



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-72-15-7
February 19, 2016

South Mountain Village Planning Committee Meeting Date: March 8, 2016

Planning Commission Hearing Date: April 7, 2016

Request From: S-1 (Approved C-2) (5.57 acres)
S-1 (1.21 acres)
S-1 (Approved R-2) (1.16 acres)

Request To: C-2 (7.94 acres)

Proposed Use: Commercial retail and office uses

Location: Approximately 122 feet east of the northeast corner of 19th Avenue and Baseline Road

Owner/Applicant: Various / Jason Morris, Withey Morris PLC

Representative: Jason Morris, Withey Morris PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial Residential 2 to 3.5 du/acres	
Street Map Classification	19th Avenue	Major Arterial	65-foot east half street
	Baseline Road	Major Arterial	55-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The proposed development is consistent in scale and character with the surrounding land use pattern.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Create new development or redevelopment 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.

The proposed development provides appropriate building and landscape setbacks which will mitigate any possible negative impacts on adjacent residential properties. The stipulated revision of the elevations will also ensure that negative impacts to residential properties are mitigated.

CONNECT PEOPLE AND PLACES; COMPLETE STREETS; DESIGN PRINCIPLE: Design areas adjacent to scenic corridors to honor the natural setting of the area.

The subject site is located along a portion of Baseline Road designated as a scenic drive on the Street Classification Map. The proposed landscaping, building setbacks, and proposed multi-use trail honor the rural character of the surrounding area.

CONNECT PEOPLE AND PLACES; CANALS AND TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.

The proposed development includes a 30 foot multi-use trail along Baseline Road which is consistent in design with existing trails in the surrounding area.

Area Plans

Rio Montana Area Plan – Please see #4 & 5

Surrounding Land Uses/Zoning

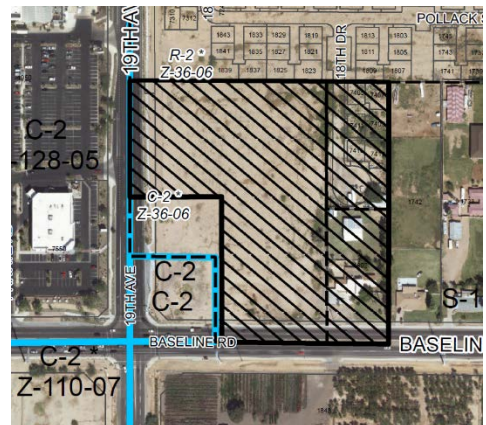
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 (Approved C-2), S-1, S-1 (Approved R-2)
North	Vacant	S-1 (Approved R-2)
South	Plant Nursery	S-1
East	Vacant, Single-Family	S-1
West	Retail	C-2

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provided</u>
<i>Building Setbacks</i>		
Street	Average 25'	West: 52 feet (Met) South: 83 feet (Met)
Side	When adjacent to S-1 (building height 30'): 50'	East: 73 feet (Met)
Rear	When adjacent to R-2 (building height 30'): 50'	North: 64 feet (Met)
<i>Landscaped Setbacks</i>		
Street	Average 25'	19th Avenue: 40 feet (Met) Baseline Road: 30 feet (Met)
Side	When adjacent to S-1 – Minimum 10'	10 feet (Met)
Rear	When adjacent to R-2 – Minimum 10'	10 feet (Met)
Lot Coverage	Not to exceed 50%	19% (Met)
Building Height	2 stories, 30'	2 stories, 30' (Met)
Parking	Indoor Dining Area: 1 per 50 SF (160 Spaces) Gross Retail Area: 1 per 300 SF (157 Spaces) Total: 317 Spaces	Provided: 323 Spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 7.94 acre site located approximately 122 feet east of the northeast corner of 19th Avenue and Baseline Road. The applicant is requesting to change the entitlements from S-1 (Ranch or Farm Residence), S-1 (Approved C-2) (Ranch or Farm Residence, Approved Intermediate Commercial), and S-1 (Approved R-2) (Ranch or Farm Residence, Approved Multifamily Residence District) to C-2 (Intermediate Commercial) to allow commercial retail and office uses.



2. The General Plan Designation for the subject property is primarily Commercial with a very small area of Residential 2 – 3.5 du / acre along the property's northern edge. Although this small area of the subject property is not consistent with its General Plan designation, an amendment is not required as this area is less than 10 acres in size.

SURROUNDING USES & ZONING

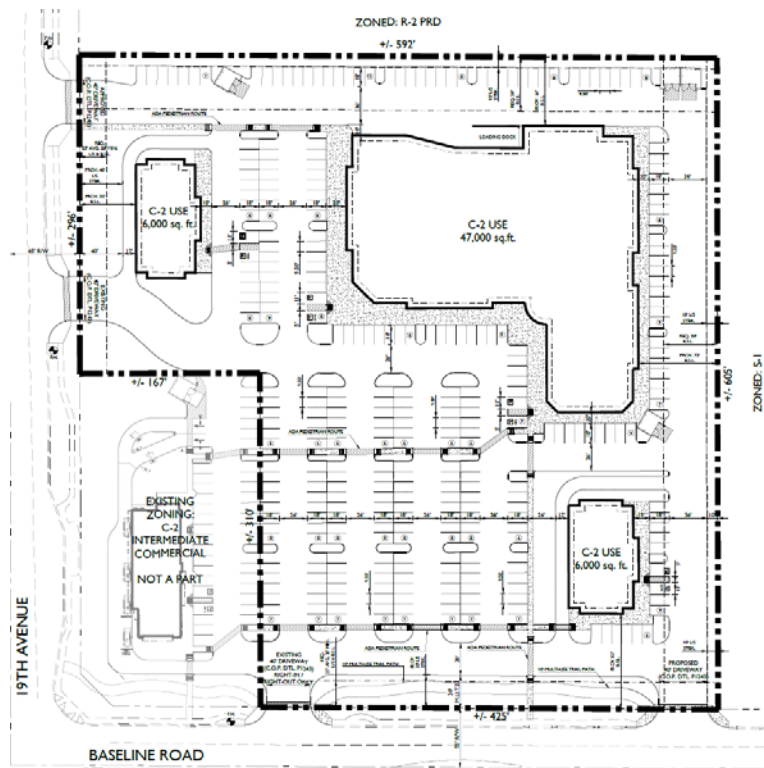
3. The subject site is currently vacant undeveloped land. North of the site is vacant undeveloped land zoned S-1 (Approved R-2). There is an approved final site plan (KIVA 06-1529) for a 158 lot single-family residential development on this property. East of the site is a property zoned S-1 containing a single-family home. At the northeast corner of 19th Avenue and Baseline Road, adjacent to the subject site, is a proposed McDonald's restaurant zoned C-2. Across Baseline Road to the south is a large-scale commercial plant nursery zoned S-1. Across 19th Avenue to the west is a commercial retail center zoned C-2. The center is anchored by a Lowe's Home Improvement and contains a Goodwill and other small retail stores and restaurants.

AREA PLANS

4. The Rio Montana Area Plan was adopted by the Phoenix City Council in 2000 and articulates a vision for development within the plan area. The plan includes various design guidelines for commercial properties including a recommendation that drive-through facilities visible from perimeter streets be screened with a 4 foot (minimum) mound. Staff recommends a stipulation that the queuing lanes of any drive-through facilities permitted on the site shall be screened from arterial streets by either a berm, screen wall, landscaping, or combination thereof.
5. The Rio Montana Area Plan also recommends that commercial developments greater than 25,000 square feet in gross area maintain a minimum setback of 35 feet from public streets. Staff recommends a stipulation that a minimum building setback of 35 feet be required along the south and west property lines.

PROPOSAL

6. The site plan depicts three commercial buildings on the property including a 47,000 square foot retail building and two 6,000 square foot restaurant buildings with drive-through facilities. Ingress and egress will be provided at two driveways along 19th Avenue and two driveways along Baseline Road. The site plan also provides clearly delineated, ADA accessible pedestrian routes throughout the parking area with connections to the future commercial development on the northeast corner of 19th Avenue and Baseline Road. Staff recommends a stipulation requiring general conformance to the site plan and landscape plan.



7. The elevations provided lack adequate detail and architectural interest. The east and north elevations of the 47,000 square foot retail building are almost entirely featureless. These particular elevations are adjacent to residentially zoned properties and would constitute a negative visual impact for these property owners. Staff recommends two stipulations to mitigate these potential negative impacts. The first stipulation requires that the developer revise the elevations to contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other projections such as overhang canopies, awnings, or arcades. The second stipulation requires that the site develop with a similar and consistent design, color, and landscaping between all buildings on the property.

PARKS & RECREATION

8. The Parks and Recreation Department recommends stipulations requiring the developer dedicate a 30-foot landscaped scenic corridor setback and to construct a 10-foot multi-use trail within a 30-foot multi-use trail easement both along Baseline Road. Baseline Road is designated as a scenic drive on the Street Classification Map. The retail center at the northwest corner of 19th Avenue and Baseline Road, the proposed McDonald's restaurant site at the northeast corner of 19th Avenue and Baseline Road, and other properties along Baseline Road have all provided a comparable trail. Provision of the trail on the subject property will allow connectivity with other properties in the area and provide consistency along Baseline Road.

STREETS

9. The Street Transportation Department recommends a stipulation requiring the developer construct a detached sidewalk with a landscaped strip, consisting of an average width of 5 feet, along Baseline Road for the length of the project.
10. The Street Transportation Department also recommends stipulations requiring the developer to update all existing off-site street improvements and new improvements to current ADA guidelines.

OTHER

11. The location of both drive-through facilities on the proposed site plan will require use permits per Zoning Ordinance Section 623.D.156.d.(2).
12. Development and use of the site is subject to all applicable codes and ordinances. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The request is consistent with the General Plan land use designation of Commercial for a bulk of the site.
2. The C-2 zoning district will allow development which is consistent in scale and character with the surrounding land use pattern.
3. The proposal provides employment opportunities and commercial services for residents in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan and landscape plan date stamped January 28, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The elevations date stamped December 4, 2015 shall be revised to contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other projections such as overhang canopies, awnings, or arcades, as approved by the Planning and Development Department.
3. The site shall develop with a design/color and landscaping similar and consistent between all buildings on the property as approved by the Planning and Development Department.

4. A minimum building setback of 35 feet shall be required along the south and west property lines as approved by the Planning and Development Department.
5. The queuing lanes of any drive-through facilities permitted on the site shall be screened from arterial streets by either a berm, screen wall, landscaping, or combination thereof, as approved by the Planning and Development Department.
6. The developer shall provide a 30-foot landscaped scenic corridor setback along Baseline Road as approved by the Planning and Development Department.
7. The developer shall construct a 10-foot multi-use trail within a 30-foot multi-use trail easement that shall be dedicated along Baseline Road, as approved by the Planning and Development Department.
8. The developer shall construct a sidewalk along Baseline Road, which shall be detached with a landscaped strip, consisting of an average width of 5 feet, for the length of the project, as approved by the Planning and Development Department.
9. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Writer

Adam Stranieri

February 19, 2016

Team Leader

Joshua Bednarek

Attachments

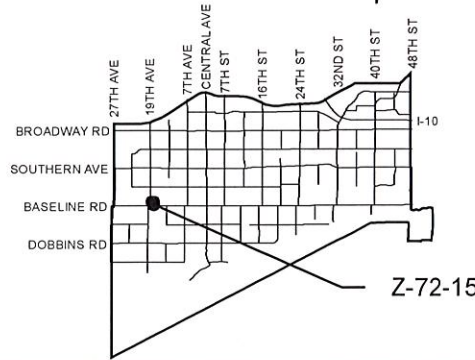
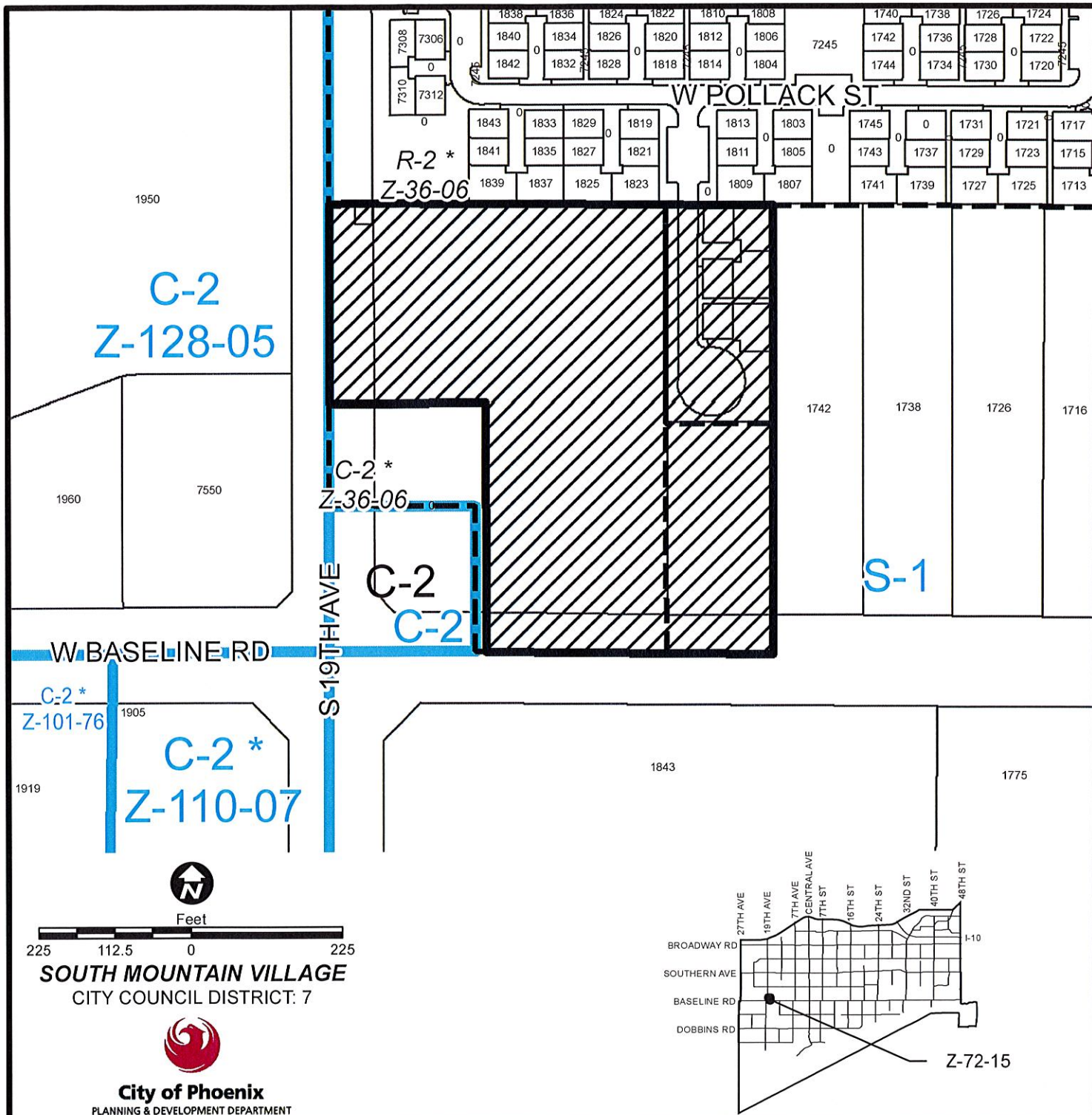
Zoning sketch

Aerial

Site plan date stamped January 28, 2016 (1 page)

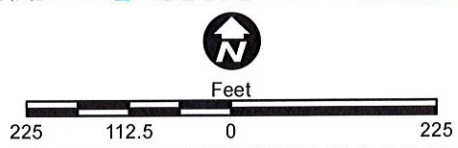
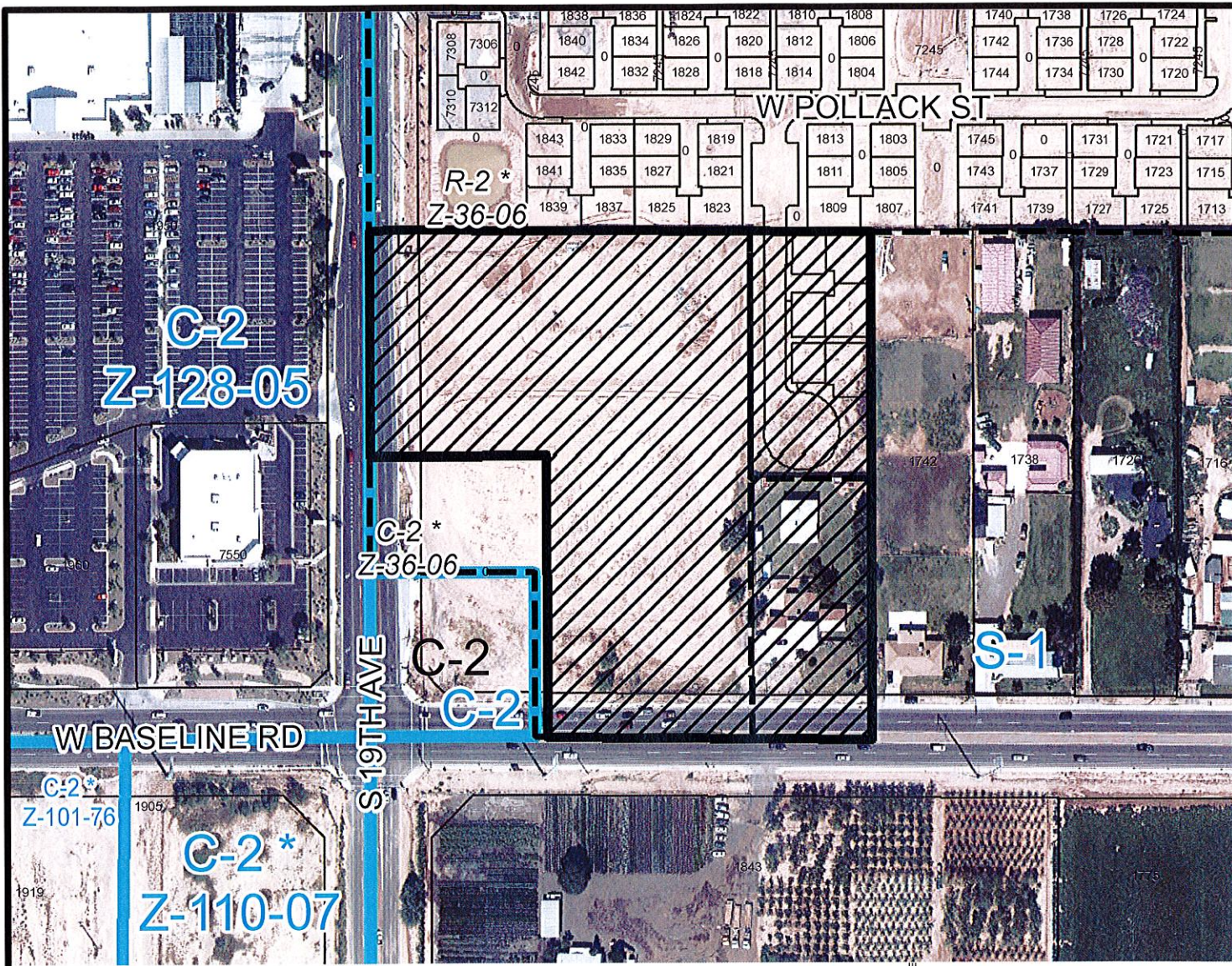
Landscape plan date stamped January 28, 2016 (1 page)

Elevations date stamped December 4, 2015 (2 pages)



APPLICANT'S NAME: Jason Morris/ Withey Morris PLC		REQUESTED CHANGE: FROM: S-1 (Approved C-2) (5.57 a.c.) S-1 (1.21 a.c.) S-1 (Approved R-2) (1.16 a.c.) TO: C-2 (7.94 a.c.)	
APPLICATION NO. Z-72-15	DATE: 11/19/15 REVISION DATES: 2/26/16		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.94 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 1-25	ZONING MAP D-7	
MULTIPLES PERMITTED S-1 (C-2), S-1, S-1 (R-2) R1-10	CONVENTIONAL OPTION 5 (81), 1, 1 (11) 115	* UNITS P.R.D. OPTION 5 (97), 1, 1 (14) 138	

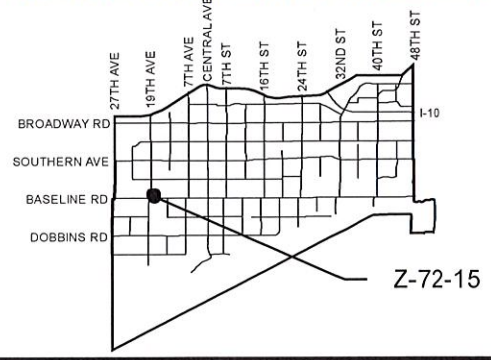
* Maximum Units Allowed with P.R.D. Bonus



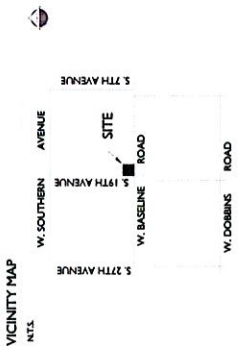
SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Jason Morris/ Withey Morris PLC		REQUESTED CHANGE: FROM: S-1 (Approved C-2) (5.57 a.c.) S-1 (1.21 a.c.) S-1 (Approved R-2) (1.16 a.c.)	
APPLICATION NO. Z-72-15	DATE: 11/19/15 REVISION DATES: 2/26/16	TO: C-2 (7.94 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.94 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 1-25 ZONING MAP D-7		
MULTIPLES PERMITTED S-1 (C-2), S-1, S-1 (R-2) R1-10	CONVENTIONAL OPTION 5 (81), 1, 1 (11) 115	* UNITS P.R.D. OPTION 5 (97), 1, 1 (14) 138	
* Maximum Units Allowed with P.R.D. Bonus			



PROJECT TEAM

PROPERTY OWNER / DEVELOPER:
 NORTEN COMMOS, LLC
 1000 N. CENTRAL AVENUE, SUITE 100
 SCOTTSDALE, AZ 85260
 P.O. BOX 10000, SUITE 100
 MESA, AZ 85210
 P: (480) 344-4497
 F: (480) 344-3228
 CONTACT: DREW HUBERT, ACP

PLANNERS, ENGINEERS, AND LANDSCAPE ARCHITECT:
 EPS GROUP
 1000 N. CENTRAL AVENUE, SUITE 100
 SCOTTSDALE, AZ 85260
 P: (480) 344-4497
 F: (480) 344-3228
 CONTACT: DREW HUBERT, ACP

APPLICANT / ZONING ATTORNEY:
 JASON HOBBS, LLC
 3011 EAST MOUNTAIN AVENUE, SUITE 100
 PHOENIX, AZ 85016
 P: (602) 312-1177
 F: (602) 312-1177
 CONTACT: JASON HOBBS

PROJECT INFORMATION

LOCATION: 19TH AVE. & BASELINE ROAD

LEGAL DESCRIPTION:
 A PORTION OF THE SOUTHWEST QUARTER
 IN THE 19TH AVENUE AND BASELINE ROAD
 SUBDIVISION, MARICOPA COUNTY, ARIZONA

SITE & BUILDING DATA

RELATED CITY CASE NOS.
 227-315
 227-316
 227-317
 227-318
 227-319
 227-320
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PARKING DATA

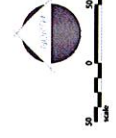
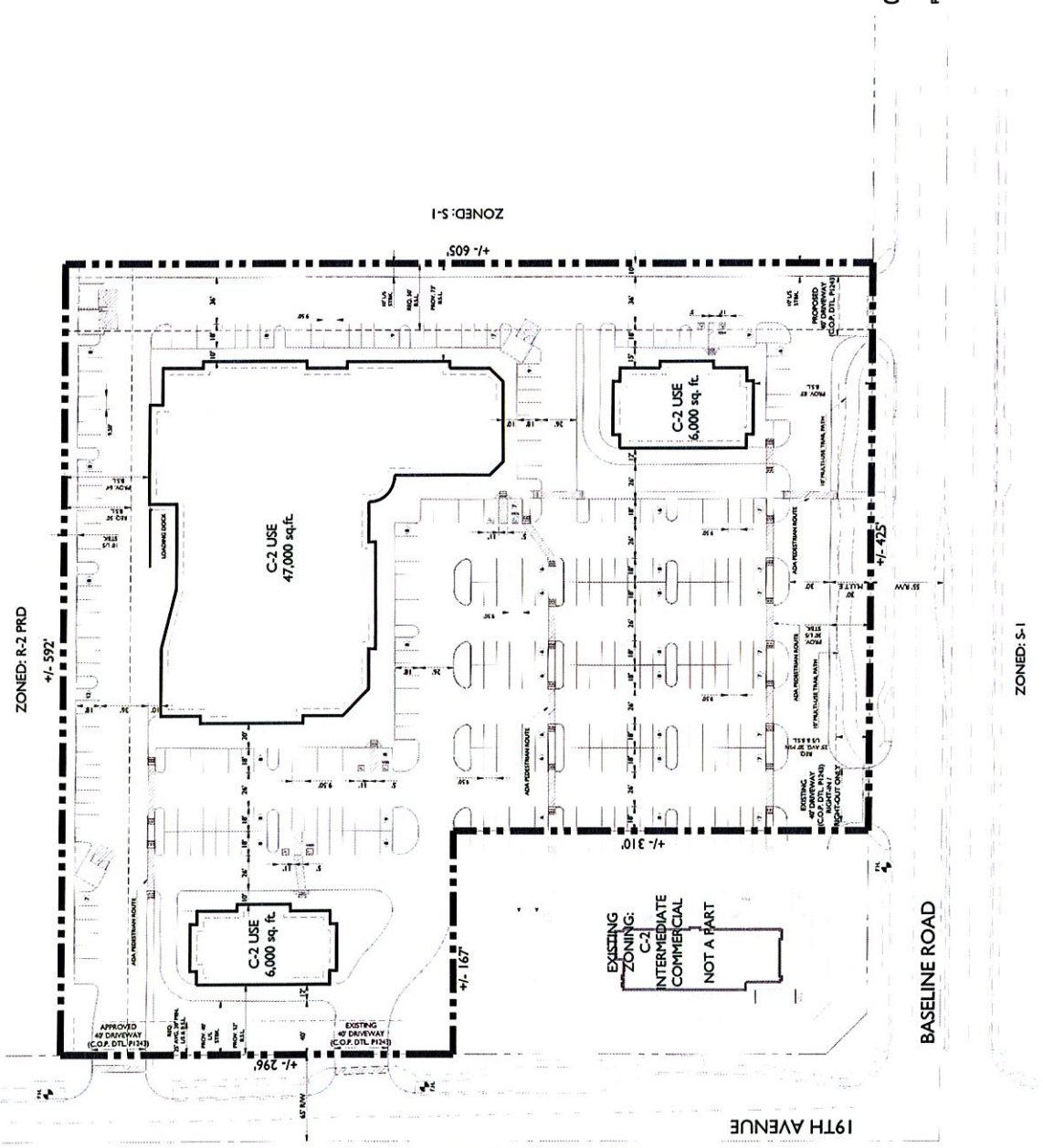
GEOSITE AREA: 1.88 ACRES
 NET AREA: 1.75 ACRES
 (NET AREA IS THE GROSS AREA LESS ANTENNA ROAD (RIGHT-OF-WAY))
 GROSS BUILDING AREA: 59,000 SQ. FT.
 MAJOR/PH BUILDING HEIGHT: 2-STORY / 3'

BUILDING SETBACKS ADJACENT TO STREETS:
 5.17TH AVENUE: 15' (MIN. HEIGHT 10' PERMITTED FOR 50% OF STRUCTURE)
 W. BASELINE ROAD: 30' MULTIPLE TRAIL (MULTIPLE)
 BUILDING SETBACKS ADJACENT TO PROPERTY ZONED:
 ADJACENT TO S-1 & R-2 ZONING: 25' (1-STORY) / 50' (2-STORY)
 LANGUAGE STRUCKS:
 5.17TH AVENUE: 15' (MIN. HEIGHT 10' PERMITTED FOR 50% OF STRUCTURE)
 ADJACENT TO PROPERTY LINE: 15'

PARKING DATA:
 GROSS BUILDING AREA: 59,000 SQ. FT. (50% PERMITTED FOR 50% OF STRUCTURE)
 PARKING REQUIRED: 117 SPACES (117 - 4800 / 200 = 59 SPACES)
 PARKING PROVIDED: 233 SPACES

Z-72-15

CITY OF PHOENIX
 JAN 28 2016
 Planning & Development Department

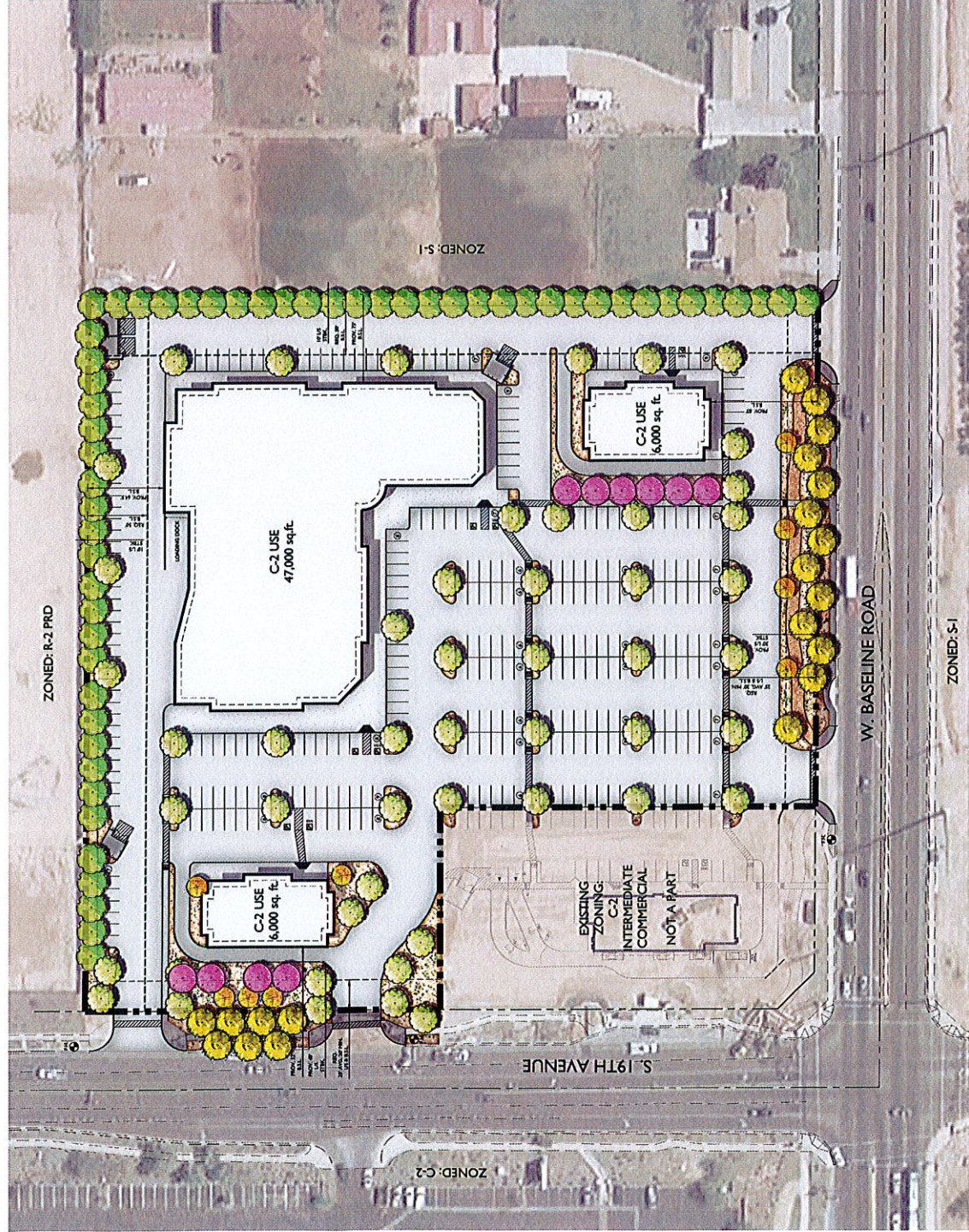


NEC 19th Ave & Baseline Rd.

Phoenix, AZ Conceptual Site Plan

01/25/2016





PROJECT TEAM

PROPERTY OWNER / DEVELOPER: PLANNING, ENGINEERING & LANDSCAPE
 EPS GROUP, INC.
 1919 N. 19TH AVENUE, SUITE 101
 SCOTTSDALE, AZ 85260
 TEL: (480) 949-2350
 FAX: (480) 949-4003
 CONTACT: JOHN J. MAJURA

RELATED CITY CASE NOS.: 2-72-15
 CITY OF PHOENIX VILLAGE
 COMMERCIAL
 EXISTING GENERAL PLAN
 CONFORMANCE WITH COMMERCIAL
 ZONING ORDINANCE
 PROPOSED USE
 COMMERCIAL

GROSS SITE AREA: 4.50 ACRES
 (NET AREA IS THE GROSS AREA LESS AIRTEL ROAD RIGHT-OF-WAY)

LANDSCAPE SETTINGS: 30' WIDE / 30' WIDE
 W. BASELINE ROAD
 ADJACENT TO PROPERTY LINE 30'

SITE & BUILDING DATA

PLANT LEGEND

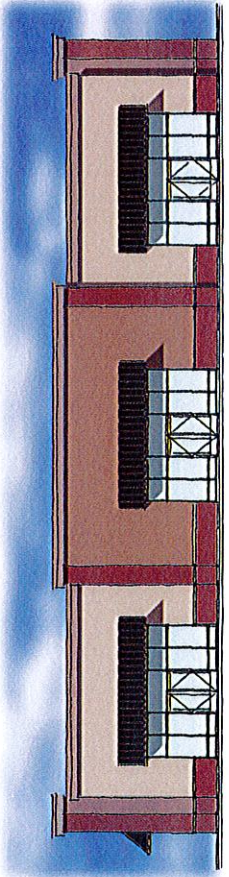
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🟢	Chaptalia nuttalliana	Chaptalia	3/4" Ball
🟠	Artemisia tridentata	Sagebrush	3/4" Ball
🟤	Prosopis juliflora	Thornless Mesquite	3/4" Ball
🟡	Prosopis juliflora	Thornless Mesquite	3/4" Ball
🟢	Prosopis juliflora	Thornless Mesquite	3/4" Ball
🟠	Prosopis juliflora	Thornless Mesquite	3/4" Ball
🟤	Prosopis juliflora	Thornless Mesquite	3/4" Ball

GROUNDCOVERS

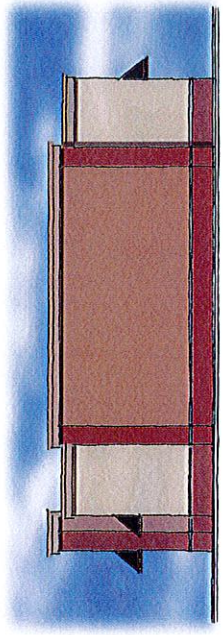
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
①	Artemisia tridentata	Sagebrush	5' Cal
②	Prosopis juliflora	Thornless Mesquite	5' Cal
③	Prosopis juliflora	Thornless Mesquite	5' Cal
④	Prosopis juliflora	Thornless Mesquite	5' Cal
⑤	Prosopis juliflora	Thornless Mesquite	5' Cal
⑥	Prosopis juliflora	Thornless Mesquite	5' Cal
⑦	Prosopis juliflora	Thornless Mesquite	5' Cal
⑧	Prosopis juliflora	Thornless Mesquite	5' Cal
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㊿	Prosopis juliflora	Thornless Mesquite	5' Cal

NOTES:
 1. QUANTITIES AND SIZES SHALL MEET PERMITS PLANTING REQUIREMENTS PER C-2 ZONING.

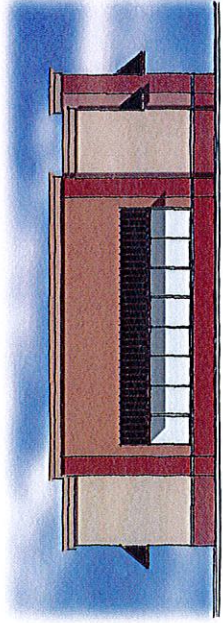




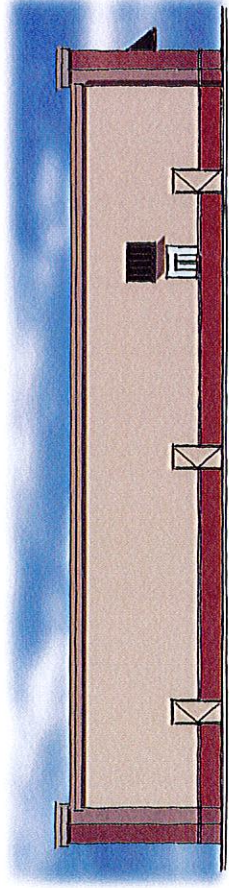
EAST ELEVATION
SCALE: 1/8" = 1'-0"



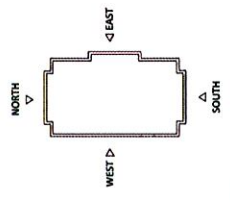
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



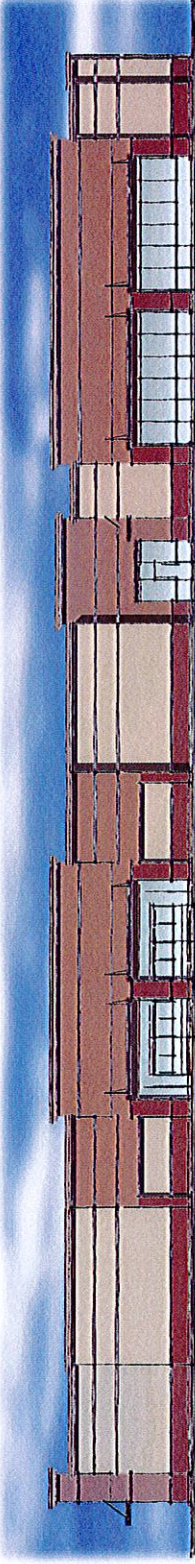
KEY MAP
SCALE: N.T.S.

CITY OF PHOENIX
DEC 04 2015
Planning & Development
Department

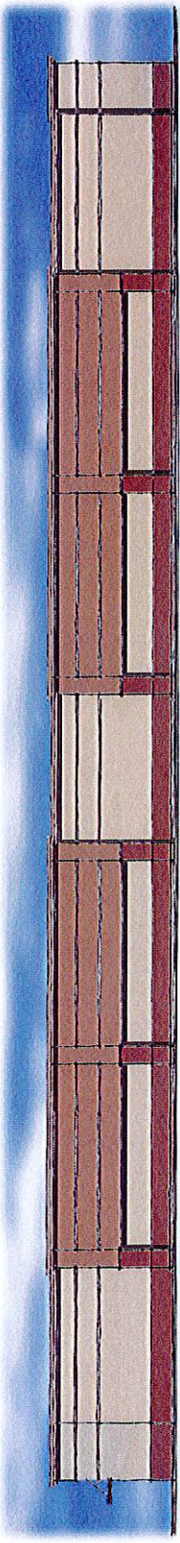
NEW COMMERCIAL DEVELOPMENT
NEC 19TH AVENUE AND BASELINE ROAD
PHOENIX, ARIZONA
DATE: 12-04-2015 (PRELIMINARY)

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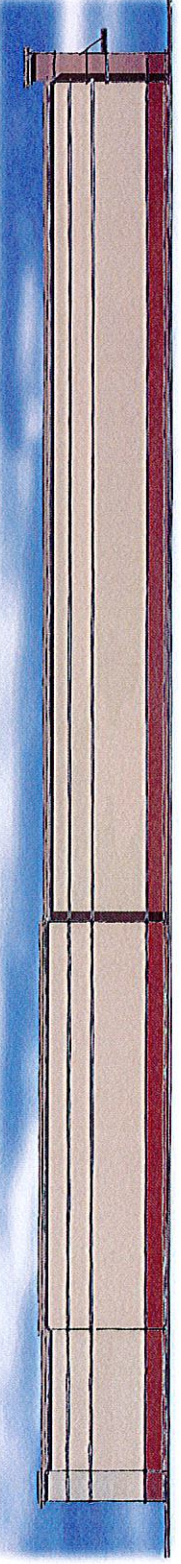
EL-1
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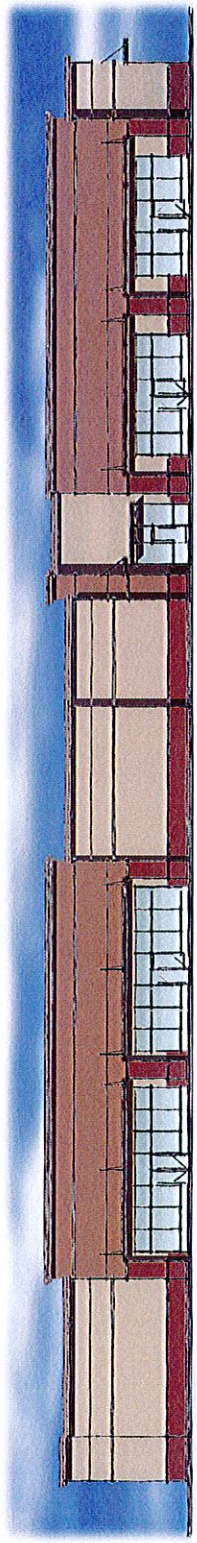
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



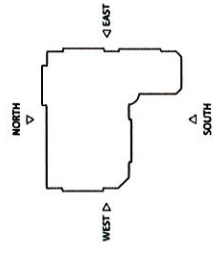
EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



KEY MAP
SCALE: N.T.S.

NEW COMMERCIAL DEVELOPMENT
NEC 19TH AVENUE AND BASELINE ROAD
PHOENIX, ARIZONA
DATE: 12-02-2015 (PRELIMINARY)

CITY OF PHOENIX
DEC 04 2015
Planning & Development
Department

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