







NE Corner Loop 202 & E. Washington Street, Phoenix, Arizona SALES COMPARABLE

Raymond T. Cashen
(602) 393-4447 phone
www.cashenrealty.com



Tempe – **Alliance Residential Co.** in Phoenix (**Bruce Ward, Bob Hutt, Jay Hiemenz**, partners) plans to develop 300 apartments within **The Grand at Papago Park Center** mixed-use project in Tempe. The 6.74-acre site is located east of the southeast corner of Washington Street and Priest Drive and is within a 58.56-acre commerce park being developed by **Papago Park Center Inc.**, which is owned by **Salt River Project**. The proposed community, called **Broadstone at the Grand**, has been unanimously approved by the Development Review Commission in Tempe in a 7-0 vote. Alliance Residential will be leasing the land from the SRP-owned entity. **Dave Fogler** and **Steve Nicoluzakis** of **Cushman & Wakefield** in Phoenix represented Papago Park Center Inc. in the ground lease. Terms of the deal have not been disclosed, but the value of the property is estimated at roughly \$12 million or about \$40,000 per unit. Design plans from **ORB Architects** in Phoenix show one, four-story building and three, two-story carriage unit structures. The studio, one-, two- and three-bedroom units will range from 650 sq. ft. to 1,400 sq. ft. Monthly rental rates projected to run from \$1,200 to \$2,400. Construction slated to start fourth quarter of this year, with opening expected second quarter 2018. Build out of the entire project anticipated to take 30 months. **Alliance Residential Builders** to serve as contractor. Development cost (land and buildings) estimated at \$50 + million. **Alliance Residential is likely to bring in a joint venture equity partner. Construction financing has yet to be arranged.** The transit-oriented development, which will have one level of below grade parking, is located about one-half-mile from light rail stations at Priest Drive and Washington Street and Center Parkway and Washington Street. The gated apartment community will be developed in phase two of The Grand at Papago Park Center, which is the remaining portion of the 350-acre **Papago Park Center** mixed-use project on leased land owned by SRP. In January 2013, **BREW** reported Salt River Project filing for zoning approval to develop 3 + million sq. ft. of total building area within The Grand at Papago Park Center. Plans for the final undeveloped acreage at Papago Park Center includes more than 2 million sq. ft. of office space, 600 hotel rooms, up to 850 multi-family units, 27,000 sq. ft. of restaurant space and 7,000 sq. ft. of retail uses. The 58+ acre (net) parcel is at the northeast corner of Priest Drive and the Loop 202 (Red Mountain Freeway). The **Grand Canal** runs along the southern edge of Papago Park Center. The 291 acres previously developed at Papago Park Center is occupied by 3.2 million sq. ft. of commercial buildings that were all built through long term ground leases with SRP. Last year, Papago Park Center Inc. reached an agreement with **Lincoln Property Co.** to develop 1.8 million sq. ft. of office space in seven buildings within The Grand at Papago Park Center. In April, LPC and joint venture partner **Goldman Sachs** started construction on a four-story office structure totaling 213,056 sq. ft. That Class A office building will be ready for occupancy early next year. Alliance Residential, which has been the nation's busiest apartment developer the past two years, has acquired, developed and sold numerous multi-family communities in the Valley. The company, which has developed and sold some of the highest priced apartments ever recorded in Arizona, **is looking for more apartment**

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5055 E. Washington Street



[Done](#)

Sold for \$11.8M - Confirmed (\$226.79/SF), 6/1/2016

SALE COMP INFORMATION

Price: \$11,750,000
Price Status: Confirmed
Price/SF: \$226.79/SF
Price/Land SF: \$117.23/SF
Price/Land AC: \$5,106,697/AC
Land Area (SF): 100,228 SF
Land Area (AC): 2.30 AC

Cap Rate (Actual): 6.50%
Cap Rate (PFrma): -
Leased at Sale: 100%
On Market: 113 Days
Escrow: 65 Days
Transfer Tax: -
Doc Number: 0379927

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Verizon

3:05 PM

58%

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Property

Lease

Sale

Tenant

Analytic

Demographic

Contact

4802 E Van Buren St - 9.02 Acres

★ ★ ★ ★ ★

44th Street Corridor Submarket, Phoenix, AZ 85008

Land - Commercial • 9.02 AC - 392,911 SF

▼ This property is not currently for sale.

▼ Sold for \$8.6M - Confirmed (\$21.76/SF - \$947,894/AC), 1/29/2016

SALE COMP INFORMATION

Price:	\$8,550,000	Cap Rate (Actual):	-
Price Status:	Confirmed	Cap Rate (PFma):	-
Price/Land SF:	\$21.76/SF	Leased at Sale:	-
Price/Land AC:	\$947,894/AC	On Market:	-
Land Area (SF):	392,911 SF	Escrow:	-
Land Area (AC):	9.02 AC	Transfer Tax:	-
		Doc Number:	0067376

Verification:

Doc Inspection, Seller (or rep)

Asking Price:

-

Discount from Ask:

-

Sale Type:

Owner/User

Financing:

Down Payment of \$8,550,000 (100%)

Percent Improved:

80.01%

Parcel Number(s):

125-08-002C

DOCUMENTS


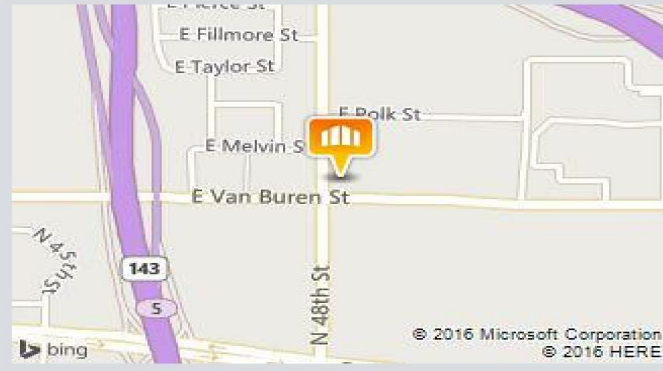
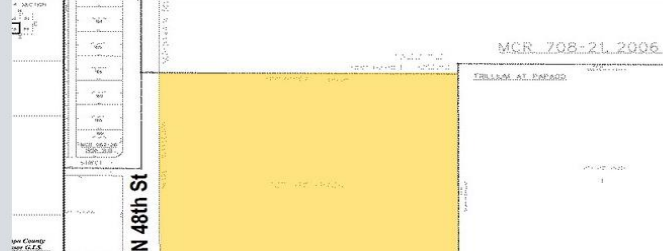
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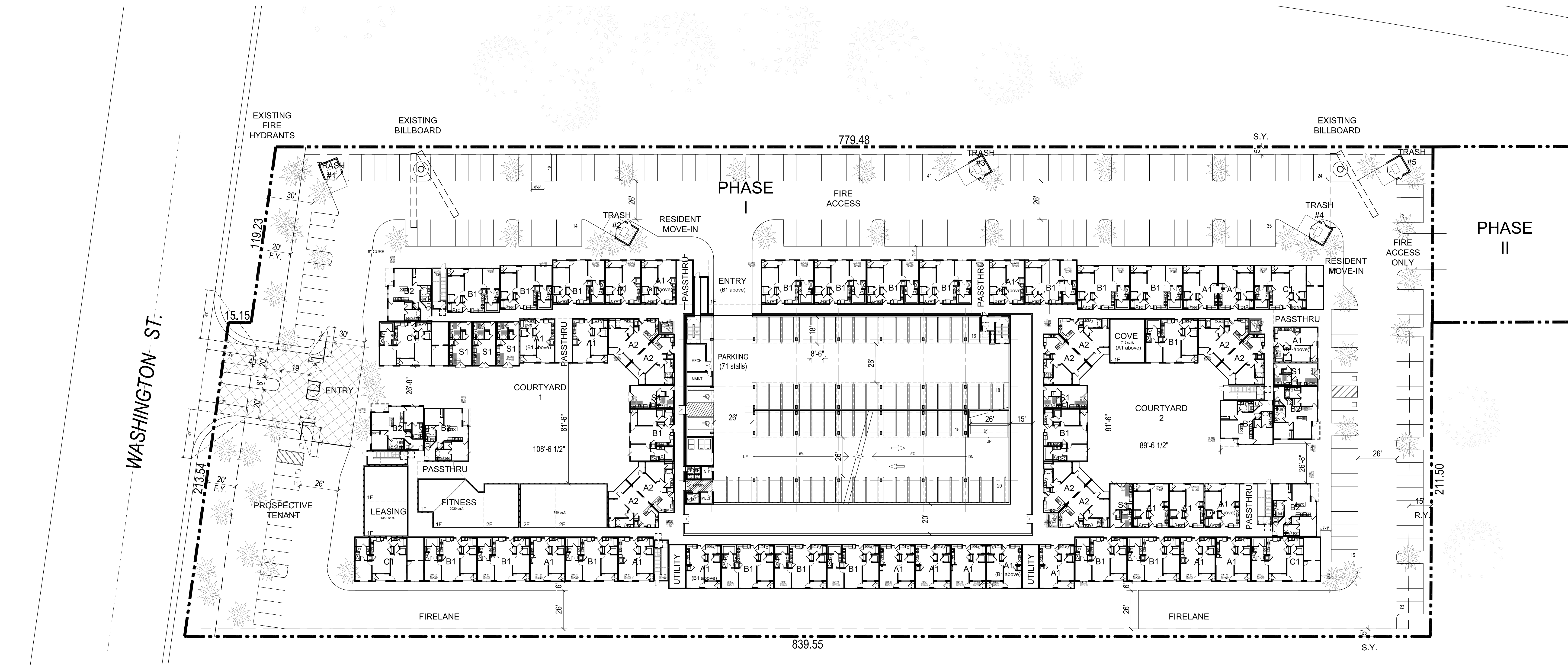
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Affidavit

19 of 146 Results

SALES COMPARABLE



PROJECT DATA

Zoning: Existing: R-4A Proposed: R-4A

Parking: Required: 519 Proposed: 519

Gross acreage: 6.60 AC (P.L. including to centerline of street) Net acreage: 6.14 AC Net (P.L.)

Height: Existing building height: NA Proposed building height: 47'10" max.

NOTE: Location of retention basins and retaining walls to be determined

NOTE: Location of proposed hydrants to be determined

Building footprint: 110,088 sf

	Ground:	Level 2:	Level 3:	Level 4:	Level 5:	TOTAL
Net Residential:	57,751	64,621	66,989	66,989		256,350
Circulation:	14,012	12,287	12,287	12,287		
Utility:	690	-	-	-		
Balconies:	3,153	3,465	3,592	3,592		
Amenities:	5,650	-	-	-		
Gross square footage:	81,256	80,373	82,868	82,868		327,365
Efficiency (total net/total gross):						78.31%
Garage:	28,288	28,288	28,288	28,288	28,288	141,440



202 FREEWAY & WASHINGTON STREET

Phoenix, AZ

HPA# 15425

UNIT SUMMARY						
UNIT	#	NET SF*	deck	total NRSF	Ave NSF	Mix
Studio						
S1	28	477	0	13,356		
Subtotal Studio	28			13,356	477	9.3%
1-bedroom						
A1	76	661	66	50,236		
A2	46	717	91	32,982		
Subtotal 1-bedroom	122			83,218	682	40.7%
2-bedroom						
B1	110	1,019	66	112,090		
B2	24	1,019	66	24,456		
Subtotal 2-bedroom	134			136,546	1,019	44.7%
3-bedroom						
C1	16	1,361	66	21,776		
Subtotal 3-bedroom	16			21,776	1,361	5.3%
Total	300		19,102	254,896	850	

*NOTE: sf taken to outside of walls and CL of parti walls

Address: 5240 E Washington Phoenix, AZ

Zoning: R4-A

Site Area: 285,977 SF

Proposed Units: 300

Proposed Density: 45.7 du/AC

Max Lot Coverage Allowed:

Site: 285,977 sf

Lot Coverage Allowed (50% max.): 142,989 sf

Parking Required:				per Phoenix MC 702.C	
	du	Ratio	Total		
Studios	28	1.0	<600 sf	28	
1-bed	122	1.5		183	
2-bed	134	1.5		201	
3-bed	16	2.0		32	
Subtotal Residential:				444	

Guest: 300 0.25 75

Total Stalls Required: 519 1.73 ratio

Lot Coverage Provided:

Building: 110,088 sf

Parking Provided:				
	Standard 8'6"x18'	HC 9'x18'	Compact 8'x16'	Total
Level B1:	0	0	0	0
Level 1:	69	2	0	71
Level 2:	69	2	0	71
Level 3:	69	2	0	71
Level 4:	70	1	0	71
Level 5:	58	0	0	58
Subtotal:	335	7	0	342
			0%	
Surface:	175	4		179

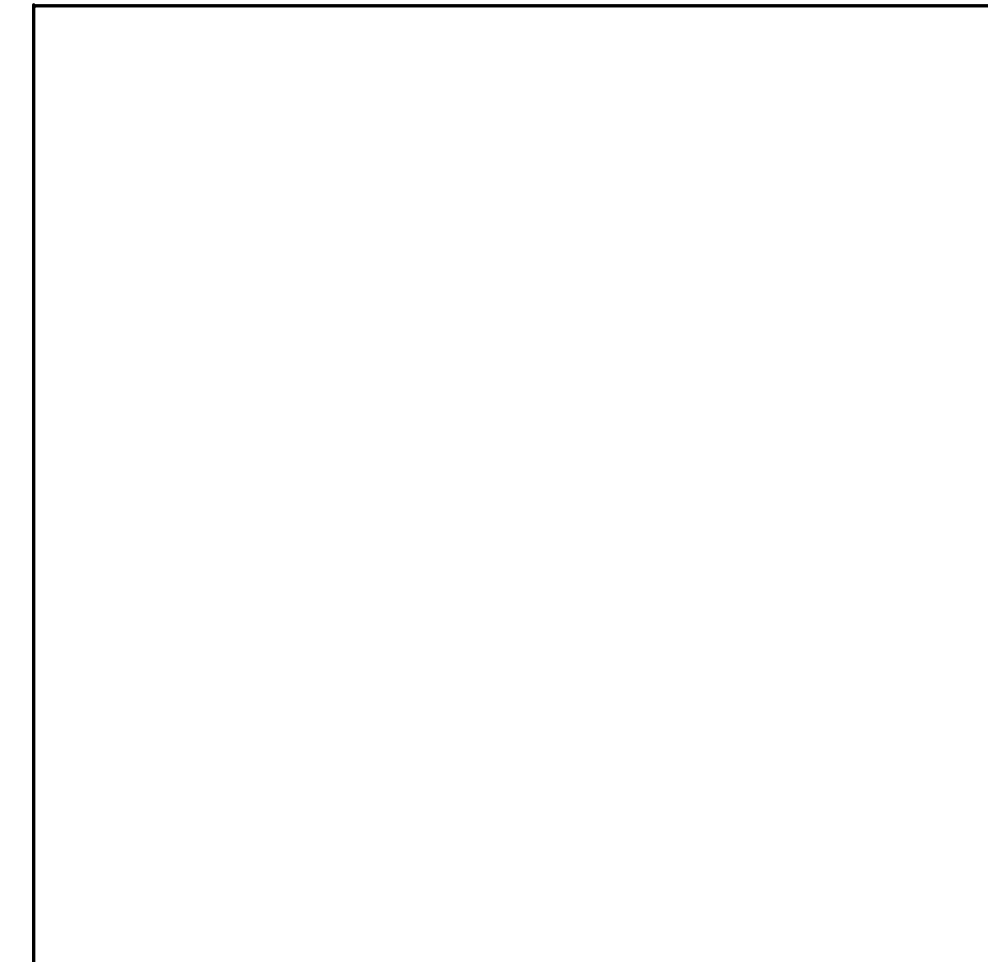
Total Stalls Provided: 521

- Development and use of this site will conform with all applicable codes and ordinances.
- This project is located in the City of Phoenix Water Services Area and has been designated as having an assured water supply.
- All new or relocated utilities will be placed underground.
- Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 3'.
- Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.
- Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
- Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
- The existing structures must comply with the change of occupancy provisions in the Phoenix construction code prior to use.
- After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify PDD prior to occupancy to arrange for inspections. Call 262-6981 and request a Design Review Inspection.
- All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
- All signage requires a separate review and permit.
- Smoke, gas and odor emissions shall comply with Regulation III of the Maricopa County Air Pollution Control Rules and Regulations.
- The disposal of all waste materials shall comply with title 9, chapter 9, articles 16 and 4 of the Hazardous Waste Regulations as adopted by the Arizona Health Department.
- The average noise level, measured at the property line, shall not exceed 55 dB (1 dn) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
- Explosive or hazardous processes (if applicable): Certification shall be provided by the Phoenix Fire Department Prevention Bureau that all manufacturing, storage and waste processes on the site shall meet safety and environmental standards as administered by the Bureau.
- All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit # 01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AEC R18-04-0301) whichever is applicable.
- The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Planning and Development Services Department.
- All on-site water lines, shall be private plumbing lines subject to the Phoenix Plumbing Code.
- There are no rezoning stipulations attached to this site.

I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the architects who make such changes assume full responsibility and liability for the plan.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER



SCALE: 1" = 30'

0' 30' 60' 120'

A-1

GROUND FLOOR PLAN

May 6, 2016

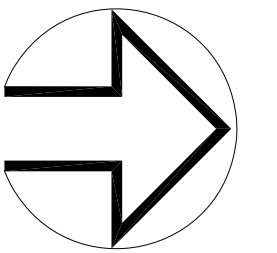
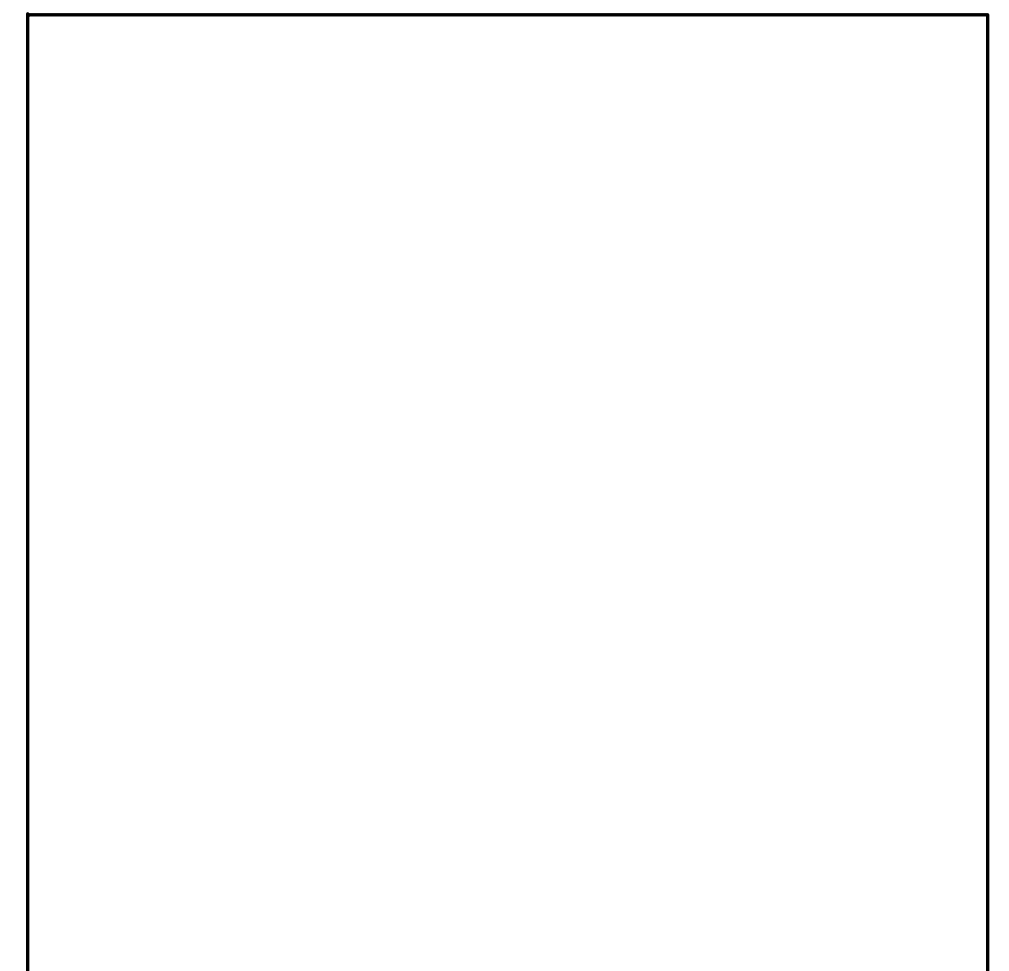
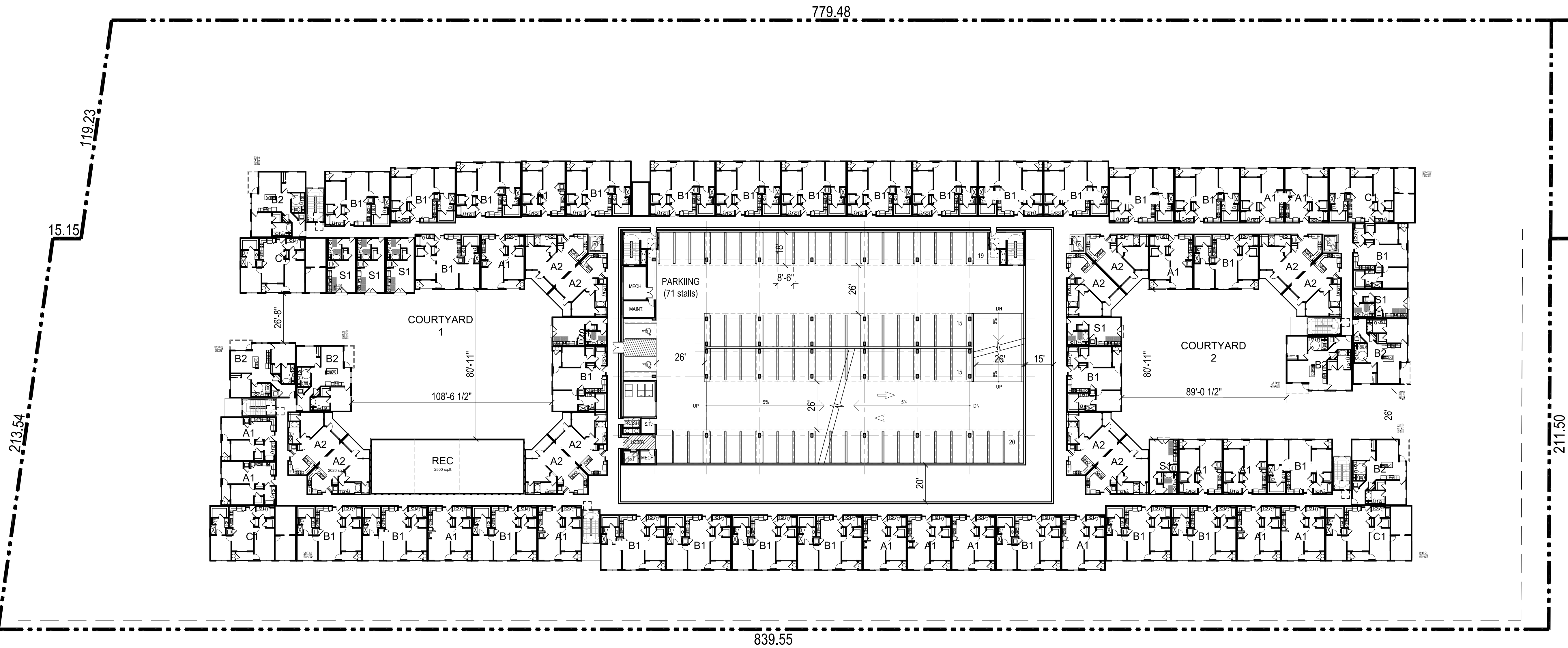
THE EMPIRE GROUP

LLC

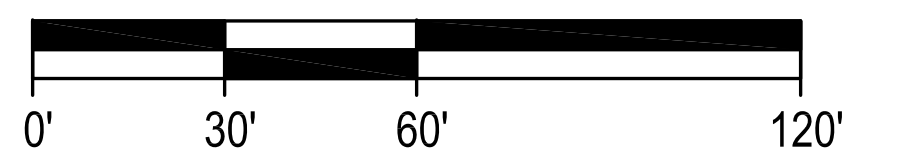
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WASHINGTON ST.

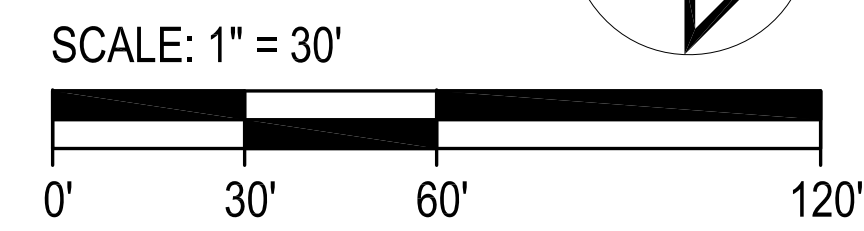
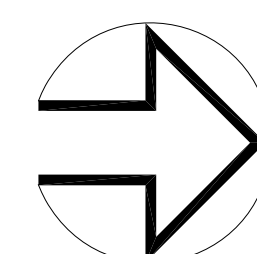
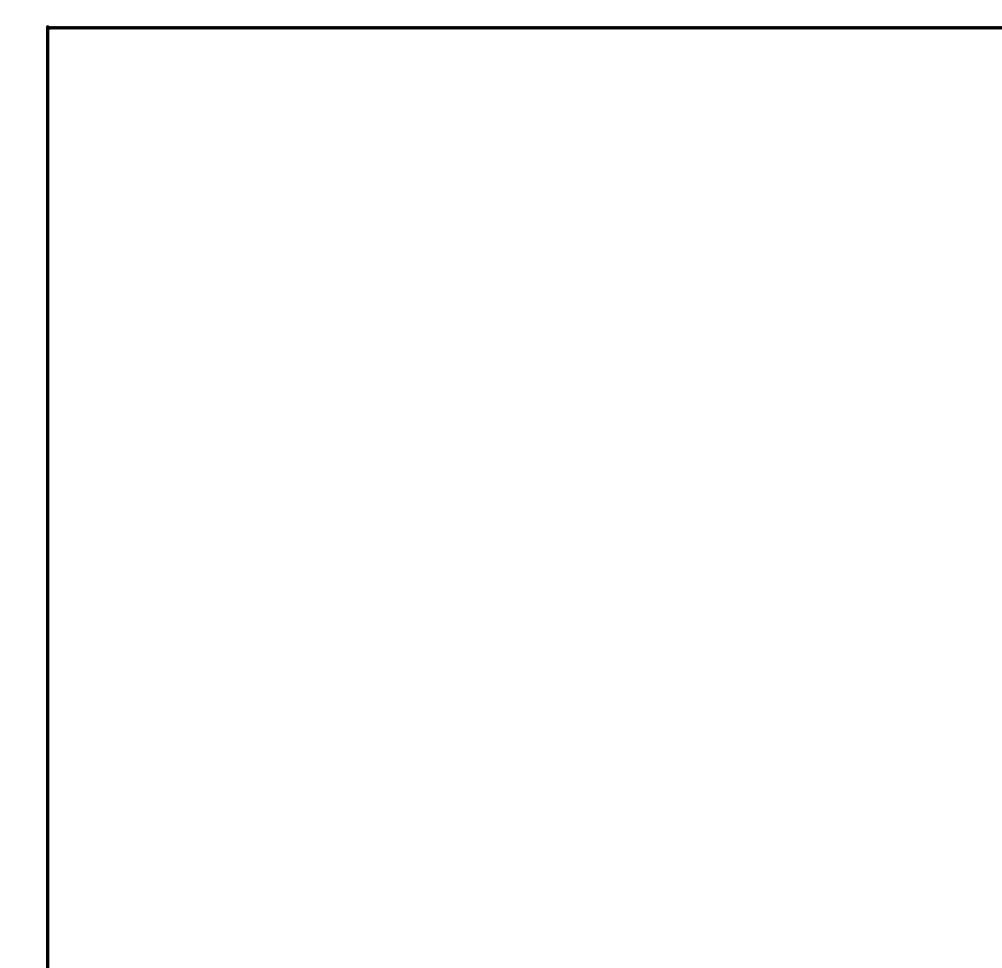
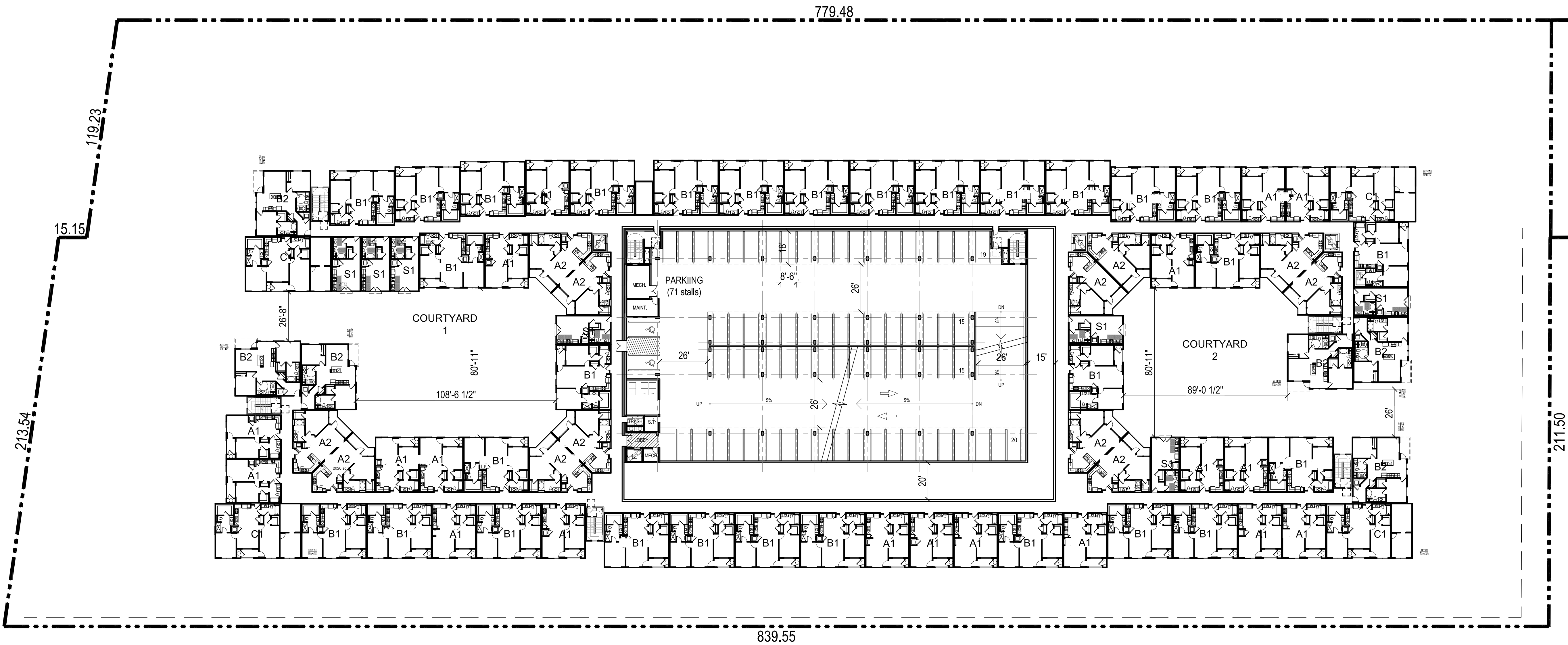


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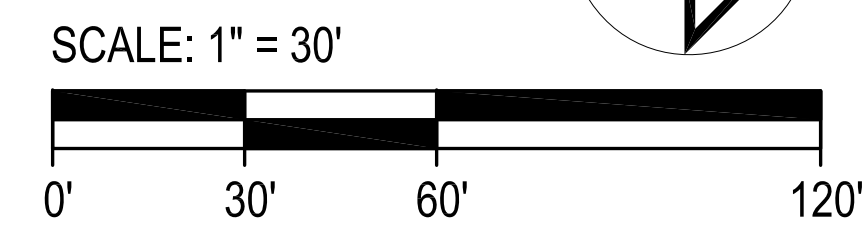
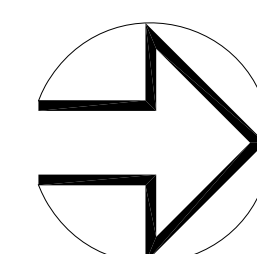
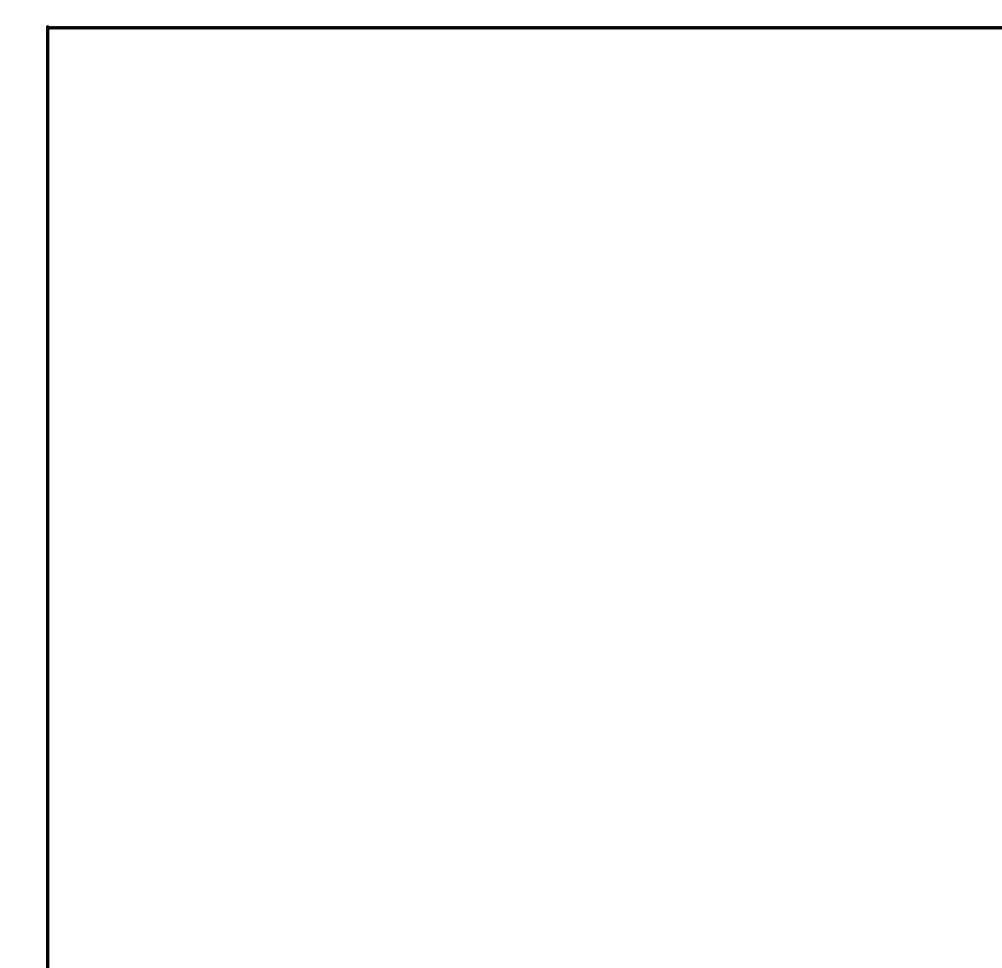
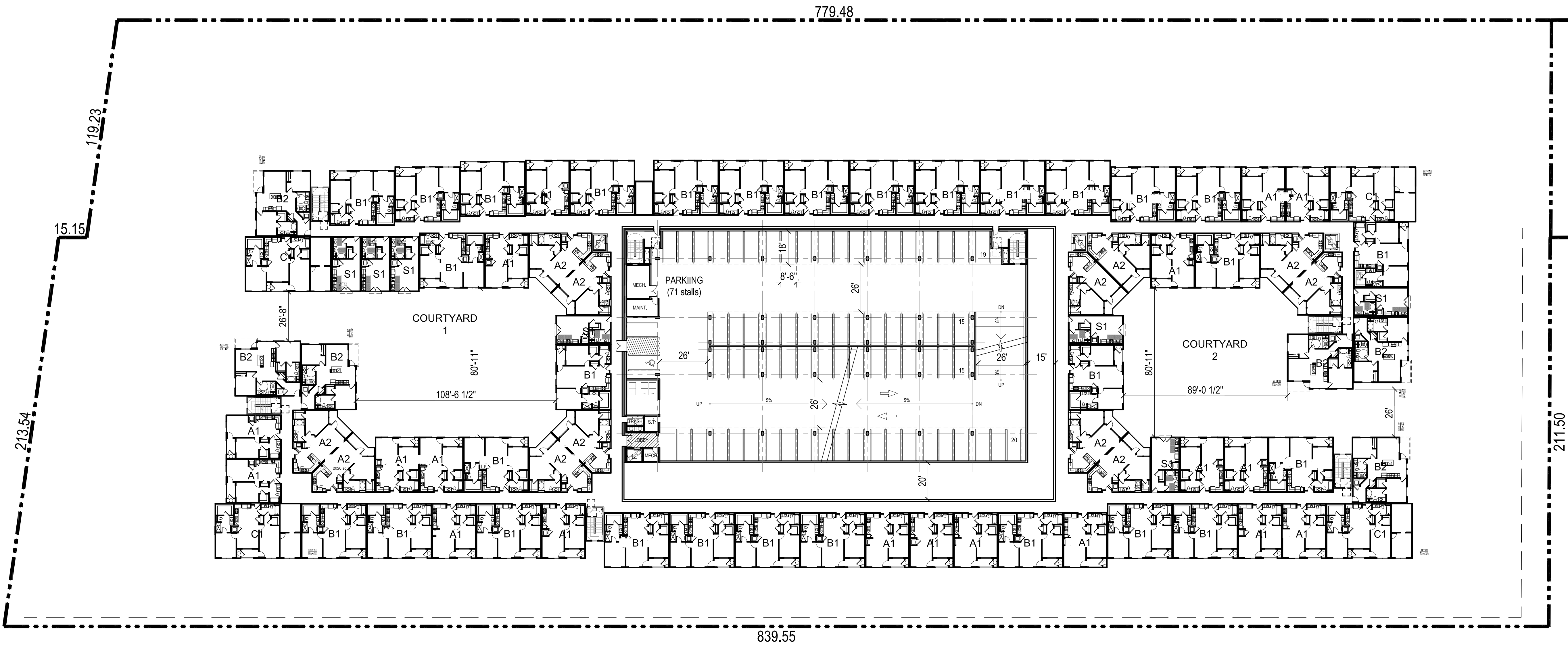
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WASHINGTON ST.



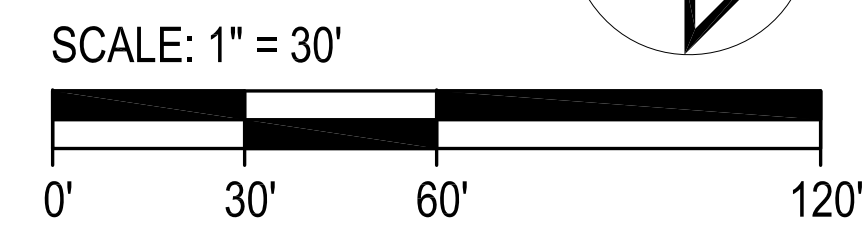
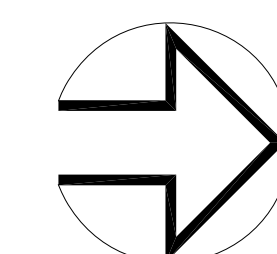
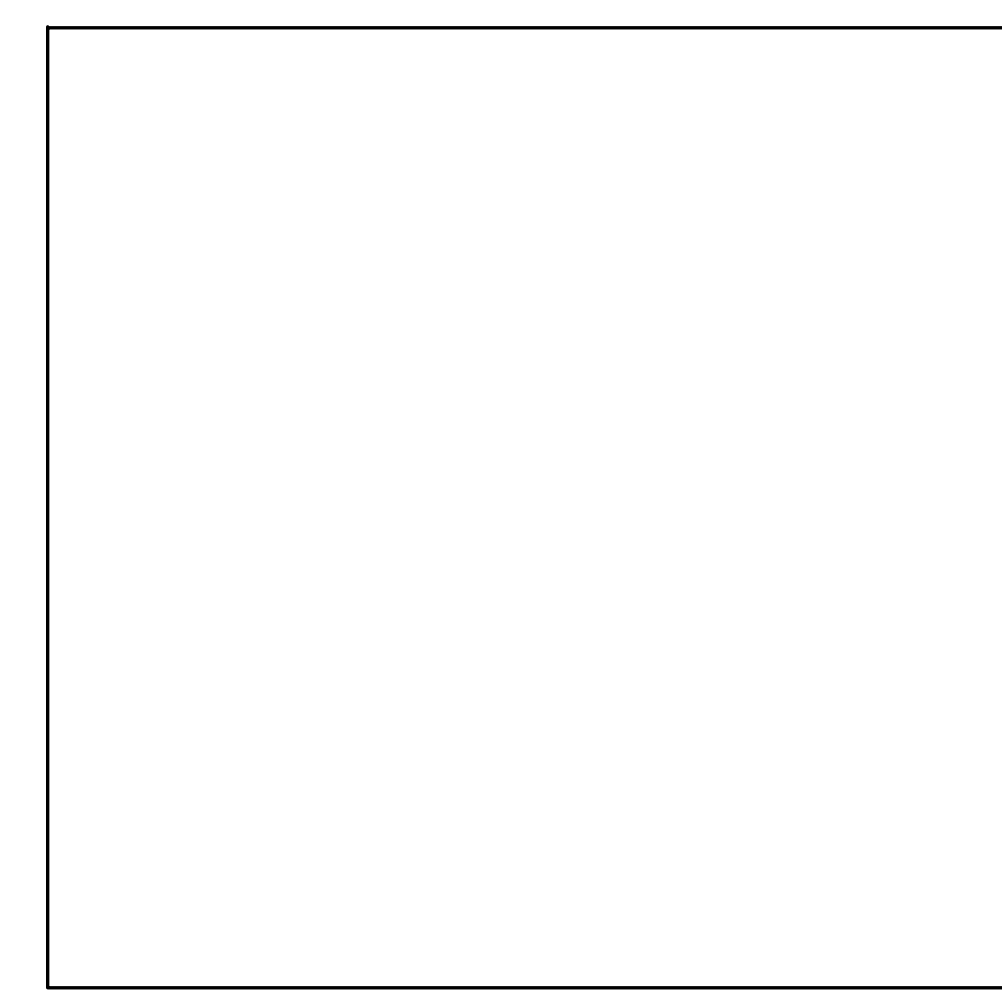
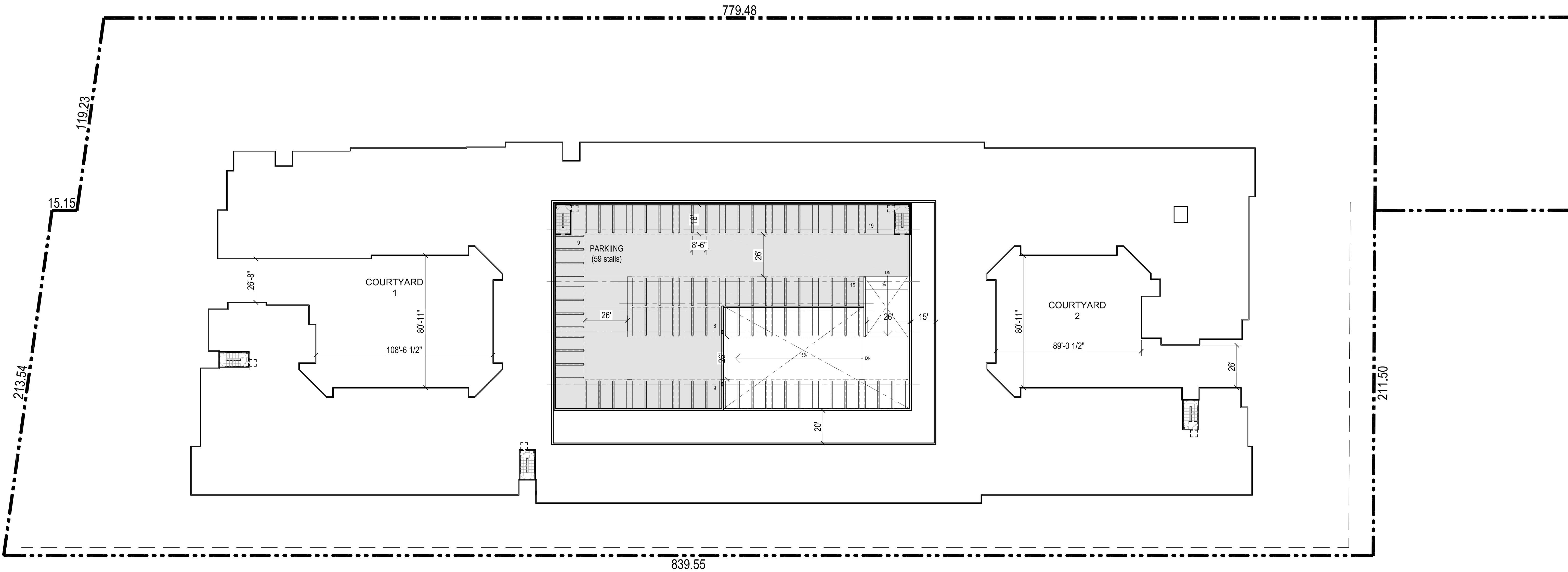
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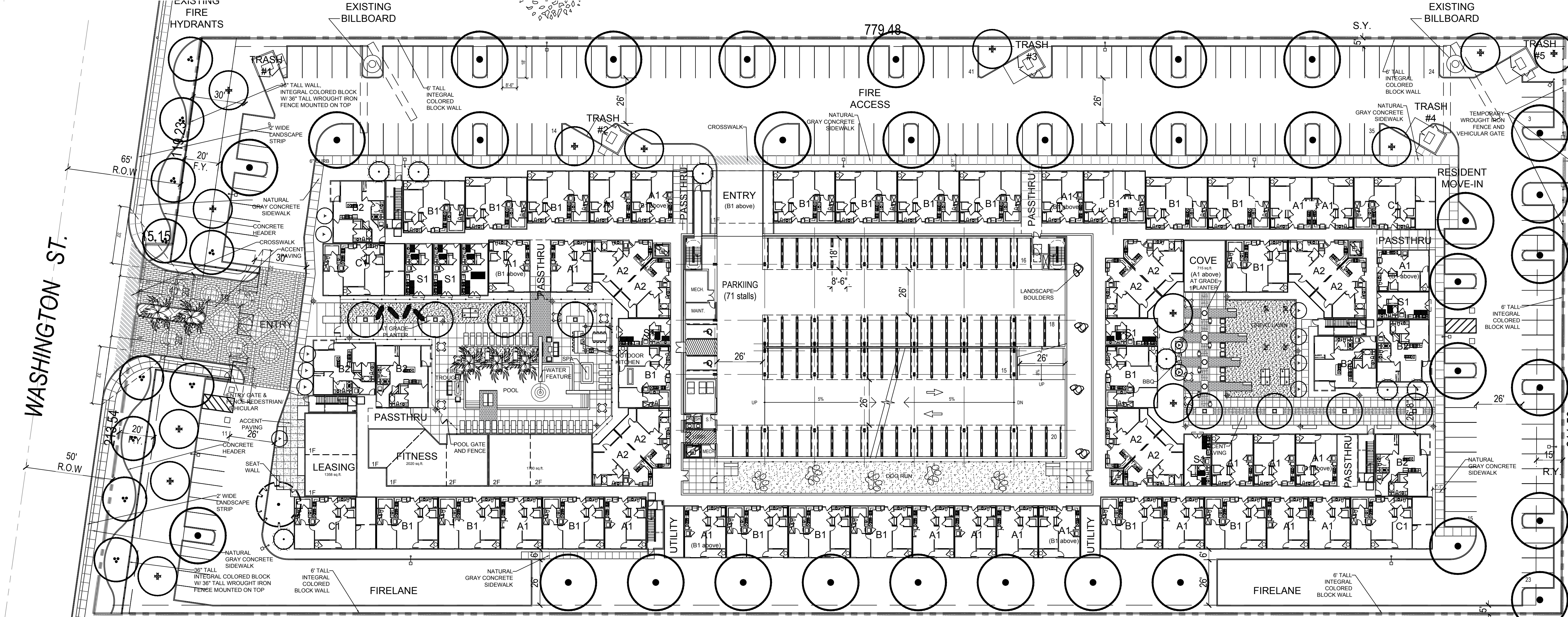
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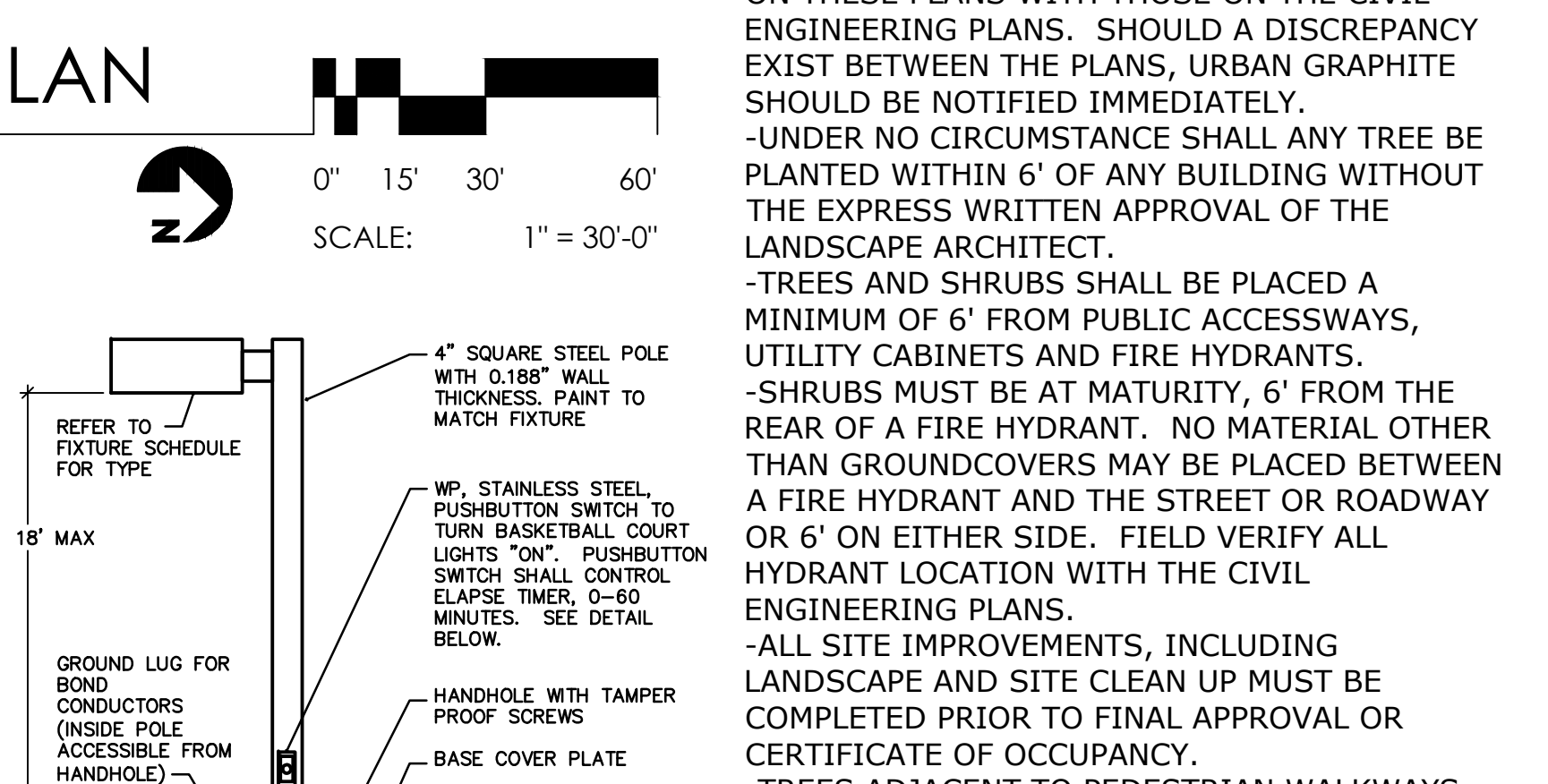
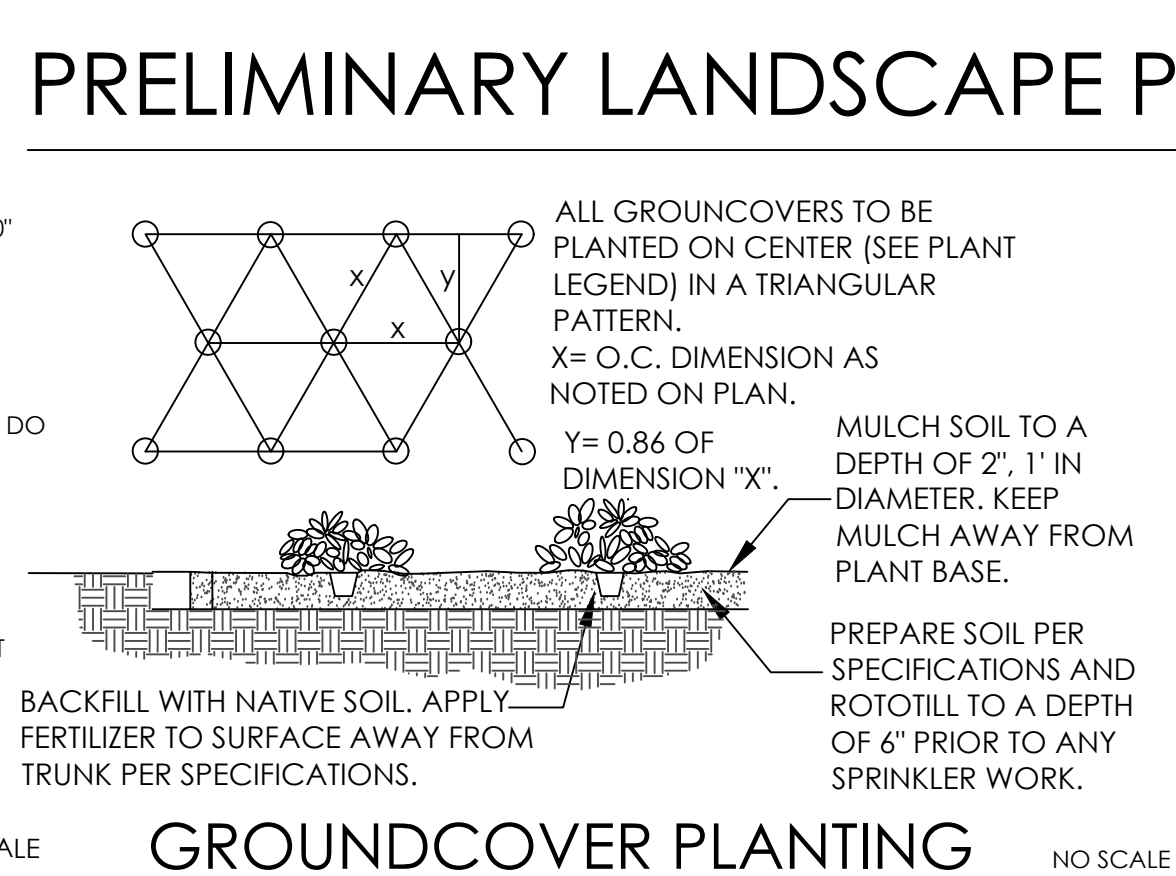
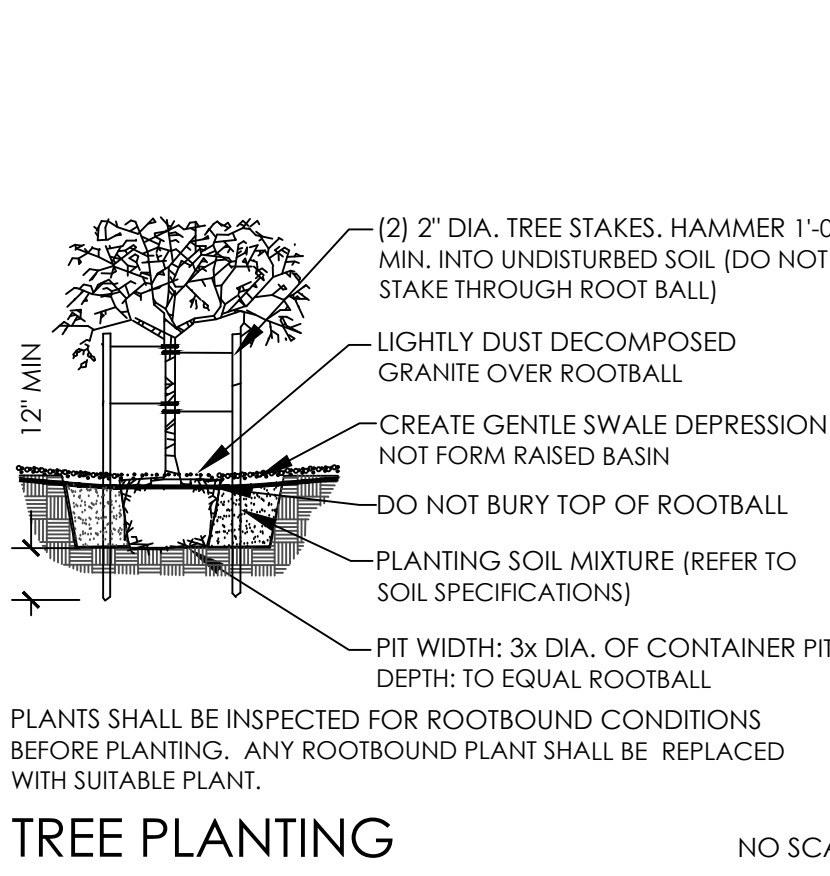
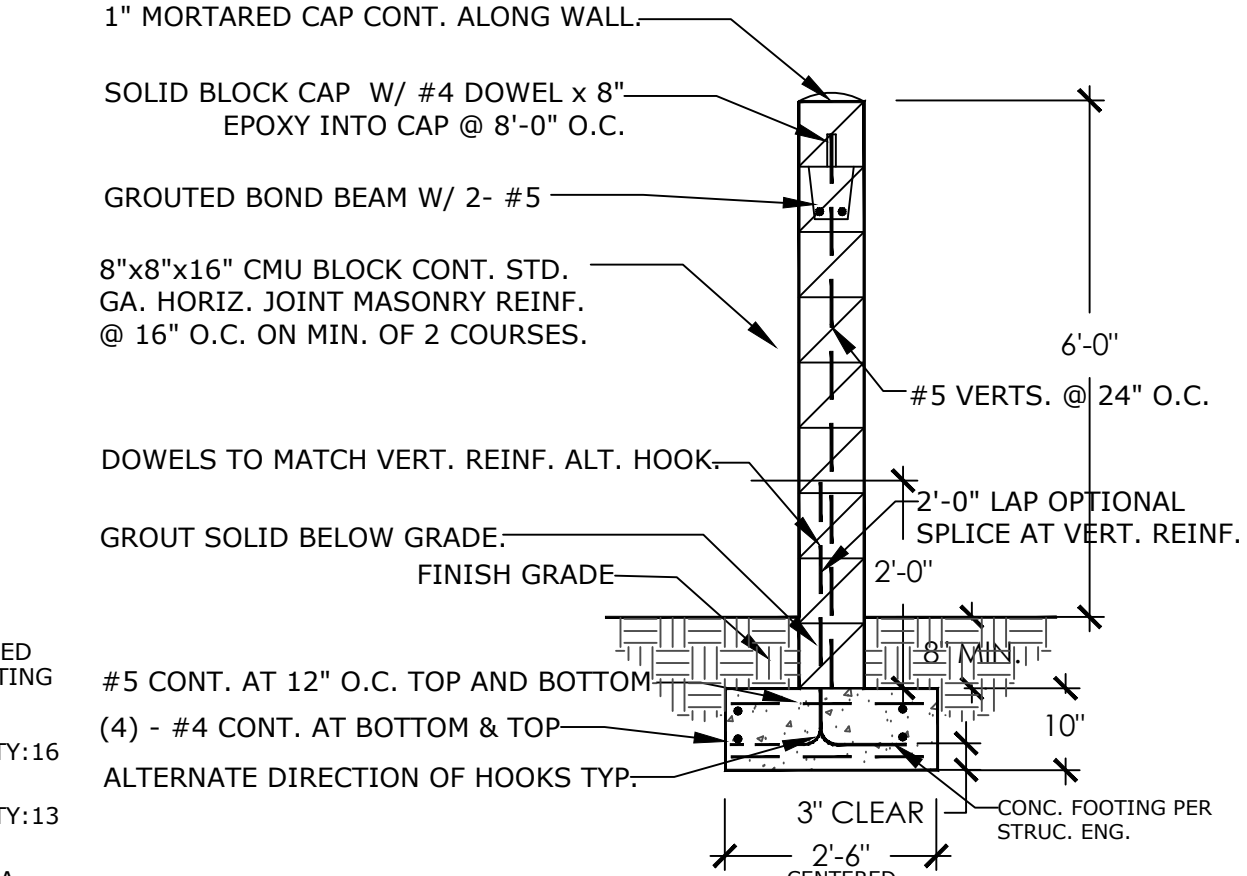
WASHINGTON ST.





LANDSCAPE LEGEND		
TREES		
SPECIES	SIZE/QTY	
WASHINGTONIA ROBUSTA	18'-20' HT. SKINNED/5	
MEXICAN FAN PALM	2" CAL. 36" BOX/8	
PARKINSONIA PRAECOX		
PALO BRIO		
PROSOPIS GLANDULOSA	2" CAL. 24" BOX/33	
MAVERICK		
MAVERICK TEXAS HONEY MESQUITE		
PARKINSONIA X 'DESERT MUSEUM'	2" CAL. 36" BOX/10	
PALO VERDE X 'DESERT MUSEUM'		
OLNEYA TESOTA	2" CAL. 24" BOX/1	
IRON WOOD		
PRUNUS CAR. 'COMPACTA'	1.5" CAL. 24" BOX/7	
COMPACT CAROLINIA CHERRY LAUREL		
CHILOPSIS LINEARIS	1.5" CAL. 24" BOX/13	
DESERT WILLOW		
CAESALPINIA CACALACO	1.5" CAL. 24" BOX/12	
CASCALOTE TREE		
SHRUBS		
SPECIES	SIZE/QTY	
CALLIANDRA CALIFORNICA	5 GAL/	
BAJA RED FAIRY DUSTER		
CAESALPINIA PULCHERRIMA	5 GAL/	
EVERGREEN BIRD OF PARADISE		
EREMOPHILA MACULATA 'VALENTINE'	5 GAL/	
VALENTINE EMU BUSH		
RUELLIA PENINSULARIS	5 GAL/	
BAJA RUELLIA		

ACCENTS		
SPECIES	SIZE/QTY	
TECOMA CAPENSIS	5 GAL/	
CAPE HONEY SUCKLE		
CALLIANDRA ERIOPHYLLA	5 GAL/	
PINK FAIRY DUSTER		
HESPERALOE PARVIFLORA	5 GAL/	
RED YUCCA		
ASCLEPIAS SUBULATA	5 GAL/	
DESERT MILKWEED		
GROUNDCOVER		
SPECIES	SIZE/QTY	
AGAVE DESMETIANA	5 GAL/	
SPINELESS JADE AGAVE		
DESCHAMPSIA CAESPITOSA	5 GAL/	
TUFTED HAIR GRASS		
SITE LIGHTING		
DECOMPOSED GRANITE- PIONEER	1/2" SCREENED MATCH EXISTING	
BOLLARD	120 VOLT-BRA BOLLARD BY: USALTG.COM-BLACK	QTY: 16
POLE LIGHT	LAMPS: 1, TYPE- 250W, IND VOLT: 120, HEIGHT: 18' CATALOG: SBF-2Q018-120/277UNV-2-A	QTY: 13

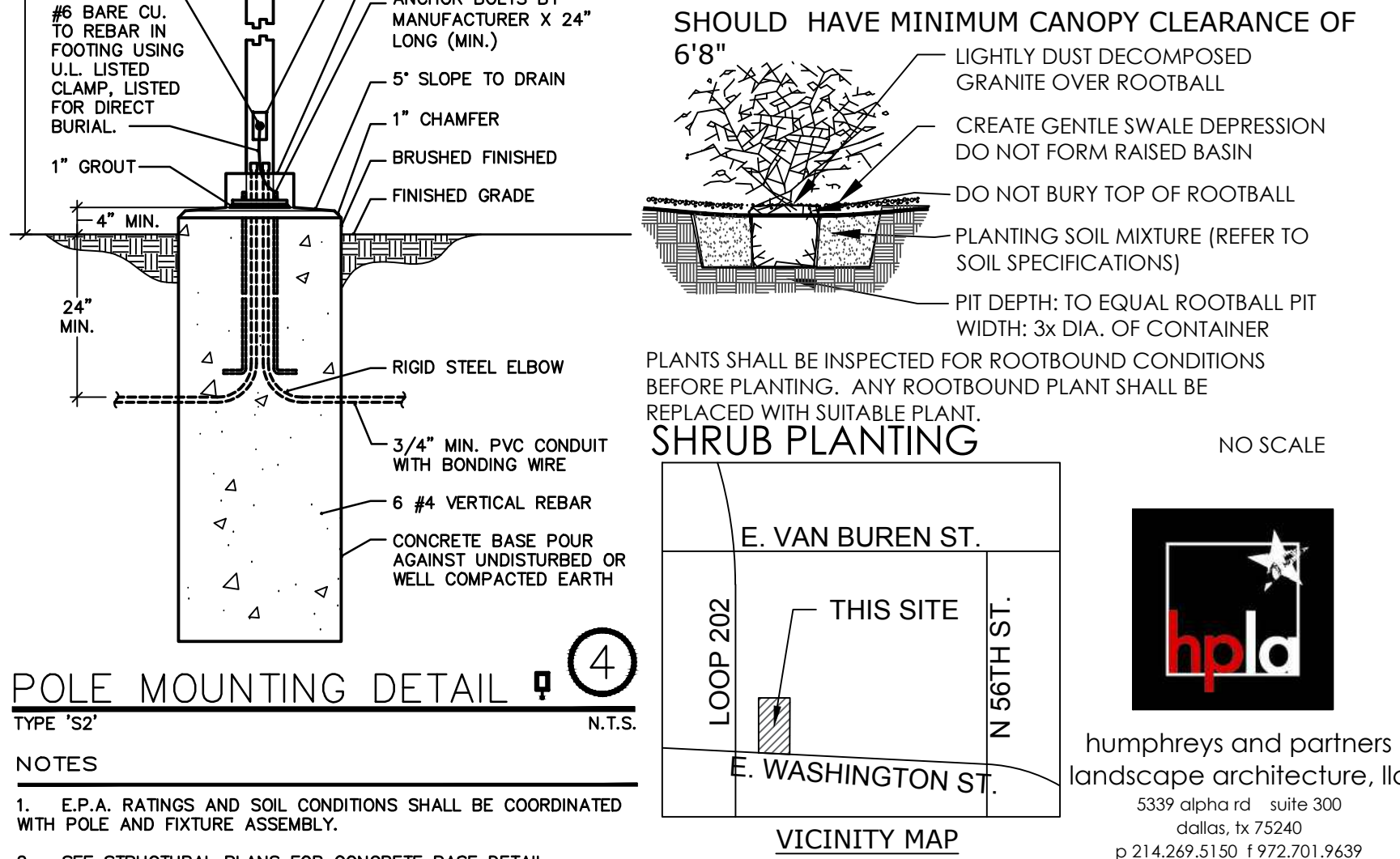
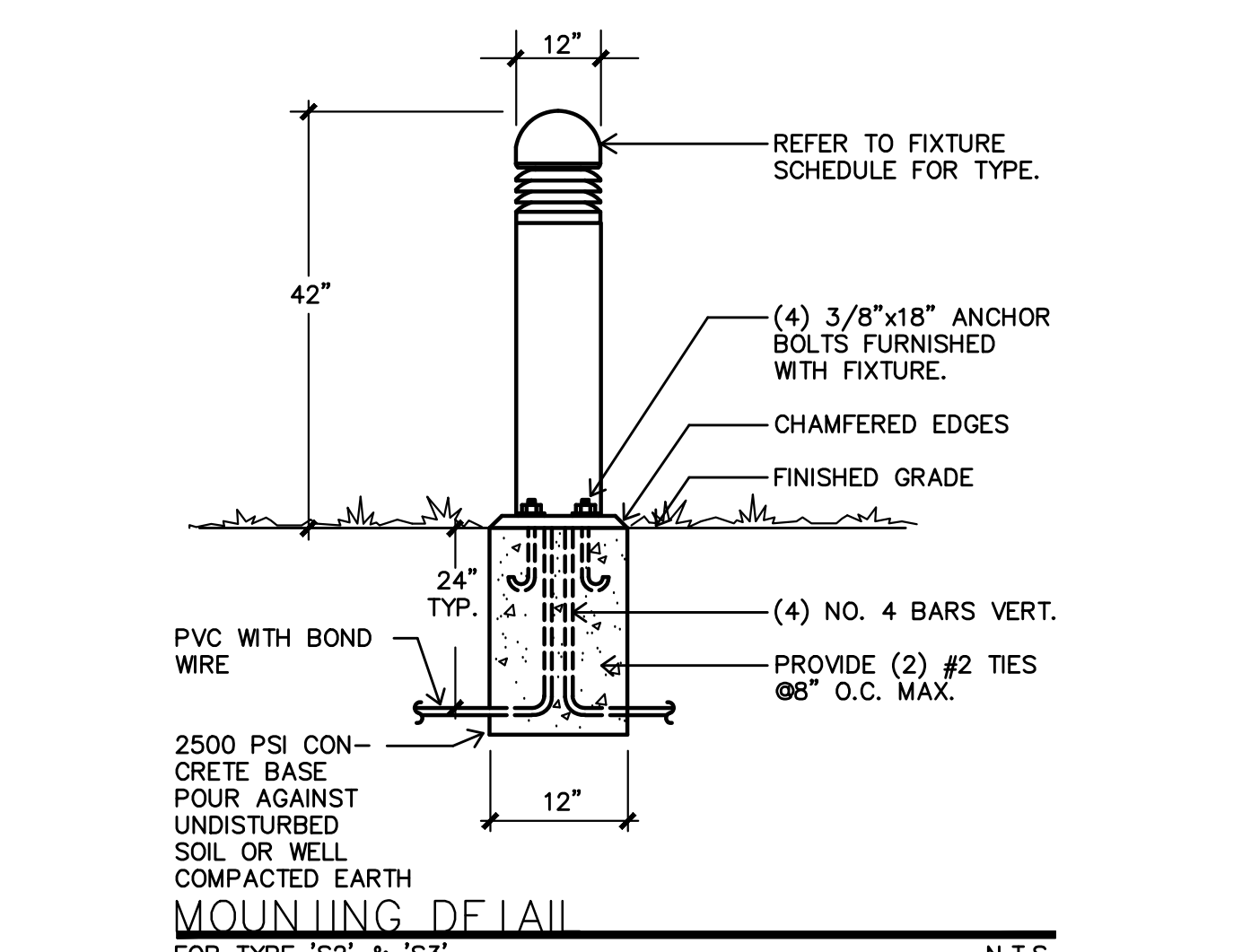


CITY OF PHOENIX GENERAL LANDSCAPE NOTES

- The City of Phoenix General Notes are the only notes approved on this plan. Additional general notes generated by the sealant and placed on the plans are not approved as part of this plan and are noted as such on the plans.
- The Design on these plans is only approved by the City in scope and not in detail. Construction quantities on these plans are not verified by the City. Approval of these plans are for permit purposes only and shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law, ordinance, health, safety, or other design issues.
- Construction within the right-of-way shall conform to the latest applicable Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details and the latest City of Phoenix Supplement to the MAG Uniform Standard Specifications and Details.
- Final building permit cannot be obtained until bonding or approved assurances are provided for the landscaping within the right-of-way.
- No plant substitutions, type, size, or quantity, or deviations from the approved landscape or irrigation plans, are allowed without prior approval from the City of Phoenix Landscape Section at 602-262-7811.

- All plant material and specifications shall conform to the Arizona Nurseryman Association standards.
- All Right-Of-Way and City required (perimeter, retention, and parking) plant material shall be in compliance with the Department of Water Resources low water use plant list.
- Contact the Parks & Recreation Department, Forestry Supervisor, at 602-262-6862, to verify ownership of any plant material in the public R.O.W. prior to any plant re-locations or removals. Obtain written permission from the Parks and Recreation Department prior to the re-location or removal of any City plant material or equipment.
- Contact the Street Transportation Department, Horticulturist, at 602-262-6284, prior to the re-location or removal of existing plant material in the A.D.O.T. R.O.W. that is on the City's side of the sound wall. Obtain written permission from the Street Transportation Department prior to the re-location or removal of any plant material or equipment.
- All existing trees and shrubs in right-of-way designated to remain but are damaged or destroyed will be replaced in like size and kind by the contractor.
- The proposed irrigation system shall include any modifications required to tie the existing City of Phoenix irrigation system in Right-Of-Way to the proposed system. All through irrigation systems in the Right-Of-Way shall be maintained. The contractor shall be responsible for capping and/or abandoning existing irrigation to plant materials and providing new irrigation to the existing plant material, in Right-Of-Way, per the approved plan.

- Walls are not approved as part of the landscape plan but are shown for reference only.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of six feet eight inches (6'8") per Section 507 Tab A.II.A.3.1.10 of the City of Phoenix Zoning Ordinance.
- P.V.C. pipe laterals are required. A maximum of five feet (5') of poly tubing off of the P.V.C. pipe lateral is allowed. No poly tubing laterals are allowed.
- Plant quantities and caliper sizes, per the specific zoning requirements for this site, provided in the legend on the approved plans are required to be installed in the field. Any deviations from the plan will require a revision to the approved plan. NOTE: Minimum caliper size is a zoning requirement. If the minimum caliper cannot be met at box size that is specified, then the box size must be increased to meet caliper requirements.
- Plan approval is valid for 180 days. Prior to plan approval expiration, all associated permits shall be purchased or the plans shall be resubmitted for extension of plan approval. The expiration, extension, and reinstatement of Landscape plans and permits shall follow the same guidelines as those indicated in the Phoenix Building Construction Code Administrative Provisions Section 105.3 for Building permits.



202 FREEWAY & WASHINGTON STREET
Phoenix, AZ
HPA# 15425

PRELIMINARY LANDSCAPE PLAN
May 6, 2016

THE EMPIRE GROUP
LLC

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

GENERAL LANDSCAPE NOTES

NOT APPROVED BY CITY OF PHOENIX

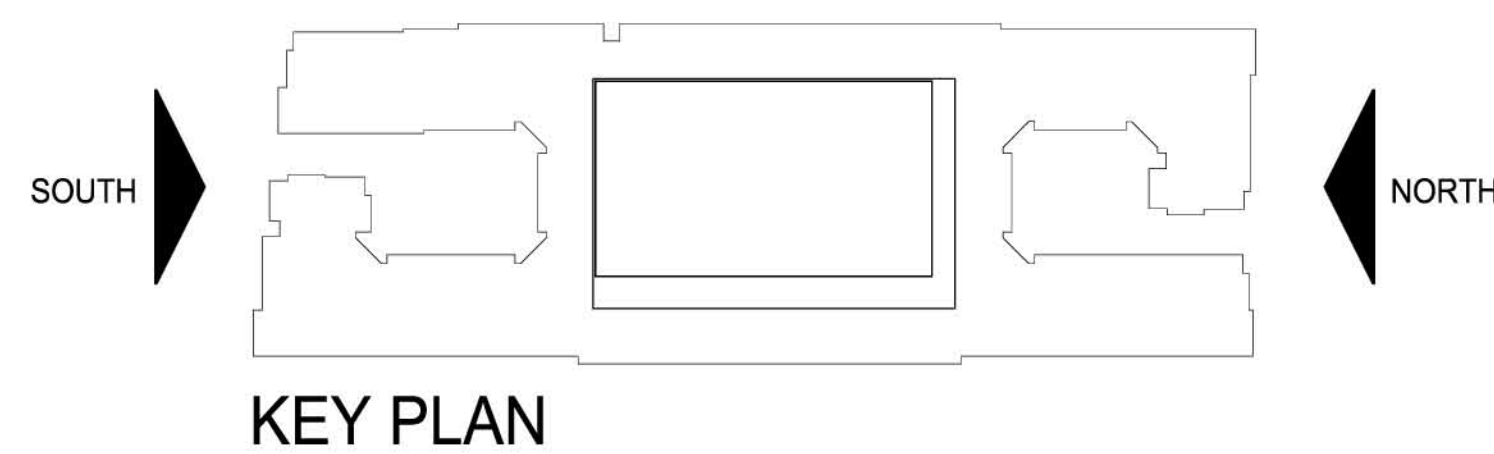
- ALL FINISHED GRADES TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREE LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY HOLES BEING DUG.
- THE CONTRACTOR IS TO PROVIDE A 2 LB SAMPLE OF THE PROPOSED DECOMPOSED GRANITE FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. THE CONTRACTOR SHALL PROVIDE 100% COVERAGE OF NON PAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION.
- FOR ALL TREE PLANTING THAT ENCOUNTERS HARDPAN/CALICHE PROVIDE SEPARATE UNIT PRICE TO INSTALL TREES WITH AN AUGER.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INFORM THE LANDSCAPE ARCHITECT OF ANY PLANT MATERIAL CONCERNS BASED ON THE PLANTING SEASON. (E.G. SUMMER VS WINTER) SHOULD THE LANDSCAPE CONTRACTOR HAVE ANY CONCERNS ABOUT PLANT MATERIAL DUE TO HEAT OR FROST EXPOSURE, THE INSTALLER SHALL REQUEST A SUBSTITUTION OR DELAY IN PLANTING. ONCE PLANTED, ALL PLANT MATERIAL IS SUBJECT TO SPECIFIED WARRANTIES.
- ALL PALM AND DECIDUOUS TREES TO BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR AFTER INSTALLATION. ALL OTHER PLANTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 90 DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY/OWNER. ANY PLANT MATERIALS NOT APPROVED BY CITY/OWNER PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF WHICH HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS DURING THE FINISH GRADING PROCESS. ALL SLOPES NOT TO EXCEED 4:1 IN LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY BERM AND RETENTION BASIN LOCATIONS SHOWN ON THESE PLANS WITH THOSE ON THE CIVIL ENGINEERING PLANS. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, URBAN GRAPHITE SHOULD BE NOTIFIED IMMEDIATELY.
- UNDER NO CIRCUMSTANCE SHALL ANY TREE BE PLANTED WITHIN 6' OF ANY BUILDING WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 6' FROM PUBLIC ACCESSWAYS, UTILITY CABINETS AND FIRE HYDRANTS.
- SHRUBS MUST BE AT MATURITY, 6' FROM THE REAR OF A FIRE HYDRANT. NO MATERIAL OTHER THAN GROUNDCOVERS MAY BE PLACED BETWEEN A FIRE HYDRANT AND THE STREET OR ROADWAY OR 6' ON EITHER SIDE. FIELD VERIFY ALL HYDRANT LOCATION WITH THE CIVIL ENGINEERING PLANS.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO FINAL APPROVAL OR CERTIFICATE OF OCCUPANCY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE MINIMUM CANOPY CLEARANCE OF 6'8"



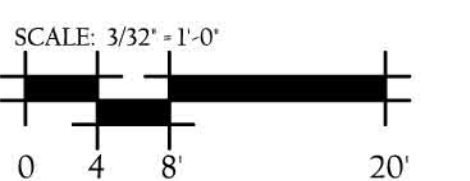
NORTH ELEVATION



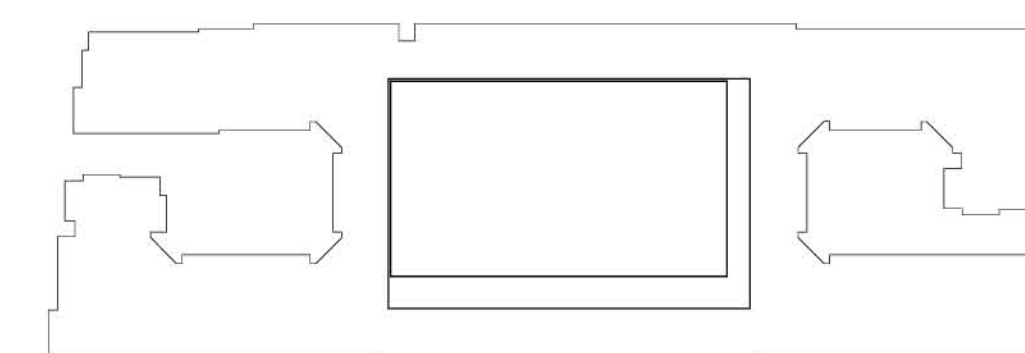
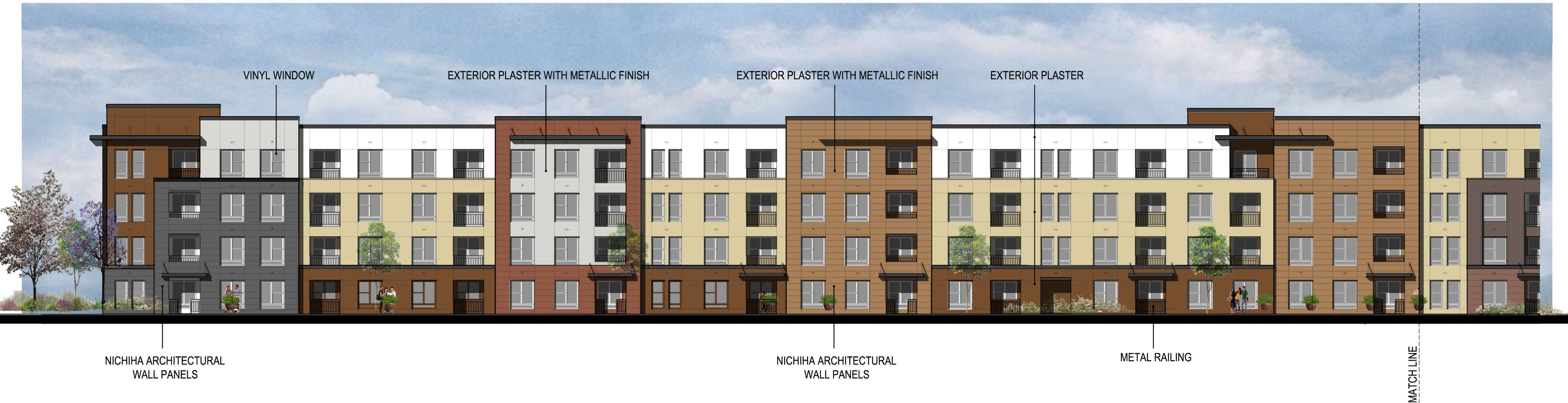
SOUTH ELEVATION



KEY PLAN

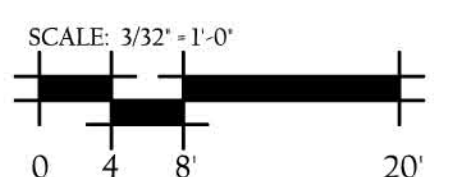


A-5



KEY PLAN

WEST ELEVATION



A-6



NICHIHA ARCHITECTURAL
WALL PANELS

EXTERIOR PLASTER WITH METALLIC FINISH

MATCH LINE



MATCH LINE

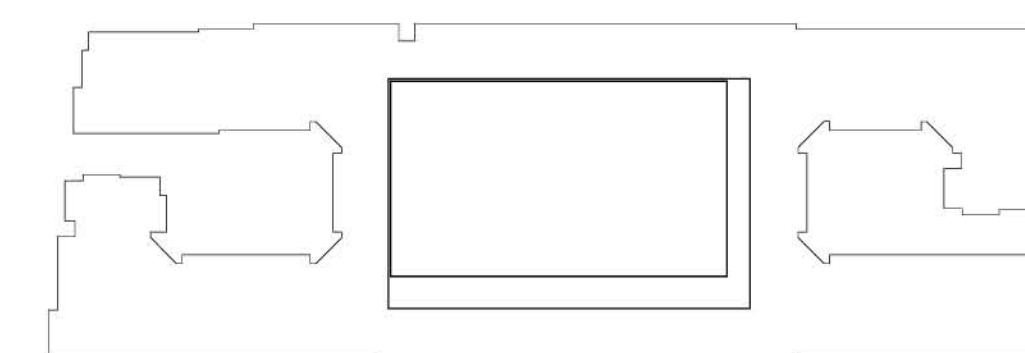
METAL AWNING

EXTERIOR PLASTER

EXTERIOR PLASTER

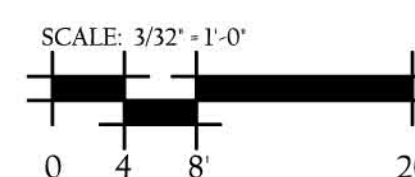
EXTERIOR PLASTER

METAL AWNING



KEY PLAN

EAST ELEVATION



SCALE: 3/32" = 1'-0"

A-7

202 FREEWAY & WASHINGTON STREET
Phoenix, AZ
HPA# 15425

EAST ELEVATION

May 6, 2016

THE EMPIRE GROUP
LLC

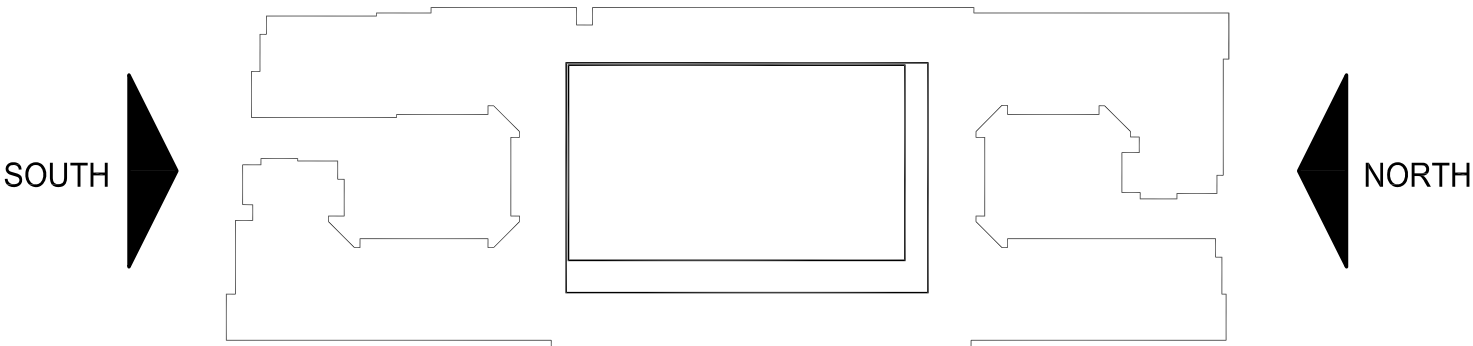
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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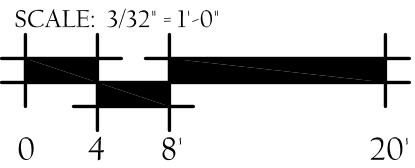
NORTH ELEVATION



SOUTH ELEVATION



KEY PLAN

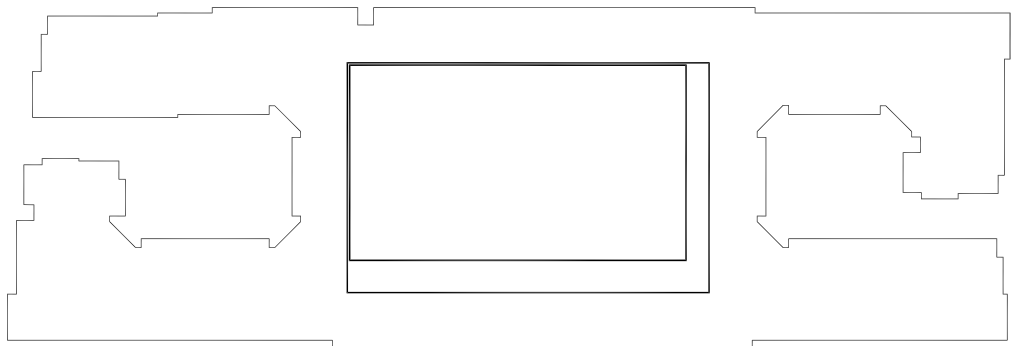




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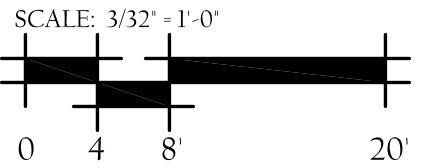


MATCH LINE



KEY PLAN

WEST ELEVATION



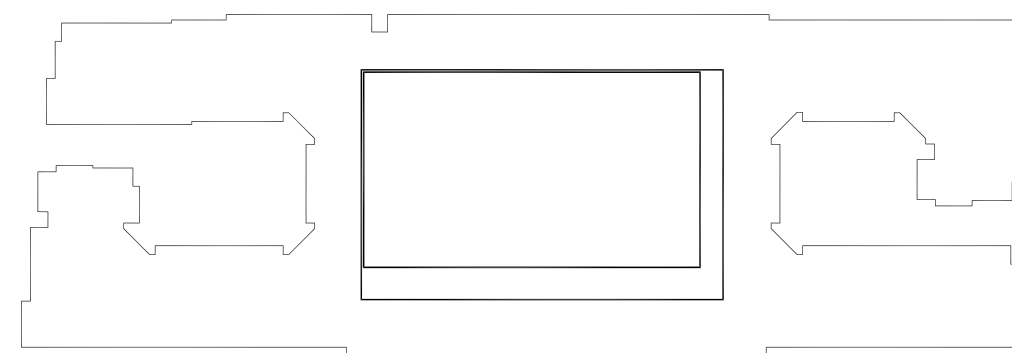
A-6



MATCH LINE

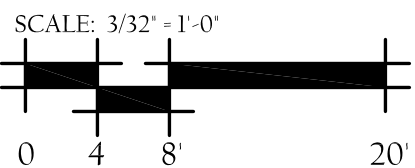


MATCH LINE



KEY PLAN

EAST ELEVATION



SCALE: 3/32" = 1'-0"

A-7

202 FREEWAY & WASHINGTON STREET
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EAST ELEVATION

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