

PROPOSED 9 STORY AND CELLAR MIXED USE BUILDING

708 MYRTLE AVENUE BROOKLYN NY 11205

DRAWING LIST

1. T-001 COVER SHEET
2. Z-001 PLOT PLAN, ZONING ANALYSIS
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9. A-300 LONGITUDINAL & CROSS SECTIONS

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

COVER SHEET

PE'S APPROVAL

DOB SCAN

DATE 1/8/2024

DRAWING BY Chaim kohl

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01 OF 9

PROJECT INFORMATION

708 MYTLE AVENUE
BROOKLYN NY 11205

BOROUGH: BROOKLYN
BLOCK: 1751 **LOT**: 21
ZONING: R7D
COMMERCIAL OVERLAY: C2-4
ZONING MAP: 13b

COMMUNITY BOARD :316
USE GROUP: 2
OCCUPANCY GROUP: R-2
CONSTRUCTION CLASS: I-B
M.D.L CLASSIFICATION : HAEA

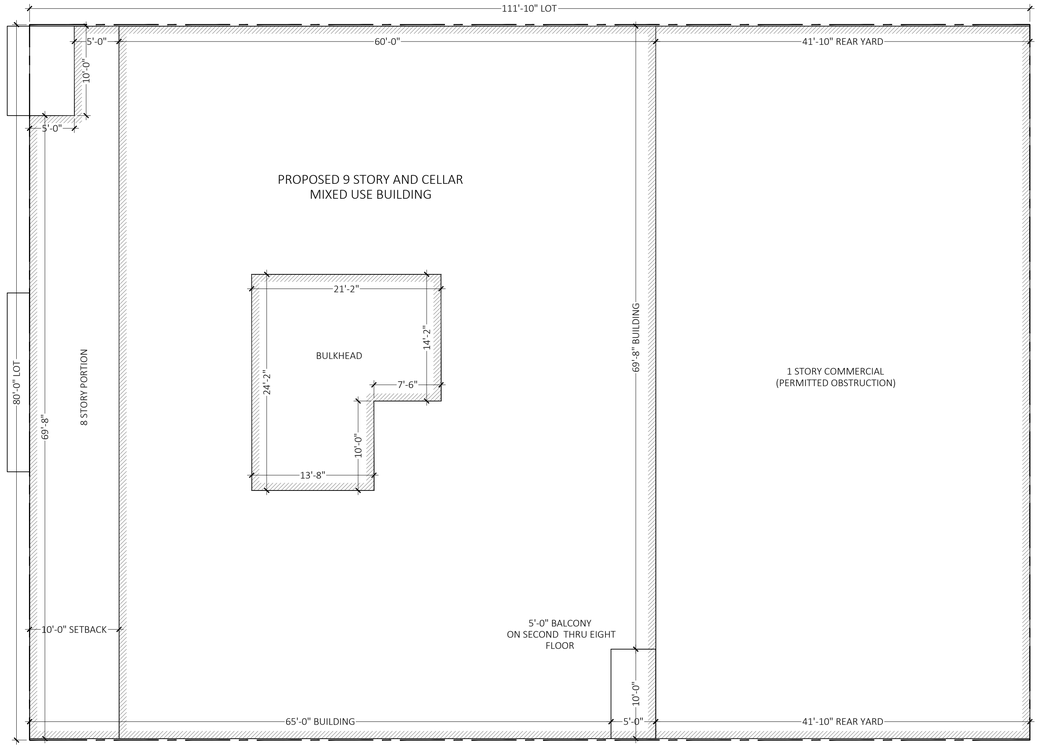
SCOPE OF WORK:
PROPOSED 9 STORY MIXED USE BUILDING
TOTAL OF 62 DWELLING UNITS.

- TOTAL LOT AREA **8,947 SF**
- TOTAL CONSTRUCTION FLOOR AREA **61,372 SF**
- TOTAL ZONING FLOOR AREA **49,848 SF**

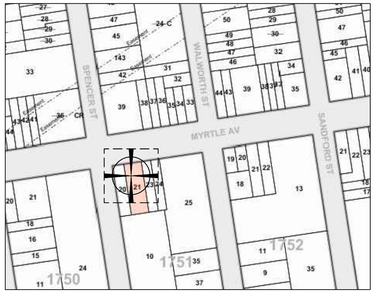
TOTAL RESIDENTIAL FLOOR AREA			
	GROSS FLOOR AREA	DEDUCTIONS	TOTAL NET
CELLAR	8909.4 SF.		
1ST FLOOR	990.5 SF.	294.4 SF.	696.1 SF.
2ND FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
3RD FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
4TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
5TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
6TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
7TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
8TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
9TH FLOOR	4780.0 SF.	266.4 SF.	4513.6 SF.
BULKHEAD	436.5 SF.	189.3 SF.	247.2 SF.
TOTAL RESIDENTIAL	53453.1 SF.	2614.7 SF.	41929.0 SF.
COMMERCIAL	7918.9 SF.		7918.9 SF.
TOTAL BUILDING	61372.0 SF.		49847.9 SF.

ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-10	USE PERMITTED	USE GROUP 2,6	USE GROUP 2,6
ZR 23-154	MAX F.A. R7D INCLUSINARY	5.60: 8,946.6 x 5.60 = 50,101 SF	41,929 SF
ZR 33-121	MAX F.A. COMMERCIAL	2.00: 8,946.6 x 2.00 = 17,893 SF	7,919 SF
ZR 23-22 ZR 35-40	DENSITY	MAX PERMITTED FOR ZONING LOT: 5.60 = 50,101 SF. TOTAL USED FOR COMMERCIAL: 7,919 SF. 50,101 - 7,919 = 42,182 / 680 = 62 D.U.	41 UNITS
ZR 23-153	LOT COVERAGE	65% 8,946.6 x 0.65 = 5,815 SF	80'-0" X 111'-10" = 8,947 SF
ZR 23-32	MINIMUM LOT AREA	1,700 SF	8,947
ZR 23-32	MINIMUM LOT WIDTH	18 FT	80'-0"
YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"	0'-0"
ZR 23-541	REAR YARD	30'-0"	41'-10"
HEIGHT AND SETBACK			
ZR 23-661	STREET WALL LOCATION	The street wall shall be located no closer to the street line than the closest street wall, nor further to the street line than the furthest street wall, of an existing adjacent building on the same or adjoining zoning lot located on the same street frontage that is both within 15 feet of the street line and within 25 feet of such a building	STREET WALL IS LOCATED AT STREET LINE
ZR 23-662 (b)	MINIMUM BASE HEIGHT	60'-0"	85'-0"
	MAX. BASE HEIGHT	95'-0"	
	MAX. BUILDING HEIGHT	110'-0"	95'-0"
ZR 23-662 (c)(1)(2)	SETBACK ABOVE MAX BASE HT. (WIDE STREET)	10'-0"	10'-0"
PARKING REQUIREMENTS			
ZR 25-241	REDUCED PARKING REQUIREMENTS FOR LOTS LESS THEN 10,000 SF	LOT IS: 8,947 SF. NONE REQUIRED	NONE
ZR 25-811	BICYCLE PARKING	50% OF DWELLING UNITS: 62 UNITS X .50 = 29	31 BICYCLES PROPOSED IN CELLAR
ZR 25-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE: 80'-0" / 25'-0" = 3 TREE REQ'D	3 TREES TO BE PAID INTO TREE FUND

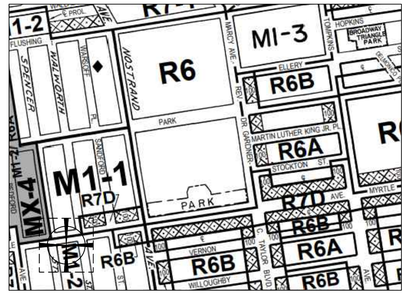
ZR 28-00 QUALITY HOUSING REQUIREMENTS :		
	REGULATIONS	**CONFIRMING CONDITIONS**
ZR 28-11	ELEVATED GROUND FLOOR UNITS	NOT APPLICABLE
ZR 28-12	REFUSE DISPOSAL ROOM - REQ'D FOR 9 UNIT AND MORE	62 UNITS PRO'D. REFUSE STORAGE AND DISPOSAL ROOM PROVIDED
	REFUSE STORAGE - 2.9 CF. PER DWELLING UNIT: 62 X 2.9 = 180 CF.	REFUSE STORAGE PROVIDED IN CELLAR 12'-0 x 7'-0" x 9' = 756 CU FT.
	REFUSE DISPOSAL ROOM - 12 SF. PER STORY WITH NO DIMENSION LESS THEN 3'-0"	REFUSE ROOM OF 12 SF WITH NO DIM. LESS THEN 3' PROVIDED ON EACH FLOOR
ZR 28-13	LAUNDRY FACILITY: 1 WASHING PER 20 UNITS, 1 DRYER PER 40 UNITS	62 UNITS PROPOSED, 3 WASHER AND 3 DRYER PROVIDED IN CELLAR
ZR 28-14	DAYLIGHT IN CORRIDORS	FIFTY PERCENT OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM F.A. IF A WINDOW IS PROVIDED
ZR 28-21	REQUIRED RECREATION SPACE OF 3.3% OF RESIDENTIAL FLOOR AREA WITH NINE OR MORE DWELLING UNITS	PROPOSED RESIDENTIAL F.A: 41,929 SF x 0.03% = 1,384 SF REQUIRED 3,635 SF. PROVIDED IN CELLAR
ZR 28-22	STANDARDS FOR RECREATION SPACE: MIN DIMENSION SHALL BE 15'-0", MIN 225 SF. FOR INDOOR RECREATION	3,635 SF. INDOOR RECREATION WITH NO DIM. LESS THEN 15' PROVIDED IN CELLAR
ZR 28-23	PLANTING AREA - BETWEEN STREET LINE AND STREET WALL OF BUILDING	NOT REQUIRED BUILDING IS AT PROPERTY LINE
ZR 28-31	DENSITY PER CORRIDOR - 11 UNITS PER CORRIDOR FIFTY PERCENT OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM F.A. IF NOT EXCEEDING THE MAX.	CORRIDORS ARE SERVING LESS THAN 11 UNITS PER FLOOR
ZR 28-50	PARKING FOR QUALITY HOUSING	NOT REQUIRED



1 PLOT PLAN
1/8" = 1'-0"



2 TAX MAP



3 ZONING MAP

JAY ARCHITECT
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SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

PLOT PLAN,
ZONING ANALYSIS

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DOB SCAN

DATE 1/8/2024
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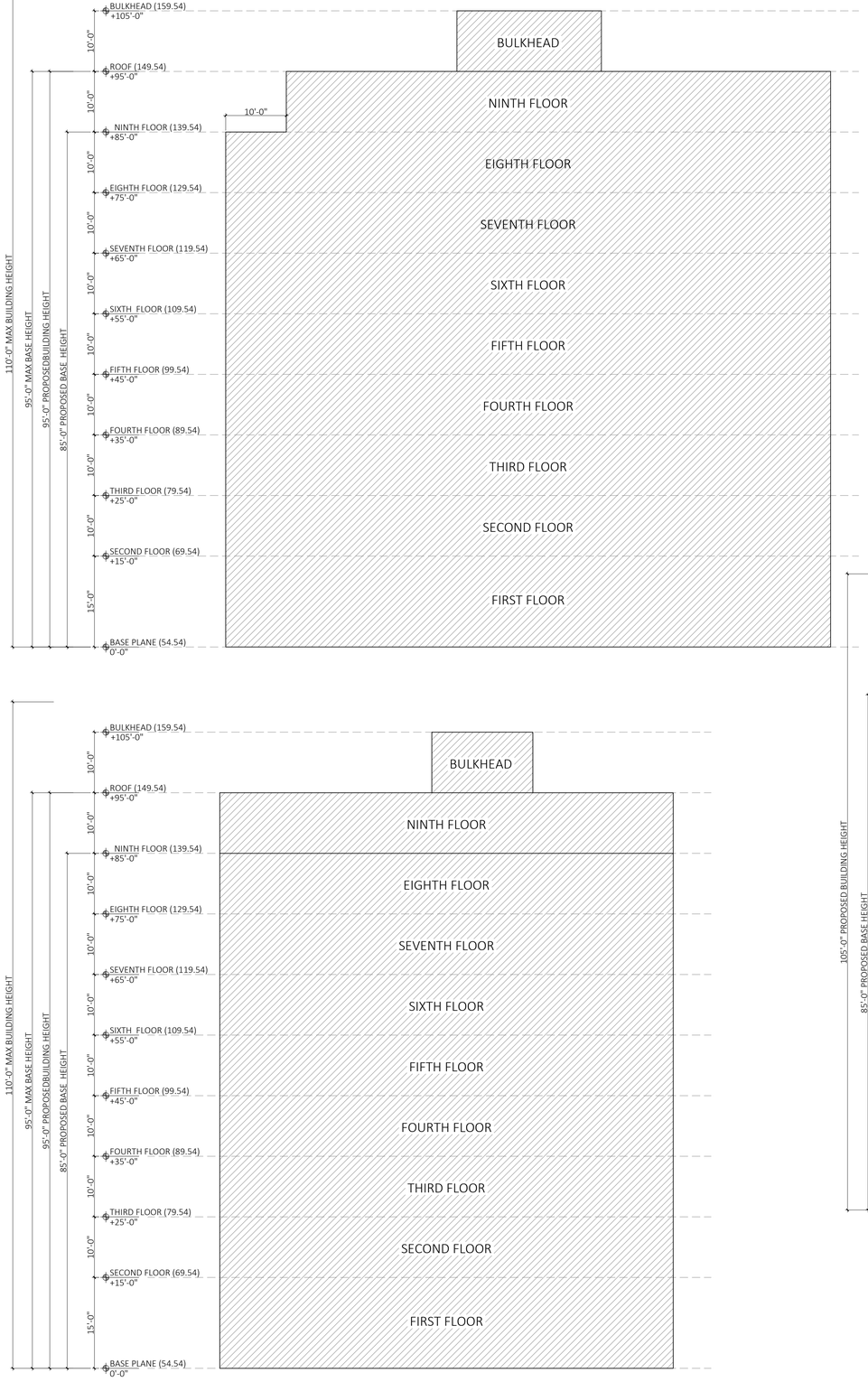
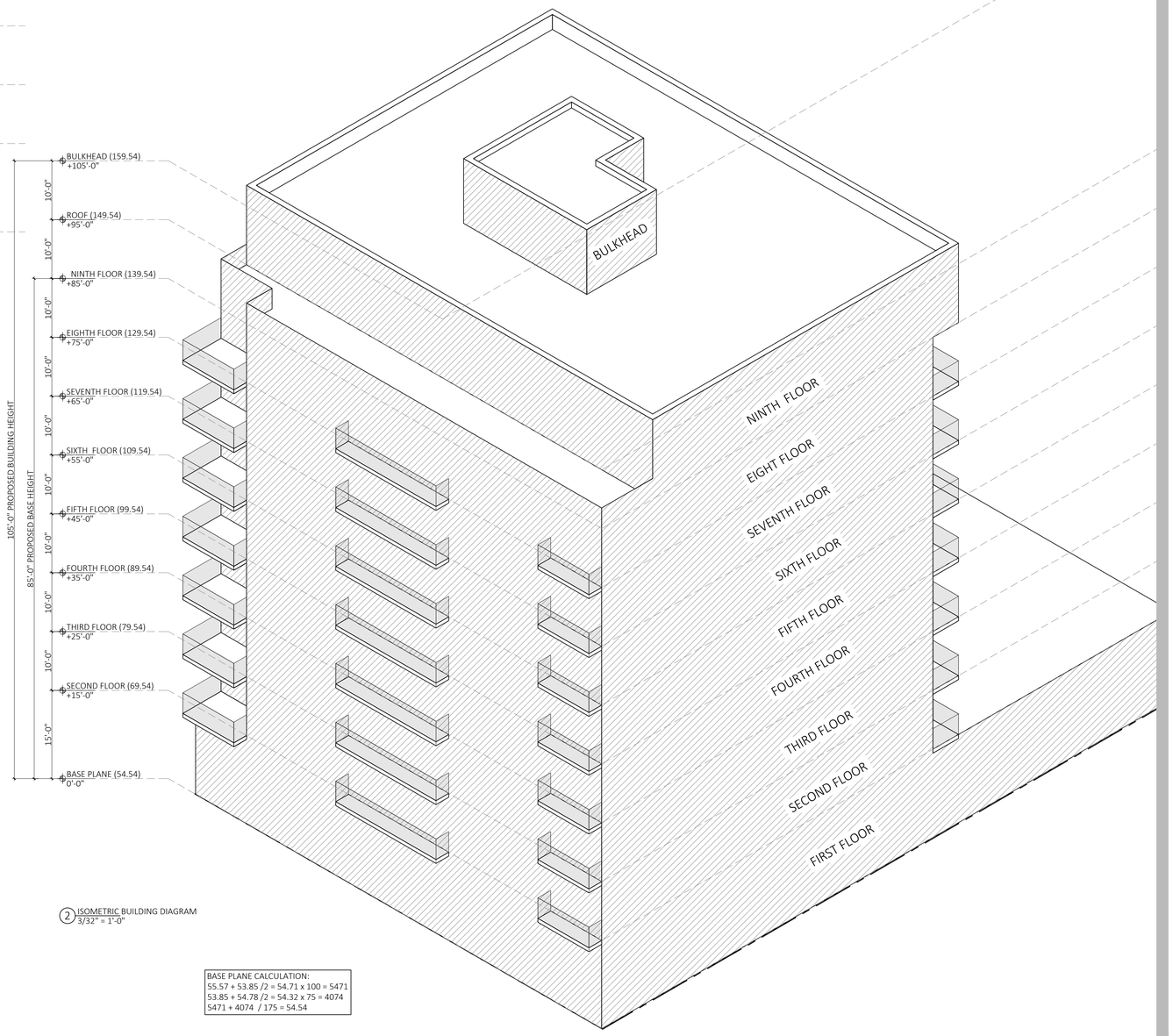


1 BASE HEIGHT AND SETBACK DIAGRAMS
3/32" = 1'-0"



2 ISOMETRIC BUILDING DIAGRAM
3/32" = 1'-0"

BASE PLANE CALCULATION:
55.57 + 53.85 /2 = 54.71 x 100 = 5471
53.85 + 54.78 /2 = 54.32 x 75 = 4074
5471 + 4074 / 175 = 54.54

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BUILDING HEIGHT AND SETBACK DIAGRAMS

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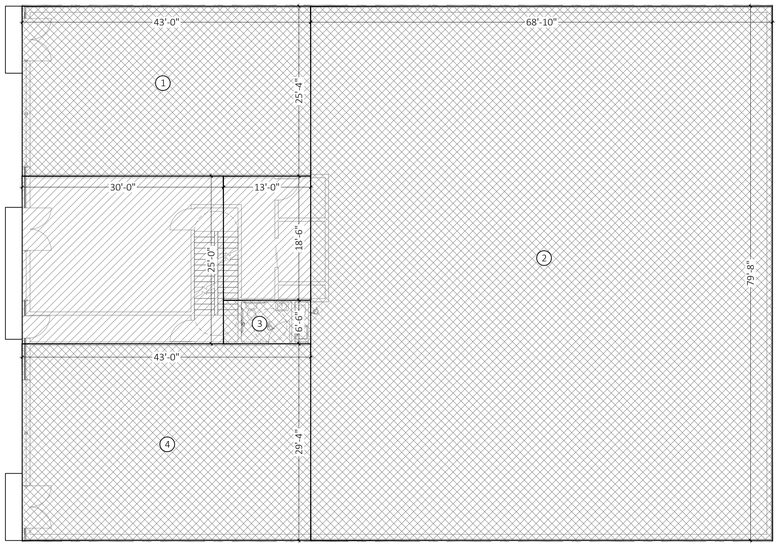
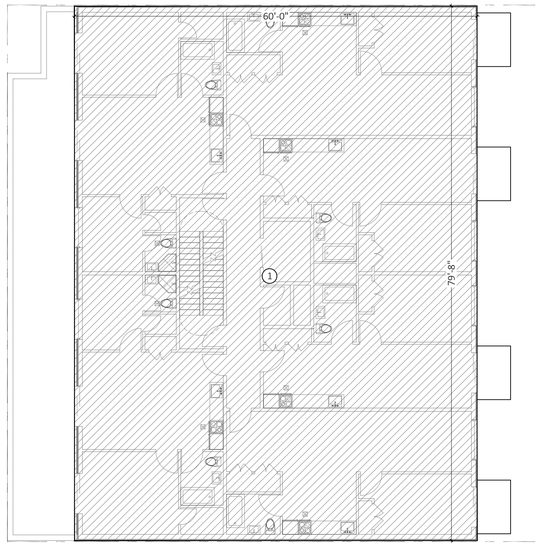


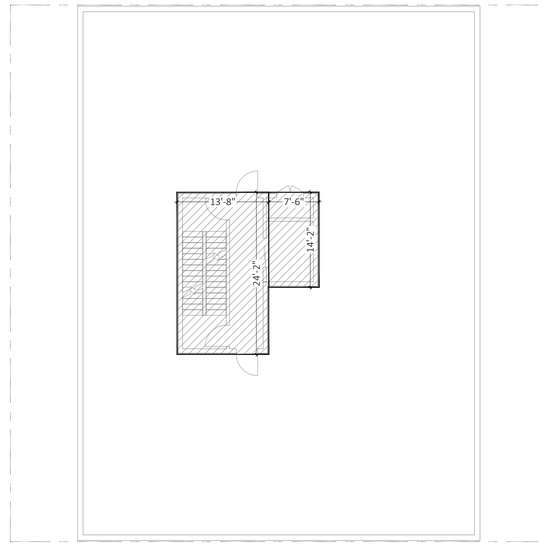
2 FIRST FLOOR GROSS AREA
3/32" = 1'-0"

FIRST FLOOR GROSS AREA		
1	43'-0" * 25'-4"	1089.3 SF.
2	68'-10" * 79'-8"	5483.7 SF.
3	13'-0" * 6'-6"	84.5 SF.
4	43'-0" * 29'-4"	1261.3 SF.
TOTAL COMMERCIAL		7918.9 SF.
5	30'-0" * 25'-0"	750.0 SF.
6	13'-0" * 18'-6"	240.5 SF.
TOTAL RESIDENTIAL		990.5 SF.
TOTAL FLOOR AREA		8909.4 SF.



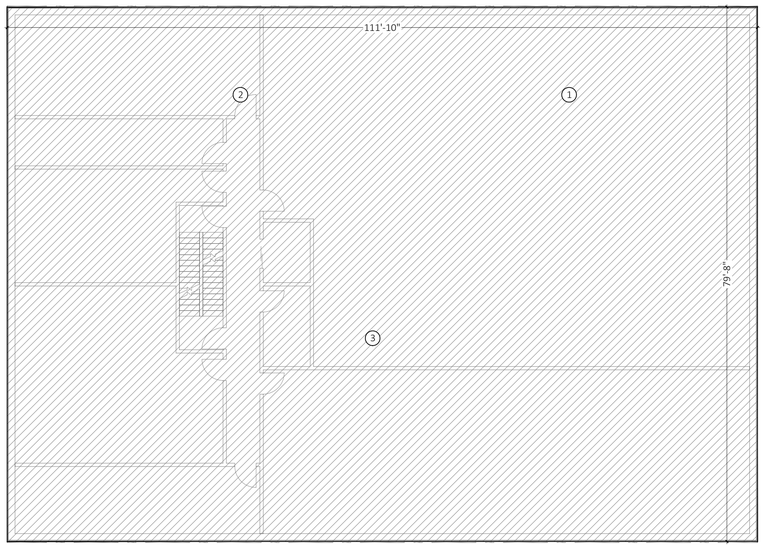
4 NINTH FLOOR GROSS AREA
3/32" = 1'-0"

9TH FLOOR GROSS AREA		
2	60'-0" * 79'-8"	4780.0 SF.
TOTAL		4780.0 SF.



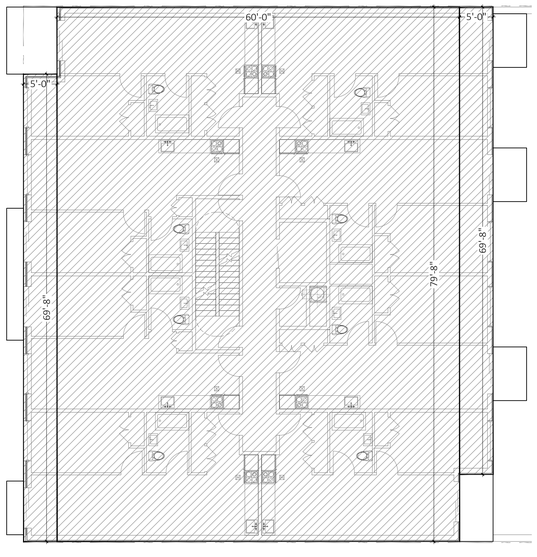
4 BULKHEAD GROSS AREA
3/32" = 1'-0"

ROOF FLOOR GROSS AREA		
1	13'-8" * 24'-2"	330.3 SF.
2	7'-6" * 14'-2"	106.2 SF.
TOTAL		436.5 SF.



1 CELLAR GROSS AREA
3/32" = 1'-0"

CELLAR GROSS AREA		
1	111'-10" * 79'-8"	8909.4 SF.
TOTAL		8909.4 SF.



4 SECOND - EIGHTH FLOOR GROSS AREA
3/32" = 1'-0"

2ND - 8TH FLOOR GROSS AREA		
1	5'-0" * 69'-8"	348.3 SF.
2	60'-0" * 79'-8"	4780.0 SF.
3	5'-0" * 69'-8"	348.3 SF.
TOTAL		5476.7 SF.

TOTAL GROSS FLOOR AREA		
	COMMERCIAL	RESIDENTIAL
CELLAR FLOOR		8909.4 SF.
FIRST FLOOR	7918.9 SF.	990.5 SF.
SECOND FLOOR		5476.7 SF.
THIRD FLOOR		5476.7 SF.
FOURTH FLOOR		5476.7 SF.
FIFTH FLOOR		5476.7 SF.
SIXTH FLOOR		5476.7 SF.
SEVENTH FLOOR		5476.7 SF.
EIGHTH FLOOR		5476.7 SF.
NINTH FLOOR		4780.0 SF.
BULKHEAD		436.5 SF.
TOTAL	7918.9 SF.	53453.1 SF.

JAY ARCHITECT
& ENGINEERING

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SITE MAP



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708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

GROSS FLOOR AREA
DIAGRAMS

PE'S APPROVAL

DOB SCAN

DATE 1/8/2024

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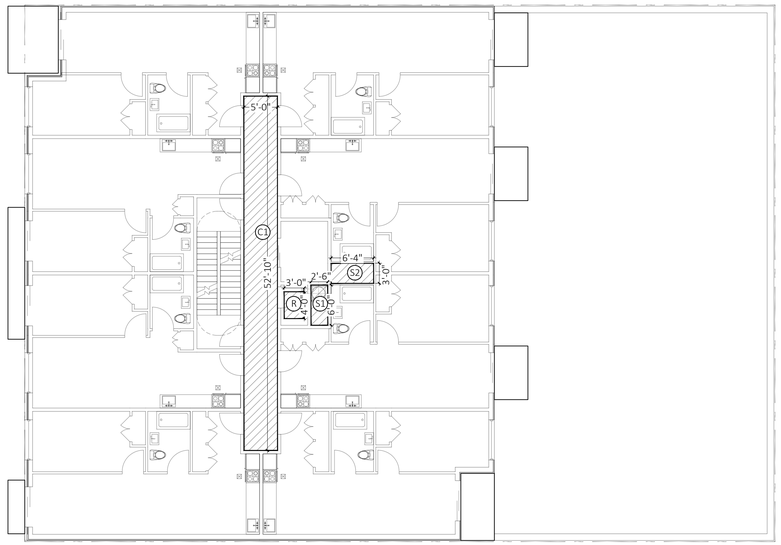
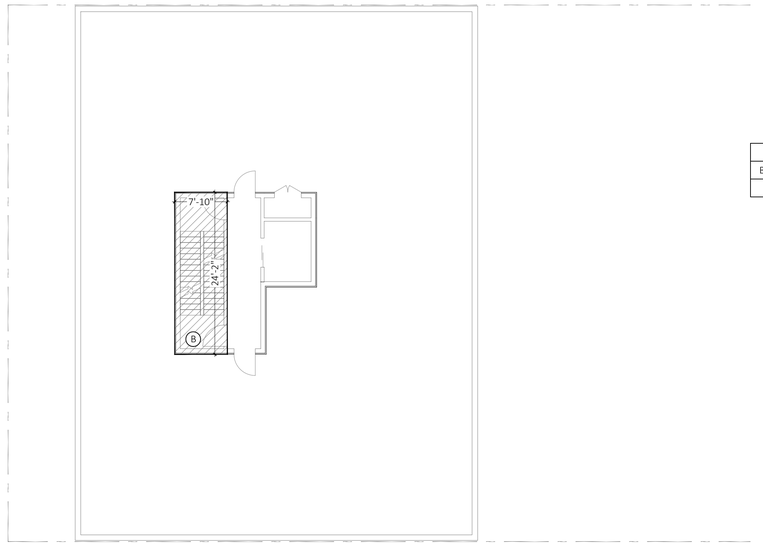


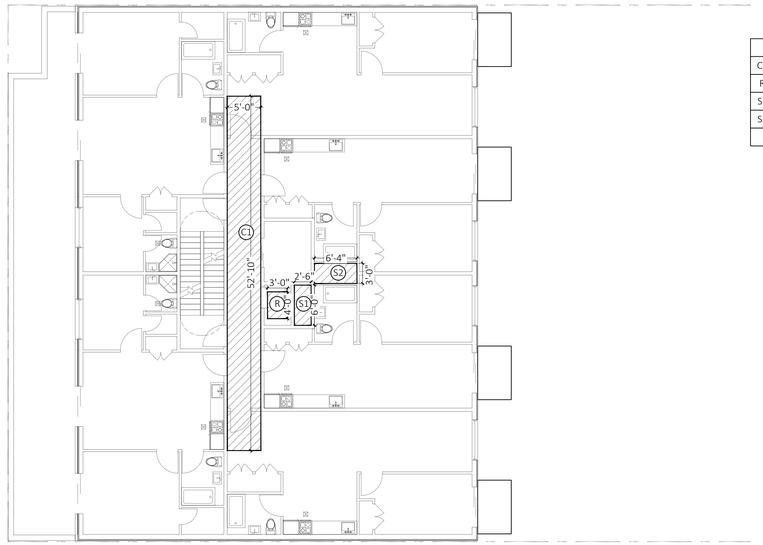
2 SECOND - EIGHT FLOOR DEDUCTIONS
3/32" = 1'-0"

2ND - 8TH FLOOR DEDUCTIONS		
C1	21'-6" * 20'-6" /2	220.4 SF.
R	3'-0" * 4'-0"	12.0 SF.
S1	2'-6" * 6'-0"	15.0 SF.
S2	3'-0" * 6'-4"	19.0 SF.
TOTAL DEDUCTIONS		266.4 SF.



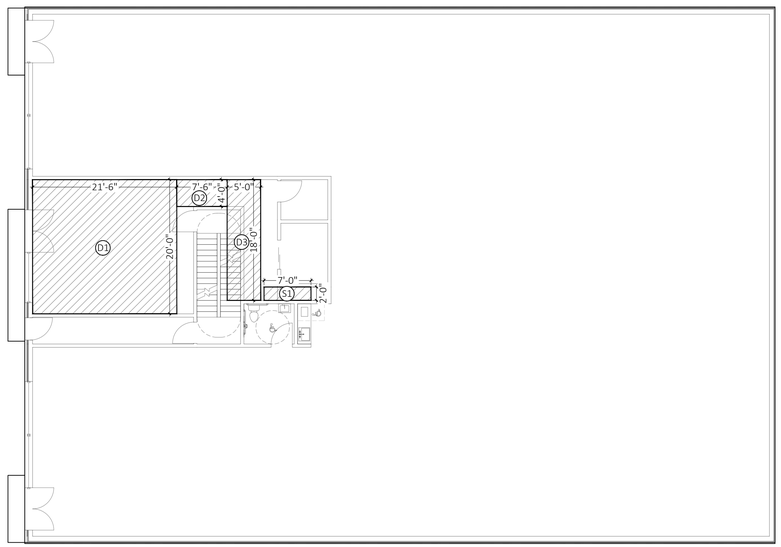
4 ROOF FLOOR DEDUCTIONS
3/32" = 1'-0"

ROOF FLOOR DEDUCTIONS		
B	7'-10" * 24'-2"	189.3 SF.
TOTAL DEDUCTIONS		189.3 SF.



3 NINTH FLOOR DEDUCTIONS
3/32" = 1'-0"

9TH FLOOR DEDUCTIONS		
C1	21'-6" * 20'-6" /2	220.4 SF.
R	3'-0" * 4'-0"	12.0 SF.
S1	2'-6" * 6'-0"	15.0 SF.
S2	3'-0" * 6'-4"	19.0 SF.
TOTAL DEDUCTIONS		266.4 SF.



1 FIRST FLOOR DEDUCTIONS
3/32" = 1'-0"

FIRST FLOOR DEDUCTIONS		
D1	21'-6" * 20'-6" /2	220.4 SF.
D2	7'-6" * 4'-0" /2	15.0 SF.
D3	5'-0" * 18'-0" /2	45.0 SF.
S1	2'-0" * 7'-0"	14.0 SF.
TOTAL DEDUCTIONS		294.4 SF.

TOTAL RESIDENTIAL FLOOR AREA CALCULATIONS

	GROSS FLOOR AREA	CORRIDOR DENSITY/DAYLIGHT	REFUSE	SHAFTS	TOTAL DEDUCTIONS	NET FLOOR AREA
CELLAR	8909.4 SF.					
FIRST FLOOR	990.5 SF.	280.4 SF.		14.0 SF.	294.4 SF.	696.1 SF.
SECOND FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
THIRD FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
FOURTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
FIFTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
SIXTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
SEVENTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
EIGHTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
NINTH FLOOR	4780.0 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	4513.6 SF.
BULKHEAD	436.5 SF.				189.3 SF.	247.2 SF.
TOTAL	53453.1 SF.	2043.4 SF.	96.0 SF.	286.0 SF.	2614.7 SF.	41929.0 SF.

JAY ARCHITECT
& ENGINEERING

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SITE MAP



LOCATION

708 MYRTLE AVE.
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DRAWING TITLE

DEDUCTION DIAGRAMS

PE'S APPROVAL

DOB SCAN

DATE 1/8/2024

DRAWING BY Chaim kohl

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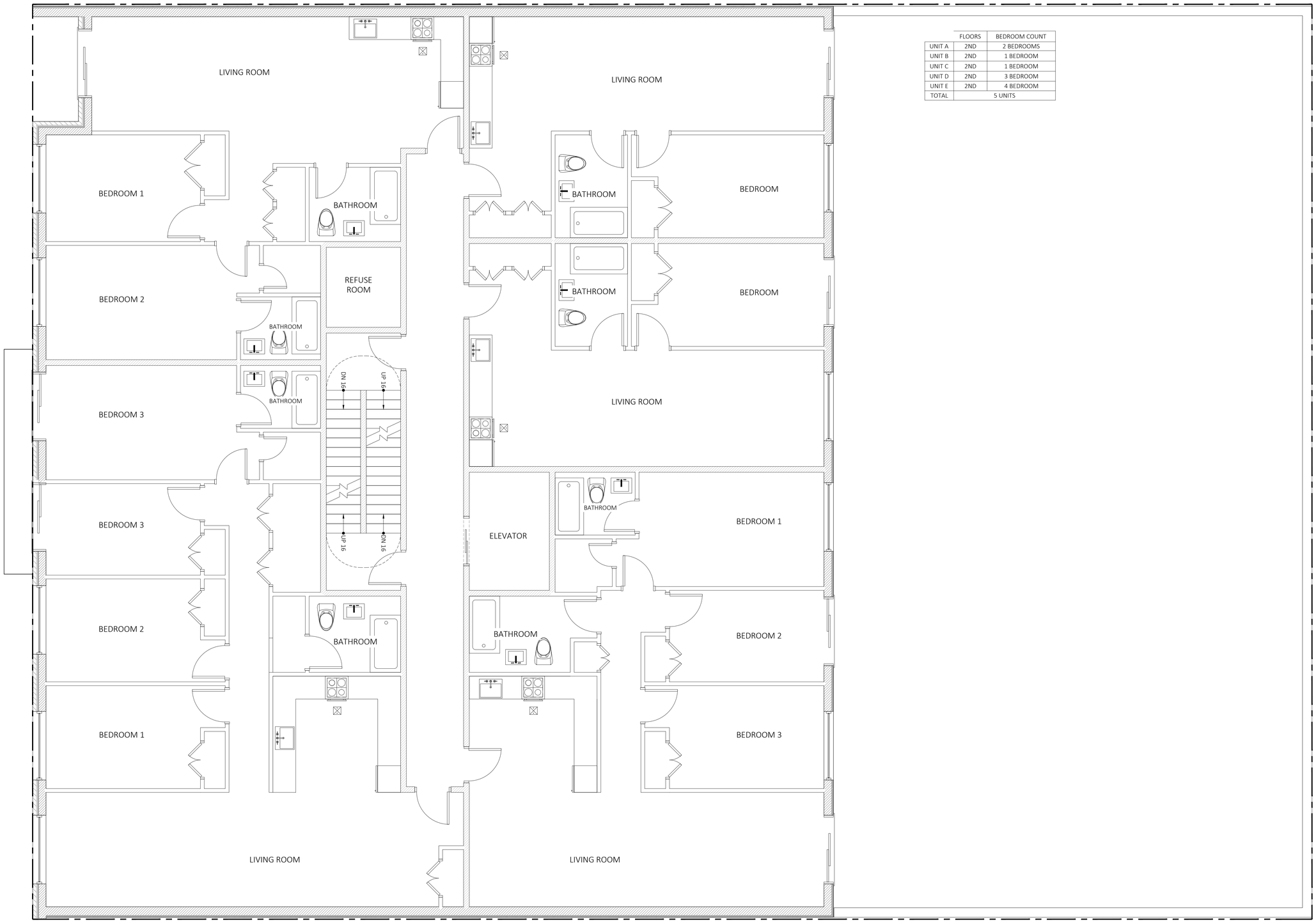

	FLOORS	BEDROOM COUNT
UNIT A	2ND	2 BEDROOMS
UNIT B	2ND	1 BEDROOM
UNIT C	2ND	1 BEDROOM
UNIT D	2ND	3 BEDROOM
UNIT E	2ND	4 BEDROOM
TOTAL	5 UNITS	

1 SECOND FLOOR PLAN
Scale:1/4" = 1'-0"

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SECOND FLOOR PLAN

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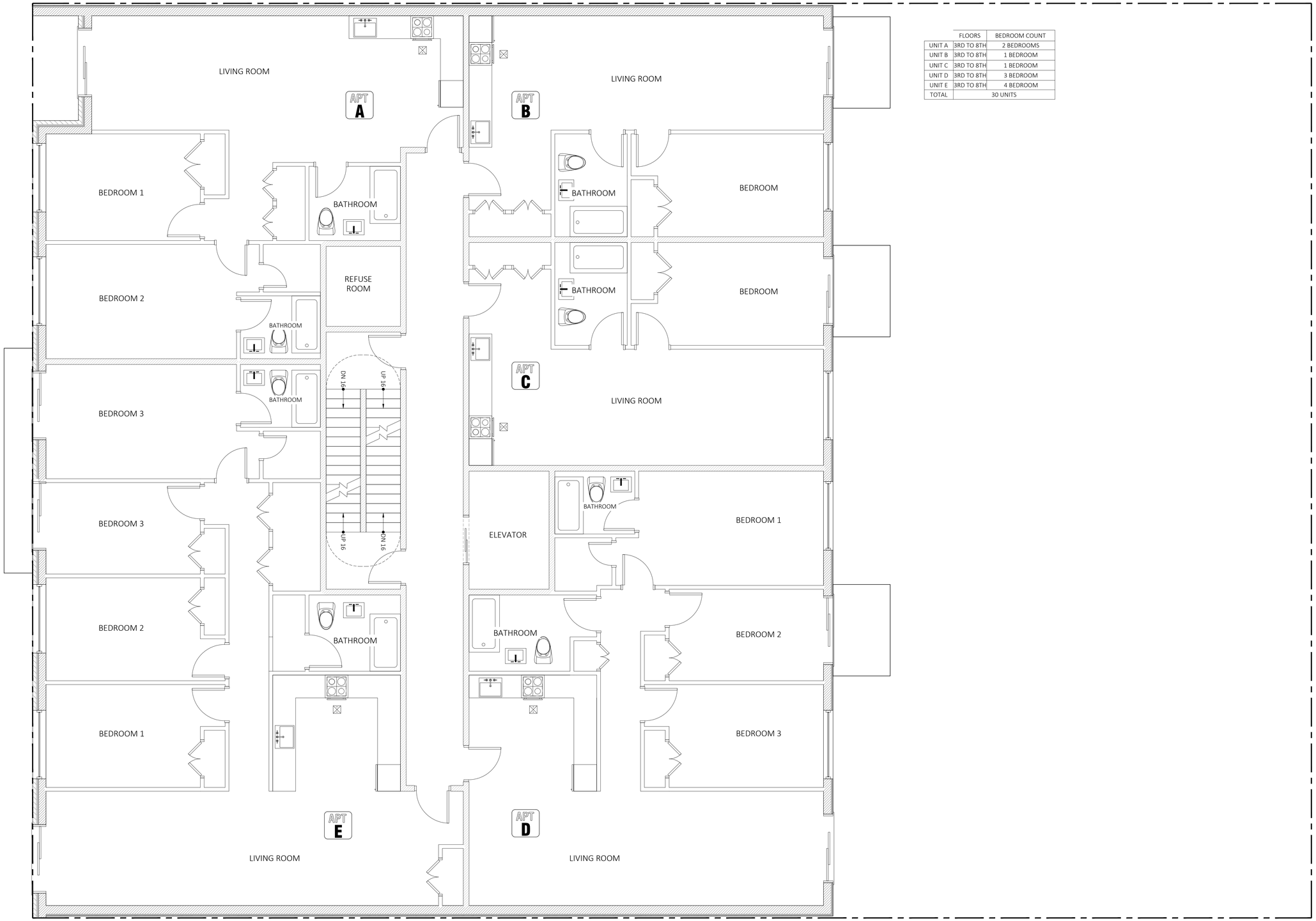

	FLOORS	BEDROOM COUNT
UNIT A	3RD TO 8TH	2 BEDROOMS
UNIT B	3RD TO 8TH	1 BEDROOM
UNIT C	3RD TO 8TH	1 BEDROOM
UNIT D	3RD TO 8TH	3 BEDROOM
UNIT E	3RD TO 8TH	4 BEDROOM
TOTAL	30 UNITS	

1 THIRD - EIGHTH FLOOR PLAN
Scale:1/4" = 1'-0"

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THIRD - EIGHTH FLOOR PLAN

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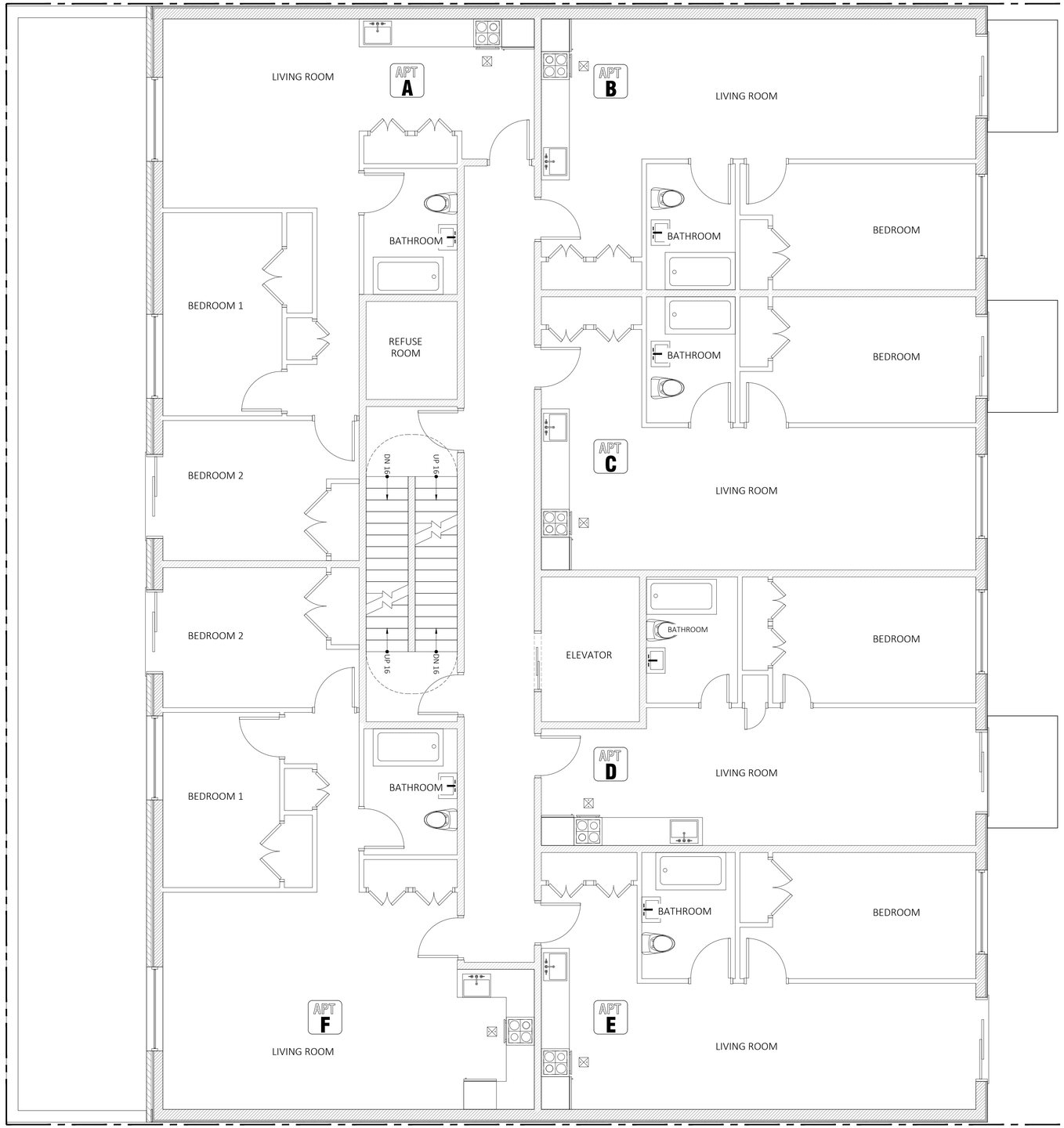

	FLOORS	BEDROOM COUNT
UNIT A	9TH	2 BEDROOMS
UNIT B	9TH	1 BEDROOM
UNIT C	9TH	1 BEDROOM
UNIT D	9TH	1 BEDROOM
UNIT E	9TH	1 BEDROOM
UNIT F	9TH	2 BEDROOMS
TOTAL	6 UNITS	

1 NINTH FLOOR PLAN
Scale:1/4" = 1'-0"

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NINTH FLOOR PLAN

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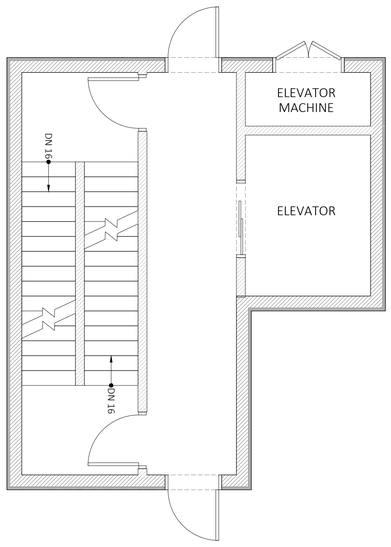

1 ROOF PLAN
Scale:1/4" = 1'-0"

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ROOF PLAN

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SHEET NO.

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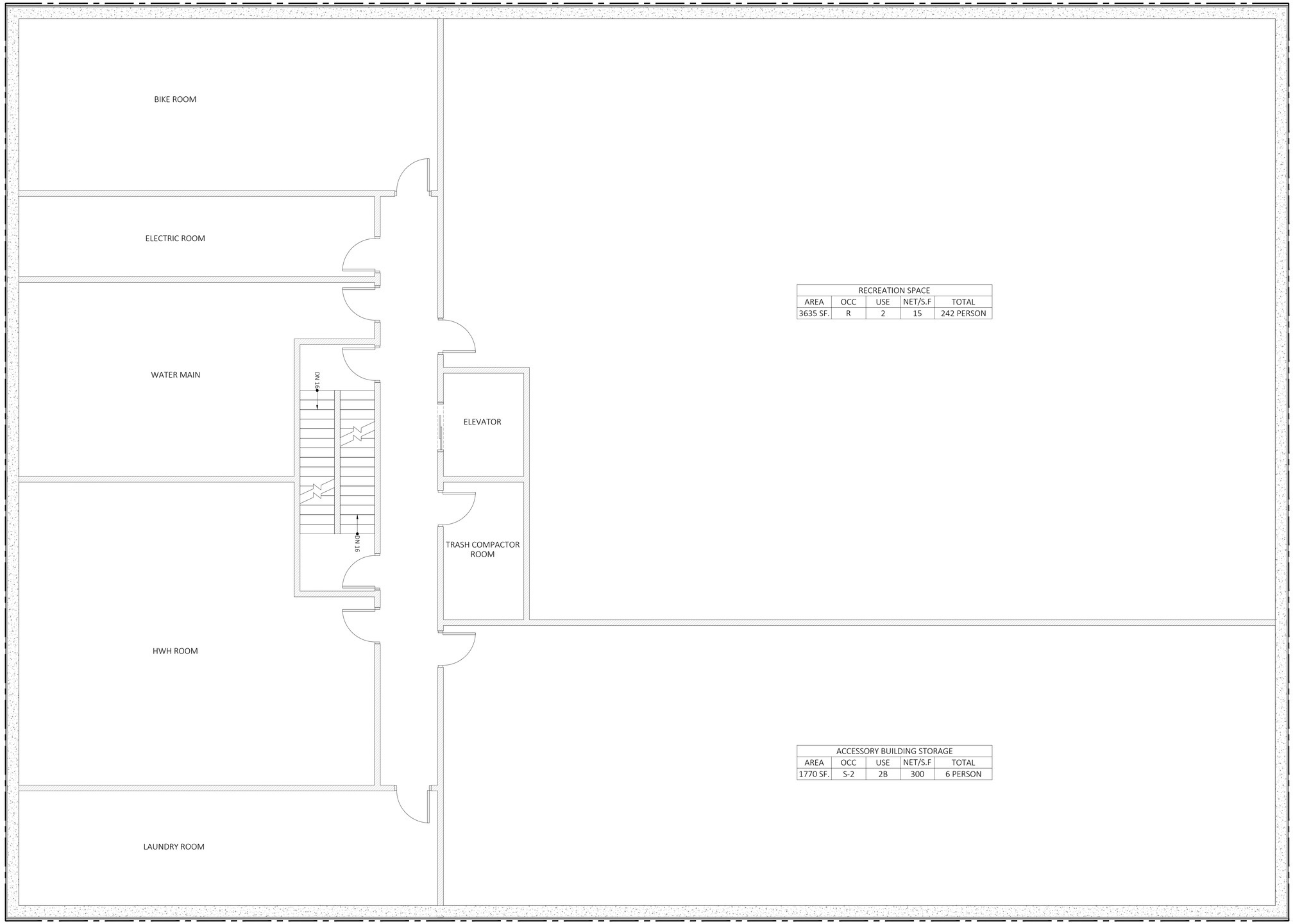


RECREATION SPACE				
AREA	OCC	USE	NET/S.F	TOTAL
3635 SF.	R	2	15	242 PERSON

ACCESSORY BUILDING STORAGE				
AREA	OCC	USE	NET/S.F	TOTAL
1770 SF.	S-2	2B	300	6 PERSON

1 CELLAR PLAN
Scale:1/4" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

CELLAR FLOOR PLAN

PE'S APPROVAL

DOB SCAN

DATE 1/26/2022

DRAWING BY Chaim kohl

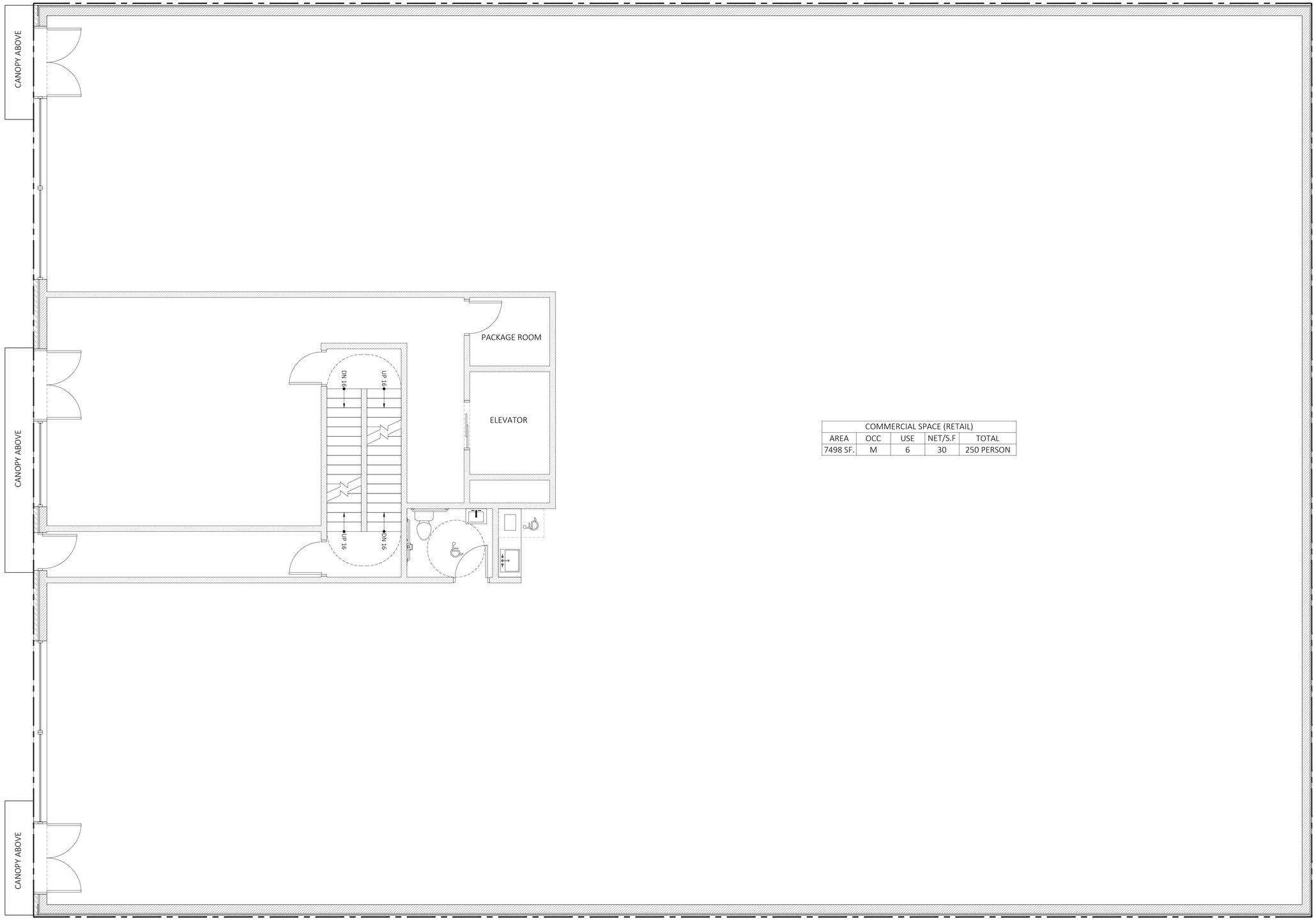
SEAL AND SIGNATURE

DRAWING NO.

A-100.00

SHEET NO.

03 OF 9



COMMERCIAL SPACE (RETAIL)				
AREA	OCC	USE	NET/S.F	TOTAL
7498 SF.	M	6	30	250 PERSON

1 FIRST FLOOR PLAN
Scale:1/4" = 1'-0"

JAY ARCHITECT
& ENGINEERING

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SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

FIRST FLOOR PLAN

PE'S APPROVAL

DOB SCAN

DATE 1/26/2022

DRAWING BY Chaim kohl

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A-101.00

SHEET NO.

04 OF 9



1 FRONT ELEVATION
Scale:1/8" = 1'-0"

2 REAR ELEVATION
Scale:1/8" = 1'-0"

JAY ARCHITECT
& ENGINEERING

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SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

FRONT ELEVATIONS

PE'S APPROVAL

DOB SCAN

DATE 1/28/2022

DRAWING BY Chaim kohl

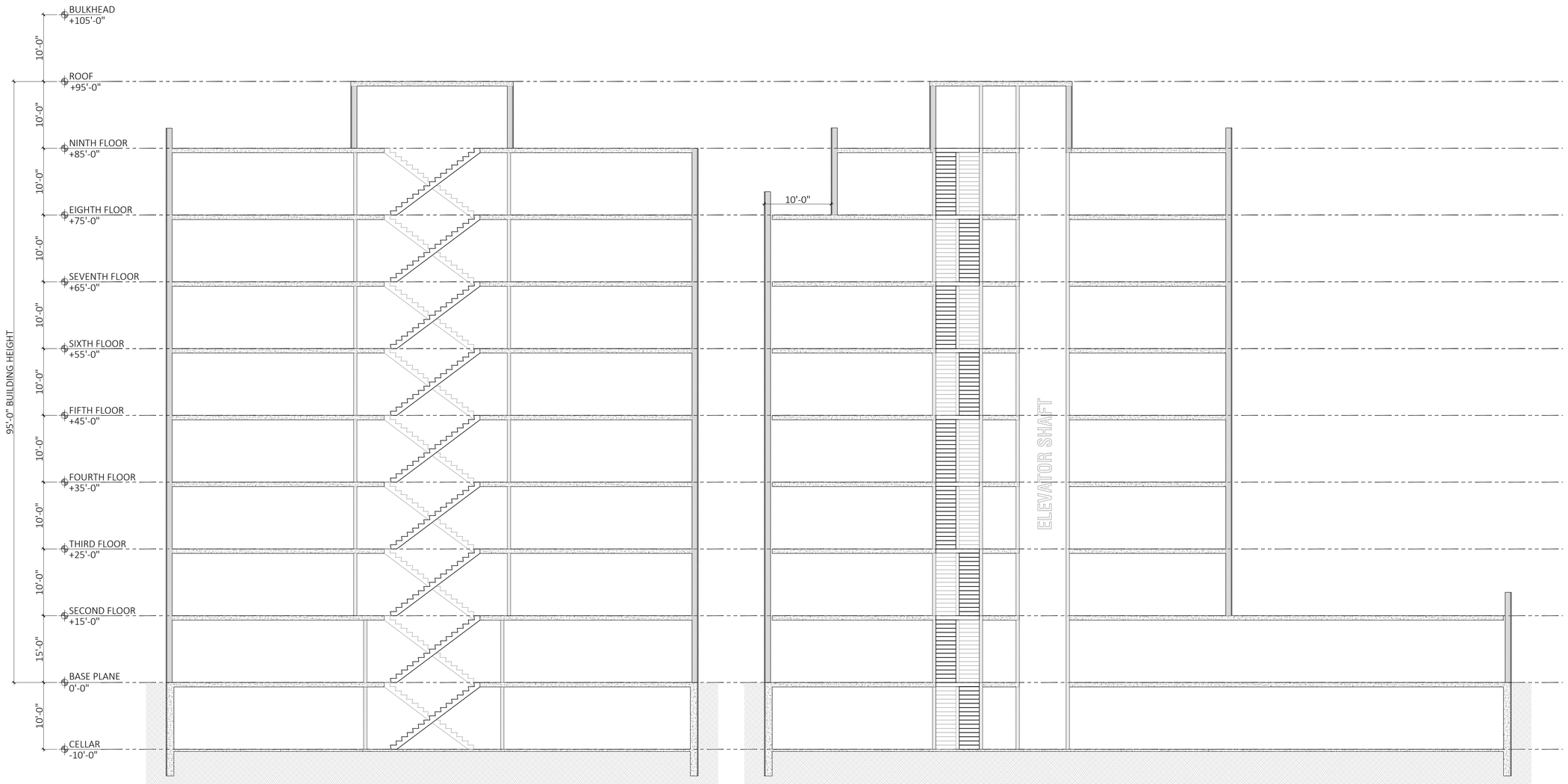
SEAL AND SIGNATURE

DRAWING NO.

A-200.00

SHEET NO.

08 OF 9



1 CROSS SECTION
Scale:1/8" = 1'-0"

2 LONGITUDINAL SECTION
Scale:1/8" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

BUILDING SECTION CUTS

PE'S APPROVAL

DOB SCAN

DATE 1/25/2022

DRAWING BY Chaim kohl

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A-300.00

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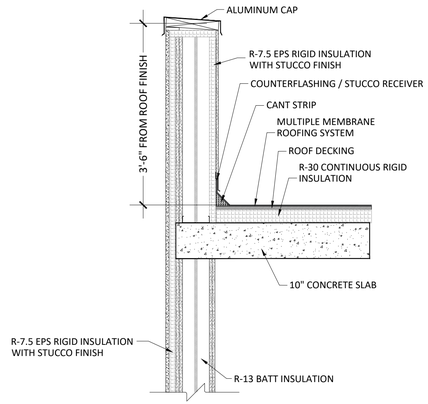
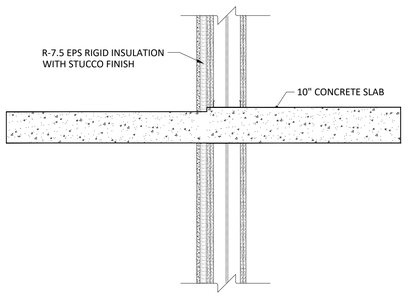
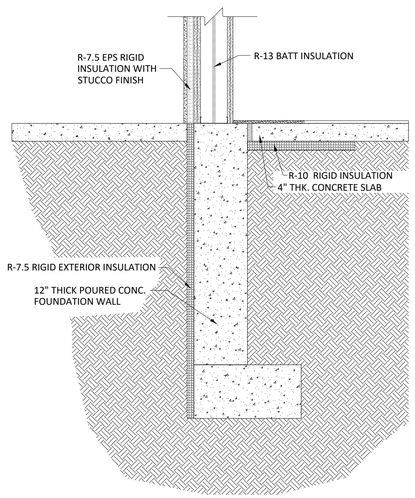


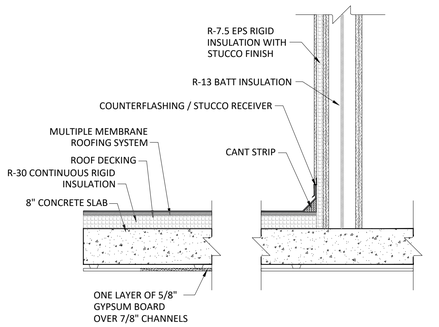
3 ROOF PARAPET DETAIL
Scale: 3/4"=1'-0"



2 BALCONY DETAIL
Scale: 3/4"=1'-0"



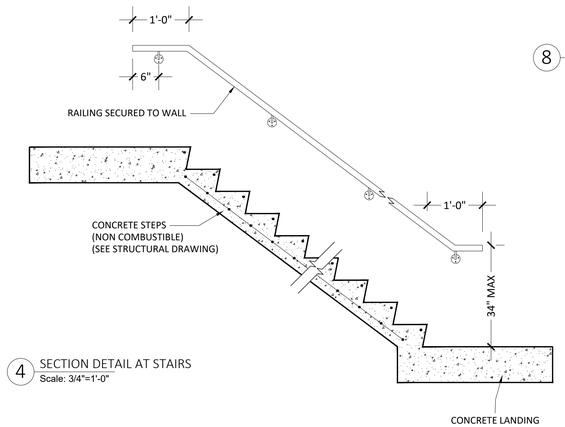
1 FOUNDATION DETAIL (UNEXCEVATED)
Scale: 3/4"=1'-0"



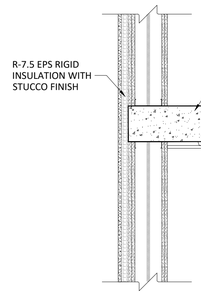
5 ROOF ASSEMBLY
Scale: 3/4"=1'-0"

6 ROOF EDGE
Scale: 3/4"=1'-0"

7 CEILING ASSEMBLY
Scale: 3/4"=1'-0"



4 SECTION DETAIL AT STAIRS
Scale: 3/4"=1'-0"

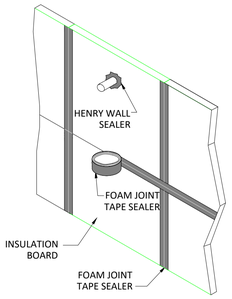


8 WALL DETAIL
Scale: 3/4"=1'-0"

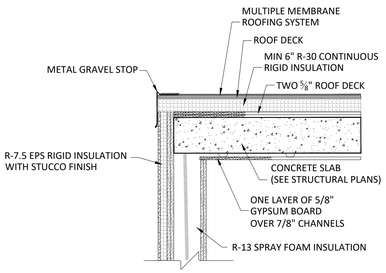
AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS.AIR BARRIER PENETRATIONS SHALL BE SEALED IN ACCORDANCE WITH SECTION C402.4.2.THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION

ALL VENT AND FLUES TO BE THERMALLY SEALED WITH Henry roof coating (or equivalent) ASTM D2370

ALL INSULATION BOARD JOINT AND SEAMS TO BE SEALED WITH Owens Corning™ JointSealR™ Foam Joint Tape SEALER



10 INSULATION DETAIL
Scale: 3/4"=1'-0"



9 ROOF EDGE DETAIL
Scale: 3/4"=1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE. BROOKLYN N.Y. 11205

DRAWING TITLE

SECTION CUT DETAILS

PE'S APPROVAL

DOB SCAN

DATE 1/25/2022

DRAWING BY Chaim kohl

SEAL AND SIGNATURE

DRAWING NO.

A-301.00

SHEET NO.

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