

**LEGAL DESCRIPTION:**  
 APN: 5471-023-003  
 Tract 4421  
 Lot 3  
 Block: none

**PROPERTY ADDRESS:**  
 632 Cross Ave  
 Los Angeles, CA 90063

**AREA CALCULATIONS**

Gross Floor Area: 1,226 sq.ft.  
 Landscape Area: 3,198 sq.ft.  
 Lot Coverage: 18%  
 Lot Area: 4,190 sq.ft.  
 Lot Coverage per 12.21.C.10 (e):  
 Area of buildings or structures > 6'-0" above grade = 970 sq.ft.  
 Lot Coverage: 23.15% (not to exceed 45% per 12.21.C.10 (e))  
 Mt. Washington Fall = .5 x Lot Area = 2,095 sq.ft.

revision  
 Plan Check sub: 08/17/19  
 PC No. 1 xx/xx/19

project owner  
 Project Address:  
 3150 London Street  
 Los Angeles, CA 90008  
 john.reynolds@protonmail.com  
 C: 646-285-5624

project number  
 080018  
 031018  
 03184



project file  
 CRS



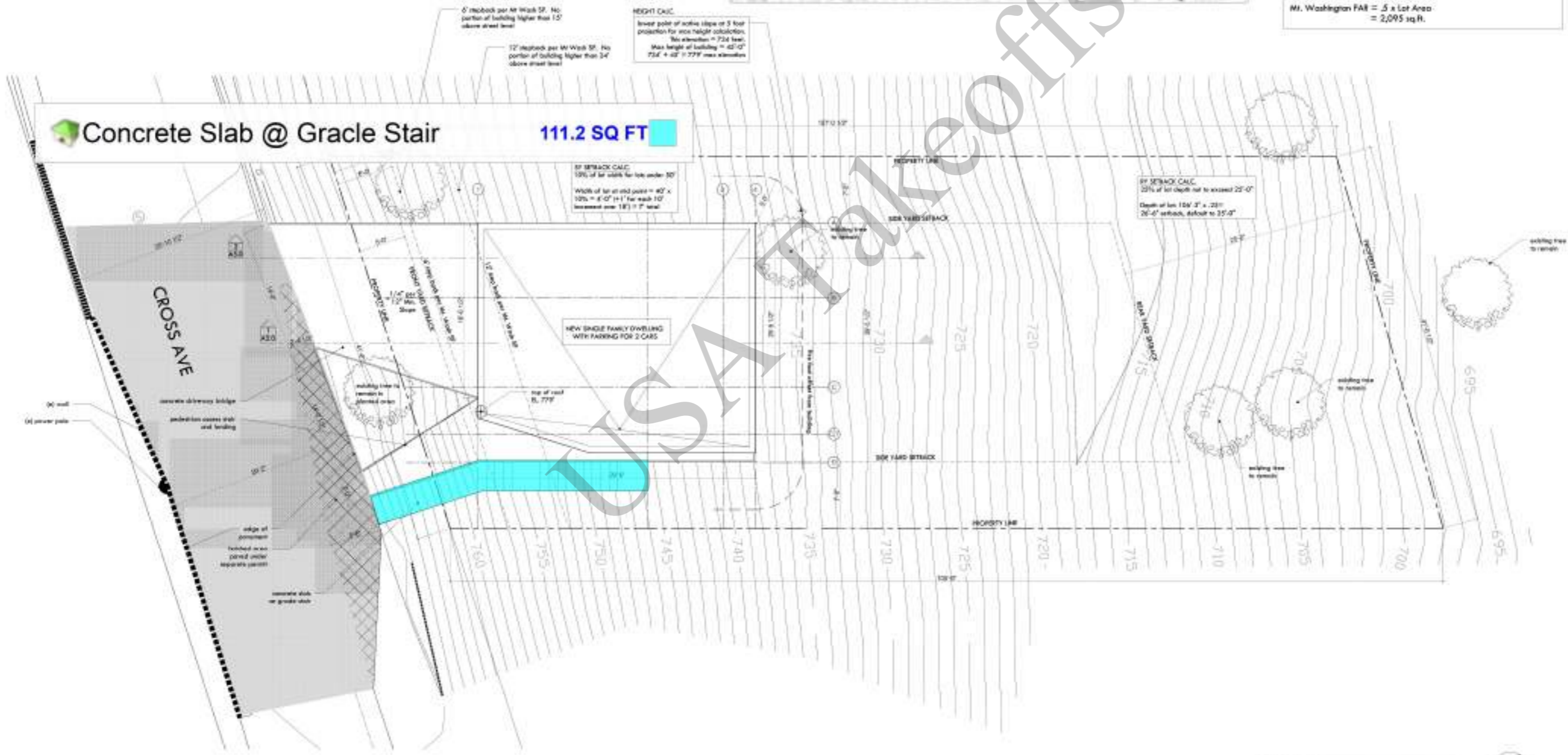
drawing

Site Plan

A 1.0

scale  
 revision  
 drawn by

7/7/2020 9:43 AM  
 1



**Concrete Slab @ Grace Stair 111.2 SQ FT**

**SETBACK CALC.**  
 15% of lot width for lots under 50'  
 Width of lot at end point = 42' x  
 15% = 6'-3" + 1' for each 10'  
 (maximum over 18') = 7' total

**SETBACK CALC.**  
 25% of lot depth not to exceed 25'-0"  
 Depth of lot 126' 2" x .25"  
 26'-6" setback, default to 35'-0"

**NEW SINGLE FAMILY DWELLING WITH PARKING FOR 2 CARS**



- A
- B
- C
- E
- D
- F
- Manual Shut-Off Valve
- Water Meter
- Irrigation Controller
- Concrete Driveway (372 SF)
- Landscape Area (3198 SF)
- (3/4" Dia) Supply Pipe (Supply House) 239.3 FT
- (90 D) Bend 6.0
- (1/4" Dia) Supply Pipe (Supply Hose) 127.5 FT
- (1/2" Dia) Supply Pipe (Supply Hose) 90.7 FT
- Tee 25.0
- (1/2" Dia) gpa Drip 30.0
- (45 D) Bend 5.0
- (1" Dia) gpa Drip 12.0

**IRIGATION LEGEND**

Symbol	Type	Spec	Material # (if applicable)
—	Supply Hose	3/4" ID	
—	Supply Hose	1/2" ID	
—	Supply Hose	1/2" ID	
•	Drip	2 gpa	Plan Item 5400
•	Drip	1 gpa	Plan Item 5410
•	Drip	1/2 gpa	Plan Item 5405
•	Full Circle Spray Irrigation	Watts	Plan Item 5415

**PLANTING LEGEND (NEW) 100% CA Native**

Symbol	Common Name	Scientific Name	Quantity	Diameter (at Top Line)	Water Use Type (WUCOLS)	HYDROZONE
A	California Calliberry	Rhamnus Californica	4	7"	Very Low	LOW WATER NEW
B	Red Calliberry	Rhamnus Red	4	6"	Low	LOW WATER NEW
C	Agave Luffball	Sisal Luffa	9	4"	Low	LOW WATER NEW
D	Flowering Ash	Fraxinus Dipetala	2	12"	Very Low	LOW WATER NEW
E	Malibu Poppy	Argemone	3	6"	Low	LOW WATER NEW
F	St. Catherine's Lace	Argemone algonquiana	4	6"	Low	LOW WATER NEW

**PLANTING LEGEND (EXISTING)**

Symbol	Common Name	Scientific Name	Quantity	Diameter (at Top Line)	Water Use Type (WUCOLS)	HYDROZONE
000	Mexican Sycamore	Platanus mexicana	1	28"	Low	LOW WATER (E)
307	SoCal Black Walnut	Juglans Californica	1	30"	Low	LOW WATER (E)
008	SoCal Black Walnut	Juglans Californica	1	37"	Low	LOW WATER (E)
009	SoCal Black Walnut	Juglans Californica	1	18"	Low	LOW WATER (E)
008	SoCal Black Walnut	Juglans Californica	1	30"	Low	LOW WATER (E)

**GREEN BUILDING SQ. FT. BREAKDOWN**

Category	Sq. Ft.
Concrete (driveway)	372
Decks/Patios	0
Plants (new)	27
Plants (existing)	5
Non landscaped area (gravel)	0
<b>Total Landscape area</b>	<b>3198 sq. ft.</b>

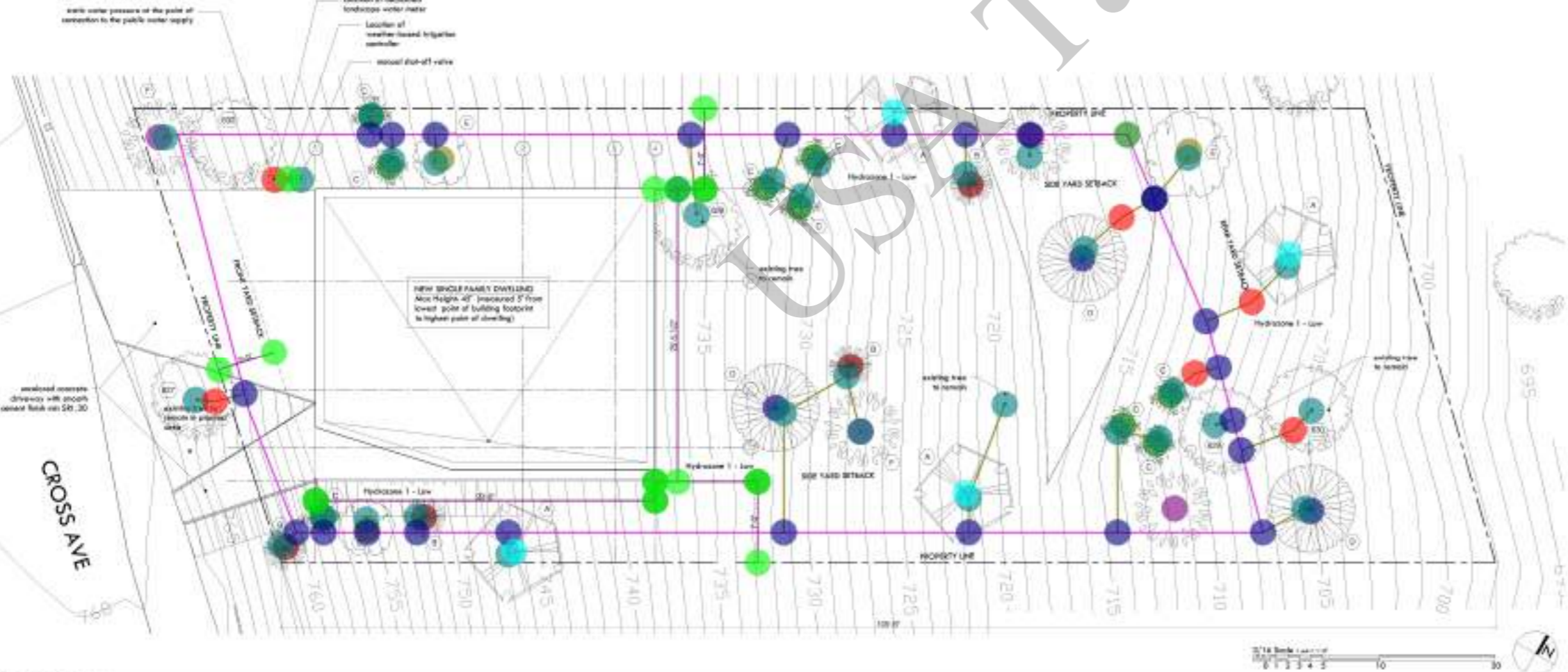
  

**HARDSCAPING CALCULATIONS**

1. 100% Recycled concrete for all concrete with a minimum of 20% recycled aggregate and a minimum of 10% recycled aggregate.

TOTAL HARDSCAPE AREA = 350 sq. ft.

4 PLANTS & IRRIGATION 3



LANDSCAPE PLAN SCALE: 3/16"=1'-0"

- LANDSCAPE PLAN NOTES**
- Refer to grading and landscape plans for utility locations, drainage, and grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
  - Verify locations of perimeter site improvements installed under other utilities. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
  - Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to a good location in field.
  - Verify plant counts and square footages. Quantities are provided as Green Information only. If quantities on plans do not differ from graphic indicators, these quantities shall prevail.
  - Contact the local underground utility services for utility location and identification.
  - Perform excavation to the ability of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
  - Trees shall bear some relation to finished grade as it bears to existing.
  - Trees to be planted a minimum of 4 feet from face of building, or pavement, except as approved by Landscape Architect.
  - Provide matching forms and sites for plant materials within each species and site designated on the drawings.
  - Prune newly planted trees only as allowed by Landscape Architect.
  - Align and square up trees in all directions from outside to designated per these areas and drawings.
  - Finish grades of planter areas shall be 2 inches below existing paving or top of soil unless otherwise noted.
  - Provide qualified edging or divider between planting beds.
  - Remove sticks with edge from rootball.
  - Cut and remove bark from top 1/3 of ball.
  - A diagram of the irrigation pipe showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
  - An irrigation audit report shall be completed at the time of final inspection.
  - A certificate of completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.
  - For soils less than 8% organic matter to the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil.
  - Recirculating water systems shall be used for water features.
  - A minimum 2 inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, excepting or existing ground covers, or other existing applications where such is contraindicated.
  - Check Valves or anti-siphon valves are required on all irrigation heads where low point drainage could occur.
  - Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation device.
  - At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation restrictions.
  - For projects that include landscape work, the Landscape Certification, Form DSH 12 shall be completed prior to final inspection approval.
  - Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable landscape.
- NOTES FOR GREEN BUILDING**
- Materials delivered to construction site shall be protected from rain or other sources of moisture.
  - Construction waste shall be reduced by 50% and removed by City of Los Angeles certified hauler.
  - An operation and Maintenance Manual including, or a minimum, the items listed in Section 4.410.1 shall be completed and placed in the building at the time of final inspection.
  - All dust and other related air contaminants component openings shall be covered with tape, plastic, or dust seal until the final startup of the heating, cooling, and ventilation equipment.
  - Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.554.1-4.554.3.
  - GRN 2 shall be completed and certified prior to final inspection approval.
  - 80% of the total mass weighting volatile flammings shall comply with the VOC emission limits defined in the CDPH High Performance Products Database.
  - New laminated plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits listed in Table 4.201.2.
  - Form GRN 3, shall be completed prior to final inspection approval.
  - Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall be enclosed until it is inspected and found to be satisfactory by the building inspector.
  - Heating and air-conditioning systems shall be sized and designed using ASHRAE Manual J-2004, ASHRAE Manual S-2009 or ASHRAE Handbook and have each equipment selected in accordance with ASHRAE 90.1-2004.
  - A finish base of 1/2 inch or larger clear aggregate shall be provided for the proposed slab on grade construction.
  - A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction.
  - Leds shall be installed on all publicly accessible facades and hose bibs.
  - Any permanently installed outdoor irrigation existing past end of use shall be equipped with a timer having a manual or pre-programmed reset system. For irregular shaped ponds where it is infeasible to cover 100 percent of the pond due to its irregular shape a minimum of 80 percent of the pond shall be covered.
  - Where groundwater is being extracted and discharged, a system for such reuse of the groundwater shall be developed and constructed if the groundwater will not be discharged to the sewer.
  - The hot water system shall not allow more than 8 gallons of water to be delivered to any fixture before hot water arrives or shall comply with other Los Angeles Plumbing Code Section 8104.1.2 or 8104.1.3.

2 LANDSCAPING NOTES 1

revision:  
Plan Check date: 05/17/19  
PC No. 1 05/16/19

project owner:  
Project Address:  
3734 London Street  
Los Angeles, CA 90025  
per: [signature]  
C 941-293-3514

permit numbers:  
1000000070  
1000000108  
1000000104  
1000000104

**USA TAKEOFFS**  
CONSTRUCTION ESTIMATING SERVICES

project no:  
**CRS**

drawing:  
**Landscape Plan**

**A 1.1**

date:  
revision:  
checked by:  
7/7/2020 9:44 AM  
10/10/2019

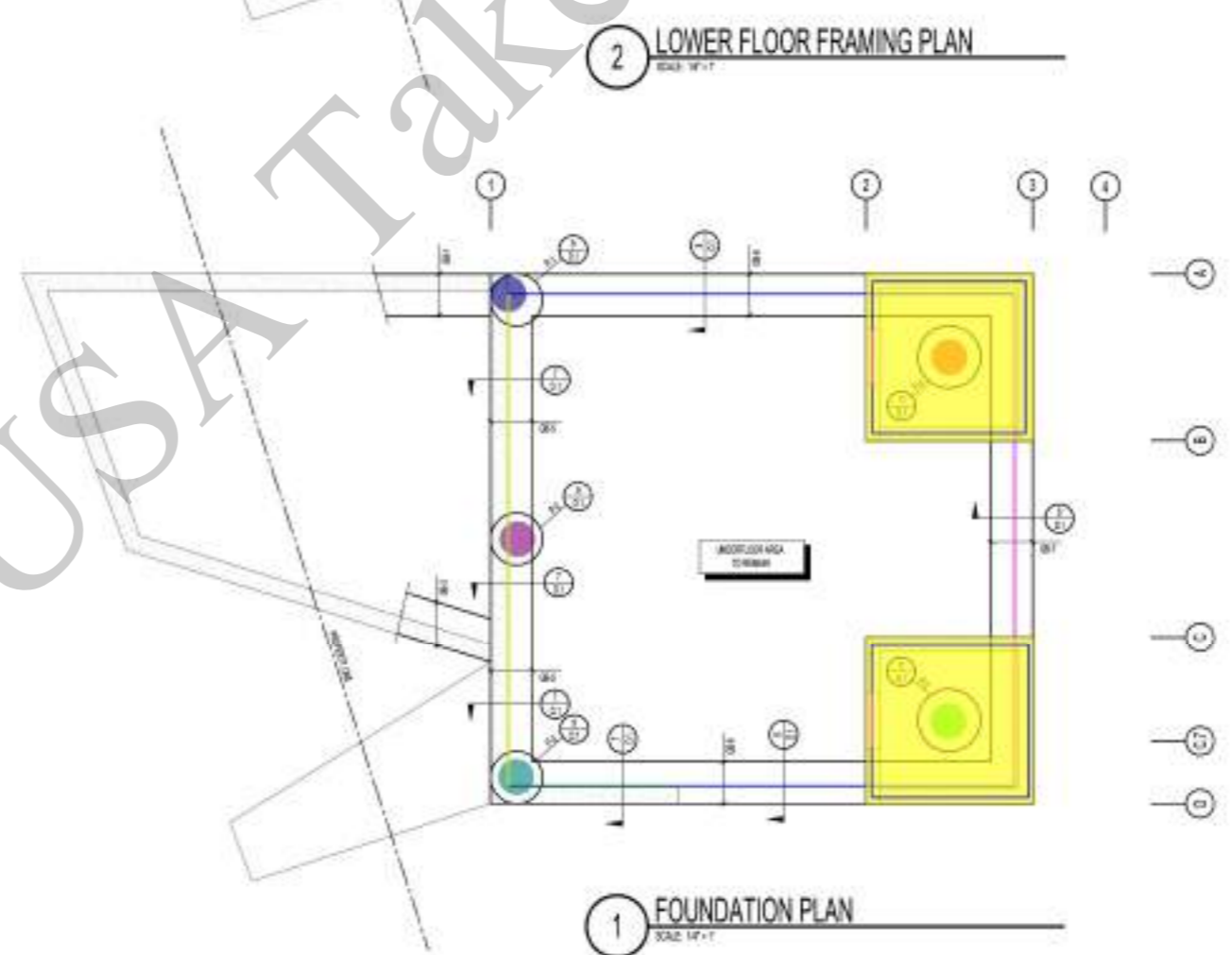
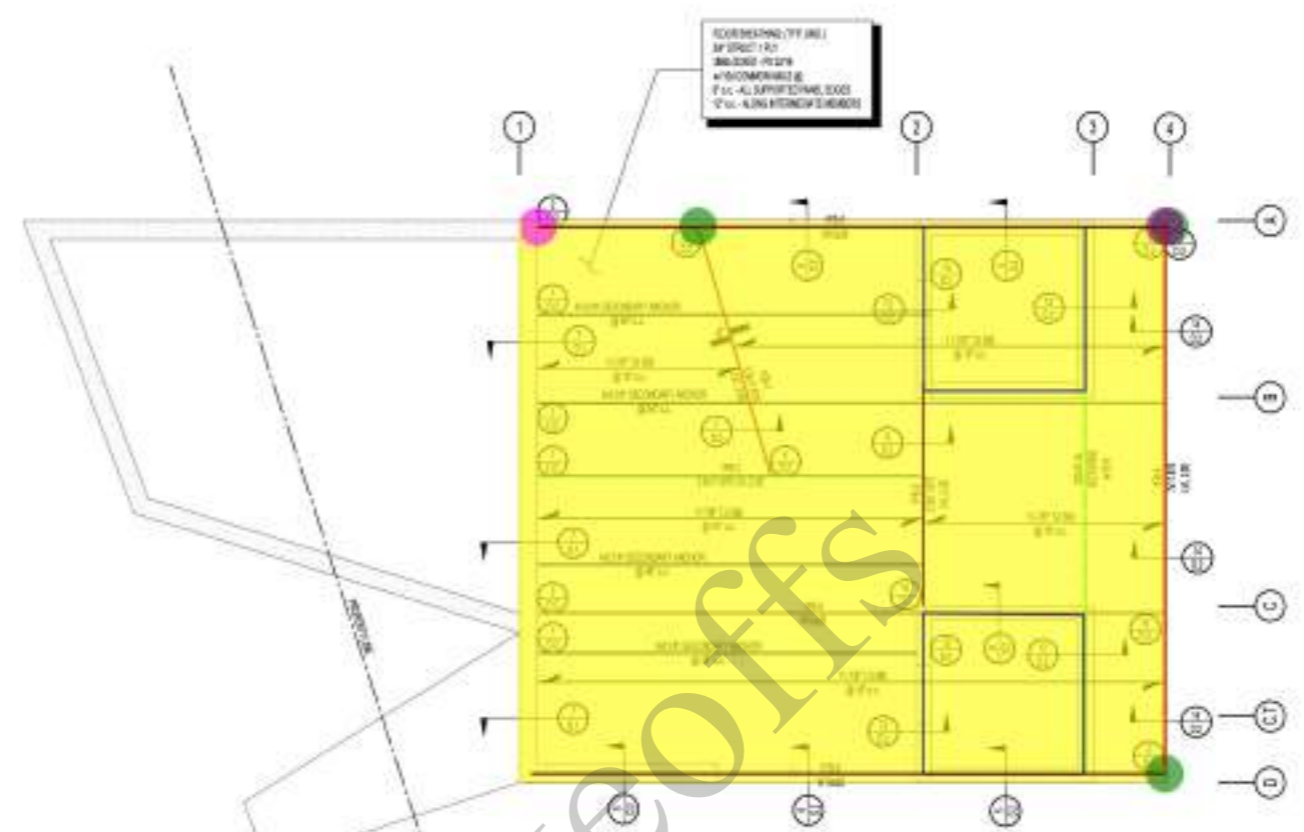
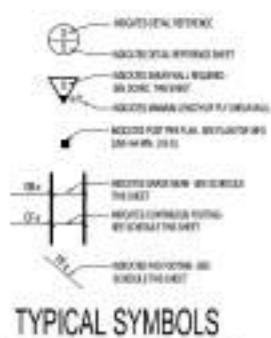
NO.	ITEM	QUANTITY	UNIT	DESCRIPTION	REMARKS
1	REINFORCING (FY 60) 1/2" DIA @ 16" O.C.	130.8	SQ FT		
2	REINFORCING (FY 60) 3/4" DIA @ 16" O.C.	53.6	FT		
3	REINFORCING (FY 60) 1" DIA @ 16" O.C.	5.3	FT		
4	REINFORCING (FY 60) 1 1/2" DIA @ 16" O.C.	11.8	FT		
5	REINFORCING (FY 60) 2" DIA @ 16" O.C.	17.5	FT		
6	REINFORCING (FY 60) 2 1/2" DIA @ 16" O.C.	24.8	FT		
7	REINFORCING (FY 60) 3" DIA @ 16" O.C.	28.5	FT		
8	REINFORCING (FY 60) 3 1/2" DIA @ 16" O.C.	80.9	FT		
9	REINFORCING (FY 60) 4" DIA @ 16" O.C.	108.7	FT		
10	REINFORCING (FY 60) 4 1/2" DIA @ 16" O.C.	25.5	FT		
11	REINFORCING (FY 60) 5" DIA @ 16" O.C.	10.1	FT		

NOTES:  
 1. ALL REINFORCING SHALL BE CONFORMING WITH THE REQUIREMENTS OF THE AISC AND AIA STANDARDS.  
 2. ALL REINFORCING SHALL BE PROTECTED WITH A MINIMUM OF 2" CONCRETE COVER.

- GB-5 23.6 FT
- GB-6 48.6 FT
- GB-7 23.6 FT
- (10" Thick) Concrete Wall w/ #4 @ 16" O.C H... 31.8 FT
- P-1 1.0
- P-2 1.0
- P-3 1.0
- P-4 1.0
- P-5 1.0
- (24" Thick) Elevator Pit 130.8 SQ FT
- (8" Thick) Concrete Wall (16'-8" H) 53.6 FT
- (8" Thick) Concrete Wall (9'-4" H) 5.3 FT
- 1FB-5 57.4 FT
- 1FB-4 24.8 FT
- (4x12) #1 Secondary Anchor @ 48" O.C 80.9 FT
- 1FB-5 28.5 FT
- 1FB-2 17.5 FT
- 1FB-1 11.8 FT
- (4x) Solid Blocking 24.8 FT
- (11-7/8") TJI360 @ 16" O.C 748.4 SQ FT
- (11"x11"x5/8" Thick) A36 Plate 1.0
- Simpson "HW" Beam Hanger Skewed 3.0
- (2x) Nailer 108.7 FT
- (1/2" Thick) Stiffner Plate 1.0
- (2x) Sill Plate 24.8 FT
- (3x) Ledger 25.5 FT
- 1FB-3 10.1 FT

FOR THICK AND SHEET PILING INFORMATION REPORTS

- REINFORCEMENT NOTES - SECTION 101.00
- MULTIPLY THE PRIMARY AND SECONDARY ANCHOR FASTENERS SHALL BE PLACED TOGETHER WITH THE REINFORCING TO BE USED TO REINFORCE THE WALL.
  - POWER CRACK FASTENERS SHALL NOT BE USED TO ANCHOR REINFORCING EXCEPT AT INTERIOR CORNERS AND WALLS NOT DESIGNED AS SHEAR WALLS. EXTERIOR ANCHOR BOLTS AND FOOTINGS SHALL BE CALIBRATED AND EACH ANCHOR BOLT SHALL HAVE AT LEAST TWO CALIBRATED BOLTS ABOVE THE FOOTING.
  - THE TOP OF EXTERIOR FOOTINGS MUST BE SLOPED FOR THE DRAINAGE.
  - ALL MAIN FOOTING AND GRADE BEAM REINFORCEMENT STEEL SHALL BE BENT INTO THE INTERSECTING FOOTING AND FULLY DEVELOPED AROUND EACH CORNER AND INTERSECTION.
  - CONTINUOUS INSPECTION BY A CITY LICENSED CIVIL ENGINEER IS REQUIRED FOR ALL STRUCTURAL CONNECTIONS, FOOTINGS, GRADE BEAMS AND RETAINING WALLS DURING INSTALLATION.
  - STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD IS REQUIRED IN ACCORDANCE WITH L.A.M.S.D. RULE 101.00-01.



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and property of CPE-D and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of CPE-D. Where dimensions shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Date	Issue
3/1/19	PC Submittal
10/17/19	Issued for Permit

Lower Floor Framing and Foundation Plans



- (11-7/8") TJI210 @ 16" O.C Roof Joist 752.3 SQ FT
- (1/2" Thick) Roof Sheathing 752.3 SQ FT
- (6x8) Header 19.7 FT
- (6x6) Header 15.7 FT
- (4x10) #1 Header 18.3 FT
- Simpson CC Cap 2.0
- (1/4") Bent Plate w/ Bolts 1.0
- (1-3/4") Rim Board 110.0 FT
- Simpson Stairp - MST48 4.0
- HDU5 2.0
- HDU2 2.0
- Shearwall (10'-6" H) 33.8 FT
- (6x6) Wood Post (8'-8" H) 3.0
- (4x6) Wood Post (8'-8" H) 4.0
- HSS(4x4x1/2") Steel Column (8'-8" H) 3.0
- (10" Thick) Slab w/ #5 Bars @ 6" O.C Top & Bot... 327.1 SQ FT
- GB-1 12.4 FT
- GB-2 7.9 FT
- GB-3 15.3 FT
- 1/D.4 41.1 FT
- P-6 (9/D.1) 1.0
- P-7 1.0
- 3/D.4 25.5 FT
- 2FB-10 28.8 FT
- 2FB-11 8.7 FT
- 2FB-7 28.4 FT
- 2FB-1 12.1 FT
- 2FB-4 16.9 FT
- 2FB-2 5.0 FT
- 2FB-9 17.5 FT
- (4x12) #1 Secondary Anchor @ 48" O.C 74.5 FT
- 2FB-3 12.5 FT
- 2FB-8 19.8 FT
- (2x10) DJ's @ 16" O.C 177.2 SQ FT
- (2x14) Stringers @ 12" O.C 76.7 SQ FT
- (11-7/8") TJI 360 @ 16" O.C Floor Joist 504.3 SQ FT
- Solid WEB BLocking w/ (1/2") M.B @ 12" O.C 14.8 FT
- (2x) Nailer 46.3 FT
- (4x6) Wood Post (11'-6" H) 1.0
- (6x6) Wood Post (11'-6" H) 5.0
- HSS(4x4x1/2") Steel Column (11'-6" H) 5.0
- (3/4" Thick) Bearing Plate w/ (5/8" Dia) Anchor Bolt 1.0
- Shearwall (11'-6" H) 34.5 FT
- (3x12) Ledger w/ (5/8" Dia - 7" Embed) Anchor Bolt ... 34.4 FT
- (1/2" Thick) A36 Base Plate 4.0
- (3x) Ledger 29.0 FT
- P-8 1.0
- 16/D.2 5.0 FT
- Linear 14.5 FT
- 2FB-5 7.9 FT

**TYPICAL SYMBOLS**

ON THE LISC  
CONCRETE ANCHORS SHALL BE  
4" DIA FOR 12" DEPTH

ALL NAILS TO BE USED TO ANCHOR ALL PLANS  
AND SHALL NOT BE USED IN SHEARWALLS  
POST SHALL BE GALVANIZED AND  
SHALL BE AT LEAST 1/2" GALVANIZED EXTENSION

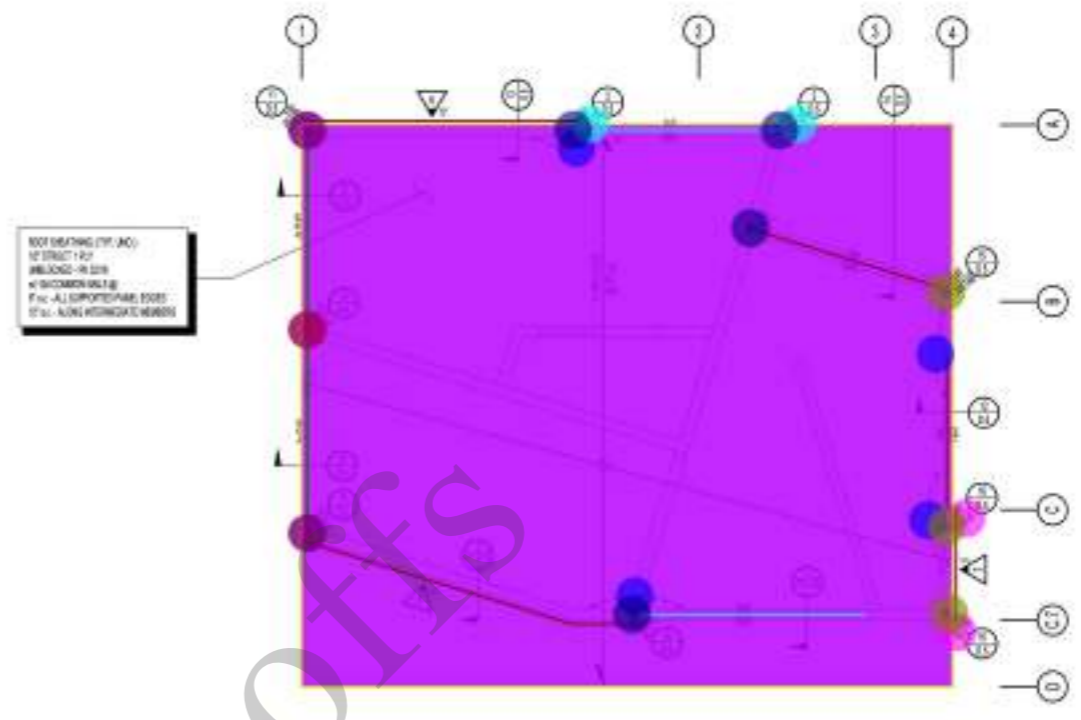
ALL MUST BE SUPPORTED POSITIVE

BEAM REINFORCED STEEL SHALL BE  
FOOTING AND FULLY DEVELOPED AROUND  
SCM

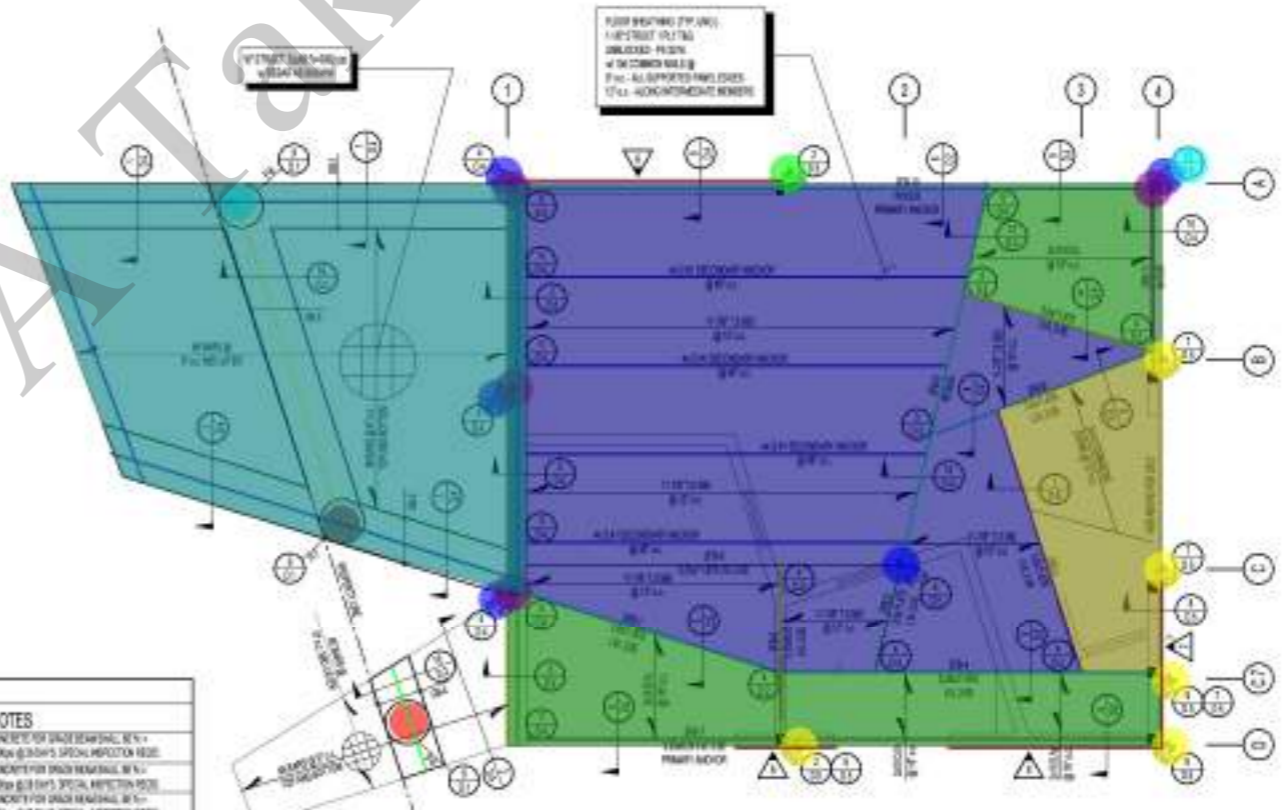
ALL CITY LICENSED CEILING INSPECTORS  
ALL CONNECTIONS BETWEEN GROUND BEAMS  
SHALL BE FULLY  
BY THE ENGINEER OF RECORD AS REQUIRED IN  
ALL THE 2018 IBC

**BASE BEAM SCHEDULE**

REBAR	CONC/SITES	NOTES
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"
#4 @ 12"	#4 @ 12"	CONCRETE FOR BASE BEAM, 12" x 12"



2 ROOF FRAMING PLAN  
SCALE 1/4" = 1'-0"

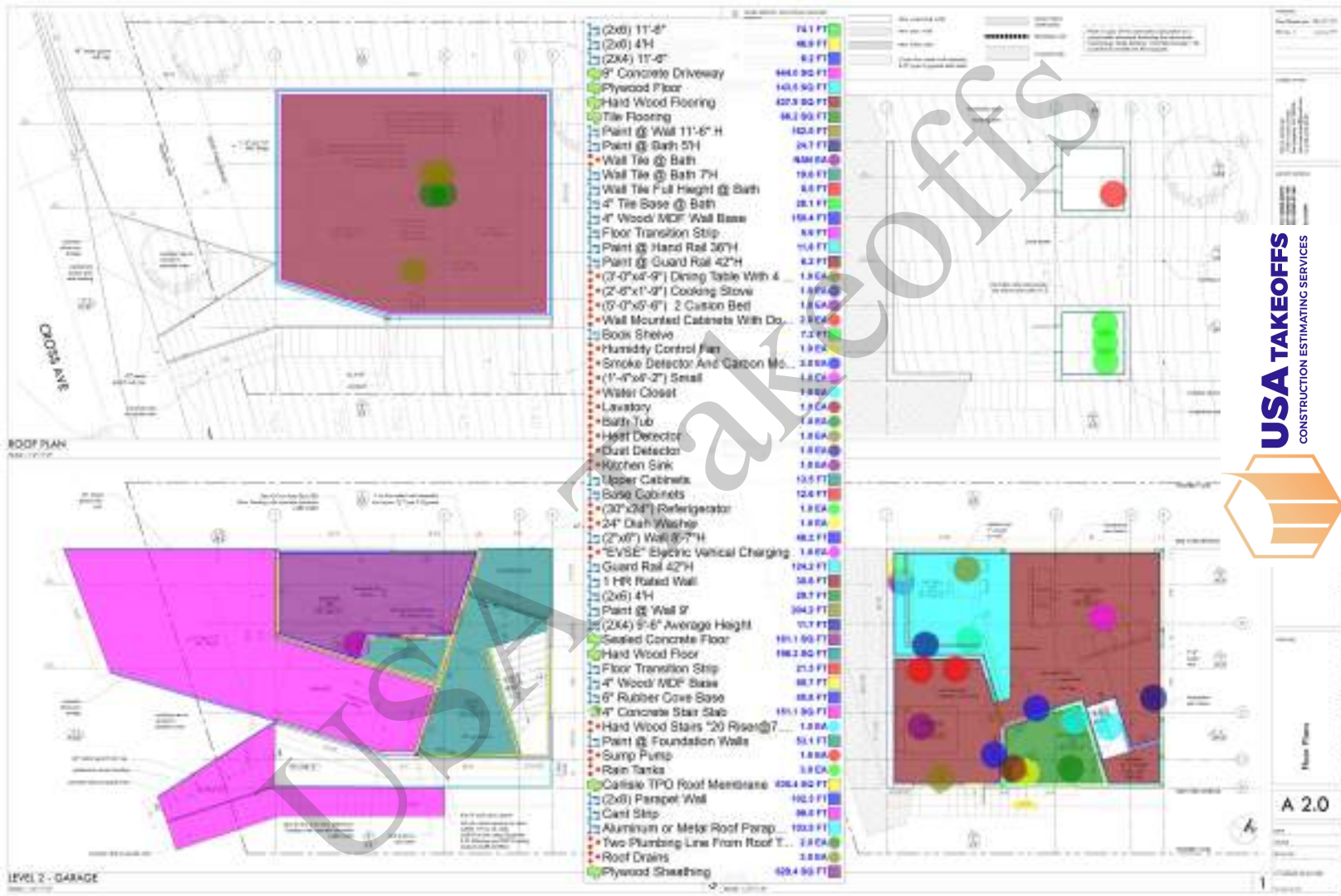


1 UPPER FLOOR FRAMING PLAN  
SCALE 1/4" = 1'-0"  
BASE LEVEL DIAPHRAGM

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Date	Issue
3/11/19	PC Submittal
10/17/19	Issued for Permit



**WINDOW SCHEDULE**

NOTE: ALL QUANTITIES ARE APPROXIMATE

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	10'-4" x 6'-0" Tempered Glass Fixed & Open Window W/ Aluminum Frame	EA	1	10.00	10.00
2	7'-2" x 6'-0" Tempered Glass Fixed Window W/ Aluminum Frame	EA	1	7.00	7.00
3	8'-6" x 8'-0" Tempered Glass Fixed & Open Window W/ Aluminum Frame	EA	1	8.00	8.00
4	7'-6" x 16'-0" Tempered Glass Fixed Window W/ Aluminum Frame	EA	1	7.00	7.00
5	8'-10" x 4'-0" Tempered Glass Fixed Window W/ Aluminum Frame	EA	1	8.00	8.00
6	7'-6" x 7'-6" Tempered Glass Fixed Window W/ Aluminum Frame	EA	1	7.00	7.00
7	16'-4" x 7'-6" Tempered Glass Fixed & Open Window W/ Aluminum Frame	EA	1	16.00	16.00
8	13'-4" x 5'-4" Tempered Glass Fixed & Open Window W/ Aluminum Frame	EA	1	13.00	13.00
9	15'-0" x 8'-0" Wooden Door	EA	1	15.00	15.00
10	12'-6" x 8'-0" Wooden Door	EA	1	12.00	12.00
11	12'-6" x 3'-6" Wooden Door	EA	1	12.00	12.00
12	Kitchen Faucet	EA	1	1.00	1.00



**WATERPROOFING SCHEDULE**

NOTE: ALL QUANTITIES ARE APPROXIMATE

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	Waterproofing Membrane	SQ YD	100	1.00	100.00
2	Waterproofing Sealant	EA	1	1.00	1.00

**DOOR SCHEDULE**

NOTE: ALL QUANTITIES ARE APPROXIMATE

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	10'-4" x 6'-0" Tempered Glass Fixed & Open Window W/ Aluminum Frame	EA	1	10.00	10.00
2	7'-2" x 6'-0" Tempered Glass Fixed Window W/ Aluminum Frame	EA	1	7.00	7.00
3	8'-6" x 8'-0" Tempered Glass Fixed & Open Window W/ Aluminum Frame	EA	1	8.00	8.00
4	7'-6" x 16'-0" Tempered Glass Fixed Window W/ Aluminum Frame	EA	1	7.00	7.00
5	8'-10" x 4'-0" Tempered Glass Fixed Window W/ Aluminum Frame	EA	1	8.00	8.00
6	7'-6" x 7'-6" Tempered Glass Fixed Window W/ Aluminum Frame	EA	1	7.00	7.00
7	16'-4" x 7'-6" Tempered Glass Fixed & Open Window W/ Aluminum Frame	EA	1	16.00	16.00
8	13'-4" x 5'-4" Tempered Glass Fixed & Open Window W/ Aluminum Frame	EA	1	13.00	13.00
9	15'-0" x 8'-0" Wooden Door	EA	1	15.00	15.00
10	12'-6" x 8'-0" Wooden Door	EA	1	12.00	12.00
11	12'-6" x 3'-6" Wooden Door	EA	1	12.00	12.00
12	Kitchen Faucet	EA	1	1.00	1.00



**WATERPROOFING SCHEDULE**

NOTE: ALL QUANTITIES ARE APPROXIMATE

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	Waterproofing Membrane	SQ YD	100	1.00	100.00
2	Waterproofing Sealant	EA	1	1.00	1.00

**USA TAKEOFFS**  
CONSTRUCTION ESTIMATING SERVICES

**A 3.0**

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

