City of Needles, California
Request for City Council Action

☒ CITY COUNCIL ☐ NPUA ☒ Regular ☐ Special

Meeting Date: September 10, 2019

Title: City Council Resolution No. 2019-56
A Resolution of the City Council of the City of Needles, California Accepting the Sale of Two (2) City-Owned Properties Located at the NW corner of W. Broadway Street and G Street, also known as Assessor's Parcel No. 0186-095-04-0000 and the NE corner of W. Broadway Street and H Street, also known as Assessor's Parcel No. 0186-095-03-0000

Background: On April 3, 2019, an RFP was placed in the Needles Desert Star for the acquisition and development of two city-owned parcels in Downtown Needles for a mixed-use residential development. One bid was received on May 8, 2019 and accepted by the City. On June 11, 2019 the City entered into an agreement with Mr. Ashot Minasian. Per the Purchase and Sale Agreement Mr. Minasian will have 12 months after the recordation of the Quitclaim Deed to commence construction of the mixed-use residential development.

The City has received an offer from Mr. Ashot Minasian in the amount of $110,386 and approving this Resolution No. 2019-56 will authorize the City Council to formally accept the offer to sell off the parcel per the agreed upon contract. In the attached RFP Mr. Minasian proposed 31 ground floor retail spaces totaling 28,556 sq. ft. and two stories of 92 residential units totaling 79,870 sq. ft. The mixed-use project is a residential building with local and regional retail, which is also have public open spaces.

Fiscal Impact: $110,386 additional funds for the General Fund and ongoing sales and property taxes

Environmental Impact: N/A

Recommended Action: Approve Resolution No. 2019-56 Accepting the Sale of Two (2) City-Owned Properties Located at the NW Corner of W. Broadway Street and G Street, also known as Assessor's Parcel No. 0186-095-04-0000 and the NE Corner of W. Broadway Street and H Street, also known as Assessor's Parcel No. 0186-095-03-0000

Submitted By: Patrick Martinez, Director of Development Services

City Management Review: Rick **Date:** 9/3/19

Approved: Not Approved: ☐ Tabled: ☐ Other: ☐

Agenda Item: 18

RESOLUTION 2019-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEEDLES, CALIFORNIA ACCEPTING THE SALE OF TWO (2) CITY-OWNED PROPERTIES LOCATED AT THE NW CORNER OF W. BROADWAY STREET AND G STREET, ALSO KNOWN AS ASSESSOR'S PARCEL NO. 0186-095-04-0000 AND THE NE CORNER OF W. BROADWAY STREET AND H STREET, ALSO KNOWN AS ASSESSOR'S PARCEL NO. 0186-095-03-0000

WHEREAS, On April 3, 2019, an RFP was placed in the Needles Desert Star for the acquisition and development of two city-owned parcels in Downtown Needles for a mixed-use residential development.; and

WHEREAS, One bid was received on May 8, 2019 and accepted by the City and on June 11, 2019 the City entered into an agreement with Mr. Ashot Minasian. Per the Purchase and Sale Agreement Mr. Minasian will have 12 months after the recordation of the Quitclaim Deed to commence construction of the mixed-use residential development; and

WHEREAS, On February 27, 2019 an appraisal report was prepared for the city-owned parcel and identified its market value to be $1.25 per square foot.

WHEREAS, The City on May 20, 2019 received an offer from Mr. Ashot Minasian in the amount of $110,386 for the purchase of the referenced city-owned property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Needles, California, finds and determines that it is in the best interest of the City to sell the city-owned property and hereby authorizes the acceptance of the agreement to purchase APN's 0186-095-04-0000 and 0186-095-03-0000 in the amount of $110,386 from Mr. Ashot Minasian.

PASSED, APPROVED AND ADOPTED at an regular meeting of the City Council of the City of Needles, California, held on the 10 day of September, 2019, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayor

(Seal) **Attest:** _____
City Clerk

Approved as to form:

_____
City Attorney

The City of Needles

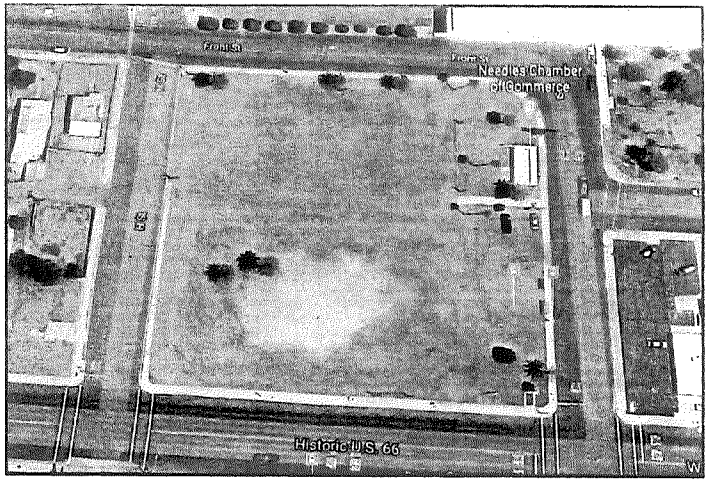
A MIXED-USE RESIDENTIAL DEVELOPMENT

PROPOSAL

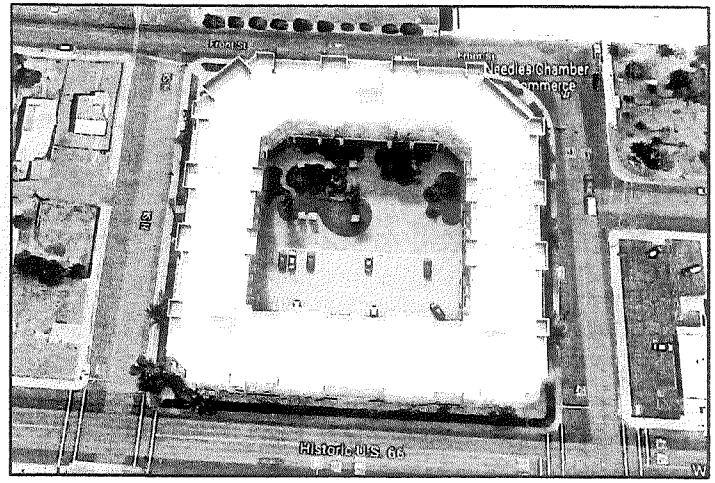
Our project is drawn by professionals, our team has invested a lot of positive energy and a decade of experience. The mixed-use project is a residential building with local and regional retail, which will also have public open spaces. Everything is designed in a way to incorporate the community, economic expansion opportunities, exuberance and enjoyment for all the residents. The restaurants and cafes, as well as different stores and offices will be located on the ground floor. The public open space is proposed for open-air cafes, it will also aim to allure retail and housing to the downtown area of the city. We will implement distinctive architectural styles, which, in our opinion, the citizens will love and appreciate. This building will be a breath of fresh air for Needles city. We think it will truly have a special place within the city's urbanization. Sustainable native plants will be selected for the landscaping.
Overall, our project will contain both commercial and residential offerings, on the ground floor and above, accordingly. It will be suitable for people with different income levels. As an additional advantage, the building will also be affordable for low-income households and for senior citizens.

Development of two parcels with a combined size of approximately 88,309 square feet (2.3 Acres).

EXISTING SITE PLAN

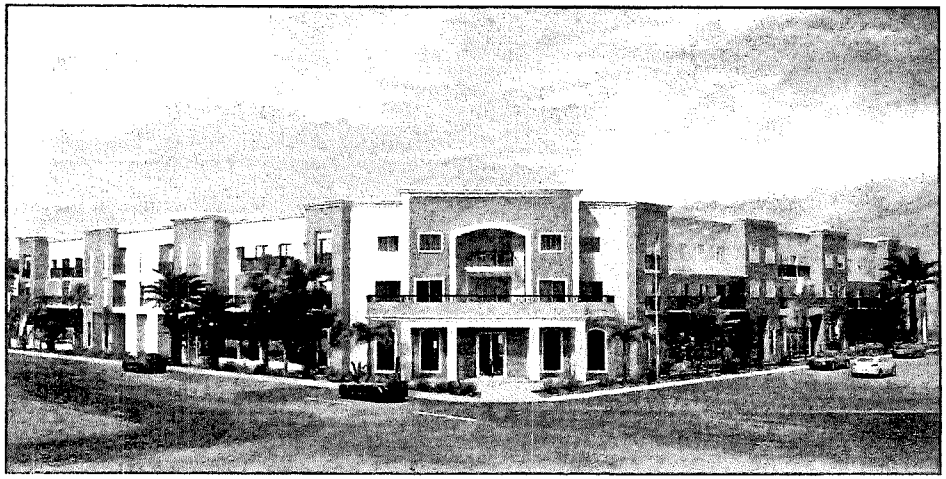


PROPOSED SITE PLAN

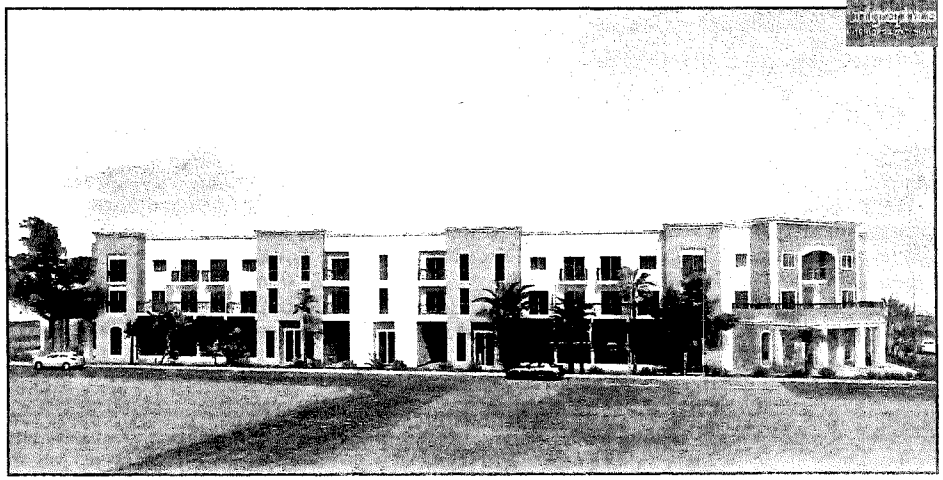


West Broadway Street (Route 66)

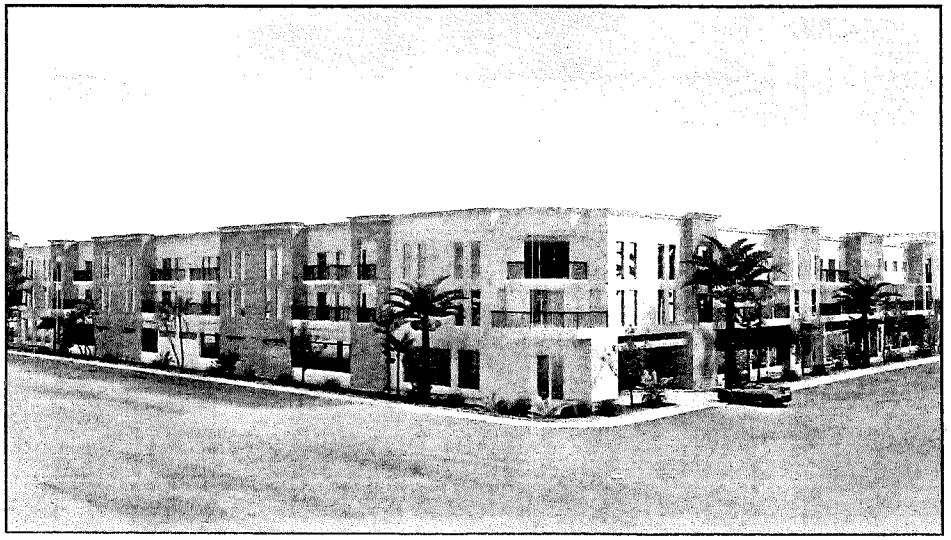
PERSPECTIVE:



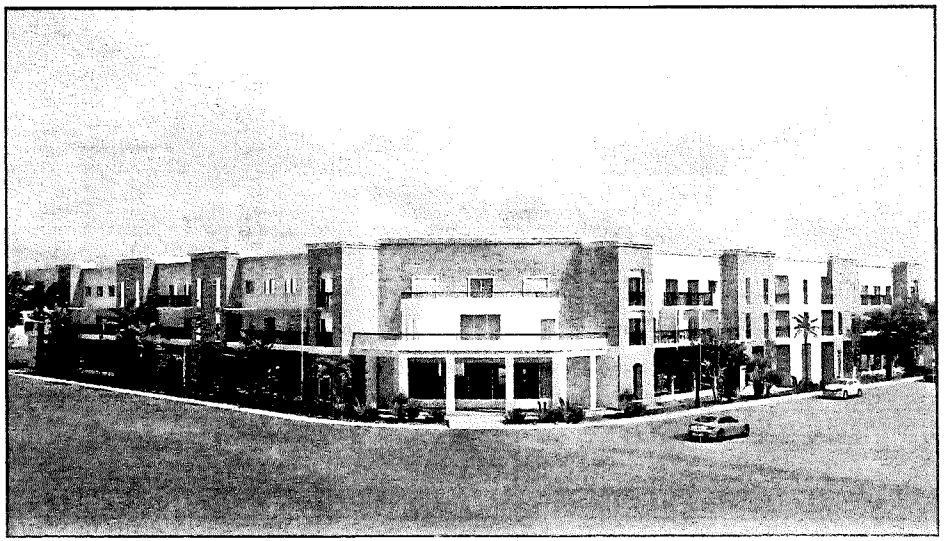
FRONT STREET- H STREET CORNER



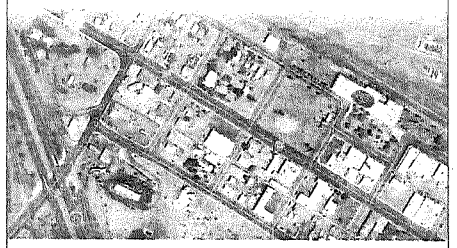
FRONT STREET



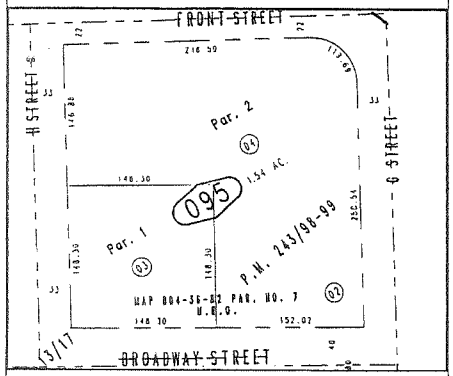
BROADWAY STREET- G STREET CORNER



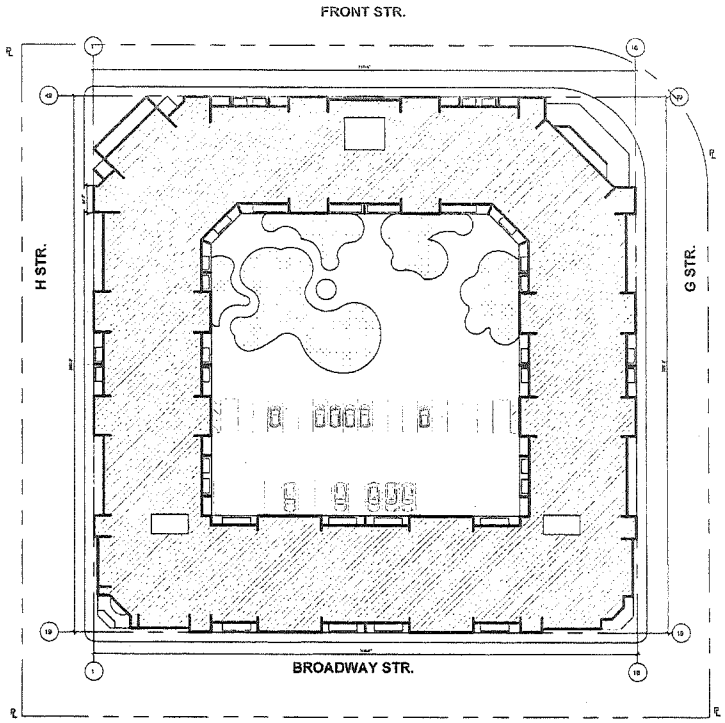
FRONT STREET- G STREET CORNER



② VICINITY MAP
NO SCALE



③ PARCEL MAP
NO SCALE



① SITE PLAN
1/64" = 1'-0"

ADDRESS :
100 G ST, NEEDLES, CA 92363

LEGAL DESCRIPTION:

ASSESSOR PARCEL NUMBER :
0186-095-03-0000
CENSUS TRACT : 0107.00
APN: 0186-095-03-0000
ZONING: C-2 GENERAL COMMERCIAL

PROJECT SUMMARY:

PROPOSED PARKING AREA: 21,308 SQ.FT. (Φ -0.60)
PARKING CAPACITY: 70 PARKING SPACE

PROPOSED FIRST FLOOR AREA: 28,556 SQ.FT. (Φ 0.00)

PROPOSED SECOND FLOOR AREA: 39,935 SQ.FT. (Φ +15.00)

PROPOSED THIRD FLOOR AREA: 39,935 SQ.FT. (Φ +25.00)

PROPOSED ROOF FLOOR AREA: 47,350 SQ.FT. (Φ +35.00)

BUILDING HEIGHT: 44'-6"

PROPOSED BUILDING RFA: 2 X 39,935 =79,870 SQ.FT.

SCOPE OF WORKS:

PROPOSED 3 STORY MIXED-USE
RESIDENTIAL WITH SEMI OPEN PARKING

LEGEND:

PROPERTY LINE

PROPOSED BUILDING FOOTPRINT

LANDSCAPE AREA

DRAWINGS INDEX

SHEET	ARCHITECTURAL	SHEET	
A-0	SITE PLANES	A-7	SECTIONS
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A-2	SECOND FLOOR PLAN		
A-3	THIRD FLOOR PLAN		
A-4	ROOF PLANS		
A-5	ELEVATIONS		
A-6	ELEVATIONS		

APPLICABLE CODE:

2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)
2016 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISTRIBUTED OR MADE AVAILABLE TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS
1636 N. VERDUGO RD., GLENDALE, CA 91208
T. 818 564 5063

NEW MIX USED
MULTISTORY BUILDING

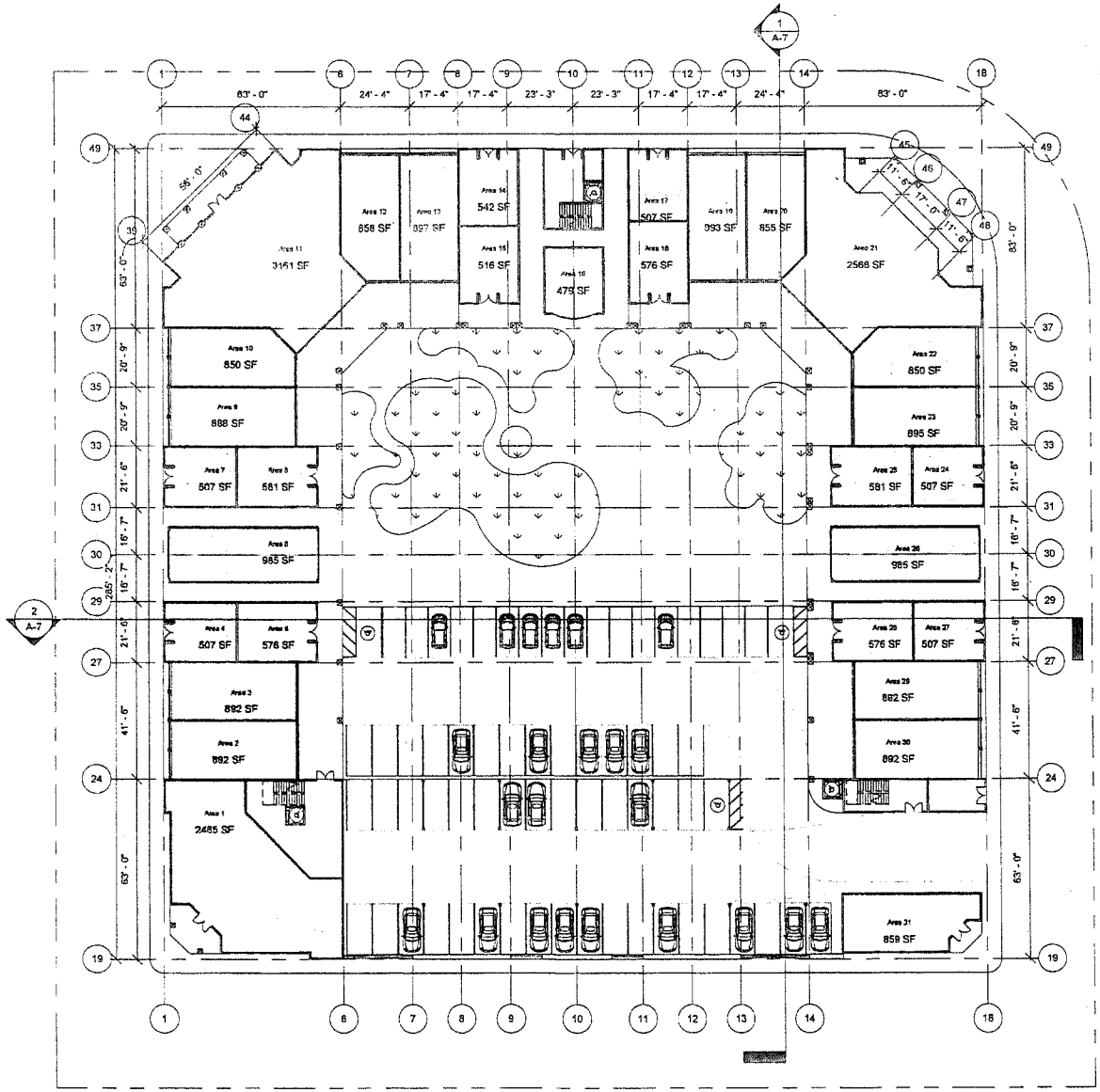
CITY OF NEEDLES, CA 92363

OWNER:
ARAM MANOUKIAN

Project number	R - 00119
Date	27 MARCH, 2019
Drawn by	D.N.
Checked by	K.A.

A - 0

Scale 1/64" = 1'-0"



1 First Floor
1" = 40'-0"

Area Schedule (FIRST FLOOR)

Name	Area	Count	Level
Area 1	2485 SF	1	First Floor
Area 2	892 SF	1	First Floor
Area 3	892 SF	1	First Floor
Area 4	507 SF	1	First Floor
Area 5	576 SF	1	First Floor
Area 6	985 SF	1	First Floor
Area 7	507 SF	1	First Floor
Area 8	581 SF	1	First Floor
Area 9	888 SF	1	First Floor
Area 10	850 SF	1	First Floor
Area 11	3161 SF	1	First Floor
Area 12	858 SF	1	First Floor
Area 13	897 SF	1	First Floor
Area 14	542 SF	1	First Floor
Area 15	516 SF	1	First Floor
Area 16	479 SF	1	First Floor
Area 17	507 SF	1	First Floor
Area 18	576 SF	1	First Floor
Area 19	893 SF	1	First Floor
Area 20	855 SF	1	First Floor
Area 21	2566 SF	1	First Floor
Area 22	850 SF	1	First Floor
Area 23	895 SF	1	First Floor
Area 24	507 SF	1	First Floor
Area 25	581 SF	1	First Floor
Area 26	985 SF	1	First Floor
Area 27	507 SF	1	First Floor
Area 28	576 SF	1	First Floor
Area 29	892 SF	1	First Floor
Area 30	892 SF	1	First Floor
Area 31	859 SF	1	First Floor
Grand total: 31	28556 SF		

Schema 1 Legend

- 479 SF
- 507 SF
- 516 SF
- 542 SF
- 576 SF
- 581 SF
- 850 SF
- 856 SF
- 858 SF
- 859 SF
- 888 SF
- 892 SF
- 893 SF
- 895 SF
- 897 SF
- 985 SF
- 2485 SF
- 2566 SF
- 3161 SF

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EXTERIORS & INTERIORS

1638 N. VERDUGO RD, GLENDALE, CA 91208
T.: 818 564 5063

NEW MIX USED MULTISTORY BUILDING

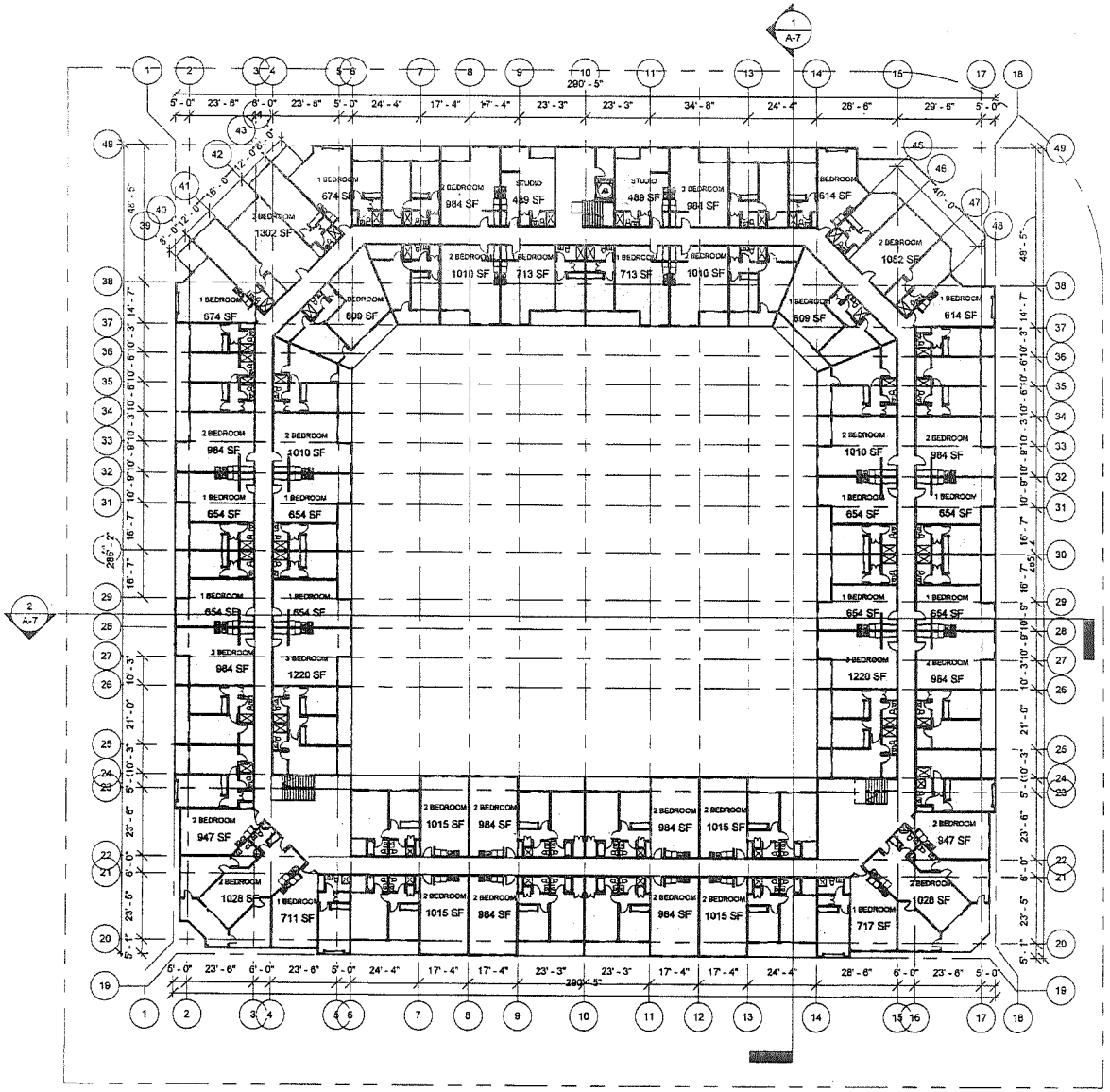
CITY OF NEEDLES, CA 92363

OWNER:
ARAM MANOUKIAN

Project number	R-002-19
Date	27 APRIL, 2019
Drawn by	Author
Checked by	Checker

A-1

Scale 1" = 40'-0"



1 Second Floor
1" = 40'-0"

Area Schedule (Area 2)			
Name	Area	Count	Level
1 BEDROOM	614 SF	2	Second Floor
1 BEDROOM	654 SF	8	Second Floor
1 BEDROOM	674 SF	2	Second Floor
1 BEDROOM	711 SF	1	Second Floor
1 BEDROOM	713 SF	2	Second Floor
1 BEDROOM	717 SF	1	Second Floor
1 BEDROOM	809 SF	2	Second Floor
2 BEDROOM	947 SF	2	Second Floor
2 BEDROOM	984 SF	10	Second Floor
2 BEDROOM	1010 SF	4	Second Floor
2 BEDROOM	1015 SF	4	Second Floor
2 BEDROOM	1028 SF	2	Second Floor
2 BEDROOM	1052 SF	1	Second Floor
2 BEDROOM	1302 SF	1	Second Floor
3 BEDROOM	1220 SF	2	Second Floor
STUDIO	489 SF	2	Second Floor
Grand total: 46	39935 SF		

2 ND FLOOR
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- STUDIO

WRITTEN DIMENSIONS ON THESE BLUE LINES PRECEDENCE OVER SCALED DIMENSION
COPYRIGHT © 2019 ALL RIGHTS RESERVED. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER, AND NO PART THEREOF SHALL BE ISSUED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS

1636 N. VERDUGO RD. GLENDALE, CA 91208
T. 818 564 5063

NEW MIX USED
MULTISTORY BUILDING

CITY OF NEEDLES, CA 92363

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Project number	R-002-19
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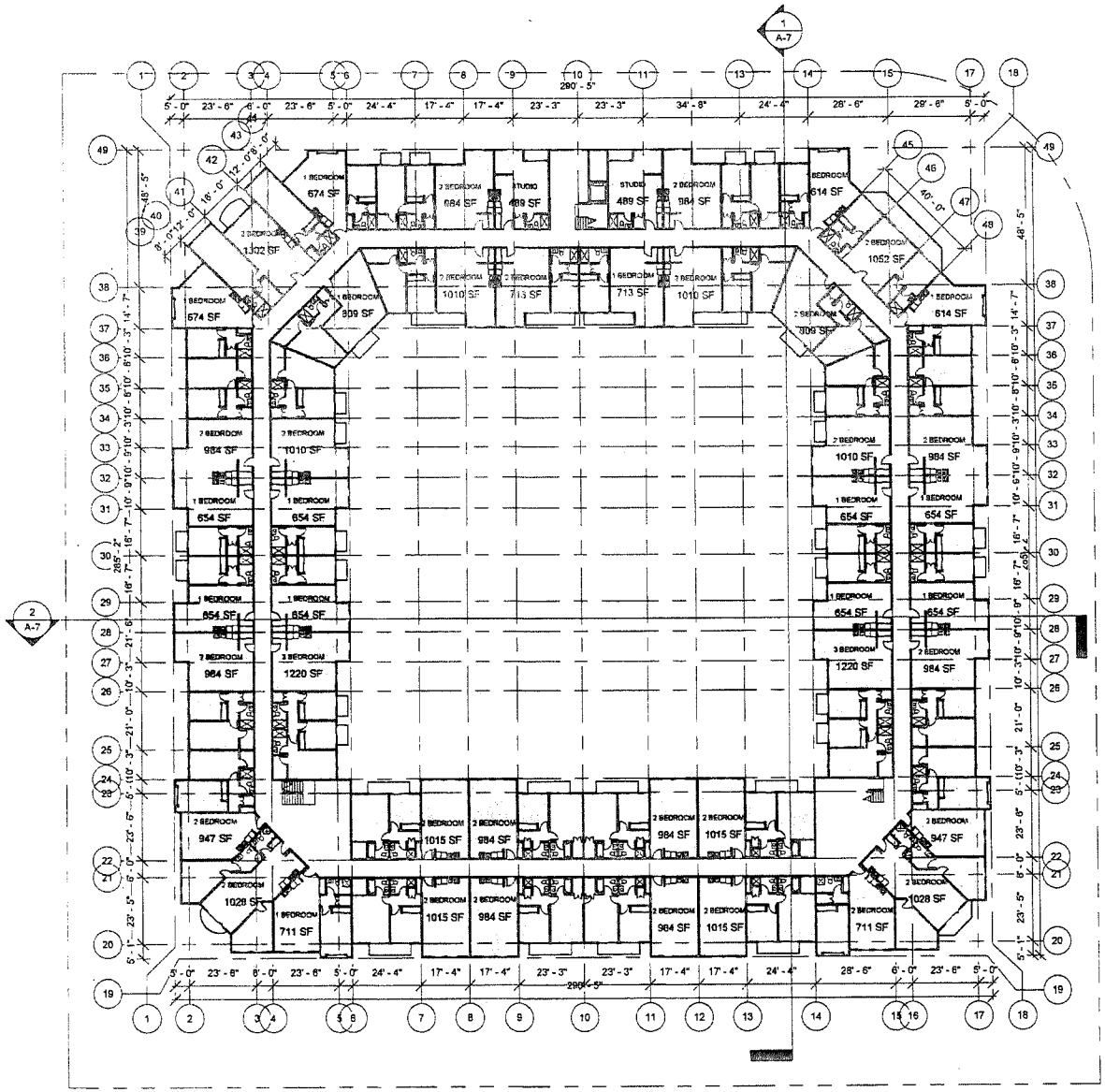
A-2

Scale 1" = 40'-0"



1 Third Floor
1" = 40'-0"

Area Schedule			
Name	Area	Count	Level
1 BEDROOM	614 SF	2	Third Floor
1 BEDROOM	654 SF	8	Third Floor
1 BEDROOM	674 SF	2	Third Floor
1 BEDROOM	711 SF	1	Third Floor
1 BEDROOM	713 SF	1	Third Floor
1 BEDROOM	809 SF	1	Third Floor
2 BEDROOM	711 SF	1	Third Floor
2 BEDROOM	713 SF	1	Third Floor
2 BEDROOM	809 SF	1	Third Floor
2 BEDROOM	947 SF	2	Third Floor
2 BEDROOM	984 SF	10	Third Floor
2 BEDROOM	1010 SF	4	Third Floor
2 BEDROOM	1015 SF	4	Third Floor
2 BEDROOM	1028 SF	2	Third Floor
2 BEDROOM	1052 SF	1	Third Floor
2 BEDROOM	1302 SF	1	Third Floor
3 BEDROOM	1220 SF	2	Third Floor
STUDIO	489 SF	2	Third Floor
Grand total: 46	39935 SF		

3 RD FLOOR
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- STUDIO

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED EXCEPT BY THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK BEYOND THE SCOPE OF THE INDICATED PROJECT WITHOUT THE ARCHITECT'S WRITTEN CONSENT. ACCEPTANCE OF THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS

1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

NEW MIX USED MULTISTORY BUILDING

CITY OF NEEDLES, CA 92363

OWNER:
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Project number	R-002-19
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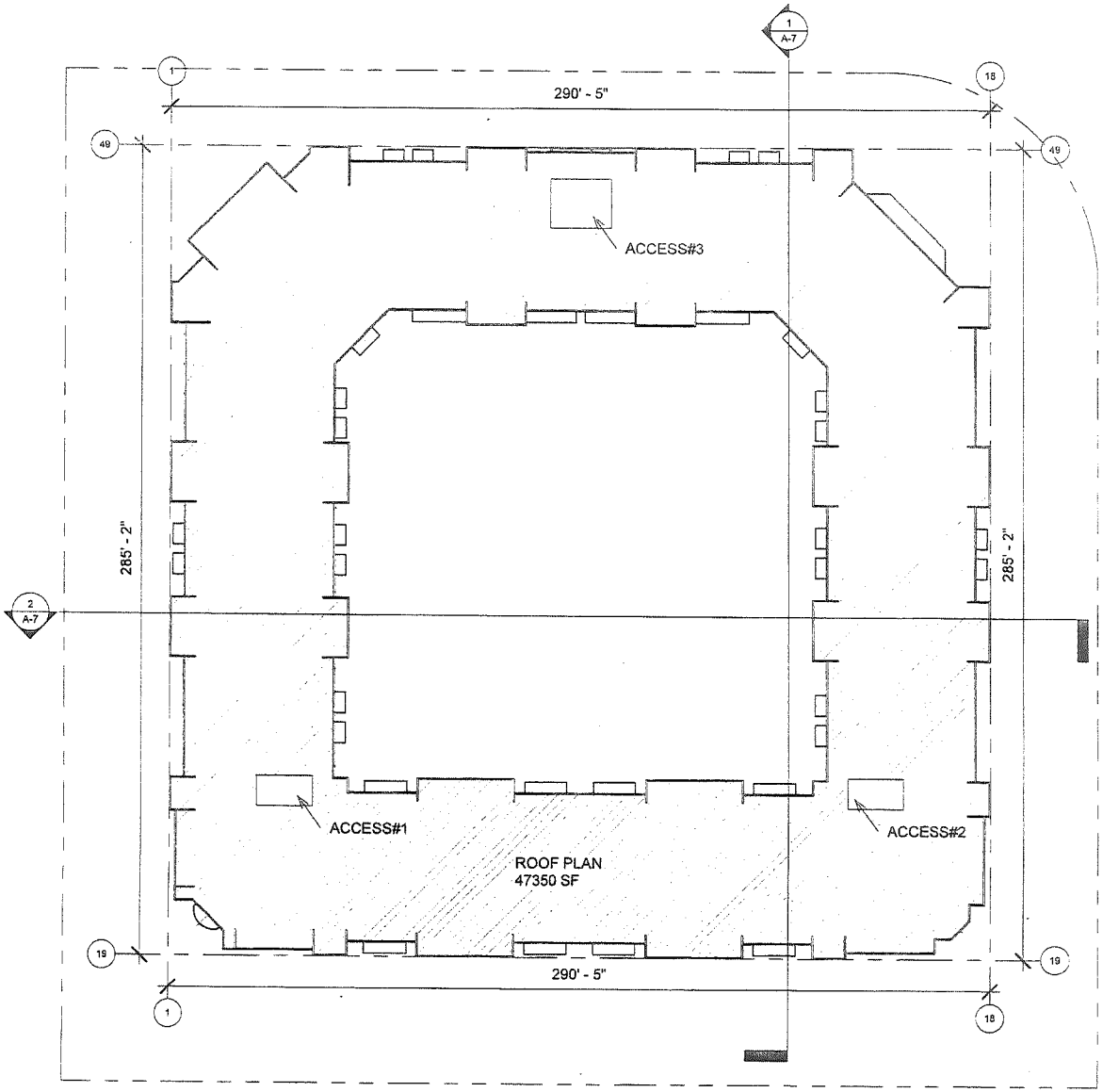
Drawn by	Author
Checked by	Checker

A-3

Scale 1" = 40'-0"



1 Roof Plan
1" = 40'-0"

WRITTEN DIMENSIONS ON THIS PLAN HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THESE DRAWINGS AND SPECIFICATIONS AND DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND AS INSTRUMENTS OF SERVICE ARE NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE NOT SPECIFICALLY DEVELOPED WITHOUT THE ARCHITECT'S CONSENT. ALL OTHER USES WITHOUT SUCH CONSENT ARE PROHIBITED. NEW CONSTRUCTION SHALL COMPLY WITH ALL CITY, COUNTY AND STATE CODES. THESE DRAWINGS ARE ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS

1638 N. VERDUGO RD., GLENDALE, CA 91208
T: 818 564 5963

NEW MIX USED
MULTISTORY BUILDING

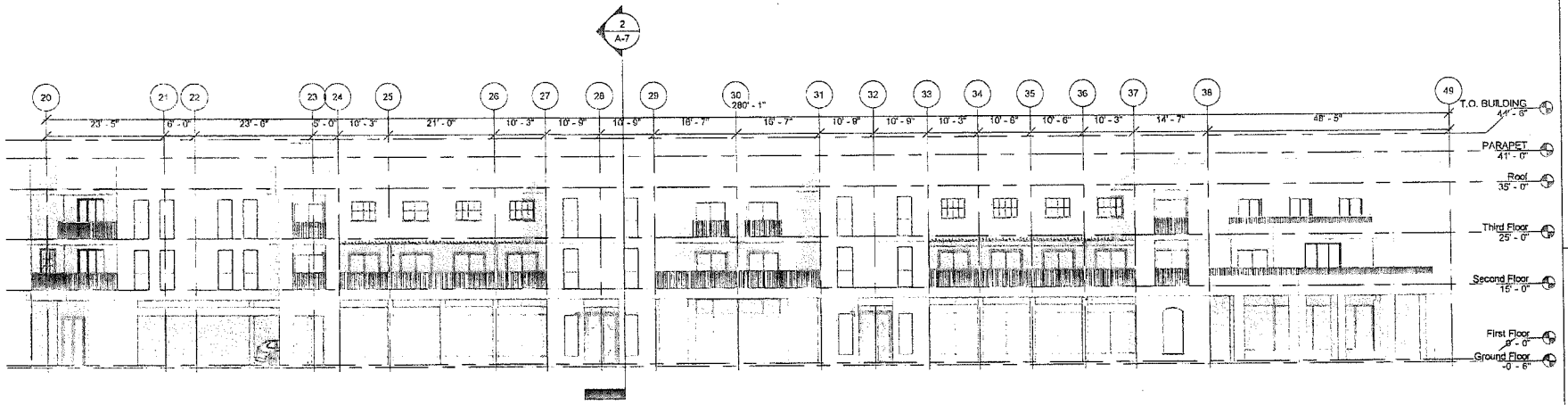
CITY OF NEEDLES, CA 92363

OWNER:
ARAM MANOUKIAN

Project number	R-002-19
Date	27 APRIL, 2019
Drawn by	Author
Checked by	Checker

A-4

Scale	1" = 40'-0"



1 East
3/64" = 1'-0"

2 North
3/64" = 1'-0"

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THEY SHALL NOTIFY THE ARCHITECT OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THESE DRAWINGS AND SPECIFICATION AND OTHER DOCUMENTS REPRESENTED BY THEM ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT. ALL REPRODUCTIONS OF THESE DRAWINGS MUST BEAR THE STATEMENT OF THE ARCHITECT'S COPYRIGHT. THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS

EXTERIORS & INTERIORS

1638 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5083

NEW MIX USED
MULTISTORY BUILDING

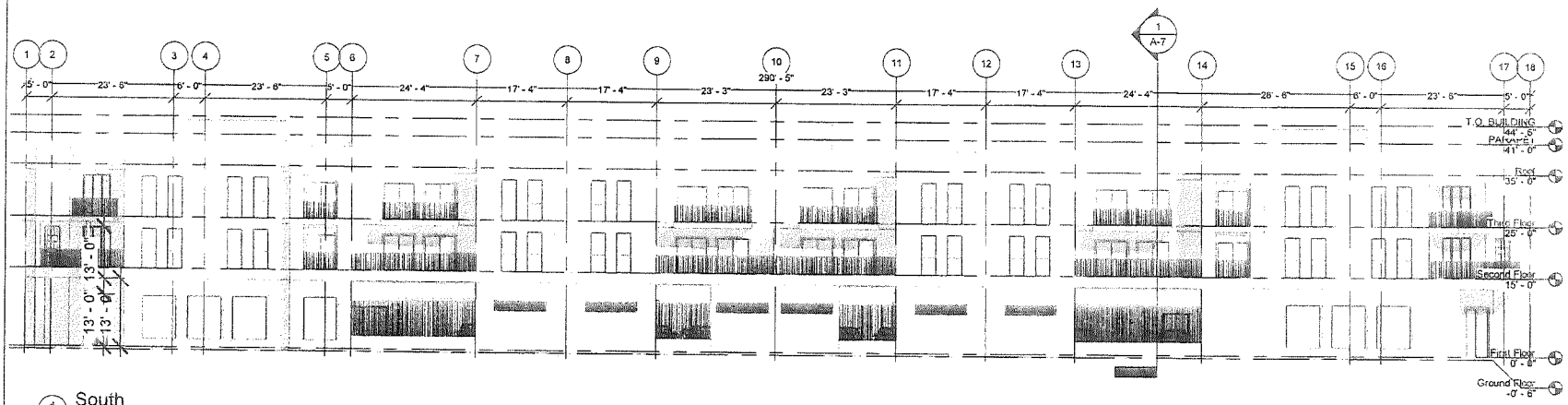
CITY OF NEEDLES, CA 92363

OWNER:
ARAM MANOUKIAN

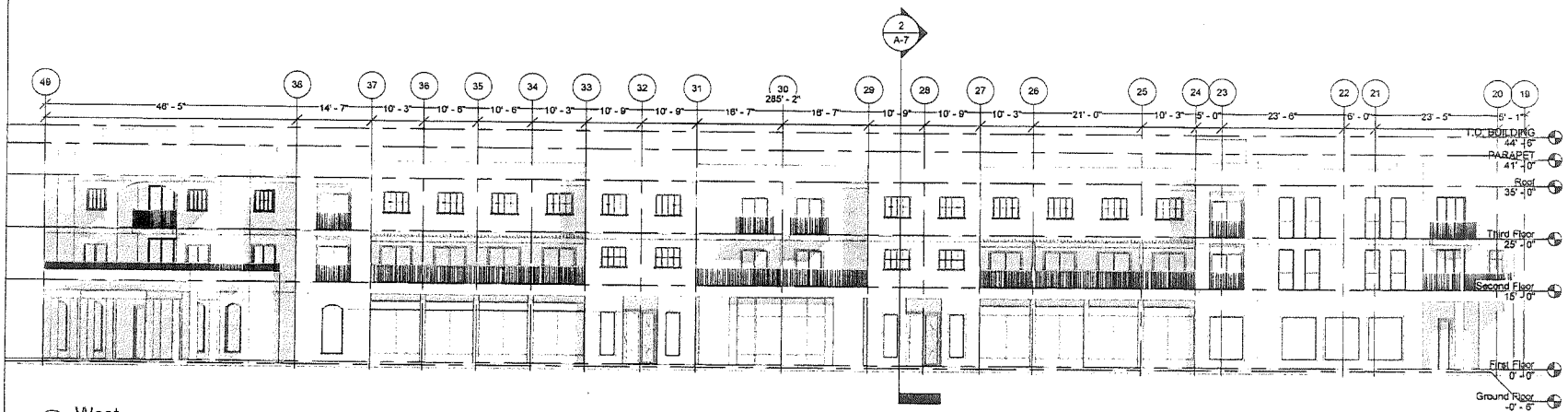
Project number	R-002-19
Date	27 APRIL, 2019
Drawn by	Author
Checked by	Checker

A-5

Scale 3/64" = 1'-0"



1 South
3/64" = 1'-0"



2 West
3/64" = 1'-0"

WRITTEN DIMENSIONS OF THESE DRAWINGS OVER SCALE DIMENSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY DEVIATIONS FROM THESE SPECIFICATIONS AND DEAD DESIGNS AND APPROVALS NOT REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE PROJECT DESIGNED FOR THE ENGINEER, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR OTHER PROPERTY OF THE ENGINEER SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS

1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

NEW MIX USED
MULTISTORY BUILDING

CITY OF NEEDLES, CA 92363

OWNER:
ARAM MANOUKIAN

Project number	R-002-19
Date	27 APRIL, 2019
Drawn by	Author
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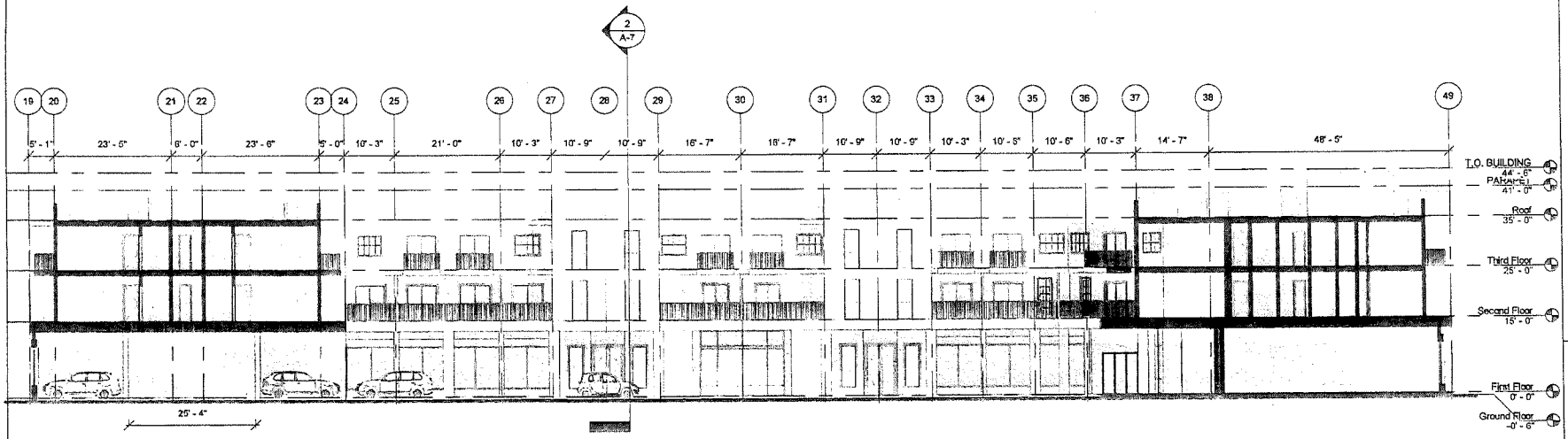
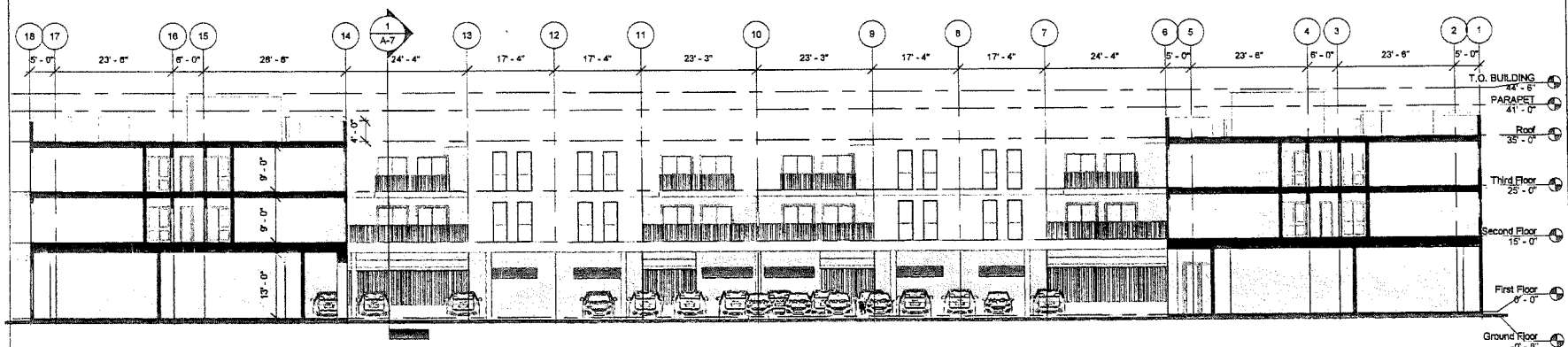
A-6

Scale 3/64" = 1'-0"



1 Section 4
3/64" = 1'-0"



2 Section 5
3/64" = 1'-0"

WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND OBTAIN WRITTEN INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK. DRAWINGS AND SPECIFICATIONS REPRESENTED HEREIN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL REPRODUCTIONS MUST BEAR THE COPYRIGHT NOTICE OF THE ARCHITECT. COPIES DECEIVED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT IS PROHIBITED. THE ARCHITECT RETAINS THE ORIGINALS OF THESE DRAWINGS AS THE PROPERTY OF THE ARCHITECT. ACCEPTANCE OF THESE RESTRICTIONS CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS

1638 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

NEW MIX USED MULTISTORY BUILDING

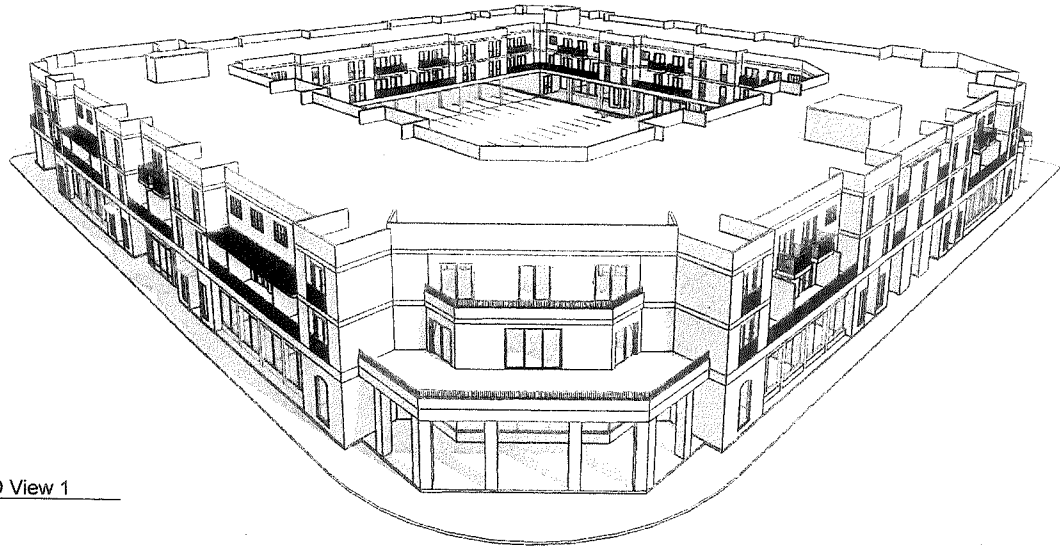
CITY OF NEEDLES, CA 92363

OWNER:
ARAM MANOUKIAN

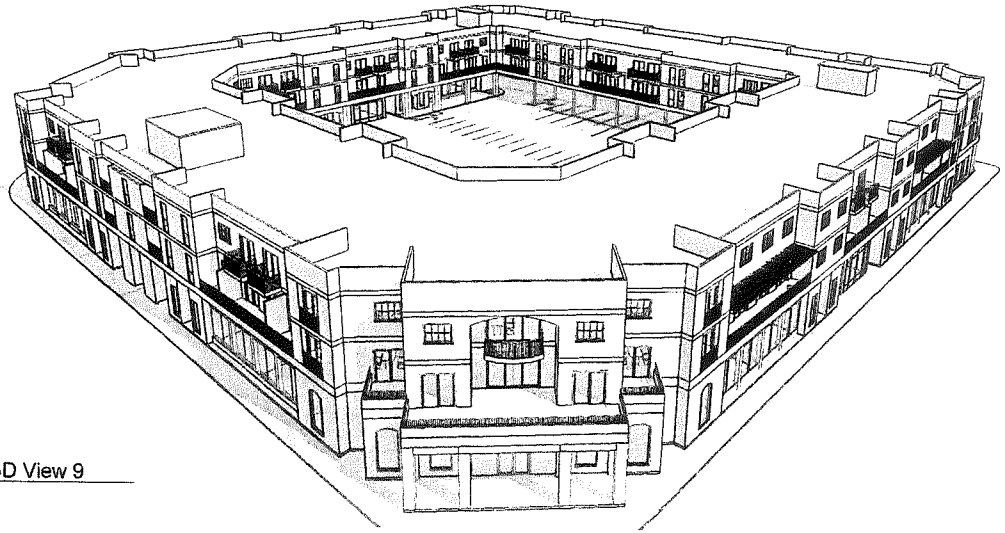
Project number	R-002-19
Date	27 APRIL, 2019
Drawn by	Author
Checked by	Checker

A-7

Scale 3/64" = 1'-0"



1 3D View 1



2 3D View 9

WRITTEN DIMENSIONS (IF THERE EXIST) AND PRECEDENCE OVER SCALED DRAWINGS. CONTRACTOR SHALL VERIFY THESE PLANS FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THESE DRAWINGS AND SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL REPRODUCTIONS THEREOF ARE TO BE MADE ONLY WITH THE ARCHITECT'S PRIOR WRITTEN CONSENT. ANY DESIGNS, DRAWINGS AND SPECIFICATIONS RECEIVED FROM CONSULTANTS, PERSONS OR ENTITIES DULY DESIGNATED BY THE OWNER MAY BE KEPT AND USED BY THE OWNER AT ANY TIME FOR ANY PURPOSE RELATED TO THE PROJECT. IN THE EVENT OF ANY UNAUTHORIZED USE OR DISCLOSURE, THE OWNER SHALL BE DEEMED TO HAVE ACCEPTED THE TERMS OF THIS RESTRICTION.

EXTERIORS & INTERIORS

1638 N. VERDUGO RD., GLENDALE, CA 91208
T: 818 564 5053

NEW MIX USED
MULTISTORY BUILDING

CITY OF NEEDLES, CA 92363

OWNER:
ARAM MANOUKIAN

Project number	R-002-19
Date	27 APRIL, 2019
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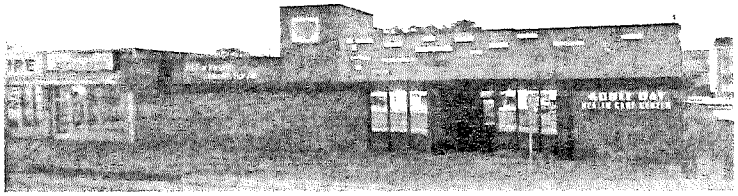
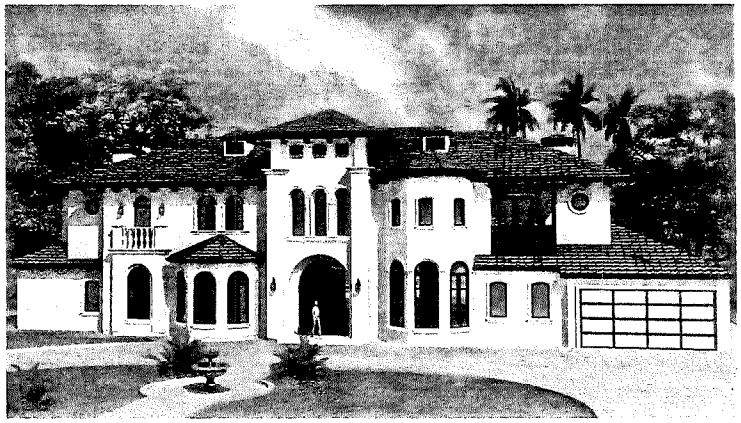
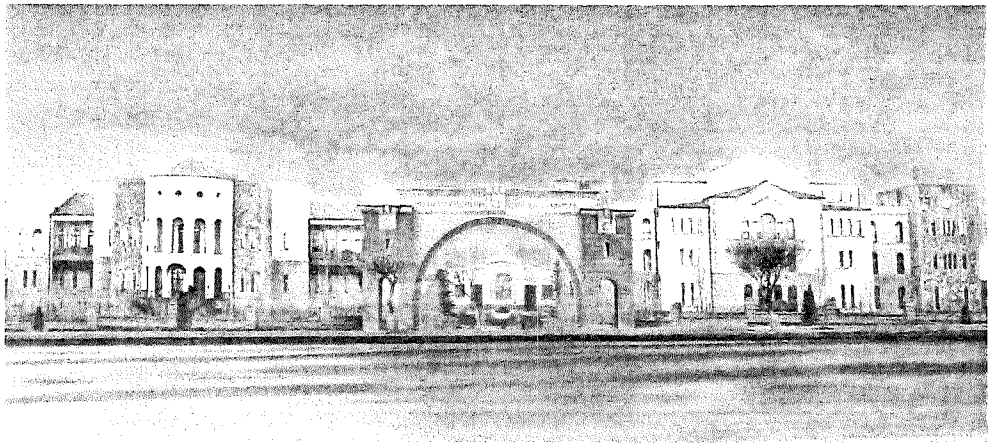
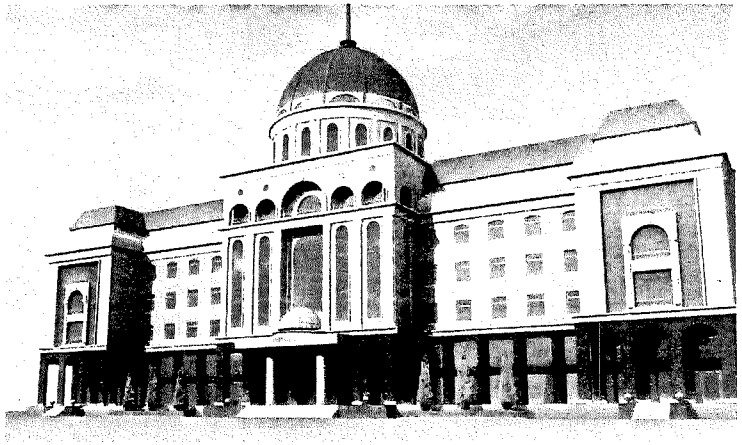
A-8

Scale

Unigraphics is a full-service architectural and planning firm founded in Yerevan, Armenia in 2002. David Nersisyan is the founder and the principal architect with over 17years of experience in the design and the planning of commercial, office, retail and housing projects. He has been working in Los Angeles since 2010.Our team at Unigraphics has the experience, ability, and resources to manage and execute your project from the visionary stage through the completion of the construction. Working closely with the engineering teams, we coordinate the proposed design, submit plans for plan check, and obtain building permits. In addition to our flexibility and creativity, we can develop architectural solutions and strategic planning that will address both short and long-term needs. Our mission is to provide the desired aesthetic design and deliver each project on schedule and within budget. On the whole, we have done various projects, including residential buildings, in Russia, Italy, Armenia, and the U.S. Currently, we are designing this project which mainly incorporates commercial buildings. It is truly exciting to be able to have our investment in the construction and the unification of Needles town and its residents. We aspire to reach our goal very soon, and hope this project will be the beginning of the enduring and modern architectural renaissance.