

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator  
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: February 6, 2026 **UPDATED MARCH 5, 2026 CASE CONTINUED TO MARCH 12, 2026 MEETING**

Re: Plan Commission Case PC 26-02  
Request for approval of a Special Use Permit per Section 12-2-5 for an accessory structure greater than 750 square feet with variations from Sections 12-2-5 for rear yard coverage. The property is located in an R-2 Single-family Residence District and is commonly known as 9230 Newcastle Ave. (10-18-108-051-0000). The applicants are Matthew and Melissa Davito.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the February 17, 2026, for the Plan Commission public hearing for PC 26-02 in accordance with Unified Development Code requirements. The Morton Grove Champion published a public notice on January 29, 2026. The Village mailed letters on January 29, 2026, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on January 29, 2026.

### Application Summary

Matthew and Melissa Davito (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development for construction of a new 816-square-foot detached garage and a new concrete driveway and patio at 9230 Newcastle Avenue. The applicant had previously submitted for a special use permit to construct a 960-square-foot garage in 2025 under PC 25-09. That application was denied by a vote of 4-2 by the Plan Commission. The applicant has reduced the height and floor area of the proposed structure and has submitted a new application. **This case was continued from the February 17, 2026 meeting. As requested in the motion to continue, additional drawings/sheets referenced in the original application packet are now included (A 301, S 101).**

### Subject Property

The subject property is a 6,572-square-foot lot located on the east side of Newcastle Avenue north of Church Street and south of Beckwith Road. The property is zoned in a R-2 Single Family Residence District and improved with a single-family residence and detached garage in the rear yard. The properties to the north, south, and east are also zoned R-2 Single Family Residence and improved with single-family residences.



**Subject Property Context Map**

**Project Overview**

The applicant is proposing the construction of an 816-square-foot detached garage and the replacement of an existing driveway and patio at the rear of the home. The proposed three-car garage would replace an existing two-car garage and shed. The applicant is also proposing to construct a new open-sided porch at the front entrance to the home that is compliant and does not require any waivers.

**Development Controls**

Applicable dimensional requirements and the project’s compliance are outlined in the following table:

<b>DIMENSIONAL CONTROL</b>	<b>ORDINANCE REQUIREMENT</b>	<b>PROPOSED</b>	<b>REQUESTED WAIVERS</b>
<b>Floor Area Ratio</b> 12-4-2:D	Maximum 0.6 Permitted (3,943.2 sq. ft.)	0.5 (1,959.5 sq. ft.)	Compliant
<b>Impermeable Lot Coverage</b> 12-4-2:D	Maximum 60.0% Permitted (3,943.2 sq. ft.)	59.9% (3,879.0 sq. ft.)	Compliant
<b>Size of Accessory Structure</b> (12-2-5:B)	Maximum size without authorized special use permit 750 sq. ft.	816 ft.	<b><i>Approval of the construction of a 816 sq. ft accessory (12-2-5:B)</i></b>
<b>Rear Yard Coverage</b> (12-2-5:B)	Maximum 50% Permitted (1,612.3 sq. ft.)	54.8% (1,768.6 sq. ft.)	<b><i>Waiver of 4.8% (156.3 sq. ft.) to permit rear yard coverage of 54.8%</i></b>
<b>Maximum Height</b> (12-2-5:B)	15 ft.	13.25 ft.	Compliant

As shown in the table, the following waivers are required to allow the installation of a new deck as proposed by the Applicant:

- Section 12-2-5:B: Approval of the construction of an accessory in excess of 750 sq. ft.
- Section 12-2-5:B: Waiver of 4.8% (156.3 sq. ft.) to permit rear yard coverage of 50.8%

**Discussion**

While typically improvements to existing single-family residential lots do not require Plan Commission review, the proposed detached garage is in excess of the 750-square-feet permitted by right for accessory structures. Section 12-2-5:B.2 states that accessory structures, “Shall not exceed seven hundred and fifty (750) square feet unless otherwise authorized by special use permit.” This requirement was part of an amendment to the Unified Development Code in 2023.

The applicant has worked with Staff to substantially revise their initial application including agreeing to reduce the height of the garage, reduce the size of the concrete patio and driveway in the rear yard, and reduce the depth of the open-sided front porch so as to minimize the number of waivers needed. Other than a waiver for rear yard coverage, the application is compliant with all other development controls despite the large size of the proposed detached garage. A setback variation was previously granted in September 2025 under case ZBA 25-20 to allow the replacement of nonconforming driveway.

**Commission Review**

The requirement for Appearance Commission review and Traffic Safety Commission review was waived for the proposed improvement to an existing single-family residential lot.

### **Standards for Review**

The Standards for Special Uses are established in Section 12-16-4:C.5 of the Unified Development Code:

Standards For Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. Conformance To Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village Board of Trustees as a part of the special use permit.

### **Recommendation**

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

*Motion to recommend approval of Case PC 25-09, a request for a Special Use Permit to allow an accessory structure greater than 750 square feet with variations from Sections 12-2-5 and 12-4-2 to allow an accessory structure that exceeds allowable lot coverage, at the property commonly known as 9230 Newcastle Avenue in Morton Grove, Illinois, subject to the following conditions:*

1. *The three-car garage and new concrete driveway shall be in the location with the plans submitted by the applicants in the Special Use Application dated 08/08/2025.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans and elevations for review and approval. Final plans must be deemed consistent with the approved plans as determined by the Community Development Administrator. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Special Use Permit.*
3. *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*
4. *[Other conditions as required by the Plan Commission]*

### **Attachments**

- **Attachment A** – Final Plans and Supporting Documents for PC 26-02

**Attachment A**

Final Plans and Supporting Documents for PC 26-02

1. *Special Use Application, submitted by Matthew and Melissa Davito, received January 12, 2026*
2. *Evidence of Ownership, submitted by Matthew and Melissa Davito, received September 2, 2025*
3. *Materials Palette in (Color), submitted by Matthew and Melissa Davito, received September 2, 2025*
4. *Plat of Survey of 9230 Newcastle Avenue, prepared by William R. Webb, dated July 20, 2022*
5. *Detailed Site and Improvement Plan, prepared by Michael S. Tom, revised August 5, 2025*



# SPECIAL USE APPLICATION

Village of Morton Grove  
Department of Community Development  
6101 Capulina Avenue, Morton Grove, Illinois 60053  
commdev@mortongroveil.org | 847-663-3063

Case Number: PC 26-02 Date Application Filed: 01/12/2026

## APPLICANT INFORMATION

Applicant Name: MATT AND MELISSA DAVITO  
Applicant Organization: \_\_\_\_\_  
Applicant Address: 9230 NEWCASTLE AVE.  
Applicant City / State / Zip Code: MORTON GROVE IL 60053  
Applicant Phone: \_\_\_\_\_  
Applicant Email: \_\_\_\_\_  
Applicant Relationship to Property Owner: SELF  
Applicant Signature: [Handwritten Signatures]

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
Owner City / State / Zip Code: \_\_\_\_\_  
Owner Phone: \_\_\_\_\_  
Owner Email: \_\_\_\_\_  
Owner Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Common Address of Property: 9230 NEWCASTLE AVE. MORTON GROVE  
Property Identification Number (PIN): 10-18-108-051-0000  
Property Square Footage: 6,570 sq. FT  
Legal Description (attach as necessary): SINGLE FAMILY DETACHED GARAGE  
Property Zoning District: GOLF VIEW GARDENS

## APPLICATION INFORMATION

Requested Special Use: MODIFIED AND UPDATED DETACHED GARAGE  
Purpose of Special Use (attach as necessary): CURRENT SITUATION IS NOT WORKING. WE'RE LOOKING TO MAKE IT MORE COSMETICALLY APPEALING, MORE STORAGE SPACE FOR MATERIALS, SUPPLIES, TOOLS, EQUIPMENT AND FINALLY PARK OUR VEHICLES IN THE GARAGE.

## RESPONSES TO STANDARDS FOR SPECIAL USE

Provide responses to the seven (7) Standards for Special Use as listed in Section 12-16-4-C-5 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The Special Use Standards are as follows:

- a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

IT ABSOLUTELY WILL NOT. WE ARE OF THE OPINION THAT IT WILL BE MUCH MORE APPEALING TO THE SURROUNDING YARDS.

- b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

IT ABSOLUTELY WILL NOT IT IS OUR OPINION THAT IT WILL IMPROVE THE EXISTING SPACE AND THE NEIGHBORHOOD.

- c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

IT WILL NOT WE FEEL IT WILL IMPROVE VISUALLY AND AESTHETICALLY.

- d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

YES, ANY AND ALL WILL BE PROVIDED PER THE VILLAGE CODES.

- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

YES, ALL ADEQUATE MEASURES HAVE BEEN MADE TO ENSURE NO CONGESTION.

- f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove.

WE DO NOT BELIEVE SO.

- g. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Commission.

YES

**TOTAL PAYMENT DUE**

**\$ 7,283.36**

By 03/04/25 (on time)

**2024 First Installment Property Tax Bill**

Property Index Number (PIN) 10-18-108-051-0000 Volume 116 Code 24019 Tax Year (Payable In) 2024 2025 Township NILES Classification 2-06

**IF PAYING LATE, PLEASE PAY** 03/05/25 - 04/01/25 **\$7,337.99** OR 04/02/25 - 05/01/25 **\$7,392.62** OR 05/02/25 - 06/01/25 **\$7,447.25** **LATE INTEREST IS .75% PER MONTH, BY STATE LAW**

**TAXING DISTRICT DEBT AND FINANCIAL DATA**

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	\$74,191	\$3,464,486	-\$65,542	101.89%
Metro Water Reclamation Dist of Chicago	\$3,126,243,000	\$3,151,727,000	\$1,449,923,000	54.00%
Morton Grove Park Dist	\$19,063,322	\$13,371,322	\$836,607	93.74%
Oakton College Dist Skokie Des Plaines	\$110,616,164	\$15,817,022	\$0	100.00%
Niles Township HS District 219 (Skokie)	\$23,268,725	\$198,846,850	\$27,074,412	86.38%
Golf School District 67 (Morton Grove)	\$8,034,569	\$0	\$0	0.00%
Village of Morton Grove	\$50,608,286	\$213,233,851	\$100,945,055	52.66%
Town of Niles	\$437,848	\$2,707,389	-\$348,344	112.87%
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	38.07%
County of Cook	\$8,262,580,154	\$26,512,006,772	\$14,493,276,944	45.33%
<b>Total</b>	<b>\$11,815,367,501</b>	<b>\$30,729,009,242</b>	<b>\$16,454,285,892</b>	

**PAY YOUR TAXES ONLINE**

at [cookcountytreasurer.com](http://cookcountytreasurer.com) from your bank account or credit card

**TAX CALCULATOR**

2023 TOTAL TAX		13,242.47
2024 ESTIMATE	X	55%
2024 TOTAL TAX	=	7,283.36

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

**IMPORTANT MESSAGES**

**PROPERTY LOCATION**

9230 NEWCASTLE AVE  
MORTON GROVE IL 60053

**MAILING ADDRESS**

MATTHEW DEVITO

DETACH & INCLUDE WITH PAYMENT

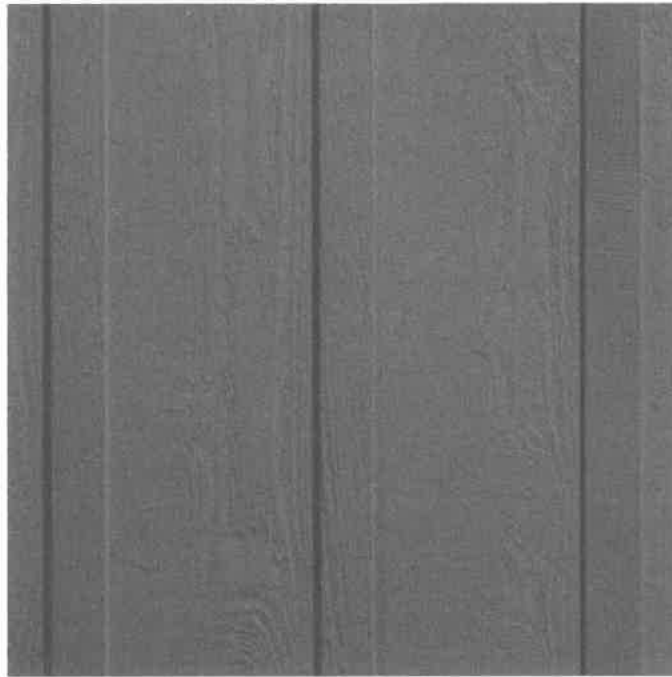
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EXISTING STONE

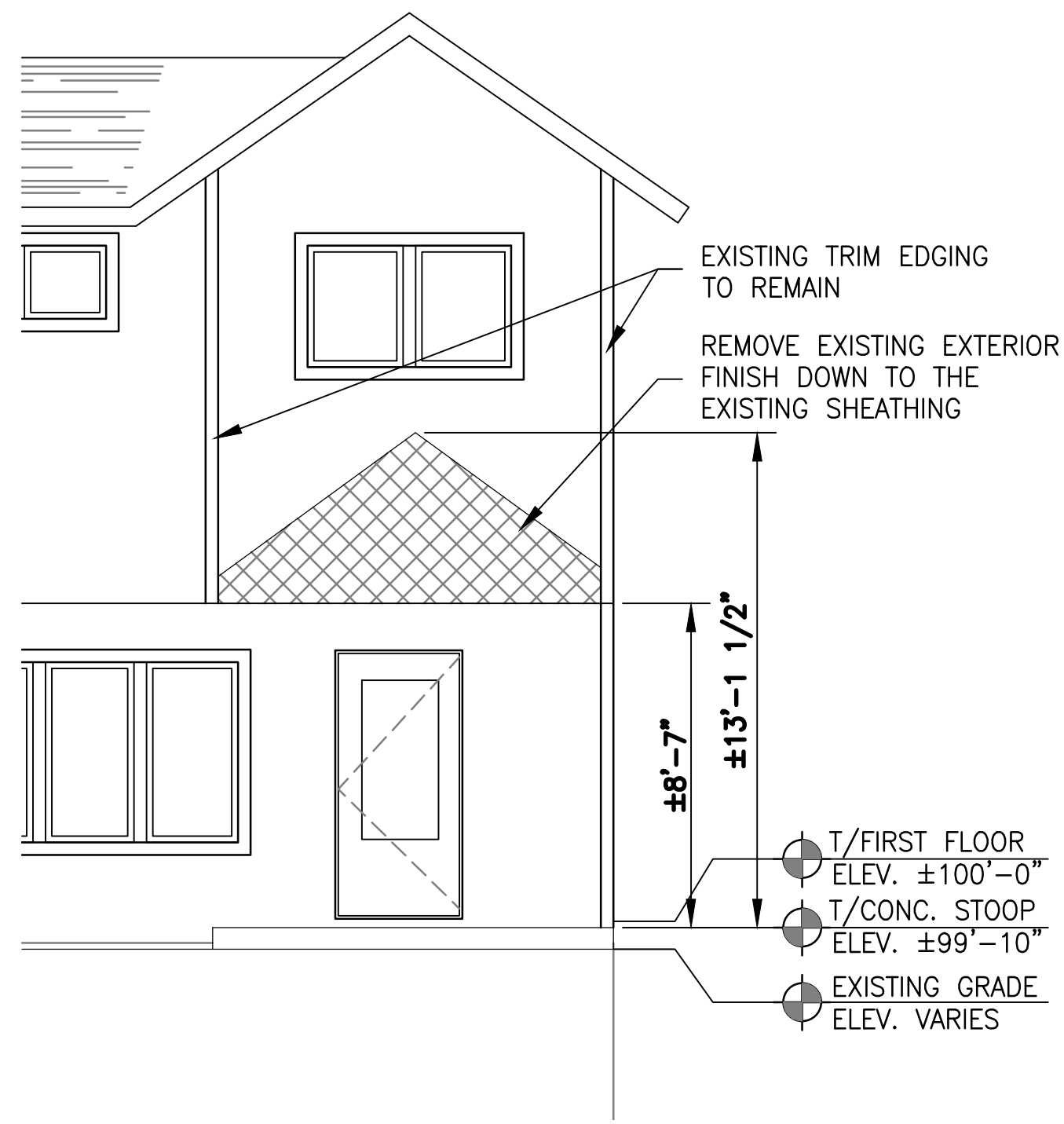


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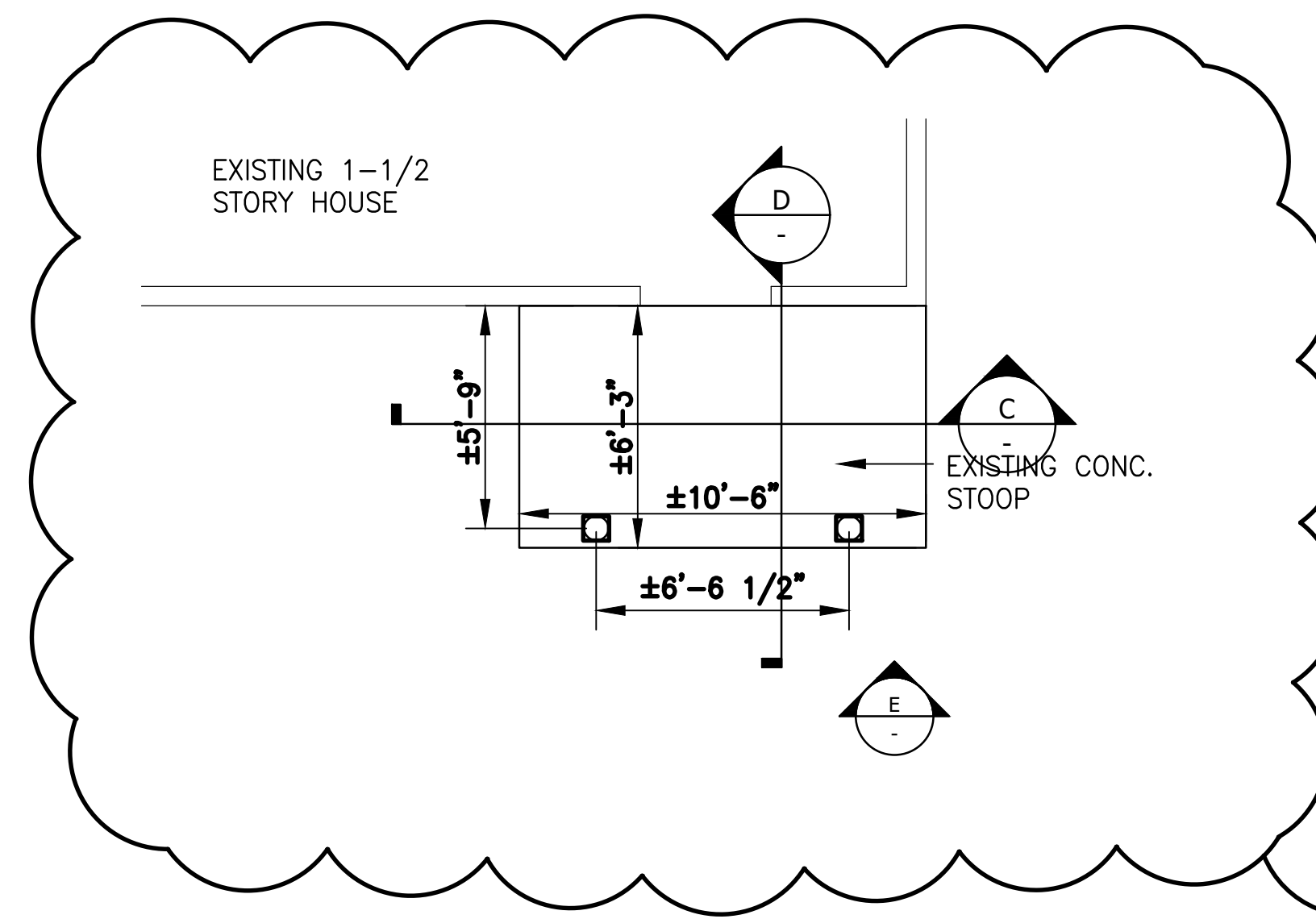


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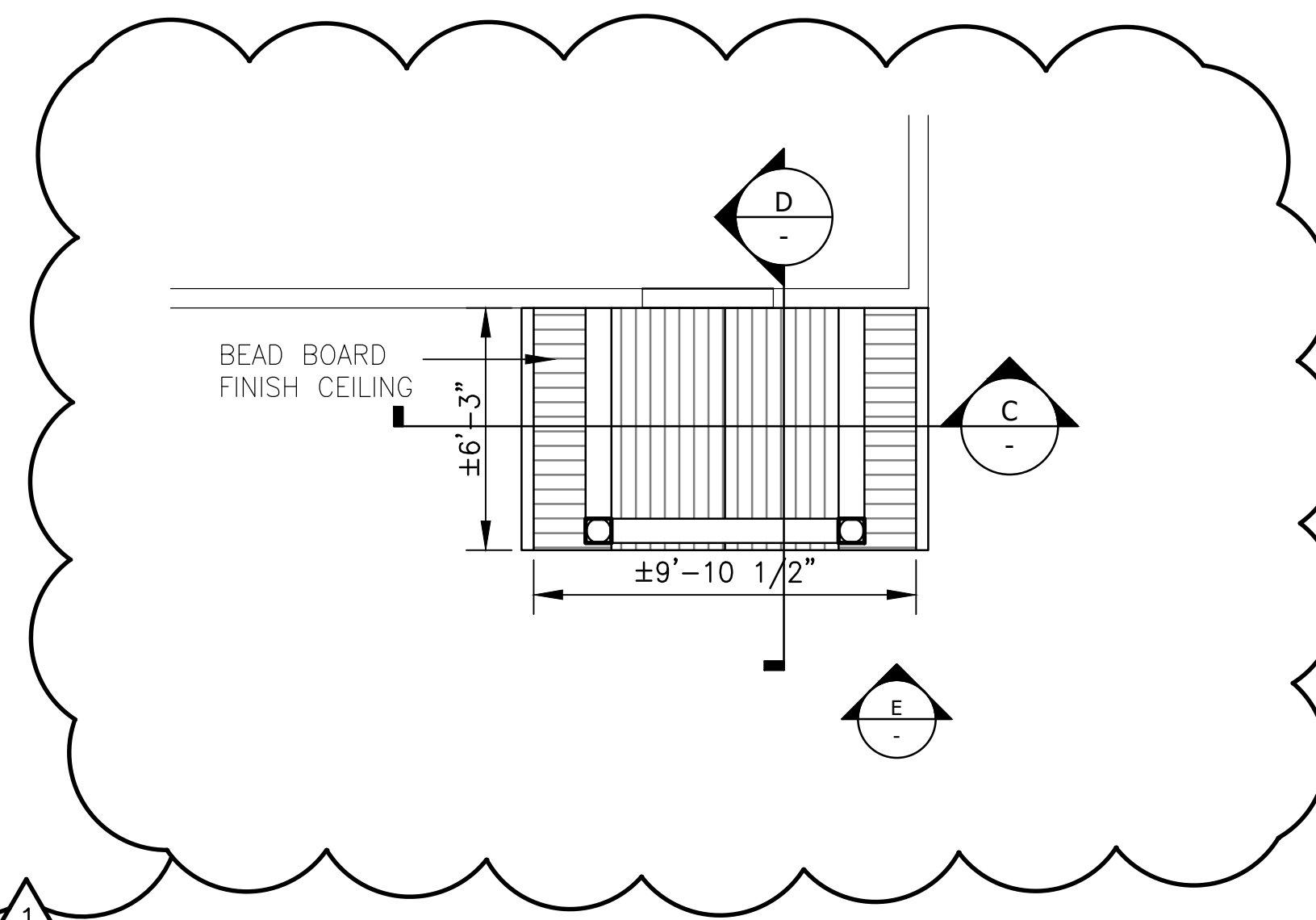




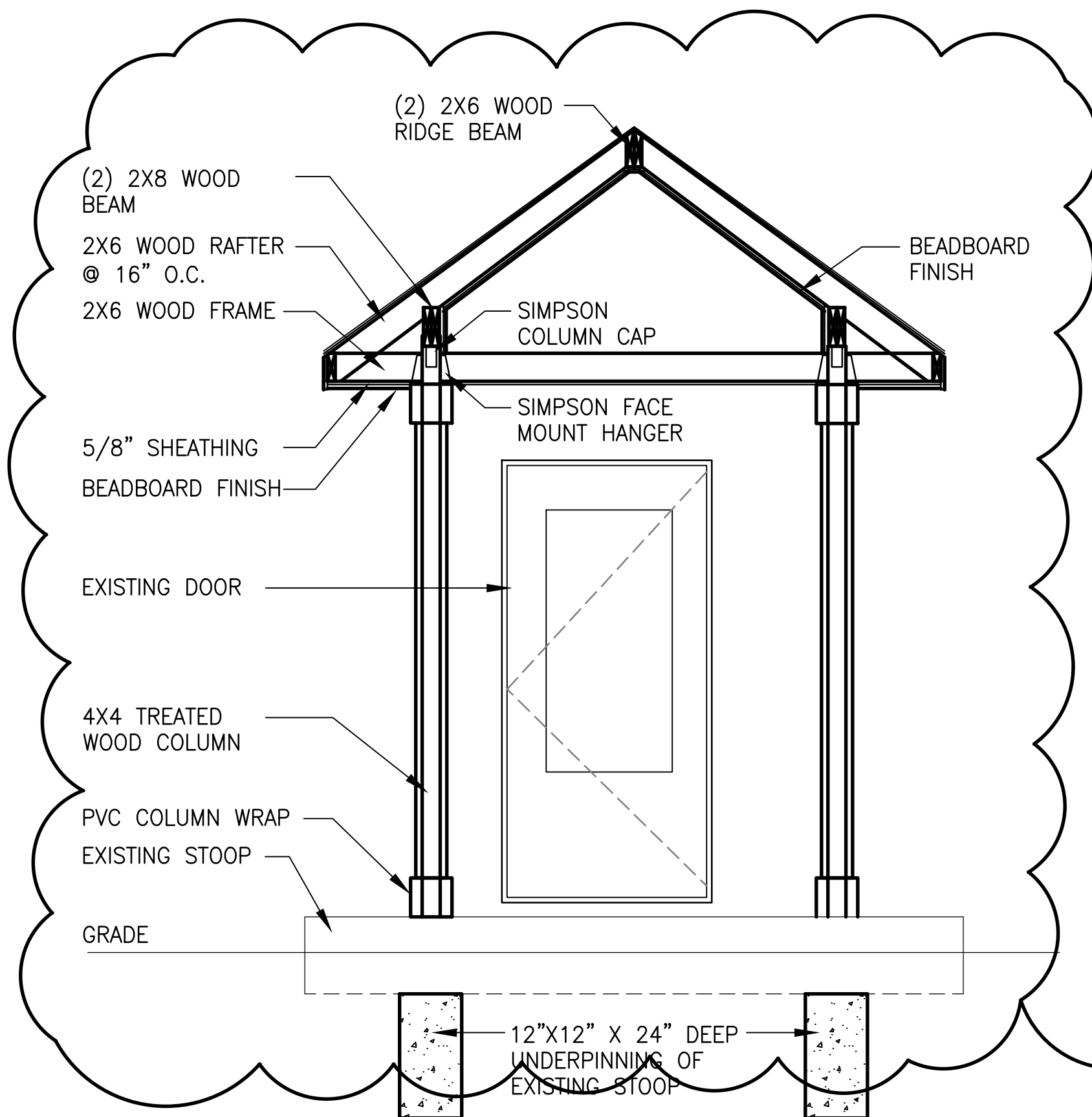
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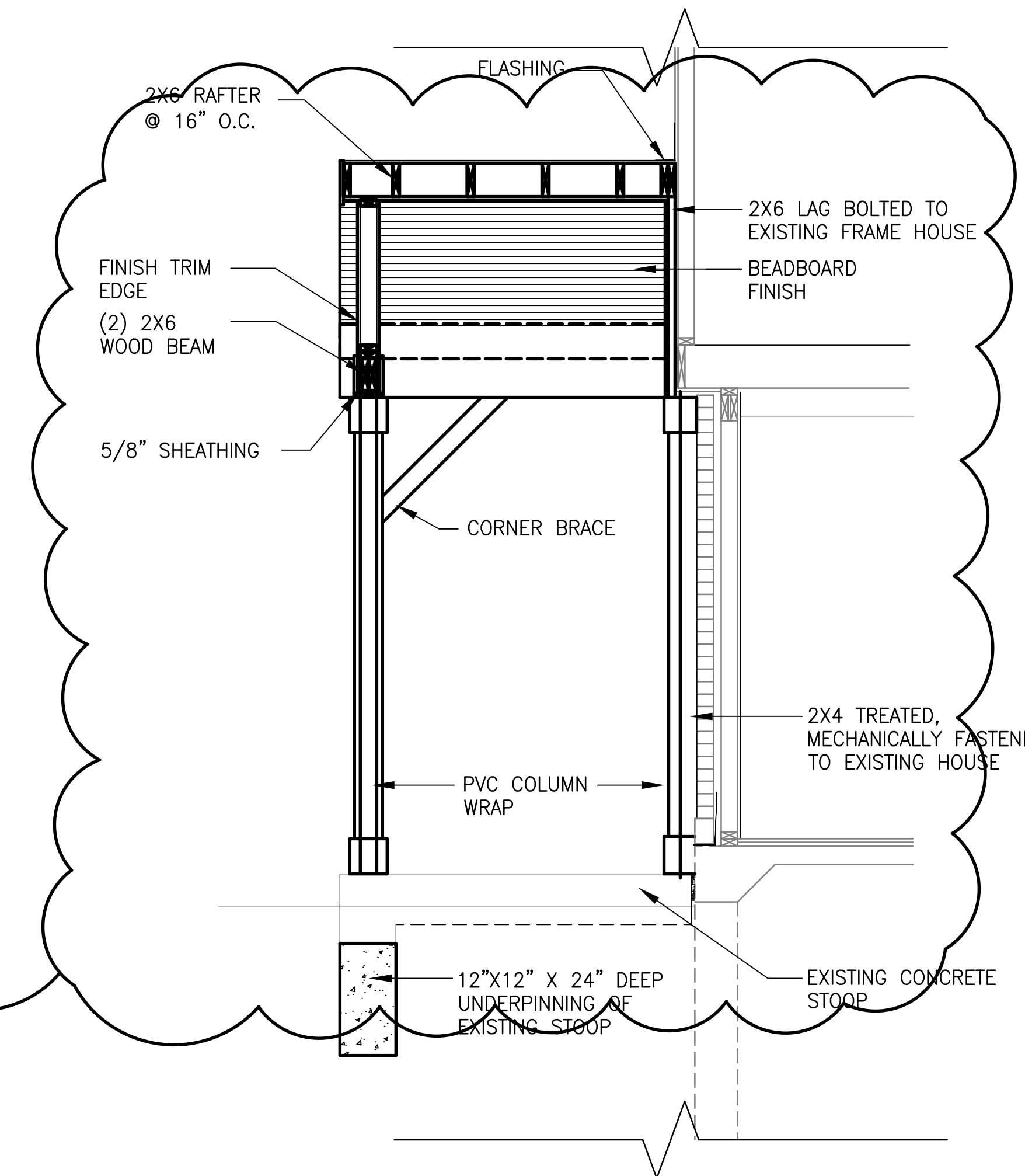
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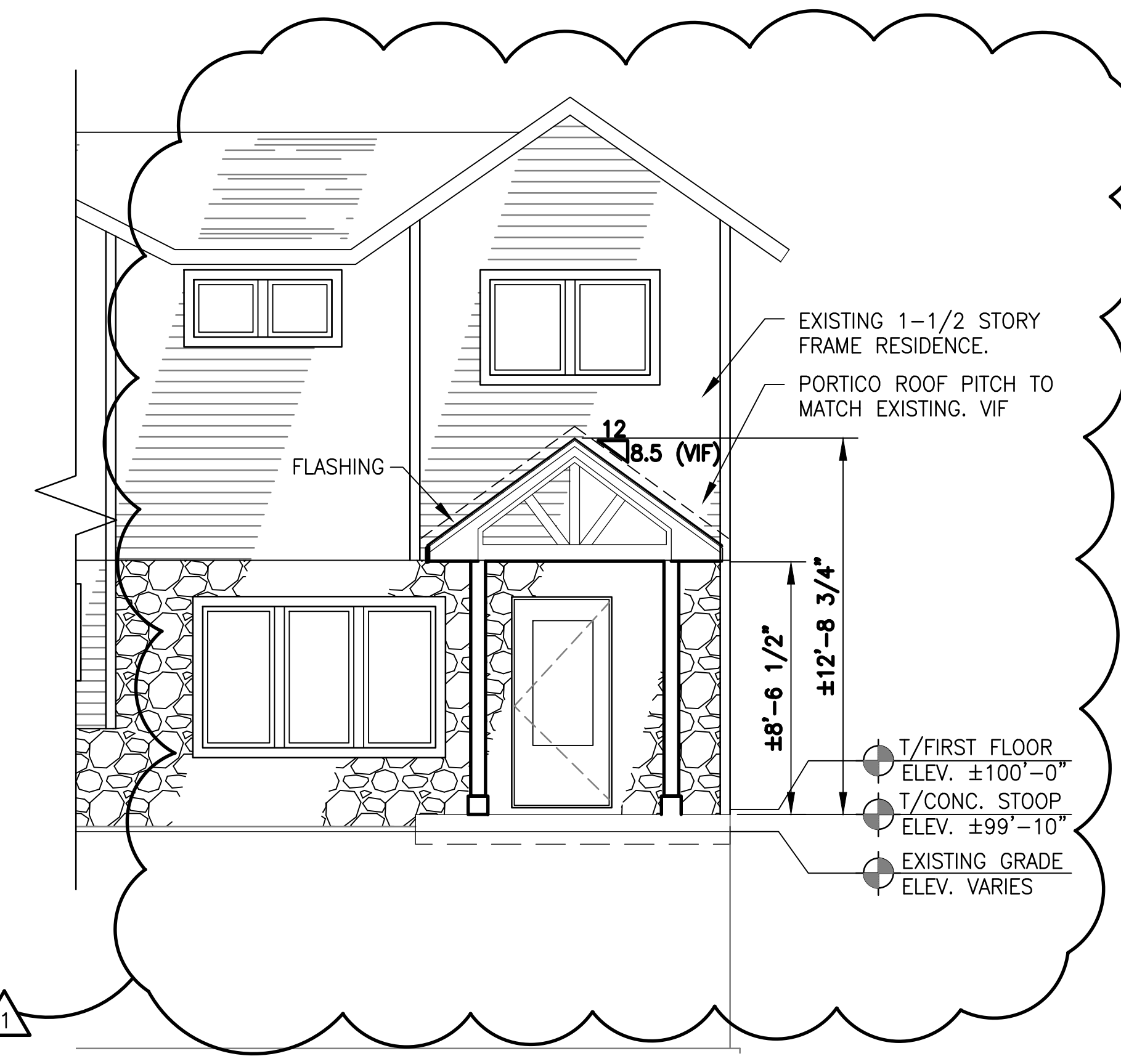
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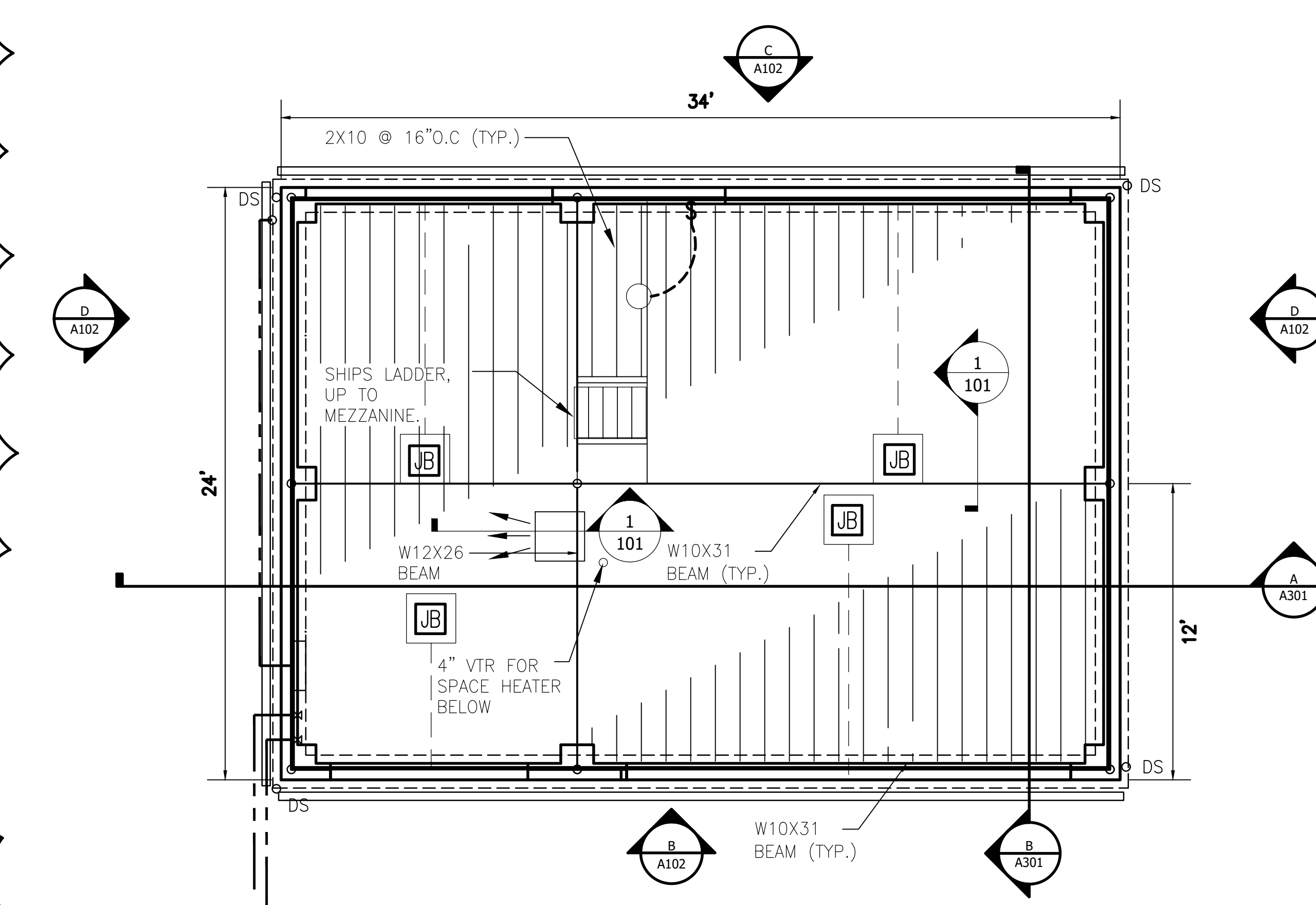
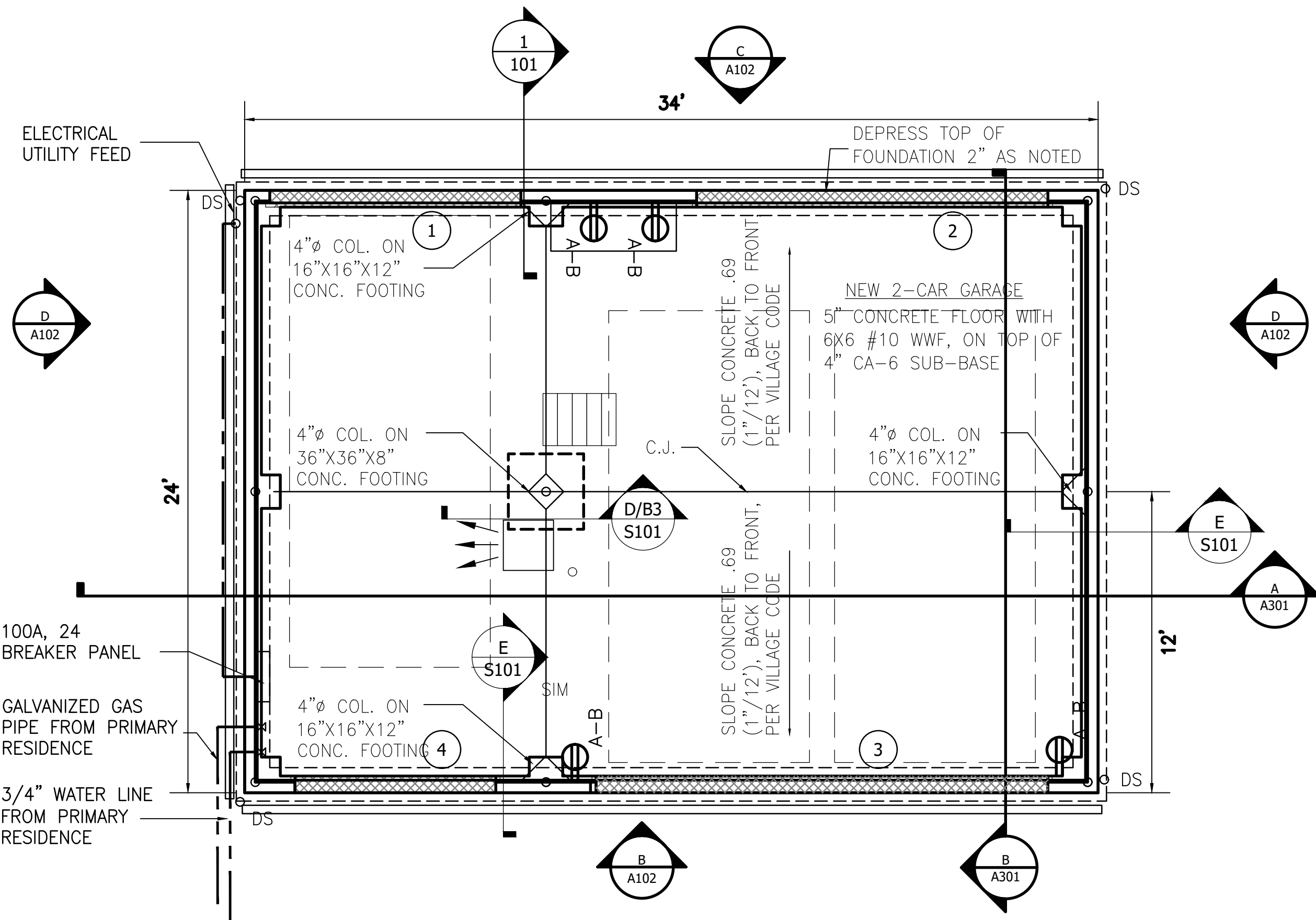


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□ FACTS record document	
□ preliminary not for construction	
□ issued for construction	
□ issued for permits	
□ issued for bids	
□ description/revisions	date

DAVITO  
MELISSA & MATTHEW  
GARAGE AND  
SITE IMPROVEMENT  
9230 NEWCASTLE  
MORTON GROVE, IL

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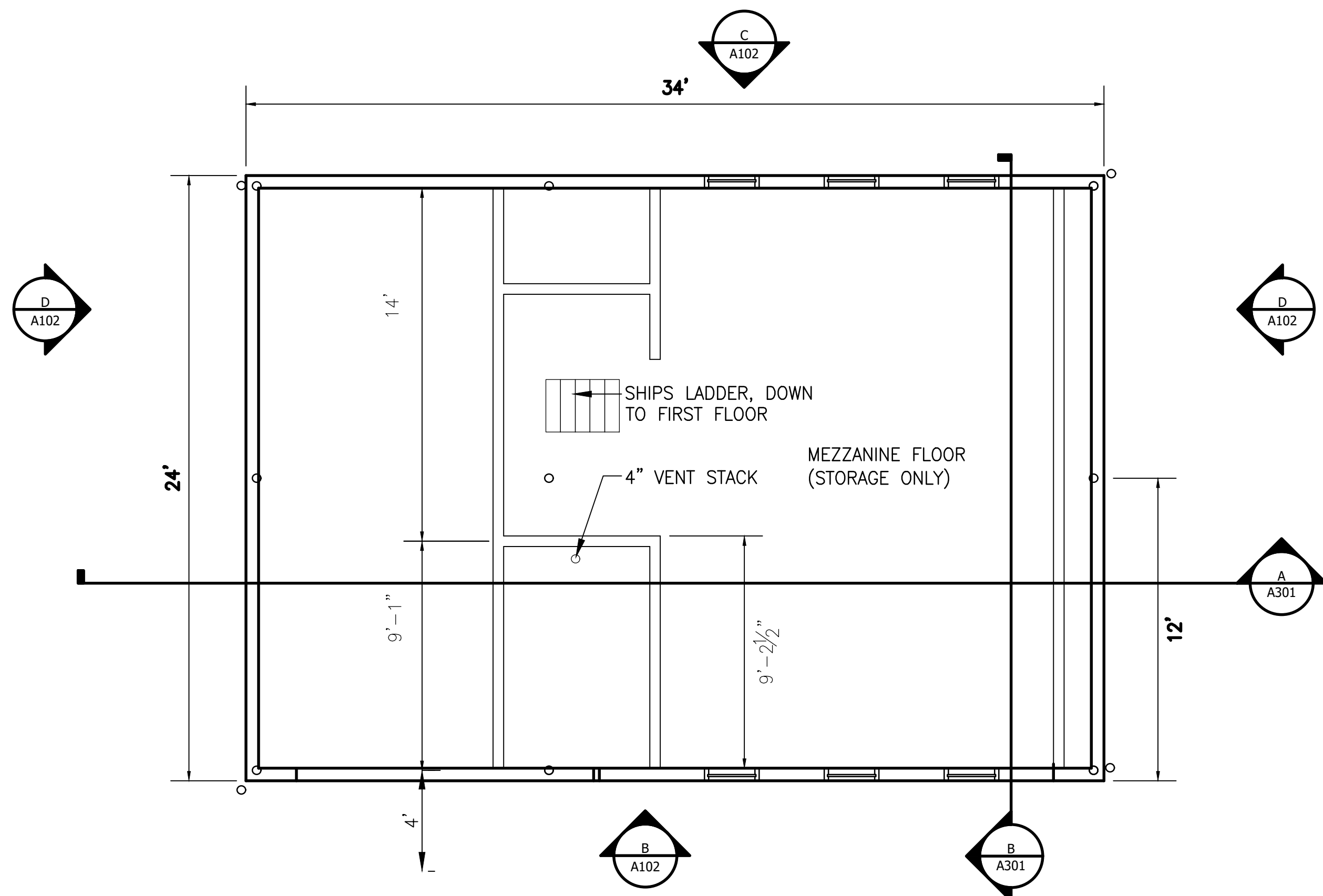


A GARAGE FLOOR PLAN

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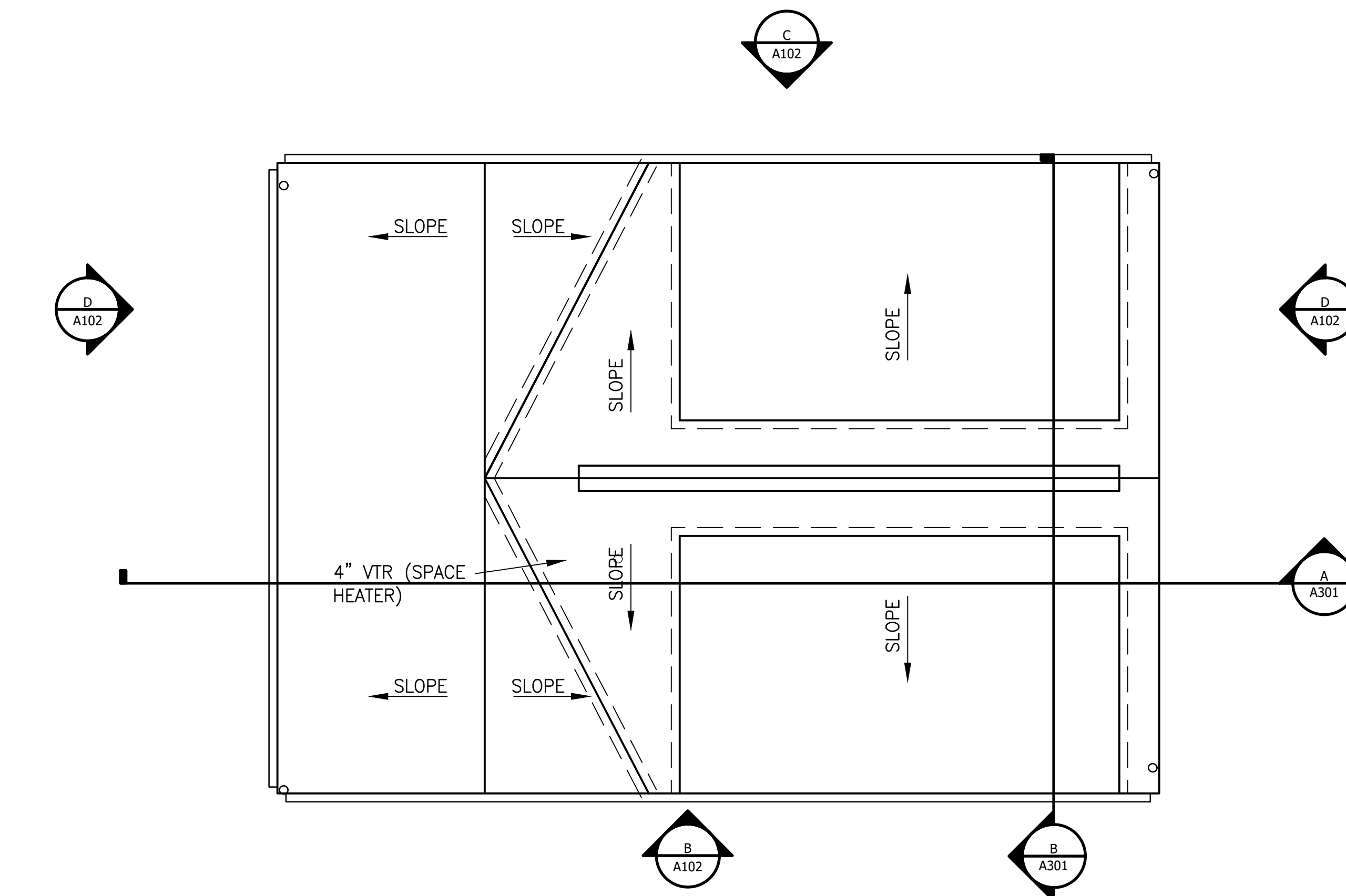
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C GARAGE MEZZANINE PLAN

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D GARAGE ROOF PLAN

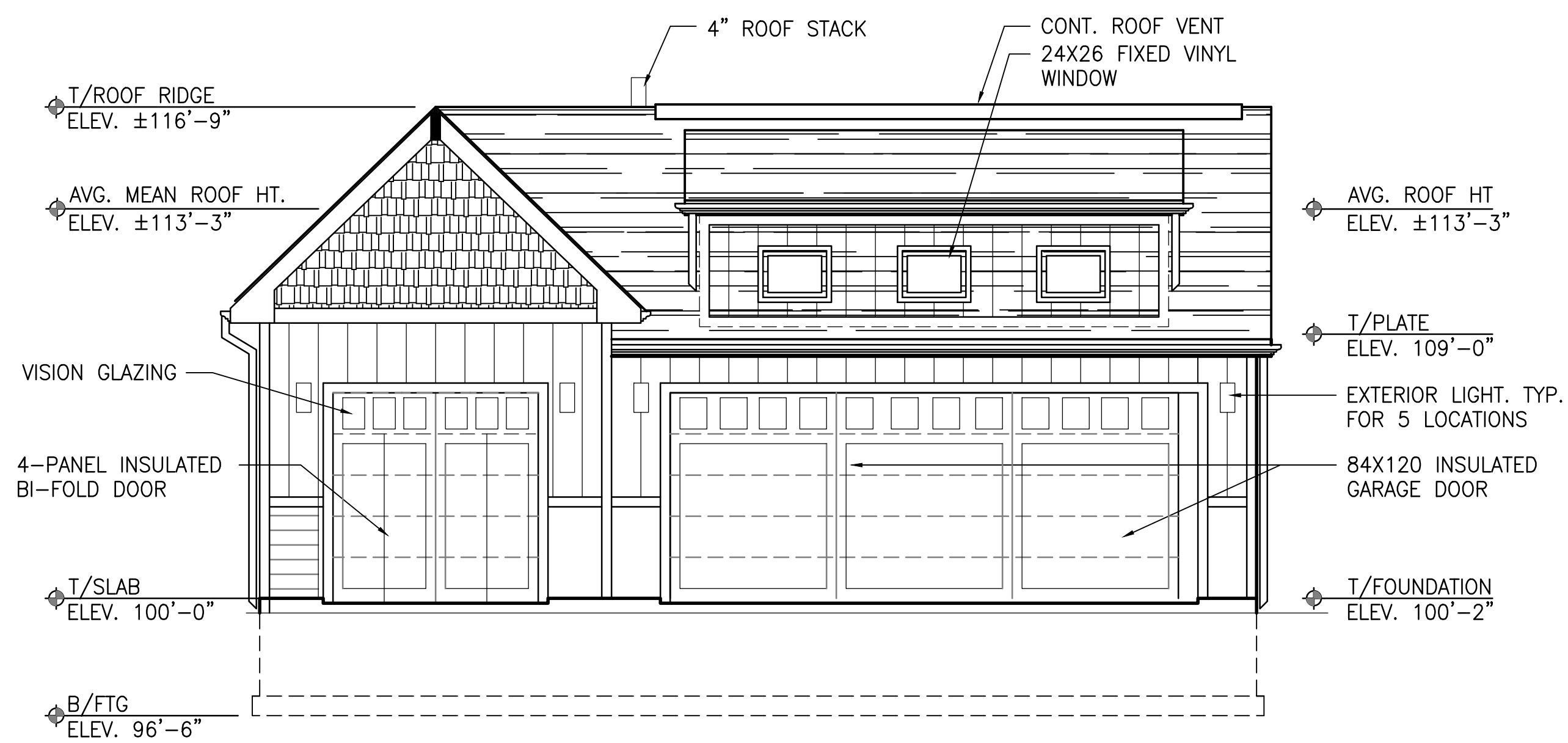
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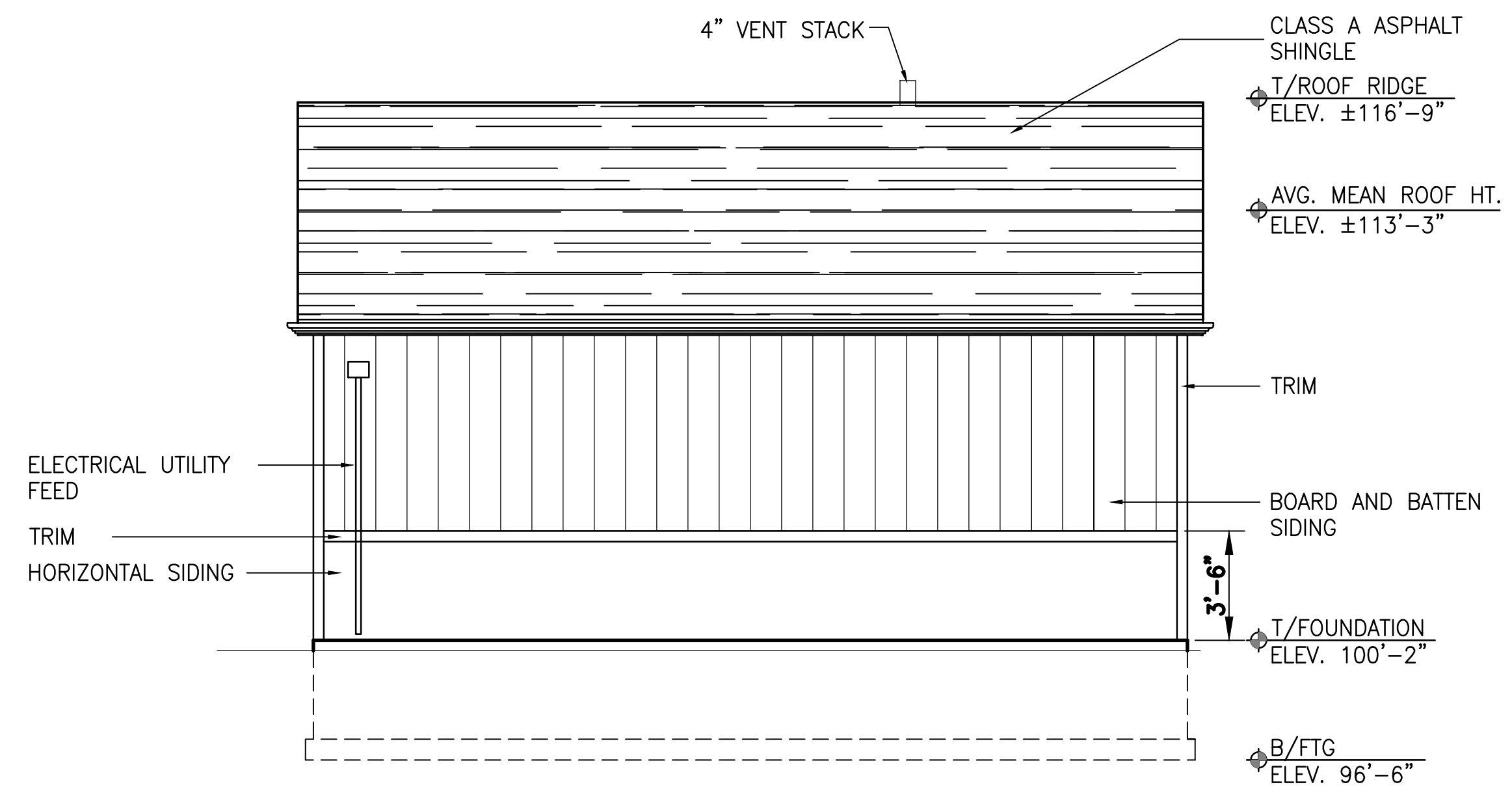
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 MELISSA & MATTHEW  
 GARAGE AND  
 SITE IMPROVEMENTS  
 9230 NEWCASTLE  
 MORTON GROVE, IL

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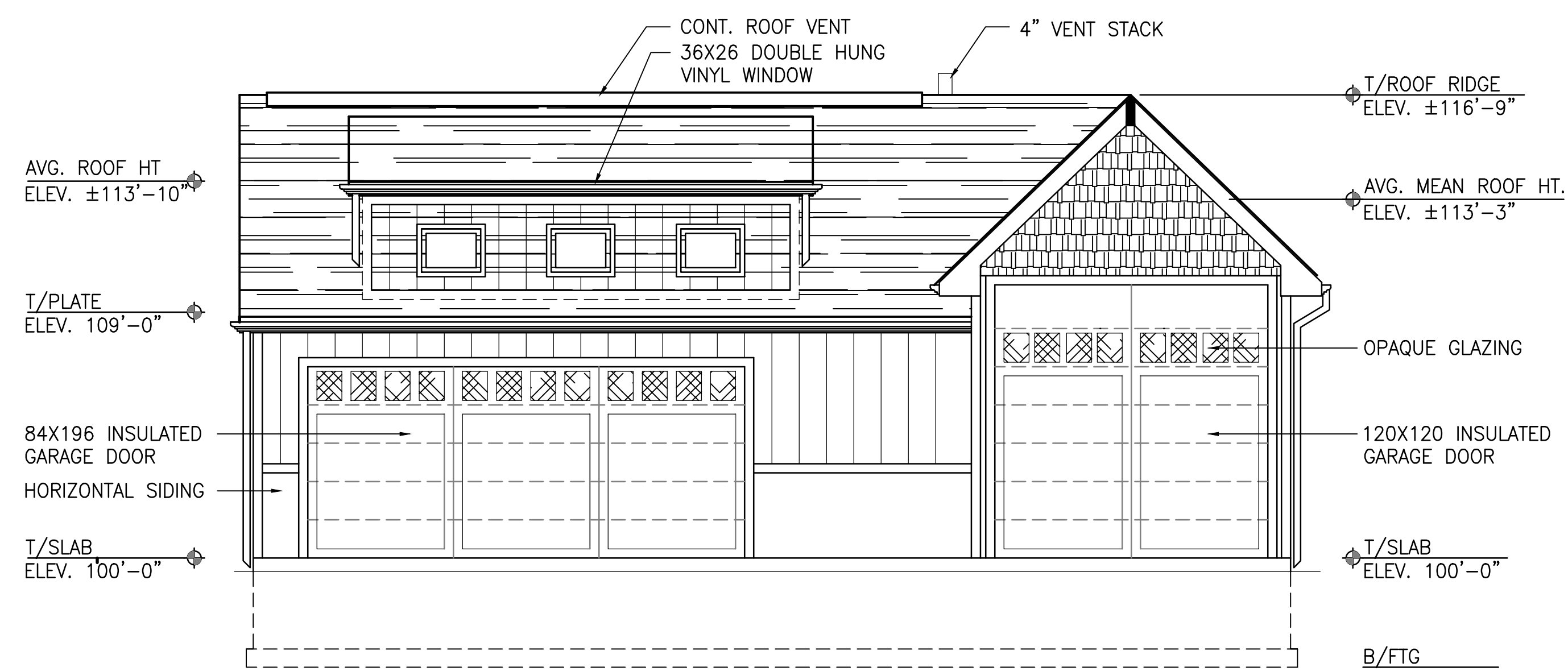
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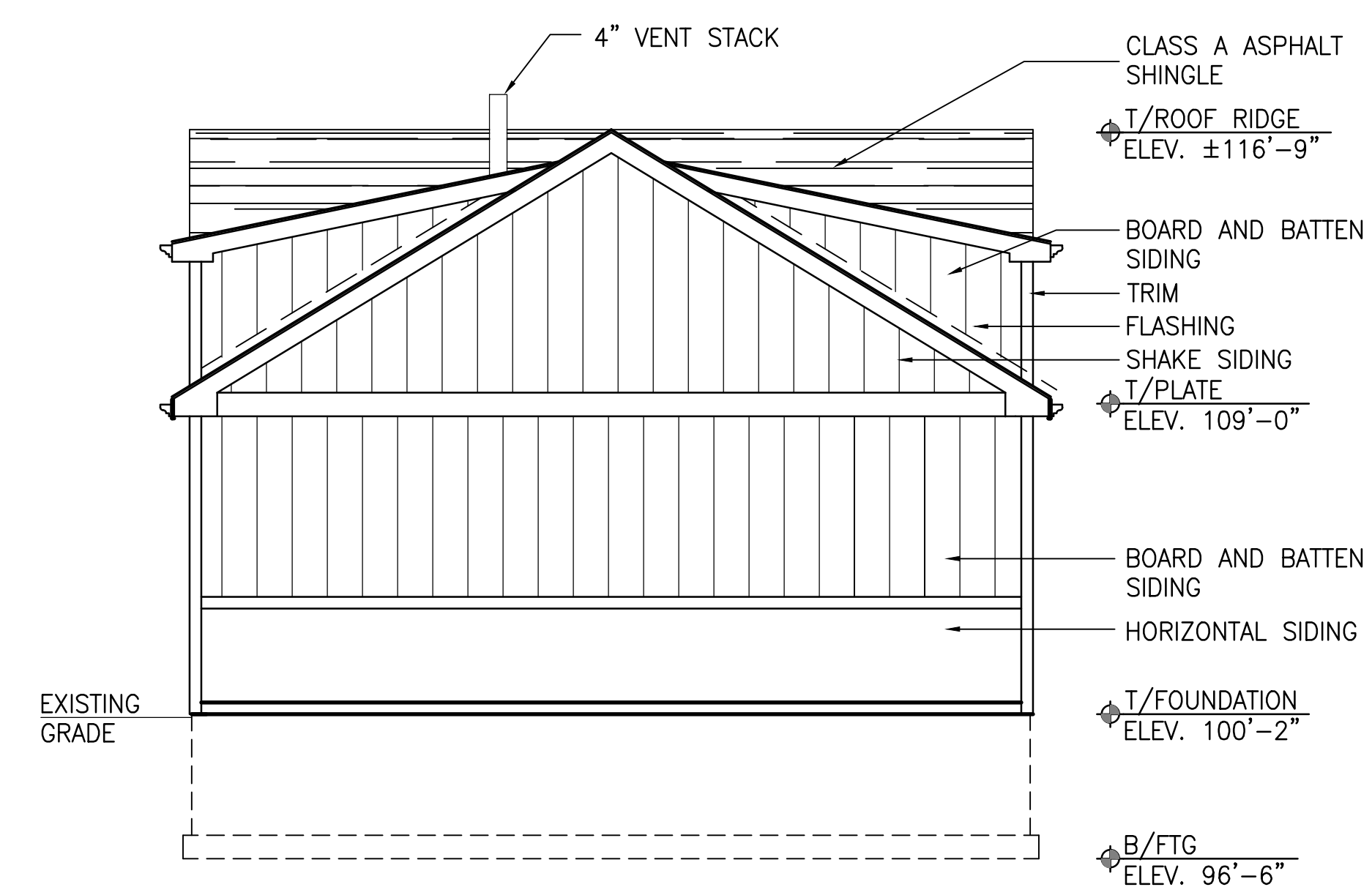
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**C** GARAGE — WEST ELEVATION  
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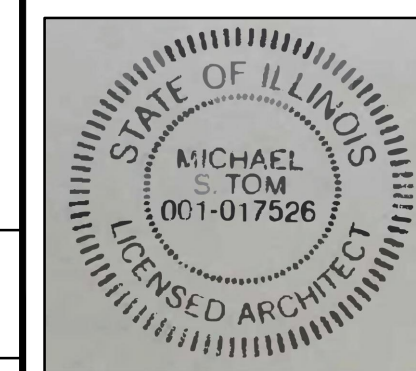


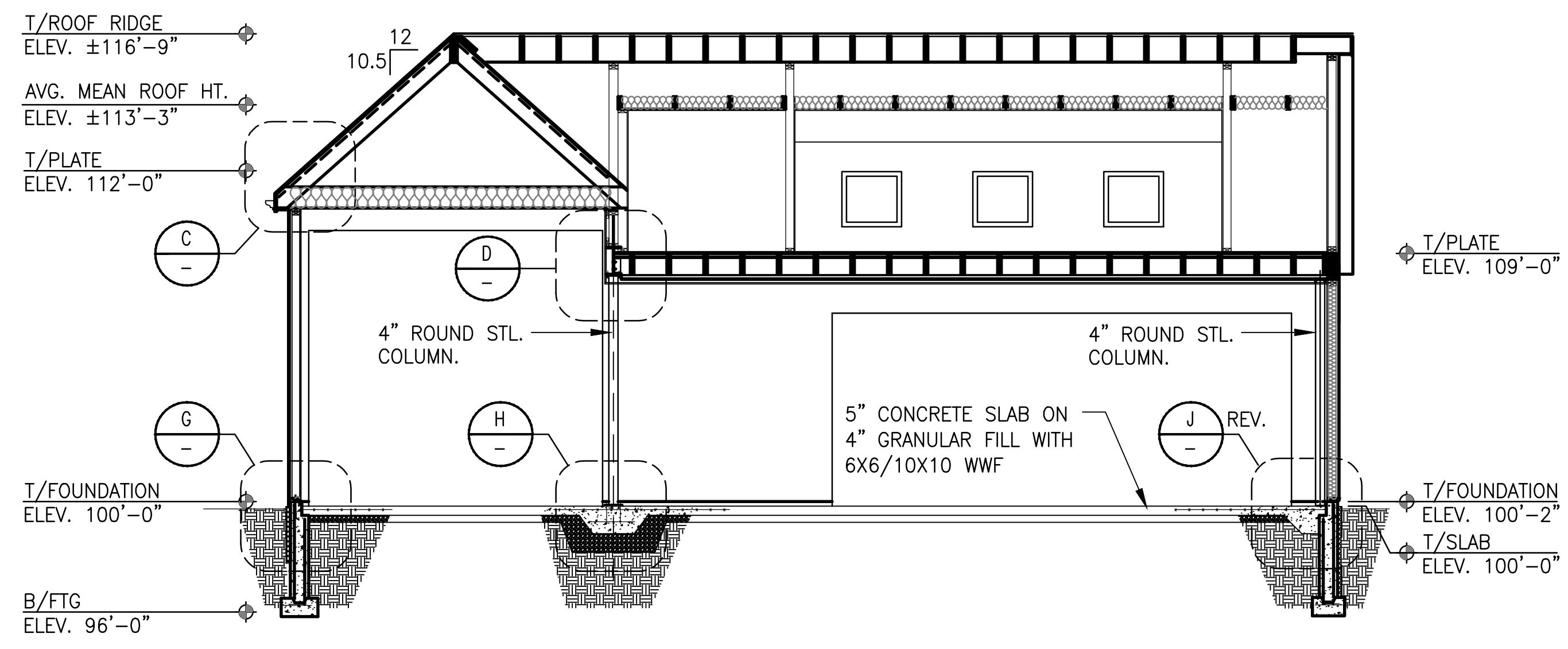
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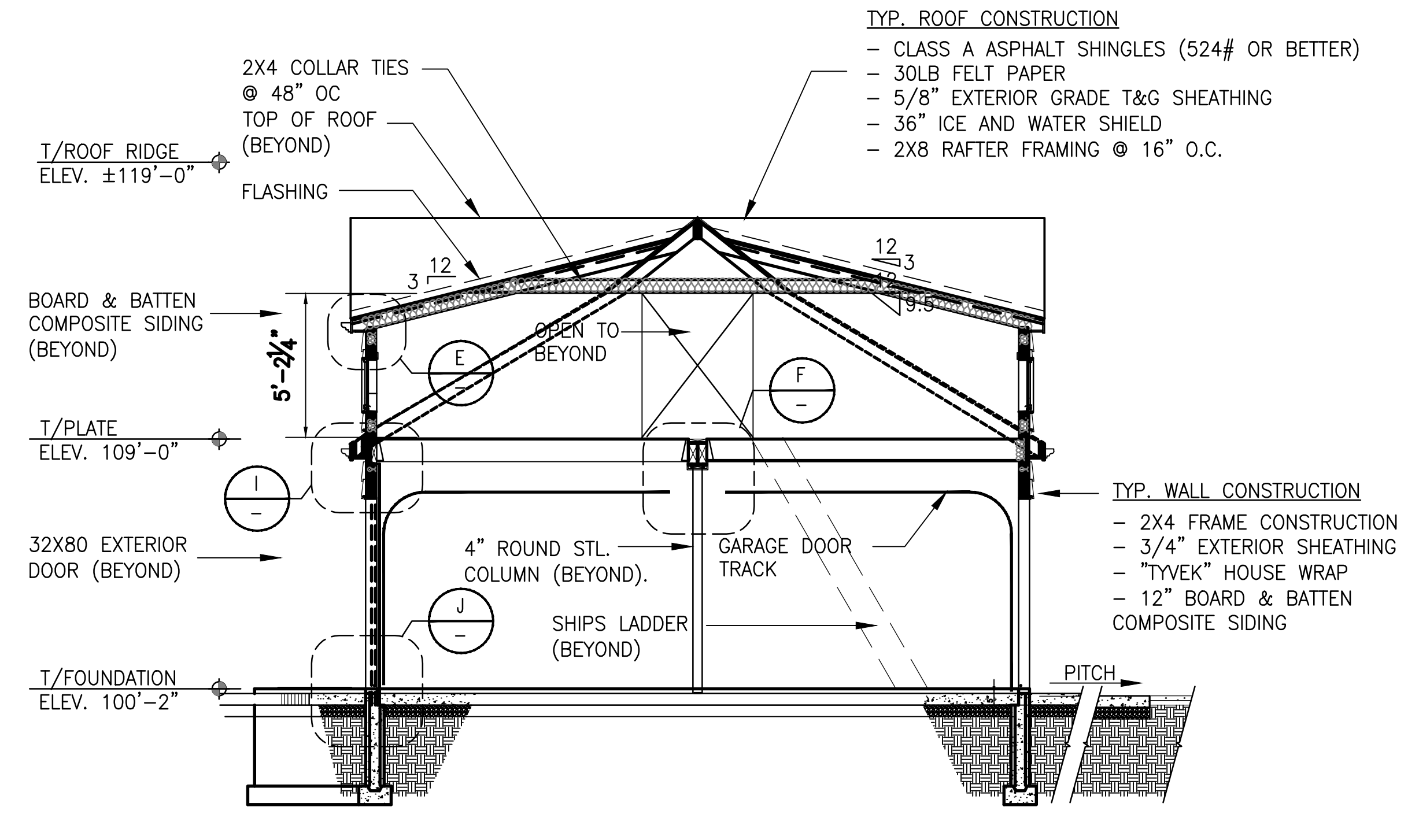
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GARAGE AND  
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9230 NEWCASTLE  
MORTON GROVE, IL

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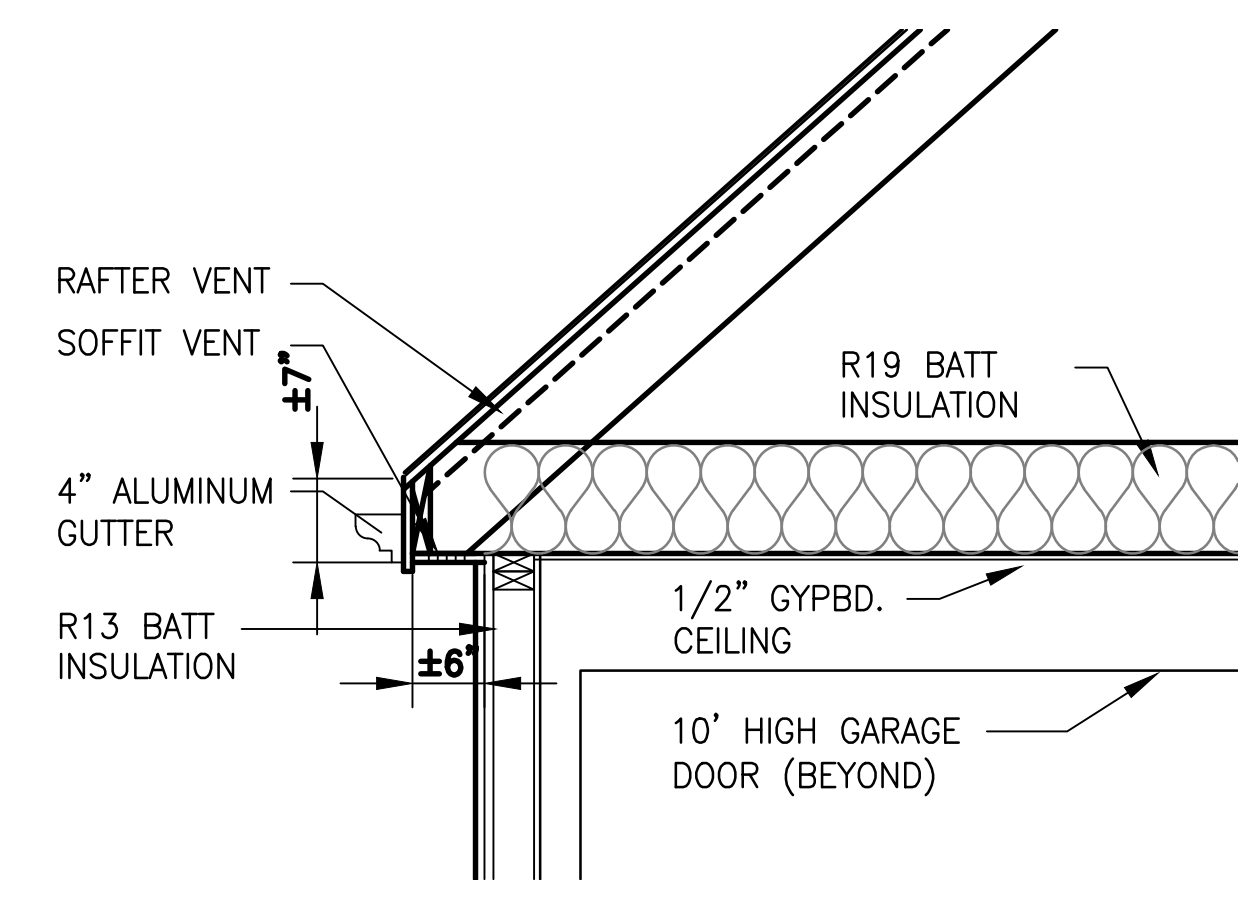




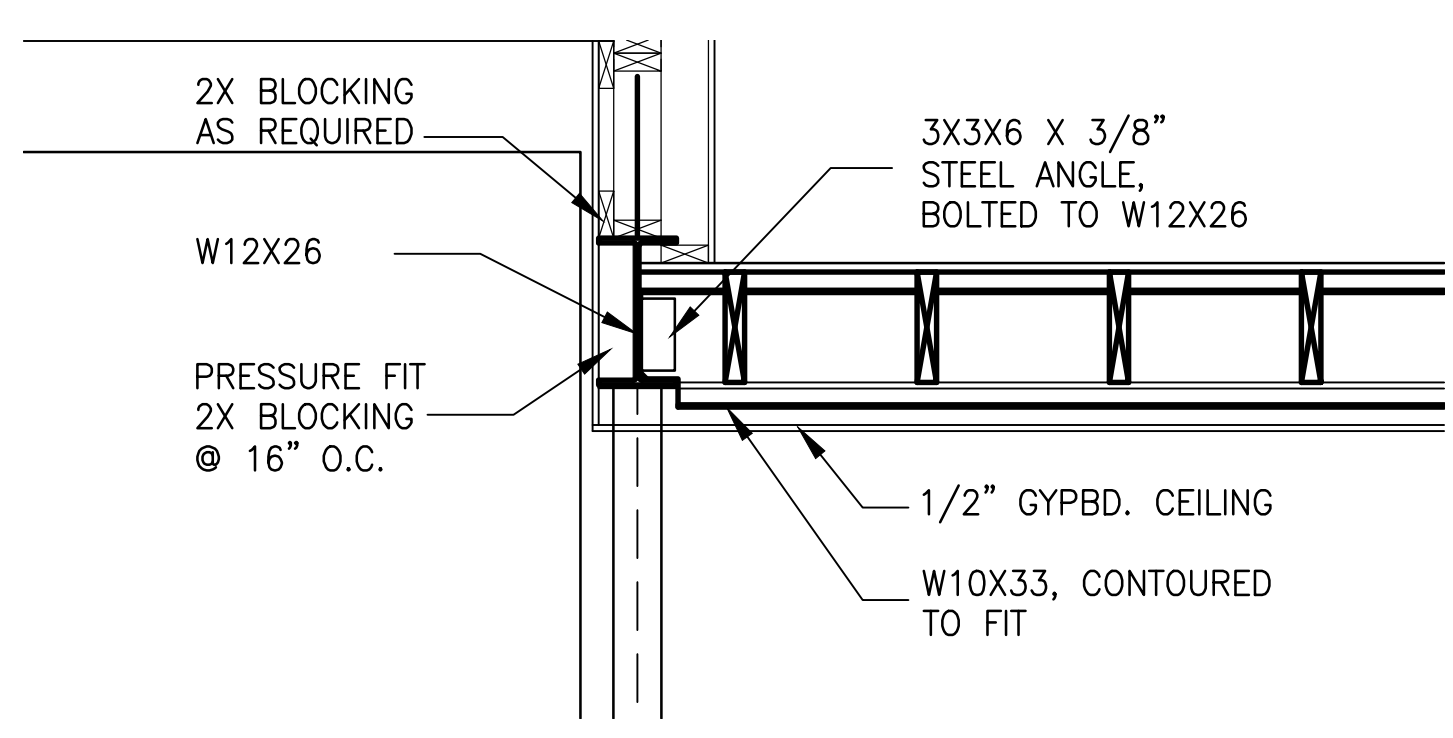
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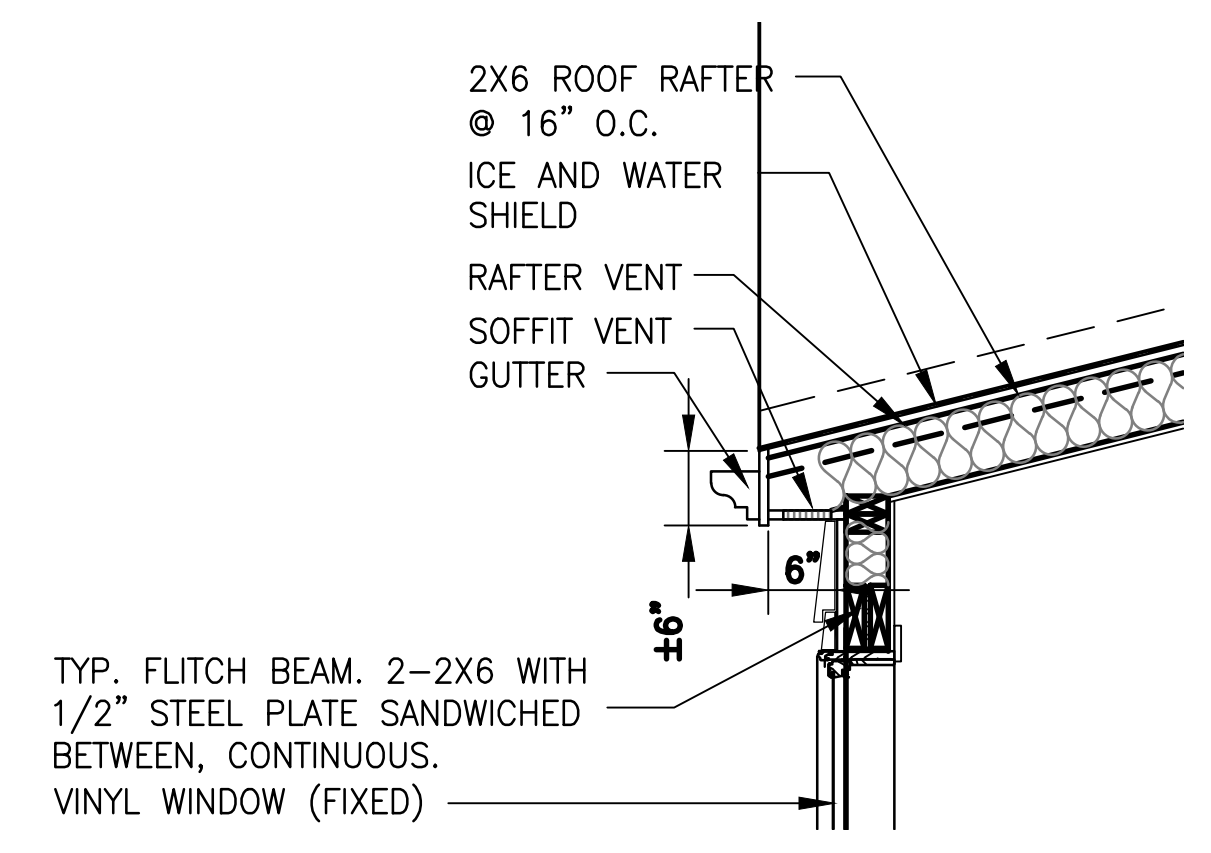
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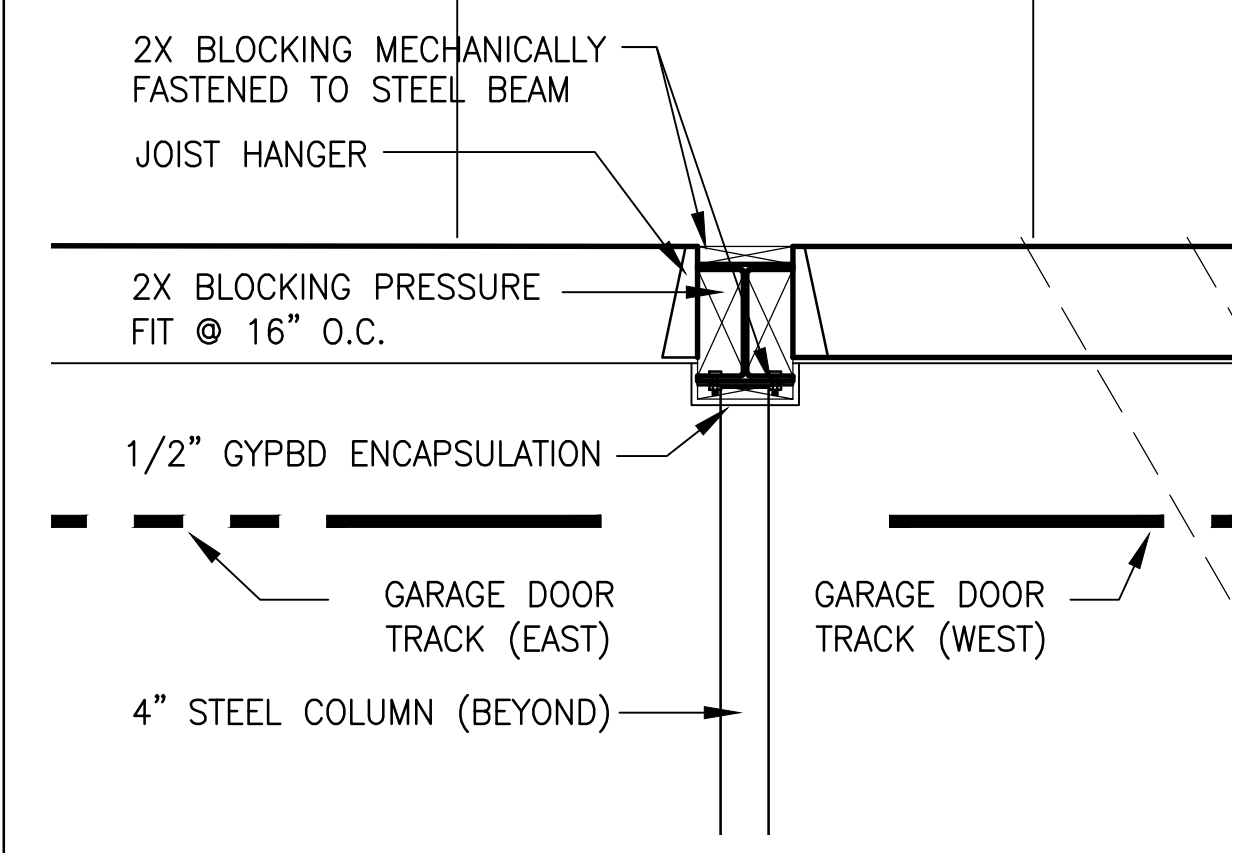
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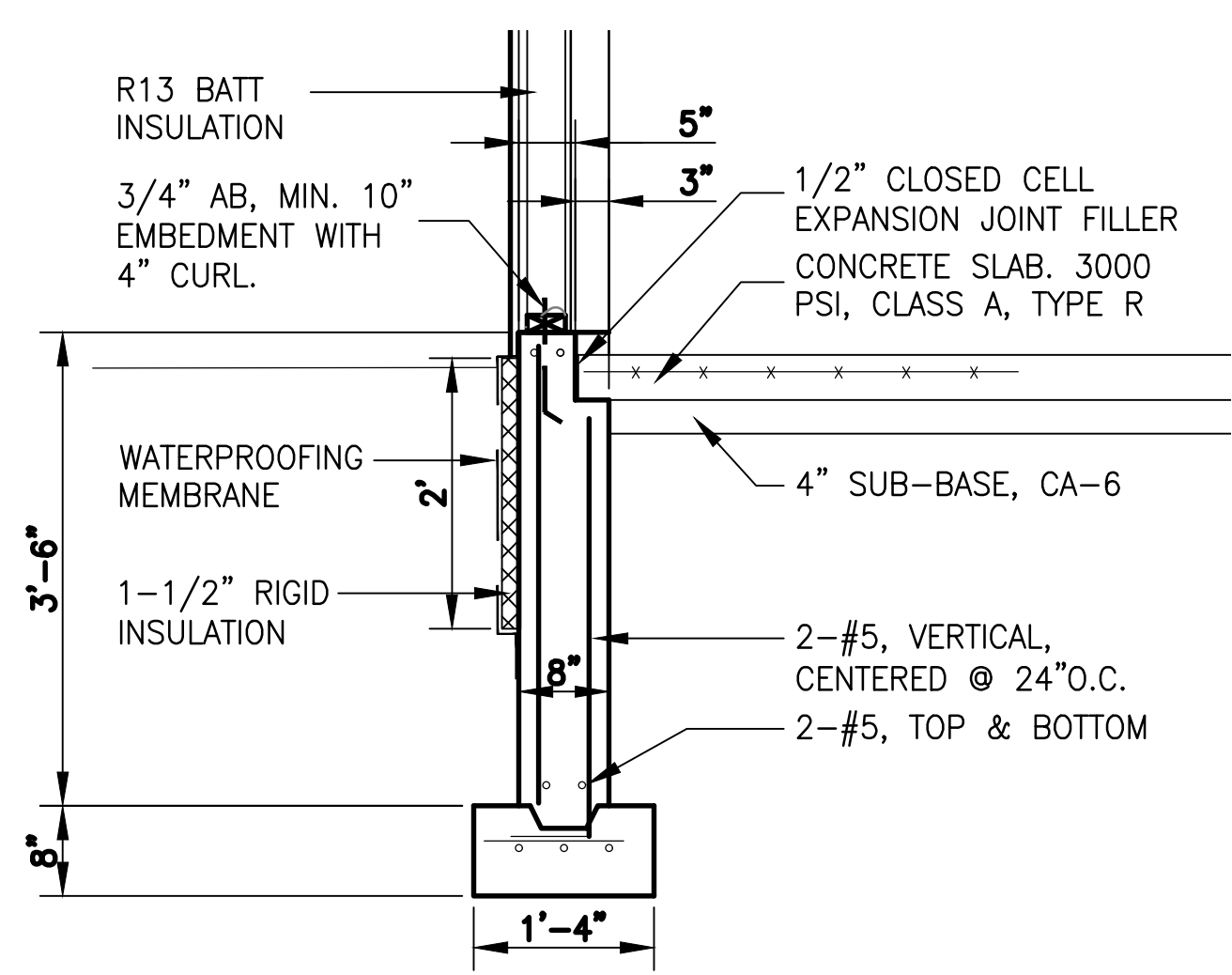
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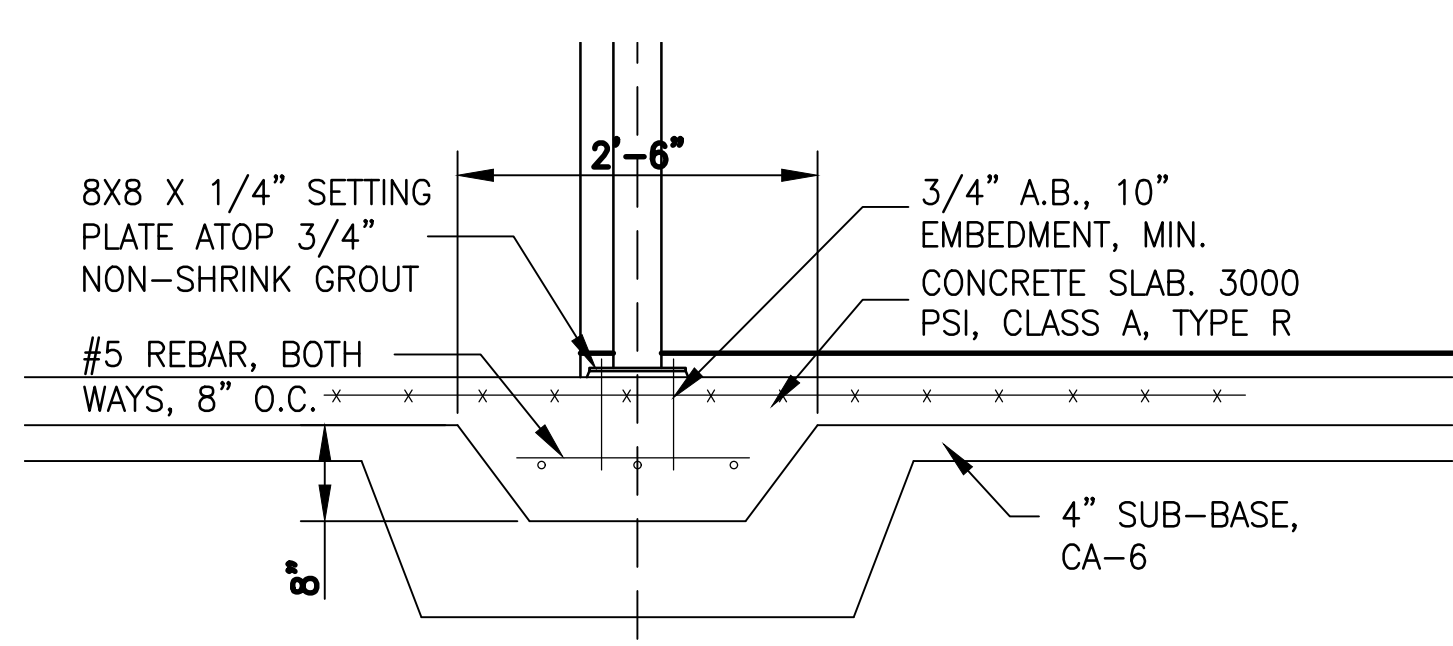
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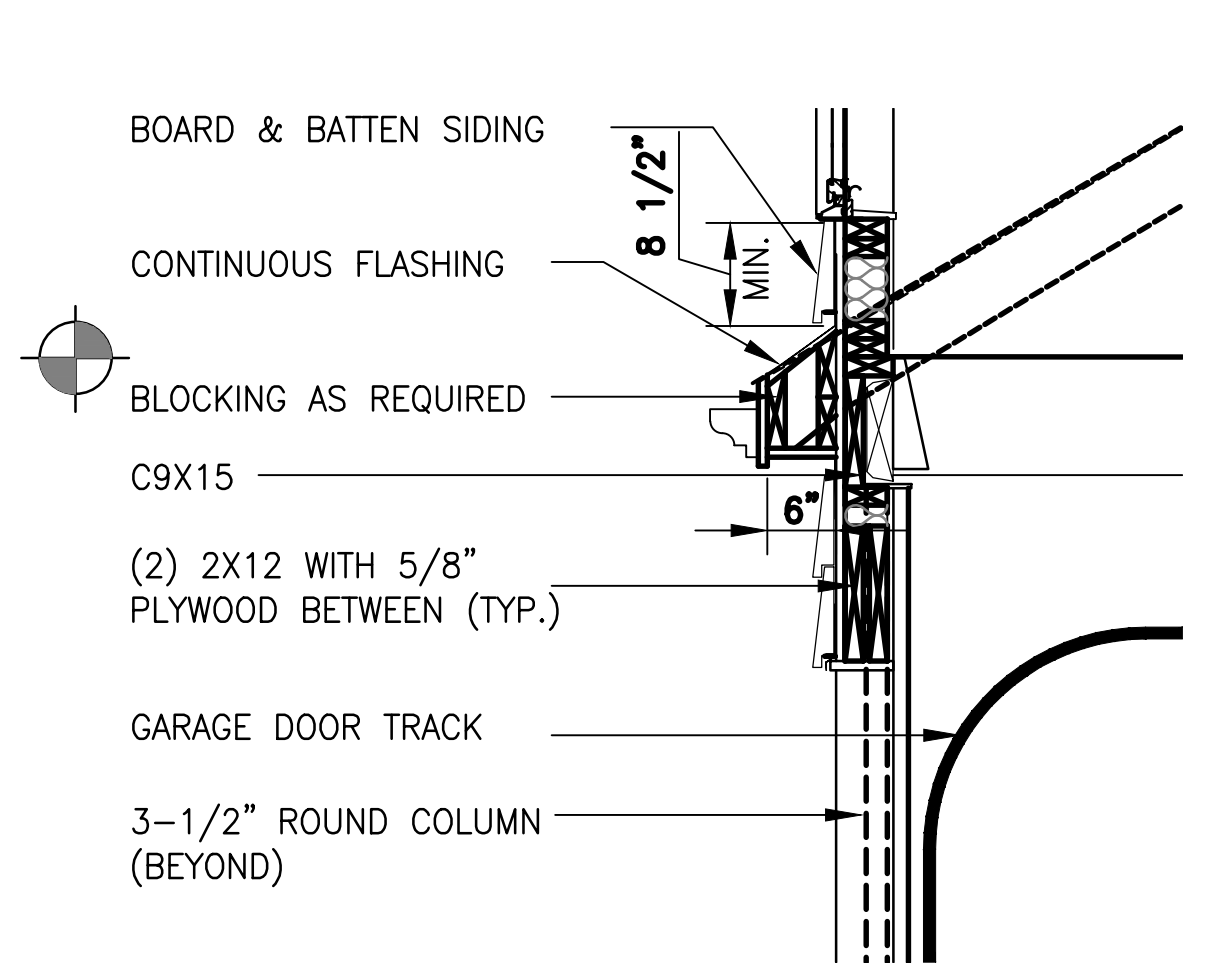
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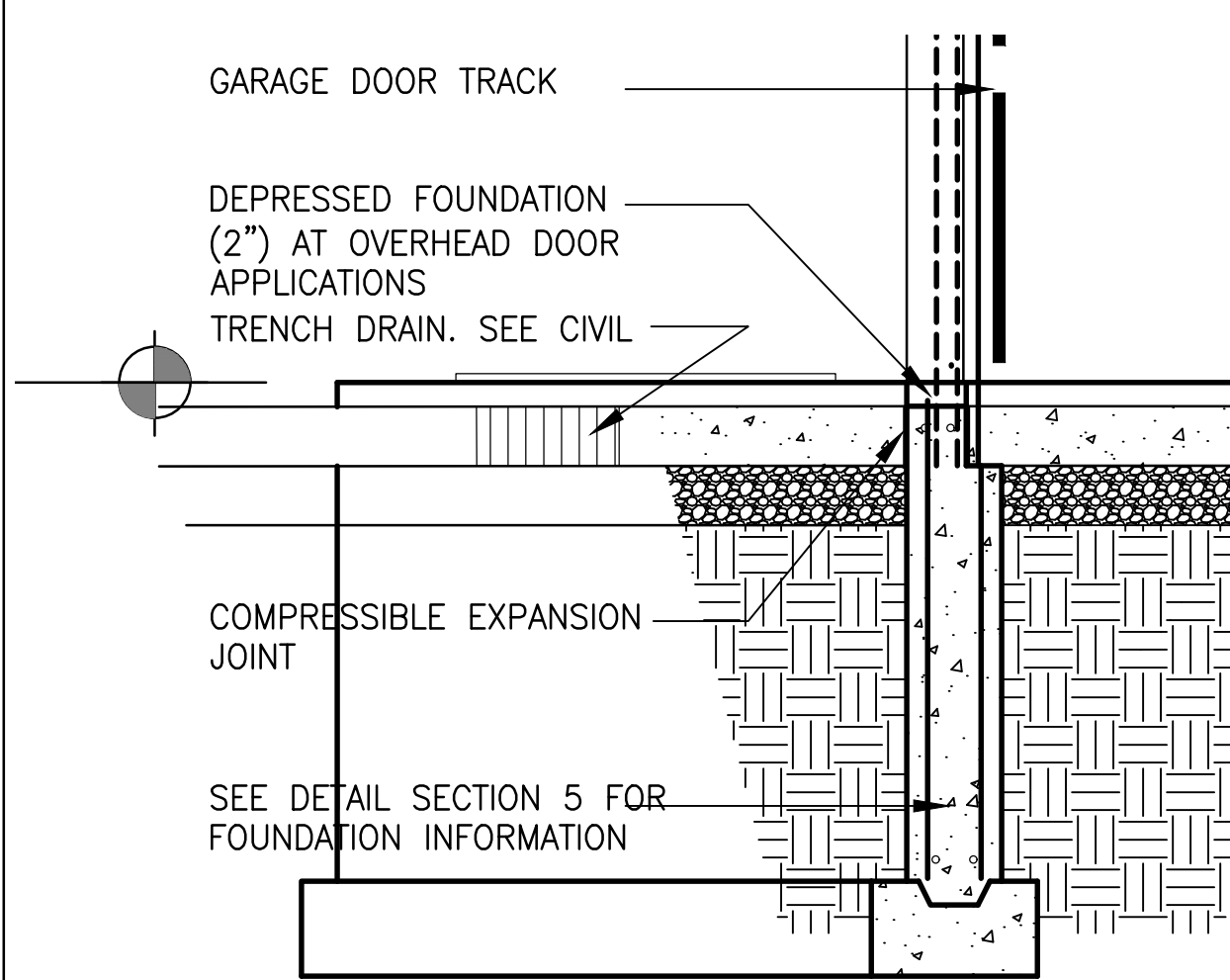
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**J** DETAIL SECTION 8  
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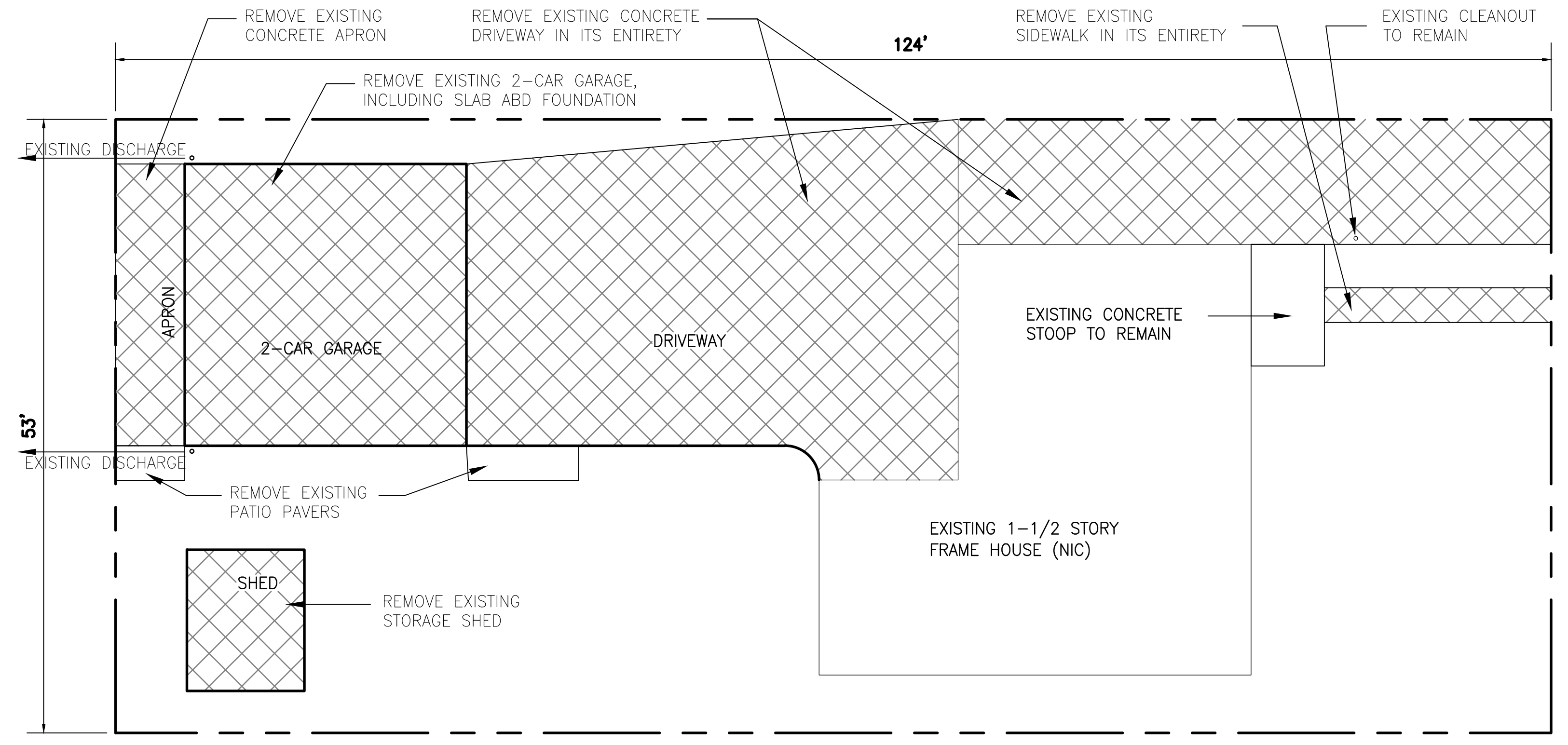
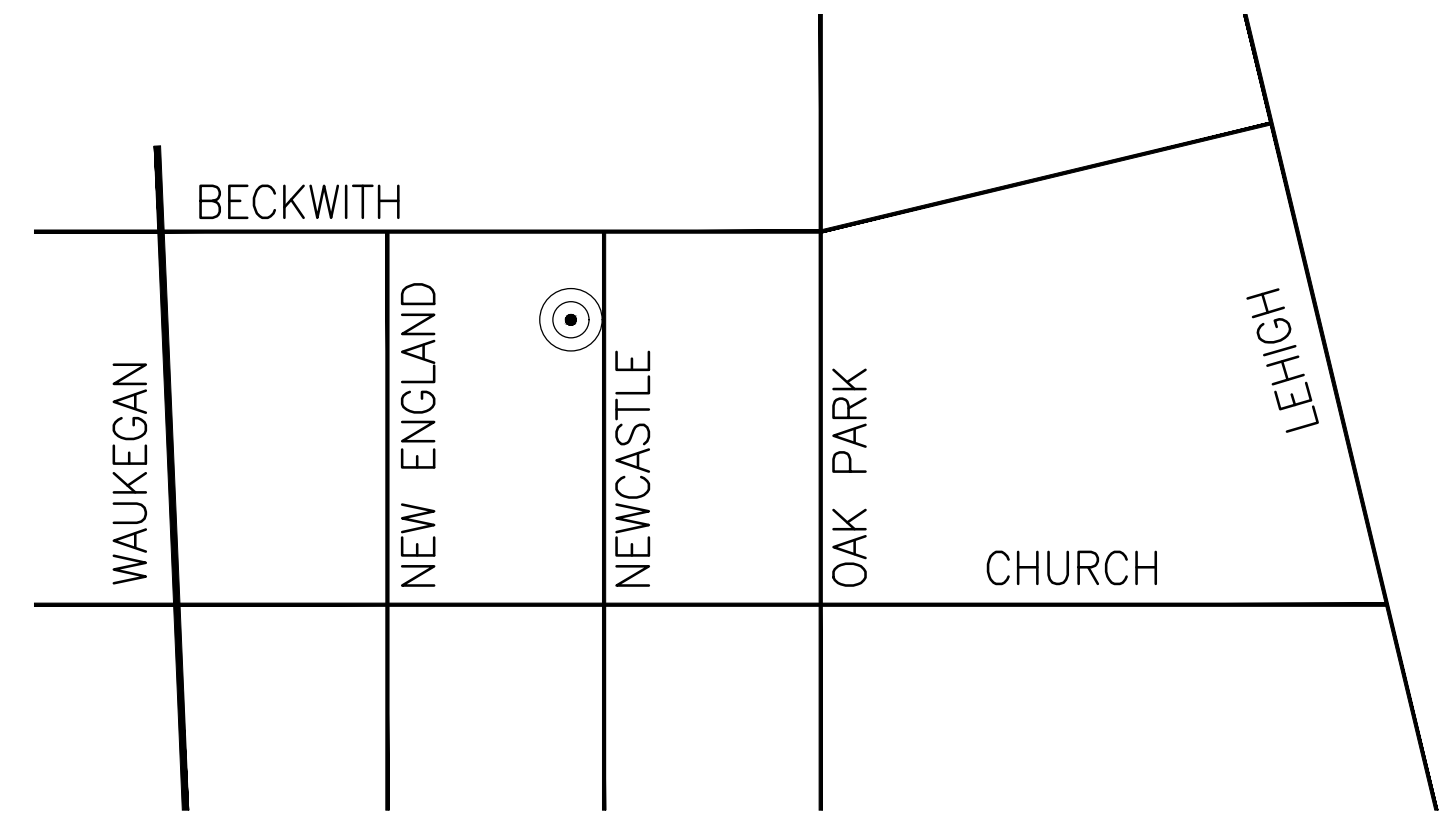
DAVITO  
MELISSA & MATTHEW  
GARAGE AND  
SITE IMPROVEMENTS  
  
9230 NEWCASTLE  
MORTON GROVE, IL

sheet title: GARAGE SECTIONS & DETAILS	proj capt: MST drawn by: MST checked: scale: As Noted sheet no: <b>A.301</b> 1 of x total A sheets cad file: 240902 project no:
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# DAVITO RESIDENCE

GARAGE AND SITE IMPROVEMENTS  
9230 NEWCASTLE  
MORTON GROVE, ILLINOIS



- APPLICABLE CODE DATA
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH VILLAGE OF MORTON GROVE AMENDMENTS
  - 2018 INTERNATIONAL BUILDING CODE WITH VILLAGE OF MORTON GROVE AMENDMENTS
  - 2018 NATIONAL ELECTRICAL CODE (NFPA 70-2011) WITH VILLAGE OF MORTON GROVE AMENDMENTS.

**A** PROJECT TITLE/LOCATION MAP  
SCALE: NOT APPLICABLE

**B** SITE PLAN - EXISTING - DEMOLITION  
SCALE: 1/8" = 1' - 0"

REVISOR	DATE
REVISOR	DATE
REVISOR	DATE
REVISOR	DATE
REVISOR	DATE
REVISOR	DATE
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REVISOR	DATE

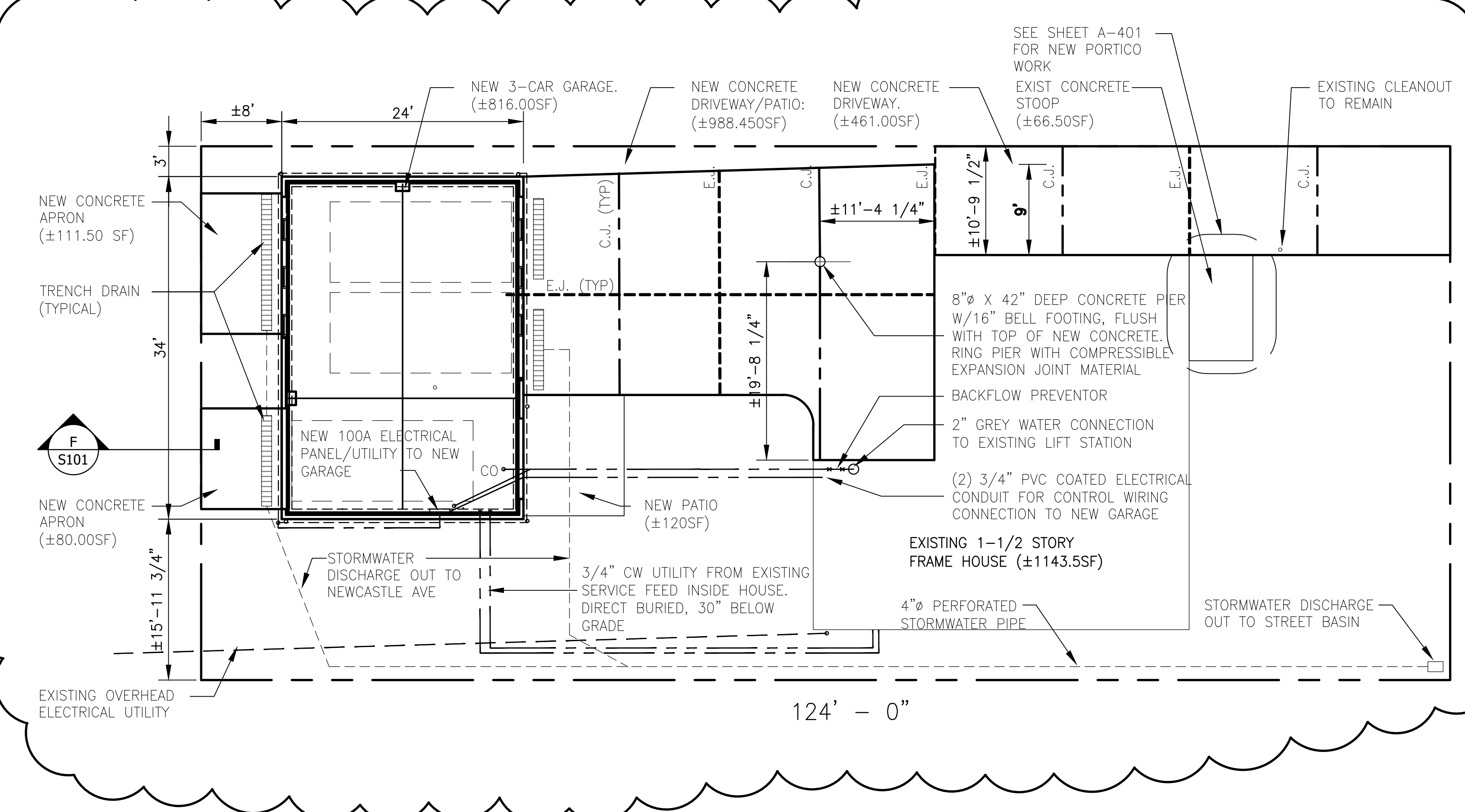
**LOT DATA**

EXISTING LOT SIZE: 6,572SF  
ALLOWABLE LOT COVERAGE (60%): 6,572 X .6 = 3943.2SF

COVERAGE TOTALS

- CONCRETE APRON 1: 80.00SF
- CONCRETE APRON 2: 111.50SF
- NEW 3-CAR GARAGE: 816.00 SF
- CONCRETE DRIVEWAY/PATIO: 988.45 SF
- CONCRETE DRIVEWAY: 553.00 SF
- EXISTING CONCRETE STOOP: 66.50 SF
- NEW PATIO: 120.00SF
- EXISTING HOUSE: 1143.50 SF

TOTAL COVERAGE: 3878.95



**DAVITO  
MELISSA & MATTHEW  
GARAGE AND SITE  
IMPROVEMENT**

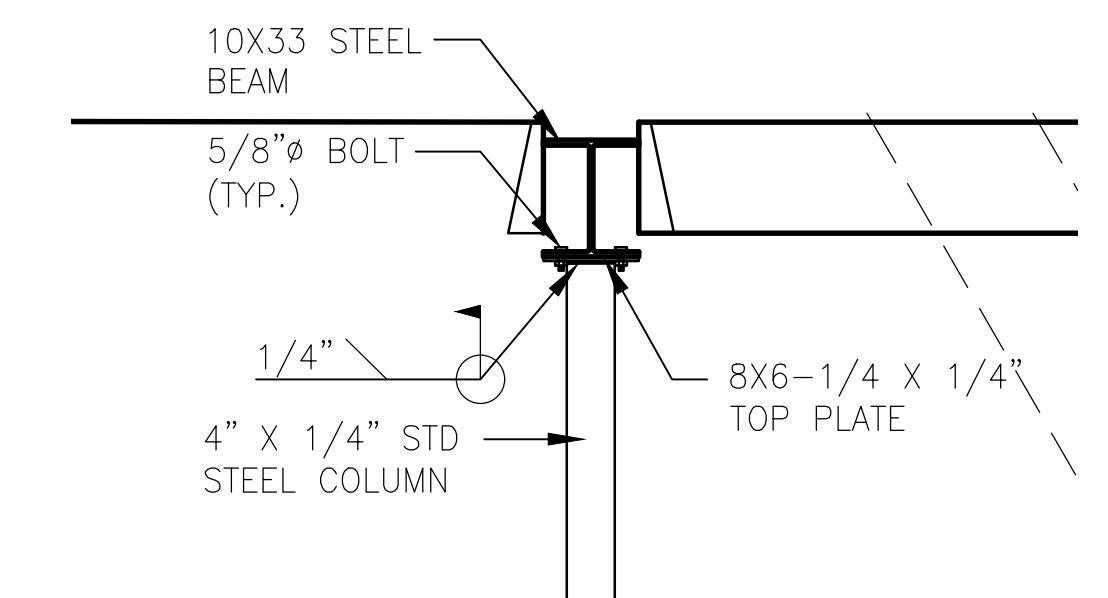
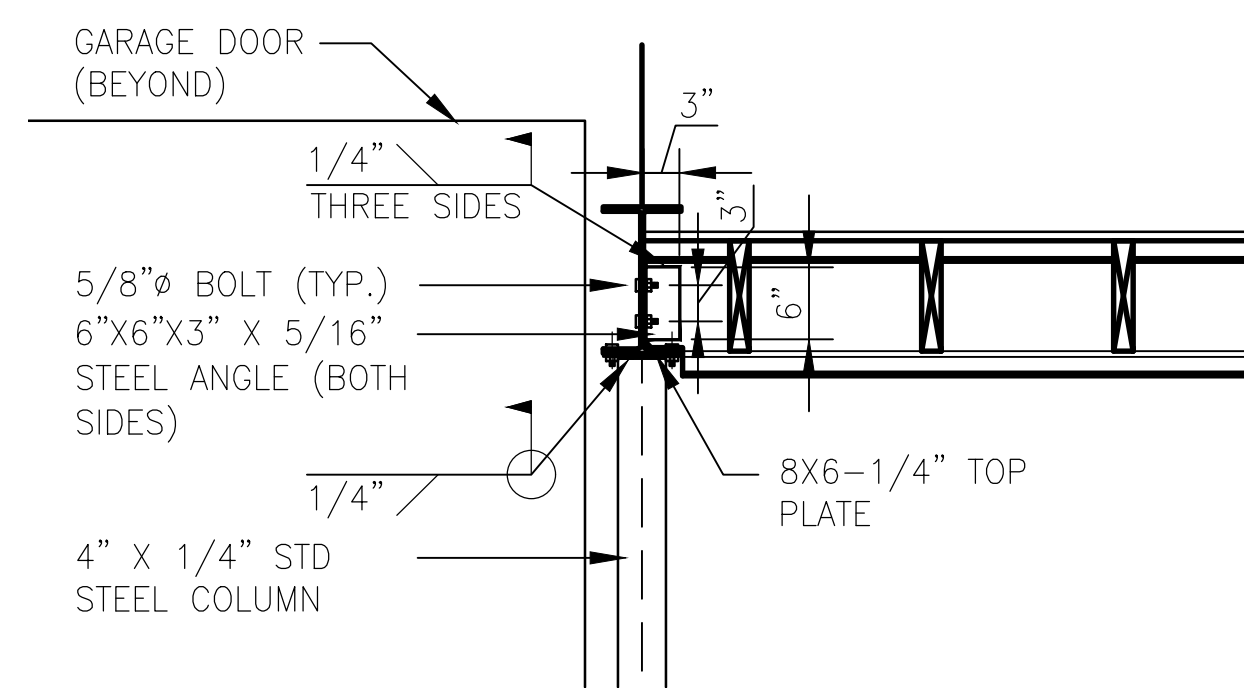
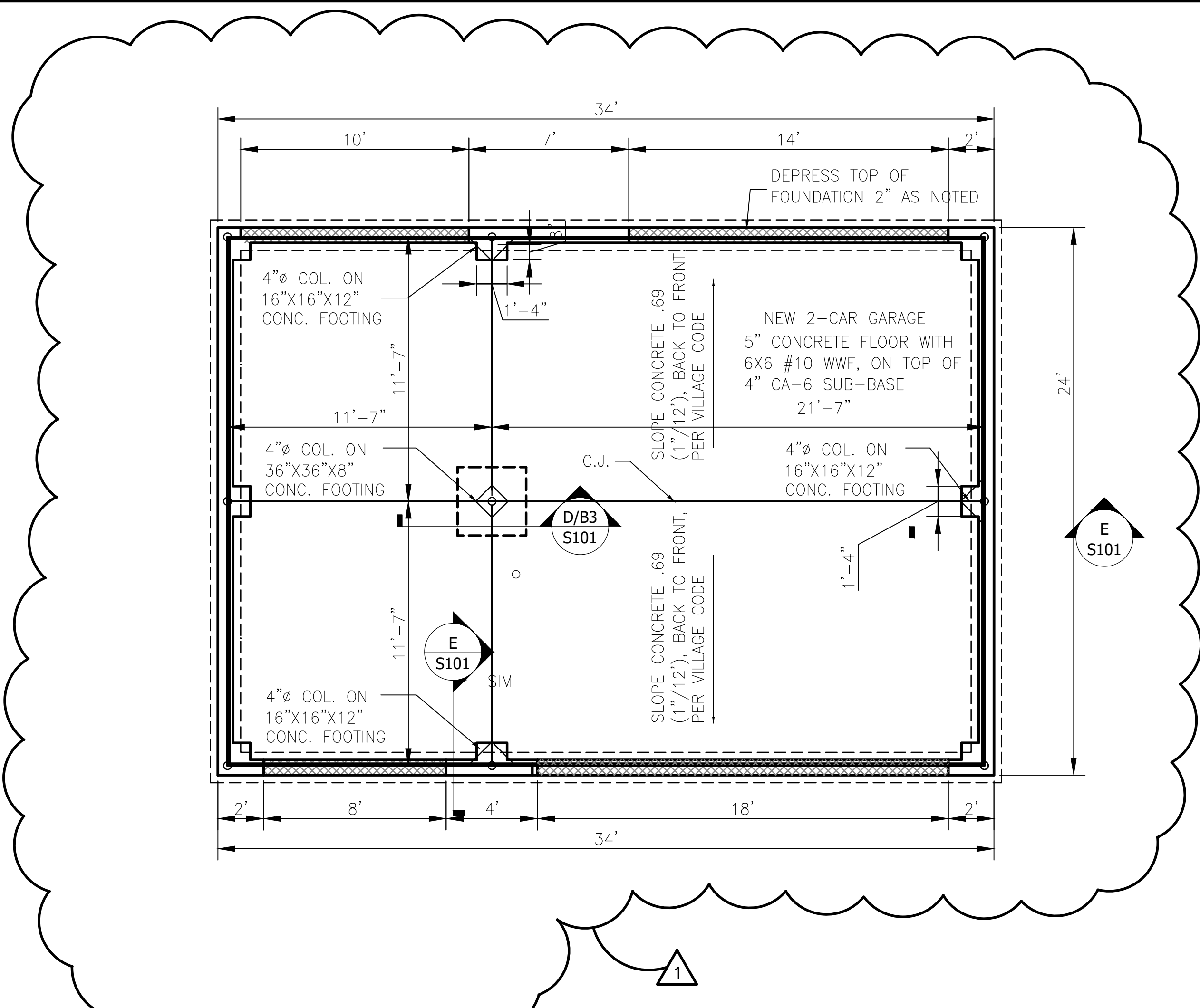
9230 NEWCASTLE  
MORTON GROVE, IL.

**C** FAR & PERMEABLE PAVEMENT DATA  
SCALE: NOT APPLICABLE

**D** SITE PLAN - NEW WORK  
SCALE: 1/8" = 1' - 0"

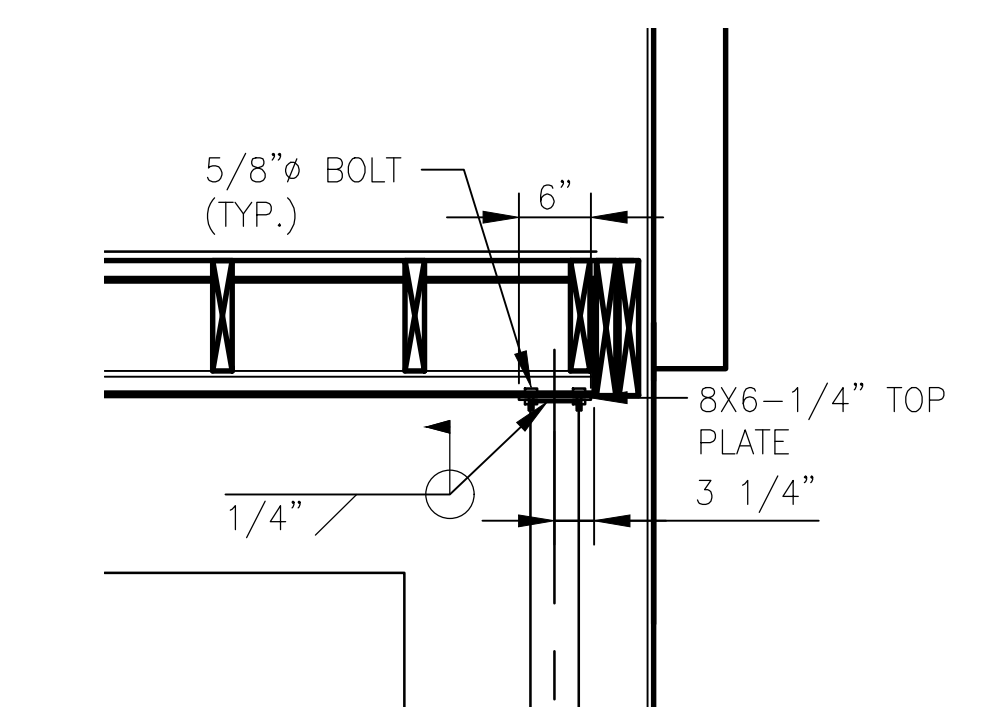
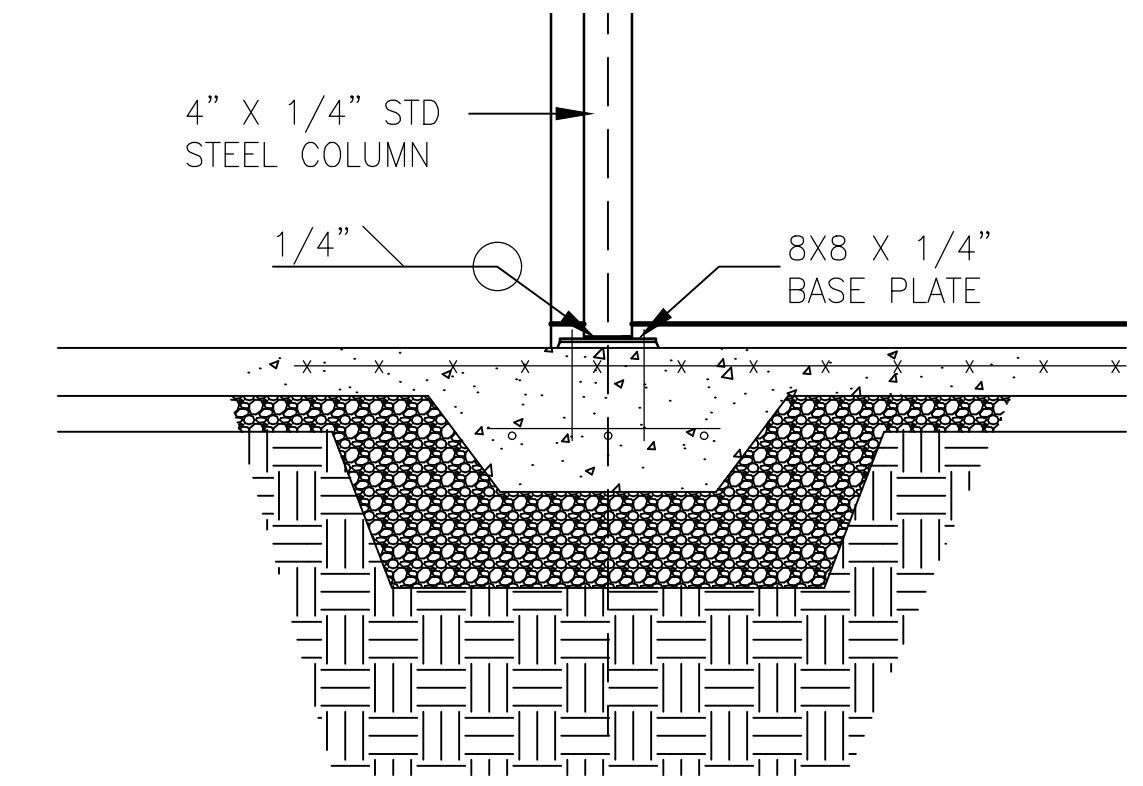
sheet title: SITE PLAN DEMOLITION & IMPROVEMENTS

proj capt: MST  
drawn by: MST  
checked:  
scale: As Noted  
sheet no:  
sheet no: **C.100**  
1 of x total A sheets  
cad file: 240902  
project no:



**B1** CENTER COLUMN CONNECTION  
SCALE: 3/4" = 1'-0"

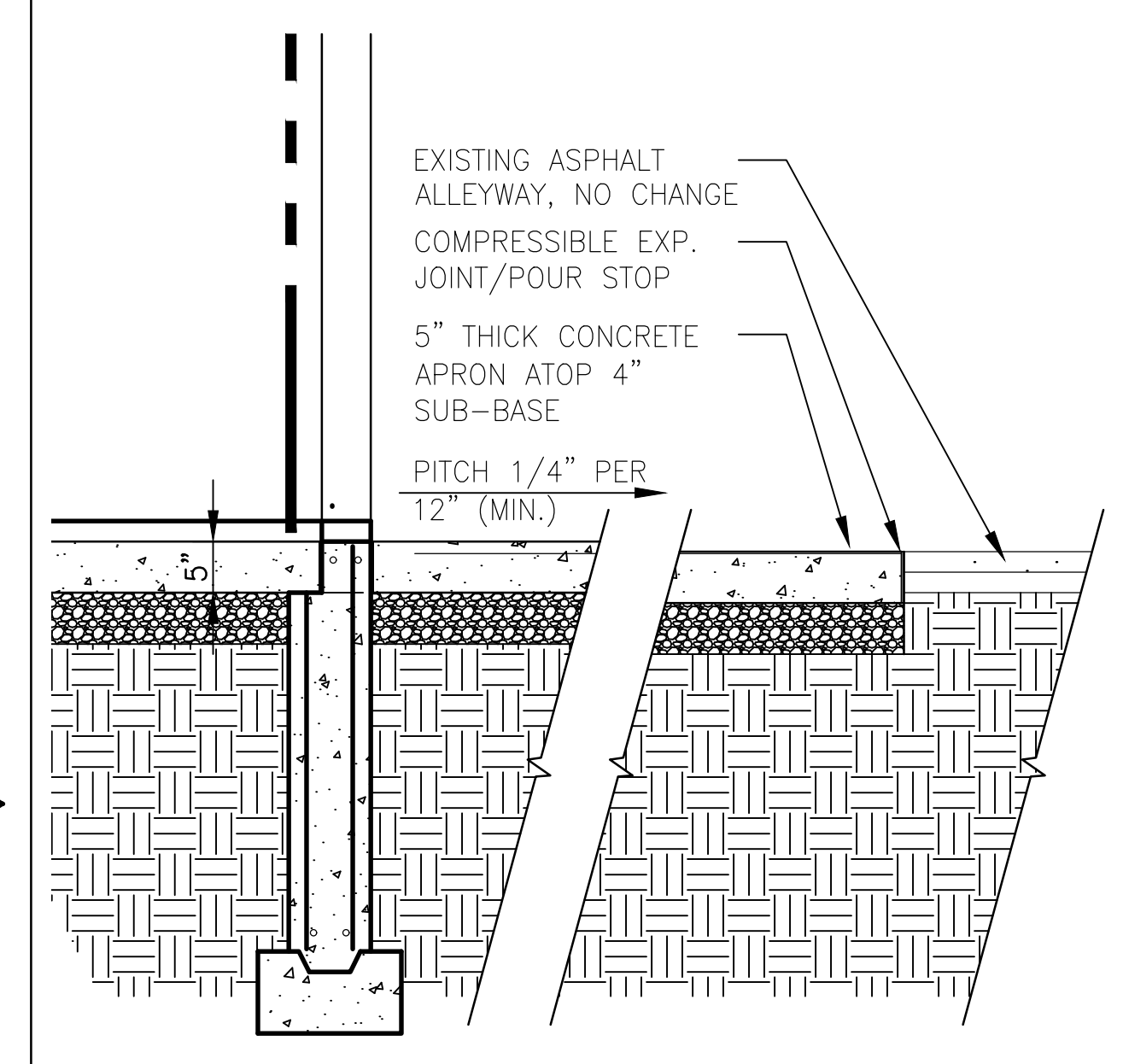
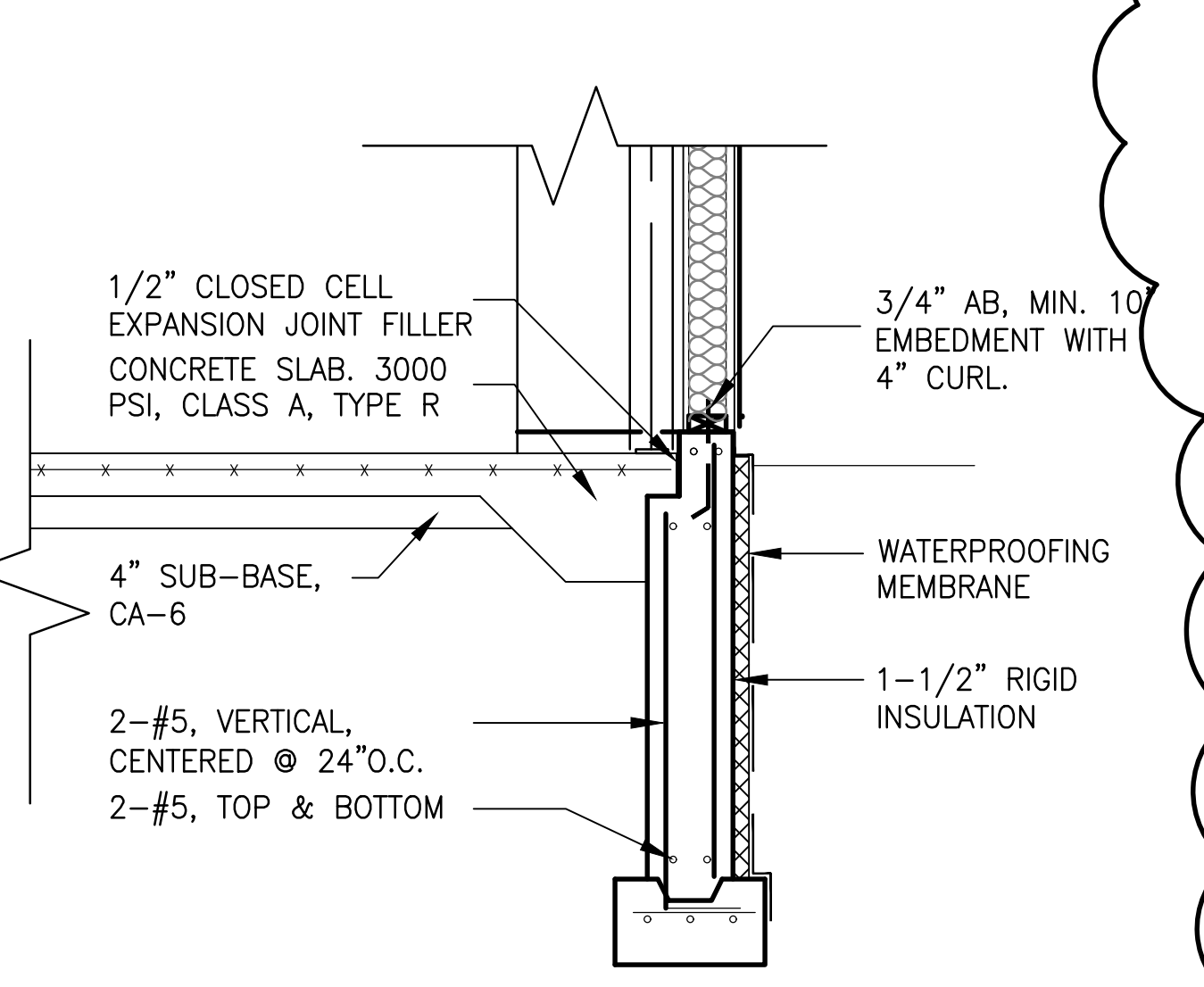
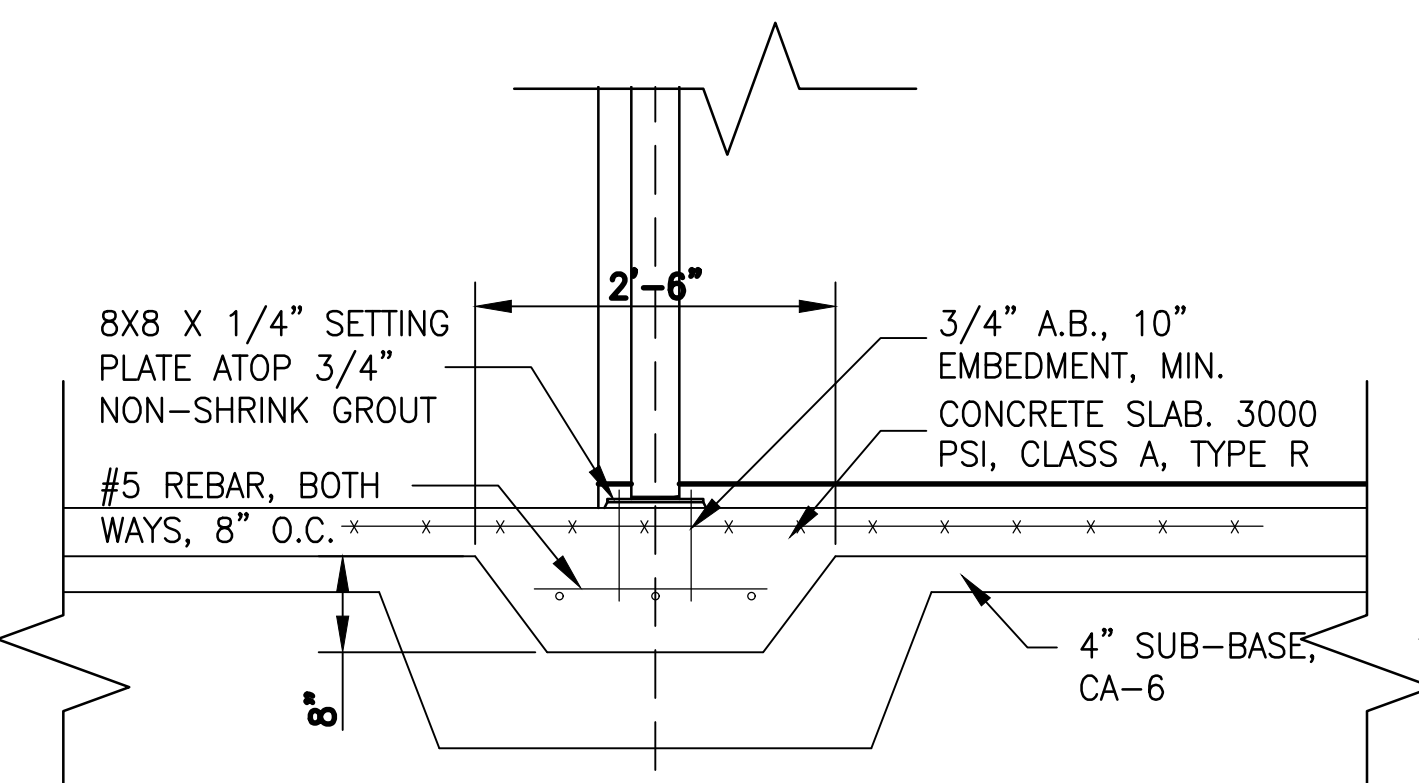
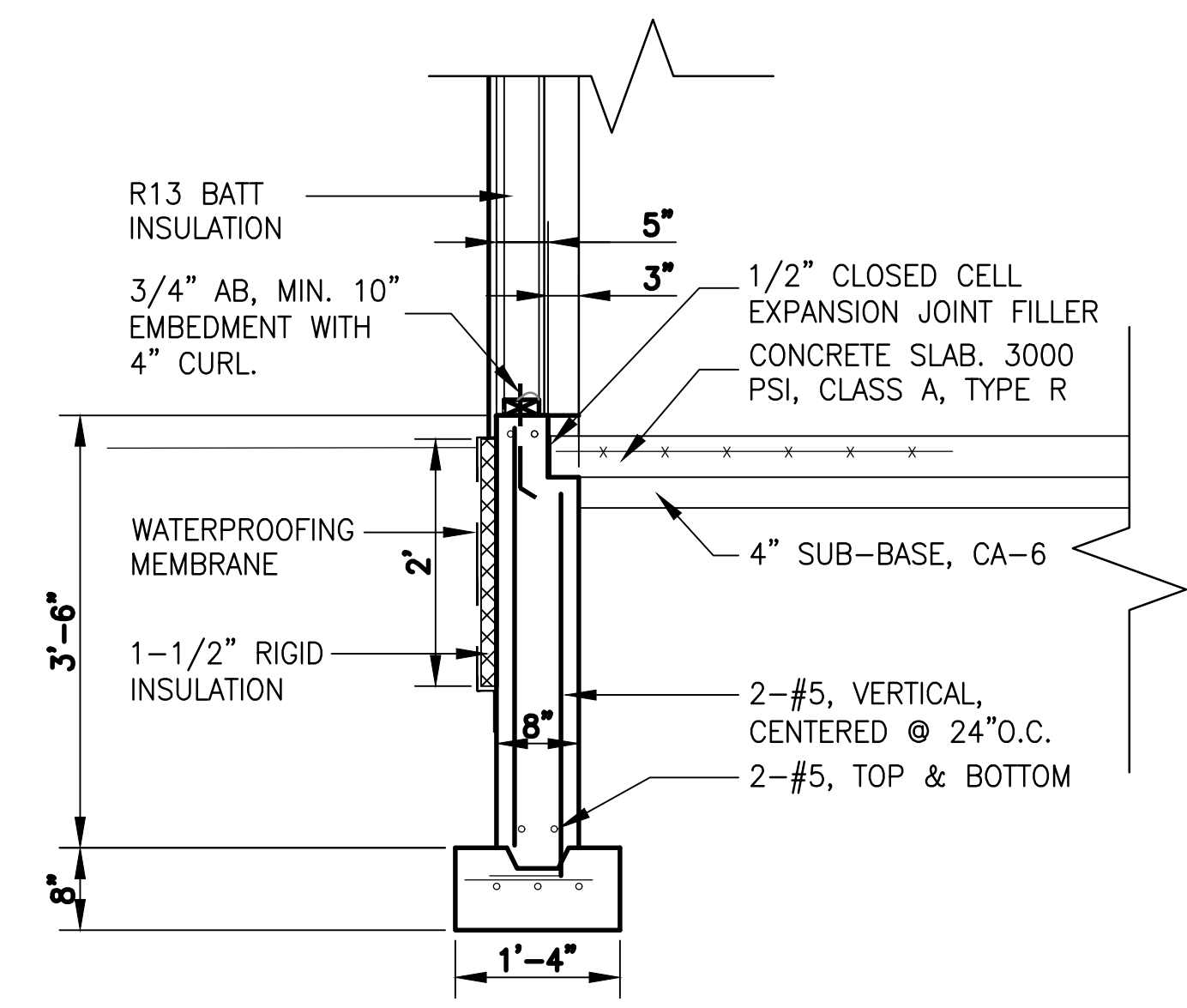
**B2** COLUMN CONNECTION  
SCALE: 3/4" = 1'-0"



**B3** COLUMN FOUNDATION DETAIL (TYP.)  
SCALE: 3/4" = 1'-0"

**B4** COLUMN CONNECTION @ END  
SCALE: 3/4" = 1'-0"

**A** FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



**C** SECTION 1  
SCALE: 3/4" = 1'-0"

**D** SECTION 2  
SCALE: 3/4" = 1'-0"

**E** SECTION 3  
SCALE: 3/4" = 1'-0"

**F** SECTION 4  
SCALE: 3/4" = 1'-0"

REVIS	DESCRIPTION	DATE
△	REVISED PER VILLAGE	08/08/25
□	FACTS record document	
□	preliminary not for construction	
□	issued for construction	
□	issued for permits	
□	issued for bids	
□	description/revisions	date

**DAVITO  
MELISSA & MATTHEW  
GARAGE AND  
SITE IMPROVEMENT**

9230 NEWCASTLE  
MORTON GROVE, IL

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	drawn by: MST
	checked:
	scale: As Noted
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<b>S.101</b>	
1 of x total A sheets	
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