

SITE DEVELOPMENT DATA
--TAX PARCEL NOS.: 169-042-24, 169-042-25, 169-042-27, 169-042-28, 169-042-30 and 169-042-01
--EXISTING ZONING: B-2, B-1 and I-1 (cd)
--PROPOSED ZONING: MUDD (CD)
--EXISTING USE: COMMERCIAL
--PROPOSED USES: UP TO 137 MULTI-FAMILY DWELLING UNITS (INCLUDING LIVE/WORK MULTI-FAMILY DWELLING UNITS) AND UP TO 20,000 SQUARE FEET OF SPECIFIED NON-RESIDENTIAL USES TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT

1. GENERAL PROVISIONS
a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GREYSTAR DEVELOPMENT EAST, LLC (THE PETITIONER) TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 10.82 ACRE SITE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTH TRYON STREET AND NATIONS FORD ROAD, WHICH IS PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 169-042-24, 169-042-25, 169-042-27, 169-042-28, 169-042-30 and 169-042-01.
b. ZONING DISTRICT/ORIGINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
c. GRAPHICS AND ALTERNATIVES. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, BUILDINGS, INTERNAL DRIVES AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
d. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE CONCEPTUAL GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE ALTERATIONS AND/OR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES IF THEY ARE:
MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
THE PLANNING DIRECTOR WILL DETERMINE IF SUCH ALTERATIONS AND/OR MODIFICATIONS ARE ALLOWED FOR THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION OR MODIFICATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. SUBMITTED USES/DEVELOPMENT LIMITATIONS
a. SUBJECT TO THE LIMITATIONS SET OUT HEREIN, THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
(1) ONLY CHANGING THE USES, PARKING AREAS, SIDEWALKS, BUILDINGS, INTERNAL DRIVES AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT. INCIDENTAL OR ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES SUCH AS A FITNESS CENTER, GYM, SPA, AND OTHER RECREATION FACILITIES.
(2) A MAXIMUM OF 137 DWELLING UNITS (MULTI-FAMILY DWELLING UNITS OR LIVE/WORK MULTI-FAMILY DWELLING UNITS) LOCATED ON THE SITE. NOTWITHSTANDING THE FOREGOING, A MAXIMUM OF 20,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO RETAIL, SERVICE AND/OR EATING, DRINKING AND ENTERTAINMENT USES.
(3) A MINIMUM OF 29 OF THE GROUND FLOOR MULTI-FAMILY DWELLING UNITS LOCATED IN THE THREE BUILDINGS THAT FRONT SOUTH TRYON STREET OR NATIONS FORD ROAD SHALL BE OF THE "LIVE/WORK" TYPE.
(4) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), SUBJECT TO THE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.
(5) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2), SUBJECT TO THE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.
(6) EDUCATIONAL USES.
(7) INDOOR RECREATION.
(8) INSTITUTIONAL USES.
(9) PROFESSIONAL BUSINESS AND GENERAL OFFICES.
(10) RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 ZONING DISTRICT.
(11) SERVICES SUCH AS BEAUTY AND BARBER SHOPS AND NAIL SALONS.
(12) STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS AND JEWELERS.
b. THE USES SET OUT ABOVE IN PARAGRAPHS 2.A.(2) THROUGH 2.A.(10) ARE HERENAFTER COLLECTIVELY REFERRED TO AS THE "NON-RESIDENTIAL USES," AND A TOTAL MAXIMUM OF 20,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES MAY BE LOCATED ON THE SITE. NOTWITHSTANDING THE FOREGOING, A MAXIMUM OF 8,000 SQUARE FEET OF SUCH GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL, SERVICE AND/OR EATING, DRINKING AND ENTERTAINMENT USES.
c. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE GROSS FLOOR AREA OF A LIVE/WORK MULTI-FAMILY DWELLING UNIT SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE TOTAL MAXIMUM OF 20,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE LOCATED ON THE SITE.
d. THE BUILDING DESIGNATED AS THE "NON-RESIDENTIAL BUILDING" ON THE REZONING PLAN SHALL CONTAIN A MINIMUM OF 20,000 SQUARE FEET OF GROSS FLOOR AREA, AND IT MAY ONLY CONTAIN ONE OR MORE OF THE NON-RESIDENTIAL USES (AND ANY ACCESSORY USES RELATING THERETO). RESIDENTIAL USES SHALL NOT BE LOCATED IN THE NON-RESIDENTIAL BUILDING.
e. ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LINES/WAYS ARE PROHIBITED ON THE SITE.
f. THE SHAPE AND PROPOSE LOCATION OF THE NON-RESIDENTIAL BUILDING MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE NON-RESIDENTIAL BUILDING IS LOCATED GENERALLY AT THE INTERSECTION OF NATIONS FORD ROAD AND ROAD A.
g. ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LINES/WAYS ARE PROHIBITED ON THE SITE.

3. VEHICULAR ACCESS AND DRIVE-THROUGH SERVICE LINES/WAYS
a. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED FOR THE CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
b. THE ALIGNMENTS OF THE INTERNAL VEHICULAR DRIVES AND INTERNAL VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNING AND PARKING LAYOUTS AND TO ACCOMMODATE ANY PERMITS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
c. SUBJECT TO THE APPROVAL OF CDOT, NCDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, CONSTRUCT AN ADA COMPLIANT BUS WAITING PAD IN ACCORDANCE WITH CATS DETAIL 60.036 ON THE SITE'S FRONTAGE ON NATIONS FORD ROAD. THE EXACT LOCATION OF THE BUS WAITING PAD SHALL BE DETERMINED DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS, AND THE BUS WAITING PAD SHALL BE LOCATED ENTIRELY WITHIN RIGHT-OF-WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE BUS WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE BUS WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHELTER ON THE BUS WAITING PAD.
d. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL A DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NATIONS FORD ROAD AS REQUIRED TO PROVIDE RIGHT-OF-WAY MEASURING 50 FEET FROM THE EXISTING CENTERLINE OF NATIONS FORD ROAD, TO THE EXTENT THAT SUCH RIGHT-OF-WAY DOES NOT ALREADY EXIST.
e. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL A DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NATIONS FORD ROAD AS REQUIRED TO PROVIDE RIGHT-OF-WAY MEASURING 50 FEET FROM THE EXISTING CENTERLINE OF NATIONS FORD ROAD, TO THE EXTENT THAT SUCH RIGHT-OF-WAY DOES NOT ALREADY EXIST.
f. PETITIONER SHALL INSTALL A NORTHBOUND RIGHT TURN LANE ON SOUTH TRYON STREET AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM SOUTH TRYON STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
g. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVEMENT, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
h. PETITIONER SHALL REMOVE ALL EXISTING DRIVEWAYS FROM THE SITE TO THE ADJACENT PUBLIC STREETS THAT WILL NOT BE UTILIZED BY THE DEVELOPMENT AND RESTORE THE CURB LINE WITH STANDARD 2 FOOT, 6 INCH CURB AND GUTTER.
i. PETITIONER SHALL RE-STORE NATIONS FORD ROAD TO REMOVE THE EXISTING LEFT TURN LANE THAT WILL NOT BE UTILIZED BY THIS DEVELOPMENT AND TO PROVIDE A FULL-WIDTH LEFT TURN LANE ON NATIONS FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM NATIONS FORD ROAD.
j. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE REQUIRED FOR THE CONSTRUCTION OF THE DEVELOPMENT. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED ADJACENT TO THE SITE. THE SIDEWALK EASEMENT SHALL BE A MINIMUM OF 10 FEET WIDE BEHIND THE SIDEWALK AND SHALL BE A MINIMUM OF 10 FEET WIDE BEHIND THE SIDEWALK.
k. SUBJECT TO THE APPROVAL OF CDOT, NCDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL INSTALL/PROVIDE A SIGNALIZED PEDESTRIAN CROSSING AT NATIONS FORD ROAD AT THE EXISTING TRAFFIC SIGNAL. THE PROPOSE LOCATION OF THE SIGNALIZED PEDESTRIAN CROSSING SHALL BE DETERMINED DURING PERMITTING. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL/PROVIDE THE SIGNALIZED PEDESTRIAN CROSSING, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL/PROVIDE THE SIGNALIZED PEDESTRIAN CROSSING.
l. THE SIGNALIZED PEDESTRIAN CROSSING SHALL BE CONSTRUCTED BY PETITIONER UNDER SECTION 13 OF THE DEVELOPMENT STANDARDS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
m. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE JURISDICTION. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS WILL BE UNDERTAKEN BY PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER PUBLIC OR PRIVATE ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

4. ARCHITECTURAL STANDARDS
a. THE MAXIMUM HEIGHT OF ANY MULTI-FAMILY BUILDING LOCATED ON THE SITE SHALL BE 65 FEET AS MEASURED UNDER THE ORDINANCE.
b. THE MAXIMUM HEIGHT OF THE NON-RESIDENTIAL BUILDING SHALL BE 30 FEET.
c. THE MAXIMUM FLOOR TO FLOOR HEIGHT OF THE NON-RESIDENTIAL BUILDING SHALL BE 12 FEET.
d. NOTWITHSTANDING PARAGRAPH 4.C. ABOVE, THE MINIMUM FLOOR TO FLOOR HEIGHT OF THE GROUND FLOOR OF A LIVE/WORK MULTI-FAMILY DWELLING UNIT SHALL BE 12 FEET.
e. THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE MULTI-FAMILY BUILDINGS CONSTRUCTED ON THE SITE.
(1) EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ADJUTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FACADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT) OR STONE.
(2) PROHIBITED EXTERIOR BUILDING MATERIALS:
(a) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS, DOORS OR DOOR TRIM).
(b) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
(c) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
(i) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
(ii) BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVES OR NATURAL AREAS, TREE PLANTING AREAS AND STORM WATER FACILITIES). THIS REQUIREMENT SHALL NOT APPLY TO THE NEW PUBLIC STREET TO BE CONSTRUCTED WITHIN THE SITE (ROAD A).
(iii) PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.
(iv) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
(d) BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
(i) BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODIFICATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODIFICATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6' EXTENDING THROUGH THE BUILDING.
(ii) BUILDINGS EXCEEDING 120 FEET IN LENGTH NOT ABLE TO PROJECT A 6' RECESS SHALL BE ABLE TO BREAK UP THE MONOLITHIC FORM OF THE FACADE USING DIFFERENT MATERIALS, PATTERNING AND/OR COLORS. THESE BREAK UPS SHALL ALSO BE A MINIMUM OF 10 FEET WIDE EXTENDING THROUGH THE BUILDING.
(iii) ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
(a) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(b) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(c) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(d) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(e) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(f) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(g) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(h) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(i) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(j) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(k) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(l) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(m) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(n) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(o) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(p) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(q) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(r) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(s) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(t) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(u) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(v) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(w) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(x) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(y) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(z) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(aa) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ab) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ac) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ad) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ae) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(af) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ag) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ah) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ai) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(aj) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ak) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(al) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(am) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(an) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ao) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ap) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(aq) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
(ar) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. MAIN WALLS SHALL BE LIMITED TO A COMBINATION OF MASONRY RECESSES AND PROMINENT COLUMNS.
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