANT:

Gilsanz Murray Steficek LLP
129 W. 27th St. 5th Floor
New York, N.Y. 10001
(212) 254-0030

ARCHITECT:

THE STEPHEN B. JACOBS GROUP, P.C.
381 PARK AVENUE SOUTH
NEW YORK, N.Y. 10016
(212) 421-3712

MEP ENGINEER:

MG Engineering, PC
116 West 32nd Street
New York, N.Y. 10001
(212) 643-9055

STEPHENBJACOBSGROUPPC

Architects and Planners
381 Park Avenue South, 2nd Floor
New York, NY 10016
P. 212-421-3712

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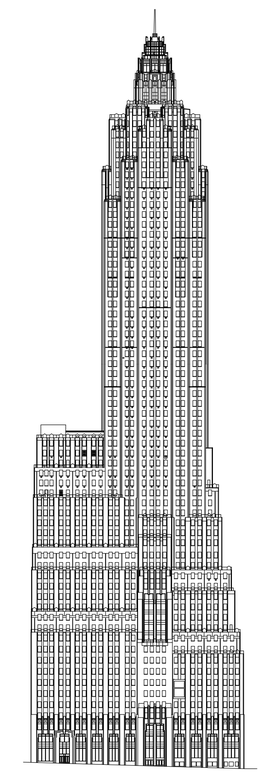

70 Pine Street
New York, NY

DATE: 07/25/16

DRAWING TITLE:
COVER SHEET

A-0

PINE STREET EXISTING CONDITIONS BEFORE CONSTRUCTION STARTED

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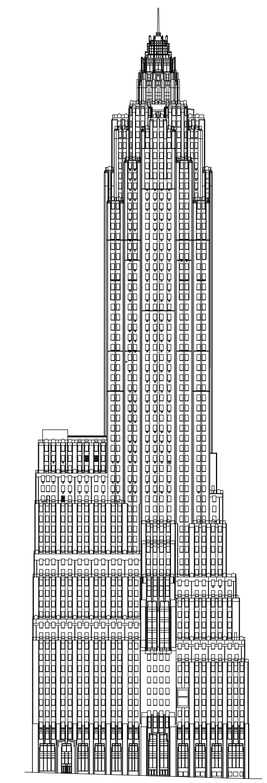

70 Pine Street
New York, NY

DATE: 07/25/16

DRAWING TITLE:
EXISTING PINE STREET CONDITIONS

A-1

PEARL STREET EXISTING CONDITIONS BEFORE CONSTRUCTION STARTED

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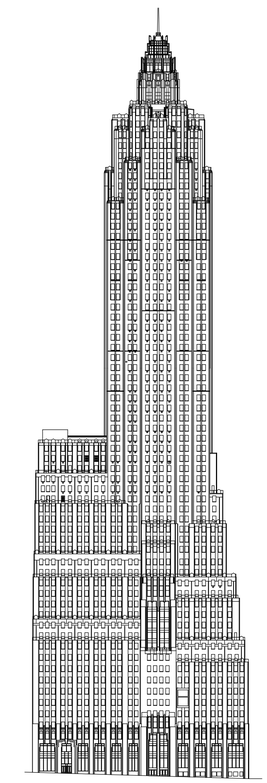
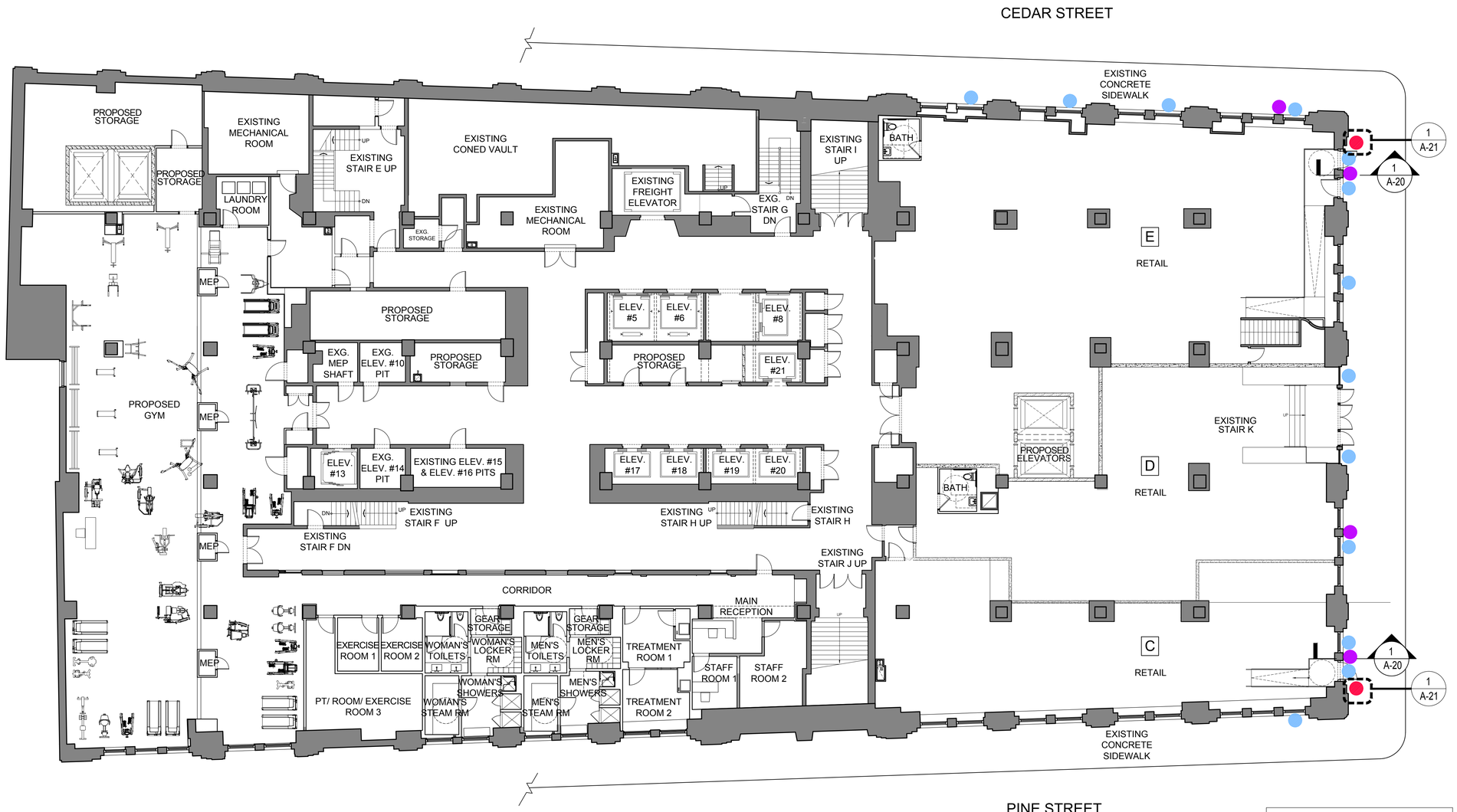


70 Pine Street
New York, NY

DATE: 07/25/16

DRAWING TITLE:
EXISTING PEARL STREET CONDITIONS

A-2



1 PROPOSED
BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

EXTERIOR SIGNAGE TYPES:
BLADE SIGN. (2 SIDED) 18"x18"
BLADE SIGN. (2 SIDED) 18"x66"
DECAL SIGN. 2" - 5" TALL LETTERS
INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
DIMENSIONAL SIGNS ADHESIVE MOUNTED. (8" TALL LETTERS)

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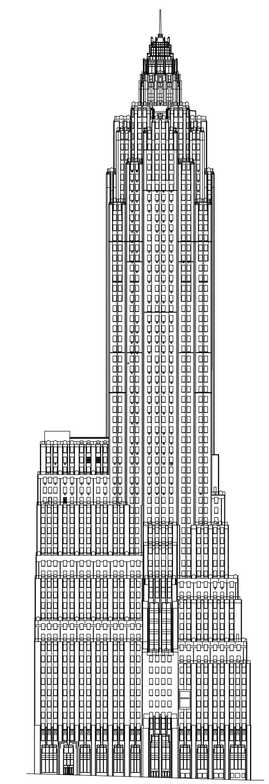


70 Pine Street
New York, NY

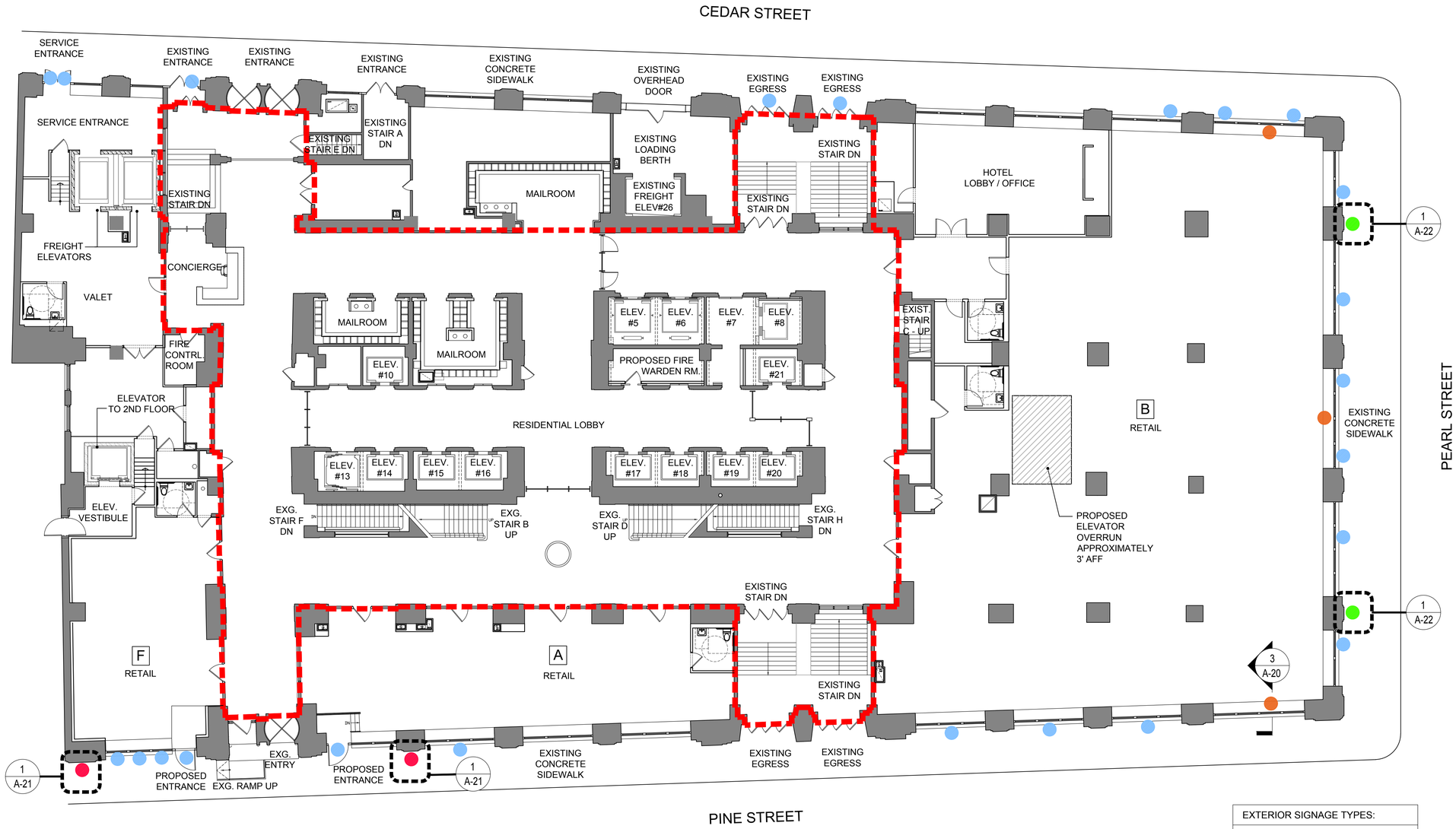
DATE: 07/25/16

DRAWING TITLE:
PROPOSED
BASEMENT FLOOR PLAN

A-4

LEGEND:

LOBBY LANDMARK AREA



1 PROPOSED 1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"

EXTERIOR SIGNAGE TYPES:
BLADE SIGN. (2 SIDED) 18"x18"
BLADE SIGN. (2 SIDED) 18"x66"
DECAL SIGN. 2" - 5" TALL LETTERS
INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
DIMENSIONAL SIGNS ADHESIVE MOUNTED. (8" TALL LETTERS)

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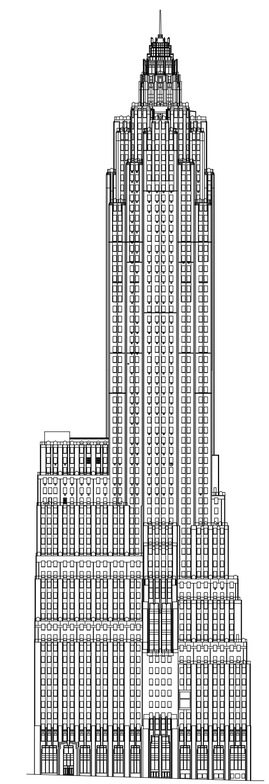

70 Pine Street
New York, NY

DATE: 07/25/16

DRAWING TITLE:

PROPOSED
1ST FLOOR PLAN

A-3

1 APPROVED
PARTIAL ELEVATION - PINE ST.
SCALE: 3/32" = 1'-0"

2 PROPOSED
PARTIAL ELEVATION - PINE ST.
SCALE: 3/32" = 1'-0"

SIGNAGE LEGEND:

ILLUMINATED SIGNS:

- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

NON - ILLUMINATED SIGNS:

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
- PROJECTION: 18" FOR BLADE SIGNS, 12" FOR ALL OTHERS FROM PROPERTY LINE.
- HEIGHT: 25' MAX. ABOVE CURB LEVEL.

EXTERIOR SIGNAGE TYPES:
BLADE SIGN. (2 SIDED) 18"x18"
BLADE SIGN. (2 SIDES) 18"x66"
DECAL SIGN. 2" - 5" TALL LETTERS
INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
DIMENSIONAL SIGNS ADHESIVE MOUNTED. (8" TALL LETTERS)

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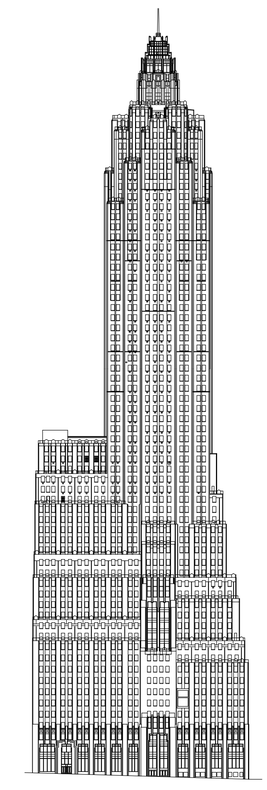

70 Pine Street
New York, NY

DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PINE STREET

A-8

1 ORIGINAL SCHEME
PARTIAL ELEVATION - PINE ST.
SCALE: 3/32" = 1'-0"

2 NEW SCHEME
PARTIAL ELEVATION - PINE ST.
SCALE: 3/32" = 1'-0"

SIGNAGE LEGEND:

ILLUMINATED SIGNS:

- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

NON - ILLUMINATED SIGNS:

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
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BLADE SIGN. 18"x66"
DECAL SIGN. 2" - 5" TALL LETTERS
INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
DIMENSIONAL SIGNS ADHESIVE MOUNTED. (8" TALL LETTERS)

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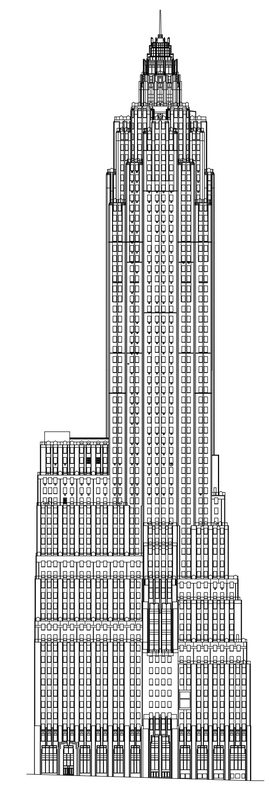

70 Pine Street
New York, NY

DATE: 07-25-16

DRAWING TITLE:
ORIGINAL AND NEW SCHEME PROPOSED ALONG PINE STREET

A-8A

APPROVED
1 PARTIAL ELEVATION - PEARL ST.
SCALE: 3/32" = 1'-0"

PROPOSED
2 PARTIAL ELEVATION - PEARL ST.
SCALE: 3/32" = 1'-0"

SIGNAGE LEGEND:

ILLUMINATED SIGNS:

- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

NON - ILLUMINATED SIGNS:

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
- PROJECTION: 18" FOR BLADE SIGNS, 12" FOR ALL OTHERS FROM PROPERTY LINE.
- HEIGHT: 25' MAX. ABOVE CURB LEVEL.

EXTERIOR SIGNAGE TYPES:
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BLADE SIGN. (2 SIDED) 18"x66"
DECAL SIGN. 2" - 5" TALL LETTERS
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DIMENSIONAL SIGNS ADHESIVE MOUNTED. (8" TALL LETTERS)

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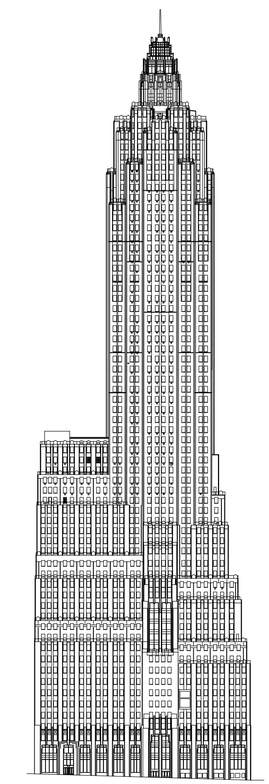

70 Pine Street
New York, NY

DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PEARL STREET

A-9

1 ORIGINAL SCHEME
PARTIAL ELEVATION - PEARL ST.
SCALE: 3/32" = 1'-0"

2 NEW SCHEME
PARTIAL ELEVATION - PEARL ST.
SCALE: 3/32" = 1'-0"

SIGNAGE LEGEND:

ILLUMINATED SIGNS:

- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

NON - ILLUMINATED SIGNS:

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
- PROJECTION: 18" FOR BLADE SIGNS, 12" FOR ALL OTHERS FROM PROPERTY LINE.
- HEIGHT: 25' MAX. ABOVE CURB LEVEL.

EXTERIOR SIGNAGE TYPES:
BLADE SIGN. (2 SIDED) 18"x18"
BLADE SIGN. 18"x66"
DECAL SIGN. 2" - 5" TALL LETTERS
INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
DIMENSIONAL SIGNS ADHESIVE MOUNTED. (8" TALL LETTERS)

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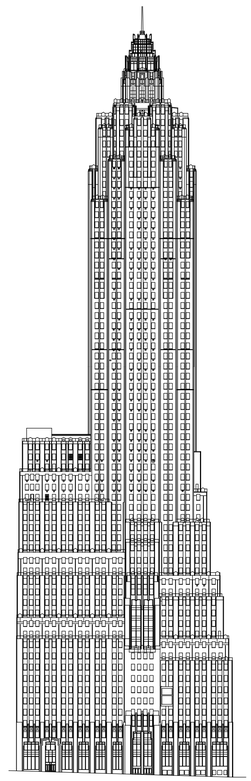

70 Pine Street
New York, NY

DATE: 07-25-16

DRAWING TITLE:
ORIGINAL AND NEW SCHEME PROPOSED ALONG PINE STREET

A-9A

1 APPROVED
PARTIAL ELEVATION - CEDAR ST.
SCALE: 3/32" = 1'-0"

2 PROPOSED
PARTIAL ELEVATION - CEDAR ST.
SCALE: 3/32" = 1'-0"

SIGNAGE LEGEND:

ILLUMINATED SIGNS:

- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

NON - ILLUMINATED SIGNS:

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
- PROJECTION: 18" FOR BLADE SIGNS, 12" FOR ALL OTHERS FROM PROPERTY LINE.
- HEIGHT: 25' MAX. ABOVE CURB LEVEL.

EXTERIOR SIGNAGE TYPES:
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BLADE SIGN. (2 SIDES) 18"x66"
DECAL SIGN. 2" - 5" TALL LETTERS
INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
DIMENSIONAL SIGNS ADHESIVE MOUNTED. (9" TALL LETTERS)

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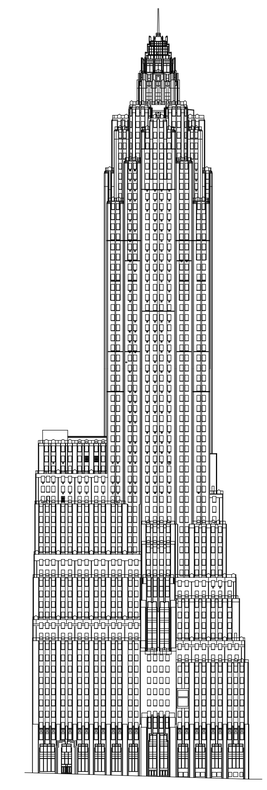

70 Pine Street
New York, NY

DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG CEDAR STREET

A-10

1 ORIGINAL SCHEME
PARTIAL ELEVATION - CEDAR ST.
SCALE: 3/32" = 1'-0"

2 NEW SCHEME
PARTIAL ELEVATION - CEDAR ST.
SCALE: 3/32" = 1'-0"

SIGNAGE LEGEND:

ILLUMINATED SIGNS:

- ILLUMINATED SIGN NOT TO EXCEED 8 SQ. FT. PER SIGN.

NON - ILLUMINATED SIGNS:

- TOTAL AREA 200 SQ. FT. MAX PER STREET FRONTAGE.
- PROJECTION: 18" FOR BLADE SIGNS, 12" FOR ALL OTHERS FROM PROPERTY LINE.
- HEIGHT: 25' MAX. ABOVE CURB LEVEL.

EXTERIOR SIGNAGE TYPES:
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BLADE SIGN. 18"x66"
DECAL SIGN. 2" - 5" TALL LETTERS
INTERIOR ILLUMINATED SIGN. (NOT TO EXCEED 8 SQ.FT.)
DIMENSIONAL SIGNS ADHESIVE MOUNTED. (8" TALL LETTERS)

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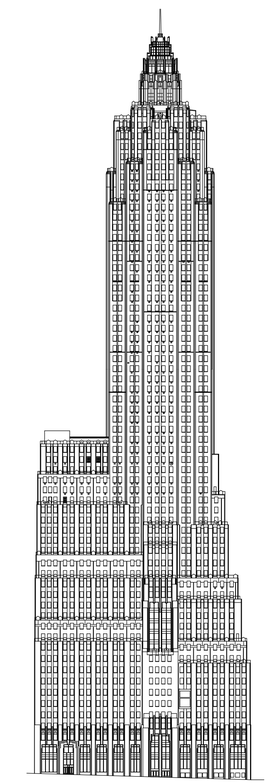
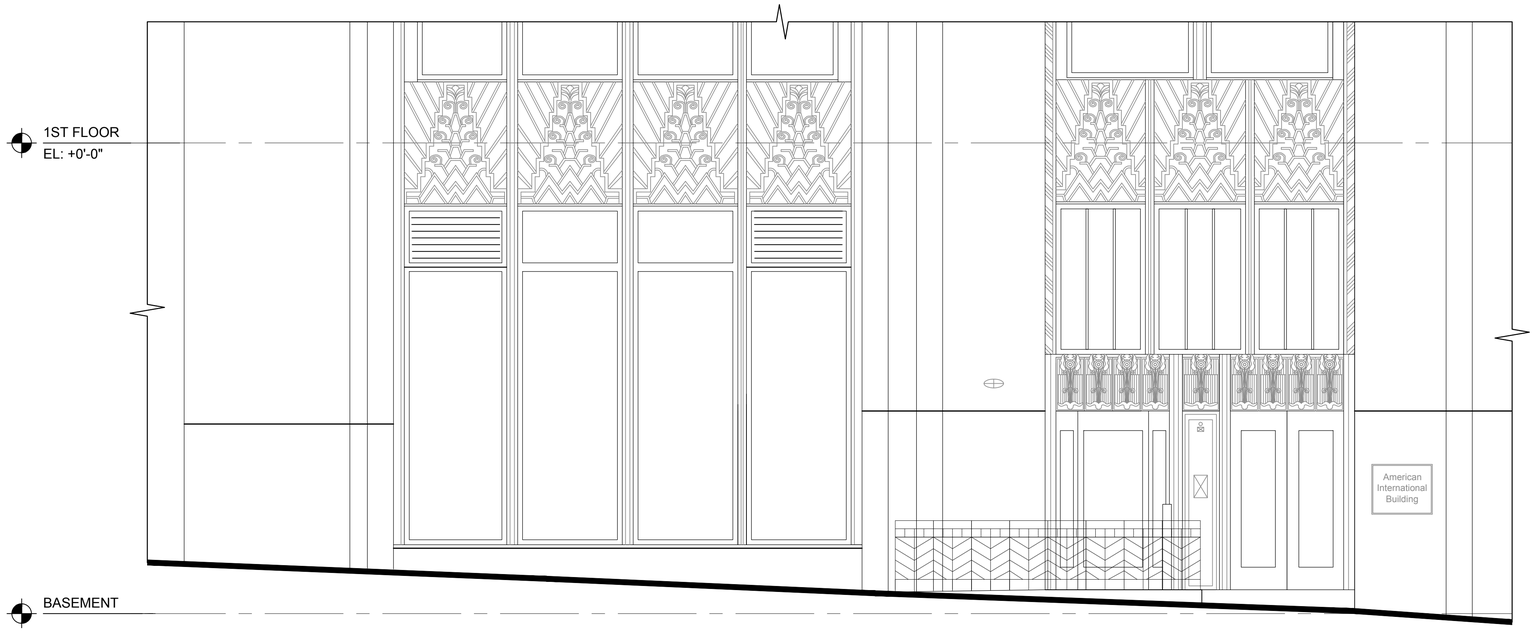


70 Pine Street
New York, NY

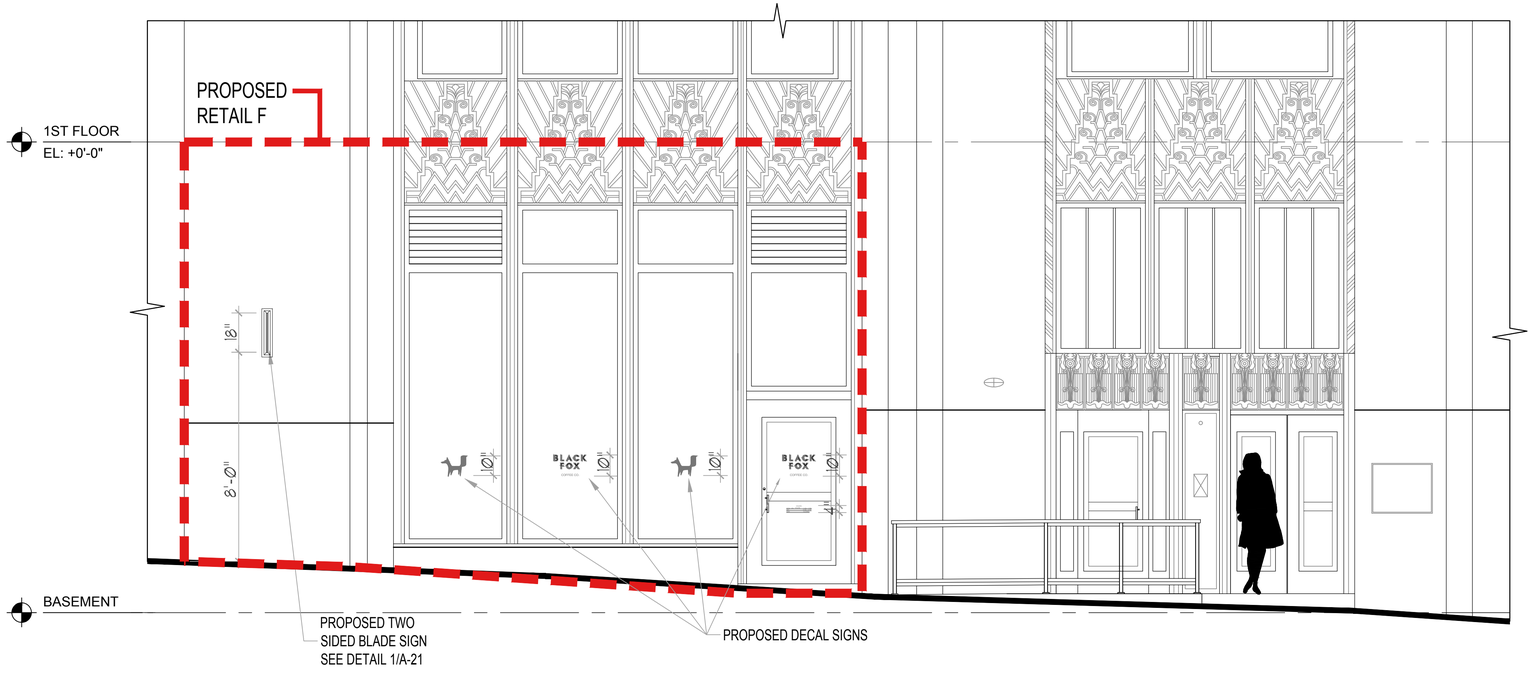
DATE: 07-25-16

DRAWING TITLE:
ORIGINAL AND NEW SCHEME PROPOSED ALONG CEDAR STREET

A-10A



1 APPROVED
PARTIAL ELEVATION - PINE ST.
SCALE: 3/8" = 1'-0"



2 PROPOSED
PARTIAL ELEVATION - PINE ST.
SCALE: 3/8" = 1'-0"

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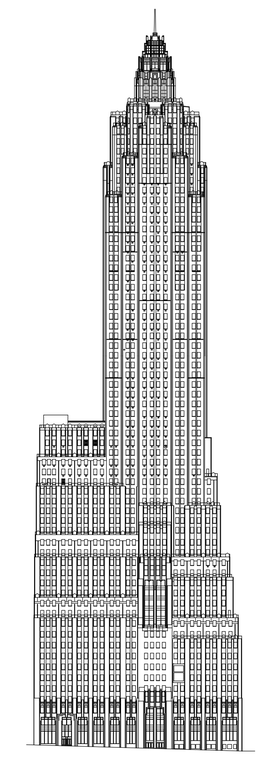
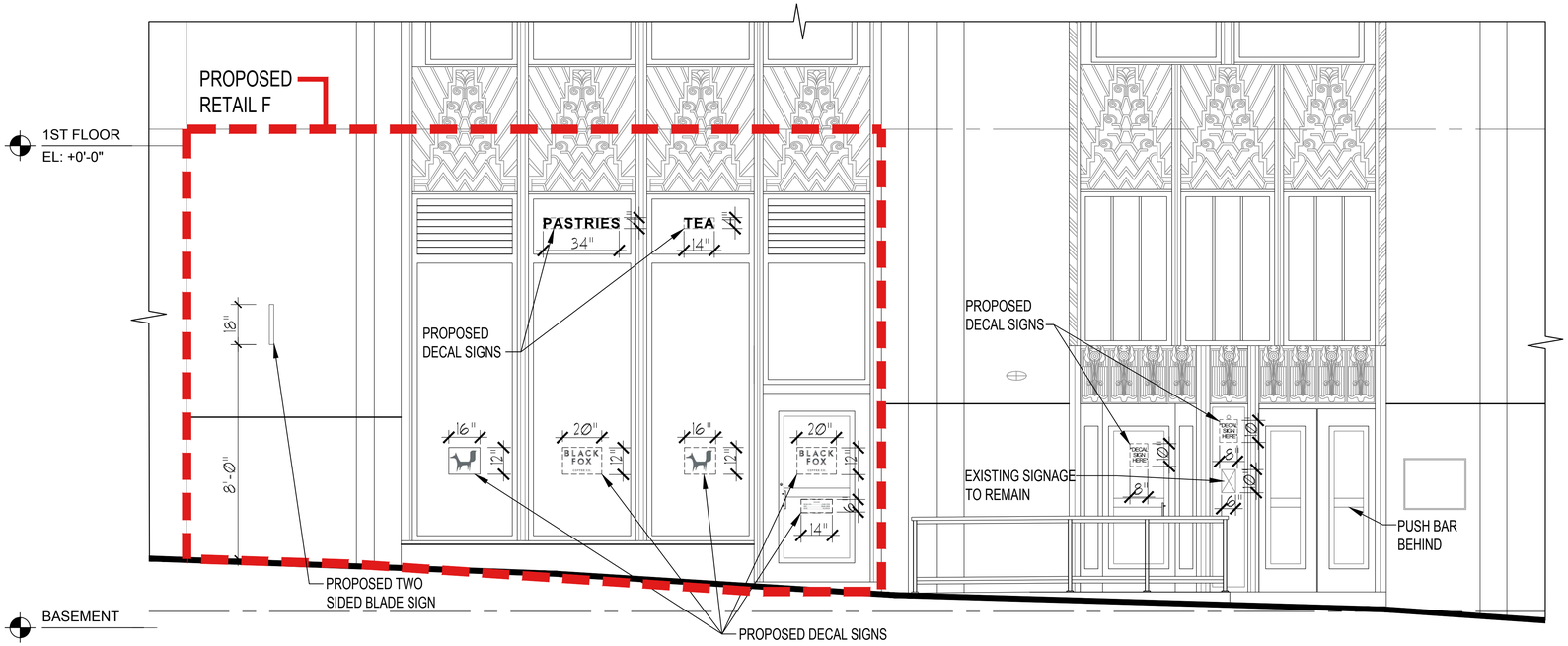


70 Pine Street
New York, NY

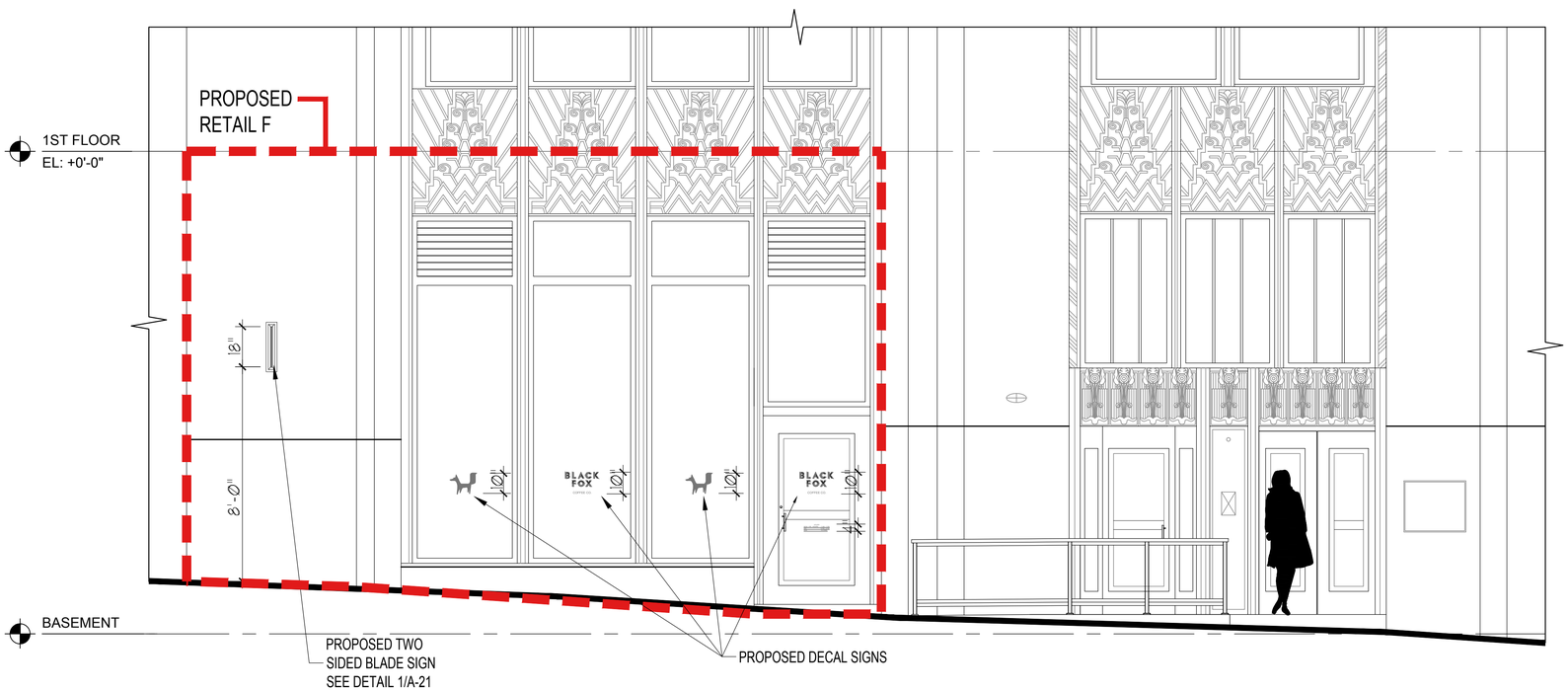
DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PINE STREET

A-11



1 ORIGINAL SCHEME
PARTIAL ELEVATION - PINE ST.
SCALE: 3/8" = 1'-0"



2 NEW SCHEME
PARTIAL ELEVATION - PINE ST.
SCALE: 3/8" = 1'-0"

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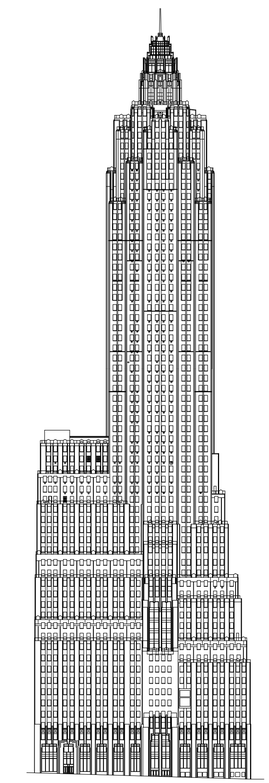


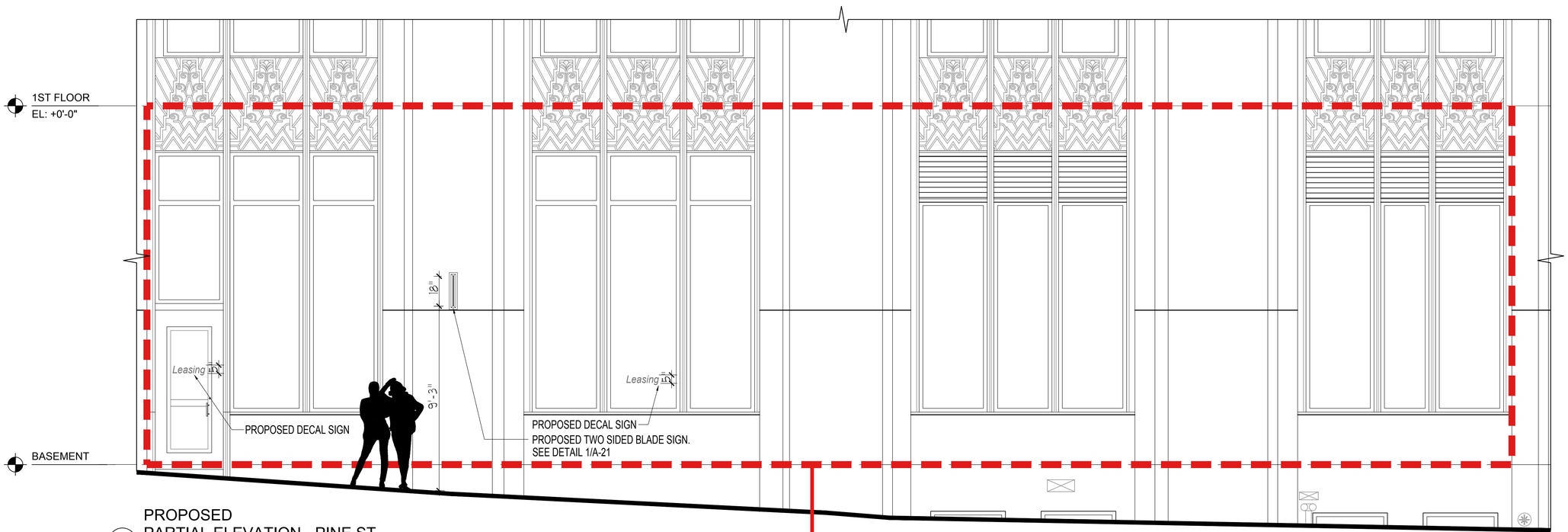
70 Pine Street
New York, NY

DATE: 07/25/16

DRAWING TITLE:
ORIGINAL AND NEW
SCHEME PROPOSED
ALONG PINE STREET

A-11A

1 APPROVED
PARTIAL ELEVATION - PINE ST.
SCALE: 3/8" = 1'-0"



2 PROPOSED
PARTIAL ELEVATION - PINE ST.
SCALE: 3/8"= 1'-0"

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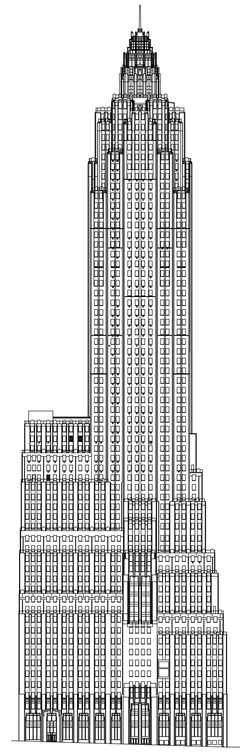
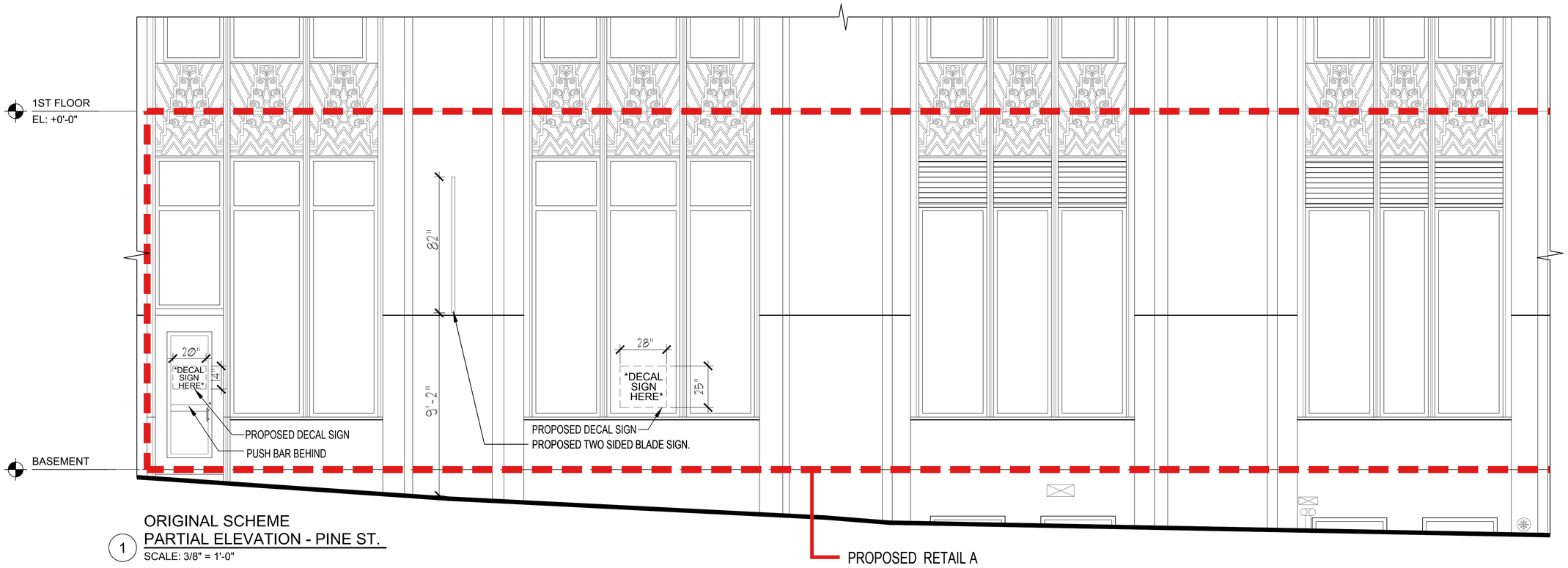


70 Pine Street
New York, NY

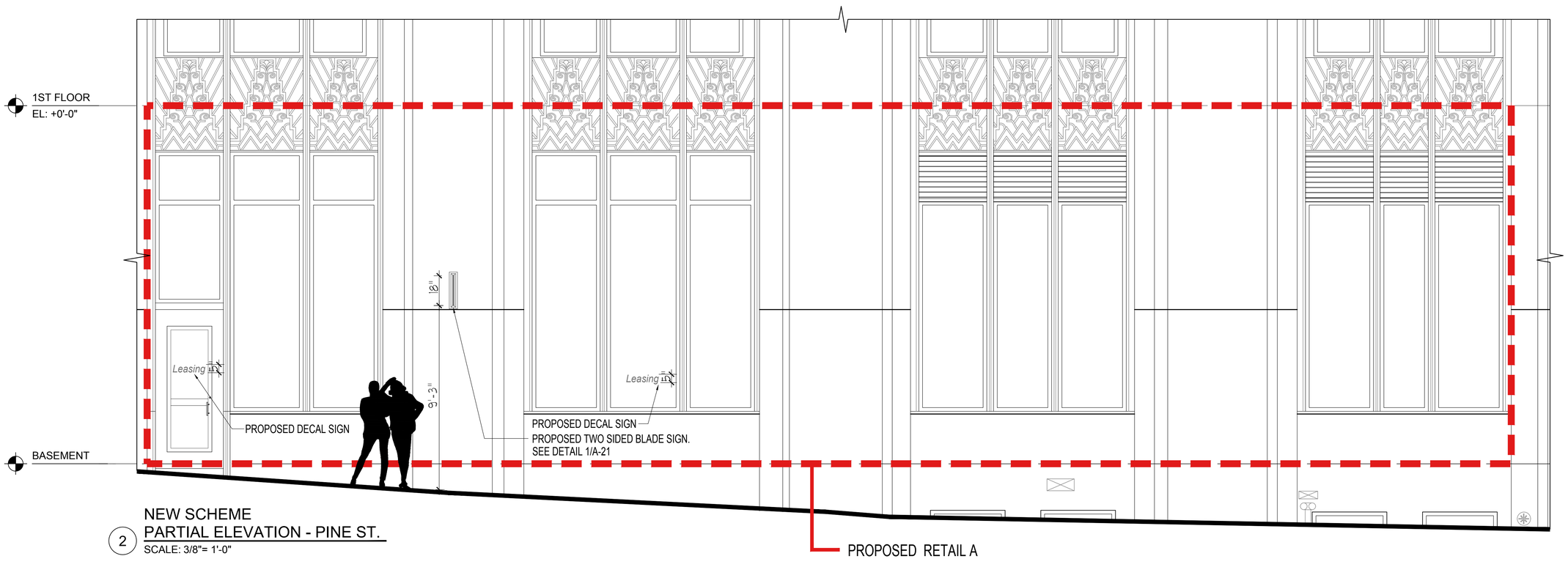
DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PINE STREET

A-12



1 ORIGINAL SCHEME
PARTIAL ELEVATION - PINE ST.
SCALE: 3/8" = 1'-0"



2 NEW SCHEME
PARTIAL ELEVATION - PINE ST.
SCALE: 3/8"= 1'-0"

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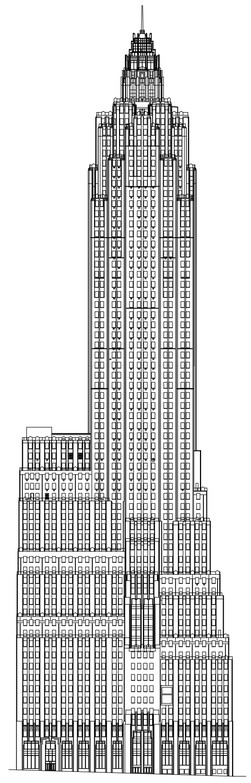
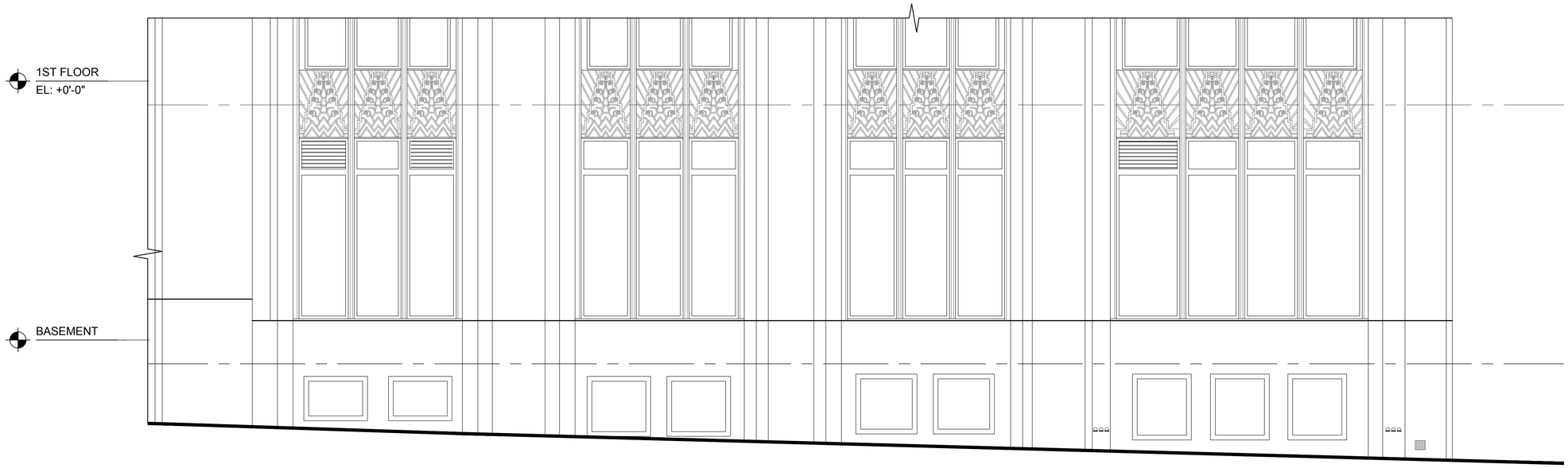


70 Pine Street
New York, NY

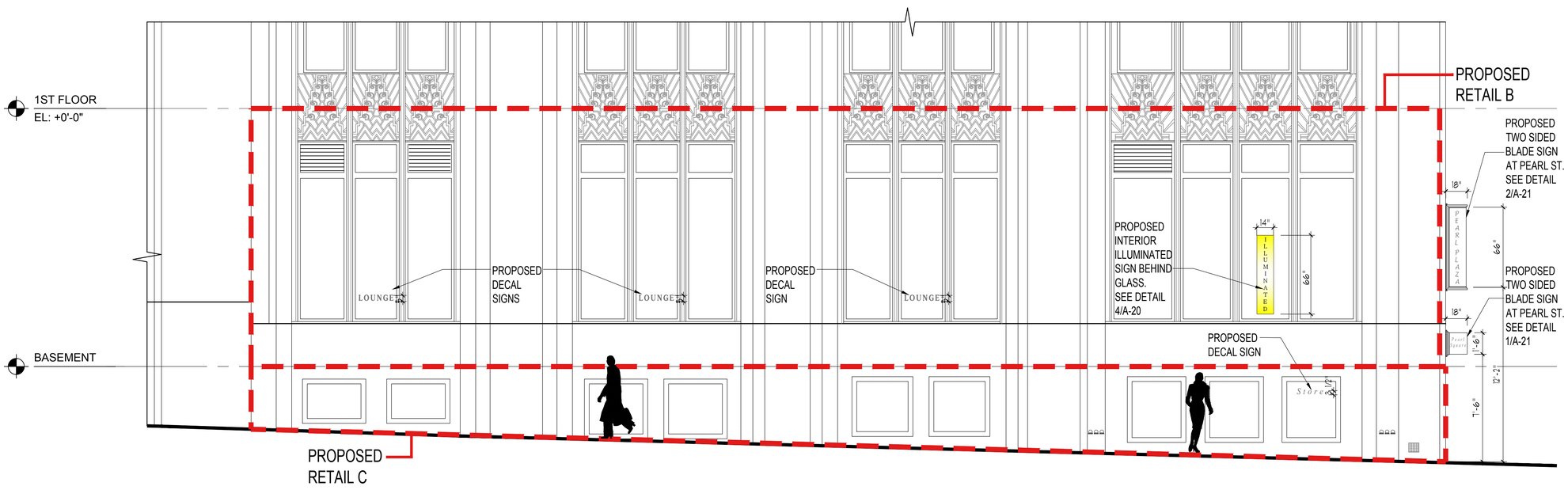
DATE: 07/25/16

DRAWING TITLE:
ORIGINAL AND NEW SCHEME PROPOSED ALONG PINE STREET

A-12A



APPROVED
1 PARTIAL ELEVATION - PINE ST.
SCALE: 1/4" = 1'-0"



PROPOSED
2 PARTIAL ELEVATION - PINE ST.
SCALE: 1/4" = 1'-0"

NOTE:
ILLUMINATED SIGN MAY VARY IN SIZE AND SHAPE.
NOT TO EXCEED 8 SF.

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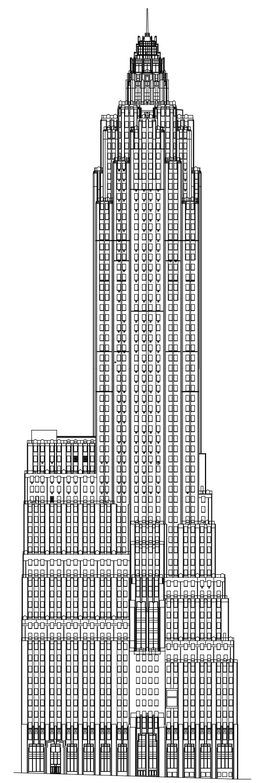
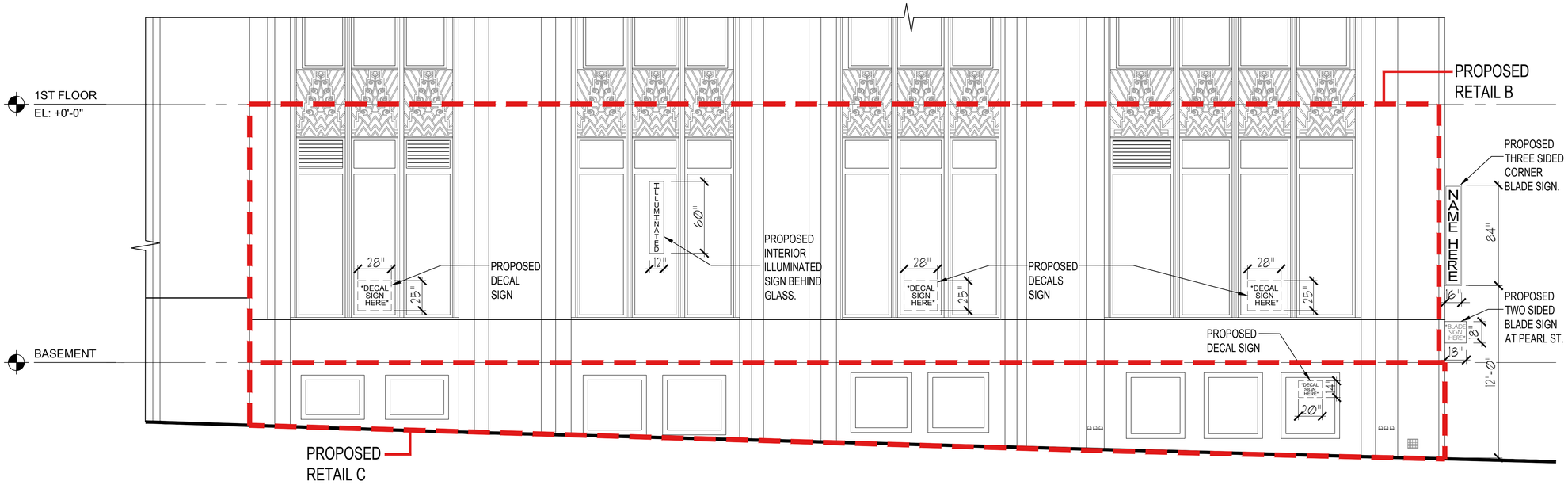


70 Pine Street
New York, NY

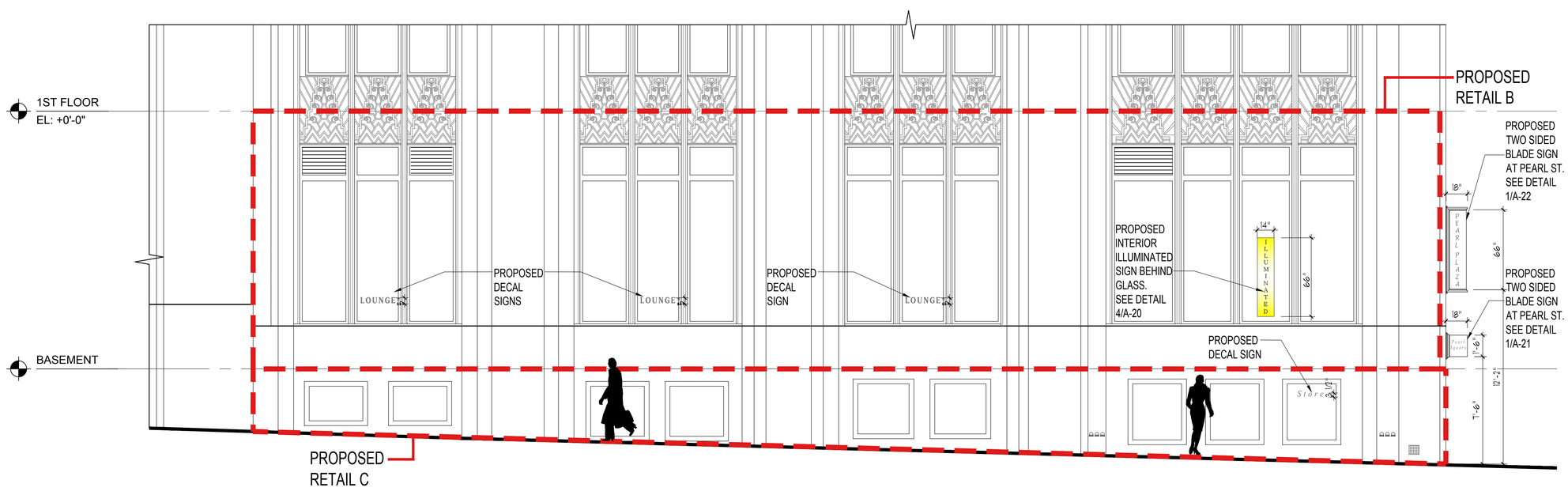
DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PINE STREET

A-13



1 APPROVED
PARTIAL ELEVATION - PINE ST.
SCALE: 1/4" = 1'-0"



2 PROPOSED
PARTIAL ELEVATION - PINE ST.
SCALE: 1/4" = 1'-0"

NOTE:
ILLUMINATED SIGN MAY VARY IN SIZE AND SHAPE.
NOT TO EXCEED 8 SF.

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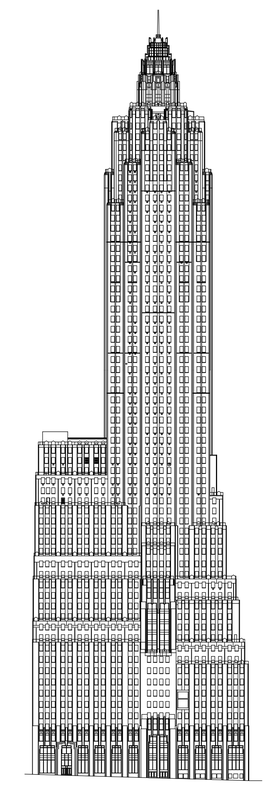

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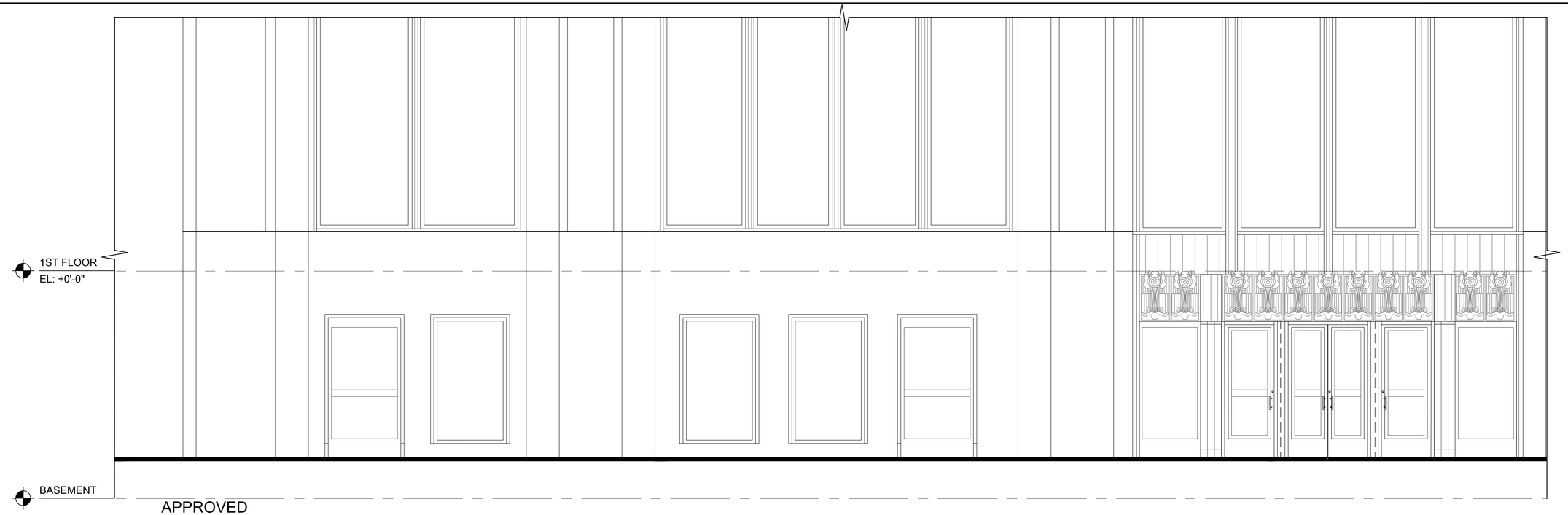
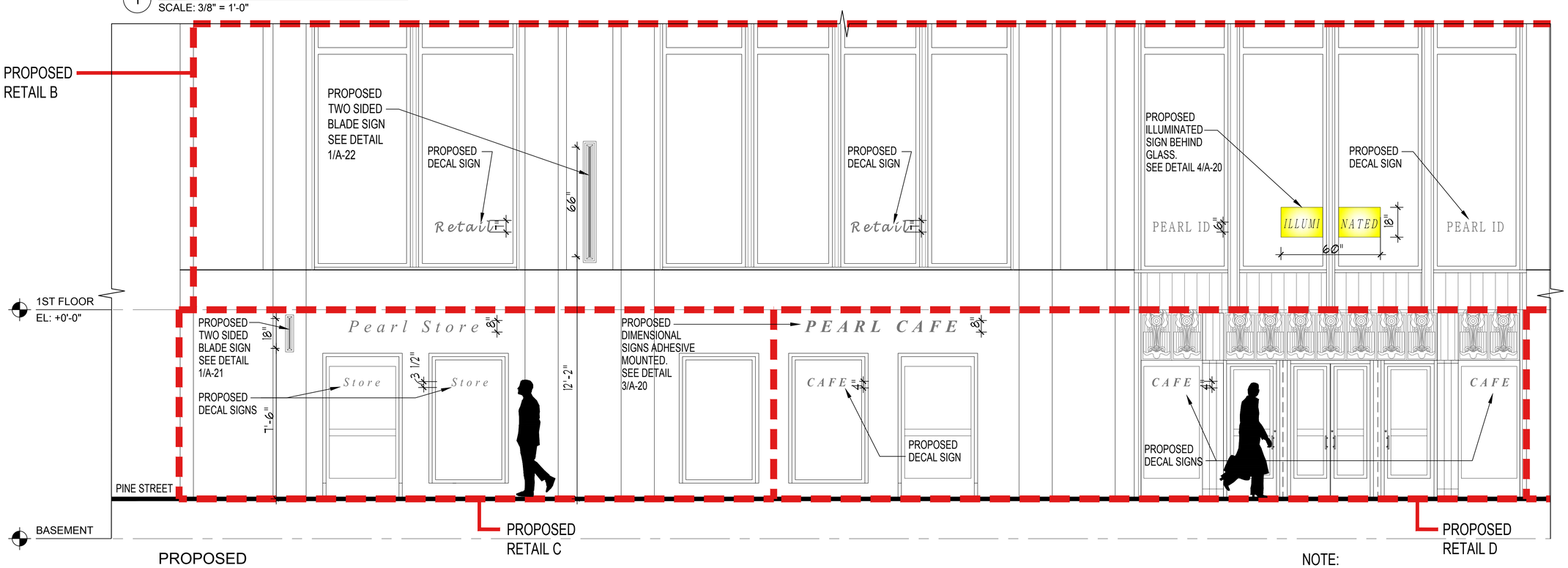
DATE: 07/25/16

DRAWING TITLE:
ORIGINAL AND NEW SCHEME PROPOSED ALONG PINE STREET

A-13A



1 APPROVED
PARTIAL ELEVATION - PEARL ST.
SCALE: 3/8" = 1'-0"



2 PROPOSED
PARTIAL ELEVATION - PEARL ST.
SCALE: 3/8" = 1'-0"

NOTE:
ILLUMINATED SIGN MAY VARY IN SIZE AND SHAPE.
NOT TO EXCEED 8 SF.

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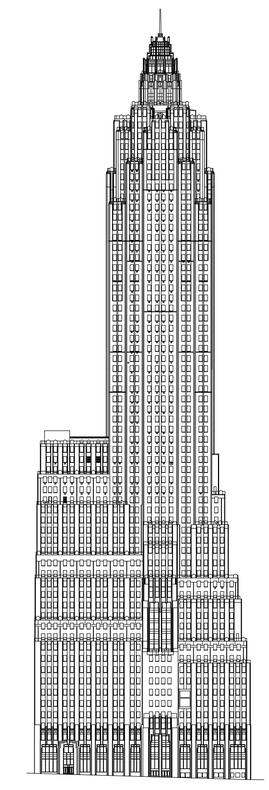

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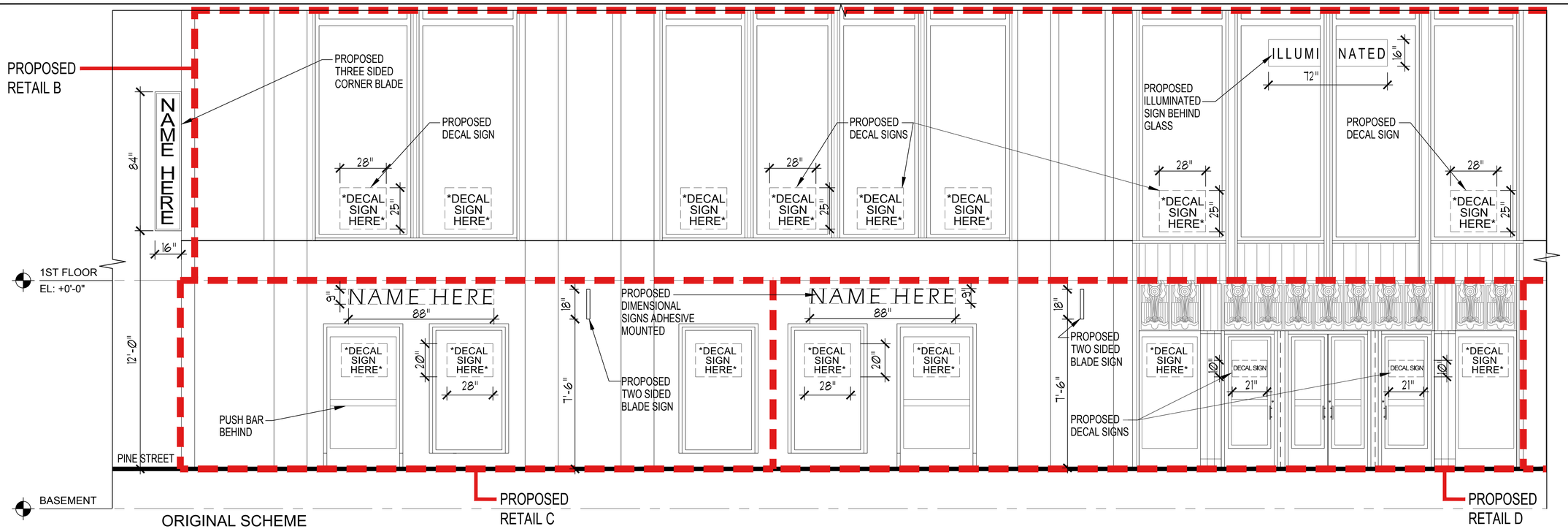
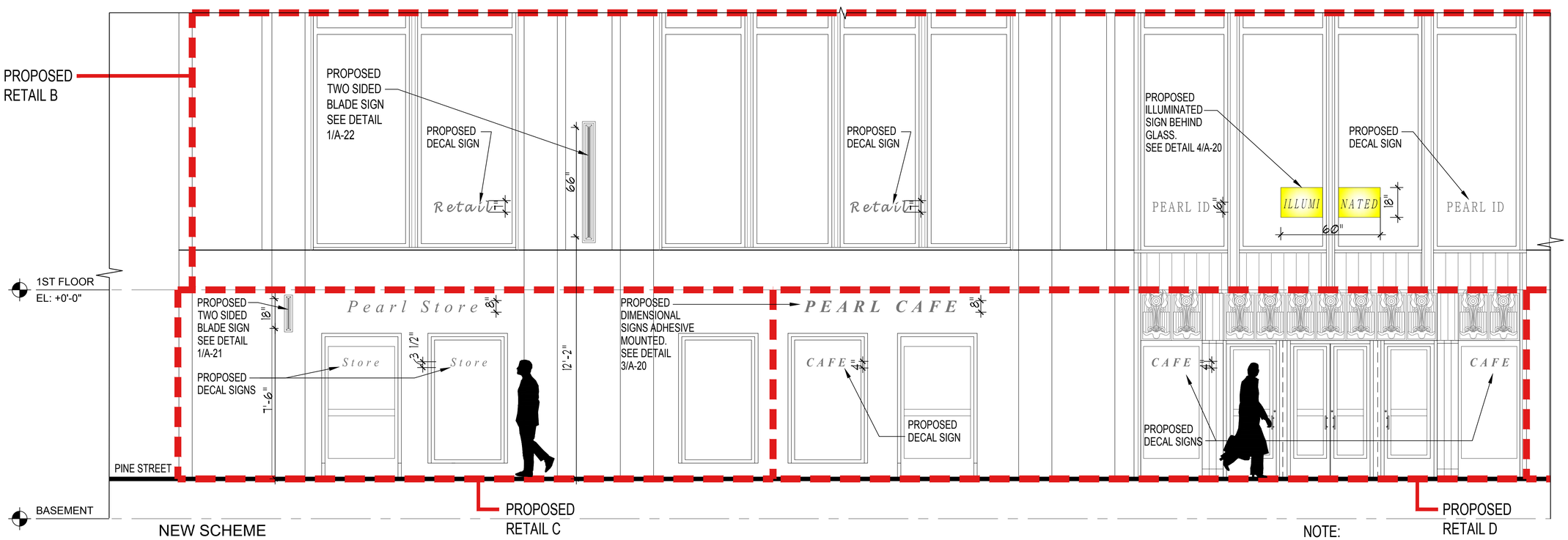
DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PEARL STREET

A-14



ORIGINAL SCHEME
PARTIAL ELEVATION - PEARL ST.
1
SCALE: 3/8" = 1'-0"



NEW SCHEME
PARTIAL ELEVATION - PEARL ST.
2
SCALE: 3/8" = 1'-0"

NOTE:
ILLUMINATED SIGN MAY VARY IN SIZE AND SHAPE.
NOT TO EXCEED 8 SF.

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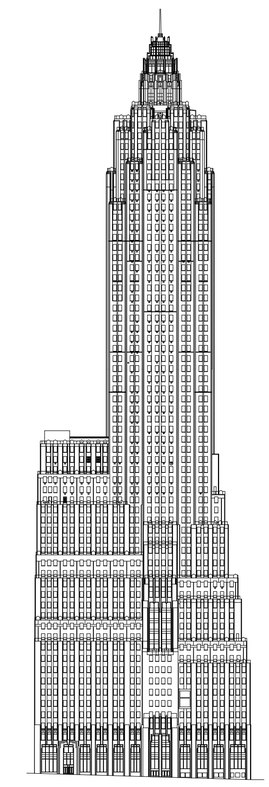

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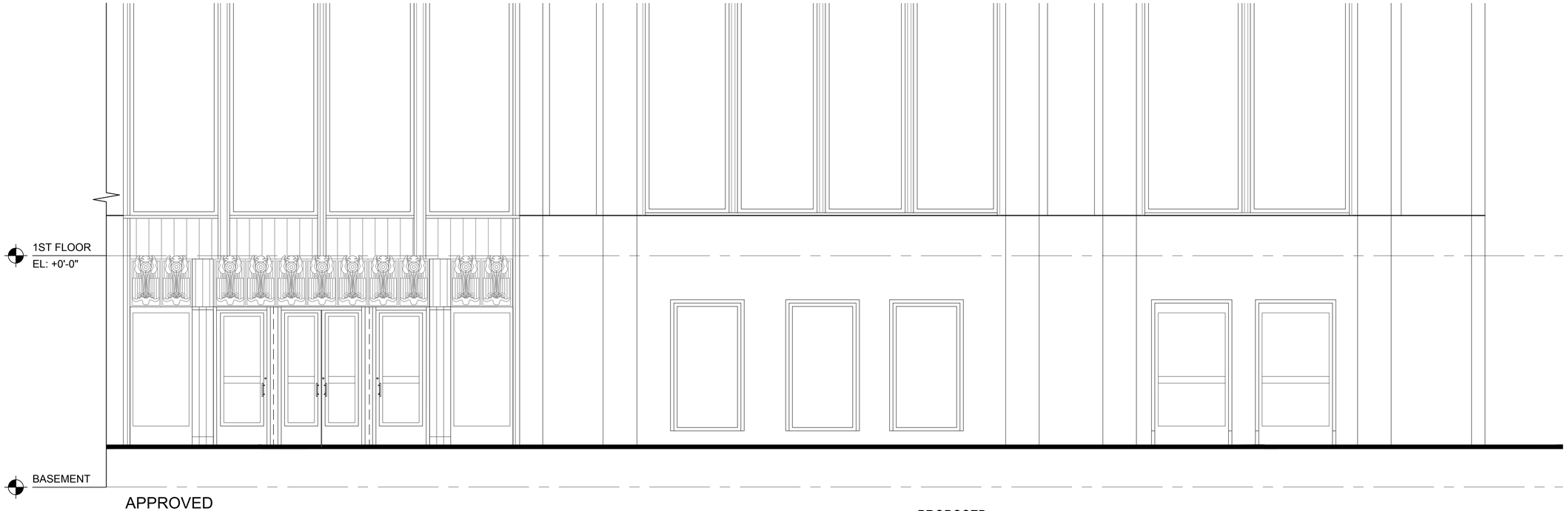
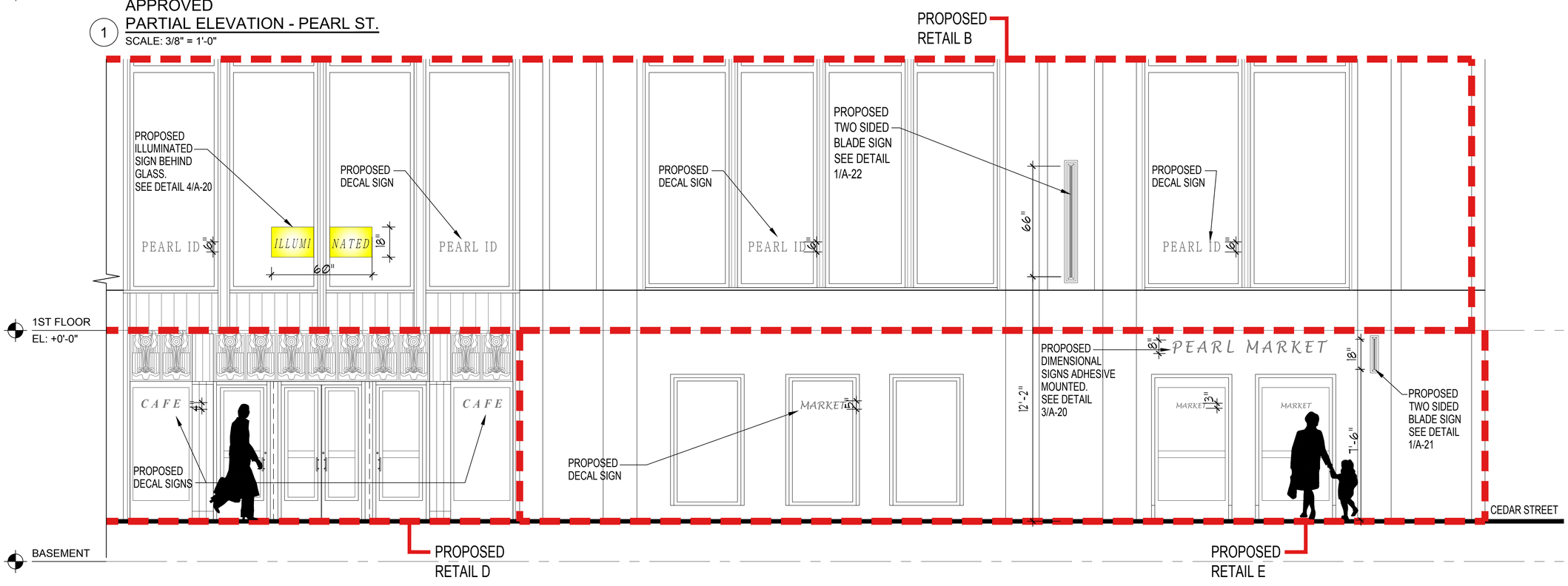
DRAWING TITLE:
ORIGINAL AND NEW SCHEME PROPOSED ALONG PINE STREET

A-14A



1 APPROVED
PARTIAL ELEVATION - PEARL ST.
SCALE: 3/8" = 1'-0"



2 PROPOSED
PARTIAL ELEVATION - PEARL ST.
SCALE: 3/8" = 1'-0"

NOTE:
ILLUMINATED SIGN MAY VARY IN SIZE AND SHAPE.
NOT TO EXCEED 8 SF.

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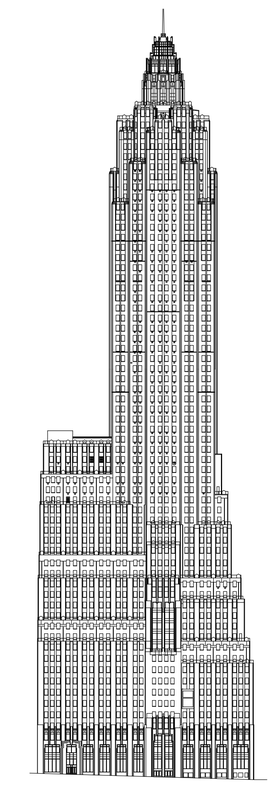

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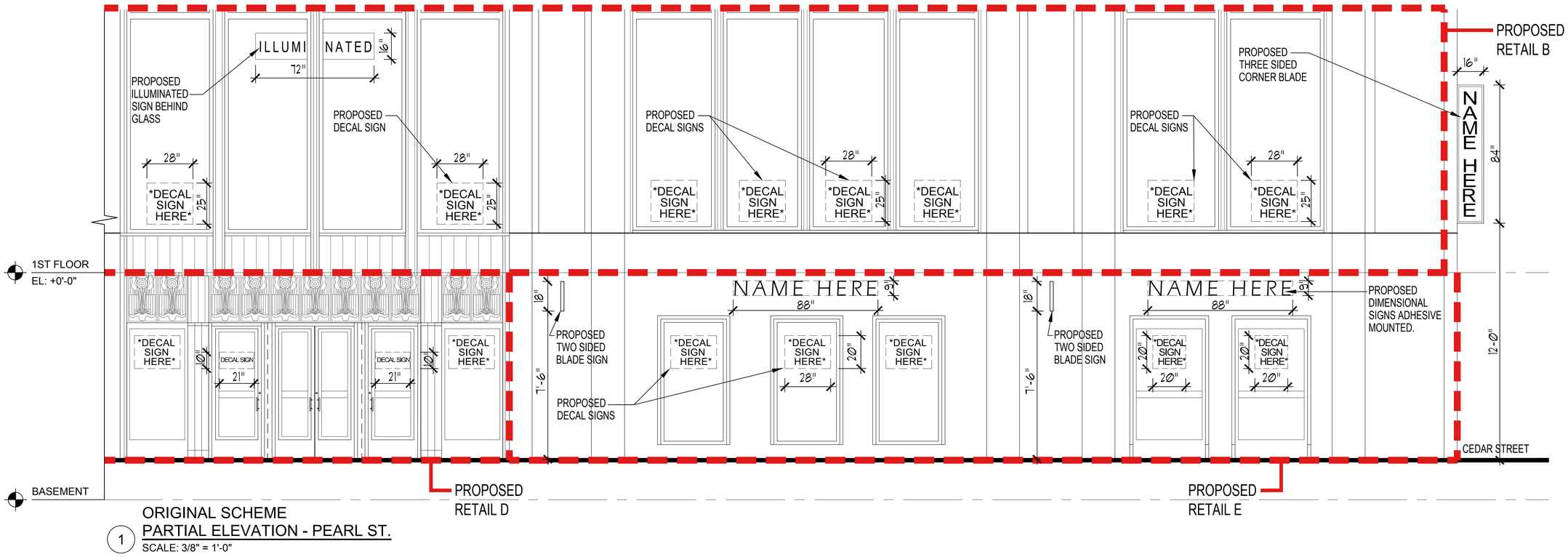
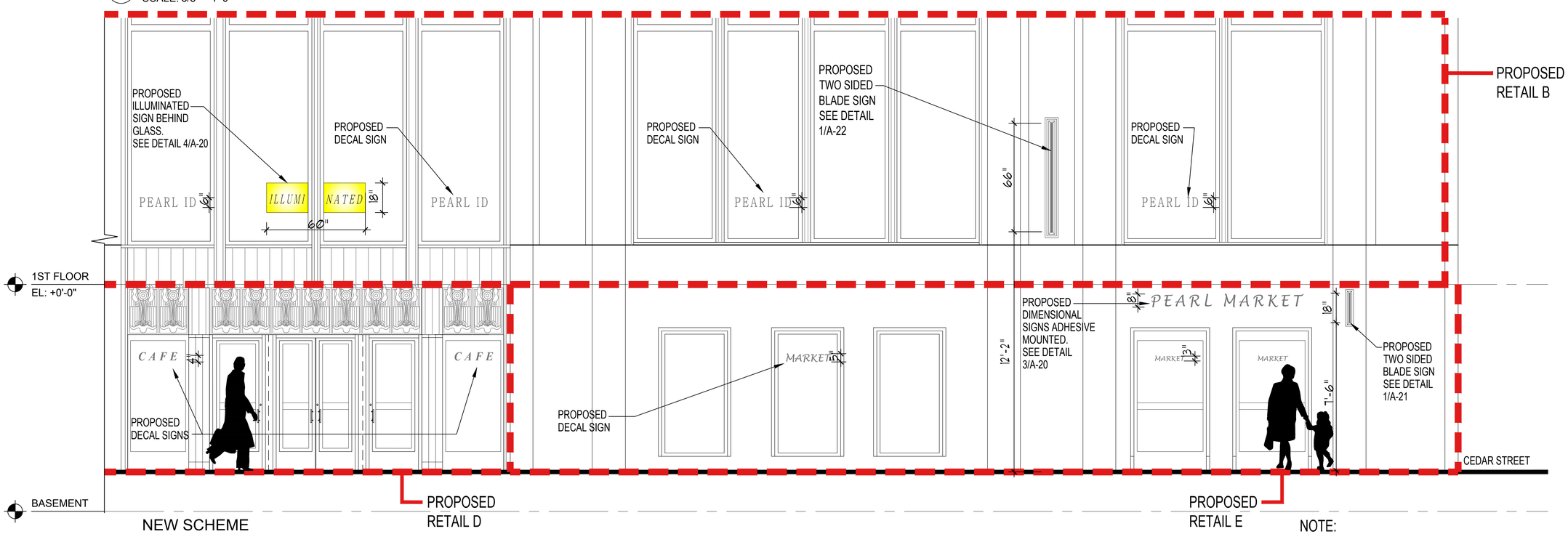
DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PEARL STREET

A-15



1 ORIGINAL SCHEME
PARTIAL ELEVATION - PEARL ST.
SCALE: 3/8" = 1'-0"



2 NEW SCHEME
PARTIAL ELEVATION - PEARL ST.
SCALE: 3/8" = 1'-0"

NOTE:
ILLUMINATED SIGN MAY VARY IN SIZE AND SHAPE.
NOT TO EXCEED 8 SF.

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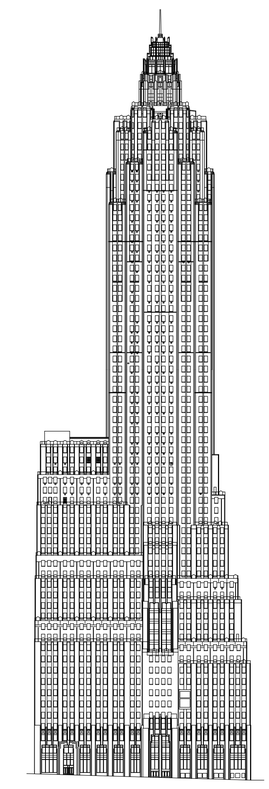

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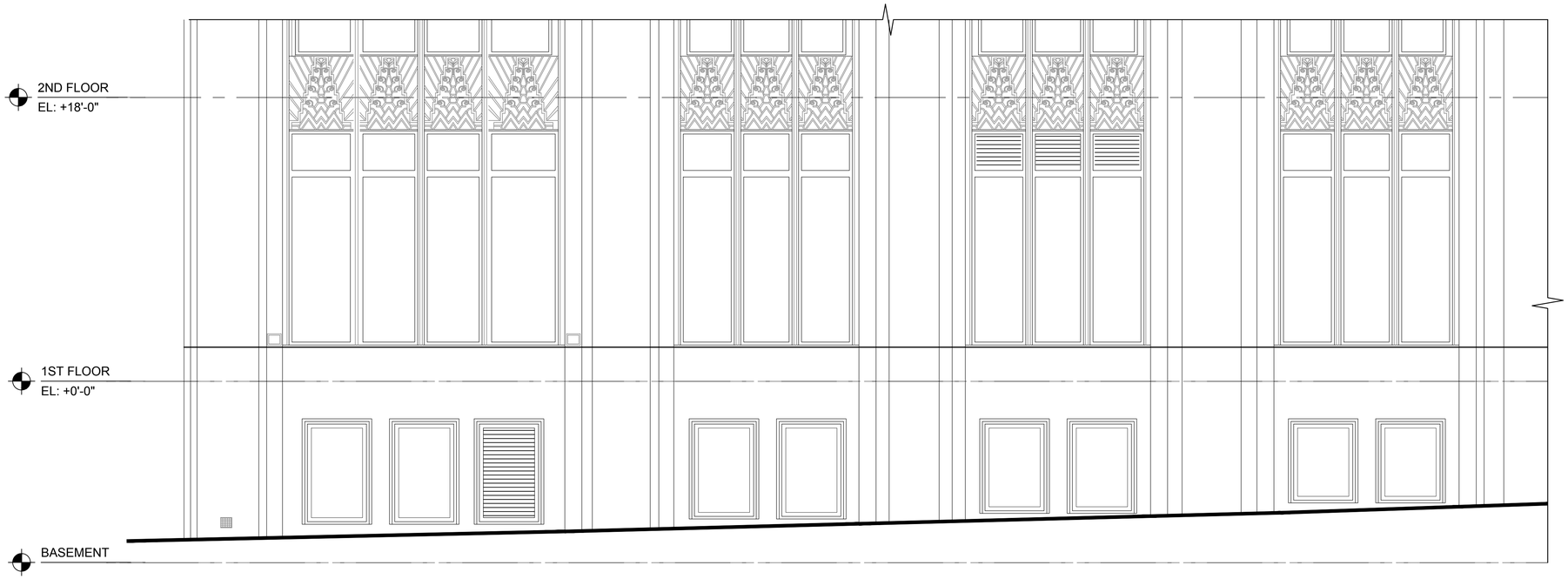
New York, NY

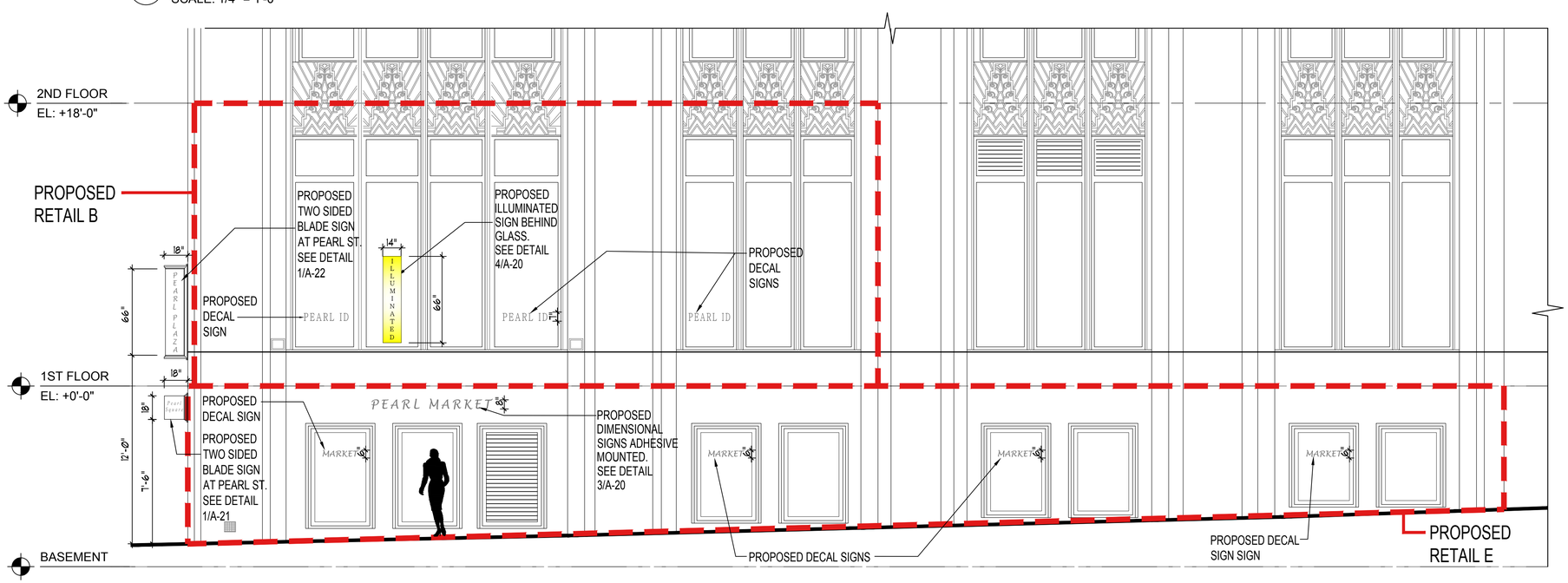
DATE: 07/25/16

DRAWING TITLE:
ORIGINAL AND NEW SCHEME PROPOSED ALONG PINE STREET

A-15A



APPROVED
1 PARTIAL ELEVATION - CEDAR ST.
SCALE: 1/4" = 1'-0"



PROPOSED
2 PARTIAL ELEVATION - CEDAR ST.
SCALE: 1/4" = 1'-0"

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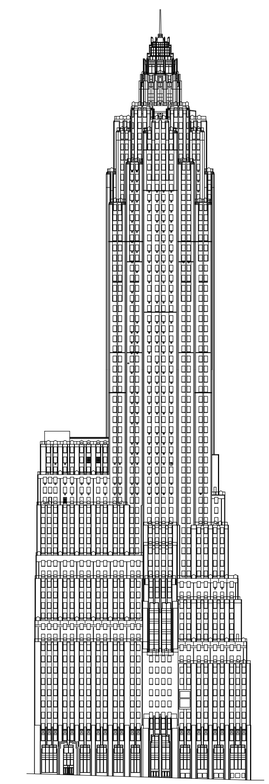

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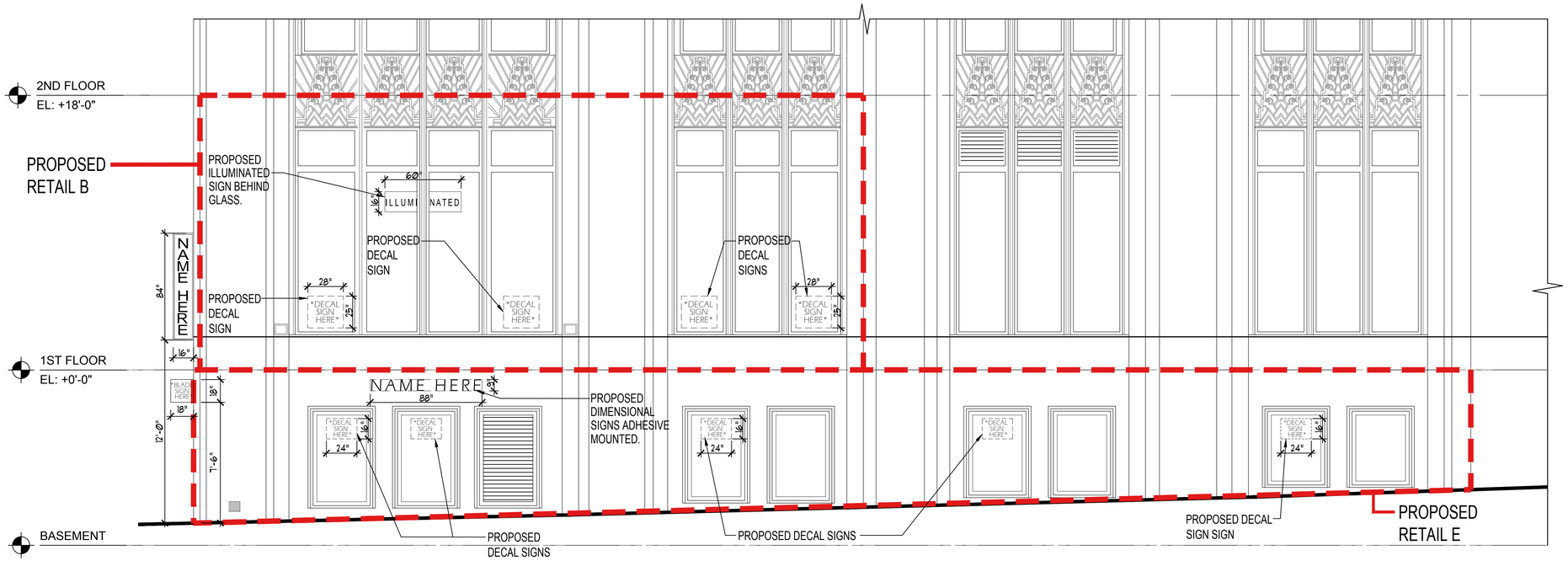
New York, NY

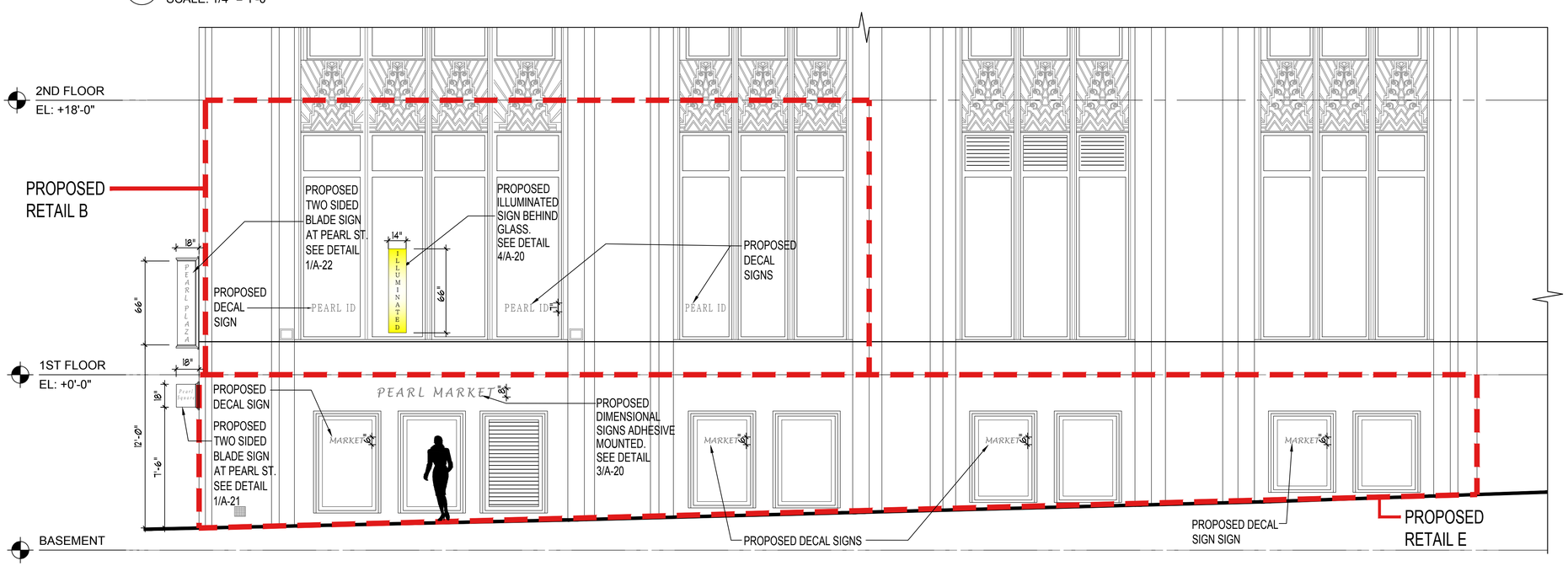
DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG CEDAR STREET

A-16



ORIGINAL SCHEME
1 PARTIAL ELEVATION - CEDAR ST.
SCALE: 1/4" = 1'-0"



NEW SCHEME
2 PARTIAL ELEVATION - CEDAR ST.
SCALE: 1/4" = 1'-0"

NOTE:
ILLUMINATED SIGN MAY VARY IN SIZE AND SHAPE.
NOT TO EXCEED 8 SF.

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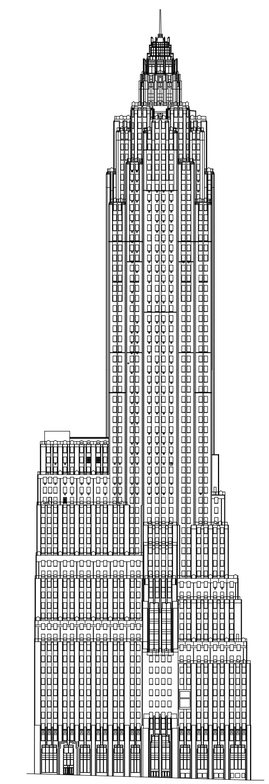

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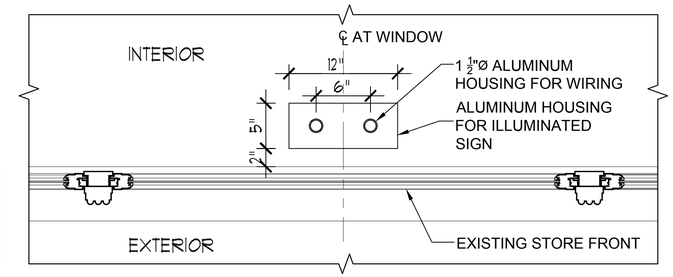
DATE: 07/25/16

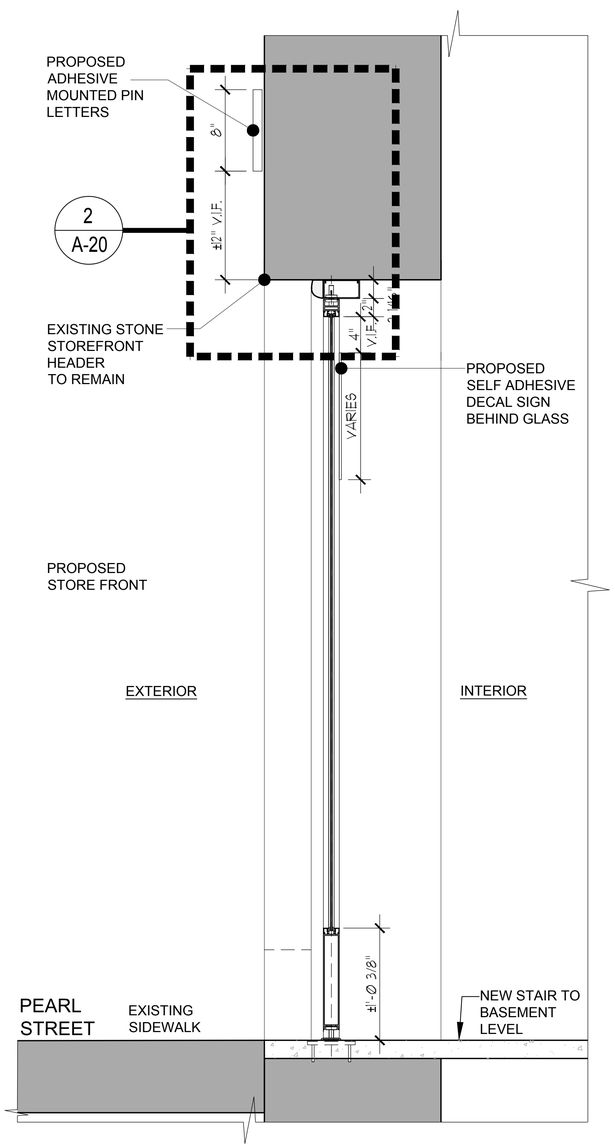
DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG CEDAR STREET

A-16A

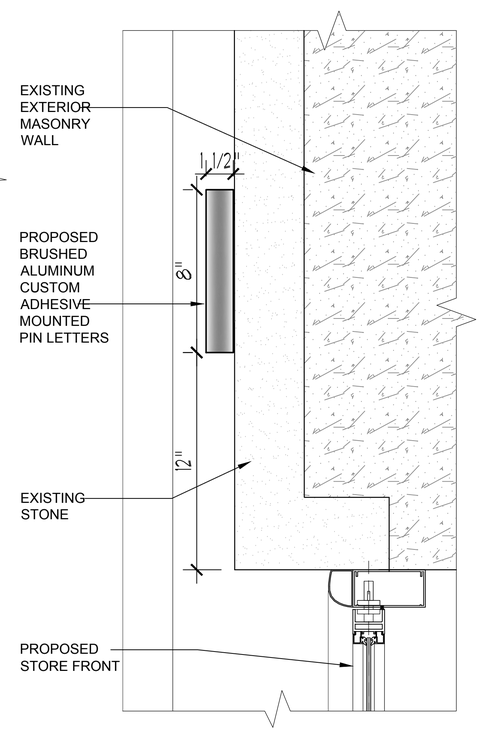
NOTE:
ILLUMINATED SIGN MAY VARY IN SIZE AND SHAPE. NOT TO EXCEED 8 SF.



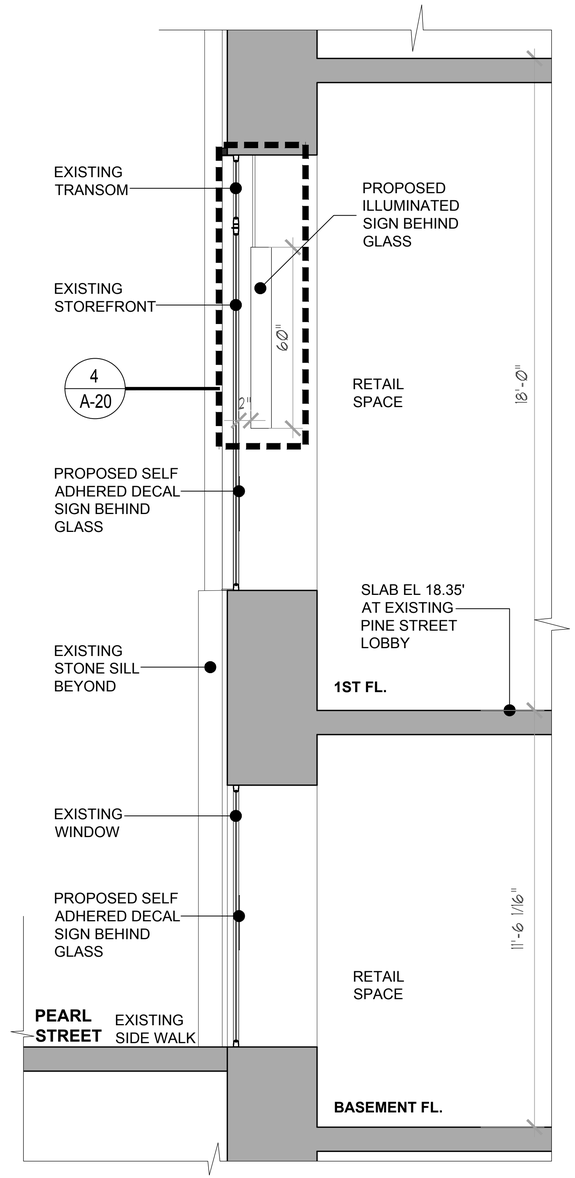
PLAN VIEW SCALE: 1 1/2" = 1'-0"



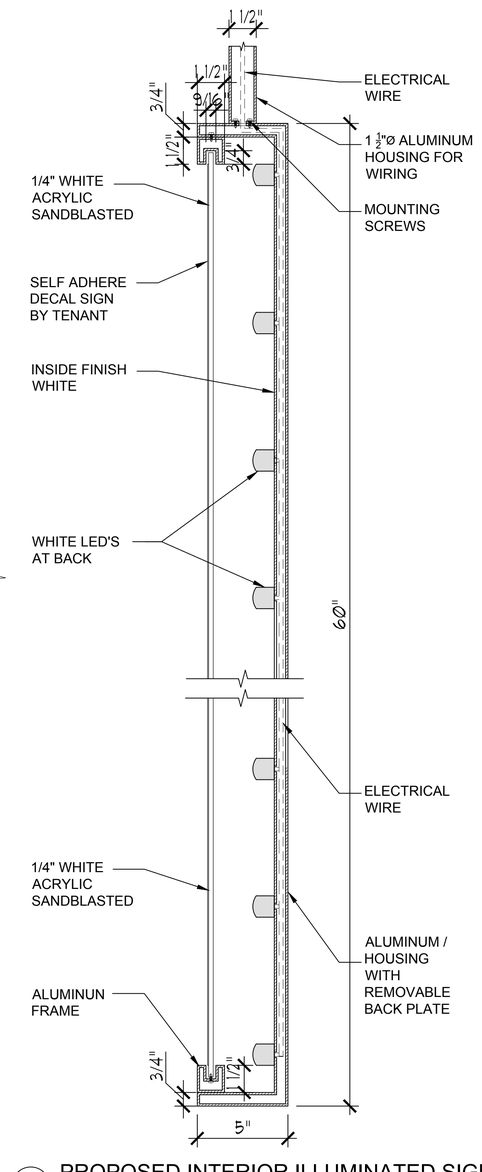
1 SECTION THROUGH PROPOSED STOREFRONT AT PEARL ST.
SCALE: 1 1/2" = 1'-0"



2 PROPOSED DIMENSIONAL SIGN ADHESIVE MOUNTED
SCALE: 1 1/2" = 1'-0"



3 SECTION THROUGH EXISTING STOREFRONT AT PEARL ST.
SCALE: 1/2" = 1'-0"



4 PROPOSED INTERIOR ILLUMINATED SIGN
SCALE: 3" = 1'-0"

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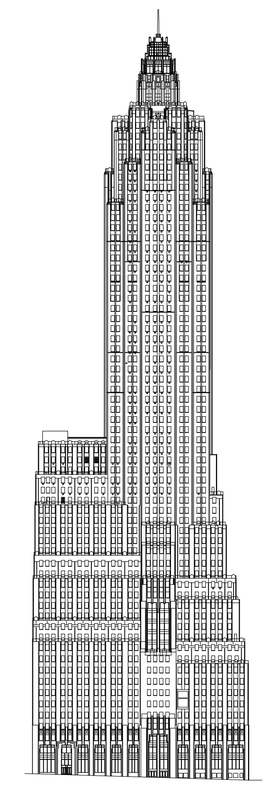

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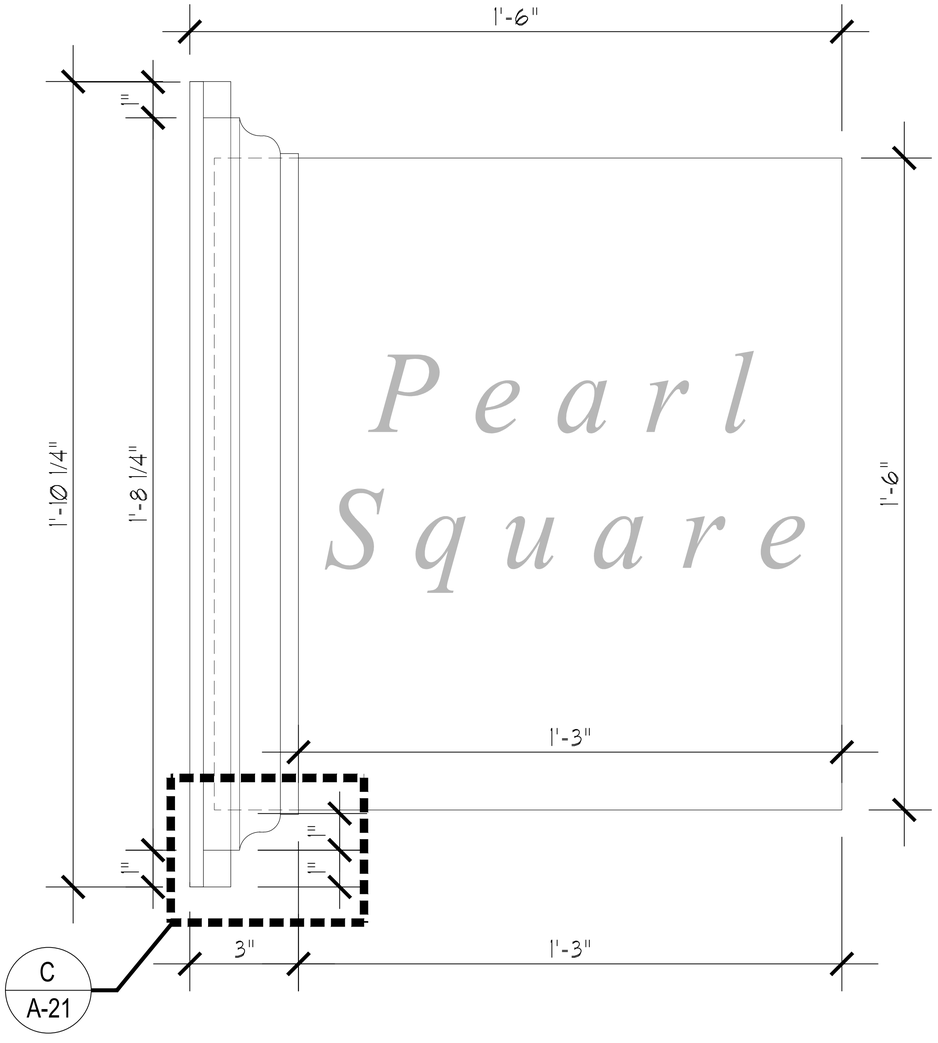
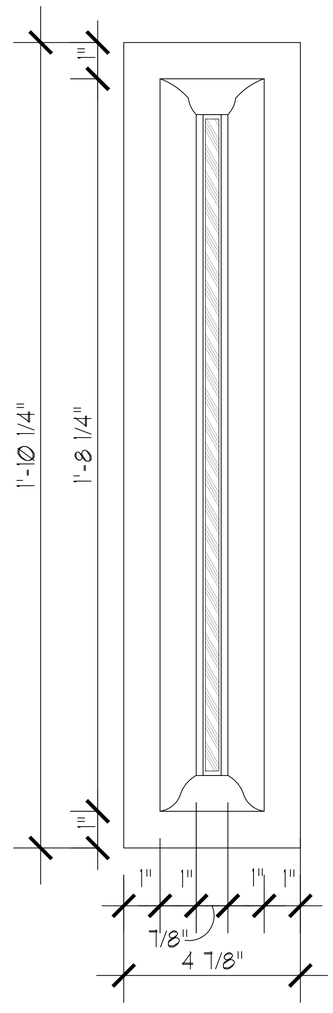
DRAWING TITLE:
SECTIONS AND DETAILS

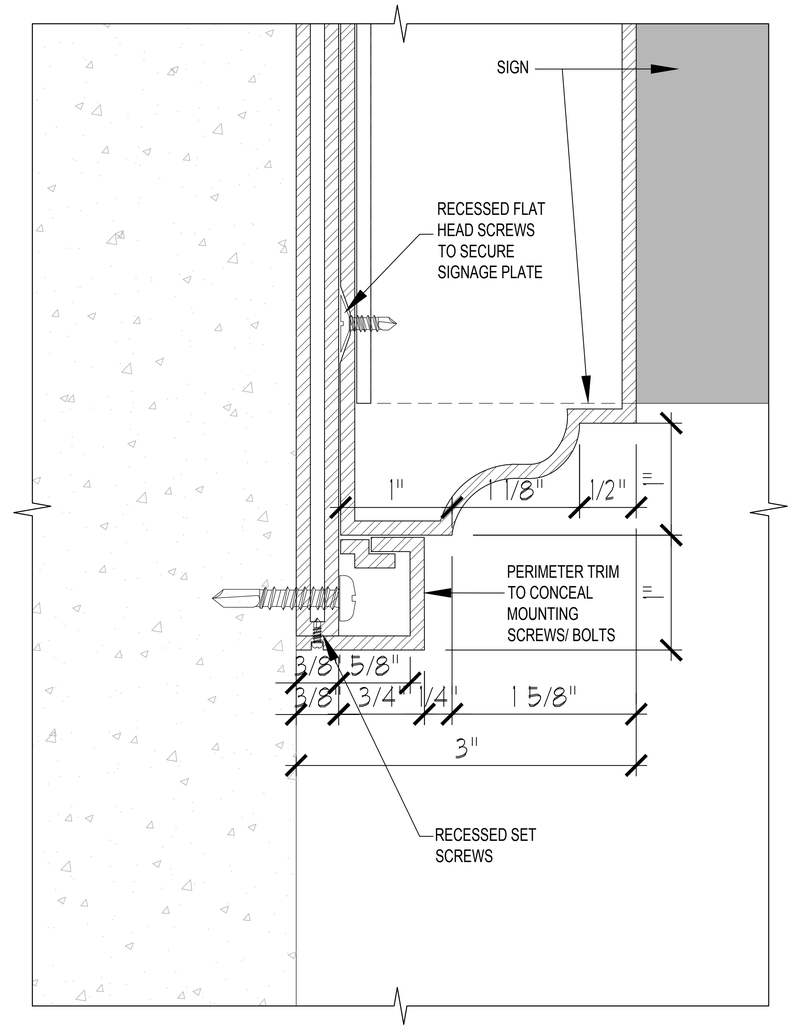
A-20



A SIDE VIEW
SCALE: 3"= 1'-0"



B FRONT VIEW
SCALE: 3"= 1'-0"



C SECTION VIEW
SCALE: 1'-0"= 1'-0"

1 PROPOSED BLADE SIGN TYPE I
SCALE: AS INDICATED

NOTE:
FINISH TO BE BRUSHED ALUMINUM

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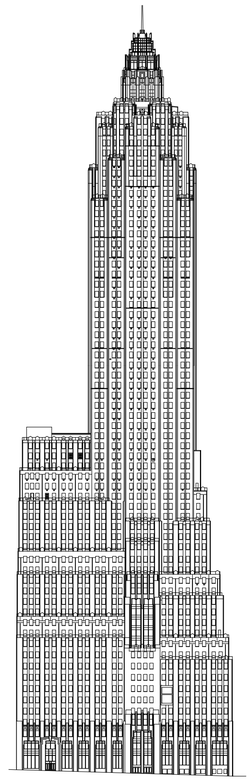

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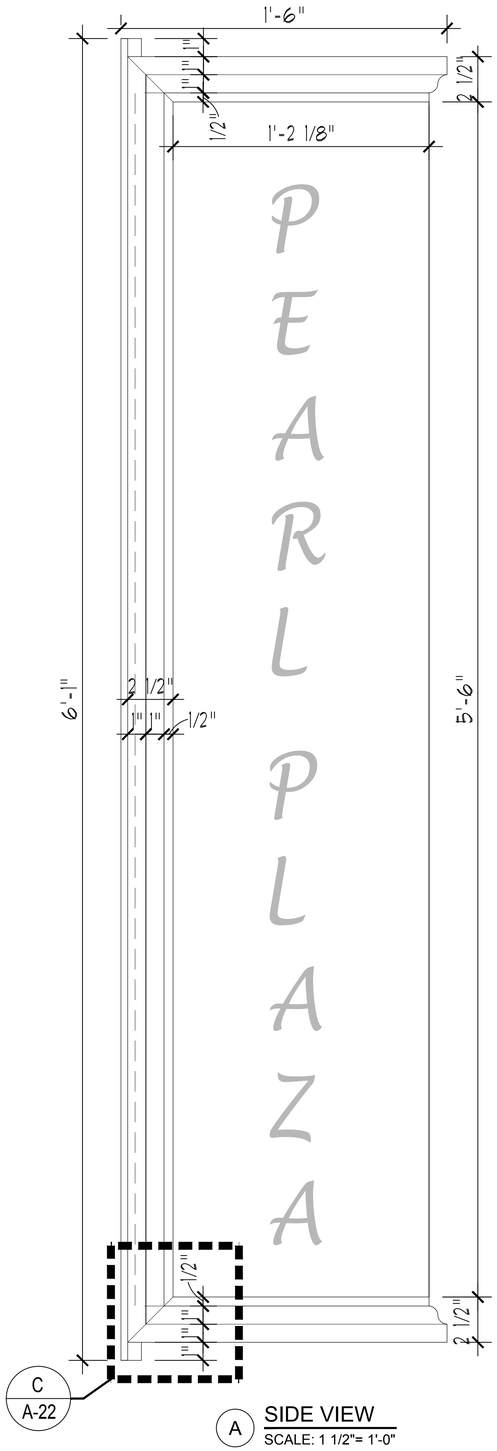
New York, NY

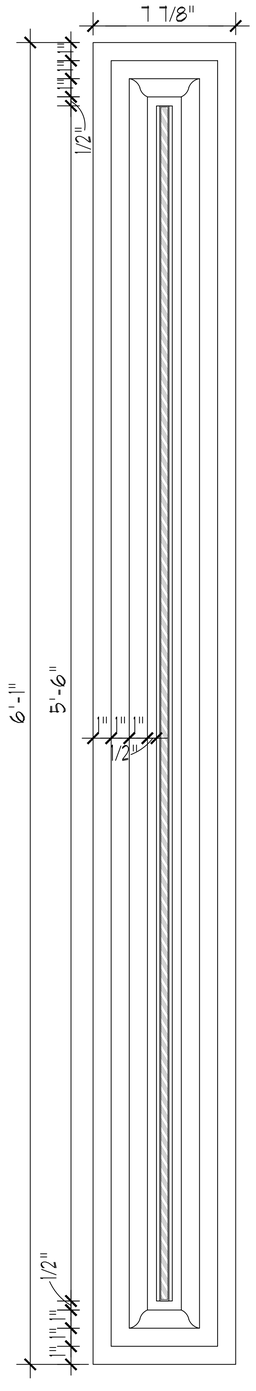
DATE: 07/25/16

DRAWING TITLE:
PROPOSED DETAILS
FOR BLADE SIGN

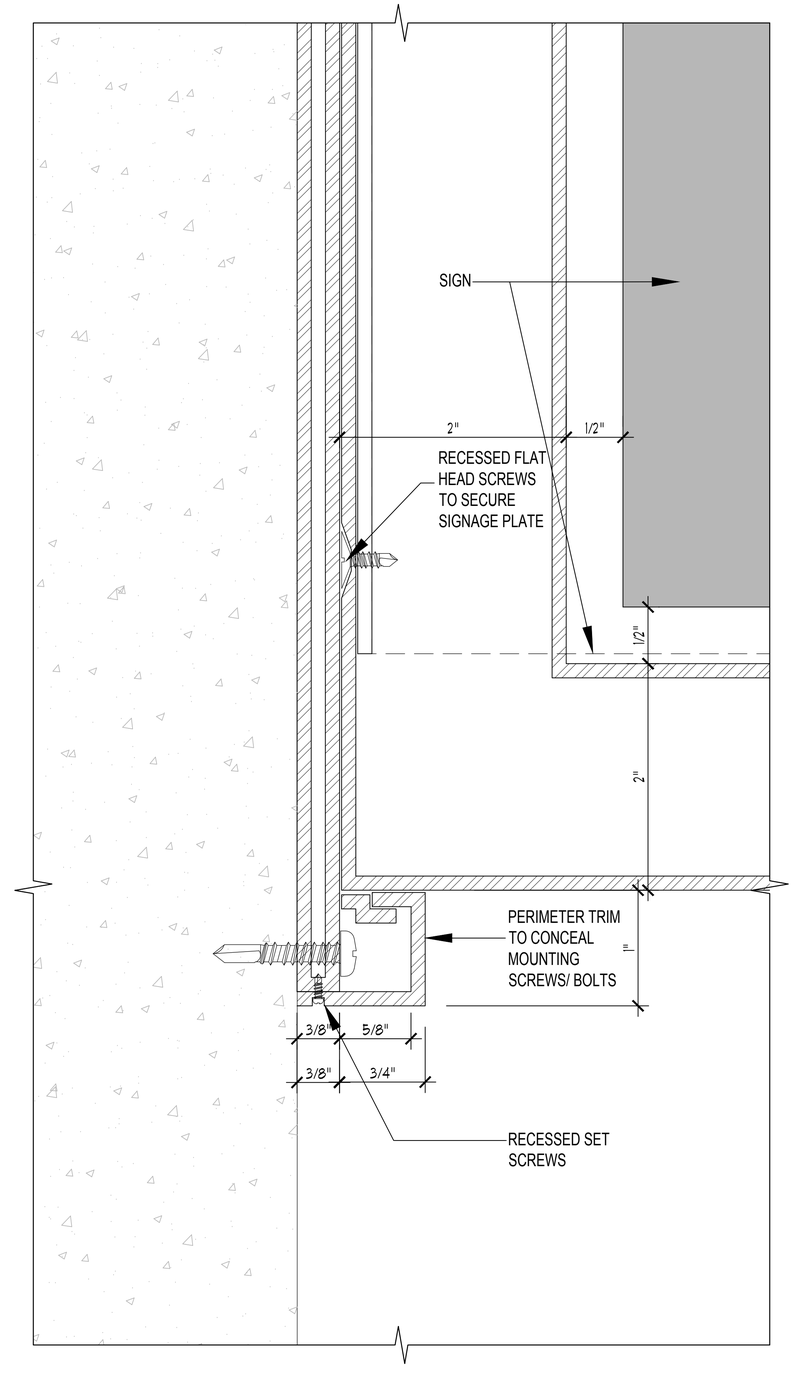
A-21



A SIDE VIEW
SCALE: 1 1/2"= 1'-0"



B FRONT VIEW
SCALE: 1 1/2"= 1'-0"



C SECTION VIEW
SCALE: 1'-0"= 1'-0"

1 PROPOSED BLADE SIGN TYPE II
SCALE: AS INDICATED

NOTE:
FINISH TO BE BRUSHED ALUMINUM

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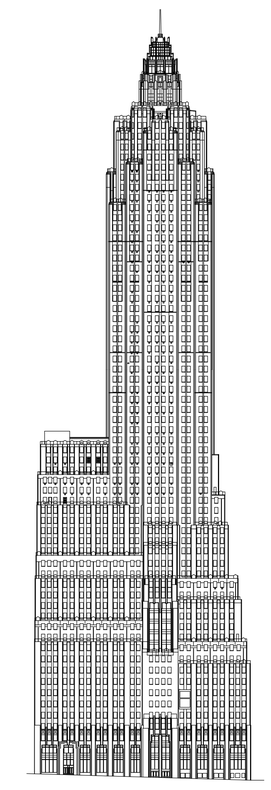

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DRAWING TITLE:
PROPOSED DETAILS FOR BLADE SIGN

A-22

CORNER OF PEARL STREET AND CEDAR STREET

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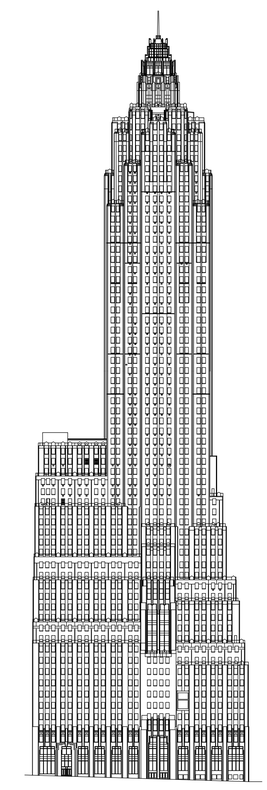

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New York, NY

DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PEARL ST. AND CEDAR ST.

A-23

PINE STREET PROPOSED DECALS FOR RETAIL "F" AND PROPOSED BLADE SIGN FOR RETAIL "A"

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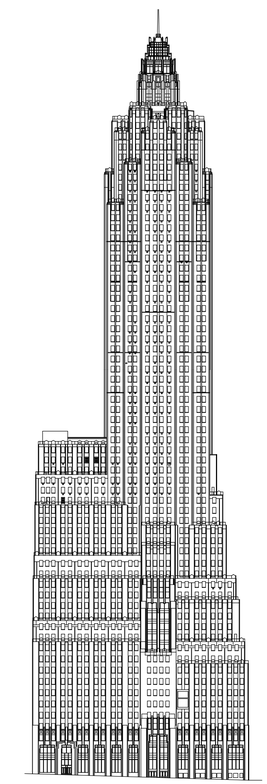

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DATE: 07/25/16

DRAWING TITLE:
PROPOSED SCHEMATIC SIGNAGE ALONG PINE ST.

A-24