



# REPORT TO PLANNING COMMISSION City of Sacramento

# 7

915 I Street, Sacramento, CA 95814-2671

**PUBLIC HEARING**  
**September 9, 2010**

To: Members of the Planning Commission

**Subject: Norwood Tech Center – CDT Building (P10-048)**

A request to complete the construction of a 9,568 square foot warehouse/office building in the Light Industrial (M-1S-PUD) zone within the Norwood Tech Center Planned Unit Development (PUD) area.

- A. Environmental Determination:** Categorical Exemption Pursuant to CEQA Section 15303, New Construction or Conversion of Small Structures.
- B. Special Permit - Development within a PUD** to complete construction of a 9,568 square foot warehouse/office building on approximately 1.23 acres in the Light Industrial PUD (M-1S-PUD) zone.

**Location/Council District:**

200 Harris Avenue, Sacramento, CA  
Assessor's Parcel Number: 250-0025-035-0000  
Council District 2

**Recommendation:**

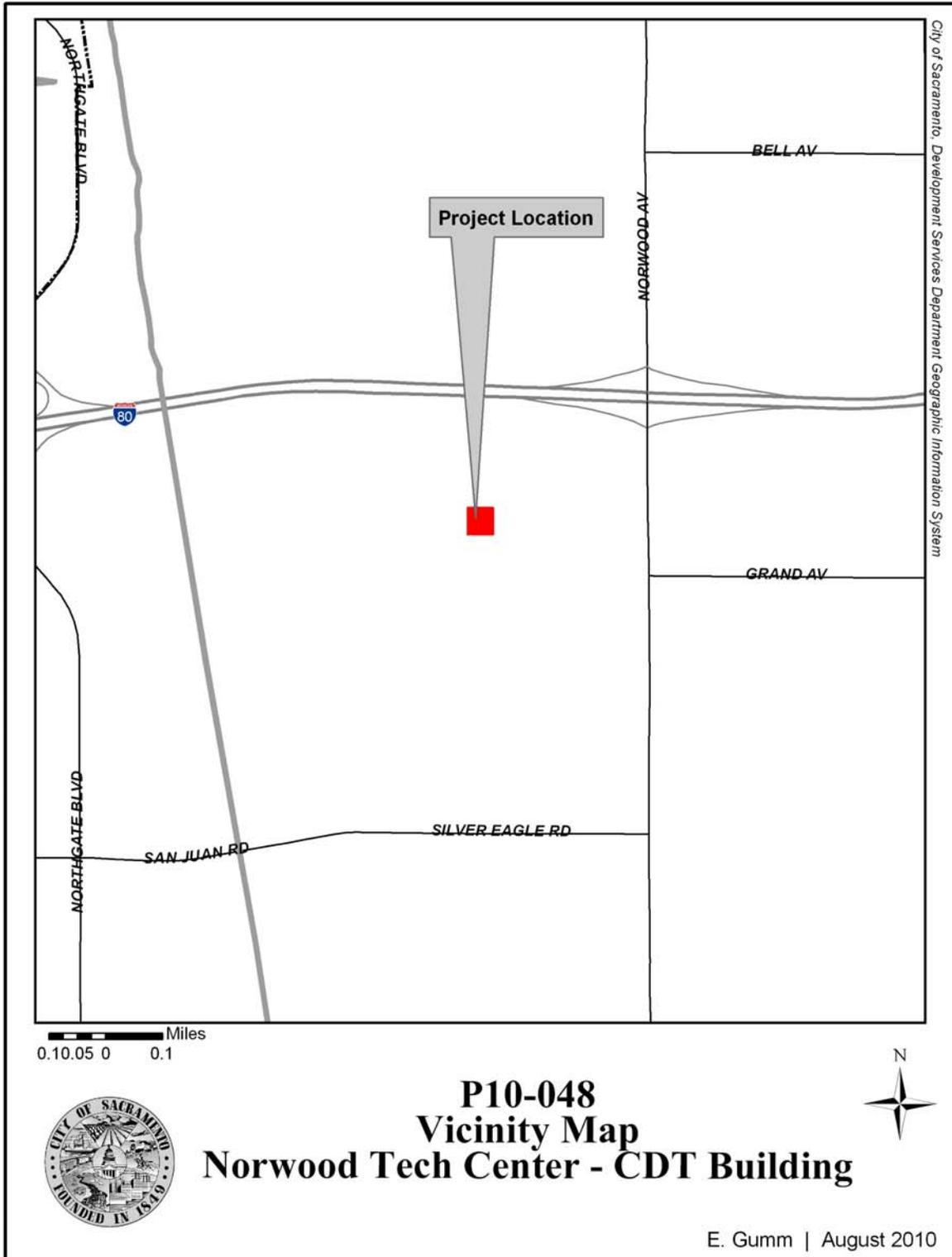
Staff recommends the Commission approve the request based on the findings of fact and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision is appealable to City Council.

**Staff Contact:** Evan Compton, Associate Planner, (916) 808-5260 and Lindsey Alagozian, Senior Planner (916) 808-2659

**Applicant:** Arktegraf, Inc. c/o: Jeff Cecil (916) 736-6920, 1800 27<sup>th</sup> Street. Sacramento, CA 95816

**Owner:** CDT, Inc, c/o: Dan Thomas (541) 664-3010, 217 Bateman Drive, Central Point, OR, 97502

Vicinity Map



**Summary:** The applicant is proposing to complete the construction of a 9,568 square foot building for warehouse and office uses in the light industrial (M-1S-PUD) zone located within the Norwood Tech Center PUD Area. The building was previously approved and began construction in 1997. The construction halted and only a portion of the shell of the building has been completed. The current proposal will finalize the construction of the existing building and finish all on-site improvements.

At the time of writing the report, there were no outstanding issues or concerns regarding the project. **The project is considered to be non-controversial.**

<b>Table 1: Project Information</b>	
<b>General Plan designation:</b>	Employment Center Low Rise
<b>Existing zoning of site:</b>	Light Industrial PUD (M-1S-PUD) zone
<b>Existing use of site:</b>	Partially Developed / Vacant
<b>Property area:</b>	1.32± gross acres (230 feet by 250 feet)
<b>Proposed FAR:</b>	0.32 per overall PUD

**Background Information**

The applicant is proposing to construct a 9,568± square feet building. Approximately 6,443 square feet will be used for a warehouse and the remaining 3,125 square feet will be for office space. The applicant is a waterproofing supplier and will use the warehouse for storage of sealants for delivery and offsite application. Since the project site is located in the Norwood Tech PUD, a Special Permit is required to complete construction of the building.

**Entitlement History**

On July 29, 1980, the City Council approved the Norwood Tech Business Park Planned Unit Development (P9012). On March 13, 1986, the Planning Commission approved a Special Permit and Schematic Plan Amendment for the Norwood Tech PUD to allow 58,112 square feet of warehouse/office use between three buildings located on Lots 17, 18, and 19 (P86-081). On April 10, 1986, the Planning Commission approved a lot line adjustment to the property lines between these three lots (P86-101). On February 22, 1996, the Planning Commission approved a Schematic Plan Amendment increasing the square footage for development on Lot 17 and 18 from 40,832 to 50,000 square feet (P96-002). The total square footage approved and allocated within the PUD for development on the proposed project site (Lot 19) remained at approximately 17,280 square feet. On June 12, 1997, the Planning Commission approved the construction of a warehouse/office building on the subject site (P97-034). The construction was only partially completed and the site had been abandoned. The current proposal was submitted to the Planning Division on July 23, 2010.

## Public/Neighborhood Outreach and Comments

Staff provided an early notice to the Robla Park Community Association. In addition, staff mailed hearing notices to property owners within a 500 foot radius of the subject site and the community association. At the time of writing of this report, staff had not received any comments, and staff is not aware of any opposition to the project.

## Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15303, New Construction or Conversion of Small Structures. The project consists of the construction of a new structure not exceeding 10,000 square feet in floor area and not involving the use of significant amounts of hazardous substances and where all necessary public services and facilities are available.

## Policy Considerations

General Plan: The 2030 General Plan designates the subject site as Employment Center Low Rise (ECLR), which provides for employment generating uses that generally do not produce loud noises or noxious odors including industrial, office, and retail uses. The proposed project's Floor Area Ratio (FAR) may be calculated as part of the Planned Unit Development. (LU 2.1.4) The FAR for the entire Norwood Tech PUD including the proposed project is approximately .32 which is consistent with the allowed range of .25 - 1.0 for this land use designation. The project is consistent with the urban form guidelines which allow for a two-story building, parking oriented along the side of the building, and outdoor storage areas screened from public view.

The proposed project is generally consistent with the 2030 General Plan land use designation of Employment Center Low Rise (ECLR) designation and the following features which are consistent with policies of the General Plan.

1. *Employment Intensive Uses. The City shall encourage employee-intensive uses such as medical and professional offices, light industry, research, and skill training. (LU 7.1.1)* Staff finds that the proposed project contains employee-intensive uses such as light industrial and office.
2. *Urban Design. The City shall require that new and renovated employment center development be designed to accommodate safe and convenient walking, biking, and transit use, and provide an attractive, high quality "campus environment." (LU 7.1.4)* Staff finds the project includes a highly interconnected system of streets and walkable blocks, extensive on-site landscaping that emphasizes special features such as entryways, and clearly marked entrance drives, pedestrian routes, and building entries that minimize potential conflict between service vehicles, private automobiles, and pedestrians.

3. *Office Infill Development. The City shall promote office development for underused infill areas, particularly the Woodlake-Arden and Norwood areas. (NS.LU 1.13)* Staff finds that the project is located directly off of Norwood and would allow for additional office development on an underutilized site.

## **Project Design**

### Land Use

The applicant proposes to complete the construction of a warehouse/office building on approximately 1.32± acres in the light industrial (M-1S-PUD) zone. The proposed project was originally approved by the Planning Commission but the Special Permit eventually became invalid and the rights did not vest because construction was not completed and the site had been abandoned. All development within the Norwood Tech PUD requires the approval of a Special Permit. As a result, a new Planning Commission Special Permit is required in order to reactivate their rights for such use. The proposed industrial use is consistent with the PUD Schematic Plan and the applicable policies of the General Plan.

### Site/Building Design

This project includes a 9,538 square foot industrial building and 23 parking spaces. The design is consistent with the Norwood Tech PUD guidelines. The building is oriented with main entrances located on the west facing elevation and large windows facing Harris Avenue with 25 foot landscaped front setback. On the first floor, office space fronts on Harris Avenue and the warehouse space is located on the rear. Roll-up gates are provided on the south elevation located at the rear of the building. The second floor has offices and additional storage area.

The project is consistent with the Urban Form Guidelines under the Employment Center Low Rise land use designation. The sidewalk along Harris Street accommodates pedestrian movement by design, connecting walkways from sidewalks onto the proposed site. Furthermore, the location of outdoor storage and production yards are screened from public view by landscaping and setback from the building.

The use of large windows break up the massing along the building elevations and provide a more visually appealing building. Exterior walls will be painted with an earth tone theme which is required by the PUD Development Guidelines.

### Height, Bulk and Setbacks

The proposed warehouse building will be positioned along the north property line of the project site. The M-1S zone requires a minimum 25 foot landscape setback along all street frontages. A minimum of 4 feet along the interior side yard setbacks are required. The PUD Guidelines also required an 8 foot tall masonry wall along Morrison Avenue which has already been constructed. The proposed warehouse building complies with all setback and height regulations of the zoning code and PUD Guidelines.

<b>Table 2: Height and area standards</b>			
<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Deviation?</b>
Height*	30 feet maximum	28 feet	no
Setback: Harris Avenue (north)	25 feet	35 feet	no
Setback: East property line	4 feet	69 feet	no
Setback: West property line	4 feet	69 feet	no
Setback: Morrison Avenue (south)	25 feet	140 feet	no

\*The proposed building height is 28 feet plus 6 feet for the parapet wall, for an overall height of 34 feet. The height is consistent with the PUD height requirement and Zoning Code which allows 30 feet plus 20% of the height for parapets or architectural features for a total maximum height of 36 feet.

Access, Circulation and Parking

The project generates a parking requirement of 16 parking spaces. The required 16 parking spaces is based upon the 9,568± square feet of the building, at a ratio of one parking space per 1,000 square feet for the 6,443 square feet of warehouse use and one parking space per 350 square feet for the 3,125 square feet of office use. The project provides 23 parking spaces, which is consistent with the parking regulations of the zoning code.

The parking is proposed at both sides of the building, along west and east property lines. The project is accessible via an internal pedestrian pathway and two driveways, both from Harris Avenue. The building and both parking areas are developed at the front portion of the site. The project provides adequate throat distances and width for each driveway and parking area. The back portion of the site will be used as storage and truck maneuvering.

Based on the City’s employment generation rates, this project is anticipated to have 18 employees. A project which generates less than 100 employees, based on occupancy calculations provided in Chapter 17.184 (Transportation Systems Management (TSM) Program) of the City Code, is identified as a minor project and is not required to submit a Transportation Management Plan (TMP).

The number of required bicycle parking facilities is based on the amount of off-street vehicle parking spaces required. Based on the required parking of 16 spaces, one (1)

bike space is required for this project. The project will be conditioned to provide one (1) Class I bike facility.

#### Landscaping & Lighting

The parking lot for the project is required to provide tree shading that will ensure that 15 years after the parking lot is established, the parking lot will be 50% shaded. The project has been conditioned to meet the shading requirement. The project provides landscape planters among the parking and driveway area. The storage yard area (back of the site) is not included as part of the shading requirement. Gates are provided to restrict public access to this loading/unloading storage area.

The 25 foot landscape setback along Harris Avenue will be planted with a mix of lawn, mounded turf and trees. In keeping with previous projects approved in the area, staff is conditioning the project to provide trees within the landscaped setback to be planted at a minimum density of one tree per 25 feet of lineal street frontage and, which is also consistent with PUD Development Guidelines.

A lighting plan was not reviewed under this Special Permit; therefore, staff has provided a condition to meet the lighting requirement consistent with the PUD Development Guidelines.

#### Trash & Recycling Enclosure

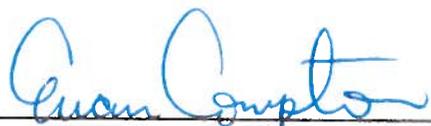
The project proposes to locate the trash enclosure at the back of the parcel in the rear setback area as shown on the project plans. Staff has included a condition for the enclosure to be relocated outside of the rear setback area. The trash enclosure must be located a minimum of 25 feet from Morrison Avenue.

#### Signage

No signage has been proposed at this time. Any signage proposed is required to comply with the sign code and PUD sign guidelines, and it is subject to building permits.

#### **Conclusion**

Staff recommends approval of the project since the proposal: a) is consistent with the General Plan, the Light Industrial (M-1S PUD) zoning, and the development standards of the Norwood Tech Center PUD Guidelines; b) allows for the completion of an abandoned building which has been a blight for the neighborhood; c) encourages additional office space in the Norwood area; and d) allows for a low impact warehouse/office use which is compatible with residential land uses on the south side of Morrison Avenue.

Respectfully submitted by:   
EVAN COMPTON  
Associate Planner

Approved by:   
LINDSEY ALAGOZIAN  
Senior Planner

Recommendation Approved:

  
GREGORY BITTER, AICP  
Principal Planner

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Attachment 1: Recommended Findings and Conditions

**Findings of Fact**

**A. Environmental Determination: Categorical Exemption per CEQA Guidelines 15303**

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines as follows:

**The project consists of the construction of new structure not exceeding 10,000 square feet in floor area not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.**

**B. The Special Permit to construct an industrial buildings on an approximately 1.23 acre parcel in the Light Industrial (M-1S-PUD) zone within the Norwood Tech Center PUD area, is approved subject to the following Findings of Fact and Conditions of Approval:**

1. The project is based upon sound principles of land use in that:
  - a. The proposed warehouse/office building and parking areas are compatible with the surrounding uses in the vicinity of the project site;
  - b. Adequate landscaping, vehicular circulation, maneuvering, and parking will be provided for the warehouse/office uses; and
  - c. The architectural design of the building is consistent with the Norwood Tech Center PUD Development Guidelines.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the proposed building meets the development standards of the Light Industrial M-1S zone and the PUD Development Guidelines; and
3. The project is consistent with the General Plan, which designates the site as Employment Center Low Rise.

**Conditions of Approval**

- B.** The **Special Permit** to complete the construction of a warehouse/office building on approximately 1.23 acres in the Light Industrial (M-1S-PUD) zone within the Norwood Tech Center PUD is **approved** subject to the following conditions:

**PLANNING**

- B1. The applicant shall obtain all building permits prior to commencing construction.
- B2. The project shall substantially conform to the approved plans as shown on the attached exhibits, except as conditioned in this approval (P10-048). Any modification to the project shall be subject to the review and approval of Planning staff prior to the issuance of building permits.
- B3. All rooftop mechanical equipment shall be screened from street views.
- B4. Landscaping shall be provided to screen ground-mounted mechanical equipment, backflow preventers, transformers, and other similar appurtenances from all street views.
- B5. The applicant shall provide trees within the landscaped setback to be planted at a minimum density of one tree per 25 feet of lineal street frontage.
- B6. Trash enclosures shall not encroach into any setback areas. The trash enclosure shall be relocated outside of the 25 foot rear setback area.
- B7. Trash enclosures shall be constructed of concrete block or similar masonry material and finished with stucco or other material which is comparable in color and texture to the building facade.
- B8. All lighting devices shall meet the minimum foot candle requirements in the PUD guidelines. The lights shall be equipped with weather and vandal resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.
- B9. The project shall provide a minimum of 16 parking spaces for the proposed uses. Any change of use, especially decreasing industrial uses, shall require additional planning review and approval.
- B10. The site shall provide a minimum of one bicycle facility (Class I).
- B11. No signage has been approved at this time. All signage shall require building permits and shall comply with the City of Sacramento's Sign Code and the PUD Sign Guidelines.

- B12. The project shall meet the 50% tree shading requirement as required by the Zoning Code.

### **DEVELOPMENT ENGINEERING**

- B13. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Transportation;
- B14. All new and existing driveways shall be designed and constructed to City Standards and must be ADA compliant to the satisfaction of the Department of Transportation;
- B15. The site plan shall conform to A.D.A. requirements in all respects;
- B16. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- B17. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation;

### **DEPARTMENT OF UTILITIES**

- B18. An on-site drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The project will be required to provide storm water detention in the low points of the street and/or landscape areas and/or in detention vaults or oversized drainage pipes located in the street. The project area is serviced by Sump No. 157, which has a capacity of 0.27 cubic feet per second per acre. According to the City Design and Procedures Manual, the project site will be required to store 1,700 cubic feet per acre of storm water during a 10-year storm event (a rainstorm that has a 1-in-10 chance of happening in a given year). The drainage study shall also include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. This study and shed map shall be approved by the DOU.

- B19. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B20. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B21. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU. Records indicated that an irrigation service from another parcel may water this site; abandon all offsite water lines to this site (i.e. services from other parcels).
- B22. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B23. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- B24. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

**FIRE**

- B25. All turning radii for fire access shall be designed as 35' inside and 55' outside.

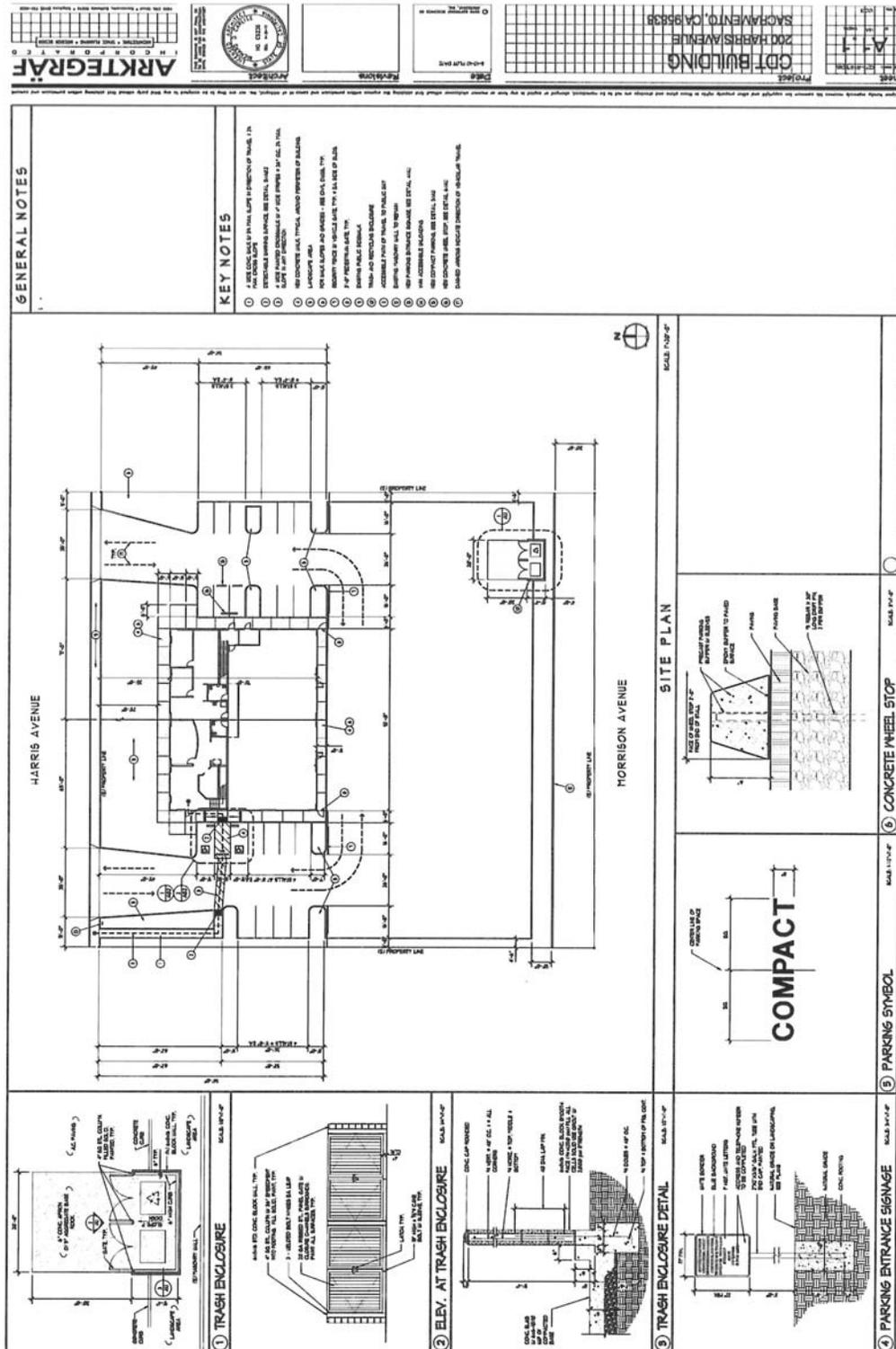
- B26. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- B27. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- B28. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- B29. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- B30. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- B31. Provide appropriate Knox access for site.
- B32. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- B33. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
- B34. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- B35. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8

#### **ADVISORY NOTES**

- B36. Any sign on the site shall be no greater than ten percent (10%) of the total area of the building face to which it is attached or 75 square feet, whichever is less.
- B37. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to

determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

- B38. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.
- B39. Per the Letter of Map Revision effective February 18, 2005, of the FIRM (Flood Insurance Rate Map), the parcel is located in a shaded Zone X area, defined as areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood. Accordingly, the project site lies in an area with no flood restrictions.
- B40. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$1,531. This is based on 9,568 square feet at the Industrial Rate of \$0.16 cents per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
  - b. If the applicant has proof of payment for the Park Impact Fee on initial permit for this building, please provide proof of payment.
- B41. A signed copy of the Affidavit of Zoning Code Development Standards and each of the pages of this Record of Decision shall be scanned and inserted as a general sheet(s) in the plan set for any building permit submittal associated with this project.
- B42. Solid waste trucks must be able to safely move about the project, with minimum backing, and be able to empty the bins and cans safely.
- B43. If the property owner chooses to use front-loader bins (dumpsters), the solid waste driver must not have to move front-loader bins more than 15 ft. for collection.
- B44. As stated in the PUD Guidelines, the exterior walls of buildings may not be unfinished concrete. Buildings shall be painted with natural earth tones and compatible with the surrounding development.



**GENERAL NOTES**

**KEY NOTES**

- 1. SEE CONC. SCHEDULE FOR FULL LIST OF FINISHES OF WALLS, FLOORS, CEILING, AND ROOFING. SEE DETAIL 1001 FOR FLOOR FINISHES. SEE DETAIL 1002 FOR CEILING FINISHES. SEE DETAIL 1003 FOR ROOF FINISHES.
- 2. SEE DETAIL 1004 FOR WINDOW FINISHES. SEE DETAIL 1005 FOR DOOR FINISHES.
- 3. SEE DETAIL 1006 FOR INTERIOR PARTITION FINISHES. SEE DETAIL 1007 FOR EXTERIOR PARTITION FINISHES.
- 4. SEE DETAIL 1008 FOR MECHANICAL FINISHES. SEE DETAIL 1009 FOR ELECTRICAL FINISHES.
- 5. SEE DETAIL 1010 FOR PAINT FINISHES. SEE DETAIL 1011 FOR STAIN FINISHES.
- 6. SEE DETAIL 1012 FOR TILE FINISHES. SEE DETAIL 1013 FOR GRANITE FINISHES.
- 7. SEE DETAIL 1014 FOR MARBLE FINISHES. SEE DETAIL 1015 FOR QUARTZ FINISHES.
- 8. SEE DETAIL 1016 FOR CEMENT FINISHES. SEE DETAIL 1017 FOR POLISHED CONCRETE FINISHES.
- 9. SEE DETAIL 1018 FOR STAINLESS STEEL FINISHES. SEE DETAIL 1019 FOR BRASS FINISHES.
- 10. SEE DETAIL 1020 FOR COPPER FINISHES. SEE DETAIL 1021 FOR ALUMINUM FINISHES.
- 11. SEE DETAIL 1022 FOR ZINC FINISHES. SEE DETAIL 1023 FOR GALVANNEAL FINISHES.
- 12. SEE DETAIL 1024 FOR ENAMEL FINISHES. SEE DETAIL 1025 FOR EPOXY FINISHES.
- 13. SEE DETAIL 1026 FOR POLYURETHANE FINISHES. SEE DETAIL 1027 FOR POLYESTER FINISHES.
- 14. SEE DETAIL 1028 FOR POLYURETHANE FINISHES. SEE DETAIL 1029 FOR POLYESTER FINISHES.
- 15. SEE DETAIL 1030 FOR POLYURETHANE FINISHES. SEE DETAIL 1031 FOR POLYESTER FINISHES.
- 16. SEE DETAIL 1032 FOR POLYURETHANE FINISHES. SEE DETAIL 1033 FOR POLYESTER FINISHES.
- 17. SEE DETAIL 1034 FOR POLYURETHANE FINISHES. SEE DETAIL 1035 FOR POLYESTER FINISHES.
- 18. SEE DETAIL 1036 FOR POLYURETHANE FINISHES. SEE DETAIL 1037 FOR POLYESTER FINISHES.
- 19. SEE DETAIL 1038 FOR POLYURETHANE FINISHES. SEE DETAIL 1039 FOR POLYESTER FINISHES.
- 20. SEE DETAIL 1040 FOR POLYURETHANE FINISHES. SEE DETAIL 1041 FOR POLYESTER FINISHES.







Attachment 2: Photo of Partially Constructed Building



1. View of site from northeast.



2. View of site from north.

Attachment 3: Land Use and Zoning Map

