

# **SUMMARY OF THE PROPOSED 1<sup>ST</sup> CYCLE COMP. PLAN**

## **POLICY CHANGES AND ZONING STUDIES - 2014**

### **Proposed Comprehensive Plan Policy Revisions:**

1. **Planned Development Policies:** In response to the WRT report and in order to make the Comp. Plan and Zoning Code provisions for Planned Development districts more readily usable the staff is recommending policy changes which would:
  - a. Simplify the Comp. Plan and Zoning Code by combining the two categories of PD-1 and PD-2 into one combined future land use designation and one combined zoning district.
  - b. Eliminate the minimum and maximum parcel sizes eligible for Planned Development (PD) future land use and zoning.
  - c. Eliminate the Comprehensive Plan maps that designate the "candidate" areas for PD.
  - d. Eliminate parking garages counting toward the floor area ratio.
  
2. **Building Height Inconsistencies:** The WRT report outlined an inconsistency between the Comp. Plan and Zoning Code with respect to the CBD policies pertaining to building heights of 30 feet for two story buildings and 40 feet for three story buildings. While the Zoning Code via conditional use would allow up to a five foot exception or variance; the Comp. Plan does not allow a variance for any additional height. Staff is recommending that these two need to be internally consistent by amending the Comp. Plan policies to be consistent with the Zoning Code opportunity for a five foot exception or variance provision.
  
3. **Supermajority for Conditional Uses:** There are policies in the Comprehensive Plan which require a supermajority for the approval of conditional uses for three story buildings within the Central Business District. No other conditional use requires such a supermajority. As the city code does not require a supermajority for the adoption of any ordinance, it is inconsistent to require that for just one type of conditional use. Staff is recommending removing the supermajority requirement.

### **Proposed Zoning/Future Land Use Studies:**

1. Future Land Use/Zoning Studies: There are proposals for redevelopment on Lyman Avenue and Canton Avenue from single family to higher density multi-family destinations which need to be looked at holistically rather than just one property by property as requests for rezonings occur. The purpose of these studies is to look at the entire block length so that there is consistency in future rezonings requests, policy guidance for those buying such properties and consistency in the development standards (setbacks and streetscape) that are applied. Staff will make recommendations on these two areas:
  - a. West Lyman Avenue between Pennsylvania and New York Avenues, and
  - b. West Canton Avenue between Denning Drive and Capen Avenue.

## **COMPREHENSIVE PLAN – PLANNED DEVELOPMENT (PD) POLICIES**

**OBJECTIVE 1-2.3: NON-RESIDENTIAL FUTURE LAND USE DESIGNATIONS.** The non-residential Future Land Use Map designations shall be established as defined herein. Supportive facilities and accessory land uses which are designated as conditional uses may be located within areas designated for any type of commercial or residential land use. The allocation of land for non-residential shall be compatible with the goals, objectives, and policies identified in this Comprehensive Plan and shall be consistent with established patterns of legally established commercial land uses. The policies stated hereinafter provide an explanation of the purpose, intent, and character of the non-residential future land use designations. Nothing, however, shall prevent the use of land within non-residential designations from being utilized in part for residential uses subject to the density and intensity limitation of the Maximum Future Land Use Density/ Intensity Table.

**Policy 1-2.3.4: Medium Density Planned Development (PD 1).** This land use designation includes retail businesses, restaurants, offices and residential uses within building projects permitting higher density mixed and single use. This land use designation is restricted to geographic areas of the City identified in the Future Land Use Map Series – Map 1-6a, and 1-6b. The maximum floor area ratio shall not exceed the percentages listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.

**Policy 1-2.3.5: High Density Planned Development (PD 2).** This land use designation includes retail businesses, restaurants, offices and residential uses within building projects permitting higher density mixed and single use in designated areas. This land use designation is restricted to geographic areas of the City identified in the Future Land Use Map Series – Map 1-6c, and 1-6d. The maximum floor area ratio shall not exceed the percentages listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.

**Policy 1-2.3.6: Limitation on the Use of Planned Development Future Land Use.** This element includes maps within the Map Series (1-6a-1-6d) which indicate the only geographic areas within the City where properties may be granted Medium Density Planned Development and High Density Planned Development Future Land Use designations and corresponding zoning. Such action shall require an extraordinary vote (four votes) for approval by the City Commission. This element prohibits the use of the Planned Development designations, in areas of the City not identified on the Planned Development Candidate map series (1-6a – 1-6d).

**Policy 1-2.3.7: Creation of a Planned Development Zoning District.** Within one year after adoption of this Comprehensive Plan, the City Commission shall adopt a new Planned Development Zoning District. Prior to adoption, the Planning and Zoning commission shall provide their recommendation for a Planned Development Zoning District which shall be accompanied by draft regulations to enable the recommendation. The regulations shall be proposed which address retail, office, and residential uses, appropriate open space in the district; appropriate height, scale, mass, setbacks, and density restrictions, long term maintenance of such facilities, parking, residential protection from noise, and consideration of inclusionary affordable/workforce housing. Planned Development zoning shall be limited to a maximum project size of three acres such that no monolithic out-of-scale projects may be developed. There shall be at least seventy-five feet of separation between any two principal buildings on sites larger than three acres so as to insure separation between such building projects. This element prohibits the use of the High Density Planned Development (PD 2) future land use designation, east of and including along the Orlando Avenue corridor.

**Policy 1-3.2.6: Planned Development Land Use.** The City recognizes that Planned Developments, on specific properties identified as Planned Development Candidates (Map 6a-6d), may be appropriate if restricted to height, intensity and density compatible with the surrounding Commercial areas. The purpose of this Land Use Designation is to create zoning that will:

- a. Increase the City's tax revenues by providing Class A Office, Commercial or Residential that satisfies demonstrated space needs within the City. The City encourages development of Class A Office.
- b. Enhance the City's gateways by providing incentive for redevelopment.
- c. Substantially increase landscaping, trees and setbacks obtainable from existing Commercial/Office designations by providing not less than 25% natural pervious green space.
- d. Create inviting pedestrian oriented public spaces.
- e. Provide increased flexibility to the City in the consideration of unique development opportunities.

The City shall develop standards for the new Planned Development zoning code districts within the restraints of the maximum density, intensity of use and height limits specified in this Comprehensive Plan for the Planned Development Future Land Use Designations. The total building lot coverage allowed for the sum of all buildings within a Planned Development is limited to 47% in Medium Density Planned Developments and 55% in High Density Planned Developments. Single tenant retail in excess of 65,000 square feet is prohibited. The objective of these development codes is to provide meaningful guidance for the introduction of limited increased density without adversely impacting the existing pedestrian scale and low-density attributes of our historic core or nearby residential

areas. Identification as Candidates for Planned Development does not create an entitlement to be approved for this Land Use Designation. All redesignations are subject to Public Hearings and Commission approval. This Planned Development Candidate designation is a test program and will be reassessed after 5 years. It is the prerogative of the City to reject a candidate or to remove a property from the list of properties to be considered, if changes in conditions warrant.

**Policy 1-2.3.7: Creation of Two Planned Development Districts.** Within one year after adoption of this Comprehensive Plan, the City Commission shall adopt two new Planned Development Zoning Districts (PD1 and PD2). Prior to adoption, the Planning and Zoning Commission shall evaluate Planned Development Zoning Districts and provide draft detailed regulations to regulate the new zoning districts. Regulations shall be proposed which address at a minimum:

- a. At least two levels of density/intensity for Planned Developments based on proximity to the historic core of Winter Park.
- b. Retail, office, and residential use standards
- c. Open space and permeable space requirements
- d. Appropriate height, scale, mass, setbacks, lot coverage and density restrictions
- e. Long term maintenance of such facilities
- f. Parking
- g. Residential protection from noise, exhaust and lighting
- h. Landscaping
- i. Public spaces (courtyards/gathering places)
- j. Transportation connections to bus transit and bike trails
- k. Egress/ingress requirements including on-site stacking
- l. Consideration of inclusionary affordable housing
- m. Sidewalk and streetscape enhancement
- n. Proximity to residential zoning protections
- o. Restrictions on use of Planned Development zoning for single tenant use
- p. Minimum distance between Planned Developments
- q. Transportation issues
- r. Waste management and emergency vehicle access.
- s. Tools for limiting mass of Planned Development individual buildings to ensure compatibility with the historic Village Character of Winter Park. At a minimum, consideration will be given to the following tools: Separation of large buildings into separate buildings, restricting wall heights at side yard setbacks, reducing heights along sensitive edges, establishing maximum wall plane lengths that reflect the traditional width of buildings along the street, and alignment of front setbacks.

The following minimum standards are hereby adopted to provide meaningful guidance to the future development of Land Use Development regulations governing Planned Development districts:

- a. Minimum property size eligible for PD zoning is 80,000 sq. ft.
- b. Maximum project size eligible for PD zoning is 3 acres. (Designated candidates in excess of 3 acres shall be eligible for approval as adjacent PD or adjacent Commercial or Office designations.)
- c. Not less than seventy-five feet of separation between any two principal PD buildings on sites larger than three acres
- d. Not less than 25% natural pervious green space
- e. Preference for Class A Office
- f. Prohibition of single tenant retail in excess of 65,000 sq. ft.
- g. Minimum setbacks to 20-30 feet from principal arterial road
- h. Landscaping standards superior to Commercial/Office code requirements
- i. Public spaces (including public courtyards) and 5-10 ft. wide sidewalks
- j. Parking garages minimally visible from street or architecturally compatible with principal buildings

**Policy 1-3.2.8: Future Land Use Amendments to Planned Development.** The City may approve, at its discretion, amendments or changes to the planned development future land use designation when convinced that the location is compatible to be granted additional density and intensity given the character of surrounding properties. In granting or approving the planned development designation, the City may limit the intensity below the maximums permitted by this element for any reason determined advisable. The adoption of planned development intensity shall only occur in locations where redevelopment is to be encouraged, where the scale and character of the resultant project will be compatible with the commercial/ office location where the parcel size is sufficient and where there are minimal impacts on nearby residential properties.

**Table 3 Future Land Use Map Designation Maximum Density/ Intensity Table**

	Office	Commercial	Medium Density PD 1	High Density PD 2	C.B.D.
Density (units/ acre)	17 units/ acre	17 units/ acre	17 units/ acre	25 units/ acre	17 units/ acre
Intensity (FAR)					
Up to 2-3 story limit	45%*+ 60%**	45%*+ 60%**	130%	130%	200%
Up to 4 story limit	45%*+ 60%**	45%*+ 60%**	175%	200%	Not permitted
Up to 5-8 story limit	45%*+ 60%**	45%*+ 60%**	N/A	250%	Not permitted

Note: *All categories count private parking garage floor space toward FAR limits.*

Maximum number of stories is determined by the Maximum Height Map and may be further restricted by other policies of this Comprehensive Plan.

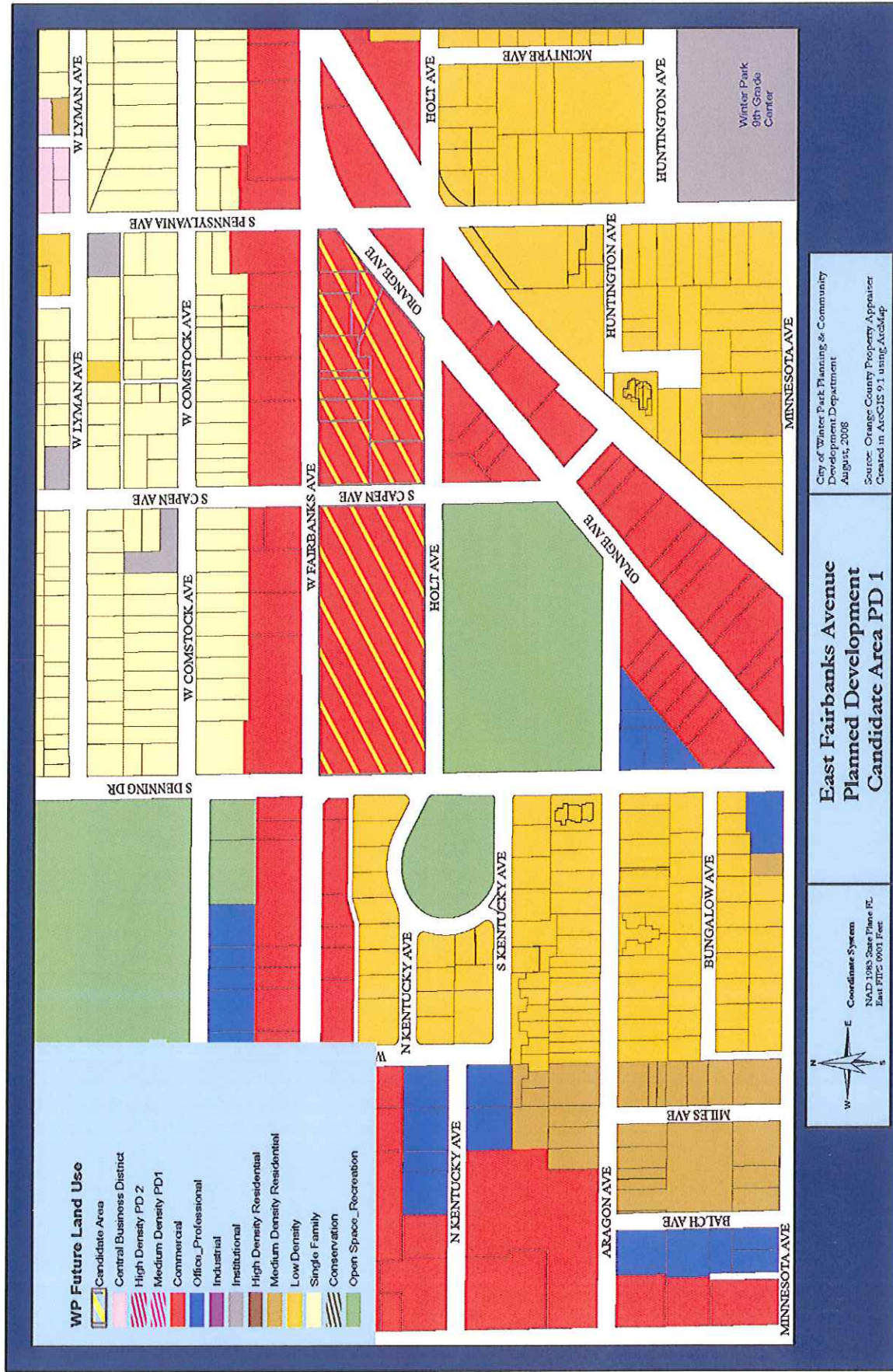
+ The 45% FAR may be increased up to 5% if parking for the increase is entirely underground beneath the foot print of the building or if the building's upper floor(s) cantilevered over such parking or for hotel buildings.

\* For any building project exclusively commercial or office; or any mix of commercial or office uses.

\*\* For any building project at least 85% commercial or office on the first floor with residential units on upper floors.

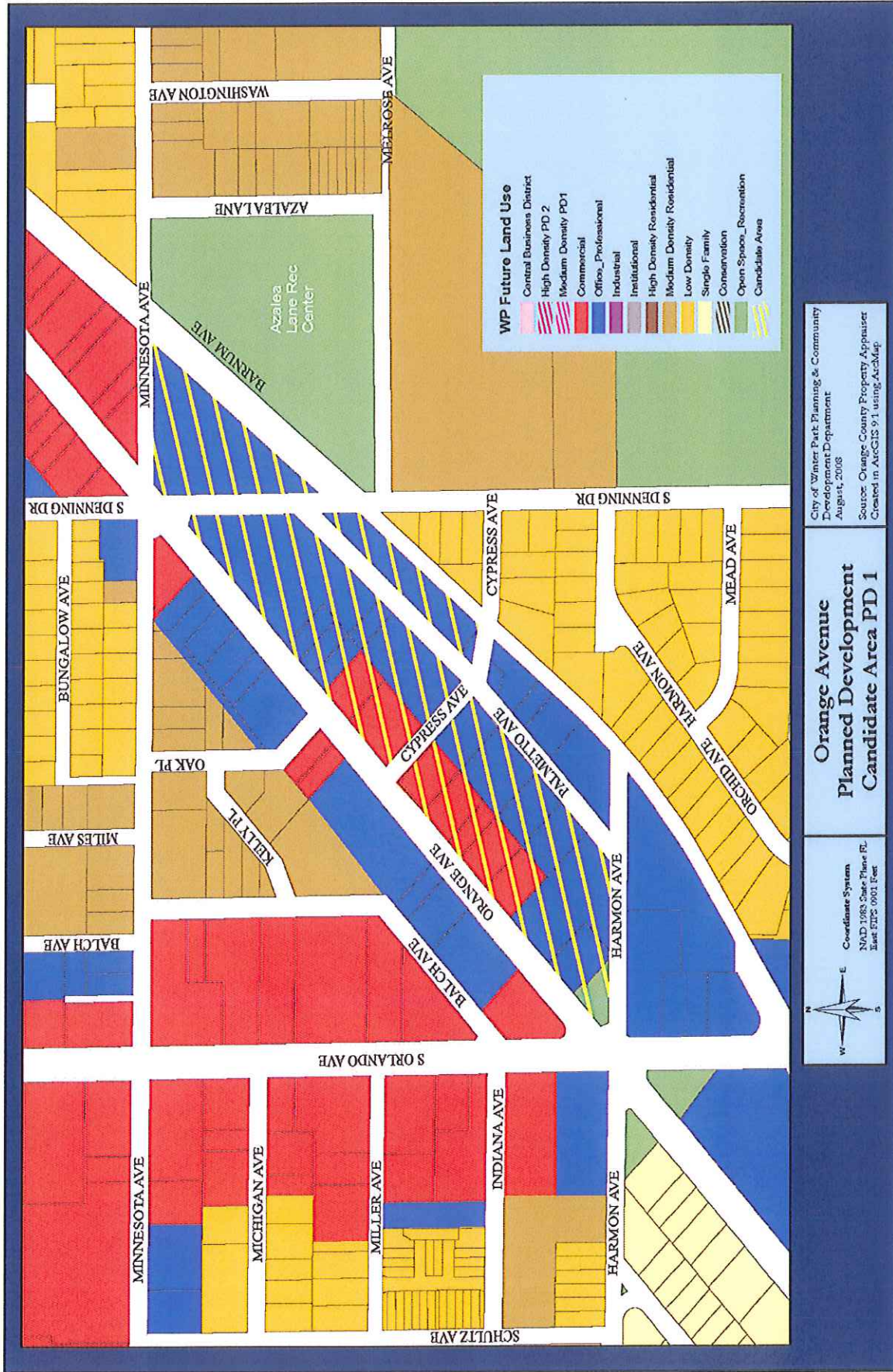
Note: This table reflects the maximum intensities that may be permitted in the underlying zoning district. The maximum intensity that will be approved on any specific site will be based on the applicable development regulations and the ability of the project to further promote the goals of the City, but is not an entitlement.

Map 1-6a, Planned Development Candidate Area PD1: East Fairbanks Avenue

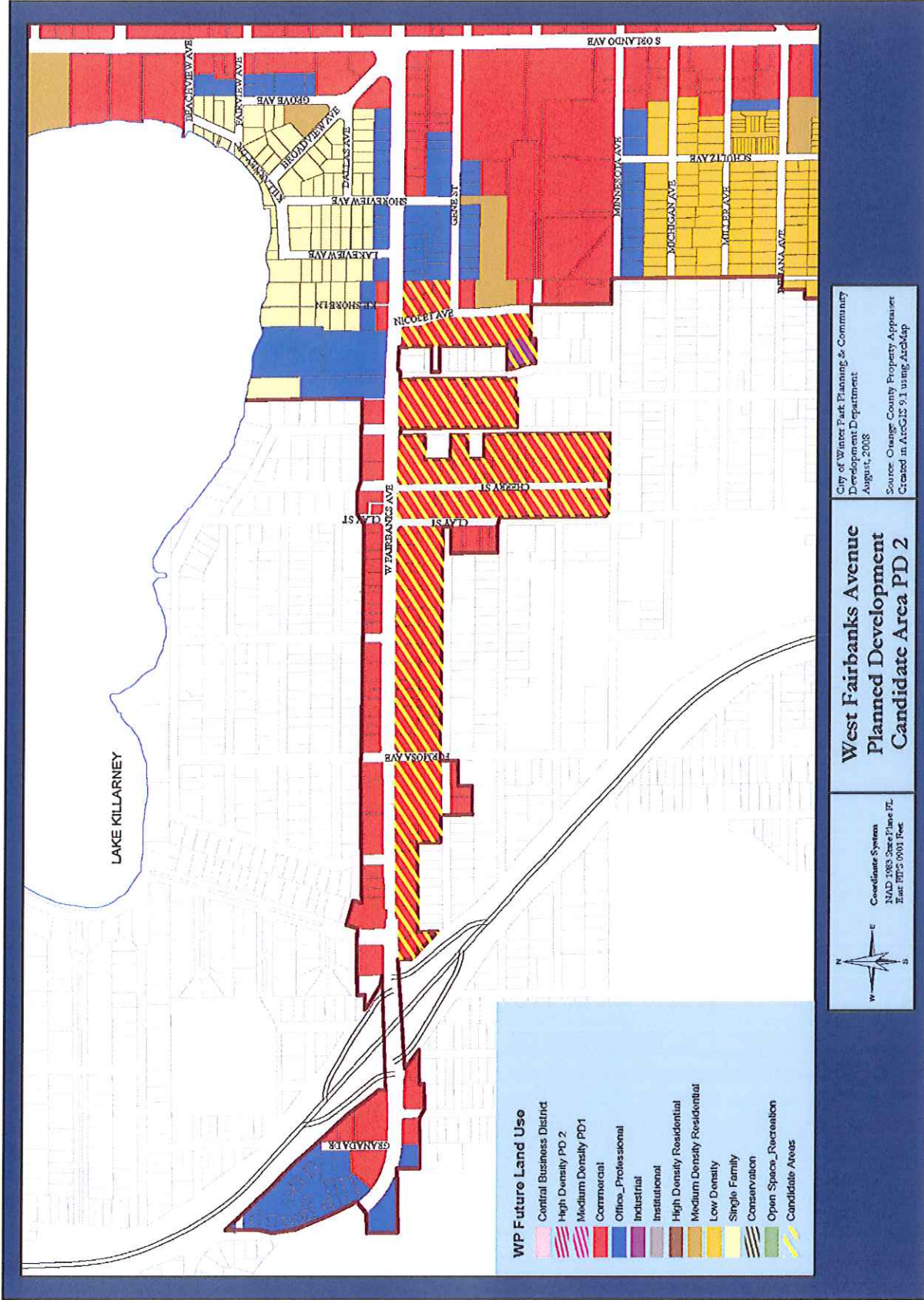




Map 1-6b, Planned Development Candidate Area PD1: Orange Avenue



Map 1-6c, Planned Development Candidate Area PD2: West Fairbanks Avenue

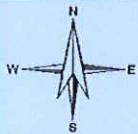
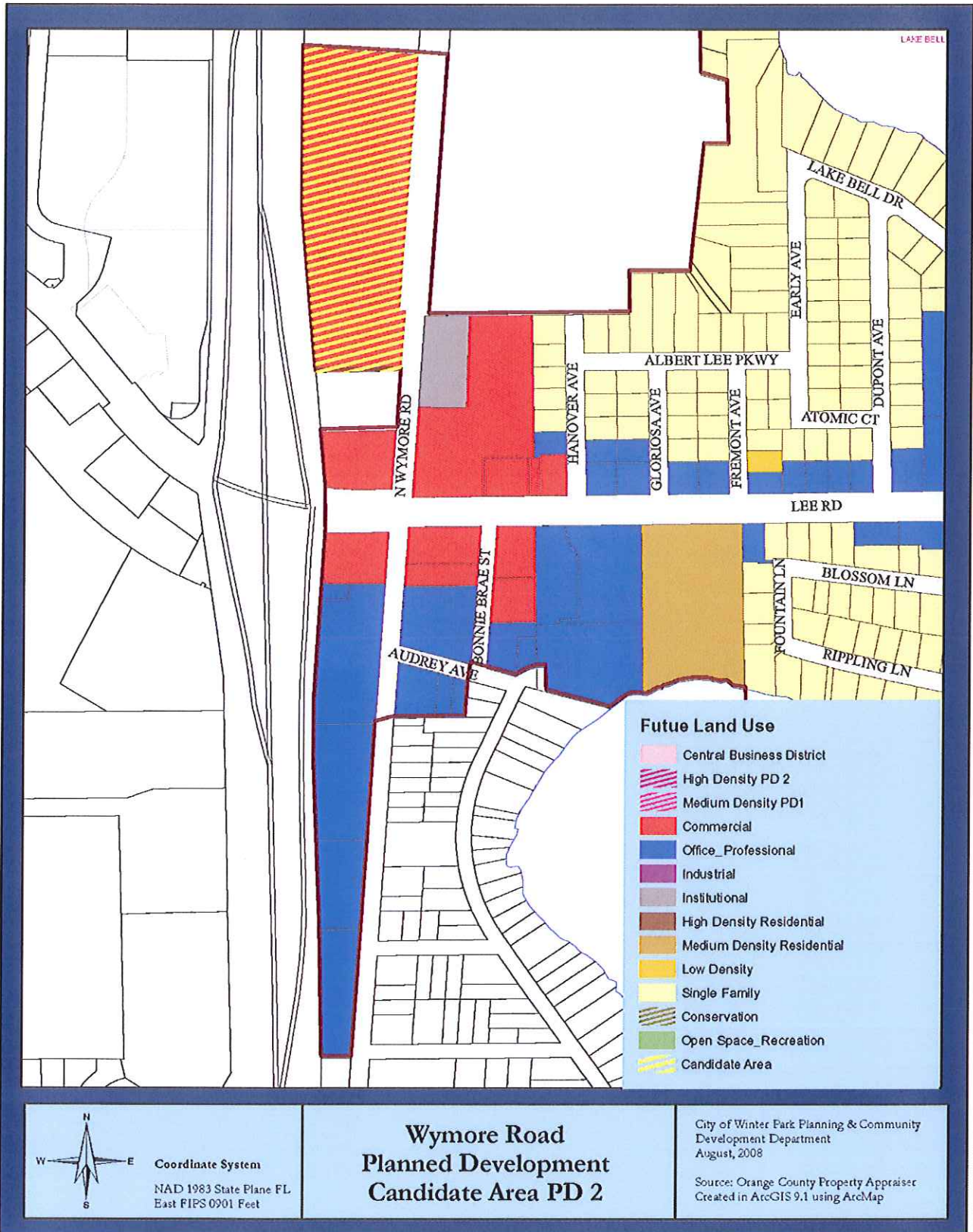


City of Winter Park Planning & Community  
Development Department  
August, 2008  
Source: Orange County Property Appraiser  
Created in ArcGIS 9.1 using AtchMap

West Fairbanks Avenue  
Planned Development  
Candidate Area PD 2

Coordinate System  
NAD 1983 Zone 16 North  
Foot: FT = 0.3048 Meters

Map 1-6d, Planned Development Candidate Area PD2: Wymore



Coordinate System  
 NAD 1983 State Plane FL  
 East FIPS 0901 Feet

**Wymore Road  
 Planned Development  
 Candidate Area PD 2**

City of Winter Park Planning & Community  
 Development Department  
 August, 2008

Source: Orange County Property Appraiser  
 Created in ArcGIS 9.1 using ArcMap

## COMP. PLAN –PLANNED DEVELOPMENT (PD) POLICIES CHANGES

**Policy 1-2.3.4: ~~Medium Density~~ Planned Development (PD 1).** This land use designation includes retail businesses, restaurants, offices and residential uses within building projects permitting higher density mixed and single use. ~~This land use designation is restricted to geographic areas of the City identified in the Future Land Use Map Series – Map 1-6a, and 1-6b.~~ The maximum floor area ratio shall not exceed the percentages listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.

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~~**Policy 1-2.3.7: Creation of a Planned Development Zoning District.** Within one year after adoption of this Comprehensive Plan, the City Commission shall adopt a new Planned Development Zoning District. Prior to adoption, the Planning and Zoning commission shall provide their recommendation for a Planned Development Zoning District which shall be accompanied by draft regulations to enable the recommendation. The regulations shall be proposed which address retail, office, and residential uses, appropriate open space in the district; appropriate height, scale, mass, setbacks, and density restrictions, long term maintenance of such facilities, parking, residential protection from noise, and consideration of inclusionary affordable/workforce housing. Planned Development zoning shall be limited to a maximum project size of three acres such that no monolithic out-of-scale projects may be~~

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**NOTE: The four maps 1-6a through 1-6d in the future land use element (shown after the table below) that are the designated the candidate areas for PD future land use would be proposed for deletion.**

**Table 3 Future Land Use Map Designation Maximum Density/ Intensity Table**

	Office	Commercial	Medium-Density PD-1	Planned Dev. High Density PD-2	C.B.D.
Density (units/ acre)	17 units/ acre	17 units/ acre	<del>17 units/acre</del>	25 units/ acre	17 units/ acre
Intensity (FAR)					
Up to 2-3 story limit	45%*+ 60%**	45%*+ 60%**	<del>130%</del>	130%	200%
Up to 4 story limit	45%*+ 60%**	45%*+ 60%**	<del>175%</del>	200%	Not permitted
Up to 5-8 story limit	45%*+ 60%**	45%*+ 60%**	<del>N/A</del>	250%	Not permitted

Note: *All categories count private parking garage floor space toward FAR limits except in PD.*  
 Maximum number of stories is determined by the Maximum Height Map and may be further restricted by other policies of this Comprehensive Plan.

+ The 45% FAR may be increased up to 5% if parking for the increase is entirely underground beneath the foot print of the building or if the building's upper floor(s) cantilevered over such parking or for hotel buildings.

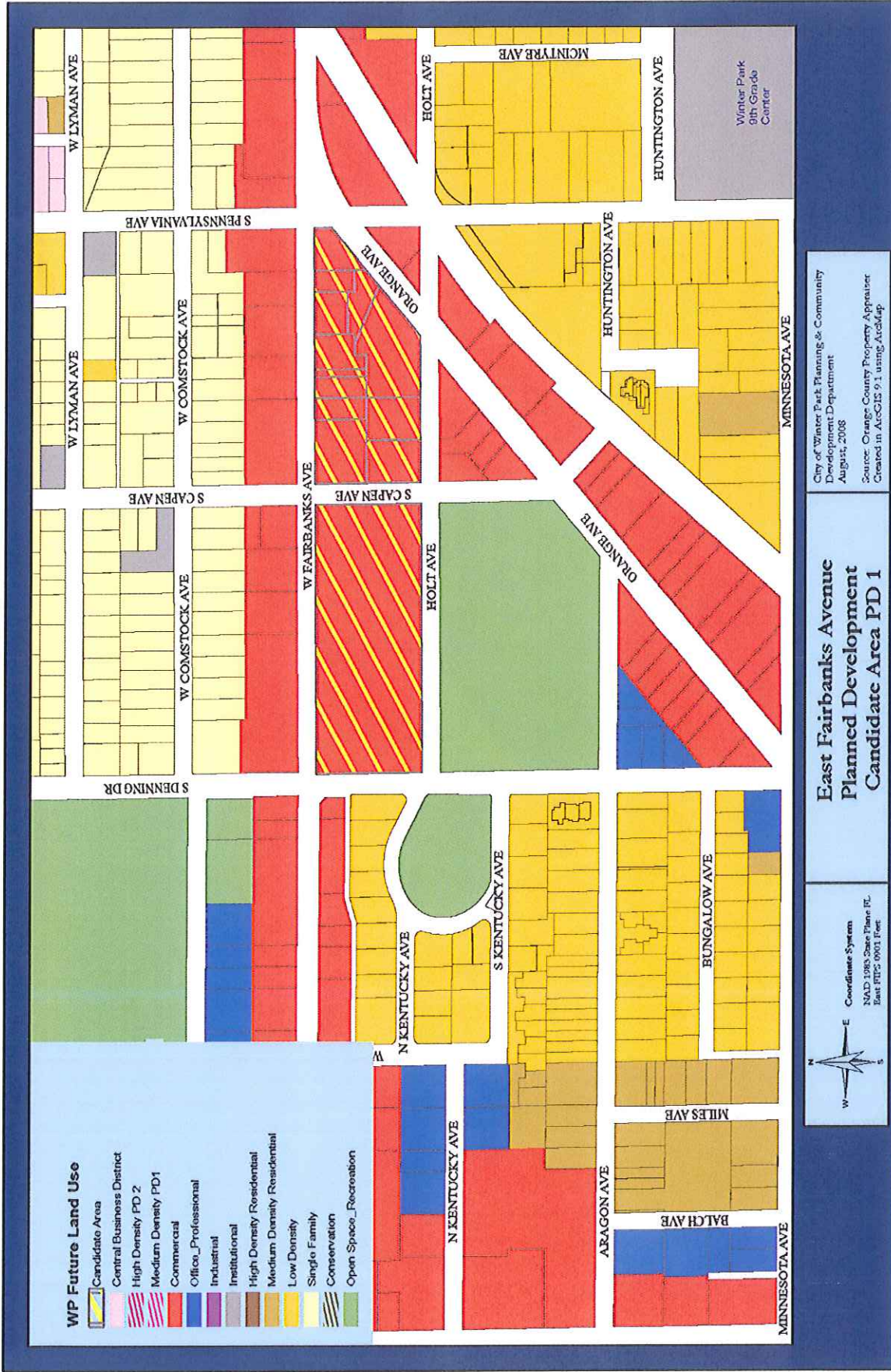
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\*\* For any building project at least 85% commercial or office on the first floor with residential units on upper floors.

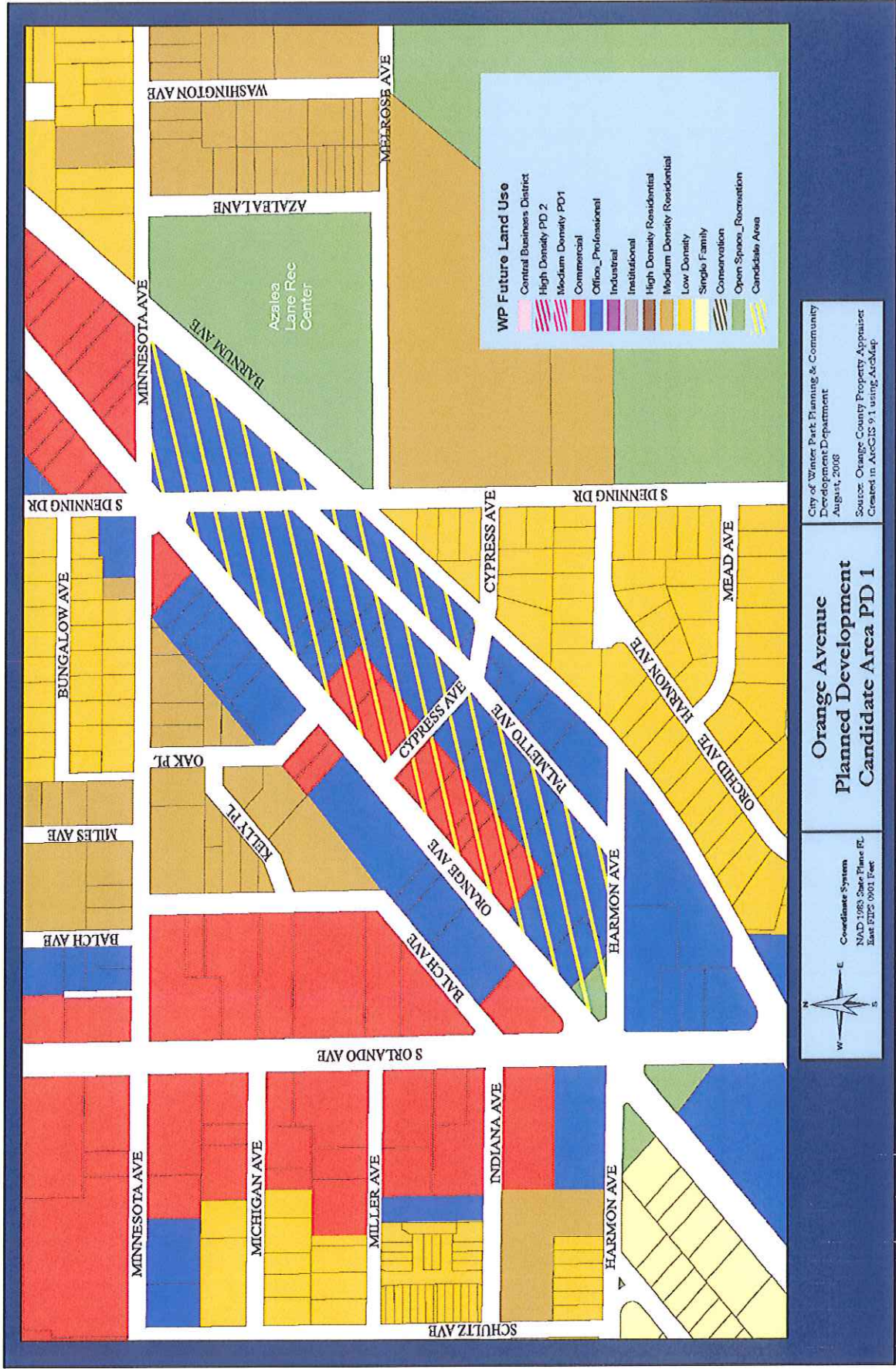
Note: This table reflects the maximum intensities that may be permitted in the underlying zoning district. The maximum intensity that will be approved on any specific site will be based on the applicable development regulations and the ability of the project to further promote the goals of the City, but is not an entitlement.



Map 1-6a, Planned Development Candidate Area PD1: East Fairbanks Avenue



Map 1-6b, Planned Development Candidate Area PD1: Orange Avenue

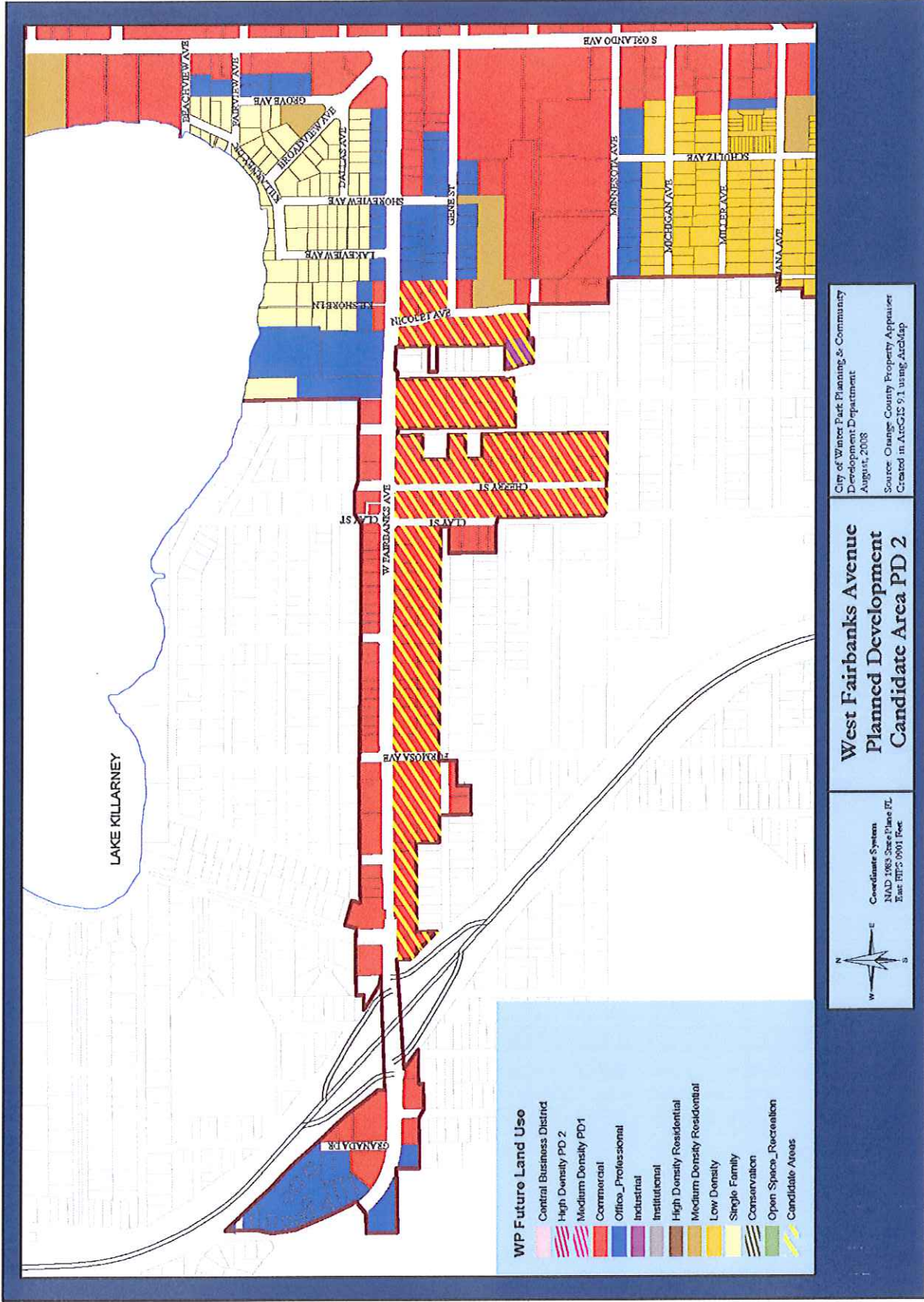


City of Winter Park Planning & Community Development Department  
 August, 2008  
 Source: Orange County Property Appraiser  
 Created in ArcGIS 9.1 using ArcMap

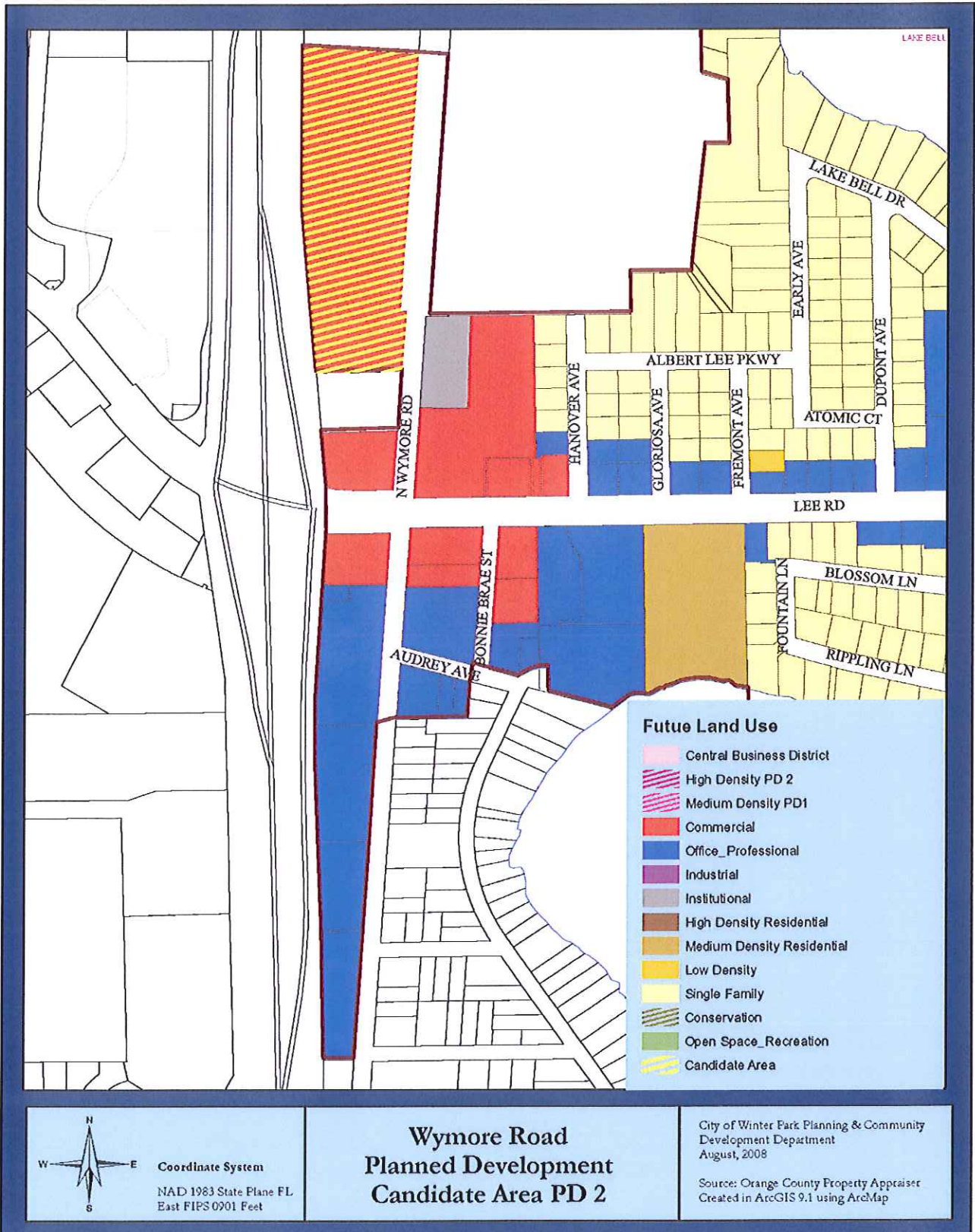
**Orange Avenue  
 Planned Development  
 Candidate Area PD 1**

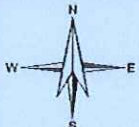
Coordinate System  
 NAD 1983 State Plane FL  
 Base File: 0901 Feet

Map 1-6c, Planned Development Candidate Area PD2: West Fairbanks Avenue



Map 1-6d, Planned Development Candidate Area PD2: Wymore




  
 Coordinate System  
 NAD 1983 State Plane FL  
 East FIPS 0901 Feet

**Wymore Road**  
**Planned Development**  
**Candidate Area PD 2**

City of Winter Park Planning & Community  
 Development Department  
 August, 2008  
  
 Source: Orange County Property Appraiser  
 Created in ArcGIS 9.1 using ArcMap

## COMPREHENSIVE PLAN – BUILDING HEIGHT INCONSISTENCIES

**Policy 1-3.2.2: Maintain the Character and Scale of the Central Business District:** The City shall maintain the character and scale of the Central Business District (CBD), including the Park Avenue Corridor as one of the premier downtown retail shopping districts in Florida, by reinforcing attributes that underlie its ambiance and special character, including its pedestrian scale, the relationship of its buildings and their orientation to the street, the eclectic mix of architectural styles, the open space vistas of Central Park, and the predominance of small distinctive specialty shops. This Comprehensive Plan imposes a two story and 30' height limit throughout the Central Business District as depicted on the Winter Park Central Business District Boundary Map located in the Definitions section of this Comprehensive Plan. These height restrictions may be increased to a maximum 3 stories and a 40' height limit if the development is approved by a supermajority vote (four votes) by the City Commission as a Conditional Use and conforms to the Maximum Height Map. Third floors approved by conditional use in the CBD must be setback on street frontages equal to their height of a one foot setback for each one foot height of the third floor. Properties designated low density residential, and other properties identified as limited to two stories on the Maximum Height Map are not candidates for the 3 story and 40 foot height Conditional Use. The maximum floor area ratio within the CBD shall include private parking garages which are either at grade or elevated in calculations of floor area. Subterranean parking garages and public parking garages may be excluded from floor area calculations by the City Commission.

**Policy 1-3.8.9: Preserve the Pedestrian Scale and Orientation of the CBD and Restrict Building Height.** The City shall preserve the pedestrian scale and orientation of the Winter Park Central Business District Boundary Map, as defined in the Definitions section of this Comprehensive Plan, by limiting development for any property to two stories in height (30 feet) or three stories (40 feet) (including any mezzanine levels) on a case by case basis via conditional use and by requiring an supermajority (four votes) of approval by the City Commission for any third floor. The pedestrian orientation is also protected by prohibiting new drive-in businesses within the C-2 zoning locations east of Virginia Avenue. Approvals or other variances for more than three stories are prohibited. Third floors approved by conditional use must be setback on street frontages equal to their height on a one foot setback for each one foot height of the third floor. Properties designated low density residential and properties limited to two stories on the Maximum Height Map are not candidates for the 3 story and 40' height conditional use.

**Policy 1-3.8.13: Preservation of the Historic Character of Park Avenue and the Open Vista of Central Park:** All properties facing on Park Avenue or adjacent roads within 140 feet of Park Avenue shall be limited in height to two stories in height (30 feet). All properties that abut Central Park or are located across from the park where development would impact the open vista of Central Park shall also be limited to two stories in height (30 feet) as depicted on the Maximum Height Map. Variances or approvals of development in violation of this policy are prohibited.

## DEFINITIONS

**Variance** - means a relaxation of the terms of the Comprehensive Plan where such variance as may be approved by the Board of Zoning Adjustment, the Planning and Zoning Commission or City Commission, as may be applicable has been demonstrated not to be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this article would result in unnecessary and undue hardships. As used in this article, a variance is authorized from the provisions of this Comprehensive Plan only for impervious/pervious coverage, or size of yards and buffer spaces.

### **Sec. 58-75. Commercial (C-2) District.**

(2) Building heights shall not exceed the height limits imposed by the Maximum Height Map. For those properties within the geographic areas shown with a two story maximum, the maximum building height shall be thirty (30) feet; for those properties shown with a three story maximum height, the maximum building height may be up to forty (40) feet if approved via conditional use. Variances for more than three stories in the Central Business District are prohibited. Parapet walls, mansard, gable or hip roof appendages or similar architectural elements or appendages on a one or two story building may be added to the building height but in no case shall extend more than five (5) feet above the building roof height limitations established in the section. Mechanical equipment, elevator towers and related non-occupied structures may be added to the building roof height but in no case shall exceed more than ten (10) feet above these building roof height limitations and shall be located to the maximum extent possible so that they are not visible from the street.

### **Sec. 58-90. Conditional uses.**

(c) *Approval of Conditional Uses.*

(1) A simple majority of the city commission may override any recommendation for denial or modify any conditions of approval in the recommendation of the planning and zoning commission except those involving conditional use approvals for three story buildings within the central business district geographic area as defined in this code, which shall require the affirmative vote of four city commissioners per the policies of the Comprehensive Plan.

(2) In order to streamline the development plan approval process, the city commission in the approval of conditional uses may also grant limited exceptions from the terms of this article. Those exceptions shall be limited to the size and height of accessory structures such as walls, fences and signs and shall also be limited to site and building design features involving the number of parking spaces, the location of storm water retention facilities, building setbacks, building lot coverage and building height, but for building height, said exception shall be limited to no more than five (5) feet above the height limits of this article.

# CITY OF WINTER PARK - COMPREHENSIVE PLAN ADOPTION SCHEDULE (FIRST CYCLE) FOR 2014 AMENDMENTS:

Application Deadline for 1<sup>st</sup> Cycle Comp. Plan Amendments: March 5, 2014

Advertisement (legal ad) (LPA - P&Z Board) Public Hearing: March 16, 2014

LPA – P&Z Board Public Hearing and Recommendation: April 1, 2014

Advertisement for transmittal of Comp. Plan Amendment: April 20, 2014  
(display ad)

City Commission Public Hearing (1<sup>st</sup> reading) to Transmit: April 28, 2014

City transmits to State Planning and Review Agencies: May 9, 2014 (within  
10 working days)

City notified of receipt of Amendment by State: May 16, 2014 (within 5  
working days of receipt)

State Agency comments received by the City: June 9, 2014 (within 30 days  
of receipt)

Advertisement for Adoption of Comp. Plan Amendment: June 15, 2014  
(display ad)

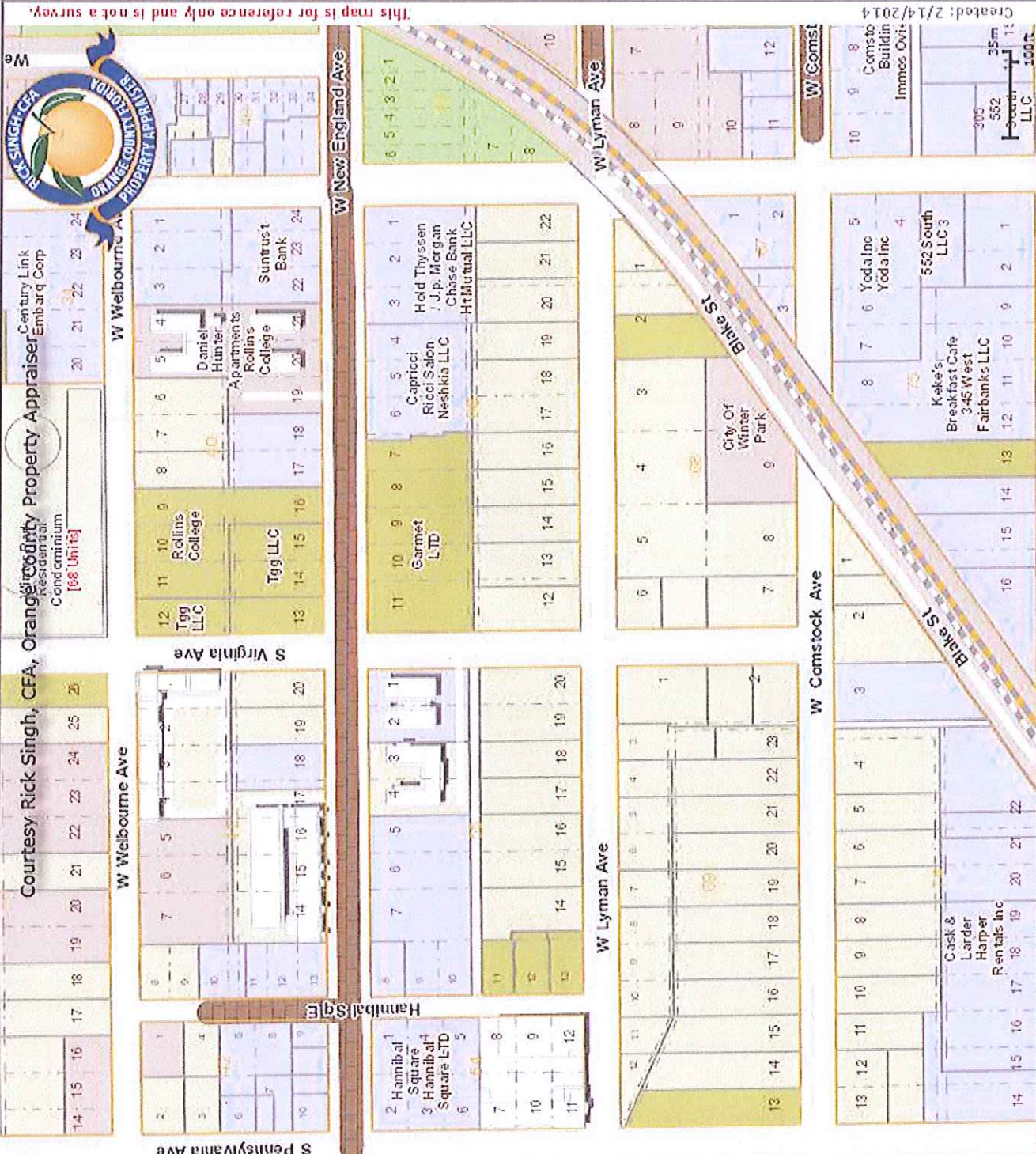
City Commission Public Hearing (2<sup>nd</sup> reading/adoption): June 23, 2014

City transmits adopted Amendment to State Agencies: July 3, 2014 (within  
10 working days)

State determines completeness of adopted Amendment: July 11, 2014  
(within 5 days of receipt)

Effective Date of Amendment: August 11, 2014 (31 days after State Agency  
receipt of complete Amendment; if no appeal is filed)

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- Toll Ramp
- Interstate Ramp
- One Way
- Brick Road
- Rail Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural/Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Building
- Power Plant

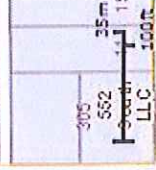


Courtesy Rick Singh, CFA, Orange County Property Appraiser  
 Condominium Residential  
 [68 Units]

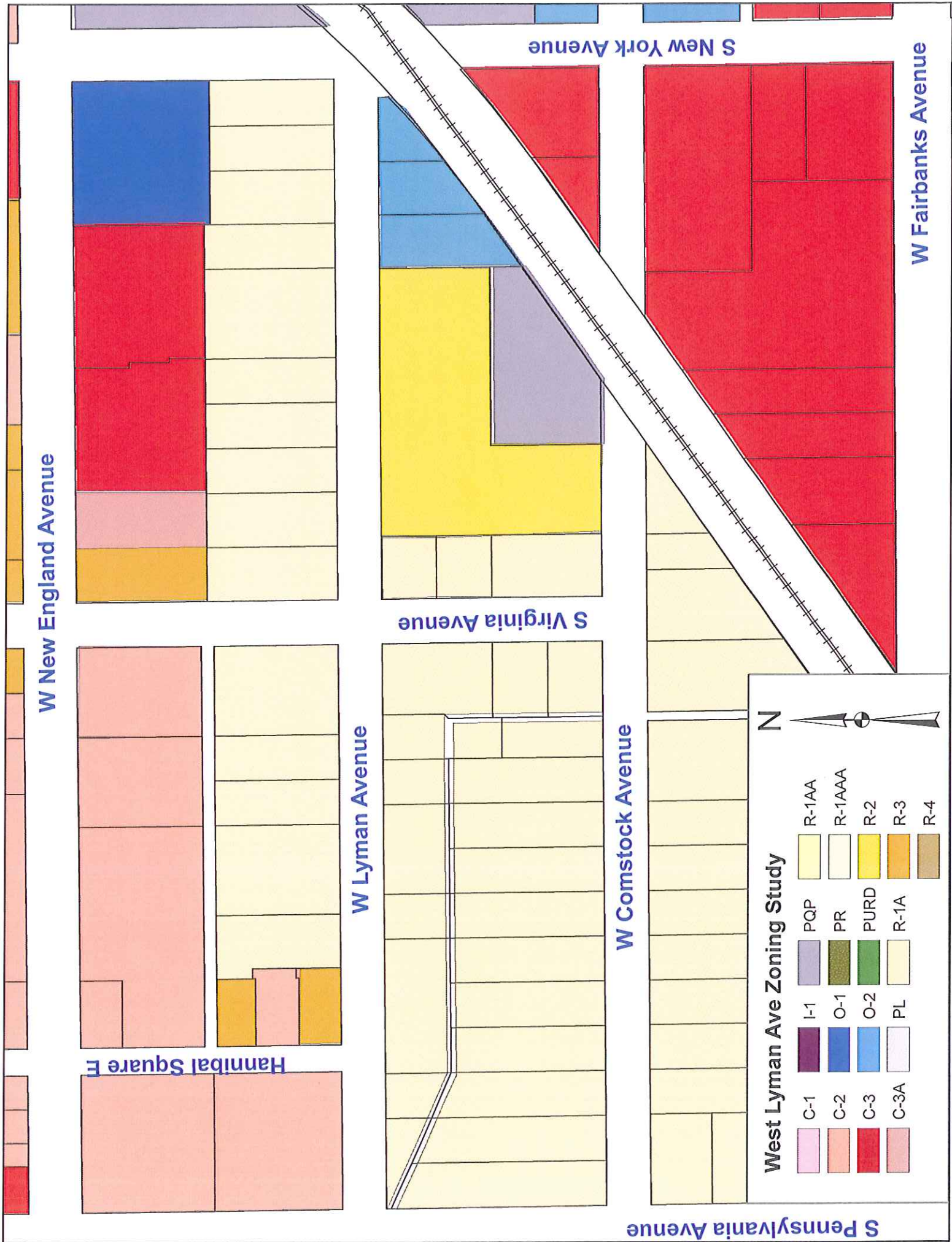
Century Link  
 Embark Corp  
 Suntrust Bank

This map is for reference only and is not a survey.

Created: 2/14/2014







W New England Avenue

Hannibal Square E

W Lyman Avenue

S Virginia Avenue

W Comstock Avenue

S New York Avenue

W Fairbanks Avenue

S Pennsylvania Avenue

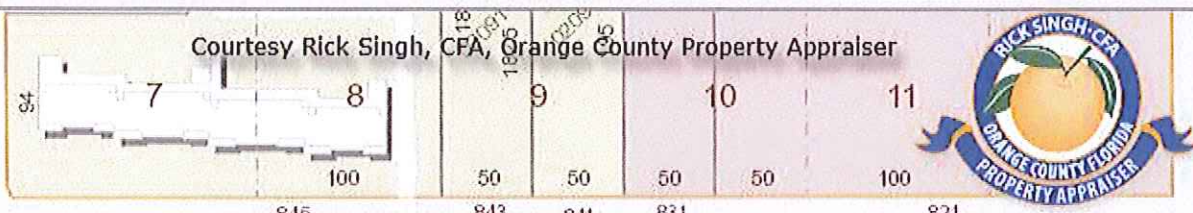


**OCPA Web Map**

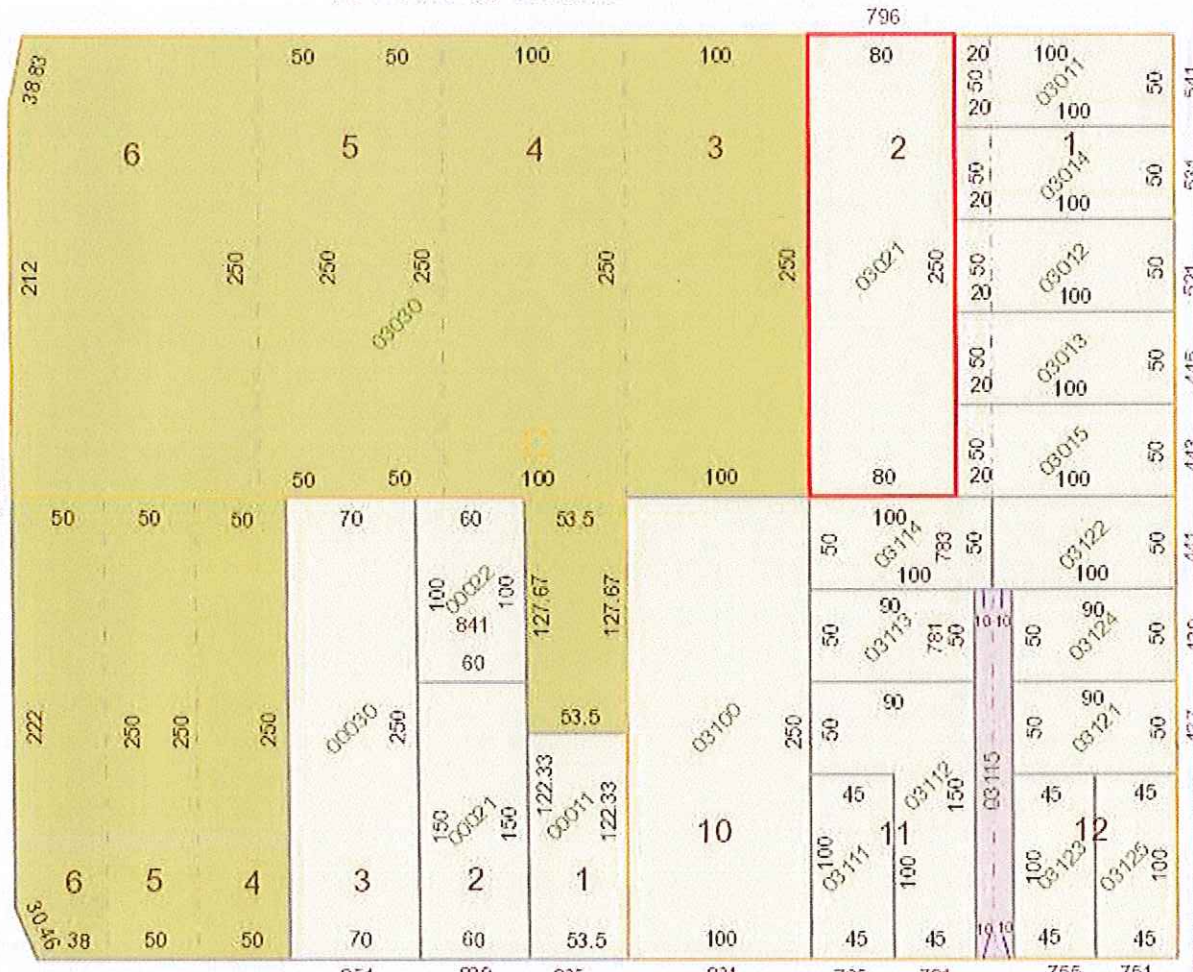
- Major Roads
- Proposed Road
- Residential
- Commercial/Industrial/Vacant Land
- Parks
- Florida Turnpike
- Public Roads
- Brick Road
- Agriculture
- Agricultural Curtilage
- Lakes and Rivers
- Interstate 4
- Canal Roads
- Block Line
- Commercial/Institutional
- Hydro
- Building
- Toll Road
- Road Under Construction
- Lot Line
- Governmental/Institutional/Misc
- Waste Land
- E

6 Lot Number  
 06060 Parcel Number  
 3106 Parcel Address  
 111.9 Parcel Dimension

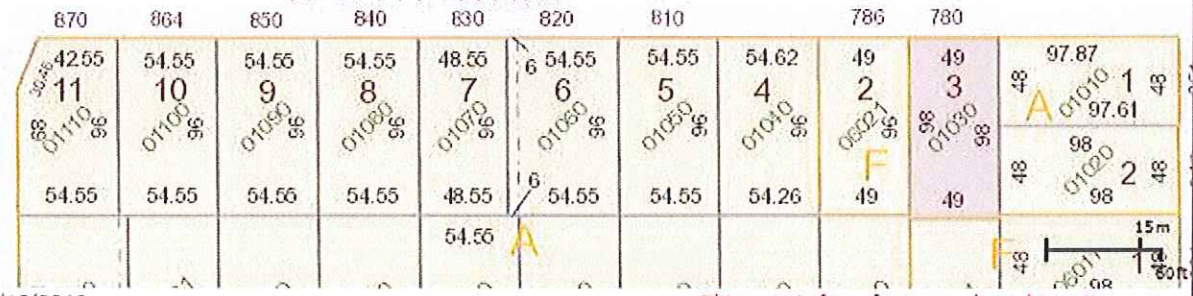
Courtesy Rick Singh, CFA, Orange County Property Appraiser



**W SWOOPE AVE**

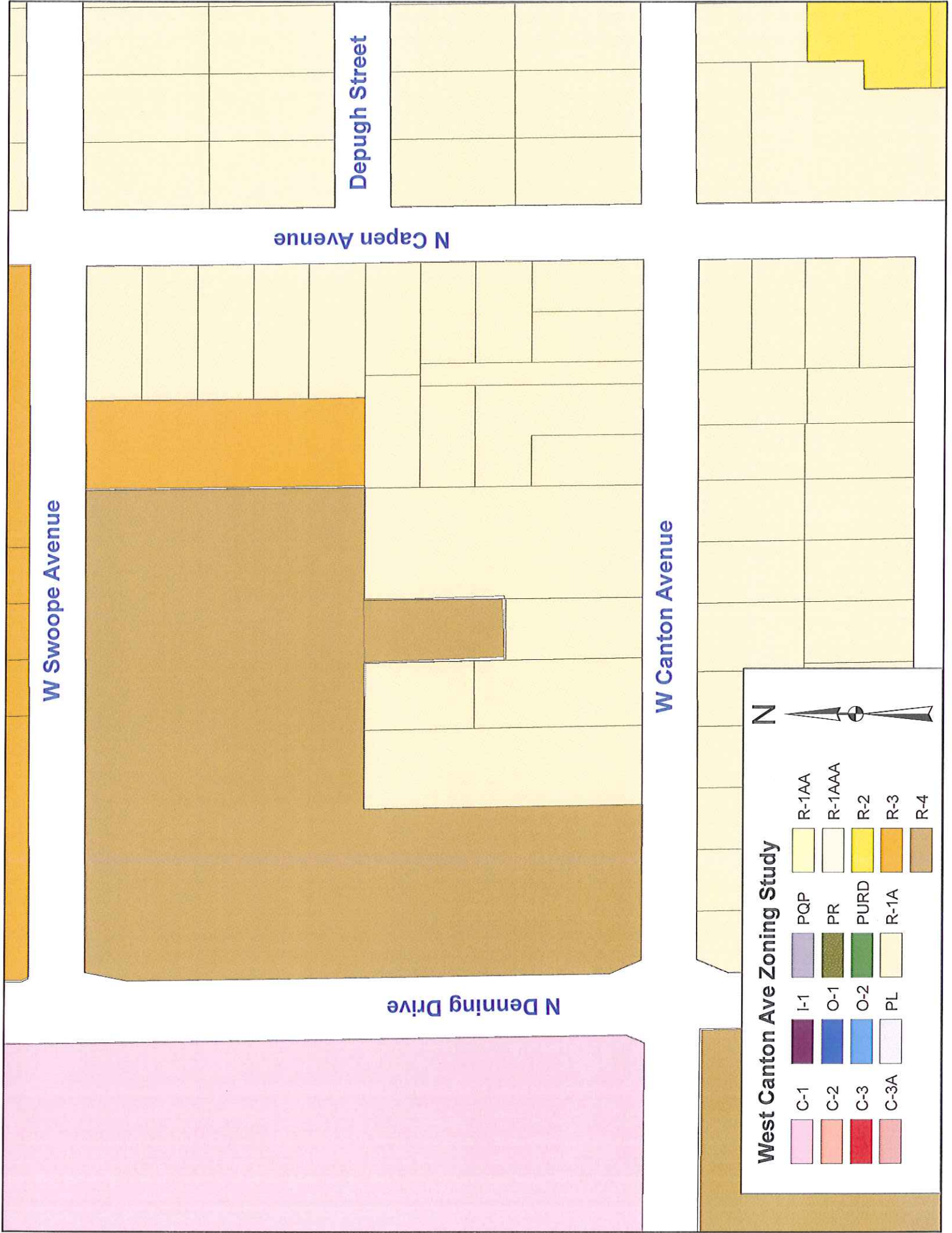


**W CANTON AVE**



Created: 11/18/2013

This map is for reference only and is not a survey.



**West Canton Ave Zoning Study**

N

C-1	I-1	PQP	R-1AA
C-2	O-1	PR	R-1AAA
C-3	O-2	PURD	R-2
C-3A	PL	R-1A	R-3
			R-4