RIAZ

PROPOSED COURTYARD AND ENTRY
1638 47th Avenue

Riaz Inc.

Family Owned Business

Multidisciplinary real estate company

Own and manage multifamily buildings in area

Design, renovate, and manage

Project Benefits

1638 47th Ave

RIAZ

HISTORIC PRESERVATION

Preserving the historic details of the building will help maintain the character of the neighborhood. Primary building has preliminary rank of B+3.

Project Benefits

1638 47th Ave

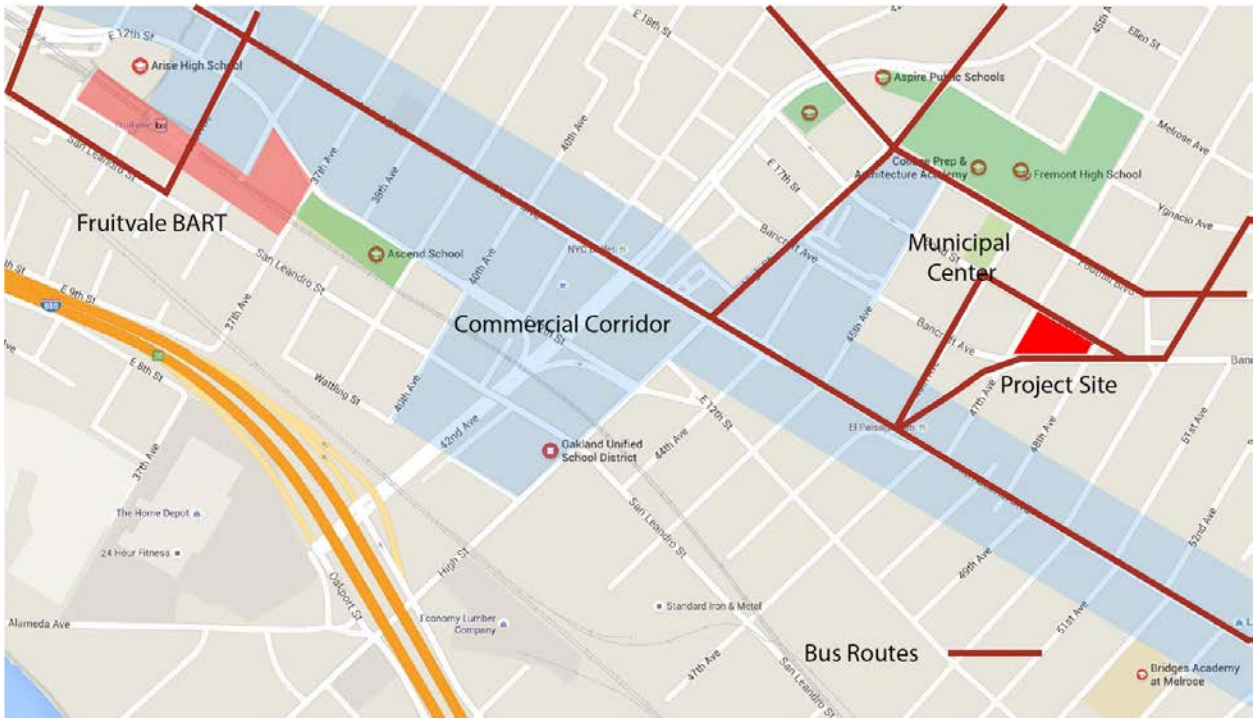
RIAZ

TRANSIT ORIENTED
Within a 10 minute walk to Fruitvale Bart Station and multiple bus lines.

BIKE/ PEDESTRIAN FRIENDLY
Providing 50 bike parking spaces (32 more than required) and proximity to restaurants and daily needs

NEIGHBORHOOD REVITALIZATION
Reuse and renovation of historic building will activate the street.

WORKFORCE HOUSING
This project adds housing that provides for the workforce to live and work in Oakland.



Rent Comp Analysis

1638 47th Ave		
Comp Study Summary - The Church		
Property		**1 Bed**
Average Oakland Rent	*$*	*2,250*
Proposed 1638 47th Avenue	$	1,626
Difference at 1638 47th	**$**	**625**

Average Oakland Rent Source: March 2016
Zumper National Rent Report

Rezoning

1638 47th Ave

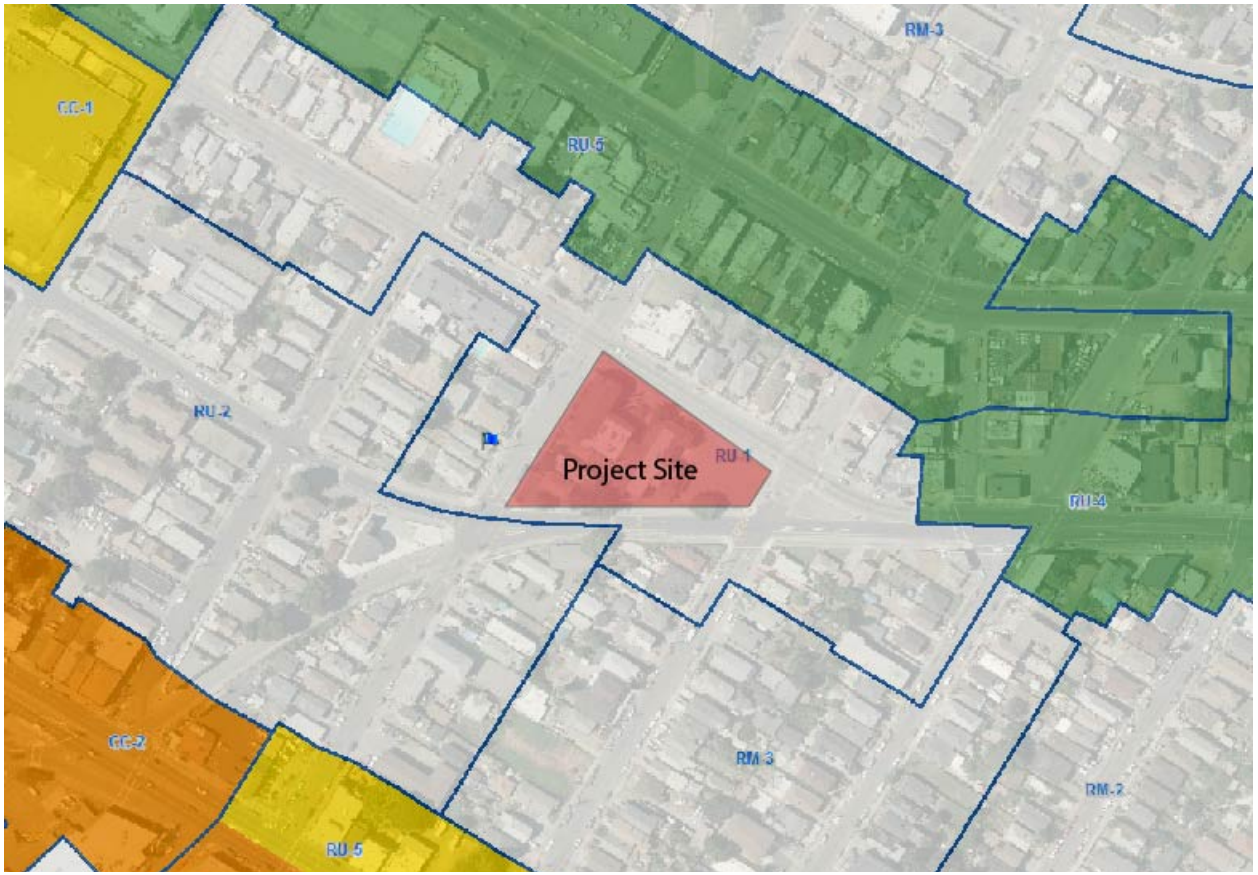
Proposing rezoning from RU-1 to RU-4.

Rezoning would allow for 91 units, however we are only proposing 60.

Area is surrounded by higher zoning.

Rezoning was not included in recent zoning changes because of use.

Parcel size and proximity to higher zones make this project a great candidate.



Parking Variance

1638 47th Ave RIAZ

Required Parking Spaces	60 parking spaces

Supportive arguments for parking reduction

*1. The proposed design offers an addition of 32 bike parking spaces, beyond the required, resulting in reduction of 3 parking spaces**

2. Based on Parking Utilization Analysis table the average the utilization rate in Riaz Inc. buildings in the area is 24%

3. Project will utilize 34 underutilized on street parking spaces that are adjacent to project site. Counting on street parking, there will be 56 parking spaces.

***Parking Reduction Calculation**

1 space per 6 bike parking spaces over requirement (up to 5%) results in a reduction of 3 parking spaces

Required Parking Spaces after reduction*	57 parking spaces

Proposed Parking Spaces on site	22 parking spaces
Proposed parking ratio	*36% of required*
Average leased parking at Riaz Inc buildings	*24%*

Parking Analysis			
Building	**Parking Spaces**	**Leased**	**Utilization**
3010 Adeline Street	20 total parking spaces	5 spaces leased	25%
1715 High Street	29 total parking spaces	9 spaces leased	31%
1707 36th Street	11 total parking spaces	2 spaces leased	18%
		Average leased parking	**24%**

Parking At 1715 High Street

1638 47th Ave

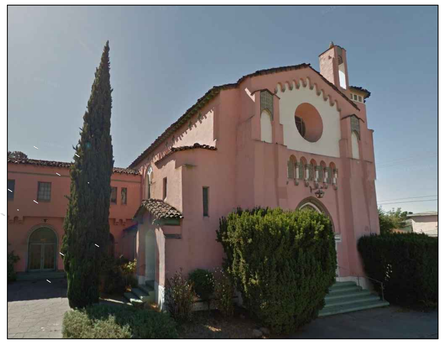
RIAZ

Parking At 3010 Adeline

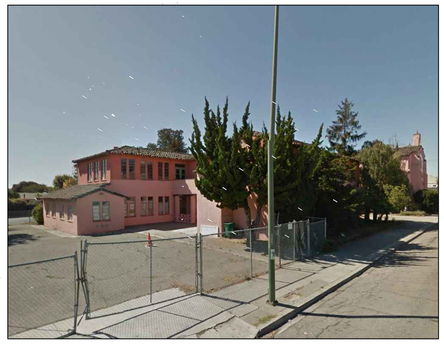
1638 47th Ave

RIAZ

1 VIEW FROM ELEVATION TAG 1
SCALE:



2 VIEW FROM ELEVATION TAG 2
SCALE:



3 VIEW FROM ELEVATION TAG 3
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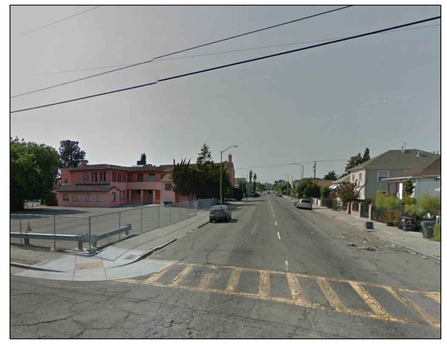
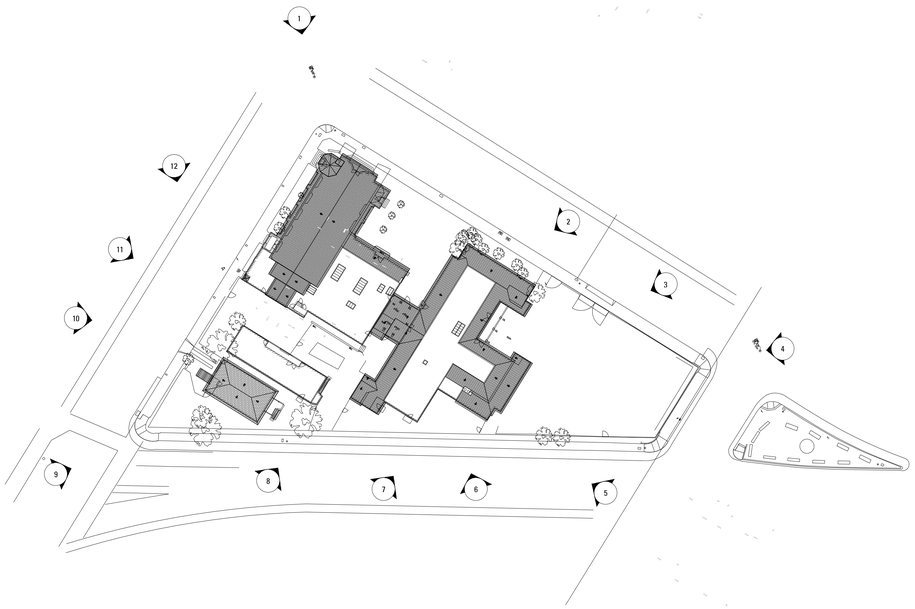


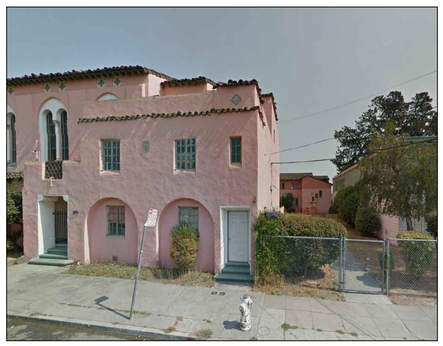
4 VIEW FROM ELEVATION TAG 4
SCALE:

12 VIEW FROM ELEVATION TAG 12
SCALE:



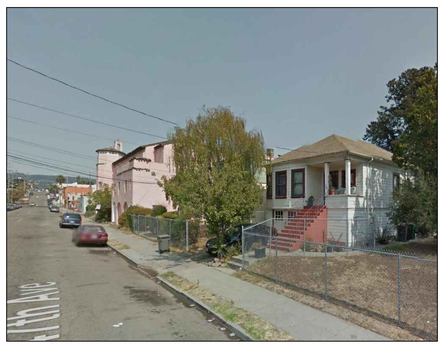
- EXISTING BUILDING IMAGE KEY PLAN
SCALE:

5 VIEW FROM ELEVATION TAG 5
SCALE:



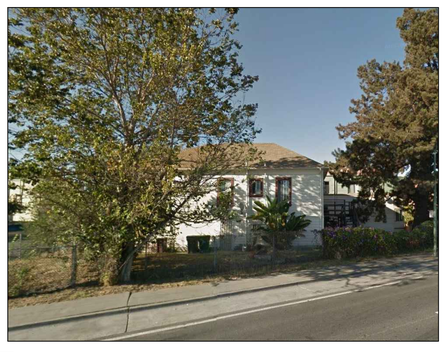
11 VIEW FROM ELEVATION TAG 11
SCALE:

6 VIEW FROM ELEVATION TAG 6
SCALE:



10 VIEW FROM ELEVATION TAG 10
SCALE:

9 VIEW FROM ELEVATION TAG 9
SCALE:



8 VIEW FROM ELEVATION TAG 8
SCALE:

7 VIEW FROM ELEVATION TAG 7
SCALE:

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

1638 47TH AVENUE
OAKLAND, CA 94601

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9990

DESIGNER

artthaus
ARTTHAUS, INC.
2415 17TH STREET
SAN FRANCISCO CA 94110
O/ 415.675.1775
F/ 415.675.1978

LICENSED ARCHITECT
BRIAN T. MILFORD
No.C28480
Exp. 6/30/2015
STATE OF CALIFORNIA

RECORD OF DRAWING ISSUANCE

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Existing Neighborhood Imagery

SHEET NUMBER

A001A

BOND STREET

47TH AVENUE

48TH AVENUE

MATCHLINE - SEE BELOW

Existing Tree, typ.

Bike Rack

Bike Rack

Accent Paving, typ.

Standard Paving, typ.

Parking Lot Tree

Bike Rack

BANCROFT AVENUE

Existing Tree, typ.

Street Tree, typ.

Median Accent Tree, typ.

MATCHLINE - SEE ABOVE

48TH AVENUE

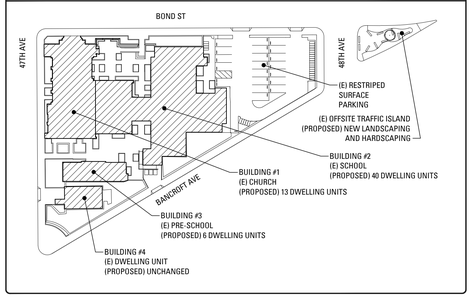
BOND STREET

BANCROFT AVENUE

1 LANDSCAPE SITE PLAN
SCALE: 1" = 10'-0"

2 PROPOSED OFFSITE TRAFFIC ISLAND PLAN
SCALE: 1" = 10'-0"

KEY PLAN
SCALE: N.T.S.



DRAWING NORTH

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GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

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SHEET NUMBER

L101

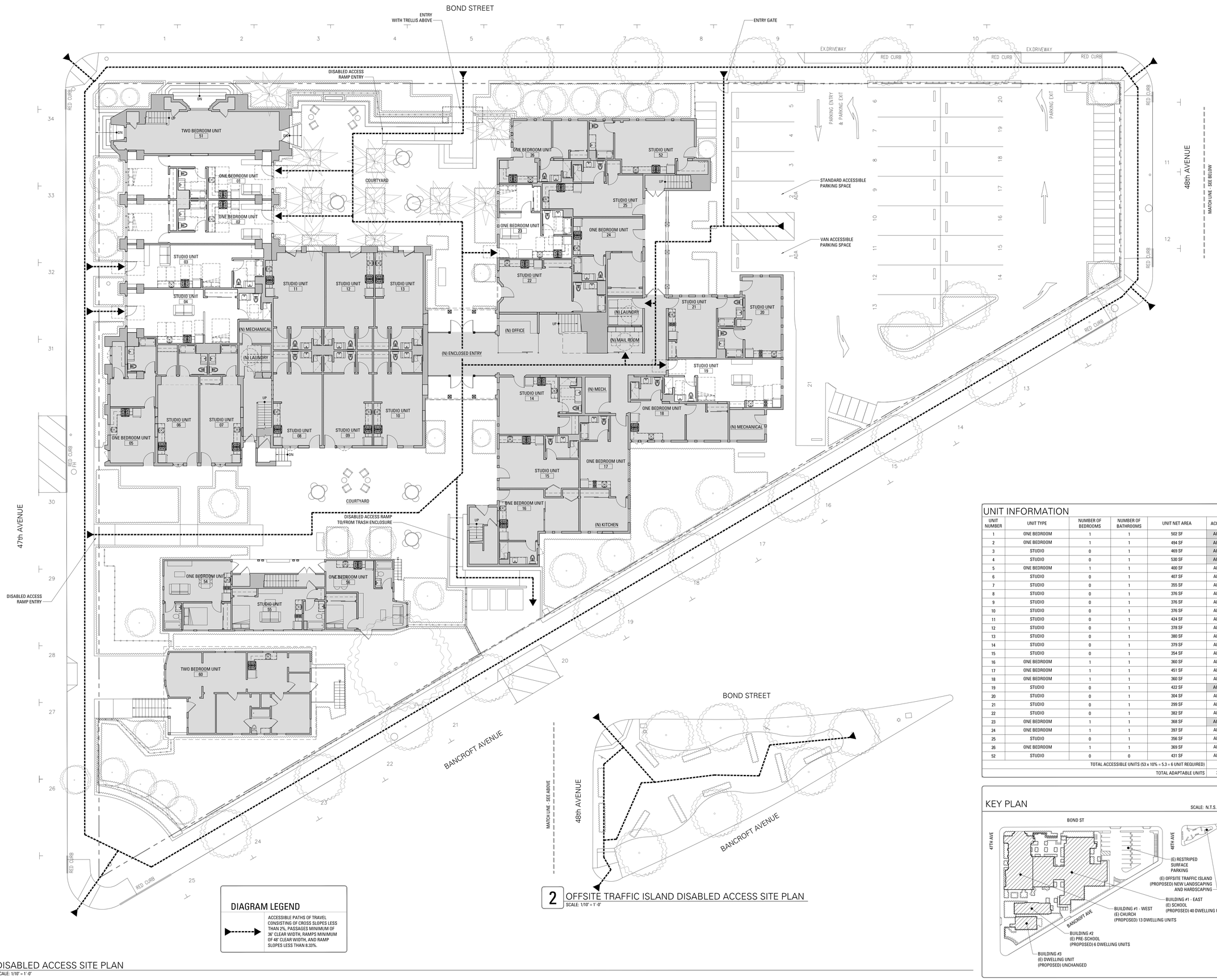

DIAGRAM LEGEND

ACCESSIBLE PATHS OF TRAVEL CONSISTING OF CROSS SLOPES LESS THAN 2%, PASSAGES MINIMUM OF 36" CLEAR WIDTH, RAMPS MINIMUM OF 48" CLEAR WIDTH, AND RAMP SLOPES LESS THAN 8.33%.

1 DISABLED ACCESS SITE PLAN
SCALE: 1/16" = 1'-0"

2 OFFSITE TRAFFIC ISLAND DISABLED ACCESS SITE PLAN
SCALE: 1/16" = 1'-0"

UNIT INFORMATION

UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	UNIT NET AREA	ACCESSIBILITY
1	ONE BEDROOM	1	1	502 SF	ACCESSIBLE
2	ONE BEDROOM	1	1	494 SF	ACCESSIBLE
3	STUDIO	0	1	469 SF	ACCESSIBLE
4	STUDIO	0	1	530 SF	ACCESSIBLE
5	ONE BEDROOM	1	1	400 SF	ADAPTABLE
6	STUDIO	0	1	407 SF	ADAPTABLE
7	STUDIO	0	1	355 SF	ADAPTABLE
8	STUDIO	0	1	376 SF	ADAPTABLE
9	STUDIO	0	1	376 SF	ADAPTABLE
10	STUDIO	0	1	376 SF	ADAPTABLE
11	STUDIO	0	1	424 SF	ADAPTABLE
12	STUDIO	0	1	378 SF	ADAPTABLE
13	STUDIO	0	1	380 SF	ADAPTABLE
14	STUDIO	0	1	379 SF	ADAPTABLE
15	STUDIO	0	1	354 SF	ADAPTABLE
16	ONE BEDROOM	1	1	360 SF	ADAPTABLE
17	ONE BEDROOM	1	1	451 SF	ADAPTABLE
18	ONE BEDROOM	1	1	360 SF	ADAPTABLE
19	STUDIO	0	1	422 SF	ACCESSIBLE
20	STUDIO	0	1	304 SF	ADAPTABLE
21	STUDIO	0	1	299 SF	ADAPTABLE
22	STUDIO	0	1	382 SF	ADAPTABLE
23	ONE BEDROOM	1	1	368 SF	ACCESSIBLE
24	ONE BEDROOM	1	1	397 SF	ADAPTABLE
25	STUDIO	0	1	356 SF	ADAPTABLE
26	ONE BEDROOM	1	1	369 SF	ADAPTABLE
52	STUDIO	0	0	431 SF	ADAPTABLE
			TOTAL ACCESSIBLE UNITS (53 x 10% = 5.3 = 6 UNIT REQUIRED)		6 UNITS
			TOTAL ADAPTABLE UNITS		21 UNITS

KEY PLAN

SCALE: N.T.S.

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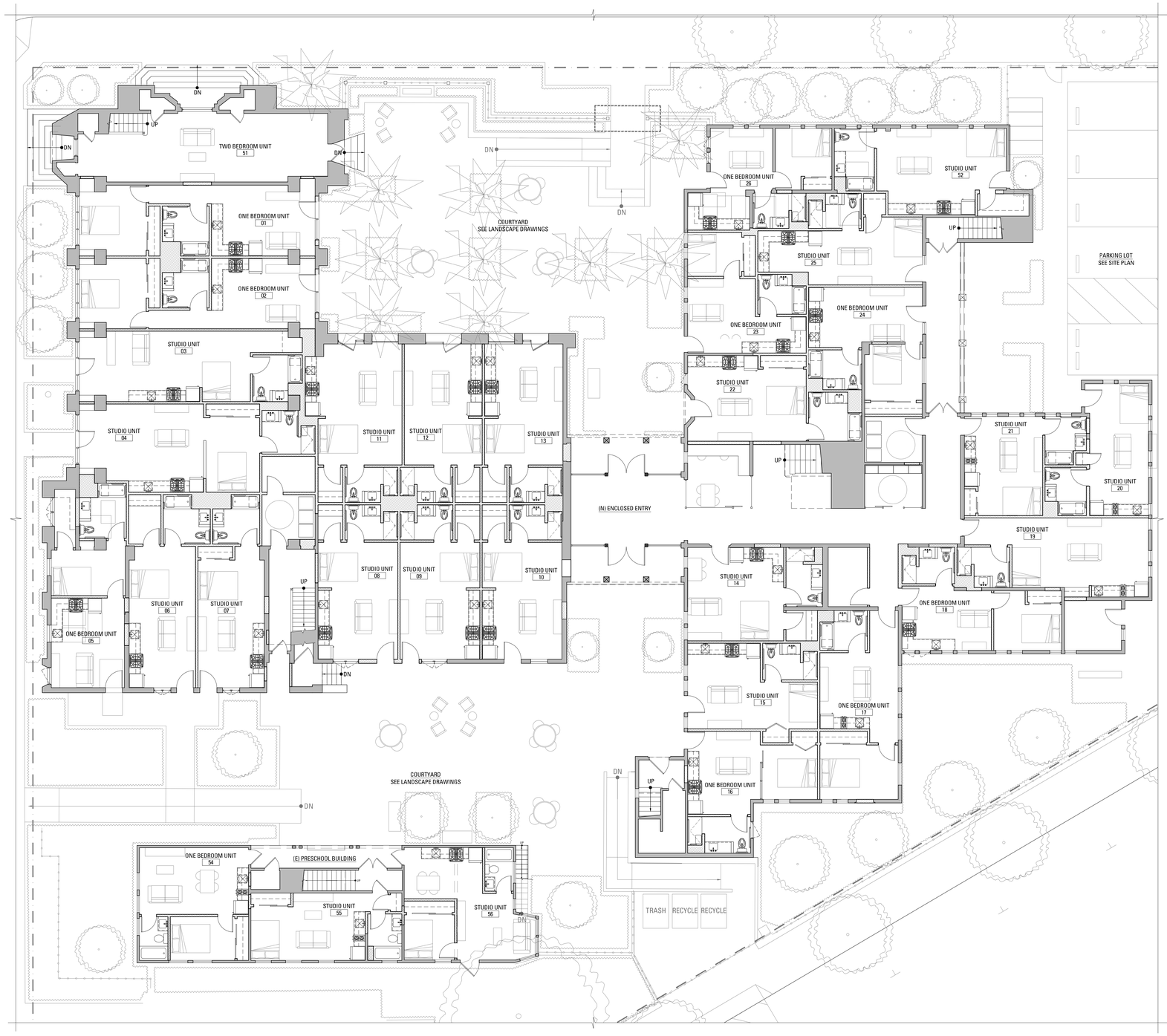
Disabled Access Site Plan

SHEET NUMBER

A003

2015/Oct/08

A003-DISABLED ACCESS SITE PLAN.DWG



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT INFORMATION

UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	UNIT NET AREA	ACCESSIBILITY
1	ONE BEDROOM	1	1	502 SF	ACCESSIBLE
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25	STUDIO	0	1	356 SF	ADAPTABLE
26	ONE BEDROOM	1	1	369 SF	ADAPTABLE
52	STUDIO	0	0	431 SF	ADAPTABLE
			TOTAL ACCESSIBLE UNITS (53 x 10% = 5.3 = 6 UNIT REQUIRED)		6 UNITS
			TOTAL ADAPTABLE UNITS		21 UNITS

CONSTRUCTION KEYNOTES

C1	(N) OR REPLACEMENT WINDOW TO BE OPERABLE AND COMPLY WITH EGRESS REQUIREMENTS PER CBC 1029
C2	(N) PARTIAL HEIGHT WALL
C3	(N) STOREFRONT SYSTEM FOR ENCLOSED LOBBY
C4	(N) GLAZING PARTITION SYSTEM
C5	(E) FLOOR ABOVE
C6	(N) PROPOSED FLOOR ABOVE
C7	(N) SKYLIGHT

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- INDICATES FLOOR ELEVATION

CONSTRUCTION GENERAL NOTES

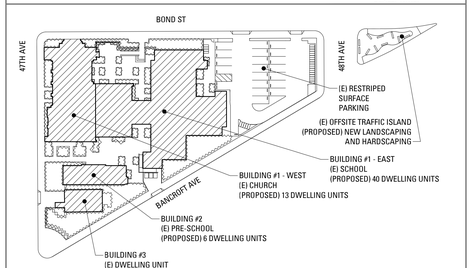
1. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
2. WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE WOOD TREATED FOR DECAY.
3. ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING AND TO REMAIN U.O.N.
6. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE STAIR NOSING.
7. ALL DWELLING UNIT SLEEPING ROOMS SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE WINDOW. THE MINIMUM SIZE FOR SUCH WINDOWS SHALL BE 5.7 SQUARE FEET EXCEPT FOR WINDOWS AT GRADE LEVEL CAN BE A MINIMUM OF 5.0 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT OF SUCH WINDOWS SHALL BE 24" AND MINIMUM NET CLEAR WIDTH SHALL BE 20". THESE NET CLEAR DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF SUCH WINDOWS SHALL BE NO GREATER THAN 44" MEASURED FROM THE FINISH FLOOR. THE OPERATION OF SUCH WINDOWS SHALL NOT INVOLVE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT OR FORCE GREATER THAN THAT REQUIRED FOR DISABLED ACCESS DOOR HARDWARE.
8. DWELLING UNIT EXTERIOR WINDOW AND OPENING SECURITY GRILLES AT SLEEPING ROOM EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL ALWAYS BE UNLOCKED AND OPENABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT. SUCH SECURITY GRILLES IN SLEEPING ROOMS SHALL ALWAYS BE UNLOCKED AND SHALL NOT INVOLVE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT OR FORCE GREATER THAN THAT REQUIRED FOR DISABLED ACCESS DOOR HARDWARE.
9. EACH DWELLING UNIT KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
10. ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
11. ALL ROOMS WITHIN DWELLING UNITS SHALL HAVE A MINIMUM DIMENSION OF 7'-0" IN ANY DIRECTION EXCEPT FOR KITCHENS, BATHROOMS, CLOSETS, AND MECHANICAL ROOMS.
12. DWELLING UNITS SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS IN DWELLING UNITS EXCEPT FOR KITCHENS, BATHROOMS, CLOSETS, AND MECHANICAL ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET.
13. EFFICIENCY DWELLING UNITS SHALL HAVE A LIVING ROOM OF NOT LESS THAN 220 SQUARE FEET OF FLOOR AREA. AN ADDITIONAL 100 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR EACH OCCUPANT OF SUCH UNIT IN EXCESS OF TWO.
14. EFFICIENCY DWELLING UNITS SHALL HAVE A SEPARATE CLOSET.
15. OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".
16. ANY ROOM WITH A FURRED CEILING SHALL HAVE THE MINIMUM CEILING HEIGHT OF 7'-6" IN TWO-THIRDS OF THE AREA THEREOF, BUT IN NO CASE SHALL THE HEIGHT OF THE FURRED CEILING BE LESS THAN 7'-0".
17. AN ACCESSIBLE DWELLING UNIT SHALL PROVIDE FOR FULL DISABLED ACCESS INCLUDING AN ACCESSIBLE PATH OF TRAVEL TO AND THROUGHOUT THE UNIT INCLUDING KITCHEN, BATHROOM AND BEDROOM ACCESS. THE UNIT SHALL ALSO PROVIDE FOR ALL ACCESSIBILITY FEATURES REQUIRED FOR USE AND HABITATION OF THE UNIT.
18. AN ADAPTABLE DWELLING UNIT SHALL PROVIDE FOR AN ACCESSIBLE PATH OF TRAVEL TO THE UNIT AND THE OVERALL SPATIAL REQUIREMENTS FOR A FULLY ACCESSIBLE UNIT. SHOULD THE UNIT BE REQUIRED TO BECOME ACCESSIBLE MODIFICATIONS TO FEATURES PRESENT MAY BE NECESSARY FOR FULL ACCESSIBILITY. MODIFICATIONS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE ADDITION OF GRAB BARS AND BATHROOM ACCESSORIES, AND THE MODIFICATION OF KITCHEN COUNTERS, CABINET STORAGE, SINKS, AND APPLIANCES.

MECHANICAL GENERAL NOTES

1. ENVIRONMENTAL AIR DUCTS TERMINATE 3' FROM PROPERTY LINE & OPENINGS INTO BUILDING.
2. PROVIDE GAS VENT TERMINATIONS PER CMC 802.6 & 802.6.2
3. PROVIDE COMBUSTION AIR PER CMC CHAPTER 7.
4. PROVIDE SPACE HEATING TO ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY.

KEY PLAN

SCALE: N.T.S.



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DESIGNER

artthaus
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2415 17TH STREET
SAN FRANCISCO CA 94110
O/ 415.675.1775
F/ 415.675.1978

LICENSED ARCHITECT BRIAN T. MILFORD No. C28490 REN. 6/30/2015 STATE OF CALIFORNIA

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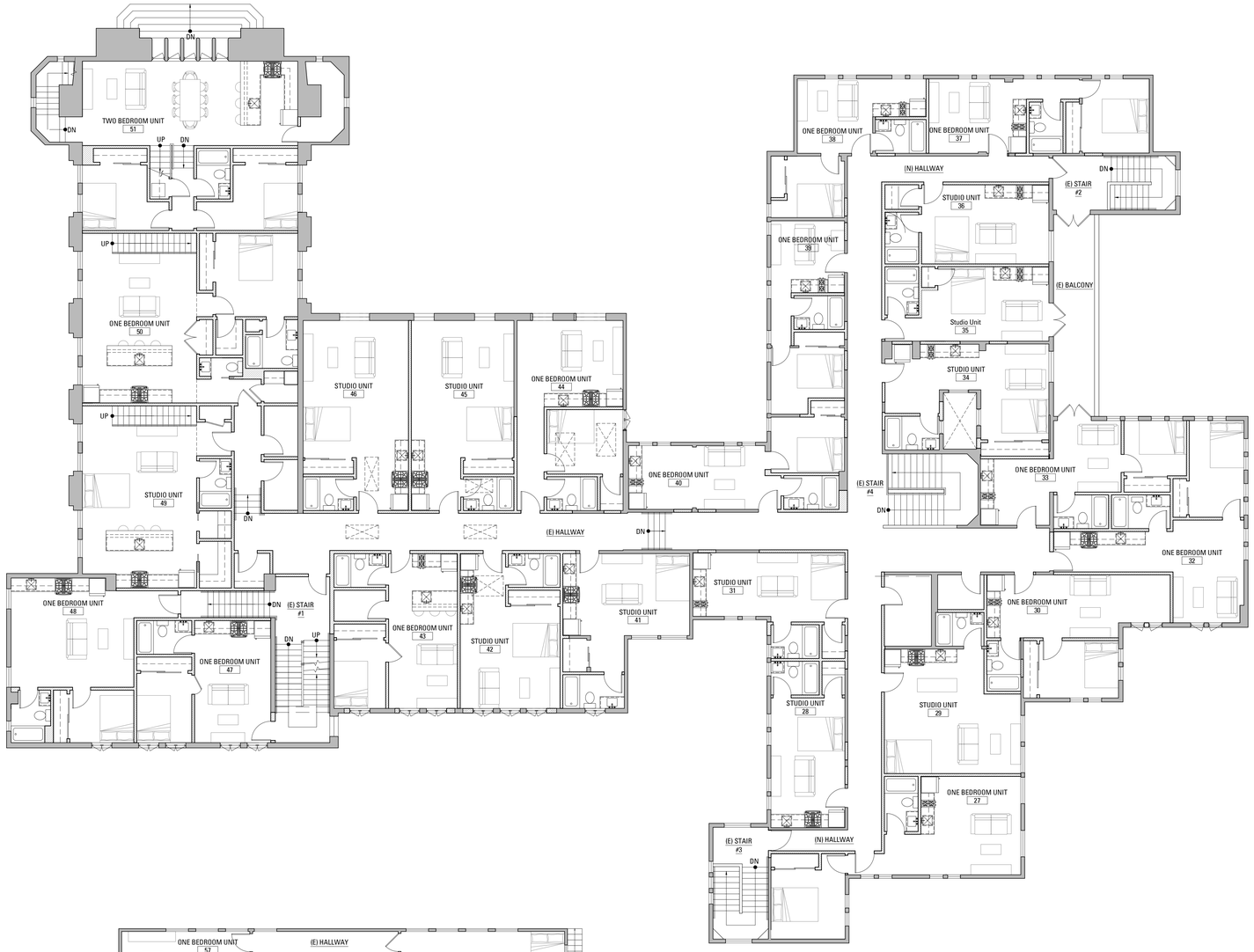

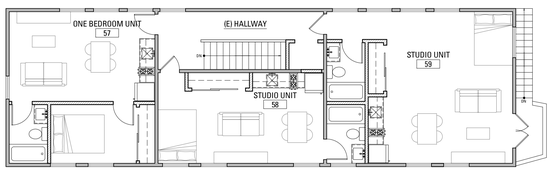

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT INFORMATION

UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	UNIT NET AREA
27	ONE BEDROOM	1	1	452 SF
28	STUDIO	0	1	255 SF
29	STUDIO	0	1	376 SF
30	ONE BEDROOM	1	1	405 SF
31	STUDIO	0	1	296 SF
32	ONE BEDROOM	1	1	448 SF
33	ONE BEDROOM	1	1	354 SF
34	STUDIO	0	1	333 SF
35	STUDIO	0	1	268 SF
36	STUDIO	0	1	281 SF
37	ONE BEDROOM	1	1	359 SF
38	ONE BEDROOM	1	1	313 SF
39	ONE BEDROOM	1	1	300 SF
40	ONE BEDROOM	1	1	355 SF
41	STUDIO	0	1	326 SF
42	STUDIO	0	1	339 SF
43	ONE BEDROOM	1	1	419 SF
44	ONE BEDROOM	1	1	442 SF
45	STUDIO	0	1	428 SF
46	STUDIO	0	1	440 SF
47	ONE BEDROOM	1	1	360 SF
48	ONE BEDROOM	1	1	463 SF
49	STUDIO	0	1	978 SF
50	ONE BEDROOM	1	2	1,180 SF
51	TWO BEDROOM	2	2	781 SF

CONSTRUCTION KEYNOTES

C1	(N) OR REPLACEMENT WINDOW TO BE OPERABLE AND COMPLY WITH EGRESS REQUIREMENTS PER CBC 1029
C2	(N) PARTIAL HEIGHT WALL
C3	(N) STOREFRONT SYSTEM FOR ENCLOSED LOBBY
C4	(N) GLAZING PARTITION SYSTEM
C5	(E) FLOOR ABOVE
C6	(N) PROPOSED FLOOR ABOVE
C7	(N) SKYLIGHT

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- INDICATES FLOOR ELEVATION

CONSTRUCTION GENERAL NOTES

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13. EFFICIENCY DWELLING UNITS SHALL HAVE A LIVING ROOM OF NOT LESS THAN 220 SQUARE FEET OF FLOOR AREA. AN ADDITIONAL 100 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR EACH OCCUPANT OF SUCH UNIT IN EXCESS OF TWO.
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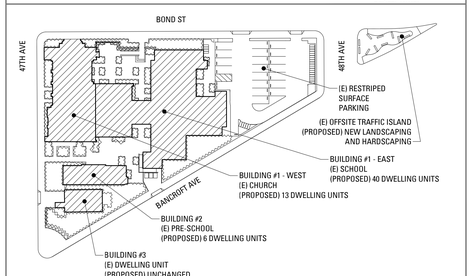
KEY PLAN

SCALE: N.T.S.



MULTIFAMILY HOUSING CONVERSION & REMODEL

1638 47TH AVENUE
OAKLAND, CA 94601

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9990

DESIGNER

artthaus
ARTTHAUS, INC.
2415 17TH STREET
SAN FRANCISCO CA 94110
O/ 415.675.1775
F/ 415.675.1978

LICENSED ARCHITECT BRIAN T. MILFORD No.C28480 Exp. 6/30/2015 STATE OF CALIFORNIA

RECORD OF DRAWING ISSUANCE

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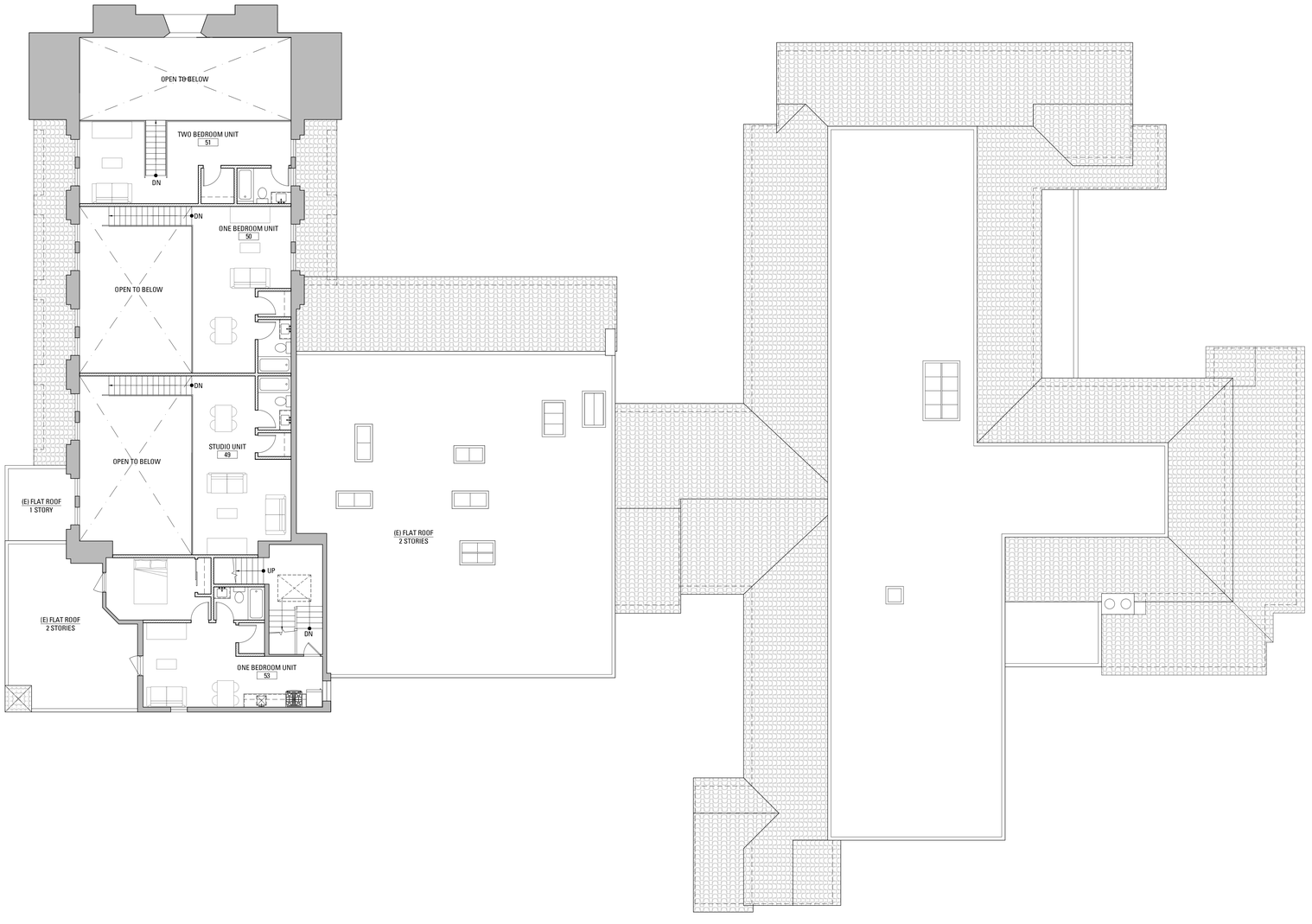

1 BUILDING 1: PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT INFORMATION

UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	UNIT NET AREA
53	ONE BEDROOM	1	1	494 SF

CONSTRUCTION KEYNOTES

C1	(N) OR REPLACEMENT WINDOW TO BE OPERABLE AND COMPLY WITH EGRESS REQUIREMENTS PER CBC 1029
C2	(N) PARTIAL HEIGHT WALL
C3	(N) STOREFRONT SYSTEM FOR ENCLOSED LOBBY
C4	(N) GLAZING PARTITION SYSTEM
C5	(E) FLOOR ABOVE
C6	(N) PROPOSED FLOOR ABOVE
C7	(N) SKYLIGHT

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- INDICATES FLOOR ELEVATION

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
2. WOOD LOCATED NEARER THAN 6' TO EARTH SHALL BE WOOD TREATED FOR DECAY.
3. ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING AND TO REMAIN U.O.N.
6. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE STAIR NOSING.
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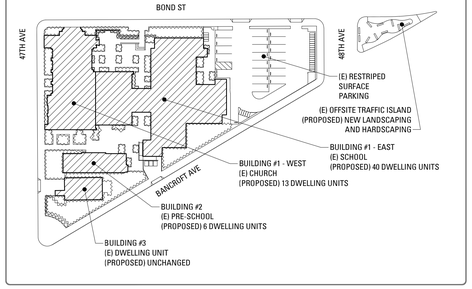

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Typical Units

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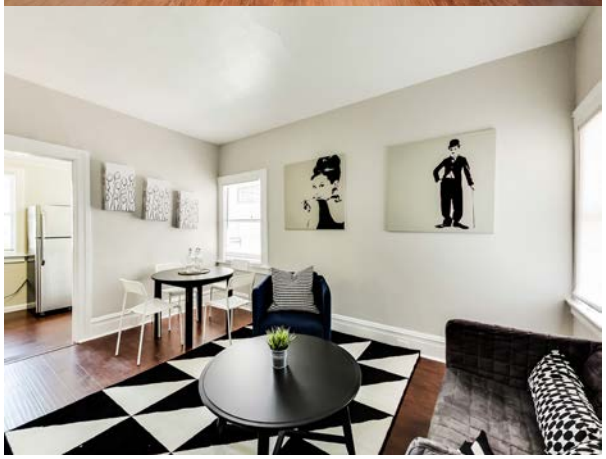
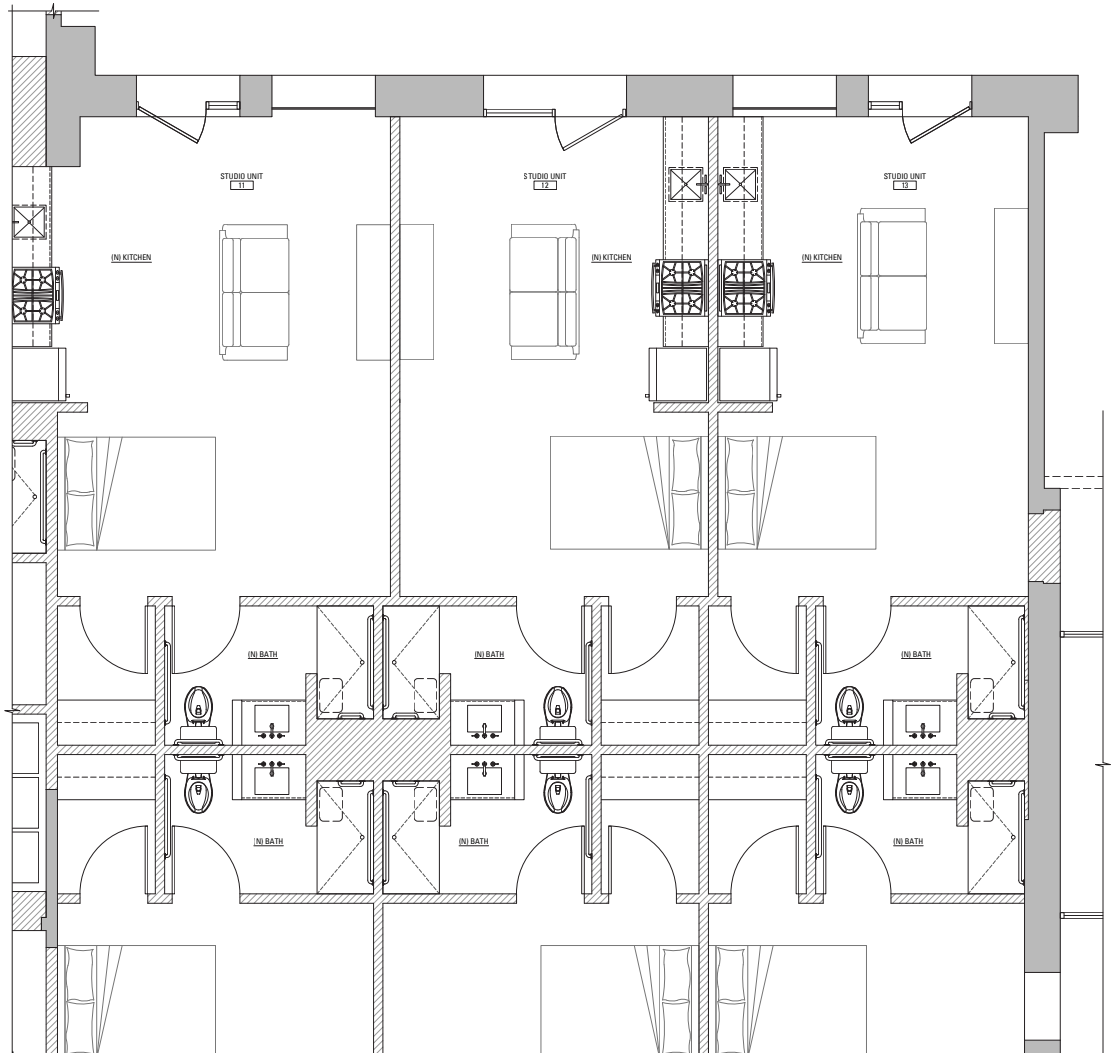
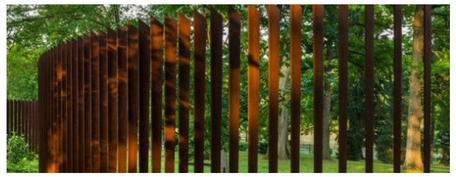
RIAZ







BUILDING 1
CHURCH

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

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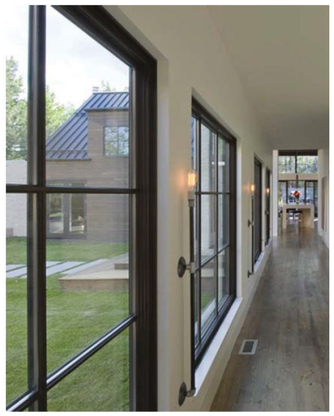


METAL CLAD CASEMENT
WINDOW DETAIL

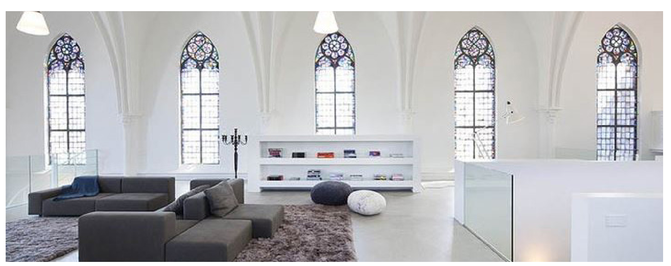
ANODIZED ALUMINUM
CLAD DARK BRONZE

EXERIOR WINDOW TRIM

EXTERIOR EXISTING CLAY
ROOF TILES

EXTERIOR WALL
WHITE DOVE ECO STUCCO

BUILDING 2
PRESCHOOL



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VISION STUDY

SHEET NUMBER

A 001 C

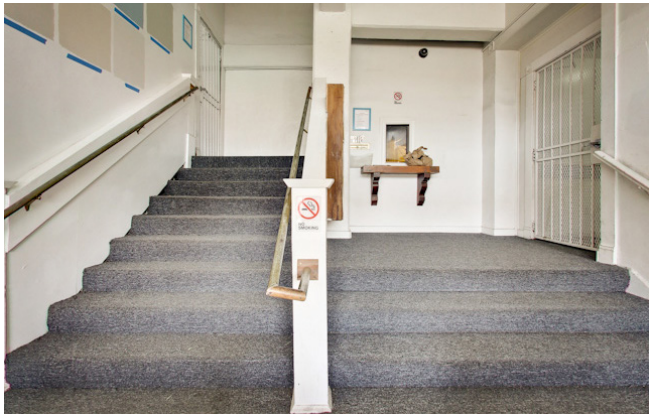
2015/May/28

A201-EXTERIOR ELEVATIONS.DWG

Riaz Inc. Buildings: 3010 Adeline

1638 47th Ave

RIAZ



BEFORE

Riaz Inc. Buildings: 3010 Adeline

1638 47th Ave

RIAZ

AFTER

Riaz Inc. Buildings: 1715 High Street

1638 47th Ave

RIAZ

BEFORE

Riaz Inc. Buildings: 1715 High Street

1638 47th Ave

RIAZ

AFTER