



City of Phoenix

Planning Department

Staff Report Z-77-08-8 and Z-SP-20-08-8

October 2, 2008

South Mountain Village Planning Committee Meeting Date October 14, 2008

Planning Commission Hearing Date November 12, 2008

Request From: R-5 RSIOD (1.04 Acres)

Request To: C-2 RSIOD and C-2 SP RSIOD (1.04 Acres)

Proposed Use Automobile sales & service

Location Approximately 204 feet north of the northeast corner of South 16th Street and East Wood Street

Owner David Sharpe

Applicant/Representative ABM Development Services
Gregory Arrington/Joseph Moon

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10-15 dwelling units an acre	
Street Map Classification	16th Street	Arterial	50 feet west half street
<p><i>LAND USE ELEMENT, GOAL 3: VACANT AND UNDERDEVELOPED LAND IN OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG-TERM CHARACTER OF THE AREA.</i></p> <p>The request is for a vacant parcel adjacent to an existing automobile dealership. The applicant proposes expanding the dealership lot to better utilize the site and be more compatible with the surrounding commercial properties on 16th Street.</p>			
<p><i>LAND USE ELEMENT, GOAL 4 - MIXED LAND USE DEVELOPMENT: MIXED LAND USE PATTERNS SHOULD BE DEVELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIMIZE THE NUMBER AND LENGTH OF TRIPS.</i></p> <p>The site is positioned to provide automobile sales and services to nearby residential neighborhoods thereby reducing the need for additional vehicle trips outside the village for automobile maintenance services.</p>			

GROWTH ELEMENT/STRATEGIC EMPLOYMENT GROWTH: THE CITY OF PHOENIX HAS BEEN WORKING TO INCREASE ITS EMPLOYMENT BASE SINCE THE MID-1980S.

The request enables the applicant to continue to provide a range of benefited service and sales jobs related to the automobile industry.

Area Plan

RIO SALADO BEYOND THE BANKS PLAN

The site is located within the boundaries of the Rio Salado Beyond the Banks Area Plan which is a policy document intended to guide development decisions. It is also within the Rio Salado Interim Overlay which is a regulatory plan that is part of the Zoning Ordinance. The plan designates this site as Residential 10-15 dwelling units an acre.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Auto sales	R-5
North	Guitar school	R-5
South	Vacant	R-5
East	Enclosed Storage	R-5
West	Industrial use	C-3

Commercial/Commerce Park/Industrial

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	25 feet	Met N/A
Side	10 feet	Met (32 feet to 33 feet)
Rear	10 feet	Met (50 feet)
<i>Landscaped Setbacks</i>		
Street	Average 25 feet	Met (N/A)
Side	Minimum 10 feet	Met (10 feet)
Rear	Minimum 10 feet	Met (10 feet)
Lot Coverage	50	Met (.016%)
Building Height	30'	Met (21'3")
Parking	25 spaces	Met (30 spaces)

Background/Issues/Analysis

The request is to rezone from R-5 RSIOD to C-2 RSIOD and C-2 SP RSIOD for a parcel located approximately 204 feet north of the northeast corner of South 16th Street and East Wood Street. The request is for an automobile sales and service center.

A Special Permit must be obtained in order to operate this use. According to the Special Permit section 647A.2.e, a body repair and painting is permitted on the lot as long as the operation is confined in a closed building. Also, the area for parking, display, storage or circulation should be dust-free. The entire auto sales and service center shall be enclosed with a wall, fence or hedge, plantings or a combination of these materials.

This enclosure shall be a minimum height of ten inches above the grade where the cars are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the ten-inch wall and/or the lot is depressed below the elevation of adjacent lots. If this is the case, appropriate landscaping may be approved. Finally, any artificial light used for auto dealerships shall be so arranged so as to reflect light away from the adjoining premises and shall be so located as not to be a nuisance to adjacent property and streets.

The site is currently vacant but is proposed as part of an expansion of the auto sales operation along 16th Street that is zoned C-3. To the north is a guitar shop, to the east is enclosed storage, to the west are industrial uses and to the south is vacant land. Approval of this request will rezone the entire site to C-2 SP RSIOD for the auto dealership.

The Phoenix General Plan and the Rio Salado Area Plan show this site as Residential 10-15 Dwelling Units an Acre. However, a General Plan amendment is not required since the site is less than 10 acres in size.

The site plan shows the front portion of the property along 16th Street, as primarily the vehicle display area with existing C-3 zoning that allows the car sales use by right. The applicant has agreed to add a minimum of six foot planter areas with shade trees in the existing C-3 zoned display area. There are also two existing driveway approaches to the site from 16th Street. On the south end of the proposed C-2 SP RSIOD portion, there is an area for vehicle sales which is in an enclosed building and contains several offices and showrooms. On the north end there is an enclosed service area which has an entrance on the north side of the building. The customer parking area is located to the west behind the vehicle display area and the employee parking area is at the east end of the site. The site plan does not show a wall surrounding the site. A wall will be required and the height of the wall is 8 feet since the used car and service area is located next to the R-4 district.

The elevations show a one-story all glass entrance to the service area dealership building. The entrance amenities consist of polish metal clad, trees and plants. The remainder of the building has very little architectural embellishments which is not in keeping with Section 507 of the Zoning Ordinance that requires design features on all sides of a building. Suggested improvements should consist of marble or shale wainscoting surrounding the building, sconce lighting, and windows with awnings.

The Aviation Department recommends that the applicant disclose the existence and operational characteristics of the Phoenix Sky Harbor Airport to future owners or tenants of the property.

The expansion of the auto sales and service center at this location provides the needed economic stimulus to this area. The improvements to the site with new buildings, landscaping and wall treatment will upgrade the visual appearance of the area.

Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment's may be required.

Findings

1. The proposed improvements to the site should provide economic stimulus and upgrade the appearance along the 16th Street corridor.
2. That both the proposed landscaping and wall treatment will enhance the visual appearances of both 16th Street and the surrounding area.
3. The proposed development will be compatible with surrounding development in the area.

Stipulations

1. That the development shall be in general conformance to the site plan and landscape plan date stamped August 19, 2008 as approved or modified by the Development Services Department.
2. That the development shall be in general conformance to the elevation date stamped August 19, 2008, as approved or modified by the Development Services Department and include the following:
 - a. That the buildings shall include architectural embellishments consisting of windows with awnings, tile or rock wainscoting, and polished metal clad.
3. That no outside amplification or speakers shall be installed as part of this development.

4. That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International 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 that have been reviewed and approved by the City Attorney.
5. That the right -of-way totaling 50 feet shall be dedicated for the east half of 16th Street unless otherwise approved by the Development Services Department.
6. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

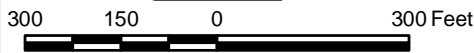
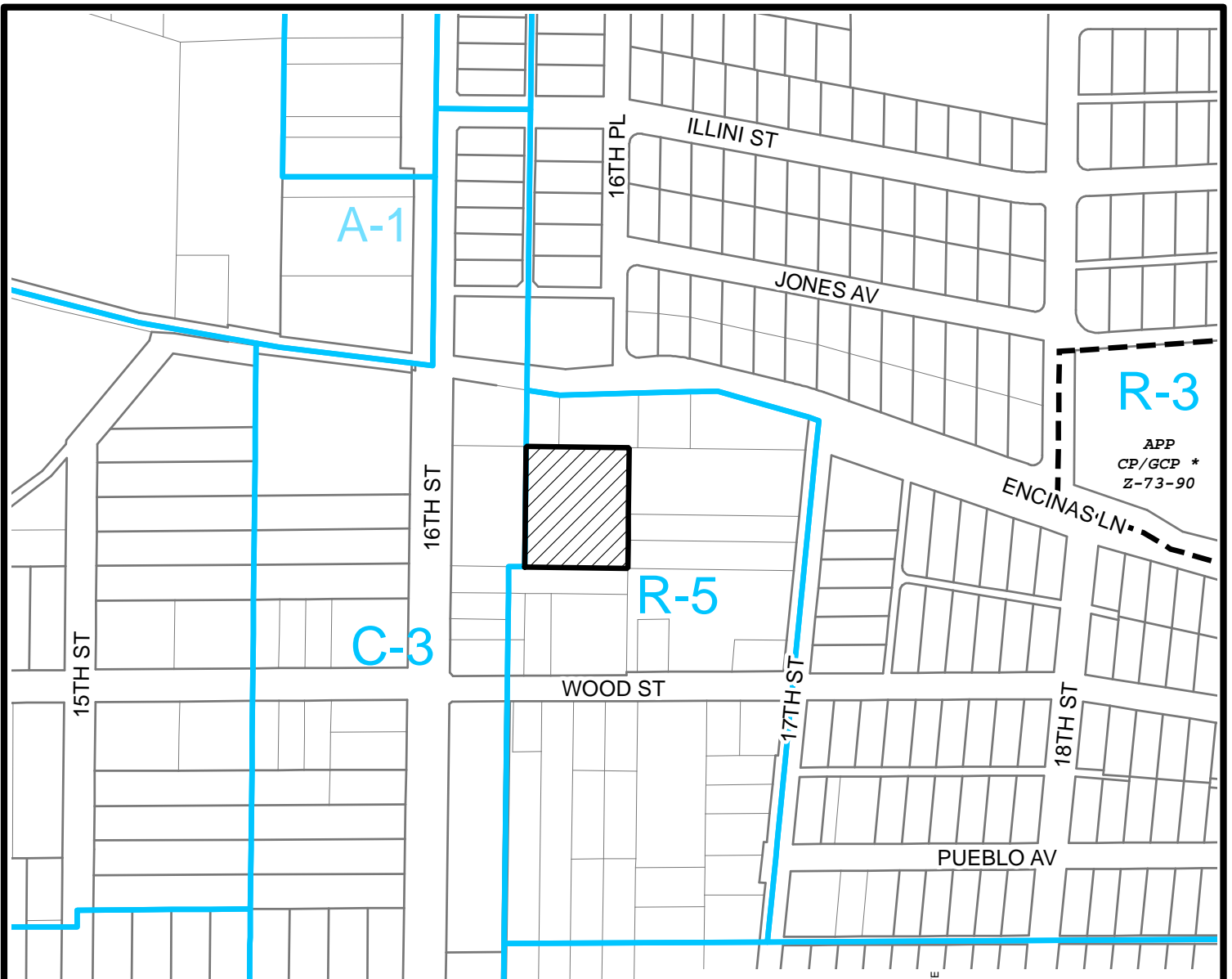
Writer

Chris Hood

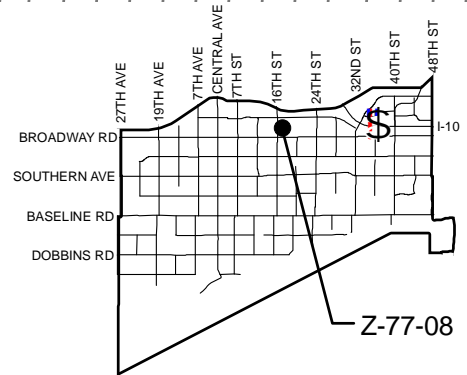
08/07/2008

Attachments

1. Zoning sketch (2 pages)
2. Aerial
3. Site Plan date stamped August 19, 2008
4. Landscape Plan date stamped August 19, 2008
5. Elevations (3 pages) date stamped August 19, 2008

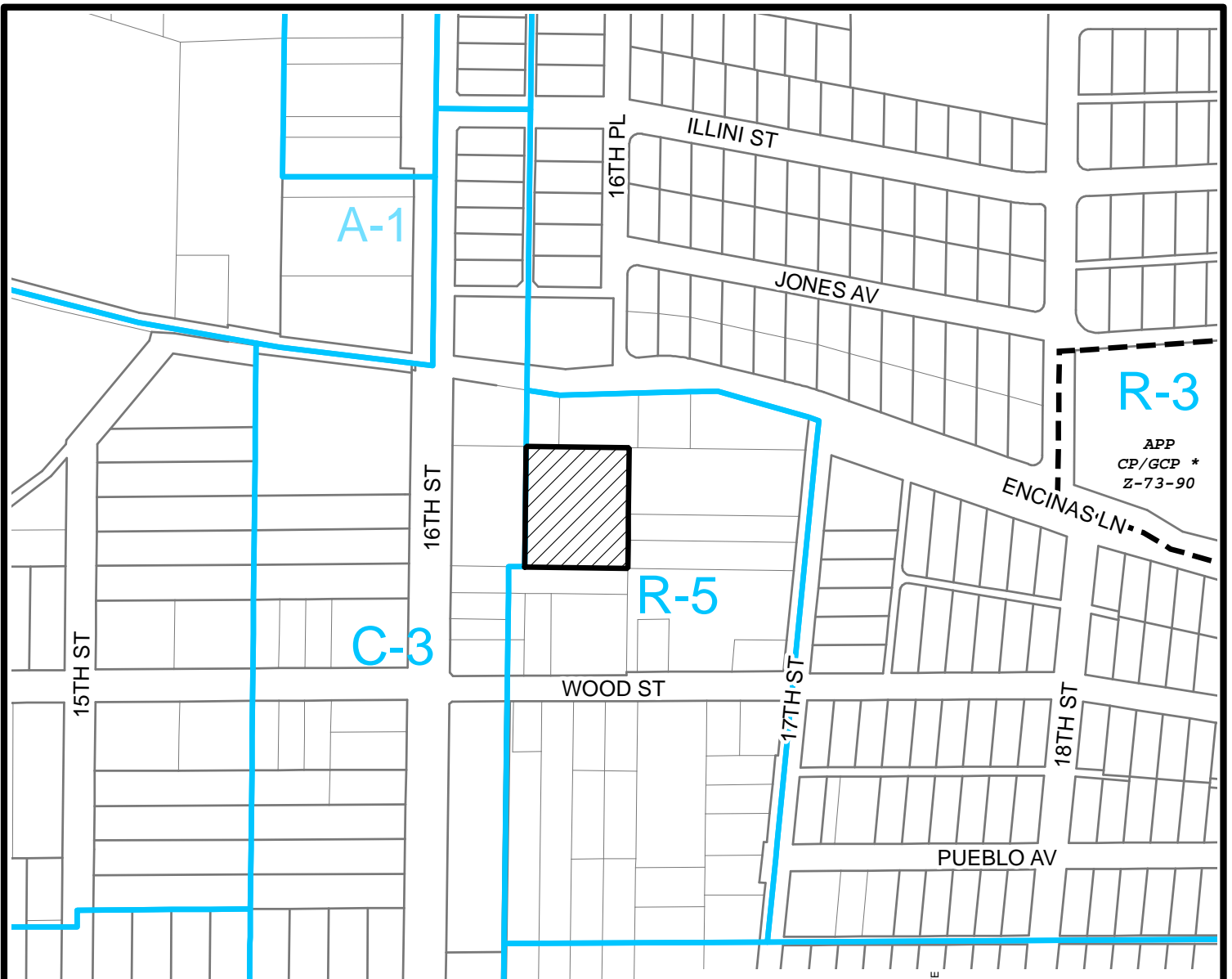


CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: ABM Development Services		REQUESTED CHANGE: FROM: R-5 RSIOD, (1.04 a. c.) TO: C-2 RSIOD, (1.04 a. c.)	
APPLICATION NO. Z-77-08	DATE: 08-25-2008 REVISION DATES:		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.04 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q5-31	<small>ZONING MAP</small> E9	
MULTIPLES PERMITTED R-5 C-2	CONVENTIONAL OPTION 45 15	* UNITS P.R.D. OPTION 54 18	

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



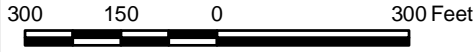
R-3

APP
CP/GCP *
Z-73-90

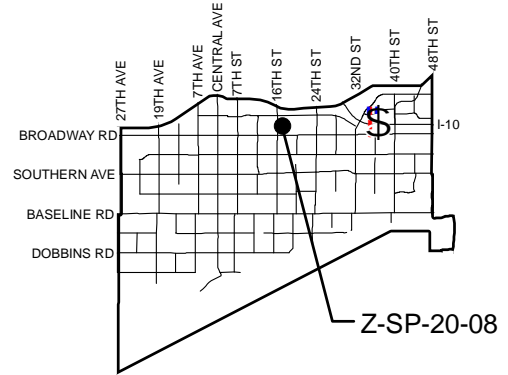
R-5

C-3

A-1

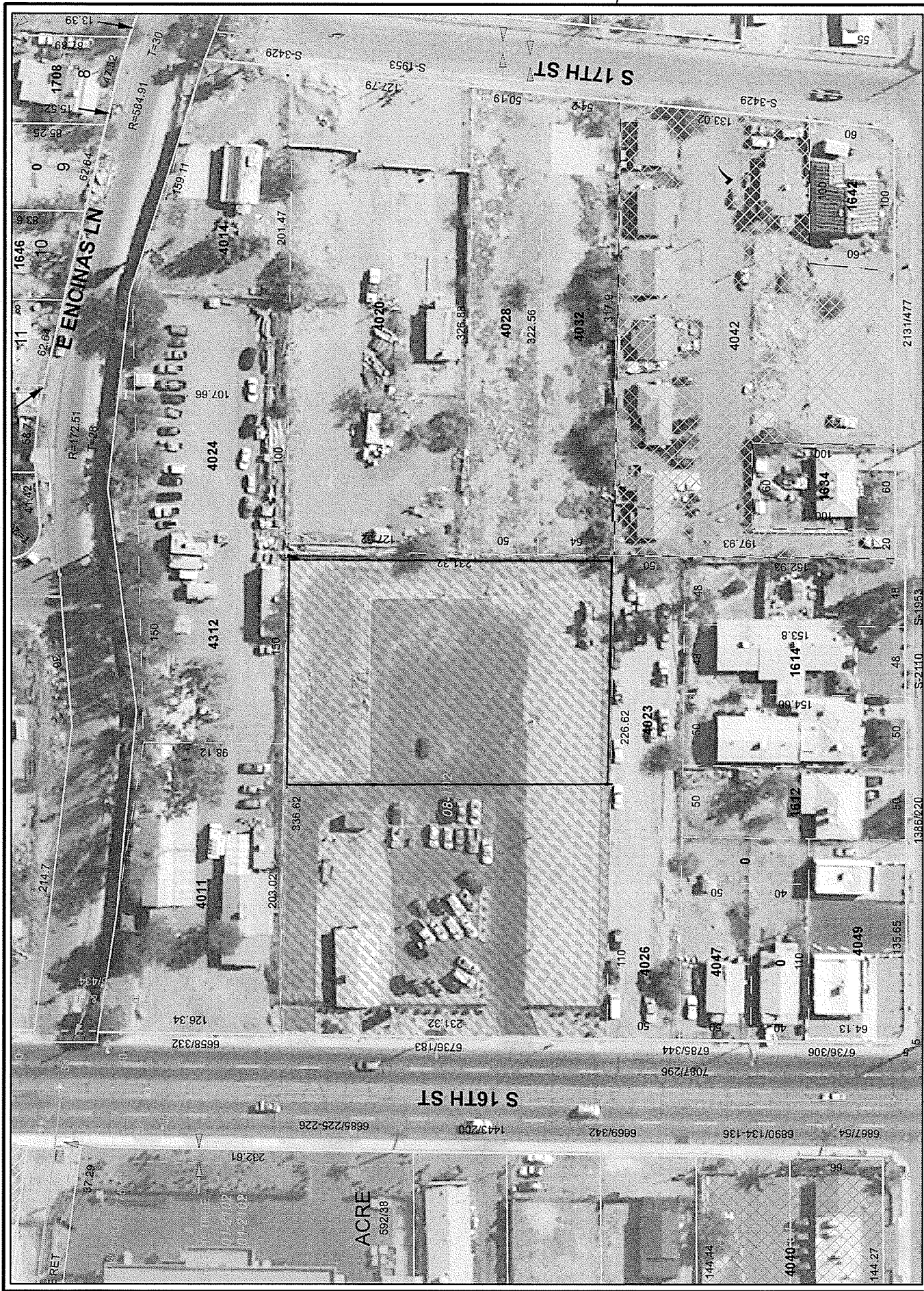


CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: <div style="text-align: center; font-size: 1.2em;">ABM Development Services</div>		REQUESTED CHANGE: FROM: R-5 RSIOD (Pending C-2), (1.04 a. c.) TO: C-2 SP RSIOD, (1.04 a. c.)					
APPLICATION NO. <div style="text-align: center; font-size: 1.2em;">Z-SP-20-08</div>	DATE: <div style="text-align: center;">08-25-2008</div>	REVISION DATES: <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="width: 25%; height: 20px;"> </td><td style="width: 25%;"> </td><td style="width: 25%;"> </td><td style="width: 25%;"> </td></tr> </table>					
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <div style="text-align: center; font-size: 1.2em;">1.04 Acres</div>	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> <div style="text-align: center; font-size: 1.2em;">Q5-31</div>	<small>ZONING MAP</small> <div style="text-align: center; font-size: 1.2em;">E9</div>					
<div style="text-align: center; font-weight: bold;">MULTIPLES PERMITTED</div> <hr/> <hr/>	<div style="text-align: center; font-weight: bold;">CONVENTIONAL OPTION</div> <hr/> <hr/>		<div style="text-align: center; font-weight: bold;">* UNITS P.R.D. OPTION</div> <hr/> <hr/>				

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



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

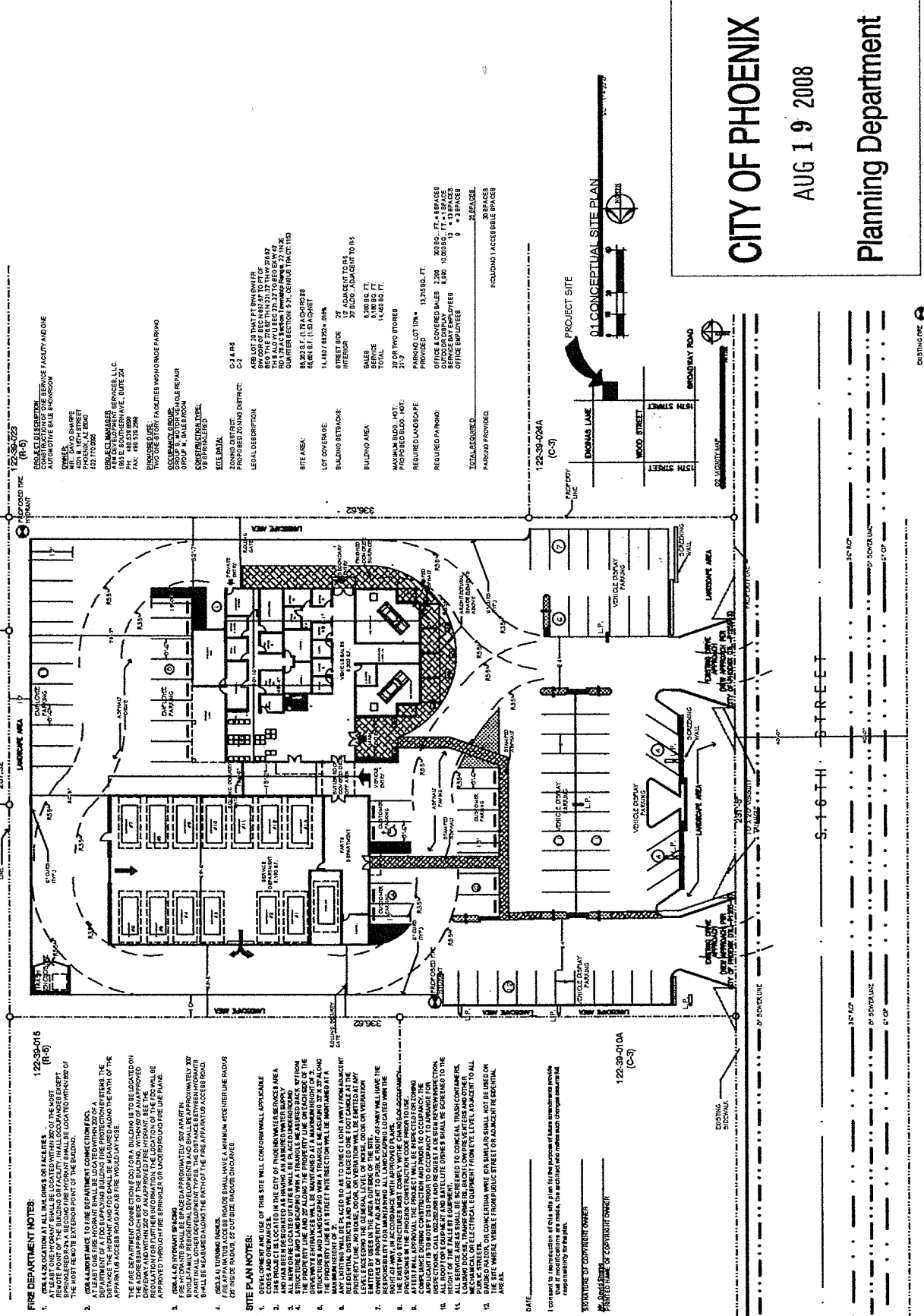
Development Services

1 inch equals 86.3355 ft.
 0 35 70 140 Feet



DATE	10/10/07
PROJ. NO.	00000000
SCALE	1/8"=1'-0"
DRAWN BY	MM
CHECKED BY	MM
DATE	10/10/07

CITY OF PHOENIX
AUG 19 2008
Planning Department



CLIENT INFORMATION:
 SHARPE DEALERSHIP
 AUTOMOTIVE SALES & SERVICE FACILITY AND ONE
 OWNER: SHARPE DEALERSHIP
 4021 S. 16TH STREET
 PHOENIX, ARIZONA 85004
 PHONE: 602.254.1111
 FAX: 602.254.1112

PROJECT MANAGER:
 ABN ARCHITECTURAL & BUILDING CONSULTANTS
 100 N. CENTRAL AVENUE, SUITE 200
 PHOENIX, ARIZONA 85004
 PHONE: 602.254.1111
 FAX: 602.254.1112

PROJECT DESCRIPTION:
 THIS CONCEPTUAL SITE PLAN SHOWS THE PROPOSED AUTOMOTIVE SALES & SERVICE FACILITY AND ONE UNIT OF RESIDENTIAL DEVELOPMENT.

PROPOSED BLDG. AREA	14,487 SQ. FT.
PROPOSED BLDG. HEIGHT	2F
PROPOSED BLDG. TYPE	OFFICE/SALES/REPAIR
PROPOSED BLDG. USE	OFFICE/SALES/REPAIR
PROPOSED BLDG. VALUE	\$1,200,000
PROPOSED BLDG. VOLUME	28,974 CU. FT.
PROPOSED BLDG. AREA PER LOT	14,487 SQ. FT.
PROPOSED BLDG. HEIGHT PER LOT	2F
PROPOSED BLDG. TYPE PER LOT	OFFICE/SALES/REPAIR
PROPOSED BLDG. USE PER LOT	OFFICE/SALES/REPAIR
PROPOSED BLDG. VALUE PER LOT	\$1,200,000
PROPOSED BLDG. VOLUME PER LOT	28,974 CU. FT.

PROPOSED PAVEMENT	ASPHALT
PROPOSED PAVEMENT TYPE	ASPHALT
PROPOSED PAVEMENT THICKNESS	4 IN.
PROPOSED PAVEMENT AREA	14,487 SQ. FT.
PROPOSED PAVEMENT VOLUME	57,948 CU. YD.
PROPOSED PAVEMENT VALUE	\$1,400,000
PROPOSED PAVEMENT TYPE VALUE	\$1,400,000
PROPOSED PAVEMENT THICKNESS VALUE	\$1,400,000
PROPOSED PAVEMENT AREA VALUE	\$1,400,000
PROPOSED PAVEMENT VOLUME VALUE	\$1,400,000
PROPOSED PAVEMENT VALUE PER LOT	\$1,400,000

PROPOSED PARKING	20 SPACES
PROPOSED PARKING TYPE	ASPHALT
PROPOSED PARKING THICKNESS	4 IN.
PROPOSED PARKING AREA	1,400 SQ. FT.
PROPOSED PARKING VOLUME	5,600 CU. YD.
PROPOSED PARKING VALUE	\$140,000
PROPOSED PARKING TYPE VALUE	\$140,000
PROPOSED PARKING THICKNESS VALUE	\$140,000
PROPOSED PARKING AREA VALUE	\$140,000
PROPOSED PARKING VOLUME VALUE	\$140,000
PROPOSED PARKING VALUE PER LOT	\$140,000

FIRE DEPARTMENT NOTES:

- ALL BUILDINGS AT ALL BUILDINGS OR FACILITIES, AT LEAST ONE MOUNT SHALL BE LOCATED WITHIN 200' OF THE NEAREST SPRINKLER RATED BY A SECOND FIRE MOUNTAIN SHALL BE LOCATED WITHIN 200' OF THE NEAREST EXTENSION POINT OF THE BUILDING.
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SITE PLAN NOTES:

- DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM WITH APPLICABLE ZONING ORDINANCES AND CITY OF PHOENIX WATER SERVICES AREA REGULATIONS.
- ALL UTILITIES SHALL BE LOCATED AS SHOWN ON THE ATTACHED UTILITY MAP AND SHALL BE DEEPENED AS NEEDED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
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DATE: _____

SIGNATURE OF COPYRIGHT OWNER: _____

PRINTED NAME OF COPYRIGHT OWNER: _____

DATE: _____

SIGNATURE OF COPYRIGHT OWNER: _____

PRINTED NAME OF COPYRIGHT OWNER: _____

122-39-015 (R-6)

122-39-029 (R-6)

122-39-025 (R-6)

122-39-027 (R-6)

122-39-028 (R-6)

122-39-026 (R-6)

122-39-024 (C-5)

122-39-010A (C-5)

122-39-010B (C-5)

122-39-010C (C-5)

122-39-010D (C-5)

122-39-010E (C-5)

122-39-010F (C-5)

122-39-010G (C-5)

122-39-010H (C-5)

122-39-010I (C-5)

122-39-010J (C-5)

122-39-010K (C-5)

122-39-010L (C-5)

122-39-010M (C-5)

122-39-010N (C-5)

122-39-010O (C-5)

122-39-010P (C-5)

122-39-010Q (C-5)

122-39-010R (C-5)

122-39-010S (C-5)

122-39-010T (C-5)

122-39-010U (C-5)

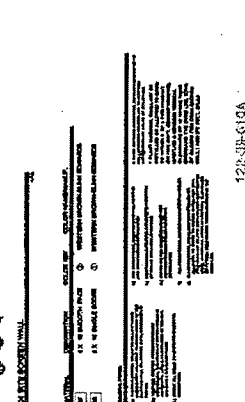
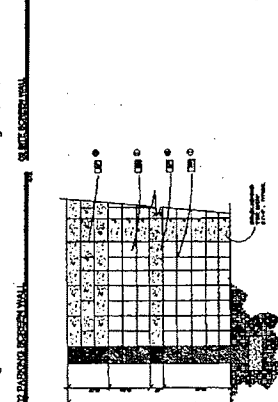
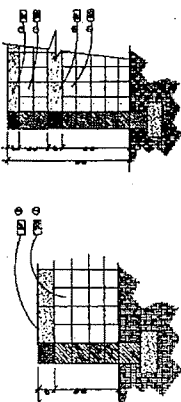
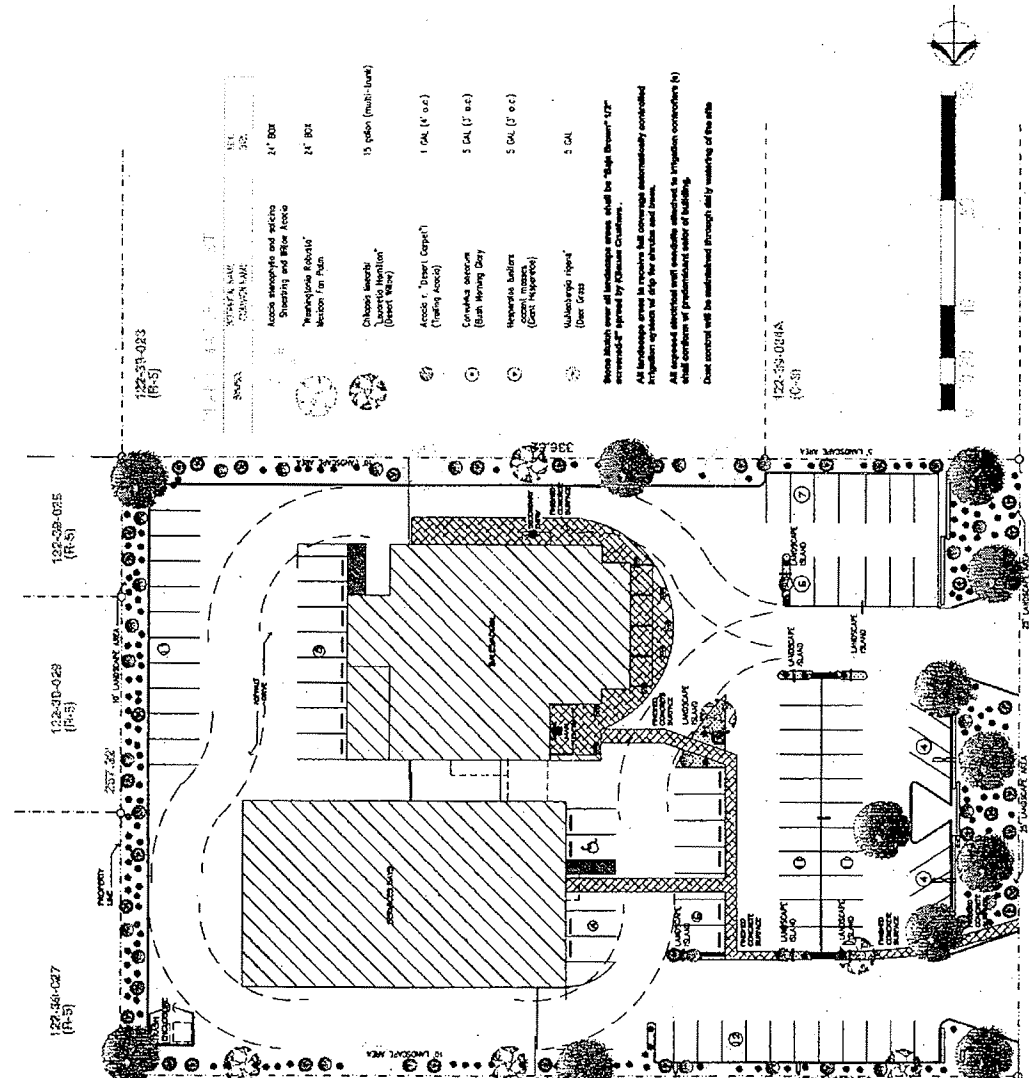
122-39-010V (C-5)

122-39-010W (C-5)

122-39-010X (C-5)

122-39-010Y (C-5)

122-39-010Z (C-5)



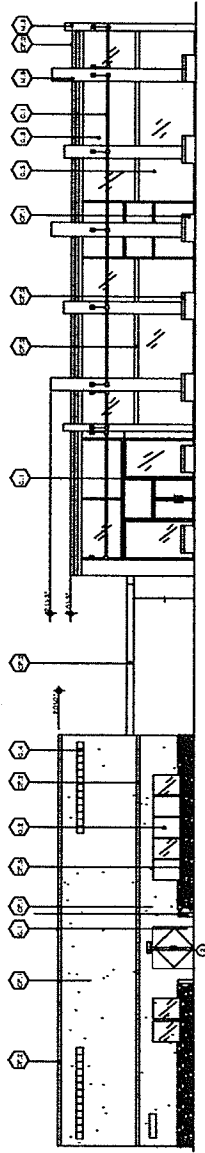
- PLANTING SCHEDULE**
- 15 palm (multi-trunk)
 - 1 DA (4' oc)
 - 5 DA (5' oc)
 - 5 DA (5' oc)
 - 5 DA
- NOTES:**
- These islands over all landscape areas shall be "High Drainage" type as indicated by yellow hatching.
 - All landscape areas to receive full coverage automatically controlled irrigation system of drip for shrubs and trees.
 - All proposed electrical well conduits, connected to irrigation controllers to be installed in precast concrete curb of building.
 - Plant material to be maintained through daily watering of the site.



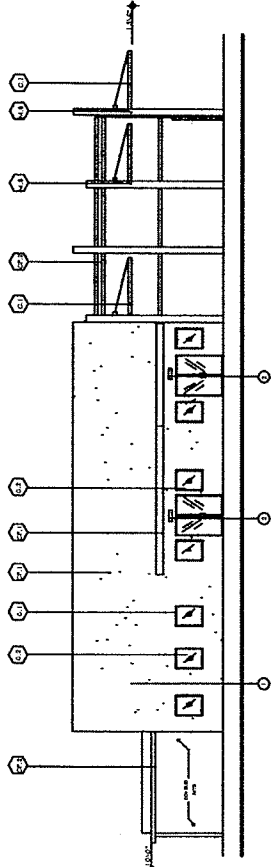
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Planning Department

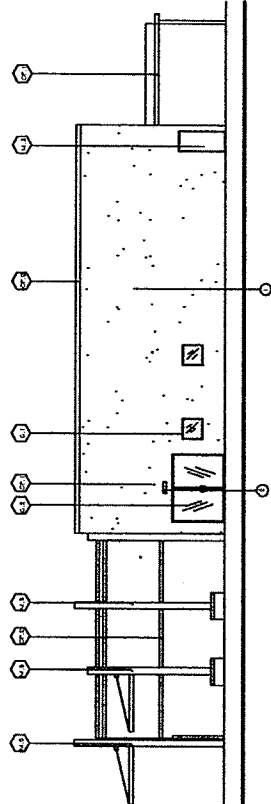
NOTES:
 ALL ROOF TOP UNITS SHALL BE SCREENED FROM VIEW BY THE BUILDINGS PAVING.
 ALL STEEL SHALL BE PAINTED ANODIZED BRONZE.
 PROVIDE 12" HIGH 70% CONTRASTING COLOR ADDRESS NUMBERS AS NOTED ON ELEVATIONS.
 VERIFY ADDRESS AND LOCATION W/CITY ENGINEER.



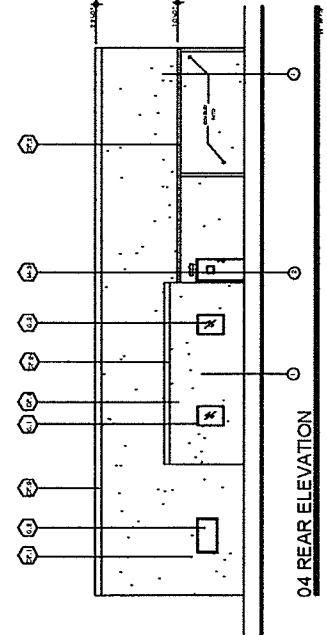
01 FRONT ELEVATION



02 LEFT ELEVATION



03 RIGHT ELEVATION



04 REAR ELEVATION

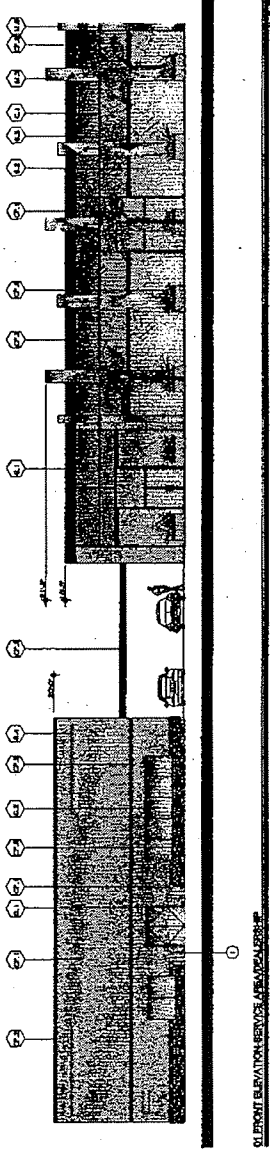
- ① INTEGRATED COLOR
- ② DECOMPOSITIVE WALL
- ③ SONIC-SEE ELEG. DOC

NO.	DESCRIPTION	QUANTITY	UNIT
1	PAINT		
2	BRONZE		
3	BRONZE		
4	BRONZE		
5	BRONZE		
6	BRONZE		
7	BRONZE		
8	BRONZE		
9	BRONZE		
10	BRONZE		
11	BRONZE		
12	BRONZE		

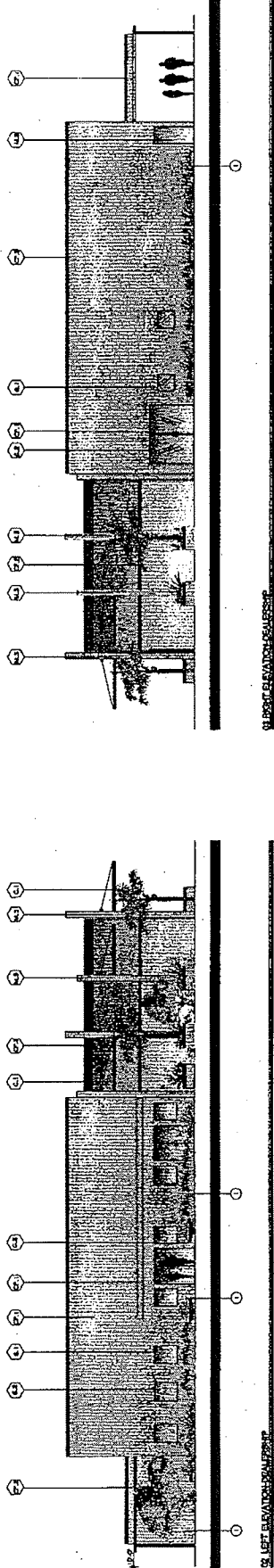
NO.	DESCRIPTION	QUANTITY	UNIT
1	PAINT		
2	BRONZE		
3	BRONZE		
4	BRONZE		
5	BRONZE		
6	BRONZE		
7	BRONZE		
8	BRONZE		
9	BRONZE		
10	BRONZE		
11	BRONZE		
12	BRONZE		

NO.	DESCRIPTION	QUANTITY	UNIT
1	PAINT		
2	BRONZE		
3	BRONZE		
4	BRONZE		
5	BRONZE		
6	BRONZE		
7	BRONZE		
8	BRONZE		
9	BRONZE		
10	BRONZE		
11	BRONZE		
12	BRONZE		

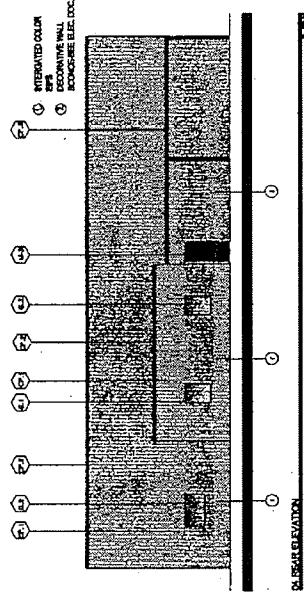
NO.	DESCRIPTION	QUANTITY	UNIT
1	PAINT		
2	BRONZE		
3	BRONZE		
4	BRONZE		
5	BRONZE		
6	BRONZE		
7	BRONZE		
8	BRONZE		
9	BRONZE		
10	BRONZE		
11	BRONZE		
12	BRONZE		



FRONT ELEVATION SERVICE AREA DEALERSHIP



LEFT ELEVATION DEALERSHIP



RIGHT ELEVATION

COLOR PALETTE

1	CONCRETE
2	BRICK
3	WOOD
4	GLASS
5	ROOF
6	LANDSCAPE

CANOPY

1	GLASS
2	WOOD
3	BRICK
4	CONCRETE
5	ROOF
6	LANDSCAPE

GLAZING

1	GLASS
2	WOOD
3	BRICK
4	CONCRETE
5	ROOF
6	LANDSCAPE

PATTERNS

1	CONCRETE
2	BRICK
3	WOOD
4	GLASS
5	ROOF
6	LANDSCAPE

DETAILS

1	INTERIATED COLOR
2	EXPOSITIVE WALL
3	CONCRETE ELEC. EDC

