

# ATTACHMENT B



## City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report Z-74-24-6 July 26, 2024

**Camelback East [Village Planning Committee](#) Meeting Date:** August 6, 2024  
**[Planning Commission](#) Hearing Date:** September 5, 2024  
**Request From:** [R-3](#) (Multifamily Residence District) (1.82 acres)  
**Request To:** [R-5](#) (Multifamily Residence District) (1.82 acres)  
**Proposal:** Multifamily residential  
**Location:** Northeast corner of 21st Street and Turney Avenue  
**Owner:** 4401 Turney Villas, LLC  
**Applicant/Representative:** Ashley Marsh, Gammage & Burnham, PLC  
**Staff Recommendation:** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Residential 10 to15 dwelling units per acre	
<a href="#">Street Map Classification</a>	21st Street	Local	30-foot east half street
	Turney Avenue	Local	30-foot north half street

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN 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 residential properties.***

The proposal, as stipulated, will allow a new residential development in a neighborhood where there is a range of existing residential use types. As stipulated, the proposal will provide a large building setback along the north property lines to buffer the use from the single-family residences to the north.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.**

The proposal is a compatible use of similar size and type in the surrounding neighborhood. The proposal will also complement the area by providing a range of housing types in accordance with the Housing Phoenix Plan.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposal, as stipulated, incorporates streetscape and design standards to promote a pedestrian-friendly environment along 21st Street and Turney Avenue that is compatible with the surrounding residential development in the area.

<b>R-5 (Multifamily Residence District) Subdivision Development Option</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Gross Acres	-	1.82 acres
Maximum Dwelling Units	79	75 (Met)
Maximum Density (dwelling units/acre)	43.5	41.21 (Met)
Maximum Building Height	4 stories or 48 feet	4 stories and 48 feet (Met)
<i>Minimum Building Setbacks</i>		
North (side)	3 feet	46 feet (Met)
East (rear)	15 feet	48 feet (Met)
West (21st Street, front)	20 feet	10 feet (Not Met*)
South (Turney Avenue, side)	10 feet	9 feet (Not Met*)
<i>Minimum Landscape Setbacks</i>		
North (side)	5 feet	5 feet (Met)
East (rear)	5 feet	5 feet (Met)
West (21st Street, front)	20 feet	10 feet (Not Met*)
South (Turney Avenue, side)	10 feet	9 feet (Not Met*)
<i>Lot Standards</i>		
Minimum Open Space	5 percent	5.26 percent (Met)
Maximum Lot Coverage	50 percent	15 percent (Met)
Minimum Parking	113 vehicular spaces	96 vehicular spaces (Not Met*)

\*Site plan modification required or variance must be obtained.

<b>Applicable Plans, Overlays, and Initiatives</b>
<a href="#"><u>Phoenix Climate Action Plan</u></a> – See Background Item No. 6.
<a href="#"><u>Housing Phoenix Plan</u></a> – See Background Item No. 7.
<a href="#"><u>Tree and Shade Master Plan</u></a> – See Background Item No. 8.
<a href="#"><u>Transportation Electrification Action Plan</u></a> – Background Item No. 9.
<a href="#"><u>Complete Streets Guiding Principles</u></a> – See Background Item No. 10.
<a href="#"><u>Comprehensive Bicycle Master Plan</u></a> – See Background Item No. 11.
<a href="#"><u>Zero Waste PHX</u></a> – See Background Item No. 12.
<a href="#"><u>Conservation Measures for New Development</u></a> – See Background Item No. 13.

<b>Surrounding Land Uses and Zoning</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Single-family and multifamily residential	R-3
<b>North</b>	Single-family and multifamily residential	R-3
<b>West (across 21st Street)</b>	Multifamily residential	R-5
<b>East</b>	Multifamily residential	R-3
<b>South (across Turney Avenue)</b>	Multifamily residential	R-5

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 1.82 acres located at the northeast corner of 21st Street and Turney Avenue, from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District) for a multifamily residential development.

**SURROUNDING LAND USES AND ZONING**

2. There are single-family and multifamily residences to the north zoned R-3 (Multifamily Residence District), and to the south, across Turney Avenue is a multifamily residential development zoned R-5 (Multifamily Residence District). To the west, across 21st Street, is a multifamily residential development zoned R-5 (Multifamily Residence District).

### GENERAL PLAN LAND USE MAP

- The General Plan Land Use Map depicts the subject site and the properties to the north, south and east with a designation of Residential 10 to 15 dwelling units per acre. The area to the west, across 21st Street, has a General Plan Land Use Map designation of Residential 15+ dwelling units per acre. The request to rezone the site to R-5 is not consistent with the General Plan Land Use Map designation, however, a General Plan Amendment is not required as the site is under 10 acres.



General Plan Land Use Map; Source: Planning and Development Department

### PROPOSAL

- The site plan, attached as an exhibit, proposes a 75-unit multifamily residential development with an outdoor amenity area, pool, clubhouse, and gym. The site plan includes 96 parking spaces along the northern sides of the building, secured bicycle parking in the residential building and in the northeast parking lot. Full driveway access to the parking lots will be from 21st Street and Turney Avenue. Landscaping along the northern property line will include trees and shrubs to provide added buffering along the property perimeter. A detached sidewalk along Turney Avenue and an attached sidewalk along 21st Street will provide pedestrian connections to the adjacent residential developments in the area. The sidewalks will include trees for shade coverage. Due to the need to seek variances for the patio projections within the building and landscape setbacks along 21st and Turney Avenue and a reduction in parking, staff does not recommend general conformance to the site plan. Staff recommends Stipulation Nos. 1, 2, 4, and 15 to

provide an enhanced pedestrian environment, shade, and an enhanced setback along the north property lines.

5. The conceptual elevations attached as an exhibit, demonstrate four-sided architecture with a building height of 48 feet with various architectural features including fenestrations, shade devices, balcony railings and a smooth exterior finish. The building includes windows, entry accent features and neutral color tones to complement the existing residential developments along 21st Street and Turney Avenue.

## STUDIES AND POLICIES

### 6. [Phoenix Climate Action Plan:](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 16, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

### 7. [Housing Phoenix Plan:](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion. The proposal includes 75 units which includes studios, one- and two-bedroom units.

### 8. [Tree and Shade Master Plan:](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal, as stipulated, will create a streetscape environment with a shaded and detached sidewalk and the parking lot landscaping will include shade trees. These

are addressed in Stipulation Nos. 1, 3, 4, and 15.

9. **Transportation Electrification Action Plan:**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments, and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation Nos. 9 and 11.

10. **Complete Streets Guiding Principles:**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including bicycle parking on the site, by including a bicycle repair (fix it) station to help patrons keep their bikes in a state of good repair, and by constructing a shaded and detached sidewalk along 21st Street. These are addressed in Stipulation Nos. 4 through 10.

11. **Comprehensive Bicycle Master Plan:**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. 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. As stipulated, the development will provide a bicycle repair station and bicycle parking spaces per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. This is addressed in Stipulation Nos. 8 and 10.

12. **Zero Waste Phoenix PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The proposal includes the placement of a recycling receptacle will be provided for residential use.

13. **Conservation Measures for New Development:**  
In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 12 through 16.

#### COMMUNITY CORRESPONDENCE

14. As of the writing of this report, no community correspondence has been received.

#### INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department identified that this subject site is within the 20th Street bicycle corridor which is consistent with bicycle and pedestrian infrastructure development. The 20th Street Improvement Project is currently under construction and is designed to greatly enhance connectivity with existing and planned bicycle and pedestrian infrastructure and transit service for this transportation corridor and throughout the Camelback East Village Core. On-site bicycle lockers, fix-it stations, and other infrastructure should be considered as part of the residential development. This is addressed in Stipulations Nos. 8 and 10. The Street Transportation Department also required an attached sidewalk on 21st Street, a detached sidewalk on Turney Avenue, that utilities be undergrounded, and all street improvements be made to City and ADA standards. These are addressed in Stipulation Nos. 3 through 7.

#### OTHER

16. The Aviation Department requested that the property owner record documents that disclose the existence and operational characteristics of Sky Harbor Airport to future owners or tenants of the property. This is addressed in Stipulation No. 17.
17. 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 No. 18.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 19.

19. Development and use of the site are 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 appropriate at this location and is consistent with the scale and existing uses in the surrounding area.
2. The proposal, as stipulated, will incorporate landscaping and shading that will enhance the location, consistent with General Plan goals and principles.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

**Stipulations:**

1. The landscape setback along 21st Street shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
2. A minimum 40-foot building setback shall be provided along the north property lines, as approved by the Planning and Development Department.
3. A minimum 5-foot sidewalk shall be constructed on the east side of 21st Street, adjacent to the development.
4. A minimum 5-foot-wide detached sidewalk, separated by a minimum 7-foot-wide landscape area, shall be constructed on the north side of Turney Avenue. The landscape area shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

5. All existing electrical utilities within the public right-of-way on 21st Street shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.



6. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
7. All streets within and adjacent to the development shall be constructed 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.
8. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
9. A minimum of three of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
10. A bicycle repair station (“fix it station”) shall be provided on the site. The station shall include, but not be limited to, standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.
11. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
12. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
13. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by

the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

16. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
17. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor 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.
18. 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.
19. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

John Roanhorse

July 26, 2024

**Team Leader**

Racelle Escolar

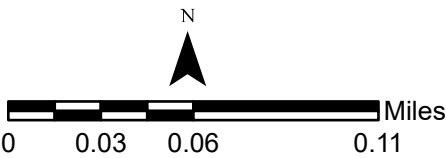
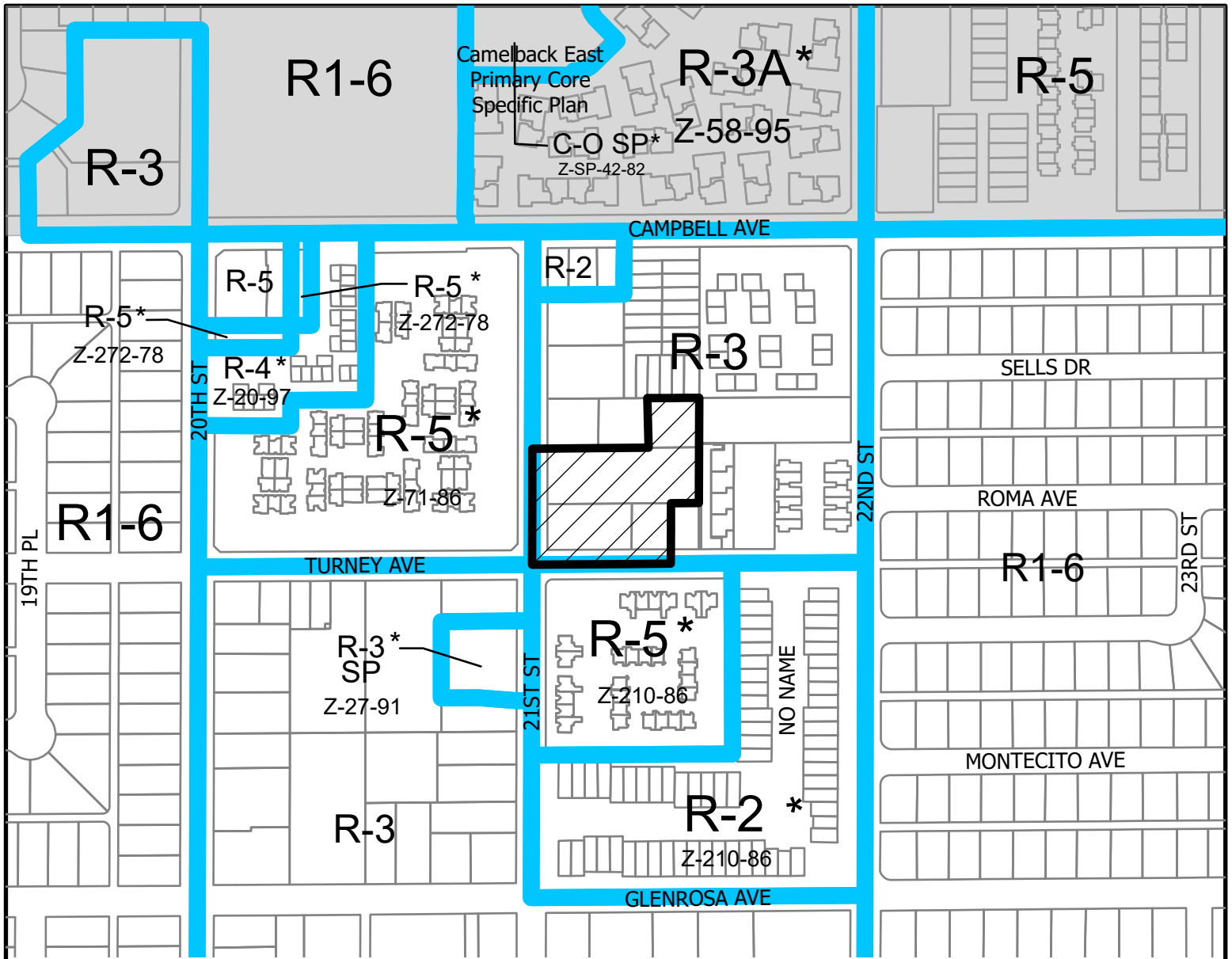
**Exhibits**

Zoning sketch map

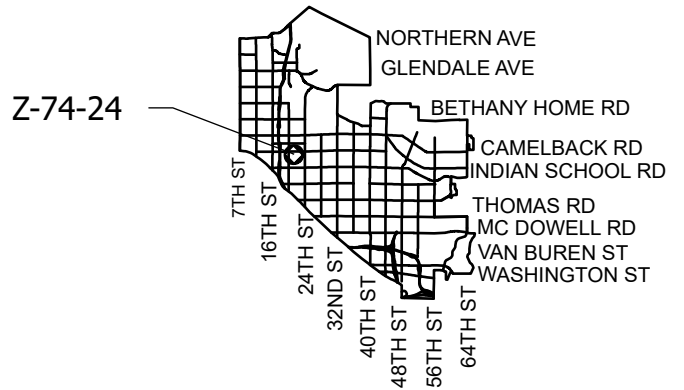
Aerial sketch map

Conceptual Site Plan date stamped May 30, 2024

Conceptual Building Elevations date stamped May 30, 2024 (2 pages)

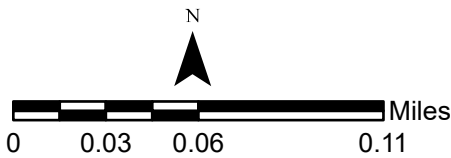
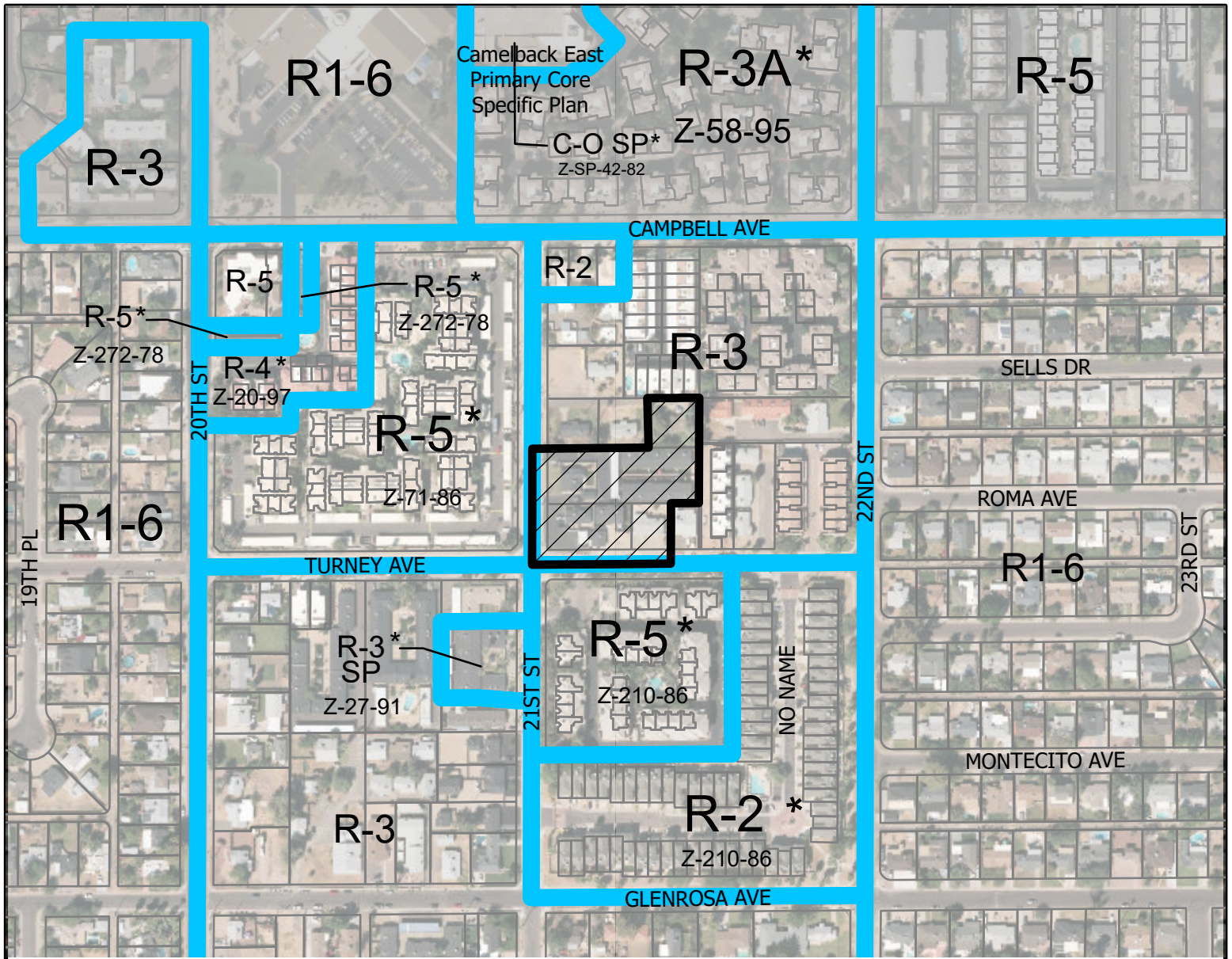


**CAMELBACK EAST VILLAGE**  
COUNCIL DISTRICT: 6

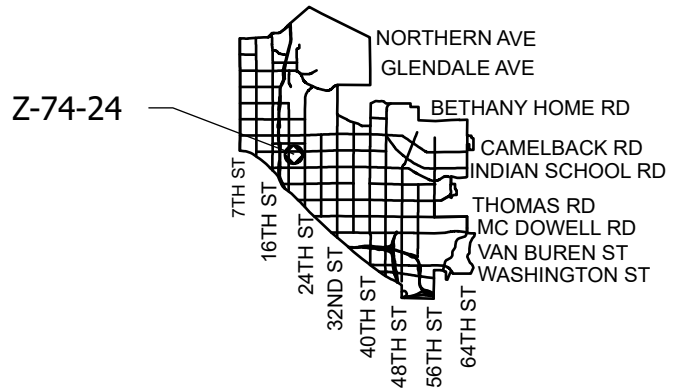


APPLICANT'S NAME: <b>Gammage &amp; Burnham, PLC</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-74-24</b>	DATE: <b>6/24/2024</b>	FROM: <b>R-3 ( 1.82 a.c.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>1.82Acres</b>	REVISION DATES:		TO: <b>R-5 ( 1.82 a.c.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 17-32</b>	ZONING MAP <b>H-9</b>	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
<b>R-3</b>	<b>26</b>		<b>31</b>
<b>R-5</b>	<b>79</b>		<b>95</b>

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



**CAMELBACK EAST VILLAGE**  
COUNCIL DISTRICT: 6



APPLICANT'S NAME: <b>Gammage &amp; Burnham, PLC</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-74-24</b>	DATE: <b>6/24/2024</b>	FROM: <b>R-3 ( 1.82 a.c.)</b>	
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	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 17-32</b>	ZONING MAP <b>H-9</b>	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
<b>R-3</b>	<b>26</b>		<b>31</b>
<b>R-5</b>	<b>79</b>		<b>95</b>

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

**NOT FOR  
 CONSTRUCTION**

**PROJECT INFORMATION**

- SITE DATA
- PROPERTY OWNER
- DESIGN PROFESSIONAL
- PROPERTY ADDRESSES AND ASES/SOPRACELL NUMBERS

- 4401 TURNEY VILLAS LLC
- 13113.09 SF (NET) / 74,816 SF (GROSS)
- 218 EAST TURNEY AVENUE  
 PHOENIX, ARIZONA 85016  
 7,076.06 SF (NET) / 7,076.06 SF (GROSS)
- 4401 NORTH 21ST STREET  
 PHOENIX, ARIZONA 85016  
 13113.09 SF (NET) / 74,816 SF (GROSS)

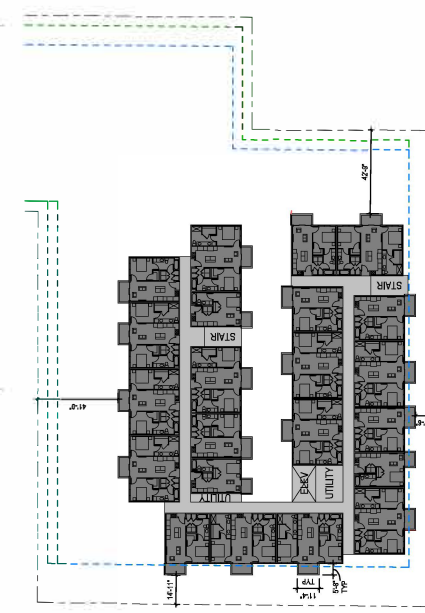
- SITE/STAIR FOOTPRINT (AREAS)
- PROPOSED PHASING
- PROPOSED ZONING
- R4-2 RESIDENTIAL OPTION
- ALLOWABLE PROPOSED DENSITY
- ALLOWABLE PROPOSED COVERAGE
- REQUIRED PROPOSED COMMON AREA

- MINIMUM UNIT SIZE (SQUARE FEET)
- REQUIRED PROPOSED STREET FRONTAGE (TURNEY AVENUE)
- REQUIRED PROPOSED STREET FRONTAGE (NORTH 20TH, WEST, AND SOUTH)
- REQUIRED PROPOSED PARKING (EAST)

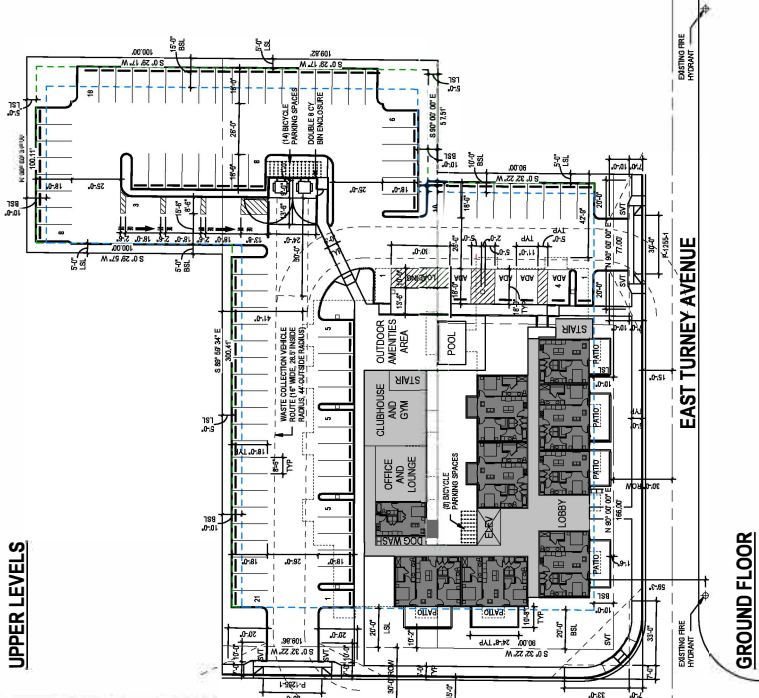
- UNIT MIX
- TYPICAL UNIT MIX
- UNITING FLOOR LEVEL
- STUDIO UNITS
- 1-BED UNITS
- 2-BED UNITS
- 3-BED UNITS
- PARKING COUNT
- PARKING TYPE
- ACCESSIBLE PARKING (15% TOTAL)
- BICYCLE PARKING (2% TOTAL)
- PARKING PROVIDED
- PAVING PROVIDED
- LAUNDRY SPACES
- BICYCLE PARKING
- BUILDING AREA
- LEVEL 1
- LEVEL 2
- LEVEL 3
- TOTAL
- OCCUPANCY CLASSIFICATION
- BUILDING TYPE
- ALLOWABLE BUILDING AREA HEIGHT (STORES)
- WITH SPINNAKER INCREASE
- PROPOSED BUILDING AREA HEIGHT (STORES)

- 113.3 AERIAL STALLS
- 4 ACCESSIBLE STALLS
- 18.75 BICYCLE STALLS
- 80 PROPOSED STALLS
- 4 ACCESSIBLE STALLS
- 10 LAUNDRY SPACES
- 23 BICYCLE STALLS
- 15.00 SF
- 15.00 SF
- 15.00 SF
- 74,816 SF
- R4-2 RESIDENTIAL
- 24,000 SF (60 FT) 4 STORES
- 8000 SF (60 FT) 4 STORES
- 74,816 SF (60 FT) 4 STORES

INVA PROJECT #	24-189	ZONING CASE #	240558
SECT Y/P	1	APPROVAL STAMP AREA	1



**UPPER LEVELS**



**GROUND FLOOR**

**VICINITY MAP**



**1 ARCHITECTURAL SITE PLAN**

1" = 32'-0"

GENERAL NOTE: EXTERIOR ELEVATIONS



2 EXTERIOR ELEVATION\_SOUTH  
1/8" = 1'-0"



1 EXTERIOR ELEVATION\_NORTH  
1/8" = 1'-0"

GENERAL NOTE: EXTERIOR ELEVATIONS

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**CITY OF PHOENIX**  
MAY 30 2024  
Planning & Development  
Department

**TURNERY VILLAS  
APARTMENTS**  
440 TURNERY VILLAS LLC  
440 NORTH 21ST STREET  
PHOENIX, ARIZONA 85016

DATE: 5/20/24  
DRAWN BY: [REDACTED]  
SCALE: 1/8" = 1'-0"

**NOT FOR  
CONSTRUCTION**

DATE: 5/20/24  
DRAWN BY: [REDACTED]  
SCALE: 1/8" = 1'-0"  
**A202**  
EXTERIOR ELEVATIONS  
EAW



**2** EXTERIOR ELEVATION\_WEST  
1/8" = 1'-0"



**1** EXTERIOR ELEVATION\_EAST  
1/8" = 1'-0"