



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-90-17-4
 January 12, 2018

Alhambra Village Planning Committee Meeting Date: January 23, 2018
Planning Commission Hearing Date: February 1, 2018
Request From: C-2 TOD-1 (4.97 acres)
Request To: WU Code (Walkable Urban Code)
 T5:5 SL (4.97 acres)
Proposed Use: Multifamily housing and commercial
Location: Southeast corner of 19th Avenue and Colter Street
Owner/Representative: Steve Capobres, Housing for Hope Inc.
Applicant: Doug McCord, Architectural Resource Team
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	19th Avenue	Major Arterial with Light Rail	Approximately 60 to 65 feet east half
	Colter Street	Local	30 feet south half
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></p> <p>The proposed development will redevelop a site developed to a suburban standard with low intensity by providing a new housing and commercial options. The site fronts 19th Avenue, a major arterial street, with the 19th Avenue and Camelback Road light rail transit station located approximately 700 feet to the south.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.

The site is located within the Solano Transit Oriented Development (TOD) District on 19th Avenue, approximately 700 feet from a light rail station and adjacent to and near numerous bus routes along 19th Avenue and Camelback Road.

CONNECT PEOPLE AND PLACES CORE VALUE; INFILL DEVELOPMENT; LAND USE PRINCIPLE: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

This proposal provides compatible infill development on a site that is currently underutilized. It will be compatible with nearby uses. The proposed housing type contributes to the mix of housing types in the area. It is located close to employment centers and commercial areas.

Applicable Plans, Overlays and Initiatives

Transit Oriented Development Strategic Policy Framework – see analysis #s 4 and 7 below.

Solano Transit Oriented Development Policy Plan – see analysis #s 5, 6, and 7 below.

Tree and Shade Master Plan – see analysis #9 below.

Complete Streets Guiding Principles – see analysis #11 below.

Bicycle Master Plan – see analysis #12 below.

Reimagine Phoenix Initiative – see analysis #17 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Underutilized retail, office, and an existing veterinary hospital	C-2 TOD-1
North (across Colter Street)	Urgent Care and office	C-O
South	Sports bar, retail and office (Pending multifamily residential)	C-2 TOD-1 (Pending WU Code T5:5 SL)
East	Multifamily residential	R-3 TOD-1
West (across 19th Avenue)	Commercial and retail	C-2 TOD-1

Walkable Urban Code T5:5		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	N/A	4.97
Total Number of Units	N/A	72 28 – 1 bedroom 20 – 2 bedroom 24 – 3 bedroom
Density	No cap required	93.5 du/acre (total)
Building Height	56-foot maximum	Met – 5 stories (56 feet)
Parking – Affordable Housing	0.5 per x 72 unit = 36 required	Met – 40 provided (36 standard and 4 ADA)
Bicycle Parking (1307.H.6.d.)	0.25 per residential unit, with a maximum required spaces of 50.	Not Shown – see stipulation 4 and 5
Streetscape Standards (Section 1312.D.1.)		
Arterial Streets – Light Rail Corridor (19th Avenue)	Sidewalk width – minimum 8 feet Landscape width – minimum 5 feet	Sidewalk width – existing 5 feet Landscape width – existing 3-5 feet see Stipulation 3
Section 1303.2 TRANSECT T5		
<i>Main Building Setbacks</i>		
Primary Frontage (19th Avenue)	12-foot maximum	Met – 0 foot
Side (North)	0-foot minimum	Met – 5 foot
Side (South)	0-foot minimum	Met – 6 foot
Rear (West)	0-foot minimum	Met – 6 foot
<i>Parking Setbacks</i>		
Primary Frontage	30-foot minimum or behind building	Met – behind building Future Phase – see Stipulation 1
Secondary Frontage	20-foot minimum, 10-foot landscape setback from street right-of-way	Future Phase – see Stipulation 1
<i>Lot Requirements</i>		
Lot Coverage	80% maximum	Met – 59%
Primary Building Frontage	70% minimum	Met – 72%
Secondary Building Frontage	50% minimum	Future Phase – see Stipulation 1

<i>Frontage Types Allowed</i>		
Primary Frontage	All frontages or alternative frontages	Storefront Future Phase – see Stipulation 1
Secondary Frontage	All frontages or alternative frontages	Future Phase – see Stipulation 1

Background/Issues/Analysis

1. This request is to rezone a 4.97-acre site located at the southeast corner of 19th Avenue and Colter Street from C-2 TOD-1 to WU Code (Walkable Urban Code) T5:5 SL (Solano Transit Oriented Development Policy District) to allow Multifamily housing and commercial.

2. The subject site is partially developed with underutilized retail and office, along with an existing animal hospital. Across Colter Street to the north is an urgent care and office uses. A sports bar, retail and office uses (pending multifamily) exists to the south. Multifamily residential exists to the east. Across 19th Avenue, to the west are commercial and retail uses.



Source: City of Phoenix Planning and Development Department

3. The General Plan Land Use Map designation is Commercial. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.



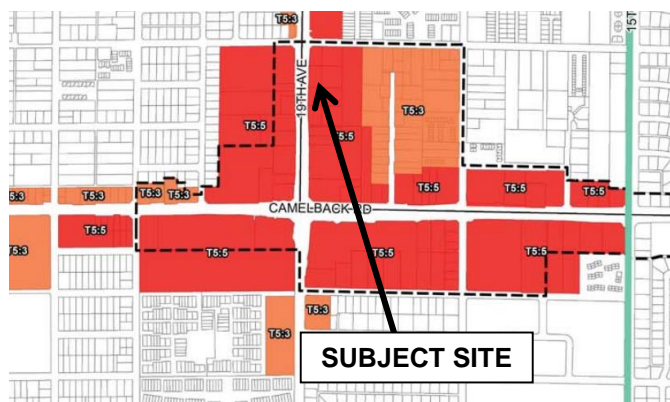
4. The Transit Oriented Development Strategic Policy Framework is part of the city’s General Plan which identified planning typologies to describe urban environments. The identified environment for the 19th Avenue and Camelback

Road light rail station area is Medium Urban Center. Medium Urban Center is a place type characterized by medium intensity with building heights typically from three to six stories, with incentive heights of up to 10 stories. Land uses may include balanced commercial and residential, retail destination, entertainment destination, and some employment. The proposed project falls within the parameters of the Medium Urban Center place type.

- The site is located within the Solano TOD (Transit Oriented Development) District, the boundaries for which are Campbell Avenue on the south, Rose Lane and Keim Drive on the north, 15th Avenue on the east and 23rd Avenue on the west. The policy plan adopted for the Solano TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. In order to realize the implementation of the Vision and Master Plan for the Solano TOD District, one key recommendation is the implementation of a form-based zoning code.



- The Solano TOD Policy Plan utilized the Medium Urban Center place type to determine the recommended scale and character of the area around the 19th Avenue and Camelback Road light rail station, and this scale and character was illustrated in both the conceptual master plan and the conceptual zoning plan. The subject site has a suggested zoning designation of T5:5 with a maximum building height of 56 feet. The request is consistent with the conceptual master plan transect of T5:5.

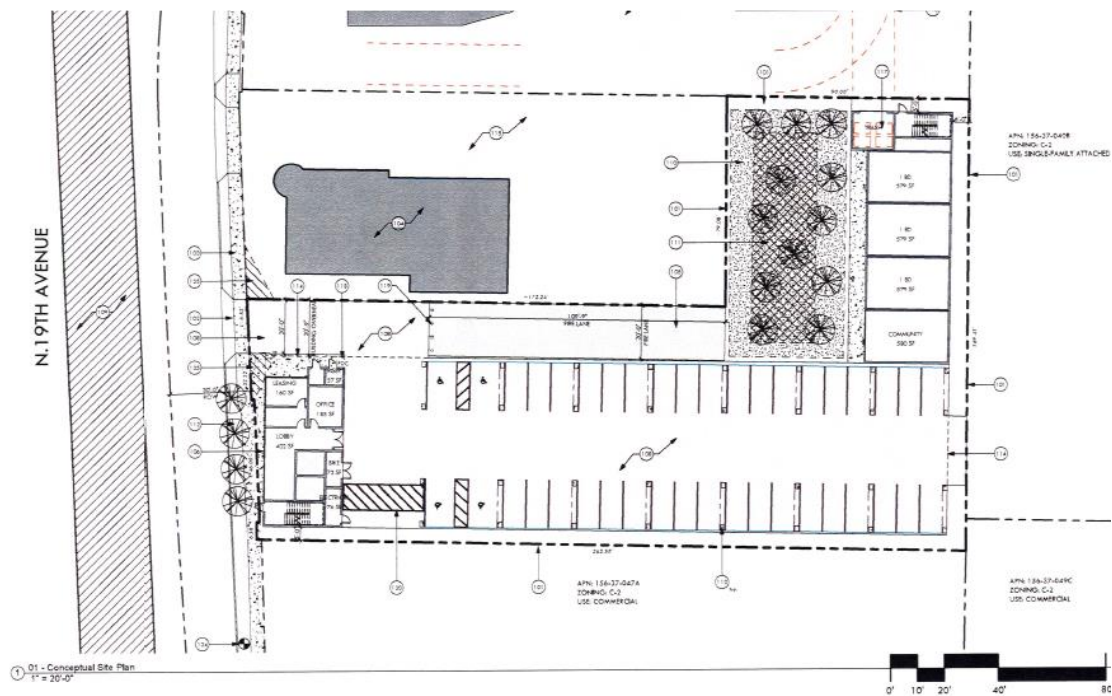


Source: Solano TOD District Policy Plan, City of Phoenix Planning and Development Department

- The applicant is applying for Low-income Housing Tax Credits (LIHTC's) from the Arizona Department of Housing, which requires properties to remain affordable for at least 30 years. The inclusion of affordable housing units in this proposal supports the TOD Strategic Policy Framework and the Solano TOD

Policy Plan.

8. The conceptual site plan proposes a four story wood framed multifamily residence over concrete podium on approximately 0.77-acres of the larger 4.97-acre subject site. Ground level of the proposed multifamily will include parking, three ground level units and a community room near the northeast portion of the site, a large common open space area, as well as a lobby, office space, and bicycle storage programmed along 19th Avenue. The elevations show a storefront frontage type along the 19th Avenue frontage. Upper levels include additional support spaces such as laundry rooms and community rooms along with a mixture of one, two, and three bedroom units accessed by a double-loaded interior corridor. Existing buildings are to remain for the larger 4.97-acre subject site with future development still to be determined. Staff is recommending a stipulation that all future phases of development shall be reviewed and approved through a public hearing process prior to preliminary site plan approval. This is addressed in Stipulation 1.



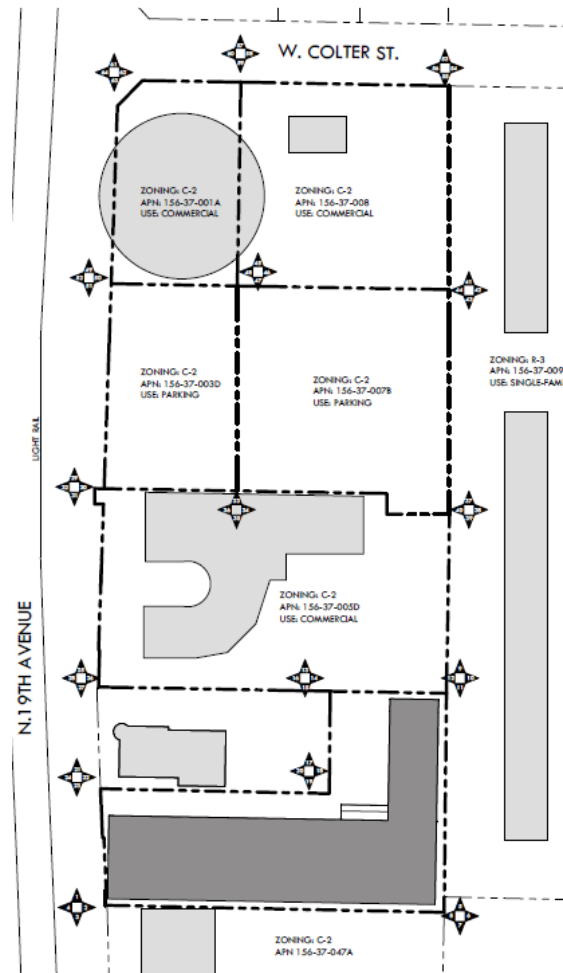
Conceptual Site Plan

Source: Architectural Resource Team

9. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provision of trees along the right-of-way. Due to the location of existing water and sewer utilities, a creative design solution is needed to incorporate the use of trees for future development along the 19th Avenue frontage. In order to provide an

environment where trees can be placed without conflict with utilities, staff is recommending all future phases of development along 19th Avenue shall have buildings setback a minimum distance of 12 feet to allow trees to be placed between the buildings and sidewalk along the 19th Avenue frontage. This is also addressed in Stipulation 1.

- Multiple utility conflicts have been identified running parallel with the proposed sidewalk along the 19th Avenue frontage reducing the ability to plant shade trees in the required minimum five-foot-wide landscape strip between the sidewalk and back of curb. These utility conflicts will require the applicant to consider structural shade elements, trellises, or covered walkways attached to the primary building in order to meet the minimum building and shade requirements of the WU Code Section 1304.F. for this first phase of development. Projections in the right-of-way are permitted with a minimum 16-foot height clearance within six feet of public water/sewer lines, unless shade is retractable or an encroachment permit is secured as administered by the City of Phoenix. Additional Frontage Standards can be found in the WU Code Section 1305. The applicant is encouraged to continue working with staff to update their proposal as it proceeds through the site development review process. This is addressed in Stipulation 2.



Context Plan
Source: Architectural Resource Team

- Sidewalks are shown to be eight feet in width and detached from the curb providing a more comfortable environment for pedestrians. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is addressed in Stipulation 3.

12. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual site plan proposes a 73 square foot bicycle storage area to meet the provisions of the WU Code. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests located near entrances to the building. The property is near a light rail transit station and several major bus routes. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or in locked bicycle rooms. The applicant will work with Planning and Development staff through the site development review process to determine locations for both types of bicycle parking as well as the manner in which the secured parking will be provided. The short-term bicycle racks should be an inverted-u design where both ends of the "U" are affixed to the ground and installed per the requirements of WU Code. These provisions are addressed in Stipulations 4 and 5.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.

INTERDEPARTMENTAL COMMENTS

13. The City of Phoenix Street Transportation Department has indicated that the developer shall update and construct all streets adjacent to the development with paving, curb, gutter, curb ramps and other incidentals and all improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation 6.
14. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however there is a potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
16. Fire prevention does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

17. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation 7.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the surrounding entitlements and approved policy plans.
2. This infill proposal provides a new housing option to contribute to the mix of housing types in the area.
3. The proposed increased scale and intensity is supported in proximity to the light rail corridor.

Stipulations

1. Conceptual site plan and elevations, for all future phases of development after the proposed 72-unit Multifamily development, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 - A. A minimum landscape setback of 12 feet shall be required along the

west property line to allow trees to be placed between the buildings and sidewalk along the 19th Avenue frontage, as approved by the Planning and Development Department.

2. The developer shall work with the Planning and Development Department to determine a frontage type appropriate for the 19th Avenue street frontage which will also provide the shade required by the Walkable Urban Code.
3. The developer shall (re)construct sidewalk and landscape improvements to comply with Section 1312.E. of the Zoning Ordinance, as approved by the Planning and Development Department.
4. The required minimum bicycle parking spaces shall be secured and provided on site, as approved by the Planning and Development Department.
5. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the ground floor lobby, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. 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.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Joél Carrasco
January 12, 2018

Team Leader

Joshua Bednarek

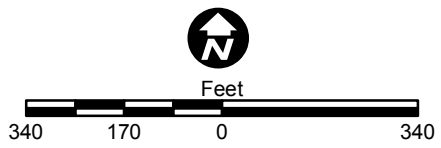
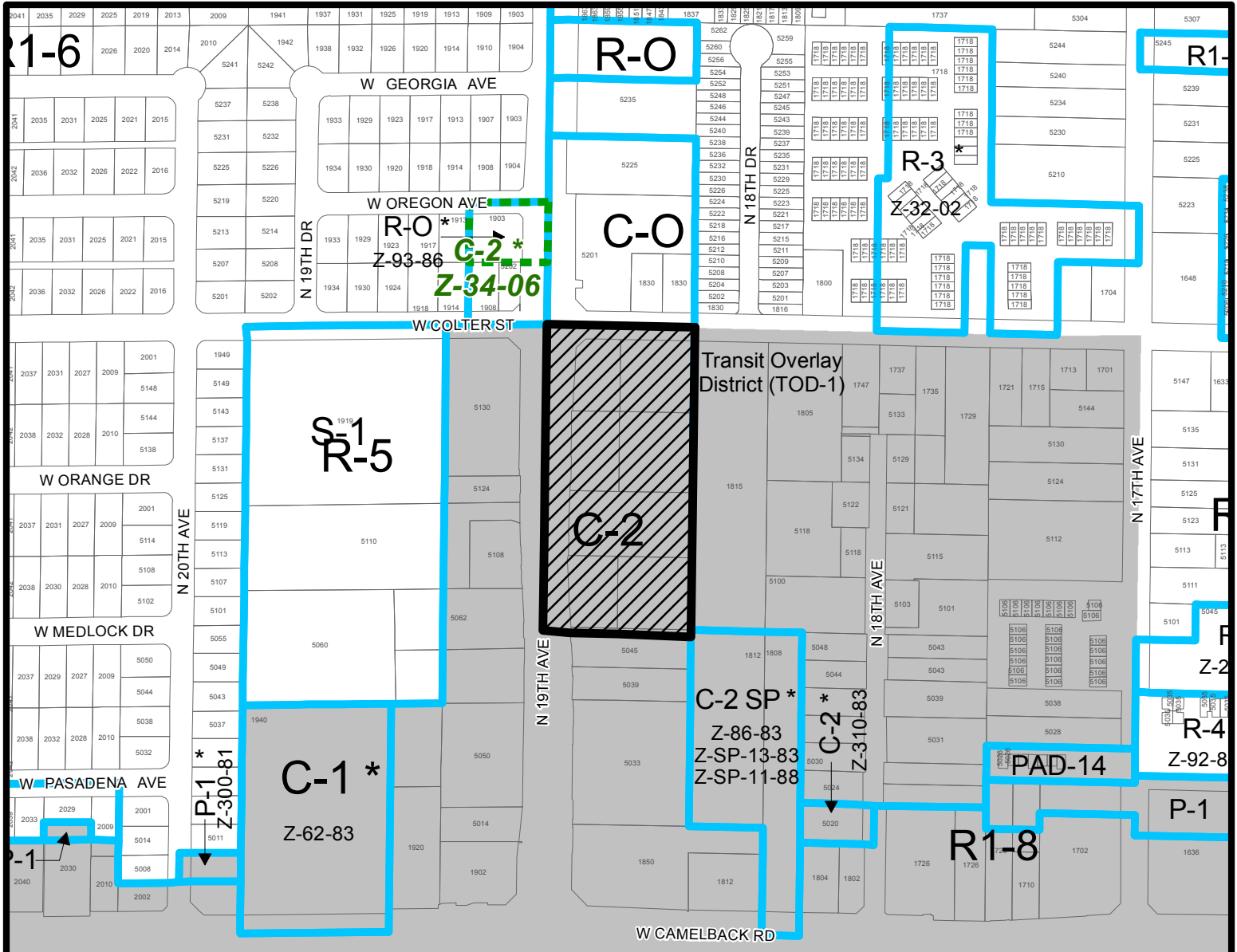
Attachments

Sketch Map

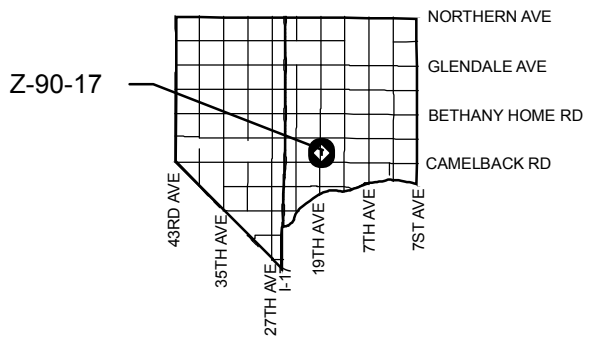
Aerial

Site Plan date stamped December 22, 2018

Elevations date stamped December 22, 2018

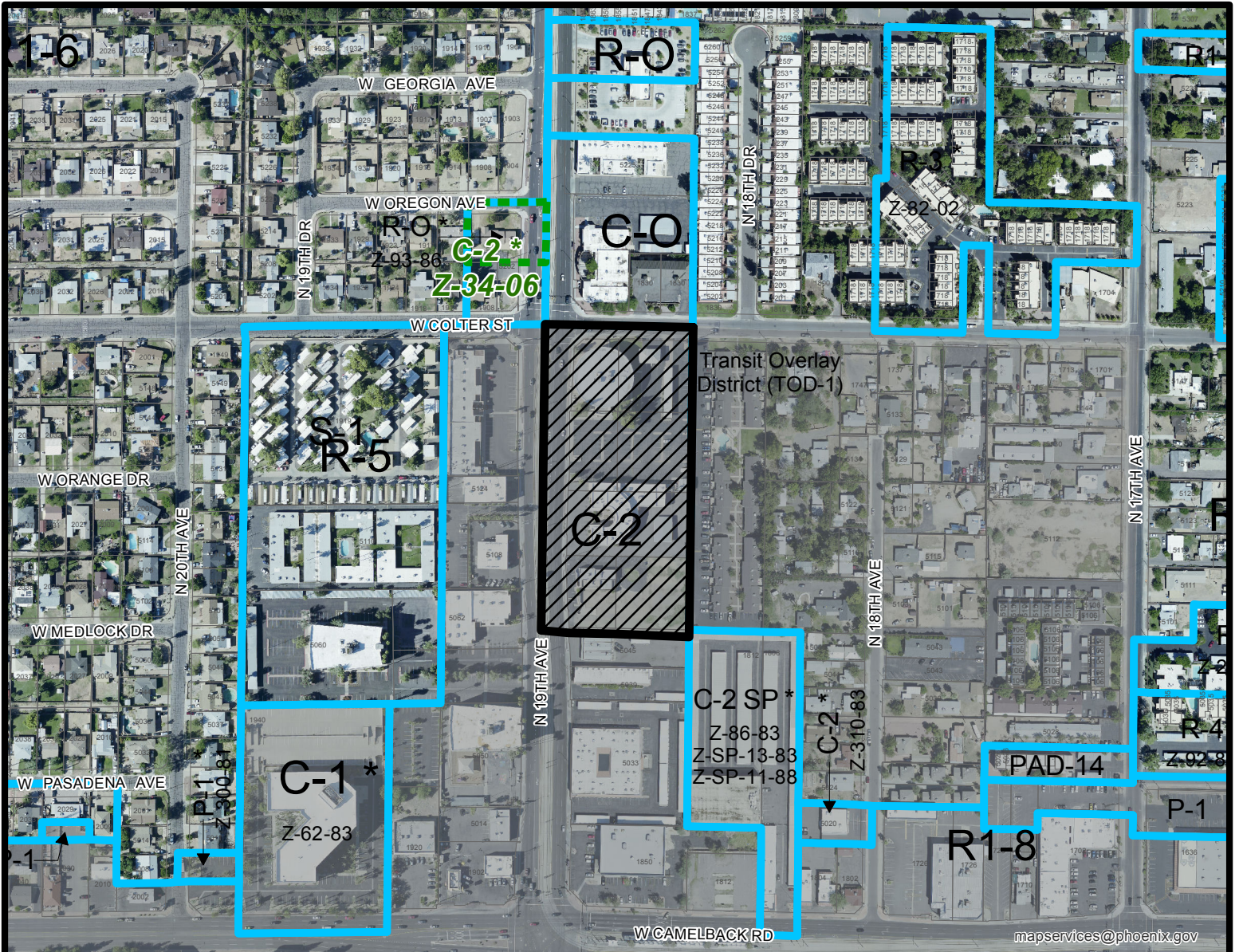


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4

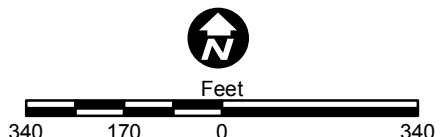


APPLICANT'S NAME: Doug McCord, Architectural Resource Team		REQUESTED CHANGE: FROM: C-2 TOD-1 (4.97 a.c.) TO: WU T5:5 SL (4.97 a.c.)	
APPLICATION NO. Z-90-17	DATE: 12/29/2017 REVISION DATES: 1/5/2018		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.97 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-25	ZONING MAP H-7	
MULTIPLES PERMITTED C-2 TOD-1 WU T5:5 SL	CONVENTIONAL OPTION 72 No Maximum	* UNITS P.R.D. OPTION 86 N/A	

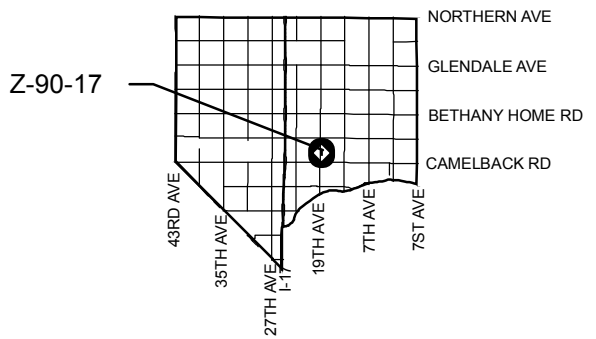
* Maximum Units Allowed with P.R.D. Bonus



mapservices@phoenix.gov

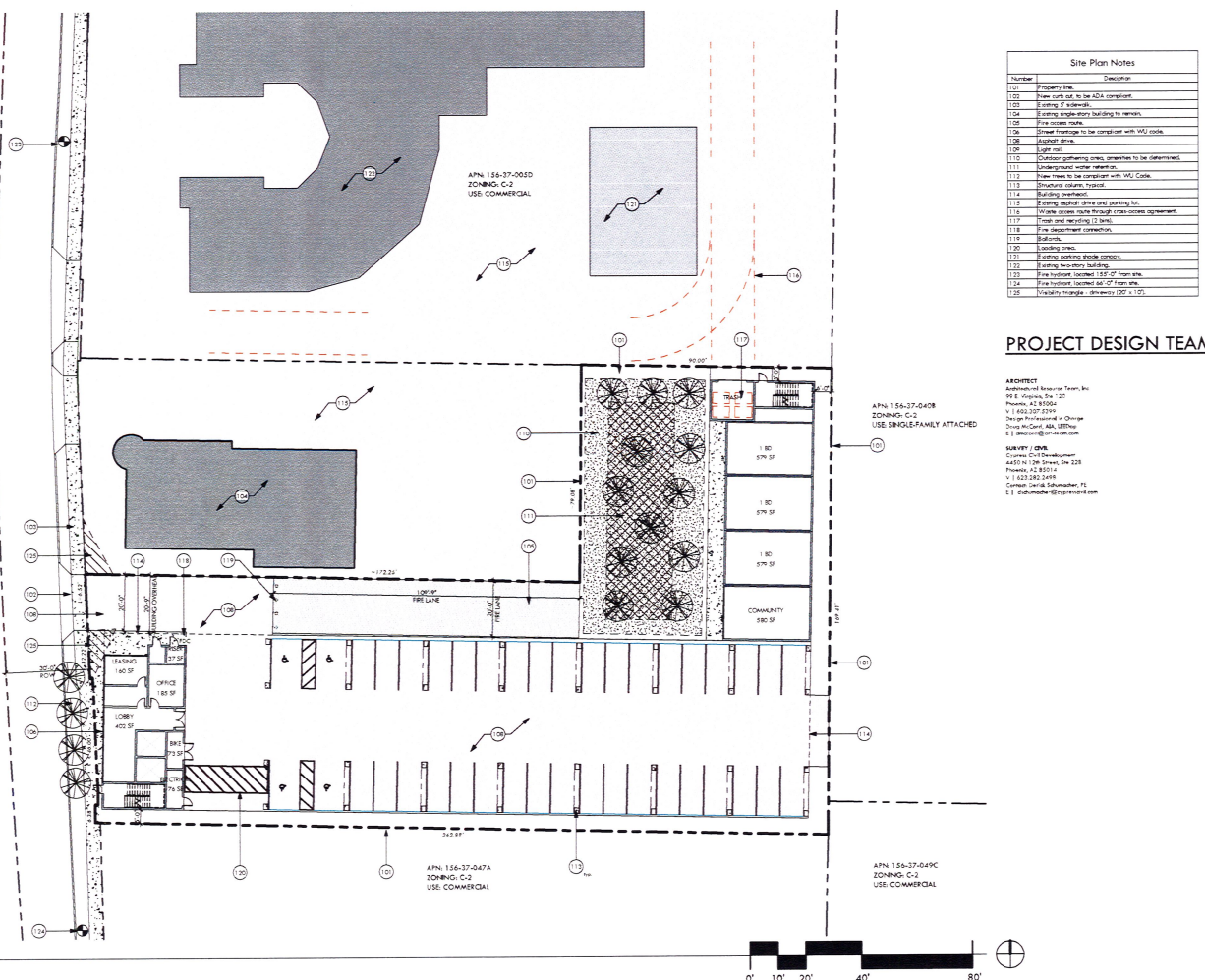


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4



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MULTIPLES PERMITTED C-2 TOD-1 WU T5:5 SL	CONVENTIONAL OPTION 72 No Maximum	* UNITS P.R.D. OPTION 86 N/A	
* Maximum Units Allowed with P.R.D. Bonus			

N. 19TH AVENUE



Site Plan Notes

Number	Description
1	Property line.
2	These units are to be ADA compliant.
3	Existing 2' sidewalk.
4	Existing single story building to remain.
5	Fire access route.
6	Street frontage to be consistent with WU code.
7	Asphalt drive.
8	Asphalt lot.
9	Outdoor gathering area, graphics to be determined.
10	Landscaping water features.
11	New trees to be consistent with WU Code.
12	Structural column location.
13	Building footprint.
14	Existing through drive and parking lot.
15	Walk access route through existing easement.
16	Site plan.
17	Trash and recycling (2 bins).
18	Fire department connection.
19	Bottoms.
20	Loading dock.
21	Existing parking shade canopy.
22	Existing basement building.
23	Fire hydrant located 150' from site.
24	Fire hydrant located 100' from site.
25	Utility, drainage, stormwater (20' x 20').

PROJECT DESIGN TEAM

ARCHITECT
 Architectural Resource Team, Inc.
 919 E. Virginia, Ste. 120
 Phoenix, AZ 85004
 P | 602.307.5399
 V | 602.307.5399
 E | info@art-team.com

SUBVY / CIVIL
 Doug McCord, AIA, USGBC
 4455 N. 136 Street, Ste. 228
 Phoenix, AZ 85018
 P | 602.342.2418
 C | doug@mc-cord.com

PROJECT INFORMATION

PROJECT: Manzanita Village
 5103 N. 19th Avenue
 Phoenix, AZ 85015

OWNER REPRESENTATIVE: Catholic Charities Community Services of Arizona
 4747 North 7th Avenue
 Phoenix, AZ 85012
 V | 602.460.4807
 Contact: J Steve Capobianco
 E | JSteve@ccaz.org

APPLICANT: Architectural Resource Team, Inc.
 919 E. Virginia, Ste. 120
 Phoenix, AZ 85004
 V | 602.307.5399
 Contact:裴erson Doug McCord
 E | doug@art-team.com

PROJECT DESCRIPTION: Manzanita Village is a four-story wood-framed multi-family residential development located at 5103 N. 19th Ave. The 72-unit development will be located in the Salina neighborhood. The work is in support of an LTRC application developed to be submitted in 2018. Ground level will include parking, a lobby, and 3 ground floor units. The upper levels will include support spaces such as laundry, community room, etc.

GENERAL ZONING ANALYSIS

LEGAL DESCRIPTION: 156-37-006 THE SOUTH ONE-QUARTER OF LOTS 1 AND 2, AND THE NORTH ONE-QUARTER OF LOTS 9 AND 10, BLOCK 3, NILE TRACT, ACCORDING TO BOOK 14 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA

156-37-048A THE SOUTH ONE-QUARTER OF LOTS 1 AND 2, AND THE NORTH ONE-QUARTER OF LOTS 9 AND 10, BLOCK, NILE TRACT, ACCORDING TO BOOK 14 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA

156-37-002A THE SOUTH ONE-QUARTER OF LOTS 1 AND 2, AND THE NORTH ONE-QUARTER OF LOTS 9 AND 10, BLOCK, NILE TRACT, ACCORDING TO BOOK 14 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA

ZONING: EXISTING ZONING: C-2
 PROPOSED ZONING: WU 15.3 SOLAND-TOD

PARCEL NUMBER: APN 156-37-006
 APN 156-37-048A
 APN 156-37-002A

PROPOSED USE: DWELLING - MULTIFAMILY (for veterans and low-income families - UTHC)

LOT SALE PROPOSED: NO

SITE AREA: NET: 30,974 SF (71 acre)
 GROSS: 33,370 SF (77 acre)

BUILDING FOOTPRINT: 19,869 SF

LOT COVERAGE: ALLOWED: 80%
 PROPOSED: 59%

BUILDING FRONTAGE: PRIMARY REQUIRED: 750' MIN
 PRIMARY PROPOSED: 85' ±

BUILDING HEIGHT: ALLOWED: 64'-0"
 PROPOSED: 56'-0" 1.5-Storeys

DWELLING UNIT DENSITY: 93.5 DU/AC

AMENITY OPEN SPACE: 11%

SETBACKS: FRONT REQ'D: 12' MAX PROPOSED: 0'
 SIDE REQ'D: 0' MIN PROPOSED: 5'
 BACK REQ'D: 0' MIN PROPOSED: 5'

PARKING: EQUATED: Affordable Housing: 5 per unit
 72 units x .5 per unit = 36 stalls
 Office Space: 3 per 375 SF
 445 SF / 375 SF = 1.18 = 2 stalls
 Total: 36 + 2 = 38 (including 2 ADA)
 PROVIDED: 40 stalls (incl. 4 ADA)



99 e. virginia ave, ste 120
 phoenix, az 85004
 602-307-5399 | v

Catholic Charities Community
 Services
 Manzanita Village
 5103 N. 19th Ave
 Phoenix, AZ 85015

Schematic Design

Revision Schedule

No.	Date	Description
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17036	APPROVED
12.13.17	DATE
CS	DATE
DMC	DATE



Conceptual Site Plan - PAPP

A0.42

01 - Conceptual Site Plan
 1" = 20'-0"

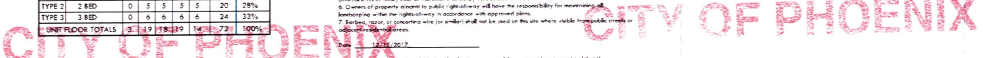
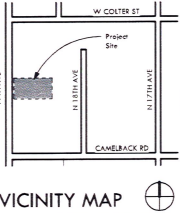
02 - Typical Resident Level
 1" = 40'-0"

PROPOSED UNIT MIX

UNIT TYPE	# BED/ BATH	1st	2nd	3rd	4th	5th	TOTAL	% OF UNITS
TYPE 1	1 BED	3	8	7	8	3	28	39%
TYPE 2	2 BED	0	1	1	1	1	4	5%
TYPE 3	3 BED	0	5	5	5	5	24	33%
UNIT FLOOR TOTALS		3	14	13	14	9	72	100%

SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
 - All new or rehabilitated structures will be allowed under the zoning.
 - Structure use landscaping and/or signage according to the zoning code and 20' along the property line or on the side of the structure, signage will be restricted to a maximum height of 3'.
 - All signage requires appropriate signage permit. No sign on the roof unless permitted.
 - Any signage will be placed so as to avoid light entry from the adjacent residential district and will not exceed one foot in height on the property line. No sign on the exterior wall of the building.
 - General level of noise, vibration or other disturbance caused by this use shall not exceed the level of noise, vibration or other disturbance caused by the use of the adjacent residential district.
 - Owner of property covered by public application will have the responsibility for maintaining and landscaping in the right-of-way in accordance with applicable codes.
 - Existing utility or easements are to remain and shall not be used on this site, unless otherwise indicated on the site plan.
- I, Doug McCord, certify that I am the author of this plan for the purpose of future amendments provided that I modifications are made. The architect who makes such changes assumes full responsibility and liability for the plan.
- DMC*
 Signature of Doug McCord
 Licensed Professional Architect - Doug McCord



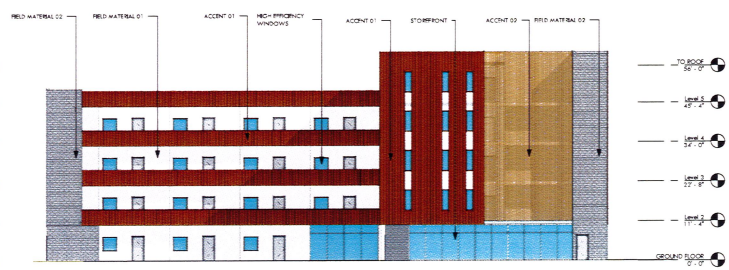
DEC 2 2 2017

Planning & Development
 Department

Planning & Development
 Department



2 South
1/16" = 1'-0"



1 East
1/16" = 1'-0"



4 North
1/16" = 1'-0"



3 West
1/16" = 1'-0"

ART
ARCHITECTURAL
RESOURCE
TEAM

99 e. virginia ave, ste 120
phoenix, az 85004
602-307-5399 | v
www.art-team.com

Catholic Charities Community
Services
Manzanita Village
5103 N. 19th Ave
Phoenix, AZ 85015

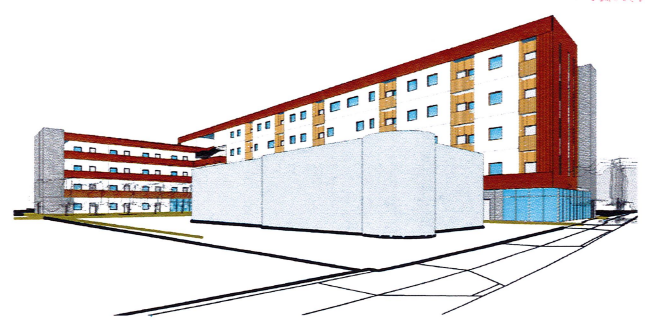
Schematic Design

Revision Schedule		
No.	Date	Description

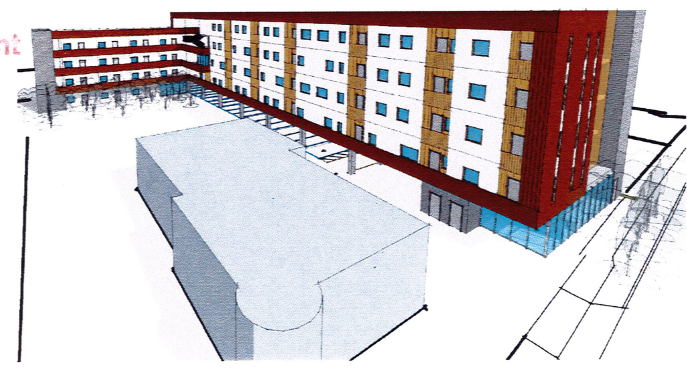
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DEC 22 2017

Planning & Development
Department



5 Manzanita - Ground Floor



6 Manzanita - Birds Eye

17036
12.13.17
CS
DNE

THE SEALING AND SIGNATURE OF THE ARCHITECT IS THE AUTHORITY FOR ALL PROJECTS. THE SEALING AND SIGNATURE OF THE ARCHITECT IS REQUIRED FOR ALL PROJECTS. THE SEALING AND SIGNATURE OF THE ARCHITECT IS REQUIRED FOR ALL PROJECTS.

Conceptual
Elevations

A0.44