CITY OF PALO ALTO

5

# Architectural Review Board

## Staff Report

**Agenda Date:** March 7, 2013

**To:** Architectural Review Board

**From:** Margaret Netto

**Department: Planning and Community Environment**

**Subject:** **151 University Avenue [12PLN-00402]:** Request by Ken Hayes on behalf of Vittoria Management for Architectural Review of a building facade renovation at 151 University Avenue. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301.

## RECOMMENDATION

Staff recommends the Architectural Review Board (ARB) recommend approval of the proposed project based upon the Architectural Review and context-based findings contained in Attachment A and B and subject to the conditions of approval contained in Attachment C.

## SITE INFORMATION

The project is located on the northeast corner of University Avenue and High Street (see Attachment D). The site is approximately 17,870 square feet. The site is zoned Downtown Commercial District with Ground Floor and Pedestrian Shopping District Combining Districts (CD-C (GF)(P)). The site is currently occupied by a five-story building, a rotunda, and a plaza. The existing use is office and a restaurant with no on-site parking spaces. The City-owned Emerson/High Street Parking Lot borders the site to the northwest. To the east of the site is a two-story commercial building, across High Street to the southwest is a three-story commercial building and across University Avenue to the south is a three-story commercial building.

BACKGROUND

The ground floor space fronting University, outdoor dining plaza and rotunda were remodeled in 2012 for La Boulange Restaurant; the ARB reviewed that application in May 2012. The plans for this project do not reflect the 2012 project, which included corten steel for the entry canopy, the door and window framing, the posts and rails of the railing, and the trim on the rotunda.

## PROJECT DESCRIPTION

The façade renovation to the existing five-story building would include new clear glass windows, a new steel and glass awning, the removal of the existing curtain wall and column furring, which would be replaced with new aluminum composite metal panels, column covers and soffit. The composite panels are proposed to wrap the exterior columns, cornice and interstitial area between

the first and second floor. A new window system would replace the existing system above the first floor. The applicant proposes to replace the existing entry canopy at the south corner with a new canopy that wraps the building and extends down the High Street elevation. No façade modifications are proposed for the rotunda, first floor window system, or internal areas within the exterior shell. The north egress tower would be painted an off-white color, "China White". The materials board will be displayed at the public hearing.

Project building materials include composite metal panels, clear dual-glazed anodized aluminum windows, fritted glass, laminated glass, and stainless steel canopy frame. The corner architectural treatment would include clear glass curtain wall extending above the existing roofline. Two low wattage, 3" diameter LED light fixtures would light a future sign that is envisioned to be placed at the top of the corner system (see Attachment F). No signage is proposed at this time.

## DISCUSSION

### Context-Based Design Considerations and Findings

The site is subject to both Architectural Review approval and Context-Based Considerations and Findings pursuant to Palo Alto Municipal Code (PAMC) 18.18.110(b). To facilitate ARB discussion, the Architectural Review findings are provided as Attachment A and the context based considerations are provided as Attachment B.

### Downtown Urban Design Guide

The purpose of the Downtown Urban Design Guidelines is to advise the applicant, staff and the ARB on downtown development design. The document was not intended to be a regulatory document. The subject site is located in an area defined as the University Avenue District, which is identified as the center of the downtown area. The University Avenue District, one of seven distinctive districts, is known for heightened activity and liveliness on the street. It is also known as an important vehicular and pedestrian corridor. The Guidelines recommend reinforcing the retail core by maintaining the strong connection of ground floor uses between Alma and Cowper Streets. It also recommends encouraging the development and enhancement of the qualities of University Avenue which make it an exciting outdoor and pedestrian environment. Those qualities include the vibrant and eclectic architecture, outdoor food service and entertainment.

The project proposal is to update and revitalize an existing commercial/office building with distinctive modern finishes. The glass canopy is proposed to wrap the building and extend down High Street. The wrapping canopy provides a more pedestrian feel to the corner, adding greater interest to the pedestrian level. The restaurant and outdoor eating area will remain. The façade renovation to the site will enhance the prominent corner and pedestrian experience. The design generally conforms to the Guidelines.

### Pedestrian Combining District

The pedestrian Combining District is intended to foster the continuity of retail stores and display windows and to avoid a monotonous pedestrian environment in order to establish and maintain a healthy retail district. Palo Alto Municipal Code (PAMC) Chapter 18.30 charges the ARB to ensure compliance with regulations. Proposals must include design features intended to create pedestrian or shopper interest, to provide weather protection for pedestrians and to preclude blank

walls or building faces. The applicant proposes a new window system to replace the existing system above the first floor. The project includes the wrapping canopy system around the building. As noted there is no work included to the existing rotunda, first floor window system or outdoor seating area. The proposed renovation will enhance the pedestrian experience.

## ENVIRONMENTAL REVIEW

Pursuant to the requirements of California Environmental Quality Act (CEQA), the project is categorically exempt from CEQA, per Section 15301, Existing Structures.

## ATTACHMENTS

| | |
|---|---|
| Attachment A: | Draft ARB findings |
| Attachment B: | Draft Context Based Criteria and Findings |
| Attachment C: | Conditions of Approval |
| Attachment D: | Location Map |
| Attachment E: | Project Description Letter |
| Attachment F: | Lighting Detail |
| Attachment G: | Project Plans (Board Members Only) |

## COURTESY COPIES

Ken Hayes, khayes@thehayesgroup.com

**Prepared By:** Margaret Netto, Contract Planner

**Reviewed by:** Amy French, AICP, Chief Planning Official

**ATTACHMENT A**

**FINDINGS FOR ARCHITECTURAL REVIEW APPROVAL**

151 University Avenue

12PLN-00402

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review as specified in PAMC Chapter 18.76.

1) *The design is consistent and compatible with elements of the Palo Alto Comprehensive Plan.* This finding can be made in the affirmative in that the project, as conditioned, incorporates quality design that recognizes the regional importance of the area as described in the Comprehensive Plan and reinforces its pedestrian character.

2) *The design is compatible with the immediate environment of the site.* The project, as conditioned, is designed to be compatible with the downtown area, address the corner, and to be compatible with the adjacent retail spaces. The proposal will encourage pedestrian and retail vitality.

3) *The design is appropriate to the function of the project.* The design accommodates the existing uses (restaurant and office). The proposed building would have an entry canopy around the building enhancing the pedestrian environment.

4) *In areas considered by the board as having a unified design character or historical character, the design is compatible with such character.* This finding is not applicable. The area does not have a unified design character.

5) *The design promotes harmonious transitions in scale and character in areas between different designated land uses.* This finding is not applicable in that this project is not situated in a transition between different land uses.

6) *The design is compatible with approved improvements both on and off the site.* The building and its pedestrian orientation are compatible with the existing context of the retail/commercial downtown environment.

7) *The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.* The existing building setback is generally consistent with the other buildings on University Avenue and there would be no change to the setback.

8) *The amount and arrangement of open space are appropriate to the design and the*

*function of the structures.* This finding is not applicable to the project in that there would be no changes to the existing footprint and there would be no new open spaces.

9) *Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept.* This finding is not applicable to the project in that no changes are expected to the existing ancillary functions of the building.

10) *Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.* This finding can be made in the affirmative in that the project has been designed to encourage pedestrian activity and retail vitality.

11) *Natural features are appropriately preserved and integrated with the project.* This finding can be made in the affirmative in that the existing city trees adjacent to the proposed building will be preserved.

12) *The materials, textures, colors and details of construction and plant material are appropriate expressions of the design and function.* The proposed colors and materials would add interest and are generally compatible with the commercial and retail environment.

13) *The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment.* There is no new landscaping proposed.

14) *Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety, which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.* There is no new landscaping proposed.

15) *The project exhibits green building and sustainable design that is energy efficient, water conserving, durable and nontoxic, with high quality spaces and high recycled content materials.* The design is energy efficient and replaces existing single pane window system with more efficient dual-glazed window system.

16) *The design is consistent and compatible with the purpose of architectural review, as set forth in section18.76.020 (a).* The project is design, as conditioned, would promote an environment that is of high design quality and variety.

In conclusion, the proposed project at 151 University Avenue [12PLN-00402] is consistent for all of the reasons and findings specified above.

**ATTACHMENT B**

**CONTEXT-BASED DESIGN CONSIDERATIONS/FINDINGS**

151 University Avenue

12PLN-00402

Pursuant to PAMC 18.13.060(b), in addition to the findings for Architectural Review contained in PAMC 18.76.020(d), the following additional findings have been made in the affirmative:

1) Pedestrian and Bicycle Environment. *The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements.* The proposed building renovations would increase a pedestrian canopy, maintain existing setbacks, and maintain the outdoor dining area, creating an inviting and active pedestrian environment.

2) Street Building Facades. *Street facades shall be designed to provide a strong relationship with the sidewalk and the street (s), to create an environment that supports and encourages pedestrian activity through design elements.* The overall design intent is to update and modernize the building's exterior materials. The proposed project would upgrade and improve the building's appearance, maintaining the existing restaurant on the ground level that would continue to contribute to an active pedestrian oriented area.

3) Massing and Setbacks. *Buildings shall be designed to minimize massing and conform to proper setbacks.* The building façade is generally consistent with nearby building facades and setbacks. The proposal would not alter the existing locations, setbacks, or size of the building.

4) Low Density Residential Transitions. *Where new projects are built abutting existing lower scale residential development, care shall be taken to respect the scale and privacy of neighboring properties.* The building is not directly adjacent to residential development and would not impact the privacy or scale of residential properties.

5) Project Open Space: *Private and public open space shall be provided so that it is usable for the residents and visitors of the site.* The project would not reduce pedestrian access to and from the site and would maintain the existing sidewalk width.

6) Parking Design: *Parking shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment.* The project is not required to provide any additional parking as no new floor area would be added to the existing building.

In conclusion, the proposed project at 151 University Avenue [12PLN-00402] is consistent with the Context-Based Design Criteria for all of the reasons and findings specified above.

**ATTACHMENT C**

**CONDITIONS OF APPROVAL**

151 University Avenue

12PLN-000402

**Planning and Environmental Division**

1. The plans submitted for Building Permit shall be in substantial compliance with plans date-stamped December 18, 2012 except as modified to incorporate these conditions of approval.
2. These ARB conditions of approval shall be printed on the plans submitted for building permits.
3. The existing city street trees shall be maintained and protected during construction per City of Palo Alto requirements.
4. Upon submittal of the application for a building permit, the project is required to comply with the City's Green Building Program (PAMC 16.14). The project required to complete a green building application, and implement the programs requirements in building plans and throughout construction. More information and the application can be found at http://www.cityofpaloalto.org/depts/pln/sustainablity_green_building_building/application/default.asp.

**Building Division**

5. A structural engineer needs to be consulted in case the building is getting heavier with the new facade.

**Public Works Engineering**

6. SIDEWALK CURB AND GUTTER: As part of this project, the applicant must replace those portions of the existing sidewalks, curbs, gutters, or driveway approaches in the public right-of-way along the entire frontage (s) of the property that is broken, badly cracked, or non-standard, and must remove any unpermitted pavement in the planter strip. Contact Public Works' inspector at 650- 496-6929 to arrange a site visit so the inspector can determine the extent of replacement work. The site plan submitted with the building permit must show the extent of the replacement work or include a note that Public Works' inspector has determined no work is required. The plan must note that any work in the right-of-way must be done per Public Works' standard by a licensed contractor who must first obtain a *Street Work Permit* from Public Works at the Development Center.

7. STREET TREES: The applicant may be required to replace existing and/or add new street trees in the public right-of-way along the property's frontage. Call Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work will be required for this project. The site or tree plan must show street tree work that the arborist has determined including the tree species, size, location, staking and irrigation requirements. Any removal, relocation or planting of street trees; or excavation, trenching or pavement

within 10-feet of street trees must be approved by the Public Works' arborist. The plan must note that in order to do street tree work, the applicant must first obtain a *Permit for Street Tree Work in the Public Right-of-Way ("Street Tree Permit")* from Public Works' Urban Forestry.

8. STORM WATER POLLUTION PREVENTION: The City's full-sized "Pollution Prevention - It's Part of the Plan" sheet must be included in the plan set. Copies are available from Development Center or on our website. Also, the applicant must provide a site-specific storm water pollution control plan sheet in the plan set.

9. IMPERVIOUS SURFACE AREA: Since the project will be creating or replacing 500 square feet or more of impervious surface, the applicant shall provide calculations of the existing and proposed impervious surface areas. The calculations need to be filled out in the *Impervious Area Worksheet for Land Developments* form which is available at the Development Center or on our website, then submitted with the building permit application.

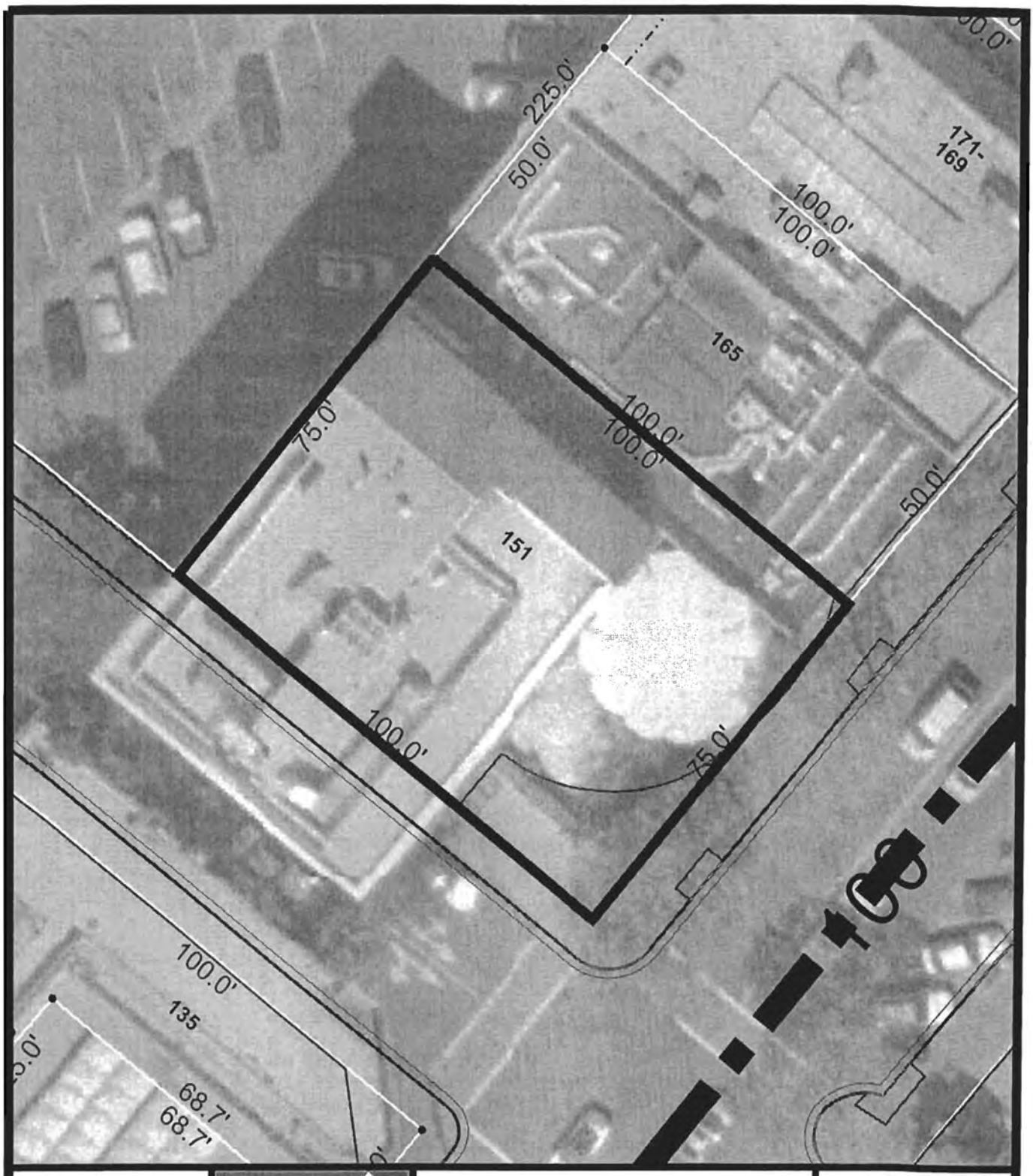
10. WORK IN THE RIGHT-OF-WAY - If any work is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, curb inlet, storm water connections or utility laterals, the following note shall be included on the *Site Plan* next to the proposed work:

    "Any construction within the city right-of-way must have an approved *Permit for Construction in the Public Street* prior to commencement of this work. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."

11. STREET TREES: Show all the exisitng street trees in the public right-of-way. Any removal, or relocation or planting of trees; or excavation, trenching or pavement within 10-feet of street trees must be approved by Public Works' Arborists (650 496 5953). This approval shall appear on the plans. Show construction protection of the trees per city requirements.

12. ENCROACHMENTS: For any facade improvements that may impact the public right-of-way (sign installation activities or placement of crane in the right-of-way), and *Encroachment Permit* must first be obtained from Public Works at the Development Center. Add a note to the site plan that says, "The contractor using the city sidewalk to work on an adjacent private building, including installation of the sign must do so in a manner that is safe for pedestrians using the sidewalk. Pedestrian protection must be provided per the 2010 CALIFORNIA BUILDING CODE CHAPTER 33 requirements. If the height of construction is 8-feet or less, the contractor must place construction railings sufficient to direct pedestrians around construction areas. If the height of construction is more than 8-feet, the contractor must obtain an encroachment permit from Public Works at the Development Center in order to provide a barrier and covered walkway or to close the sidewalk."

ATTACHMENT D




The City of Palo Alto

151 University Ave.

This map is a product of the City of Palo Alto GIS

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elee2, 2013-02-25 09:20:10
Parcel Report - (w/ color image) (\\co-maps\gis$\gis\admin\Personal\Planning.mdb)

HAYES | GROUP

ARCHITECTURE & INTERIORS

October 3, 2012

City of Palo Alto
Department of Planning & Community Environment
250 Hamilton Avenue, 5th floor
Palo Alto, CA 94303

**Re: 151 University Avenue ARB Project Description**

To Planning Staff and ARB Members:

Attached is Hayes Group's submittal package for 151 University Avenue for ARB minor review. The project applicant is Hayes Group Architects on behalf of the owner, Vittoria Management. This package includes 12 sets of half size drawings and 2 full size drawings including the site plan, contextual photos, floor plans, elevations, sections, and perspectives. The project is explained in detail below.

## 1. EXISTING CONDITIONS

The site is located at the north corner of University Ave. and High Street. The Emerson / High Parking Lot 0 borders the site to the northwest. This site contains one main five story building, a rotunda, and a plaza. The existing building and rotunda are approximately 17,870 SF. At the northwest end of the site there is a trash/recycling area approximately 185 SF.

The site is surrounded by commercial buildings. A two-story commercial building is located to the northwest of the site. A three-story commercial building neighbors the site across High St. to the southwest. The existing site has no current parking. The street parking on University Ave. and High St. is comprised of six short term, loading, and two-hour stalls. There is city bike parking along the University Avenue city sidewalk near the corner and near the east corner of the site.

## 2. PROPOSED PROJECT

We propose to demolish the façade and furring around existing exterior columns. Composite panels will wrap the exterior columns, cornice, and interstitial area between the first and second floor. A new window system and protruding corner window system will replace the exiting system above the first floor. We propose to replace the entry canopy at the south corner of the building with a new canopy that wraps the building and extends down High St.

We find the design adds emphasis to the corner entry. The change to rectilinear geometry helps the corner read as an intersection of elements.

There is no work to the existing rotunda, first floor window system, or internal areas within the exterior shell. We propose to paint the north egress tower.

Materials include composite metal panels, clear dual-glazed anodized aluminum windows, fritted glass, laminated glass, stainless steel canopy frame, and two low wattage 3" diam. LED light fixtures at the top of the corner system to illuminate signage.

## 3. GREEN BUILDING

We propose the replacement of existing single pane window system with more efficient dual-glazed window system.

We look forward to a staff review and scheduling of an ARB hearing so that we can proceed with the development of this project.

Please call me at (650)365-0600x15 if you have any questions.

Sincerely,

Ken Hayes, AIA
Principal

cc: Sal Giovannotto, Vittoria Management

ATTACHMENT F

ORGATECH LIGHTING

| | |
|---|---|
| Project Name: | |
| Type: | |
| Product: | |
| Color: | |
| Notes: | |

# ARCHITURA-S Exterior or Interior LED

**SPECIFICATIONS:** Extruded heat dissipating aluminum body. Polycarbonate Lens. Designed to provide uniform lighting or for accentuating surfaces. Excellent thermal management and component separation provides long service life and low maintenance. High output Cree, Luxeon, Osram, LEDs ensure optimum performance. Narrow beams must be close-in to the surface being illuminated (approx 4") for grazing. Medium can be up to 12" off the surface for broader grazing; Broad are suitable for signlighting or general illumination. Fixture lengths conform to our standard PCB light engine lengths, designed to optimize LED outputs at 5W and 9W per foot. Please refer to exact overall lengths if mounting in restricted spaces as fixtures will be slightly longer or shorter than the nominal length.

MOUNTING: Heavy Duty Swivel (SW); Adjustable Sliding Bracket (SB) or End Hub Brackets (HB). Power cord connection exits the back of the fixture, or can exit at fixture ends if requested. Swivels and Sliding Brackets (SB) can be repositioned at any point along the fixture and rotate 180 degrees. Tool-less interconnection for wire through connections available. Stainless steel hardware. Specify Up or Down aiming when ordering.

LEDs: White 3000k, 5000k; Static colors Blue, Red, Green, Amber. 12 or 24V.DC Integral Power supply.
Lensing, Narrow 10x45°; Medium (45° standard); or Broad. Rated life; 50,000 Hrs. (White conforming to LM79-80; at 25°C)
RGB systems available from our sister company Organic Lighting Systems.

ELECTRICAL:
Integral 120-240V or 277V. Input to 24V/DC power supply - Dimming options available for white LEDs with remote Power Supply. ETL, CE

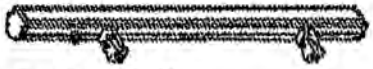
FINISH OPTIONS:
Silver Anodized or Polyester powder coat applied over a 5 stage pretreatment. Standard colors - Silver, Custom colors - optional at added cost. Glare Shields.

ORDER GUIDE

| ORG | 14 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ORG | Series 14 | Watts per Ft | Color Temp. | Body style | Mntg. | Lensing | Length Nom-OA | Row Mtg Type | Ballast | Voltage | Color | Options seperate line item |
| | | White<br>L5 -5 W/Ft<br>L9 -9 W/Ft<br><br>RGB<br>L10- 10W/Ft | 30 -30K (White)<br>50 -50K (White)<br><br>R=Static Red<br>G=Static Green<br>B= Static Blue<br><br>RGB - available from our sister company Organic Lighting systems | S -Solid | SW - Swivel<br>SB - Sliding Brkt.<br>HB - Hub Brkt.<br>CU - Custom | N - Narrow<br>M -Medium<br>B - Broad | 2 - 18"<br>3 - 36"<br>4 - 50.5"<br>6 - 75"<br>7 - 83"<br>8 - 95" | UP - Unit powered<br>SP - Starter power<br>SN - Starter Non power<br>IP - Intermediate powered<br>IN - Interm. Non powered<br>EP - End powered<br>En - End non powered | D - Data Line IN for Single fixture<br><br>DO - Data Line IN/OUT for Connected rows | 1 - 120v<br>7 - 277v | SO - Silver<br>CU - Custom | O - Options<br>NO - No Options |

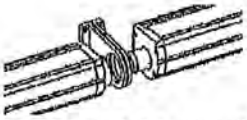
Liquid tight connector

Sliding Adjustable Bracket (SB)



Heavy Duty Swivel (SW)

Hub Bracket (HB)



Add 1/2" to each fixture length when using HUB Brackets

ACCESSORIES:

Glare Shields

Weight and measurements

| Length | Swivel Ctrs Adjustable | Weight |
|---|---|---|
| 2' = 18' | Ctr. | 7lb |
| 3' = 36' | 24" | 12lb |
| 4' = 50.5" | 32" | 15lb |
| 6' = 75" | 32" | 28lb |
| 7' = 83" | 54" | 34lb |
| 8' = 95" | 54" | 37lb |





Orgatech Lighting 511 N. Virginia Ave; Azusa, Ca. 91702. 626.969.6820 / fax 626.969.6830
www.orgatechomegalux.com

ORGATECH LIGHTING

| | |
|---|---|
| Project Name: | |
| Type: | |
| Product: | |
| Color: | |
| Notes: | |

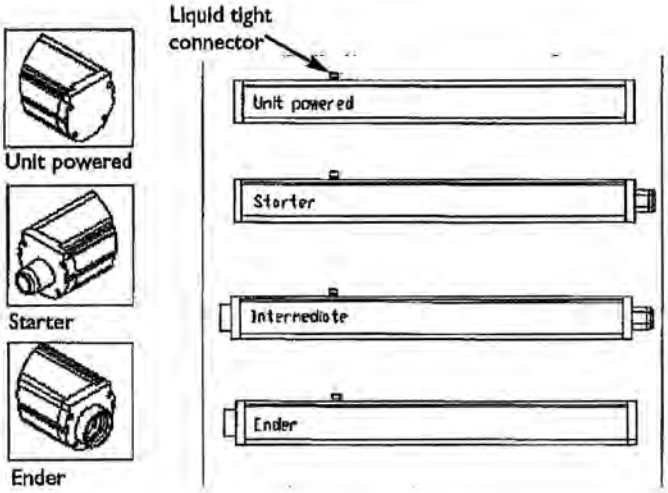
## CONNECTING & INSTALLING ARCHITURA-S LED

Tool-less, wire-thru push fit hub connections allow individual fixture rotation during installation, solving the problem of aiming connected rows.



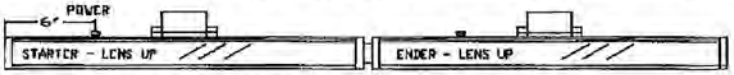
**J Box location:** 24" weatherproof cord exits 6" from the the back left end of individual fixtures with the lens in the up position. For connected runs if the power entry location is not specified it will be provided on the starter fixture and other connecting fixtures will have capped connectors. When fixtures are inverted for down aiming the cord will be on the right.
All brackets can be installed at rough-in allowing the fixture to be attached and connected to power later
**Swivels:** Refer to swivel centers in chart on page 1 for factory set positions. Swivel positions are field adjustable along the back of the fixtures.
**Adjustable Sliding brackets:** Standard 4" wide brackets will support a fixture upto 5Ft long and connected fixtures upto 8Ft. If 2" wide brackets are specified then two per fixture are required. Bracket positions are field adjustable.

### SPECIFYING INTERCONNECTING FIXTURES

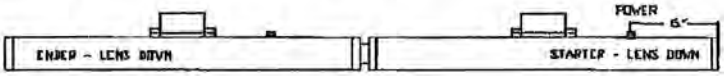



### CONNECTING ROWS OF FIXTURES:

18" weatherproof cord exits 6" from the the back left end of fixtures with the lens in the up position. When fixtures are inverted for down aiming the cord will be on the right.
All fixtures are provided with capped liquid tight connectors allowing field modification.



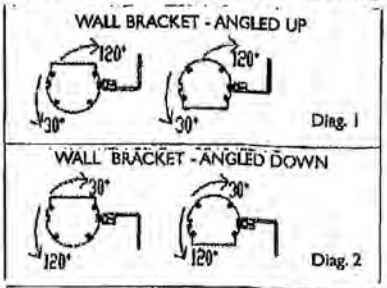

Starter and power in on the left when up aiming.

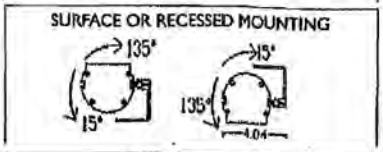


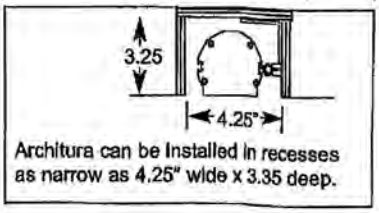

Starter and power in on the right when down aiming.

### SLIDING ADJUSTABLE BRACKET INSTALLATION AND ROTATION

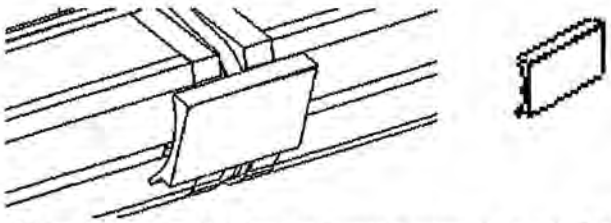
Bracket can be installed up or down for visual preference or easy access. Best for above sightline - Diag.1 and below sightline - Diag.2.




Architura can be installed in recesses as narrow as 4.25" wide x 3.35 deep.



Optional locking bracket: Secures fixtures at connecting points. 2.75" long slides in to the channel and secures with two screws at the base.



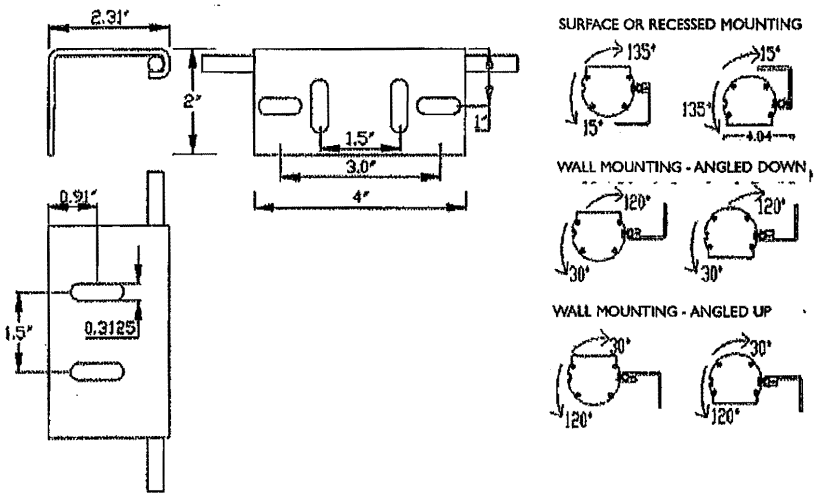
Orgatech Lighting 511 N. Virginia Ave; Azusa, Ca. 91702. 626.969.6820 / fax 626.969.6830
www.orgatechomegalux.com

ORGATECH LIGHTING

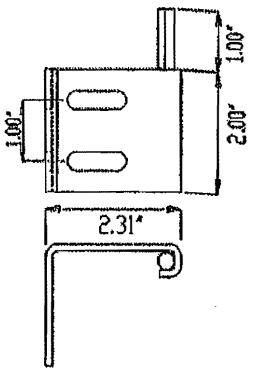
| | |
|---|---|
| Project Name: | |
| Type: | |
| Product: | |
| Color: | |
| Notes: | |

# Installation Bracket Selection and Details

## 4" Adjustable Sliding Bracket



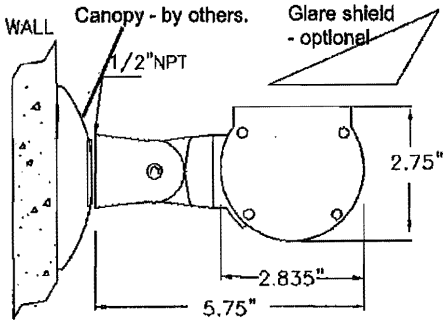

## 2" Adjustable Sliding Bracket



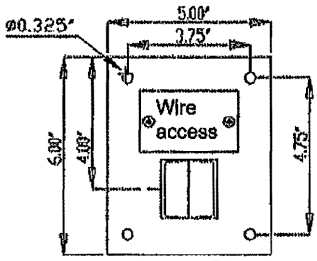

2 brackets required per fixture.

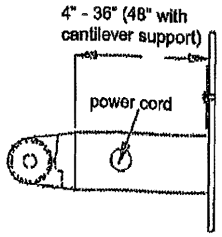
Mount bracket with 1/4" screws or bolts (not supplied). Fixtures up to 5" long can be supported by a single bracket at the center, adjustable +/- 12" each side of fixture center.

## Heavy Duty Swivel - 1/2" NPT Nipple

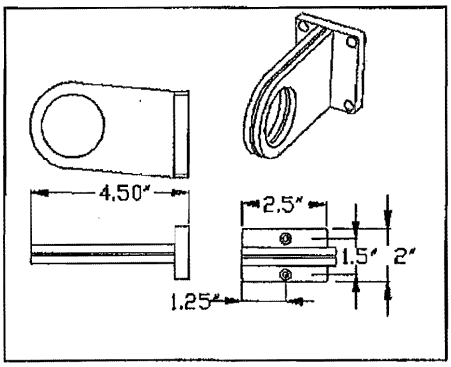



## Heavy Duty Swivel Arm Mounting

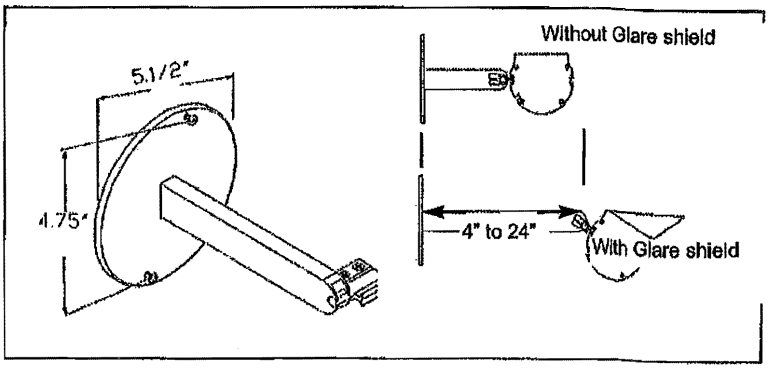



## Hub Mounting Arm




## Lightweight Mounting Arm with swivel.





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