



TOWN OF HENRIETTA
County of Monroe • State of New York
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467
(585) 334-7700 • www.henrietta.org

STEPHEN L. SCHULTZ
Supervisor

CRAIG C. ECKERT
Deputy Town Supervisor

ROBERT BARLEY JR.
MICHAEL J. STAFFORD
MILLIE C. SEFRANEK
LISA S. BOLZNER
Council Members

March 16, 2020

Andrew Hart
Bergmann, P.C.
280 East Broad Street, Suite 200
Rochester, NY 14604

Re: **Application No. 20-001 URM C Orthopaedics & Physical Performance Center** – For final site plan approval of an ambulatory surgery center (Phase 1 – 344,000 S.F. with a potential project total of 480,000 S.F.) located at 10 Miracle Mile Drive in a Commercial B-1 Zoned District (Within a Mixed-Use Redevelopment Overlay District.) Tax Account Nos. 161.12-1-1.1/B, 161.12-1-1.1/C and 161.12-1-1.1.

Dear Mr. Hart:

At a regularly scheduled Planning Board Meeting held on March 10, 2020, the Henrietta Planning Board granted the final site plan for URM C Orthopaedics & Physical Performance Center.

Should you have any questions, please contact me at (585) 359-7040 during normal business hours.

Respectfully,

Heather Voss
Deputy Town Clerk
Town of Henrietta

xc: Planning Board / Town Board / Engineering Department / Building Department / File

February 5, 2020

Town Planning Board
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

Dear Members of the Planning Board;

Bergmann, on behalf of the applicant, The Marketplace, a New York Limited Partnership, (The Marketplace) submits the attached materials for a site plan application to construct a new UPMC medical facility located at 10 Miracle Mile Drive at Marketplace Mall. The 19.1 acre parcel of land being utilized for the development will be subdivided from the overall mall parcels as described in a subdivision application submitted to the Planning Board on December 23, 2019 by BME Associates. The proposed project that is the subject of this site plan application will consist of repurposing the former Sears building and a portion of the mall concourse together with construction of a new four-story clinic tower, all to host a state-of-the-art orthopedics ambulatory surgery, clinical, rehabilitation and performance center. The proposed center is anticipated to include ambulatory surgery suites, clinical exam rooms for outpatient visits, the Center for Human Athleticism & Musculoskeletal Performance and Prevention (CHAMPP), physical therapy, occupational therapy and rehabilitation spaces, a diagnostic imaging suite dedicated to orthopaedics, with x-ray devices, MRI machines and other services, facilities and technologies all in one convenient location to service the orthopaedics needs of the Rochester area and the surrounding region.

The Marketplace Mall is an ideal location for this new facility, as it is currently an underutilized retail shopping mall with an abundance of parking, adequate access with existing connections to the surrounding road network, and utility infrastructure which is generally sufficient to service the proposed facility.

The proposed UPMC facility complies with the setback criteria of the Town's Commercial B-1 Zoning District and will not require any variances. The proposed parking for the UPMC facility meets the minimum parking requirement of 5 spaces per 1,000 square feet of gross floor area under the Henrietta Town Code (the "Code"). In addition, Wilmorite has conducted a study of the remaining mall parking that will exist after the sale of the UPMC parcel and concluded the remaining mall property will continue to have sufficient parking per Code requirements. The parking analysis prepared by BME Associates has been included in the submitted materials.

The applicant has appeared before the Town Board in connection with its applications for two required Special Use permits, one to allow medical, office, research, educational, and related uses at the subject property, and the second to permit the proposed building height of the clinic tower. The Town Board has been established as lead agency for the purposes of conducting the coordinated review of the project under the NY State Environmental Quality Review Act ("SEQRA") and its implementing regulations. Therefore, the SEQRA EAF Long Form and supplemental SEQRA documentation under review by the Town Board have not been included in this site plan application package. However, if the Planning Board would like to review the SEQRA documentation for this project, the applicant will provide it. The applicant is scheduled to appear before the Town Board at its February 12, 2020 meeting, at which time the Town Board will be considering the adoption of a SEQRA negative declaration and the applications for the two Special Use permits.



The applicant is requesting to appear before the Planning Board to review the attached materials at their regularly scheduled March 10, 2020 meeting. We look forward to working with the Town to make this project a success for the Marketplace Mall, the Town of Henrietta, and URM.

Submitted materials:

1. Application to Planning Board
2. Application fee of \$150.00
3. Review fee of \$500.00
4. Site Plan Checklist
5. Owner Authorization
6. Authorization Statement
7. Engineer's Report
8. Drainage Report (to follow)
9. Marketplace Mall Parking Analysis

Drawings

1. C-000 – Cover Sheet
2. X-100 – Existing Conditions Plan
3. C-080 – Demolition Plan
4. C-100 – Site Plan
5. C-110 – Utility Plan
6. C-120 – Grading/ Erosion Control Plan
7. C-130 – Landscaping Plan
8. C-131 – Landscape Plan Enlargements
9. C-160 – Lighting Photometric Plan
10. C-500 – Miscellaneous Details
11. C-501 – Miscellaneous Details
12. C-502 – Miscellaneous Details
13. AP-101 – Exterior Elevations Phase I

If you have any questions or require additional information, please contact me at 585-498-7831.

Sincerely,

Andrew M. Hart, RLA, ASLA
Commercial Practice Leader – NE Region

I:\CBRE HEERY\014366.00 CBRE HEERY - URM AO Site- Survey & LA\4.0 Dwgs\4.9 Record\2020-02-05 Site Plan Application\Planning Board Application Letter 02.05.20.docx

DEVELOPMENT PLANS FOR
PROPOSED
URMC ORTHOPAEDICS AMBULATORY
CAMPUS
10 MIRACLE MILE DRIVE
ROCHESTER, NEW YORK

PROJECT CONTACTS

CIVIL ENGINEER
BERGMAN
280 EAST BROAD STREET, SUITE 200
ROCHESTER, NY 14604
CONTACT: RAY DAWLING, JR.
PHONE: (518) 556-3847

DEVELOPER
COMPANY NAME
WILDMORE, INC.
1265 SCOTTSVILLE ROAD
ROCHESTER, NY 14624
CONTACT: JIM MOSENA
PHONE: (585) 464-9400

UTILITY AND JURISDICTIONAL CONTACTS

PLANNING AND ZONING
TOWN OF HENRIETTA
475 CALAUN ROAD
HENRIETTA, NY 14467
CONTACT: STEVE SCHULTZ, TOWN SUPERVISOR
PHONE: (585) 334-7703

SANITARY SEWER
TOWN OF HENRIETTA
475 CALAUN ROAD
HENRIETTA, NY 14467
CONTACT: CHRIS MARTIN, PE
PHONE: (585) 350-1070

STORMWATER AND SOIL EROSION AND SEDIMENTATION
TOWN OF HENRIETTA - 3RD PARTY REVIEWER
VANGUARD ENGINEERING PC
133 SOUTH FITZGUGH STREET
ROCHESTER, NY 14608
CONTACT: JOE ARNETTA, PE
PHONE: (585) 427-0320

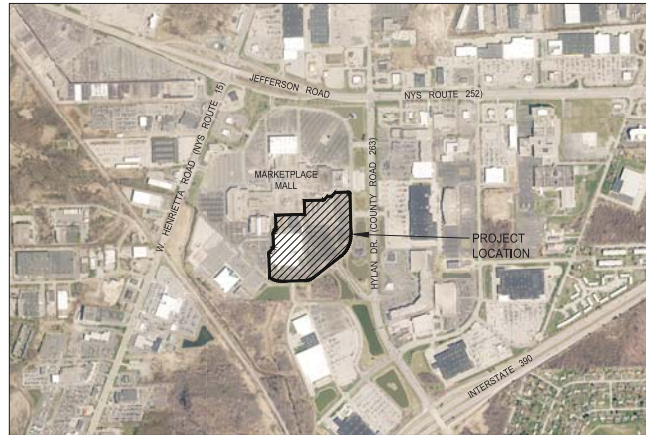
WATER
MONROE COUNTY WATER AUTHORITY
475 MORRIS DRIVE
ROCHESTER, NY 14610
CONTACT: CORY NEFFUS IV, PE
PHONE: (585) 442-2001

ELECTRIC / GAS
ROCHESTER GAS & ELECTRIC
81 EAST AVENUE
ROCHESTER, NY 14604
CONTACT:
PHONE:

OWNER
UNIVERSITY OF ROCHESTER
MEDICAL CENTER
CONTACT: VAN YANNAS
PHONE: (585) 275-5447

MONROE COUNTY DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAY PERMITS
6100 CITY PLACE, 50 W. MAIN STREET
ROCHESTER, NY 14614
CONTACT: JOHN RAYMOND
PHONE: (585) 753-7711

MONROE COUNTY DEPT. OF TRANSPORTATION
REGION 4, OFFICE OF RIGHT OF WAY
1530 JEFFERSON ROAD
ROCHESTER, NY 14623
CONTACT:
PHONE:



SOURCE: DISCOVER GIS DATA NY (WWW.GIS.NY.GOV)

SITE LOCATION MAP
NOT TO SCALE



DRAWING INDEX		
DRAWING NO.	DRAWING TITLE	SHEET NO.
C-000	COVER SHEET	1
C-001	EXISTING CONDITIONS PLAN	2
C-002	DEMOLITION PLAN	3
C-003	SITE PLAN	4
C-004	UTILITY PLAN	5
C-005	GRADING / EROSION AND SEDIMENT CONTROL PLAN	6
C-006	LANDSCAPE PLAN	7
C-007	LANDSCAPE PLAN ENLARGEMENTS	8
C-008	LIGHTING PHOTOMETRICS PLAN	9
C-009	MISCELLANEOUS DETAILS	10
C-010	MISCELLANEOUS DETAILS	11
C-011	MISCELLANEOUS DETAILS	12
C-012	TRUCK PATH PLAN	13
A0-001	EXTERIOR ELEVATIONS - PHASE 1	14



Consultants
ARCHITECT OF RECORD

CBRE | HEERY
HEERY ARCHITECTS AND ENGINEERS

125 S. Outcrop St.
Suite 200
Iowa City, IA 52240
319.354.4700

ARCHITECT:
PERKINS+WILL
215 Park Ave. S.
New York, NY 10003

ARCHITECT:
DYWIDAG ARCHITECTURAL
17 Park St.
Suite 200
Rochester, NY 14607
585.481.4771

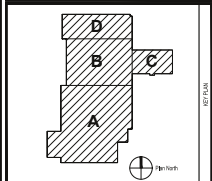
ENGINEER:
M.E. ENGINEERING
380 Tully Blvd.
Rochester, NY 14608
585.285.5500

STRUCTURAL ENGINEER:
JENSEN / BRV ENGINEERING
1853 East Main St.
Rochester, NY 14609
585.485.9135

CIVIL / LANDSCAPE ARCHITECT:
BERGMAN
280 East Broad St.
Rochester, NY 14604
585.556.3847

MEDICAL EQUIPMENT PLANNER:
COVALD
Dallas, TX

FIRE PROTECTION ENGINEER:
TLC ENGINEERING
1700 Main St.
Suite 1520
Philadelphia, PA 19103
267.538.5940



MARK DESCRIPTION DATE

A 100 PAVING DRAFT 10/15/2019

DATE: 10/15/2019

BY: HEERY ARCHITECTS AND ENGINEERS

DATE: 10/15/2019

BY: BERGMAN

DATE: 10/15/2019

BY: BERGMAN

DATE: 10/15/2019

BY: BERGMAN

DATE: 10/15/2019

BY: BERGMAN

DATE: 10/15/2019

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DATE: 10/15/2019

BY: BERGMAN

DATE: 10/15/2019

BY: BERGMAN

DATE: 10/15/2019

BY: BERGMAN

DATE: 10/15/2019

BY: BERGMAN

1. ALL REQUIRED DEMOLITION PERMITS MUST BE OBTAINED FROM ALL REQUIRED AGENCIES PRIOR TO COMMENCEMENT OF WORK.
2. ANY ASBESTOS REMOVAL MUST BE DONE BY A CERTIFIED ASBESTOS REMOVAL CONTRACTOR.
3. ALL UTILITY COMPANIES MUST BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF DEMOLITION.
4. PROPER FENCING OR PUBLIC PROTECTION DEVICES MUST BE CONSTRUCTED AND MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES DURING DEMOLITION PHASE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST, DIRT AND DEBRIS DURING DEMOLITION AND CONSTRUCTION PHASES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL, INCLUDING ASBESTOS ABATEMENT.

N/F
THE MARKETPLACE
TAG 161.12-1-1.11
L. 5899 P. 310

DICK'S SPORTING GOODS
LEASE AREA
TAX 161.12-1-1.1/G
L. 11357, P. 100

SEARS, ROEBECK & CO.
LEASE AREA
TAG 161.12-1-1.1/C
1 5951 P 23

DICKS SPORTING GOODS INC.
LEASE AREA
TAX 161.12-1-1.1/E
1 11383 2 174

WMPO LLC
LEASE AREA
TAF 161.12-1-1.1/B
L 11841, P. 37

20' SEWER EASEMENT
L. 8804 D, P. 48
L. 8005 D, P. 40

20' WIDE WATER EASEMENT
L. 8804 O. P. 32

ER EASEMENT—
4 D. P. 48
5 D. P. 40

N/F
THE MARKETPLACE
TA# 161.12-1-1.11
L 5899 P. 310

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Consultants
ARCHITECT OF RECORD
CBRE | HEERY
HEERY ARCHITECTS AND ENGINEERS

ARCHITECT
PERKINS&WILL
 215 Park Ave S
 New York, NY 10003

ARCHITECT
OWYER ARCHITECTURAL
 17 Plim St
 Suite 200
 Rochester, NY 14607
 860.481.4771

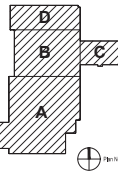
ENGINEER
ME ENGINEERING
 300 Trinity Dr
 Rochester, NY 14606
 282.288.5590

STRUCTURAL ENGINEER
JENSEN / BRV ENGINEERING
 1865 East Main St
 Rochester, NY 14609
 482.812.30

CIVIL / LANDSCAPE ARCHITECT
BERGMAN
 260 East 58th St
 Suite 200
 Rochester, NY 14604
 583.2344.0000

MEDICAL EQUIPMENT PLANNER
COVALLS
 Dallas, TX

PIPE PROTECTION SPECIALIST
TLC ENGINEERING
 1700 Market St
 Suite 1525
 Philadelphia, PA 19103
 267.538.0940

[illegible]

AS/	PROJECT NO.	1500
AS/	BY	HEERY ARCHITECTS AND ENGINEERS
BL/RL	DATE	BERDMAN
CONST. CONTROL		
BL/NO NUMBER		
BL/NO NAME	USMC OPTHOMIZED AMBULATORY CAMPUS (H&H)	
ADDRESS	10100 CRENSHAW BLVD ROCKESTER, NY 14603	
CLIENT/PO		
BL/FILE NAME	014800000000.DWG	
PROJECT TYPE	USMC OPTHOMIZED AMBULATORY CAMPUS (H&H)	
PROJECT SUBMITTAL		
BL/NO STAGE	SITE PLAN SUBMITTAL	
BL/NO DATE	05/05/2009	
CHANGEST	E-BROW, RL	DATE: 09/03/2009
CHECKED BY	CHART, RL	SHEET: 30 of 46
FLOR NUMBER		
SCALE	1/4" = 1'-0"	
CHANGING FILE	DEMOLITION PLAN	
SHEET NUMBER	C-080	
	SHEET X OF X SHEETS	



WILHELM DENTIFICATION

POA SEAL

KEY PLAN

NEW BLOCK

SHEET IDENTIFICATION

OFF-STREET PARKING SECTION 298-4

PROPOSED DEVELOPMENT:

MAJOR FACILITY:
1 SPACE PER 100 SQUARE FEET (FLOOR AREA)

SPACES REQUIRED:
1,686 TOTAL SPACES REQUIRED

COMPRISED OF THE FOLLOWING:
544 EMPLOYEE PARKING SPACES (REMOTE PARKING LOT)
1,102 MOTOR PARKING SPACES

SPACES PROVIDED:
1,720 TOTAL SPACES PROVIDED

COMPRISED OF THE FOLLOWING:
544 EMPLOYEE PARKING SPACES (REMOTE PARKING LOT)
1,101 MOTOR AND PARTIAL EMPLOYEE PARKING SPACES
PARKING LOT (NO ACCESSIBLE SPACES PROVIDED)
8% OF TOTAL MOTOR PARKING SPACES (1,181)

BICYCLE PARKING
(4) RACKS (20) BICYCLE CAPACITY EACH = 80 TOTAL

VARIANCES:
NONE REQUESTED

SPECIAL USE PERMIT APPLICATIONS:
SUBMITTED SEPTEMBER 6, 2018 EXISTING APPROVAL

PROPOSED ZONING:
COMMERCIAL B-1 WITH
MIXED-USE REDEVELOPMENT
AREA OVERLAY DISTRICT
(SPECIAL USE PERMIT)

DICKS BUILDING

PARKING

SITE LEGEND:

---	PROPERTY SETBACK LINE
---	PROPERTY LINE
	CONCRETE SIDEWALK / PAVEMENT
	CONCRETE SIDEWALK / PAVEMENT W/ SNOWMELT SYSTEM
□	STANDARD PAVEMENT SECTION
■	HEAVY-DUTY PAVEMENT SECTION
12	NUMBER OF PARKING SPACES
A	KEY NOTE



KEY NOTES:

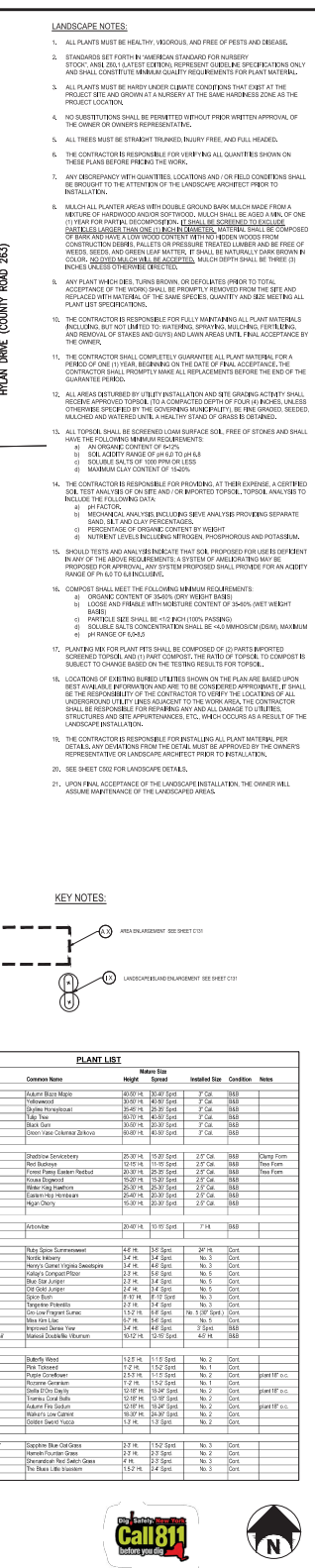
- STANDARD ASPHALT PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION
- LIGHT POLE AND CONCRETE BASE
- CONCRETE SIDEWALK
- ADA ACCESSIBLE CURB RAMP
- ADA ACCESSIBLE STRIPING
- CONCRETE CURB (TYP.)
- "TIP" SIGN
- WAKE SHARED LANE MARKING
- TAPERED SHOVE SPACES
- SHOULDER AREA - SEE DETAIL SHEET C102
- GLASS CURB SIDEWALK
- PARKING SPACES FOR FUTURE ELECTRIC VEHICLE CHARGING STATIONS
- ACCESSIBLE PARKING SIGN
- NO PARKING ANYTIME SIGN
- ACCESSIBLE PARKING SIGN WITH BOLLARD
- NO PARKING ANYTIME SIGN WITH BOLLARD
- CURBED CONCRETE ISLAND
- MIXED CAR PARKING SIGN
- A" YELLOW PAINTED STRIPE
- STRIPED CROSS WALK
- HAZARD TABLE RAMP
- DO NOT ENTER SIGN
- ONE WAY SIGN
- STOP SIGN WITH NO STOP

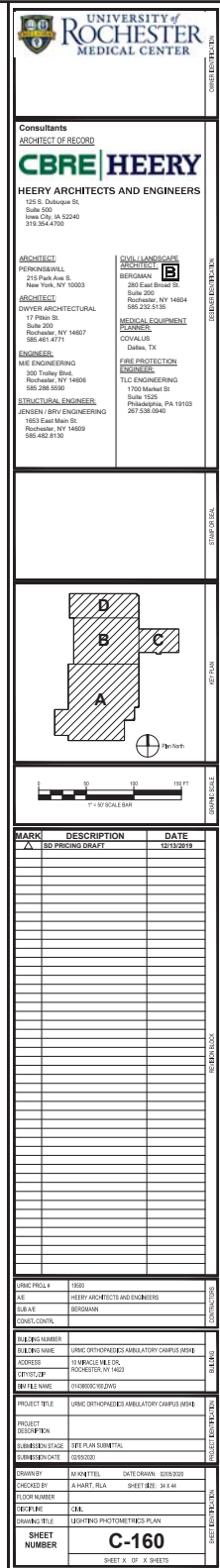
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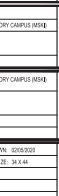
SHEET X OF X SHEETS

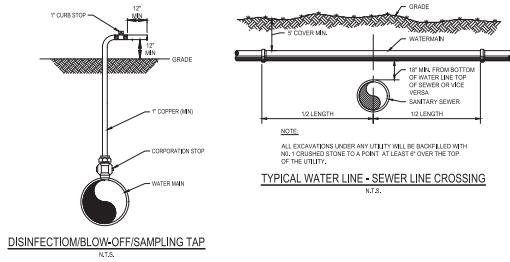
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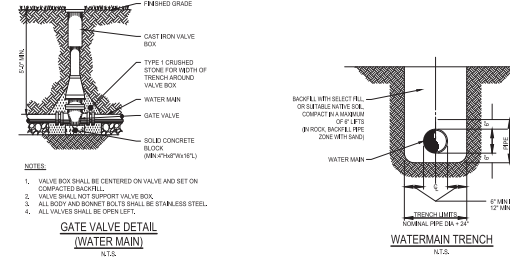


Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Back Exit Area	Illuminance	Fc	1.24	3.5	0.0	N.A.
URMC Parking Area	Illuminance	Fc	2.41	14.5	0.6	4.02



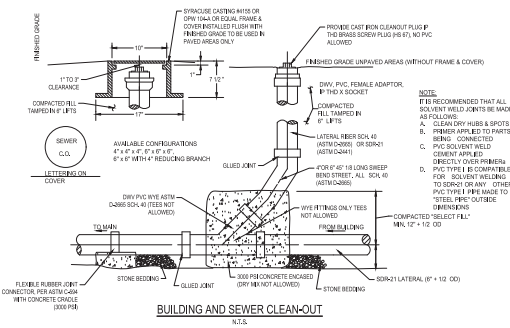


DISINFECTION/BLOW-OFF/SAMPLING TAP
N.T.S.

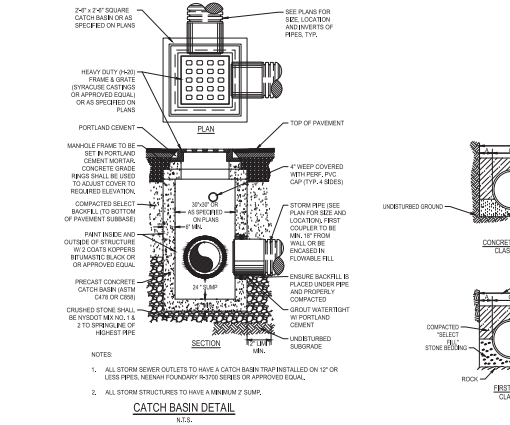


GATE VALVE DETAIL
N.T.S.

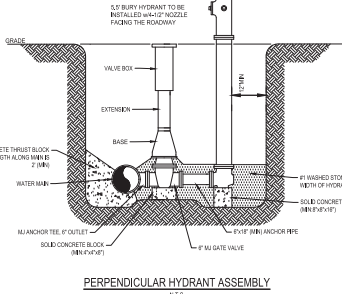
WATERMAIN TRENCH
N.T.S.



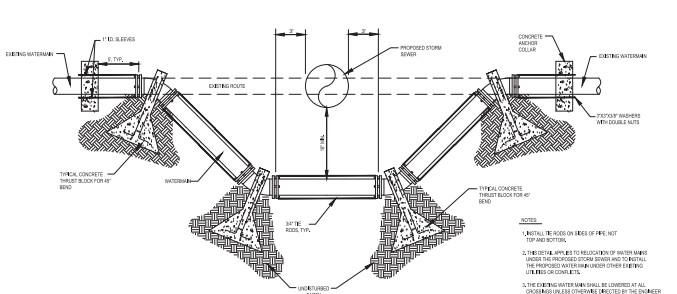
BUILDING AND SEWER CLEAN-OUT
N.T.S.



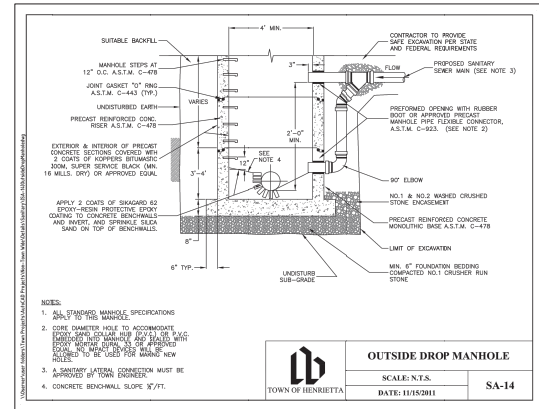
CATCH BASIN DETAIL
N.T.S.



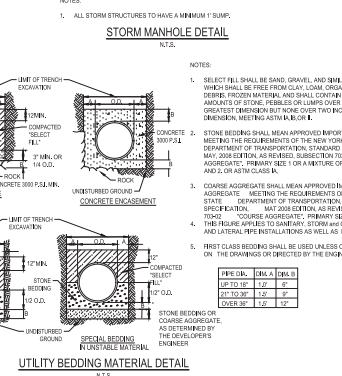
PERPENDICULAR HYDRANT ASSEMBLY
N.T.S.



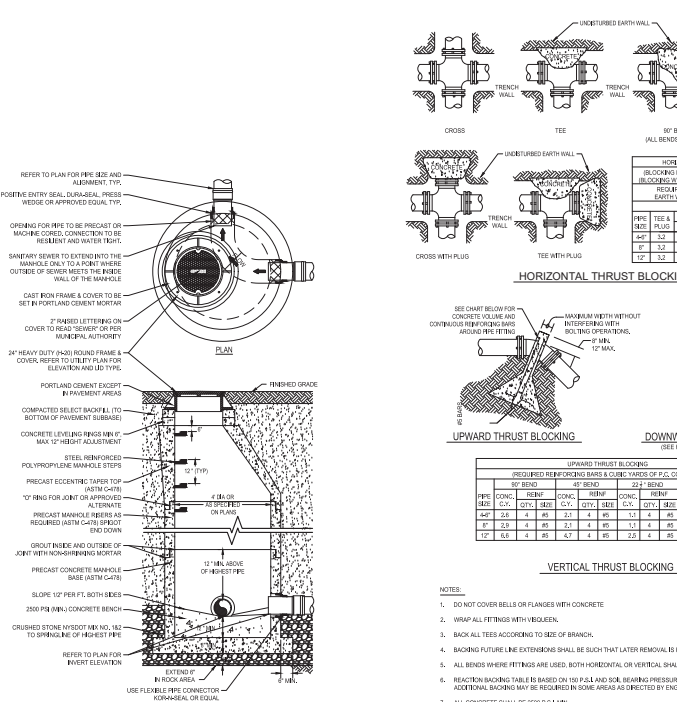
TYPICAL WATERMAIN RELOCATION DETAIL
N.T.S.



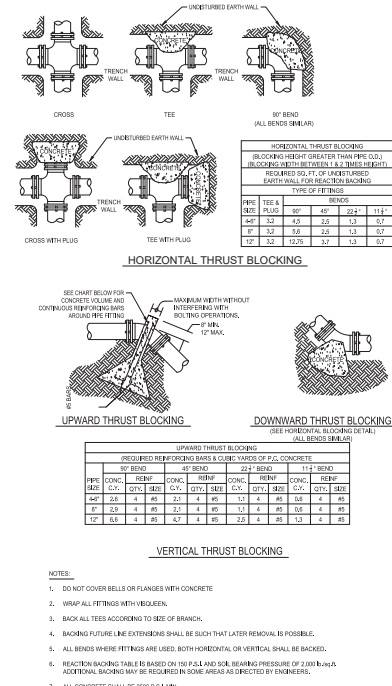
OUTSIDE DROP MANHOLE
SCALE: 1/8" = 1'-0"
DATE: 11/15/2011
SA-14



STORM MANHOLE DETAIL
N.T.S.



SANITARY SEWER MANHOLE DETAIL
N.T.S.



THRUST BLOCKING DETAIL
N.T.S.

UNIVERSITY OF ROCHESTER MEDICAL CENTER

Consultants

ARCHITECT OF RECORD

CBRE | HEERY

HEERY ARCHITECTS AND ENGINEERS

125 S. Outboard St.
Suite 200
Iowa City, IA 52240
319.334.4700

ARCHITECT

PERKINS+WILL

601 Park Ave. S.
New York, NY 10003

ARCHITECT

DWYER ARCHITECTURAL

17 Park St.
Suite 200
Rochester, NY 14607
585.485.4771

ENGINEER

ME ENGINEERING

100 Park Ave.
Rochester, NY 14608
585.285.5500

STRUCTURAL ENGINEER

JENSEN | BRV ENGINEERING

1655 East Main St.
Rochester, NY 14609
585.485.8755

LANDSCAPE ARCHITECT

BERGMAN

285 East Broad St.
Suite 200
Rochester, NY 14604
585.232.8735

MEDICAL EQUIPMENT

PLANNING

CONVALUS

Dallas, TX

PIPE PROTECTION

ENGINEERING

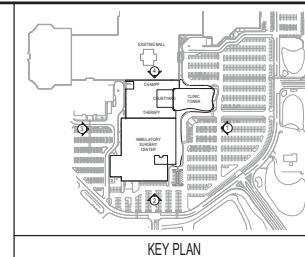
TLC ENGINEERING

1700 Main St.
Suite 1500
Rochester, NY 14609
585.232.8735

MARK	DESCRIPTION	DATE
A	180 PAVING DRAFT	10/15/2011

DATE	DESCRIPTION	BY
10/15/2011	180 PAVING DRAFT	SA-14

DATE: 05/24/2024 10:00 AM, USER: JACOB, AL, 20% SCALE, 1/4" = 1'-0", 1/8" = 1'-0", 1/16" = 1'-0", 1/32" = 1'-0", 1/64" = 1'-0", 1/128" = 1'-0", 1/256" = 1'-0", 1/512" = 1'-0", 1/1024" = 1'-0", 1/2048" = 1'-0", 1/4096" = 1'-0", 1/8192" = 1'-0", 1/16384" = 1'-0", 1/32768" = 1'-0", 1/65536" = 1'-0", 1/131072" = 1'-0", 1/262144" = 1'-0", 1/524288" = 1'-0", 1/1048576" = 1'-0", 1/2097152" = 1'-0", 1/4194304" = 1'-0", 1/8388608" = 1'-0", 1/16777216" = 1'-0", 1/33554432" = 1'-0", 1/67108864" = 1'-0", 1/134217728" = 1'-0", 1/268435456" = 1'-0", 1/536870912" = 1'-0", 1/1073741824" = 1'-0", 1/2147483648" = 1'-0", 1/4294967296" = 1'-0", 1/8589934592" = 1'-0", 1/17179869184" = 1'-0", 1/34359738368" = 1'-0", 1/68719476736" = 1'-0", 1/137438953472" = 1'-0", 1/274877906944" = 1'-0", 1/549755813888" = 1'-0", 1/1099511627776" = 1'-0", 1/2199023255552" = 1'-0", 1/4398046511104" = 1'-0", 1/8796093022208" = 1'-0", 1/17592186044416" = 1'-0", 1/35184372088832" = 1'-0", 1/70368744177664" = 1'-0", 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Consultants
ARCHITECT OF RECORD:
CBRE | HEERY
HEERY ARCHITECTS AND ENGINEERS

HEERY ARCHITECTS AND ENGINEERS
125 S. Dubuque St.
Suite 500
Iowa City, IA 52240
319.354.4700

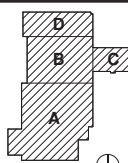
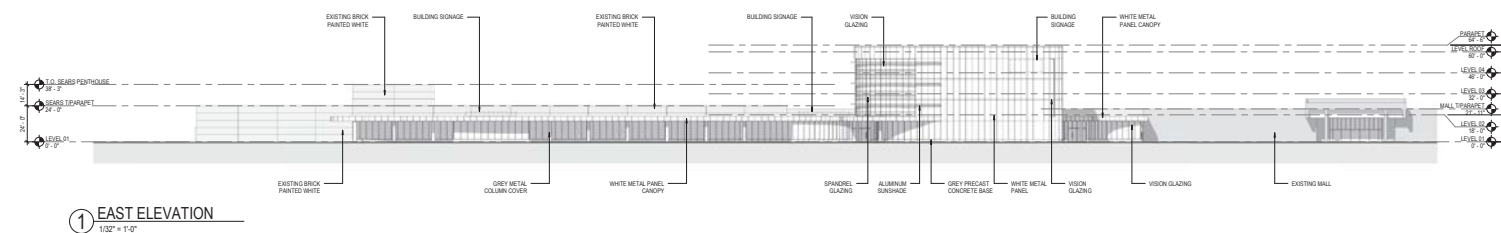
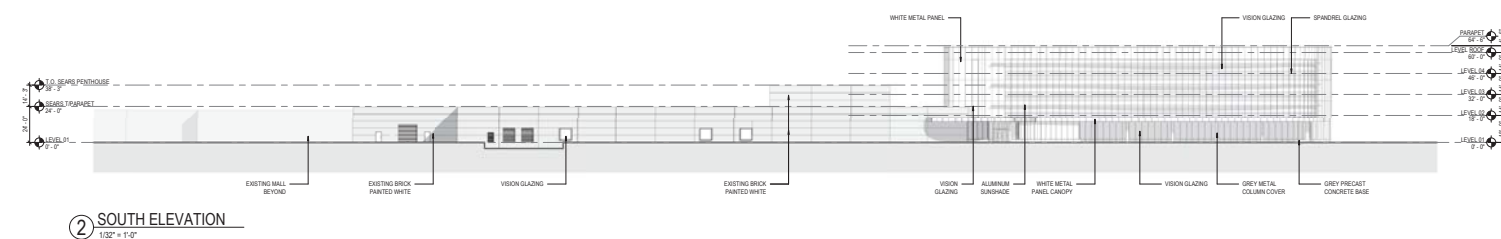
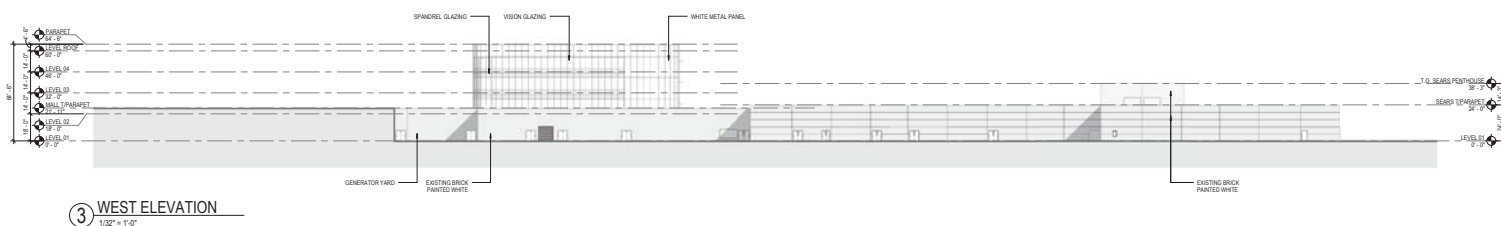
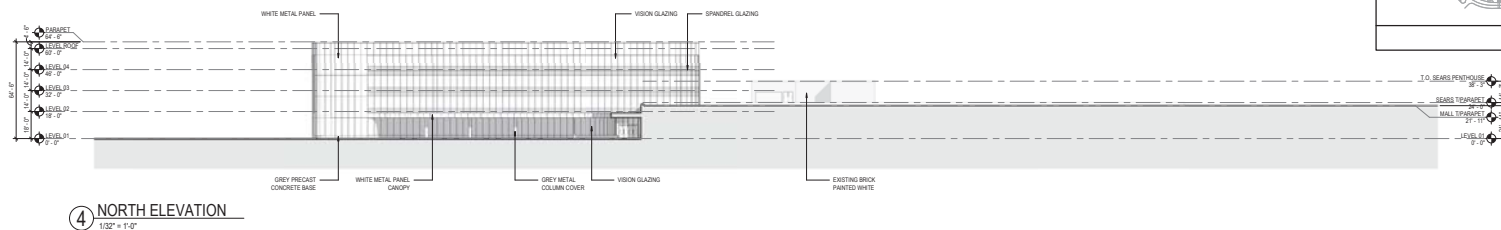
ARCHITECT PERKINS+WILL 215 Park Ave S New York, NY 10003	CIVIL / LANDSCAPE ARCHITECT BERGMAN 280 East Broad St. Suite 200 Rochester, NY 14604 585-232-5135
ARCHITECTURAL DRAWER 17 Pelton St. Suite 200 Rochester, NY 14607 585-401-1771	MECHANICAL ENGINEER COVALUIS Dallas, TX
ENGINEER M/E ENGINEERING 300 Trevelly Blvd. Rochester, NY 14606 585-292-2000	FIRE PROTECTION ENGINEER TLC ENGINEERING 1702 Market St. Suite 1555 Philadelphia, PA 19103 215-538-0942
STRUCTURAL ENGINEER JENSEN / BRYEN ENGINEERING 1053 East Main St. Rochester, NY 14609 585-400-4000	

**CIVIL / LANDSCAPE
ARCHITECT:**
BERGMAN
280 East Broad St.
Suite 200
Rochester, NY 146
585.232.5135

**MEDICAL EQUIPMENT
PLANNER:**
COVALUS
Dallas, TX

**FIRE PROTECTION
ENGINEER:**
TLC ENGINEERING
1700 Market St
Suite 1525
Philadelphia, PA 19104

267.538.0940

[illegible]

ASAC PROJ #			
ASC			
ESC AB			
CONST CONTR			
BUILDING NUMBER			
BUILDING NAME	UMMC ORTHOPEDICS AMBULATORY CAMPUS (NHS)		
ADDRESS			
CITY/ST/ZIP			
DATE FILED			
PROJECT TITLE	UMMC ORTHO AMBULATORY CLINIC (NHS)		
PROJECT DESCRIPTION			
SUBMISSION STAGE			
SUBMISSION DATE			
DRAWN BY	Audri	DATE PLOTTED	01/28/03
CHECKED BY	Ochser	SHEET SIZE	30 X 42
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