



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2013-1581

Type: Ordinance **Status:** Passed

File created: 3/13/2013 **In control:** City Council

Final action: 11/26/2013

Title: Zoning Reclassification Map Number 12-J at 5001-5009 S Lawndale Ave, 5013-5065 S Lawndale Ave, 3610-3654 W 51st St, 5019 S Central Park Ave, 5001 S Millard Ave, 3654 W 50th St, 4933 S Millard Ave, 5015 S Millard Ave, 5000-5064 S Millard, 3605-3623 W 50th St, 3610 W 50th St, 4921 S Central Park Ave, 4922-4926 S Central Park Ave, 4925 S Millard Ave and 3646-3654 W 50th St - App No. 17685

Sponsors: Misc. Transmittal

Indexes: Map No. 12-J

Attachments: 1. O2013-1581.pdf, 2. SO2013-1581.pdf

Date	Ver.	Action By	Action	Result
11/26/2013	1	City Council	Passed as Substitute	Pass
11/14/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
4/30/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/13/2013	1	City Council	Referred	

**FINAL FOR
PUBLICATION**

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 - That the Chicago Zoning Ordinance be amended by changing all of the current Residential Planned Development #989 symbols and indications as shown as Map Number 12-J in the area bounded by:

a line 1,131.70 feet north of and parallel to West 51st Street; a line 602.34 feet east of and parallel to South Lawndale Avenue; West 51st Street; South Lawndale Avenue; a line 811.59 feet north of and parallel to West 51st Street; a line from a point 811.59 feet north of West 51st Street and 83.90 feet east of South Lawndale Avenue, to a point 969.8 feet north of West 51st Street and 171.29 feet east of South Lawndale Avenue, to be connected with a curved line convex to the northeast having a radius of 636.80 feet and an arc distance of 206.12 feet with the chord of said

curved line being 205.22 feet; and a line from a point 969.8 feet north of West 51st Street and 171.29 feet east of South Lawndale Avenue, to a point 1,131.70 feet north of West 51st Street and 519.34 feet east of South Lawndale Avenue, to be connected with a curved line convex to the northeast having a radius of 1,027 feet and an arc distance of 369.60 feet, with the chord of said curbed line being 367.61 feet,

to those of a RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the RM4.5 Residential Multi-Unit symbols and indications as shown in the area described above in Section 1 to those of Residential Planned Development #989, as amended and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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Residential Planned Development Number

989 Bulk Regulations and Data Table

Gross Site Area:

Net Site Area:

Area to be dedicated:

Area remaining in the Public Right-of-Way:

617,515 square feet (14.18 acres) 439,989 square feet (10.10 acres) 134,168 square feet (3.08 acres) 43,358 square feet (.99 acres)

Maximum Floor Area Ratio:

Single-Family: Two-Flat: Three-Flat: Six-Flat: Nine-Flat: Townhouse Units: Apartment Units: Senior Housing Units:

16 DU

(6) 12 DU

(10) 30 DU

(4) 24 DU

(7) 63 DU

8 DU

105 DU 100 DU

Maximum Number of Residential Units:

Residential Parking spaces: Maximum Building Height:

Minimum Size of Open Space:

360 DU

306

In accordance with the Building Elevation exhibits.

In accordance with the Site/Landscape Plan.

Minimum Building Setback:

Single-Family (Type E & F) Two-Flat (Type C) Three-Flat (Type A.G.H) Six-Flat (Type D) Nine-Flat (Type B & J) Apartment and Senior Buildings

Front Yard 10 feet, 0 inches 10 feet, 0 inches 8 feet, 0 inches 10 feet, 0 inches 6 feet, 0 inches 3 feet, 0 inches

Rear Yard 35 feet, 0 inches 30 feet, 0 inches 25 feet, 0 inches 30 feet, 0 inches 25 feet, 0 inches 10 feet, 0 inches

Side Yard

1 feet, 6 inches 3 feet, 0 inches

2 feet, 0 inches

3 feet, 0 inches 3 feet, 0 inches 3 feet, 0 inches

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Sub Area Information:

Units

Sub Area A 78 Sub Area B 38 Sub Area C - Subparcel 1 0 Sub Area C-Subparcel 2 105 Sub Area C -
Subparcel 3 100 Sub Area D 24 Sub Area E 15 Sub Area F 0

Parking Spaces

74

38

0

60*

41

38

15

40*

Building Area 94,247 square feet 38,150 square feet n/a

106,038 square feet 91,577 square feet 50,724 square feet 22,528 square feet n/a

Gross SF

123,308 square feet 44,371.4 square feet 45,345.1 square feet 66,916.3 square feet 58,946.8 square feet

70,207 square feet 22,249.7 square feet 18,378.1 square feet

•Parking Spaces in Sub Area F to be added to Sub Area C-Subparcel 2 for total of 100 spaces.

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PLANNED DEVELOPMENT No. 989, AS AMENDED,

PLANNED DEVELOPMENT STATEMENTS fJ^AL FOR PUBLICATION

1. The area delineated herein as Planned Development Number 989 consists of approximately 617,515 square feet (approximately 14.18 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Park Place Venture, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the

Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of Seventeen (17) Statements, a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; Overall Site Plan; a Right of Way Adjustment Plan; Landscape Plan; Sub-Area Map(s); Building Elevations (Front and Side). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned

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Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as a Residential Planned Development #989, as amended: all permitted uses within the Household Living Residential Use Group in the RM4.5 Residential Multi-Unit District (except for Single Room Occupancy), Assisted Living (Elderly Custodial Care), Open space, Community Center as an accessory use to the primary use, and related accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 439,989 square feet (10.10 acres).
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Sub-areas B, C, D, and E , the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area (s) or sub parcels for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant

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is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Sub-Area Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 15. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

12. The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as Planned Developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees.

Open space provided shall be entitled to credit against otherwise applicable Open Space Impact Fees, if such open space satisfies the provisions of the Open Space Impact Fee Ordinance (the "Open Space Ordinance") and the provisions of the Open Space Impact Fee Administrative Regulations and Procedures (the "Open Space Regulations").

The Applicant or its successors or home owner association assignees shall construct and provide ongoing maintenance of the proposed 43,345 square foot open space located within Subarea C - Subparcel 1. The open space must be clearly lit and signage shall be placed at all park entries indicating the park is open to residents of the Planned Development. The open space shall be completed prior to, and as condition of, occupancy for a) the proposed

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105-unit multi-family apartment building (Subarea C - Subparcel 2) or b) the proposed 100-unit elderly housing building (Subarea C - Subparcel 3), whichever is the first to occur.

13. The Applicant acknowledges and agrees that the rezoning of the Property from Residential Planned Development #989 (with the underlying zoning of RT3.5 Residential Two-Flat, Townhouse & Multi-Unit District) to Residential Planned Development #989, as amended (with the underlying zoning of RM4.5 Residential Multi-Unit District) for construction of Subareas B, C and E of this Planned Development will trigger the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements, the Applicant has agreed to provide affordable housing units and/or make a cash payment to the Affordable Housing Opportunity Fund, each in accordance with the

requirements set forth in the Affordable Housing Ordinance. At the time of each Part II review for Subareas B, C and E, Applicant must submit an Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED"), in HED's then-current form, for purposes of determining the number of required affordable units and/or the amount of the in lieu cash payment for each residential building in the Planned Development. Prior to the issuance of any building permits for any residential buildings in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must either make the required cash payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Property (or the applicable portion thereof) and will constitute a lien against each required affordable unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each affordable unit to an income-eligible buyer at an affordable price, in accordance with the Affordable Housing Ordinance, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such affordable unit. The Commissioner of HED may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

14. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation,

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Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

15. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to RM-4.5 Residential Multi-Unit District.

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S MILLARD AVE-66" ROW

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through 'parking' parkway T walk setback lane

66'-0"
RIGHT OF WAY



VARIES setback
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RIGHT OF WAY

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PD 989 Submittal

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issued for. ROW Street Sections

Date of Introduction. 03/13/2013

Revised Date. 10.17.2013

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lane lane

63'-7"

RIGHT OF WAY

S MILLARD AVE - 63' ROW

setback

walk parkway parking

W 49TH PL - 66' ROW

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RIGHT OF WAY

North 49th Place Alley-16* ROW

Park Place Venture, LPD 989 Submittal 1309
5007 South Lawndale Chicago, IL
issued for. ROW Street Sections

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Date of Introduction- 03/13/2013 Revised Date. 10.17.2013

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space in sub area
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OPEN SPACE IN SUB AREA B,C: 53,852 SF

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PD 989 Submittal

issued for. SUB AREAS A, E, F

Date of Introduction: 03/13/2013

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SUB AREA B

Units: 38 Units: 0
Parking Spaces: 38 Parking Spaces: 0
Building Height: 35'-0" max Building Height: n/a
Building Area: 48,440 sf Building Area: n/a
Gross SF: 46,772.7 sf Gross SF: 49,169.3 sf
Net SF: 46,772.7 sf Net SF: 49,169.3 sf
Units: 105 Parking Spaces: 60* Building Height: 60'-0" max Building Area: 106,038 sf Gross SF: 66,916.3 sf Net SF: 63,325.4sf * Parking spaces in Sub Area F to be added Subparcel 2 for total of 100 spaces
50
Units: 100
Parking Spaces: 41
Building Height: 60'-0" max
Building Area: 91,577 sf
Gross SF: 61,386.0 sf N
Net SF: 58,286.9 sf

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SUB AREA D

Units: 24
Parking Spaces: 38
Building Height: 35'-0" max
Building Area: 53,762 sf
Gross SF: 70,207 sf
Net SF: 70,207 sf

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35'-0" MAX
U/STRUCTURE 32'-0" MAX
T/PARAPET

TYPE A - FRONT ELEVATION

T/PARAPET 35'-0" MAX
32'-0" MAX

U/STRUCTURE

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM

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- 6 METAL COPING
- 7 PORCH

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T/PARAPET 35'-0" MAX

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32'-0" MAX

TYPE A - SIDE ELEVATION

TYPE A - REAR ELEVATION
T/PARAPET 35'-0" MAX
32'-0" MAX

U/STRUCTURE

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- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM METAL COPING PORCH

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36'-0" MAX U/STRUCTURE

33-0" MAX

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TYPE B - FRONT ELEVATION

T / PARAPET / 36'-0" MAa
U/STRUCTURE.

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2 CEMENT BOARD SIDING
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5 STOREFRONT SYSTEM
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TIPARAPET.

TYPE B - REAR ELEVATION

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T/PARAPET J 35'-0" MAX
U/STRUCTURE

TYPE C - SIDE ELEVATION

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 SHINGLE ROOF
- 6 CANOPY
- 7 PORCH

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11 PARAPET J 35'-0"MAX
U/STRUCTURE 32'-0"MAX

TYPE C - SIDE ELEVATION

T/PARAPET J 35'-0" MAX
32'-0" MAX
U/STRUCTURE

TYPE C - REAR ELEVATION

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW

5 SHINGLE ROOF
6 CANOPY
7 PORCH

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U / STRUCTURE
35'-0" MAX

T/PARAPET 39'-0" MAX

TYPE D - FRONT ELEVATION

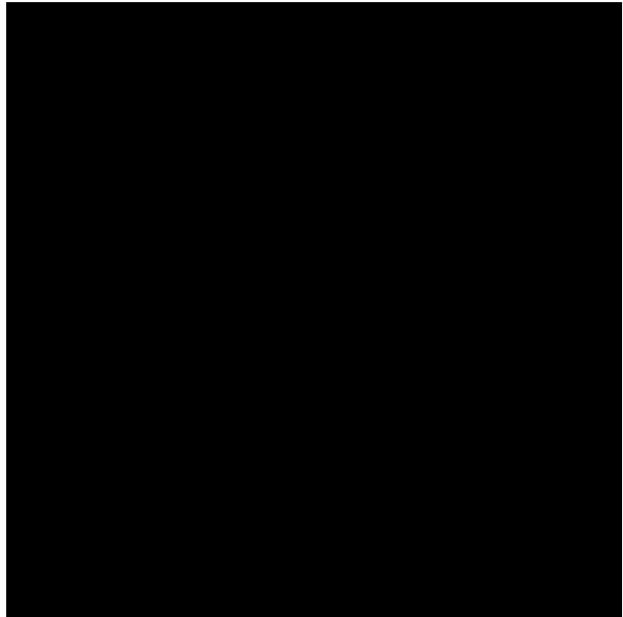
TYPE D - REAR ELEVATION

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T/ROO

STRU

TYPE E

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 WOOD
- 6 SHINGLE ROOF

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35*-0" MAX

T/ROOF STRUCTURE

TYPE F

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 WOOD
- 6 SHINGLE ROOF

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FINAL FOR PUBUV/ftiiv/w

T/PARAPET

TYPE G - FRONT ELEVATION

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T/PARAPET

J 35'-0" MAX U/STRUCTURE
32'-0" MAX

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TYPE G - SIDE ELEVATION

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1 MASONRY VENEER
2 CEMENT BOARD SIDING
3 STONE
4 WINDOW
5 STOREFRONT SYSTEM
6 METAL COPING
7 PORCH

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T/PARAPET 35'-0" MAX
32'-0" MAX

U/STRUCTURE

TYPE G - REAR ELEVATION
TYPE G - SIDE ELEVATION

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CO CXI
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fc

35'-0" MAX

U/STRUCTURE 32'-0" MAX

T/PARAPET

fc

TYPE H - FRONT ELEVATION

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3

TYPE H - SIDE ELEVATION

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- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH
- 16 32 64

1309

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fc

35'-0" MAX U/STRUCTURE

T/PARAPET

32'-0" MAX

fc

fc

U/STRUCTURE 32'-0" MAX

T/PARAPET 35'-0" MAX

fc

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH
- 16 32 64

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36'-0" MAX U/STRUCTURE

T/PARAPET

TYPE J - FRONT ELEVATION

T/PARAPET J 36'-0" MAX
rrj 33'-0" MAX
U/STRUCTURE

TYPE J - SIDE ELEVATION

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 PORCH

32

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T/PARAPET 36'-0" MAX'
U/STRUCTURE 33'-0" MAX'

TYPE J - REAR ELEVATION

J 36'-0" MAX U/STRUCTURE
_rrj 33'-0" MAX 0
T/PARAPET

TYPE J - REAR ELEVATION

MASONRY VENEER
CEMENT BOARD SIDING
STONE WINDOW
STOREFRONT SYSTEM
CANOPY
PORCH

32

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