

# PD 855

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12/4/2002

REPORTS OF COMMITTEES

101047

13747

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Number 13780 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time I move for passage of these ordinances.

Again, please let the record reflect that I abstain from voting on Application Number 13780 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Stone -- 48.

*Nays* -- None.

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

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 Number 1-I.*

(As Amended)

(Application Number 13747)

RPD 855

*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 R3 General Residence District,

R4 General Residence District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 1-I in the area bounded by:

a line 52.20 feet north of and parallel to West Huron Street; North Troy Street; a line 77.20 feet north of and parallel to West Huron Street; a line 60.33 feet east of and parallel to North Troy Street; West Huron Street; a line 84.32 feet east of and parallel to North Troy Street; a line 77.10 feet north of and parallel to West Huron Street; the public alley next east of and parallel to North Troy Street; a line 127.05 feet north of and parallel to West Huron Street; North Albany Avenue; a line 49.90 feet south of and parallel to West Huron Street; the public alley next west of and parallel to North Albany Avenue; a line 150.05 feet south of and parallel to West Huron Street; North Troy Street; West Huron Street; and the public alley next west of and parallel to North Troy Street,

to those of an R4 General Residence District then to a Residential Planned Development and a corresponding use district is hereby established in the area above described.

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

Plan of Development Statements attached to this ordinance read as follows:

*Residential Planned Development Number 855.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately fifty-five thousand nine hundred forty-two (55,942) square feet (one and twenty-eight hundredths (1.28) acres) of net site area (seventy-eight thousand three hundred eighty-one (78,381) square feet and one and eight-tenths (1.8) acres of gross site area). The majority of lots making up the property are owned by the City of Chicago and have been designated for the project. The remaining properties are owned by the applicant, Erie Cooperative Limited Partnership, an Illinois limited partnership.
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, subdivision or re-subdivision of parcels, shall require a separate submittal on behalf of the applicant or its

successors, assignees or grantees and approval by the City Council. In order to facilitate construction of the proposed improvements shown on the site plan, the City of Chicago agrees to install parkway trees and sod and sidewalks within designated rights-of-way in accordance with the terms of an agreement to be executed by the applicant, the City of Chicago and other parties.

3. The requirements, obligations and conditions contained in the Planned Development shall be binding upon the applicant, its successors and assigns, and if different than the applicant, the legal title holder or any ground lessors. All rights granted hereunder shall inure to the benefit of the applicant's successors and assigns (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. "Single designated control" for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant, its successors and assigns (or, where a condominium or homeowners' association has been formed on behalf of the condominium owners or homeowners, by said association). Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interests or obligations therein.
4. This plan of development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; an Area Site Map prepared by Landon Bone Baker Architects dated October 17, 2002; four (4) combined Site and Landscape Plans prepared by Landon Bone Baker Architects dated October 17, 2002; two (2) individual Site Plans prepared by Landon Bone Baker Architects dated October 17, 2002; two (2) individual Landscape Plans prepared by McKay Landscape Architects dated October 17, 2002; and Building Elevations for each of the five (5) building types prepared by Landon Bone Baker Architects dated October 17, 2002. A full-size set of the Overall Site Plan, Individual Site Plans, Individual Landscape Plans and Building Elevations is on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development":

Multi-family attached dwelling units, recreational uses, open space, related services and accessory uses.
6. Project identification signs shall be permitted within the Planned Development subject to the review and approval of the department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. 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.
8. Height restrictions or any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plans, Landscape Plans and Building Elevations, and in accordance with parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. If provided, fencing shall be designed, installed and maintained in accordance with the applicable landscaping provisions of the Chicago Zoning Ordinance and shall be subject to the approval of the Department of Planning and Development.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant or its successors or assigns, and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and

consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase of the maximum percent of land covered and modifications, substitutions or deletions relating to the Building Elevations.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards required under the Chicago Energy Conservation Code.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables, and maximizes universal access throughout the property. Plans for all new buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") 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 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of twenty percent (20%) of the maximum number of dwelling units permitted hereunder has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is thereafter diligently pursued, this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to R4, M1-2 and M1-2/R4. The six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

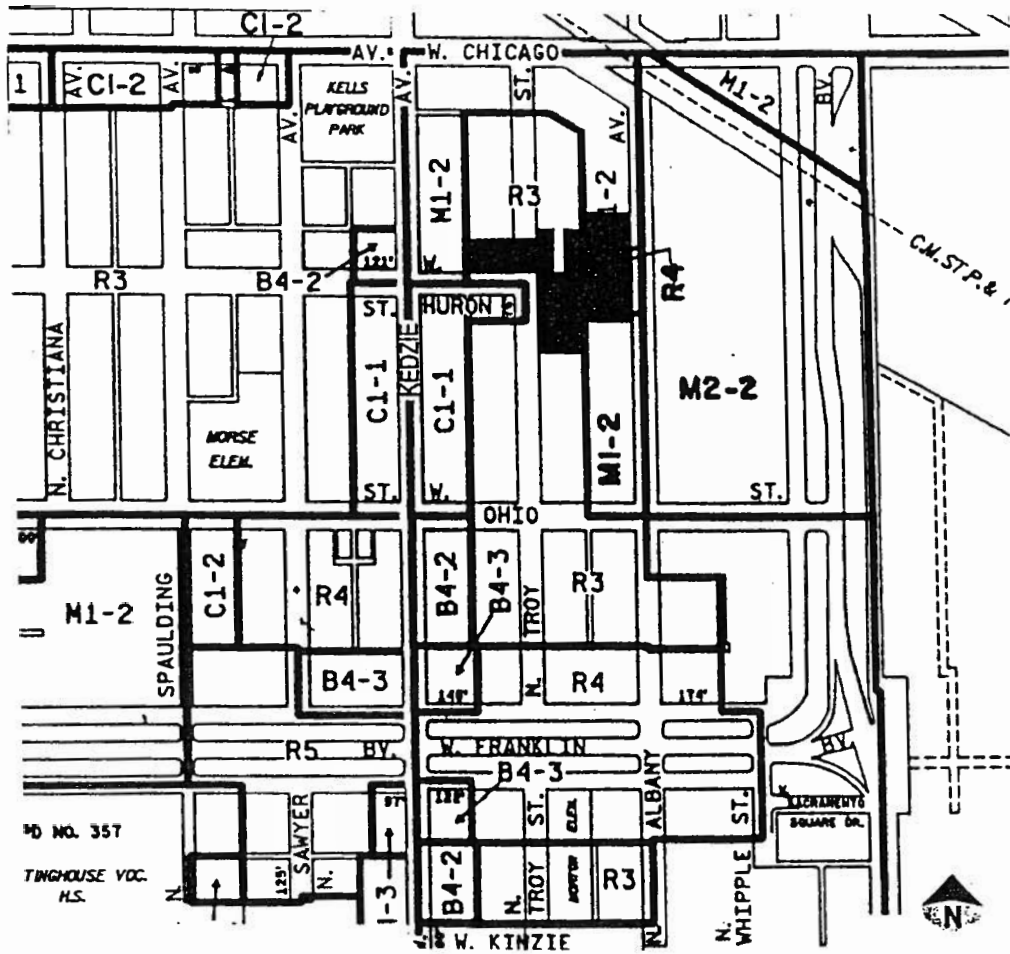
[Existing Zoning Map; Area Site Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Building Type 1 Exterior Elevations; Building Type 1 Site Plan, Landscape Plan -- Site 5; Building Type 1 Site Plan, Landscape Plan -- Site 11; Building Type 3 Exterior Elevations; Building Type 3 Site Plan -- Site 4; Building Type 3 -- Site 4 Site and Landscape Plans; Building Type 4 Exterior Elevations; Building Type 7 Exterior Elevations; Building Type 7 Site Plan -- Site 12; Building Types 4 and 7 -- Site 12 Site and Landscape Plans; Building Type 6 Exterior Elevations; Building Type 6 Site Plan, Landscape Plan -- Site 6; Building Type 6 Site Plan, Landscape Plan -- Site 8 referred to in these Plan of Development Statements printed on pages 101053 through 101069 of this *Journal*.]

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

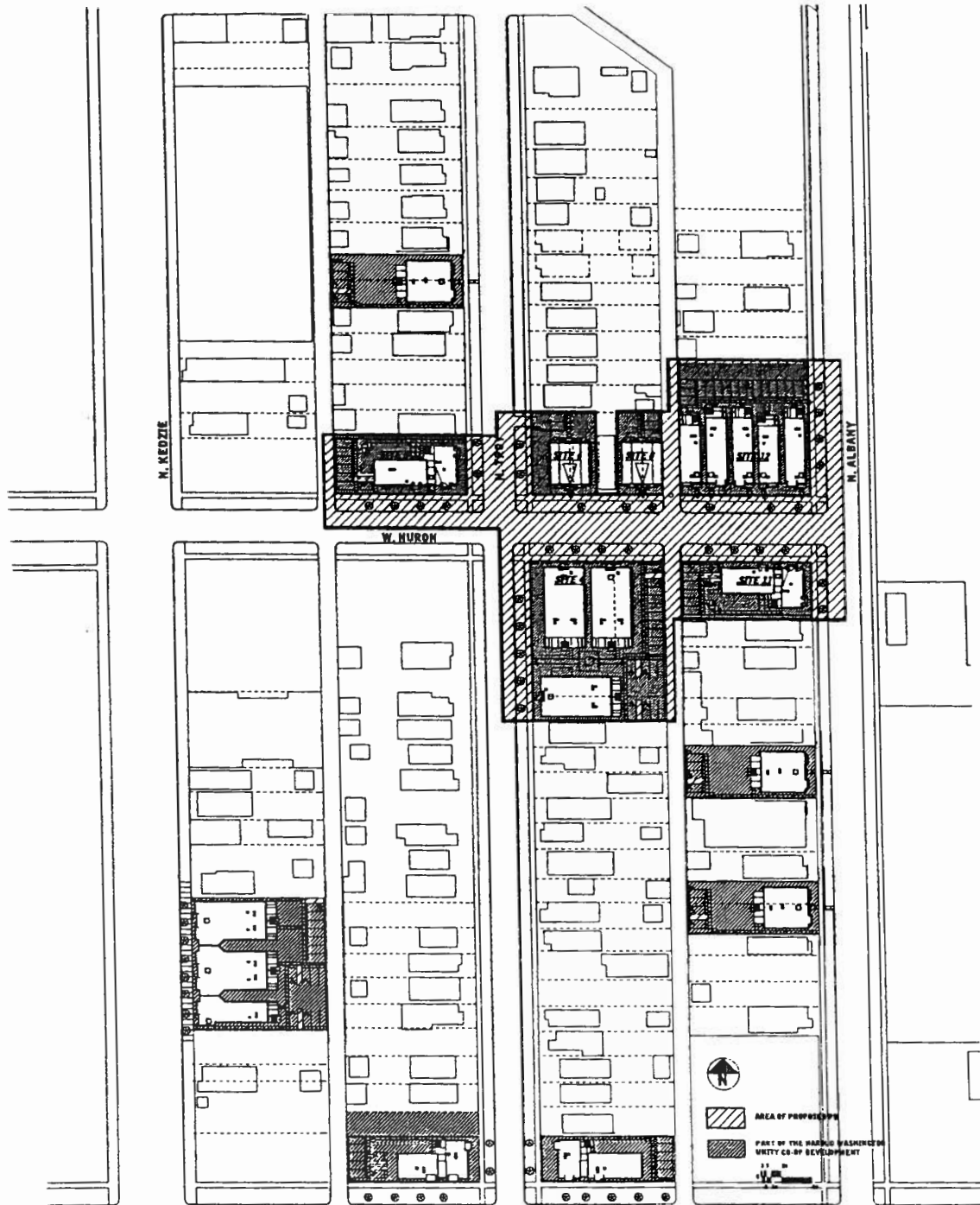
*Bulk Regulations And Data Table.*

Gross Site Area:	78,381 square feet. (1.80 acres)
Net Site Area:	55,942 square feet. (1.28 acres)
Maximum DU:	49.
Maximum Floor Area Ratio:	1.2.
Percent Land Coverage:	In accordance with Site Plan.
Minimum Number of Off-Street Parking:	49.
Off-Street Loading:	NR.
Minimum Setbacks:	In accordance with Site Plans.
Maximum Building Heights:	39.0 feet (Site 12).

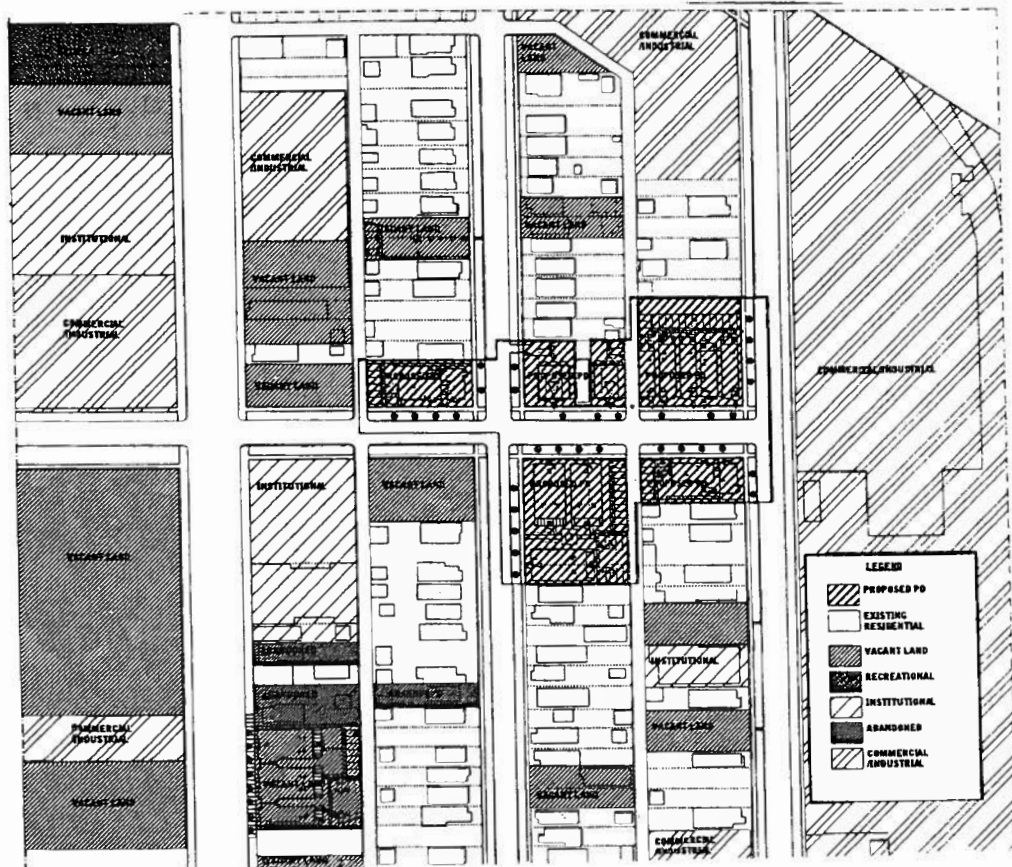
Existing Zoning Map.



Area Site Map.



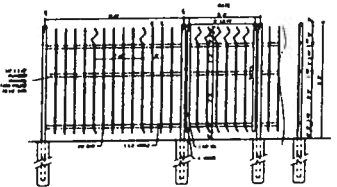
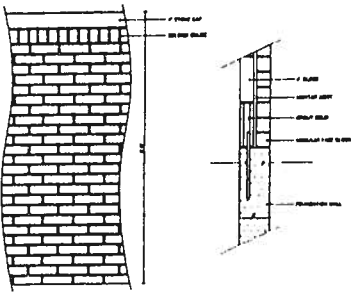
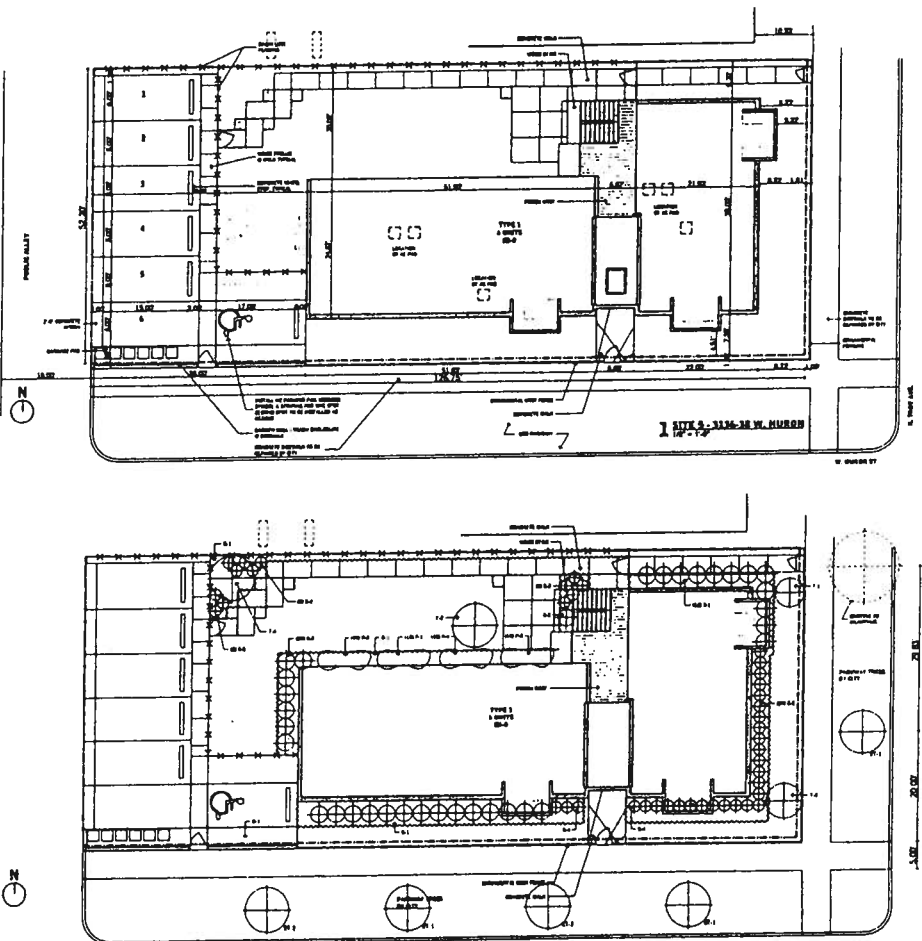
Existing Land-Use Map.







Building Type 1 Site Plan,  
Landscape Plan -- Site 5.



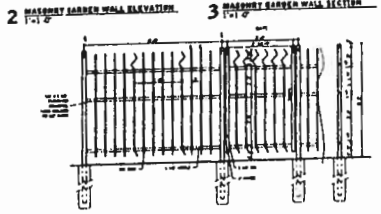
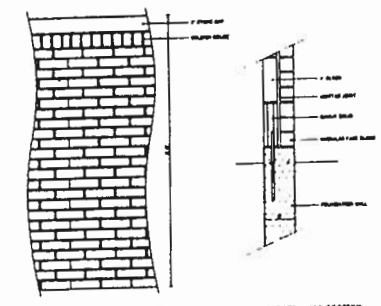
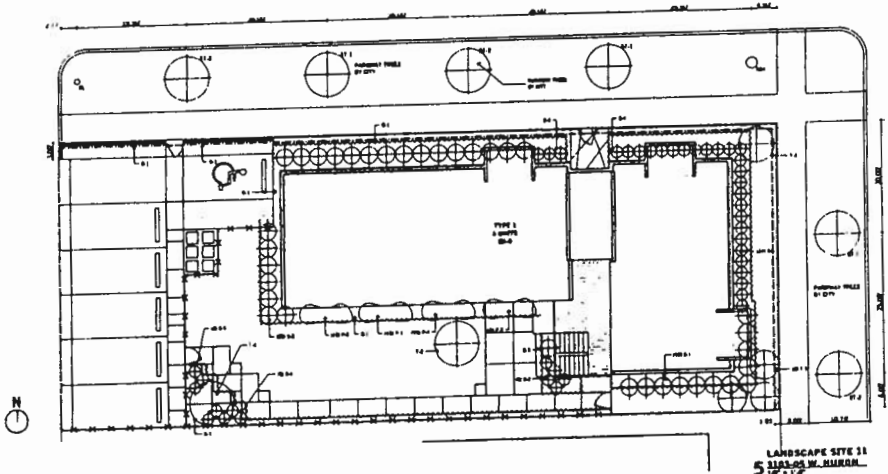
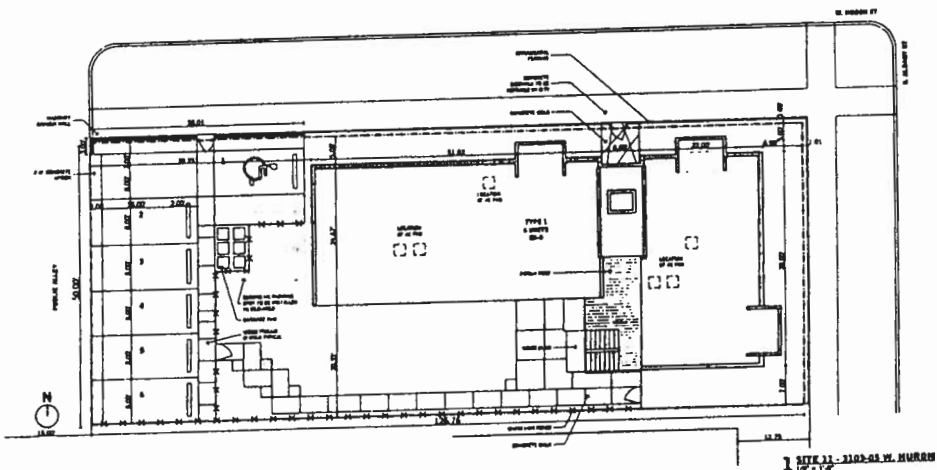
4 ORNAMENTAL FENCE  
1/2" = 1'-0"

**PLANTING LIST for Site 5**

Type	Botanical Name	Common Name	Qty	Size	Comments
Shrub Tree	BT-1	Amelanchier	Super Moon	3 2"	B&B
	BT-2	Fraxinus pennsylvanica 'Saxatilis'	Burnt Ash	3 2"	B&B
Tree	T-1	Amelanchier canadensis	Burnt Ash	1 6"	B&B
	T-2	Carolinianum	Redbud	1 6"	B&B
	T-3	Prunus nigra	Jamaican Tree Lili	1 7"	B&B
	T-4	Thea sinensis 'Chocoway'	Chocoway Linden	1 7"	B&B
Shrub	S-1	Chaenactis x superba 'Jai Triff'	Japanese Flowering Quince	12 36"	B&B
	S-2	Rosa Carolina Mandar	Shrub Rose	6 2 Gal Containers	B&B
	S-3	Syringa oblata 'Miss Kim'	Lilac	24 36"	B&B
	S-4	Taxus canadensis	Canadian Yew	7 36"	B&B
	S-5	Viburnum cinnab. 'Compactum'	Compact Korean Spicebush	24 36"	B&B
Perennial	P-1	Lysichiton 'Mandarin's Glory'	Garden Lilies	19 1 Gal	12" x 6"
	P-2	Hosta 'Suzanne'	Hosta	16 1 Gal	12" x 6"
	P-3	Hosta 'Mandarin's Glory'	Hosta	16 1 Gal	12" x 6"
	P-4	Hosta 'Mandarin's Glory'	Hosta	16 1 Gal	12" x 6"
Groundcover	D-1	Epimedium 'Arden's Cascade'	Purple Heart	1 CB	17" x 4"

ESTIMATED PLANTING DATE, FALL 2003

Building Type 1 Site Plan,  
Landscape Plan -- Site 11.



**4 ORNAMENTAL FENCE**

PLANTING LIST for Site 11

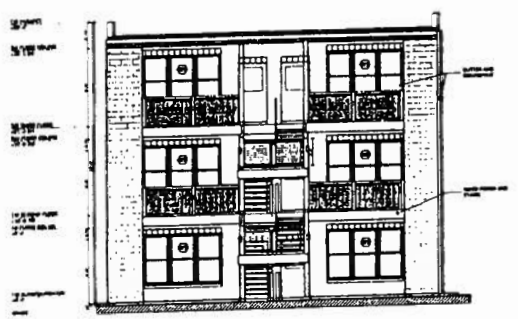
Type	Botanical Name	Common Name	Qty	Size	Comments
Street Tree					
ST-1	Aster multiflorus	Sugar Maple	3	1"	848
ST-2	Fraxinus pennsylvanica 'Summit'	Burr Oak	3	1"	848
Tree					
T-1	Amelanchier canadensis	Burnsberry	3	6"	848
T-2	Cornus sericea	Redtwig	1	6"	848
T-3	Sparganium angustifolium	Arrowweed Tree Lily	1	1"	848
T-4	Thea sinensis 'Chocoma'	Greenholm Linden	1	1"	848
Shrub					
S-1	Chaenactis leucantha 'Air Trail'	Japanese Flowering Quince	12	36"	848
S-2	Rosa Carolina 'Wendy'	Spink Rose	5	2 1/2' Gal Container	848
S-3	Sparganium angustifolium	Lily	24	36"	848
S-4	Taxus canadensis	Taxus Tree	7	24"	848
S-5	Malus 'Golden Horn'	Compact Golden Spinebush	24	24"	848
Perennial					
P-1	Lupinus 'Marian's Dream'	Denon Lavender	15	1 Gal	17" x 4"
P-2	Hebe 'Satan's Bait'	Carrot	15	1 Gal	17" x 4"
P-3	Physalis 'Mystic Blue'	Four-o'clock	15	1 Gal	17" x 4"
P-4	Rudbeckia 'Goldstrahl'	Black-eyed Susan	15	1 Gal	17" x 4"
Groundcover					
G-1	Empetrum nigrum 'Columbus'	Purple Wintergreen	1	1 Gal	17" x 4"

ESTIMATED PLANTING DATE FALL 2002

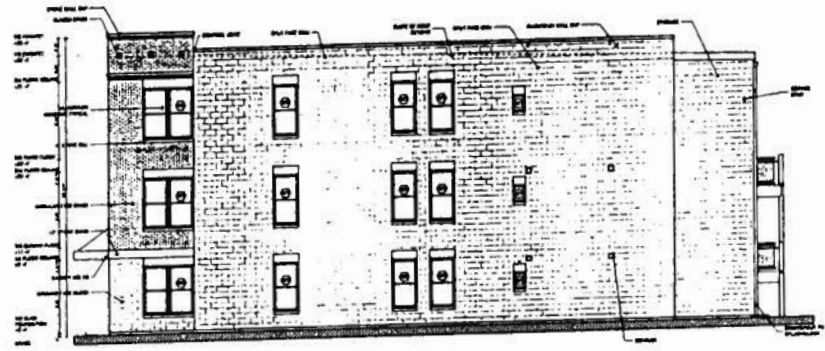
Building Type 3 Exterior Elevations.



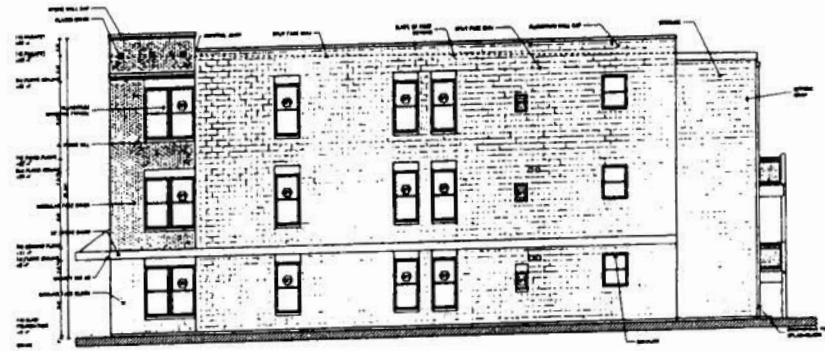
1 FRONT ELEVATION



3 REAR ELEVATION

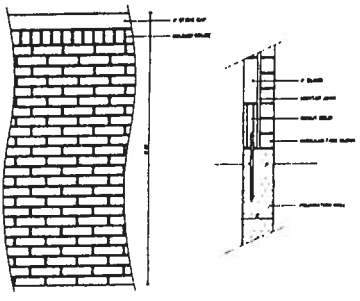
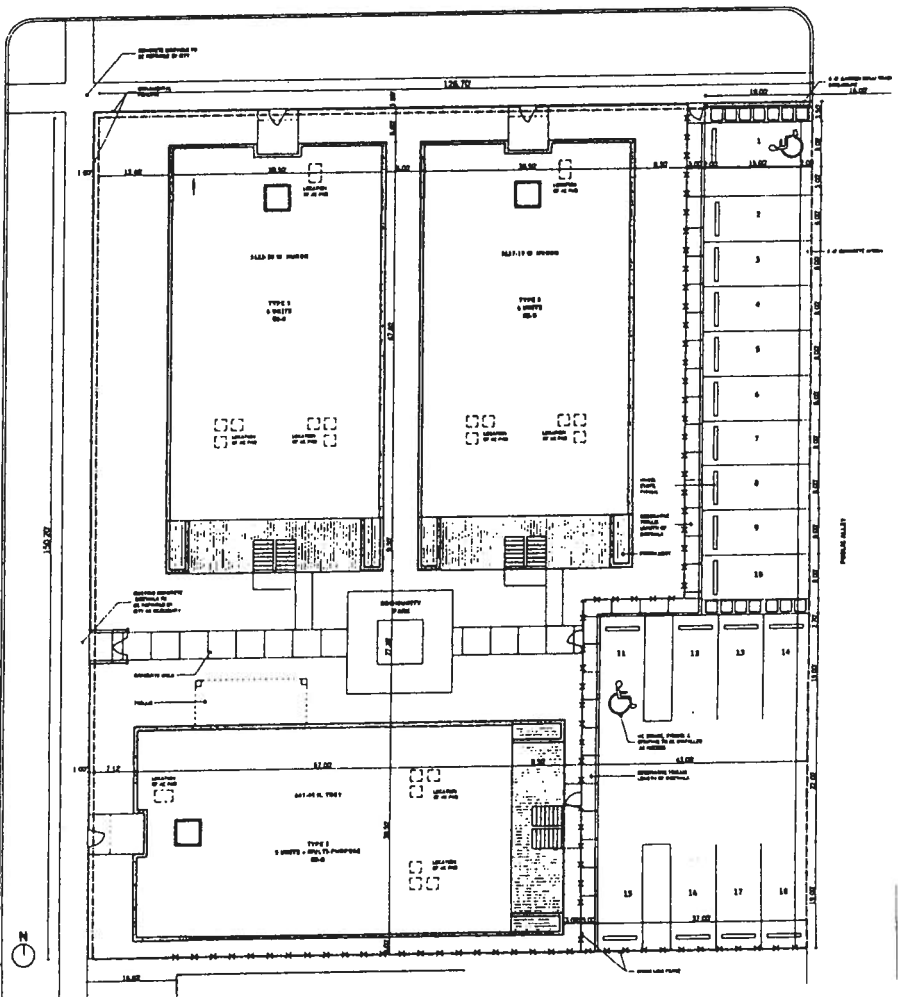


2 TYPICAL SIDE ELEVATION



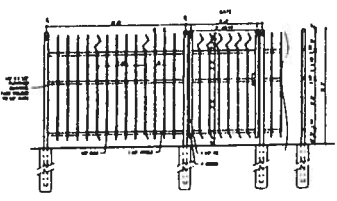
4 SIDE ELEVATION  
4 S. 113-25 W. HURON

Building Type 3 Site Plan -- Site 4.



2 MASONRY GARDEN WALL ELEVATION  
12-12

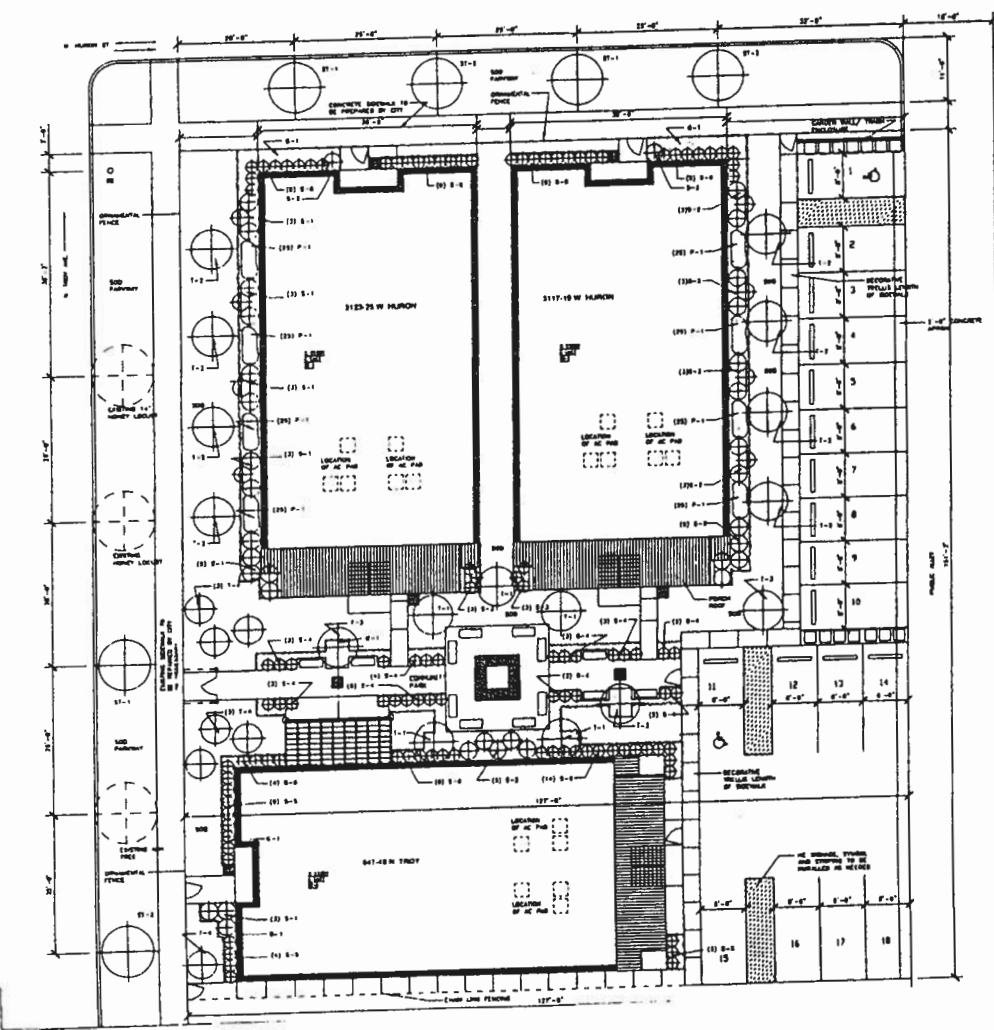
3 MASONRY GARDEN WALL SECTION  
12-12



4 ORNAMENTAL FENCE  
12-12

SITE 4 - 3117-19 W. HURON  
3125-25 W. HURON  
645-49 N. TROY  
12-12

Building Type 3 Site 4 Site  
And Landscape Plans.



**PLANTING LIST for Site 4**

Type	Botanic Name	Common Name	Qty	Size	Comments
Street Tree	BT-1	<i>Populus albertiana</i> "Nalaeper" / Silver Linden	2	7'	S&B
	BT-2	<i>Thuja occidentalis</i>	1	7'	S&B
Tree	T-1	<i>Amelanchier canadensis</i>	6	6"	S&B
	T-2	<i>Betula nigra</i>	6	6"	S&B
	T-3	<i>Quercus al. prinus</i> "Shubertiana"	3	3"	S&B
	T-4	<i>Viburnum prunifolium</i>	7	6"	S&B
Shrub	S-1	<i>Chamaecyparis &amp; japonica</i> "Tweed Sweet" / Flowering Cypripedium	20	30"	S&B
	S-2	<i>Hydrangea paniculata</i> "Grandiflora" / Panicle Hydrangea	20	30"	S&B
	S-3	<i>Auricularia japonica</i> "Kakei's Compact" / Kakei's Compact Juniper	6	24"	S&B
	S-4	<i>Spiraea japonica</i> "Goldmound" / Goldmound Spirea	20	24"	S&B
	S-5	<i>Syringa patula</i> "Missouri" / Miss. Blue Lilac	12	30"	S&B
	S-6	<i>Viburnum acerifolium</i> "Compactum" / Compact Narrow Spinebush	10	34"	S&B
Perennial	P-1	<i>Hemerocallis</i> "Hyperion" / Daylily	100	1 Gal	17" x 4"
	P-2	<i>Hosta</i> "Blue and White" / Hosta	100	1 Gal	17" x 4"
Groundcover	G-1	<i>Cynodon dactylon</i> "Stolon" / Perennial Stolongrass	1	CS	17" x 4"

ESTIMATED PLANTING DATE FALL 2002

SITE 4-3  
SCALE: 1/8" = 1'-0"



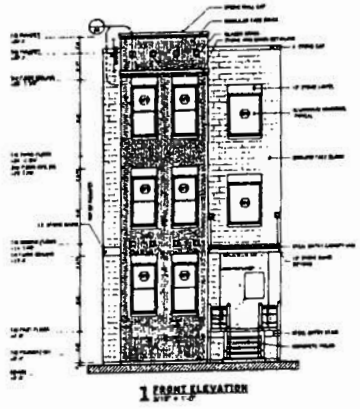
12/4/2002

REPORTS OF COMMITTEES

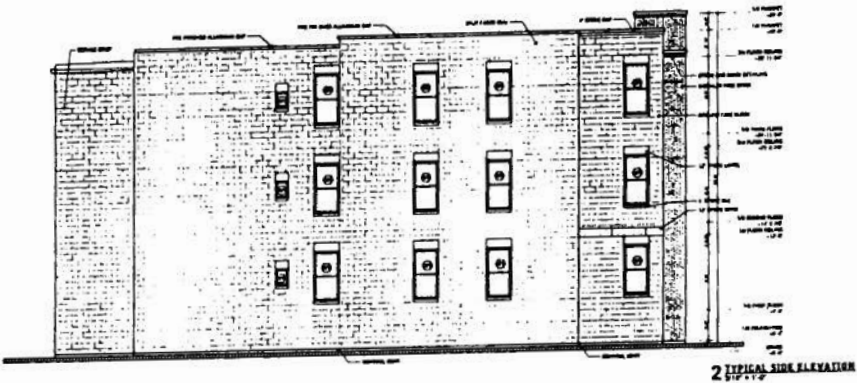
101063

Building Type 4 Exterior Elevations.

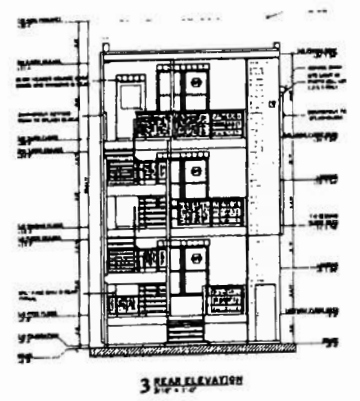
**BUILDING TYPE**  
2 STORY  
3 FLAT  
M&E CONSTRUCTION



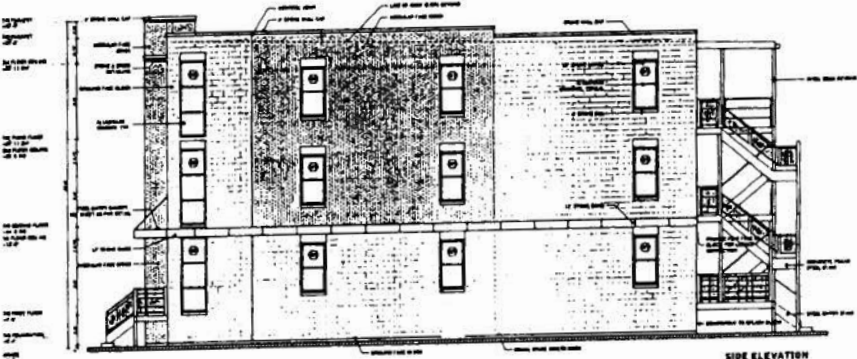
1 FRONT ELEVATION  
SHEET 1 OF 2



2 TYPICAL SIDE ELEVATION  
SHEET 1 OF 2



3 REAR ELEVATION  
SHEET 2 OF 2



4 SIDE ELEVATION  
SHEET 2 OF 2

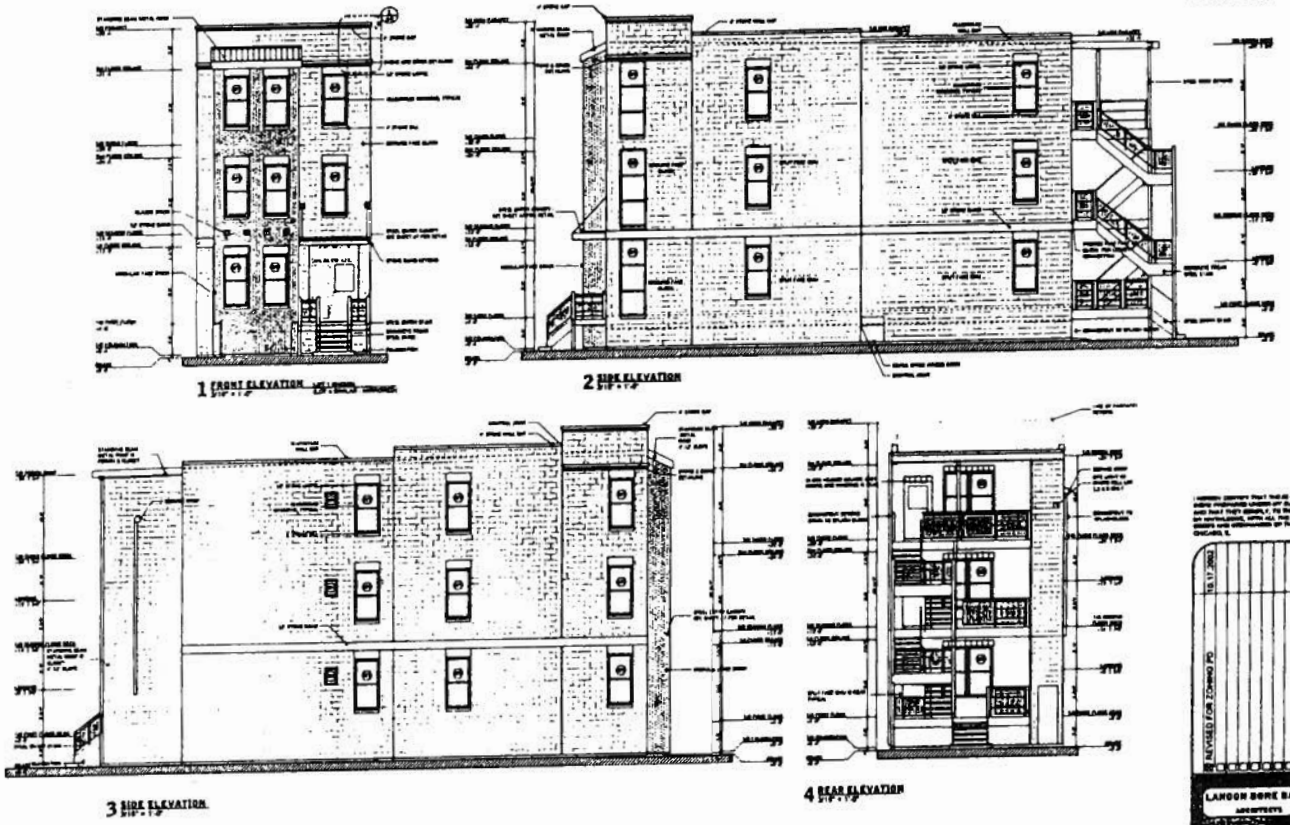
NOTES:  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS OF THE BUILDING AS SHOWN ON THIS DRAWING.  
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS OF THE BUILDING AS SHOWN ON THIS DRAWING.  
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS OF THE BUILDING AS SHOWN ON THIS DRAWING.

LANGON EDME BAKER  
ARCHITECTS

LANGON EDME BAKER  
ARCHITECTS  
BUILDING TYPE 4  
EXTERIOR ELEVATIONS

Building Type 7 Exterior Elevations.

**BUILDING TYPE 7**  
2 STORY  
2 FLAT  
M-6 CONSTRUCTION



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**LANGRISH BROS. BAKERS**  
ARCHITECTS  
2000 LANGRISH BROS. BAKERS DRIVE  
CHICAGO, ILL. 60647  
**BUILDING TYPE 7**  
**EXTERIOR ELEVATIONS**  
A3

12/4/2002

REPORTS OF COMMITTEES

101065

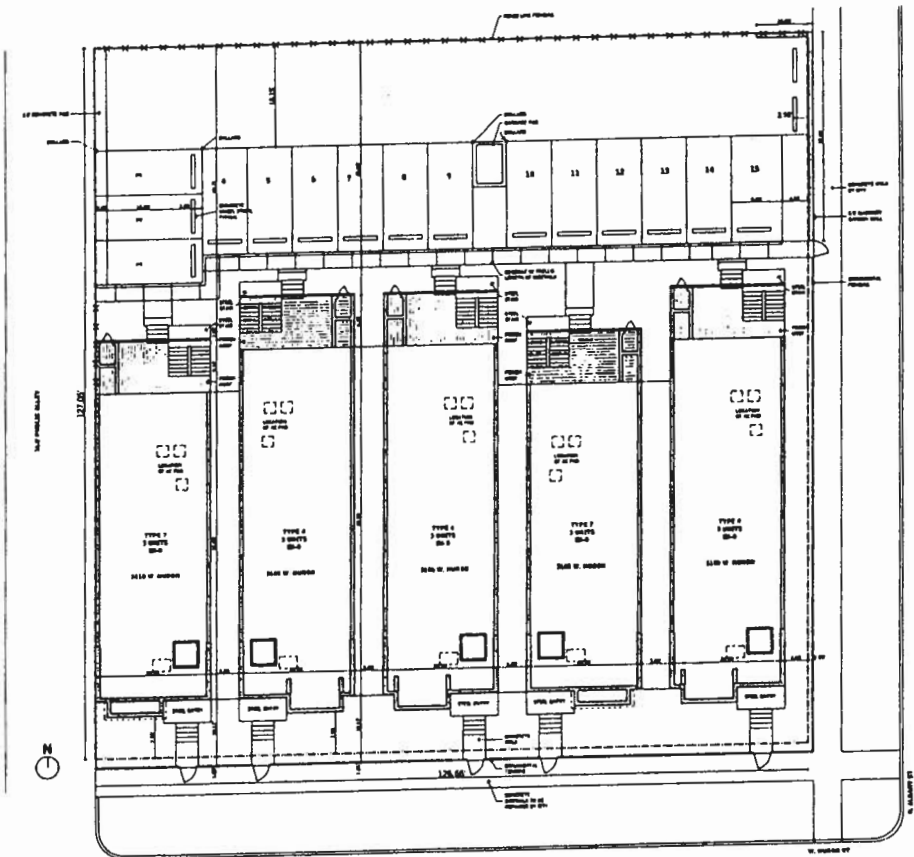
Building Type 7 Site Plan -- Site 12.

**BUILDING TYPE 7**

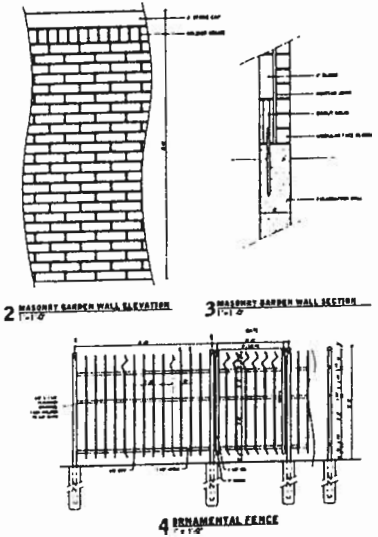
I HEREBY CERTIFY THAT THESE PLANS  
HAVE BEEN PREPARED BY ME OR UNDER MY  
SUPERVISION AND THAT I AM A LICENSED  
ARCHITECT IN THE STATE OF ALABAMA.  
DATE: 12/4/02



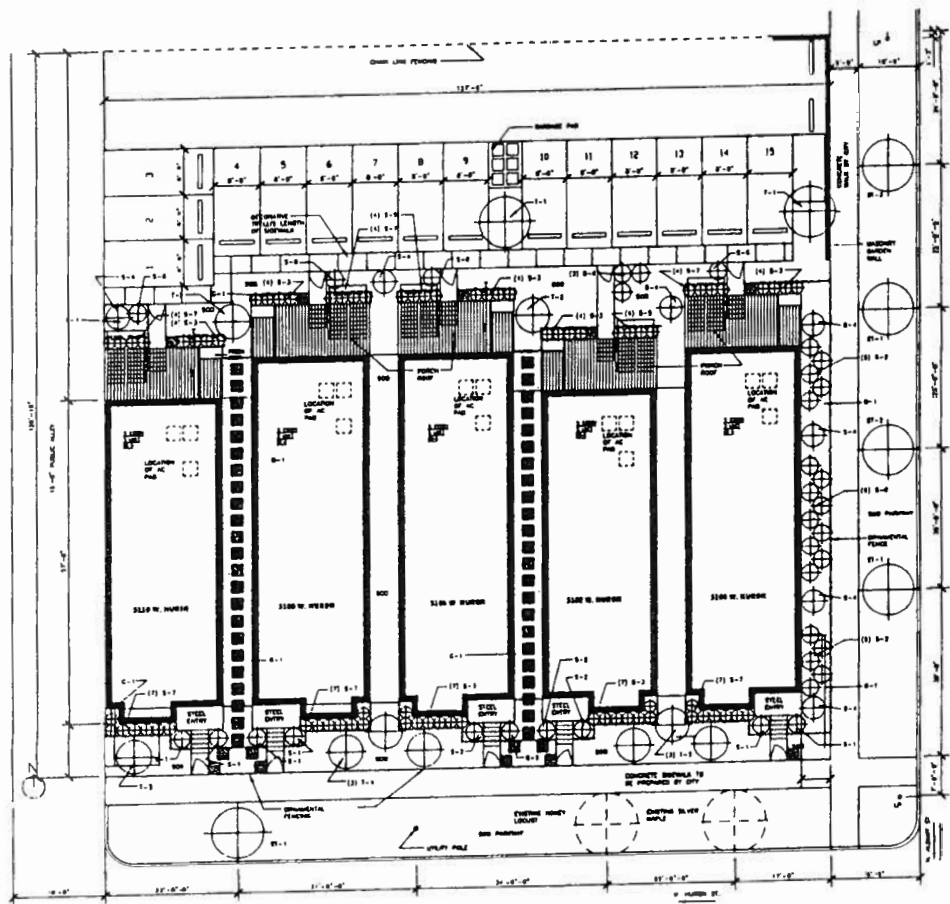
**LANDON OSBORNE BAKER**  
ARCHITECT  
1000 W. UNIVERSITY BLVD. SUITE 100  
MONTGOMERY, AL 36102  
BUILDING TYPE 7  
SITE PLAN, SITE 12



**1 SITE 12 - 456 SAN ALBANY**  
12/4/02



Building Type 4 And 7 -- Site 12  
 Site And Landscape Plans.



SITE 12  
 SCALE: 1/8" = 1'-0"

PLANTING LIST for Bldg. 12

Type	Botanic Name	Common Name	Qty	Size	Comments
Street Tree	ST-1	<i>Fraxinus pennsylvanica</i> 'Palmara'	3	1"	948
	ST-2	<i>Ulmus americana</i> 'Hollandica'	3	1"	948
Tree	T-1	<i>Quercus S. bicolor</i> 'Walthamensis'	3	2"	948
	T-2	<i>Magnoha grandiflora</i> 'Dr. Innes'	2	2"	948
	T-3	<i>Malus baccata</i>	4	2"	948
	T-4	<i>Malus 'Prunifolia'</i>	3	2"	948
Shrub	S-1	<i>Amelanchier canadensis</i>	6	3"	948
	S-2	<i>Amelanchier canadensis</i>	14	3"	948
	S-3	<i>Chamaecyparis stricta</i> 'Tweed Needle'	24	3"	948
	S-4	<i>Cornus mas</i>	7	2"	948
	S-5	<i>Juniperus horizontalis</i> 'Blue Star'	10	3"	948
	S-6	<i>Thuja occidentalis</i> 'Smaragd'	16	3"	948
	S-7	<i>Thuja occidentalis</i> 'Concordia'	32	3"	948
Shrubland	G-1	<i>Echinacea purpurea</i> 'Crestata'	1 Q	17' x 1'	

ESTIMATED PLANTING DATE: FALL 2002

MCKAY  
 LANDSCAPE  
 ARCHITECTS  
 1417 NORTH DAVENPORT STREET  
 CHICAGO, ILLINOIS 60622  
 312.864.1327



LONDON BONE  
 ARCHITECTS

214 W. WENSH PLACE  
 CHICAGO, IL 60610  
 312.864.1327  
 WWW.LONDONBONE.COM

LANDSCAPE ARCHITECTS LICENSE NO. 001-017  
 001-017-0017

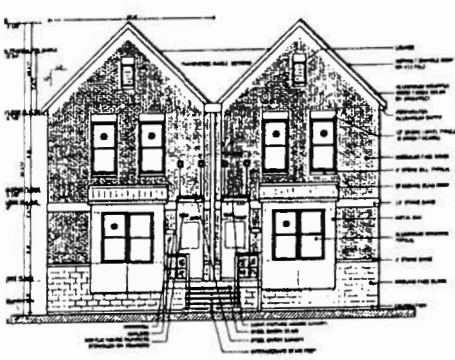
BUILDING TYPE 4 AND 7  
 SITE 12 SITE AND LANDSCAPE  
 PLANS

12/4/2002

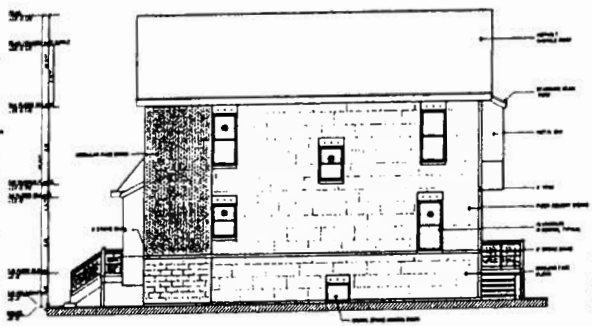
REPORTS OF COMMITTEES

101067

Building Type 6 Exterior Elevations.



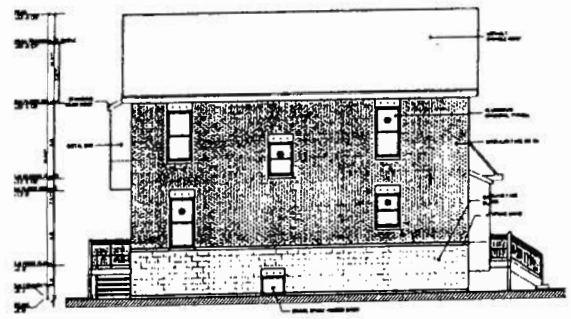
1 FRONT ELEVATION



2 TYPICAL SIDE ELEVATION



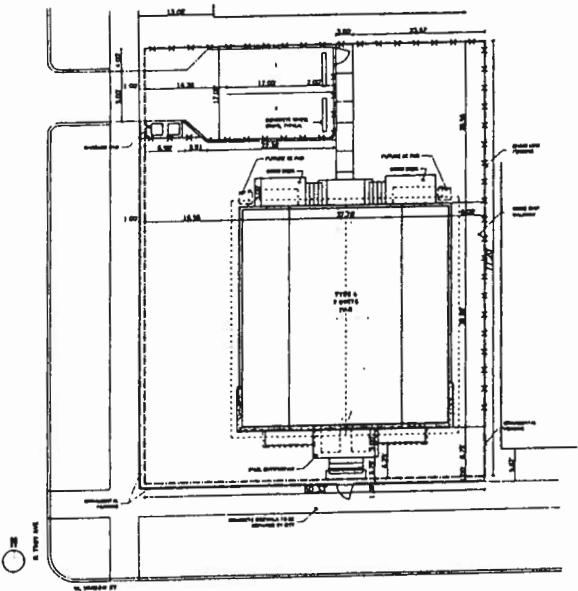
3 REAR ELEVATION



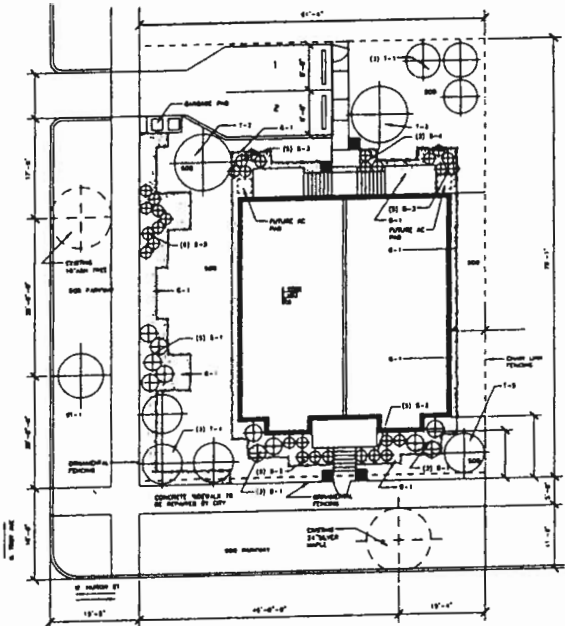
4 SIDE ELEVATION

LANDON BONE BAKER ARCHITECTS  
BUILDING TYPE 6 EXTERIOR ELEVATIONS  
A 3

Building Type 6 Site Plan,  
Landscape Plan -- Site 6.



1 SITE A - 3122-24 W. HURON  
SCALE: 1/4" = 1'-0"

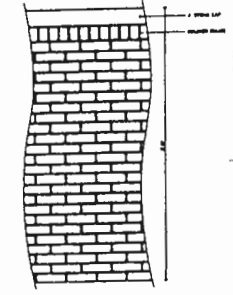


LANDSCAPE PLAN  
SITE B - 3122 W. HURON  
SCALE: 1/4" = 1'-0"

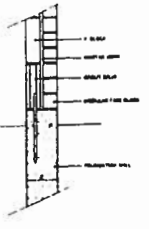
PLANTING LIST for Site B

Type	Botanic Name	Common Name	Qty	Size	Comments
Street Tree	<i>Fragaria virginiana</i> 'Autumn Purple'	Autumn Purple Ash	1	7'	0&B
Tree					
T-1	<i>Amorpha canescens</i>	Scaberrantary	3	6"	0&B
T-2	<i>Cardinalis japonica</i>	Kakure Tree	1	2"	0&B
T-3	<i>Lonicera japonica</i>	False Tree	1	6"	0&B
T-4	<i>Malus 'Prunifolia'</i>	Prunifolia Crabapple	1	6"	0&B
T-5	<i>Malus 'Spectabilis'</i>	Japanese Flowering Crabapple	1	6"	0&B
Shrub					
S-1	<i>Arundinaria japonica</i>	Reed Chabudary	11	3"	0&B
S-2	<i>Chimonoloba japonica</i> 'Candor'	Japanese Flowering Quince	10	3"	0&B
S-3	<i>Hydrangea paniculata</i> 'Domination'	Panicle Hydrangea	16	3"	0&B
S-4	<i>Amorpha canescens</i> 'Mullein'	Spike Juniper	3	3"	0&B
S-5	<i>Rosa 'New Dawn'</i>	Shrub Rose	6	2 Gal Container	
Groundcover					
G-1	<i>Elymus japonicus</i> 'Cavalier'	Purpletop Wheatgrass	1	12' x 6'	

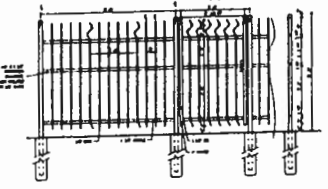
ESTIMATED PLANTING DATE FALL 2000



2 MASONRY BARRIER WALL ELEVATION  
SCALE: 1/4" = 1'-0"



3 MASONRY BARRIER WALL SECTION  
SCALE: 1/4" = 1'-0"

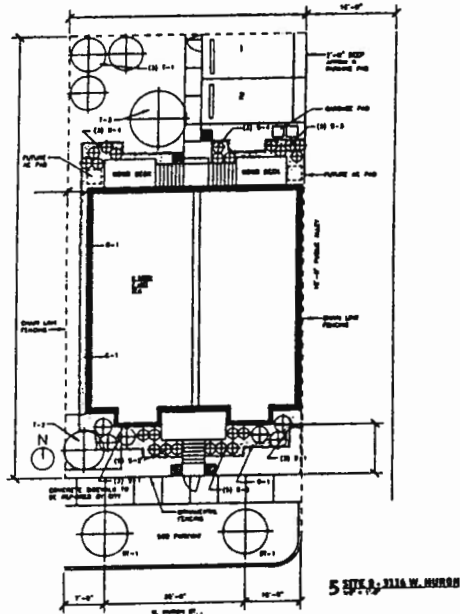
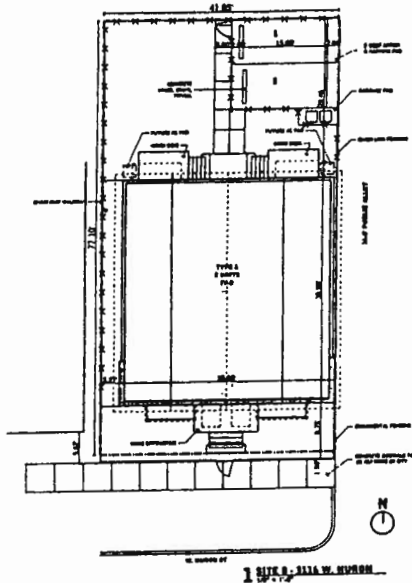


4 ORNAMENTAL FENCE  
SCALE: 1/4" = 1'-0"

LANDSCAPE ARCHITECTS  
LAWSON BONE BAKER  
ARCHITECTS  
BUILDING TYPE 6  
SITE PLAN, LANDSCAPE

Building Type 6 Site Plan,  
Landscape Plan -- Site 8.

BUILDING TYPE 6



SITE 8 --  
SCALE: 1/8" = 1'-0"

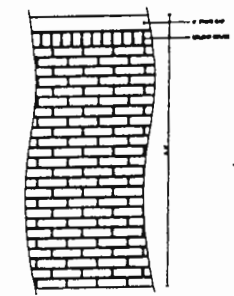
PLANTING LIST for Site 8

Type	Botanic Name	Common Name	Qty	Size	Comments
Shrub Tree					
ST-1	Fuchsia procumbens 'Autumn Purple'	Autumn Purple Fuchsia	1	7'	SHB
Tree					
T-1	Amelanchier canadensis	Shadbush	3	6"	SHB
T-2	Coniothyrium japonicum	Flowering Tree	1	5'	SHB
T-3	Lonicera xanthocarpa	Yellow Flower	1	5'	SHB
Shrub					
S-1	Arctostaphylos uva-ursi	Black Chokeberry	11	30"	SHB
S-2	Chamaenerion canadense 'Candle'	American Fleabane Queen	10	30"	SHB
S-3	Hydrangea paniculata 'Grandiflora'	Panicle Hydrangea	10	30"	SHB
S-4	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	2	30"	SHB
S-5	Penstemon sp. 'Blue'	Blue Penstemon	2	30"	SHB
S-6	Penstemon sp. 'Blue'	Blue Penstemon	2	30"	SHB
Groundcover					
G-1	Euonymus alatus 'Alatus'	Striped Wintergreen	1	12' x 6'	

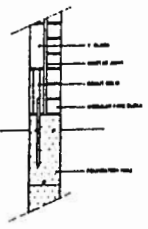
ESTIMATED PLANTING DATE: FALL 2002

LANDSCAPE ARCHITECTURE  
LARDON BOWEN BAKER  
ARCHITECTS  
1000 W. WASHINGTON ST. SUITE 100  
ANN ARBOR, MI 48106  
734.769.1100  
WWW.LBBA.COM

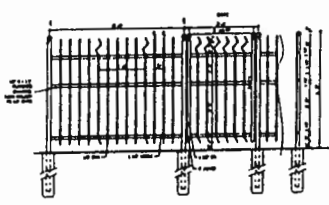
BUILDING TYPE 6  
SITE PLAN, LANDSCAPE  
PLAN - SITE 8  
A1.2  
LB - 2161



2 MASONRY CINDER WALL ELEVATION  
1'-0" = 1'-0"



3 MASONRY CINDER WALL SECTION  
1'-0" = 1'-0"



4 ORNAMENTAL FENCE  
1'-0" = 1'-0"