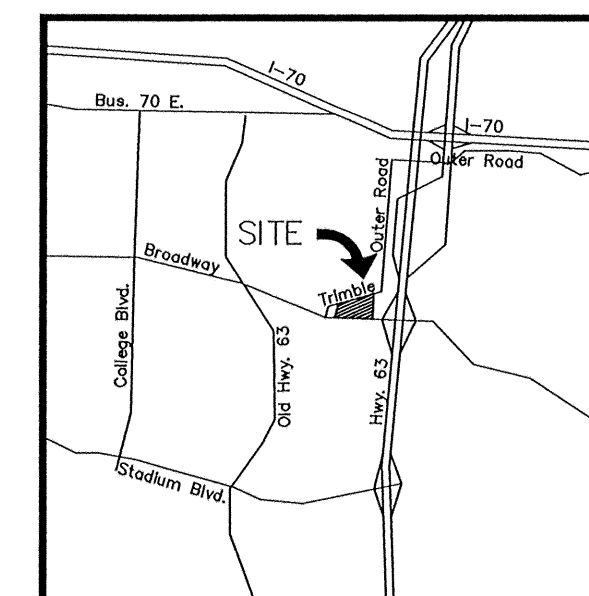
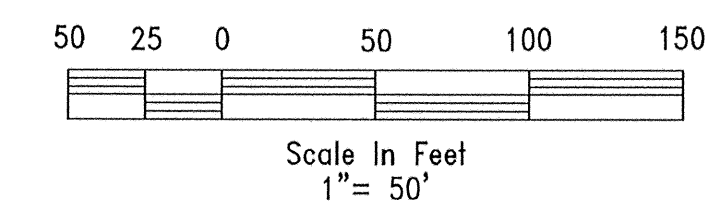


The Broadway Shops C-P Development Plan

LEGEND

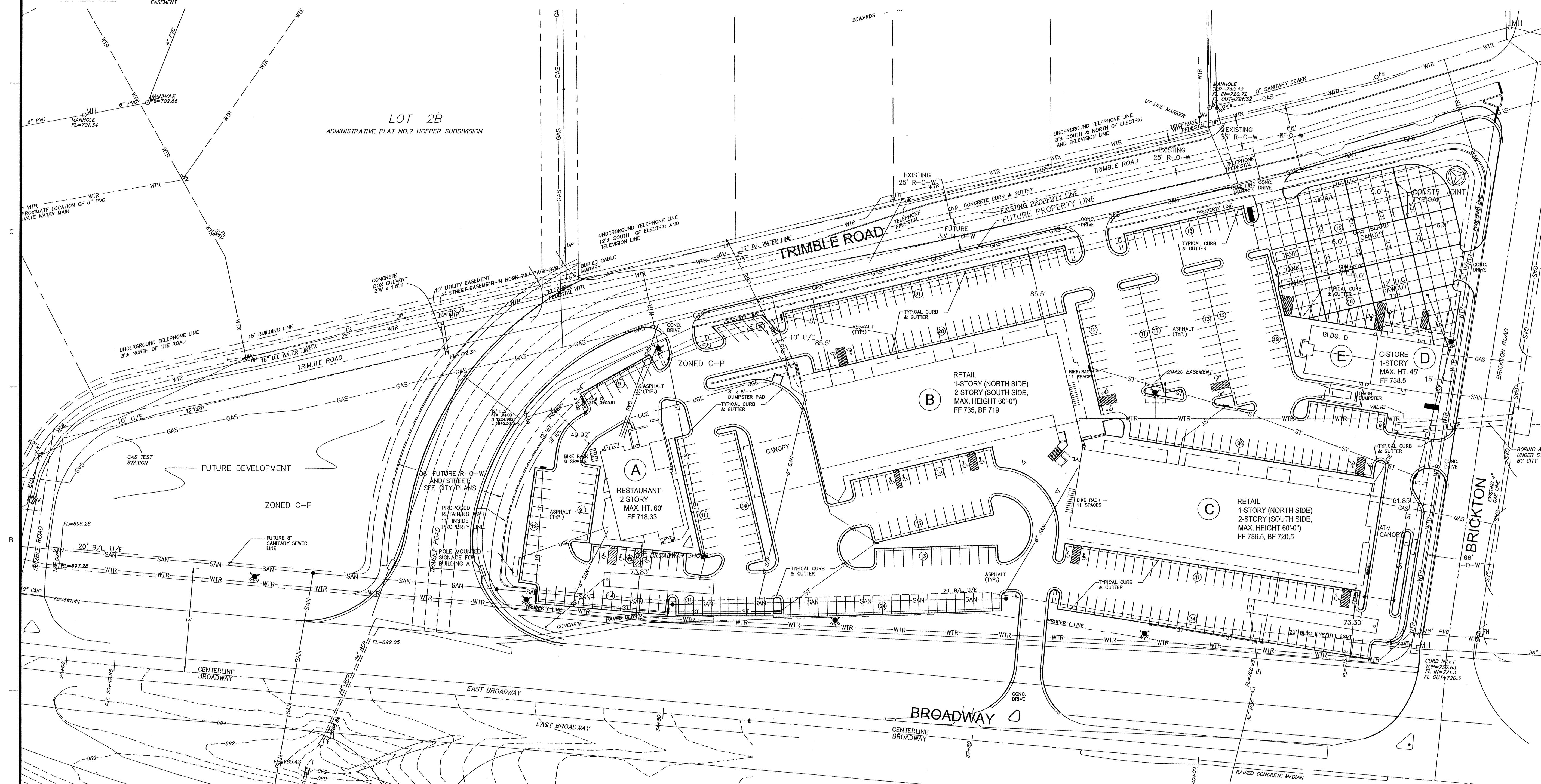
EXISTING	PROPOSED
	WATER METER
	WATER VALVE
	OVERHEAD TELEPHONE
	UNDERGROUND TELEPHONE
	SANITARY SEWER
	UNDERGROUND GAS
	OVERHEAD CABLE
	OVERHEAD POWER
	STORM SEWER
	WATER LINE
	EROSION CONTROL FENCE
	CONTOUR
	PROPERTY LINE
	EASEMENT



Architect
Berger Devine Yaeger, Inc.
3700 BROADWAY, SUITE
300 KANSAS CITY, MISSOURI
64111
Tel: (816) 561-2761
Fax: (816) 561-9222
www.bdyinc.com

Civil Engineer
Berger Devine Yaeger, Inc.
3700 BROADWAY, SUITE
300 KANSAS CITY, MISSOURI
64111
Tel: (816) 561-2761
Fax: (816) 561-9222
www.bdyinc.com

The Broadway Shops, LLC.
P.O. Box 1037
Columbia, Missouri 65205



PROPERTY DATA

BUILDING	AREA (S.F.)	PARKING	SPACES
A	6,600	REQUIRED	371
B	35,000	PROVIDED	463
C	40,100		
D	2,970		
E	2,900		
TOTAL BUILDING AREA	87,570	GREEN SPACE	AREA (S.F.)
		TOTAL PROPERTY AREA	318,907
		REQUIRED (15 %)	47,836
		PROVIDED (16%)	48,859

SIGN DESCRIPTIONS

The Broadway Shops will comply with the signage requirements of Chapter 23.

- Freestanding Master Signs** - A maximum of three (3) freestanding master signs (one per adjacent street right of way). Said freestanding signs shall be designed to complement the architecture of the Broadway Shops, in similar fashion to the signs currently existing in our other two Columbia Shopping Centers - the Forum Shopping Center and the NIFONG Shopping Center. All said signage shall comply with Section 23-14 and Section 23-25 (i) of the City of Columbia Code of Ordinances. The maximum square footage of the sign surface area will be 500 per sign and the maximum height will be thirty feet (30') per sign.
- Service Station Signs** - The proposed convenience store shown at the Northeast corner of the submitted Site Plan shall contain the following signs, in accordance with Section 23-23 and Section 23-25 of the City of Columbia Code of Ordinances:
 - A freestanding sign indicating the name and logo of the company.
 - An on-premises freestanding sign indicating services available.
- Directional Signs** - In accordance with Section 23-22 (b) of the City of Columbia Code of Ordinances, on-premises directional signs shall be located at each automotive entrance and exit.
- Wall Signs** - All such signs shall comply with the requirements for C-3 Zoning of the City of Columbia Zoning Ordinance.
- Automatic Teller Machine Signs** - All such signs shall comply with the requirements of Section 23-24.1 of the City of Columbia Code of Ordinances.

LEGEND

FREE STANDING MASTER SIGN (30' MAX.)	
SERVICE STATION SIGN (12' MAX.)	
DIRECTIONAL SIGN (3' MAX.)	
TRASH DUMPSTER	
TRASH DUMPSTER	
KIOSKS	

PROJECT NO: 02033
DATE: 8-15-03
DRAWN BY: PJO
CHECKED BY:
CHECKED BY:

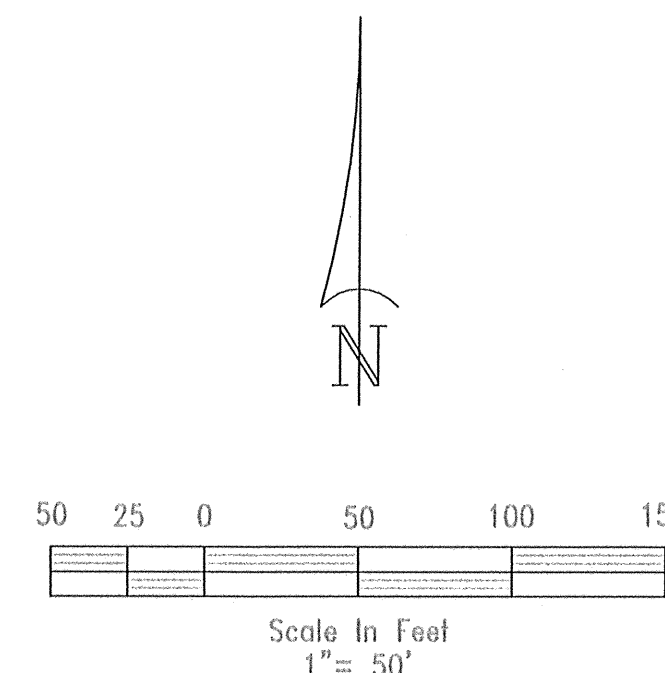
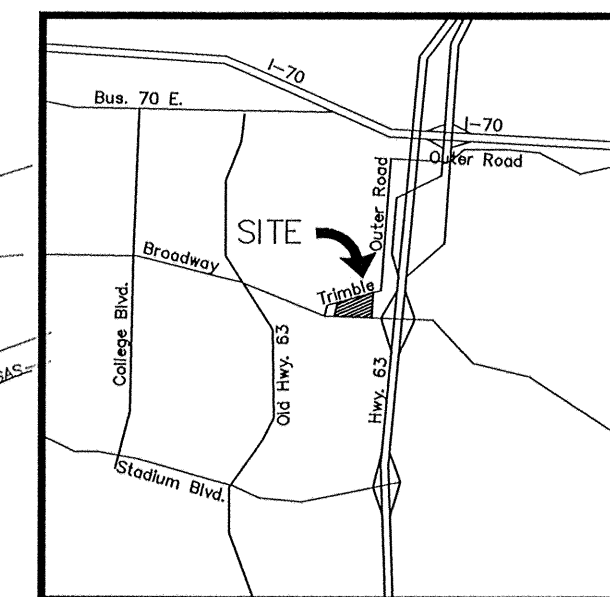
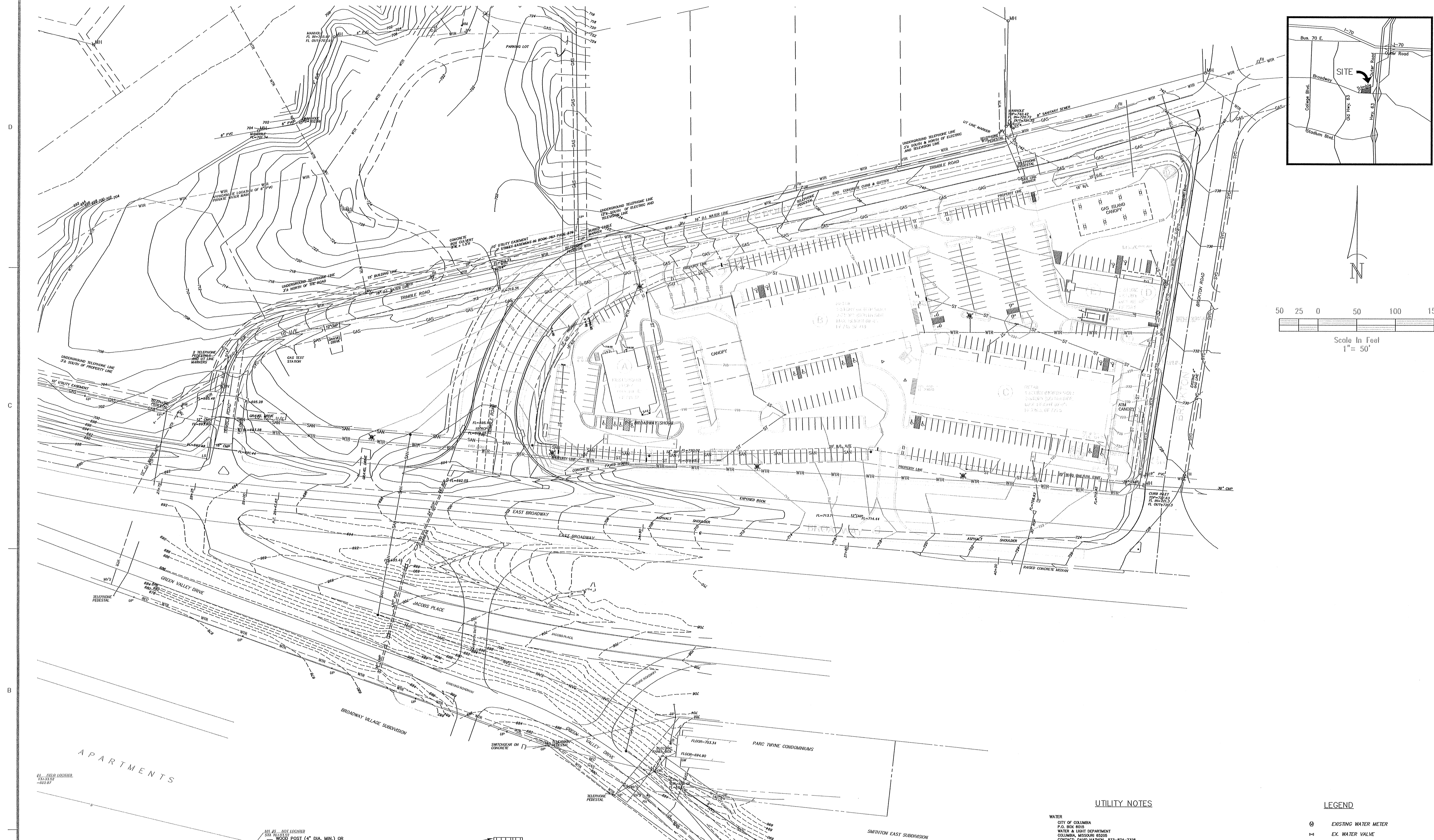
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9/12/03	PER CITY COMMENTS
9/25/03	PER CITY COMMENTS
9/29/04	SITE REVISIONS
10/22/04	PER CITY COMMENTS
10/29/04	PER CITY COMMENTS
12/08/04	BREAKTIME REVISIONS
11/20/06	SIGNAGE DESCRIPTIONS

C-P
SITE
PLAN

SHEET
1 OF 6

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Submitted as a Minor Revision to the Broadway Shops CP Plan. Approved this 11th day of January, 2007, by the Planning Department.
Timothy Freddy, Director of Planning



UTILITY NOTES

WATER
CITY OF COLUMBIA
P.O. BOX 8015
COLUMBIA, MISSOURI 65205
CONTACT: DAVID MANTON 573-874-7325
18" D.I. LINE ALONG NORTH SIDE OF TRIMBLE ROAD
18" D.I. LINE RISE NORTH FROM TRIMBLE ROAD NEAR WEST END OF TRIMBLE ROAD
6" P.V. LINE NORTH OF TRIMBLE ROAD AS SHOWN
6" C.I. LINE ALONG NORTH SIDE OF EAST BROADWAY

ELECTRIC
CITY OF COLUMBIA
P.O. BOX 8015
COLUMBIA, MISSOURI 65205
CONTACT: DAVID MANTON 573-874-7325
13,800V. 3 PHASE BOLTED NORTH SIDE OF TRIMBLE ROAD
13,800V. 3 PHASE BOLTED NORTH FROM TRIMBLE ROAD ALONG EAST LINE
OF HOOPER SUBDIVISION
BRYNE ELECTRIC COOPERATIVE
COLUMBIA, MISSOURI 65205
CONTACT: BRUCE WEAVER 573-441-7244
800V. 3 PHASE LINE CROSSES SITE 100' SOUTH OF TRIMBLE ROAD AS SHOWN

GAS
AMEREN UE
210 ONE STREET
COLUMBIA, MISSOURI 65205
CONTACT: TONY HILL 573-874-3063
4" STEEL HIGH PRESSURE LINE ALONG SOUTH SIDE OF TRIMBLE ROAD
2" PLASTIC HIGH PRESSURE LINE ALONG EAST SIDE OF BRINKTON ROAD
4" PLASTIC HIGH PRESSURE LINE ALONG NORTH SIDE OF EAST BROADWAY
WEST OF TRIMBLE ROAD

TELEPHONE
VERIZON
620 E. CHERRY STREET
COLUMBIA, MISSOURI 65205
CONTACT: CHARLES SCRODT 573-888-3700
UNDERGROUND LINE ALONG NORTH SIDE OF TRIMBLE ROAD
UNDERGROUND LINE ALONG EAST SIDE OF BRINKTON ROAD

TELEVISION
MCGRAW
201 N. COLLEGE AVENUE
COLUMBIA, MISSOURI 65205
CONTACT: GEORGE MONTGOMERY 573-874-7250
AS SHOWN

SANITARY SEWER
CITY OF COLUMBIA
P.O. BOX 8015
COLUMBIA, MISSOURI 65205
CONTACT: GEORGE MONTGOMERY 573-874-7250
AS SHOWN

STORM SEWER
CITY OF COLUMBIA
P.O. BOX 8015
COLUMBIA, MISSOURI 65205
CONTACT: GEORGE MONTGOMERY 573-874-7250
AS SHOWN

LEGEND

EXISTING WATER METER
EX. WATER VALVE
EX. OVERHEAD TELEPHONE
EX. UNDERGROUND TELEPHONE
EX. SANITARY SEWER
EX. UNDERGROUND GAS
EX. OVERHEAD CABLE
EX. OVERHEAD POWER
EX. UNDERGROUND POWER
EX. STORM SEWER
EX. WATER LINE
PROP. EROSION CONTROL FENCE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPERTY LINE
EASEMENT

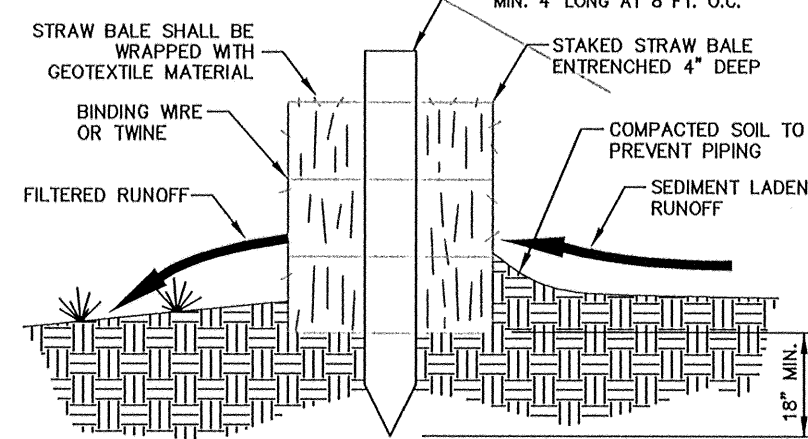
GENERAL NOTES:

- EXISTING SITE CONDITIONS USED AS THE BASE MAP FOR THE GRADING PLAN ARE BASED ON INFORMATION PROVIDED BY ENGINEERING SURVEYS AND SERVICES, INC., 1113 FAX STREET, COLUMBIA, MISSOURI, WHO PREPARED THE TOPOGRAPHIC AND BOUNDARY SURVEY OF THIS PROPERTY. DAY, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF THE EXISTING SITE CONDITIONS AS SHOWN ON THESE PLANS.
- GRADES SHOWN ON THESE DRAWINGS ARE ROUGH FINISHED GRADES. THEREFORE, FINISHED SUBGRADE SHALL BE CALCULATED AT APPROXIMATELY 1 FOOT BELOW FINISHED GRADE FOR ALL PAVED AREAS. SUBSEQUENT FINAL GRADING PLANS AND DETAILS WILL CLARIFY EXACT DIMENSIONS.
- ALL GRADING AND TRENCHING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF COLUMBIA, MISSOURI. NO FINISH GRADING SURFACE SLOPES SHALL BE STEEPER THAN 3 HORIZONTAL UNITS TO 1 VERTICAL UNIT (3:1).
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

BEFORE YOU
DIG - DRILL - BLAST

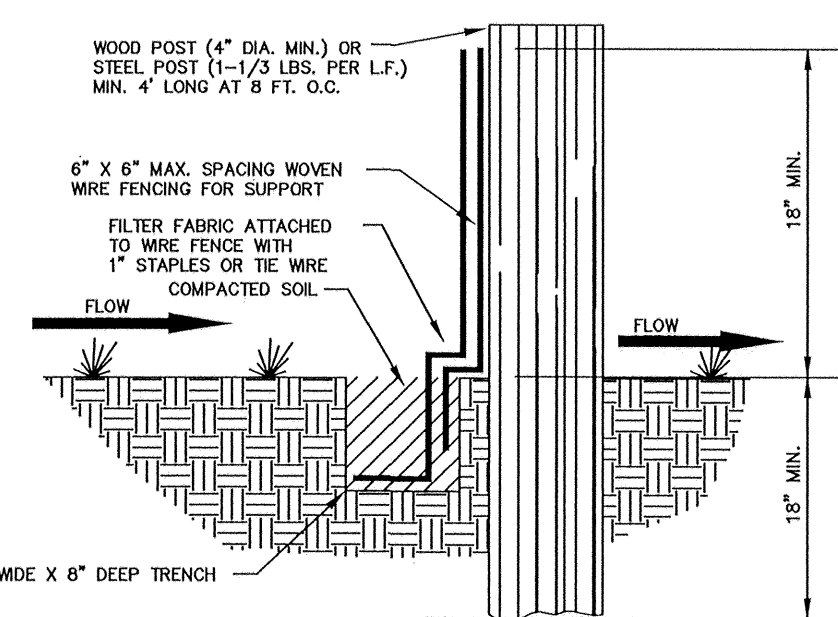


Call
1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)



- NOTES:
- EXCAVATE A TRENCH ALONG THE AREAS THAT THE STRAW BALES WILL BE USED AS EROSION CONTROL TO A DEPTH OF 4 INCHES AND TO THE WIDTH OF ONE STRAW BALE. THE STRAW BALES THEN SHALL BE PLACED IN THE TRENCH, SAVING EXCAVATED MATERIAL ON THE UPSTREAM SIDE OF THE TRENCH.
 - STRAW BALES SHOULD BE ANCHORED WITH A MIN. OF 2 STAKES OR REBARS DRIVEN INTO THE UNDERLYING SOIL, MAKING SURE THAT THE BINDING WIRE OR TWINE IS FACING THE SIDES AND NOT TOUCHING THE SOIL. THE FIRST STAKE INTO EACH BALE SHOULD BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
 - SPACING BETWEEN THE BALES SHOULD BE TIGHTLY CRINKLED WITH LOOSE STRAW.
 - AFTER STRAW BALES ARE IN PLACE THE EXCAVATED SOIL SHOULD BE BACKFILLED AGAINST THE UPSLOPE SIDE OF THE STRAW BALES TO A HEIGHT OF 4 INCHES AFTER COMPACTING.
 - STRAW BALES SHOULD BE INSPECTED AFTER EACH RAINFALL TO DETERMINE IF ANY REPAIRS OR REPLACEMENTS TO THE STRAW BALES ARE NEEDED. IF IT IS DETERMINED THAT THE STRAW BALES NEED TO BE REPAIRED OR REPLACED, THIS SHOULD BE DONE IMMEDIATELY. SEDIMENT ACCUMULATIONS MUST BE REMOVED WHEN THEY REACH 1/2 THE BARRIER HEIGHT.

STRAW BALES



- NOTES:
- THE FILTER FABRIC SHALL HAVE A MINIMUM FILTERING EFFICIENCY OF 75%, A MINIMUM TENSILE STRENGTH OF 30 LBS. PER LINEAR INCH AND A FLOW RATE OF 0.3 GALLONS PER SQUARE FOOT PER MINUTE. THE FILTER FABRIC SHALL ALSO HAVE ULTRAVIOLET RAY INHIBITORS TO ASSURE A LIFE USE EXPECTANCY OF 6 MONTHS AT 0 TO 100 DEGREES FAHRENHEIT.
 - THE FILTER FABRIC SHALL BE 18" - 36" IN HEIGHT, WITH JOINTS AT EVERY POST AND SPACED EVERY 8 FEET WITH WIRE MESH SUPPORT. MAKING SURE THAT A MIN. OF 4" OF FABRIC IS BURIED IN THE 4" X 8" TRENCH.
 - THE SILT FENCE SHALL BE INSPECTED AFTER EVERY RAINFALL TO DETERMINE IF ANY PART OF THE FENCE NEEDS TO BE REPAIRED OR REPLACED. IF IT IS DETERMINED THAT THE FENCE NEEDS ANY REPAIR OR REPLACEMENT THIS SHALL BE DONE IMMEDIATELY.
 - SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL OR BEFORE THEY ACCUMULATE TO 1/2 OF THE FENCE HEIGHT.

SILT FENCE

Architect

Berger Devine Yeager,
17700 BROADWAY, SUITE
300 KANSAS CITY, MISSOURI
64111
Tel: (816) 561-2761
Fax: (816) 561-9222
www.bdyinc.com

Civil

Berger Devine Yeager,
17700 BROADWAY, SUITE
300 KANSAS CITY, MISSOURI
64111
Tel: (816) 561-2761
Fax: (816) 561-9222
www.bdyinc.com

General Contractor

Coil Construction Co.
209 EAST BROADWAY
COLUMBIA, MISSOURI 65203
TEL: 573-874-1444
FAX: 573-443-3039

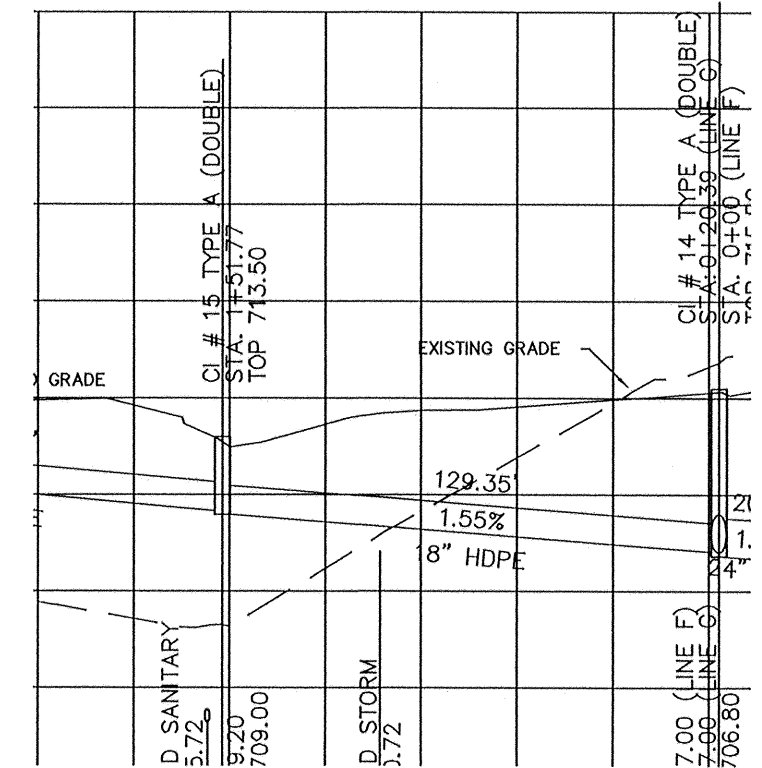
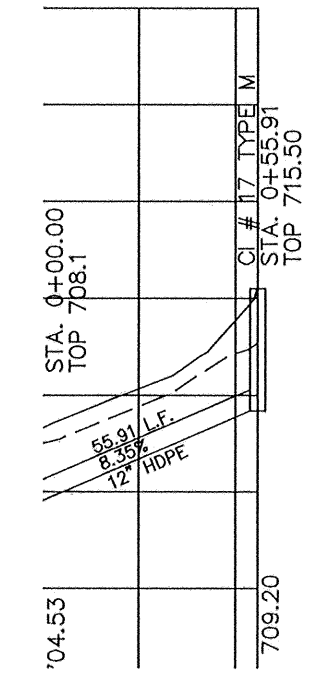
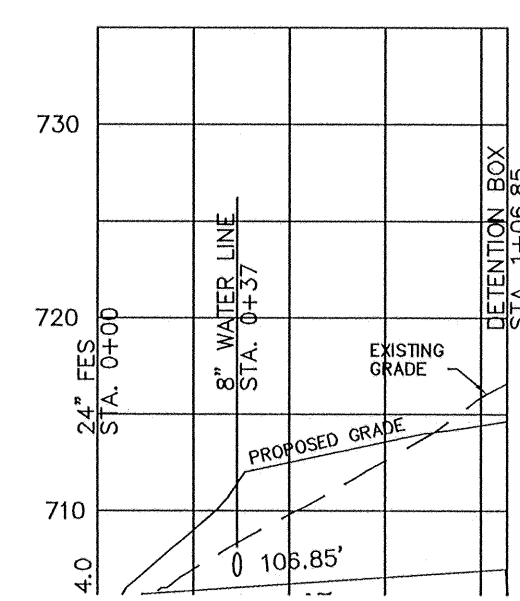
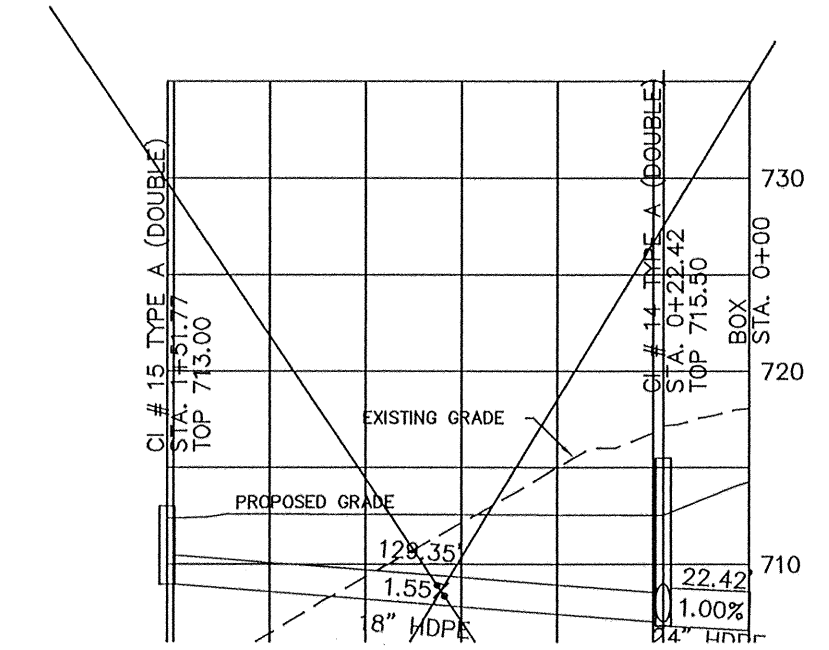
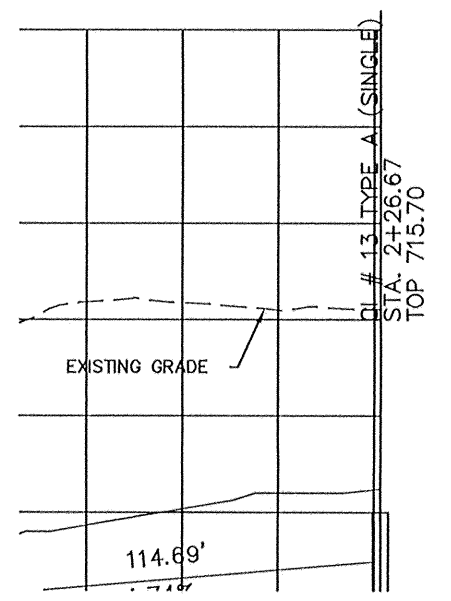
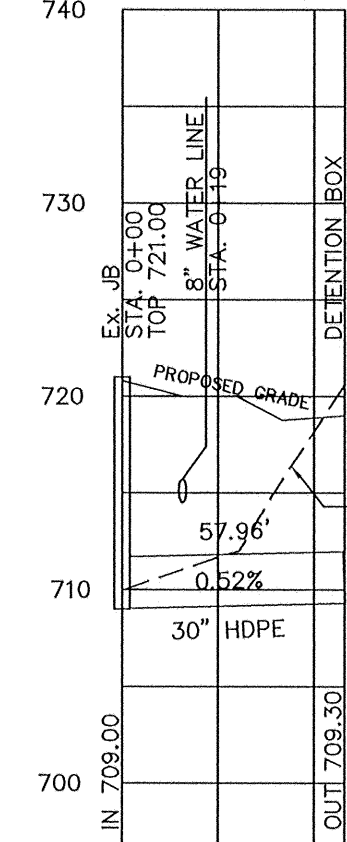
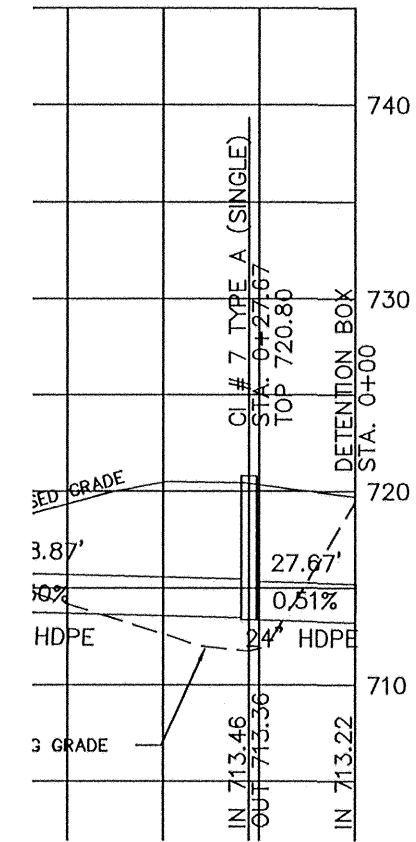
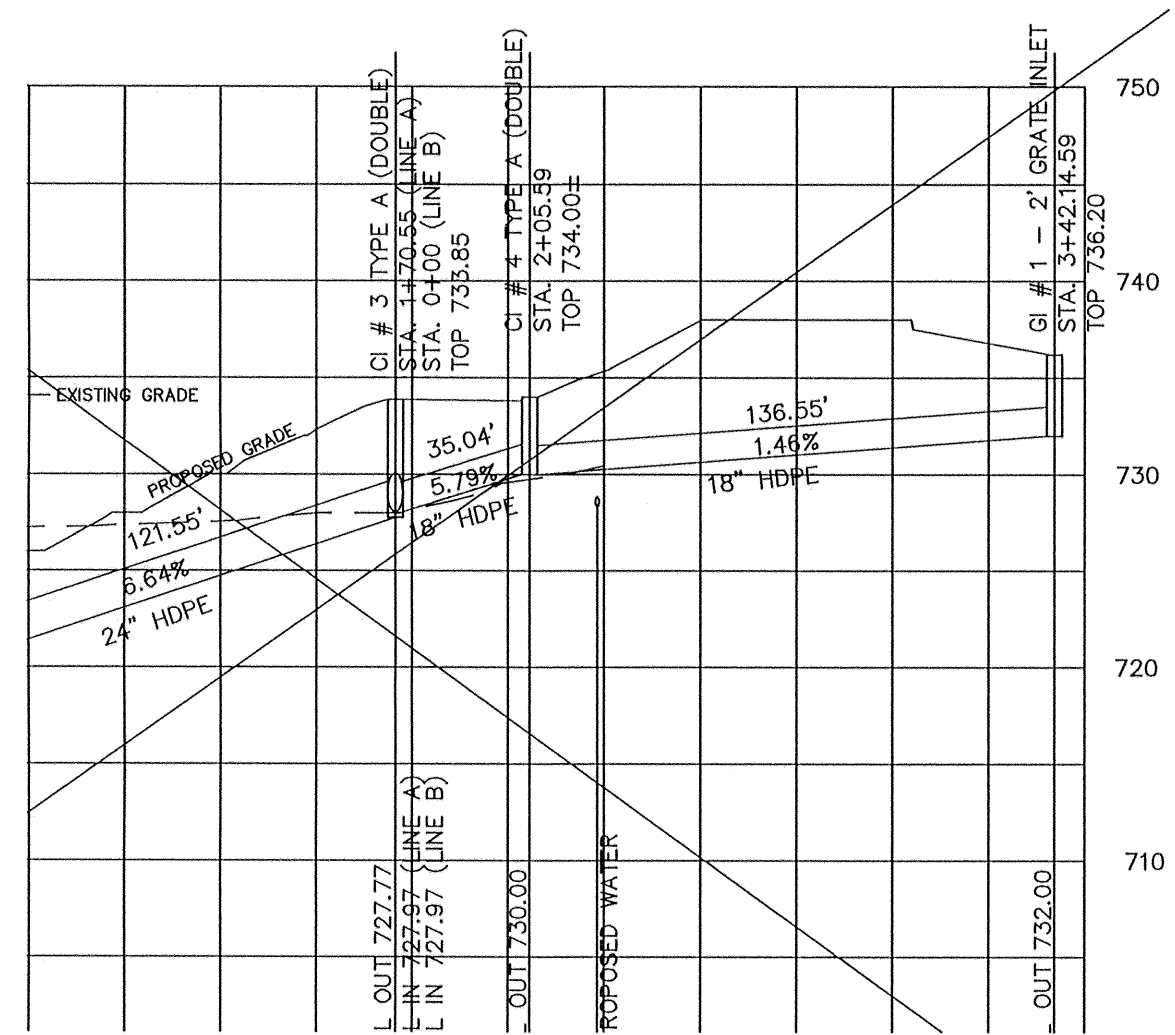
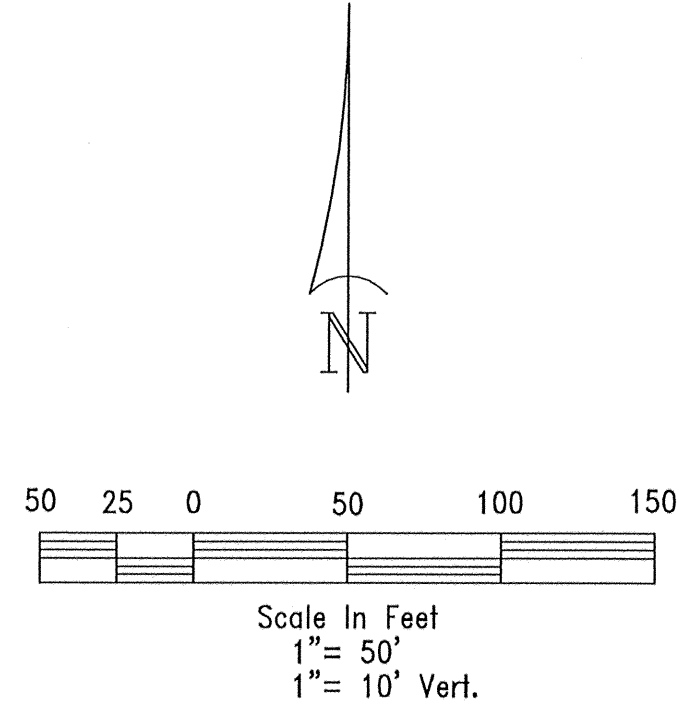
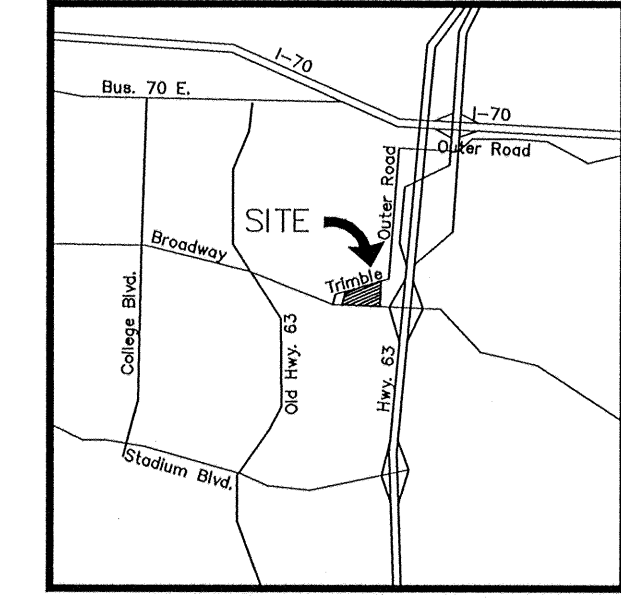
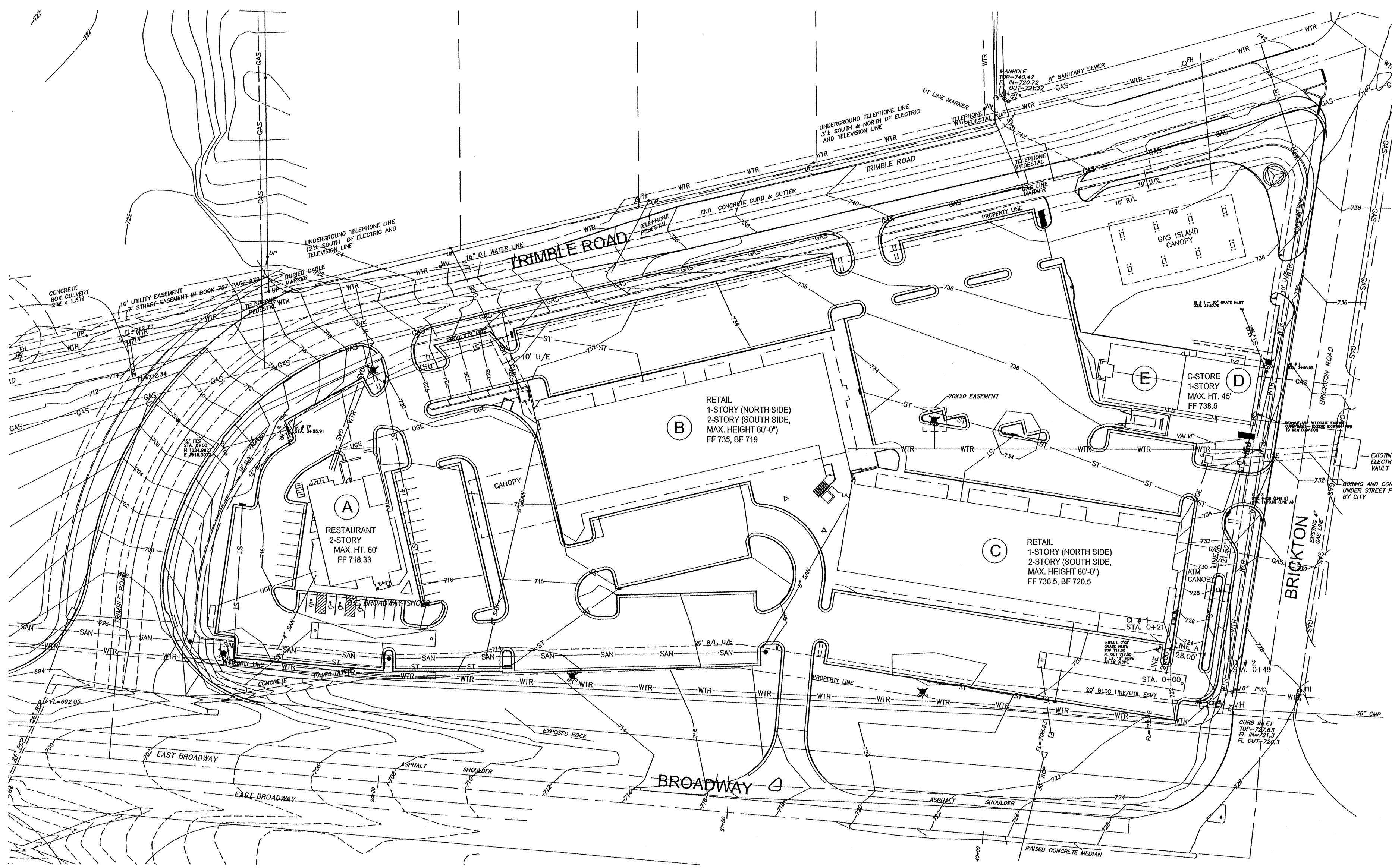
BROADWAY SHOPS
P.O. BOX 1037
COLUMBIA, MISSOURI

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DATE:	8-15-03
DRAWN BY:	PJD
CHECKED BY:	
REVISION DATE	DESCRIPTION
9/23/03	PER CITY COMMENTS
2/12/04	CONST. DOCUMENTS
3/26/04	PER CITY COMMENTS
8/29/04	SITE REVISIONS
10/22/04	PER CITY COMMENTS
12/08/04	BREAKTHRU REVISIONS

GRADING &
EROSION CONTROL
PLAN

SHEET
2 OF 6

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Architect
Berger Devine Yeager,
3700 BROADWAY, SUITE
300 KANSAS CITY, MISSOURI
64111
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Fax: (816) 561-9222
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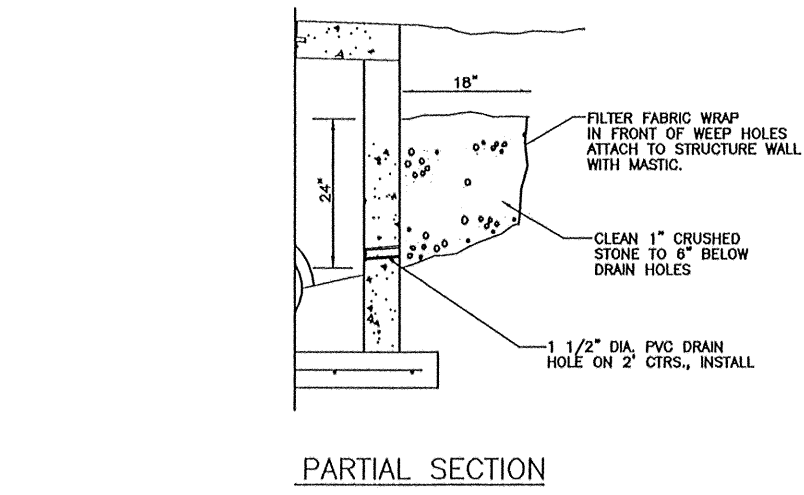
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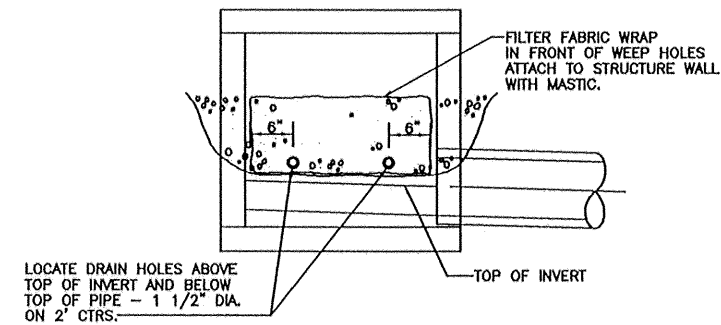
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REVISED DATE	DESCRIPTION
2/12/04	CONST. DOCUMENTS
9/9/04	SITE REVISIONS
10/22/04	PER CITY COMMENTS
12/08/04	BREAKTIME REVISIONS

STORM WATER
PLAN & PROFILE

SHEET
3 OF 6



PARTIAL SECTION

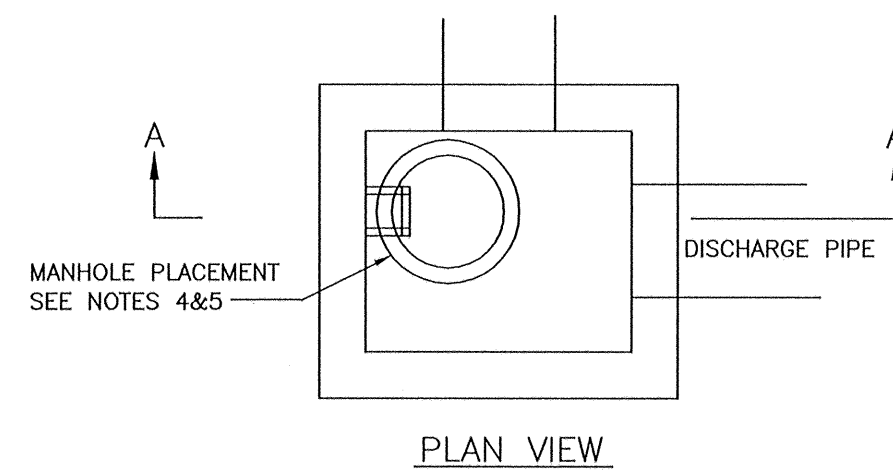


FRONT ELEVATION

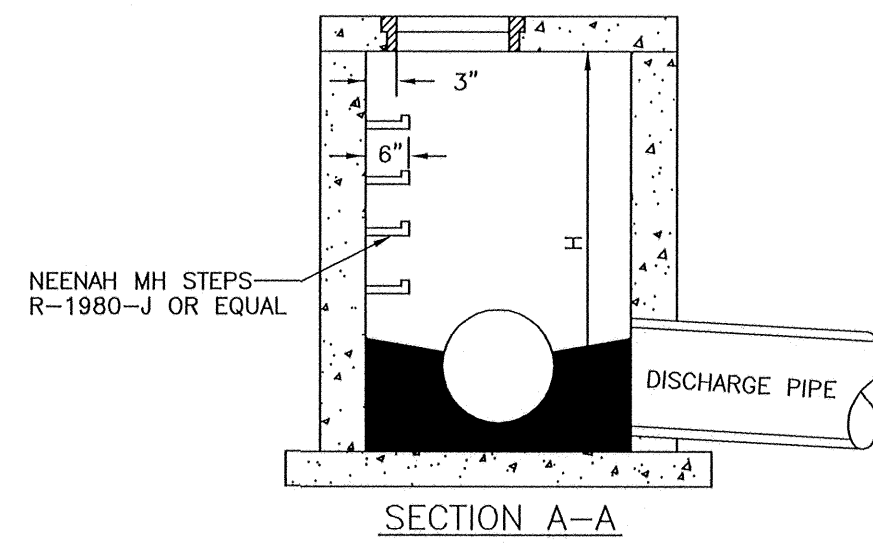
NOTE:

1. PLACE WEEP HOLES ON UPSTREAM FACE OF ALL STRUCTURES AND ALSO ON ROADWAY FACE OF CURB INLET STRUCTURES.
2. WEEP HOLE FILTER FABRIC SHALL CONSIST OF A NON-WOVEN, POLYPROPYLENE TYPE FABRIC SUCH AS: AMOCO 4553 NON-WOVEN GEOTEXTILE FABRIC OR APPROVED EQUAL.

DRAINAGE STRUCTURE WEEP HOLES



PLAN VIEW

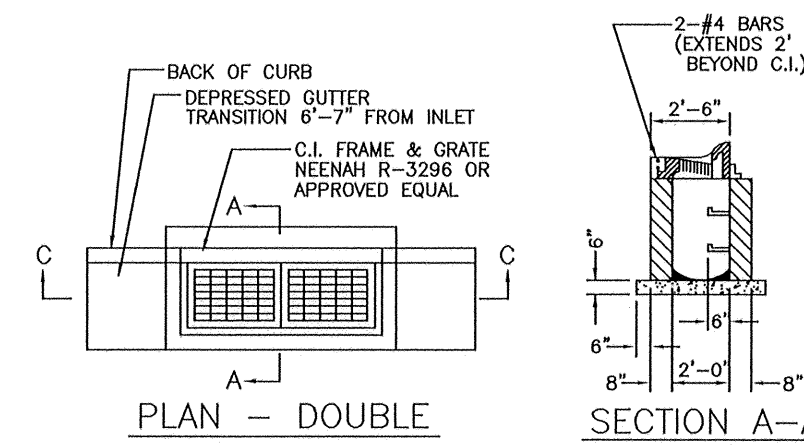


SECTION A-A

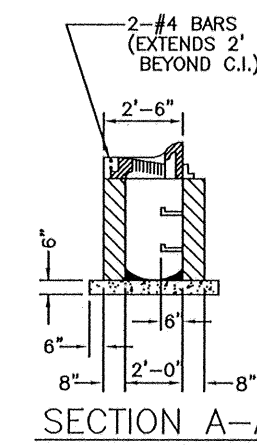
NOTES:

1. STEPS NOT REQUIRED WHERE H IS LESS THAN 4'.
2. CAST IRON STEPS SHALL BE NEENAH R-1980-J OR EQUAL.
3. STEPS SHALL BE PLACED ON VACANT WALL WHEN POSSIBLE.
4. MANHOLE RING SHALL BE OFFSET TOWARD WALL WITH STEPS.
5. MANHOLE RING SHALL BE CENTERED ON CENTERLINE OF STEPS.
6. STAGGER STEPS 2" EACH WAY FROM CENTERLINE OF MANHOLE RING.
7. TOP STEP 24" BELOW TOP OF SLAB.
8. STEP SPACING TO BE 16", BOTTOM STEP TO BE NO HIGHER THAN 16" FROM INVERT.

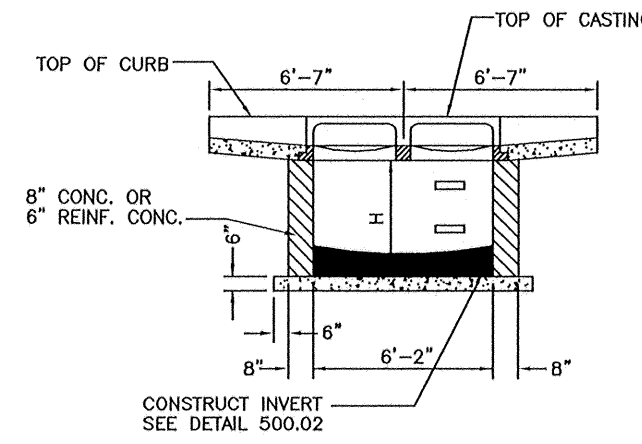
DRAINAGE STRUCTURE STEPS



PLAN - DOUBLE



SECTION A-A

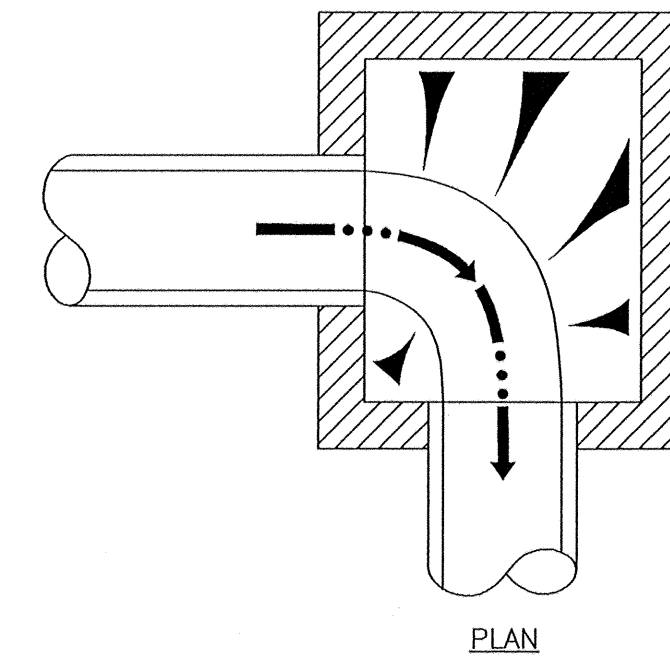


SECTION C-C

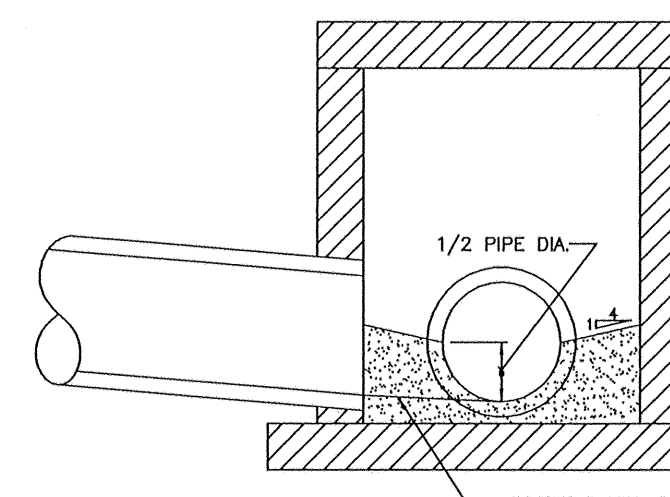
NOTES:

1. CONCRETE SHALL BE CLASS E FOR BASES AND D FOR WALLS AND TOP.
2. REINFORCING STEEL SHALL BE GRADE 60.
3. INSTALL WEEP HOLES AS PER DETAIL THIS SHEET.
4. STRUCTURES WHERE H>8' SHALL BE REINFORCED CONCRETE (#4 BARS AT 12" CTRS, BOTH WAYS AND #4 BARS DIAGONAL AT PIPE OPENINGS)

TYPE A CURB INLET (DOUBLE)



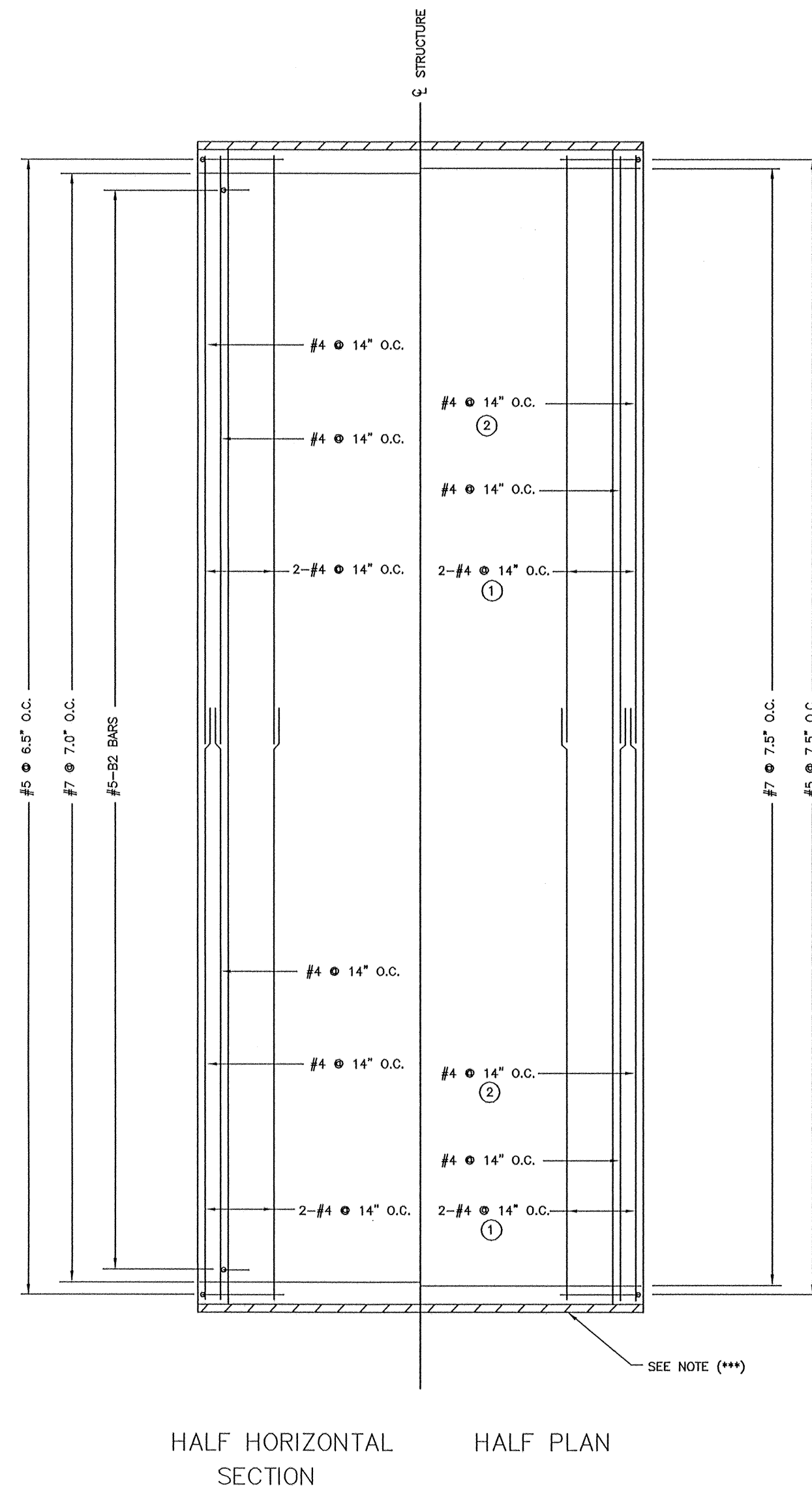
PLAN



SECTION

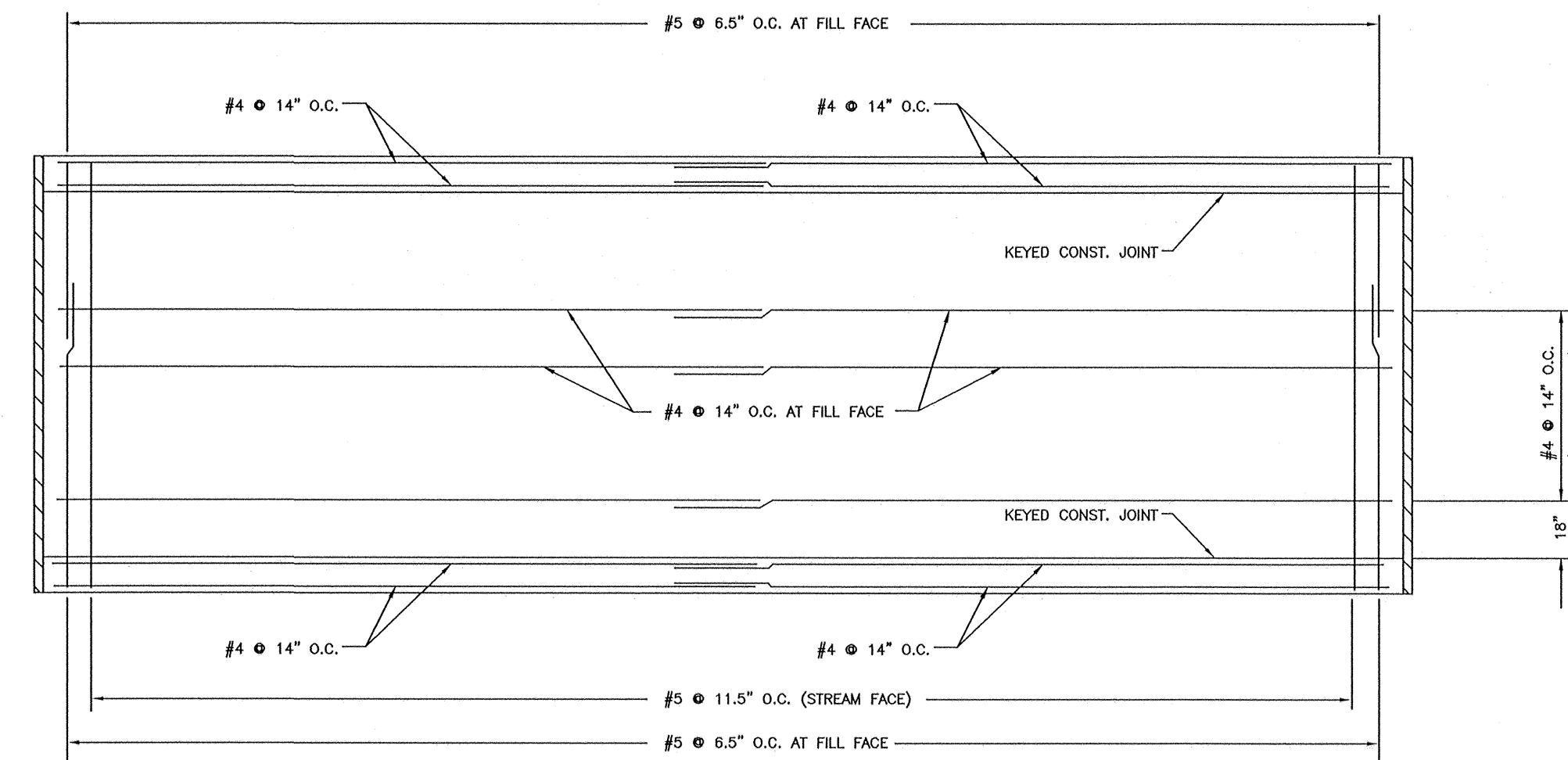
- NOTES:
1. FORM ALL INVERTS FOR SMOOTH FLOW THRU STRUCTURE.
 2. INVERT SHALL BE FORMED UP TO 1/2 THE PIPE DIAMETER.
 3. INVERT SHALL BE CLASS E CONCRETE.

CURB INLET INVERT

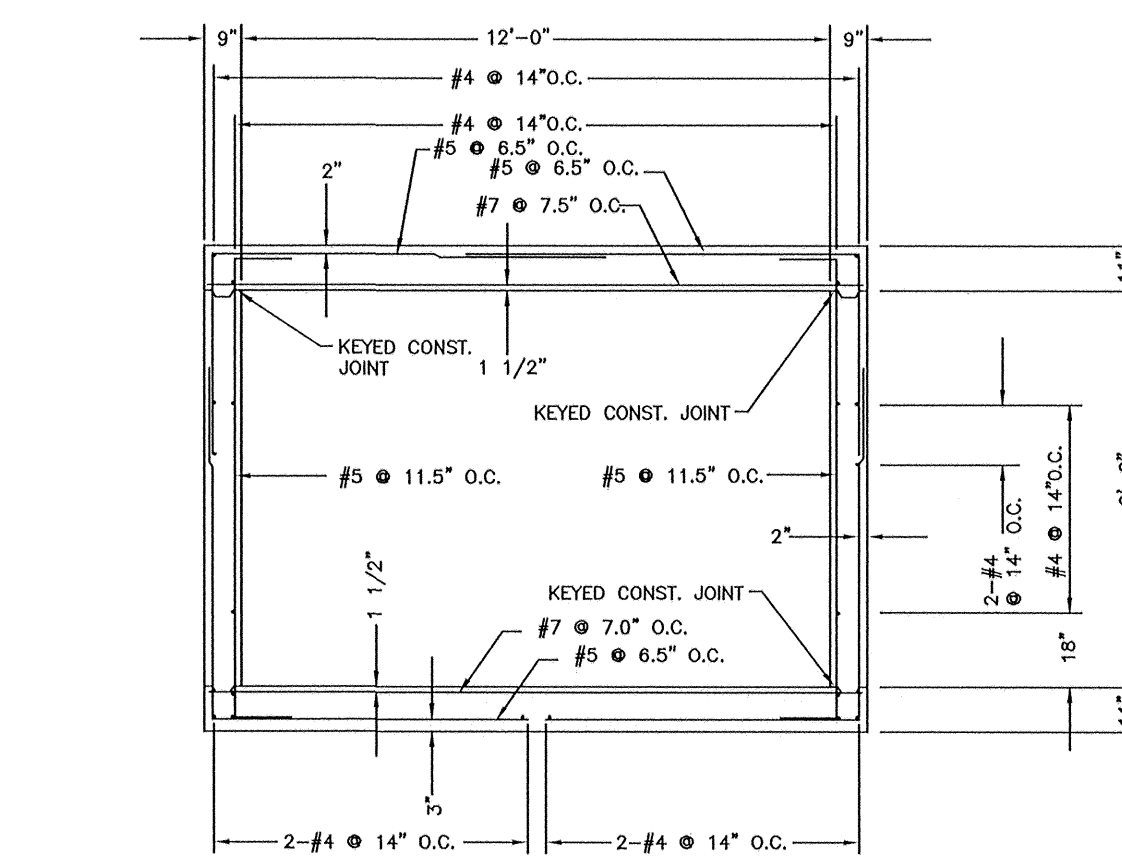


HALF HORIZONTAL SECTION

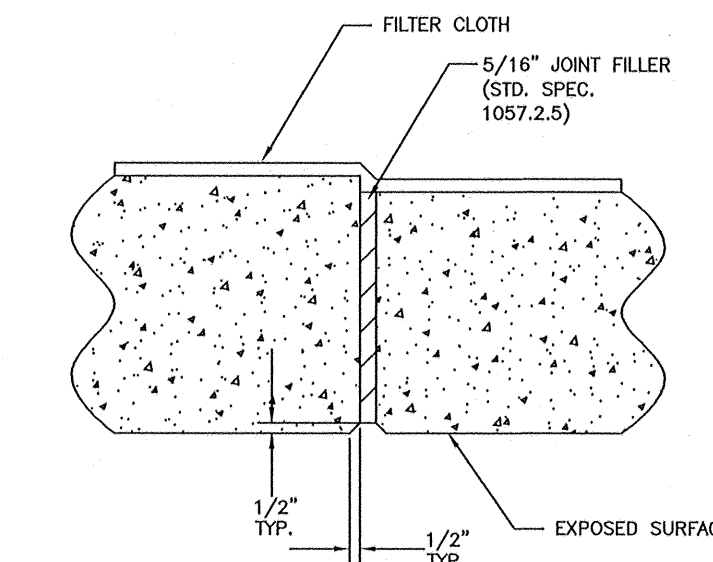
HALF PLAN SECTION



ELEVATION OF WALL

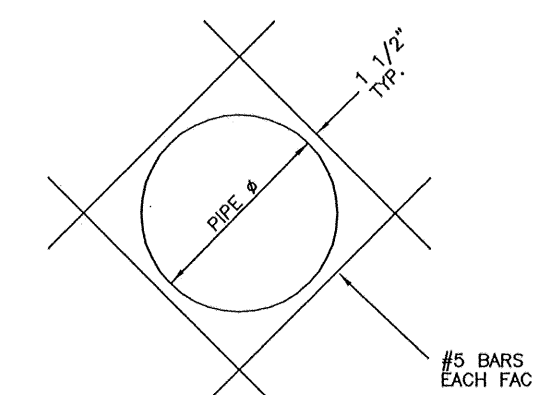


SECTION THRU BOX (DESIGN FILLS 2'-0" OR LESS)

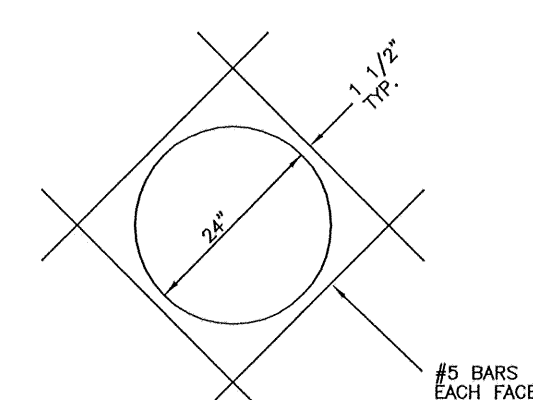


DETAIL OF TRANSVERSE JOINT THRU BARREL OF CULVERT

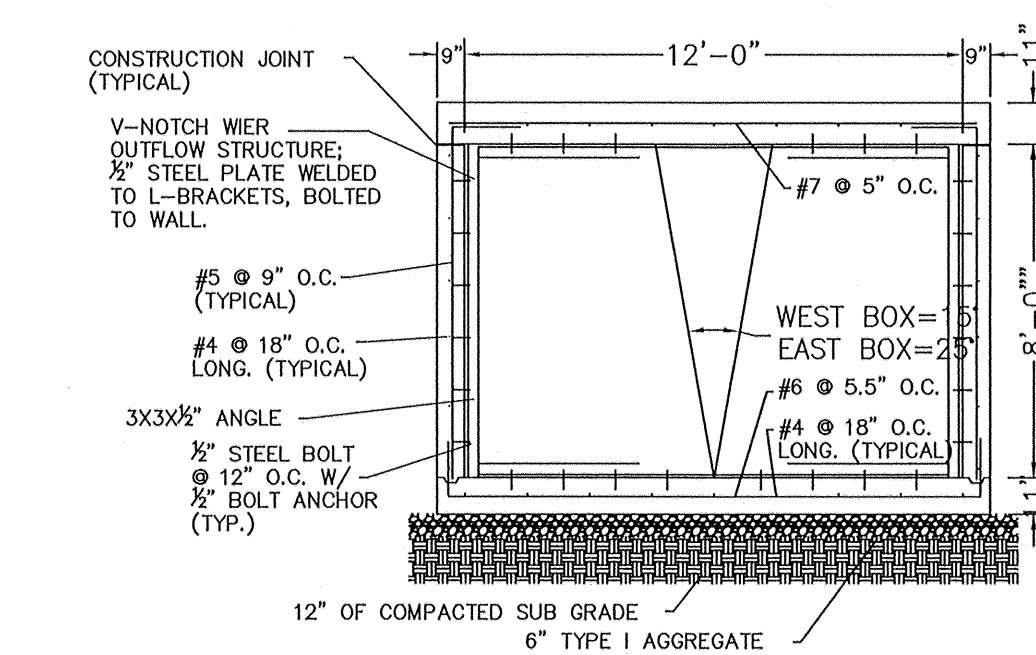
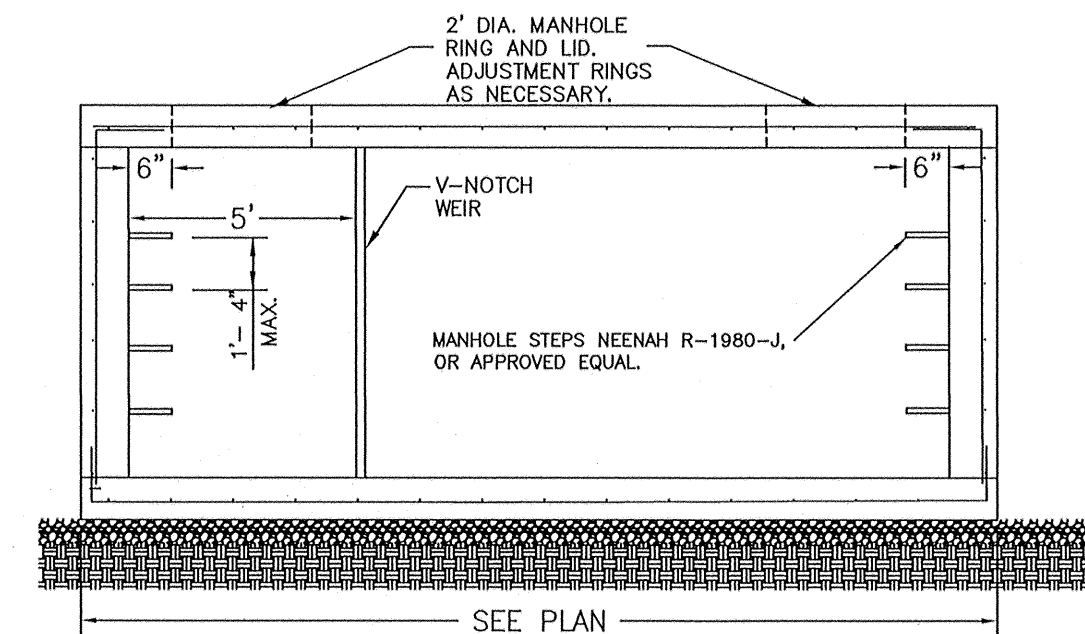
- ① USE THESE BARS FOR DESIGN FILLS OF MORE THAN 2'-0".
 - ② USE THESE BARS FOR DESIGN FILLS OF 2'-0" OR LESS.
- (***) USE TRANSVERSE JOINT WHEN BARREL IS OVER 80 FEET LONG BETWEEN HEADWALLS MEASURED ALONG C OF BOX.
- USE ADDITIONAL TRANSVERSE JOINTS TO PROVIDE 50 FEET MAXIMUM SPACING BETWEEN JOINTS.



PIPE OPENING REINFORCEMENT DETAIL



ACCESS OPENING REINFORCEMENT DETAIL



GENERAL NOTES:

- DESIGN UNIT STRESSES:
CLASS B-1 CONCRETE, $f'_c = 4,000$ psi
REINFORCING STEEL (GRADE 60), $f_y = 60,000$ psi
STANDARD SHEET 703.15C
- ALL DIMENSIONS SHOWN ARE IN INCH UNLESS OTHERWISE NOTED.
- FOR DIMENSIONS AND SIZE AND SPACING OF REINFORCING STEEL, SEE STANDARD SHEET 703.15C.
- LAP ALL LONGITUDINAL BARS A MINIMUM OF 23" AT SPLICES.
- MINIMUM CLEARANCE TO REINFORCING STEEL SHALL BE 1-1/2" UNLESS OTHERWISE SHOWN.
- JOINT FILLER SHALL BE SECURELY STITCHED TO ONE FACE OF THE CONCRETE WITH NO. 10 GAGE COPPER WIRE OR NO. 12 GAGE SOFT DRAWN GALVANIZED STEEL WIRE.
- A FILTER CLOTH 3 FEET IN WIDTH AND DOUBLE THICKNESS SHALL BE APPLIED TO ALL TRANSVERSE JOINTS IN THE TOP SLAB AND SIDEWALLS. THE MATERIAL SHALL BE CENTERED ON THE JOINT AND THE EDGES SEALED WITH A MASTIC OR WITH TWO SIDED TAPE. THE FILTER CLOTH SHALL BE A GEOTEXTILE MEETING THE APPROVAL OF THE ENGINEER AND HAVING A GRAB TENSILE STRENGTH OF 180 LBS. (ASTM D-4632) AND AN APPARENT OPENING SIZE OF 50 TO 100 (ASTM D-4753). NO DIRECT PAYMENT WILL BE MADE FOR FURNISHING AND INSTALLING FILTER CLOTH.

Architect
Berger Devine Yaeger, Inc.
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64111
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www.bdyinc.com

Civil Engineer
Berger Devine Yaeger, Inc.
3700 BROADWAY, SUITE
300 KANSAS CITY, MISSOURI
64111
Tel: (816) 561-2761
Fax: (816) 561-9222
www.bdyinc.com

BROADWAY SHOPS
P.O. BOX 1037
COLUMBIA, MISSOURI

PROJECT NO: 02033
DATE: 8-15-03
DRAWN BY: PJO
CHECKED BY: JMP
CHECKED BY:

REVISED DATE	DESCRIPTION
9/23/03	PER CITY COMMENTS
2/12/04	CONST. DOCUMENTS
9/5/04	SITE REVISIONS
10/22/04	PER CITY COMMENTS

STORM WATER
DETAILS

SHEET
4 OF 6

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Total Area 318,907 SQ. FT.
 Paved Area 170,813 SQ. FT.
 Landscape Area Required 47,836 SQ. FT.
 Landscape Area Provided 49,172 SQ. FT.

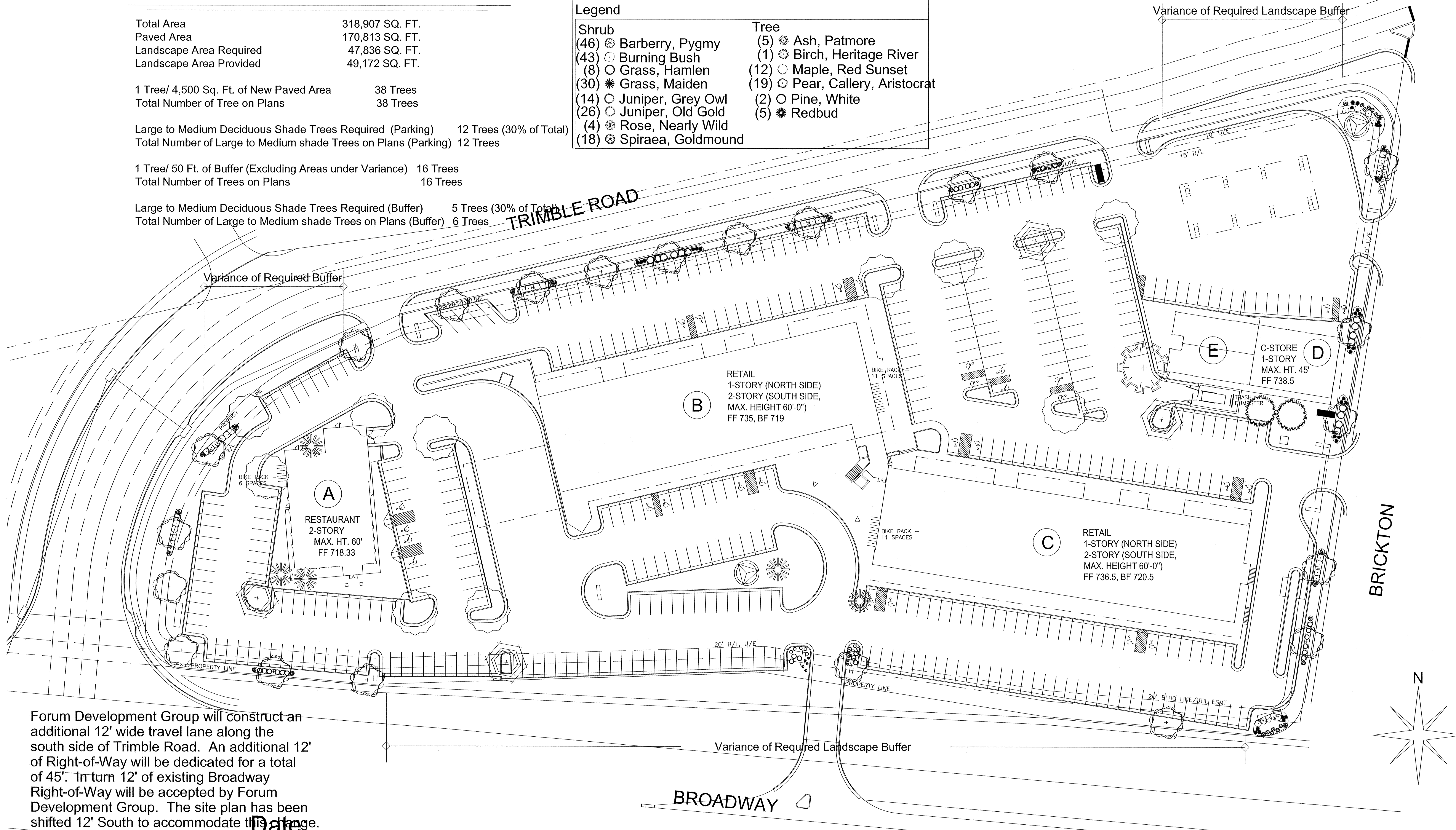
1 Tree/ 4,500 Sq. Ft. of New Paved Area 38 Trees
 Total Number of Tree on Plans 38 Trees

Large to Medium Deciduous Shade Trees Required (Parking) 12 Trees (30% of Total)
 Total Number of Large to Medium shade Trees on Plans (Parking) 12 Trees

1 Tree/ 50 Ft. of Buffer (Excluding Areas under Variance) 16 Trees
 Total Number of Trees on Plans 16 Trees

Large to Medium Deciduous Shade Trees Required (Buffer) 5 Trees (30% of Total)
 Total Number of Large to Medium shade Trees on Plans (Buffer) 6 Trees

Legend	
Shrub	Tree
(46) Barberry, Pygmy	(5) Ash, Patmore
(43) Burning Bush	(1) Birch, Heritage River
(8) Grass, Hamlen	(12) Maple, Red Sunset
(30) Grass, Maiden	(19) Pear, Callery, Aristocrat
(14) Juniper, Grey Owl	(2) Pine, White
(26) Juniper, Old Gold	(5) Redbud
(4) Rose, Nearly Wild	
(18) Spiraea, Goldmound	



Forum Development Group will construct an additional 12' wide travel lane along the south side of Trimble Road. An additional 12' of Right-of-Way will be dedicated for a total of 45'. In turn 12' of existing Broadway Right-of-Way will be accepted by Forum Development Group. The site plan has been shifted 12' South to accommodate this change.

Date:

Revision #2.0

9/15/04

Scale:

1/32" = 1'

Landscape Plan:

Broadway Shops

Sheet #

5 of 6

ELECTRICAL PANEL SCHEDULE										PANEL NO. HPB2
VOLTS	208	MAIN CAPACITY:		225 MLO	"A" AMPS-				174	
PHASE		MOUNTING:		SURF	"B" AMPS-				180	
WIRE	#4/30, 180 EGD GRD.	BUSS MATERIAL:		COPPER	"C" AMPS-				185	
	10/00	INVOICE MODEL:		TOTLE					200	
CKT.	LOCATION/DESC.	BREAKER	AMPS	PH	AMPS	BREAKER	LOCATION/DESC.		CKT	
1	ELEVATOR DISC	80-1	84	A	8	20-1	CORRIDOR LIGHTS		5	
3	"	"	64	B	6	20-1	UPPER LANDINGS LTS		6	
5	"	"	64	C	10	20-2	WALL TRIT		8	
7	ELEV 120 DISC.	20-1	10	A	10				2	
9	ELEV SLUMP PUMP	15-2	8	B	25		POLE FLOE LTS-CKT 'P'		12	
11	"	"	8	C	25		"		13	
13	NE POLE LTS-CKT 'B'	20-2	12	A	16	25-2	S. POLE LTS-CKT 'B'		14	
15	"	"	12	B	16	"	"		16	
17	NE POLE LTS-CKT 'C'	20-2	8	C	12	20-2	S. POLE LTS-CKT 'C'		18	
19	"	"	12	A	12	"	"		20	
21	NE ISLAND OUTLET	20-1	5	B	5	20-1	ISLAND OUTLETS		22	
23	NE ISLAND OUTLET	20-1	5	C	5	20-1	ISLAND OUTLETS		24	
25	NE ISLAND OUTLET	20-1	5	A	5	20-1	ISLAND OUTLETS		26	
27	NE ISLAND OUTLET	20-1	5	B	5	20-1	ISLAND OUTLETS		28	
29	NE ISLAND OUTLET	20-1	5	C	14	20-2	ENTRANCE SIGNS-SANE		30	
31	NE ISLAND OUTLET	20-1	5	A	14	"	"		32	
33	NE SKIN	20-2	8	B	5	20-2	S. ENTRANCE LTS.		34	
35	"	"	8	C	5	"	"		36	
37	NE SKIN OUTLET	20-1	5	A					38	
39	POLE FLOE LTS-CKT 'P'	20-2	15	B					40	
41	"	"	15	C					42	