

# PD 1316

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 13, 2016

Sylvia C. Michas  
Chico & Nunes, P.C.  
333 West Wacker Drive, Suite 1420  
Chicago, IL 60606

**Re: Administrative Relief request for Planned Development No. 1316  
Proposed Noble Charter School at 2833-2927 W. 47<sup>th</sup> St./4701-4733 S. Richmond St.**

Dear Ms. Michas:

Please be advised that your request for a minor change to Institutional Planned Development No. 1316 ("PD 1316"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1316.

Your client, Noble Network of Charter Schools ("Noble"), is redeveloping the property at 2833-2927 West 47<sup>th</sup> Street and 4701-4733 South Richmond Street with a charter high school campus. They are purchasing the property from CF III California – 47<sup>th</sup> LLC, who have provided consent for this request. Due to cost and scheduling issues, Noble is seeking administrative relief for the following design revisions:

- Decrease the proposed building's square footage from 78,300 square feet to approximately 67,372 square feet
- Decrease the building's overall height from 47 feet to approximately 32 feet
- Substitute the green roof with a rainwater harvesting system
- Substitute the parking lot's pervious paving with asphalt paving
- Substitute a portion of the glass storefront with metal panels in the interior courtyard.
- Substitute the porcelain panels with brick veneer. The attached drawings, dated April 20, 2016, shall be inserted into the main file: Site Plan, Rainwater Harvesting Plan, North Building Elevation, South Building Elevation, East Building Elevation, and West Building Elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design revisions 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. Additionally, the Department of Transportation and the Chicago Fire Department have approved the revised Site Plan.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1316, 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.

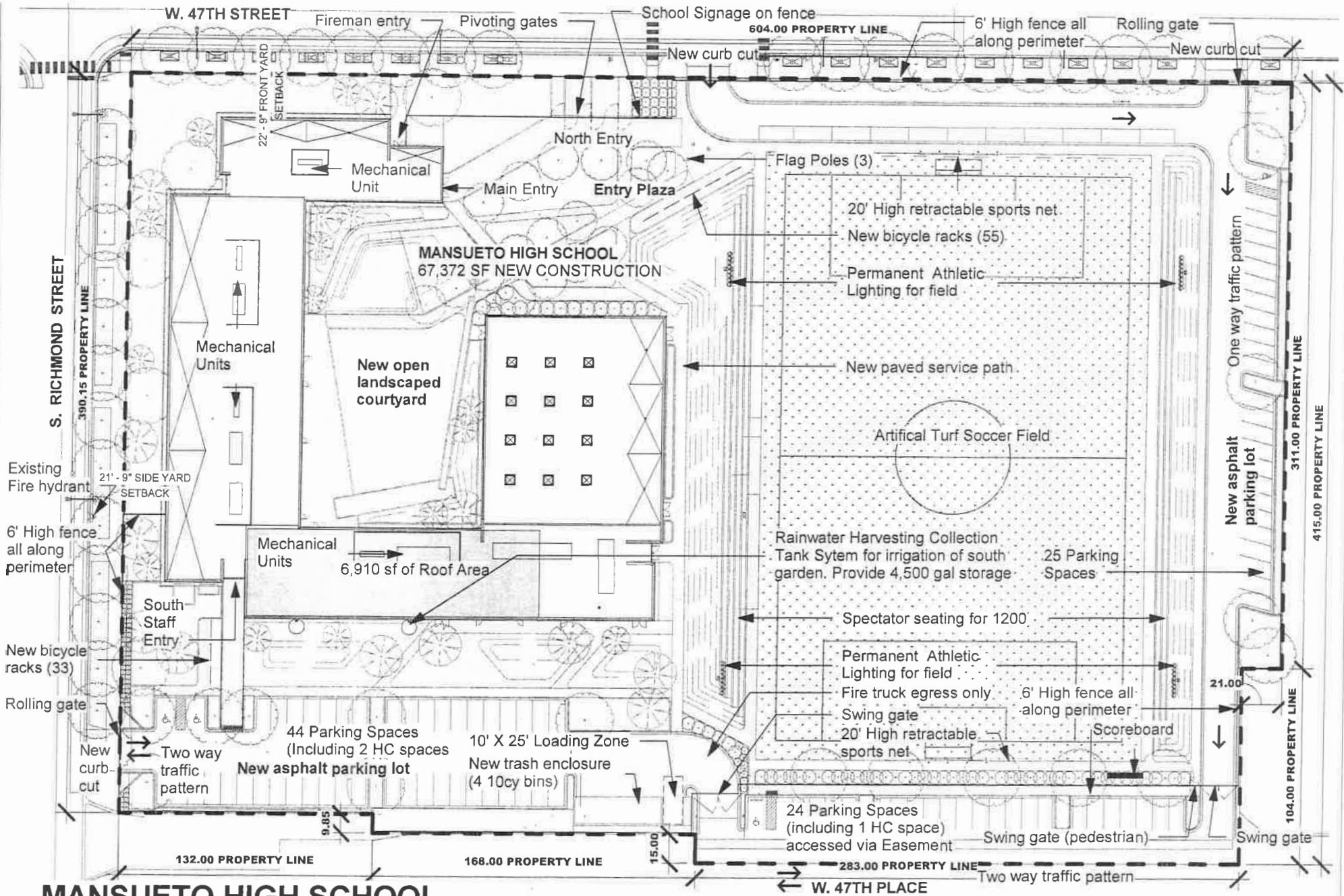
Sincerely,

A handwritten signature in black ink, appearing to read "Patricia A. Scudiero". The signature is fluid and cursive, with a prominent initial "P" and a long, sweeping underline.

Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Michael Berkshire, Main file



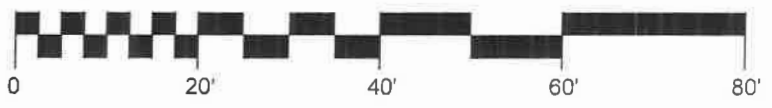
# MANSUETO HIGH SCHOOL

**Applicant:** Noble Network of Charter Schools  
**Address:** 2833-2927 West 47th Street/4701 South Richmond Street  
**Date Introduced:** December 9, 2015  
**Plan Commission Date:** February 18, 2016

PD-04 Site Plan

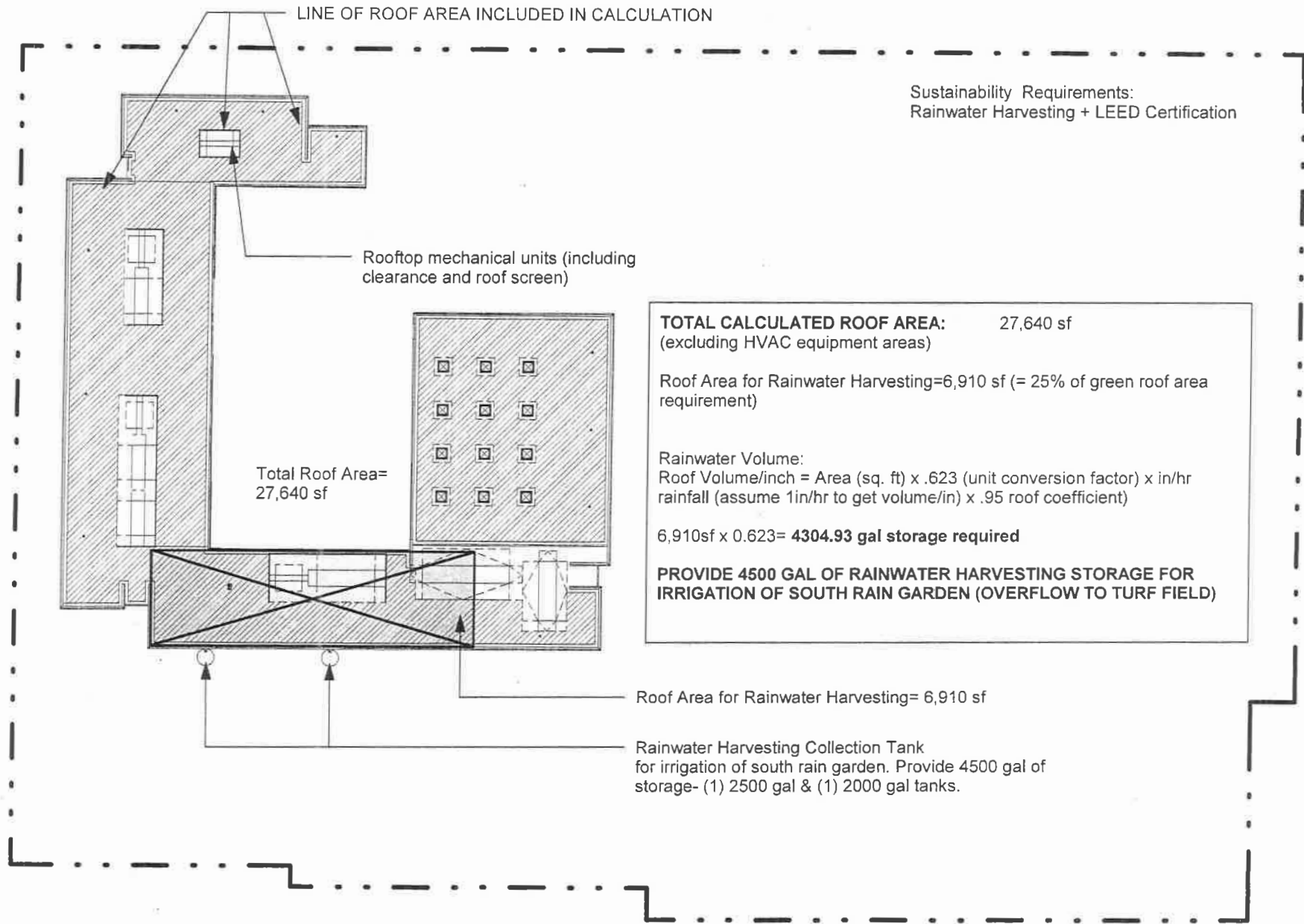
Revised April 20, 2016

Graphic Scale: 1 inch = 20 feet



**Wheeler  
Kearns  
Architects**

343 S Dearborn St Ste 200  
 Chicago Illinois 60604  
 312 938 7787  
 wkarch.com



Sustainability Requirements:  
Rainwater Harvesting + LEED Certification

Total Roof Area=  
27,640 sf

**TOTAL CALCULATED ROOF AREA:** 27,640 sf  
(excluding HVAC equipment areas)

Roof Area for Rainwater Harvesting=6,910 sf (= 25% of green roof area requirement)

Rainwater Volume:  
Roof Volume/inch = Area (sq. ft) x .623 (unit conversion factor) x in/hr rainfall (assume 1in/hr to get volume/in) x .95 roof coefficient)

6,910sf x 0.623= **4304.93 gal storage required**

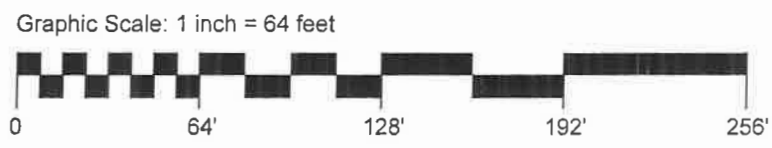
**PROVIDE 4500 GAL OF RAINWATER HARVESTING STORAGE FOR IRRIGATION OF SOUTH RAIN GARDEN (OVERFLOW TO TURF FIELD)**

Roof Area for Rainwater Harvesting= 6,910 sf

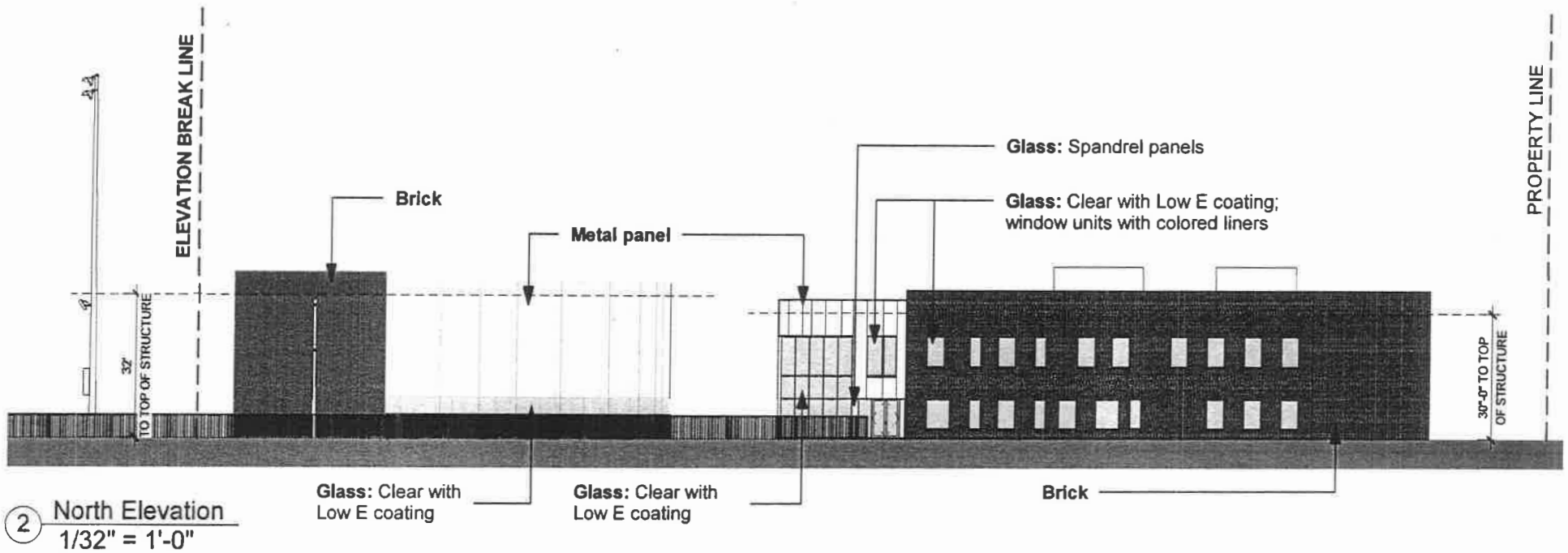
Rainwater Harvesting Collection Tank  
for irrigation of south rain garden. Provide 4500 gal of storage- (1) 2500 gal & (1) 2000 gal tanks.

# MANSUETO HIGH SCHOOL

**Applicant:** Noble Network of Charter Schools  
**Address:** 2833-2927 West 47th Street/4701 South Richmond Street  
**Date Introduced:** December 9, 2015  
**Plan Commission Date:** February 18, 2016  
**PD-07 Rainwater Harvesting Plan**  
 Revised April 20, 2016

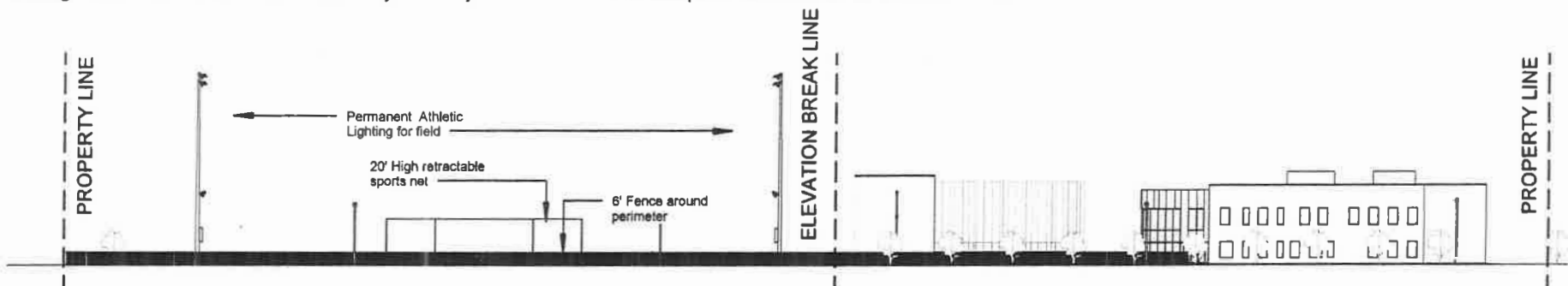


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**NOTES:**

1. Height of screen for mechanical unit subject to adjustment to allow for complete concealment of mechanical units



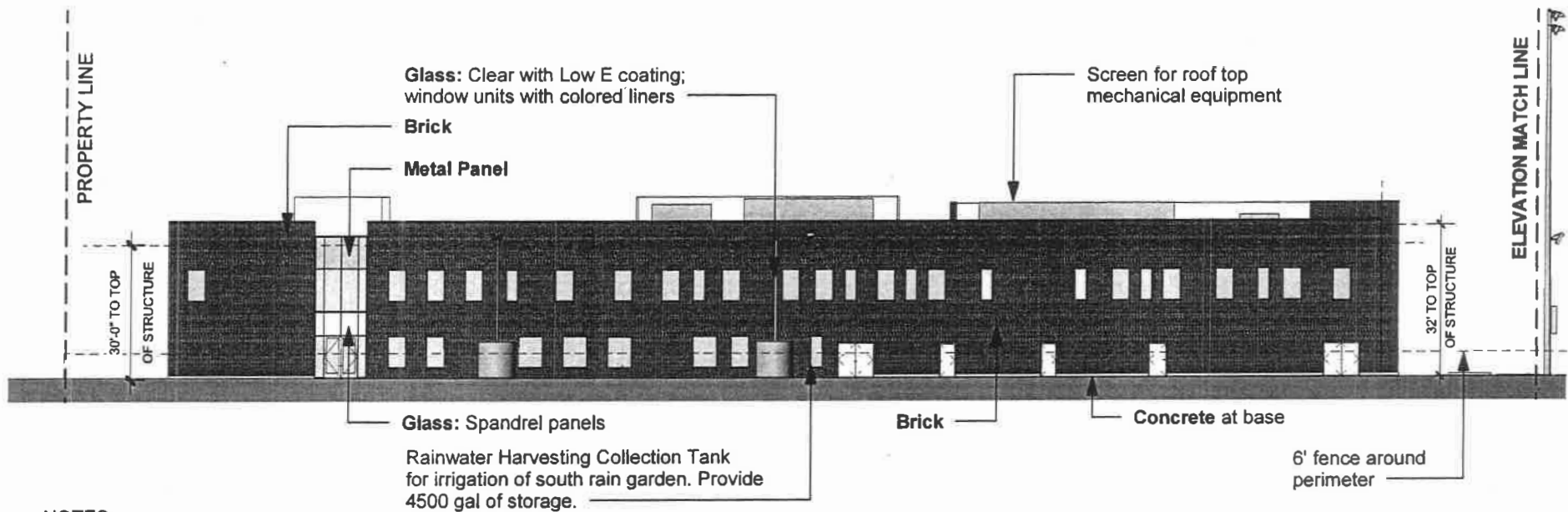
# MANSUETO HIGH SCHOOL

**Applicant:** Noble Network of Charter Schools  
**Address:** 2833-2927 West 47th Street/4701 South Richmond Street  
**Date Introduced:** December 9, 2015  
**Plan Commission Date:** February 18, 2016  
**PD-08 North Building Elevation**  
 Revised April 20, 2016

Graphic Scale: 1 inch = 32 feet



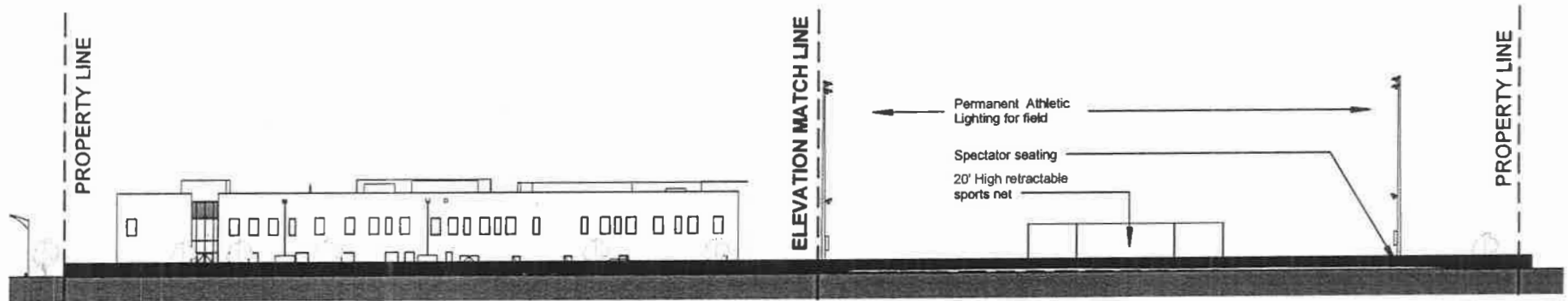
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Architects**  
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 Chicago Illinois 60604  
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**NOTES:**

1. Height of screen for mechanical suit subject to adjustment to allow for complete concealment of mechanical units

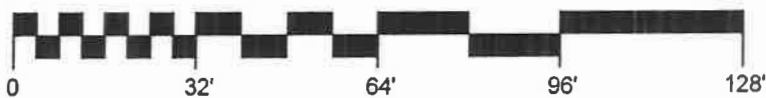
① **South Elevation**  
 1/32" = 1'-0"



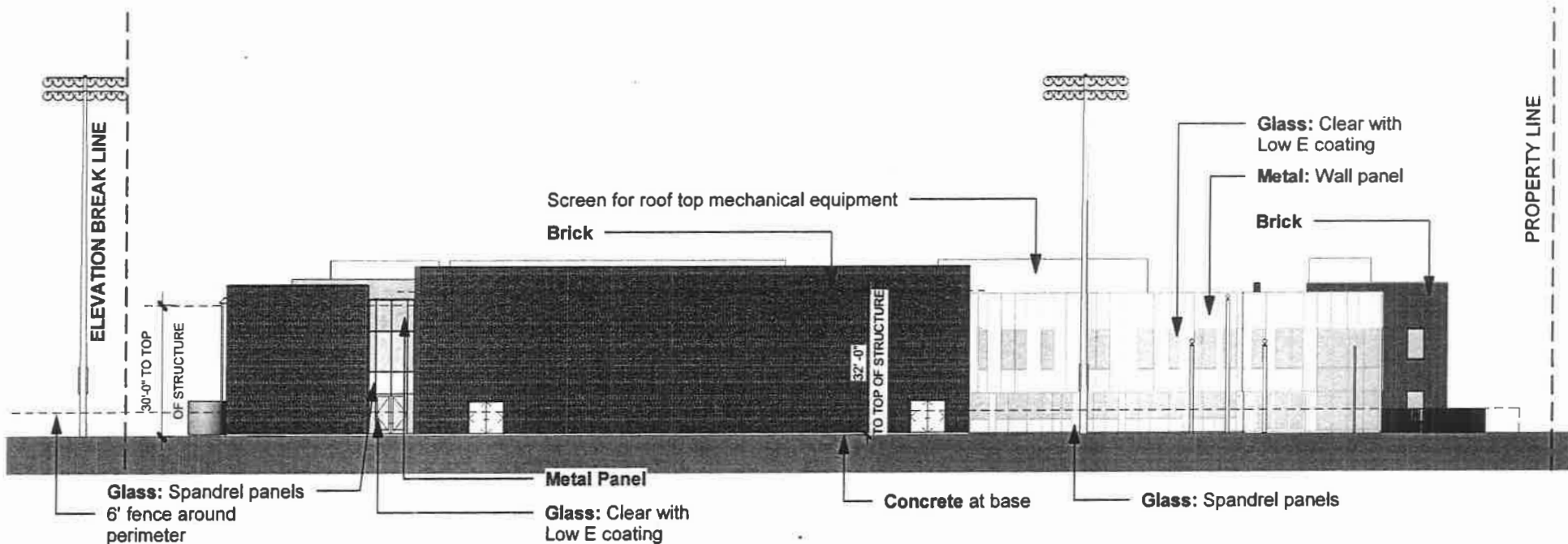
# MANSUETO HIGH SCHOOL

**Applicant:** Noble Network of Charter Schools  
**Address:** 2833-2927 West 47th Street/4701 South Richmond Street  
**Date Introduced:** December 9, 2015  
**Plan Commission Date:** February 18, 2016  
**PD-10** South Building Elevation  
 Revised April 20, 2016

Graphic Scale: 1 inch = 32 feet



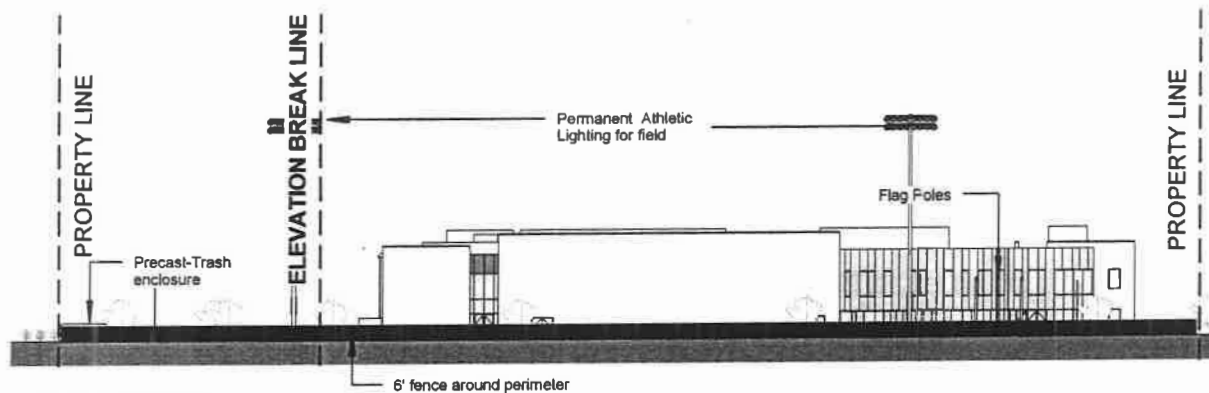
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**NOTES:**

1. Height of screen for mechanical unit subject to adjustment to allow for complete concealment of mechanical units

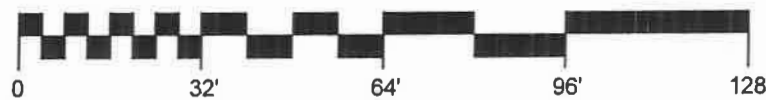
**1 East Elevation**  
 $1/32" = 1'-0"$



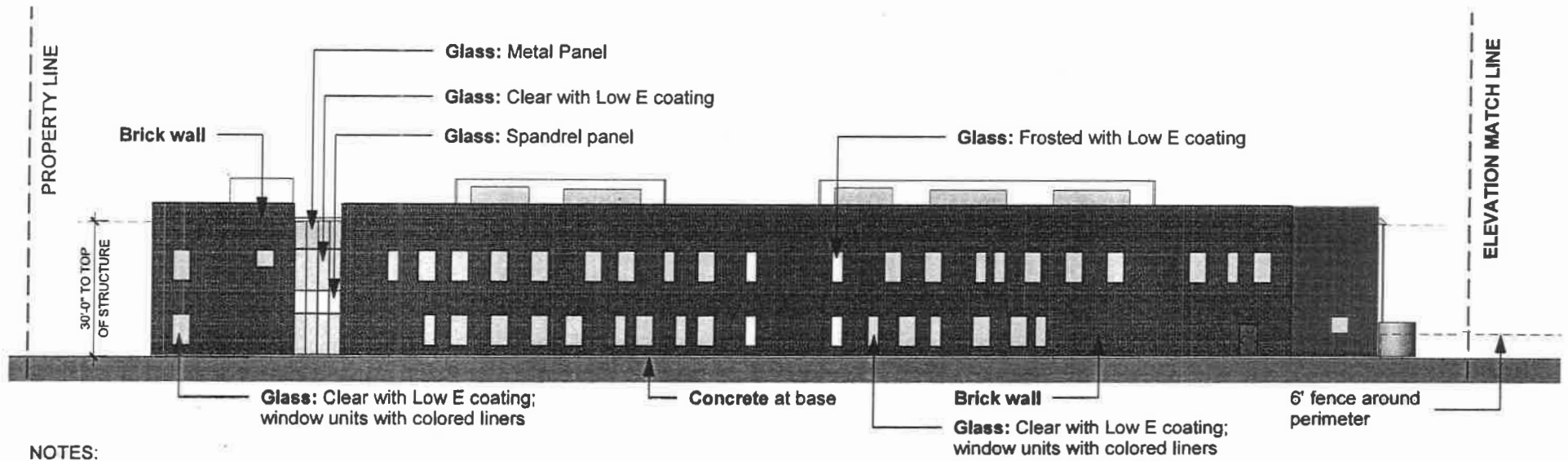
**MANSUETO HIGH SCHOOL**

**Applicant:** Noble Network of Charter Schools  
**Address:** 2833-2927 West 47th Street/4701 South Richmond Street  
**Date Introduced:** December 9, 2015  
**Plan Commission Date:** February 18, 2016  
**PD-09 East Building Elevation**  
 Revised April 20, 2016

Graphic Scale: 1 inch = 32 feet



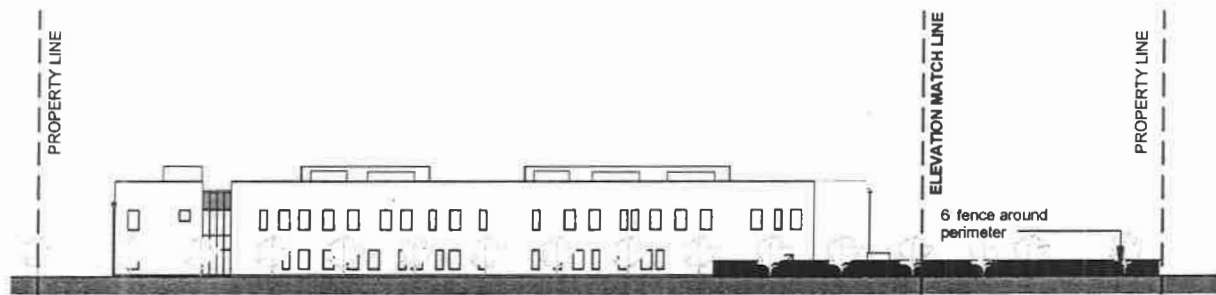
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**NOTES:**

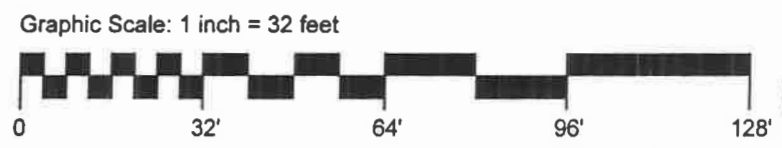
1. Height of screen for mechanical unit subject to adjustment to allow for complete concealment of mechanical units

**1 West Elevation**  
 $1/32" = 1'-0"$



**MANSUETO HIGH SCHOOL**

Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
 Plan Commission Date: February 18, 2016  
 PD-11 West Building Elevation  
 Revised April 20, 2016



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AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 12-I.

(As Amended)

(Application No. 18607)

(Common Address: 2833 -- 2927 W. 47<sup>th</sup> St./4701 -- 4733 S. Richmond St.)

[SO2015-8498]

(Committee Meeting Held February 23, 2016)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, March 16, 2016.

To the President and Members of the City Council:

IPD 1316

Presenting a report for your Committee on Zoning, Landmarks and Building Standards, which held a meeting on February 23, 2016, the following items were passed by a majority of the members present:

Pages 1 through 7 contain various map amendments regarding land use.

Page 7 also contains one Mayoral appointment and one text amendment.

Pages 7 and 8 contain business identification signs over 100 feet in diameter and 24 feet above grade, one off-premises sign and one landmark fee waiver.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 46.

Nays -- Alderman D. Moore -- 1.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map Number 12-I in the area bounded by:

West 47<sup>th</sup> Street; a line 604 feet east of and parallel to South Richmond Street; a line 311 feet south of and parallel to West 47<sup>th</sup> Street; a line 583 feet east of and parallel to South Richmond Street; a line 415 feet south of and parallel to West 47<sup>th</sup> Street; a line 300 feet east of and parallel to South Richmond Street; a line 400 feet south of and parallel to West 47<sup>th</sup> Street; a line 132 feet east of and parallel to South Richmond Street; a line 390.15 feet south of and parallel to West 47<sup>th</sup> Street; and South Richmond Street,

to those of a C3-3 Commercial, Manufacturing and Employment 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 all the C3-3 Commercial, Manufacturing and Employment District symbols and indications in the area bounded by:

West 47<sup>th</sup> Street; a line 604 feet east of and parallel to South Richmond Street; a line 311 feet south of and parallel to West 47<sup>th</sup> Street; a line 583 feet east of and parallel to South Richmond Street; a line 415 feet south of and parallel to West 47<sup>th</sup> Street; a line 300 feet east of and parallel to South Richmond Street; a line 400 feet south of and parallel to West 47<sup>th</sup> Street; a line 132 feet east of and parallel to South Richmond Street; a line 390.15 feet south of and parallel to West 47<sup>th</sup> Street; and South Richmond Street,

to an Institutional Planned Development 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.

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

*Standard Planned Development Statements.*

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be

included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Institutional Planned Development Number 1316 ("Planned Development") consists of a gross site area consisting of approximately 276,571 square feet (approximately 6.349 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the applicant, Noble Network of Charter Schools.
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 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.
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 Planning and 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 fifteen (15) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Boundary and Property Line Map; Access and Proximity Map; a Site Plan; Landscape Plan; Landscape Calculations; Green Roof Plan and

Building Elevations (North, South, East and West) and Contextual Rendering submitted herein. Full-sized copies of the Site Plan are on file with the Department of Planning and 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 in the area delineated herein as an Institutional Planned Development Number 1316: school; sports and recreation -- participant (outdoor and indoor); accessory parking.
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 Planning and Development. Off-premises 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 242,646 square feet (approximately 5.57 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 Planning and 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 Planning and Development. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.

11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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 titleholders and any ground lessors.

If due to financial constraints, the Project's proposed square footage and/or building height decreases and/or the proposed porcelain/ceramic panels are substituted with metal panels, such modifications shall be reviewed and approved administratively.

13. 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.
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. Building certification will be LEED.
15. 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 Planning and Development shall initiate a zoning map amendment to rezone the Property to a C3-3 Commercial, Manufacturing and Employment District.

[Existing Zone Map; Boundary and Property Line Map; Access and Proximity Map; Site Plan; Landscaping Plan; Landscape Calculations; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 21056 through 21066 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

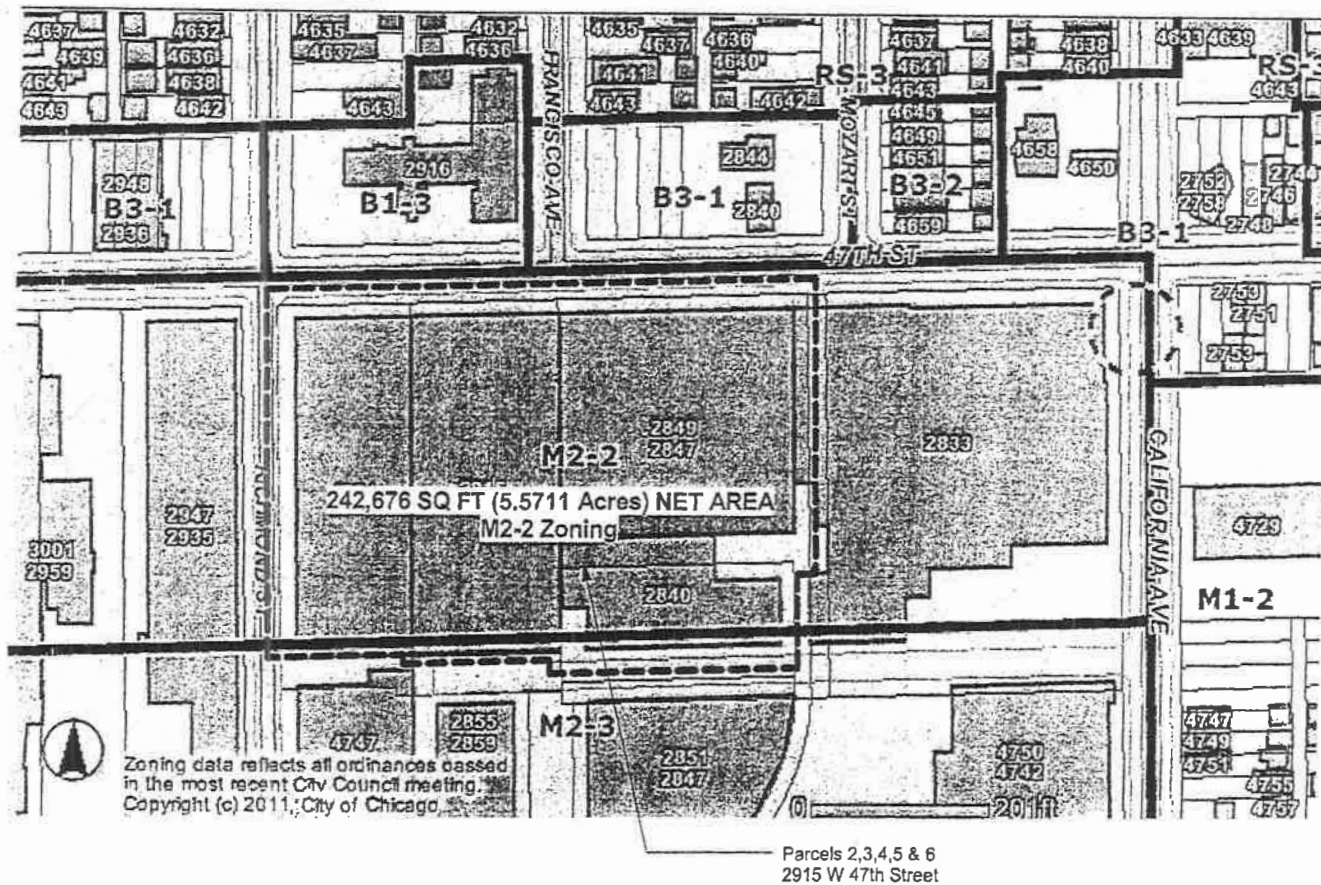
3/16/2016

## REPORTS OF COMMITTEES

21055

*Institutional Planned Development No. 1316**Bulk Regulations And Data Table.*

Gross Site Area:	276,571 square feet
Area Remaining in Public Right-of-Way:	33,895 square feet
Net Site Area -- Total:	242,676 square feet
Maximum Floor Area Ratio:	1.0
Maximum Number of Dwelling Units:	0
Minimum Number of Off-Street Parking Spaces:	93 (4 ADA included)
Minimum Number of Loading Berths:	1 at 10 feet by 25 feet
Minimum Number of Bicycle Parking Spaces:	66
Maximum Building Height:	47 feet, 0 inches
Setbacks:	Per Site Plan



REPLICA OF ORIGINAL

### MANSUETO HIGH SCHOOL

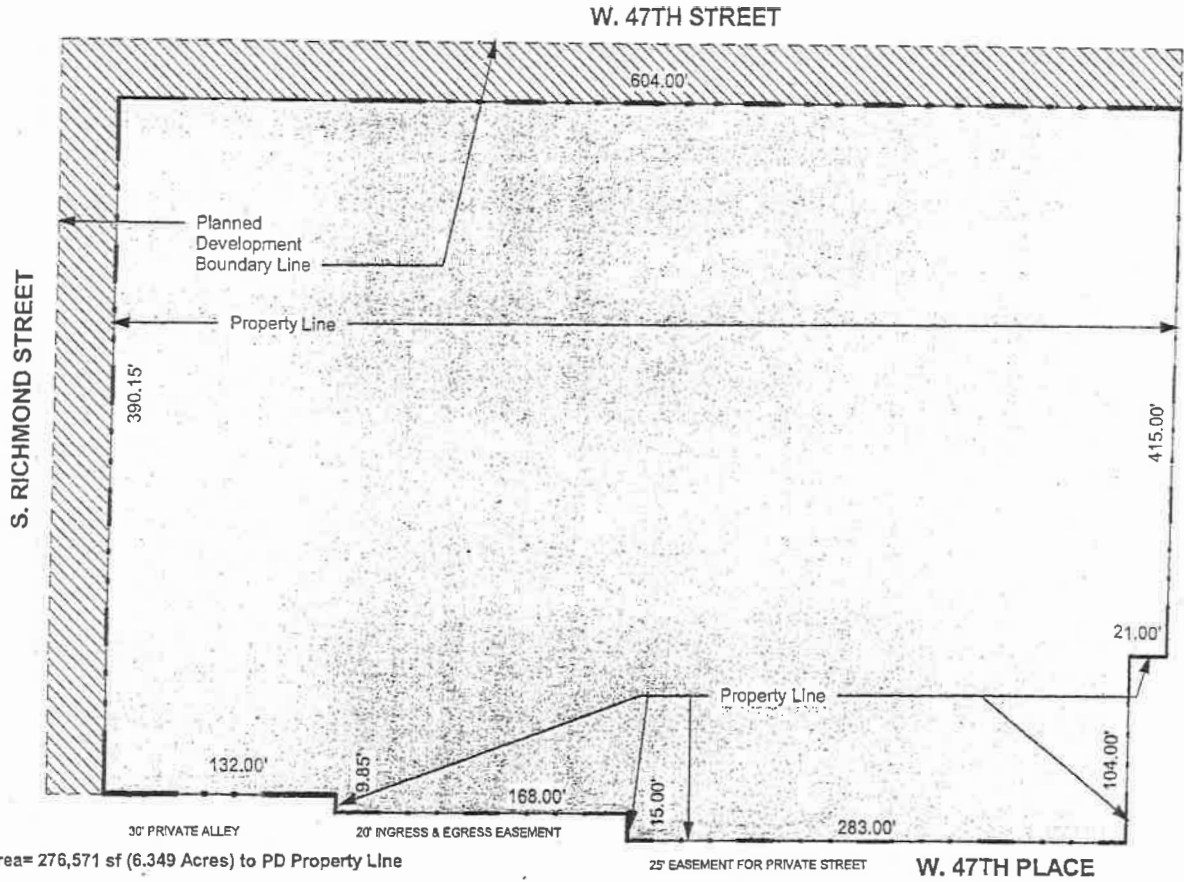
Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
 Plan Commission Date: February 18, 2016

PD-01 Existing Zoning Map



**Wheeler  
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 312.939.7787  
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Gross Area= 276,571 sf (6.349 Acres) to PD Property Line  
 Net Line= 242,676 sf (5.5711 Acres) to Property Line

### MANSUETO HIGH SCHOOL

Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
 Plan Commission Date: February 18, 2016

PD-02 Boundary and Property Line Map

Graphic Scale: 1 Inch = 80 feet

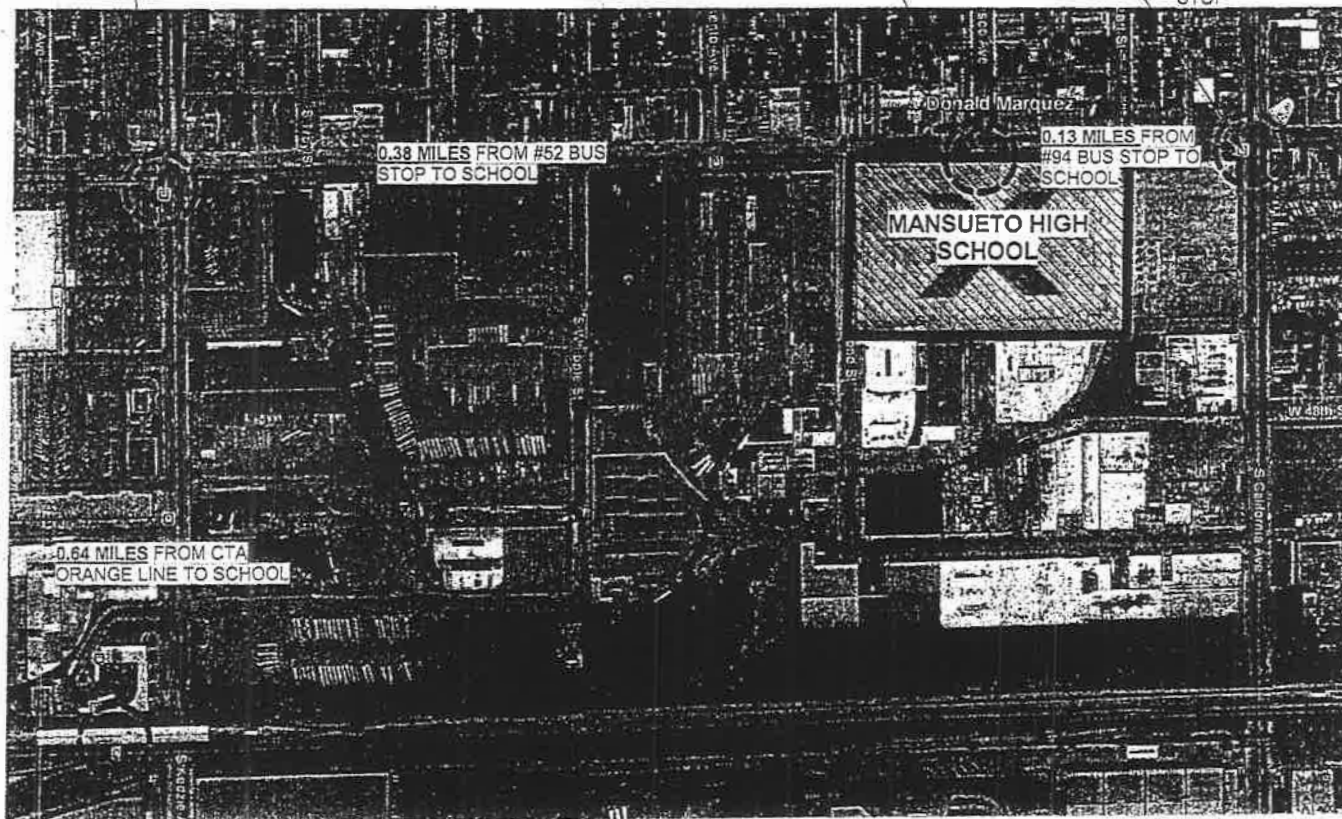


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 Chicago Illinois 60604  
 312.839.7787  
 wkearch.com

CTA BUS #52:  
KEDZIE & 47TH ST  
STOP

CTA BUS #47:  
47TH ST &  
FRANCISCO STOP

CTA BUS #94:  
47TH ST & CALIFORNIA  
STOP



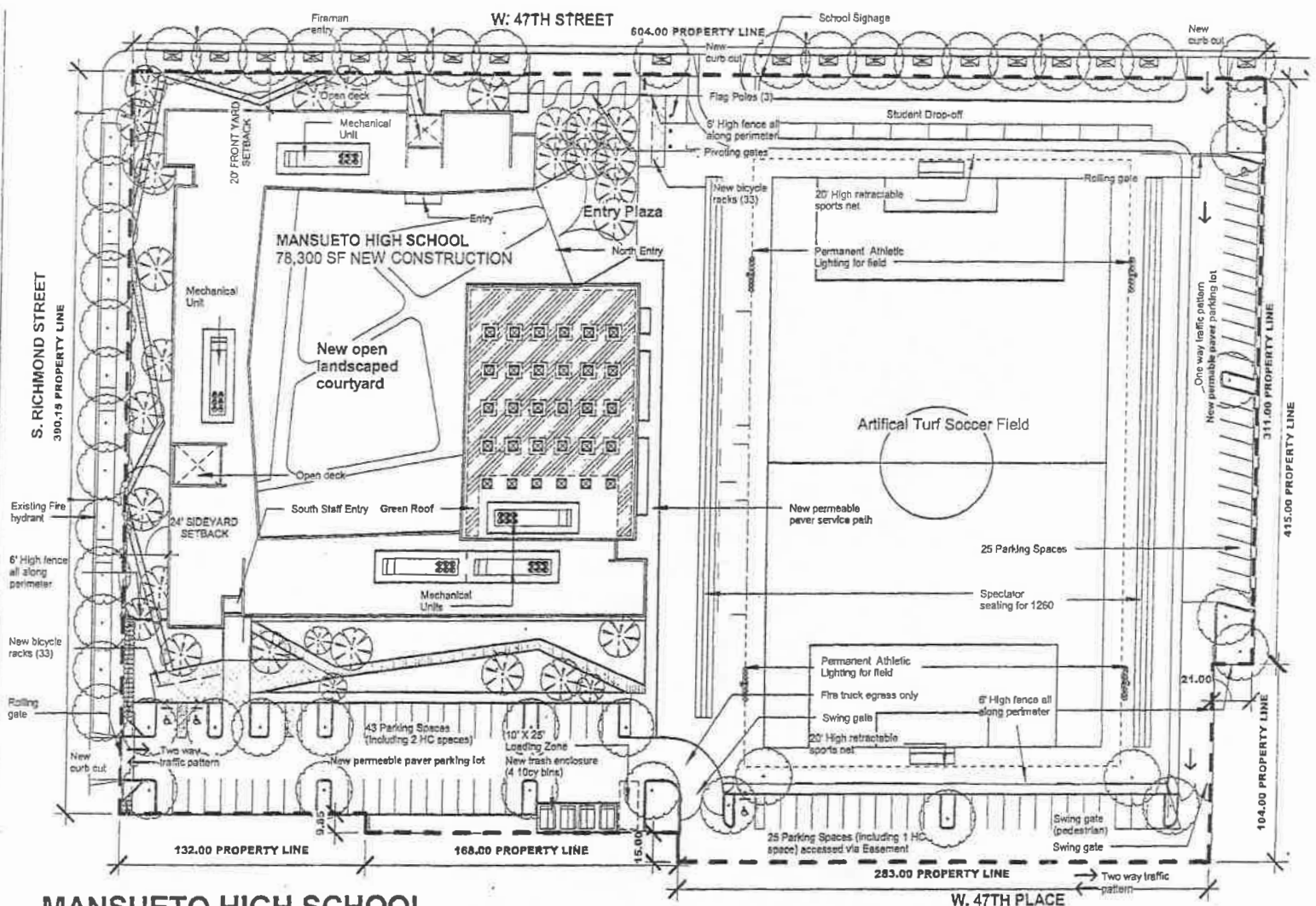
CTA ORANGE LINE:  
KEDZIE STATION

### MANSUETO HIGH SCHOOL

Applicant: Noble Network of Charter Schools  
Address: 2833-2927 West 47th Street/4701 South Richmond Street  
Date Introduced: December 9, 2015  
Plan Commission Date: February 18, 2016

PD-03 Access and Proximity

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Chicago Illinois 60604  
312.838.7787  
wkearh.com



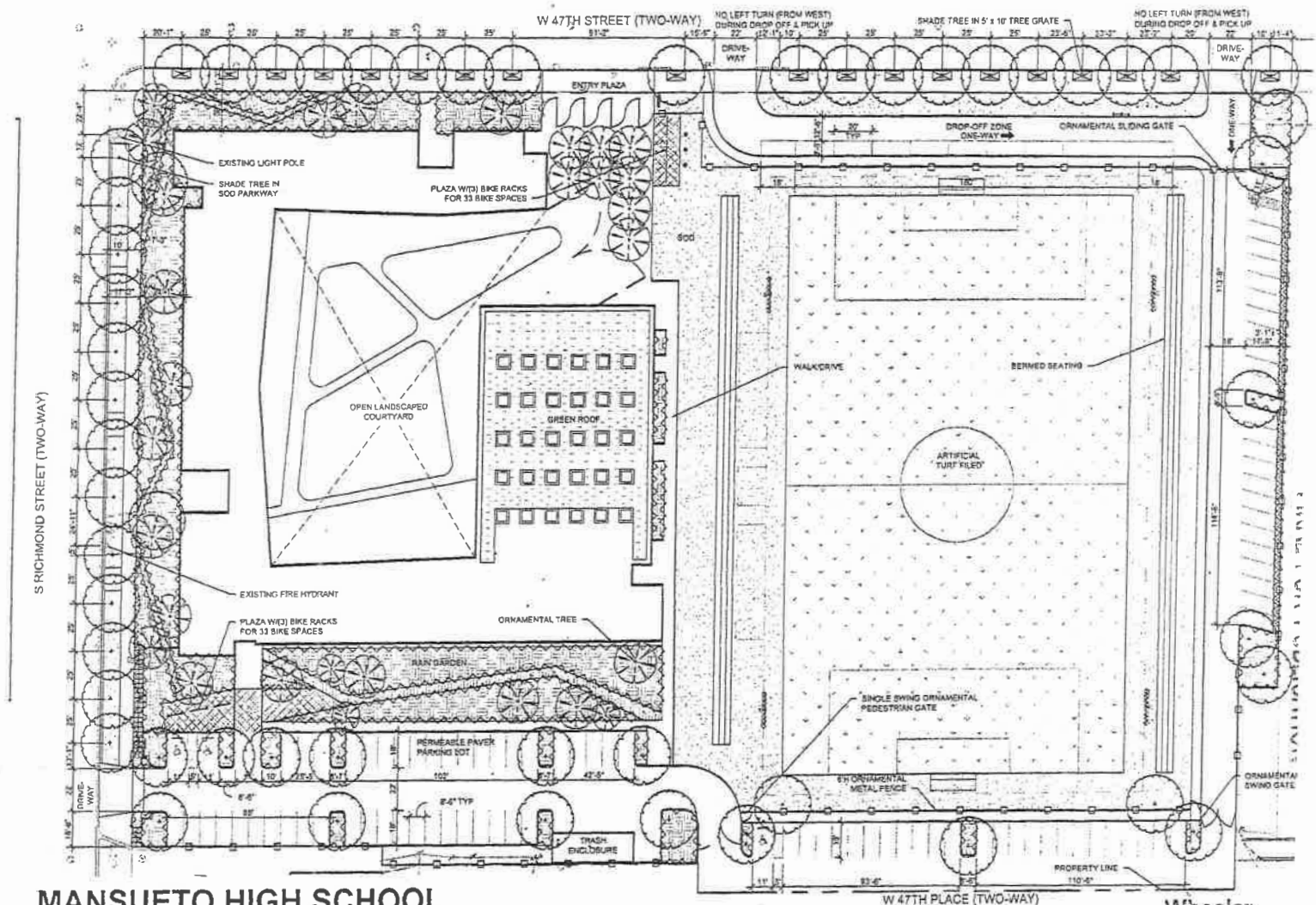
### MANSUETO HIGH SCHOOL

Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
 Plan Commission Date: February 18, 2016  
 PD-04 Site Plan

Graphic Scale: 1 inch = 64 feet



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 312 933 7787  
 wkarch.com



**MANSUETO HIGH SCHOOL**

Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
 Plan Commission Date: February 18, 2016

PD-05 Landscape Plan

Graphic Scale: 1 Inch = 64 feet



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 www.wkeams.com

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WEST PARKING LOT VEHICULAR USE AREA CALCULATIONS

44 SPACE PARKING LOT W/2 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	16,560 S.F.
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 16,560 = 1,242 S.F.
ACTUAL LANDSCAPED AREA:	1,280 S.F.
REQUIRED INTERNAL TREE PLANTING:	1,242/125 = 10
ACTUAL TREE PLANTING:	10

SOUTH PARKING LOT VEHICULAR USE AREA CALCULATIONS

25 SPACE PARKING LOT W/1 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	9,100 S.F.
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 9,100 = 683 S.F.
ACTUAL LANDSCAPED AREA:	700 S.F.
REQUIRED INTERNAL TREE PLANTING:	683/125 = 5
ACTUAL TREE PLANTING:	5

EAST PARKING LOT VEHICULAR USE AREA CALCULATIONS

25 SPACE PARKING LOT W/1 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	9,320 S.F.
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 9,320 = 699 S.F.
ACTUAL LANDSCAPED AREA:	885 S.F.
REQUIRED INTERNAL TREE PLANTING:	699/125 = 6
ACTUAL TREE PLANTING:	6

**MANSUETO HIGH SCHOOL**

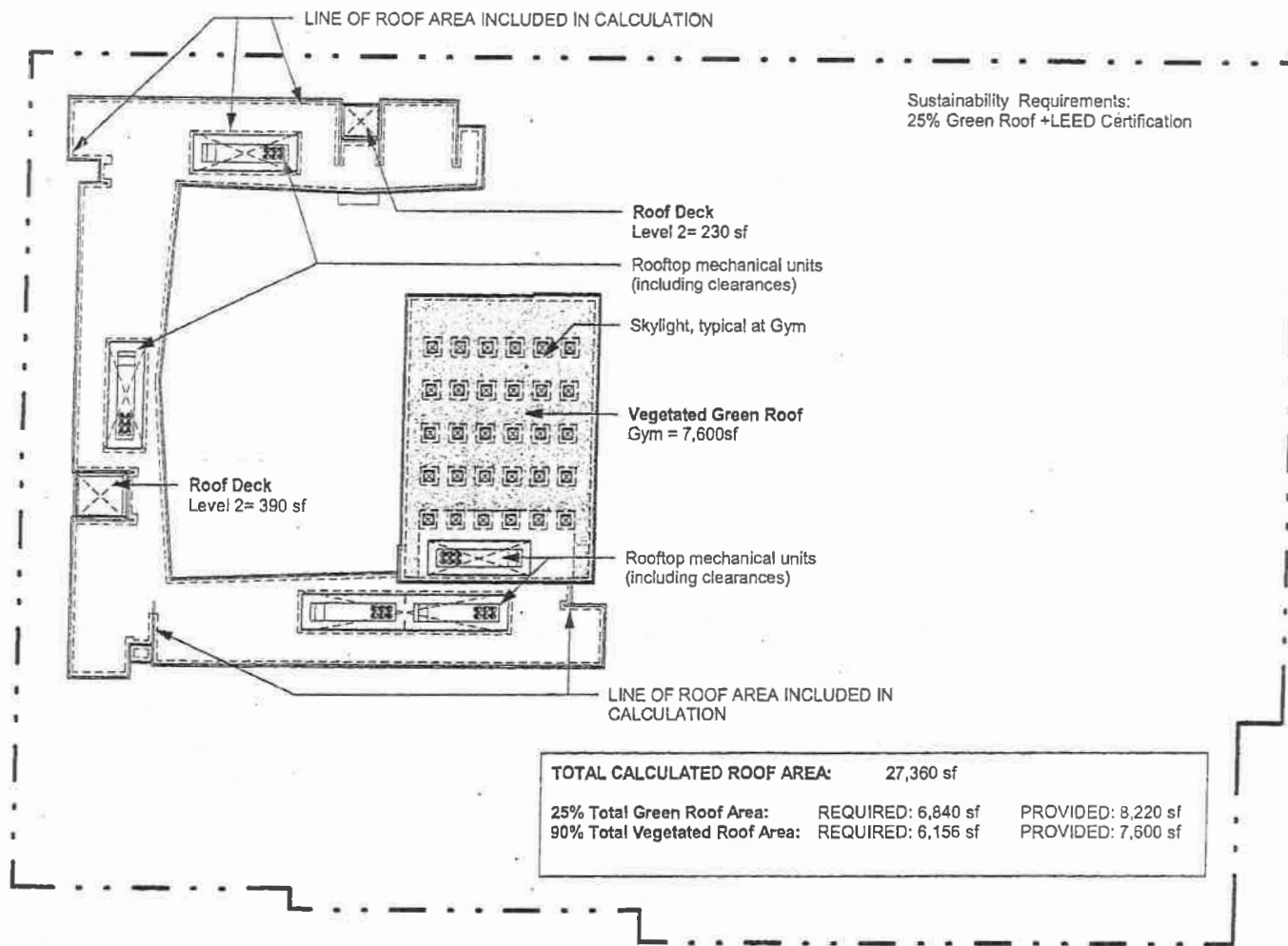
Applicant: Noble Network of Charter Schools  
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 Plan Commission Date: February 18, 2016

PD-06 Landscape Calculations

Graphic Scale: 1 inch = 64 feet



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### MANSUETO HIGH SCHOOL

Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
 Plan Commission Date: February 18, 2016

PD-07 Green Roof Plan

Graphic Scale: 1 inch = 64 feet

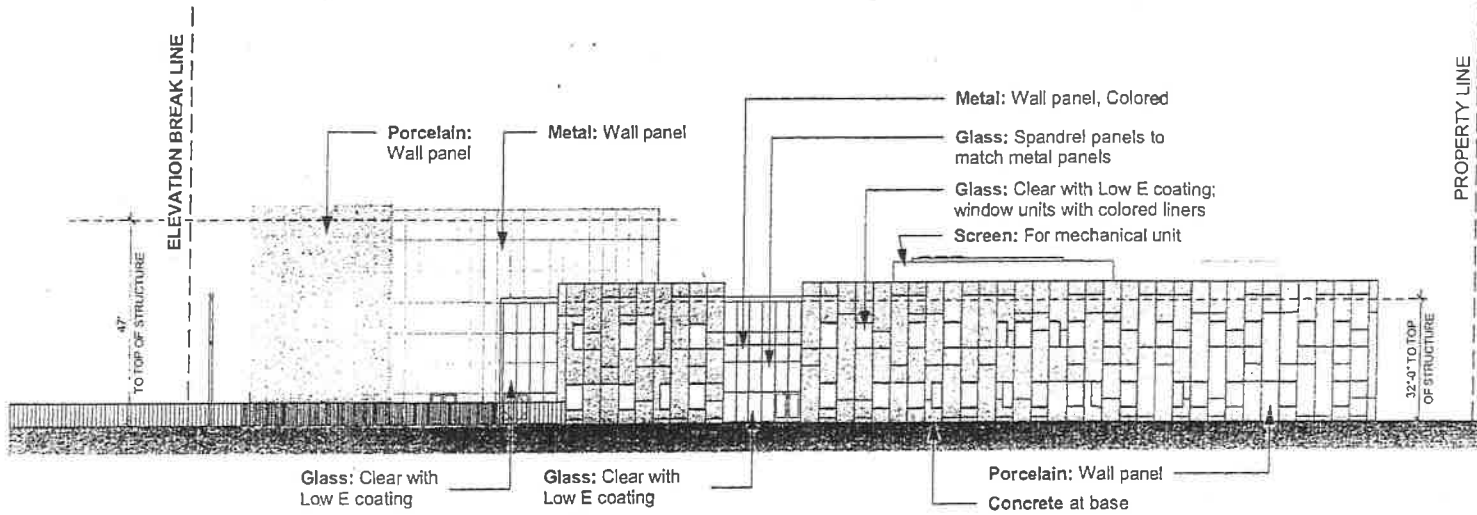


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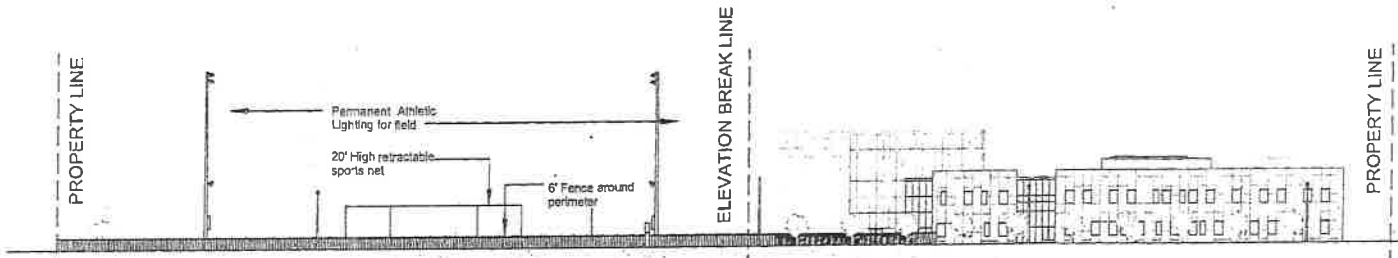
21063



NOTES:

- 1. Height of screen for mechanical unit subject to adjustment to allow for complete concealment of mechanical units

② North Elevation  
 1/32" = 1'-0"

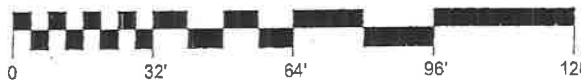


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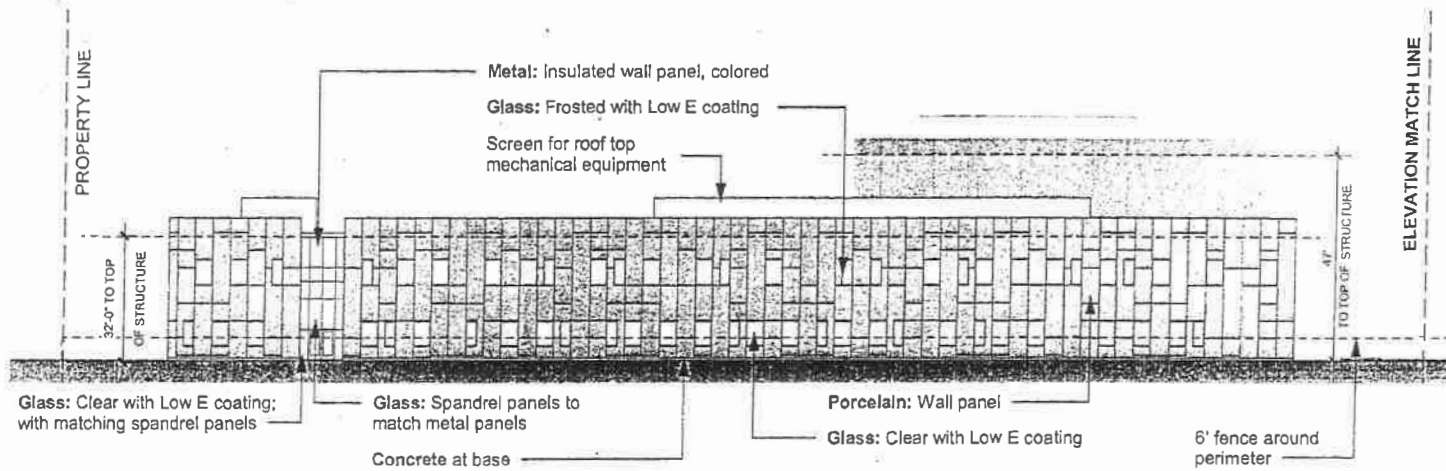
Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
 Plan Commission Date: February 18, 2016  
 PD-08 North Building Elevation

Graphic Scale: 1 inch = 32 feet



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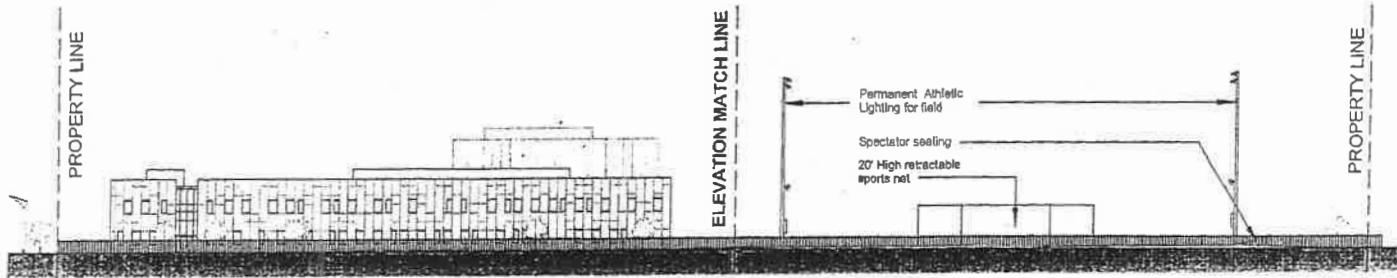
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 whear.com



NOTES:

1. Height of screen for mechanical suit subject to adjustment to allow for complete concealment of mechanical units

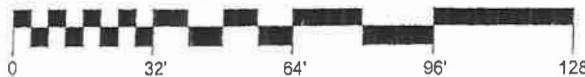
① South Elevation  
1/32" = 1'-0"



### MANSUETO HIGH SCHOOL

Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
 Plan Commission Date: February 18, 2016  
 PD-10 South Building Elevation

Graphic Scale: 1 inch = 32 feet



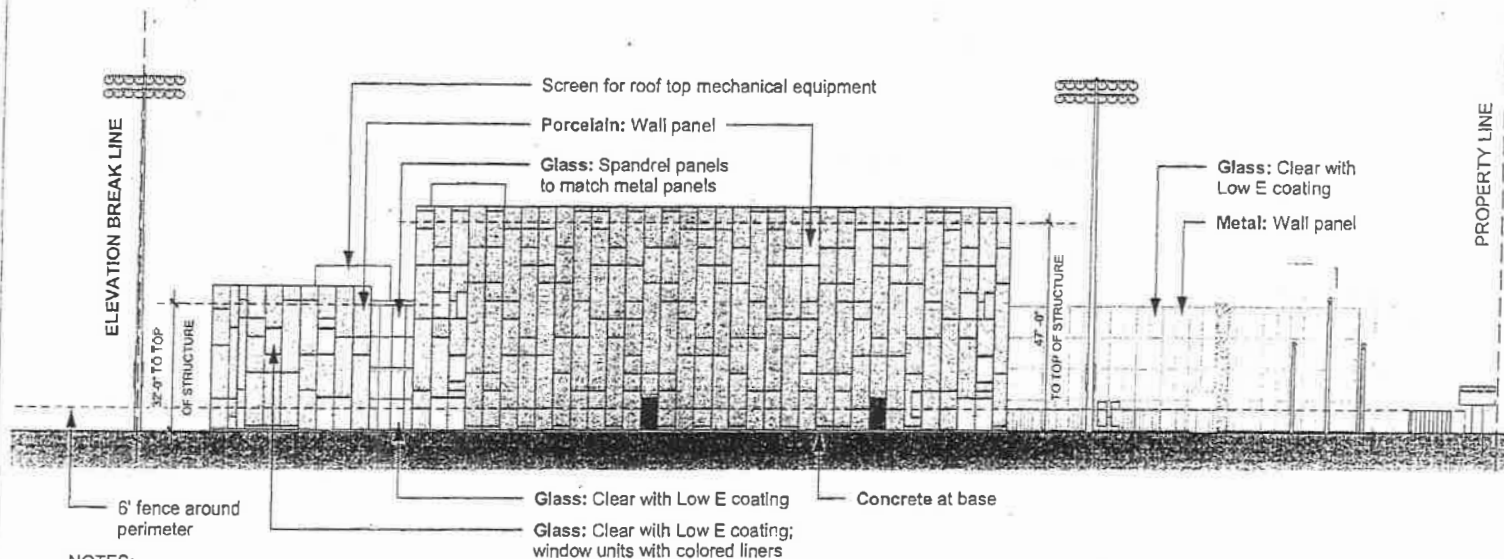
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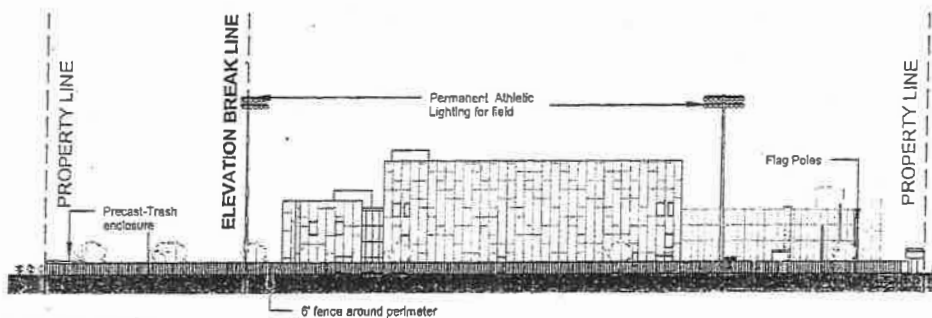
REPORTS OF COMMITTEES

21065



NOTES:  
 1. Height of screen for mechanical unit subject to adjustment to allow for complete concealment of mechanical units

① East Elevation  
 1/32" = 1'-0"



### MANSUETO HIGH SCHOOL

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 Date Introduced: December 9, 2015  
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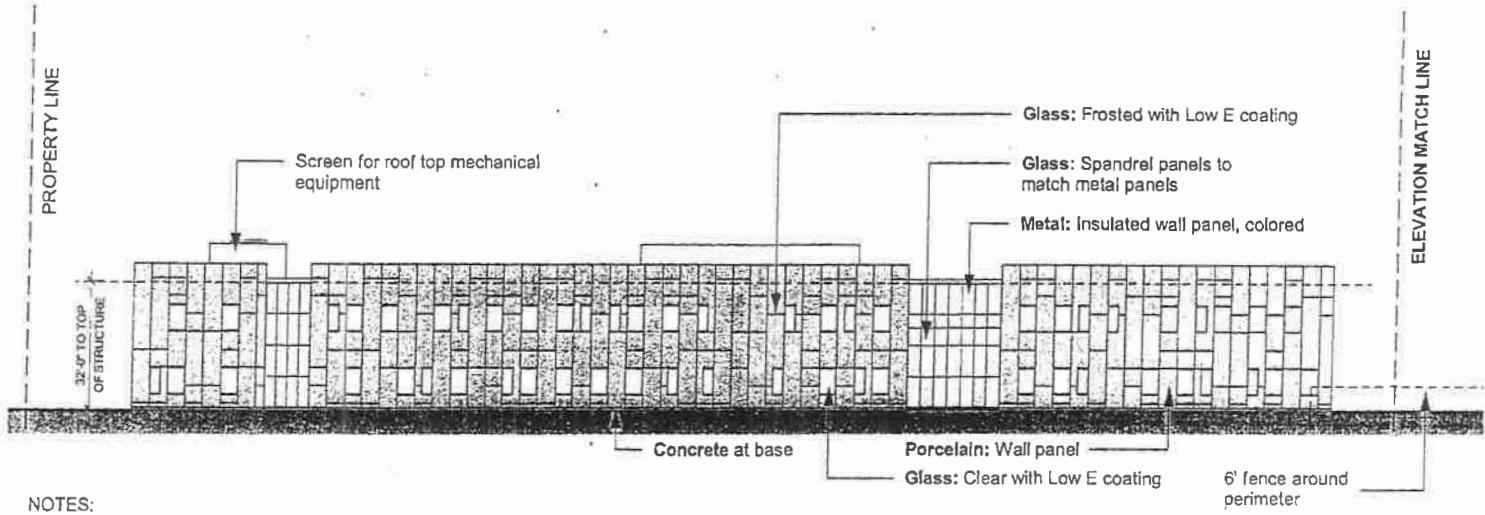
PD-09 East Building Elevation

Graphic Scale: 1 inch = 32 feet



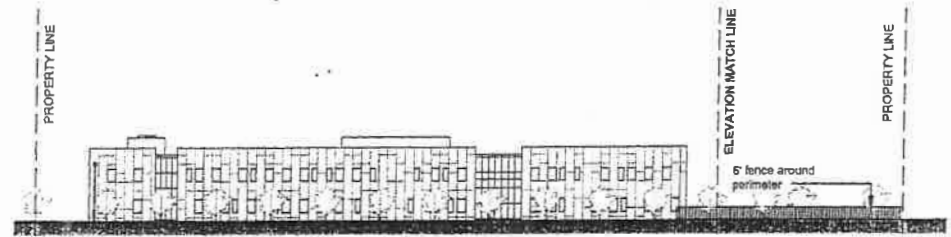
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NOTES:  
 1. Height of screen for mechanical unit subject to adjustment to allow for complete concealment of mechanical units

① West Elevation  
 1/32" = 1'-0"



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**MANSUETO HIGH SCHOOL**

Applicant: Noble Network of Charter Schools  
 Address: 2833-2927 West 47th Street/4701 South Richmond Street  
 Date Introduced: December 9, 2015  
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PD-11 West Building Elevation

Graphic Scale: 1 inch = 32 feet



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