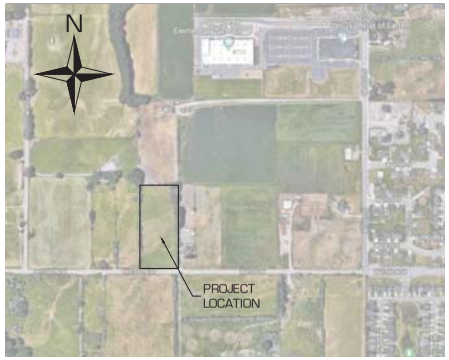
# MOUNTAIN SUNRISE ACADEMY SCHOOL
# CONSTRUCTION DOCUMENTS

September 2019

VICINITY MAP:




STANDARD SPECIFICATIONS:

1. SARATOGA SPRINGS CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS MANUAL.
2. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORM WATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF NATURAL QUALITY STORM WATER MANAGEMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

STANDARD DRAWINGS:

1. SARATOGA SPRINGS CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION DRAWINGS.

PROJECT CONTACTS:

1. CIVIL ENGINEER
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   540 WEST GOLFCOURSE RD, SUITE B1
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2. SURVEYOR
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   669 NORTH 1180 WEST SUITE 478
   PROVO, UT 84601
   CEDAR LEIN ENGINEERING
   P. 801.374.4.132 EXT. 712
3. SARATOGA SPRINGS CITY ENGINEER
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   1307 NORTH GRAND EAST
   SARATOGA SPRINGS, UT 84045
   P. 801.766.3783
4. SARATOGA SPRINGS FIRE DEPARTMENT:
   JESS CAMPBELL
   1307 NORTH GRAND NORTH
   SARATOGA SPRINGS, UT 84045
   P. 801.766.9.505
5. ROCKY MOUNTAIN POWER:
   JENNY BLITZSTEIN
   Jenny.Blitzsteinl@pacificorp.com
   P. 888.221.7.070
6. UTAH STORM WATER PERMIT
   UTAH DEPARTMENT OF WATER QUALITY
   P.O. BOX 14.4870
   SALT LAKE CITY, UTAH 841 14-48 70
   P. 801.538.6.146
   http://www.waterquality.utah.gov/UPDES/stormwater.htm
7. DOMINION ENERGY:
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   SALT LAKE CITY, UT 84 111
   P. 801.324.5.086

| Civil Sheet List | |
|---|---|
| Sheet Number | Sheet Title |
| C001 | INDEX |
| C002 | LEGEND |
| C101 | DEMOLITION |
| C102 | SITE PLAN |
| C201 | GRADING PLAN |
| C202 | STORM DRAIN & EROSION CONTROL |
| C301 | UTILITY PLAN |
| C501 | DETAILS |
| C502 | DETAILS |
| C503 | DETAILS |
| C504 | DETAILS |

| SITE DATA TABLE | |
|---|---|
| TOTAL PROJECT AREA (ACRES) | 4.95 |
| TOTAL # OF LOTS, DWELLINGS, AND BUILDINGS | 1,0, 1 |
| BUILDING SQUARE FOOTAGE | |
| 1ST FLOOR 66 FT | 26,.127 |
| 2ND FLOOR 66FT | 13,.968 |
| PERCENTAGE OF BUILDING LAND | 100% |
| AREA TO BE DEDICATED AS RIGHT-OF-WAY (ACRES) | 0.27 |
| OPEN SPACE, LANDSCAPE AREA (1.89 ACRES) | 40% |

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revisions:

| num. | description | date |
|---|---|---|
| 1 | PLAN REVIEW COMMENTS | 11/06/2019 |
| 2 | E/R REVIEW | 11/19/2019 |
| 3 | A/B #003 | 12-12-2019 |
| 4 | CITY REVIEW | 01-03-2020 |
| 5 | CITY REVIEW | 01-28-2020 |
| 6 | CITY REVIEW | 02-24-2020 |

date: 03 JANUARY 2020

project number:

project status:

original drawing is 36" x 48"
plotted on 07.31.2019 @ 3:51:52 PM

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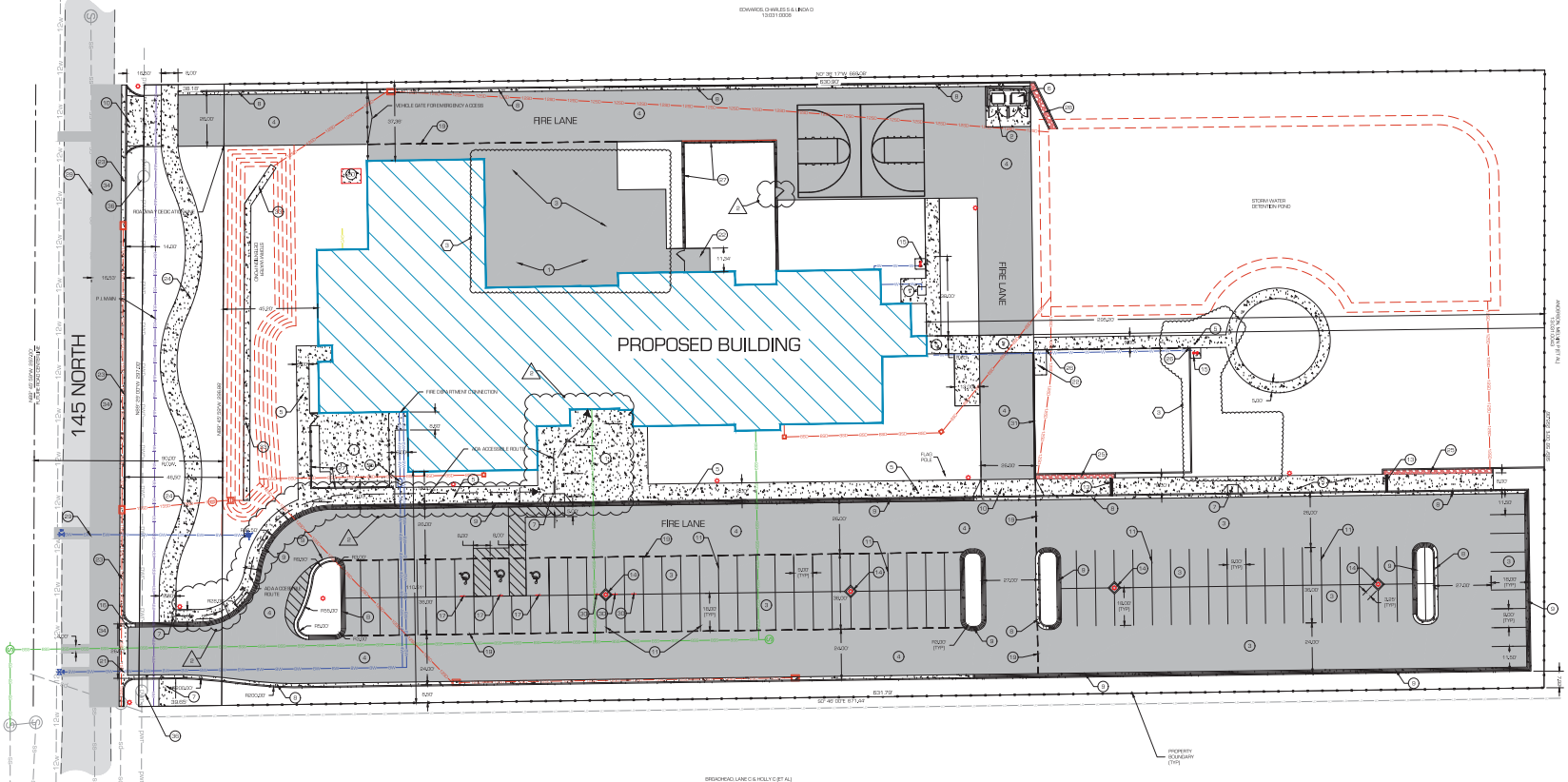
STATE OF UTAH

MOUNTAIN SUNRISE ACADEMY
for
THE BOYER COMPANY

sheet title:
INDEX

C001




## SHEET KEY NOTES

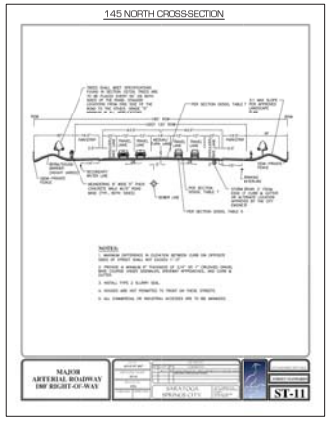
PROVIDE, INSTALL AND OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED AND / OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. STANDARD DUTY CONCRETE (01 / C501)
2. HEAVY DUTY CONCRETE (02 / C501)
3. HEAVY DUTY ASPHALT (03 / C501)
4. HEAVY DUTY ASPHALT (04 / C501)
5. CONCRETE SIDEWALK (05 / C504)
6. TRASH ENCLOSURE (SEE ARCHITECTURAL DETAILS)
7. ADA RAMP (01 / C504)(02 / C504)
8. 2-4" CURB AND GUTTER (01 / C503)
9. 2-4" REVERSE CURB AND GUTTER (03 / C503)
10. ADA PARKING SIGN (01 / C501)
11. ADA PARKING STRIPE (TYPICAL ALL PARKING PAINT) (02 / C501)
12. ~~[illegible]~~ (SEE STORM WATER SHEET)
14. TYP EP CURB (05 / C503)
15. ADA PARKING SIGN (01 / C501) W/ DRINKING FOUNTAIN (SEE UTILITY PLAN).
16. STOP SIGN (03 / C501)
17. ADA PARKING SIGN (05 / C501)
18. PROPOSED STORM DRAIN, SEE SHEET C2.00
19. LIMIT LINE OF HEAVY DUTY ASPHALT
20. ELECTRICAL TRANSFORMER (SEE ELECTRICAL PLANS FOR DETAILS)
21. WATERWAY (06 / C503)
22. 2-4" CURB AND GUTTER & RAMP (05 / C504)
23. 2-12" CURB & GUTTER (03 / C503) / C504)
24. 8' MEANDERING SIDEWALK PER SARATOGA SPRINGS (5 / C504)
25. DRAINAGEWAY (07 / C501)
26. ~~[illegible]~~ EDGE START / END (1 1/2 / C501)
27. ~~[illegible]~~
28. RAMP TRANSITIONS (10 / C501)
29. ~~[illegible]~~
30. RESERVED PARKING SIGN
31. ~~[illegible]~~ (09 / C503)
32. ~~[illegible]~~
33. ~~[illegible]~~
34. ~~[illegible]~~
35. ~~[illegible]~~
36. ~~[illegible]~~ (SEE ELECTRICAL PLANS)

## GENERAL NOTES

1. SEE GRADING PLAN (C2.01) FOR ELEVATION INFORMATION
2. SEE UTILITY PLAN (C3.01) FOR WATER AND SEWER
3. SEE STORM DRAIN PLAN (C3.02) FOR STORM DRAIN
4. ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES STANDARDS & REQUIREMENTS
5. ALL SIGNAGE/MARKINGS MUST COMPLY WITH ADA STANDARDS
6. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
7. ALL SURFACE IMPROVEMENTS DISTURBED OR DEGRADED DURING CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION OR BETTER.
8. MAXIMUM SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESSIBLE ROUTE IN ANY DIRECTION
9. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO CONSTRUCTION OF ANY WORK IN THE EXISTING RIGHT-OF-WAY.
10. ALL MONUMENTS, REFERENCED AT 145 NORTH, SHALL BE PRESERVED AND PROTECTED. IF ANY MONUMENTS ARE DISTURBED OR DESTROYED, THEY SHALL BE REPLACED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, PUBLISHED ON THE UTAH COUNTY SURVEYOR ON THE 2010 UTAH COUNTY MONUMENT MAPPING THE

## 145 NORTH CROSSSECTION




| SITE DATA TABLE | |
|---|---|
| TOTAL ACREAGE | 4.93 |
| TOTAL # OF LOTS, DWELLINGS, AND BUILDINGS | 1,0,1 |
| BUILDING SQUARE FOOTAGE | |
| 1ST FLOOR SQ FT | 26,127 |
| 2ND FLOOR SQ FT | 13,068 |
| TOTAL PARKING STALLS | 101 |
| ADA PARKING STALLS PROVIDED ON SITE | 3 |
| OPEN SPACE / LANDSCAPE AREA (1.89 ACRES) | 40 % |
| AREA TO BE DEDICATED AS RIGHT OF WAY (ACRES) | 0.27 |
| PERCENTAGE OF BUILDABLE LAND | 100% |

| CITY ROW DATA TABLE | |
|---|---|
| PAVEMENT (SQ FT) | 4674 |
| UNITRATED BASE COURSE (SQ FT) | 5,314 |
| GRANULAR BORROW (SQ FT) | 531.4 |
| CURB & GUTTER (FT) | 29.7 |
| SIDEWALK (FT) | 27.63 |
| DRIVE APPROACH (EACH) | 2 |
| ADA RAMPS (EACH) | 2 |
| MONUMENTS (EACH) | 0 |

N

0 20' 40'

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revisions:

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project number:

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original drawing is 36" x 48"
as noted on all 24 X 36 & 8.5X 11 SH

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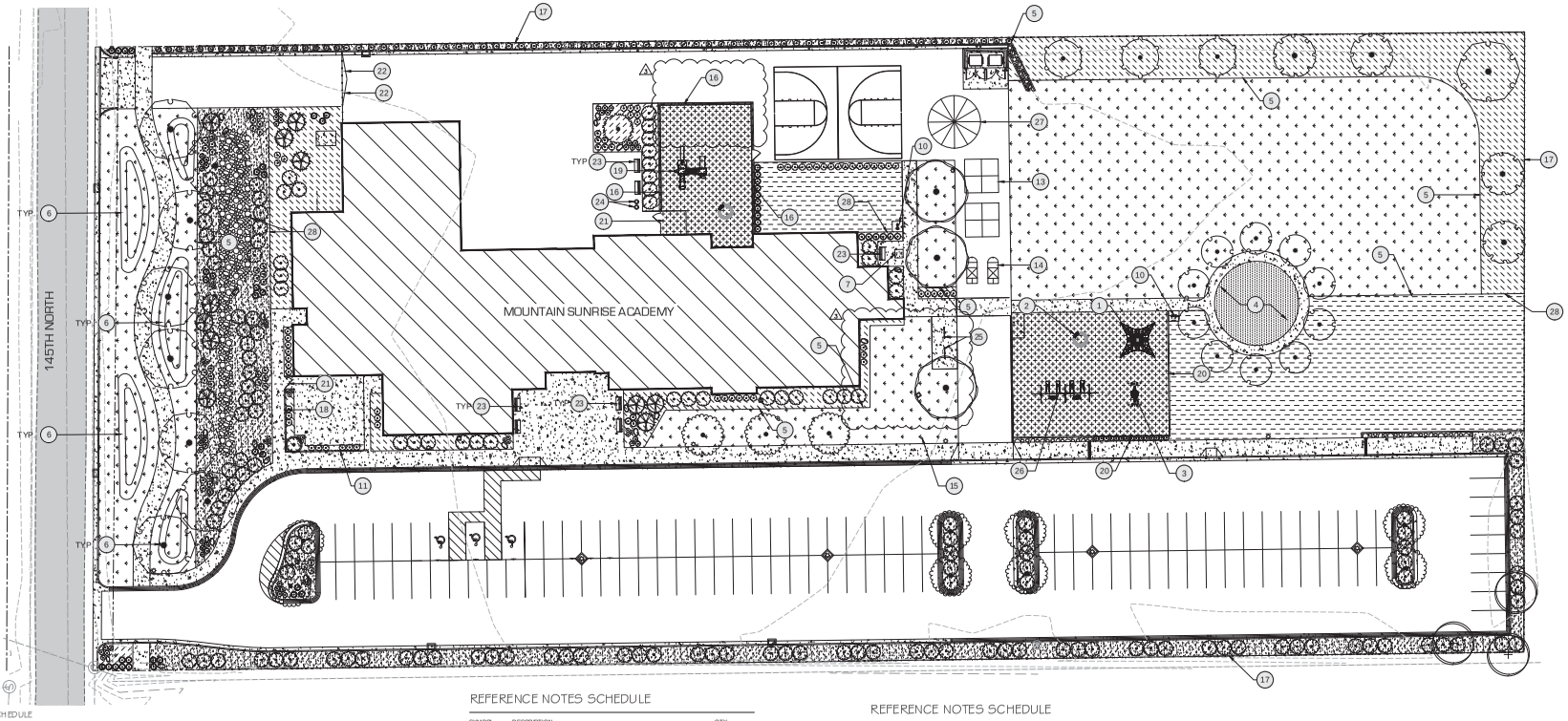
MOUNTAIN SUNRISE ACADEMY
for:
THE BOYER COMPANY

sheet title:
SITE PLAN

C102




## PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | CAL |
|---|---|---|---|---|---|
| | AC | 10 | ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE | 20 GAL | |
| | AJZ | 3 | EXISTING TREE TO REMAIN | | |
| | GI | 9 | GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST | B&B | 2" CAL |
| | MG | 3 | MALUS X 'MONTOSH' / MONTOSH APPLE | 20 GAL SEMI-DWARF | |
| | PC | 11 | PICEA ABIES 'CUPRESSINA' / NORWAY SPRUCE | 6' HT | |
| | PP | 1 | PICEA GLAUCA PENDULA / WEEPING WHITE SPRUCE | 6' HT | |
| | PF | 1 | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE | 6' HT | |
| | PE2 | 4 | PRUNUS PERSICA 'EARLY ELBERTA' / EARLY ELBERTA PEACH | 20 GAL | |
| | SI | 11 | SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC | 20 GAL | |

| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | HEIGHT |
|---|---|---|---|---|---|
| | CD | 16 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB | 3 GAL. | |
| | CA | 83 | CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD | 3 GAL. | |
| | PL | 9 | PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK | 3 GAL. | |
| | PS | 42 | PINUS MUGO 'SLOWMOUND' / MUGO PINE | 3 GAL. | |
| | RR | 55 | RHAMNUS FRANGULA 'FINE LINE' / FINE LINE BUCKTHORN | 3 GAL. | |
| | RG | 152 | RHUS AROMATICA 'GRO-LOW' / GRO LOW FRAGRANT SUMAC | 3 GAL. | |

| ANNUAL S/PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | HEIGHT |
|---|---|---|---|---|---|
| | LH | 58 | LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE LAVENDER | 1 GAL | |
| | PB | 27 | PENSTEMON BARBATUS 'ELFIN PINK' / ELFIN PINK BEARD TONGUE | 1 GAL | |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | HEIGHT |
|---|---|---|---|---|---|
| | CK | 20 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | 1 GAL | |

| BOULDERS | QTY |
|---|---|
| | 23 |

BOULDERS: 2'-4' MIN. DIAMETER BROWN'S CANYON BOULDERS OR APPROVED EQUAL. BOULDERS ARE TO BE INSTALLED WITH 1/4-1/3 OF THE BOULDER BEING BELOW GRADE.

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1 | PLAYGROUND EQUIPMENT: SMALL SPACENET CORD328 FROM "KOMPAN" OR OTHER (BY OWNER) | |
| 2 | PLAYGROUND EQUIPMENT: SUPERNOVA GXY060 FROM "KOMPAN" OR OTHER (BY OWNER) | |
| 3 | PLAYGROUND EQUIPMENT: SWING KSW3200B FROM "KOMPAN" OR OTHER (BY OWNER) | |
| 4 | FUTURE MOVEABLE FIRE PIT AND SEATING BY OWNER - NOT PART OF CONTRACT | |
| 5 | SHOVEL CUT EDGE - SEE DETAIL 1/L301 | |
| 6 | 3:1 BERM (2.5'-3' HIGH) - SEE CIVIL PLANS FOR ROUGH GRADING BEFORE INSTALLATION OF BERMS UNESS IN THIS PLAN DO NOT REPRESENT ACTUAL CONTOURS BUT RATHER GENERAL SHAPE AND EXTENT. | |
| 7 | LOCATION FOR FUTURE RECIRCULATING WATER FEATURE BY OWNER | |
| 8 | NOT USED | |
| 9 | NOT USED | |
| 10 | DRINKING FOUNTAIN AND HOSE BIB - SEE CIVIL AND MECHANICAL PLANS. | |
| 11 | FENCE - SEE CIVIL PLANS AND PLANTING NOTE 1 | |
| 12 | NOT USED | |
| 13 | FOUR SQUARE (PAINTED) - BY OWNER | |
| 14 | HOPSCOTCH (PAINTED) - BY OWNER | |
| 15 | FLAG POLE - SEE ARCHITECTURE PLANS | |
| 16 | BLACK CHAINLINK FENCE - 4' TALL WITHOUT SLATS - SEE DETAIL 3/L301 WHERE CONCRETE ABUTS ENGINEERED WOOD RIBBERS. | |
| 17 | BLACK CHAINLINK FENCE - 6' TALL WITHOUT SLATS | |
| 18 | BLACK CHAINLINK FENCE - 6' TALL WITH BLACK SLATS (NO MOWSTRIP) | |
| 19 | PLAYGROUND EQUIPMENT: DOUBLE TOWER, ULTIMATE, ADA STAIRS, PLASTIC SLIDE WITH LIME COLOR SCHEME. PRODUCT NUMBER P-DM0303 10-CUSTOM OR OTHER (BY OWNER) | |
| 20 | 6" X 12" MOWSTRIP AT PLAYGROUND EDGE | |
| 21 | BLACK CHAINLINK GATE TO MATCH FENCE HEIGHT (5' WIDE). CONTRACTOR TO SIZE FENCE POST FOOTING FOR HANGING GATE PER MANUFACTURER'S RECOMMENDATIONS. | |
| 22 | VEHICULAR GATE - VERIFY WITH OWNER. CONTRACTOR TO SIZE FENCE POST FOOTINGS PER MANUFACTURER'S RECOMMENDATIONS. | |
| 23 | BENCH (BY OWNER) SCARBOROUGH BENCH 72" FROM LANDSCAPE FORMS OR OTHER. | |
| 24 | LITTER AND RECYCLING RECEPTACLE (BY OWNER) SCARBAROUGH FROM LANDSCAPE FORMS OR OTHER TO MATCH STYLE OF OTHER SITE FURNISHINGS. | |
| 25 | BICYCLE RACK - SURFACE MOUNT "BRCS-103" FROM VICTOR STANLEY OR APPROVED EQUAL WITH BLACK POWDER COAT FINISH - INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. | |
| 26 | 5100 SERIES SWINGS FROM PLAYSPACE DESIGN OR OTHER BY OWNER | |
| 27 | 25' DIAMETER CIRCLE DIVIDED IN 12 PARTS (PAINTED) - BY OWNER | |
| 28 | TWO MULCH TYPES ARE TO BE INSTALLED NEXT TO EACH OTHER AS SHOWN WITH NO LANDSCAPE EDGING. | |

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| | TURF GRASS: SOD (IMPERIAL BLUE FROM CHANSHARE SOD OR APPROVED EQUAL) INSTALLED OVER 4" TOPSOIL LAYER. SEE DETAIL 1/L301 | 35,815 SF |
| | COBBLE, 2-6" ("WEBBER RIVER ROCK") 2"-6" FROM STAKER PARSONS OR APPROVED EQUAL) INSTALLED 5" DEEP OVER DEWITT PRO'S BARRIER FABRIC. SEE DETAIL 1/L301 | 1,844 SF |
| | BARK MULCH (SMALL BARK MULCH FROM MILLER COMPANIES LC OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" WITHOUT WEED BARRIER FABRIC. PLANTINGS WITHIN THIS AREA WILL INCLUDE TREES, SHRUBS, GRASSES AND PERENNIALS SEE DETAIL 1/L301 | 13,741 SF |
| | PERMACULTURE GARDEN: 4" OF WOOD CHIPS FROM "SEVEN TREES TREE EXPERTS" OR APPROVED EQUAL OVER 4" TOPSOIL LAYER. NO WEED BARRIER FABRIC TO BE INSTALLED IN THIS AREA. AREA TO BE TREATED WITH GLYPHOSATE OR APPROVED HERBICIDE BEFORE INSTALLATION OF WOOD CHIPS. SEE DETAIL 1/L301 | 12,381 SF |
| | ENGINEERED WOOD RIBBERS 12" DEPTH (OR AS REQUIRED). SEE CIVIL PLANS FOR 18" CURB DETAIL AND THICKENED EDGE CONCRETE. ALL CONCRETE EDGES AND MOWSTRIPS NEXT TO WOOD RIBBERS ARE TO BE 18". | 7,301 SF |
| | DECOMPOSED GRANITE: "WASATCH GRAY" FROM STAKER PARSONS (3/8" MINUS) OR APPROVED EQUAL. INSTALLED 3" DEEP OVER WEED BARRIER FABRIC. SIMILAR TO DETAIL 1/L301. TOP OF DECOMPOSED GRANITE SHALL BE 1/2" DOWN FROM TOP OF CONCRETE. | 1,257 SF |
| | ROCK MULCH, 1" (WASATCH TAN CRUSHED ROCK FROM STAKER PARSONS OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO'S BARRIER FABRIC. | 14,024 SF |

## GENERAL NOTES:

1. HAND DIGS ARE NEEDED TO MINIMIZE IMPACT ON ROOT ZONES OF TREES TO REMAIN ON OR OFF PROPERTY. COORDINATE WITH NEIGHBORING PROPERTY OWNER TO PRUNE UP TREE CANOPY OF NEIGHBORING TREES TO A HEIGHT OF 12' ON MOUNTAIN SUNRISE ACADEMY SIDE.
2. IF TREES TO BE REMOVED HAVE TRUNKS THAT ARE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY LINE, CONTRACTOR IS TO COORDINATE REMOVAL WITH NEIGHBORING PROPERTY OWNER PRIOR.
3. SEE CIVIL PLANS FOR THICKENED CONCRETE EDGE DETAIL AT PLAYGROUND.
4. SEE L1D01 FOR LANDSCAPE DETAILS.
5. CONTRACTOR TO VERIFY ALL QUANTITIES

N

0 20' 40'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| 3 | ASI #003 | 12-12-2019 |

date: 12 DECEMBER 2019

project number:

project status:

Original drawing is 36" x 42"
12-12-19 at 2:27:22 PM 11-26-12 PM


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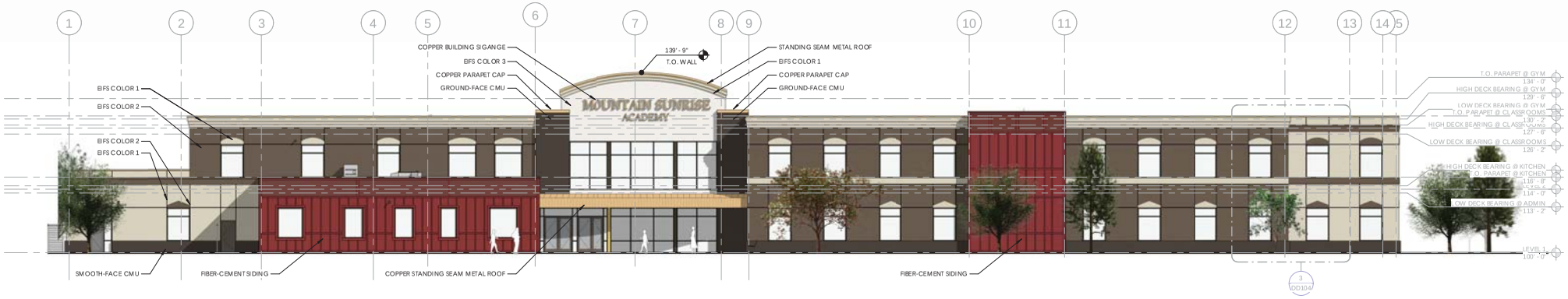
STATE OF IDAHO
DAVID J. HANSEN
LANDSCAPE ARCHITECT
101103-AR

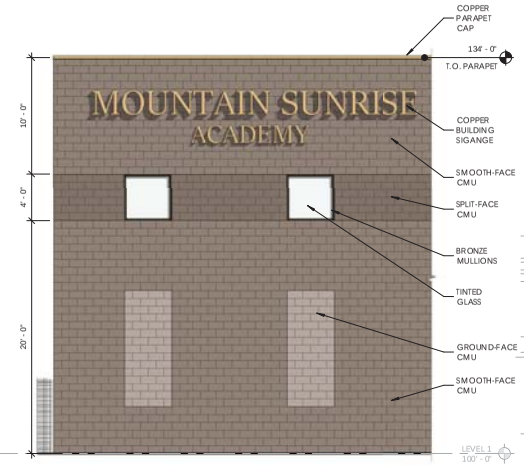
MOUNTAIN SUNRISE ACADEMY
THE BOYER COMPANY, INC

sheet title: LANDSCAPE PLAN

L101

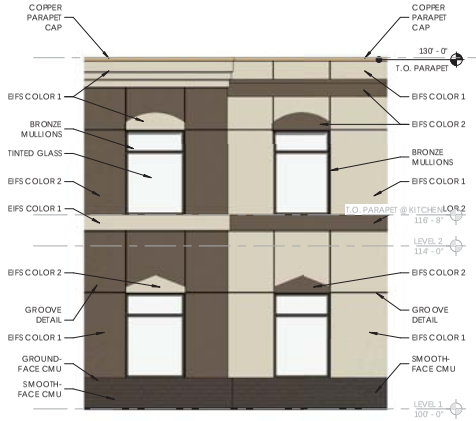



**1** EAST ELEVATION
3/32" = 1'-0"




**4** DD SOUTH ELEVATION - ENLARGED ELEVATION
3/16" = 1'-0"

**2** SOUTH ELEVATION
3/32" = 1'-0"




**3** WINDOW HEAD EIFS OPTIONS
3/16" = 1'-0"

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# MOUNTAIN SUNRISE ACADEMY

## DESIGN DEVELOPMENT - EXTERIOR ELEVATIONS

23 SEPTEMBER 2019

**Salt Lake City** 52 Exchange Place Salt Lake City, UT 84111 801.531.1144 | **Boise** 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcock**design**.com

1 WEST ELEVATION
3/32" = 1'-0"

2 NORTH ELEVATION
3/32" = 1'-0"

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# MOUNTAIN SUNRISE ACADEMY

## DESIGN DEVELOPMENT - EXTERIOR ELEVATIONS

23 SEPTEMBER 2019

**Salt Lake City** 52 Exchange Place Salt Lake City, UT 84111 801.531.1144 | **Boise** 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcock**design**.com

1 VIEW FROM SOUTHEAST

# MOUNTAIN SUNRISE ACADEMY

DESIGN DEVELOPMENT - 3D VIEWS AND RENDERINGS

23 SEPTEMBER 2019

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1 STREET VIEW FROM WEST

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MOUNTAIN SUNRISE ACADEMY
DESIGN DEVELOPMENT - 3D VIEWS AND RENDERINGS

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23 SEPTEMBER 2019