

Staff Summary Report



Development Review Commission Date: 05/08/12

Agenda Item Number: 6


SUBJECT: Hold a public meeting for a Development Plan Review for BILL LUKE FIAT, located at 7833 S. Autoplex Loop.

DOCUMENT NAME: DRCr_BillLukeFiat_050812 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for BILL LUKE FIAT (PL120056) (Don Luke, property owner; Jim Hankins, Jim Hankins & Assoc., applicant) consisting of a new 4,757 s.f. sales office building adjacent to an existing 20,547 s.f. building on 5 net acres, located at 7833 S. Autoplex Loop in the GID General Industrial District in the Southwest Overlay. The request includes the following:

DPR12048 – Development Plan Review including revised site plan, new building elevations, and revised landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989) 

LEGAL REVIEW BY: N/A

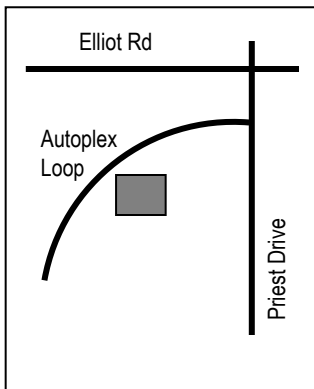
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:

Gross/Net site area	5 acres
Total Building area	25,304 s.f.
Lot Coverage	12.8 % (50% maximum allowed)
Building Height	28 ft (55 ft maximum allowed)
Building Setbacks	110 ft front, 46 ft side, 110 ft rear (25, 0, 0 min.)
Landscape area	11.1% (10% minimum required)
Vehicle Parking	372 spaces (134 min. required, 23 max allowed)



A neighborhood meeting is not required.

The applicant is requesting approval of a Development Plan Review for a new commercial sales office for Fiat vehicles, within the Autoplex in south Tempe. The building would be built within the existing parking lot of another dealer on site, sharing parking, services and restroom facilities.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Site plan
5. Building Elevations, Section, Floor Plan
6. Landscape
7. Color Elevations
8. Color Rendering of Corporate Concept Design (not site specific)

COMMENTS:

This site is located on the south side of Autoplex Loop, south of Elliot Road, east of Interstate 10, west of Priest Drive and north of Warner Road and is located within the Southwest Overlay District. The existing use on the site is an automotive sales and service center. This request is for a Development Plan Review for a new 4,757 sf automotive sales office building in front of the existing building, within the existing parking area on 5 net acres. The applicant is requesting the Development Review Commission take action on the requested new building, no further planning entitlements are required.

PUBLIC INPUT

A neighborhood meeting was not required for this request and no public input has been received.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The new 4757 square foot building is oriented at an angle to face the street and not block the view of the existing dealership. The building would be closer to the street than the existing building, but set back approximately 110 feet, allowing auto displays to remain at the street front. The site would lose approximately 24 parking spaces with this change, and gain some additional landscaping as a result of required landscape islands on either side of the building. The site is heavily landscaped with mature trees. The new building is a combination of grey cement board, scored and painted grey stucco, red metal panels and aluminum storefront with glazing. The design is part of a Fiat image dictated by corporate in Italy and overseen and implemented by the American division of Chrysler, requiring several corporate reviews prior to this request.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; the new building is oriented to the street and provides variety by being angled in juxtaposition to the existing building.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the existing condition was black pavement, the new condition provides a lighter surface material with shade trees on several sides. The glass windows are slightly tinted, Low "E", 1" thick double insulated glass with a thermal break in the aluminum frames. There is a 17' overhang along the north wall of glass, at the service drive, which shades that end.
3. Materials are quality, providing detail appropriate with their location and function while complementing the surroundings; the materials are compatible to the existing building and surrounding Autoplex aesthetic.
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building is 21% of the size of the existing structure, and is single story; it provides variation to the site and breaks up the large parking area visible from the street.
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building is relatively small scale and is broken up with large red sections and windows, each elevation being slightly different.
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; , The building has smooth cement board in dark grey, lighter colored scored stucco, glass, aluminum and the red metal panels. Pop-outs on the east elevation provide additional building relief. The western side does not have room for trees or an awning due to the fire lane.
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; a pedestrian path is being added to connect to the street front.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation; the building was designed within an existing row of parking, to minimize disruption to the circulation of vehicles on site.
9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*; providing staff closer to the street and with views of the parking lot will provide more surveillance of the center during business hours. The new building will meet lighting and design requirements for CPTED. The driveway is gated to be closed when the business is closed to prevent vehicular access to the site.
10. *Landscape* accents and provides delineation from *parking, buildings, driveways and pathways*; landscape has been added to the new ends of parking stalls adjacent to the building.
11. Lighting will be compatible with the proposed *building* and adjoining *building* and uses, and will not create negative effects.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the intent of the General Plan elements.
2. The project meets the development standards required by the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

Site Plan

1. HVAC and SES located on the east side of building are to be screened by a CMU wall on the south side (facing street) and secured with wrought iron fence on the north and east sides (facing parking), with landscape outside of the fenced area. Other building equipment not identified on plans must be fully screened on ground or roof.
2. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

Building Elevations

3. The materials and colors are approved as presented:
 Cement Board – American Fiber Cement Corp. Dark Grey E20: 2' x 8' panels 5/16" thick
 Metal Panel – powder coated Bbr Red 4mm thick
 Aluminum storefront system
 Painted Scored Stucco – Sherwin Williams SW6002 LRV 49%
 Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
4. No roof access required, if plans are modified to require, provide internal ladder access, fully screened at parapet.
5. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
6. If mechanical system requires air intake vents, locate these on the east side of the façade over the HVAC units with an architectural application appropriate to the façade.

7. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
8. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

9. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
10. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

11. The plant palette is approved as proposed and specified on the landscape plan. Evergreen Elm may be substituted for Acacia at the new building location; 15 gallon trees are acceptable as long as 1 ½" caliper trees are provided as required at the end of parking rows (two south of the building and one east of building). Any additions or modifications may be submitted for review during building plan check process.
12. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction. Repair existing irrigation system where damaged by work of this project.
13. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
14. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
15. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away.

Signage

16. Provide address signs on the long west and east elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Reviews dated March 7, 2012. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **SECURITY REQUIREMENTS :**
 - Design building entrance to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- **FIRE:** Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any new or existing easements, or property restrictions, utilities, to ensure no conflict exists with the site layout or foundation design.
 - Maintain existing onsite drainage. 100 year onsite retention required for this property.
- **REFUSE:** Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- **DRIVEWAYS:** No changes proposed.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide

clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

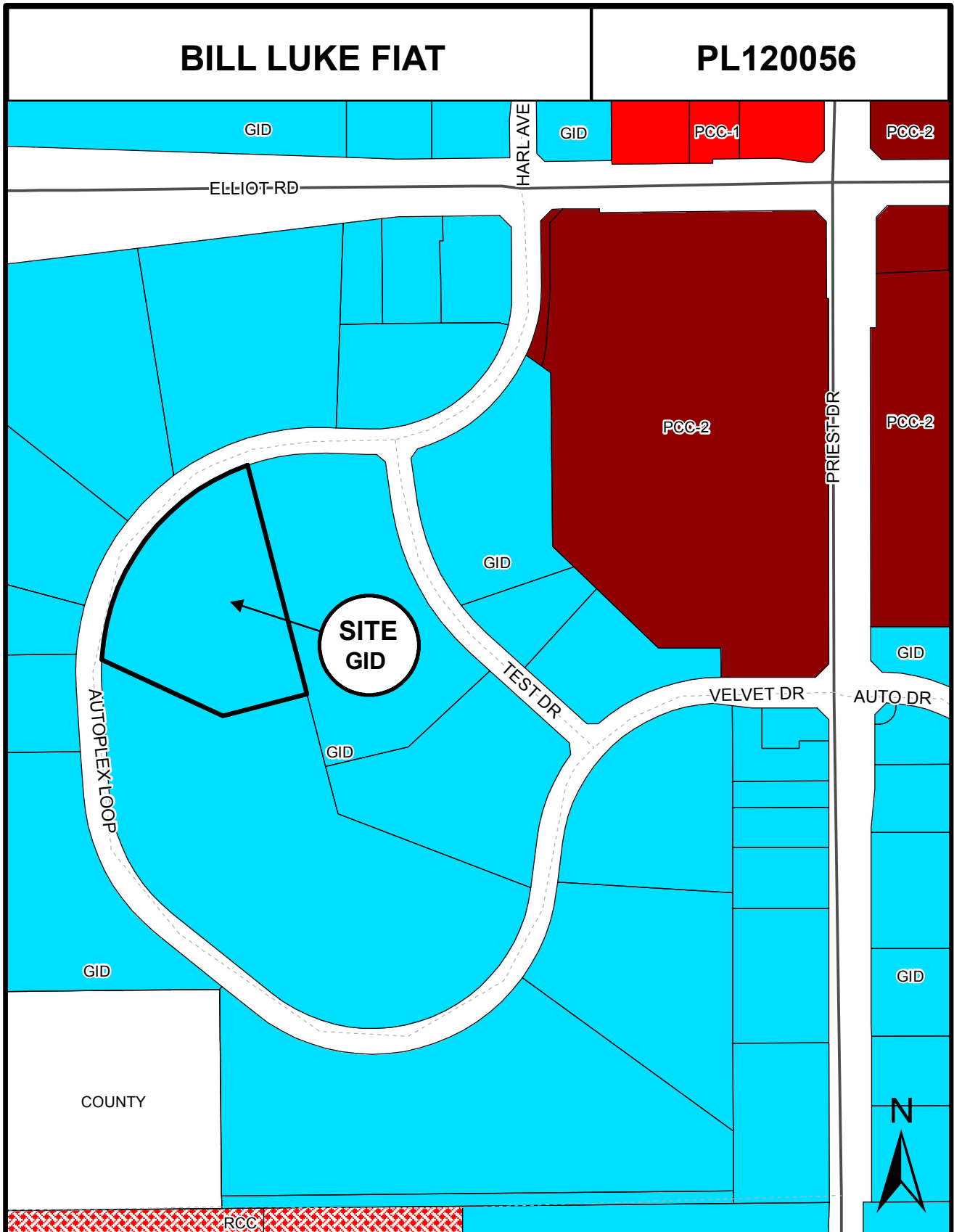
- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

May 6, 1991	City Council approved a Site Plan of Development for Saturn of Tempe for a 24,690 s.f. building at 7799 S. Autoplex Loop, the existing building on site.
May 15, 1991	Design Review Board approved building elevations and landscape for Saturn of Tempe.
August 29, 1991	Board of Adjustment approved a variance for light pole heights from 16 feet to 22 feet for this site.
February 7, 2008	Community Development Department Planning Division staff approved exterior modifications for Saturn of Tempe.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



BILL LUKE FIAT (PL120056)

James R. Hankins, Jr.,
Architect
2035 East Tonopah Drive
Phoenix, AZ 85024
Ph./Fax 602-997-6336
Cell 602-369-7473
hankinsarchitect@cox.net

April 19, 2012

TO: City of Tempe

RE: **Justification Letter/Letter of Intent** - New Showroom Building for Fiat, at 7833 South Autoplex Loop, Tempe

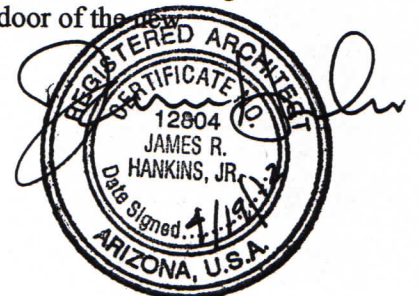
There are existing buildings for Sales and Service for Suzuki at this site. The address for that portion of the facility is 7799 South Autoplex Loop. It was built in about 1990. The new owner plans to add Fiat as a sales line to this site, by way of a new Showroom Building.

The new Showroom Building lines up with, and faces, the second, or south west existing drive onto the site, but back from the street as much as possible. This places the new building so that it is an obvious destination for Fiat customers, as they come in this drive. It is near the existing Suzuki buildings so that it will be easy to walk from one building to the other. It will facilitate visual communication between buildings, also. It is set back from the road to allow a volume of cars for sale to be parked in front of the building, as auto dealers seem to prefer this juxtaposition.

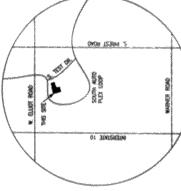
The new Fiat Building faces - roughly - west. The existing Suzuki building faces north/north west, and is partially a two story building, and has entrances on all sides. It is set back from the street, with parking in front. It is approximately 25' tall. It is light, in color. It has shade structures on the north side and the west side, and a Service Drive on the east side.

The new Fiat Building is about 4,757 square feet and approximately 19' feet tall. There is a roofed and shaded, open-aired Service Drive structure on the north side. The building bears the appearance that reflects Fiat's identification and corporate colors that a typical Fiat showroom building has, as prescribed by Fiat, and as can be observed around the valley currently. It has the red "towers" in each front corner that Fiat specifies to us, too, for product recognition. The "body" of the building is glass storefront with light gray cementations, rain screen wall panels above. It has glass storefront, with solid wall above, and entrances on 3 sides and a light gray stucco back wall. These all fit into the "Fiat" motif.

There are no restrooms in this building, as it is approximately 100' to the existing Suzuki building. Service for the cars will be in the existing Suzuki Service Buildings, behind (to the south of) the Suzuki building. There was a building planned for this (Fiat) location, by Saturn, when they originally built the Suzuki building, but was never built. This facilitates the grading and drainage and landscaping for the new Fiat Building, as the existing slope drains water around the building. There are planters immediately adjacent to the building, also. The amount of landscaping in the original project was over the required amount, and we will now have even more. We are adding an accessible route to the street and an accessible parking space near the front door of the new building.



NOTE: 1) These drawings are prepared by computer. 2) All dimensions are in feet and inches. 3) All dimensions are to the center of lines unless otherwise noted. 4) All dimensions are to the center of lines unless otherwise noted.



VICINITY MAP

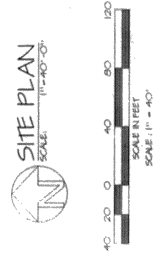
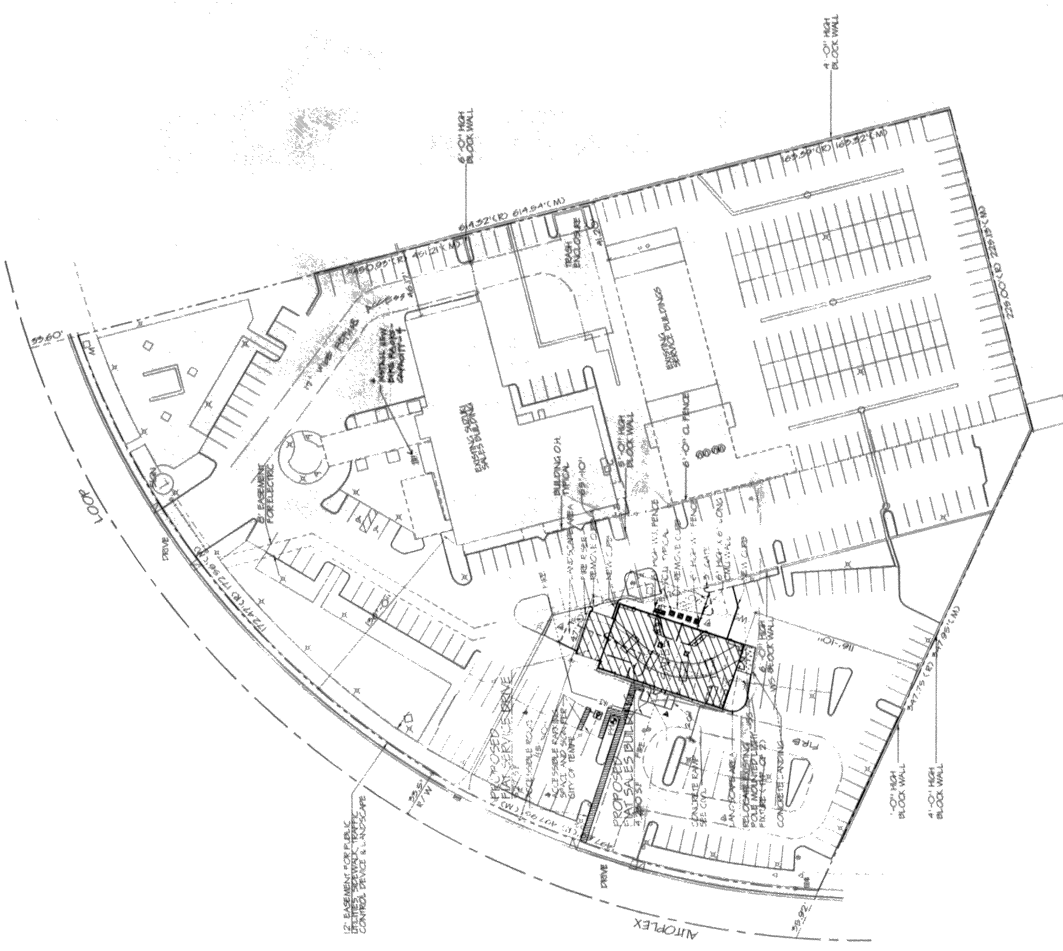
PROJECT SUMMARY

Address: 7792 So. Autoplex Loop - South 7833 So. Autoplex Loop - Flat, Tempe, AZ 85284
Zoning: 1-4-GP
Lot Area: 217,000 sq. ft. (5.0 acres +/-)
New Building Occupancy: B
New Building Document Code: 4721
New Building Occupancy: B
New Building Document Code: 4721
New Building Occupancy: B
New Building Document Code: 4721

City of Tempe
2008 IRC
2008 IBC
2008 EBC
2008 FBC
2008 SBC
2008 TBC
2008 UBC
2008 VBC
2008 WBC
2008 XBC
2008 YBC
2008 ZBC
2008 ABC
2008 DEF
2008 GHI
2008 JKL
2008 MNO
2008 PQR
2008 STU
2008 VWX
2008 YZ

Contractor:
2200 West Pecos Ave. Ste. C123
602-992-0777
602-992-1972
602-992-1973
602-992-1974
602-992-1975
602-992-1976
602-992-1977
602-992-1978
602-992-1979
602-992-1980

Architect:
2035 East Tonopah Drive
Phoenix, AZ 85024
(602) 369-7473
www.jrhankins.com



SITE PLAN SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION
A certain portion of the land described in the original plat for the Flat Sales Building, located at the intersection of South Autoplex Loop and East Tonopah Drive, in the City of Tempe, Arizona, as shown on the attached plat.

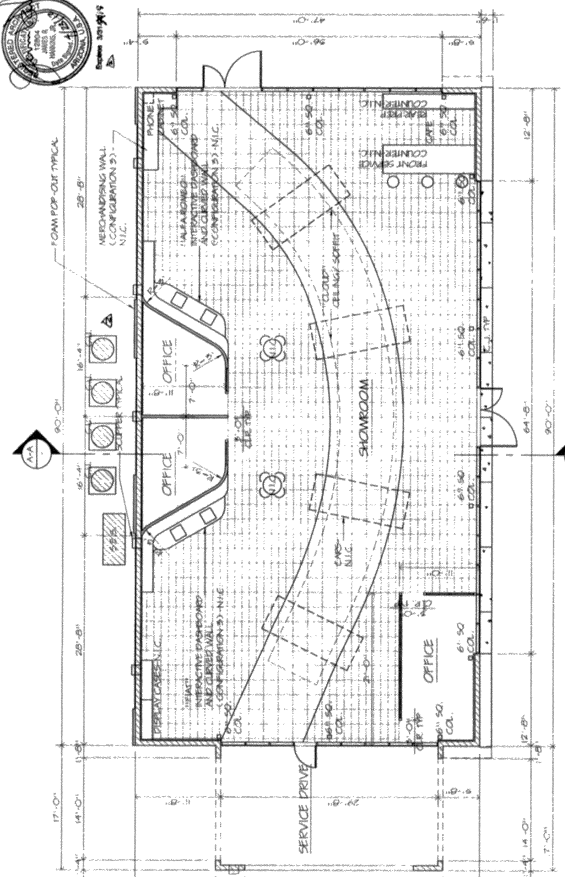
JAMES R. HANKINS, ARCHITECT
 2035 EAST TONOPAH DRIVE
 PHOENIX, ARIZONA 85024
 (602) 369-7473

FLAT SHOWROOM BUILDING
 BILL LUKE FAT
 7833 SOUTH AUDUBON LOOP
 TEMPE, ARIZONA 85284

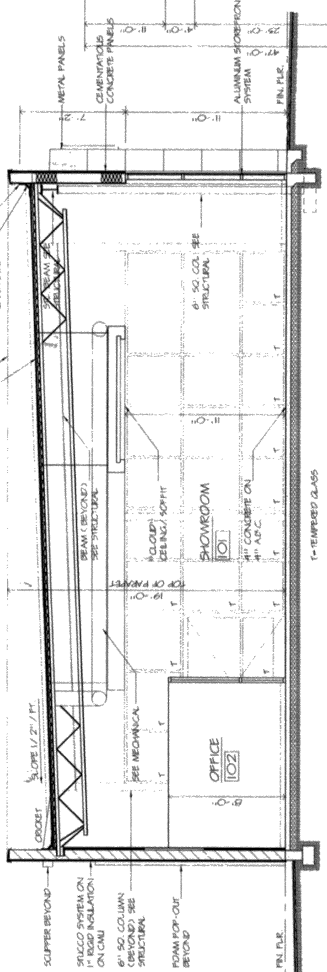
SECTION
 EXTERIOR ELEVATIONS
 FLOOR PLAN
 JOB NO.
 REVISIONS

SHEET
A-2
 PLOT DATE 04-23-12

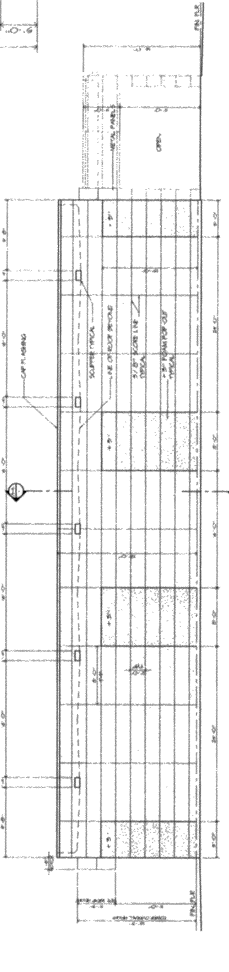
NOTE:
 1. All work shall conform to the applicable building codes.
 2. All work shall conform to the applicable building codes.
 3. All work shall conform to the applicable building codes.



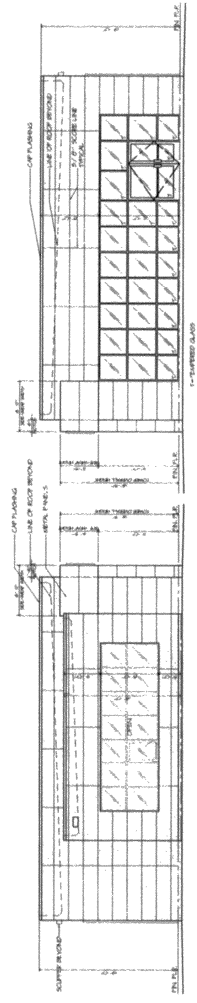
FLOOR PLAN
 SCALE: 1/8"=1'-0"



SECTION "A-A"
 SCALE: 1/4"=1'-0"

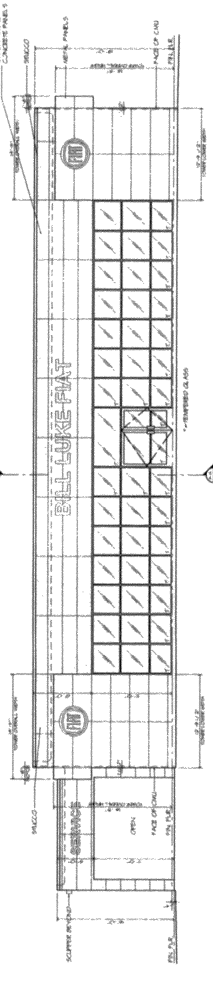


EAST ELEVATION
 SCALE: 1/8"=1'-0"



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

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



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



CALL TWO CONSULTANTS
BEFORE ORDERING
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



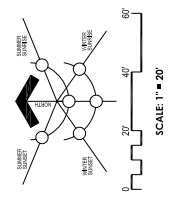
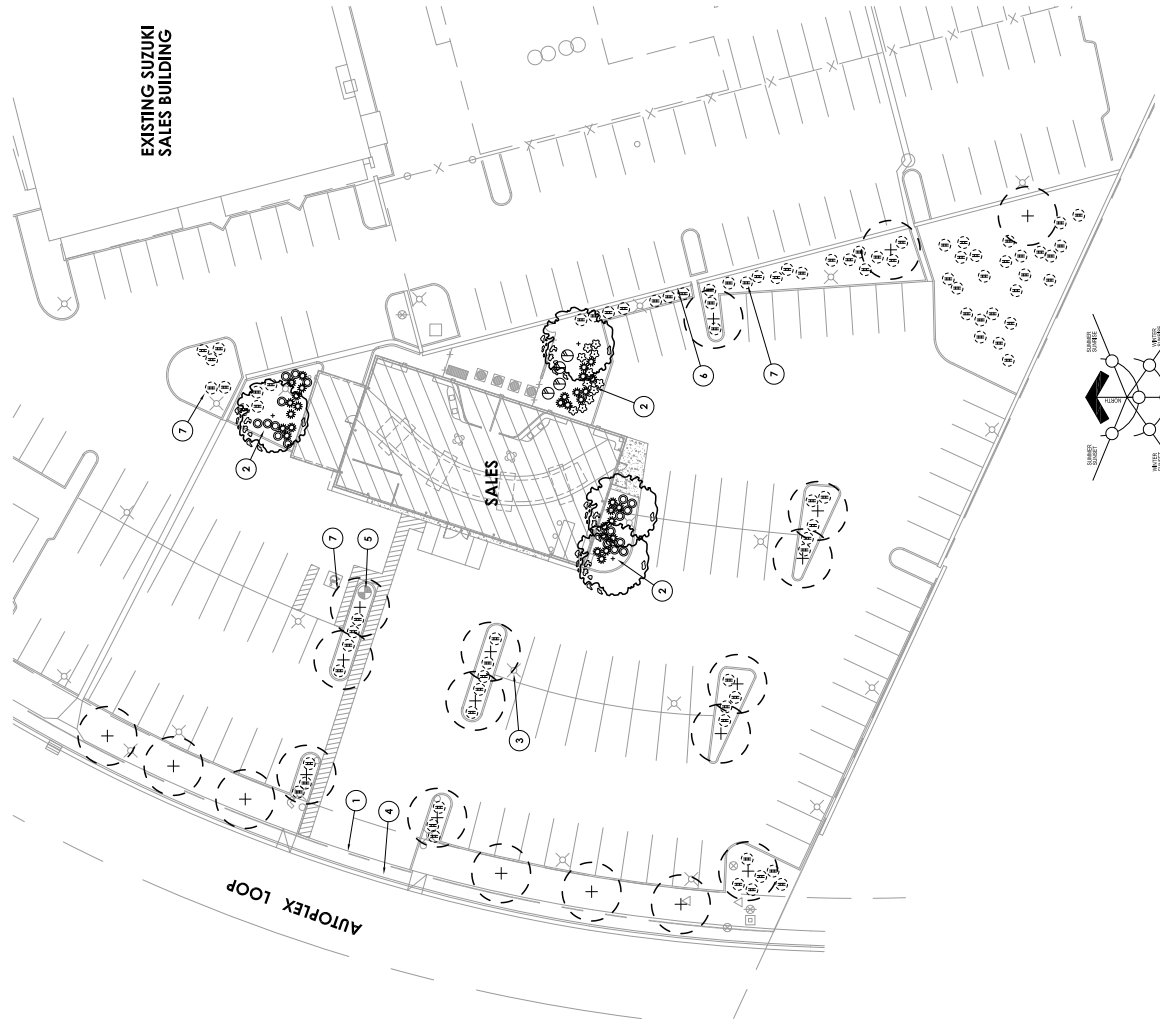
VICINITY MAP
NOT TO SCALE

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
(+)	EXISTING TREE	VARIES	VARIES
(*)	ULMUS PARVIFLORA	EYERGREEN ELM	15 GAL
SHRUBS			
(*)	EXISTING SHRUB	VARIES	VARIES
(*)	LEUCOPHYLLUM CANDIDUM	THUNDERCLOUD SAGE	5 GAL
ACCENTS			
(*)	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
GROUNDCOVER			
(*)	CONVOLVULUS CAERULEUM	BUSH MORNING GLORY	1 GAL
(*)	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL
INERT GROUNDCOVER			
(2)	DECOMPOSED GRANITE	MATCH EXISTING	

PLANTING KEY NOTES

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL NEW PLANTING AREAS-
MATCH EXISTING. ADD SAME SIZE AND COLOR TO
ACHIEVE 2" DEPTH.
- 3 EXISTING LIGHT POLE
- 4 EXISTING SIDEWALK
- 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6 EXISTING 6" CMU WALL
- 7 EXISTING LANDSCAPE TO REMAIN WHERE POSSIBLE



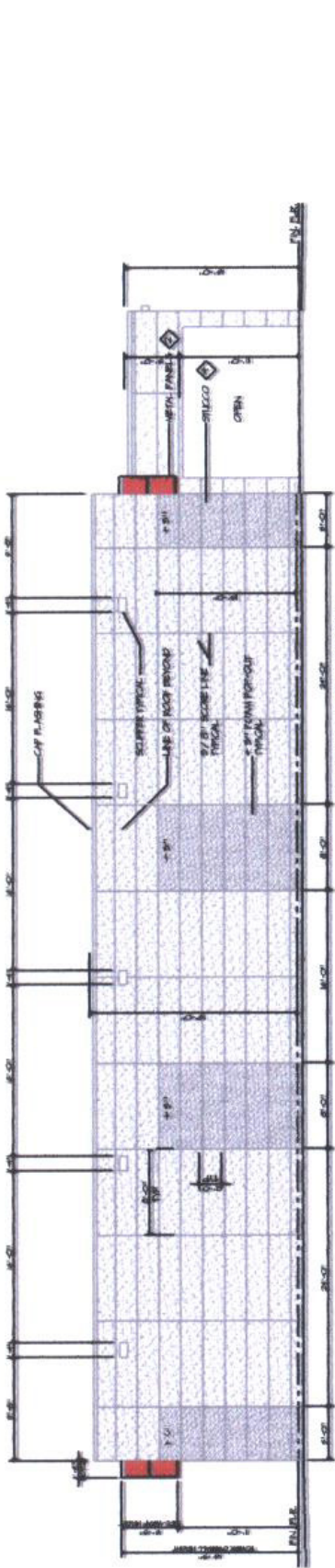
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NOT TO SCALE

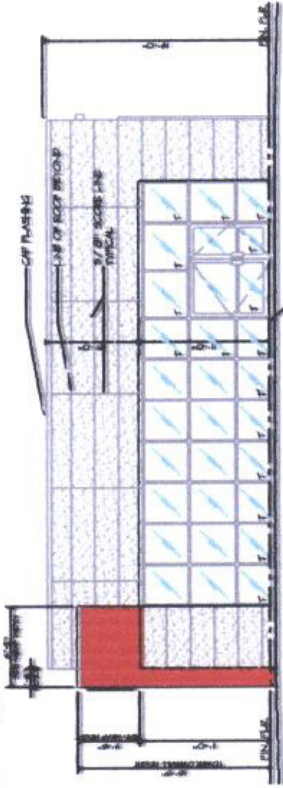
FLAT PERMANENT
 SALES BUILDING
 BILL LUKE FLAT
 7833 SOUTH AUTOLEX LDRP
 TEMPE, ARIZONA 85284

JOB NO.
 REVISIONS

SHEET
 ELEV



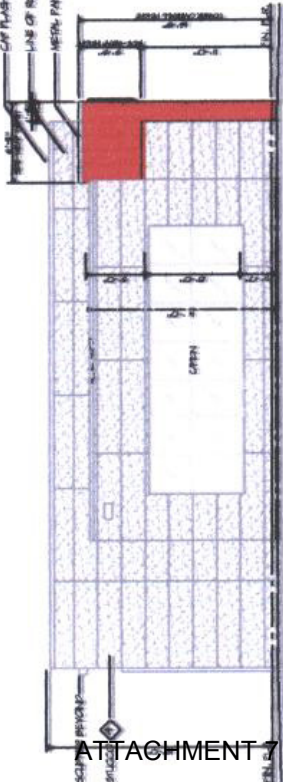
EAST ELEVATION
 3/7/10 (10)



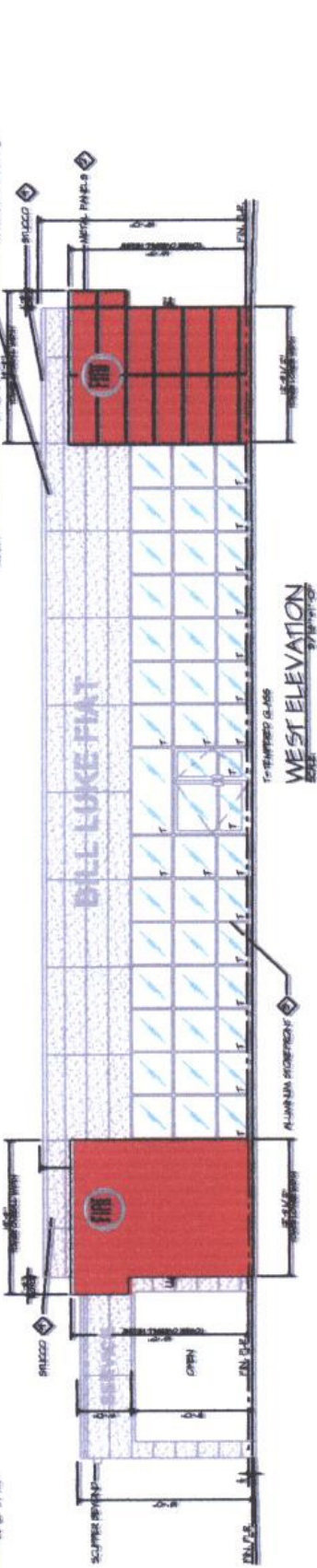
SOUTH ELEVATION
 3/7/10 (10)

COLOR SCHEDULE

1	SCAFFOLD	UNPAINTED STEEL
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29	SCAFFOLD	UNPAINTED STEEL
30	SCAFFOLD	UNPAINTED STEEL
31	SCAFFOLD	UNPAINTED STEEL
32	SCAFFOLD	UNPAINTED STEEL
33	SCAFFOLD	UNPAINTED STEEL
34	SCAFFOLD	UNPAINTED STEEL
35	SCAFFOLD	UNPAINTED STEEL
36	SCAFFOLD	UNPAINTED STEEL
37	SCAFFOLD	UNPAINTED STEEL
38	SCAFFOLD	UNPAINTED STEEL
39	SCAFFOLD	UNPAINTED STEEL
40	SCAFFOLD	UNPAINTED STEEL
41	SCAFFOLD	UNPAINTED STEEL
42	SCAFFOLD	UNPAINTED STEEL
43	SCAFFOLD	UNPAINTED STEEL
44	SCAFFOLD	UNPAINTED STEEL
45	SCAFFOLD	UNPAINTED STEEL
46	SCAFFOLD	UNPAINTED STEEL
47	SCAFFOLD	UNPAINTED STEEL
48	SCAFFOLD	UNPAINTED STEEL
49	SCAFFOLD	UNPAINTED STEEL
50	SCAFFOLD	UNPAINTED STEEL
51	SCAFFOLD	UNPAINTED STEEL
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53	SCAFFOLD	UNPAINTED STEEL
54	SCAFFOLD	UNPAINTED STEEL
55	SCAFFOLD	UNPAINTED STEEL
56	SCAFFOLD	UNPAINTED STEEL
57	SCAFFOLD	UNPAINTED STEEL
58	SCAFFOLD	UNPAINTED STEEL
59	SCAFFOLD	UNPAINTED STEEL
60	SCAFFOLD	UNPAINTED STEEL
61	SCAFFOLD	UNPAINTED STEEL
62	SCAFFOLD	UNPAINTED STEEL
63	SCAFFOLD	UNPAINTED STEEL
64	SCAFFOLD	UNPAINTED STEEL
65	SCAFFOLD	UNPAINTED STEEL
66	SCAFFOLD	UNPAINTED STEEL
67	SCAFFOLD	UNPAINTED STEEL
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69	SCAFFOLD	UNPAINTED STEEL
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72	SCAFFOLD	UNPAINTED STEEL
73	SCAFFOLD	UNPAINTED STEEL
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75	SCAFFOLD	UNPAINTED STEEL
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78	SCAFFOLD	UNPAINTED STEEL
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80	SCAFFOLD	UNPAINTED STEEL
81	SCAFFOLD	UNPAINTED STEEL
82	SCAFFOLD	UNPAINTED STEEL
83	SCAFFOLD	UNPAINTED STEEL
84	SCAFFOLD	UNPAINTED STEEL
85	SCAFFOLD	UNPAINTED STEEL
86	SCAFFOLD	UNPAINTED STEEL
87	SCAFFOLD	UNPAINTED STEEL
88	SCAFFOLD	UNPAINTED STEEL
89	SCAFFOLD	UNPAINTED STEEL
90	SCAFFOLD	UNPAINTED STEEL
91	SCAFFOLD	UNPAINTED STEEL
92	SCAFFOLD	UNPAINTED STEEL
93	SCAFFOLD	UNPAINTED STEEL
94	SCAFFOLD	UNPAINTED STEEL
95	SCAFFOLD	UNPAINTED STEEL
96	SCAFFOLD	UNPAINTED STEEL
97	SCAFFOLD	UNPAINTED STEEL
98	SCAFFOLD	UNPAINTED STEEL
99	SCAFFOLD	UNPAINTED STEEL
100	SCAFFOLD	UNPAINTED STEEL



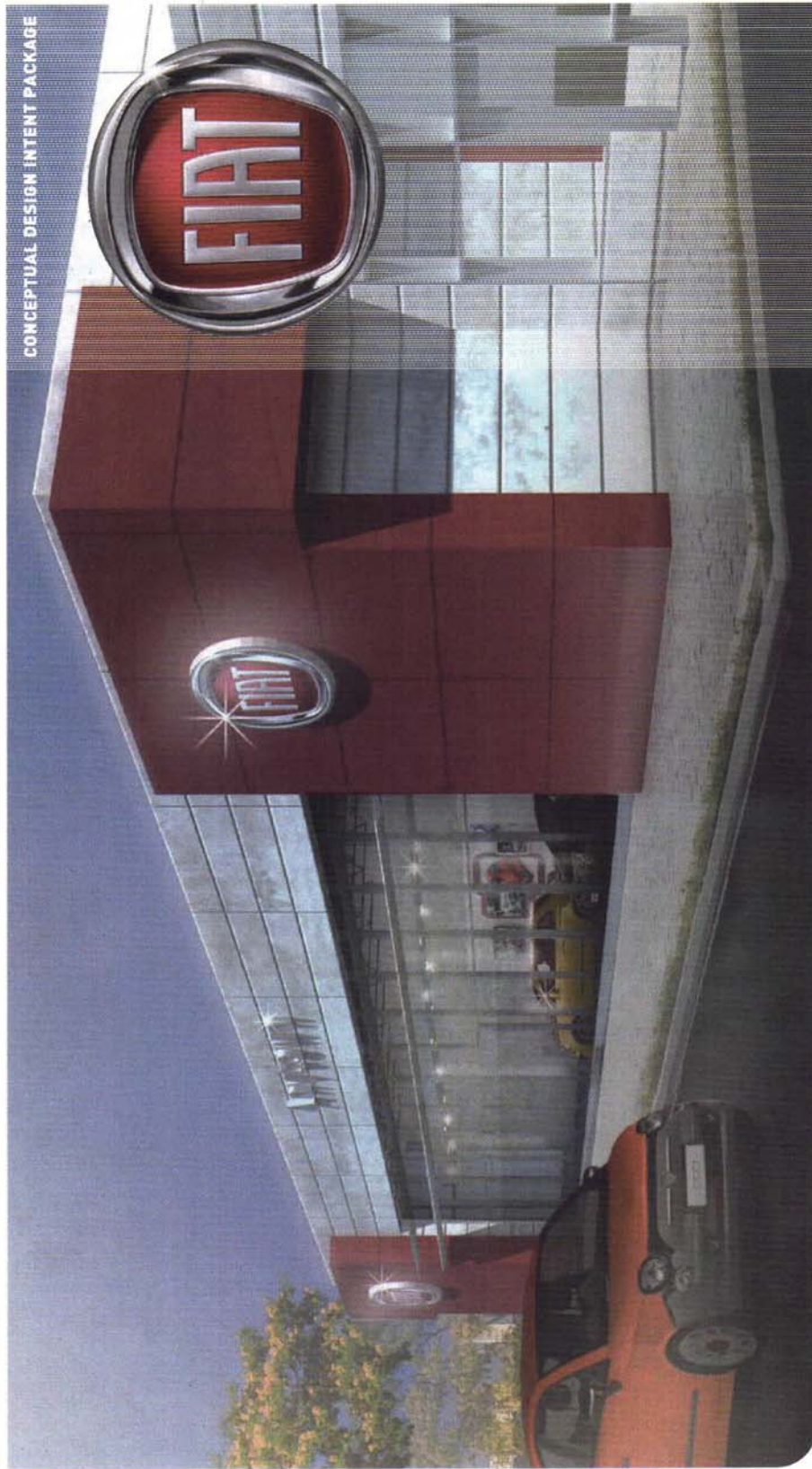
NORTH ELEVATION
 3/7/10 (10)



WEST ELEVATION
 3/7/10 (10)

CHRYSLER REALTY COMPANY

VERSION 1.0 09 10 2010



CONCEPTUAL DESIGN INTENT PACKAGE