



City of Phoenix
 Planning Department

Staff Report Z-83-08-2
 April 21, 2009

Paradise Valley Village Planning Committee Meeting Date May 4, 2009
Planning Commission Hearing Date June 10, 2009
Request From: R1-14 (0.78 Acres)
Request To: PUD (0.78 Acres)
Proposed Use Residential and Office
Location Northwest corner of 37th Street and Greenway Road
Owner Jarial, LLC
Applicant/Representative Edmir Dzudza, E-project International, Inc./Joel Borsenik
Staff Recommendation Approval, subject to stipulations
KIVA # 08-3489

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	Greenway Road	Arterial	55-foot north half
	37th Street	Local	25-foot west half
<p><i>NEIGHBORHOOD ELEMENT GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.</i></p> <p><i>NEIGHBORHOOD ELEMENT GOAL 2, POLICY 5: PROVIDE SUPPORT SERVICES SUCH AS SCHOOLS, PARKS, SMALL-SCALE OFFICES AND STORES COMPATIBLE WITH THE NEIGHBORHOOD RESIDENTIAL CHARACTER.</i></p> <p>The proposed development is for a building with first floor office space and second floor residential, limited to a building height of 25 feet and a portion of the building is stepped back to mitigate negative impacts to the adjacent property to the north. Architectural embellishments and detailing such as arches, textural and material changes have been incorporated to ensure visual interest and neighborhood character compatibility.</p>			

ENVIRONMENTAL ELEMENT GOAL 5, POLICY 3: PROMOTE DEVELOPMENTS THAT INCLUDE ENERGY-EFFICIENT FEATURES AND TECHNOLOGIES.

The proposed development includes water and photovoltaic solar panels as alternative energy sources.

WATER RESOURCES ELEMENT GOAL 1E, WATER CONSERVATION: PROMOTE DEVELOPMENTS THAT INCLUDE ENERGY-EFFICIENT FEATURES AND TECHNOLOGIES. WATER CONSERVATION MEASURES SHOULD BE IMPLEMENTED THAT PROVIDE A BENEFICIAL REDUCTION IN WATER USE.

An irrigation system with rain sensors will be utilized to minimize water consumption during rainy days.

BACKGROUND

1. The original application was a request to rezone the property to C-1. The initial proposal consisted of a mixed-use project with a building height of 30 feet. The application proposed 4 dwelling units and approximately 3,942 square feet of ground level medical office uses. Staff informed the applicant at the pre-application meeting that rezoning to C-1 could not be supported. The C-1 zoning district allows office uses as proposed by the applicant; however, the district also allows many uses that may not be compatible with the surrounding area.

The application was amended to change the requested zoning to Planned Unit Development (PUD). The revised application proposes more compatible uses limited to 3 dwelling units and approximately 3,300 square feet of ground level medical and administrative office uses with a maximum building height of 25 feet.

SUBJECT SITE

2. This request is to rezone a 0.78 acre site, located at the northwest corner of 37th Street and Greenway Road, from R1-14 to PUD. There is currently a single family residence located on the site which is also used once a week for small church services.
3. The General Plan Land Use Map designation is Residential 3.5 to 5 du/acre, however, the site is less than 10 acres and therefore does not require a General Plan Amendment.
4. The subject site is located within Segment 7 of the Squaw Peak Freeway Specific Plan. The purpose of this plan is to enhance the compatibility of the freeway with adjacent land uses and to preserve residential neighborhoods. The Existing and Proposed Land Use Map (Figure 15) designates the subject site as single-family residential.

SURROUNDING USES & ZONING

5. **North**

The subject site is part of the Robin Hood Acres subdivision, which is bounded by Greenway Road on the south, State Route 51 on the west, Paradise Lane on the north and 38th Street on the east. This subdivision is zoned R1-14 (Single-Family Residence) and since the 1970's has been comprised of large residential lots and rural in character.

West

Immediately west of the subject site is a small church zoned R1-14 (Single-Family Residence) and an insurance office zoned R-O (Residential Office) at the northeast corner of 36th Street and Greenway Road.

South

South of the subject site is a single-family residential subdivision, Paradise Valley Oasis No. 11, zoned R1-6 (Single-Family Residence).

East

The east portion of the subject site is bordered by 37th Street. There is a single-family residence directly across from the subject site on the east side of 37th Street. Farther east there is a larger church and a vacant parcel for future expansion for the church.

PROPOSAL

6. The proposal was developed utilizing the PUD zoning designation which allows an applicant to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment, more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped March 19, 2009, Attachment B. Many of the proposed standards were derived from the standards of the R-O zoning district.

Land Use

The narrative proposes one land use category, "Mixed-Use", with one set of standards that will apply to the site. Permitted uses are limited to professional (medical, dental and administrative) offices and residential. In addition, provisions for temporary uses and home occupations are established.

Development Standards

The proposed maximum building height for the "Mixed-Use" land use area is 25 feet. The minimum building and landscape setbacks along the streetscape are 20 feet to be consistent with the existing residential office development to the west. Interior building setbacks are 10 feet on the north side and 15 feet on the west with a minimum interior landscape setback of 10 feet. The residential density is restricted to 3.85 units per acre and the lot coverage cannot exceed 25 percent.

Landscaping Standards

Mature trees are proposed along the streetscape to provide shade beside the public sidewalks and private walkways. One inch and two inch caliper trees placed 20 foot on center are proposed along the interior perimeter property lines in conjunction with existing oleanders on the north boundary to provide privacy to the adjacent property.

Parking

Sufficient parking has been proposed for the site by meeting the minimum parking requirements for multi-family and office developments. Parking is proposed in the front of the development to alleviate noise impacts to the adjacent parcel and to provide a small private open space area to the residential units.

Shading

The narrative proposes that 50 percent of all sidewalks and private walkways shall be shaded by means of vegetation or shade structures as measured at 12 noon on the summer solstice. The standard exceeds the requirements outlined in Section 507 Tab A of the Zoning Ordinance.

Building Elevations and Design Guidelines

The submitted elevations, Exhibit 10 in the PUD narrative, provide four-sided architecture which includes architectural embellishments and detailing such as arches, textural and material changes and canopies. In addition, the building elevations conceptually illustrate the water and photovoltaic solar panels on the south, west and east elevations. The PUD narrative does propose design guidelines for development on the site such as roof lines, building façade, irrigation and stairwells.

Site Plan & Phasing

The submitted site plan, Exhibit 9 in the PUD narrative, is a reflection of the proposed narrative development standards. Rezoning of the site will require conformance to both the site plan and proposed standards. Deviations from either one would require a major amendment be filed for the PUD narrative. Such a request would proceed through the rezoning public hearing process. Development of the site is proposed in one phase.

Signage

Signage is proposed at a residential scale and limited to 5 feet in height. Signage standards provided in the PUD narrative will ensure that the design is consistent with architectural treatment and overall character of the site.

Sustainability

The narrative proposes standards for shading, irrigation, Photovoltaic Panel System, and a Solar Water Heating Panel System to demonstrate sustainable practices throughout the project.

COMPATIBILITY WITH SURROUNDING USES

8. Area residents have expressed concerns about the proposal. Concerns include the following:
 - a. Impact of proposed building height on the privacy of residential neighbor to the north of the subject site;
 - b. Compatibility of proposed development with the surrounding area; and
 - c. Potential for increased vehicular traffic.

The proposed standards and site plan of the PUD narrative locate the building closer to the north and west sides of the parcel to allow parking and vehicular circulation away from the adjacent residential to the north. The proposed maximum building height is 25 feet with the top of the balconies measured at 19 feet 6 inches. Landscaping has been proposed to provide screening and privacy to the property to the north. The northwestern portion of the building is stepped back 31 feet which would not allow visibility from the balcony. The other two balconies are 10 feet from the property line; however, the center balcony is 43 feet from the west property line which locates the balcony parallel to the center of the roof line of the property adjacent to the north.

Uses along Greenway Road, east of State Route 51, have transitioned from single-family residential to non-residential uses such as neighborhood churches or residential offices. The property immediately west of the subject site was originally a single-family residence which was converted to a small church and later expanded. A vacant lot located at the northeast corner of 36th Street and Greenway Road was developed for an insurance office in 2000.

Residential densities in the surrounding area vary. The Paradise Valley Oasis No. 11 subdivision to the south provides approximately 4.11 dwelling units per acre. The Silvertree I subdivision to the east provides 3.82 dwelling units per acre. The narrative proposes 3.85 dwelling units per acre which is consistent with the densities in the surrounding area.

Due to the size of the site and the proposed uses, vehicular traffic generated by the site will not increase traffic volumes experienced currently on Greenway Road. Greenway Road is a major arterial which is designed to accommodate typical traffic volumes of 30,000 to 60,000 average daily trips.

STREETS AND TRAFFIC

9. The Streets Transportation Department has indicated that a 15 foot by 15 foot right-of-way triangle be dedicated at the northwest corner of 37th Street and Greenway Road.
10. Neither a Traffic Impact Study (TIS) nor a Traffic Survey was required by the Streets Transportation Department due to the size of the site and the limited amount of traffic the proposed use would create.

MISCELLANEOUS

11. The site is located within the Public Airport Disclosure area as defined by Arizona Revised Statutes Section 28-8486. The area will be subject to aircraft over flights from city of Scottsdale Airport. A stipulation will require notification to prospective owners and tenants of the property.
12. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. Several factors regarding the subject property make it appropriate for a mixed use development to include:
 - a. Adjacency to a Major-Arterial street;
 - b. Within close proximity to a transit stop; and
 - c. Property is no longer viable for single-family residential due to high traffic volumes along Greenway Road
 - d. Parcel fronts on Greenway Road, instead of backing or siding on the major street.
2. The following proposed features demonstrate sustainable practices within the development:
 - a. Creating a "live/work" environment with a mixture of office and residential land uses;
 - b. Locating in close proximity to alternative modes transportation;
 - c. Locating within a ½ mile of existing commercial goods and services ;
 - d. Installing water and photovoltaic solar panels;
 - e. Shading of sidewalks and pedestrian paths; and
 - f. Installing of street trees along all street frontages.

Stipulations

1. That an updated Development Narrative for the Greenway Plaza PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped March 19, 2009, as modified by the following stipulations.

2. That a 15-foot by 15-foot right-of-way triangle shall be dedicated at the northwest corner of 37th Street and Greenway Road as approved by the Development Services Department.
3. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
4. That the property owner shall record documents that disclose the existence, and operational characteristics of the city of Scottsdale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
5. That the below language shall be added as a preamble statement on a blank page prior to the Table of Contents within the Development Narrative. This additional language and any modifications to the narrative made through the public hearing process shall be completed and a final written PUD Development Narrative and electronic PUD Development Narrative shall be submitted within 30 days of final City Council approval.
 - A. A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as but not limited to right-of-way abandonments.

Writer

T. Gomes

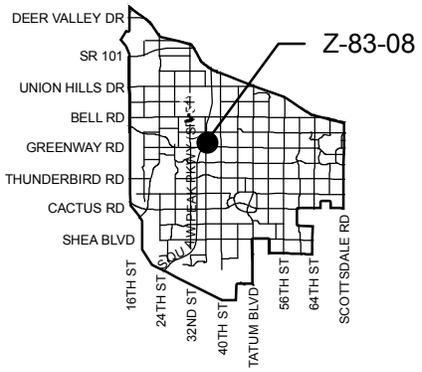
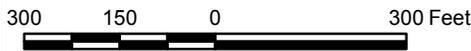
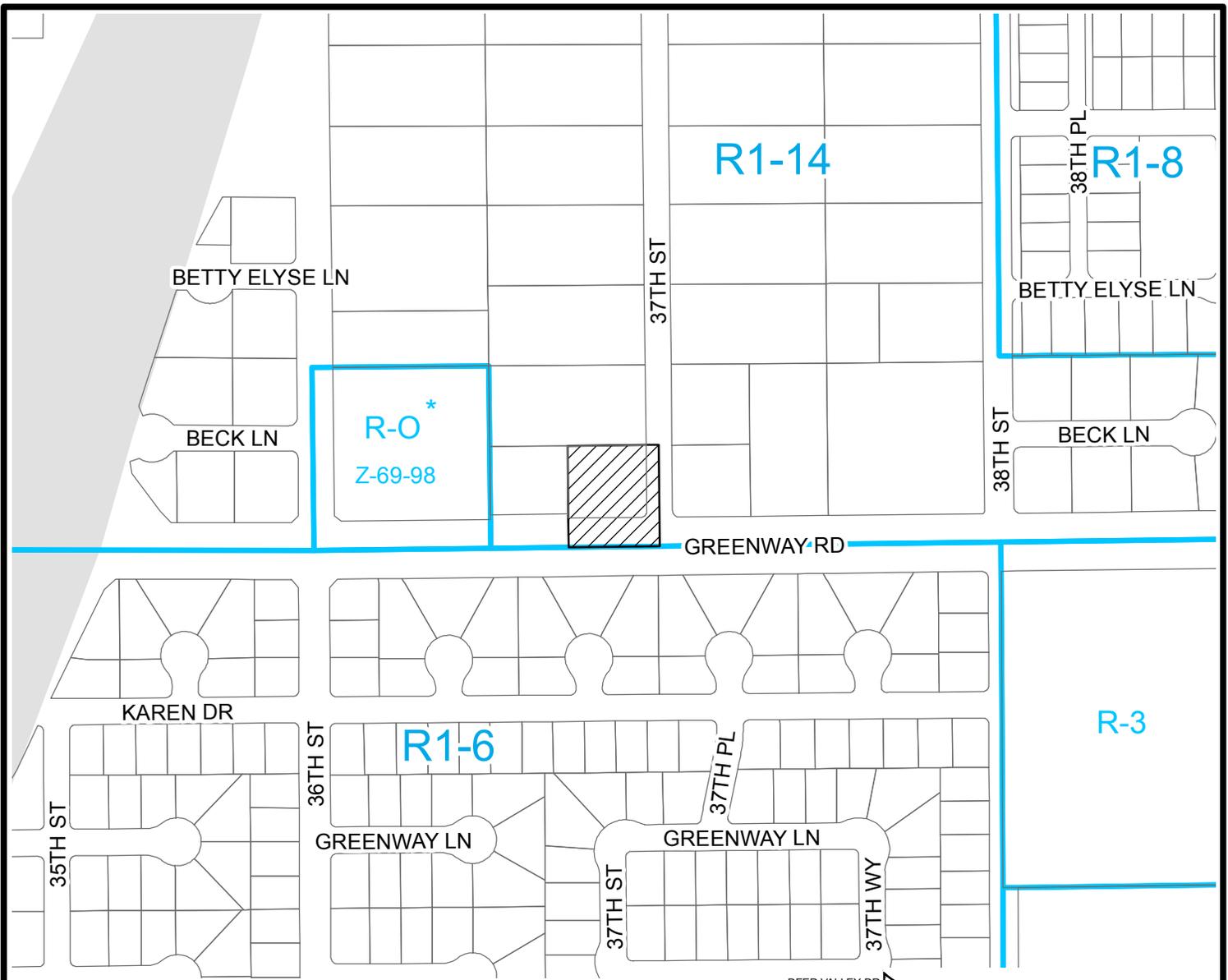
April 10, 2009

KW

Attachments

Attachment A: Sketch Map

Attachment B: Greenway Plaza PUD Narrative date stamped March 19, 2009



CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 2

APPLICANT'S NAME: Edmir Dzudza		REQUESTED CHANGE: FROM: R1-14, (0.78 a. c.) TO: PUD, (0.78 a. c.)	
APPLICATION NO. Z-83-08		DATE: 09/22/08 REVISION DATES: 12/08/08 04/14/09	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.78 Acres		AERIAL PHOTO & QUARTER SEC. NO. Q35-36 ZONING MAP L10	
MULTIPLES PERMITTED R1-14 PUD		CONVENTIONAL OPTION 1 3 Units Per Revised Narrative	
		* UNITS P.R.D. OPTION N/A	

* Maximum Units Allowed with P.R.D. Bonus

Development Narrative



Greenway Plaza

3644 E. Greenway road
Phoenix, AZ 85032

Case No. **Z-83-08**

CITY OF PHOENIX

MAR 19 2009

Planning Department

Submittal Date: 11-21-08

Revision no.1 : 01-27-09

Revision no.2 : 03-19-09

PRINCIPALS AND DEVELOPMENT TEAM

APPLICANT REPRESENTATIVE: **Edmir DZudza**
1327 E. St. John Rd
Phoenix, AZ 85022
PHONE: 602/569-1067
FAX: 602/595-7029
EMAIL: edzudza@e-projectinternational.net

OWNER: **Jarial, LLC**
7152 E. Caron dr.
Paradise Valley, AZ
PHONE: 602/384-7190
EMAIL: cjlopezed@yahoo.com

OWNER'S REPRESENTATIVE: **Joel Borsenik**
3003 N. Central Av. #103
Phoenix, AZ 85012
PHONE: 602/413-0356
EMAIL: borseni1@yahoo.com

DEVELOPER: **Jarial, LLC**
7152 E. Caron dr.
Paradise Valley, AZ 85253
PHONE: 602/384-7190
EMAIL: cjlopezed@yahoo.com

ARCHITECT: **e-project international, Inc**
Edmir Dzudza, AIA
1327 E. St. John Rd
Phoenix, AZ 85022
PHONE: 602/569-1067
FAX: 602/595-7029
EMAIL: edzudza@e-projectinternational.net

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A PURPOSE AND INTENT

1. Project overview

Greenway Plaza is located at the northwest corner of Greenway Road and 37th Street. The developer's goal is to create a mixed use project. The first floor will be occupied with medical office and administrative office use, while the second floor will be comprised of residential use.



2. Project Goals

- Provide a buffer between the high traffic volume on Greenway Road and the quiet residential neighborhood on the north side of Greenway Road introducing a small scale mixed use development.
- Add service and employment opportunities to the neighborhood.
- To meet the goals and objectives of the City's General Plan, the development team requests a zoning change from R1-14 to Planned Unit Development (PUD) zoning.

3. Overall design concept

Use Categories

Greenway Plaza proposes an Urban Mixed Use designation.

The *Urban-Mixed Use* area provides a "live/work" atmosphere with residential-over-office occupancy.

Themes

Residential architecture shall be used on the building to blend with the adjacent residential neighborhood to the north. This development will be in Mediterranean Style, using earthy tones on stucco finish, southwestern blend for roofing tile and exposed heavy timber canopy over parking on south side of the building facing Greenway Road and over parking on northeast side.

B LAND USE PLAN

This 0.78 gross acre site is a small infill parcel. A mixture of medical office, administrative office and residential is proposed on-site. One set of standards and uses will apply to this site.

C SITE CONDITIONS AND LOCATION

1. Acreage

Lot net area is 20,754 sf ~ 0.48 ac
Lot gross area is 33,794 sf ~ 0.78 ac

2. Location

Greenway Plaza is located at the northwest corner of Greenway Road and 37th Street. Access to State Route 51 is only a half mile to the west. Roadrunner Park is two miles to the south and Paradise Valley Hospital is just one and a half miles to the north.

3. Topography and Natural Features

The area is relatively flat without major washes and drainage concerns.

D GENERAL PLAN CONFORMANCE

1. General Plan Conformity

Land Use Element – Goal 1 – Urban Form - Neighborhood Policies

Policy #1 Include a mix of housing types and densities that support a broad range of lifestyles.

Greenway Plaza has a multi-family element, three dwelling units on the second floor which diversifies housing types and lifestyles in the neighborhood.

Policy #2 Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.

Greenway Plaza maintains and enhances the residential character of the neighborhood to the north using Mediterranean architectural elements such as but not limited to arches, building articulation and use of tile roofs.

Policy #5 Provide support services such as schools, parks, small scale offices and stores compatible with the neighborhood residential character.

Policy #6 Ensure that neighborhoods have reasonable access to basic neighborhood support services.

Greenway Plaza's commercial component is intended for pediatrics office and administrative office. The owner, developer and end user, Dr. Lopez, will be great resource and convenience for the surrounding area.

Land Use Element – Goal 4 - Mixed Land Use Development

Policy #1 Support healthy urban villages, with a balanced mix of housing, employment opportunities and services as a principal means to reduce vehicle trip length and associated emissions.

Greenway Plaza pediatrics office will offer its employees entry level housing, contributing to reduction in travel to work and to reduction in CO2 emissions.

E ZONING AND LAND USE COMPATIBILITY

The site is currently zoned R1-14, with an existing single family residence on it. The property to the west is also zoned R1-14 with an existing church. The property located on the northeast corner of 36th Street and Greenway Road is a larger two acre parcel zoned R-O with an existing office building. To the north, there are existing large lot single family homes zoned R1-14. On the south side of Greenway Road, there are single family residential subdivisions zoned R1-6.

The proposed development will preserve the residential character of neighborhood and be designed in a Mediterranean style consistent with some of the newly constructed single family homes in the Robinhood Acres subdivision to the north.

F LIST OF USES

1. Permitted Uses

- a. Professional, medical, dental and administrative office use including clerical or sales representative offices.
- b. Residential

2. Temporary Uses

- a. As outlined in Temporary Uses section of the Zoning Ordinance.

3. Accessory Uses

- a. Home occupations, as outlined in the Residential Districts section of the Zoning Ordinance.

G DEVELOPMENT STANDARDS

1. Development Table

<i>Development Standards</i>	<i>PUD</i>
Density	3.85 du / ac
Minimum Gross Lot Area	34,000 square feet
Building setbacks	Front yard: 20 feet Interior Side yard: 10 feet Street side yard: 20 feet Rear yard: 15 feet
Landscape setback	Street side: 20 feet Interior side: 10 feet
Building separation	Per Building Code
Building height	Maximum 25 feet
Lot Coverage	Maximum 25%
Division of Uses	First floor: Medical and administrative office Second floor: Residential

2. Landscaping Standards.

Streetscape	
Plant Type	Minimum Planting Size
Trees (*)	Min. 3-inch caliper or multi-trunk tree (50% of required trees) Min. 4-inch caliper or multi-trunk tree (50% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree
Perimeter Property Lines (not adjacent to a street)	
Property lines not adjacent to a street	Min. 10-foot landscaped setback
Plant Type	Minimum Planting Size
Trees (*)	Min. 2-inch caliper (70% of required trees) Min. 1-inch caliper (30% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree
Adjacent to a Building	
Building facades within 100' of the public right-of-way or adjacent to public entries to the building	Min. 25% of the exterior wall length shall be treated with either a landscaped planter a min. 5' in width or an arcade or equivalent feature
Plant Type	Minimum Planting Size
Trees	One (2) 4-inch caliper or multi-trunk tree
Shrubs	Min. five (5) 5-gallon shrubs per tree
Parking Areas	
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Min. 10%
Landscaped planters	At ends of each row of parking.
Landscaped planters, single row of parking	Minimum interior dimension 5 feet (length and width).
Plant Type	Minimum Planting Size
Trees	One (1) 3-inch caliper or multi-trunk tree
Shrubs	Min. five (5) 5-gallon shrubs per tree
Common and Retention Areas	
Trees	One (1) 4-inch caliper or multi-trunk tree
Shrubs	Min. five (5) 5-gallon shrubs per tree

(*) Twenty (20) feet on center or equivalent groupings.

3. Parking Standards

Dwelling unit, Multi-family	1.5 spaces per 1 or 2 bedroom unit
Medical Office	1 space per 200sf of gross floor area
Administrative Office	1 space per 300sf of gross floor area

4. Open space area.

- a. Active and passive leisure and outdoor recreation areas are to be provided and maintained in central locations for use by residents of the multifamily development.
 - (1) The total of such areas shall be a minimum of 720 square feet.
 - (2) No portion of any area is to be less than two hundred square feet or less than ten feet in width.
- b. These two elements are to be provided in this area:
 - (1) Barbecue area
 - (2) Covered Patio

Areas devoted to parking lots or driveways, principal building and required setbacks are not to be considered part of the open space area.

5. Shade

A minimum 50% shade of all public sidewalks and private walkways by means of vegetation or shade structure shall be provided. The percentage of shade is measured at summer solstice at noon. Building overhangs and canopies shall be implemented to shade pedestrians and promote a walkable environment.

6. Lighting Plan

Accent lighting to promote the residential character of the area is strongly encouraged. Exterior lighting will be oriented downward and fully shielded adjacent to residential uses. Flat or recessed lenses are required. Photometric Plans shall be submitted with preliminary site plan review.

Pedestrian scale lighting shall be provided in the courtyard area and shall be decorative and complement the architectural style of the area. The value of light foot candles at property lines can not exceed 1.0 fc.

Lighting levels	Minimum	Maximum	Avg. to minimum ratio
Surface Parking	.2 FC	4 FC	20:1
Courtyards and other publicly accessible space areas	1 FC	3 FC	10:1

H DESIGN GUIDELINES

Design Guidelines are to be in general compliance with Section 507 Tab A, Guidelines for Design Review, of the Phoenix Zoning Ordinance. In addition to design Guidelines, proposed development shall comply with following guidelines:

- a) Roof lines shall be pitched to enhance neighborhood compatibility
- b) Building façade shall contain architectural embellishments and detailing such as arches, textural changes, material changes and canopies
- c) Minimum 125 square feet of south facing roof surface shall be dedicated to solar water heating panels with volumetric capacity of 295 gal.
- d) Minimum 700 square feet of south facing roof surface shall be dedicated to photovoltaic solar panels with overall output of 9.45 KW.
- e) Irrigation system shall be installed with use of rain sensor system, to minimize water consumption during rainy days.
- f) Salvage healthy plants on north side of development.
- g) All stairwells shall be internalized.

I SIGNS

1. Character.

- a. Signs shall be designed to be consistent with the architectural treatment and overall character of the site.
- b. Signs shall use materials or textures which are complementary to those used in the building or project being signed.
- c. Signs shall use colors which match or complement the colors used on the building or in the project being signed.
- d. Ground signs placed closer to the building than the width of the sign shall not exceed the height of the building, or shall be designed to appear to be an integral part of the architecture of the building.

2. Location.

- a. Sign locations shall be integrated within the design of the site and the adjacent streetscape.
- b. Signs and landscaping shall be placed so that they are not in conflict when landscaping reaches full maturity.

3. Function.

- a. Sign placement and materials for multiple tenant occupancies shall be delineated in a uniform and consistent manner.
- b. Traffic directionals shall be placed to promote safe and efficient traffic flow.
- c. Signs shall be oriented to promote readability and serve their intended function.

4. Sign Standard Table

Wall Signs		Ground Signs		
Height (feet)	Area (square feet)	Number of signs	Height (feet)	Area (square feet)
15	1 sq. ft./each 4 lin. Ft. (min. 24; max 120)	1 at intersection	5	16

J SUSTAINABILITY

1. Standards

- a. Shading
A minimum 50% shade of all public sidewalks and private walkways by means of vegetation or shade structure shall be provided. The percentage of shade is measured at summer solstice at noon. Building overhangs and canopies shall be implemented to shade pedestrians and promote a walkable environment.
- b. Irrigation
A rain sensor system shall be utilized to minimize water consumption during rainy days.
- c. Photovoltaic Panel System
Photovoltaic panels shall be installed on south facing roof surface. Minimum installed area shall be 700 square feet with overall output of 9,45KW.
- d. Solar Water Heating Panel System
Solar Water Heating System shall supply hot water to three dwelling units on second floor and offices on ground level. Collector panels shall be installed on south facing roof surface with minimum area of 125 square feet and volumetric capacity of 295 gal.

2. Practices / Techniques (Not enforceable by the City)

- a. Low VOC Paint
All interior paint should be 50 g/l VOC or less for flats and 150 g/l VOC for non flats.
All exterior paint should be 100 g/l VOC or less for flats and 200 g/l VOC for non flats.
- b. Recycling facilities
All carpet should be with Green Label from CRI (The Carpet and Rug Institute).

K INFRASTRUCTURE

1. Grading and Drainage

On site retention shall be designed for the 100-year 2-hour rainfall runoff. A maximum 50% of the required landscape setback can be devoted to retention adjacent to perimeter streets. Maximum depth of retention within 10 feet of right of way can be maximum 18 inches and within 20 feet of right of way can be maximum 24 inches. The retention adjacent to the perimeter street side shall be designed with swales and berms to avoid long linear areas.

2. Water and Sewer

All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-9-E301) whichever is applicable.

The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

All on-site water lines, including those required for fire protection shall be private plumbing lines subject to the Phoenix Plumbing Code.

The water distribution system, including fire protection, within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

L PHASING PLAN

No phasing is proposed.

*****All standards not expressed herein shall conform to the regulations outlined within the Phoenix Zoning Ordinance.***

M EXHIBITS

COMPARATIVE DEVELOPMENT STANDARDS

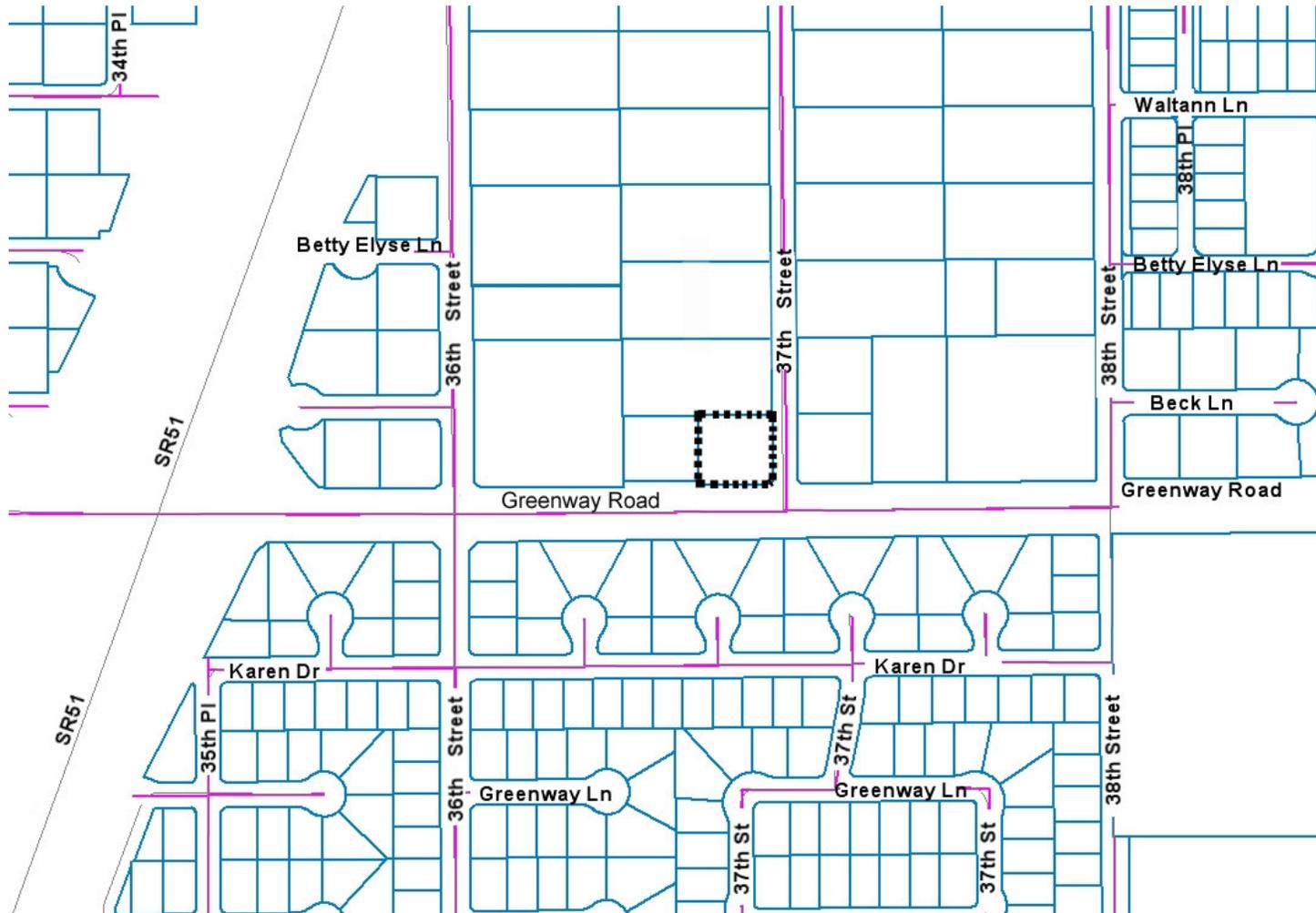
EXHIBIT 1

<i>Development Standards</i>	<i>R1-14</i>	<i>PUD</i>
Density	2.2 du / ac	3.85 du / ac
Minimum Gross Lot Area	14,000 square feet	34,000 square feet
Building setbacks	Front yard: 30 feet Interior Side yard: 10 feet Street side yard: 15 feet Rear yard: 30 feet	Front yard: 20 feet Interior Side yard: 10 feet Street side yard: 20 feet Rear yard: 15 feet
Landscape setback	n/a	Street side: 20 feet Interior side: 10 feet
Building separation	Per Building Code	Per Building Code
Building height	Maximum 30 feet	Maximum 25 feet
Lot Coverage	Maximum 25%	Maximum 25%
Parking		
Dwelling Unit, Multi-family		1.5 spaces per 1 or 2 bedroom unit
Medical Offices		1 space per 200 square feet of gross floor area
Administrative Office		1 space per 300 square feet of gross floor area
Single Family Residence	2 spaces per lot	

(PER OLD REPUBLIC TITLE AGENCY)

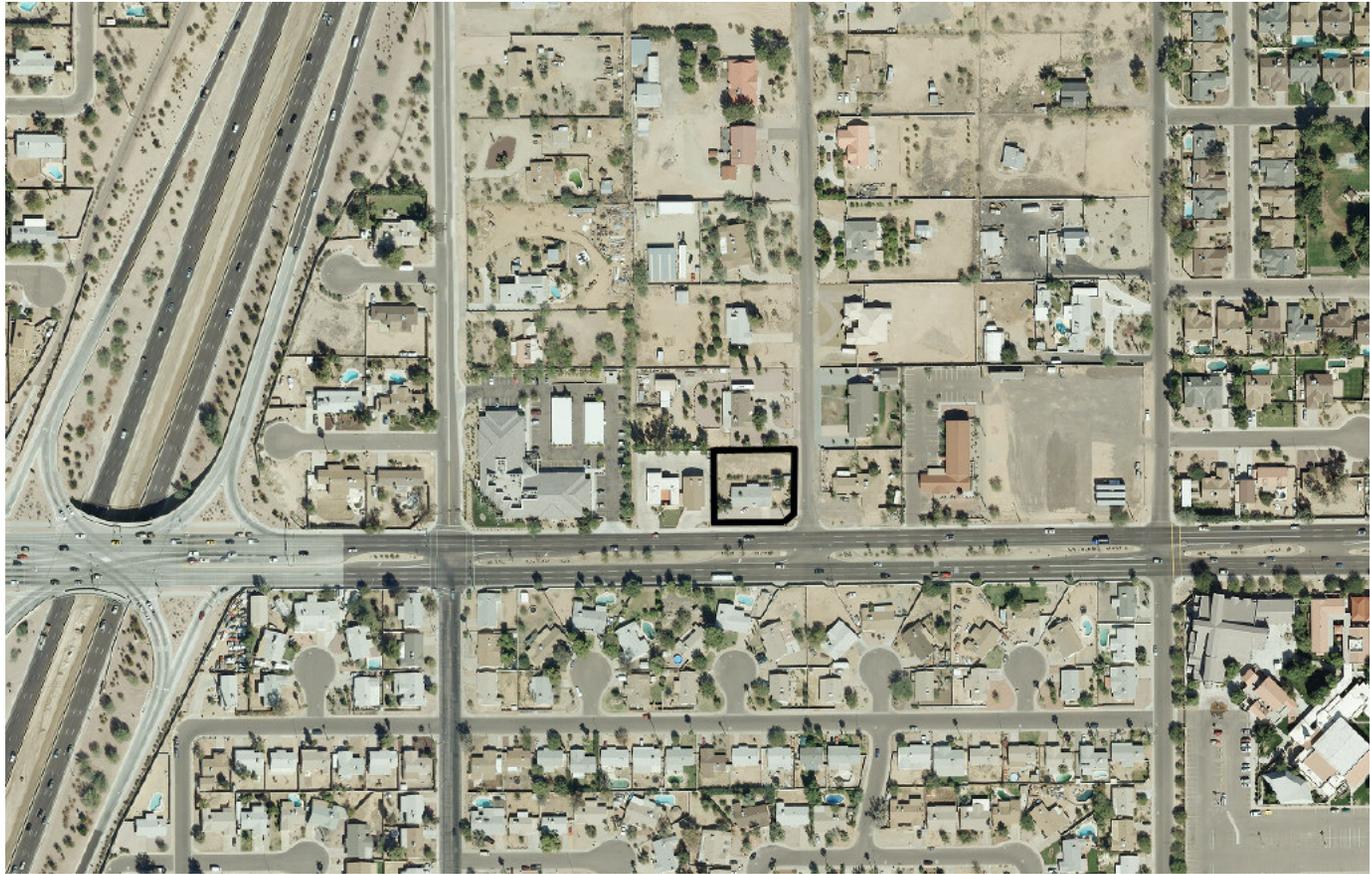
THE EAST HALF OF THE SOUTH HALF OF
LOT 63, ROBIN HOOD ACRES, ACCORDING TO BOOK 56 OF MAPS, PAGE 30,
RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 15 FEET THEREOF; AND
EXCEPT THAT PORTION OF LOT 63 BOUNDED ON THE SOUTH BY THE NORTH
LINE OF THE SOUTH 15 FEET OF SAID LOT 63,
ON THE EAST BY THE EAST LINE OF SAID LOT AND ON THE NORTHWEST BY THE
ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 12 FEET, SAID CURVE BEING
CONCAVE TO THE NORTHWEST AND TANGENT TO SAID NORTH LINE AND TO
SAID EAST LINE.

CONTAINING 20,655 S.F (0.474 ACRES) MORE OR LESS.



 Subject Property





Subject Property



Existing



Proposed





Photo 01



Photo 02



Photo 03

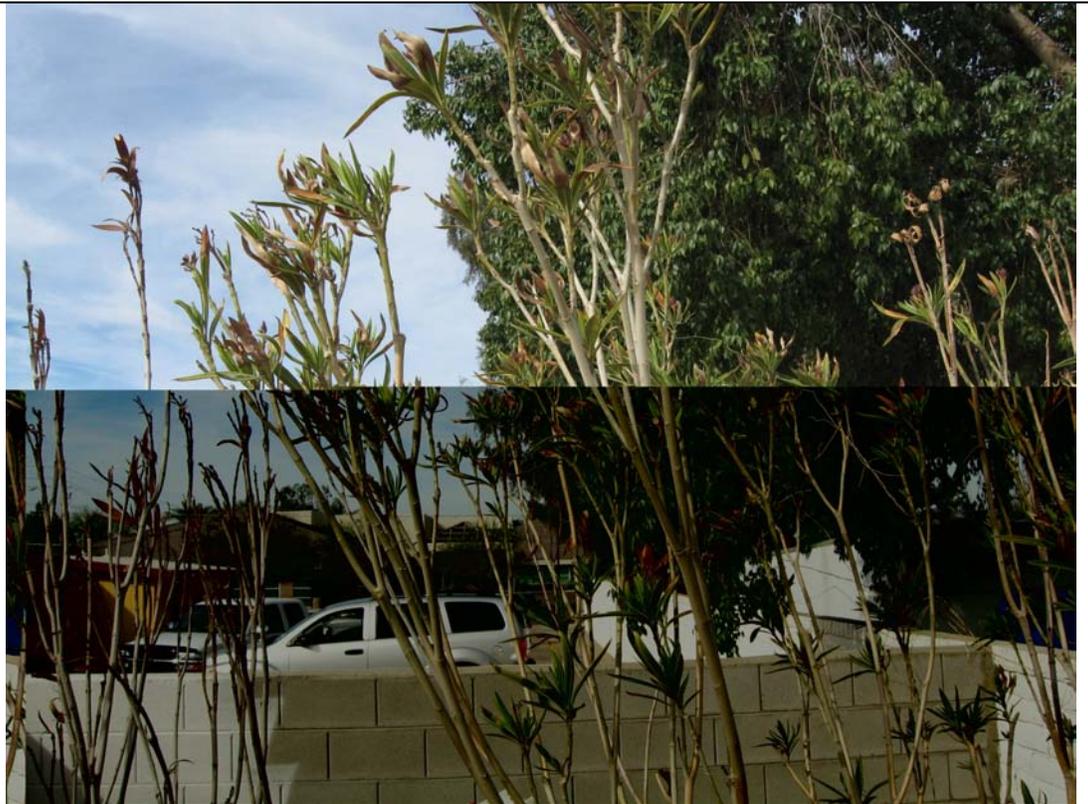


Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



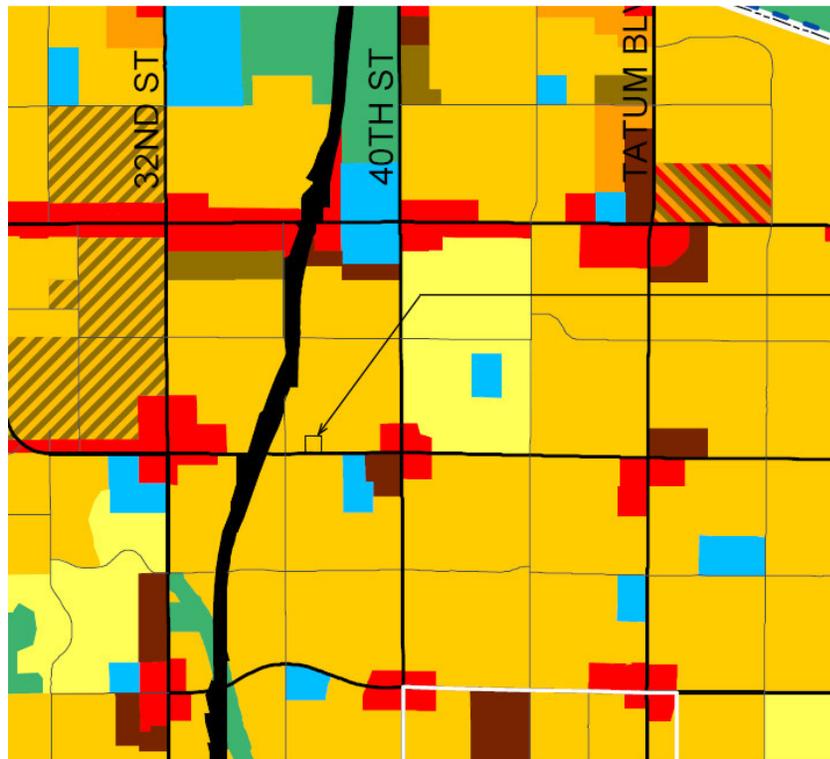
Photo 14



Photo 15



Photo 16



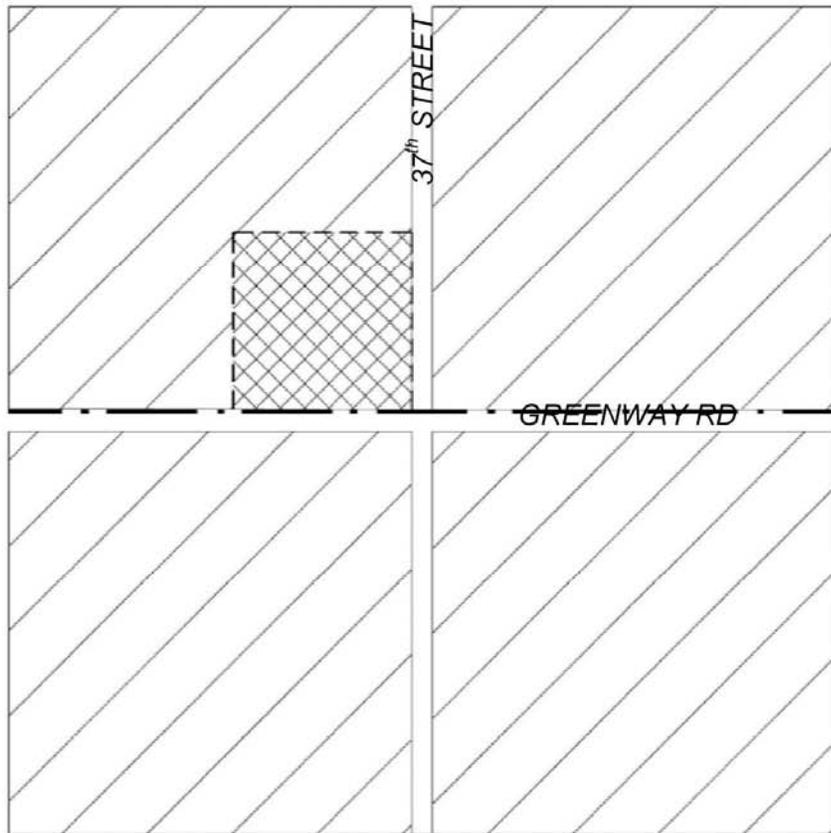
BELL RD
subject property

GREENWAY RD

THUNDERBIRD RD



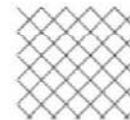
- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> 0 to 1 du/acre - Large Lot 1 to 2 du/acre - Large Lot 2 to 3.5 du/acre - Traditional Lot 3.5 to 5 du/acre - Traditional Lot 5 to 10 du/acre - Traditional Lot 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments 15+ du/acre - Higher density attached townhouses, condos, or apartments Parks/Open Space - Publicly Owned Parks/Open Space - Privately Owned Parks/Open Space - Future 1 du / acre or color shown in stripe Conservation Community (See Laveen Area Plan) | <p>NOTE:
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.</p> <ul style="list-style-type: none"> Proposed Park in Area Proposed School in Area R Resort (See NOTES: below) 10 Density Cap Density Cap Limit | <ul style="list-style-type: none"> Mixed Use (Striped) Mixed Use (MU) (See Notes #1 below) Mixed Use (Areas C, D and Northwest Area only) Mixed Use Transition - Color in crosshatch is the color to, color between the crosshatch is the color from. Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre Mixed Use Agricultural Commercial Industrial Commerce / Business Park Public/Quasi-Public Transportation Future Freeway Floodplain Undesignated Area | <ul style="list-style-type: none"> Primary Core Secondary Core Canal, Watercourse, Wash Existing Railroad Arterial and Collector Streets Future Transportation Light Rail Laveen Conveyance Channel Infrastructure Limit Line (North Black Canyon) |
|--|--|---|---|



Existing residential



Proposed urban mixed use



Pedestrian network

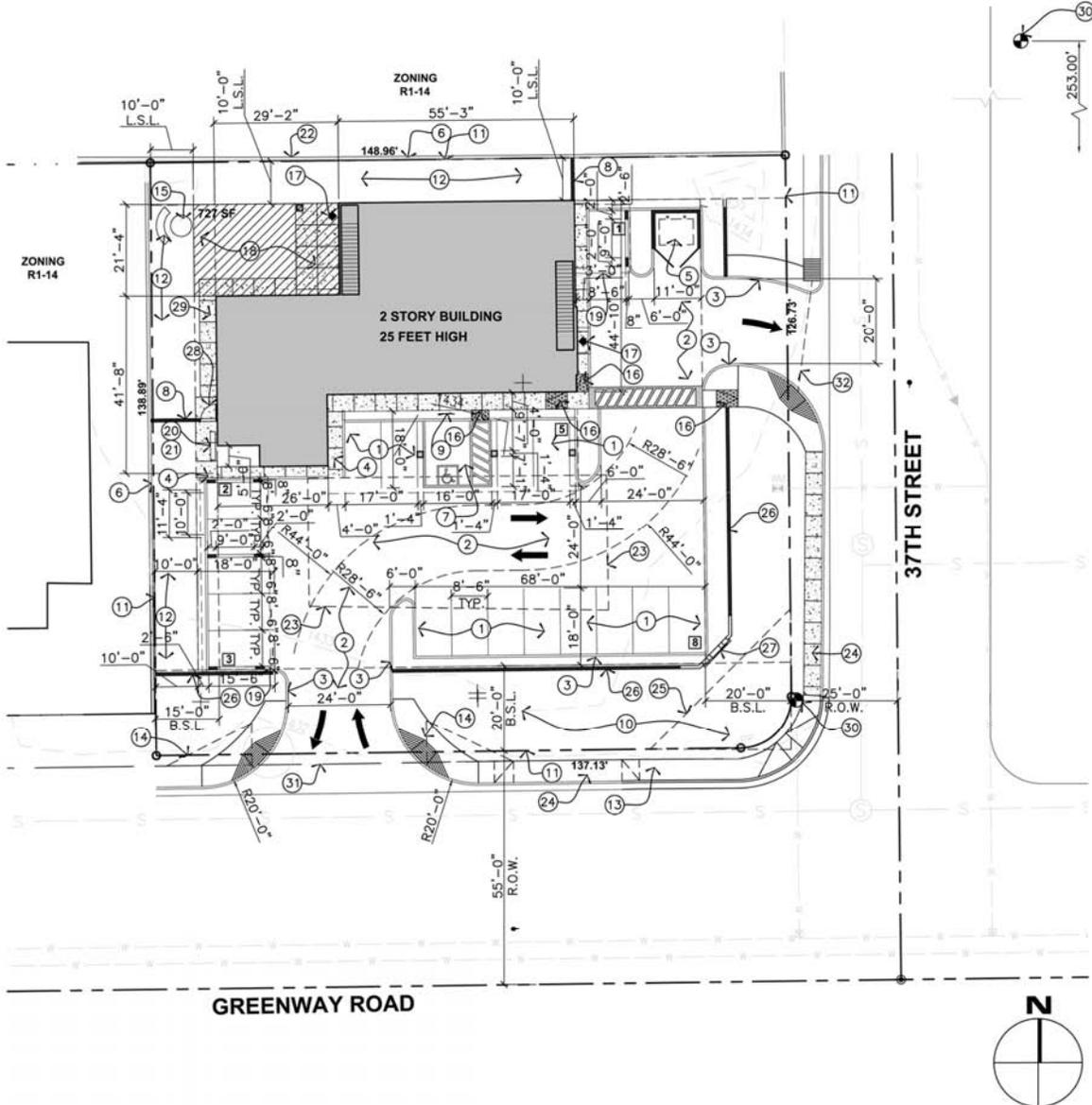


Subject property



CONCEPTUAL SITE PLAN

EXHIBIT 9



PROJECT INFORMATION	
OWNER :	JARIAL LLC 7152 E CARON DR PARADISE VALLEY, AZ 85253
ARCHITECT :	E PROJECT INTERNATIONAL, INC. 1717 E. BELL ROAD #9 PHOENIX, AZ 85022 PHONE: 602-569-1067 FAX: 602-595-7029 CONTACT: EDMIR DZUDZA
PROJECT DESCRIPTION:	NEW MIXED USE DEVELOPMENT CONSISTING OF 3300 SF OF MEDICAL OFFICE, ADMINISTRATIVE OFFICE ON 1ST FLOOR AND 3 APARTMENT UNITS ON 2ND FLOOR
ZONING	
EXISTING	R1-14
PROPOSED	PUD
SITE INFORMATION	
PARCEL #	214-34-063-B
PROPERTY ADDRESS:	3644 E GREENWAY RD PHOENIX, AZ 85032
SUBDIVISION:	ROBINHOOD ACRES
LOT #	63
LEGAL DESCRIPTION:	SE 1/4, SEC. 1 T. 3N, R. 3E
LOT ACRAGE:	20,754 SF
MAIN BUILDING:	3,547 SF
WEST CARPORT:	726 SF
EAST CARPORT:	207 SF
TOTAL	4,480 SF
LOT COVERAGE:	4,480 / 20,754 = 21.6% < 25%
KEYNOTES	
<ol style="list-style-type: none"> 1. UNRESERVED PARKING SPACE 2. ASPHALTIC CONCRETE PAVING 3. 6" C.I.P. VERTICAL CONCRETE CURB 4. CONCRETE SIDEWALK WITH BROOM FINISH. 5. TRASH BIN ENCLOSURE 6. EXISTING 6'-0" HIGH CMU FENCE WALL TO REMAIN 7. ACCESSIBLE PARKING SPACE. 8. NEW 6'-0" HIGH CMU WALL 9. ACCESSIBLE PARKING SIGN 10. RETENTION BASIN, REF. CIVIL 11. PROPERTY LINE 12. LANDSCAPE AREA 13. EXISTING SIDEWALK AND CURB TO REMAIN 14. 20' X 10' VISIBILITY TRIANGLE. 15. BBQ AREA 16. ADA ACCESSIBLE RAMP 1:12 SLOPE MAX. 17. ENTRANCE TO DWELLING UNITS ON 2ND FLOOR 18. COMMON AREA 19. RESERVED COVERED PARKING 20. FIRE ALARM PANEL 21. ELECTRICAL METERS 22. REMOVE EXISTING CHAIN LINK FENCE 23. EXISTING RESIDENCE TO BE DEMOLISHED 24. ABANDON EXISTING DRIVEWAY ENTRY AND INSTALL NEW SIDEWALK 25. 33' X 33' CORNER VISIBILITY TRIANGLE 26. 36" HIGH SCREEN WALL 27. BUILDING SIGN 28. GATE, 48" WIDE 29. 48" WIDE WALKWAY 30. EXISTING FIRE HYDRANT TO REMAIN 31. REMOVE EXISTING SIDEWALK AND INSTALL NEW DRIVEWAY PER MAG STANDARD P-1243 32. NEW DRIVEWAY ONE WAY TRAFFIC EXIT ONLY 	

Greenway Plaza

3644 E Greenway Rd.
Phoenix 85032

MATERIALS FINISH SCHEDULE

- PT-1**
Body Color
Dunn Edwards
PRACTICAL TAN
DE 6115
- PT-2**
Accent Color
Dunn Edwards
MESA TAN
DEC 716
- PT-3**
Accent Color
- Trims, Doors, Windows
Dunn Edwards
BRUSH
DEC 712
- R-1**
Roof Tile
Eagle Roofing Products
CAPISTRANO
3587 Gray Brown Range
- ST-1**
Charonnay 80% Country
LedgeStone /20% Dressed
FIELDSTONE
CSV-2006/CSV-2042



South Elevation



West Elevation



East Elevation



North Elevation

Project Information

Project Name: Greenway Plaza

Project Address: 3644 E Greenway Rd., Phoenix, AZ 85032

Project No: 0808

Scale: 1/8" = 1'-0"

Sheet No: A300

Project Engineer: [Signature]

Professional Engineer: [Signature]

Professional Engineer License No: 43128

Professional Engineer Title: E.C.P.

Professional Engineer State: AZ

Professional Engineer Date: 03-19-09

Professional Engineer Seal: [Seal]

Greenway Plaza
3644 E Greenway Rd. Phoenix, AZ 85032

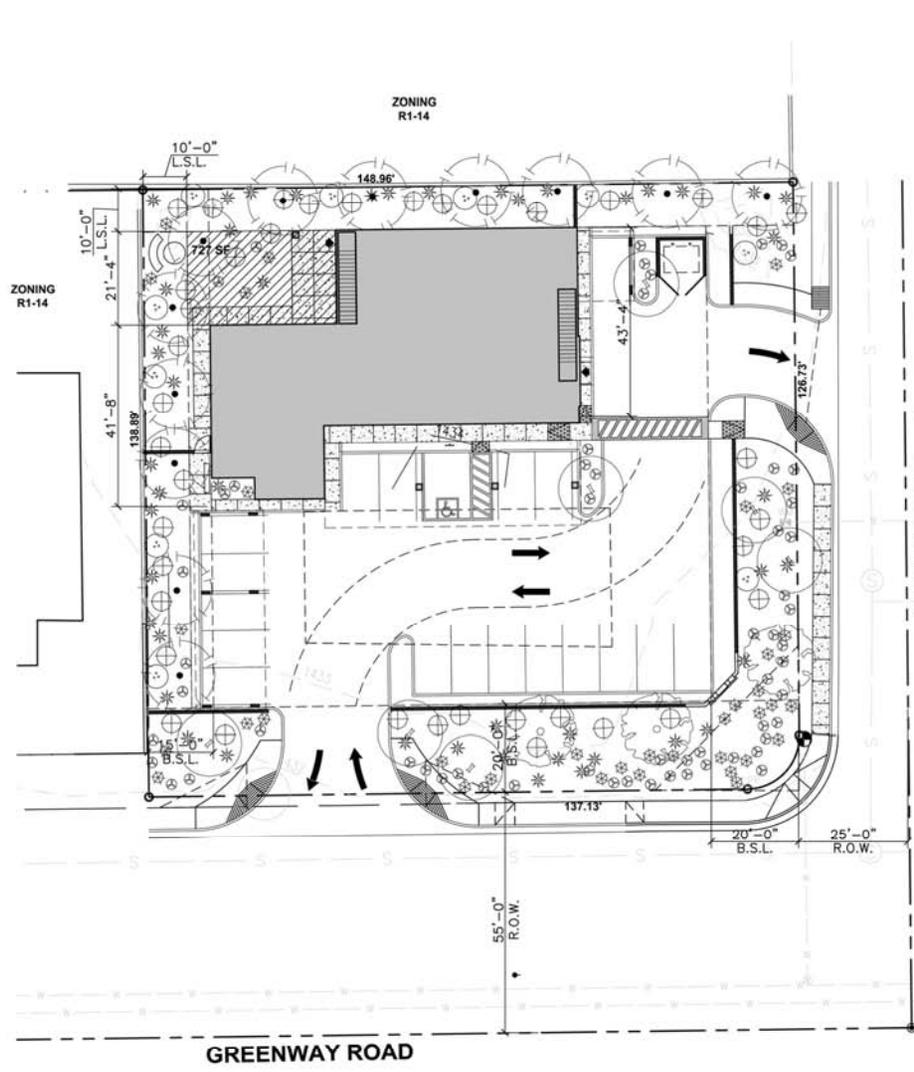


Elevations

Date: 03-19-09
Project No: 0808
Scale: 1/8" = 1'-0"
Sheet No: A300

Z-83-08 KIVA 08-3469 SDEV 0806080 Q.S. 10-39

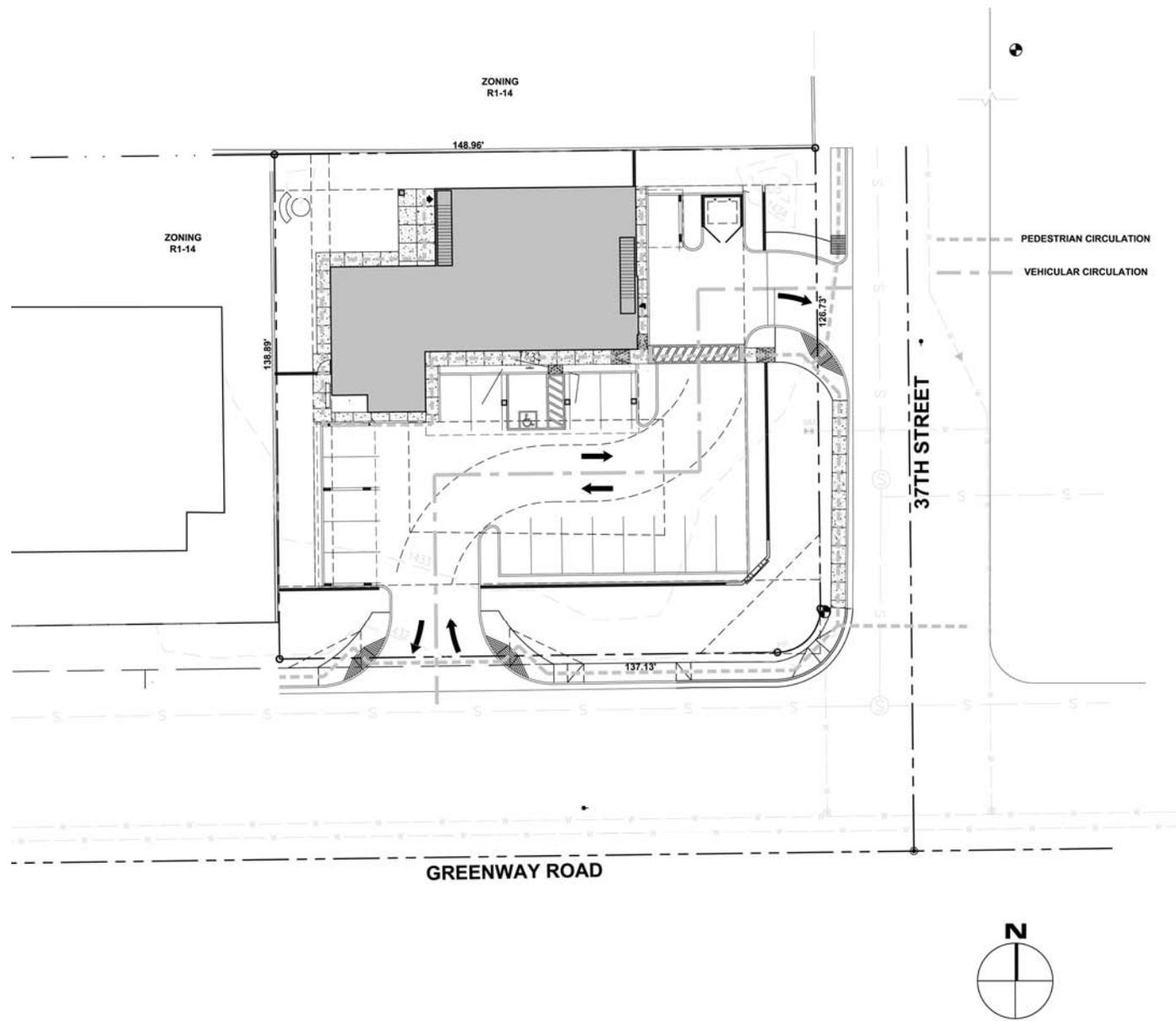
CONCEPTUAL LANDSCAPE PLAN EXHIBIT 1 1

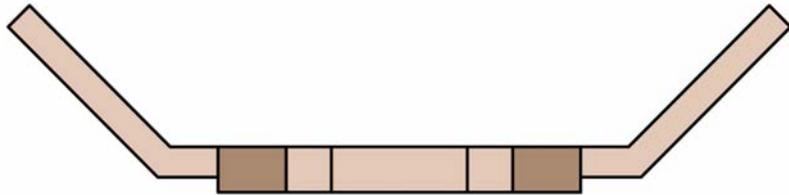


LANDSCAPE LEGEND

SYM.	BOTANICAL COMMON NAME	SIZE	REMARKS
trees			
	Cercidium hybrid "AZT" Thomless Palo Verde	2" caliper	Low Branching
	Tipuana tipu/ Tipu Tree	3" caliper	Standard Trunk
	Acacia salicina/ Willow Acacia	1" caliper	Standard Trunk
large shrubs			
	Tecoma stans/ Arizona Yellow Bells	5 gallon	
medium shrubs			
	Ruellia brittoniana/ Britton's Ruellia	5 gallon	
	Abutilon palmeri/ Indian Mallow	5 gallon	
	Calliandra hybrid "Sierra Star"/	5 gallon	
	Compact Red Fairy Duster		
	Luecophyllum candidum/ Thunder Cloud Sage	5 gallon	
	Simmondsia chinensis "Vista"/	5 gallon	
	Compact Jojoba		
small shrubs			
	Russelia equisiteformis/ Coral Fountain	5 gallon	
	Ruellia Katie/ Katie Ruellia	5 gallon	
	Convolvulus cneorum/ Bush Morning Glory	5 gallon	
	Lantana species/ Lantana	5 gallon	
medium accents			
	Nolina microcarpa/ Bear Grass	5 gallon	
	Hesperaloe funifera/ Coahuilan Hesperaloe	5 gallon	
	Muhlenbergia capillaris/ Regal Mist Deer Grass	5 gallon	
	Aloe dawsonii/ Dawes Aloe	5 gallon	
small accents			
	Agave schidigera/ Durango Delight Agave	1 gallon	
	Anigozanthos species/ Kangaroo Paw-mixed Colors	5 gallon	
	Aloe hybrid "Blue Elf"/	1 gallon	
	Blue Elf Aloe		
	Hesperaloe parviflora/ Red Yucca	1 gallon	
rock			
	Decomposed Granite/ Color-Table Mesa Brown	1/2" Screened	







PLAN VIEW



ELEVATION

**MATERIALS
FINISH SHEDULE**

- 

PT-1
Body Color
Dunn Edwards
PRACTICAL TAN
DE 6115
- 

PT-2
Accent Color
Dunn Edwards
MESA TAN
DEC 718
- 

ST-1
Chardonnay 80% Country
Ledgestone /20% Dressed
FIELDSTONE
CSV-20006/CSV-2042

Greenway Plaza

3644 E Greenway Rd.
Phoenix 85032

**MATERIALS
FINISH SCHEDULE**



PT-1
Body Color
Dunn Edwards
PRACTICAL TAN
DE 6115



PT-2
Accent Color
Dunn Edwards
MESA TAN
DEC 718



PT-3
Accent Color
- Trims, Doors, Windows
Dunn Edwards
BRIAR
DEC 712



R-1
Roof Tile
Eagle Roofing Products
CAPISTRANO
3687 Gray Brown Range

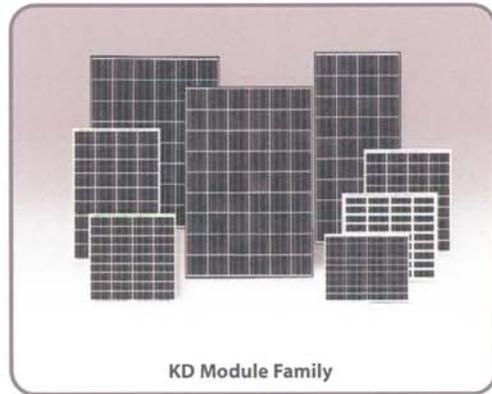


ST-1
**Chardonnay 80% Country
Ledgestone /20% Dressed**
FIELDSTONE
CSV-20006/CSV-2042



Kyocera Solar Modules (KC/KD)

Kyocera's advanced cell processing technology and automated production facilities have produced a multi-crystal solar cell with an efficiency of over 16%. All modules are constructed using a tempered glass front, EVA pottant and a PVF backing to provide maximum protection from the most severe environmental conditions. The entire laminate is framed in a heavy duty anodized aluminum frame to provide structural strength and ease of installation. Because Kyocera modules are so efficient less space is required than other solar modules of equal output. This translates to both more wattage per square foot and lower mounting structure cost.



Features

- KC65T - KC130TM modules have a +10/-5% power tolerance, KC40T-50T: +15/-5%
- KD135GX-LP - KD210GX-LP modules have a +5%/-5% tolerance
- UL listed
- Low iron, tempered glass, EVA encapsulant and anodized aluminum frame construction
- 20 year output warranty on Kyocera modules
- Weather resistant junction box (KC40T-KC130TM) or multi-contact connectors (KD130GX-LP, 180GX-LP, 205GX-LP & 210GX)

Quality Assurance

Kyocera multi-crystal photovoltaic modules exceed government specifications for the following tests:

- Thermal cycling test
- Thermal shock test
- Thermal/Freezing and high humidity cycling test
- Electrical insolation test
- Hail impact test
- Mechanical, wind and twist loading test
- Salt mist test
- Light and water exposure test
- Field exposure test



Product Name and Description	KD 210GX-LP	KD 205GX-LP	KD 180GX-LP	KD 135GX-LP	KC 130TM	KC85T	KC65T	KC50T	KC40T
Part Number	503091	501015	501014	501013	501004	703004	703005	703007	703008
<i>Rated Power (Watts)</i>	210	205	180	135	130	87	65	54	43
<i>Series Fusing (Amps)</i>	15.0	15.0	15.0	15.0	15.0	7.0	6.0	6.0	6.0
<i>Current at Max. Power (Amps)</i>	7.90	7.71	7.63	7.63	7.39	5.02	3.75	3.11	2.48
<i>Voltage at Max. Power (Volts)</i>	26.6	26.6	23.6	17.7	17.6	17.4	17.4	17.4	17.4
<i>Short Circuit Current (Amps)</i>	8.58	8.36	8.35	8.37	8.02	5.34	3.99	3.31	2.65
<i>Open Circuit Voltage (Volts)</i>	33.2	33.2	29.5	22.1	21.9	21.7	21.7	21.7	21.7
<i>Length (Inches)</i>	59.1	59.1	52.8	59.1	56.0	39.6	29.6	25.2	20.7
<i>Width (Inches)</i>	39.0	39.0	39.0	26.3	25.7	25.7	25.7	25.7	25.7
<i>Depth of frame (Inches)</i>	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
<i>Depth including j-box</i>	1.4	1.4	1.4	1.4	2.2	2.2	2.1	2.1	2.1
<i>Shipping Weight (lbs.)</i>	45.8	45.8	41.4	33.0	33.0	24.0	18.0	16.0	13.0

All specification at 25°C, cell temperature, 1.5 AM and 1000W/m².
 KC "T" and "TM" modules have a conduit ready junction box. "GX" modules have locking multi-contact connectors.
 See Appendix A for module dimensions and shipping information.

Replacement bypass diodes for Kyocera J-Box equipped modules are sold in packs of 25; part number 705070

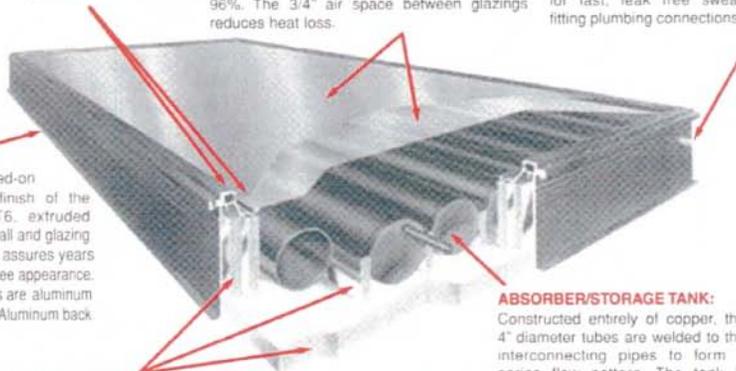
PROGRESSIVTUBE® SPECIFICATIONS

GLAZING GASKETS: A continuous gasket made of special long life EPDM synthetic rubber is compressed by the glazing caps to seal out the weather. The inner glazing spline is made of high-temperature tolerant EPDM.

GLAZING: Outer glazing is tempered low-iron solar glass with 91% transmittance. Inner glazing is Teflon® film, known for its high temperature tolerance (525 F) and its long term durability and stability, transmittance 96%. The 3/4" air space between glazings reduces heat loss.

FLUID CONNECTIONS: Inlet and outlet connections are made of nominal 3/4" diameter Type "L" hard copper pipes. This allows for fast, leak free sweat fitting plumbing connections.

CASE: The baked-on bronze acrylic finish of the hard temper, T6, extruded aluminum framewall and glazing caps, alloy 6061, assures years of attractive rust-free appearance. All rivets and bolts are aluminum or stainless steel. Aluminum back sheet .025".



INSULATION: Rigid closed cell polyisocyanurate foam board, the most efficient insulation available, is used to maximize heat retention. Sides and ends of the unit have 1.5" board, R-value 10; bottom has 2" board, R-value 14; between tank tubes has 1.5" board, R-value 10.

ABSORBER/STORAGE TANK: Constructed entirely of copper, the 4" diameter tubes are welded to the interconnecting pipes to form a series flow pattern. The tank is pressured rated to 300psi and is coated with a high-temperature "selective" solar radiation absorption surface that maximizes heat gain and reduces heat loss.

PROGRESSIVTUBE® System Performance Ratings

The PROGRESSIVTUBE® and its mounting systems have successfully passed static wind load testing to 180 m.p.h. All PROGRESSIVTUBE® models and/or systems meet the following standards:


 Florida Solar Energy Center
 (FSEC - GP - 5 - 80)
 (FSEC - GP - 6 - 80)
 (FSEC - GP - 7 - 80)


 ASHRAE 95-87
 Thermal Performance
 Standard for Solar
 Water Heaters


 Solar Ratings & Certification
 Corp. SRCC Standard 200-88
 (RA 92)
 SRCC OG - 300


 Uniform Solar Energy Code
 International Association of
 Plumbing & Mechanical
 Officials

MODEL	FSEC Qnet		SRCC Solar Energy Factor
	(BTU/day)	(KWH)	
PT-20-CN	11,600	3.40	
PT-30-CN	22,100	6.48	1.4
PT-40-CN	28,400	8.33	1.6
PT-50-CN	28,700	8.42	1.6

PROGRESSIVTUBE® SPECIFICATIONS



	PT-20-CN	PT-30-CN	PT-40-CN	PT-50-CN
Volumetric Capacity	67.2 L / 17.9 gal	116.7 / 30.84 gal	156.7 L / 41.4 gal	186.2 L / 49.2 gal
Gross Area	1.17 m ² / 12.56 ft ²	2.23 m ² / 23.98 ft ²	2.98 m ² / 32.10 ft ²	2.98 m ² / 32.10 ft ²
Frontal Area	1.0 m ² / 10.77 ft ²	2.04 m ² / 21.91 ft ²	2.77 m ² / 29.84ft ²	2.77 m ² / 29.84 ft ²
Dry Weight	41.7 kg / 92.0 lbs	76.2 kg / 174 lbs	99.7 kg / 220 lbs	120.0 kg / 265 lbs
Wet Weight	106.7 kg / 235.2 lbs	192.7 kg / 425 lbs	255.4 kg / 563 lbs	301.0 kg / 664 lbs
Flow Pattern	Series	Series	Series	Series
Test Pressure	1103 KPa / 160 psi	2068 KPa / 300 psi	2068 KPa / 300 psi	2068 KPa / 300 psi
Design Pressure	1034 KPa / 150 psi			
Max Design Temp	176°C / 350°F	176°C / 350°F	176°C / 350°F	176 C / 350 F
Operating Temp	4-93°C / 40-200°F	4-93°C / 40-200°F	4-93°C / 40-200°F	4-93 C / 40-200 F

DIMENSIONS - Metric / Inches

A	211.9 cm / 83.44"	247.5 cm / 97.44"	247.5 cm / 97.44"	247.5 cm / 97.44"
B	55.8 cm / 22"	90.0 cm / 35.44"	120.5 cm / 47.44"	120.5 cm / 47.44"
C	210.5 cm / 82.88"	241.9 cm / 95.25"	241.9 cm / 95.25"	241.9 cm / 95.25"
D	54.3 cm / 21.38"	84.1 cm / 33.125"	114.6 cm / 45.13"	114.6 cm / 45.13"
E	215.6 cm / 84.88"	250.0 cm / 98.44"	250.0 cm / 98.44"	250.0 cm / 98.44"
F	19.7 cm / 7.75"			
G	212.1 cm / 83.50"	247.2 cm / 97.31"	247.2 cm / 97.31"	247.2 cm / 97.31"
H	6.0 cm / 2.38"	6.9 cm / 2.75"	6.9 cm / 2.75"	6.9 cm / 2.75"
I	4.1 cm / 1.63"	2.5 cm / 1.0"	2.5 cm / 1.0"	2.5 cm / 1.0"
J	7.6 cm / 3"	8.9 cm / 3.5"	8.9 cm / 3.5"	8.9 cm / 3.5"
K	7.0 cm / 2.75"	7.6 cm / 3.0"	7.6 cm / 3.0"	7.6 cm / 3.0"
L	12.7 cm / 5"	13.9 cm / 5.5"	13.9 cm / 5.5"	13.9 cm / 5.5"
M	37.1 cm / 14.63"	70.5 cm / 27.75"	100.9 cm / 39.75"	100.9 cm / 39.75"
N	56.2 cm / 22.13"	89.7 cm / 35.3"	120.2 cm / 47.31"	120.2 cm / 47.31"
P	8.3 cm / 3.25"	9.2 cm / 3.63"	9.2 cm / 3.63"	9.2 cm / 3.63"
Q	13.0 cm / 5.13"	15.6 cm / 6.13"	15.6 cm / 6.13"	15.6 cm / 6.13"
R	6.0 cm / 2.38"	6.2 cm / 2.44"	6.2 cm / 2.44"	6.2 cm / 2.44"

