

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction:	<u>City of Tualatin</u>	Review Type:	<u>No Impact</u>
Site Address / Location:	<u>12935 SW Leveton Dr</u> <u>Tualatin, OR 97062</u>	SPL Issue Date:	<u>October 16, 2025</u>
		SPL Expiration Date:	<u>October 16, 2027</u>

Applicant Information:

Name JACK DALTON
 Company ENVIRONMENTAL SCIENCE & ASSESS
1001 SE WATER AVE STE 245
 Address PORTLAND OR 97214
 Phone/Fax 503-478-0424
 E-mail: jack@esapdx.com

Owner Information:

Name _____
 Company PACIFIC NW PROPERTIES
6600 SW 105TH AVE STE 175
 Address BEAVERTON OR 97008
 Phone/Fax 503-203-8111
 E-mail: alexv@wdyi.com

Tax lot ID

2S121A002201

Development Activity

Commercial Development

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: _____
 Vegetated Corridor Condition: _____

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: _____

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: _____

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>No Encroachment – See Condition #3</u>	_____
_____	_____
_____	_____

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>No Mitigation – See Condition #3</u>	_____
_____	_____
_____	_____

Conditions Attached Development Figures Attached () Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall obtain approved jurisdictional determinations from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE) confirming the assumed non-jurisdictional status. The applicant shall provide Clean Water Services and City of Tualatin with copies of all DSL and USACE jurisdictional determinations prior to site development permitting. If wetlands are determined to be jurisdictional, a revised site plan and an Amended SPL will be required to include impacts and mitigation.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

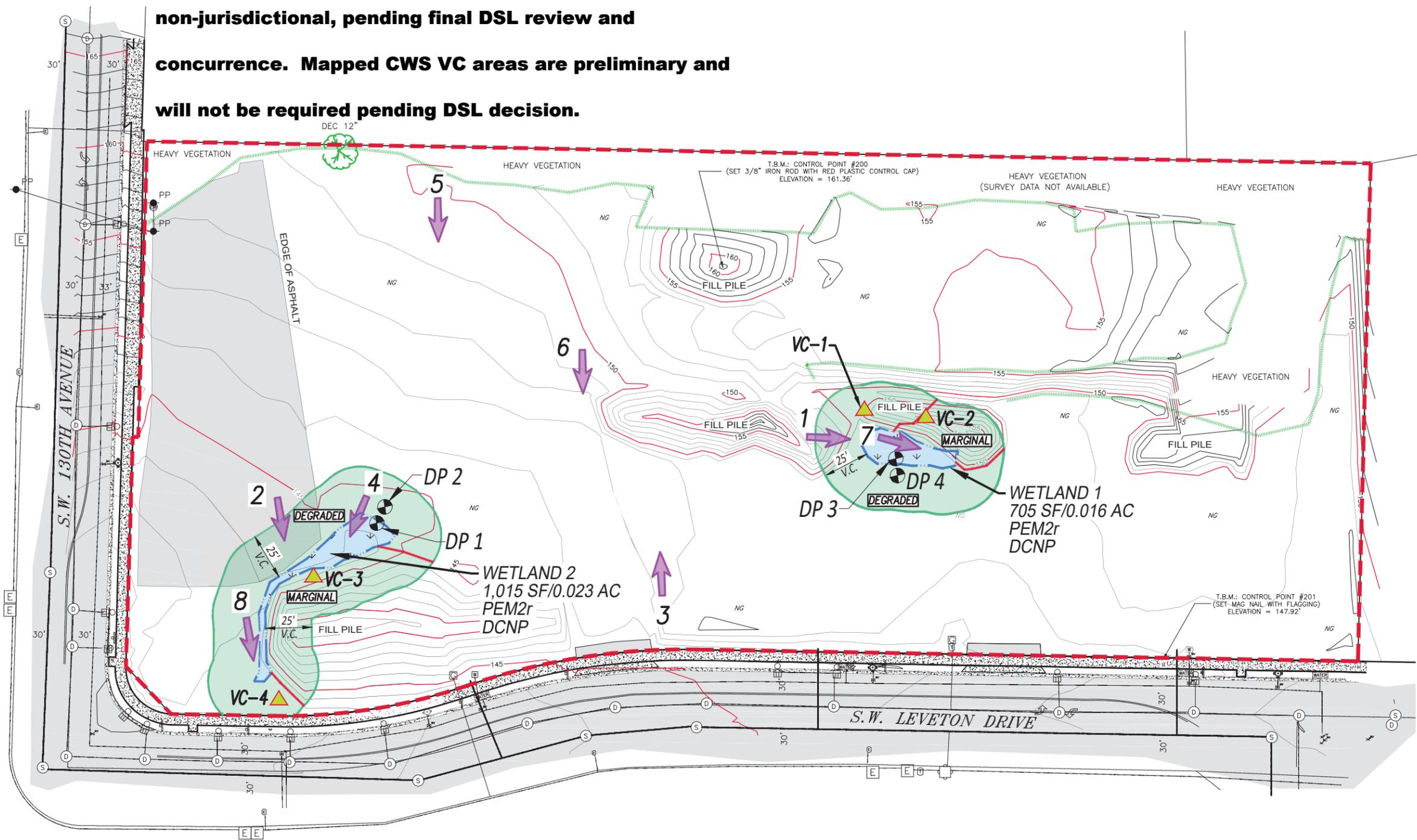


**Stacy Benjamin
Environmental Plan Review**

Attachments (2)

NOTE: Mapped wetland areas are preliminary and assumed non-jurisdictional, pending final DSL review and concurrence. Mapped CWS VC areas are preliminary and will not be required pending DSL decision.

CWS FILE NO. 25-001135
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *SNB* Date 10/16/2025
 SPL ATTACHMENT 1 OF 2



- LEGEND**
- STUDY AREA
4.30± AC
 - WETLAND
1,720 SF / 0.039 AC
 - VEGETATIVE CORRIDOR
13,750 SF / 0.316 AC
 - MARGINAL VEGETATIVE CORRIDOR
CONDITION
MARGINAL - 4,216 SF/0.097
DEGRADED - 9,534 SF/0.219
 - EDGE OF HEAVY
VEGETATION
 - DP 1 WETLAND DATA POINT
 - VC-1 VC PLOT
 - 1 PHOTO POINT

Data plot locations, wetland boundary flags, and stream features were mapped utilizing a Trimble Catalyst GPS Receiver (Model: DA2), a piece of GPS hardware that connects to Trimble software on a cell phone via app called TerraFlex. Geographic features are mapped with an accuracy of 10 cm (0.1m)."

Environmental
 Science &
 Assessment, LLC



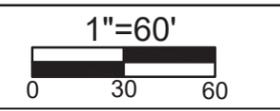
1001 SE Water Avenue, Suite 245
 Portland, OR 97214
 Phone: 503.478.0424
 www.esapdx.com

EXISTING CONDITIONS
 12935 SW Leveton Drive
 Tualatin, Oregon

Base Map Source:	Pacific NW Properties
Modified By:	PD
Date:	9/2/2025
Rev:	
Proj. #	25027

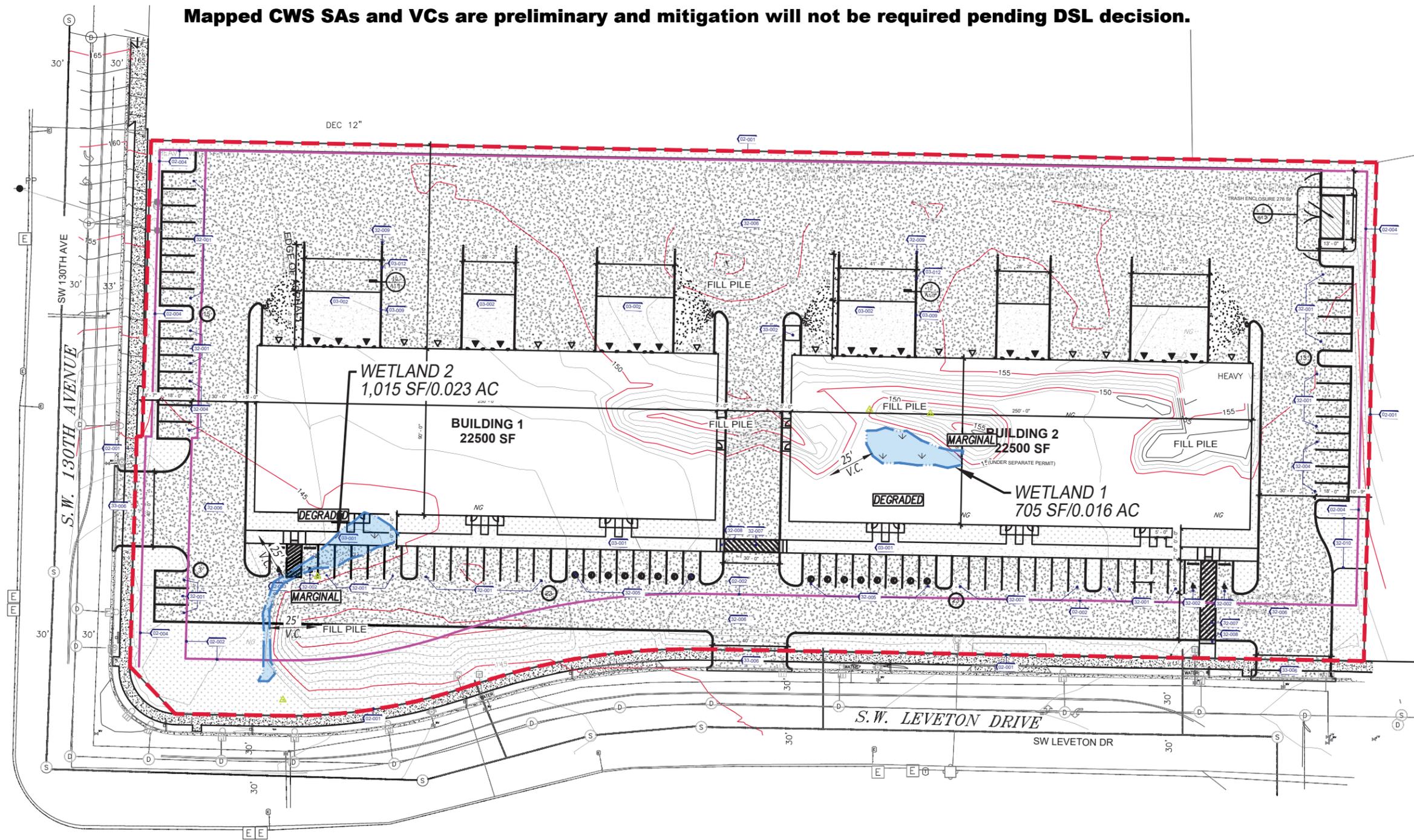


FIGURE 3



NOTE: Mapped wetland areas are preliminary and assumed non-jurisdictional, pending final DSL review and concurrence.

Mapped CWS SAs and VCs are preliminary and mitigation will not be required pending DSL decision.



CWS FILE NO. 25-001135
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 10/16/2025
 SPL ATTACHMENT 2 OF 2

LEGEND

- - - STUDY AREA
4.30± AC
- ↓ ↓ ↓ WETLAND
1,720 SF / 0.039 AC
NON-JURISDICTIONAL

NOTE: WETLANDS TO BE FILLED AS PART OF DEVELOPMENT

Data plot locations, wetland boundary flags, and stream features were mapped utilizing a Trimble Catalyst GPS Receiver (Model: DA2), a piece of GPS hardware that connects to Trimble software on a cell phone via app called TerraFlex. Geographic features are mapped with an accuracy of 10 cm (0.1m)."

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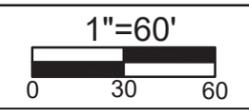
1001 SE Water Avenue, Suite 245
 Portland, OR 97214
 Phone: 503.478.0424
 www.esapdx.com

PROPOSED SITE PLAN
 12935 SW Leveton Drive
 Tualatin, Oregon

Base Map Source:	Pacific NW Properties
Modified By:	PD
Date:	9/2/2025
Rev:	
Proj. #	25027



FIGURE 4





10285 Southwest Ridder Road, Wilsonville, OR 97070
© 2014 570.0626 1.503.537.9407 republicservices.com

June 3, 2025

Curt Trolan
MDG Architecture

Re: Leveton 99 Site Plan
12935 SW Leveton Dr.
Tualatin, OR 97062

Dear Curt,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin OR.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

The traffic pattern for our trucks to access the trash/recycle enclosure is adequate. The enclosure dimension of 24' wide x 13' deep with double gates that swing 180 degrees and gate posts positioned at the enclosure wall endcaps will allow two 8-yard trash/recycle receptacles to be placed side by side for commercial front load service. The site plan is also conducive to industrial drop box service if needed.

Service levels are available as follows:

Trash –	6 days per week
Recycle –	5 days per week
Food Waste –	5 days per week
Glass –	1 day per week

Thanks Curt, for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue horizontal line.

Kelly Herrod
Operations Supervisor
Republic Services Inc.



**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Curt Trolan
Address: 4875 SW Griffith Drive, Suite 300
Phone: 503-244-0552
Email: curt@mdgpc.com
Site Address: 12935 SW Leveton Drive
City: Tualatin
Map & Tax Lot #: 2S121A002201
Business Name: Leveton 99 (2 Building shells)
Land Use/Building Jurisdiction: MG
Land Use/ Building Permit # _____

Choose from: Beaverton, Tigard, Newberg, **Tualatin**, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description
Two concrete tilt up building shells of 22,500 sf each for a total of 45,000 sf of new building area and associated parking, maneuvering and landscaping.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2026-0004
Permit Type: SPP - Tualatin
Submittal Date: 1/15/2026
Assigned To: McGladrey
Due Date: 1/16/2026
Fees Due: N/A
Fees Paid: N/A

Approval/Inspection Conditions

(For Fire Marshal's Office Use Only)

This section is for application approval only

Alex McEllh 1/16/2026
Fire Marshal or Designee Date

Conditions:
A TVF&R final inspection is required for this project.

- See Attached Conditions: Yes No
Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date

KEYNOTES

- 02-001 PROPERTY LINE
- 10-001 ELECTRICAL ROOM SIGNAGE AT EXTERIOR DOOR
- 10-002 FIRE RISER ROOM SIGNAGE AT EXTERIOR DOOR
- 21-004 FIRE APPARATUS ACCESS LANE
- 21-007 FIRE ALARM PANEL(S) LOCATION
- 21-008 EXISTING FIRE HYDRANT
- 21-009 KNOX BOX COORDINATE FINAL LOCATION(S) WITH FIRE MARSHAL
- 21-010 FIRE LAND CURB, PAINTED RED - MARKED 'NO PARKING - FIRE LANE' AT 25 FT INTERVALS, WHITE LETTERING AT 1" STROKE 6" HIGH
- 33-003 GAS METER
- 33-004 HYDRANT, RELOCATED
- 33-005 FDC, NEW

GENERAL NOTES - FIRE ACCESS

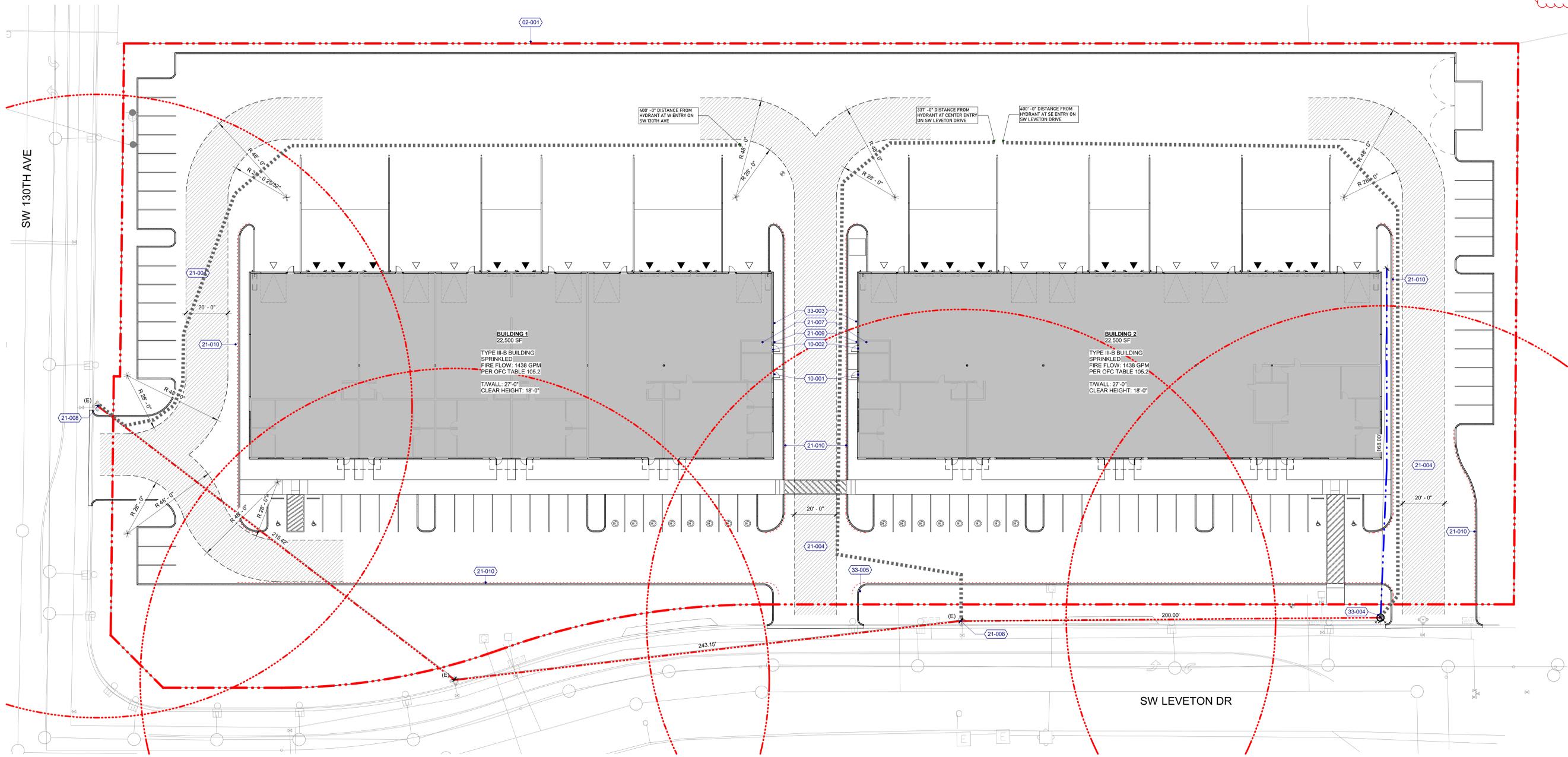
1. APPROVED FIRE DEPARTMENT ACCESS ROADS, REQUIRED WATER SUPPLY, FIRE HYDRANTS AND SAFETY PRECAUTIONS SHALL BE MADE AVAILABLE PRIOR TO COMBUSTIBLE MATERIALS ARRIVING ON SITE.
2. FIRE LANES SHALL BE DESIGNED WITH A UNIFORM ALL-WEATHER DRIVING SURFACE TO SUPPORT THE IMPOSED GVW OF 75,000 LBS WITH A WHEEL LOAD OF 12,500 LBS AND A VERTICAL CLEARANCE OF NOT LESS THAN 13'-6". GRADING SHALL NOT EXCEED 10% IN DIRECTION OF TRAVEL OR 5% CROSS-SLOPE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT 'NO PARKING - FIRE LANE' SIGNS COMPLYING WITH OFC APPENDIX D103.6. FIRE APPARATUS ACCESS ROADS 20-26 FT WIDE SHALL BE POSTED ON BOTH SIDES, AND ON ONE SIDE WHERE > 26 FT WIDE. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CU YD OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FT OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVES UNLESS AREA IS PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
5. ABOVE-GROUND GAS METERS, REGULATORS AND PIPING EXPOSED TO VEHICULAR DAMAGE DUE TO PROXIMITY TO ALLEYS, DRIVEWAYS OR PARKING AREAS SHALL BE PROTECTED IN AN APPROVED MANNER.
6. 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, WHERE EXPOSED TO VEHICULAR DAMAGE, 4-INCH CONCRETE FILLED BOLLARDS SHALL BE PLACED 3 FT FROM HYDRANTS ROTATED 45-DEGREES FROM (4) QUADRANTS. HYDRANTS SHALL BE COATED WITH APPROVED PAINT COLOR AND MARKINGS.
7. DELEGATED DESIGN NFPA 13 FIRE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH OSSC 903.3.1.1 WILL BE A DEFERRED SUBMITTAL.
8. PLANS FOR FIRE DEPARTMENT CONNECTION (FDC) INDICATING SHUTOFF VALVES (W/V OR P/V) AND WATER VAULTS FOR FIRE SUPPRESSION SYSTEMS SHALL BE SUBMITTED TO THE FIRE OFFICIAL FOR APPROVAL PRIOR TO CONSTRUCTION.
9. HYDRANT PROXIMITY PER OFC 807.5.1:
 - A. DISTANCE FROM HYDRANT TO FURTHEST PORTION OF FACILITY OR BUILDING WHEN INSTALLED WITH AN AUTOMATIC SPRINKLER SYSTEM $\leq 1/4$ 800 FT (SPRINKLERED); PROPOSED = 312 FT < 800 FT, OKAY
11. FIRE FLOW DEMAND PER OFC APPENDIX B:
 - A. PER TABLE B105.2, SECTION 903.3.1.1 DESIGN STANDARD: TABLE B105.1(2) - TYPE IIB; 45,000 SF: FIRE FLOW RATE: 5,750 GPM; FIRE FLOW DURATION: 4 HRS
 - B. PER TABLE B105.2 REQUIRED FIRE FLOW - SPRINKLERED PER IFC 903.3.1.1: FIRE FLOW REDUCTION: 5,750 GPM x 0.25 = 1,437.5 GPM; *THE REDUCED FIRE FLOW RATE SHALL NOT BE LESS THAN 1,000 GPM; MIN REQUIRED FIRE FLOW RATE = 1,438 GPM
 - C. MIN REQUIRED FIRE FLOW RATE = 4 HRS
 - D. FIRE HYDRANT LOCATIONS & DISTRIBUTION PER OFC APPENDIX C: TABLE C102.1 - REQUIRED NUMBER AND SPACING OF HYDRANTS: FIRE FLOW REQUIREMENT: 1,750 OR LESS: MIN. NUMBER OF HYDRANTS: 1; AVE. HYDRANT SPACING: 500 x 1.5' = 750 FT; 50% SPACING INCREASE WHEN SPRINKLERED IAW 903.3.1.1: MIN HYDRANTS REQUIRED = 1 \div 3 EXISTING, OKAY; AVG HYDRANT SPACING = 230 < 750, OKAY; MAX DISTANCE FROM HYDRANT TO STREET = 2 < 250, OKAY
12. SIGNAGE NOTES:
 - A. PER OFC 509.1, ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS AND VALVES OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS) SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. SIGNAGE TO BE APPROVED PRIOR TO OCCUPANCY.
 - B. PER OFC 605.3.1 AND NFPA 29: DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING "ELECTRICAL ROOM". SIGNAGE TO BE APPROVED PRIOR TO OCCUPANCY.
 - C. PER OSC1011.4 A SIGN STATING "EXIT" IN RAISED LETTERS AND BRAILLE AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR IN AN AREA OF REFUGE. EXTERIOR AREA FOR ASSISTED RESCUE, EXIT STAIRWAY, EXIT RAMP, EXIT PASSAGEWAY AND EXIT DISCHARGE.
 - D. FIRE DEPARTMENT ACCESS DOORS SHALL BE LABELED ON THE EXTERIOR SIDE WITH THE FOLLOWING SIGN OR OTHER APPROVED SIGN:
 FIRE DEPARTMENT ACCESS DOOR
DO NOT BLOCK
LETTERING SHALL BE IN A CONTRASTING COLOR TO THE BACKGROUND. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2 INCHES (51 MM) WITH A MINIMUM STROKE OF 3/8 INCH (10 MM).

FIRE ACCESS PLAN LEGEND

- PROPERTY LINE
- EGRESS PATH TO PUBLIC WAY
- FIRE HYDRANT
- FIRE APPARATUS ACCESS ROAD, 20W x 13.5H (CLR), UNO
- SIGN 'NO PARKING - FIRE LANE' PER OFC D103.6
- HOSE PULL, 150' MAX
- HYDRANT PROXIMITY
- HYDRANT SPACING

Note: A TVF&R final inspection is required for this project.

TVF&R Permit #2026-0003



1 FIRE ACCESS AND WATER SUPPLY PLAN
1" = 20'-0"

MDG
ARCHITECTURE | INTERIORS
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
O | 503.244.0552

NOT FOR CONSTRUCTION

TVF&R
Tualatin Valley Fire & Rescue
APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.
Deputy Fire Marshal

TVF&R Permit #2026-0003

Client/ Owner:
PACIFIC NW PROPERTIES

6600 SW 105TH AVE,
SUITE 175
BEAVERTON, OR 97008

Project:
LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:
SITE PLAN - FIRE ACCESS

Revisions:
Description Date

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Date: 04/22/2025
Job Number: 124064
Sheet

MATERIAL SCHEDULE

	WALL PAINT WP-1 JUST ABOUT WHITE - 0024 MANUFACTURER: MILLER PAINT
	WALL PAINT WP-2 SMOKEY WINGS - 0553 MANUFACTURER: MILLER PAINT
	WALL PAINT WP-3 GREY LOCKS - 0570 MANUFACTURER: MILLER PAINT

GENERAL NOTES - EXTERIOR ELEVATIONS

- REFER TO SHEET G0.1 FOR 'PROJECT DATA' APPLICABLE TO ALL PORTIONS OF THE WORK.
- ELEVATIONS NOTED ARE RELATIVE TO PROJECT DATUM.
- REFER TO SHEET G0.3 FOR VERTICAL AND HORIZONTAL ASSEMBLY TYPES.
- CONTRACTOR TO VERIFY SAFETY GLAZING REQUIREMENTS & LOCATIONS.
- EXTERIOR GLAZING TYPE GL-X, UNO.

KEYNOTES

- 03-004 TILT-UP CONCRETE WALL JOINT
- 03-005 HORIZONTAL REVEAL, SEE WALL SECTIONS FOR LOCATION
- 03-007 VERTICAL REVEAL, ALIGN WITH OPENING
- 03-008 HORIZONTAL REVEAL, RETURN AT RECESSED OPENING
- 03-009 CONCRETE RETAINING WALL AT LOADING DOCK - 6" W X 42" H WHERE CHANGE OF GRADE IS GREATER THAN 30"
- 05-004 PRE-FINISHED METAL COPING WITH HEMMED EDGES
- 05-007 STEEL CANOPY, PAINTED
- 08-003 OVERHEAD SECTIONAL DOOR TRACK
- 08-004 THERMALLY BROKEN CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1"
- 08-006 INSULATED GLAZING UNITS
- 08-007 DOCK SEALS
- 08-007 DOCK BUMPERS
- 09-003 WALL PAINT WP-1
- 09-004 WALL PAINT WP-2
- 09-005 WALL PAINT WP-3
- 10-001 'ELECTRICAL ROOM' SIGNAGE AT EXTERIOR DOOR
- 10-002 'FIRE RISER ROOM' SIGNAGE AT EXTERIOR DOOR
- 10-004 4" BLACK VINYL ADDRESS LETTERS AT HOLLOW METAL DOORS
- 10-005 ADDRESS NUMBERS, 18" HIGH WITH 1" STROKE
- 10-006 4" WHITE VINYL ADDRESS LETTERS AT TRANSOM OVER STOREFRONT DOOR
- 21-009 KNOX BOX, COORDINATE FINAL LOCATION(S) WITH FIRE MARSHAL
- 22-001 GUTTER WITH DOWNSPOUT

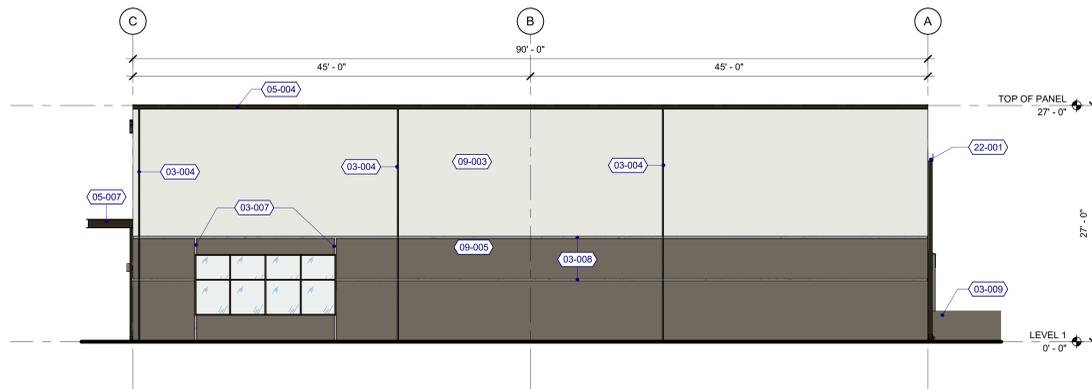
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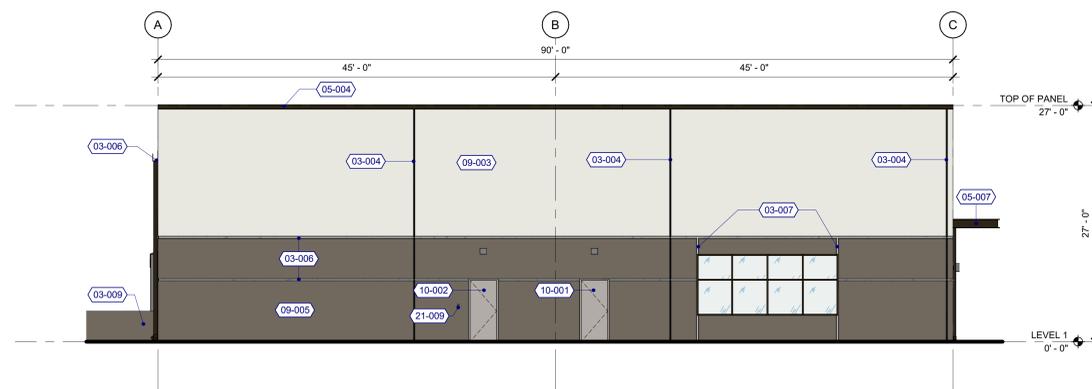
APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

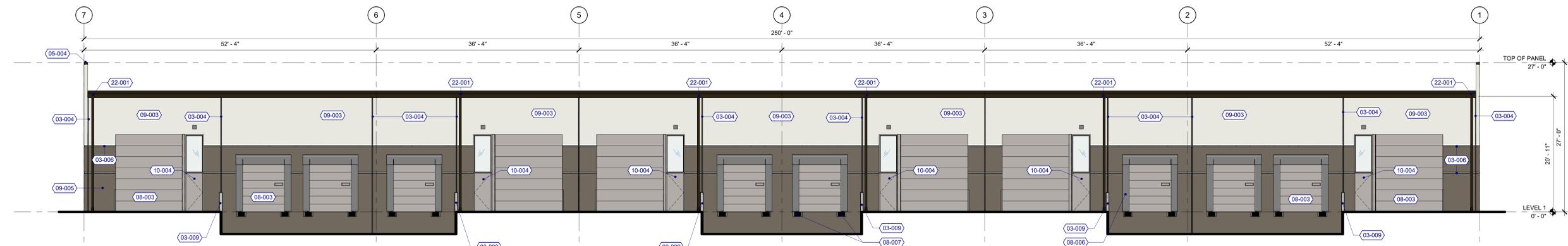
Deputy Fire Marshal
TVF&R Permit #2026-0003



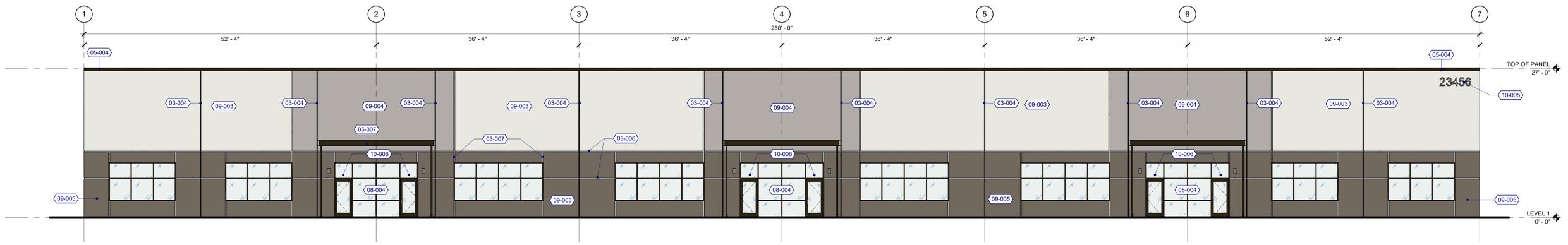
1 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"

Client/ Owner:

PACIFIC NW PROPERTIES

6600 SW 105TH AVE,
SUITE 175
BEAVERTON, OR 97008

Project:

LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:

BUILDING 2 - ELEVATIONS

Revisions:

#	Description	Date
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Date: 04/22/2025

Job Number: 124064

Sheet