



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 6/1/16

REPORT

DATE: May 17, 2016

File: AR 16-04

TO: Architectural Review and Historic Preservation Board

FROM: Jake Morley, Associate Planner, (879-6810, jake.morley@chicoca.gov)
Community Development Department

RE: Architectural Review 16-04 (Lydon Apartments) – 330 Cedar Street – Five Unit
Apartment Structure

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-04 (Lydon Apartments), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

The applicant proposes to construct a 5 unit apartment structure located at 330 Cedar Street, which currently has two single family homes which will be removed (See Location Map, **Attachment A** and, Project Description, **Attachment B**). The property is designated Commercial Mixed Use on the General Plan diagram and located in the CC-FS (Community Commercial with Fraternity/Sorority Overlay) zoning district. In December 2015, the applicant secured Use Permit approval to allow ground floor residential in the CC (Community Commercial) zone. The majority of surrounding uses are residential dwellings, including a large number of apartment complexes. The site is within walking and biking distance to University of California - Chico, and is near Class I and Class II bicycle facilities, Butte County Regional Transit (B-line), open space (Depot Park) and commercial services.

Vehicle access to the site is via a single driveway that bisects the parcel. The proposed 2 story structure at the rear of the property (see Site Plan, **Attachment C**). Pedestrian access is along the southern property line, which also contains the location of the mail box, trash enclosure and bicycle parking near the structure.

At approximately 28 feet tall the structure contains two wall materials: stucco will be utilized for the first floor, and around both sides and at the rear of the structure. Board and batten style siding will be placed on the second floor, and terminating properly to the side elevations (see Elevations, **Attachment D**). Foam trim pop out will extend around the front elevation to divided the two stories. The proposed color scheme includes light tans, and orange accent color for the door, and a comp shingle room to match (see Color Pallet, **Attachment E**). With the

exception of one HVAC unit, which is screened by a low wall, all utilities are placed at the rear of the structure. Minimal details are presented on the rear elevation, but given that the structure backs up to an existing commercial center, which is built near the property line, staff does not anticipate that the rear of the structure would be highly visible. If the Board determines additional interest should be present on the rear elevation, staff recommends that the belly band extend around all elevations of the structure. Note that the gable details from the color elevation are different from the black and white elevation. Staff recommends that the Board confirm with the applicant which details are proposed.

Vehicle parking stalls are placed at the front of the lot, with landscaping along the public right of way (see Landscape Plan, **Attachment F**). To screen the parking with a permanent feature such as a fence, staff recommends either relocating the trash enclosure away from the units to the mail box area, or provide a low wall. Such a condition would be consistent with the Design Guideline Manual (DG 3.1.24, 3.1.25) and the Chico Municipal Code (CMC) 19.70.060.B – *Design and development standards for off-street parking*, which requires parking lots to be screened. A series of low intensive bollards lights are proposed in the parking area (see Bollard Detail, **Attachment G**).

Pursuant to Chico Municipal Code (CMC) 19.70.050 – *Reduction of off-street parking*, the minimum number of off street parking stalls can be reduced through entitlement approving if analysis justifies the reduction and specific findings can be made (See Parking Reduction Request, **Attachment H**). In this case, the applicant is requesting a one stall reduction, which staff supports, in that it allows greater on-site flexibility for site improvements, the project is located in an area that serves pedestrians and that with improvements to the public right-of-way, two on street parking stalls will be provided.

The landscape plans call for a variety of species with moderate to low water demands. A mixture of trees, shrubs, and perennials is proposed around the new buildings and throughout the new parking area to provide relief and add interest and color. Parking lot shading is estimated to reach approximately 67 percent at maturity, with Southern Magnolia and Red Sunset Maple trees. Additional accent trees are placed near the street frontage and by the structure.

RECOMMENDED DISCUSSION ITEMS

Parking Lot Screening

The Chico Municipal Code, supported by the Design Guideline Manual, require parking lots to be screened from the public right of way, by either shrubs, fences, mounds or a combination. Staff believes that the proposed trash enclosure near the apartments units would not be taken to the street by the tenants, and pose service issue to the trash haulers. Staff recommends that the enclosures be brought towards the street, and serve as both the enclosures, and screen the parking lot, and potentially have a sign or addressing. Thereby serving multiple purposes and meeting CMC requirements for parking lot screening.

Gable Details

Discuss gable details with applicant and confirm which elevation is correct and condition the project accordingly.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines based on the required findings itemized below.

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project also includes landscaping that is fundamental to the design, softens the structure appearance all while meeting parking lot shade requirements (CD 1.1.2). The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The design, materials and neutral color pallet of the proposed residential structure are visually compatible with the surrounding residential developments. Exterior equipment will be properly screened by fences or painted to match the structures. Parking lot lighting is attractive and at pedestrian scale thereby not creating any unnecessary source of glare or contribute to the night sky pollution

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

Vehicle parking has been conditioned to be properly screened. Proposed materials are typical for residential developments and are compatible with the surrounding development which is a mixture of commercial and residential.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other*

structures or dominate their surroundings.

The buildings will not unnecessarily block views or dominate its surroundings as the height of the structure is below the allowed height of the zoning designation. The majority of surrounding uses are residential dwellings, including a large number of apartment complexes. The site is within walking and biking distance to University of California - Chico, and is near Class I and Class II bicycle facilities, Butte County Regional Transit (B-line), open space (Depot Park) and commercial services.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

The proposed landscaping will provide visual relief around the structures and provide adequate parking lot shading. The landscaping will have a range of colors, and textures that will provide visual interest throughout the year.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-04 (Lydon Apartments). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. Required number of parking stalls may be reduced by one vehicle stall.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Elevations
- E. Color Pallet
- F. Landscape Plan
- G. Bollard Detail
- H. Parking Reduction Request

DISTRIBUTION

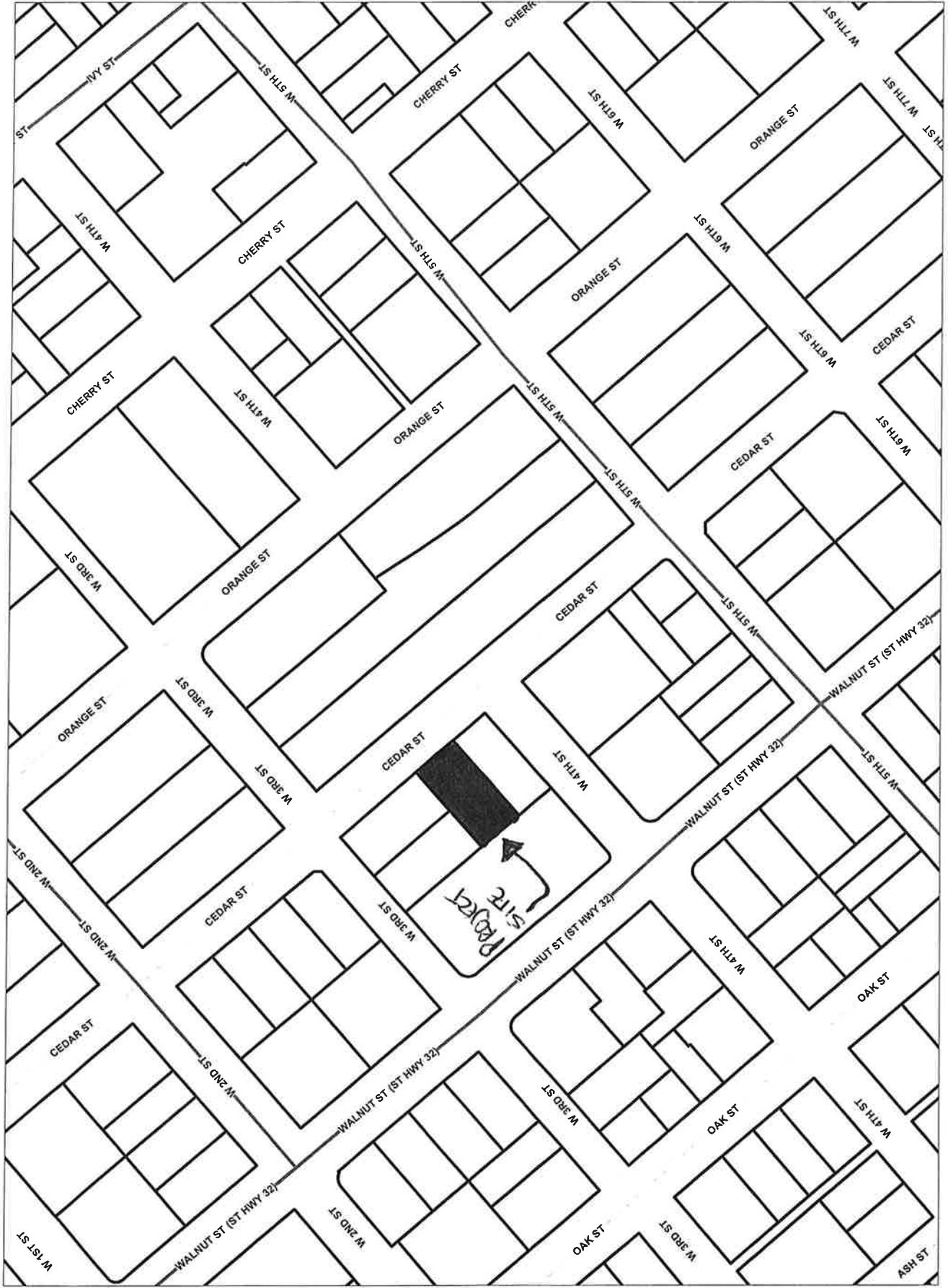
Internal (3)

Bob Summerville, Senior Planner
Jake Morley, Associate Planner
File: AR 16-01

External (3)

Greg Peitz, Architect, 383 Rio Lindo Ave., Chico, CA 95926
Kelly Lydon, 10696 Player Lane, Chico, CA 95928

AR 16-04 - 330 Cedar Street



GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

**Re: Architectural Review
Lydon Apartment
330 Cedar Street**

This project is a five unit apartment building on a CC zoned parcel in an area of mixed use but predominantly multi-family development.

The architecture of the project is intended to blend with the residential feel of the neighboring properties. (DG 3.2.11) The building has roof lines, window styles and porches common to residential buildings. The shape of the building and the variation in siding materials have been used to make the streetscape more interesting and to avoid the boxy apartment look. It's relationship to the street and city sidewalk make it an attractive addition to the streetscape and easily accessible to pedestrians. (DG 3.1.34, DG 4.1.52)

Mechanical units will be located behind the building which will shield them from view. (DG 3.1.35)

The parking will need to be located in the front of the site due to the extremely small size of the parcel. The landscaping has been designed to soften the visual impact of the parking. (DG 1.1.14)

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ATTACHMENT B



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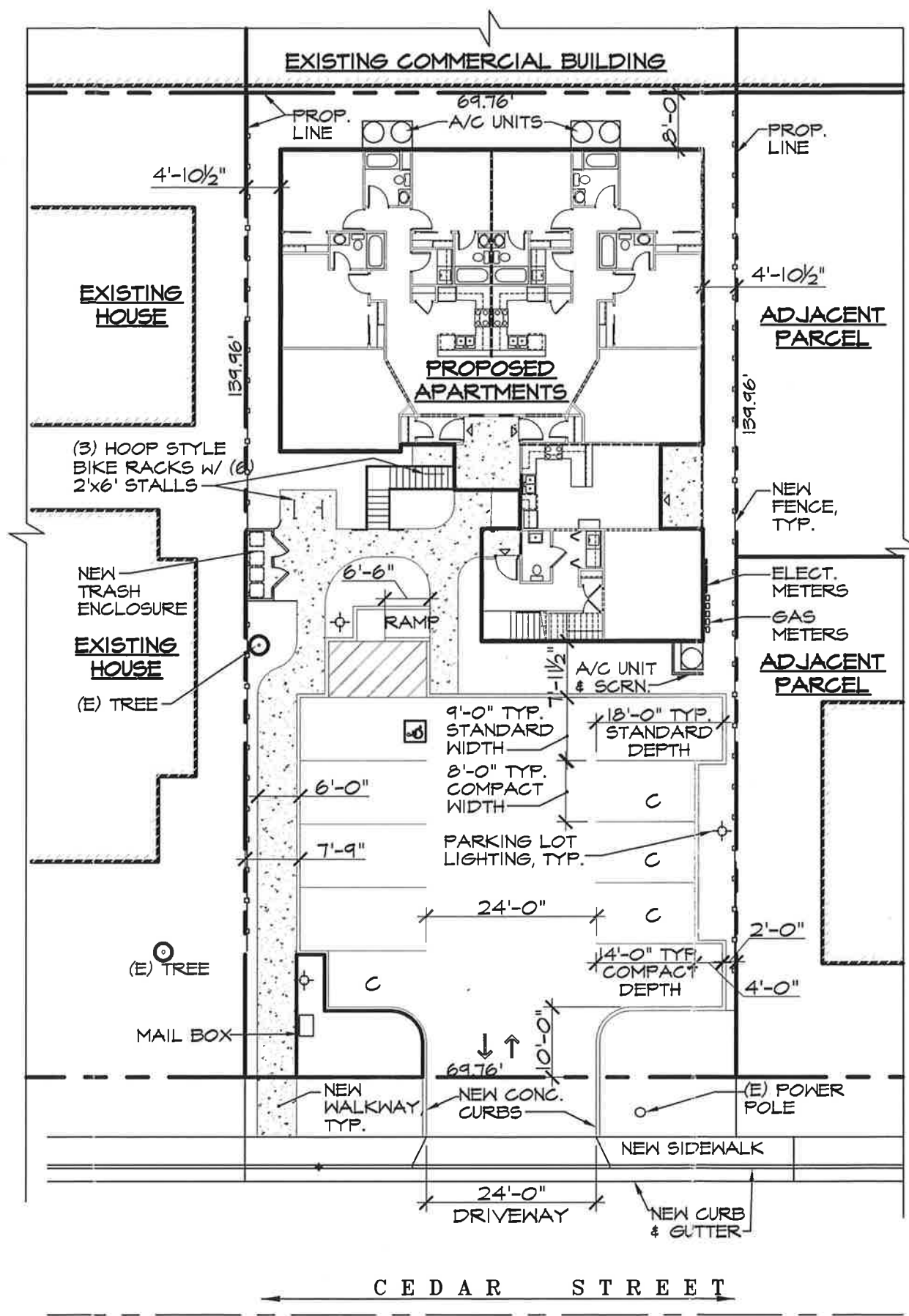
CITY OF CHICO
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LOT COVERAGE:

LOT AREA:	9764 SQ. FT.
PROPOSED BUILDING AREA:	3298 SQ. FT.
LOT COVERAGE:	33.7 %
LANDSCAPE AREA:	2550 SQ. FT.
	23.9 %

PARKING ANALYSIS:

PARKING REQUIREMENTS:	
(5) APARTMENTS @ 2.0 =	10 REQ'D.
GUEST PARKING:	= 1 REQ'D.
TOTAL:	= 11 REQ'D.
PARKING PROVIDED:	= 10 SPACES



SITE PLAN 1" = 20'-0"

ATTACHMENT C

Revision	Date	By

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

APARTMENTS
For: Lydon, Kelly
At: 330 Cedar Street
Chico, California



LYDON APARTMENTS

Date: 6 April 2016
Scale:
Drawn: DAVID S.
Job: 14-1946
Sheet:

ARB1
Of four sheets

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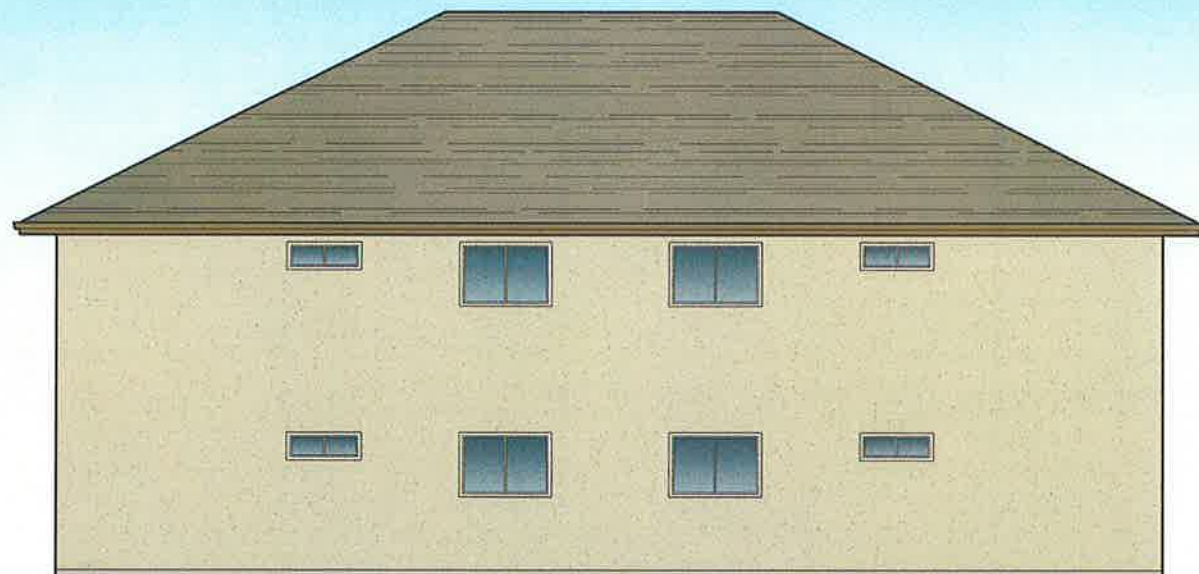
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LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

LYDON APARTMENTS

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LAWING SERVICES



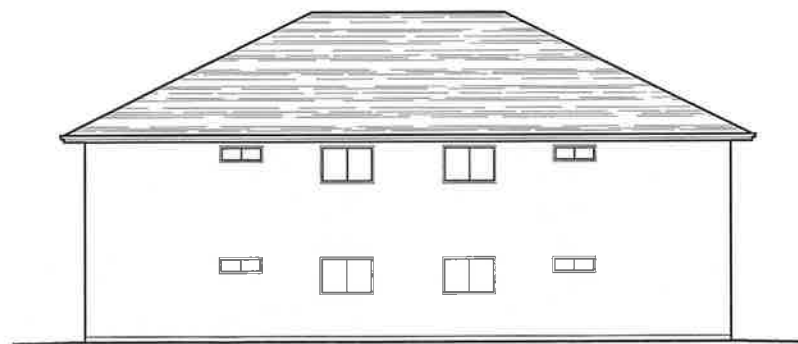
RIGHT ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

1x2 w/ 1x8 PAINTED WD. TRIM,
TYP. @ ALL GABLE VENTS

ALL ROOF
PENETRATIONS AND
SHT. MTL. FLASHING
SHALL BE PAINTED
TO MATCH ROOFING

12
6

BOARD & BATTS
SIDING

PAINTED WD. TRIM
@ CORNERS, DRS, &
WDWS

1x2 w/ 1x10
PAINTED WD.
TRIM

STUCCO o/
FOAM TRIM

STUCCO SIDING

WROUGHT IRON RAILING &
GUARDRAIL

GREGORY A. PEITZ
ARCHITECT

383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719
Email: gregpeitz@abcglobal.net

APARTMENTS
For: Lydon, Kelly
At: 330 Cedar Street
Chico, California



LYDON
APARTMENTS

Date: 8 Feb. 2016

Scale:

Drawn: DAVID S.

Job: 14-1946

Sheet:

ARB4

of four Sheets

LYDON APARTMENTS



STUCCO -
'LA HABRA' - SILVERADO 820



BOARD & BATT - 'KELLY MOORE'
BAREFOOT BEACH KM3982-3



TRIM - 'KELLY MOORE'
HIGHLAND GRASS - KM3974-3



ACCENT (DOOR) - 'KELLY MOORE'
BERGAMOT ORANGE - KM3592-5



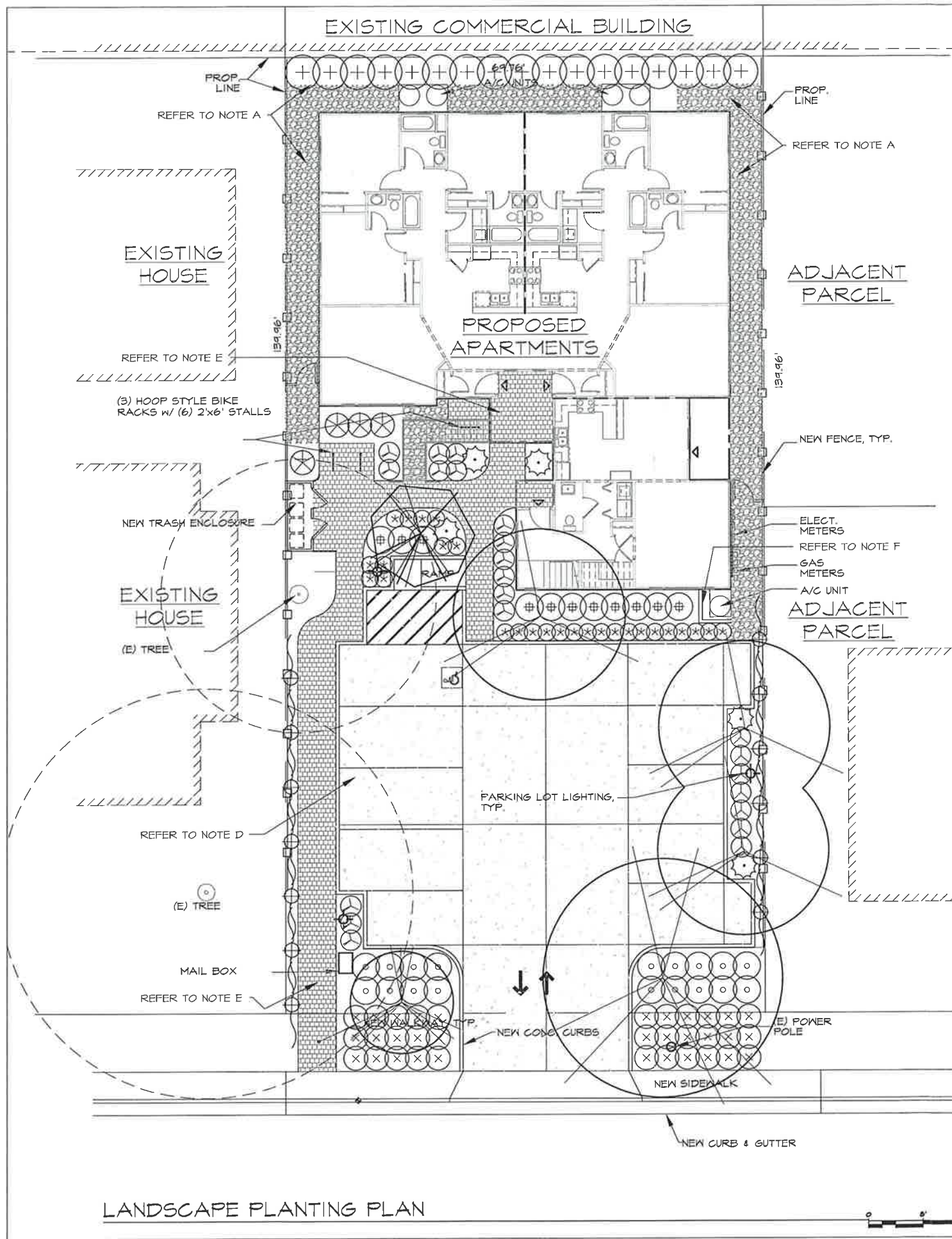
ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
WEATHERED WOOD

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ATTACHMENT 'E'



- ### PLANTING NOTES
1. Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
 2. All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 3" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
 3. For bid purposes only: Incorporate soil amendments into all planting areas per the following: Per 1,000 sq. ft. of soil apply 4 cubic yards nitrified wood product amendment, Add commercial fertilizer (6-20-20 NPK or equal) at a rate of 15 lbs. per 1,000 sq. ft. commercial Soil sulfur at a rate of 5 lbs. per 1,000 sq. ft. Rototill and incorporate to a depth of 6" to 10".
 4. Plant holes shall be the same depth as the root ball, and two times the width for shrubs and three times the width for trees. Backfill for the plant holes shall be existing soil which has been previously amended per note #4. Apply commercial fertilizer (6-20-20 NPK or equal) at a rate of 2.5 lbs. per yard of backfill mix. For extended fertilization, apply Agriform Slow-Release Formula fertilizer (18-6-12) per manufacturer's directions.
 5. All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety.
 6. When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
 7. Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. If the Maintenance or construction period is longer than 6 months, then an additional application of pre-emergent will be required.
 8. For trees that require staking, use two 2" diameter treated lodge pole stakes set a minimum of 12" into undisturbed subgrade below the root ball. Place "Arbor ties" or equal ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be Arbor Ties (or equal) nailed to stake with galvanized nails.
 9. All edgings shall be: Install Permaloc Clean Line' 3/16" x 4" aluminum edging with mill finish (MF), to separate areas from adjacent shrub beds. Stake at every preformed loops with 12" stakes supplied from manufacturer with product.
 10. Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Any plant material that has died after the maintenance period has begun will be subject to an additional 60-day maintenance period. Additional maintenance period may extend beyond the final acceptance of the project. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

- ### NOTES:
- Urban Forest Manager to check all trees prior to planting. Call for inspection PRIOR TO PLANTING. 896-7802
 - As per the WELO, The landscape contractor will submit a soil analysis report for landscape amendments post grading operations but before commencement of work. The analysis recommendations will be used for incorporating soil amendments into the proposed new landscape areas. For bid purposes only, refer to planting note '3' (above).

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NORTH

LANDSCAPE PLANTING PLAN

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@thphelps.com
TRPLARCH.com

LANDSCAPE IMPROVEMENT PLANS
KELLY LYDON APARTMENTS
330 CEDAR STREET
CHICO, CALIFORNIA

These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture. All drawings and other information on this drawing are for the use of the qualified person and shall not be used otherwise without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title: **PLANTING PLAN**

Scale: **1/8"=1'-0"**


Date: **13 APR 2016**

Project Mgr: **THP** Sheet No.: **1**

Drawn By: **THP**

File Name: **LKA_LDD**

NOTES:

- A.  Place 3" depth 3/4" size crushed rock over landscape fabric where indicated.
- B. 'Permaloc' 3/8"x4" aluminum edging, typ.
- C. Trash enclosure location
- D. Permeable Concrete paving for the parking field
- E. interlocking concrete pavers over a sand and gravel base with contained by 'Permaloc' 3/8"x4" aluminum edging, typ.

F. 4' high solid wood fence to screen HVAC condenser unit

* Contractor to verify all quantities from plan. Plant legend is for reference only.

** PF: WUCOLS Species Evaluation List--1999

*** NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.

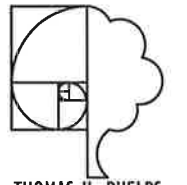
"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan"

PLANT LEGEND

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
TREES					
T1	Acer palmatum 'Sango Kaku' - Coral Bark Maple	#15	1	M	
T2	Acer rubrum 'Red Sunset' - Red Sunset Maple	#15	3	M	
T3	Lagerstroemia indica 'Pink Variety' Std. - Crape Myrtle	#15	1	L	
T4	Magnolia grandiflora - Southern Magnolia	#15	1	L	
SHRUBS					
S1	Berberis thunbergii 'Crimson Pygmy' - Dwarf Japanese Barberry	#5	11	M	
S2	Nandina domestica 'Compacta' - Compact Heavenly Bamboo	#5	7	L	
S3	Rhaphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5	18	L	
S4	Rosmarinus officinalis 'Prostratus' - Prostrate Trailing Rosemary	#1	33	L	
S5	Juniperus s. 'Wichita Blue' - Columnar Blue Juniper	#5	17	L	
VINES					
V1	Trachelospermum jasminoides - Star Jasmine - staked	#5	12	M	
PERENNIALS					
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1	26	M	
P2	Diets vegeta - Fortnight Lily	#1	3	M	
P3	Tulbaghia violacea - Society Garlic	#1	6	M	
P3	Liriope spicata 'Silver Dragon' - Creeping Lily Turf	#1	13	M	

Shade Calculations for the Lydon Kelly Apartments Project

<u>Botanical Name</u>	<u>Common Name</u>	<u>Quantity</u>	<u>Shade allowed</u>	<u>at 25%</u>	<u>at 50%</u>	<u>at 75%</u>	<u>at 100%</u>	<u>Total</u>
Magnolia grandiflora	Southern Magnolia	1	1256	0	0	1	0	942.00
Acer rubrum 'Red Sunset'	Red Sunset Maple	3	707	0	3	0	0	1,060.50
Total Shade Allowed		4		0	3	1	0	2,002.50
parking lot area								2,976.00
50% shade required								1,488.00
% Shade Provided								67.29%



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE

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LANDSCAPE IMPROVEMENT PLANS
KELLY LYDON APARTMENTS
330 CEDAR STREET
CHICO, CALIFORNIA

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Sheet Title: **PLANTING PLAN**



No.	Date	Revisions

Project Mgr.: THP Client No.:
 Drawn By: THP
 Scale: 1/8"=1'-0" **L2**
 Date: 13 APR 2016 **2**
 File Name: LKA_DD of sheets



KBR8 LED

LED Specification Bollard

Catalog
Number

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Notes

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Type

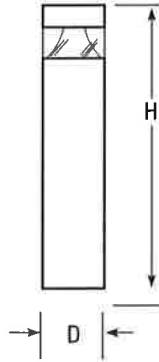
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Specifications

8" Round
(20.3 cm)

Height: 40"
(101.6 cm)

Weight (max): 27 lbs
(12.25 kg)



Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED

Color	LED	Wattage	Current	Color Temp.	Beam Spread	Beam Angle	Options	Options	Options	Options				
KBR8 LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY	Asymmetric ¹	MVOLT ⁵	Shipped installed		DWHXD	White		
		450	450 mA ^{3,4}	40K	4000 K	SYM	Symmetric ²	120 ⁵	PE	Photoelectric cell, button type	SF	Single fuse (120, 277, 347V) ^{1,7}	DNAXD	Natural aluminum
		530	530 mA	50K	5000 K			208 ⁵	DMG	0-10V dimming driver (no controls)	DF	Double fuse (208, 240V) ^{1,7}	DDBXD	Dark bronze
	Symmetric 16C 16 LEDs ²	700	700 mA	AMBPC	Amber phosphor converted			240 ⁵	ELCW	Emergency battery backup ⁶	H24	24" overall height	DBLXD	Black
				AMBLW	Amber limited wavelength ^{3,4}			277 ⁵			H30	30" overall height	DDBTXD	Textured dark bronze
								347 ⁴			H36	36" overall height	DBLBXD	Textured black
										FG	Ground-fault festoon outlet	DNATXD	Textured natural aluminum	
										L/AB	Without anchor bolts (3 bolt base)	DWHGXD	Textured white	
										L/AB4	4 bolt retrofit base without anchor bolts ⁸			

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

**SUBJECT: LYDON APARTMENTS PARKING REDUCTION
ARHPB 16-04**

This letter is a request to have the required off-street parking requirement for the above project reduced from the CMC required 11 spaces to 10. We believe the project meets the requirements found in CMC 19.70.050 as listed below.

1 (d). The project is located in an area that is predominantly CSUC students. Students living in these apartments will have a walking or biking commute to the boundary of the campus of only approximately two blocks and to the edge of downtown, seven blocks. For non-campus transportation needs, it also is located just one block from Nord Avenue, a major public transit corridor.

2. The project is not likely to over-burden the public parking needs in the neighborhood due to the fact that the properties to the northeast for two blocks are occupied by a public park and commercial/industrial uses which do not require extensive street parking.

Gregory Peitz
Architect

ATTACHMENT 'H'