# APPLICATION OF FRIENDS OF LAFAYETTE HOUSE, INC. 413 Lafayette Road, Portsmouth, NH Map 230, Lot 23A

#### **APPLICANT'S NARRATIVE**

#### I. **THE PROPERTY**:

The applicant, Friends of Lafayette House, Inc. is a 501(c) (3) non-profit organization owns the property located at 413 Lafayette Road, Portsmouth, New Hampshire which currently houses 12 adult developmentally disabled residents (the, "Property"). Two (2) house managers, Julie and Dennis Barratt also reside at the property in a 300 square foot caretaker living quarters. In addition to the caretaker quarters, the property consists of 13 bedrooms, 8 bathrooms, a kitchen, living room and dining room. It is considered a "residential care facility" under the ordinance, which use is not permitted in this zone.

The Property is approximately .76 acres in size, has 8 parking spaces and is situated off Lafayette Road in the SRB zoning district. An overview of the Property is shown on the attached map. The property is unique in that it has frontage on Andrew Jarvis Drive, but an address on Lafayette Road, where it is accessible via a deeded easement.

The Friends of Lafayette House provides housing and associated programming for developmentally disabled adults and has provided such services on this site since 2017, when it acquired the property from Great Bay Services, which provided these housing services to the disabled population on this site since 1984. Many of the current clients have resided here for more than ten years. The need for such services on the seacoast, and in New Hampshire in general, is acute given the relatively low level of government funding devoted to them. Accordingly, it falls to privately funded non-profit organizations to provide the bulk of these desperately needed services.

The property has capacity for 12 clients, and that number will not be increased. The house managers live on-site Monday through Friday in separate living quarters. A respite shift of caretakers takes over for the weekend and presently occupies the house managers' living space. The proposal before the Board is to construct a 635 square foot addition to the building to create a completely separate caretaker apartment for the weekend respite staff. This will make the living arrangements much easier and more desirable for the house managers and staff. Except for rare events, such as weather events or personal emergencies, it is not anticipated that the existing caretaker living quarters and the proposed new apartment will be occupied at the same time. In other words, the actual residential density on the site will not increase.

Because the current group home use, which falls within the definition of a "residential care facility" in the ordinance, is not permitted in the SRB, the applicant needs a variance from 10.331 and/or 10.334 to enlarge or expand the non-conforming use.

Furthermore, because the proposed addition, at 635 square feet, pushes the building coverage to 20.4 % where 20 % is the maximum permitted, a variance from 10.520 is required.

#### II. THE VARIANCES:

The Applicant believes all criteria necessary to grant the requested variances are met.

Granting the requested variances will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The "public interest" and "spirit and intent" requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

The essential characteristics of the neighborhood would not be altered by this project. The existing facility, housing up to 12 clients, already exists on this site harmoniously with the surrounding residential properties, Portsmouth High School and the nearby houses of worship. The current use has existed on site for almost forty years.

Were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened.

Substantial justice would be done by granting the variance. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the loss to the applicant from denying the variance is not outweighed by some benefit to the general public, it is an injustice. Here, the loss to the applicant greatly exceeds any benefit to the public by requiring strict compliance with the ordinance. The non-conforming use already exists at the site and has for nearly forty years and any proposed expansion to the physical, built environment would require variance relief. The proposed expansion is very modest, and is necessary to assure the continued successful operation of the applicant's very important service to the community. The proposed addition puts the property .4% over the maximum allowable building coverage.

<u>Values of surrounding properties will not be diminished.</u> The use on the site has existed for nearly forty years without any negative impact on surrounding property values and the improvements these variances would facilitate are exceedingly minor. Values of surrounding properties will not be negatively impacted in any manner by granting the variances.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The lot in question is larger than the residential lots in its neighborhood, is in close proximity with municipal and religious institutional uses, and has been the site of the residential care facility use since 1984. It has frontage on Andrew Jarvis Drive but a Lafayette Road address, where it has access via a deeded easement.

<u>The use is a reasonable use</u>. The use already exists on the site and is not being expanded in any significant way.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The existing use is not permitted in the SRB zone. However, it has existed on this site since 1984. The minor proposed expansion of the building will not in any material way increase the nonconformity of the use. The building coverage as a result of the proposed addition is .4% more than the maximum allowed.

Accordingly, the proposed use requested here would not in any way frustrate the purpose of the ordinance and there is no fair and substantial relationship between the purpose of the ordinances and their application to this property.

#### II. <u>Conclusion.</u>

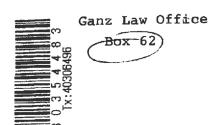
For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: February 23, 2024 By: John K. Bosen .

John K. Bosen, Esquire

Book: 6065 Page: 669



# 19052508 12/10/2019 02:36:58 PM Book 6065 Page 669 Page 1 of 2 Register of Deeds, Rockingham County

Caxhyllun Starry

LCHIP ROA474216
TRANSFER TAX RO093549 2,8
RECORDING
SURCHARGE

25.00 2,884.00 14.00 2.00

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Community Home Solutions, Inc., a New Hampshire corporation, of 14 New Zealand Road, Seabrook, New Hampshire 03874, for consideration paid, grant to Friends of Lafayette House, a New Hampshire non-profit corporation, with a mailing address of PO Box 4545, Portsmouth, New Hampshire 03802, with warranty covenants, the following:

A certain parcel of land, together with the buildings and improvements thereon, situate in Portsmouth, County of Rockingham and State of New Hampshire, identified as Lot 2 on subdivision plan entitled "Plan of Land of J. Philip McCaffery for Great Bay School and Training Center, by Richard P. Millette & Associates", dated December 1981, with Revision I dated January 7, 1982, and recorded in the Rockingham County Registry of Deeds as Plan No. D- 10590 (the "Premises"), as more particularly bounded and described as follows:

Beginning at a point which is 155 feet distant from the Southwest corner of land now or formerly of Lester A. and Priscilla M. Pettis, on a bearing S 79° 23' 39" E from Lafayette Road and from said point of beginning, and being at the Southerly side of Lot 3 on aforesaid plan; thence running S 79° 23' 39" E a distance of 154.32 feet to a point at land now or formerly of Church of Jesus Christ of Latter Day Saints; thence running South by said Church land S 22° 05' 21" W a distance of 179.22 feet to land now or formerly of the City of Portsmouth; thence running S 88° 21' 21"W a distance of 183.14 feet to Lot 1 on said Plan; thence running N 21° 15' 21" E a distance of 187.72 feet to a point at a right of way in common of fifty (50) feet in width; thence running S 79° 23' 39" E a distance of twenty (20) feet to a point; thence running N 21° 15' 21" E, a distance of 30.53 feet to the point of beginning.

There is granted herewith a fifty (50) foot easement right of way as shown on said Plan, extending from Lot 2 to Lafayette Road. This right of way shall run with the land, for all purposes of vehicular and pedestrian passage, for the benefit of Lot 1, Lot 2 and Lot 3 on said Plan, and also for the benefit of land abutting this right of way to the North, now or formerly owned by Lester A. Pettis and Priscilla M. Pettis.

Premises are conveyed subject to the terms of an Option Agreement, a Notice of which is recorded in Rockingham County Registry of Deeds at Book 5879, Page 1258.

#### Book: 6065 Page: 670

Said conveyance is subject to the mortgage to the Newburyport Five Cents Savings Bank dated December 14, 2017 and recorded at Book 5879, Page 120, the Assignment of Rents to the Newburyport Five Cents Savings Bank dated December 14, 2017 and recorded at Book 5879, Page 1247 and a UCC-1 Financing Statement dated December 14, 2017 and recorded at Book 5888, Page 630.

The grantee herein has assumed the financial obligations to Newburyport Five Cents Savings Bank.

Subject to all rights, restrictions and easements of record.

This is not homestead property of Grantor.

Meaning and intending to describe the same premises conveyed to Grantor by deed of Great Bay Services, Inc. dated December 14, 2017 and recorded in the Rockingham County Registry of Deeds at Book 5879, Page 1225.

Executed this 10th day of December, 2019.

Community Home Solutions, Inc.

By Francis G. Chase, President

STATE OF NEW HAMPSHIRE ROCKINGHAM, SS.

December 10, 2019

Then appeared the above-named Francis G. Chase, duly authorized President of Community Home Solutions, Inc., known to me or satisfactorily proven through proof of identification (i.e. his driver's license) to be the individual who executed the foregoing instrument, and acknowledged same to be his voluntary act and deed.

Before me,

Mary Keohan Ganz, Justice of the Peace State of New Hampshire My Commission Expires: August 28, 2024

Mary Keenan Ganz - Justice of the Peace My Commission Expires: 08/28/2024

#8784-A/BF

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# **413 LAFAYETTE RD**

Location 413 LAFAYETTE RD

Mblu 0230/ 023A/ 0000/ /

Acct# 35469

Owner FRIENDS OF LAFAYETTE

HOUSE

PBN

Assessment \$884,100

**Appraisal** \$884,100

**PID** 35469

**Building Count** 1

#### **Current Value**

	Appraisal			
Valuation Year	Improvements	Land	Total	
2022	\$450,500	\$450,500 \$433,600		
	Assessment			
Valuation Year	Improvements	Land	Total	
2022	\$450,500	\$433,600	\$884,100	

#### **Owner of Record**

Owner

FRIENDS OF LAFAYETTE HOUSE

Co-Owner

Address

ss 400 LITTLE HARBOR RD STE 1104

PORTSMOUTH, NH 03801

Sale Price

\$192,266

Certificate

Book & Page

& Page 6065/669

Sale Date

12/10/2019

Instrument 36

#### **Ownership History**

Ownership History							
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date		
FRIENDS OF LAFAYETTE HOUSE	\$192,266		6065/669	36	12/10/2019		
COMMUNITY HOME SOLUTIONS INC	\$200,000		5879/1225	36	12/14/2017		
GREAT BAY SCH	\$0		2406/1040		02/05/1982		

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1983

Living Area:

6,070

Replacement Cost:

\$648,033

**Building Percent Good:** 

68

**Replacement Cost** 

Less Depreciation:

\$440,700

Building Attributes					
Field	Description				
Style:	Apartments				
Model	Commercial				
Grade	С				

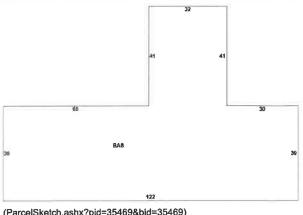
Stories:	1
Occupancy	4.00
Residential Units	
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
АС Туре	Central
Bldg Use	BOARDING HS MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
Kitchen Grd	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00

# **Building Photo**



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/\00\01\07\04.JPG)

# **Building Layout**



(ParcelSketch.ashx?pid=35469&bid=35469)

Building Sub-Areas (sq ft) Legend

% Comn Wall	
1st Floor Use:	
Class	

Code	Description	Gross Area	Living Area
BAS	First Floor	6,070	6,070
		6,070	6,070

#### **Extra Features**

Extra Features Lege					
Code	Description	Size	Value	Bldg #	
SPR1	SPRINKLERS-WET	6070.00 S.F.	\$7,200	1	

#### Land

Zone

**Land Line Valuation Land Use** 

Use Code 9300 Size (Acres) 0.76

Description CHARTBL 94 Frontage SRB Depth

Assessed Value \$433,600 Neighborhood 302 Appraised Value \$433,600 Alt Land Appr No

Category

#### Outbuildings

	Outbuildings					
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			1800.00 S.F.	\$1,600	1
SHD1	SHED FRAME			80.00 S.F.	\$500	1
SHD1	SHED FRAME			80.00 S.F.	\$500	1

### **Valuation History**

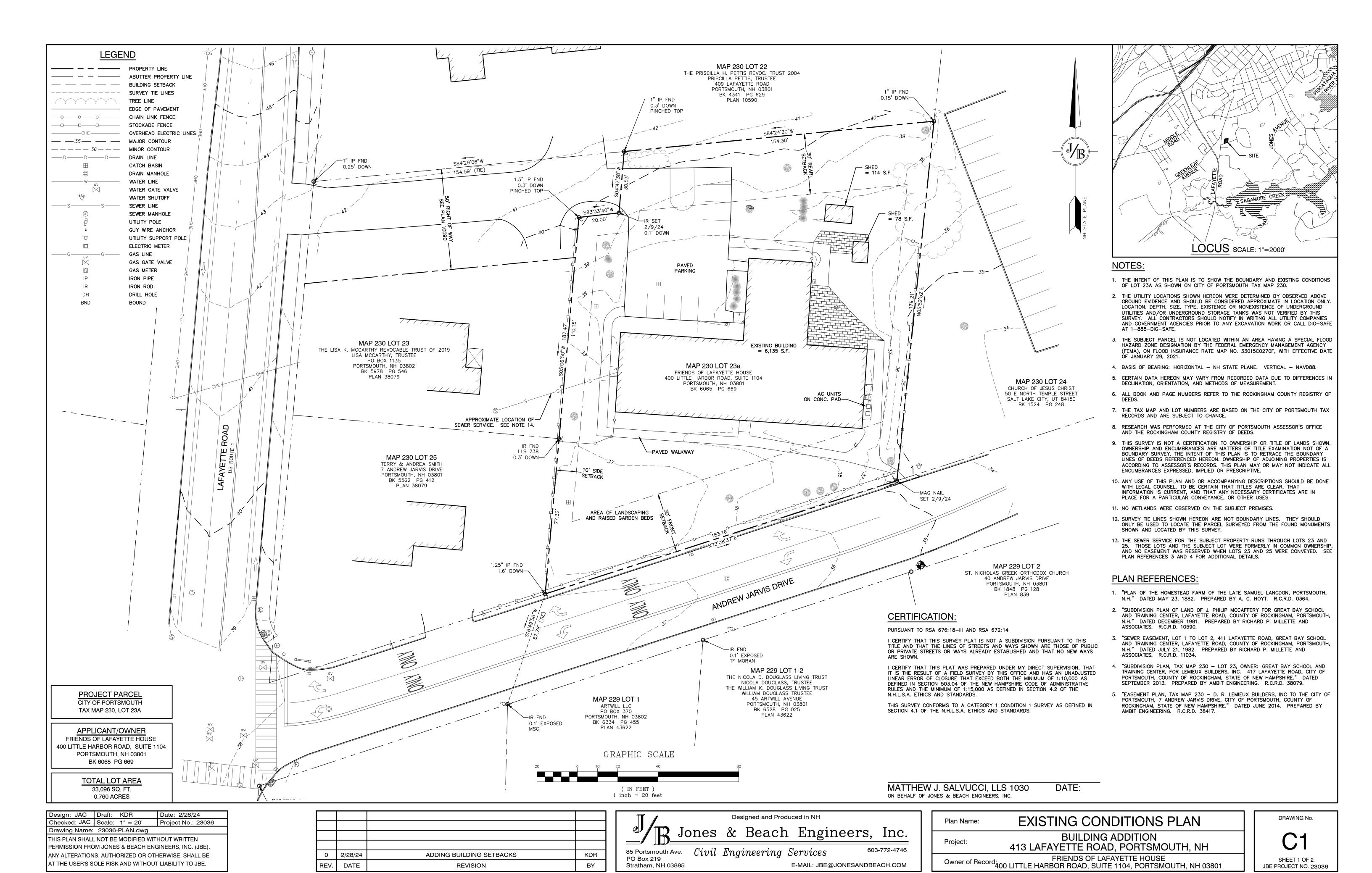
Appraisal							
Valuation Year	Improvements	Land	Total				
2021	\$450,500	\$433,600	\$884,100				
2020	\$450,500	\$433,600	\$884,100				
2019	\$501,900	\$433,600	\$935,500				

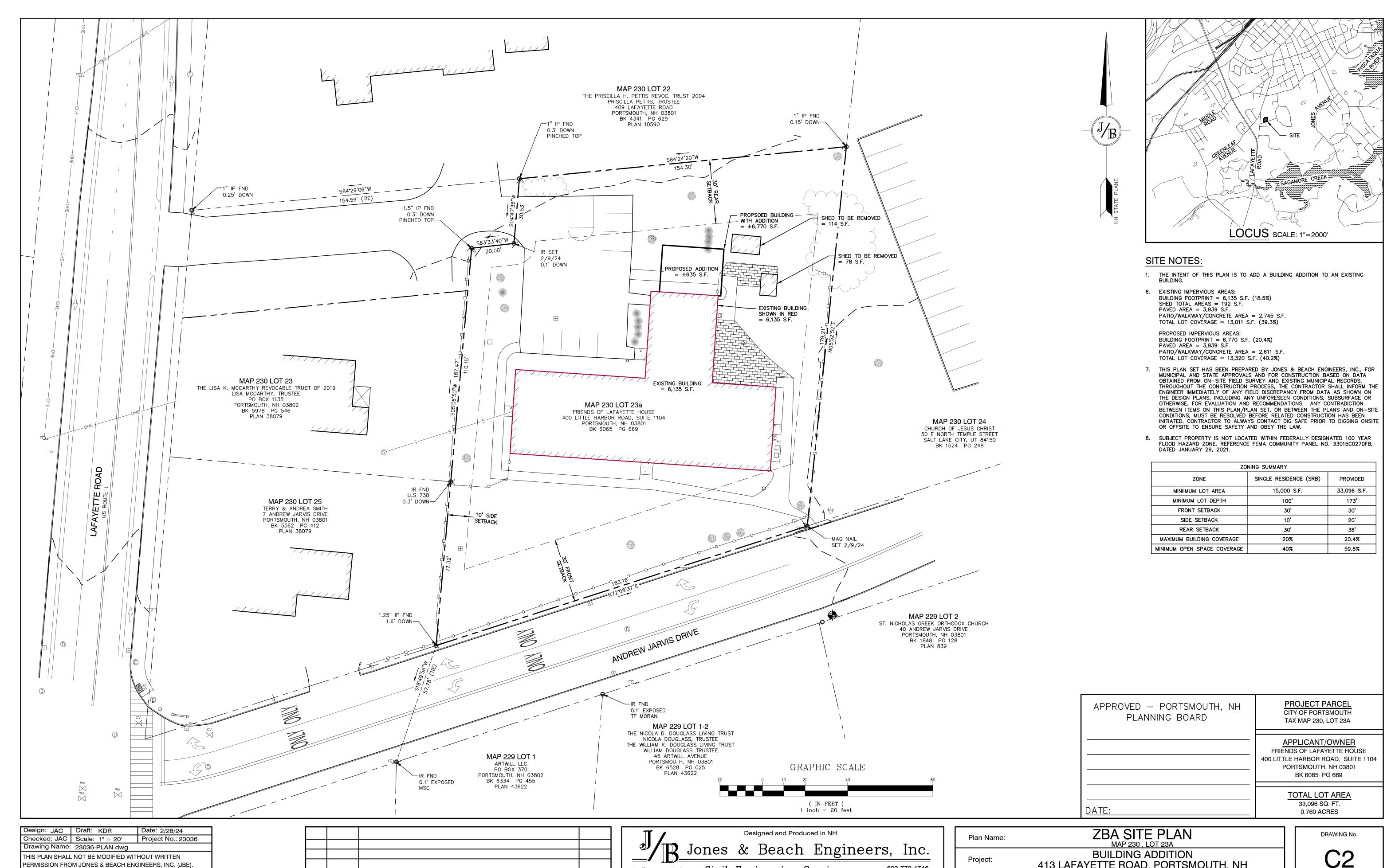
Assessment							
Valuation Year	Improvements	Land	Total				
2021	\$450,500	\$433,600	\$884,100				
2020	\$450,500	\$433,600	\$884,100				
2019	\$501,900	\$433,600	\$935,500				

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Stratham, NH 03885

ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE

AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

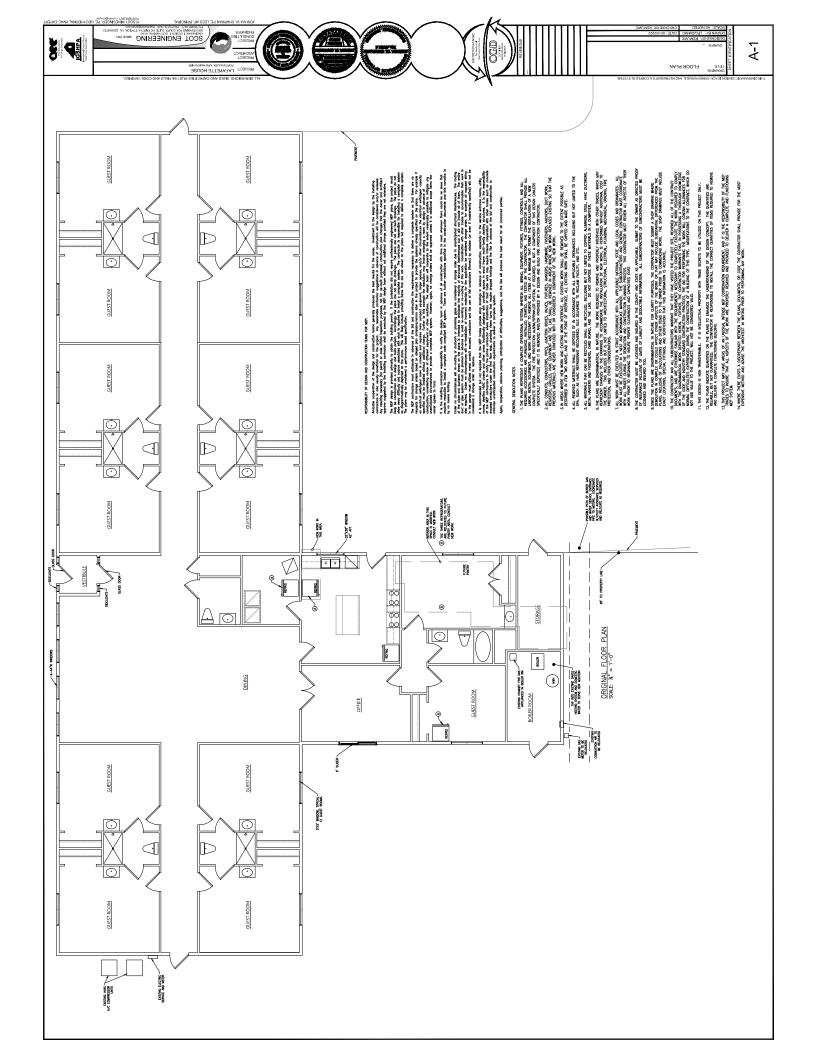
ADDING BUILDING SETBACKS KDR 0 2/28/24 BY DATE REVISION REV.

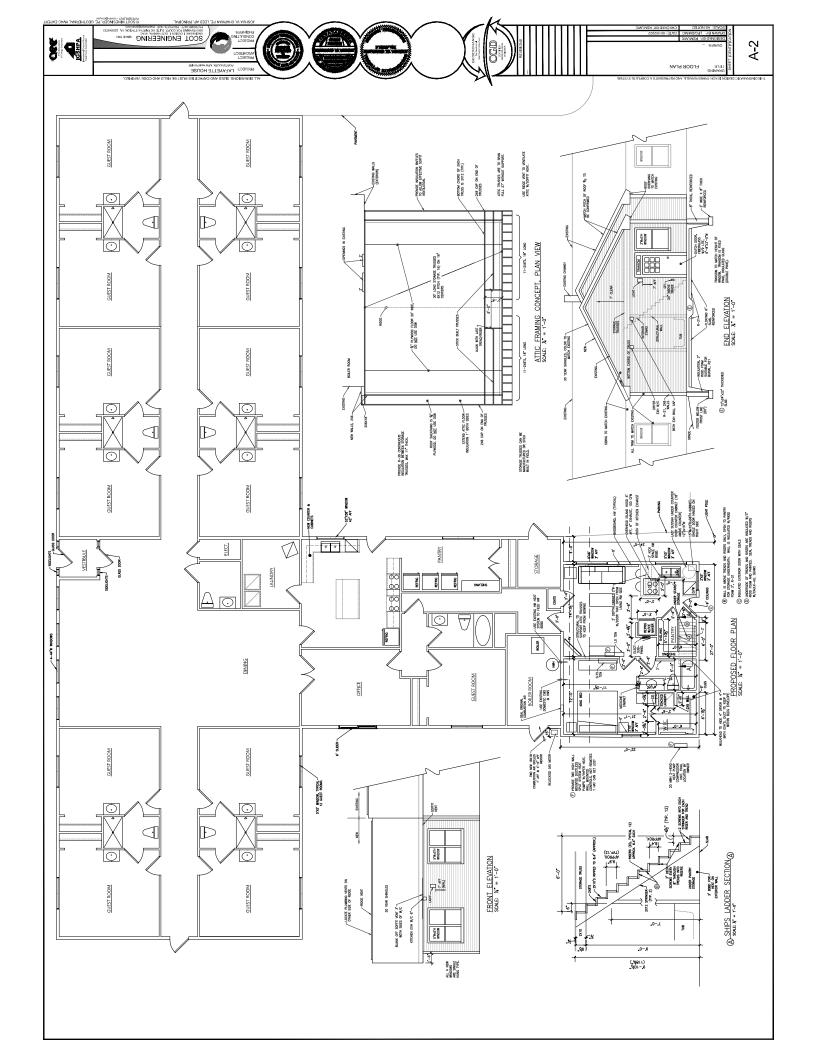
85 Portsmouth Ave. Civil Engineering Services 603-772-4746 PO Box 219

E-MAIL: JBE@JONESANDBEACH.COM

413 LAFAYETTE ROAD, PORTSMOUTH, NH Owner of Record: FRIENDS OF LAFAYETTE HOUSE 400 LITTLE HARBOR ROAD, SUITE 1104, PORTSMOUTH, NH 03801

SHEET 2 OF 2 JBE PROJECT NO. 23036





EXAMPLES OF WHAT WE ARE TRYING TO AVOID, PLAN AHEAD

THIS PROJECT IS NOT A DESIGN AND BUILD PROJECT FOR HYAC (WECHANICAL), PLUMBING, AND ELECTRICAL AS OTHERWISE THIS PLAN SET AND ARE PROJECTS OF THE PROJECT SUCH AS MANDAIED BY CODE. ALL OTHER ASPECTS OF THE PROJECT SUCH AS HOUBIOS, SECURITY, ALARM, VIDEO, CABLE, TELEPHONE MAD THE HER FEMALEY SUPPRESSION AND MAD WARN. A DEMONSTED BY CODE. ALL OTHER ASPECTS OF THE PROJECT SUCH AS THIS PLAN SET AND ARE DESIGN AND BUILD BY OTHERS.

ENCONBYCE COORDINATION AND PLANNING. THIS SAME PLAN SHEET IS USED ON EVERY JOB.

PLANS SHOWN ON THIS SHEET ARE EXAMPLES OF MEP PLANS AND ARE NOT TO BE USED AS FLOOR PLANS, BUT TO

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# IT IS PINACLE CONTRACTORS, PLEASE DO NOT IGNORE THIS PLAN SHEET. TO THE SUCCESS OF THIS PROJECT.

Submission of product data proposed by the contractor for use on the project (Submittals) REQUIREMENTS:

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. Submit the mechanical items in groups (a through i) as outlined exactly herein below:

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Chi general the plans require a complete and functional system. The trade contractions are expected to install a complete and functioning system without exception REQUESTS FOR INFORMATION HEREINAFTER REFERRED TO AS AN RFI REQUIREMENTS:

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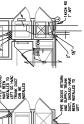
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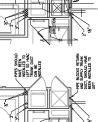
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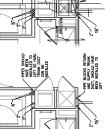
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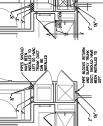
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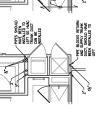
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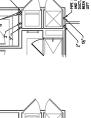


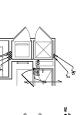


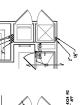


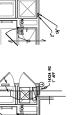










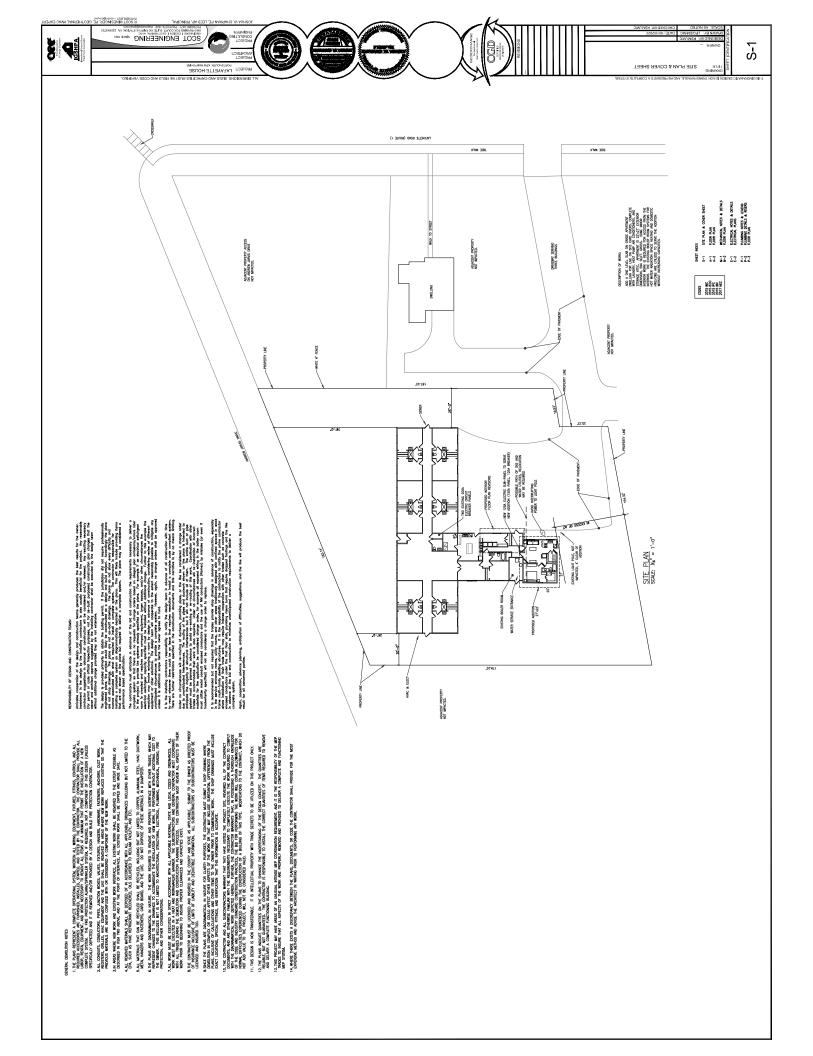








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ELECTRICAL NOTES:	
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5. DN COPPLETION OF THE VORM, THE ENTIRE VIRING SYSTEM SHALL BE ENTIRELY FROM GROUNDS, SHOT ERECUTS, DPCNS, DYGR.CAMS, AND IMPRIPER VICTAMES AND THOROIGH TESTS SHALL BE MADE. FURNISH ALL LABDR, MATERIAL, AND INSTRUMENTS. PRIER TO FINAL ACCEPTANCE OF THE VERDA, SUBMIT A WRITTEN STATEMENT TO THE DINER GALDARY RECECTLY. WHIREPLAS ARE WISHERS AGAILY RECECTLY. WHIREPLAS ARE WISHERSHERS ALL EXPRESS AGAINST ACCEPTANCE, UPON WHITTEN MICHIEL AND AT NO EXPENSE TO THE DINER, PROMPILLY REPAIR ALL BETEINER WILL CORNECT PROMISES, RESIDENTED REGISSORY THE CONTOUTER WITHOUT PROPERTY OF THE CONTOUTER PROPERTY PROPER PROVIDE NEATLY TYPED SCHEDULES DUTLINGNG CIRCUIT CONTROL FOR ALL PANEL BURROS.

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MGAIN, CODPERATION, ADVANCE PLANNING, ANTICOPATION OF DIFFICULTIES, SUGGESTIONS, AND THE LING VILL PRODUCE THE BEST RESULT FOR ALL CONCERNED PARTIES.

II. IN REFERENCE TO NOTE AND, ELECTROLAL CONTRACTOR MAY USE, ARROGED CAND CABLE.
THE "ARE," AND ROTHE, CALD, GALE THRE, WE'N' THE MALLINE CHARKINGTIDIN THRE I AND THE ILY WERE ALLIANABLE BY MITE AI, INSME TALLES SECTIVED, SOMET THRE WAY, MAY BE USED WITH BUILDING CLARRINGTIDIN THE 'V WERE ALLIANABLE BY MITE AI.

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13. VERBY ALL CELLING CONSTRUCTION INCLUDING METHOD AND TYPE OF BUILDING INSULATION REPORTS DEBENDE FIXTURES AND PROVIDE FIXTURES CIDARATILE. TO RELIANG DISCRIPTION, INCLUDING BUILDING INSULATION WETHOUS CIT'C OR MAN I/C RATED AS REQUIRED.

12. VERIFY ALL DODR SVINGS PRIDR TO SVITCH ROUGH-IN

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14. PROVIDE ALL LIGHTING FIVINESS RECESSED IN A CELLING WHICH WAYE A FIRE PRESSED FOR RAING OF BOTH A BIT COLUSING WHICH WAS A FIRE MATING EDUA. TO THAT OF THE CELLIAG THE SPACE FROW THE PROTINGE THE MATING EDUA. THE MATING THE A MATING THE THE SECONT OF THE MATING THE A MATING THE THE MATING T

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N. GOLDA, R. WITTON, THE "REV CONTENTION IN THE CONTENTION OF SHALL IN SOME SHALL IN S ARALIA VITAL CONTRACTOR SAML VISIT THE SITE OF VIDEX AND RECOME THOROLOGY, Y ARALLAR VITA ALL CODULINGS REFIDE SUBSTRINGS SITE OFFICE ACCOUNTS OF DETAIL OFFICE AND VITA. REPRESENDED FAILURE TO SIG

PROVIDE ALL VIRINA, CONSCITIONS AND EXVIETS, CTC, NECESSARY TO CODE LY VITH THE GOLDANIA EXIDIDENTS TO THE NUMBER ELECTRICAL CITES AND STORM THE RANDONS CONTROL OF THE NUMBER CONTROL OF THE STORY CONTROL OF THE AND STORY OF THE STORY OF TH

ALL VIRING, UNLESS SPECIFICALLY SPECIFIED DTHERVISE, IS TO BE INSTALLED IN THE CONSTRUCTION IN A CONCEALED MANNER.

18. CONTRACTOR TO PROPERLY SEAL ALL FIRE RATED WALL/CEILING PENETRATIONS.

GENERAL CONSTRUCTION NOTES

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PANEL DEMAND LOAD CALCULATION Latayette House Renovations Existing Panel "PP1" - 2004, 120/2407 1.

16,000 VA 3,000 VA 3,300 VA 1,500 VA 1,200 VA 30,000 VA

8,000 VA 3,000 VA 1,500 VA 1,100 VA 1,100 VA 1,000 VA 1,000 VA 1,000 VA

3,800 VA HVAC LOADS 2.0 TON DUCTLESS MINI SPLIT (1.0KWNton) NEW HVAC LOADS SUBTOTAL

FIRST 10KW REMAINING @40% HAAG @100% COMBINED TOTAL LOAD CURRENT @240VIT OMBINED DWELLING LOAD PER NEC TABLE 220-30(4) rst 10KW@100% + Remaining @40% + HVAC @103% + 44. HUS PROJECT HAS AN UNUSUAL INTENSE REP CORROBANTION REQUIREMENT, AND IT IS THE RESPONSIBILITY OF HE MEY PRINKES TO DESIGNE THAT ALCASECTS OF THE VORK ARE PROVIDED TO DELLIVER A COPPLIE WIS FUNCTIONAR AFP SYSTEM.

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CONTRACTOR SHALL CHECK THE CHOUTEN OF ALL PARELEGARDS, CIRCUIT STEAKERS, AND VIRTAR OF RESHAM AND INFERIOR FOR MAY FACILIED. TO MAY PAREL SCHOOLTS. TO PROVIDE LISTING ALL NEW AND USED UNCOTES.

EC LOAD CALCULATIONS frightle House Renoutions risting Service: 4034, 120/240V 1-phase 3-wire

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SO TOW AC COMPRESSOR (1.94V0100)
AR HANDLERS D@1100V)
ARR HANDLERS DW1100V) ZXISTING LOADS;

GENERAL LOADS

LIGHTING & RECEPTS (\$20012 @ 3UMIZ)

EXISTING GENERAL LOADS S SPECIAL LOADS
ELECTRIC PAMESIOVENS (2008
ELECTRIC GLOTHES DRYER
SMALL APPLIANCE (2009)
REFRICERATOR (301100W)
CLOTHES WASHER
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EXISTING SPECIAL L

NEW LOADS:

GEHERAL LOADS
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(1) LINE VOLTAGE THERMISTAT SUPPLIED AND INSTALLED BY HVAC CONTRACTOR, VIRED BY ELECTRICIAN THERMISTAT TO BE MONTED AT A MAXIMA OF 48YAFF. TO TIP OF CONTROLS.

-#- STRIKES INDICATE QUANTITY OF 412 A.V.G.

CONDUIT 4, WIRE CONCEALED UNDERGROUND DR IN CONCRETE SLAB DR UNDER FLOOR - 3/4°C, 2 = 12 DR AS NOTED CONDUIT & VIRE CONCEALED IN VALL PARTITIONS OR CEILING SPACE ABOVE = 3/4°C, 2 \* 12 OR AS NOTED

\$ DINNER SOLID STATE +46" AFF. TO THE CENTER OF THE CONTROL. DR AS NOTED

BOUBLE POLE POLOT LIGHT, RED THREE MAY R - REMOTE CONTROL SYLTCH FOR WAY N - MOTOR SYLTCH KEY DREMATED 1 - ILLUMONTED ROTARY THER 0-2 HR

S. ALL SYSTEMS SHALL BE BALANCED IN ACCUPATION OF THE APPLICATION OF SYSTEMS AND SYSTEMS OF THE PROPERTY PROGRAMMENT SHAMMENT OF THE SHAMMENT 8. WRET HE CONNULD FORSES COFFUN WITH SECURITY DESIGN SECURITY OF ENABLISH THE WAS THE SHAPE OF ID ALL NEP SYSTEMS SAML PROVIDE FOR NO POLICE OF WATER TO THE EXTENT PAILS FOR WATER PROSSAILS. THE SAFE PANS, AND CONDENSER PAILS SAML ALL SLIPE TO AVITE PRIOR STATE THE SAFE PANS, AND CONDENSER PAILS SAML ALL SLIPE TO AVITE PRIOR STATE THE SYSTEMS SAMLE PAILS.

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DVELLING UNIT SHOKE DETECTOR 128V VITH BATTERY BACK-UP-SINGLE STATTON UNIT- ALL IN EACH SEPANTE DVELLING TO BE VICED TOGETHER TO STOND DIE ALARN TO NOT VIRE TO BUILDING ADDRESSARJE FIRE ALARN SYSTIN.

INVELING UNIT COMBINATION SMORE/CARBON MICHOSIDE DETECTOR 130V VITH BATTERY BACK-UP, SINGLE STATION UNIT, ALL IN EACH SEPARATE BWELLING TO BE VIRED TOCKTER? TO SOUND ONE ALARM ID NOT WIRE TO BUILDING ADMERSABLE FIRE MARK SYSTEM.

P.15 THE PP. IS THE PANEL DESIGNATION AND THE NAMER "12" IS THE CHECKLY ON PANEL "P" - IF THE PANEL RESIGNATION IS ASSENT IT IS WELLING TO THE LIDCA, PANEL IN THE DIVELLING

7<sup>12</sup> THE NUMBER 12 DIDICATES THE CIRCUIT NUMBER THAT POVERS THE Ф ELECTRICAL DEVICE, IT MAY NOT REQUIRE A HOME RUN

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IS - TRIALYTE GROUND TO - THE SELVE
HACK - HACK & REFREIGHATION H- HADNI HORIZDRIAL
HACK - HACK - REFREIGHATION H- HADNI HORIZDRIAL

55. VHERE THERE EXISTS A DISCREDANCY BETVEEN THE PLANS, DISCURDING TO RODIE THE CONTRACTOR SHALL PROVIDE FOR HE MIST EXPRISTLY METHOD AND ADVISE THE ARCHITEC IN VARIABLE MITTER TO PERSTURBING MAY VIDM.

EXISTING PANEL "PPT" LOADS:

& O TON AC COMPRESSOR (154/Whon)
& O TON AC COMPRESSOR (154/Whon)
AIR HANGLERS (2001/100M)
AIR HANGLERS (2001/100M) NEW DWIELLING SUB-PANEL "A" LOADS: GENERAL LOADS LIGHTING & RECEPTS (57012 @ 3WMZ) NEW GENERAL LOADS

4. THE CONTRACTOR MAST BE LIEDNEED AND DISURCED IN THE COUNTY AND STAFF AS APPLICABLE.
AND EXECUTINE UNDAMITION. ALL SUDCEMPACTORS OF SURCEMPROFINES MAST BE LIEDNEED
AND DISURCED TO.

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 DESCORCY LIGHTNA BUTTER FASS
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21,200 VA 28,310 VA 47,510 VA 198.0 A EXSTING PANEL 'PP1" LOAD
NEW DWELLINS SUB-PANEL 'N' LOAD
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REMAINING ®4
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TOTAL NEW DWELLING SUB-PANEL LOA

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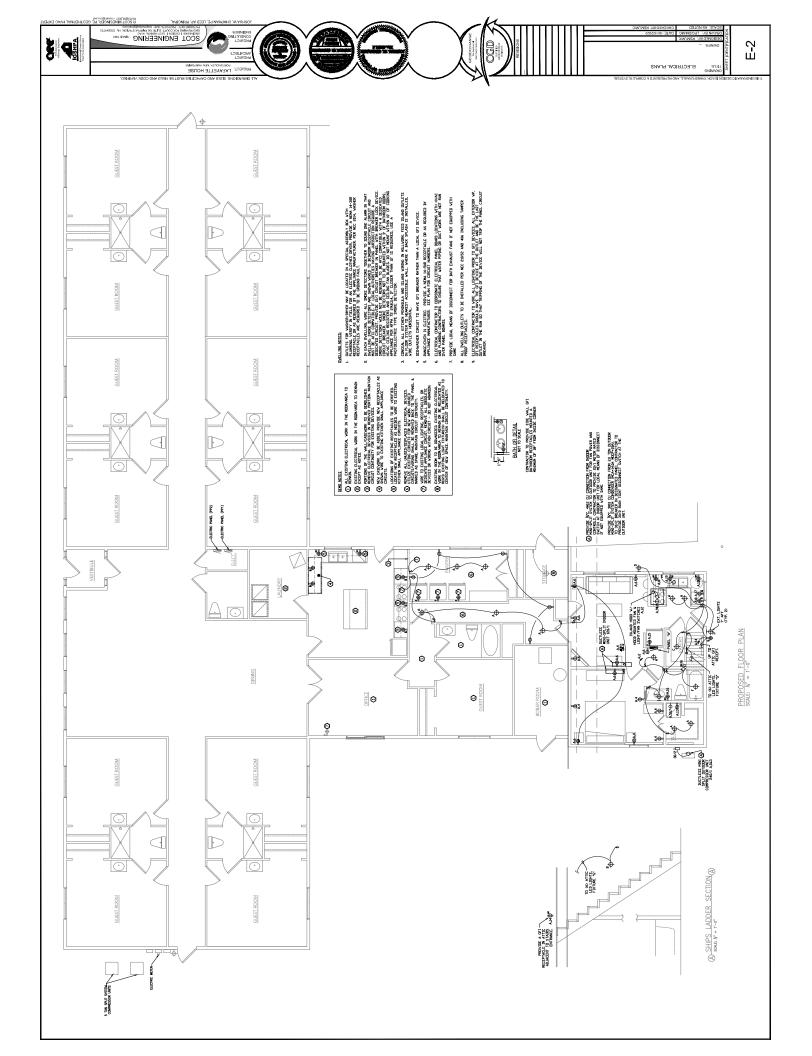
REMARKS
DOWNLIGHT MOUNTED ON A DEEP J-BOX
TOOLUNGS
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STEP LUGG.
START HALL ITCLOSET SUPEROF MITT BYD.

		MEP LIGHT	MEP LIGHT FIXTURE SCHEDULE	DULE
TYPE	MFR.	CATALOG NO.	LAMPS	REMARKS
∢	HALO	SLD612835-WH-JB	15W LED	DOWN LIGHT MOUNTED ON A DEEP 1200 LUNENS
а	WAC LIGHTING	WL-LED101-30-WT	3.5W LED	ATTIC STAIR LOW-PROFILE WALL IM STEP LIGHT
O	SEAGULL	5328EN3-962	(2) 10W LED	SMALL HALL/CLOSET SURFACE MTD LUMENS PER LAMP
۵	SEAGULL	84048EN3-12	(1) 10W LED	EXTERIOR WALL SCONCE, 800 LUMS
ш	SEAGULL	4424603EN-05	(3) 10W LED	BATH VANITY SCONCE
ш	HALO	SLD6-06835-WH-JB	(1) 12.2W LED	WET LOCATION MOUNTED ON DEEF
ø	LEVITON	9850-LED	(1) 10W GU24	PORCELAIN SOCKET W/ WALL SWIT
	DAGE U	18/10, 381/10 CU	ш	ELECTRICAL SCOPE OF WORK

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	(C) (See See See See See See See See See Se	DUTIOOR	LEXISTING 40th 240/120V 16 3V SERVICE

Z 22		2		3V CIRCUIT	UT BREAKER
20V 16	SINGLE LINE DIAGRAM	NOT TO SCALE	(A) COMPANY NETER & CT CABT.	EXISTING NEW 3R 20071 240/120V 19 3V CIRCUIT     BREAKER DISCONNECT SVITCH	© EXISTING 2010 240/120V 19 3V CIRCUIT BREAKER
3V SERVICE		CVICTING	(COMPANY)	BREAKER :	© EXISTING PANEL.

TI IS ACCEPTABLE TO INSTALL SER LY CABLES IN LIGHA. CORE DIFICIAL, APPROVES THIS VIRIAL NETHOR.



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The place represent a complete operational system, wheele oil white, equipment, finlanes, fillings, controls, and oil oil mediated some transfer of transfers of The state of the s 

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CELLING REGISTRY

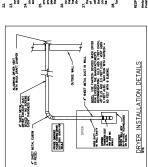
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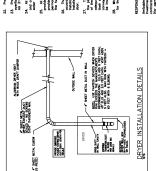
CELLING REGISTRY

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2.All commutiod equipment serving common oness includes outo change over thermostats with remote services, where the mon control is locked in the machanical closet to be set by management. The location of the thermostat shown on the pions is the sensor location; moin controller is in mechanical colored and not shown on the plans. 1. All equipment includes high and low refrigerant compressor protection switches

No the remains of the 19 by the first the transport can be considered their agreed of the control of the contro

A: Proude a modeline obsection (eater level) selech that will stud off the equipment if the primary drien pan (of pan undermost) the oir handed drien becomes blooked to prevent property damage. The device that series was Photops of Dairy Model mendotured by Goodern and Carine (OTHER WANTACHEES MILLE REVEND): Dealings: At braden, variable good with DIM motion coache AS ANTED FER THE MAC SCIENCE ALL SKIDES SHALLER, HAR or DIC WATCHER OF EQUAL ON BETTIN SIZE AND HOPF miny AS LISTE. Corridors and Common Areas: AAFTC series oir handlers matched with ISSC16 two stage series heat pumps for confidors.

Sepance of operators.

General handly and everygened and the compressor is cycled to motheth handly and

Warpstone settings. On coal for healing the compressor cycle is consort with the book—op, hast (defront
and externe coordions) for heat jump applications.

A. Programment bermand with hundry control opins the HAC epipment to mortion the tremming about the control opins of the control opins Common area spit system heat pumps: I. All dwelling heat pump split systems:

A. The terminal is o' dop proprinted and (or ARD) SOI, GLLX3 set book more and an analysis of the set of the s

suggestions, and the Rie will produce the best

gain, cooperation, advance planning, anticipational for all concerned parties.

All refrigeration pipe insulation shall be 1" thick minimur

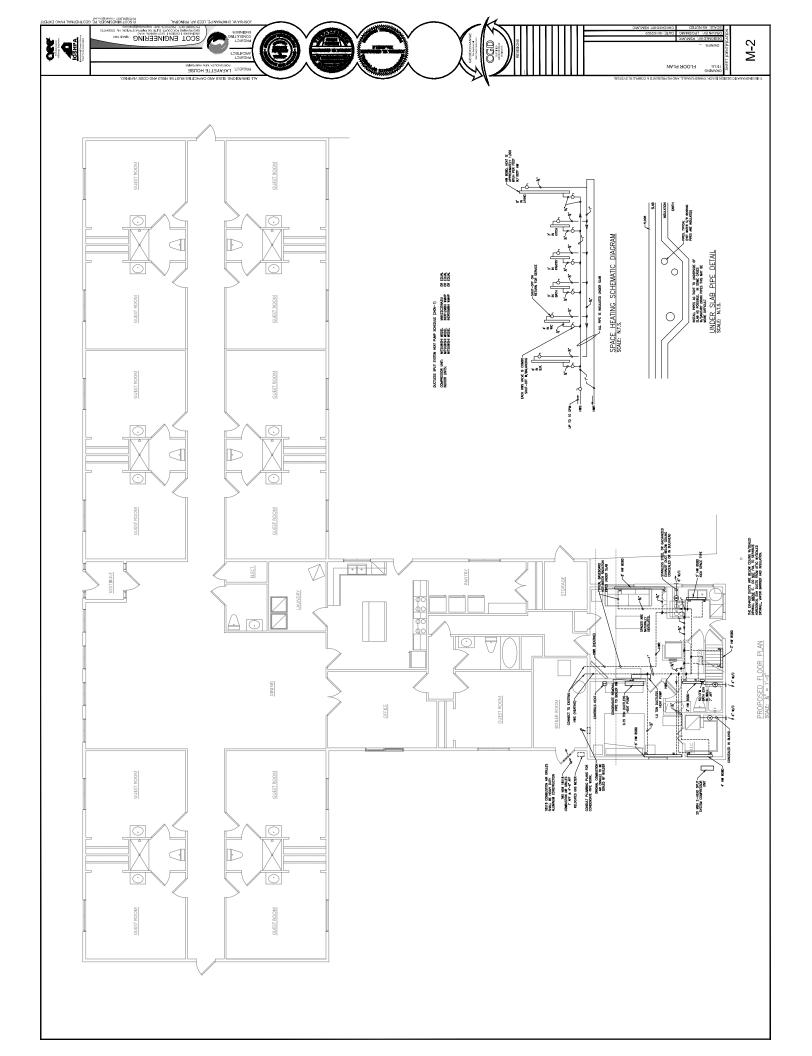
An account of the process of 2.00 miles compared provided the control of the ways. Independent of the control o An occase posses shall be lobated by the troop that receives the benefit of the occase posse. The builder provides wanty occases occur for publicly advantage to first designers. But the publics, how convident shall reveal to last. The book and for which the public was one-conditioned or page types married. premised, and the will be will be will be will be will be will be made and the want of the public designers. But occases door builded in dictions shall be made and listed by dictions shall be made and listed by The register of gilts and it resident introduction who has for detailed out controduct on shown to pass for pick speak. The register details and locked a record of the register of picks and to consider a locked of resident to detail and a consider a locked of the register of the register of the register of the register of shown the register of the Kilchen exhaust shall be ducked. Coordinate with the builder for installation requirements. Comply with the witten installation instructions published by the kilchen hood manufacturer. J. Prode for smoke dampers 115s-1 whenever a duck perelation a smart. The Prode for smarter to present a person to person to delect includers in denti ports, such as Occobern model off 3175 or familier. To not use hooley pool the grade good way prode the grade good way pool to the grade good on waitine. A Provide the protection and assessment anded controlly to provide the decisions of the this finish that of this form set to assess the protection assessment as a form of the protection decisions from the order of the protection assessment of the decision of the protection of the p A contact was the proposition and a proposition and a proposition and a contact was the proposition and a proposition and analysis and a proposition and and a proposition and an analysis and a proposition and a proposition and a 34. Al MEP systems shall provide for no pooling of water to the extent possible. The safe point, drift point, and conducting the part is no conjugated of water. It is acceptable to have a 1/8' depth pool of water is consistence point sufficiency operation. a. The first designes that greatest is to some designed of the of hundred and is included in settle concentration with the installed instructions published by the monotoners, such the installed instructions problemed by the monotoners, such the installed instructions of the installed in the installed instructions of the installed in the installed instruction of the installed instruction of the installed instruction of the installed in the installed in the installed instruction of the installed of a simple content of the installed installed in the installed of the installed of a simple content of the installed of the installed of a simple content of the installed of the insta Of all maps of return of year amount of out and harded is no conceditional agent must be harded in the concession of the The plans indicate qualities of heres to enhance the understanding of the design concept. The qualities will she to the properties of the control of the correct qualities of ferral request to advers or control or correct or exponents. This design is non-transferable. It is intellectual property with trade secrets to be utilized on this project who. The sub-confrootlor must be licensed and insured in the Toenship, County and State on applicable. Submit the countries directed proof of insurence. 18. The ast-controller and provide on oir believes as a composet of the HMC system stort-up for the metabolical persons. The HMC association of the adjustment on respect to make through south of the adjustment of the provided to the storting and in amount of the adjustment of storting should be extended to the through a the adjustment of the adjustm Where there exists a discreponcy between the plans, documents, or code the sub-contractor shall provide for the most expensive method and achies the balder in withing prior to performing any work. reprocessing or paces we constructed true for MPs.

measure view of the presence of the presen comply and the point of appropriate the second of the processing and associated and associated and associated as well as the processing associated different second in the processing of the processing associated different second in the processing associated associated and associated different second different se B.The design conditions for this project one healths and cooling per IASRBE. 1% and 99% design temperature activement and inflored or for 40 9% oblight one and 75% had one for the cooling ond 79% before cooling. The cooling and a health residentials were adulated according to IACM Menual. I with amongs construction. Earl/Next Front/Back exposure, and bliefs on some windows. Provide a plague adjacent to each clother drops: within site of droper not farther than 6' away, that specifies max enhants dust length and droper enhants capacity minimum. I.Al oir conditioning agaigment installed shall be minimum 15 SER efficiency minimum. All air conditionin aqaipment must be ARI matched and rated.

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NOTE: IN SOME CASES BRICK VENTS ARE REDURED

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PLUMBNG SHET INDEX
P-1 FLUMBNG NOTES & LEGBIO
P-2 PLUMBNG DETALS & RISERS
P-3 FLOOR PLAN

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3. All plumbing fittures shall be complete in every detail with all connections. All fixtures shall be designed to prevent the back sater or waste into the water supply system. The work covered by this section of the specifications can be considered by the convertient of all pureing factors. The contractor shall cover elections to be stressed and of the contract orearings to series the contract orearings to series placed and of the contract orearings to series placed and or the contract orearings to series placed and or the contract orearings to series. THE UNDER DEAD OF THE MECHANICAL SECTINGS ADMINISTRATION OF SECTION OF SECTIO B. THE CONTRACTOR SHALL MASS, APPLICATIONS AND PAY ALL CHARGES FOR ALL PROCESSIAM PEDRITS, LICOMES AND INSPECTIONS AS REQUIRED UNDER THE ABOVE CIDES. PIPM CONFIDENCE OF APPROVAL SHALL BE PROSESSED. ALL VIDEC UNDER THIS CONTRACT SHALL BE IDNE. IN STREET ACCREBANCE VITH ALL PRETICALLE WINDEPAL, STATE, COLNTY, NEPA AND 2009 DCC CODES THAT GOVERN EACH PARTICLAR TRADE TO THE TOWN FACH.

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A ALL STEL, WASTE AND VENT PEPING SHALL DE TESTED BY THE CONTRACTOR. THE BENEVE MANAGES SYSTEM AND VENTING STSTEMS AND AND LANK LAKESSASS TO PEPINGS PLOGGED AND FLILED VITH VARIEN TO THE LOVID. TO THAT HOW FIRE ABOVE THE WANNEY THE MANAGE TESTEM, THE SYSTEMS AND THE DE THIS WHITE YER PLANTY GOD MANUS THE MANAGE STSTEMS AND THE PARTY OF THE AND THE SYSTEMS AND THE PROPERTY OF THE PROPERTY OF

NOTE: IF ANY COBE DR AUTHORITY REQUIRES TESTING WHICH IS DIFFERENT THAN THE TEST LISTED ABOVE, THE MORE STRINGENT TEST SHALL BE PREFORMED.

L. ALL PIPING AND VALVE SYSTEMS SHALL BE INDITIFIED WITH LABELS AND TAGS. MATERIALS SHALL BE MANUFACTURED BY SETON NAME PLATE CORPUSATION.

N. CDNTRACTOR SHALL ALSO PROVIEE DIR CO) YEAR FACE SERVICE TO KEEP THE EXUIPMENT IN DEPONITING CONSISTENCY SHALL KE PROVIEED PER THE MALFOUND SCHEDULE AND REVOLKED UPDN KEDLEST VECN MOTIFIED OF ANY EQUIPMENT

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N. PRIVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH AND INSTALL ALL PIPING NATIONS OF THE PROLECT TO NATIONG DIFFERENCES VERNE SANTIARY, SANTIARY VERT, AND NATIONAL WAS CARRIED FOR THE PROPERTY OF THE P

PROVIDE DILECTRIC CLAPLINGS WHERE NON-FERRLIS RETAL PIPMS IS LITINED TO FERRLIS PER APPRING THE GASCET WATERLY, SHALL BE CAPABLE DF VITISTANDING THE FERRLINGS AND PRESSURES VITINEN THE PUPMS SYSTEM IN WHICH INSTALLED. SUBMET BELLETONE CLAPLING AND GASCET MATERIAL TOR APPROVAL.

A. ALL DOMESTIC WITE PRIPAR SYSTEMS SHALL BE INSLATED WITH CLOSED CLL. FORM INSLATION FOR HITT MATER FLATING FOR ECC. NO. AS REQUIRED TO PREPAR COMPOSITION.

B. ALL HARMONIA/MICHOLL SPING WITH FLALD TIMES ABOVE TOSF OR BELOW SSF WIST BE INSLATED.

WITH A. AL MANALA.

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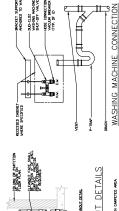
PROVIDE INTUMESCENT FITTINGS WHERE PVC PIPING PENETRATES FIRE RATED PARTITINGS. THE PROTECTION SYSTEM BY DESIGN AND BUILD SPRINGLER CONTRACTOR.

SECTION 15309 - FIRE PROTECTION

P. THE PURPORT OR SERVICE COPPORTED SHALL, AT THE NEW HORD, ADVICES THE PROME THE THROUGH THE ADVICE SERVICE. THIS COPPORTING SHALL AS THE OFFICE AND SERVICE. THIS COPPORTING SHALL AS THE OFFICE AND SERVICES AND S

HENCEPPLIENDE DE LACH SOMBLED INSPECTION, THE CONTRACTOR SHALL DIELVER TO THE PROPERTY SERVICE STREET STREE

CHICK AND THEIR ALL DESCRIPTIONS, DESCRIPTIO THE SERVICE WORK AND INSPECTIONS SHALL INCLUDE, BUT NOT BE LINITED TO THE FOLLOWING



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		Н	MACHINE	1/5	1/2	2	'n	è	VITH DDU-CLDZ
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POLECT, VILL NOT BE Y VITH TRADE SECRETS	SANTARY WASTE. STORM DRANAGE (UNDERGROUND)	SMITATY WASTE & VENT, STORM DRAWASE (UNDERGROUND)	N. B.	PVC FQAM CORE ASTM D 2669, ASTM F 1488, ASTM F 891	PVC, ASTM D 2665, ASTM F 1866	PVC SOUDHT SEALEN, PUIPLE PRINTR ASTN F 666, CEMENT ASTN D 2564, CSA 8137.3 CSA 8181.2 OR CSA 8182.1	PAC PRING SYSTEM, SOLD-MALL PAC PRE ASTM D 2065, & FITTINGS MADE TO ASTM DOUT DEMA, WASTE & YORT PATIENTS. PARTICLE, STACK, ALDRED INSIDE DMELLING UNITS.
ES DE DESIGN SPECIFIED THE DAWKR IN VRITING E PEQUAL DEVIATIONS BE SUBMITTED TO THE COMPETITIVE BID. EQUAL	SANTARY WISTE. STORM DRAINGE (ABOVE-GROUND)	SMITMY WISTE & VENT, STORN DRANGE (AGOVE-GROUND)	5.8	PAC FOAM CORE ASTM D 2869, ASTM F 1488, ASTM F 891	PVC, ASIN D 2665, ASIN F 1866	PVC SOUDH SOUR, PUIPLE PRINTS ASIN F 666, CENERT ASIN D 2564, CSA 8137.3 CSA 8161.2 OR CSA 8182.1	PIC PRING SISTEM, SOLD-MALL PIC PRE ASSEM D 2805, & FITTINGS MACE TO ASTA CASTIL DRAW, INSTE. & YOR PATERNS. VERTICAL STACK ALLONED INSTE DMELLING UNITS.
INTS, DR CODE THE VISE THE ARCHITECT IN	MATER SUPPLY A WATER SUPPLY A (ABOVE-GROUND)	DOMESTIC COLD WATER, HOT MATER SUPPLY & RETURN (ABOVE-GROUND)	81Í	OPVC, ASTM D 2846, ASTM F 441, ASTM F 442 CSA 8137,6	CPVC ASSE 1061, ASTN D2846, ASTN F 437, ASTN F 438, ASTN F 439, CSA 8137.6	OPIC SOLVDIT SEUER ASTN F483	CPVC PIPMS SYSTBM: ASTM D2846 SDR 11, PPE, NAD SOCKET FITMAS, ALLONED INSIDE DWELLING LIMITS.
PRALLY PRODUCES THE NSTALLING FAKTMAN F	(F APPLOABLE)	SOS SABLE)	u	BLACK STEEL PIPE, ASTA ASS CRACE B, TYPE, S SEAMLESS SCHEDULE 40	BLACK MALEMBLE INCH THIEAGED FITTINGS	HIEAGE USING ANDRON STAUMED FOR PPE TIEAGN, ANS INC.1 WITH THEAD STAUNT OR TIEAGN WERE METRIC ESPECIALLY USING COMPATIEL WITH SYSTEM CONDING, PIEZ MATEMICS, AND OPERATING CONDINGS.	SCHEDULE 40 BACK STELL FIPMES
ISIDERED AND/OR	NOTES						
THAT THE DIVIER		SEE SPECIFICATION	ONS FOR ADDIT	SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.			
MIT. THE PLANS ARE	2	CONTACT BETWEE SPALL BE ELECT	DN DESMILAR PROLLY INSUL	METALS SHALL BE MADE WITH I	MELECTRIC COUPLINGS OR DELL ERS. PRONDE UNON CONNEC	CONTACT BETWEN DISSULAR BETW.S SMAL BE WASE WITH DELICITIC COAPLANS OF DELICITIC TAMASS. CONTACT BETWEN TIDBOLS ARE BOLTS AND BEONZE OF COPPER FLANCES SMAL BE ELICITICALLY DISSULAR BETWEN SMANTED WITH MIN NOT METWLE MASHER. PROME UND COMMENDES TO ALL PREMITIONS OF DEPARTS COMPANIES AND BEONZE AND BEONZE OF COPPER FLANCES.	ITS AND BRONZE OR COPPER FLANGES
PLANS DO NOT SHOV TO INSTALL A	ĸ	INSTALLATION, IN	CLUDING SUPP	ORT SPACING, COMPENSATION P.	DR ECPANSION AND CONTRACTIC	INSTALLATIVA, INCLUDING SUPPORT SPACING, COMPRISATION FOR EXPANSION AND CONTRACTION, AND JOHNAG SMALL BE IN COMPLAINCE WITH MANUFACTURER'S RECOMMENDATIONS.	ACTURER'S RECOMMENDATIONS.
A CONTRACT SYSTEM							

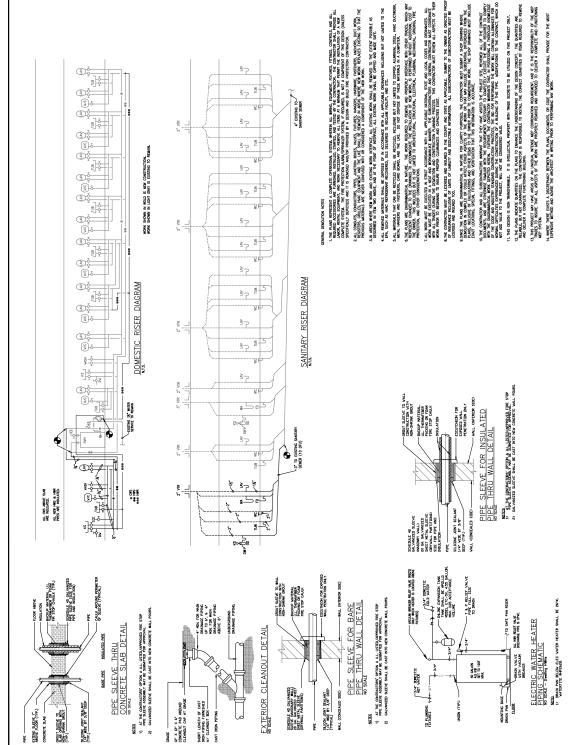
WRITING PRIDE TO PERFORMING ANY VIDEC.	RESPONSIBILITY OF DESIGN AND COSNTRUCTION TEAMS FOR HEP.	MANAGE CORPOSITION FOR RESISTANCE AND CHARLETTED THOSE GROWNLY PRODUCES THE SEES SEELED FOR THE STATISLIC OF THE SEES SEELED FOR THE STATISLIC CONTINUES AND CHARLETTED FOR LIKE AND CHARLET FOR CHARLET FOR LIKE AND CHARLET FOR CHARLET FOR LIKE AND CHARLET FOR THE CHA	THE REP ESTABLES REPORTED REMAINST TO THE RELIABLE REPORT. THE PAGE BETT HER PAGE BETT PAGE BETT HER PAGE BETT PAGE PAGE PAGE PAGE PAGE PAGE PAGE PAGE	THE PREATE IS SHOUTH TO SERVE WALL THE WEST OFFICE WHIS MAJORITE TO ANY OWNER TO THE TID AND ODDSTRETCHED. HE RECORDED THE SETS OF THE TID AND ODDSTRETCHED. HE RECORDED THE SETS OF THE VAL CORPORT IT OF ETCHIN FEASINGLY PRESTOR TO BE STANKED THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OFFI THE PROPERTY OF THE PROPERTY OF THE PROPERTY OFFI THE PROPERTY OFFI THE PROPERTY OF THE PROPERTY OFFI	IT IS THE INSTALLING CONTRACTION RESPONSEBILITY TO NOTITY THE RESIGN TEAM IN ADMINISTRACT PARAL CONTROLITIES WITH THE TO RECOVER THE COLOR IS AN ISSUE NEW RECOURSE SECONTION TO DRIVAL A CONCITE CORP. COPPLIANT NEW SYSTEM. THESE RESPONSEMENT SECONTION SECONTION TO DRIVE CONTRIBUTION SECONTION IN CONSTRUCTION DICHARCITY. AND THIS WHOMENITY. IS SITT OF MARKS LITTING.
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VENTILLA IN THE CHARLES AND THE USE THE CONTROLL ENABLE CONTROLLES AND THE USE. DE NA CENDECTIONS ROBBERS BY INSTRUCE CINE EVEN IF INAUVERTENTLY SPECIFIEDS VII.L. NOT BE CONSIDERED A CHARGE DRIDGE TO REPLACE.	IN SECRECACIÓN DE CREATE POR CONTROLLE CONTROL	AGAN, COPPEADID, ADVANCT PANNIG, MITCHATTOR OF DIFFICULTIES, SUGESTIONS, AND THE LINE VILL PRODUCE THE RESIL FOR ALL CONCENSOR PARTIES.

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