

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2016**

- 1. APPLICATION: Z16-015**
Location: 5322 AVERY ROAD (43016), being 12.9± acres located on the east side of Avery Road, 1,500± feet south of Cara Road (010-218951 & 010-218952).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts.
Proposed Use: Commercial and multi-unit residential development.
Applicant(s): Village Communities; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43216.
Property Owner(s): Bruce D. Bergmann, Trustee; 5322 Avery Road; Dublin, OH 43016.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

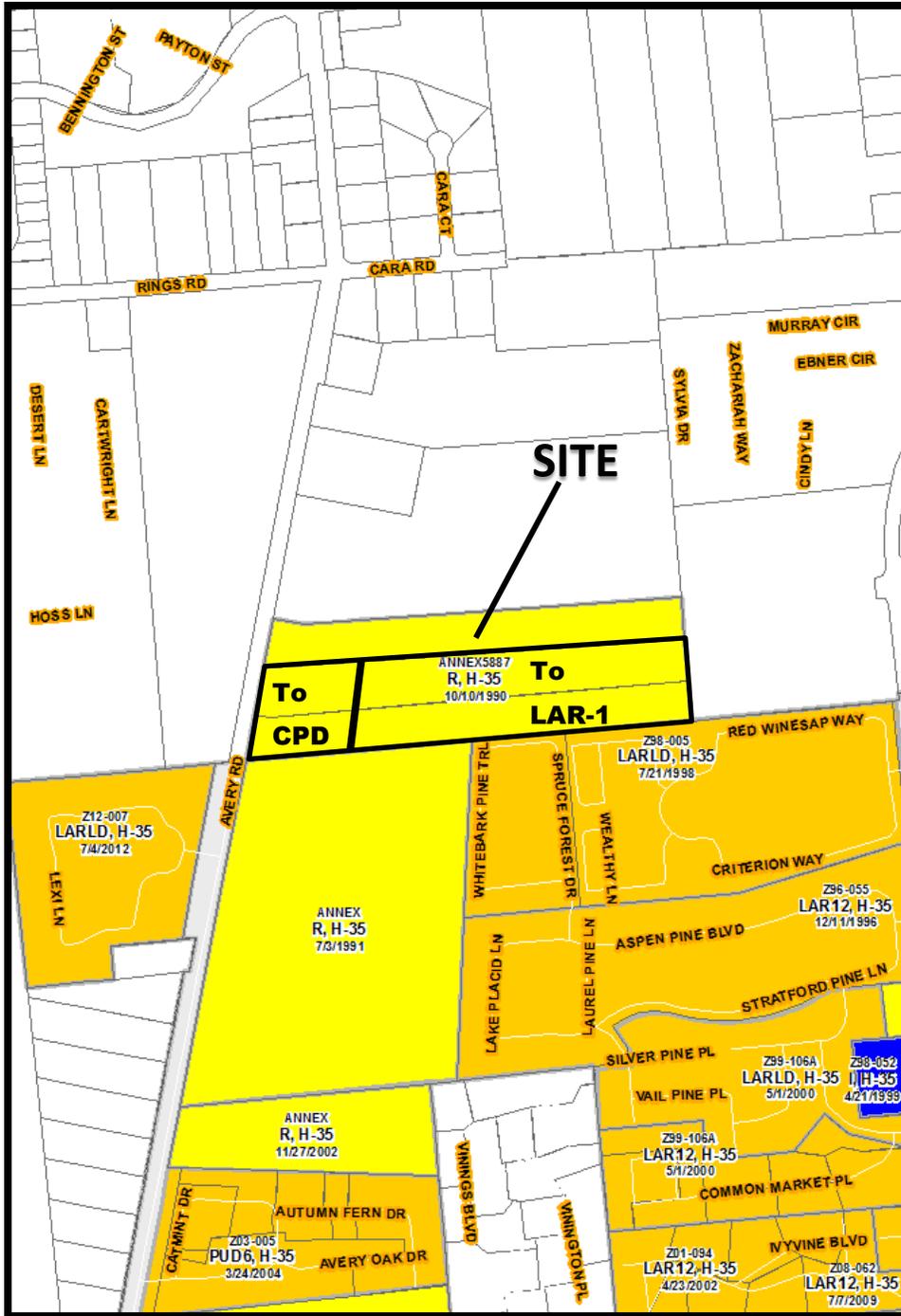
BACKGROUND:

- o The site is developed with a single-unit dwelling and is zoned R, Rural District. The requested CPD, Commercial Planned Development District will allow an office commercial development on 3.3± acres, and the requested L-AR-1, Limited Apartment Residential District will allow 196 units on 9.6± acres with commitment to a site plan.
- o To the north of the site is undeveloped land in the R, Rural District slated for the Tuttle Crossing Boulevard extension. To the east is undeveloped land zoned PCD, Planned Commerce District in the City of Dublin. To the south are a driving range in the R, Rural District, subject to Rezoning Application Z16-016, and an apartment complex in the L-ARLD, Limited Apartment Residential District. To the west across Avery Road is undeveloped land zoned R, Rural District in the City of Dublin.
- o The development text includes use restrictions, building height and parking lot limitations, interconnectivity, landscaping, and screening provisions, building material and roof pitch commitments, and lighting and graphics controls. The text also includes commitments to a site plan and elevation drawings for the proposed L-AR-1 district.
- o The site falls within the boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends office uses for this location. The Plan also includes recommended design standards for parking lot placement and signage. Planning Division staff recognizes that multi-unit residential uses may be appropriate if integrated into an overall site plan demonstrating a compatible mix of uses that includes offices, useable open space, and interconnectivity. The proposed CPD district includes restrictions for only office uses, limits parking along the Avery frontage, and commits to Regional Commercial Overlay graphics provisions. The proposed L-AR-1 district includes open space areas and a commitment to building elevations. Both districts propose interconnectivity between each other and adjacent properties.

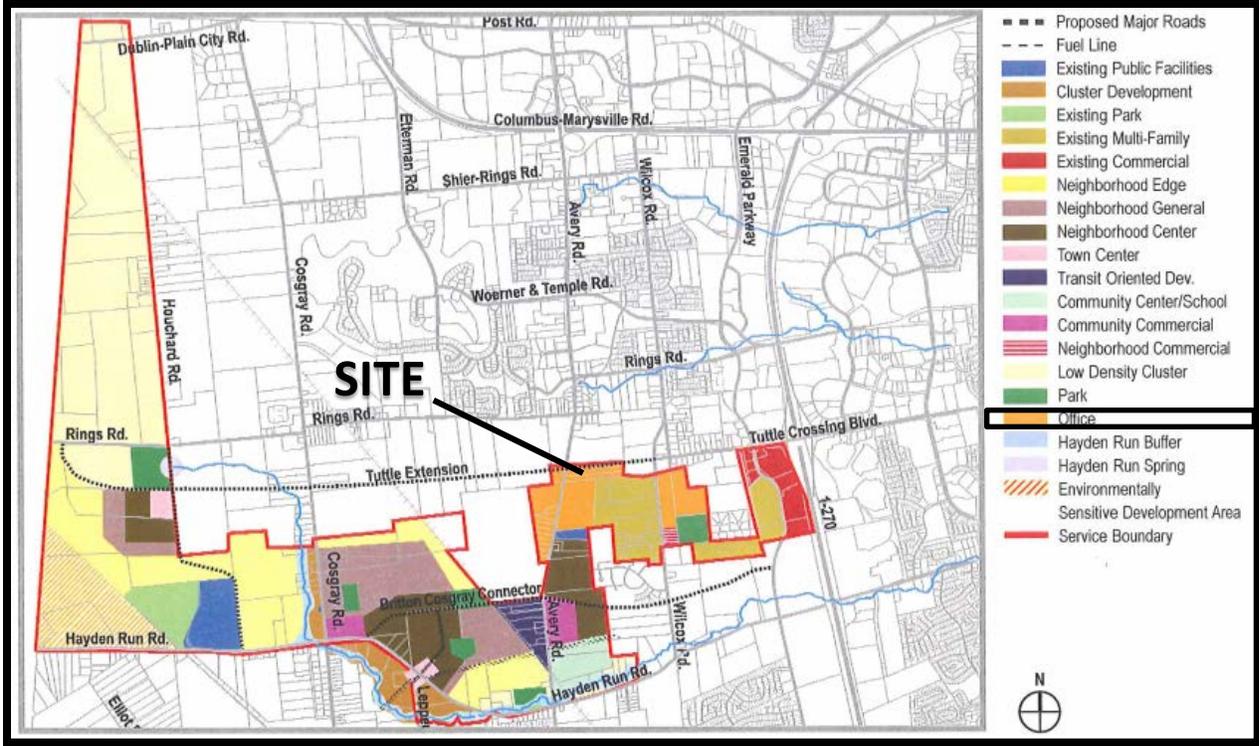
- o Concurrent Council Variance (CV16-019) has been filed to permit commercial access, no frontage on a public street for a future lot split, and reductions to building lines and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The site is included within the Pay as We Grow plan for the Northwest growth corridor which requires the developer to pay a specified amount towards infrastructure costs. The specifics of the funding requirements may need to be finalized prior to this application being submitted to City Council for consideration.
- o A traffic impact study has been submitted and will be need to be reviewed and approved by the City of Columbus and City of Dublin. Traffic commitments have yet to be determined and will need to be added to the development text before the application proceeds to City Council.
- o The *Columbus Thoroughfare Plan* identifies Avery Road as a 6-2D arterial requiring 80 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development, and L-AR-1, Limited Apartment Residential Districts will allow office commercial development and 196 apartment units. The development text includes use restrictions, building height and parking lot limitations, interconnectivity, landscaping, and screening provisions, building material and roof pitch commitments, and lighting and graphics controls. The text also includes commitments to a site plan and elevation drawings for the proposed L-AR-1 district. Final traffic improvements are still being completed, and additional commitments may be added to the development text prior to this application being submitted to City Council for consideration.



Z16-015
 5322 Avery Road
 Approximately 12.9 acres
 R to CPD & L-AR-1



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DEVELOPMENT TEXT

Application: Z16-015
Address: Avery Road
Owner: Bruce D. Bergmann, TR
Applicant: Village Communities
Zoning Districts: CPD and L-AR-1
Date of Text: August 3, 2016

Subarea 1 (CPD)

1. Introduction: The applicant seeks to rezone the 3.3 +/- acres in Subarea 1 for commercial uses at a centrally located site along Avery Road.

2. Permitted Uses: a. The permitted uses for Subarea 1 shall be office as listed in Section 3353.03 Permitted Uses C-2 excluding subsections F, G and H of the Columbus City Code.

3. Development Standards: Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3353 C-2 of the Columbus City Code shall apply to this site.

A. Density, Height, Lot, and/or Setback Commitments.

1. Building setback from Avery Road shall be a minimum of 50 feet.
2. Parking setback from Avery Road shall be a minimum of 10 feet. Any building shall have no more than two rows of parking along with a two way maneuvering aisle in front of a said building. The remaining parking shall be located behind said building's front building façade.
3. Maximum height of buildings shall be 60 feet.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Access shall be as depicted on the attached Site Plan.
2. The exact location of access points and driveways as shown on the Site Plan may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.
3. The site plan shows a shared access driveway between Subarea 1 and Subarea 2; appropriate cross access easements shall be executed by the property owners.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Any loading area located within 10 feet of a residentially-zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' and an opacity of not less than seventy-five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance at all times.
2. The frontage along Avery Road shall include street trees, one tree for 40 feet of frontage and additional plantings of three (3) ornamental trees and two (2) deciduous trees for every 100 feet of frontage. These trees may be evenly spaced or grouped.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Building materials for all buildings shall be primarily of brick, brick veneer, stone or stucco stone, metal, stucco, synthetic stucco (EIFS), wood, and glass. No exposed or painted concrete block shall be permitted. Commercial decorative finish to block may be used for the sides and rear of buildings, not fronting to streets.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

N/A

F. Graphics and/or Signage Commitments.

The Developer may submit a graphics plan for part or all of this development. If no graphics plan is submitted, all signage and graphics shall conform to Section 3372.806 Graphics of the Regional Commercial Overlay. Any variance to the standards of this text or Columbus City Code shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments.

1. There shall be multiple points of pedestrian connectivity to/among other subareas and to the adjacent streets and sidewalks. There shall be an interconnected system of paths and sidewalks throughout the development. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.

2. The developer shall comply with the parkland dedication ordinance.

3. All new wiring shall be underground.

4. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

H. Other CPD Requirements.

1. Natural Environment: The property is located along Avery Road (the Site's west boundary) and south of the proposed extension of Tuttle Crossing Boulevard.

2. Existing Land Use: The property currently is used as a single family residence.

3. Circulation: All access for the Site will be approved by the City of Columbus, Public Service Department.

4. Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrians as both on and off the subject property in the development of this site.

5. Proposed Development: Commercial development.

6. Behavior Patterns: Significant residential development in the area has brought about the need for commercial uses to service the existing residential population.

7. Emissions: No adverse effect from emissions should result from the proposed development.

I. Variances Requested:

The following variances are requested:

Variance from C.C.C. § 3353.09 C-2 district setback lines: to reduce the building setback from 80 feet to 50 feet.

Additional variances may be required from the City of Columbus Board of Zoning Adjustment.

Subarea (9.67+acres)

1. Introduction: The applicant is proposing multi-family development.

2. Permitted Uses: Those uses permitted in Section 3333.02 (1), (2), (3), (4), and (5)

3. Development Standards: Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code. Variances may be obtained to vary the style or type of housing proposed for future development.

A. Density, Height, Lot and/or Setback Requirements.

1. The building height shall be limited to 35 feet. See accompanying council variance CV16-019 regarding the perimeter yard.

B. Access, Loading, Parking and/or Traffic Related Commitments.

1. Access shall be as shown on the Site Plan. The exact location of access points and driveways may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

2. The site plan shows a shared access driveway between Subarea 1 and Subarea 2 and a shared curbcut at the northeast corner of the site with parcel #273005403; a cross access easement shall be executed by the property owners.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

N/A

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Detached garages shall have a pitched roof (minimum pitch 3/12).

2. Building roof pitch shall be minimum 6:12 for gables on the primary elevation facing the street; all other building roof pitches shall be minimum 6:12.

3. The applicant has submitted building elevations as part of its zoning application. The buildings shall be developed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the building elevations shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. Maximum height of light poles shall be fourteen feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be decorative and of the same or similar type and color, within each separate residential development/complex.

F. Graphics and Signage Commitments.

N/A

G. Miscellaneous Commitments.

1. The applicant shall meet the City's Parkland Dedication ordinance.
2. Connectivity between land uses and subareas is emphasized with an interconnected system of pedestrian paths, bike paths, and/or sidewalks that allow for pedestrian or bicycle access. Where provided, such pedestrian connections shall be a minimum of five (5) feet in width. Where pedestrian paths and sidewalks cross internal drive aisles or streets, striped crosswalks shall be provided if warranted, as approved by the City's Department of Public Service. Final locations of all aisles, paths, sidewalks, and roads/alleys, etc., to be determined at the time of final engineering.
3. All new wiring shall be underground.
4. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
5. The applicant shall comply with the City's PAWG dwelling unit fee at the time of filing for building permits.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Respectfully Submitted,

Jeffrey L. Brown, Esq.

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SITE DATA

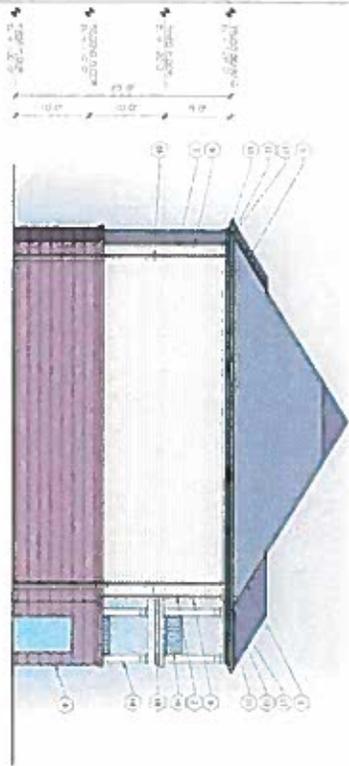
SUBAREA 2 ACREAGE	+/- 9.6 ACRES
PROPOSED ZONING	L-AR 1
TOTAL DWELLING UNITS	196
PARKING PROVIDED (+/- 1.96 SPACES/UNIT)	385
SURFACE	341
GARAGE	44

APPENDIX

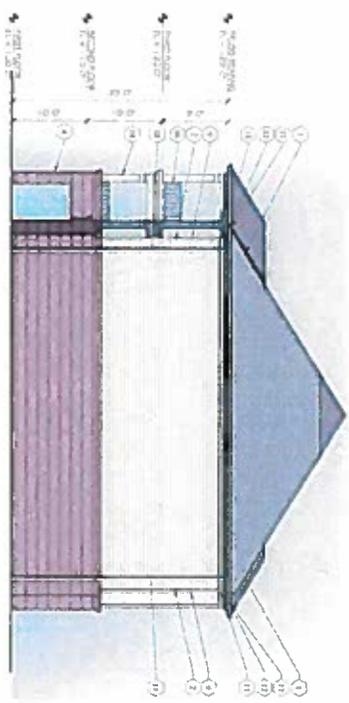
ITE PLAN - SUBAREA 2

EVERY ROAD PREPARED FOR METRO DEVELOPMENT



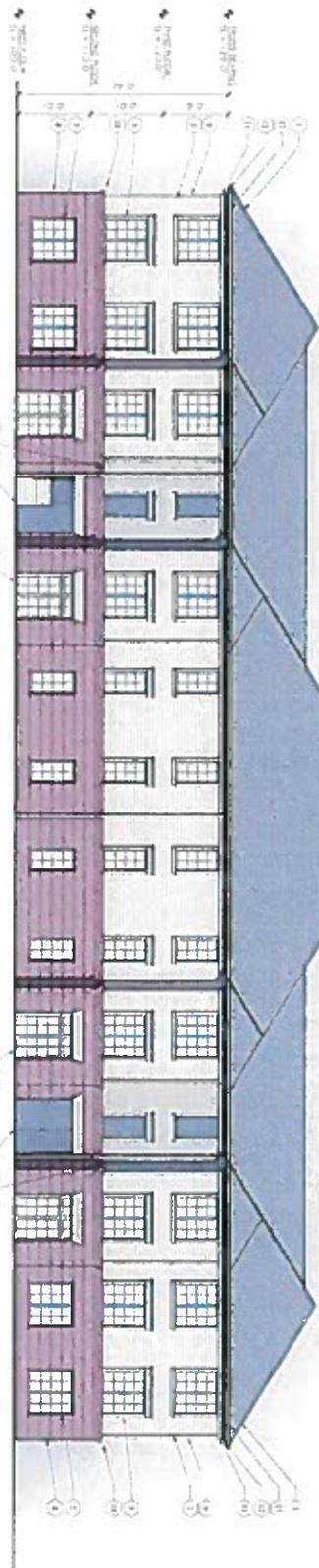


3 ELEVATION 3
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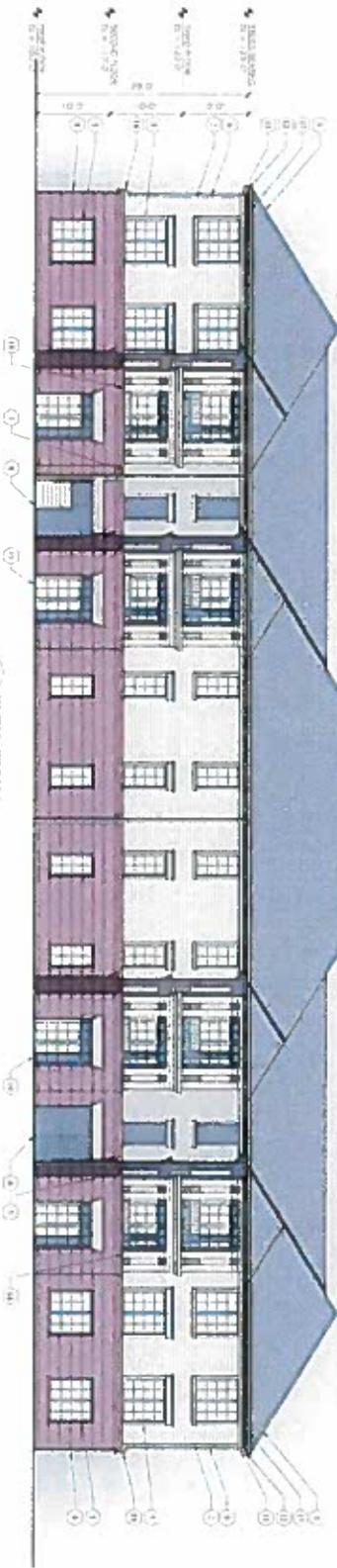


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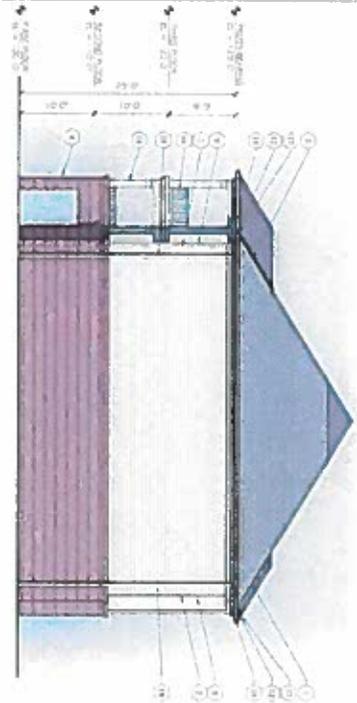


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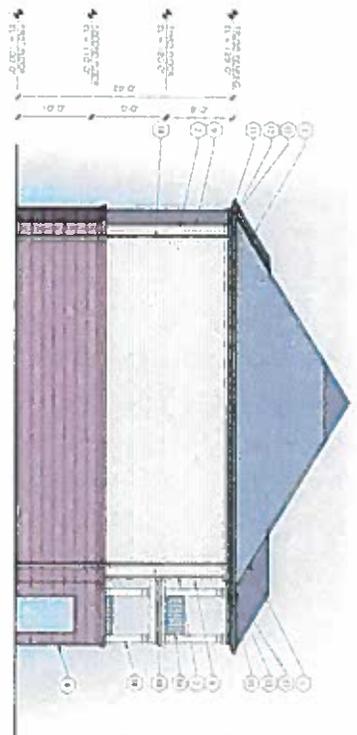
DESIGN
MELECA
 ARCHITECTS, INC.
 1000 N. GARDNER STREET, SUITE 100
 GARDNER, MASSACHUSETTS 01901
 TEL: 508-548-1100
 FAX: 508-548-1101
 WWW.MELECA-ARCHITECTS.COM

PREPARED BY
METRO
 ARCHITECTS, INC.
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 GARDNER, MASSACHUSETTS 01901
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 FAX: 508-548-1101
 WWW.METRO-ARCHITECTS.COM

BUILDING
 ELEVATIONS
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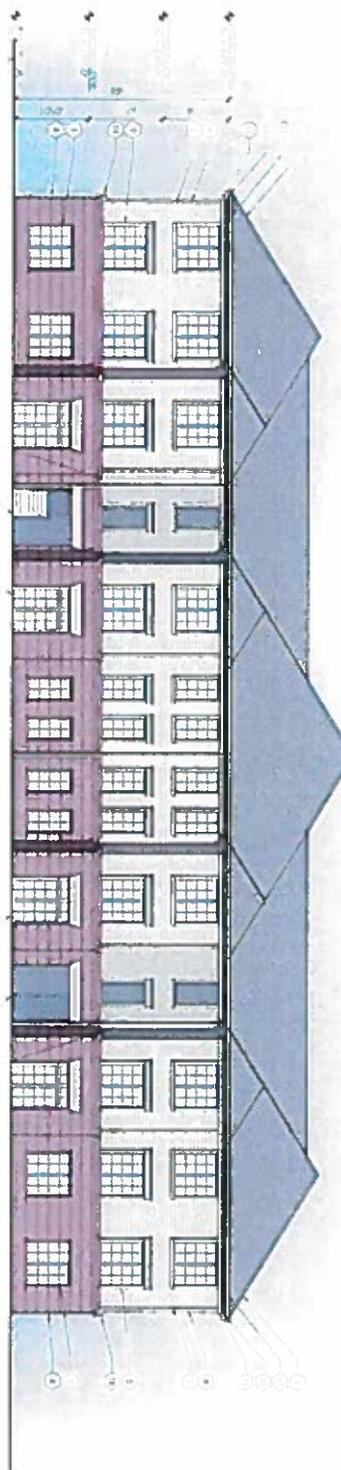
3 ELEVATION 3
SCALE 1/8" = 1'-0"



4 ELEVATION 4
SCALE 1/8" = 1'-0"

- ELEVATION WORK NOTES**
1. SEE SECTION 05200, PART 1, SECTION 1
 2. SEE SECTION 05200, PART 1, SECTION 2
 3. SEE SECTION 05200, PART 1, SECTION 3
 4. SEE SECTION 05200, PART 1, SECTION 4
 5. SEE SECTION 05200, PART 1, SECTION 5
 6. SEE SECTION 05200, PART 1, SECTION 6
 7. SEE SECTION 05200, PART 1, SECTION 7
 8. SEE SECTION 05200, PART 1, SECTION 8
 9. SEE SECTION 05200, PART 1, SECTION 9
 10. SEE SECTION 05200, PART 1, SECTION 10
 11. SEE SECTION 05200, PART 1, SECTION 11
 12. SEE SECTION 05200, PART 1, SECTION 12

DESIGNED BY
MELECA
ARCHITECTS, INC.



2 ELEVATION 2
SCALE 1/8" = 1'-0"



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

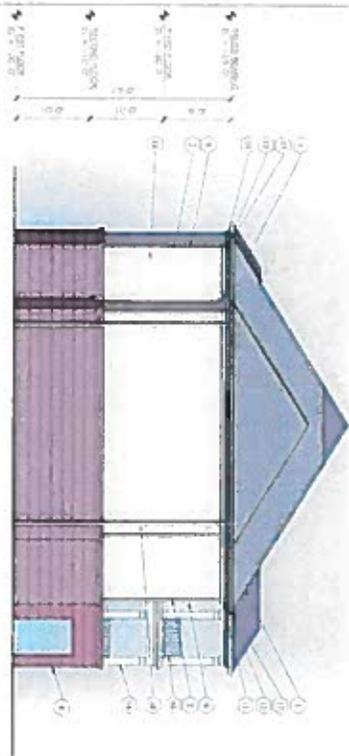
METRO
ARCHITECTS, INC.

PROJECT NO. 11-11-11
DATE: 11-11-11
DRAWN BY: J. L. BROWN

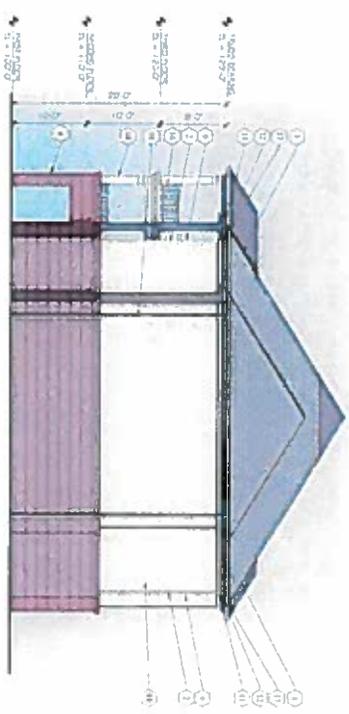
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BUILDING ELEVATIONS

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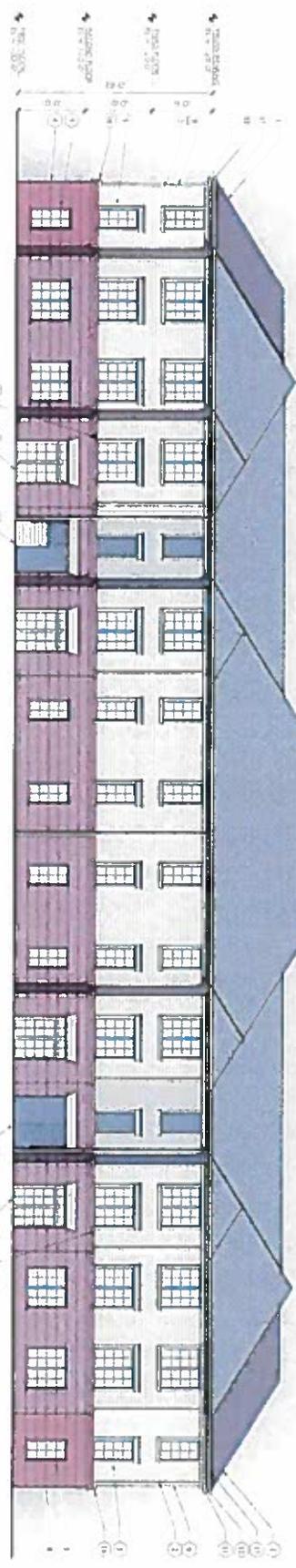


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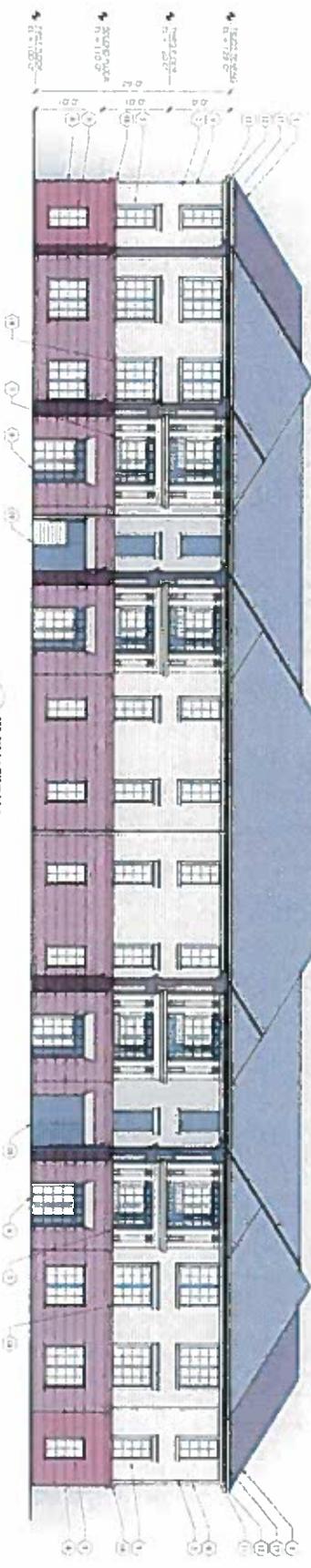


4 ELEVATION 4
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- 1. EXTERIOR FINISHES
- 2. EXTERIOR LIGHT FIXTURES
- 3. EXTERIOR WALL FINISHES
- 4. EXTERIOR ROOF FINISHES
- 5. EXTERIOR STAIRS
- 6. EXTERIOR TERRACE FINISHES
- 7. EXTERIOR WALKWAYS
- 8. EXTERIOR WINDOW FINISHES
- 9. EXTERIOR DOOR FINISHES
- 10. EXTERIOR RAILINGS
- 11. EXTERIOR SIGNAGE
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- 19. EXTERIOR FINISHES



2 ELEVATION 2
SCALE: 1/8" = 1'-0"



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

MELECA ARCHITECTS INC.

DESIGN MELECA

ARCHITECTS INC.

1000 10th Street, Suite 100, San Francisco, CA 94103

Phone: (415) 774-1111

www.meleca.com

METRO

ARCHITECTURAL

1000 10th Street, Suite 100, San Francisco, CA 94103

Phone: (415) 774-1111

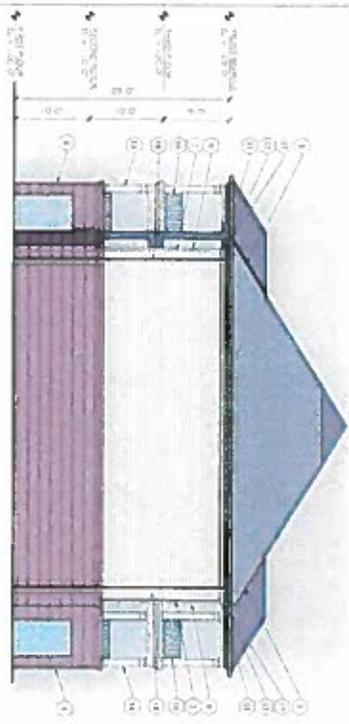
www.metro.com

PROJECT: BUILDING ELEVATIONS

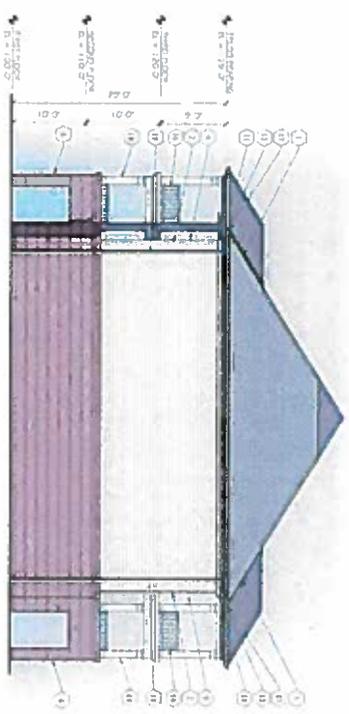
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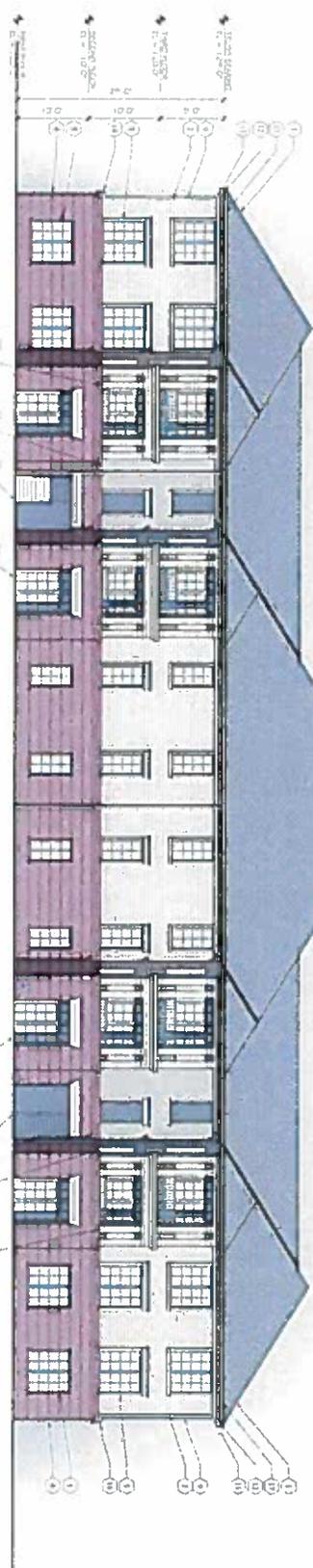


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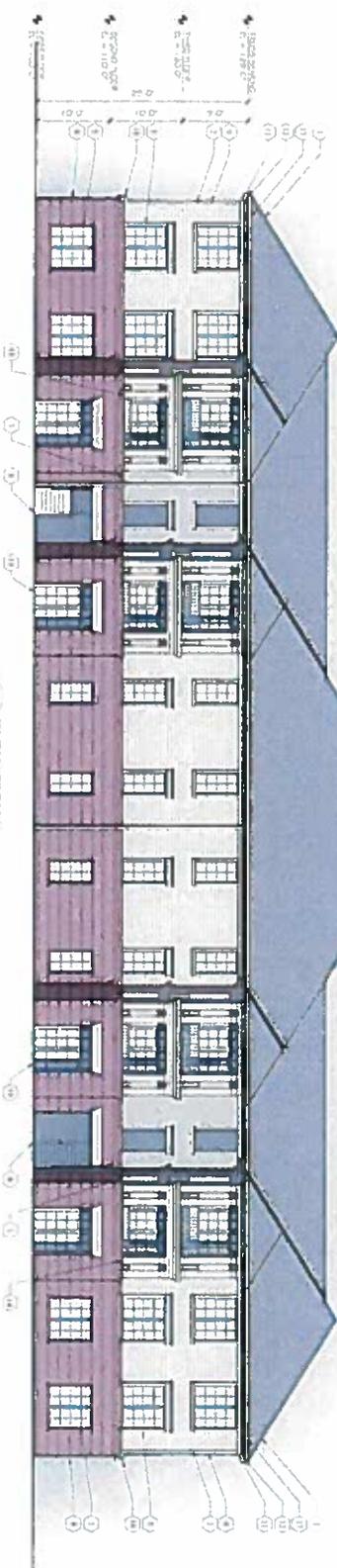


4 ELEVATION 4
SCALE 1/8" = 1'-0"

- Notes: 1. REFER TO THE GENERAL NOTES FOR ALL DRAWINGS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
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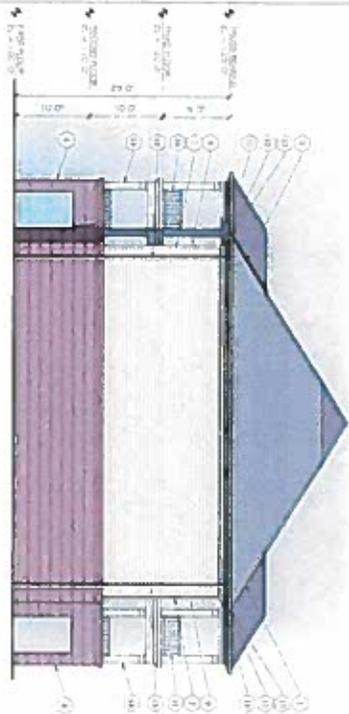
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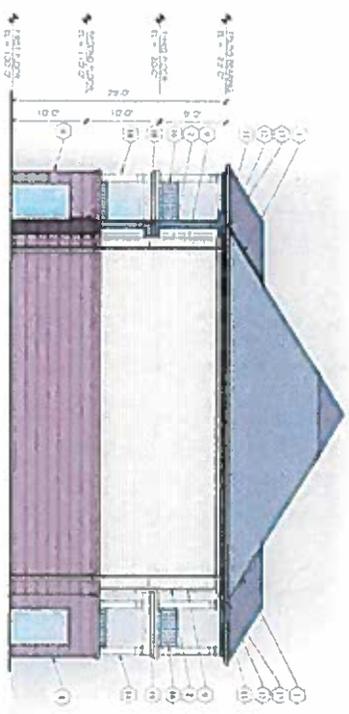
1 ELEVATION 1
SCALE 1/8" = 1'-0"

MELECA DESIGN
 ESTABLISHED 1984
 1111 W. 19th Street, Suite 100, Los Angeles, CA 90024
 Tel: (213) 475-1111 Fax: (213) 475-1112
 www.meleca.com

METRO
 BUILDING ELEVATIONS
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3 ELEVATION 3
SCALE: 1/8" = 1'-0"



4 ELEVATION 4
SCALE: 1/8" = 1'-0"



2 ELEVATION 2
SCALE: 1/8" = 1'-0"



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

1. GENERAL NOTES: UNLESS OTHERWISE SPECIFIED
2. DIMENSIONS: UNLESS OTHERWISE SPECIFIED
3. IDENTIFICATION: NUMBER OF DRAWING: NUMBER OF SHEETS
4. ALL NOTES: SEE
5. ALL NOTES: SEE
6. ALL NOTES: SEE
7. ALL NOTES: SEE
8. ALL NOTES: SEE
9. ALL NOTES: SEE
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19. ALL NOTES: SEE
20. ALL NOTES: SEE

DAVID
MELECA
ARCHITECTS LLP

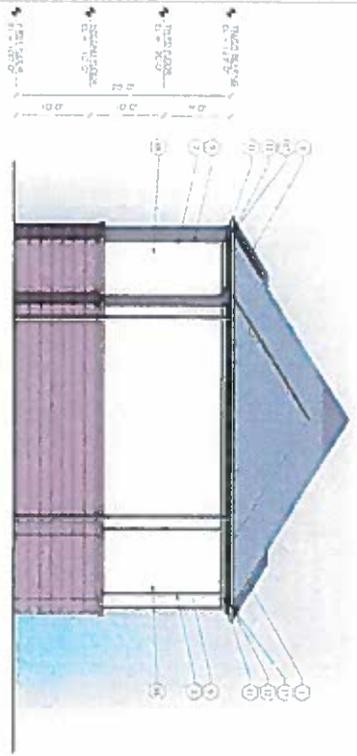
1000 15th Street, Suite 1000
San Francisco, CA 94103
Tel: 415.774.8800
www.meleca.com

PROJECT: METRO
DATE: 10/15/14
DRAWN BY: JACOB SMITH
CHECKED BY: JACOB SMITH

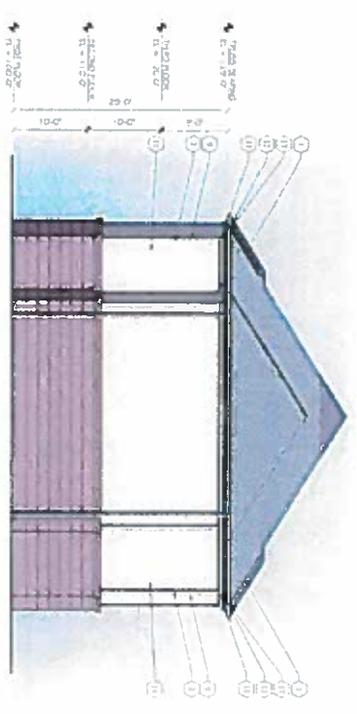
METRO
ARCHITECTS LLP

1000 15th Street, Suite 1000
San Francisco, CA 94103
Tel: 415.774.8800
www.metroarch.com

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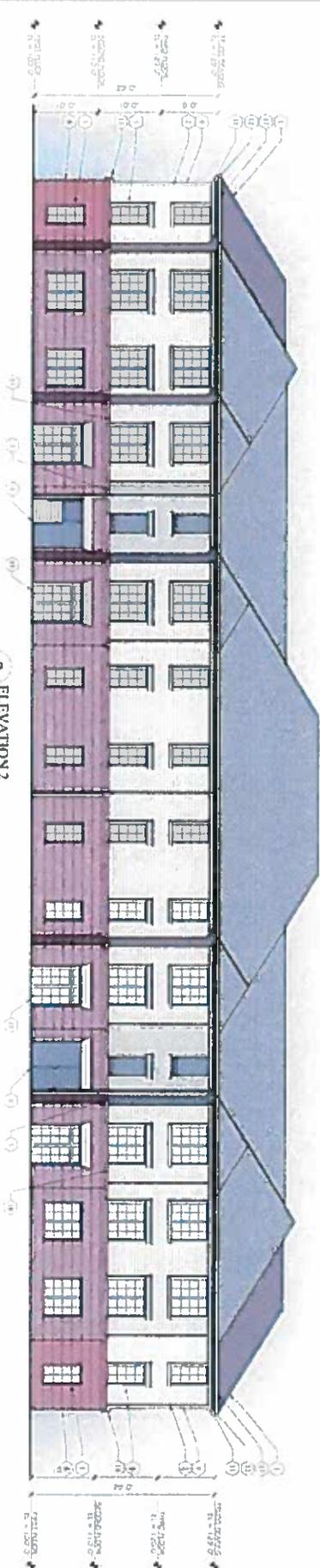


3 ELEVATION 1
SCALE: 1/8" = 1'-0"

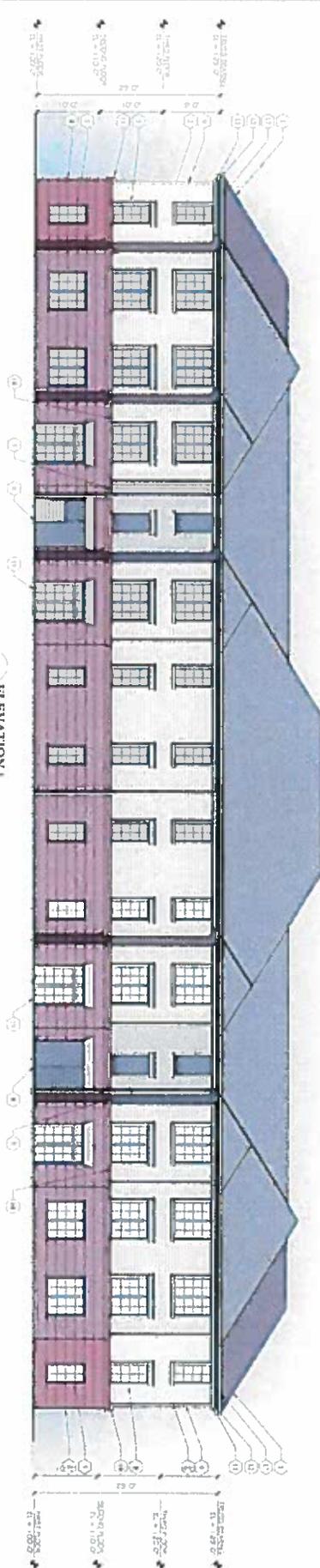


4 ELEVATION 4
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. CONSULT ALL APPLICABLE CODES AND REGULATIONS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
 4. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS APPROVED BY THE ARCHITECT.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 10. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 12. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 14. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 16. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 18. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 20. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.



2 ELEVATION 2
SCALE: 1/8" = 1'-0"



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

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BUILDING ELEVATIONS