

PD 1188

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 7, 2019

Bridget M. O'Keefe
Daspin & Aument LLP
300 S. Wacker Drive
Suite 2200
Chicago, IL 60606

Re: Advisory Opinion for PD 1188, 545 N. McClurg Ct.

Dear Ms. O'Keefe:

In response to your recent request, please be advised that the property located at 545 N. McClurg Ct. is zoned Planned Development Number 1188 ("PD 1188"). Your client is dedicating land through a Plat of Dedication to the City of Chicago to allow a widening of the sidewalk along N. McClurg Ct. and E. Grand Ave. This dedication is required by PD 1188.

Per your request, in order to obtain the consent of the project lender to the sidewalk dedication, you need to obtain a letter confirming the zoning of the property and that the property has no violations against it. We are not aware of any violations on the property.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Teresa McLaughlin, main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 13, 2014

John J. George
Schuyler Roche & Crisham, P.C.
180 North Stetson Ave.
Suite 3700
Chicago, IL 60601

Re: Administrative Relief request for Residential Business Planned Development No. 1188, 400 E. Grand Avenue, 529 N. McClurg Court, and 401 E. Ohio Street

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1188 ("PD 1188"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1188.

PD 1188 was approved by the City Council on February 15, 2012, and proposed an L-shaped building consisting of a residential high-rise tower containing 490 dwelling units fronting McClurg Court and a low-rise commercial portion along Ohio Street containing 296 parking spaces and four levels of office space. Your client and the owner of all of the property within PD 1188, GHB 630 LLC, is seeking an administrative relief to replace the proposed office space with 50 dwelling units and to reduce the required number of parking spaces from 296 to 290 spaces. There are no changes proposed to the high rise portion of the building.

In regards to the proposed conversion of office space to residential, the total amount of units will increase from 490 to 540. However, the PD permits a maximum of 542 units, therefore, the proposal does not exceed the maximum allowed. In regards to the proposed parking reduction from 296 to 290 spaces, Statement No. 5 of the PD states that the 270 spaces will be provided for the residential uses and 26 for the commercial/retail use. A reduction in the proposed square footage of the low-rise portion has resulted in the elimination of six parking spaces. However, reducing the parking to 290 spaces will still result in a parking ratio of .537 for a total of 540 units. The following drawings, prepared by Solomon Cordwell Buenz Architects and dated July 15, 2014, shall be inserted into the main file: Site Plan, Landscape Plan, Roof Plan, Overall Section A, North, South, East and West Elevations, Overall View from Northwest, Overall View of Ohio Street Residences, View on Ohio Street from Northeast Corner, View on Ohio Street from Northwest Corner.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed unit increase and parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1188, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

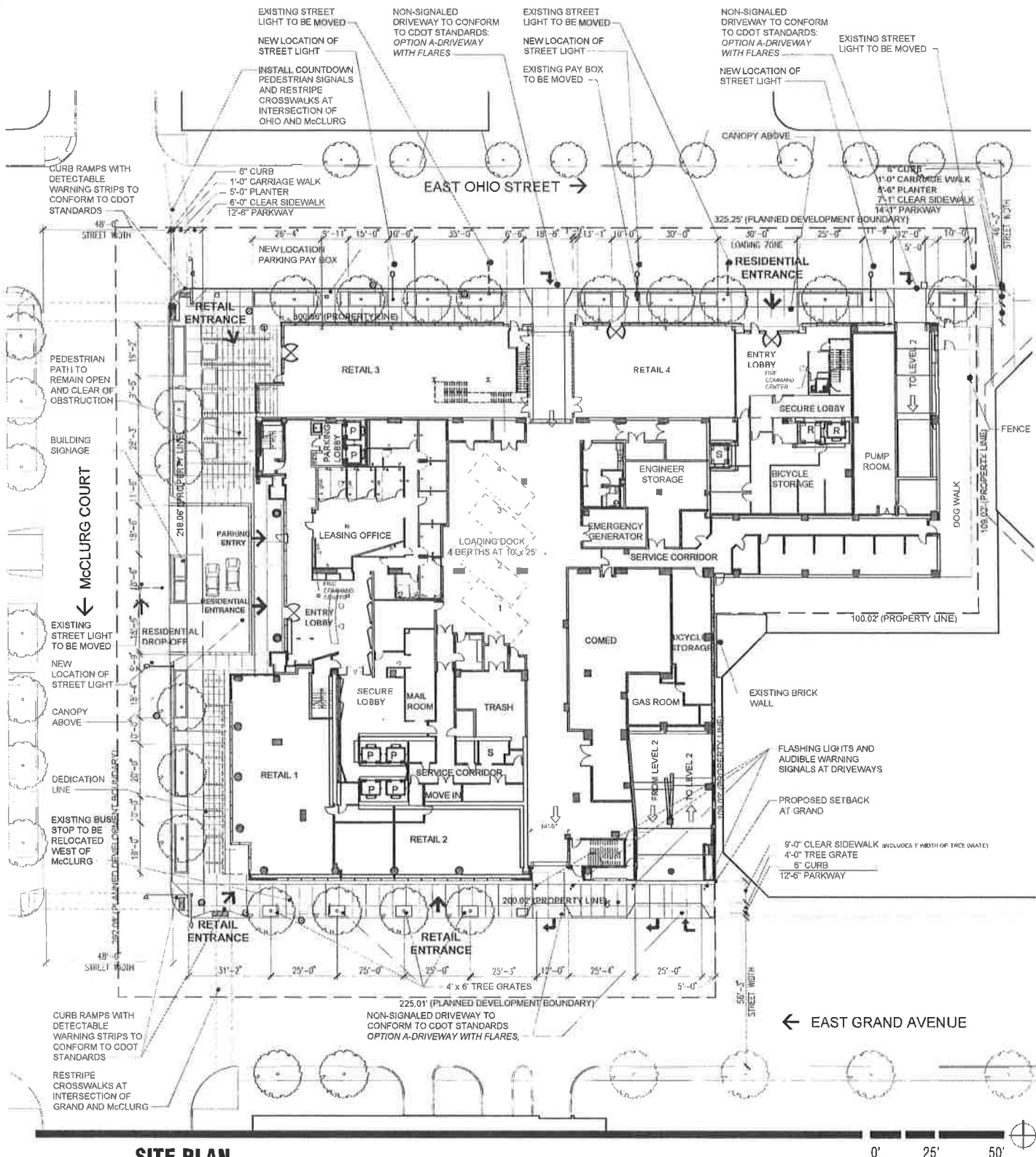
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



SITE PLAN

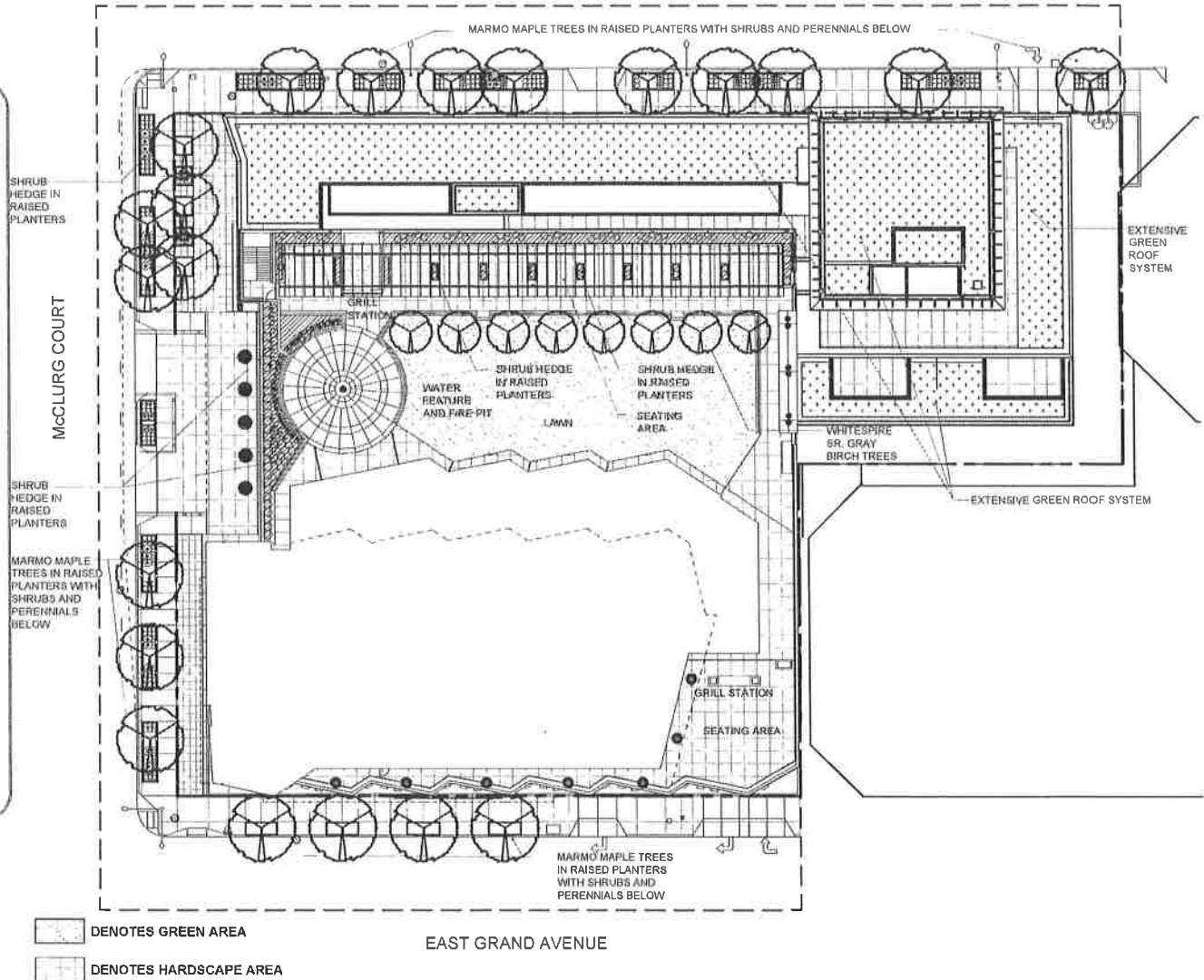


Applicant: GHB 630 LLC
Address: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.

Date: July 15, 2014



EAST OHIO STREET



LANDSCAPE LEGEND

- PROPOSED 4" CAL SHADE TREES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUBS
- LAWN
- SHRUB HEDGE
- PROPOSED SHRUB, GROUND COVER AND PERENNIAL MIX
- EXTENSIVE GREEN ROOF SYSTEM (SEDUM VARIETIES)

LANDSCAPE PLAN

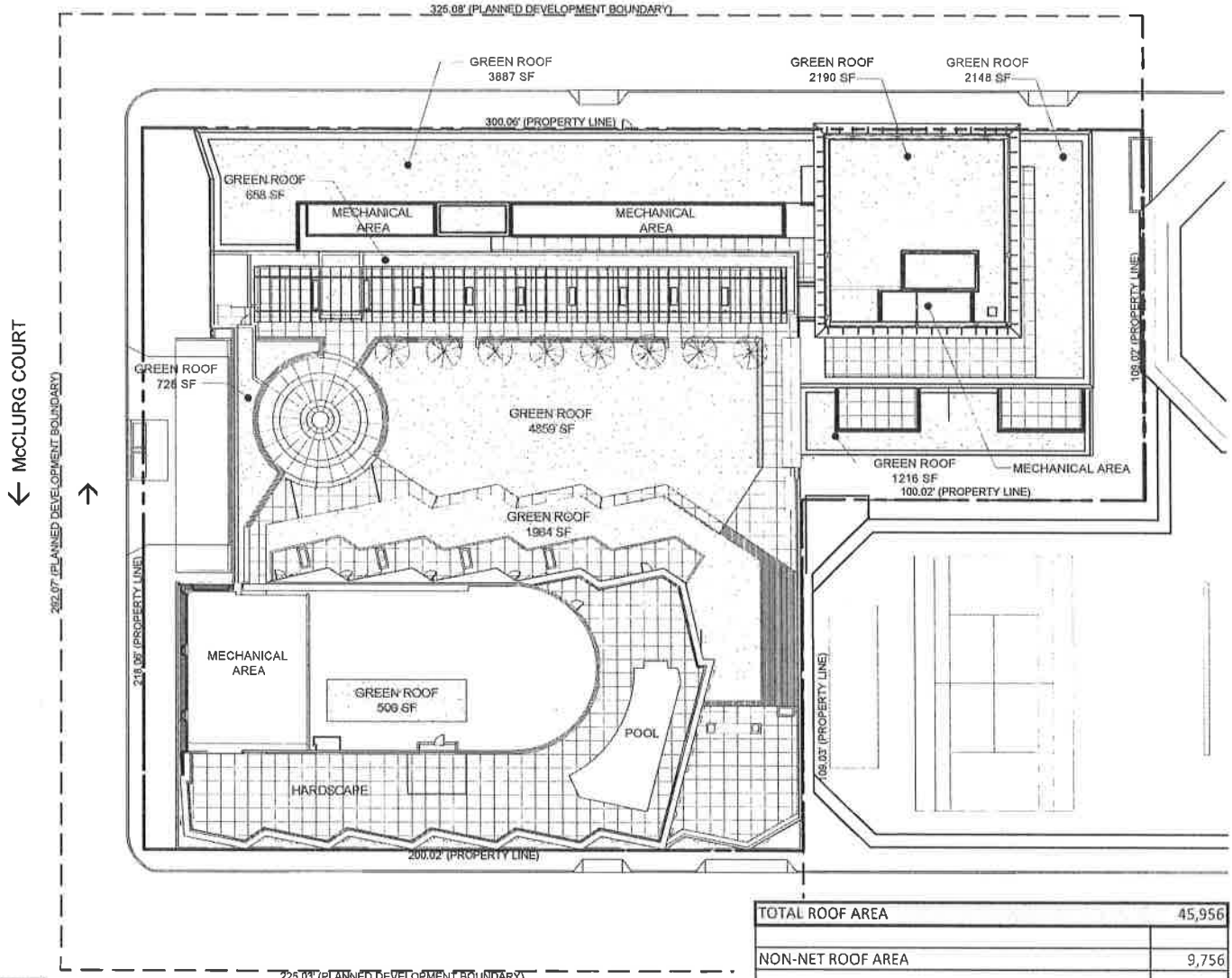


Applicant: GHB 630 LLC
Address: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.

Date: July 15, 2014



EAST OHIO STREET →



← McClurg Court
 ← 262.07' (PLANNED DEVELOPMENT BOUNDARY)
 ← 211.05' (PROPERTY LINE)
 →

← 225.03' (PLANNED DEVELOPMENT BOUNDARY)
 ← EAST GRAND AVENUE
 □ DENOTES GREEN AREA
 □ DENOTES HARDSCAPE AREA

TOTAL ROOF AREA	45,956
NON-NET ROOF AREA	9,756
NET USABLE ROOF AREA	36,200
GREEN ROOF AREA	18,150
NON-GREEN ROOF AREA	18,050
PERCENTAGE OF GREEN ROOF AREA	50.14%

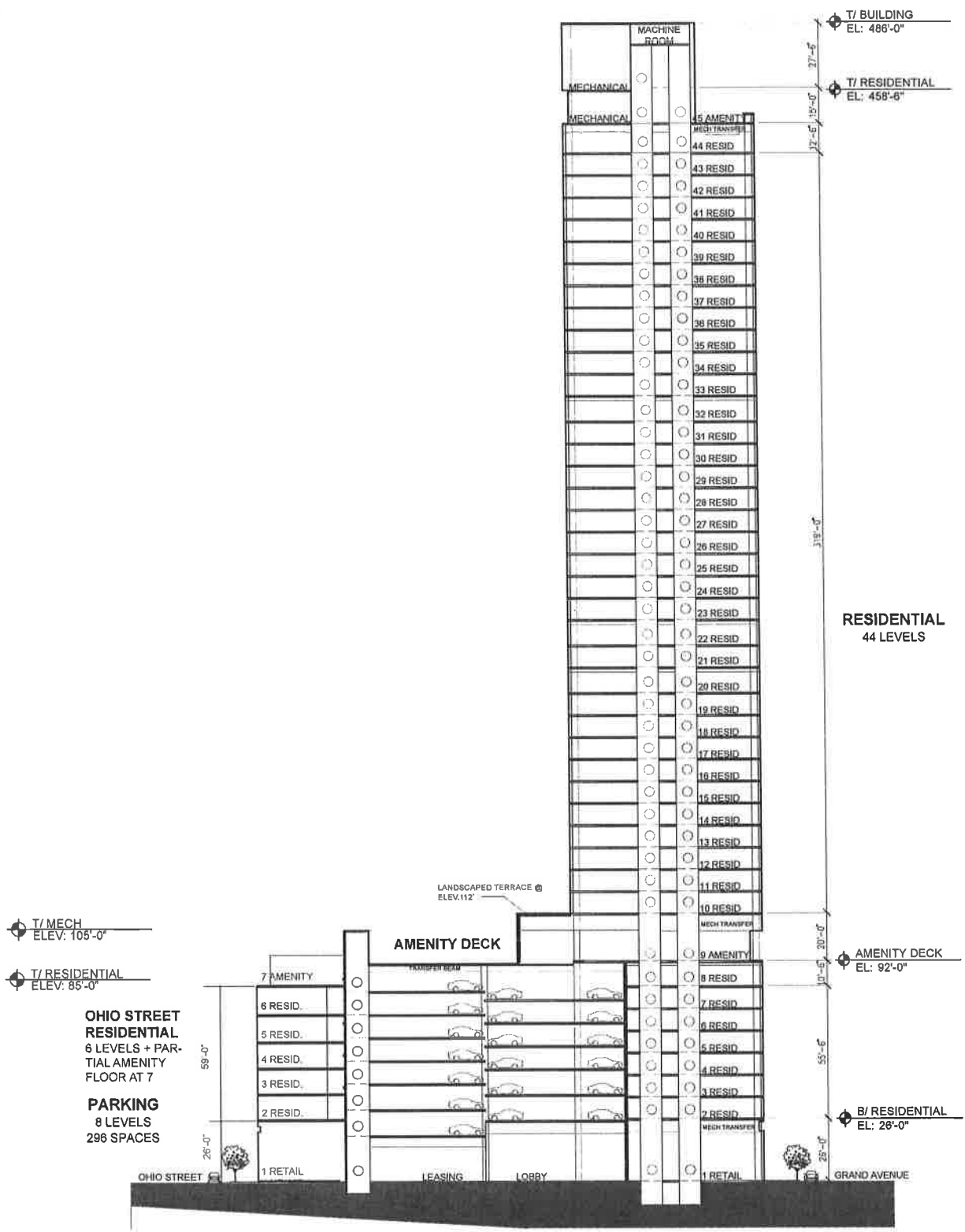
ROOF PLAN



Applicant: GHB 630 LLC
Address: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.

Date: July 15, 2014



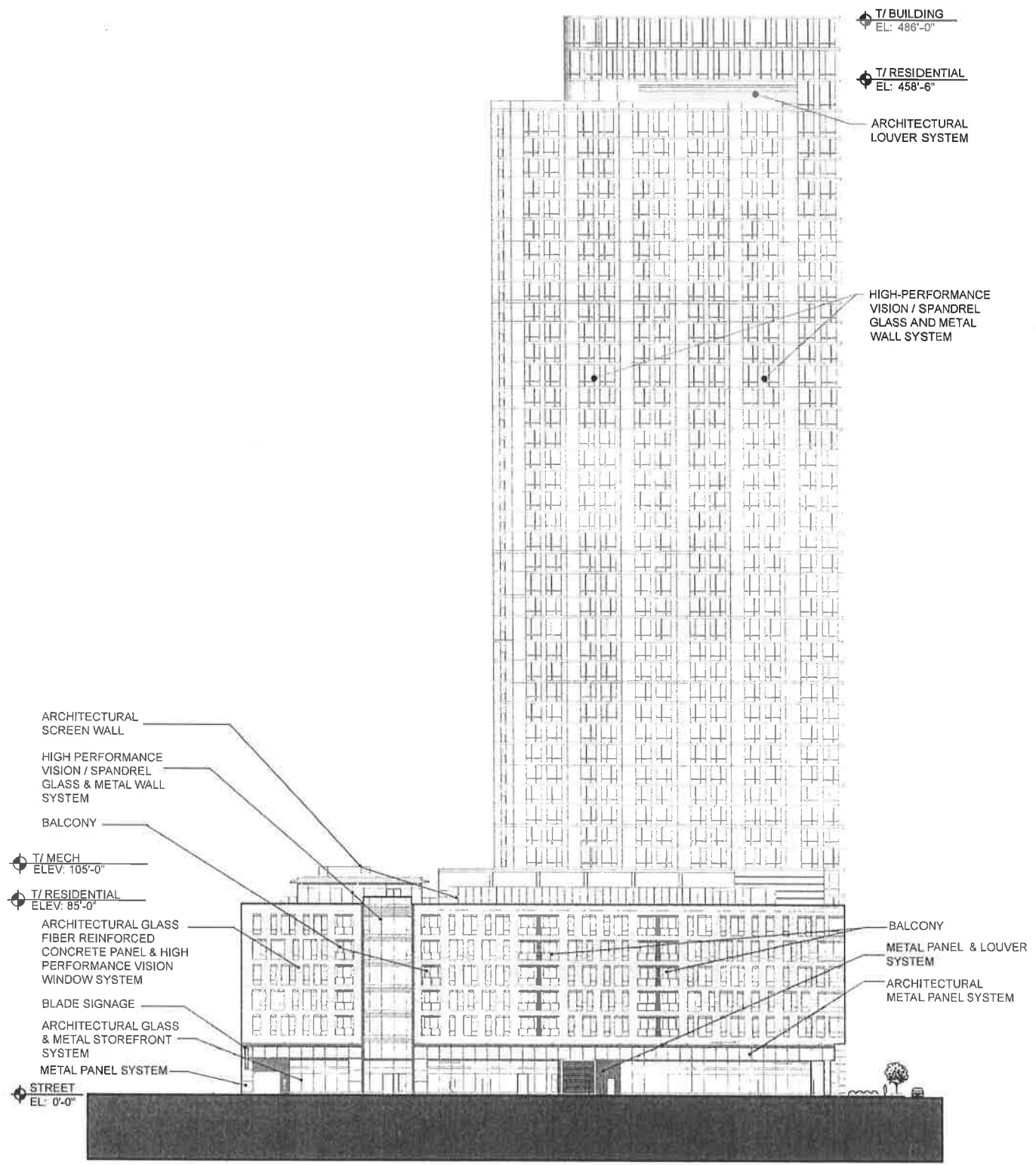


OVERALL SECTION A

Applicant: GHB 630 LLC
Address: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.

Date: July 15, 2014





NORTH ELEVATION

0' 30' 60'

Applicant: GHB 630 LLC
Address: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.

Date: July 15, 2014



T/ BUILDING
EL: 486'-0"

T/ RESIDENTIAL
EL: 458'-6"

HIGH-PERFORMANCE
VISION / SPANDREL
GLASS AND METAL
WALL SYSTEM

BALCONY

ARCHITECTURAL
LOUVER SYSTEM

ARCHITECTURAL
METAL PANEL SYSTEM

TENANT SIGNAGE
BANDS

STOREFRONT
GLASS

ARCHITECTURAL SCREEN
WALL

BALCONY

T/ MECH
ELEV: 105'-0"

T/ RESIDENTIAL
ELEV: 85'-0"

GLASS FIBER REINFORCED
CONCRETE PANEL & HIGH
PERFORMANCE VISION
WINDOW SYSTEM

BALCONY

BLADE SIGNAGE

ARCHITECTURAL CON-
CRETE WALL SYSTEM,
PAINTED

STREET
EL: 0'-0"

SOUTH ELEVATION

0' 30' 60'

Applicant: GHB 630 LLC
Address: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and
401-29 E. Ohio St.

Date: July 15, 2014



© 2014 Solomon Cordwell Buenz

T/ BUILDING
EL: 486'-0"

T/ RESIDENTIAL
EL: 468'-6"

HIGH-PERFORMANCE
VISION / SPANDREL
GLASS AND METAL
WALL SYSTEM

BALCONY

HIGH-PERFORMANCE
VISION / SPANDREL
GLASS AND METAL
WALL SYSTEM

ARCHITECTURAL
LOUVER SYSTEM

ARCHITECTURAL
CONCRETE WALL
SYSTEM, PAINTED

BLADE SIGNAGE

OUTLINE OF LAKE
SHORE PLAZA
PARKING GARAGE

STREET
EL: 0'-0"

ARCHITECTURAL SCREEN
WALL

HIGH PERFORMANCE VI-
SION / SPANDREL GLASS
AND METAL WALL SYSTEM

T/ MECH
ELEV: 105'-0"

T/ RESIDENTIAL
ELEV: 85'-0"

GLASS FIBER REINFORCED
CONCRETE PANEL & HIGH
PERFORMANCE VISION
WINDOW SYSTEM

BALCONY

BLADE SIGNAGE

METAL PANEL SYSTEM
ARCHITECTURAL CON-
CRETE WALL SYSTEM,
PAINTED

EAST ELEVATION

0' 30' 60'

Applicant: GHB 630 LLC
Address: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.

Date: July 15, 2014



T/ BUILDING
EL: 488'-0"

T/ RESIDENTIAL
EL: 458'-6"

HIGH-PERFORMANCE
VISION / SPANDREL
GLASS AND METAL
WALL SYSTEM

ARCHITECTURAL LOUVER SYSTEM

HIGH PERFORMANCE
VISION/SPANDREL
GLASS AND METAL WALL

ARCHITECTURAL
CANOPY

BALCONY

T/ MECH
ELEV: 105'-0"

T/ RESIDENTIAL
ELEV: 85'-0"

GLASS FIBER REINFORCED
CONCRETE PANEL & HIGH
PERFORMANCE VISION
WINDOW SYSTEM

METAL PANEL SYSTEM

BLADE SIGNAGE

TENANT SIGNAGE BAND

GLASS & METAL STORE-
FRONT SYSTEM

STREET
EL: 0'-0"

BALCONY

HIGH-PERFORMANCE
VISION / SPANDREL
GLASS AND METAL
WALL SYSTEM

ARCHITECTURAL
LOUVER SYSTEM

ARCHITECTURAL METAL
PANEL SYSTEM

TENANT SIGNAGE BANDS

BLADE SIGNAGE

GLASS AND METAL
STOREFRONT SYSTEM

WEST ELEVATION

0' 30' 60'

Applicant: GHB 630 LLC
Address: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and
401-29 E. Ohio St.

Date: July 15, 2014





Overall View from Northwest

SCB

© 2014 Solomon Cordwell Buenz 2011006 05.19.2014

GOLUB

OHIO STREET RESIDENCES
545 N. McCLURG



© 2014 Skanska Construction, Inc. 2011006 05, 19, 2014

Overall View of Ohio Street Residences

GOLUB

OHIO STREET RESIDENCES
545 N. McCLURG



View on Ohio Street from Northeast Comer



View on Ohio Street from Northwest Corner



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GOLUB

OHIO STREET RESIDENCES
545 N. McCLURG

17309

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-E.
(As Amended)
(Application No. 17309)
(Common Address: 400 -- 418 E. Grand Ave; 529 -- 549 N. McClurg Crt;
And 401 -- 429 E. Ohio St.)

[SO2011-6330]

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 DX-12 Downtown Mixed-Use District symbols and designations as shown on Map Number 1-E in the area bounded by:

East Ohio Street; a line 300.06 feet east of and parallel to North McClurg Court; a line 109.02 feet south of and parallel to East Ohio Street; a line 200.02 feet east of and parallel to North McClurg Court; East Grand Avenue; and North McClurg Court,

to the designation of Residential Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows.

Residential-Business Planned Development No. 1188.

RBPD 1188

Plan Of Development Statements.

1. The area delineated herein as a residential business planned development, consists of property commonly known as 400 -- 418 East Grand Avenue; 529 -- 549 North McClurg Court, and 401 -- 429 East Ohio Street. The property consists of a net site area of 51,894 square feet (1.19 acres). The property is owned or controlled by the Applicant, GHB 630 LLC (referred to herein as "Applicant").
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

3. 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 titleholders 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 titleholder 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.
4. This plan of development consists of seventeen (17) statements, Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land-Use Map, a Planned Development Boundary and Property Line Map, and a Site Plan, Landscape Plans, Green Roof Plan, Section Plan and Building Elevations prepared by Solomon Cordwell Buenz dated December 15, 2011. Full size sets 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 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 shall be permitted within the area herein delineated as the residential business planned development: multi-unit residential (490 dwelling units), retail sales (general), commercial, office, medical service, a maximum of 296 accessory parking spaces and related uses and services and all uses permitted in the DX Downtown Mixed-Use District. The following uses shall be prohibited: undertaking, entertainment cabaret, uses permitted under the vehicle sales and service, and industrial uses.
6. On-premises 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-premises signs are prohibited within the boundary of the planned development.
7. Ingress and egress shall be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or part of any public streets or alleys 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.
8. For the purposes of height measurement, the definition 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.

9. For purposes of Floor Area Ratio ("FAR") calculations, the definitions in the Zoning Ordinance shall apply.
10. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
11. 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.
12. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Zoning Ordinance, the Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Zoning Ordinance.
13. The terms and conditions of 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 titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall construct the building under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of fifty percent (50%) of the building's net roof area in the amount of 22,674 square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
15. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

16. Pursuant to the Affordable Requirements Ordinance of the Municipal Code, Title 2, Chapter 2-45-110, et seq. (ARO), the Applicant seeks to rezone the site from the DX-12 District to a residential business planned development district permitting a residential development within the planned development. The Applicant hereby acknowledges that the ARO requires that at least 10 percent of the housing units approved in the Part II Review must be affordable units or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund in accordance with Section 2-45-110 (d)(1)(ii). In such case, prior to the issuance of any approvals pursuant to Section 17-13-0610 of the Municipal Code of Chicago, the Applicant must enter into an Affordable Housing Agreement with the Department of Housing and Economic Development. Prior to the issuance of building permits for any residential housing project developed as part of this planned development, the developer must make a payment-in-lieu or, if providing affordable units, must record a lien, regulatory agreement, or similar instrument, in a format required by the Law Department, against the land comprising the planned development or residential housing project, in accordance with Section 2-45-110(1)(2). The Applicant must comply with all of the applicable sections of the Affordable Requirements Ordinance which sections are hereby incorporated into this planned development.
17. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property within the planned development shall automatically revert to that of the DX-12 Downtown Mixed-Use District.

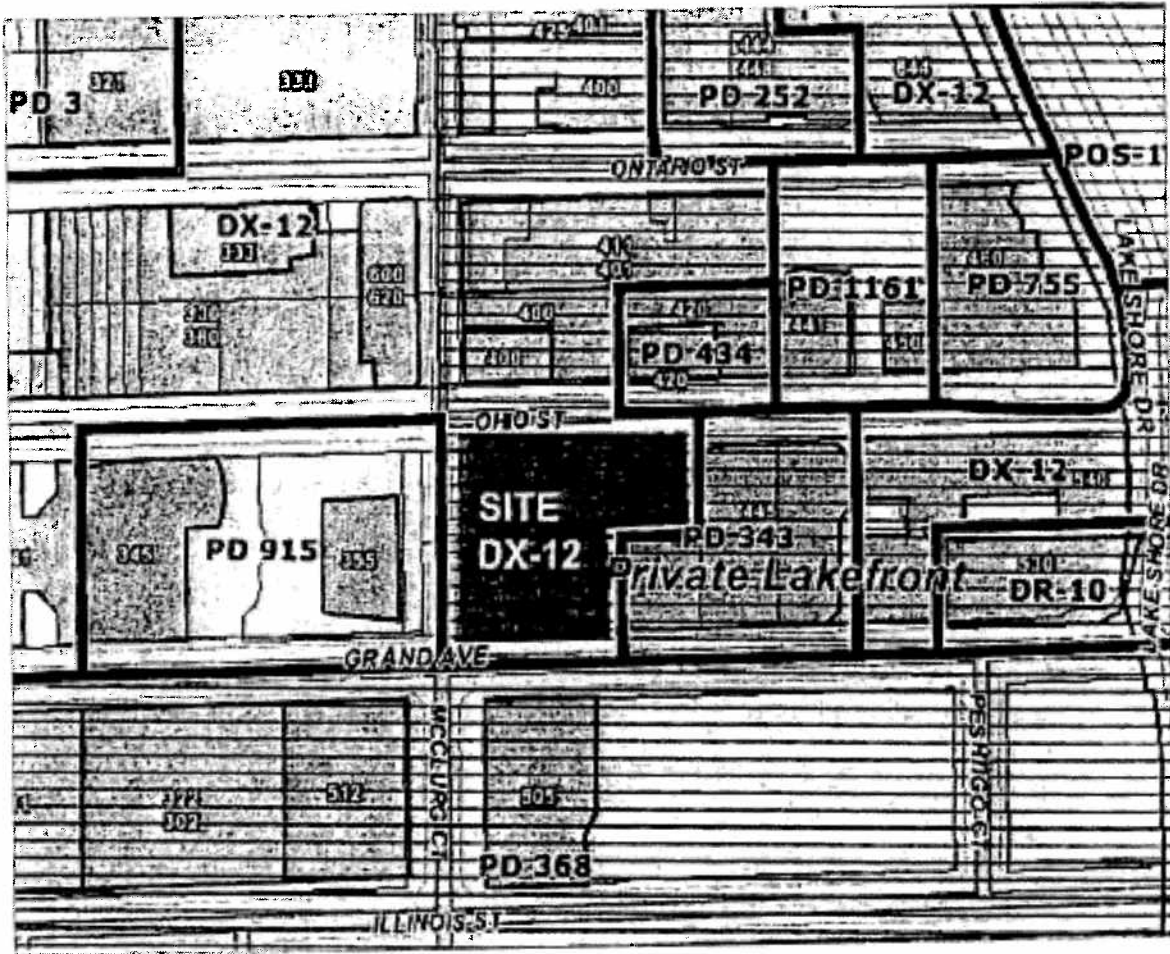
[Existing Zoning Map; Surrounding Land-Use Plan; Planned Development Boundary and Property Line; Site Plan; Landscape Plan; Plant List; Roof Plan; Overall Section A; and North, East, South and West Elevations referred to in these Plan of Development Statements printed on pages 20945 through 20956 of this *Journal*.]

Bulk Regulation and Data Table referred to in these Plan of Development Statements read as follows:

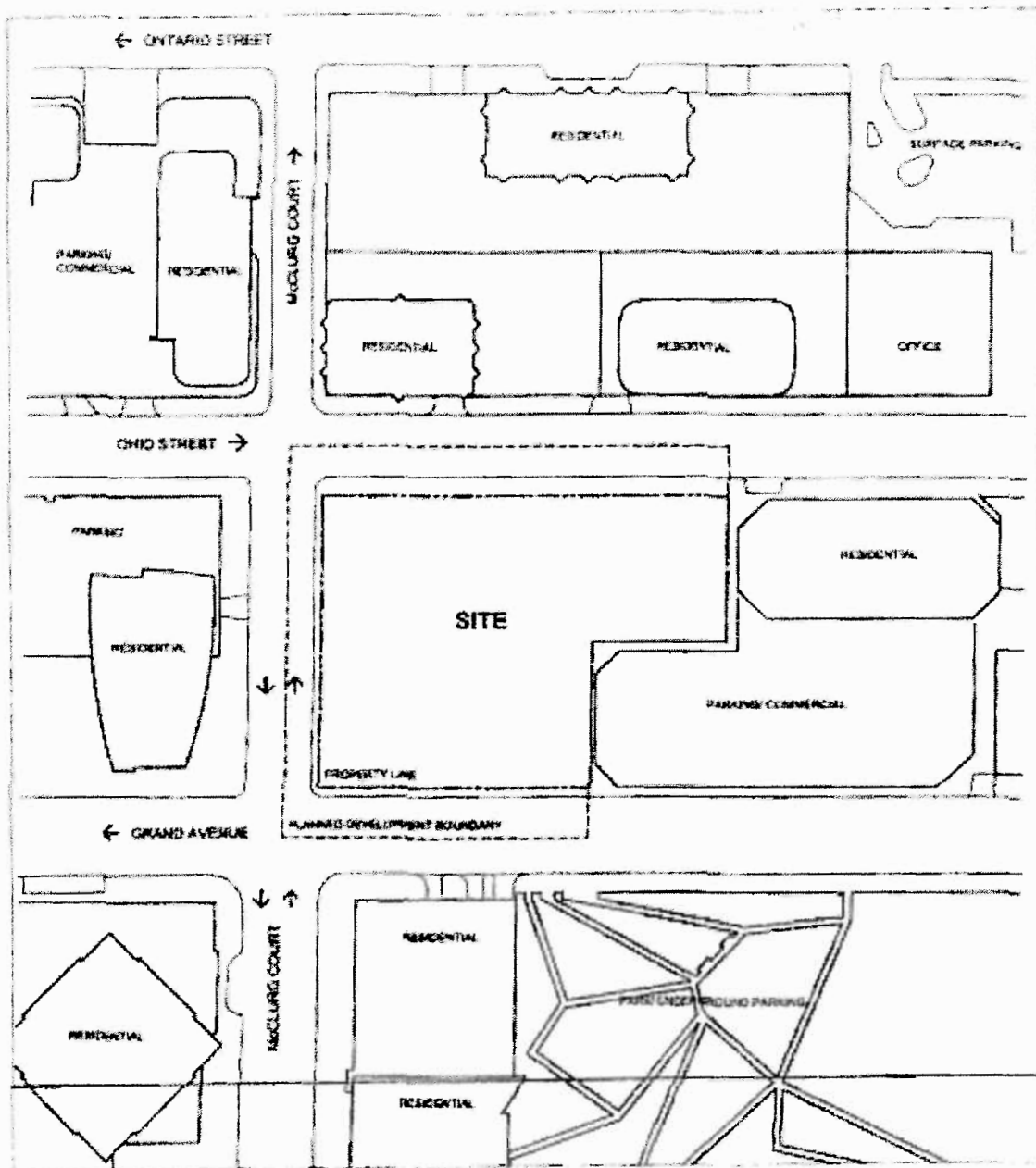
*Residential-Business Planned Development No 1188**Bulk Regulations And Data Table*

Gross Site Area: (Gross Site Area = Area to be Dedicated + Net Site Area)	54,530 square feet (1.25 acres)
Area to be Dedicated:	2,636 square feet (0.06 acre)
Net Site Area:	51,894 square feet (1.19 acres)
Maximum Floor Area Ratio (FAR):	12.00
Maximum Percentage of Land Coverage:	Per Site Plan
Maximum Number of Dwelling Units	542 dwelling units
Actual Number of Dwelling Units:	490 dwelling units
Number of Off-Street Parking Spaces, Residential:	270
Number of Off-Street Parking Spaces, Office:	26
Number of Off-Street Parking Spaces, Commercial/Retail:	0
Minimum Number of Bike Parking Spaces:	50 spaces
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height	457 feet, 6 inches (plus 28 feet, 6 inches for mechanical penthouse, roof mechanical units, roof access stairs and similar appurtenances)
Minimum Number of Off-Street Loading Berths	4 (10 feet by 25 feet) spaces

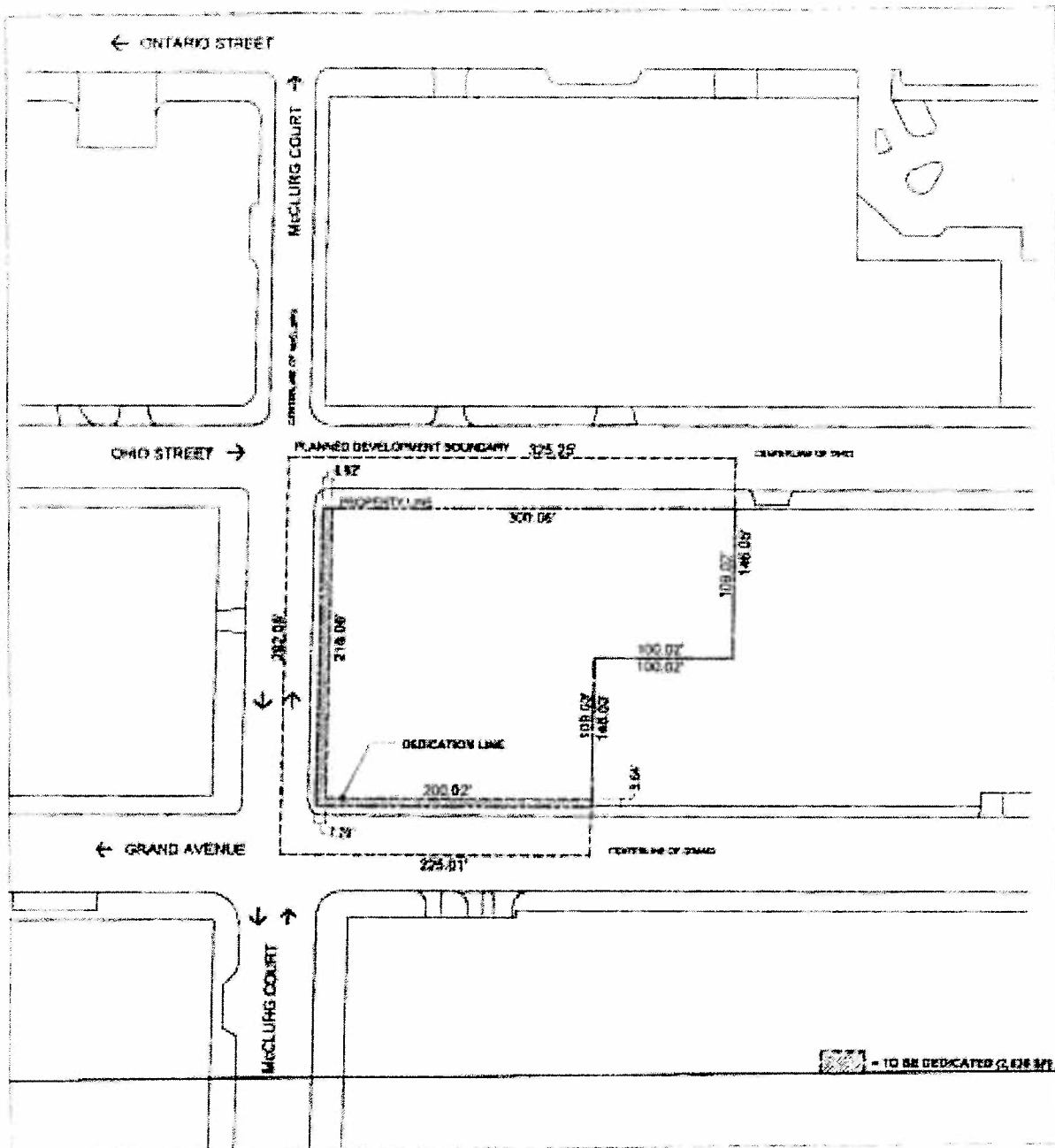
Existing Zoning Map.



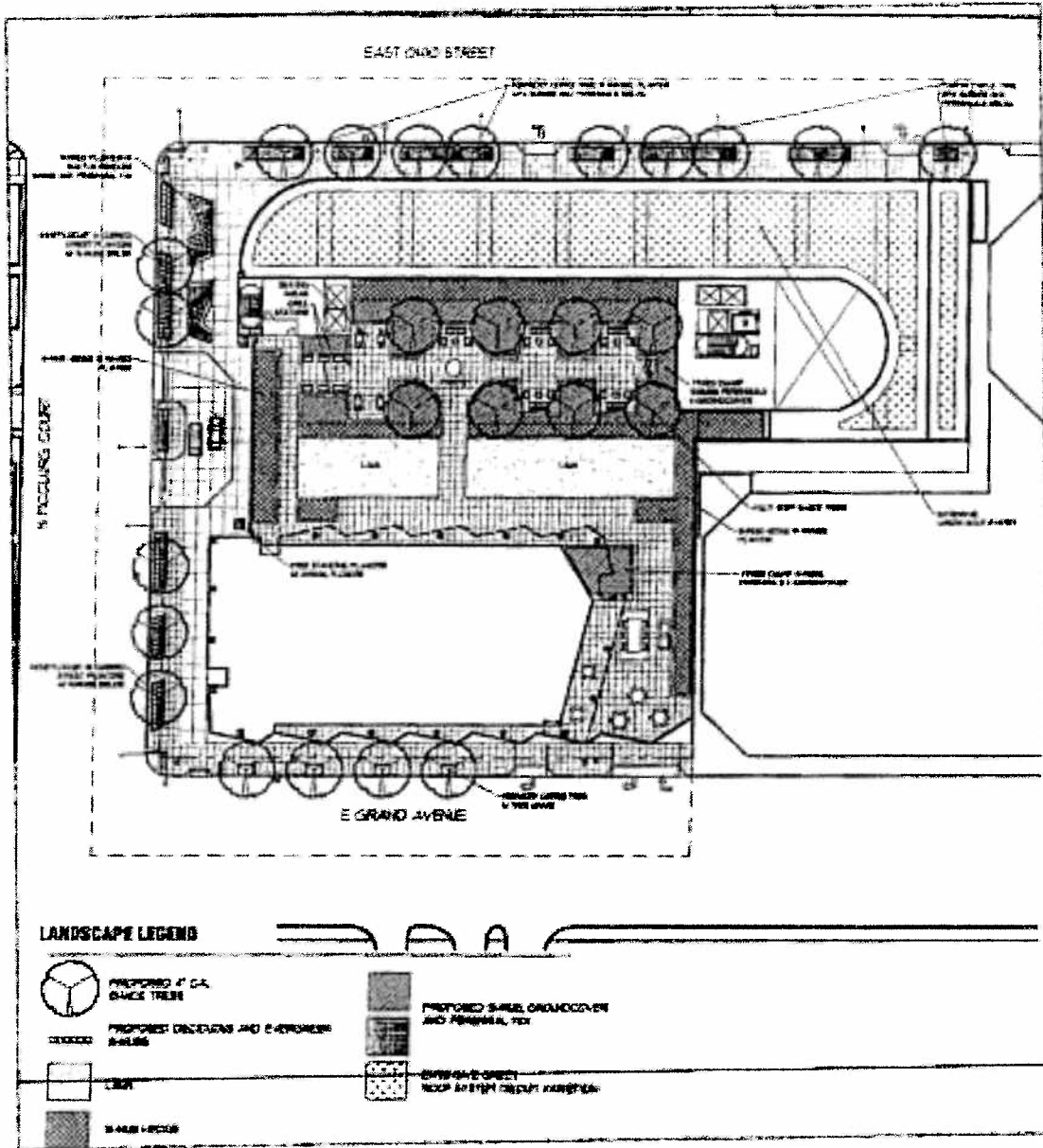
Surrounding Land-Use Plan.



Planned Development Boundary And Property Line.



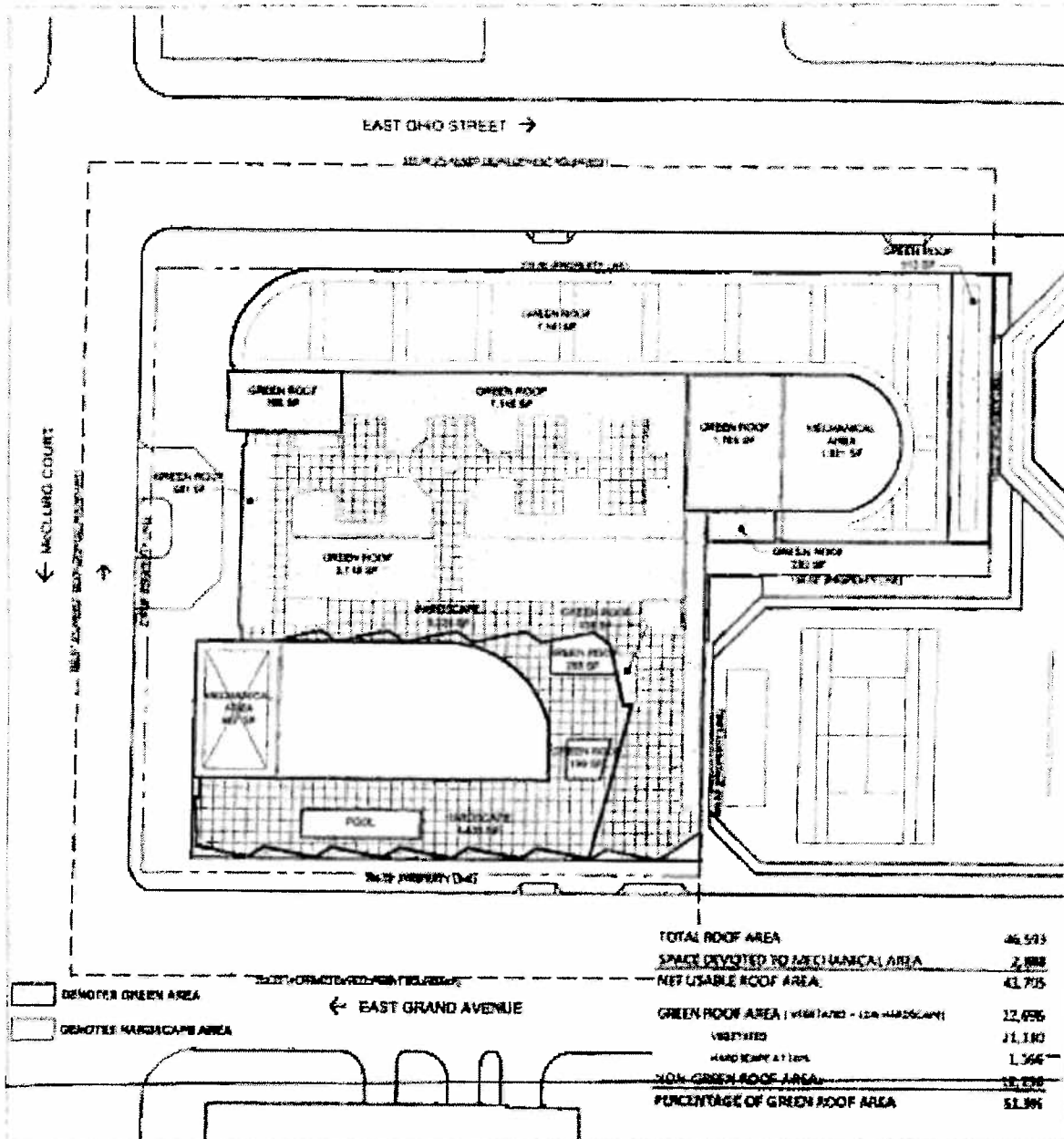
Landscape Plan.



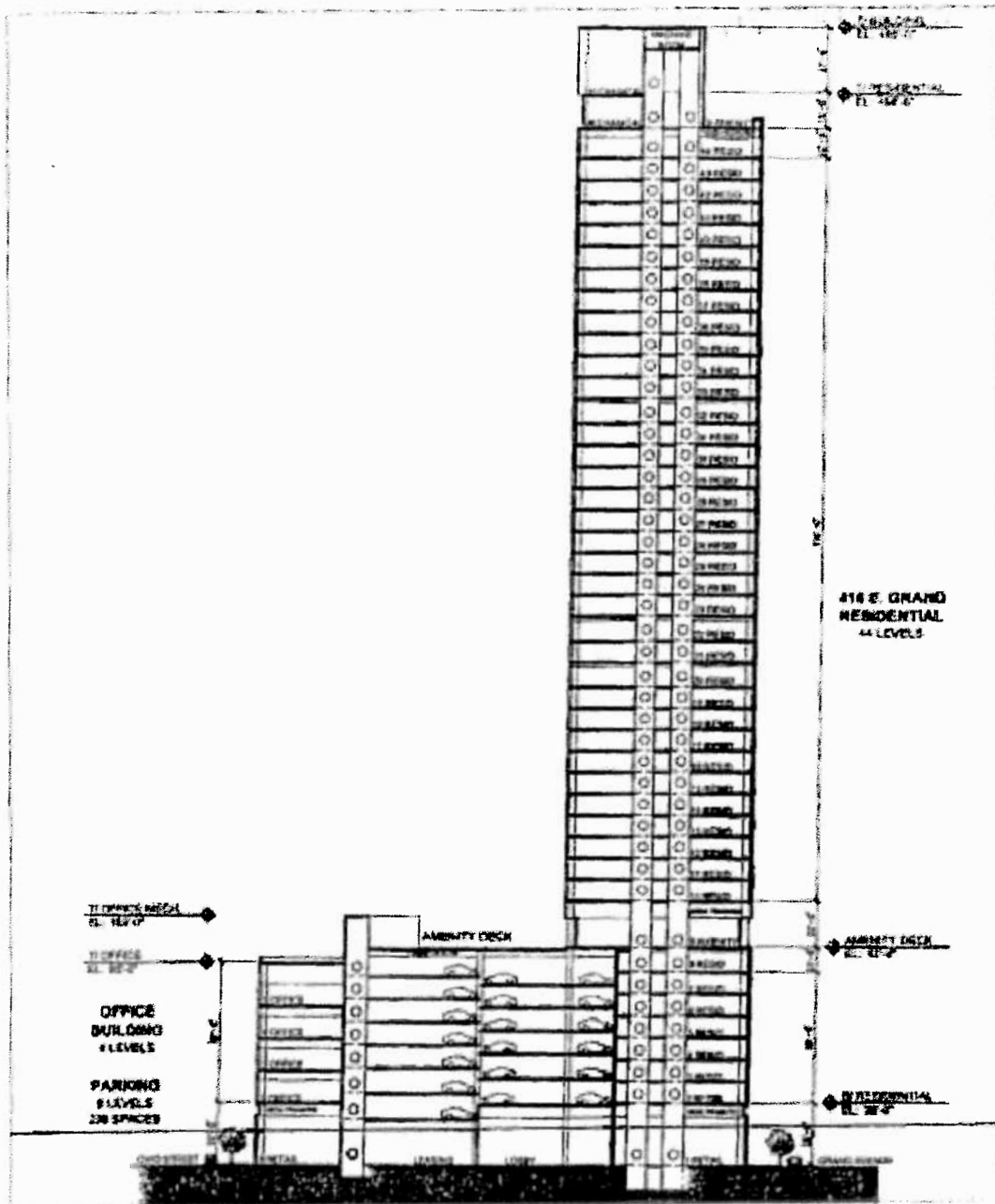
Plant List

PLANT LIST (PLANT PALETTE TO INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING SPECIES)		
BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES		
ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	4' CAL
ACER X FREEMANII 'MARIPO'	MARIPO MAPLE	4' CAL
GLEDHITIA TRILACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	4' CAL
GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	4' CAL
ORIENTAL TREES		
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	
SYRINGA RETICULATA	JAPANESE TREE LILAC	
DECIDUOUS AND EVERGREEN SHRUBS		
ARONIA MELANOCARPA	BLACK CHOKEBERRY	
BUXUS SPP.	BONWOOD SPP.	
CLETHRA SPP.	CLETHRA SPP.	
COTONEASTER SPP.	PEKING COTONEASTER	
CORNUS SERICEA 'BEAUTY'	ISANTI DOGWOOD	
HYDRANGEA SPP.	HYDRANGEA SPP.	
JUNIPERUS SPP.	JUNIPER SPP.	
REBES ALPNUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	
ROSA AROMATICA 'GRO-LOU'	GRO-LOU SHRUB	
ROSA SPP.	ROSA SPP.	
SPIRAEA SPP.	SPIRAEA SPP.	
SYRINGA MIEYERII 'PALIDIN'	DIAMOND KOREAN LILAC	
SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	
TAXUS SPP.	YEW SPP.	
VIBURNUM SPP.	ARROWWOOD VIBURNUM	
PERENNIALS AND GROUNDCOVERS		
ASTILBE SPP.	ASTILBE SPP.	
CALAMAGROSTIS SPP.	FEATHER REED GRASS SPP.	
DESIAMPSIS CAESPITOSA	GOLDSCHLEIER TUFTED HAIR GRASS	
ECHINACEA PURPUREA	PURPLE CONIFLOUR	
EUCHYNUS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERCREEPER	
FERNA SPP.	FERNA SPP.	
FESTUCA GLAUCA	ELIJAH BLUE FESCUE	
GERANIUM SANGLINEUM	BLOODY CRANESBILL	
HEDERA HELIX	ENGLISH IVY	
HEMEROCALLIS SPP.	DAYLILY SPP.	
HEUCHERA SPP.	CORAL BELLS SPP.	
HOSTA SPP.	HOSTA SPP.	
MONARDA SPP.	BIRD BALM SPP.	
MISCANTHUS SPP.	HARDY GRASS SPP.	
NEPETA SPP.	CATMINT SPP.	
PACHYANDRA TERMINALIS	JAPANESE SPURGE	
PEROVSKIA ATRIFOLIOLIA	RUSSIAN SAGE	
PLACODON SPP.	BLACKEYED SUSAN SPP.	
REUM SPP.	REUM SPP.	
SALVIA SPP.	SALVIA SPP.	
VERONICA 'CICLE'	SPERDELL SPP.	
VINCA MINOR	PERENNIAL	

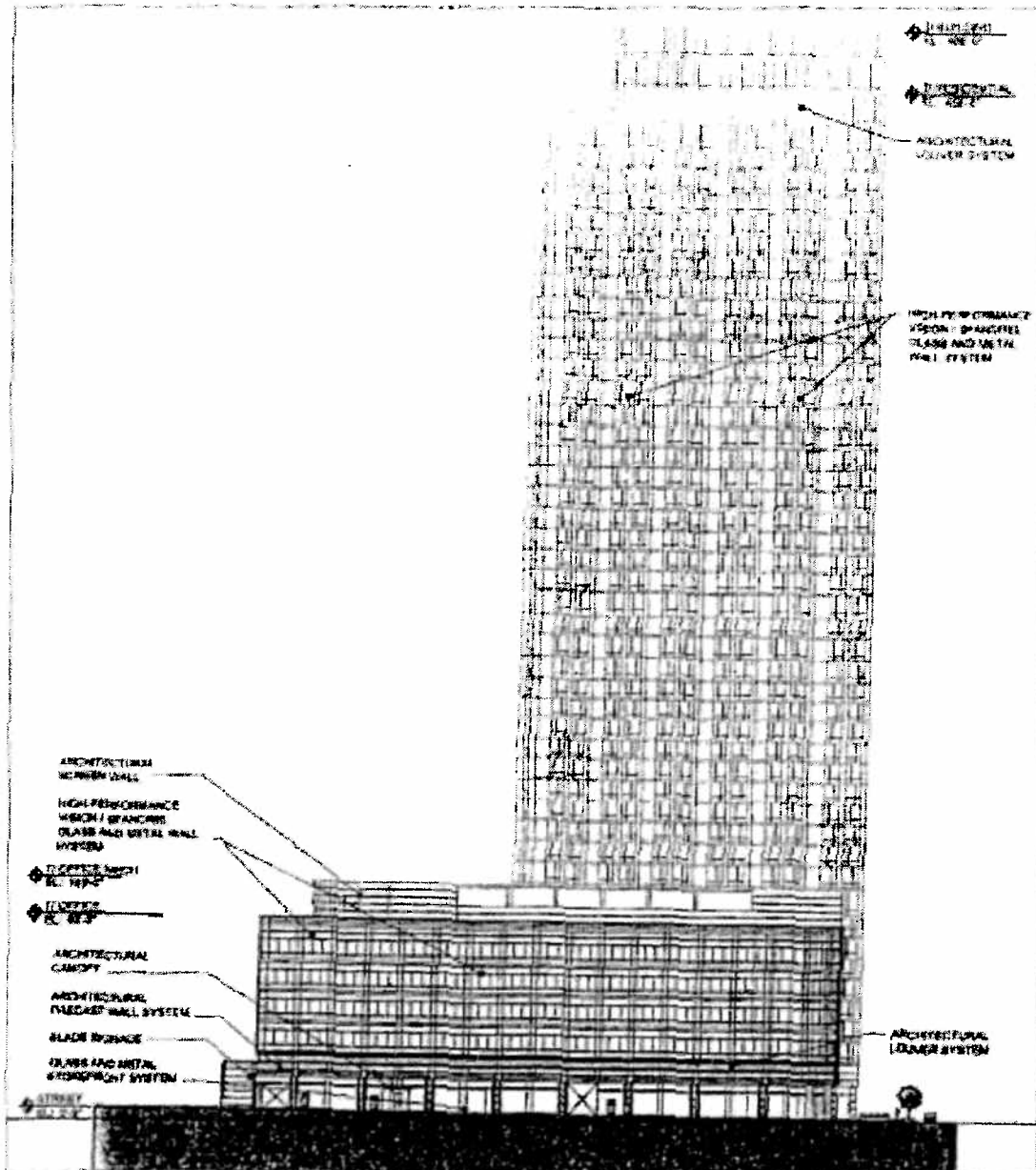
Roof Plan



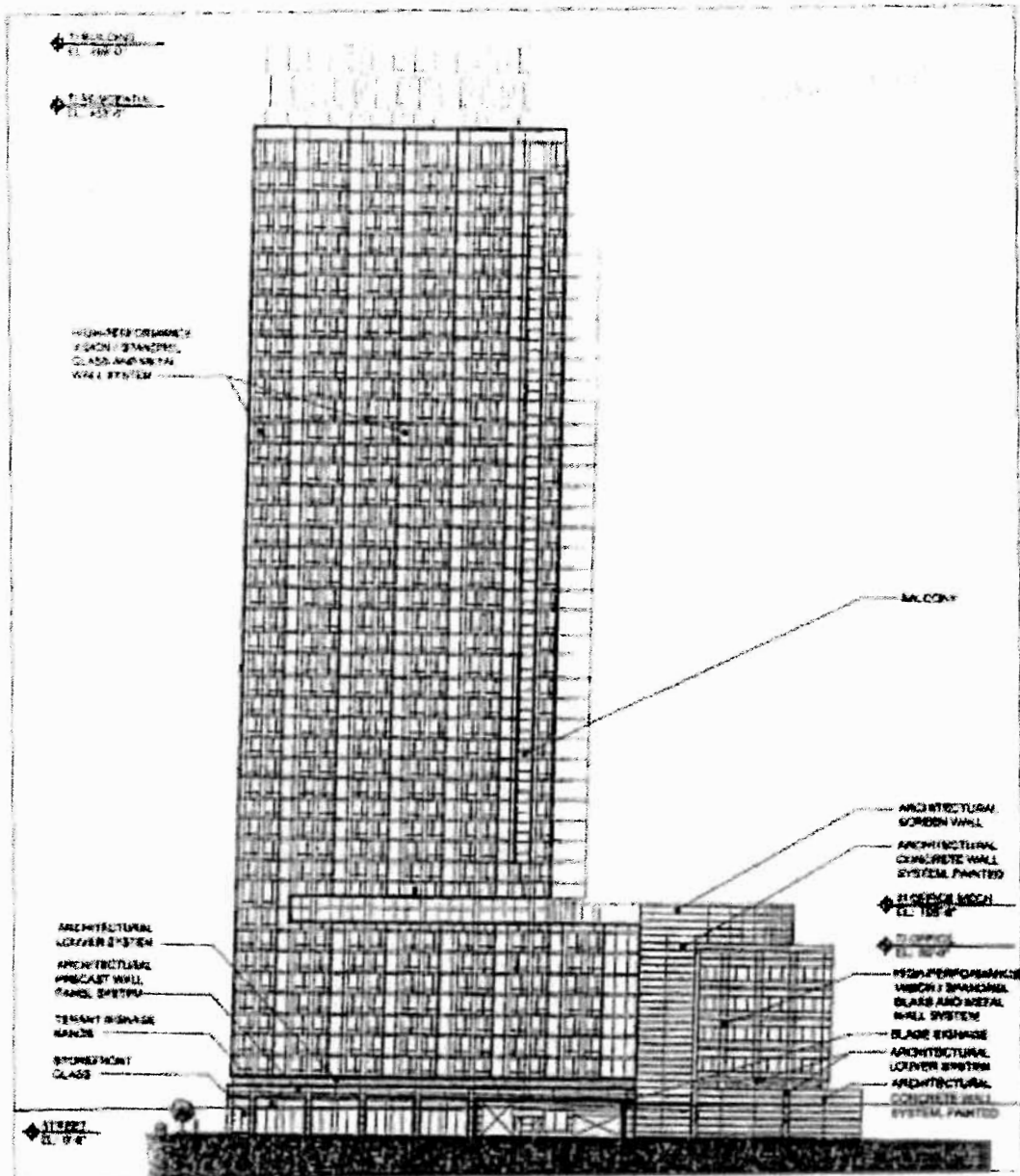
Overall Section A.



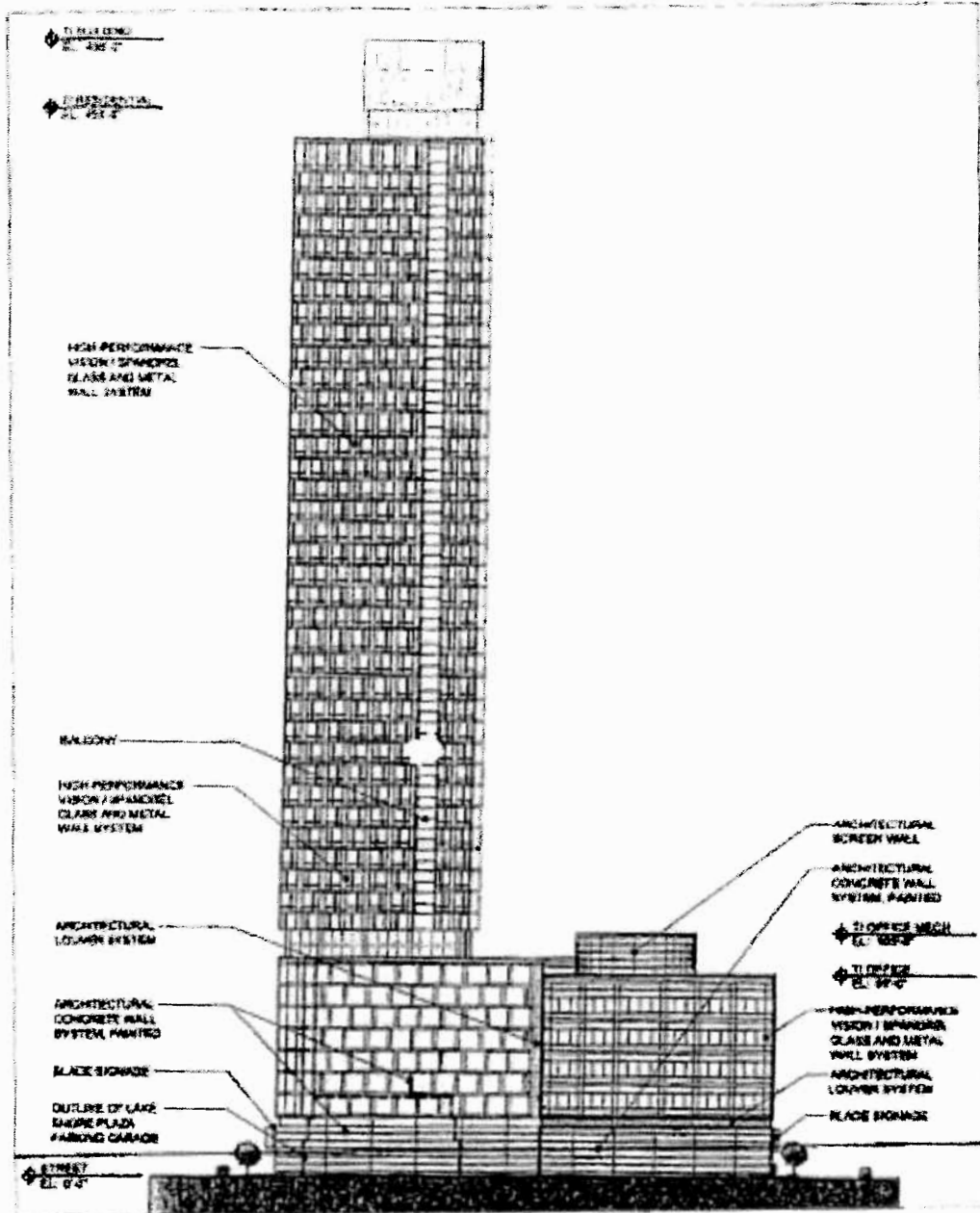
North Elevation.



South Elevation



East Elevation.



West Elevation.

