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LA BERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344

444 25th st. Ste. 1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

125 VIA DEL LAGO
PALM BEACH
FL 33480

A 3D architectural rendering of a modern, white, two-story house with a curved driveway and lush tropical landscaping. The house features large windows with white shutters and a prominent palm tree in the foreground. The driveway is paved with light-colored bricks, and the surrounding area is filled with various tropical plants and trees, including palm trees and large-leafed shrubs. The scene is set against a bright blue sky with scattered clouds.

- remove existing garage entry stair
- add 890 sq ft of coverage for an addition to the existing home and new exterior garage entry stair.

12/8/22		PILOT DATE	
MARK	DATE	DESCRIPTION	
PROJECT NO:		#B4	
CAD DWG FILE:		11.4.22 - 125 VA DE LAGO LANDMARKS.DWG	
DRAWN BY:		C. KIDLE	
CHK'D BY:		I. VARNAYA	
COPYRIGHT:			
SHEET TITLE			
COVER			
C-001			
SHEET INDEX		TOTAL SHEETS	

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125 VIA DEL LAGO
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COA-22-054
ZON-22-153

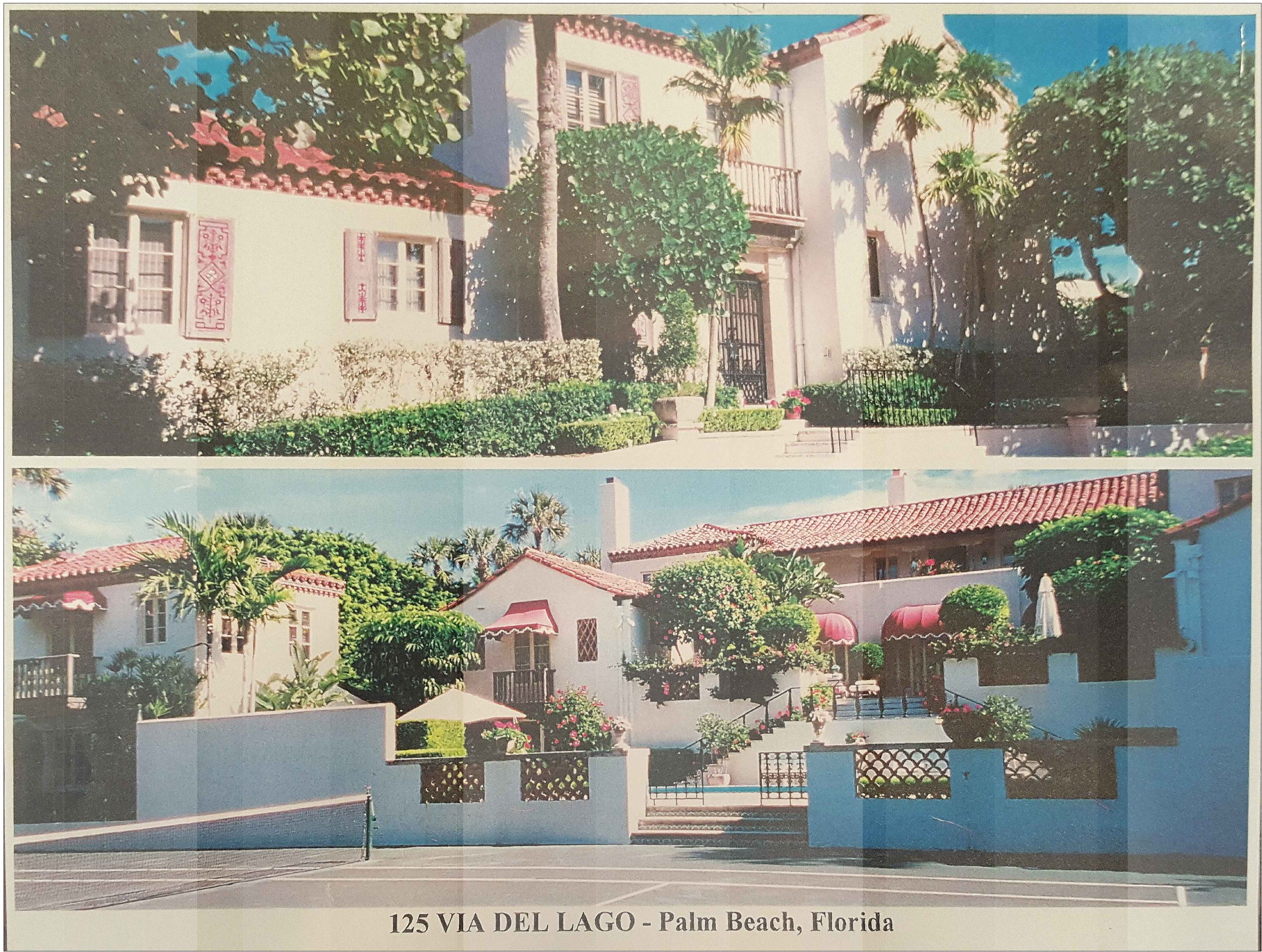
[illegible]



PARTIAL WEST ELEVATION @ GUEST HOUSE



PARTIAL NORTH ELEVATION



125 VIA DEL LAGO - Palm Beach, Florida



CONSULTANTS

125 VIA DEL LAGO
125 VIA DEL LAGO
PALM BEACH
FL 33480
COA-22-054
ZON-22-153

MARK	DATE	DESCRIPTION
PROJECT NO:	#104	
CAO DWG FILE:	11.4.22 - 125 VIA DE LAGO LANDMARKS.DWG	
DRAWN BY:	C. RIDLE	
CHK'D BY:	I. VARNAVA	
COPYRIGHT:		

SHEET TITLE
EXISTING HOUSE PICS



CONSULTANTS

125 VIA DEL LAGO

125 VIA DEL LAGO
PALM BEACH
FL 33480

COA-22-054
ZON-22-153

	12/8/22	PLOT DATE
MARK	DATE	DESCRIPTION
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DRAWN BY:	C. KIDLE	
CHK'D BY:	I. VARNAYA	
COPYRIGHT:		

SHEET TITLE
EXISTING HOUSE PICS

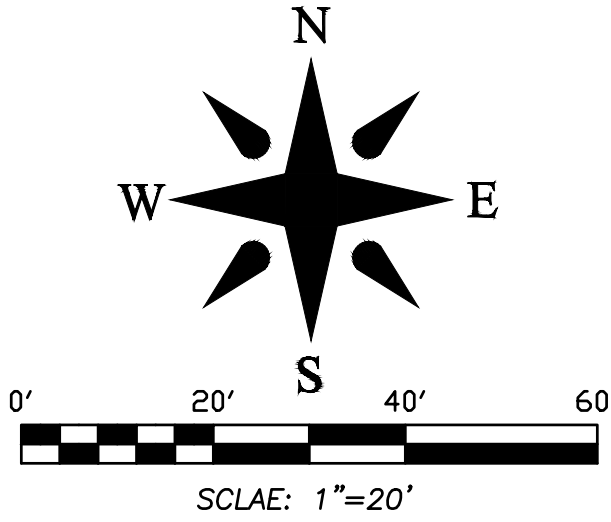
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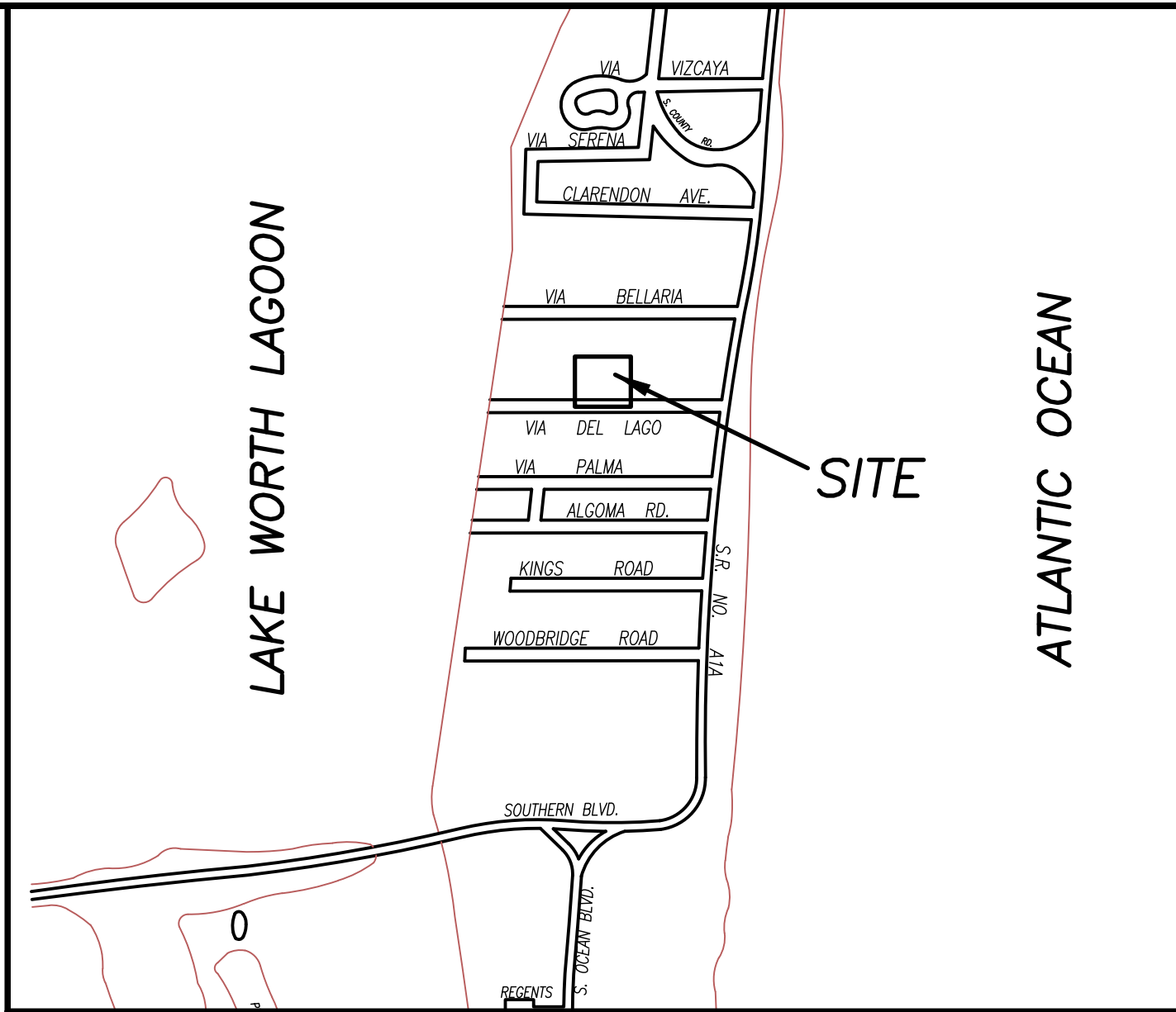
LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
F.F. = FINISH FLOOR
FND. = FOUND
FTN. = FOUNTAIN
G.A. = GUY ANCHOR
GEN. = GENERATOR
G.M.P. = GATE MOTOR PAD
INV. = INVERT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P. = PLANTER
P. = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
B. = BASELINE
C. = CENTERLINE
Δ. = CENTRAL ANGLE/DELTA
■. = CONCRETE MONUMENT FOUND (AS NOTED)
□. = CONCRETE MONUMENT SET (LB #4569)
●. = ROD & CAP FOUND (AS NOTED)
○. = 5/8" ROD & CAP SET (LB #4569)
○. = IRON PIPE FOUND (AS NOTED)
○. = IRON ROD FOUND (AS NOTED)
▲. = NAIL FOUND
●. = NAIL & DISK FOUND (AS NOTED)
○. = MAG NAIL & DISK SET (LB #4569)
P. = PROPERTY LINE
P. = UTILITY POLE
P. = FIRE HYDRANT
P. = WATER METER
P. = WATER VALVE
P. = LIGHT POLE
P. = PINE TREE
P. = SABAL PALM

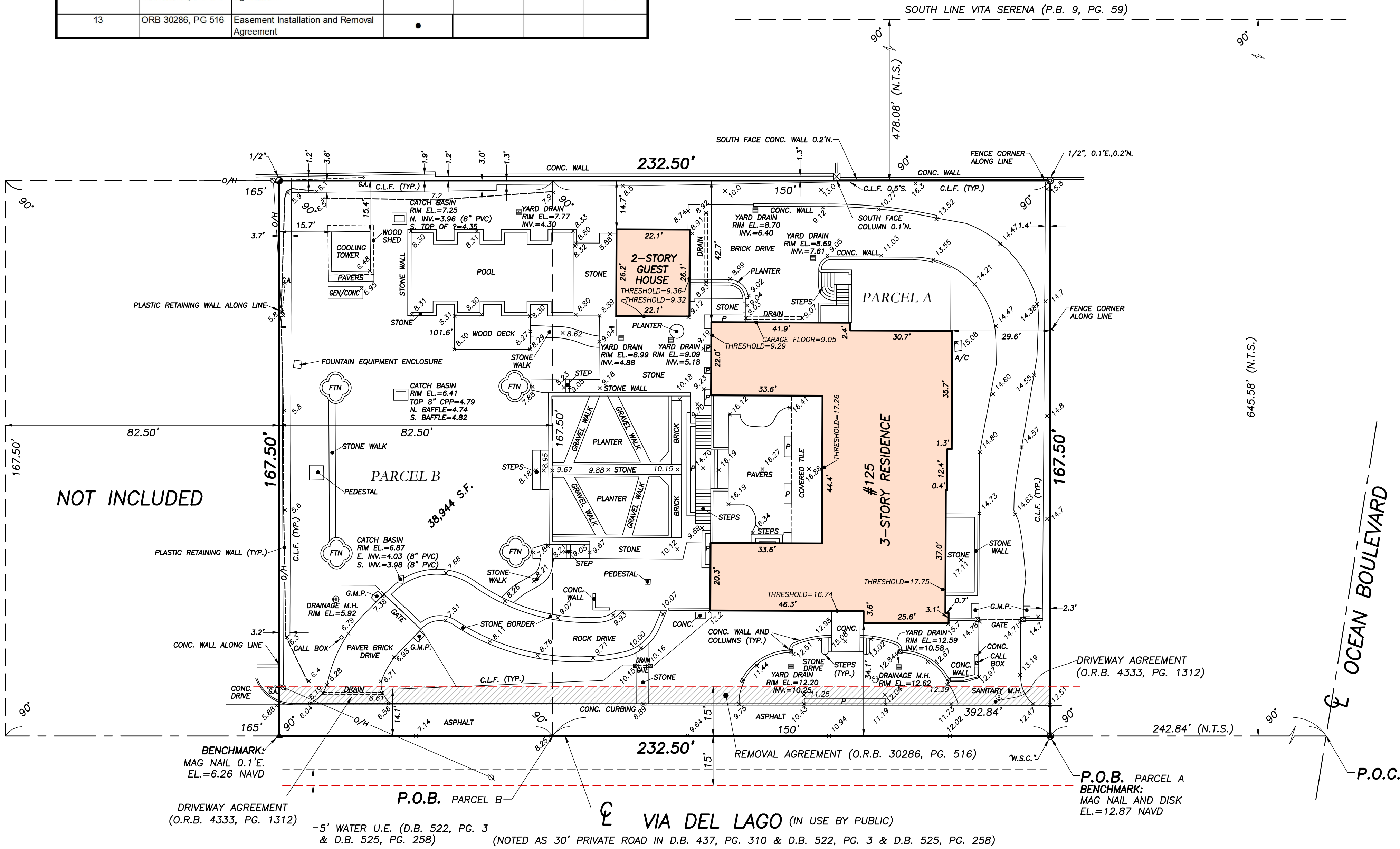
TITLE COMMITMENT REVIEW						
CLIENT:	125 VDL LLC	COMMITMENT NO. :	1062-4361033	DATE:	MAY 24, 2019	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. :	10-1253.2			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 8	N/A	Standard Exceptions				•
9	DB 437, PG 310	Easements	•			
10	ORB 4333, PG 1312	Driveway Agreement	•			
11	ORB 24944, PG 166	Certificate of Notification of Designation of Certain Properties as Landmarks				•
12	ORB 30210, PG 1961 ORB 30220, PG 928	Stormwater Management Agreements	•			•
13	ORB 30286, PG 516	Easement Installation and Removal Agreement				



VITA SERENA
(P.B. 9, PG. 59)



VICINITY SKETCH N.T.S.



BOUNDARY SURVEY FOR:
TODD M. GLASER AND KIM GLASER

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Todd M. Glaser and Kim Glaser
First Republic Bank, ISAOA/ATIMA
First American Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
125 Via Del Lago
Palm Beach, FL 33480

LEGAL DESCRIPTION:

PARCEL A
For a point of beginning **COMMENCE** at a spike in the center line of Ocean Boulevard as now laid out and in use, which spike is 645.58 feet South and measured at right angles to the South line of **VITA SERENA**, according to the plat thereof recorded in Plat Book 9, at Page 59, in the Public Records of Palm Beach County, Florida;
thence run West and parallel to the South line of **VITA SERENA** aforesaid a distance of 242.84 feet to a point which point is hereinafter known as the **POINT OF BEGINNING**;
from the **POINT OF BEGINNING** thence run Westerly and parallel with the South line of **VITA SERENA** aforesaid a distance of 150 feet to a point;
thence run Northerly and at right angles to the preceding course 167.5 feet to a point on the South line of lands now owned by Joe Speidel, Jr.;
thence run Easterly along the South line of lands of Joe Speidel, Jr., which line is 478.08 feet south of and parallel to the South line of **VITA SERENA** aforesaid a distance of 150 feet to a point;
thence run Southerly and at right angles to the preceding line a distance of 167.5 feet to the **POINT OF BEGINNING**.

PARCEL B
The East half of the following described property lying and being in Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida:

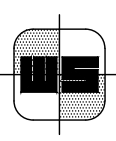
BEGINNING at a point in the center line of Ocean Boulevard as now laid out and in use, a distance of 645.58 feet South, measured at right angles to the South line of said **VITA SERENA**, according to the plat thereof recorded in Plat Book 9, at Page 59, in the Public Records of Palm Beach County, Florida;
thence run Westerly parallel to the South line of said **VITA SERENA**, a distance of 392.84 feet to the **POINT OF BEGINNING** and the Southeast corner of the tract of land herein described;
thence continue along the same course Westerly a distance of 165 feet to a point;
thence Northerly at right angles to the preceding course a distance of 167.5 feet to a point in a line parallel to and 478.08 feet South of the South line of **VITA SERENA**;
thence Easterly parallel to and 478.08 feet South of the South line of said **VITA SERENA** a distance of 165 feet to a point;
thence Southerly at right angles to the preceding course a distance of 167.5 feet to the **POINT OF BEGINNING**.

REVISIONS:

11/14/22 SPOT ELEVATIONS & DRAINAGE AS BUILTS B.M./S.W. 10-1253.6 PB337/69
10/27/22 SURVEY AND TIE-IN UPDATE J.C./J.P. 10-1253.5 PB340/63
05/12/22 SURVEY AND TIE-IN UPDATE J.D./S.W. 10-1253.4 PB330/76
09/10/19 SPOT ELEVATIONS & GENERATOR J.O./S.W. 10-1253.3 PB284/3
07/08/19 SURVEY AND TIE-IN UPDATE B.M./M.B. 10-1253.2 PB282/14 04/03/13
TITLE REVIEW C.W. 10-1253.1

BOUNDARY SURVEY FOR:

TODD M. GLASER AND KIM GLASER



WALLACE SURVEYING

CORP. LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.P.	JOB NO:	10-1253	F.B.:	PB122 PG. 2
OFFICE:	M.B.	DATE:	10/14/10	DWG. NO.:	10-1253
C'D:	C.W.	REF:	10-1253.DWG	SHEET	1 OF 1

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 10/27/2022

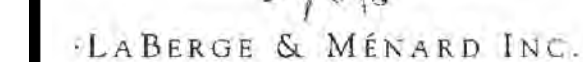
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

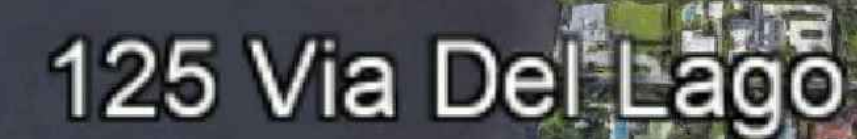
NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-4361033, issued by First American Title Insurance Company, dated May 24, 2019. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



CONSULTANT

125 VIA DEL LAGO
PALM BEACH, FL
33480



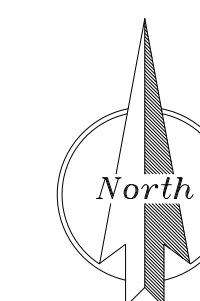
125 VIA DEL
LAGO

VIA DEL LAGO

VIA PALMA

OCEAN BLVD

EXISTING SOUTH PROPERTY VIEW



MARK	DATE	DESCRIPTION
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PROJECT NO: #####

CAD DWG FILE: LOCATION 125 VIA DEL LAGO.DWG

DRAWN BY:

CHK'D BY: _____

DATE: 10/20/22

SHEET TITLE

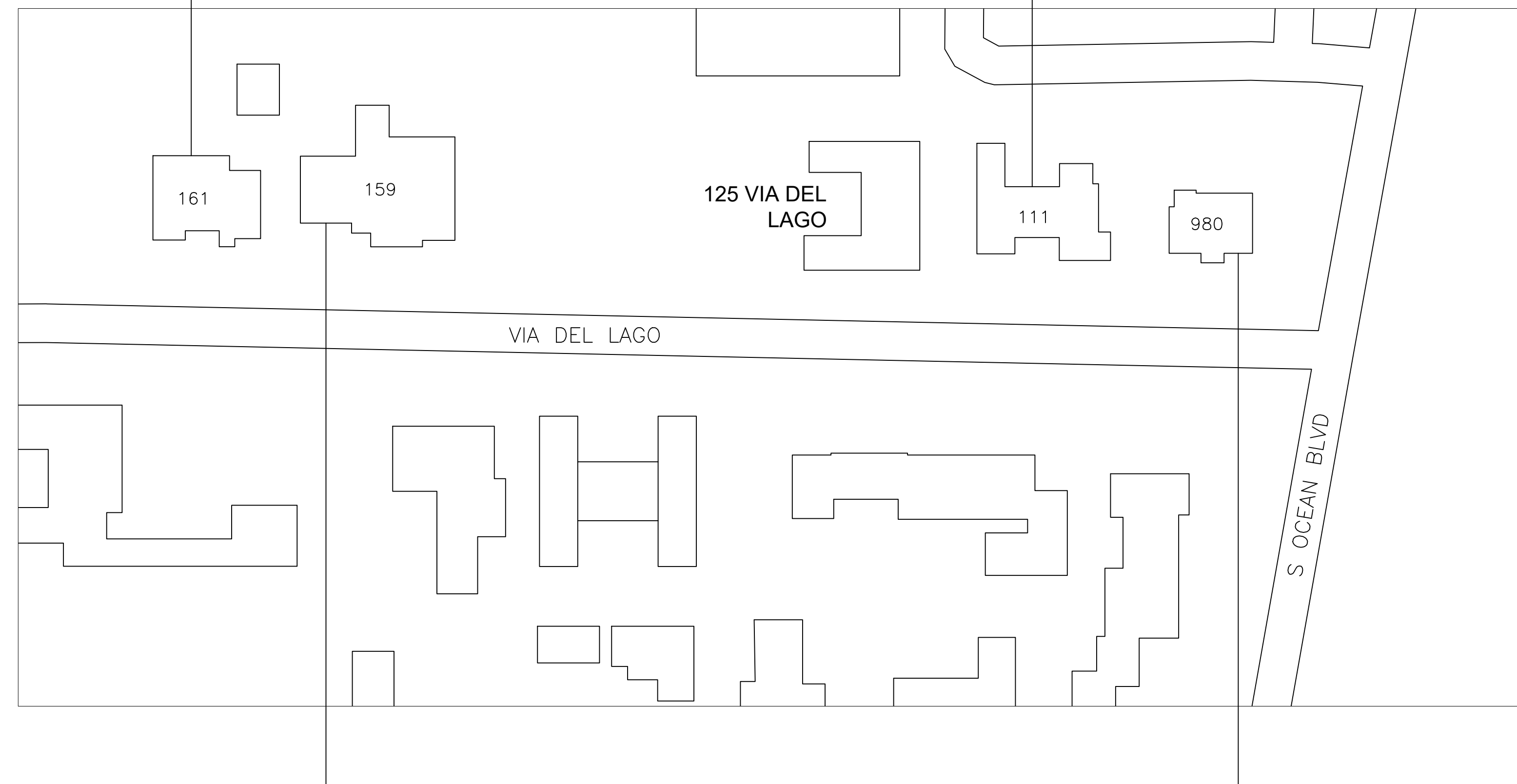
LOCATION MAP

LOCATION MAP

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SI-001

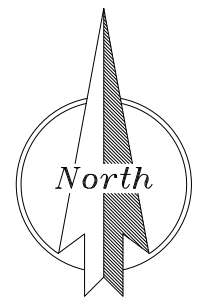
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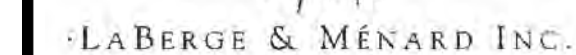
CONSULTANTS

25 VIA DEL LAGO

25 VIA DEL LAGO
PALM BEACH, FL
33480

[illegible]

STREET LOCATION



Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

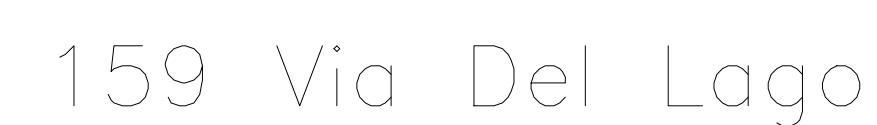
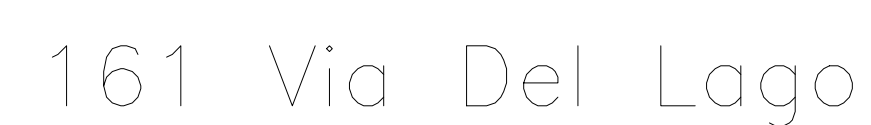
CONSULTANT:

125 VIA DEL LAGO

125 VIA DEL LAGO
PALM BEACH, FL
33480



STREETSCAPE
1/32" = 1'0"

[illegible]

STREETSCAPE

ST-003

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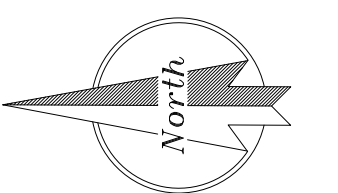
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FL 33480

COA-22-054
ZON-22-153

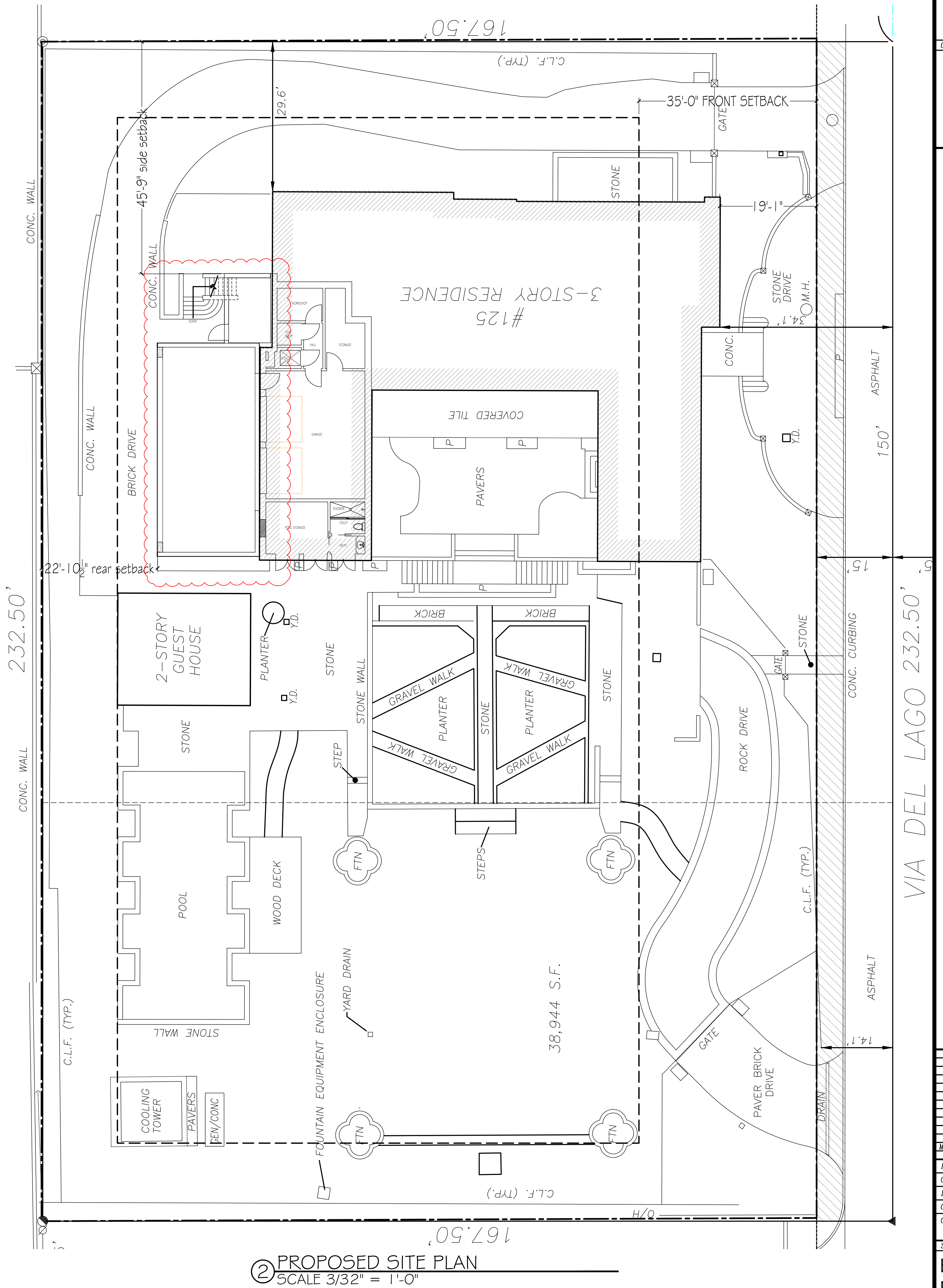
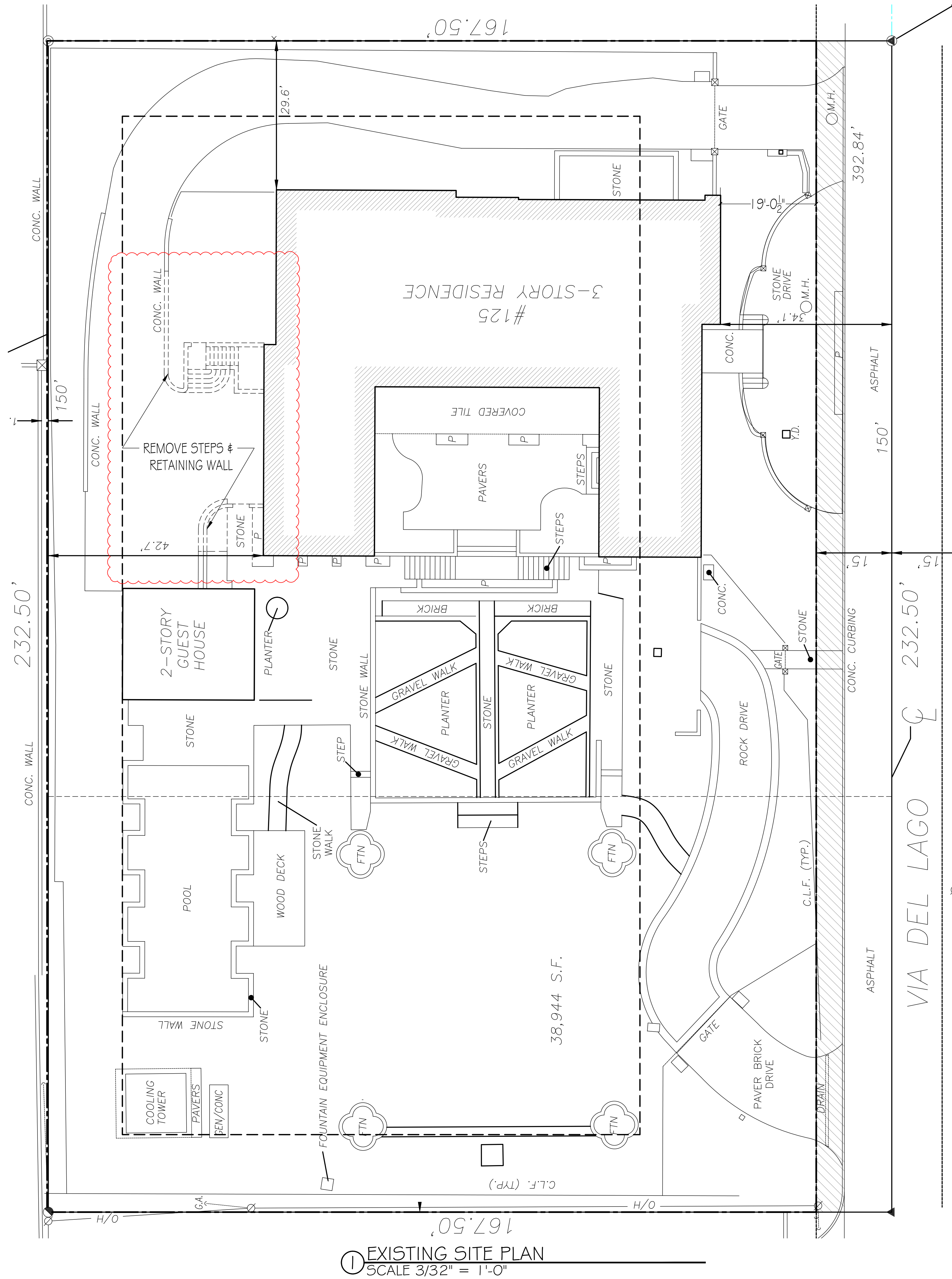


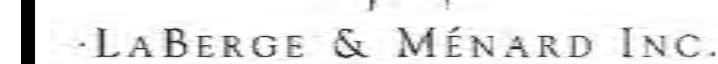
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EXISTING & PROPOSED SITE PLAN

SP-001

SHEET INDEX TOTAL SHEETS



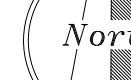


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SHEET TITLE

A-001

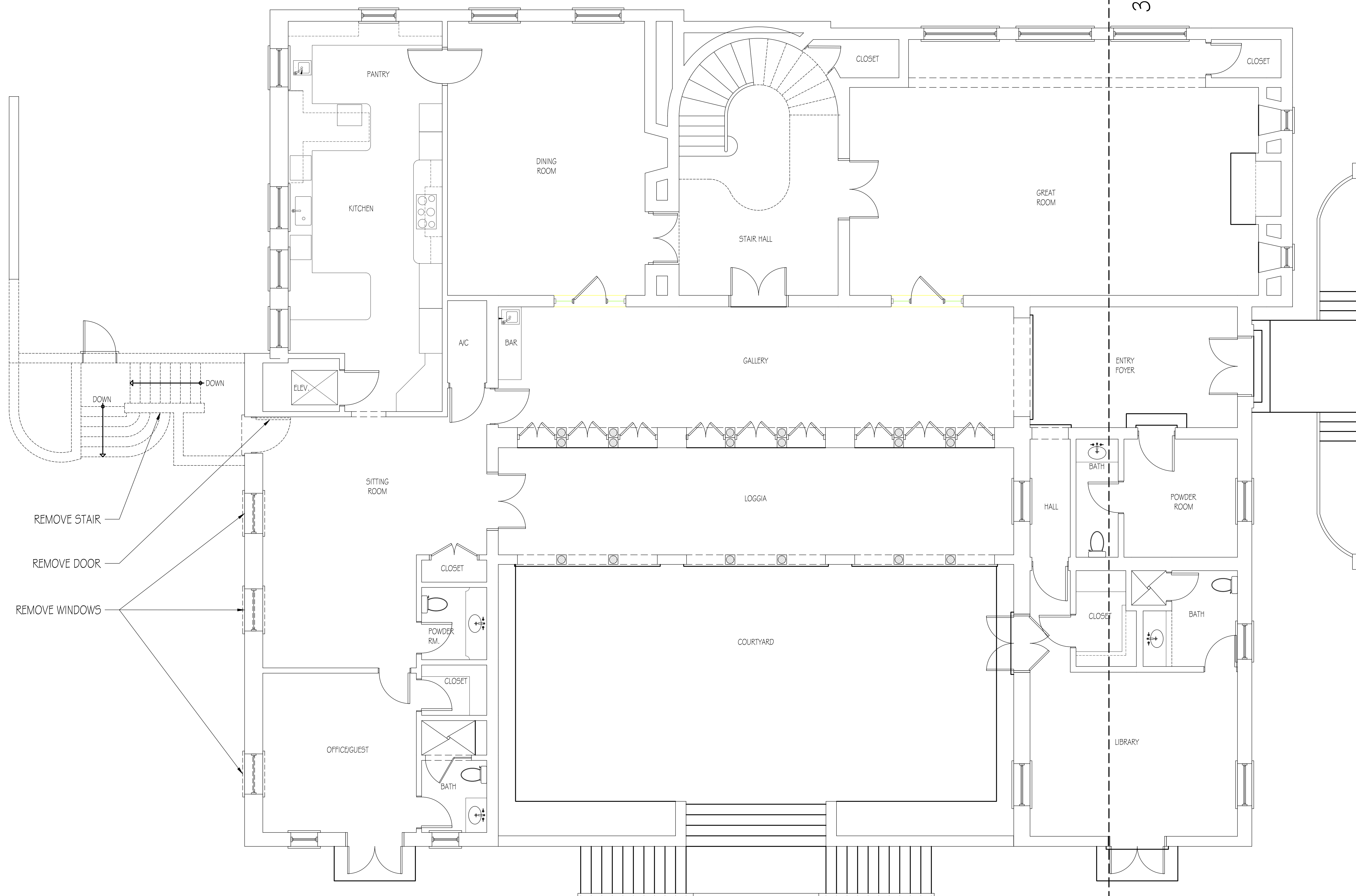
SHEET INDEX

TOTAL SHEETS: 10

15' SIDE SETBACK

35' FRONT SETBACK

15' REAR SETBACK



① DEMO PLAN (FIRST FLOOR)
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

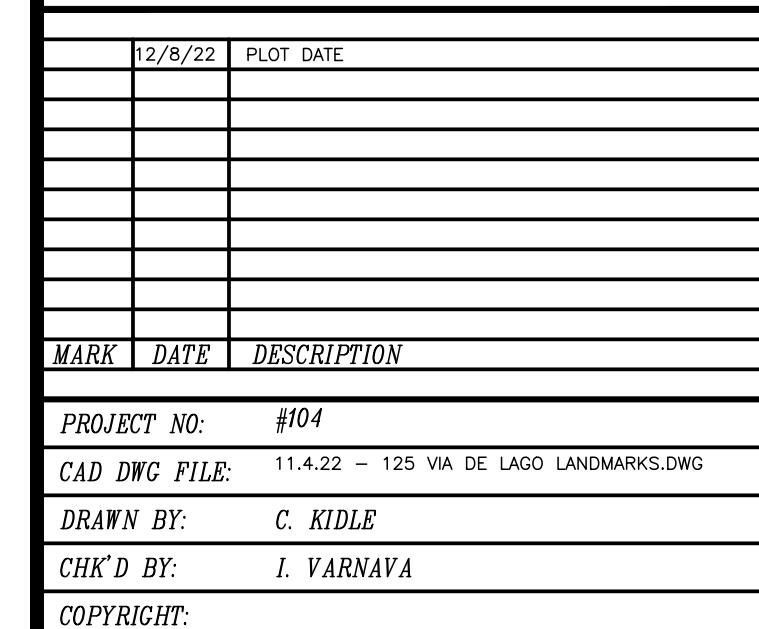


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SHEET TITLE

PROPOSED FIRST FLOOR

A-002

SHEET INDEX

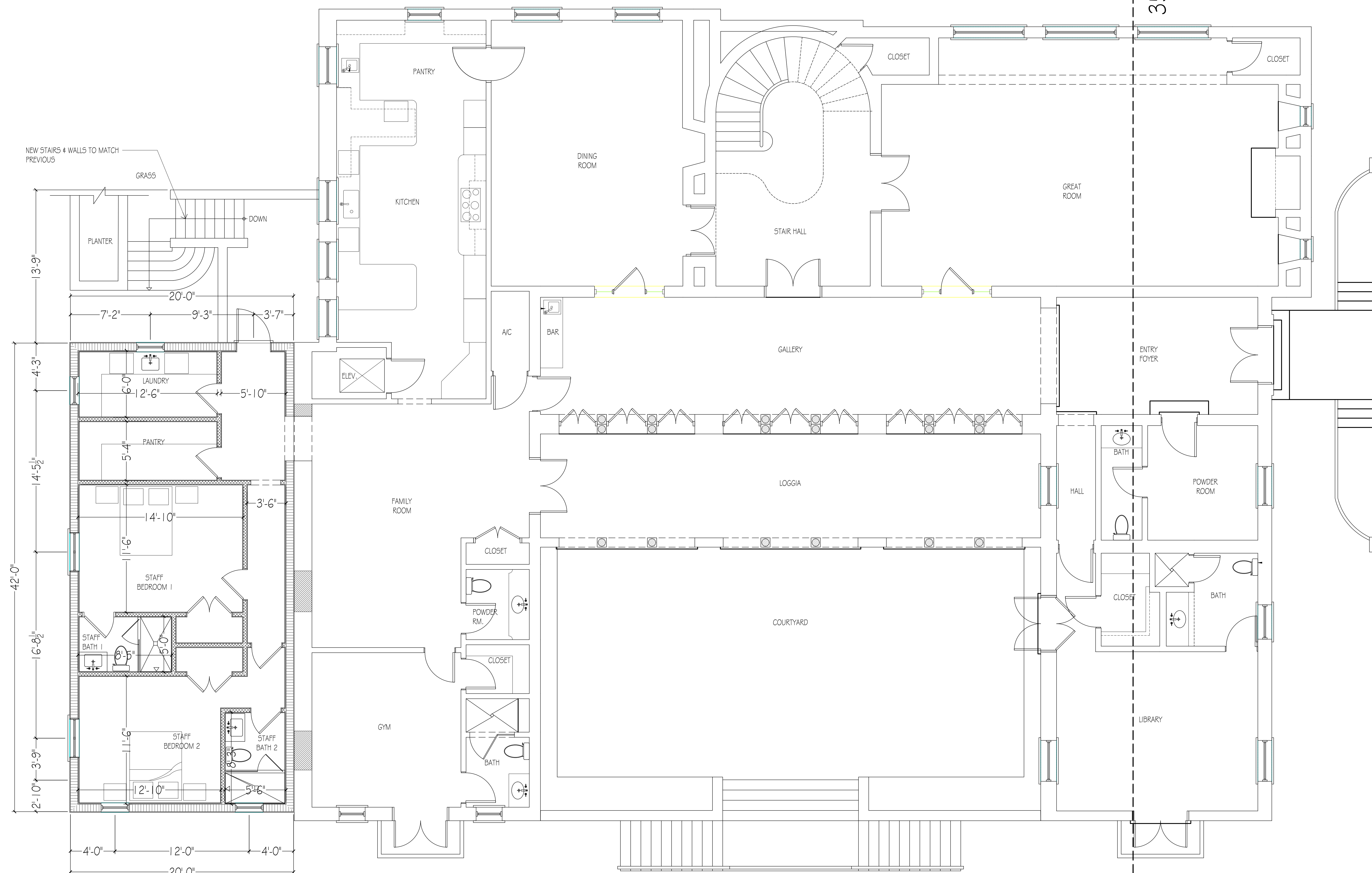
TOTAL SHEETS: 10

15' SIDE SETBACK

35' FRONT SETBACK

5' REAR SETBACK

① PROPOSED PLAN (FIRST FLOOR)
SCALE 1/4" = 1'-0"





LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344

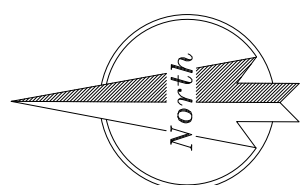
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MARK	DATE	DESCRIPTION
PROJECT NO.	#104	
CAD DWG FILE:	11-4-22 - 125 VIA DE LAGO LANDMARKS.DWG	
DRAWN BY:	C. RIDLE	
CHK'D BY:	I. YARNAVA	
COPYRIGHT:		

SHEET TITLE
DEMO PLAN SECOND
FLOOR

A-003

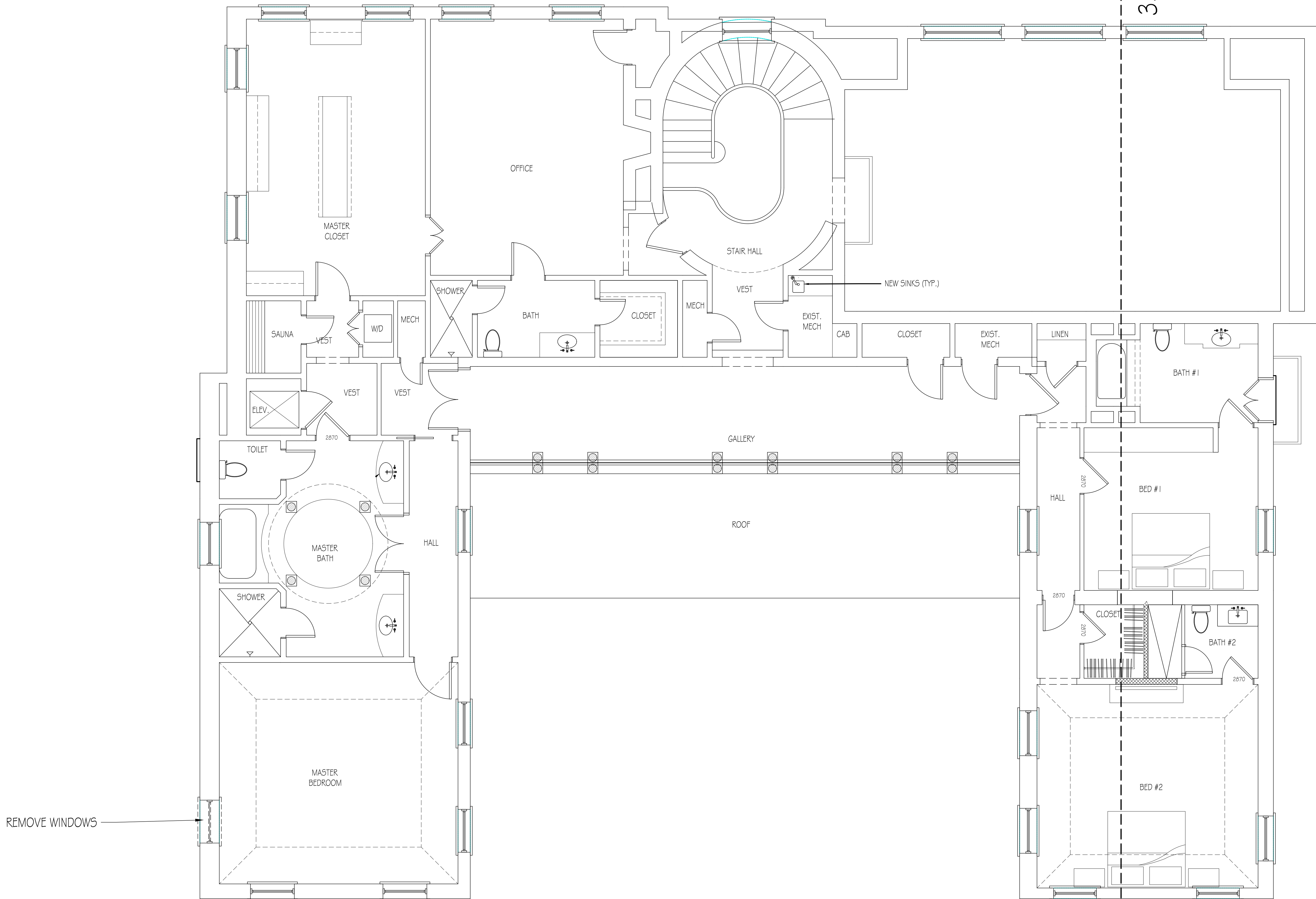
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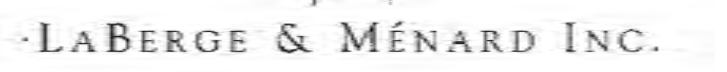
15' SIDE SETBACK

35' FRONT SETBACK

15' REAR SETBACK



① DEMO PLAN (SECOND FLOOR)
SCALE 1/4" = 1'-0"

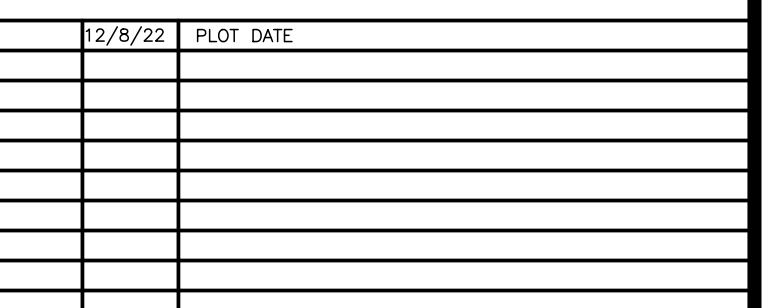


444 25th st. Ste. 1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

125 VIA DEL LAGO
PALM BEACH
FL 33480

COA-22-054
ZON-22-153



SHEET TITLE

A-004

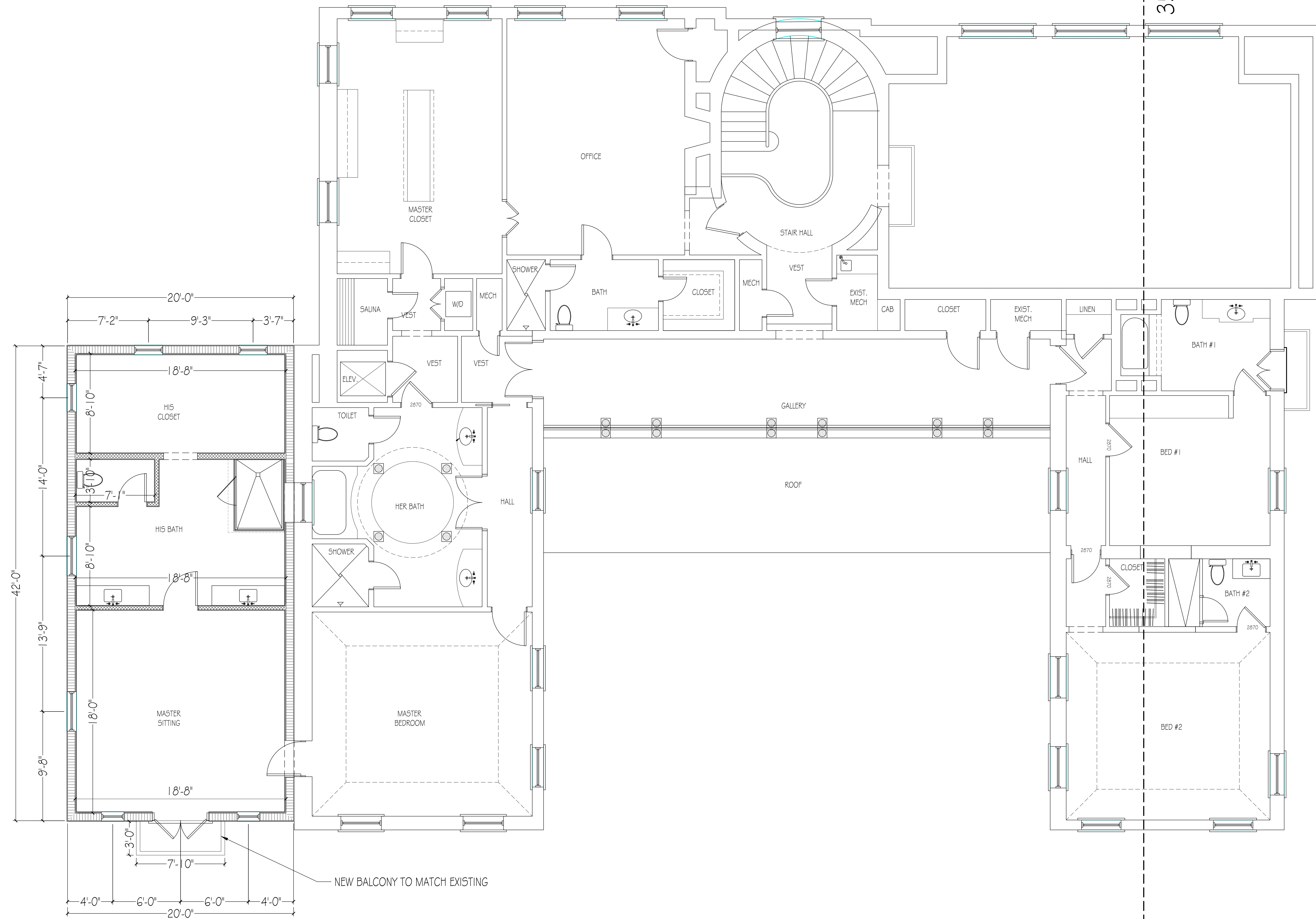
SHEET INDEX

TOTAL SHEETS

15' SIDE SETBACK

35' FRONT SETBACK

15' REAR SETBACK

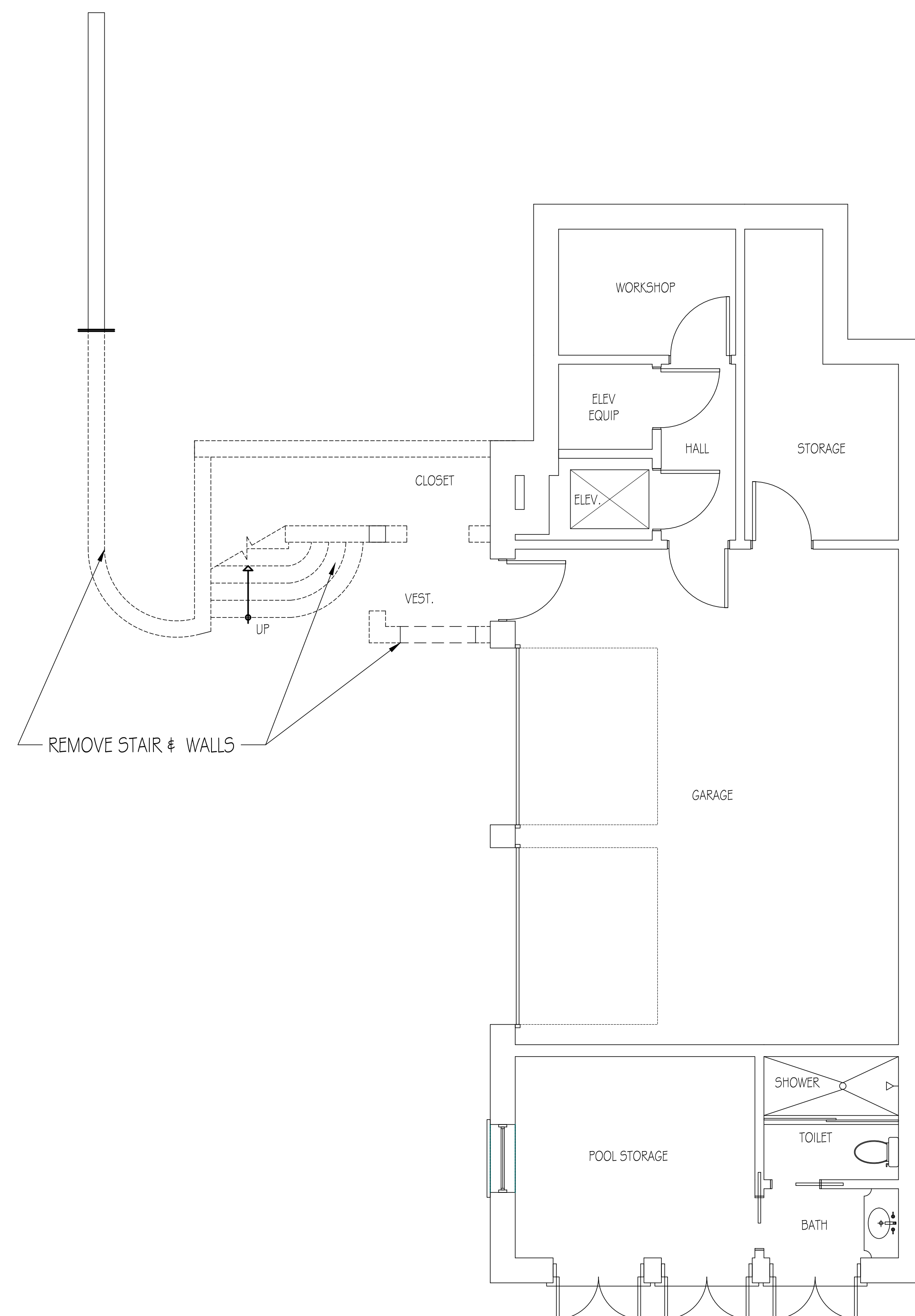


— NEW BALCONY TO MATCH EXISTING

① PROPOSED SECOND FLOOR
SCALE 1/4" = 1'-0"

15' REAR SETBACK

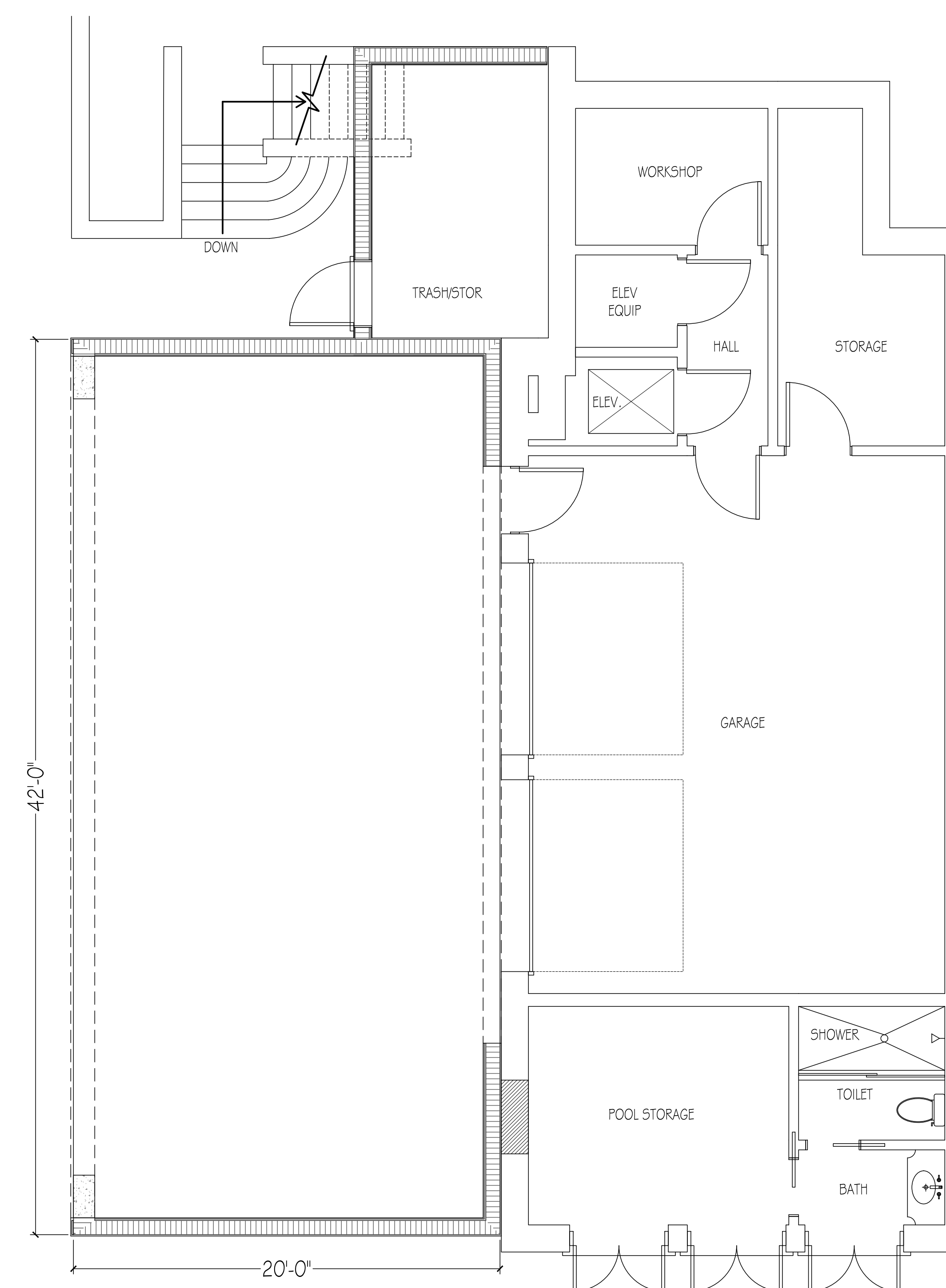
15' SIDE SETBACK



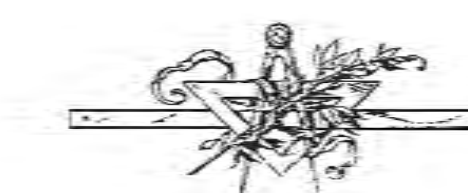
① DEMO PLAN (BASEMENT)
SCALE 1/4" = 1'-0"

15' REAR SETBACK

15' SIDE SETBACK



① PROPOSED PLAN (BASEMENT)
SCALE 1/4" = 1'-0"



LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344

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[illegible]

	<i>SHEET TITLE</i>
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PROPOSED PLAN OF BASEMENT & EXERCISE ROOM

A-005

SHEET INDEX

TOTAL SHEETS: 10



LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344

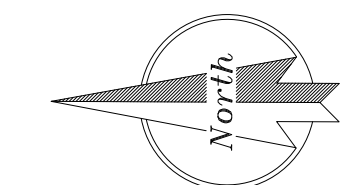
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PALM BEACH
FL 33480

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ZON-22-153



MARK	DATE	DESCRIPTION

PROJECT NO: #104
CAD DWG FILE: 11-4-22 - 125 VIA DE LAGO LANDMARKS.DWG
DRAWN BY: C. RIDLE
CHK'D BY: I. YARNAVA
COPYRIGHT:

SHEET TITLE
EXIST. ROOF PLAN

A-006

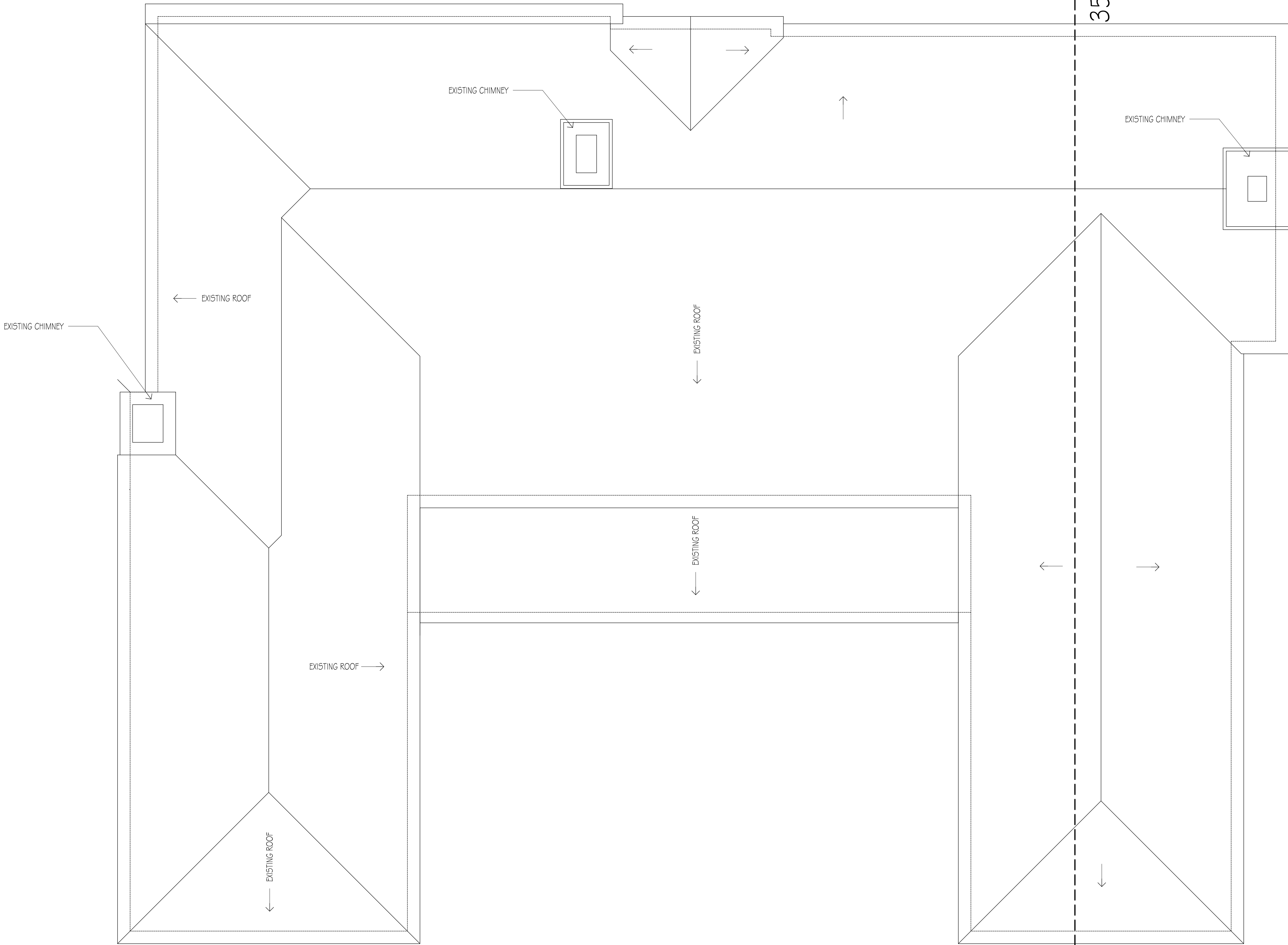
SHEET INDEX

TOTAL SHEETS

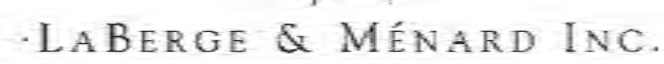
15' SIDE SETBACK

35' FRONT SETBACK

15' REAR SETBACK



① EXIST. ROOF PLAN
SCALE 1/4" = 1'-0"



Architectural Corporation
FL Registration - AA26003344

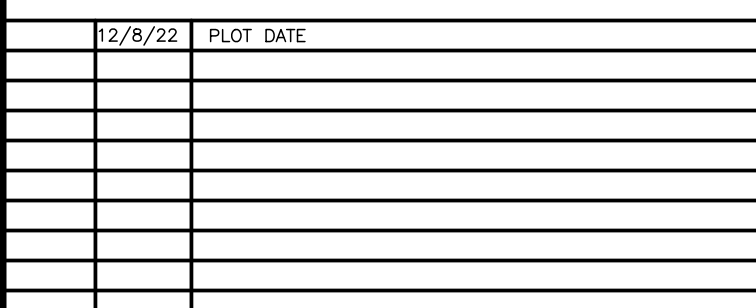
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PALM BEACH
FL 33480

COA-22-054
ZON-22-153



MARK	DATE	DESCRIPTION
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PROJECT NO: #104

CAD DWG FILE: 11.4.22 - 125 VIA DE LAGO LANDMARKS.DWG

DRAWN BY: C. KIDLE

CHK'D BY: I. VARNAVA

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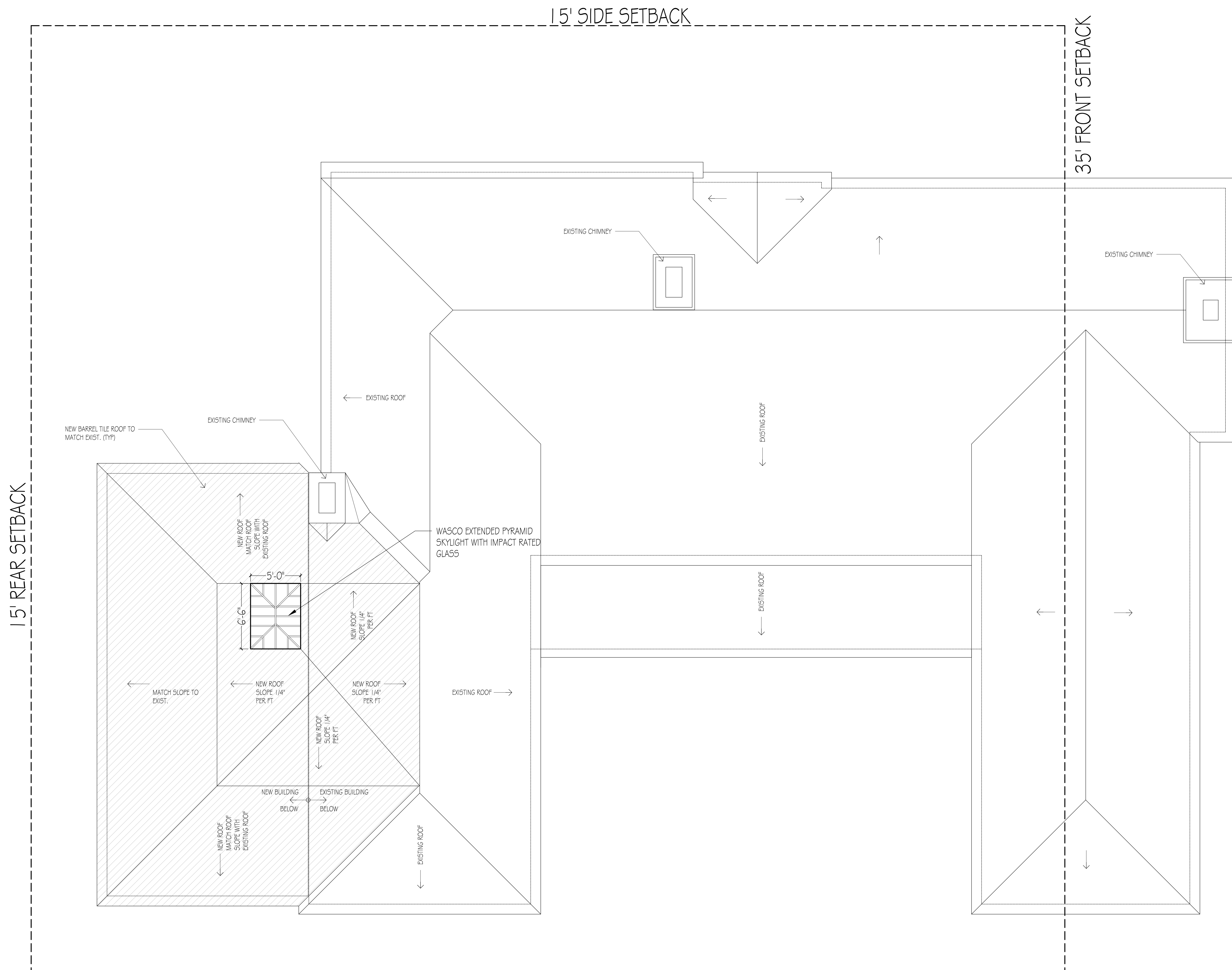
SHEET TITLE

PROPOSED ROOF PLAN

A-007

SHEET INDEX

TOTAL SHEET



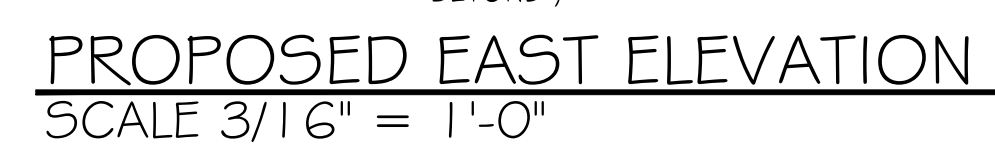
① PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"



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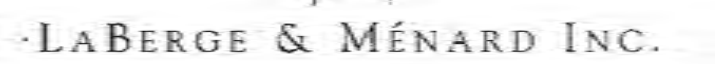
MARK	DATE	DESCRIPTION
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SHEET TITLE

A-008

SHEET INDEX

TOTAL SHEETS



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MARK	DATE	DESCRIPTION
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OUTDOOR AIR

A-009

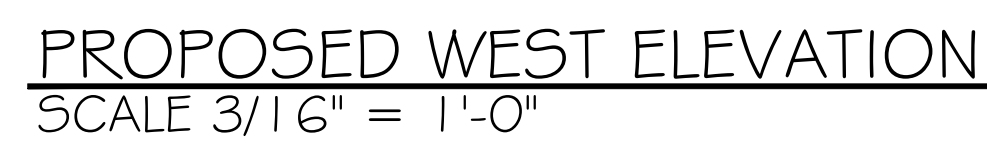
TOTAL SHEETS



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MARK	DATE	DESCRIPTION
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SHEET TITLE

A-010

SHEET INDEX

AL SHEETS