



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

1. Property Address 1314 Massachusetts Avenue Docket No. _____
Name of Record Owner(s) Fresh Pond Shopping Center Trust Phone 617-491-4431
Address of Owner 545 Concord Avenue, Suite 400, Cambridge, MA 02138
Street City, State, Zip
2. Name of Applicant(s) (if different than above) First House, LLC
Address 528 Main Street, Winchester, MA 01890 Phone 781-910-1683
Status Relative to Property (occupant, purchaser, etc.) Lessee
3. Location of Property 170/0002/0001.0
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 46873, Page 27;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Commercial
6. Proposed Use of Property (include # of dwelling units, if any) Commercial
7. Permit applied for in accordance with the following Zoning Bylaw section(s) Section 3.4

section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that First House, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1314 Massachusetts Avenue which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

FIRST HOUSE, LLC

528 Main Street, Winchester, MA
Address

617-491-4431
Phone



**Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)**

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- ___ Dimensional and Parking Information Form (see attached)
- ___ Site plan of proposal
- ___ Model, if required
- ___ Drawing of existing conditions
- ___ Drawing of proposed structure
- ___ Proposed landscaping. May be incorporated into site plan
- ___ Photographs
- ___ Impact statement
- ___ Application and plans for sign permits
- ___ Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

- | | |
|--|-------------|
| ___ Special Permit Granted | Date: _____ |
| ___ Received evidence of filing with Registry of Deeds | Date: _____ |
| ___ Notified Building Inspector of Special Permit filing | Date: _____ |

**TOWN OF ARLINGTON
REDEVELOPMENT BOARD**

**Petition for Special Permit under Environmental Design Review (see Section 3.4 of the
Arlington Zoning Bylaw for Applicability)**

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 1314 Massachusetts Avenue

Zoning District B3

Owner: Fresh Pond Shopping Center Trust

Address: 545 Concord Avenue, Suite 400, Cambridge, MA 02138

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Commercial Space

2100

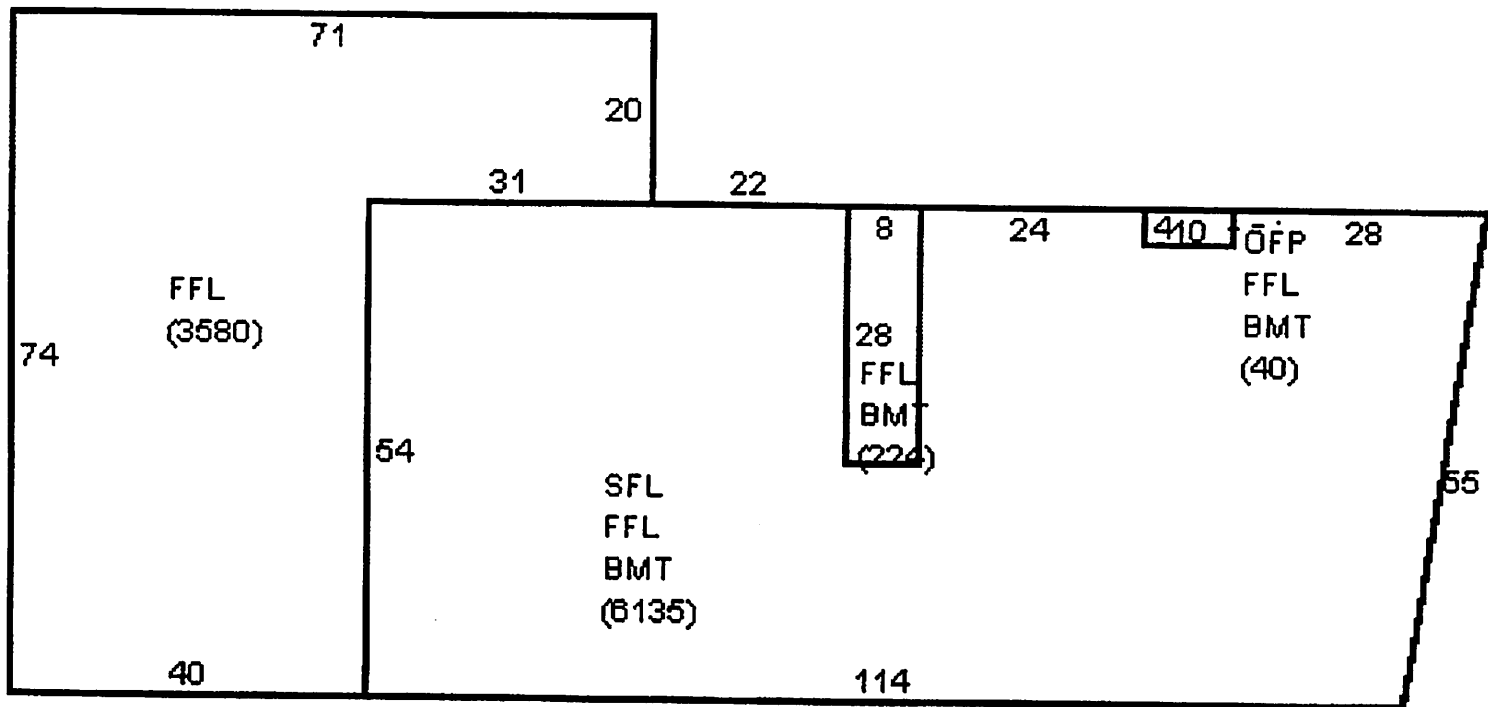
Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Commercial Space

2100

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	16, 181sf	16, 181sf	min.
Frontage	154	154	min.
Floor Area Ratio	.13	.13	max. 1.5
Lot Coverage (%), where applicable	n/a	n/a	max.
Lot Area per Dwelling Unit (square feet)	n/a	n/a	min.
Front Yard Depth (feet)	n/a	n/a	min.
Side Yard Width (feet) right side	n/a	n/a	min.
left side	n/a	n/a	min.
Rear Yard Depth (feet)	n/a	n/a	min.
Height	n/a	n/a	min.
Stories	2	2	stories
Feet			feet
Open Space (% of G.F.A.)	0	0	min.
Landscaped (square feet)	0	0	(s.f.)
Usable (square feet)	0	0	(s.f.)
Parking Spaces (No.)	0	0	min.
Parking Area Setbacks (feet), where applicable	0	0	min.
Loading Spaces (No.)	0	0	min.
Type of Construction	V		
Distance to Nearest Building	0	0	min.



This page contains much of the information used by the Town of Arlington to assess properties. As required by M.G.L. Chapter 59 section 11, all assessment information is as of January 1, 2015. Please call the Assessors' Office at 781-316-3050 to report any data which appears to be inaccurate.

Town of Arlington Tax Rate: 12.56

FY 2016 (Values as of Jan 1, 2015)

Total Assessed Value: \$ 2,255,100

PARCEL ID

MAP BLOCK LOT
170.0 0002 0001.0
Tax Bill Number 112577
Water Bill Number view

GENERAL INFORMATION

Grade B+ - Good (+)
Physical Cond AV - Average
Depreciation 35.00%
Year Built 1970

PHOTO



PROPERTY LOCATION

Num Alt Num Street
1310 1328 MASS AVE
ARLINGTON MA

EXTERIOR INFORMATION

Type 62 - Comm. Block
Story Height 2 - 2 Story
Living Units 15
Foundation 3 - BrickerStone
Frame 2 - Steel
Prime Wall 7 - Brick
Roof Struct 4 - Flat
Roof Cover 4 - Tar & Gravel
Color BEIGE

OWNERSHIP

Owner 1 ATINIZIAN
NISHAN/KEVORK/TRS
Owner 2 FRESH POND TRUST
Owner 3
Street 1 545 CONCORD AVE
Street 2 SUITE 400
Town/City CAMBRIDGE
State MA County
Postal 02138 Own Occ N

INTERIOR INFORMATION

Prim Int Wall 2 - Plaster
Partition T - Typical
Prim Floors 14 - Asphalt Tile
Basement Flr 12 - Concrete
Basement Gar
Int vs Ext S
Heat Fuel 1 - Oil
Heat Type 3 - Forced H/W
Heat Sys 1
% Heated 100 % AC 25

RESIDENTIAL BREAKDOWN

Units	Rooms	Bedrms	F Baths	O Baths
15	21	7	8	6

BATH FEATURES

Full Bath	7	Rating	G - Good
A Bath	1	Rating <td>G - Good</td>	G - Good
3/4 Bath		Rating	
Half Bath	6	Rating <td>G - Good</td>	G - Good
Other Fixture		Rating	

OTHER FEATURES

Kitchens	8	Rating	G - Good
A Kitchens		Rating	
Fireplace		Rating	

CONDO INFORMATION

Location
Unit #
Floor
% Own
Name

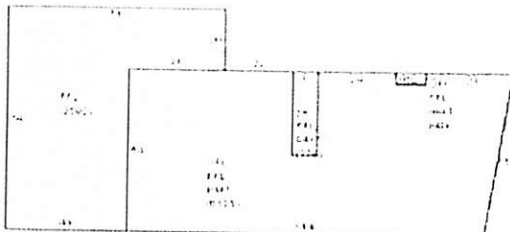
LAND SECTION

Use	LUC	No. of	Unit	Land Base	Neigh	Neigh	Use	Value	Notes	Zoning
Code Description	Fact	Units	Type	Type Value	Unit Price	Neigh Infl	Mod %	Value		
325 Store		16,181	Sq. Ft	Site	0	27,50000	CG	670,900		B3 - VILLAGE BUS

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Cond	Year	Price	Unit	Dep	LUC	Fact	NB	NB	Appr	Value	JCod	JFact	Value
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	Open Porch	40	44	1,760
SFL	Second Floor	6,135	86,40	530,057
BMT	Basement	6,399	25,92	165,860
FFL	First Floor	9,979	86,40	862,174

Net Sketched Area	22,553	Total	1,559,851
Gross Living Area	16,114		

SUB AREA DETAIL

Sub Area	% Usable	Description	% Type	Qu	# Ten
FFL	100	RST	30	A	2
SFL	100	APT	100	A	7

COMMONWEALTH OF MASSACHUSETTS

ARLINGTON, SS.

ARLINGTON REDEVELOPMENT BOARD
DOCKET NO.

IN RE:

1314 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS

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**IMPACT STATEMENT OF FIRST HOUSE, LLC
ADDRESSING SPECIAL PERMIT CRITERIA SET OUT
IN THE ARLINGTON ZONING BYLAW**

I. INTRODUCTION

In accordance with the relevant sections of the Arlington Zoning Bylaw, First House, LLC submits its impact statement and statement as to the satisfaction of the special criteria in connection with its request for the issuance of a special permit for the proposed restaurant project (herein "The Heights") at 1314 Massachusetts Avenue (herein "The Property").

The project proposed by First House, LLC consists of a restaurant and bar in the retail location formerly known as the Balich 5 and 10. First House will convert the 2100 square feet of space into a family neighborhood pub. There will be no changes to the exterior of the building.

First House, LLC is a small local partnership that has a similar establishment in Winchester, MA that has been a successful addition to the community and helped to revitalize a once struggling town center. The principals in the Heights project, Thomas Bernazani and James O'Rourke, are local residents who are active in the community.

The property is in the B-3 zoning district, the Village Business District. Mixed use structures are allowed and encouraged in the district. There are housing units in the second floor of the building and the use will not interrupt pedestrian circulation and serve to increase pedestrian activity and enhance the neighborhood with foot traffic.

First House, LLC seeks relief for the following purposes:

1. To renovate an existing retail space and construct and operate a family-style restaurant and pub;
2. Relief from relevant parking requirements.

II. SPECIAL PERMIT CRITERIA

1. Preservation of Landscape: The Property fully extends to the lot lines and existing landscape will not be impacted by the project. There will be no grade changes or tree removal. The purveyors will welcome conditions placed on the property by the Redevelopment Board for improvements to the exterior aesthetics of the property consistent with the neighborhood's appearance.
2. Relation of Buildings to Environment: The Property will not be altered and remains consistent with the existing buildings in the vicinity. The signage will meet all requirements of Design Review and be visually consistent with the surrounding properties and blend in with the Arlington Heights neighborhood.
3. Open Space: The Property does not currently contain any usable open space relevant to the application. To the degree that expanded space becomes available in or around the property, such as expanded sidewalk use or parklet implementation, the usable space shall be accessible, encourage interaction amongst patrons and be responsibly maintained.
4. Circulation: The Property fronts Massachusetts Avenue in a heavily trafficked neighborhood. The prior use of the property as a retail location did not offer additional parking options for patrons and the location does not have the capacity to accommodate parking in the future. However, there are ample street parking for vehicles which will mostly be utilized during the evening hours. There are two public parking lots within a half block of the property that have historically served the premises and will continue to be available. There are twenty-nine existing public spaces along Park Avenue and Davis Road. The nearby Davis Road parking will not impact the neighborhood as the spaces do not primarily serve residences as they abut Cambridge Savings Bank and True Value Hardware.

Because of the Properties' location near the bike path, this area is especially suited to bike and pedestrian access. The project is transit oriented to multiple bus lines on Massachusetts Avenue. First House, LLC is willing to consider bicycle storage racks, to the degree they are amenable to local authority.

5. Surface Water Drainage: Site surface will drain into an existing underground drainage system and will not adversely affect neighboring properties, the public right of way or the public storm drainage system. The existing surface

drainage system will not be impacted by the construction and will not be altered in a way that creates puddles in paved areas or obstruct vehicular traffic or pedestrian access or usage.

6. Utility Service: All utility services including electric, gas, telephone, cable tv point of sale and other such lines and equipment will be installed and maintained underground. First House, LLC will comply with all sanitary sewage disposal and solid waste disposal and provide the Board of Health with notice of contracts with vendors for the removal of waste per the requirements of local authority. First House, LLC will explore options for use, removal and disposal which will have the least environmental impact, consistent with the values and policies of the Town of Arlington.
7. Advertising Features: First House, LLC has submitted design work for all relevant advertising structures and features as a supplement to its application herein. All design work was reviewed and coordinated with the Town of Arlington Planning Department to be consistent with the Zoning Bylaw and any recent requirements set by Town Meeting. None of the designs or proposed structures will detract from the neighborhood or surrounding properties.
8. Special Features: The Heights will not require any additional special features including exposed storage areas, service areas or accessory areas and will comply with all setbacks and local requirements per the Zoning Bylaw. The Heights will proactively employ screen plantings or screening methods to improve the aesthetic appearance of the property and limit noise or delivery services including loading areas. The Heights will comply with all reasonable conditions placed on their use of the Property by the Redevelopment Board and the Town of Arlington.
9. Safety: Safety is a priority for First House, LLC and The Heights will meet or exceed and local requirements for ingress and egress, fire suppression, waste disposal and provide uncompromised access to emergency personnel and equipment. The Heights will have an open design concept to maximize mobility of patrons and staff and the exterior of the building will be highly visible, but not negatively impact neighboring residents regarding safety and potential criminal acts.
10. Heritage: The Heights is designed and will be constructed to complement Arlington's heritage and will not impact historic structures or architectural elements and traditional uses to the degree practicable. The attached renderings of the building façade reflect the commitment to blend into the neighborhood and complement existing historically significant structures.
11. Microclimate: The Heights plans to use energy efficient low-flow fixtures, and install equipment that will minimize heat, vapor and fumes from air ducts

and ventilation equipment and not adversely impact light, or water resources. All mechanicals will be implemented in a way that shields the neighborhood and adjacent buildings from noise and temperature levels to the degree practicable.

12. Sustainable Building and Site Design: First House, LLC will continue its commitment to the incorporation of best practices for sustainability and environmental impact as evidenced through its other nearby restaurant in Winchester. The Heights will involve mostly interior construction which will reflect a commitment to LEED standards, resource efficiency, indoor environmental quality and will submit a checklist identifying the performance objectives for the project. Construction materials, LED light installation, and water conservation will be priorities of the project as it develops. Further, First House, LLC will honor its commitment to green construction and use by updating its practices as standards evolve, to the degree commercially practicable.

The Heights is exactly the kind of redevelopment project contemplated and recommended in the Town of Arlington's Retail Market Demand Opportunity Gap Analysis and the Arlington Heights Rezoning Study. This project will enhance the neighborhood Trade Area and complement existing retail and service businesses in the Hyper-local Walking area as well as the Primary and Secondary Retail Market Trade areas. While there continues to be growth in the region with large retail shopping centers and restaurants, traffic and access provide a unique opportunity to compete for market share, locally. In fact, this is exactly the experience in surrounding communities such as Lexington, Winchester, Belmont and Cambridge.

The Heights will not burden or overload any public utilities such as water, drainage or sewer system and will not create any hazards affecting health, safety or general welfare. The Heights is intended to be a family restaurant and pub, owned and managed by local residents. The Heights will become an asset to the neighborhood and not impair the character of the district or adjoining districts, nor be detrimental to the health, morals or welfare of the surrounding community.

First House, LLC is a successful operator in the neighboring town of Winchester with a similar establishment, The First House Pub. The First House Pub has been an excellent partner in the town of Winchester and is regularly recognized for its commitment to community events, fundraisers, school activities and non-profit organizations. The Heights is unique to the neighborhood and will enhance its character and facilitate the growth of other complementary businesses in Arlington Heights.

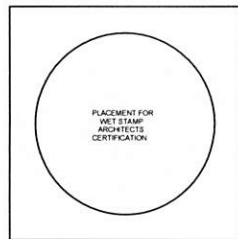
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Bettencourt", written over a horizontal line.

Michael Bettencourt, counsel for
First House Pub, LLC

I certify that this plan fully and accurately depicts the proposed table and equipment layout of the proposed "First House Pub" establishment at 1314 Massachusetts Avenue in Arlington MA.

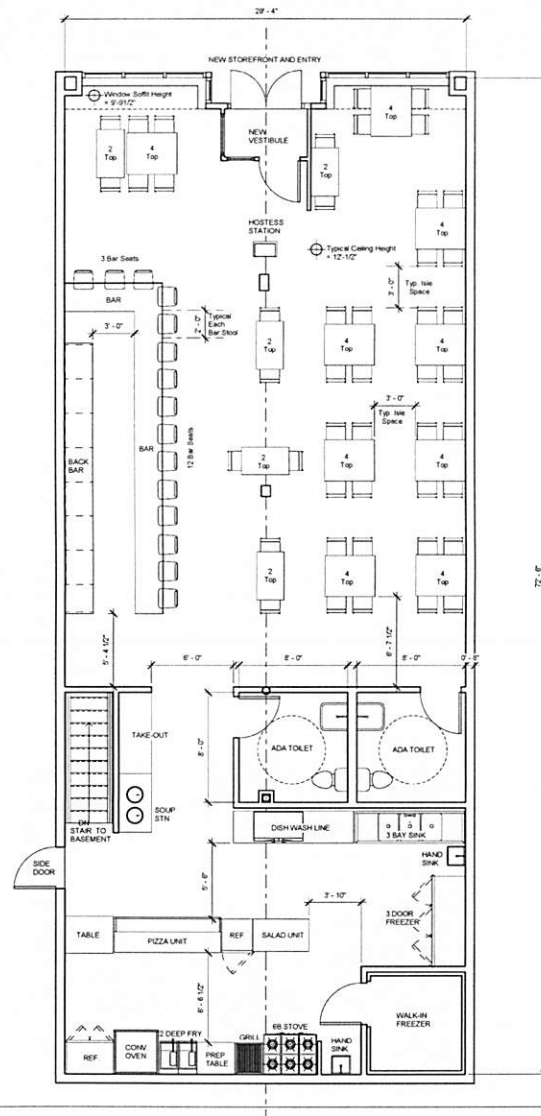
This plan graphically describes the overall design intent and spatial layout of the proposed business and is not intended to be used for construction purposes.



ARCHITECTS SIGNATURE

Gary Mendoza, AIA, LEED GA

1 Level 1
1/4" = 1'-0"



project title:
First House Pub
1314 Massachusetts
Avenue
Arlington, MA

drawing title:
Proposed Seating
and Equipment Plan

drawn by:
project number:
scale:

Author
Project Number
1/4" = 1'-0"

revision:
date:

2 May 2019
2 May 2019

drawing number

A101

5/20/19 1:06:12 PM

THE HEIGHTS PUB
1314 MASS. AVE
ARLINGTON, MA

NOTES:

JOB # 0102-19
JOB REV. #

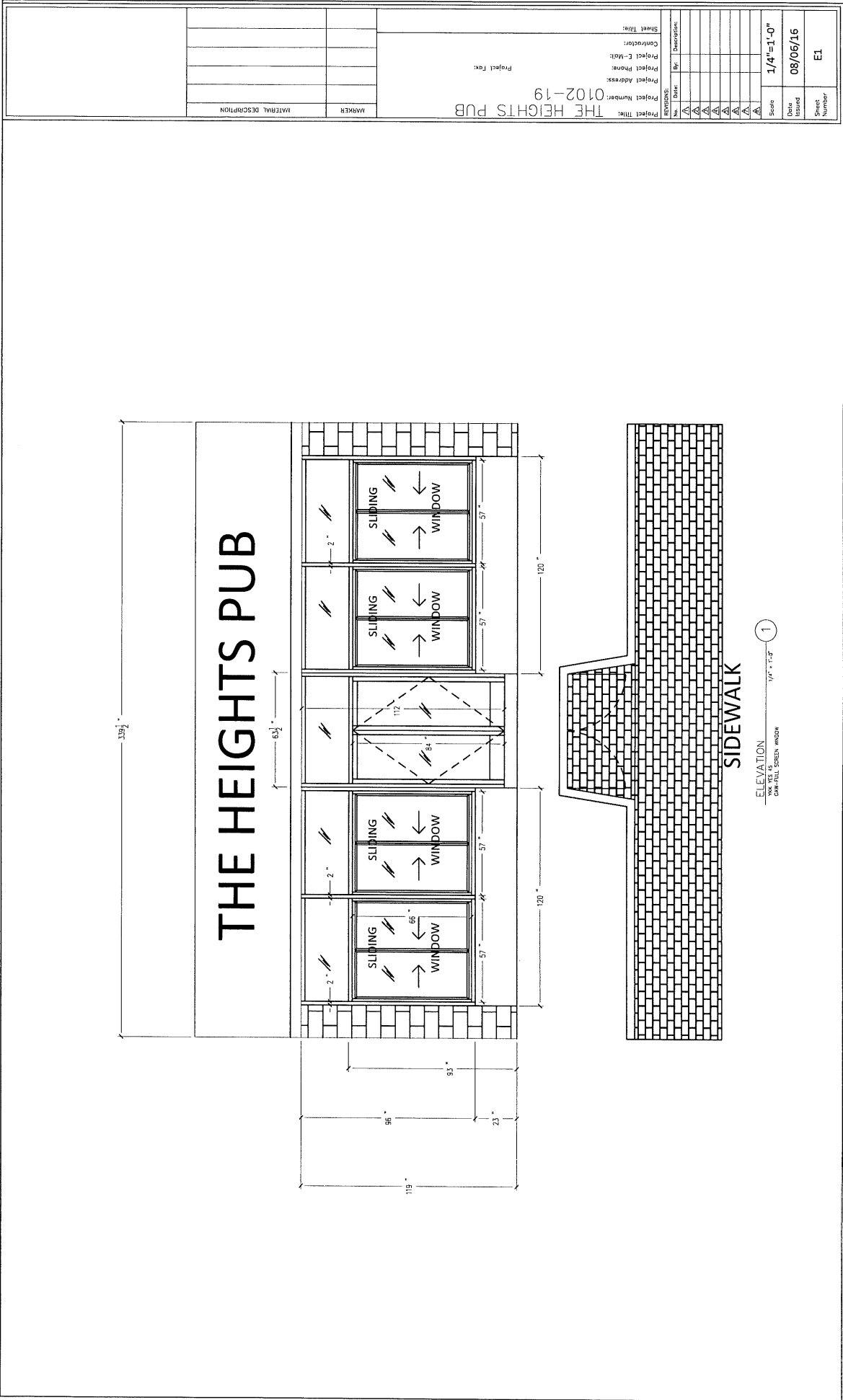
SLIDERS TO HAVE FULL FIXED SCREEN.

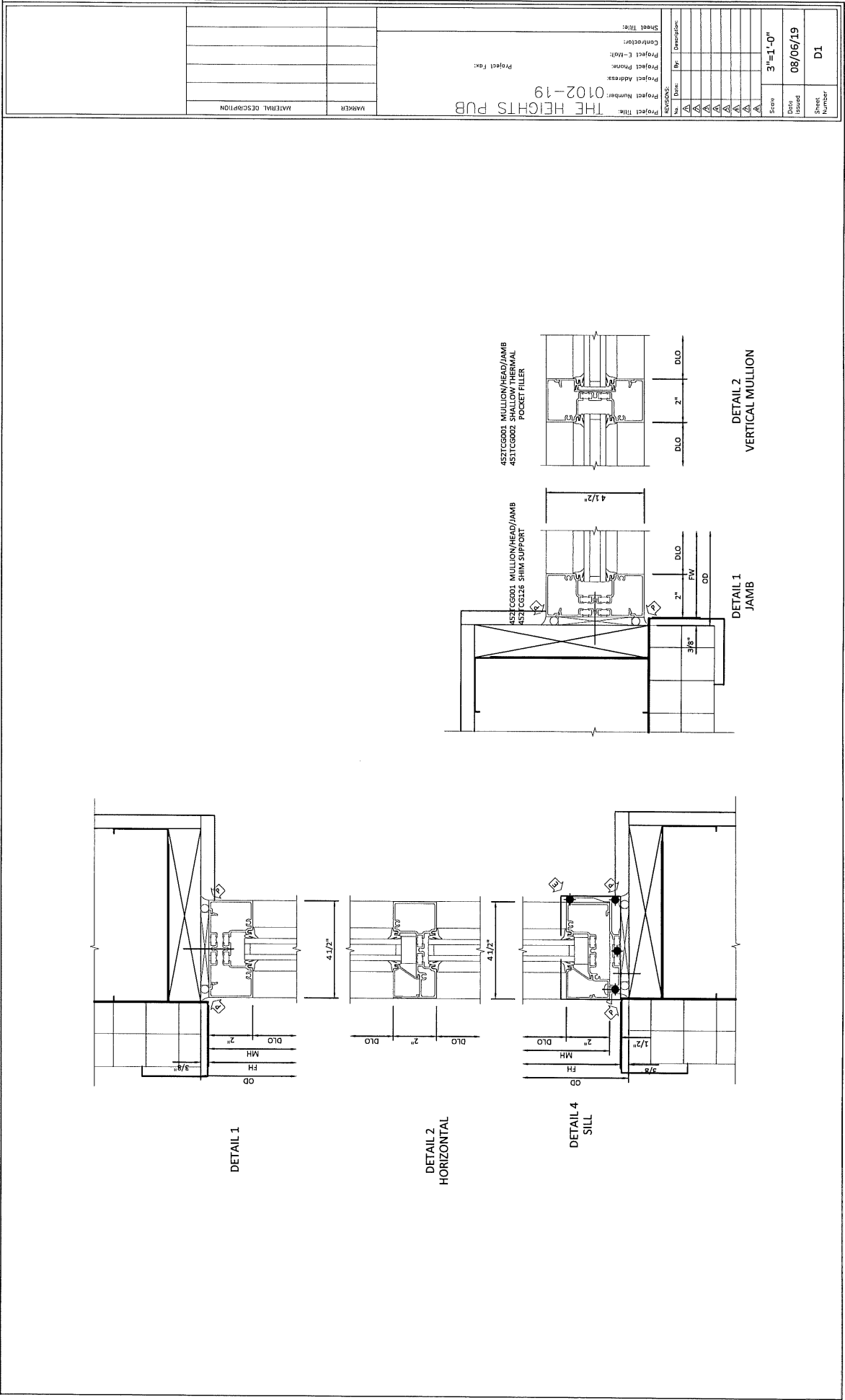
FINISH SCHEDULE

STOREFRONT	COLOR	NOTES
YKK AP YES 45	BRONZE OR BLACK	
GENERAL ALUMINUM WINDOWS	BRONZE OR BLACK	

DRAWING INDEX

CP	Cover page
E1	Elevations /Plan
D1	Details





NOTES LOC. 1

PAN SIGN WITH
DIMENSIONAL LETTERS

Quantity: 1

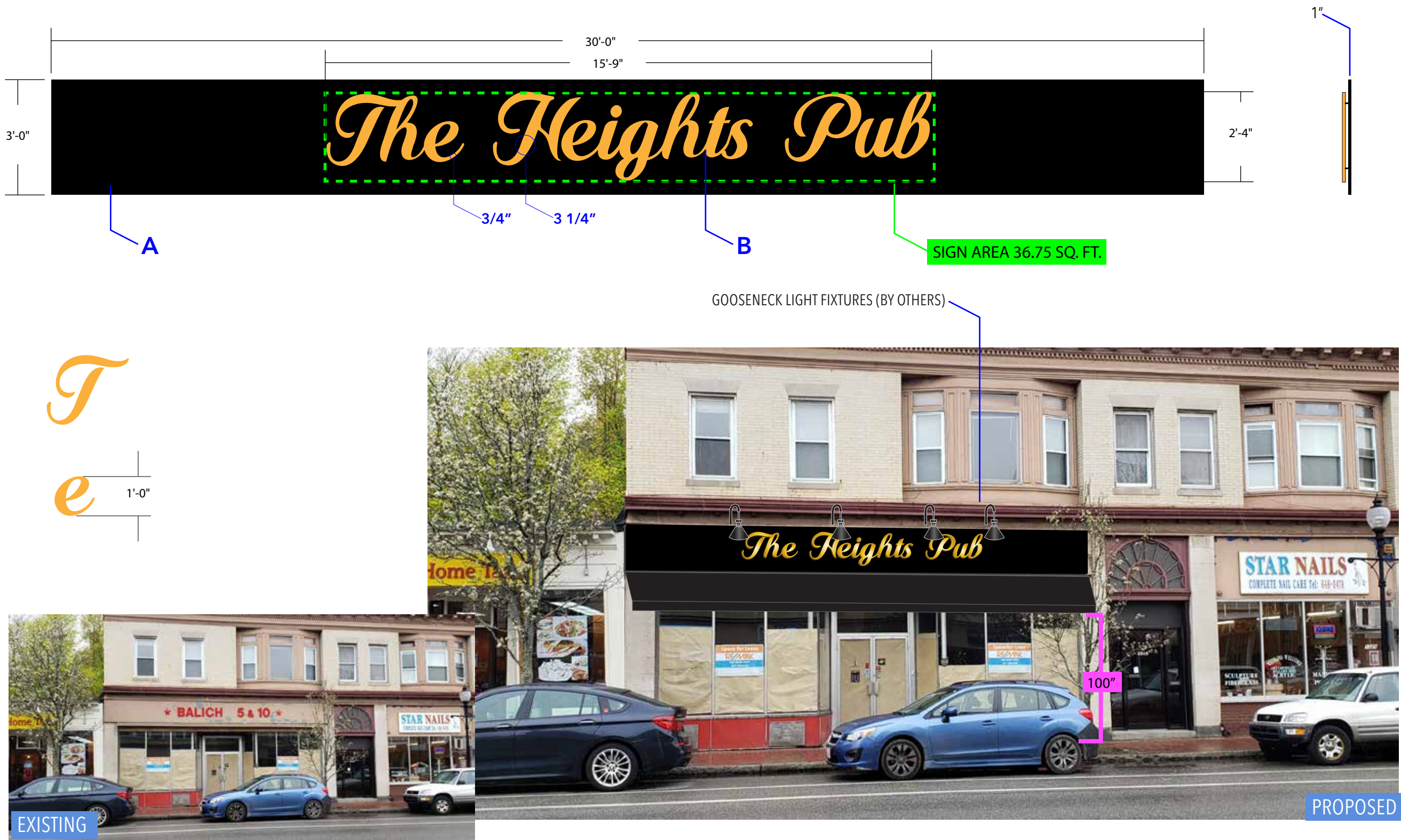
- A**
- Pan Sign Backer:
- 1" deep sign.
 - Framed of 1" square al tube.
 - Flat face to be .080" thick al., with flat bleed edges. Seamed joint to be filled and sanded smooth.
 - Painted Black
 - Sign mounting TBD

- B**
- Dimensional Letters:
- 1/2" thick acrylic letters Gold painted ("Metro Metallic Gold).
 - Letters stud mounted with 3/8" deep spacers to sign backer panel
 - Sign SQ FT = 36.75

Fonts: Custom Logo

RELEASE TO PRODUCTION:

Work Order:



EXTERNALLY ILLUMINATED PAN SIGN WITH DIMENSIONAL LETTERS (SS)

SCALE: 3/8"=1'

NOTES

LOC. 2

AWNING

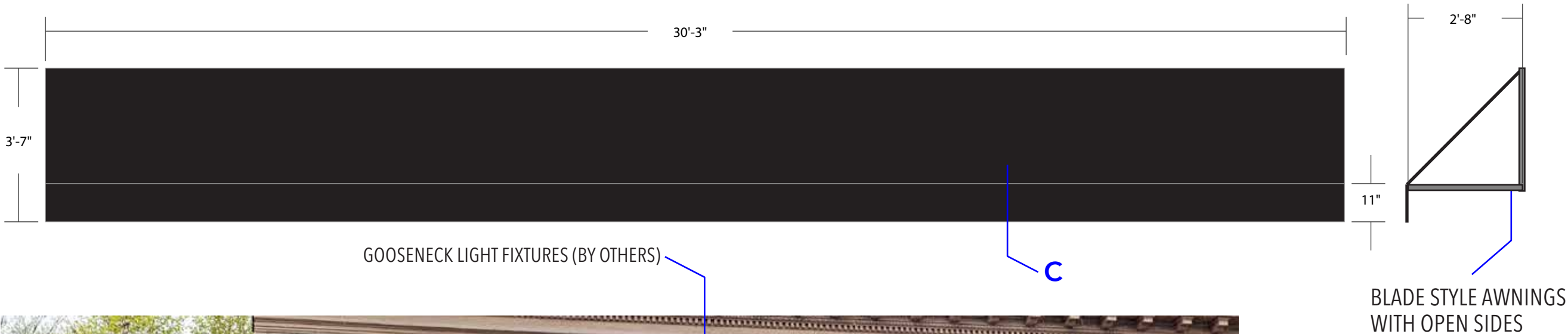
Quantity: 1

C

Awning:
- Black blade style awning

RELEASE TO PRODUCTION:

Work Order:



PROPOSED



EXISTING

AWNING

SCALE: 3/8" = 1'

NOTES LOC. 3

WINDOW VINYL

Quantity: SEE DRW

D

Window vinyl graphics:
- White HP cut vinyl graphics.
1st surface.

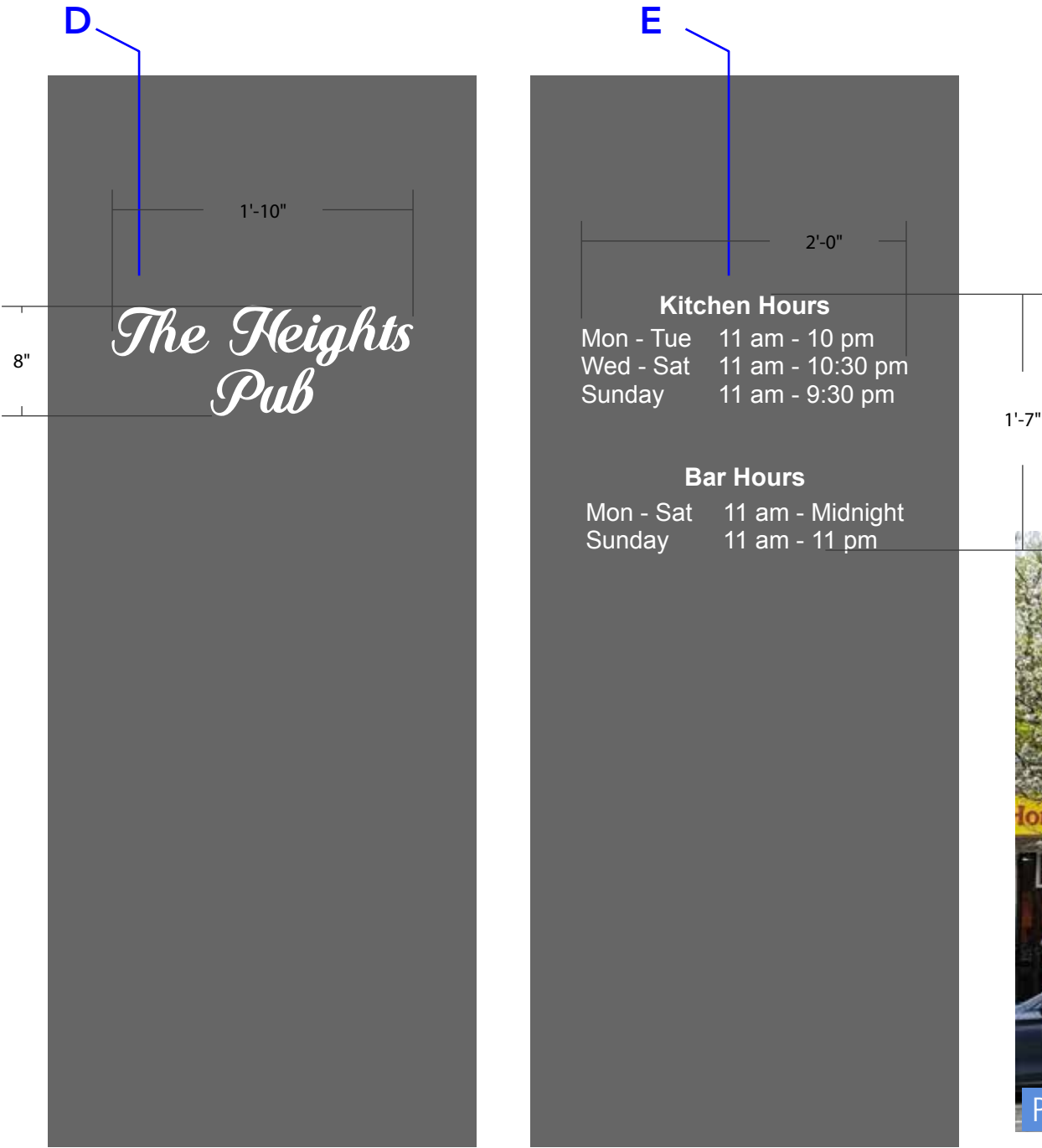
E

Window vinyl graphics:
- White HP cut vinyl graphics.
1st surface.

Fonts:

RELEASE TO PRODUCTION:

Work Order:



C

D

WINDOW GRAPHICS

SCALE: 1"=1'

WWW.METROSIGN.NET PHONE: 978.851.2424 FAX: 978.851.2022 170 LORUM STREET TEWKSBURY MA 01876

Customer/Job Location:
The Heights Pub
1314 Massachusetts Ave Arlington MA

DWG. DATE: 5.4.2019	
Rev.1: 8/13/19	
Rev.2:	
Rev.3:	

Approval: ☐ Approved ☐ Approved As Noted **Date** ☒

File Name:

Sales: TD	Design: NM	P.Mgr.:
Drawing #		
19-00735-3		

