



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

October 11, 2021

Kiper Development
ATTN: John Kiper
3200 Danville Blvd., Suite 200
Alamo, CA 94507

SUBJECT: TUP-21-117 WACKERLY-FREESTONE SALES OFFICE AND MODEL COMPLEX

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a sales office and model complex. Your project application has been approved with the following conditions:

**City of Manteca Development Services Department, Planning Division
Allison Diaz, Development Services Technician (209) 456-8515**

1. The Temporary Use Permit is only valid for the following dates: October 11, 2021 until the final home is sold for Kiper Homes in the Freestone Subdivision.
2. Physical distancing and sanitation protocols shall be strictly monitored and enforced at all times during all hours of operation. Failure to adhere to these health standards may result in revocation of this Temporary Use Permit.
3. All related debris shall be removed from the site upon termination of the use.
4. Emergency vehicle access shall be maintained at all times.
5. All on site landscape shall be maintained by property owner.
6. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
7. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
8. Utility Companies: The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
9. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

**City of Manteca Development Services Department, Building Safety Division
Lumen Arceo, Senior Plan Check Engineer (209) 456-8560**

10. Developer shall obtain building permits for the parking area, sales trailer, restroom facility, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC §105.
11. Developer shall provide that all entrances and exterior ground-floor exits to the sales office trailer shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
12. Van parking spaces shall be 216 inches (18') long minimum. Van parking space shall be 144 inches (12') wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3. CBC Section 11B-502.2
 - Exception: Van parking spaces shall be permitted to be 108 inches (9') wide minimum where the access aisle is 96 inches (8') wide minimum.
 - Access aisle shall be on the passenger side.
13. Parking space identification signs shall be 60" minimum above the finish floor or ground surface measured to the bottom of the sign. Signs located within a circulation path shall be a minimum of 80 inches above the finish floor or ground surface measured to the bottom of the sign. (Detail E/L2.1).
14. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Trailer.

**City of Manteca Parks Planning and Projects Division
Kathryn Reed - Senior Landscape Planning Technician (209) 456-8629**

15. All trees shall be planted outside of the Public ROW (Right of Way)
16. All street tree varieties shall be per the previously approved Street Tree Plan for the subdivision.
 - This plan has not been submitted to Parks Division for review and approval. Please submit plans.
17. Sheet M-1
 - The planting area along Woodward Ave. between the sound wall and back of curb and face of walk will be City maintained streetscape area. Plans shall be revised with landscaping removed from this space. See markups on sheet.

General Observations:

18. Plans appear to show 3 model homes yet there was landscaping submitted for only one.
19. There are no irrigation plans.
20. Due to fire blight susceptibility and messy fruit drop, Pyrus species, including 'Bradford', are a prohibited tree.

21. The backyard lot shows 3 Camphor Trees. These can get 40 - 60 feet wide in maturity. One tree would be too big even and will overhang neighboring lots. Suggest a smaller tree or narrow upright variety.
22. The Acacia can get up to 40 feet wide in maturity, tend to be short lived and prone to heaving concrete. Additionally, once the City street theme tree is installed in the front yard (see General Comment Note 2 above) there will likely not be enough room. Would suggest omitting the tree or using a smaller tree that will be nice long term.

If you have questions or if you need supplemental information regarding this letter, please contact me directly at (209) 456-8515 or adiaz@ci.manteca.ca.us

Sincerely,

Allison Diaz

*Allison Diaz, Development Services Technician
Development Services Department, Planning Division*



TEMPORARY USE PERMIT APPLICATION

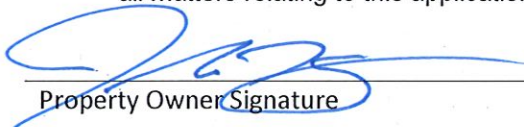
CITY OF MANTECA, COMMUNITY DEVELOPMENT DEPARTMENT
1001 W. CENTER ST., MANTECA, CA 95337, (209)456-8500
planning@ci.manteca.ca.us

Applicant Info	Property Owner Info
Name: <u>Kiper Development, Inc</u>	Name: <u>Freestone Manteca LLC.</u>
Address: <u>3200 Danville Blvd, Suite 200</u>	Address: <u>3200 Danville Blvd, Suite 200</u>
City/State/Zip: <u>Alamo, CA 94507</u>	City/State/Zip: <u>Alamo, CA 94507</u>
Home Telephone: <u>(925)648-8888</u>	Home Telephone: <u>(925)648-8888</u>
Mobile No.: <u>(925)683-8880</u>	Mobile No.: <u>(925)683-8880</u>
E-mail Address: <u>jkiper@kiperinc.com</u>	E-mail Address: <u>jkiper@kiperinc.com</u>
Fax No.: _____	Fax No.: _____

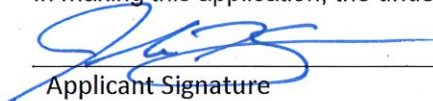
Event Info
Business Name: <u>Freestone by Kiper Homes</u>
Event Hours: Days: <u>Monday - Sunday</u> Hours: <u>10am - 5pm</u>
Event Location: <u>Woodward Rd</u>
Description of Event/ Activities: <u>Sales Office for Model Home Complex</u>

Statement of Ownership or Authorization of Agent (Check one item)

- I, the undersigned, am (one of) the legal owner(s) of the land specified in this application.
- I, do hereby authorized and empower _____ (agent) to act on my behalf on all matters relating to this application.

	John Kiper	8/27/21
Property Owner Signature	Print Name	Date
3200 Danville Blvd, Suite 200	Alamo, CA 94507	(925)683-8880
Address	City, State, Zip	Telephone

In making this application, the undersigned agrees that the above information is true and that all conditions will be met.

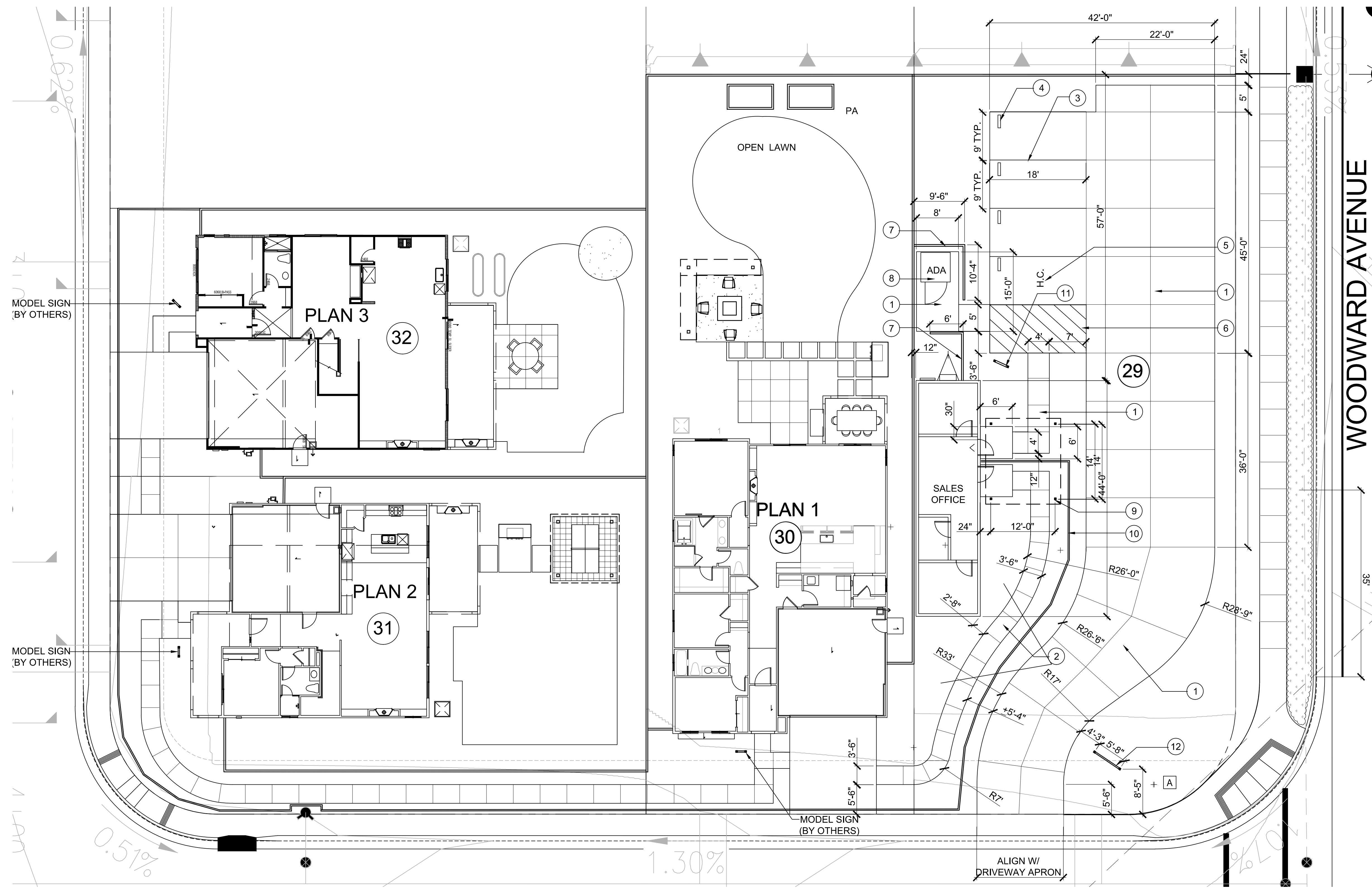
	John Kiper	8/27/21
Applicant Signature	Print Name	Date

OFFICE USE ONLY		
Fee: \$568	Receipt No.: <u>2022-00067185</u>	Date Received: <u>9-28-2021</u>
+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste)		
Approved: <u>X</u>	Denied: _____	
Planner Signature: <u>Allison Diaz</u>	Date	<u>10/11/2021</u>
Assessor's Parcel No. (APN): <u>226-620-29</u>	Application Number: <u>21-117</u>	

Conditions of the Temporary Use Permit

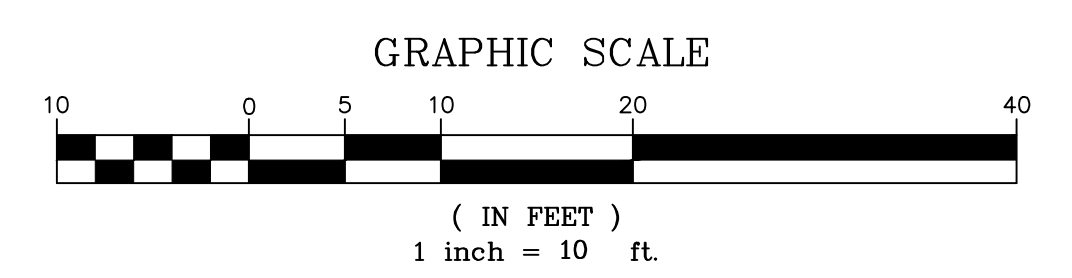
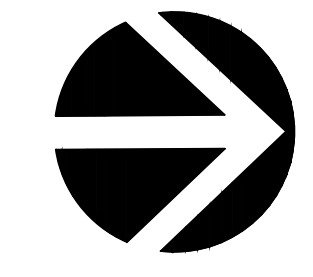
(Please initial all boxes agreeing to comply with all applicable conditions.)

- This Temporary Use Permit is only valid for the dates and times listed on this application.
- Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.
- All related debris shall be removed from the site upon termination of the use.
- Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.
- Appropriate permits shall be secured from the San Joaquin County Health Department.
- Emergency vehicle access shall be maintained at all times.
- The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on _____.
- Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).
- Applicant shall provide an accessible path of travel from the proposed event site to the public street, accessible parking space and to the accessible restroom facility, if applicable. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. CBC Section 1114B.1.2. Clearly show accessible path of travel on the site plan.
- If parking will be provided, applicant shall provide an accessible parking space.
- If restroom facilities will be provided, applicant shall provide an accessible restroom.
- All gates shall meet all applicable specifications for doors, and shall comply with the following:
 - Bottom 10" of door/gate has a smooth uninterrupted surface that allows door/gate to be opened by a wheelchair footrest without creating trap or hazardous condition.
 - Effort to operate door/gate is 5 pounds max pressure.
 - Latching and locking doors/gates that are hand operated and which are in a path of travel are operable by lever type, panic bars, and push-pull activating bars.
 - Opening hardware is centered between 30" to 44" above finish floor.
 - There shall be a floor or landing on each side of a door/gate, and must be level and clear. Level area in the direction of the door swing is a minimum of 60".
- Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.
- Applicant shall be responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
- Appropriate direction signs, barricades or fences shall be provided as necessary.
- Applicant shall obtain a valid City business license.
- A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585
- An acceptable path of egress to the public right-of-way shall be maintained at all time.
- Lessor shall not be responsible or liable for any loss or injury, or damage occurring to Lessee or to the property of Lessee or to third persons, or the property of third persons, in, about, or on said leased premises, no matter how occurring and Lessee will save Lessor harmless for or on account of any loss, injury or damage to any person or persons or their property occurring therein, or resulting from Lessee's operation thereof. Prior to the use of Property, Lessee shall obtain and maintain in force at its sole cost and expense, the following insurance coverage—Comprehensive General and Automobile Liability Insurance (covering use of owned, non-owned, or hired vehicles) with limits of \$1,000,000 per occurrence, Property Damage--\$300,000 per occurrence. Such insurance shall contain provisions insuring the City of Manteca, elected officials, employees, agents, and volunteers as insureds. Such insurance shall be primary to any liability insurance carried by the Lessor. Pursuant to California Government Code Section 818.4, a public entity is not liable for an injury caused by the issuance, denial, suspension or revocation of, or by the failure of refusal to issue, deny, suspend or revoke, any permit, license, certificate, approval, order, or similar authorization where the public entity or an employee of the public entity is authorized by enactment to determine whether or not such authorization should be issued, denied, suspended or revoked.



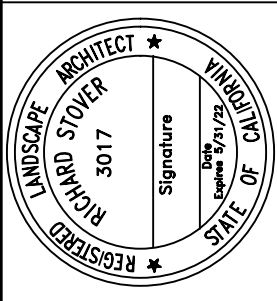
SITE AMENITY DESCRIPTIONS:

- 1 CONCRETE PAVING: 4" THICK CONCRETE WITH 6"x6" 10/10 WWM MESH REINFORCING SET ON (90%) COMPACTED SUBGRADE (NO BASE MATERIAL); PROVIDE MEDIUM BROOM FINISH AND DEEP CONTROL JOINT SCORING AS SHOWN
- 2 CONCRETE TRAP WALKWAY: 4" THICK CONCRETE WITH 6"x6" 10/10 WWM MESH REINFORCING SET ON (90%) COMPACTED SUBGRADE (NO BASE MATERIAL); PROVIDE MEDIUM BROOM FINISH AND DEEP CONTROL JOINT SCORING AT 5 FT. (MAX.) SPACING
- 3 PARKING STALL DEFINITION STRIPES; 4" WIDE PAINT, COORDINATE WITH OWNER
- 4 PARKING STALL PRECAST CONCRETE WHEEL STOPS; COORDINATE FINAL LOCATION WITH OWNER
- 5 PROVIDE PAINTED EMBLEM OF ADA ACCESSIBLE PARKING STALL IN CONFORMANCE WITH STATE ACCESSIBILITY STANDARDS
- 6 PAINT STRIPING ADJACENT ADA PARKING STALL, APPLIED IN COMPLIANCE WITH STATE ACCESSIBILITY STANDARDS
- 7 6 FT. HEIGHT WOOD SCREEN FENCE;
- 8 ADA ACCESSIBLE RESTROOM: 'FREEDOM 2' ACCESSIBLE RESTROOM, OR APPROVED EQUAL
- 9 FREESTANDING (4-POST) WOOD TRELLIS;
- 10 42 IN. HEIGHT TRAP FENCE;
- 11 MODEL IDENTIFICATION SIGN, BY OWNER
- 12 MODEL COMPLEX WELCOME SIGN, BY OWNER



NO.	REVISIONS

RW Stover & Associates, Inc.
 Landscape Architecture
 1001 Northshore Blvd., Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2383

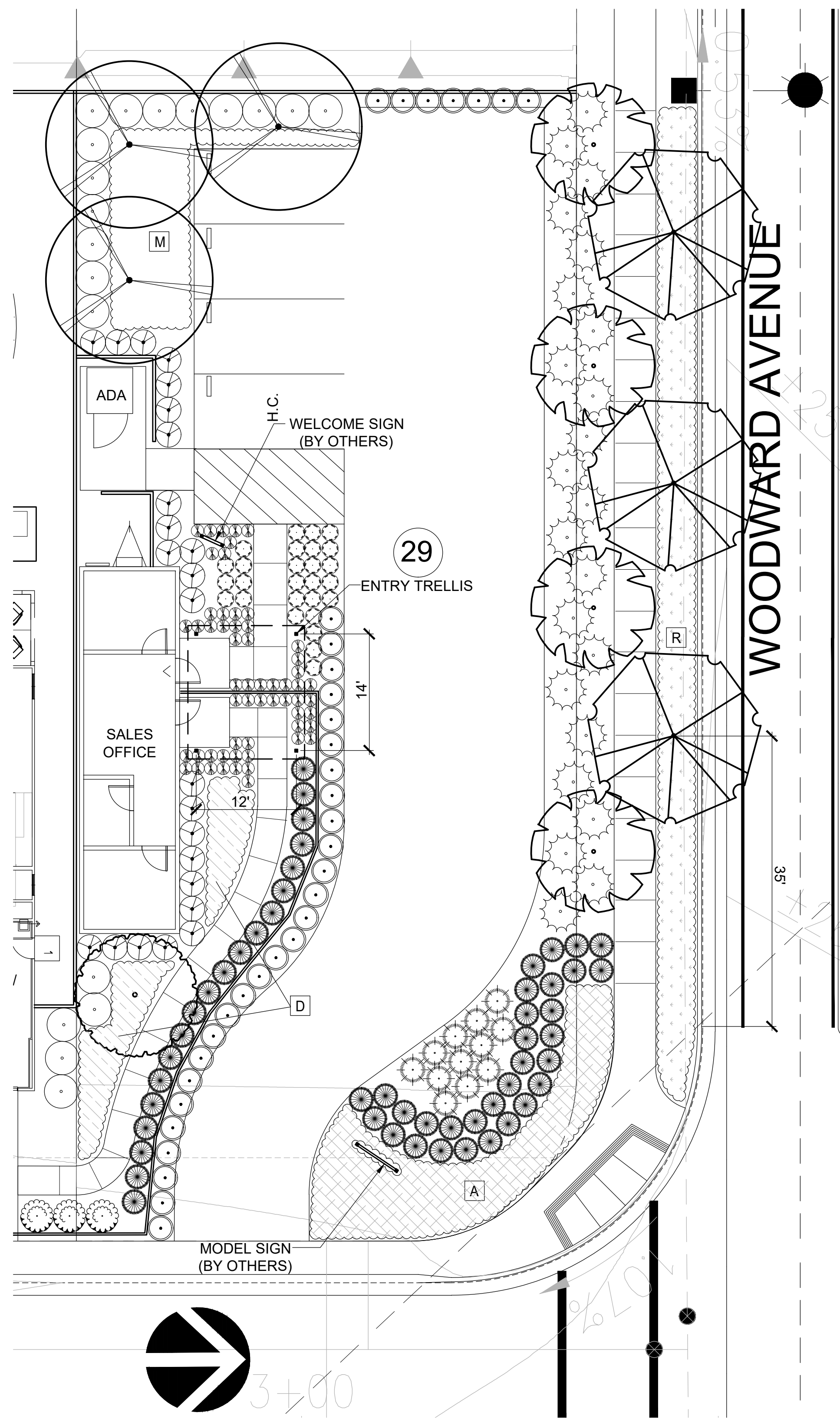


**WACKERLY PROPERTY
 SUBDIVISION**
 MANTECA, CALIFORNIA

**MODELS
 CONSTRUCTION
 LAYOUT PLAN**

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 3-24-21	
SCALE	

SHEET
L-1.0
 OF X SHEETS



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
TREES:				
	ACACIA BAILEYANA 'PURPUREA'	BLACKWOOD ACACIA	24" BOX	MED
	CINNAMOMUM CAMPHORA	CAMPHORWOOD	24" BOX	MED
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
	PYRUS CALLERYANA 'BRADFORD'	CHANTICLEER PEAR	24" BOX	MED
SHRUBS:				
	ANIGOZANTHOS 'BUSH BABY'	KANGAROO PAW	5 GA	LOW
	CISTUS PURPUREUS	ROCKROSE	5 GA	LOW
	ELAEAGNUS PUNGENS 'MACULATA'	GOLDEN ELAEAGNUS	5 GA	LOW
	LIGUSTRUM 'TEXANUM'	GLOSSY PRIVET	5 GA	MED
	LOMANDRA LONGIFOLIA 'SEA BREEZE'	MAT RUSH	5 GA	LOW
	LOROPETALUM CHIN. 'EMERALD SNOW'	LOROPETALUM	5 GA	MED
	NERIUM OLEANDER 'PETITE SALMON'	DWARF OLEANDER	5 GA	LOW
	OSTOESPERMUM FRUITICOSUM	FREEWAY DAISY	5 GA	LOW
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	5 GA	LOW
GROUND COVERS:				
	ASSORTED MIX OF ANNUALS	ANNUALS	4" Ø POTS @12" O.C.	MED
	DROSANTHEMUM FLORIBUNDUM	ROSEA ICE PLANT	1 GA@ 30" O.C.	LOW
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GA@ 30" O.C.	LOW
	ROSMARINUS PROSTRATUS	PROS. ROSEMARY	1 GA@ 30" O.C.	LOW

TREES:

ACACIA BAILEYANA 'PURPUREA'

CINNAMOMUM CAMPHORA

PISTACIA CHINENSIS

PYRUS CALLERYANA 'BRADFORD'

SHRUBS:

ANIGOZANTHOS 'BUSH BABY'

CISTUS PURPUREUS

ELAEAGNUS PUNGENS 'MACULATA'

LIGUSTRUM 'TEXANUM'

LOMANDRA LONGIFOLIA 'SEA BREEZE'

LOROPETALUM CHINENSIS

NERIUM OLEANDER 'PETITE SALMON'

OSTOESPERMUM FRUITICOSUM

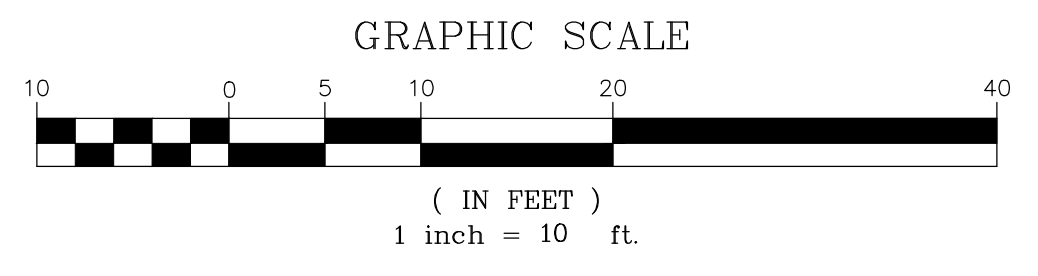
TEUCRIUM FRUTICANS 'COMPACTUM'

MIX OF ANNUALS

DROSANTHEMUM FLORIBUNDUM

MYOPORUM PARVIFOLIUM'

ROSMARINUS PROSTRATUS



REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1400 N. Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2383

UNIVERSITY OF CALIFORNIA
RICHARD STOVER
2017
Signature
DATE

WACKERLY PROPERTY
SUBDIVISION
MANTECA, CALIFORNIA

MODELS
PLANTING PLAN

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE
8-17-21
SCALE

SHEET
M-1
OF X SHEETS



FREESTONE

FREESTONE MANTECA, CA 95337



WORK ORDER#
65467 - 33

CLIENT
KIPER

PROJECT
FREESTONE

DESCRIPTION
SALES TRAILER

PAGE SIZE
LEGAL 11"x17"

SALES
DAN WORSLEY

DESIGNER
TOUA THAO


FILE NAME
**65467 Perm
Trailer Sign**

EDITS

#	DATE	DESIGNER
1	08/24/21	TTHAO
2	09/03/21	TTHAO
3	09/08/21	TTHAO
4	09/14/21	TTHAO

DIRECTORY

APPLICANT: Kiper Development, Inc.
 ADDRESS: 3200 Danville Blvd., Ste 200
 Alamo, CA. 94507
 PH: 925-648-8888
 FAX: 925-649-8880

BY: 

DESIGNERS: SIGN TECHNOLOGY, INC.
 ADDRESS: 1700 ENTERPRISE BLVD.
 WEST SACRAMENTO, CA. 95691
 PH: 916-372-1200
 FAX: 916-372-1221
 LICENSE #: CA. LIC.# 654157
 CONTACT: DAN WORSLEY
 E-MAIL: dworsley@signtechnology.com

SHEET INDEX

SHEET	DESCRIPTION
COVER	COVER SHEET
1	FLOOR-PLAN
2	SPACE-PLAN
3	ADA
4	ELECTRICAL
5	FLOORING & PAINT
6	IMPACT WALL
7	MODEL ID WALL
8	TV WALL
9	OFFICE FURNITURE
10	ADA SIGNS
11	ALL GENDER BATHROOMS

PROJECT SPECIAL NOTES

CODE TABULATION

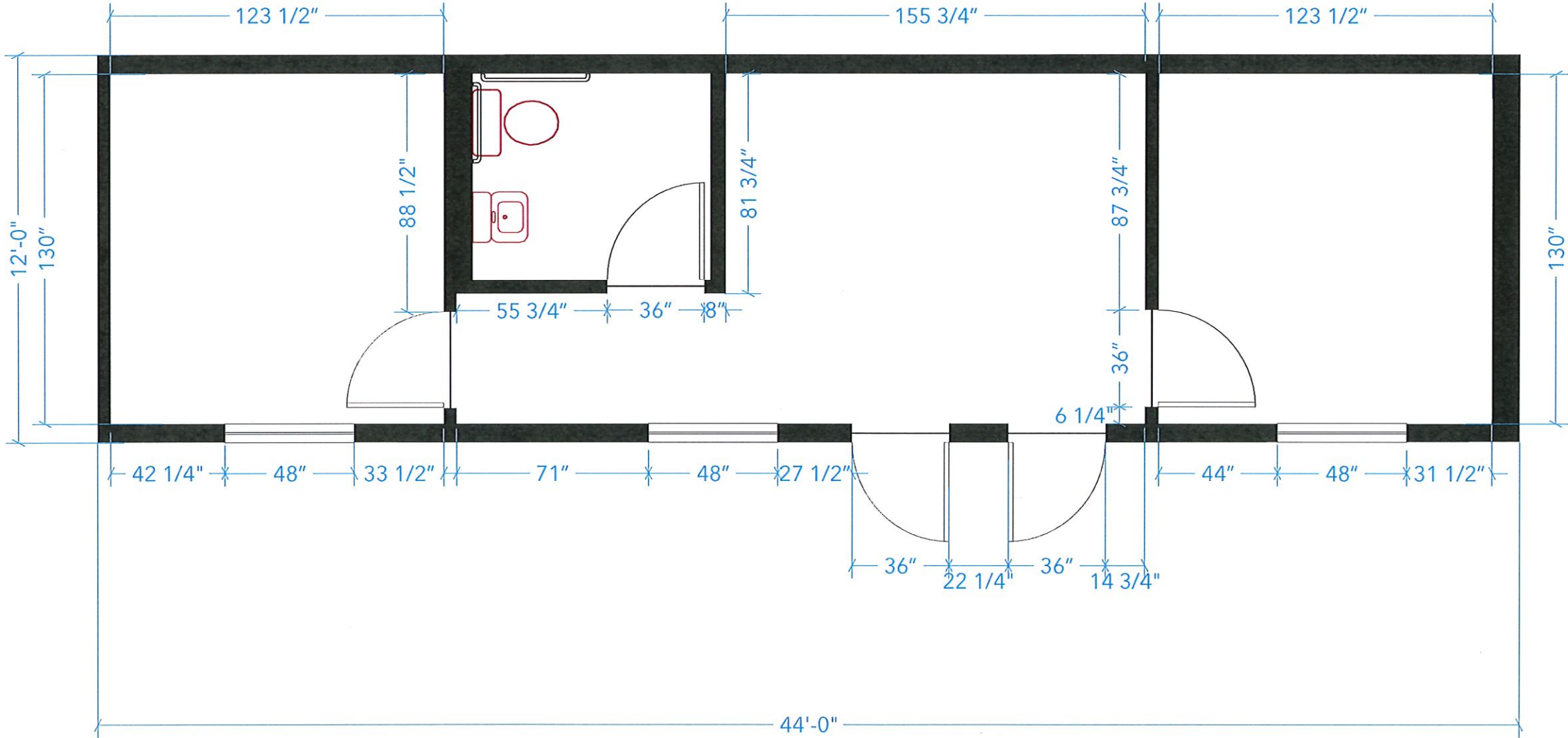
CODE: 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS
 2019 CALIFORNIA ENERGY CODE

PROJECT DATA

OCCUPANCY GROUP: _____ B
 PROJECT ADDRESS: _____ Manteca, CA 95337
 TYPE OF CONSTRUCTION: _____ VB
 FLOOR AREA: _____ 457.71 SQ. FT.
 NUMBER OF STORIES: _____ 1
 OCCUPANT LOAD: _____ 4
 USE: _____ SALES OFFICE

FREESTONE FLOOR-PLAN

FIELD MEASUREMENTS REQUIRED



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4	09/14/21	TTHAO

CLIENT APPROVAL SIGNATURE:

DATE:

COLORS

SCALE: 1/4":1'

- COLORS
- DIMENSION / SIZES
- MATERIAL SPECS
- QUANTITY
- SPELLING / GRAMMAR
- COPY / FONT
- DBLE F / SINGLE F

FREESTONE SPACE-PLAN



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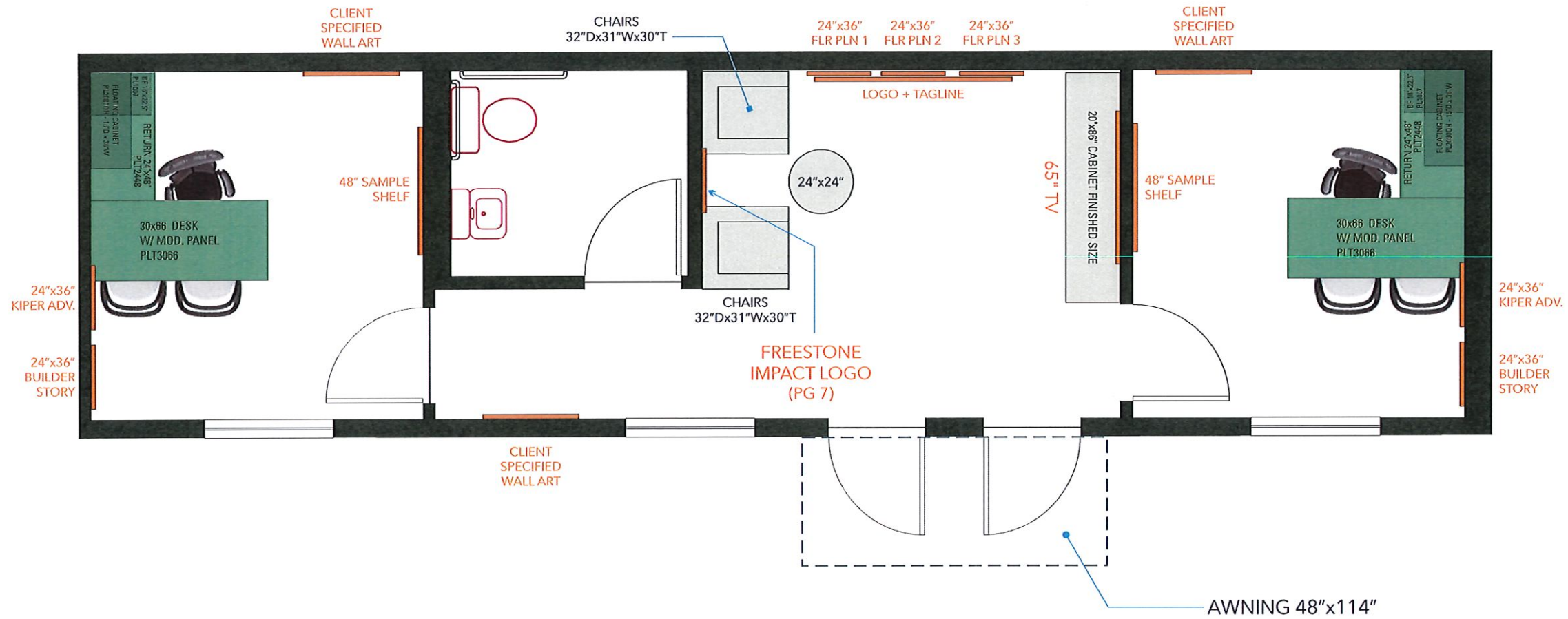
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RE-USED FROM WESTFIELD



CLIENT APPROVAL SIGNATURE:

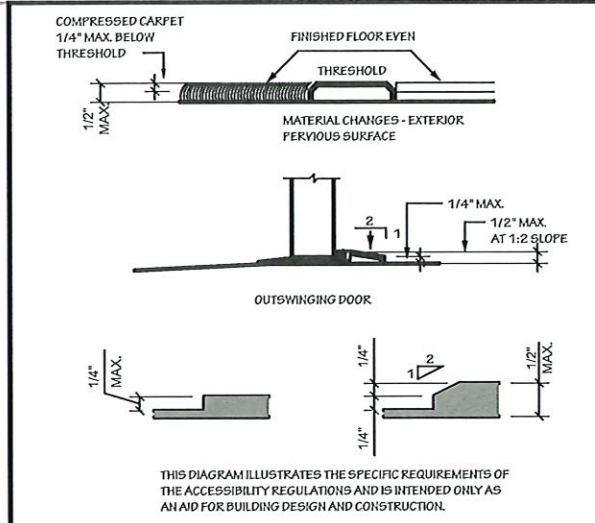
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SCALE: 1/4":1'

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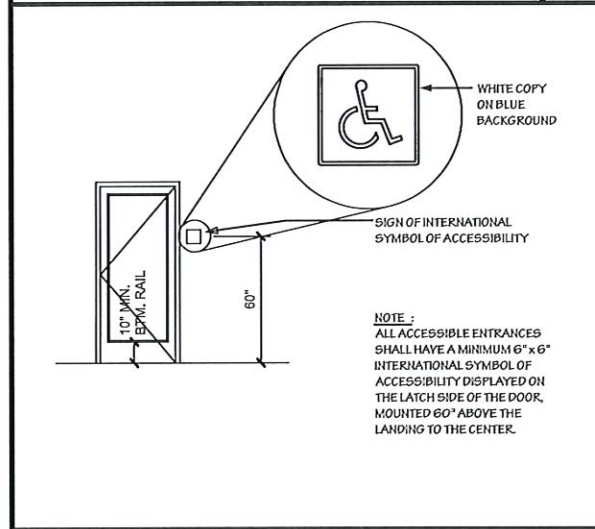
THRESHOLDS 1A

Doors (11B-404)

- A. Level and clear space on swing side: 60" at 90 deg. to door in closed position
- B. Level and clear space on side away from swing: 48" at 90 deg. to door in closed position. 44" if no latch and closer.
- C. Space provided past strike edge of door on swing side: 18" for interior doors, 24" for exterior doors.
- D. Space provided past strike edge on push side of door: 12" if door is equipped with both a latch and closer.
- E. Width: 32" clear opening (36" door.) Must open 90 deg.
- F. Height: 80"
- G. Pair of doors - at least one door 32" clear when open at 90 deg.
- H. No revolving doors as accessible entrance.
 - 1. 10" smooth panel at the bottom on the push side of door.
- I. All glass on doors and windows will be tempered.

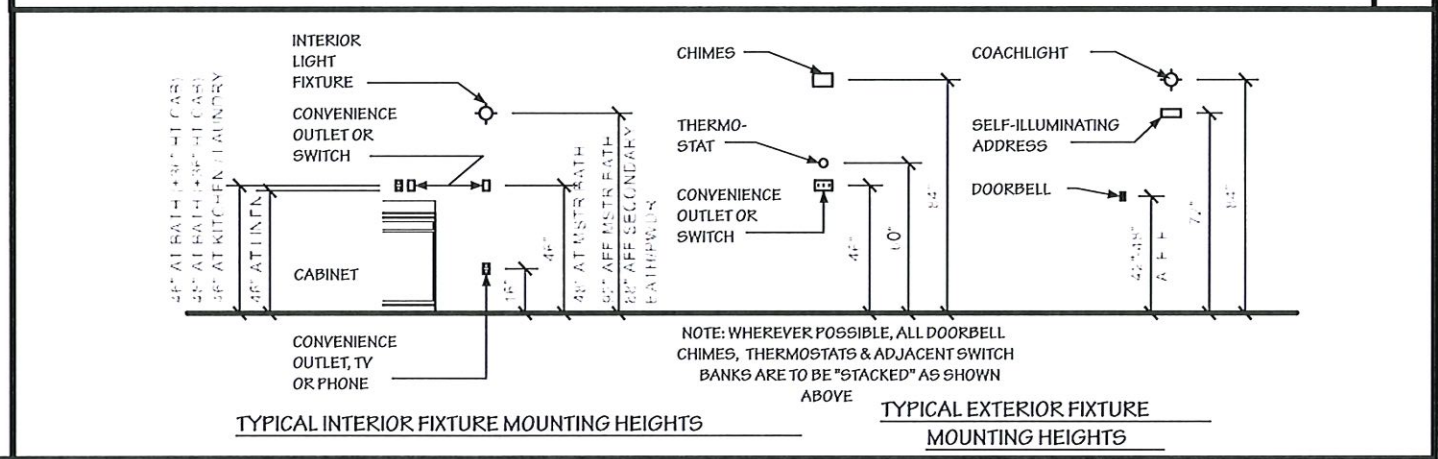
Hardware (11B-404.2.7 - 11B-404.2.9)

- A. Height of door hardware: centered between 34" - 44" above floor.
- B. Operable by a single effort, no grasping or wrist movement (levers, push-pulls, or panic devices are O.K.).
- C. 11B-404.2.29 Allowable closer pressure:
 - 1. Interior doors: 5 pounds maximum.
 - 2. Exterior doors: 5 pounds maximum.
 - 3. Fire doors: 15 pounds maximum (only if required for operation)
- D. Thresholds: Maximum height of 1/2". Changes between 1/4"

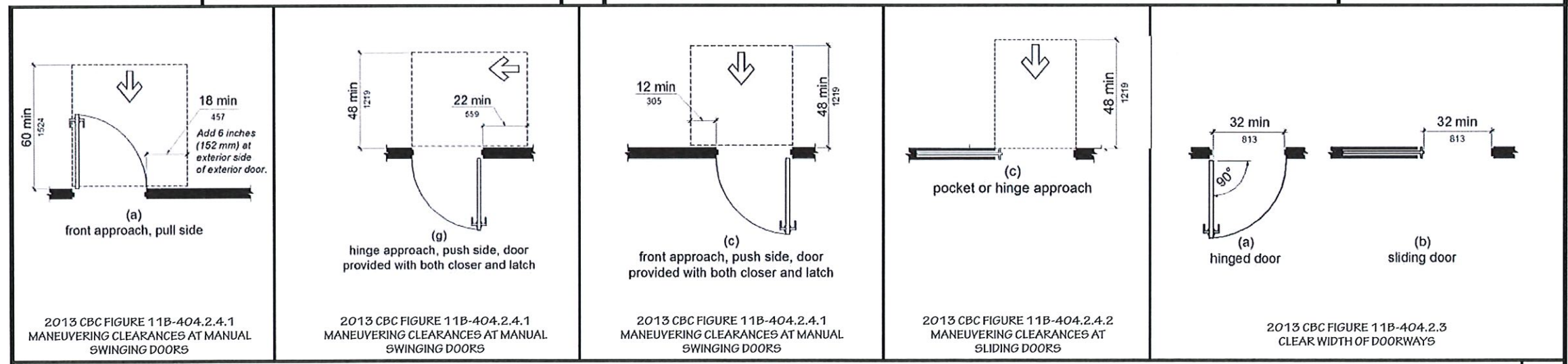


ENTRANCE SIGNAGE 2A

DOOR SCHEDULE COMPLIANCY



ELECTRICAL FIXTURE MOUNTING HEIGHTS 7A



FRONT APPROACH DOOR CLEARANCES 5A

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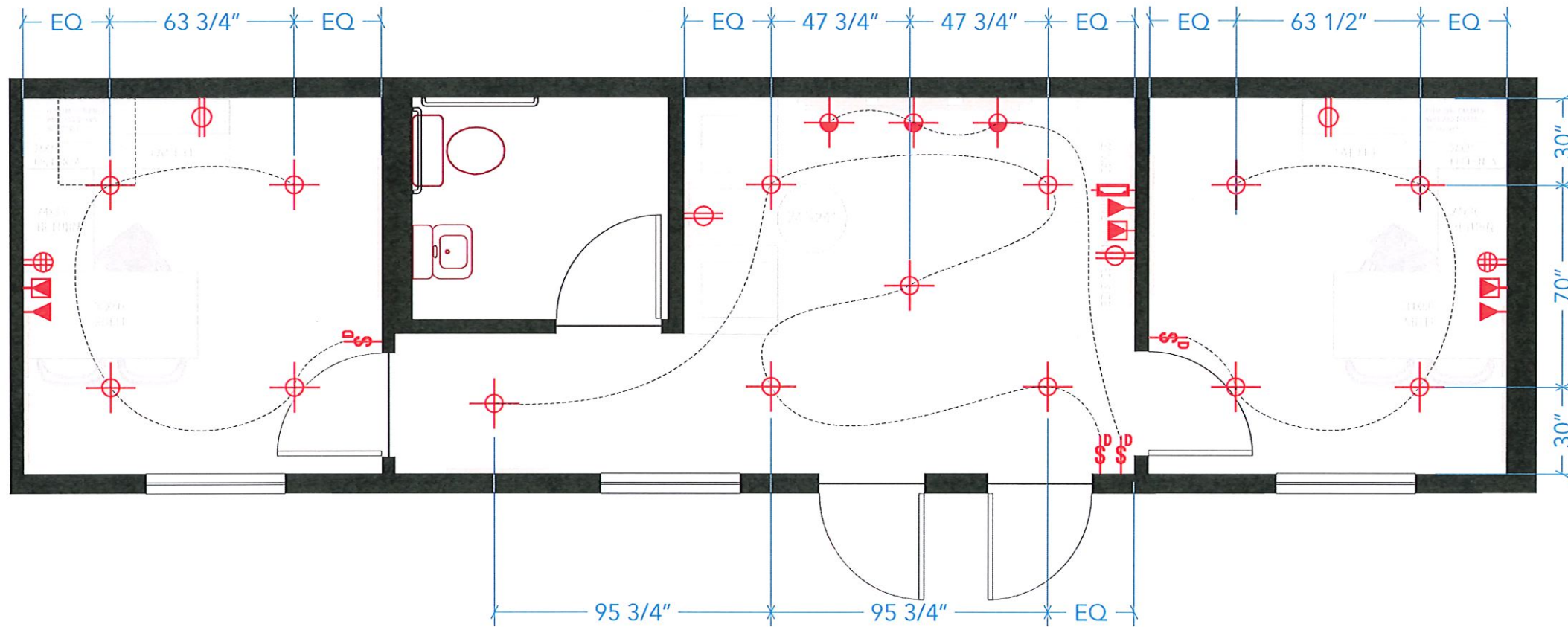
COLORS

■ COLORS ■ DIMENSION / SIZES ■ MATERIAL SPECS ■ QUANTITY ■ SPELLING / GRAMMAR ■ COPY / FONT ■ DBLE F / SINGLE F

signtechnology.com | 916-372-1200 | 1700 ENTERPRISE BLVD. STE. F • WEST SACTO, CA 95691



SCHEDULE	
	4" RECESSED L.E.D. LIGHT FIXTURE 12 W.
	4" RECESSED GIMBAL L.E.D. LIGHT FIXTURE 12w
	SWITCH W/ DIMMER
	SWITCH
	110v DUPLEX OUTLET
	110v QUADRUPLX OUTLET
	CAT 5E WIRE W/ RG-6 COAX CABLE
	TELEPHONE OUTLET W/ CAT 5E WIRE
	HDMI



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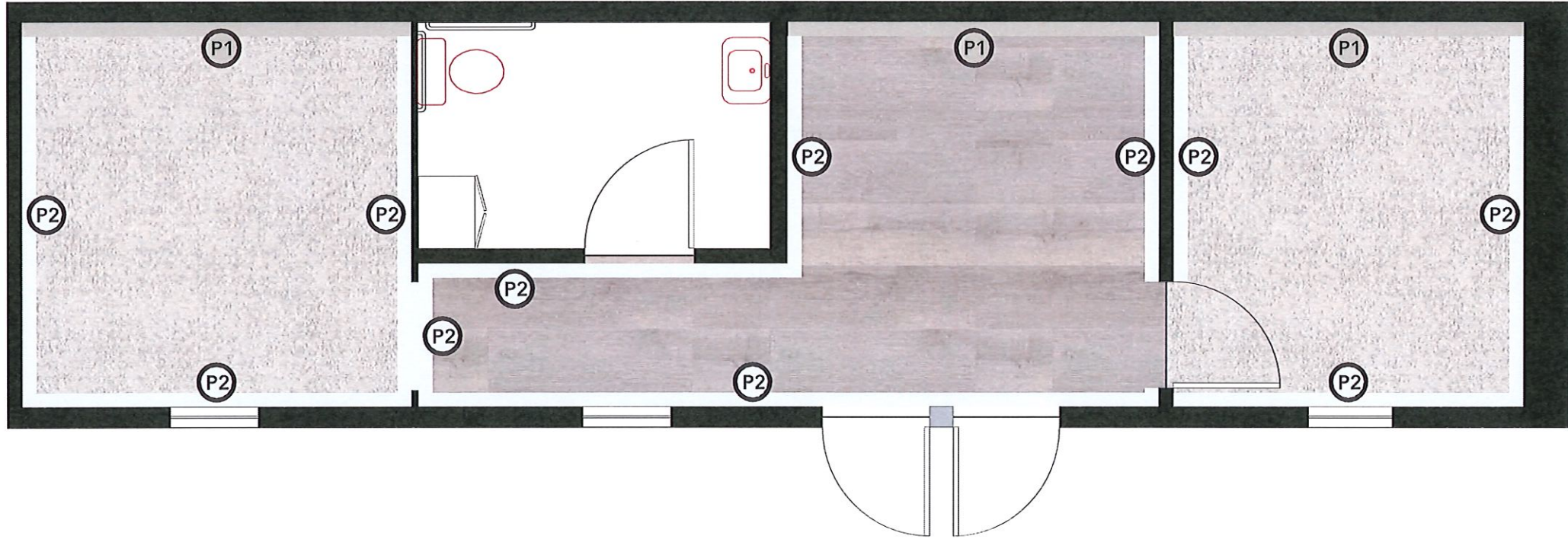
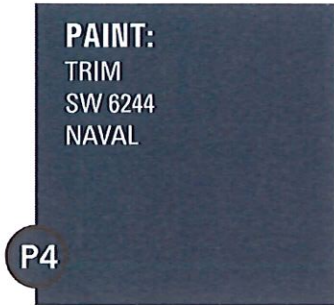
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SALES
DAN WORSLEY

DESIGNER
TOUA THAO

FILE NAME
**65467 Perm
Trailer Sign**

EDITS

#	DATE	DESIGNER
1	08/24/21	TTHAO
2	09/03/21	TTHAO
3	09/08/21	TTHAO
4	09/14/21	TTHAO

CLIENT APPROVAL SIGNATURE:

DATE:

COLORS

SCALE: 1/4"=1'

FREESTONE IMPACT WALL



WORK ORDER#
65467 - 33

CLIENT
KIPER

PROJECT
FREESTONE

DESCRIPTION
SALES TRAILER

PAGE SIZE
LEGAL 11"x17"

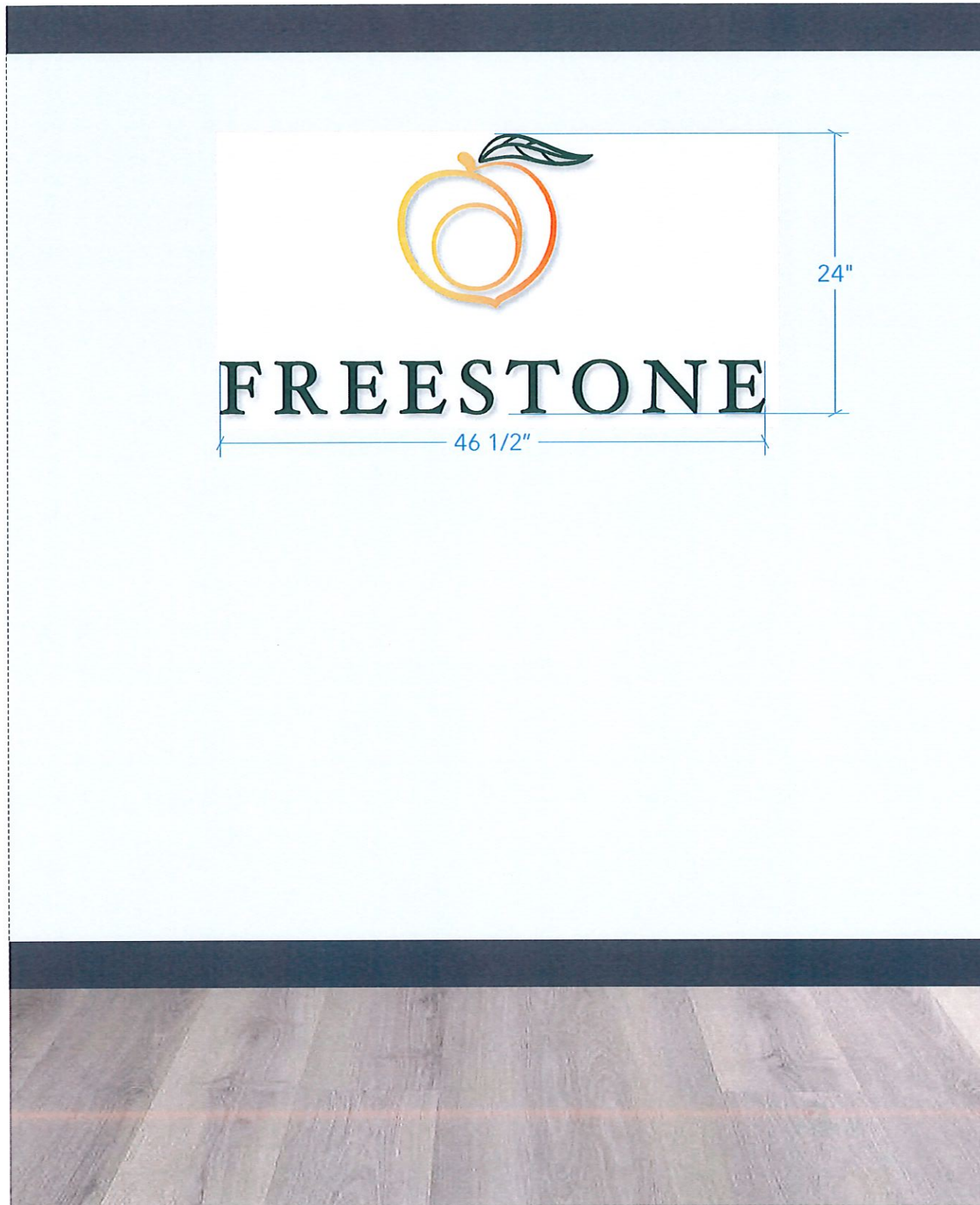
SALES
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IMPACT LOGO

QNTY: 1
46.5"W x 24"H
1/4" ACRYLIC, ROUTED,
DIRECT PRINT 1ST SURFACE
STUD-MOUNTED
COLORS: CLIENT SPECIFIED CMYK

SEATING CHAIRS

QNTY: 2
28"W x 32"D x 34"H
BIRCH/PINE/PLYWOOD FRAME
POLYESTER UPHOLSTERY
ANCHARY SILVER COLOR
BROWN FRAME

END TABLE

QNTY: 1
22" H x 20" W x 20" D
17.16 lbs
ANTIQUÉ SILVER COLOR

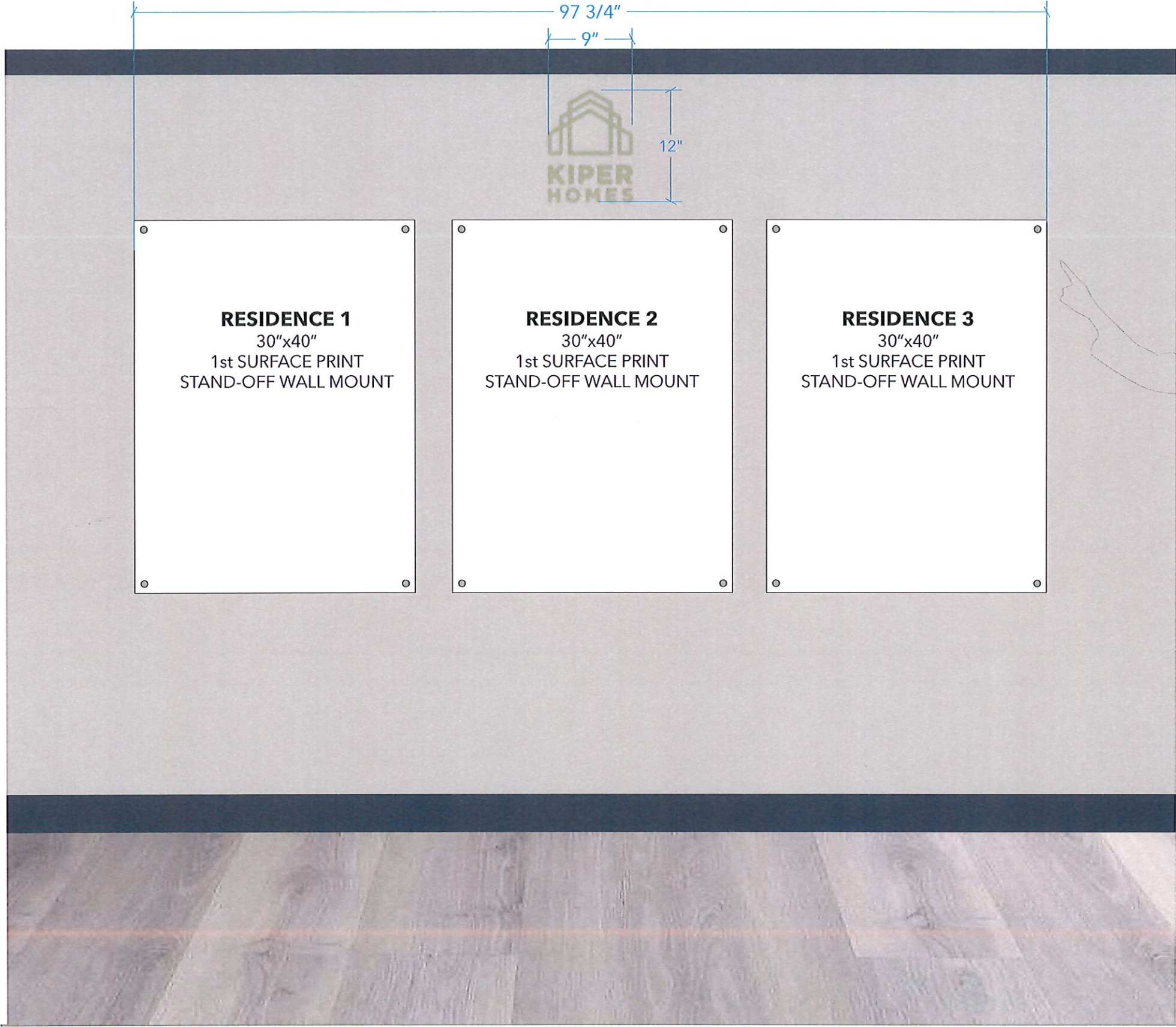
CLIENT APPROVAL SIGNATURE:

DATE:

COLORS

SCALE: 1":1'

FREESTONE MODEL ID WALL



BUILDER LOGO
 QNTY: 1
 9"W x 12"H
 1/4" ACRYLIC, ROUTED,
 DIRECT PRINT 1ST SURFACE
 STUD-MOUNTED
 COLORS: PMS 7503

RESIDENCE 1
 30"x40"
 1st SURFACE PRINT
 STAND-OFF WALL MOUNT

RESIDENCE 2
 30"x40"
 1st SURFACE PRINT
 STAND-OFF WALL MOUNT

RESIDENCE 3
 30"x40"
 1st SURFACE PRINT
 STAND-OFF WALL MOUNT



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CLIENT APPROVAL SIGNATURE:

DATE:

COLORS

SCALE: 1":1'

- COLORS
- DIMENSION / SIZES
- MATERIAL SPECS
- QUANTITY
- SPELLING / GRAMMAR
- COPY / FONT
- DBLE F / SINGLE F

FREESTONE TV WALL



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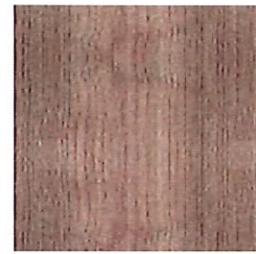
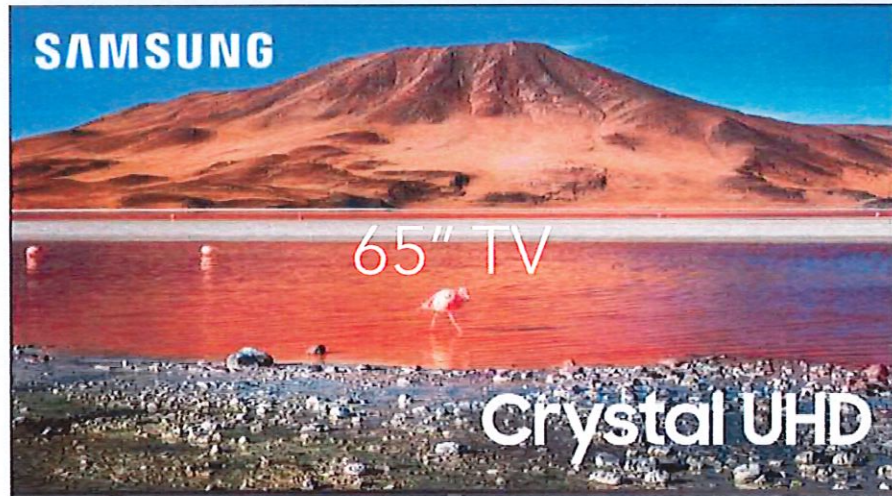
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DAN WORSLEY

DESIGNER
TOUA THAO

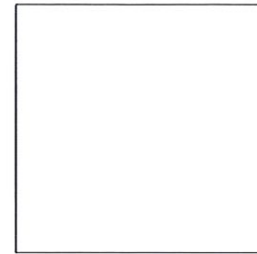
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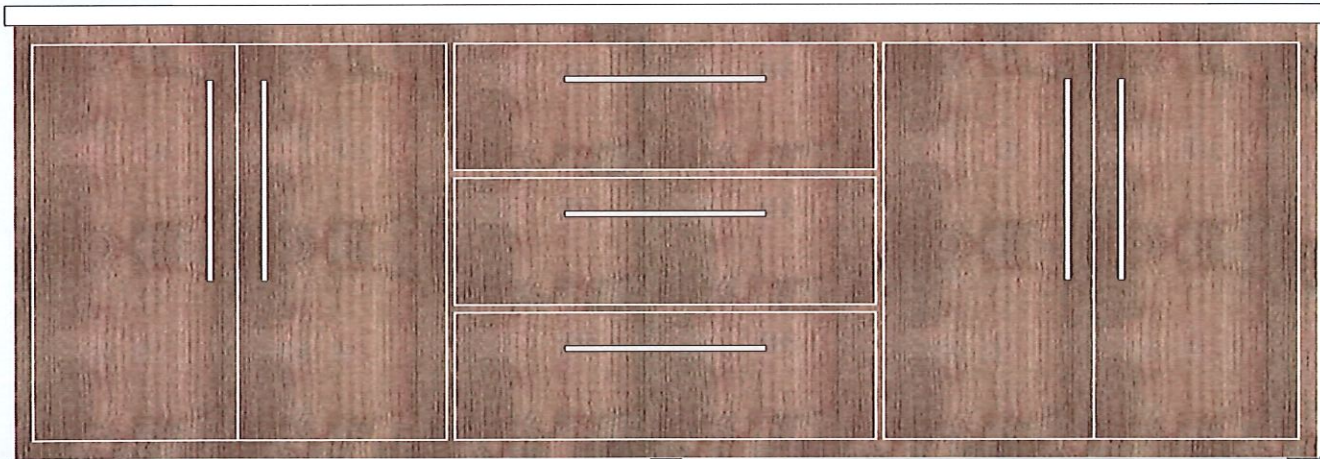
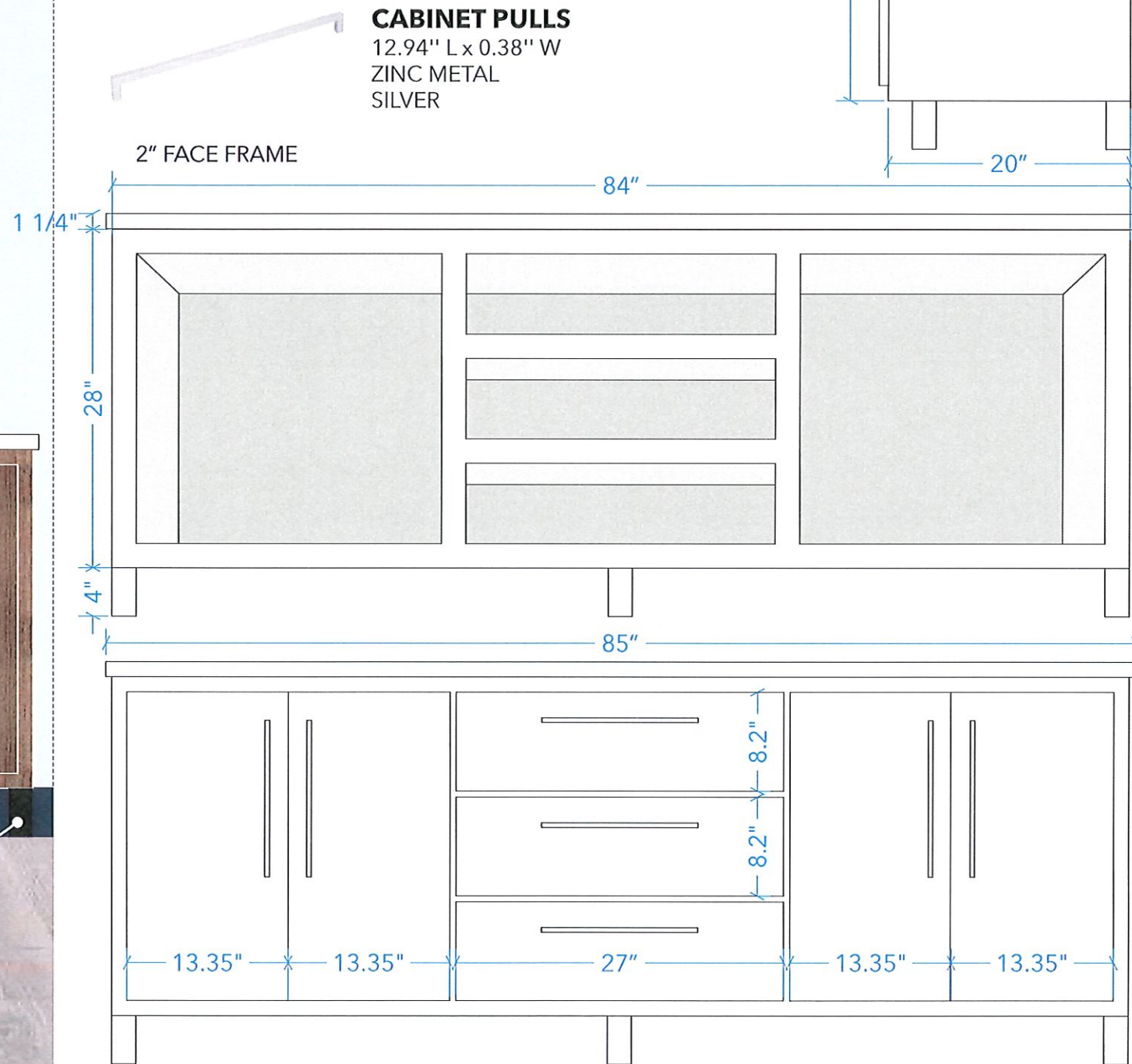
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LAMINATE
WILSONART
WALNUT
HEIGHTS
7965K-12



SOLID SURFACE
WILSONART
ARCTIC DUNE
9253CM



CABINET LEGS
QNTY: 6
3-15/16"T x 1-15/16"L x 1-15/16"W
ALUMINUM METAL
ADJUSTABLE
COLOR: BLACK



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COLORS

SCALE: 1":1'



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CLIENT CHAIRS

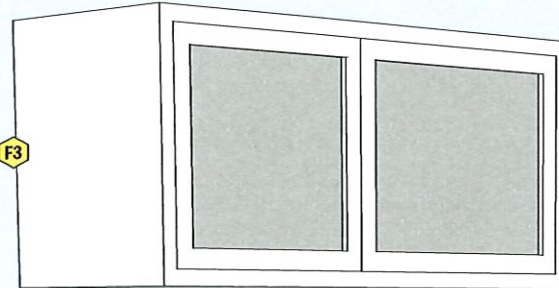
QNTY: 2
28"W x 32"D x 34"H
BIRCH/PINE/PLYWOOD FRAME
POLYESTER UPHOLSTERY
ANCHARY SILVER COLOR
BROWN FRAME



RE-USED FROM BALBOA



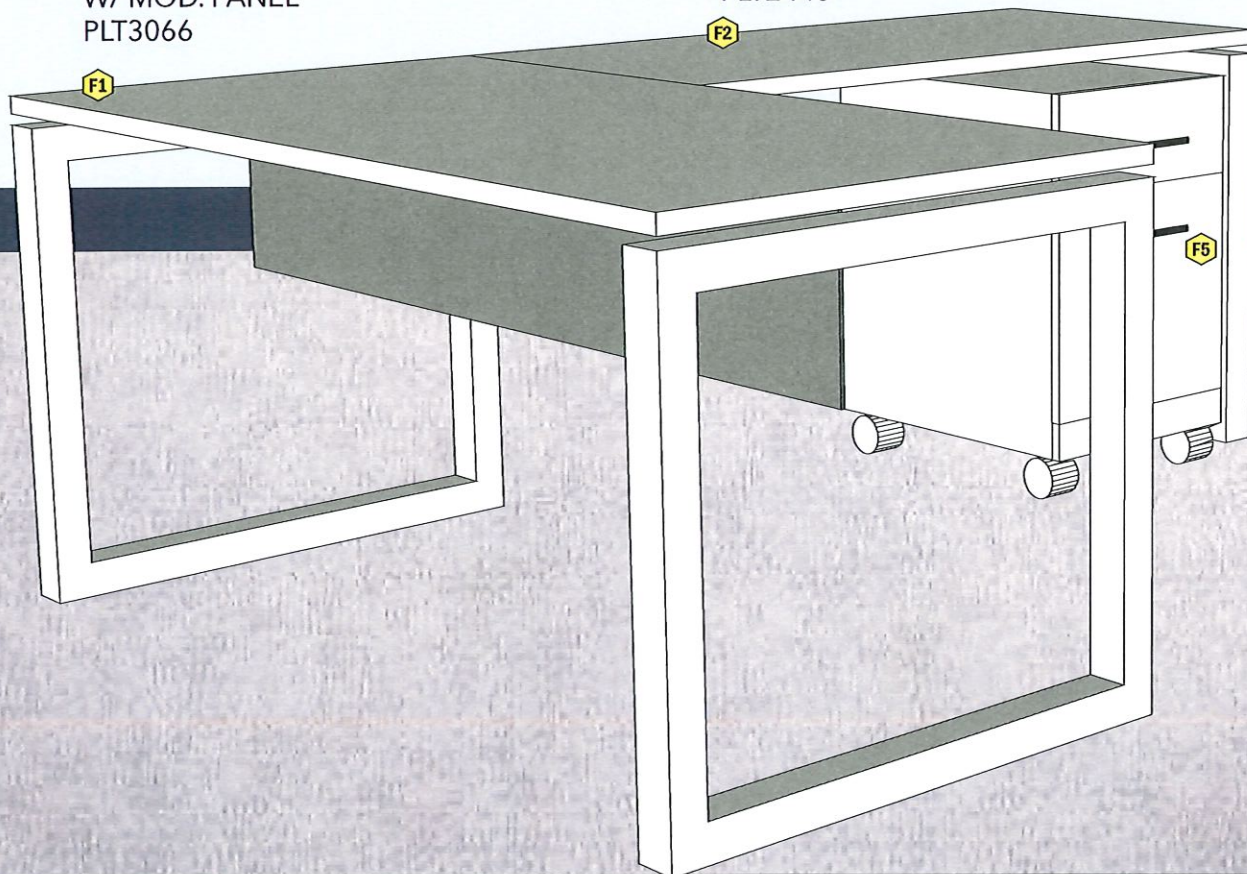
FLOATING CABINET
PL20800H - 15"D x 36"W
WITH ALUMINUM GLASS DOORS



RE-USED FROM WESTFIELD

30x66 DESK
W/ MOD. PANEL
PLT3066

RETURN 24"x48"
PLT2448



BF 16"x22.5"
PL1007

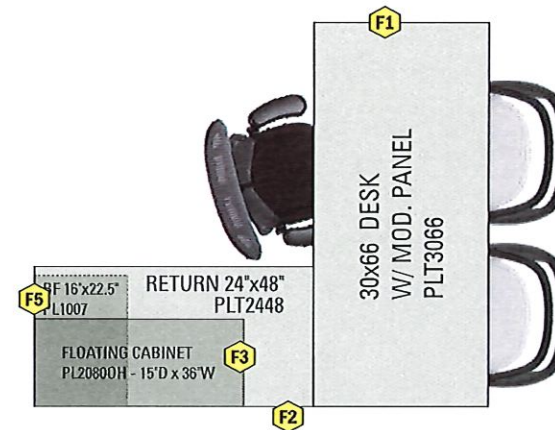
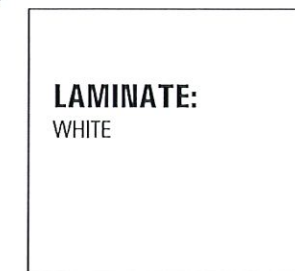
CABINET PULL
RECTANGULAR DRAWER PULL
PLPULL-R-SI



LEG DETAILS
SILVER LOOP LEGS
PLTLEGLP30



LAMINATE:
WHITE



CLIENT APPROVAL SIGNATURE:

DATE:

COLORS



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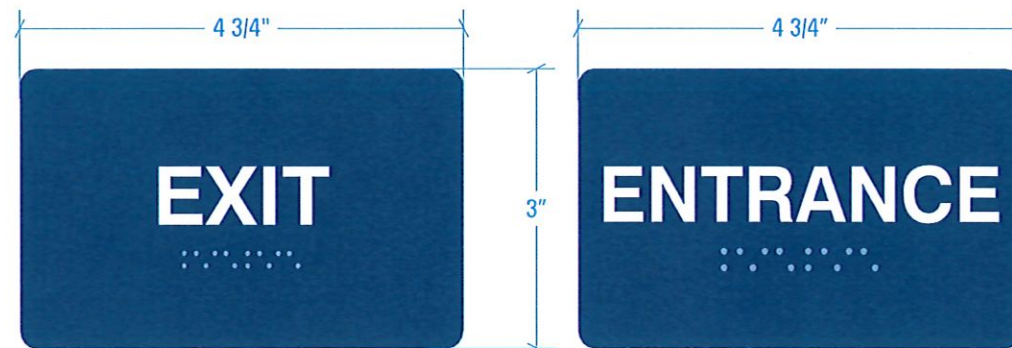
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THESE SIGNS WILL BE FEDERAL BLUE ACRYLIC WITH 1/32" RAISED WHITE COPY AND #2 BRAILLE.



PRINTED VINYL DECAL GOES IN BOTTOM CORNER OF ENTRY DOORS.

CLIENT APPROVAL SIGNATURE:

DATE:

COLORS

SCALE: 1":2"

FREESTONE ALL GENDER BATHROOM



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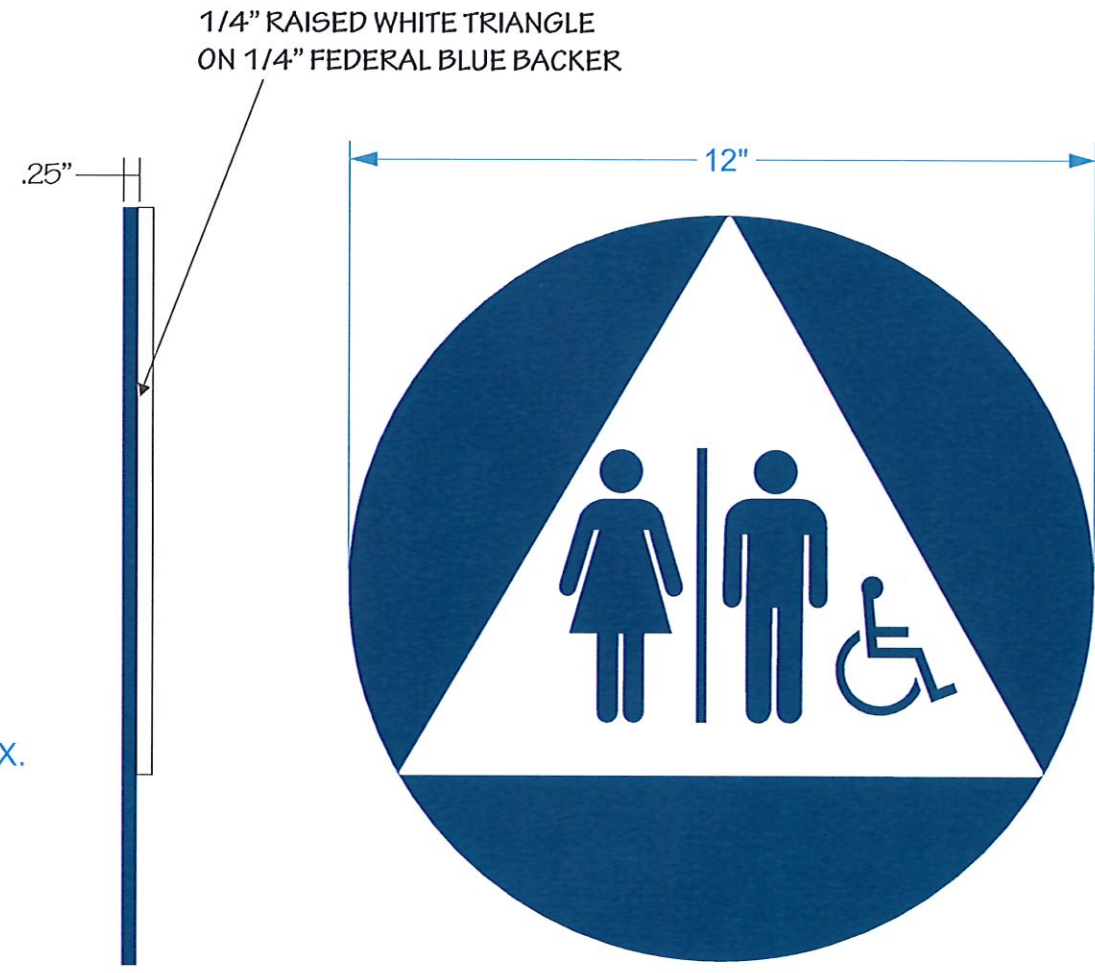
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ALL RESTROOM WALL SIGNS WILL BE FEDERAL BLUE ACRYLIC WITH RAISED WHITE COPY AND #2 BRAILLE



SIDE VIEW

FRONT VIEW



SIDE VIEW

FRONT VIEW

QNTY: 1 SET

CLIENT APPROVAL SIGNATURE:

DATE:

COLORS

SCALE: 1":3"

- COLORS
- DIMENSION / SIZES
- MATERIAL SPECS
- QUANTITY
- SPELLING / GRAMMAR
- COPY / FONT
- DBLE F / SINGLE F

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