



**Community Development and
Neighborhood Services**

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fcgov.com/developmentreview

January 04, 2019

Oz Architecture
3003 Larimer St
Denver, CO 80205

RE: Willow Street Residences, FDP180027, Round Number 2

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of the above referenced project. If you have questions about any comments, you may contact the individual commenter or direct your questions through the Development Review Coordinator, Tenae Beane, at 970-224-6119 or tbeane@fcgov.com.

Comment Summary:

Department: Planning Services

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 11/20/2018

01/02/2019: COMMENT UPDATED: FOR APPROVAL, A Mineral rights certification must be provided with the notary portion completed.

11/20/2018: With the next submittal, we will need the completed mineral rights certification letter.

CA Response: We will provide as soon as possible.

Comment Number: 2

Comment Originated: 11/20/2018

01/02/2019: COMMENT UPDATED: FOR APPROVAL, Adjust landscaping around the updated water meter west of Building A to reflect final design for this area and setbacks needed around the 2 inch meter. Thank you for providing plantings in this area, they just need to be pulled back and reduced a bit to accommodate the meter with more mulch space integrated into the bed design.

11/20/2018: Are there options to extend a shrub bed design to the street, surrounding the water vault, so that sod is not placed up to the building foundation, in order to provide a softened edge and more visual interest along

this prominent corner of the building. Perhaps a combination of boulders, perennial grasses and wood mulch.

Russell Mills Response: A 4' clearance on all sides of the water meter has been provided.

Comment Number: 5

Comment Originated: 01/02/2019

01/02/2019: FOR APPROVAL, East of Building B, it would seem that the plans should be adjusted to provide a concrete access walkway to the revised mechanical room doors, with landscaping adjusted to accommodate this access.

Northern Response: Sidewalk and landing have been added to accommodate the mechanical room.

Comment Number: 6

Comment Originated: 01/02/2019

01/02/2019: FOR APPROVAL, The redesign of the HC spaces has an issue with the redesigned space shown at Building A. We are okay with these HC spaces being designed as 17' standard spaces with the 2' overhang, provided that the 2' overhang can be used, however the HC sign is in the way. One possible solution is shifting the HC space to the south and eliminating the wheel stop and creating one additional compact space to the north. With this scenario, a minimum 5' HC aisle must be clear of any obstructions such as the building columns. The land use table should also be updated with this scenario.

Northern Response: Currently the stall is 17' (from back of stall to curb stop). The sign is 2' back from the wheel stop therefore allowing a 2' overhang.

Comment Number: 7

Comment Originated: 01/02/2019

01/02/2019: FOR APPROVAL, The light pole concrete bases need to be shown on the landscape plans and also preferably on the civil plans as well. Adjust or reduce shrubs and grasses in these islands to accommodate the poles. No parking signage is also shown on top of the pole bases.

Russell Mills Response: The light pole bases are shown on the landscape plans.

Comment Number: 8

Comment Originated: 01/02/2019

01/02/2019: FOR APPROVAL, Please provide confirmation that the depth of the gas meter location at the entrance to bldg. A is drawn accurately and also that bollards are not required to protect the meter. If bollards are required, design the area so that the 5' minimum sidewalk clearance can be provided without obstructions.

Northern/OZ Response: It is our understanding the gas meter is 2'4" in depth projecting out from the wall. The size is now shown accurately on the plans leaving more than a 5' minimum sidewalk clearance. We do not believe bollards are warranted as no parking spaces would have the ability to crash into the meter.

Comment Number: 9

Comment Originated: 01/02/2019

01/02/2019: FOR YOUR INFORMATION, Irrigation plans that were submitted are not reviewed at FDP. The applicant may contact Eric Olson to discuss these irrigations plans. It would be up to him to discuss these plans prior to the full building permit submittal review.

Russell Mills Response: Irrigation plans will be included in the building permit submittal.

Department: Engineering Development Review

Contact: Morgan Uhlman, 970-416-4344, muhlman@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 11/20/2018

01/04/2019: For Approval:

The Willow Street Improvement project plans will be the plans that the street and frontage improvements should be constructed off of, please work with us to determine which spot elevations will be the most crucial on coordinating between the projects.

11/19/2018: For Approval:

There are discrepancies between some of the spot elevations proposed with this project and the Willow Street Capital Project. Please continue to coordinate with the Capital Project group.

Northern Response: Northern Engineering and Interwest have coordinated spot elevations and as it stands now all our spot elevations match Interwest's 60% Design Documents.

Comment Number: 3

Comment Originated: 11/20/2018

01/04/2019: For Approval:

Technical services had redlines for the Sanitary Sewer Easement Dedication. Once all the technical service comments are addressed we can finalize the Deed of Dedication and figure out recording fees. To view our standard Deed of Dedication language and to see what signatures will be required for the final document please follow the link: <https://www.fcgov.com/engineering/pdf/ESMwithAdminAcceptance9111.doc?1365616099>

11/19/2018: For Approval:

Please continue to work with me and technical services on finalizing the easement dedication and easement vacation that is needed for this project.

Northern Response: Acknowledged

Comment Number: 4

Comment Originated: 11/20/2018

11/19/2018: Development Agreement:

I have received the information sheet that is needed from the applicant for the draft Development Agreement (DA). The project has been placed on our internal list for language from other departments. The DA can not be drafted until the departments that have language to contribute are comfortable with where the plans are and major comments have been addressed.

CA Response: Acknowledged

Comment Number: 5

Comment Originated: 11/20/2018

11/19/2018: Development Construction Permit:

A Development Construction Permit (DCP) will be needed for this project before construction can begin. A DCP permit meeting can be scheduled after plans and plat are ready for signature (mylar), and the first draft of the Development Agreement has been reviewed by the City and by the applicants. For the application and Cost and Quantities spreadsheet, please follow the following link: <https://www.fcgov.com/engineering/devrev.php>

Dohn Construction Response: Please see the cost and quantities spreadsheet attached.

Comment Number: 6

Comment Originated: 11/20/2018

11/19/2018: For Information:

For final plat submission please use the following links, the first is a check list of what needs to be submitted with the plat, and the second are the AutoCad drawing requirements :

https://www.fcgov.com/developmentreview/pdf/electronic_final_plat_submittal_req.pdf

<https://www.fcgov.com/developmentreview/files/digitalsubmittalstandards.pdf>

Northern Response: Acknowledged. These requirements will be met once final mylars have been approved.

Comment Number: 7

Comment Originated: 01/02/2019

01/04/2019: For Approval:

The vault on the very west that is in the sidewalk should be shifted as much as possible to avoid a conflict with constructing the curb ramp that leads into the driveway and to avoid cracking in the surrounding concrete. The vault just east of the driveway that aligns with Pine Street will not work with the finishes that the Willow Street Improvement Project has identified, please work with Nicole Hahn (nhahn@fcgov.com, 970-224-6108) to identify a better location for that vault. The City is also asking that if the vaults can not be located on private property that the vaults have ADA compatible lids, that the vault be shifted to the side of the walk where the planter boxes are located and rotated 90 degrees from what they are shown on the plans (the long edge running parallel with the sidewalk and not perpendicular). This will allow a greater section of the sidewalk to have less obstructions and give us a larger clear space.

12/31/2018: For Approval:

Coordination on the electric vault placement is needed.

Northern Response: Interwests design does not call for a ramp to the west of our most western entrance. Therefore, there should be no issues installing this vault. The other vaults have been rotated 90 degrees and are adjacent to the northside of the walk now. The vaults have been drawn to size.

Comment Number: 8

Comment Originated: 01/04/2019

01/04/2018: For Information:

As we have discussed in our utility coordination meeting, the utility easement vacation will be recorded once the relocation of the existing utilities has happened and a City inspector has approved/verified the relocation. This information will also be integrated into the Development Agreement for this project.

Northern Response: Acknowledged

Comment Number: 9

Comment Originated: 01/04/2019

01/04/2019: For Approval:

With speaking to the Willow Street Improvements team at the City, we determined that we need a more visual way of identifying that the frontage improvements need to be installed to the Willow Street Improvement Plans that are generated for the City project. We believe this will help eliminate confusion in the field with only having one set of plans to reference. Please contact myself or Nicole Hahn to elaborate more on this.

Northern Response: We have included a callout on all the Civil Utility sheets to indicate that all work north of the ROW is to be constructed per the Willow Street Improvement Plans. The only improvements outside

the ROW that Willow Street Apartments will be responsible for are their service lines as well as the relocation of the existing sanitary service for the property to the east.

Comment Number: 10

Comment Originated: 01/04/2019

01/04/2019: For Approval:

Please add a note to the utility plan sheets that mentions that the electric vaults located within the public sidewalk need to have an ADA compliant lid and must be installed to meet ADA requirements.

Northern Response: Note added

Comment Number: 11

Comment Originated: 01/04/2019

01/04/2019: For Approval:

Please verify that the encroachment permit has been completed for this project.

Rob Mosbey (rmosbey@fcgov.com, 970-416-4259) for more information or

follow this link: <https://www.fcgov.com/engineering/inspection.php>

CA Ventures Response: We will provide for the planters along Willow Street approved by Planning and Zoning as part of the alternate compliance for perimeter landscape planting. In speaking with Rob, it is our understanding this permit is a minor encroachment since the planters along will street are easily movable. Rob indicated this permit does not need to be submitted at this time and can be completed along with the building permit process.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

Topic: General

Comment Number: 2

Comment Originated: 01/03/2019

01/03/2019: The water services have been revised to 2-inches. Please provide calculations showing these will be large enough services. 2 inch services are not typically large enough for this size of building.

Plumbing Response:

Building A: Reference the attached flow calculation using the AWWA M22 Method for anticipating the peak flowrate for the building, which predicts 80.66 gpm required. Meters are purchased from the City of Fort Collins Water Department, and we understand from past projects that the Badger meters are an acceptable meter type. A cut sheet of the Disc Meter is attached (note that should Fort Collins choose to use the Turbo Series or Compound Series instead, the specified flowrates are even higher through those meter types). The typical operating range through this 2" meter is between 2.5 and 170 gpm with a maximum continuous operation of 100 gpm. The calculated 80 gpm is well within these limits.

Building B: Reference the attached flow calculation using the AWWA M22 Method, which predicts 78.5 gpm required. Again, this predicted flowrate is within the operating range for the 2" Badger meter.

We are requesting that the pipe downstream of the tap and meter be up-sized to reduce the pressure loss between the meter and the building, thus reducing the energy required from the domestic water booster pump. The domestic pipe sizes within the buildings are sized according to the International Plumbing Code. Please see associated attachments.

Comment Number: 3

Comment Originated: 01/03/2019

01/03/2019: A 2-inch meter can not be fed with a 3-inch service line. This service line needs to be 2 inches.

Northern Response: Service lines are now called as 2-inches all the way until the meter pits and then upsized to a 2.5" line 5' past meter (western most meter pit only).

Comment Number: 4

Comment Originated: 01/03/2019

01/03/2019: The location of the western meter is problematic with the added privacy walls and court yard furniture. More discussion is needed.

Northern Response: Acknowledged. We had discussed possibly making these service lines private as one solution.

Comment Number: 5

Comment Originated: 01/03/2019

01/03/2019: Please revise the landscaping near the western water meter to meet separation distances. There needs to be 4 feet clear around the perimeter of the meter pit and no obstructions in between the meter pit and the access drive.

Russell Mills Response: A 4' clearance on all sides of the water meter has been provided.

Comment Number: 6

Comment Originated: 01/03/2019

01/03/2019: Please verify that no commercial uses are planned for the two buildings. A separate water and sewer service would be required per building for any commercial uses.

OZ Architecture Response: No Commercial uses included in the scope of work.

Comment Number: 7

Comment Originated: 01/03/2019

01/03/2019: Please label the existing sewer main as existing on the Utility Plan.

Northern Response: Existing lines now called out as existing

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

Topic: General

Comment Number: 4

Comment Originated: 11/20/2018

1/2/2018: INFORMATION ONLY. City Attorney's Office and Environmental Regulatory Affairs staff are lead with support from CDNS Environmental Planning staff for providing environmental language for the Development Agreement for this project.

11/20/2018: INFORMATION ONLY: City staff will begin working on language to be included in a Development Agreement (DA) for this project related to the environmental contamination and mitigation.

The DA will include language indicating the property owner and manager must incorporate in full or by reference the environmental Covenant associated with the property in all leases or sale of units as required by the Covenant (paragraph 4) in order to comply with Covenant terms and ensure entities know they are bound by those terms.

CA Response: Acknowledged

Comment Number: 5

Comment Originated: 11/20/2018

1/2/2018: INFORMATION ONLY. This comment still applies.

11/20/2018: BY DCP: Prior to issuance of Development Construction Permit (DCP) provide Environmental Planning staff with confirmation of personnel in place for providing Soils Management Plan oversight; oversight personnel should plan to attend the DCP meeting.

National Inspection Repeat Response: National Inspection will utilize Mr. Brandon Cochran as our environmental professional for oversight; Mr. Cochran is a Colorado Certified Asbestos Building Inspector and we plan on his attendance at the DCP meeting.

Comment Number: 6

Comment Originated: 11/20/2018

1/2/2018: INFORMATION ONLY. This comment still applies.

11/20/2018: BY DCP: Prior to issuance of DCP verify site participation in the Colorado Department of Public Health and Environment (CDPHE) Voluntary Cleanup and Redevelopment Program (VCUP) program.

National Inspection Repeat Response: National Inspection Services has had the necessary preliminary meetings with CDPHE and we are finalizing a VCUP Application for submittal to CDPHE. We expect that the submittal will be made on or about December 20, 2018. Once the site is accepted into the program by CDPHE (which may take 45 days following submittal), the City will be informed of the approval.

Comment Number: 7

Comment Originated: 11/20/2018

1/2/2018: INFORMATION ONLY. This comment still applies.

11/20/2018: BY DCP: Prior to issuance of DCP submit Risk Matrix developed for site by Joe Aiken with National Inspection Services.

National Inspection Repeat Response: National Inspection Services has attached a draft copy of the risk matrix. The risk matrix will be provided, along with the approved Soils Management Plan to the contractors that will be performing intrusive activities at the Site.

Comment Number: 8

Comment Originated: 01/02/2019

01/02/2019: READY FOR MYLARS. CDNS Environmental Planning is ready for mylars for this project.

Department: Forestry

Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

Topic: Landscape Plans

Comment Number: 25

Comment Originated: 11/19/2018

12/17/18: FOR FINAL APPROVAL:

Continued:

An email was sent to Mary Taylor (Russell Mills) and Mollie Simpson (BHA) on 12/17/18 to clarify the following comment: The capital project 60% plan shows a street tree in a location where the Willow Street Residence FDP shows empty right of way. Has the capital project landscape plan changed or is a tree still proposed in this location? Also, which project will be responsible for planting this tree? I would like the tree shown for reference on the Willow Street Residence plan as well as a note documenting which project is responsible for all street tree plantings.

11/19/2018:

There is one street tree that is proposed as a part of the Capital Project that is not shown on your landscape submittal. Please coordinate with the capital project to determine if this is to be planted in conjunction with this development proposal, or if it is the capital project's responsibility to plant. In the case of the latter, please show this tree for reference. Redlines provided to project planner with approximate location.

Russell Mills Response: The street tree included in the capital projects scope is shown grayed in the backgrounds on the landscape plans. This tree is the responsibility of the capital projects team. The DA outlines the coordination between the Willow St Residences and Capital Projects.

Department: Light And Power

Contact: Tyler Siegmund, 970-416-2772, tsiegmund@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 11/20/2018

11/20/2018: Modifications to our existing primary electric system is anticipated to feed this development with 3phase power, with the developer/owner responsible for paying modification fees. Please contact me if you would like to discuss electric fees for this project.

Electric capacity fees, development fees, building site charges and any system modification charges necessary to feed the site will apply to this development. Please contact me or visit the following website for an estimate of charges and fees related to this project:

[http://www.fcgov.com/utilities/business/builders and developers/plant investmentdevelopment fees](http://www.fcgov.com/utilities/business/builders_and_developers/plant_investmentdevelopment_fees)

Electrical Response: See response in the FDP 2 submittal. No new comments have been provided.

Comment Number: 2

Comment Originated: 11/20/2018

11/20/2018: Streetlight placement along Willow St will need to be coordinated with Light & Power and the Willow Street Engineering project. Shaded trees are required to maintain 40 feet of separation and ornamental trees are required to maintain 15 feet of separation from streetlights. A link to the City of Fort Collins street lighting requirements can be found below:

http://www.larimer.org/engineering/GMARdStds/Ch15_04_01_2007.pdf

Russell Mills Response: See response in the FDP 2 submittal. No new comments have been provided.

Comment Number: 3

Comment Originated: 11/20/2018

11/20/2018: Please contact Tyler Siegmund at Light & Power Engineering if you have any questions at 970.416.2772. Please reference our policies, construction practices, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/buildersanddevelopers>

Electrical Response: See response in the FDP 2 submittal. No new comments have been provided.

Comment Number: 4

Comment Originated: 11/20/2018

11/20/2018: Please submit power requirements for the buildings, once known. A commercial service information form (C-1 form) and a one line diagram for the electric meters will need to be completed and submitted to Light & Power Engineering for review. A link to the C-1 form is below:

Comment Number: 5

Comment Originated: 11/21/2018

11/21/2018: A utility coordination meeting is requested to discuss utility placement for the project. Current plans show primary electric lines being installed under the stormtech chambers. Light and Power is not against this design as long as there are no other utility conflicts. Light and Power would like to discuss the depth of the sanitary sewer and storm sewer lines in relation to the stormtech chambers and final depth of the electrical lines needed to feed the transformer.

Northern Response: See response in the FDP 2 submittal. No new comments have been provided.

Comment Number: 6

Comment Originated: 11/21/2018

11/21/2018: Light and Power has an existing switch cabinet along the south(west) end of the Willow St frontage (adjacent to Mill House Apts) that will need to be placed in a vault in the sidewalk. Please show this vault on the utility plan.

Northern Response: See response in the FDP 2 submittal. No new comments have been provided.

Department: PFA

Contact: Andrew Rosen, 970-416-2599, arosen@poudre-fire.org

Topic: General

Comment Number: 1

Comment Originated: 11/20/2018

01/03/2019: APPROVED AND SIGNED BY THE FIRE MARSHAL

OZ Response: Thank You

01/02/2019: FOR APPROVAL

The Alternative Means Compliance letter has been provided for Fire Marshal approval.

11-21-2018 FOR APPROVAL:

>An offline meeting may be helpful to consolidate all the Alternative Means and Methods concerns which can then be finalized in a formal presentation for the Fire Marshall to review.

>Please confirm the elevator in Building B is a Fire Service Access Elevator

>As requested in August, PFA is requiring floor plans that show egress and areas of refuge for each level before FDP approval.

>Please confirm that each level outside amenity is protected by a standpipe connection interior to the courtyard access doors.

>As discussed at the Staff Review meeting, an FDC will be required to service Building B. This can be located at the northwest corner area of the building depending on architectural features.

8-29-2018 UPDATE

1)The project team questioned whether emergency or standby power would be required for the Fire Access Elevator in Building B.

Standby power is required and please refer to 2018IBC 3007 and the building department for further information.

2)Stair egress has been altered such that egress is to the public way not into the S2.

- 3)The garage area is fully sprinklered.
- 4)Floor plans will be provided of egress and areas of refuge for FDP
- 5)The elevators in both building shall be designed to accommodate EMS gurneys
- 6)Each floor roof amenity will be protected with a standpipe connection

08/28/2018:

ALTERNATIVE MEANS AND METHODS UPDATE

In addition to the specific items proposed in letter dated 7-24-2018 the Fire Marshal will require the following:

- 1)Due to the lack of aerial access, the Elevator in Building B will be constructed as a Fire Service Access Elevator
- 2)A floor plan for each level, including roof, to be provided to PFA confirming the areas of refuge location and dimensions for each building
- 3)A floor plan for each level showing the full extent of the exit egress to the public way
- 4)Confirmation that the garage level(s) will be fully sprinklered
- 5)Confirmation that the elevators for both buildings will be designed to accommodate an EMS gurney.
- 6)Confirmation that the access to each floor roof amenity will be served by a standpipe fire hose connection interior to the courtyard access doors.

Comment Number: 2

Comment Originated: 01/02/2019

01/02/2019: FOR APPROVAL

FDC FOR BUILDING B

The project team has agreed to install an FDC for Building B at its northwest corner and the 6" fire line is noted. However, the FDC itself is not shown on the Utility Plan dated 12-12-2018.

Northern Response: FDC now shown

Department: Traffic Operation

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

Topic: General

Comment Number: 3

Comment Originated: 01/02/2019

01/02/2019: FOR INFORMATION: Ready for mylars.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: Building Elevations

Comment Number: 1

Comment Originated: 11/19/2018

12/28/2018: FOR APPROVAL:

There is text that needs to be masked. Mask all text in hatched areas. See redlines.

11/19/2018: FOR APPROVAL:

There is text that needs to be masked. Mask all text in hatched areas. See redlines.

OZ Architecture Response: All text has been masked for legibility as requested.

Comment Number: 18

Comment Originated: 12/28/2018

12/28/2018: FOR APPROVAL:

There are line over text issues. See redlines.

OZ Architecture Response: All text has been masked for legibility as requested.

Topic: Construction Drawings

Comment Number: 8

Comment Originated: 11/19/2018

12/28/2018: FOR APPROVAL:

All Benchmark Statements must match on all sheets.

11/19/2018: FOR APPROVAL:

The Benchmark Statement has been revised. Please provide the following information for the Benchmark Statement in the EXACT format shown below.

PROJECT DATUM: NAVD88

BENCHMARK # w/ DESCRIPTION
ELEVATION:

BENCHMARK # w/ DESCRIPTION
ELEVATION:

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED (PRIOR CITY OF FORT COLLINS DATUM) = NAVD88 - X.XX .

Northern Response: Noted, all benchmark statements say the exact same.

Comment Number: 13

Comment Originated: 11/20/2018

12/28/2018: FOR APPROVAL:

There are line over text issues. See redlines.

11/20/2018: FOR APPROVAL:

There are line over text issues. See redlines.

Northern Response: Line Over Text Issue has been resolved

Topic: Easements

Comment Number: 14

Comment Originated: 11/20/2018

12/28/2018: FOR APPROVAL:

There are still issues. See redlines.

11/20/2018: FOR APPROVAL:

There are some issues. See redlines.

Northern Response: Noted

Topic: Landscape Plans

Comment Number: 3

Comment Originated: 11/19/2018

12/28/2018: FOR APPROVAL:
There are cut off text issues. See redlines.

11/19/2018: FOR APPROVAL:
There are cut off text issues. See redlines.

Russell Mills Response: The plans have been updated.

Comment Number: 19

Comment Originated: 12/28/2018

12/28/2018: FOR APPROVAL:
There are line over text issues. See redlines.

Russell Mills Response: The plans have been updated.

Topic: Plat

Comment Number: 15

Comment Originated: 12/28/2018

12/28/2018: FOR APPROVAL:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter.

Northern Response: Acknowledged

Topic: Site Plan

Comment Number: 16

Comment Originated: 12/28/2018

12/28/2018: FOR APPROVAL:
There are text over text issues. See redlines.

OZ Architecture Response: All text has been masked for legibility as requested.

Comment Number: 17

Comment Originated: 12/28/2018

12/28/2018: FOR APPROVAL:
There are line over text issues. See redlines.

OZ Architecture Response: All text has been masked for legibility as requested.