EXHIBIT B

DRAWINGS

(SUBJECT TO CHANGE WITH DEPARTMENT APPROVAL)

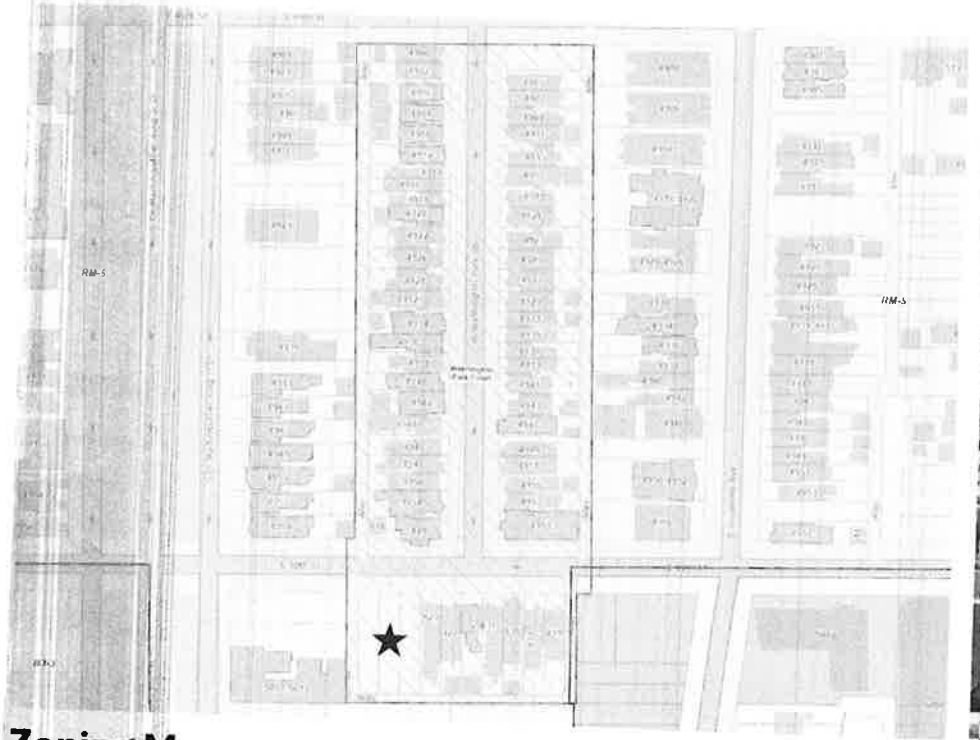
(ATTACHED)

2

419 E. 50th

Washington Park Court District

Project Location



Zoning Map



Aerial

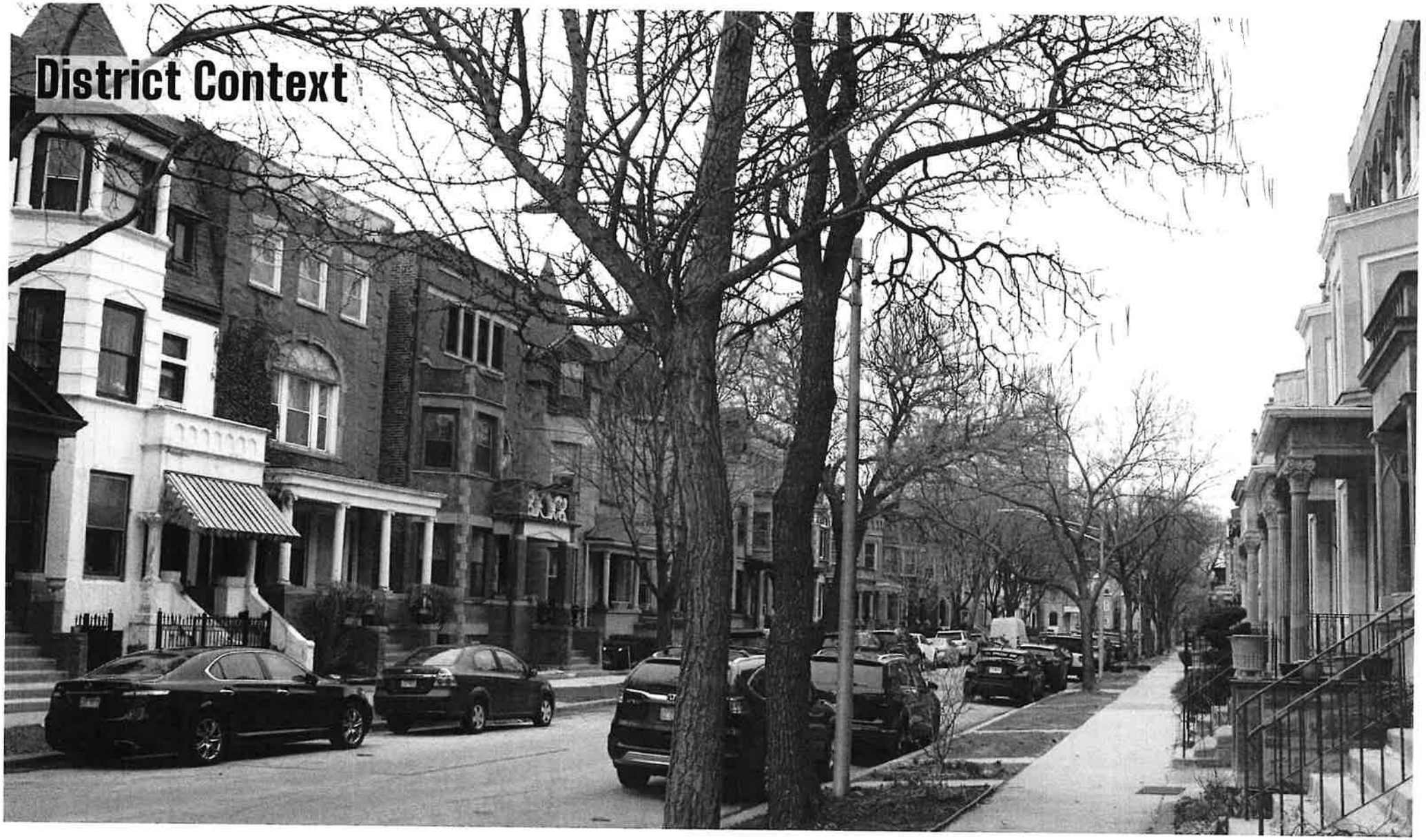
Existing Site



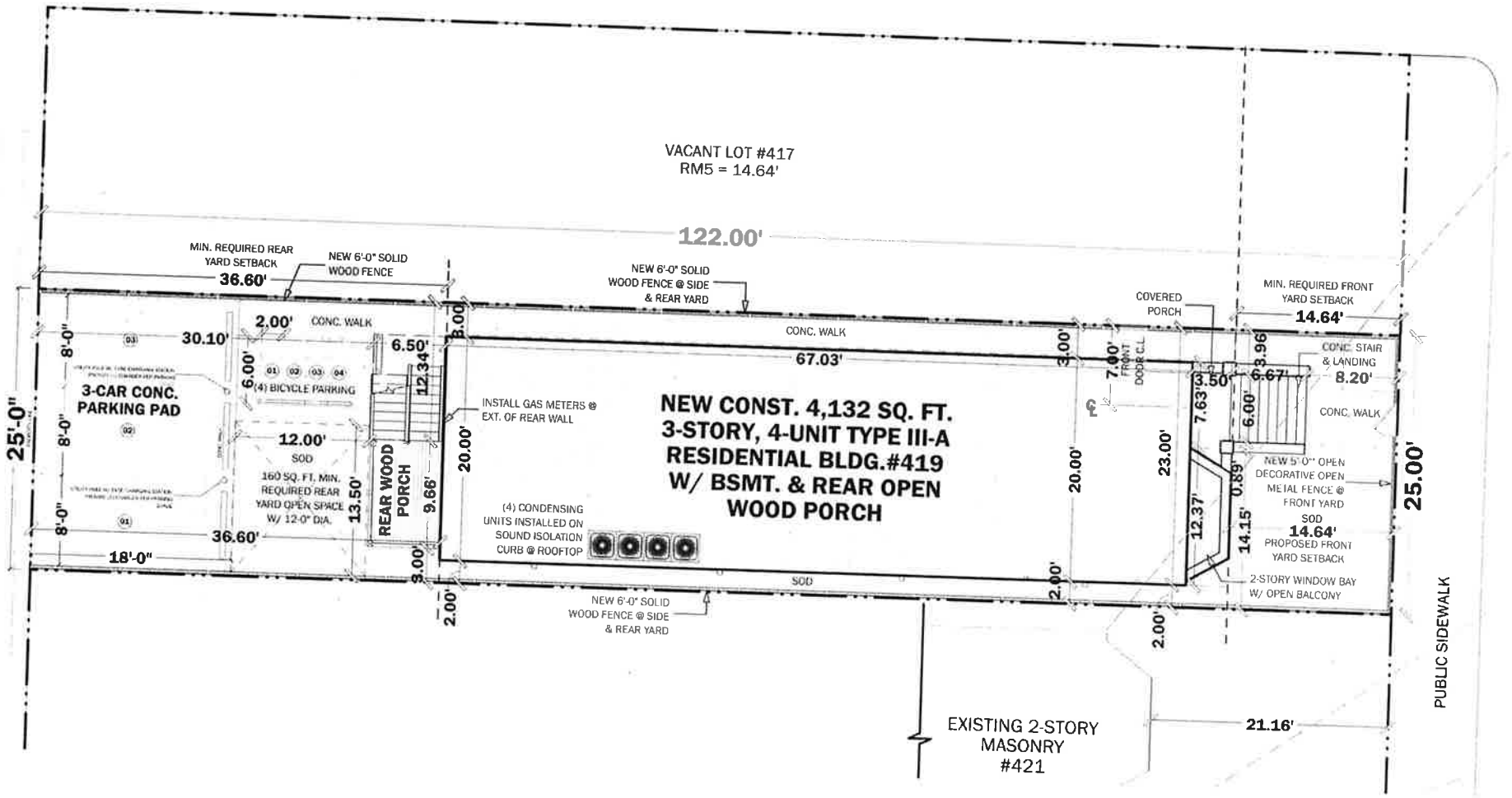
District Context



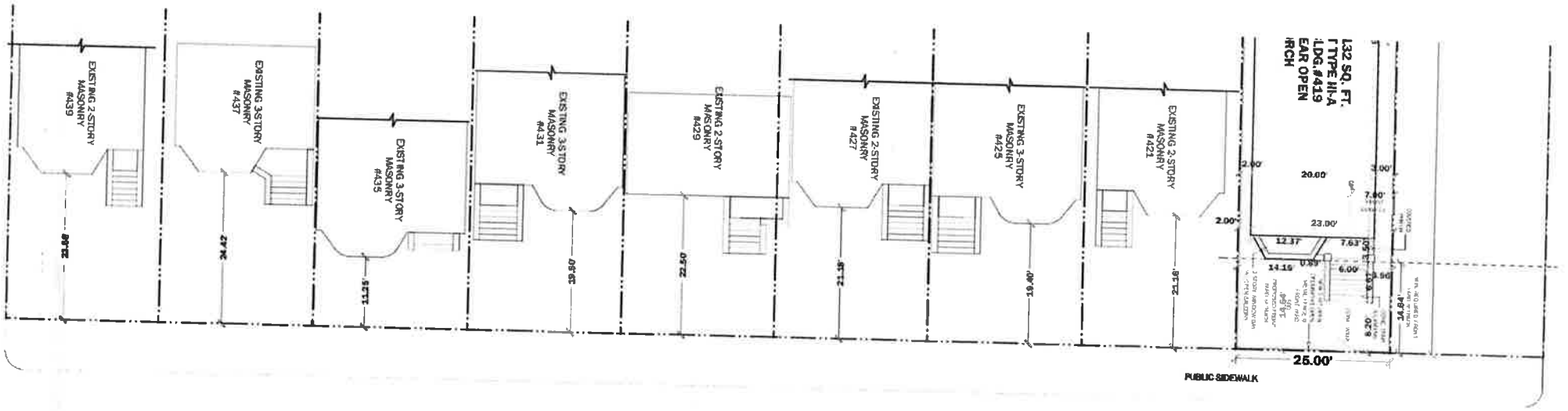
District Context



Site Plan


VACANT LOT #417
RM5 = 14.64'
122.00'
MIN. REQUIRED REAR YARD SETBACK
36.60'
NEW 6'-0" SOLID WOOD FENCE
NEW 6'-0" SOLID WOOD FENCE @ SIDE & REAR YARD
COVERED PORCH
MIN. REQUIRED FRONT YARD SETBACK
14.64'
2.00'
CONC. WALK
30.10'
6.50'
3.00'
67.03'
3.00'
7.00'
FRONT DOOR ELL
3.50'
3.96'
6.67'
CONC. STAIR & LANDING
8.20'
8'-0"
6.00'
(4) BICYCLE PARKING
12.34'
3-CAR CONC. PARKING PAD
INSTALL GAS METERS @ EXT. OF REAR WALL
NEW CONST. 4,132 SQ. FT. 3-STORY, 4-UNIT TYPE III-A RESIDENTIAL BLDG.#419 W/ BSMT. & REAR OPEN WOOD PORCH
20.00'
20.00'
23.00'
7.63'
6.00'
CONC. WALK
25'-0"
8'-0"
12.00'
SOD
160 SQ. FT. MIN. REQUIRED REAR YARD OPEN SPACE W/ 12'-0" DIA.
13.50'
REAR WOOD PORCH
9.66'
NEW 5'-0" OPEN DECORATIVE OPEN METAL FENCE @ FRONT YARD
0.89'
12.37'
14.15'
SOD
14.64'
PROPOSED FRONT YARD SETBACK
25.00'
8'-0"
36.60'
18'-0"
(4) CONDENSING UNITS INSTALLED ON SOUND ISOLATION CURB @ ROOFTOP
9.00'
SOD
2.00'
2.00'
2.00'
NEW 6'-0" SOLID WOOD FENCE @ SIDE & REAR YARD
2-STORY WINDOW BAY W/ OPEN BALCONY
PUBLIC SIDEWALK
EXISTING 2-STORY MASONRY #421
21.16'

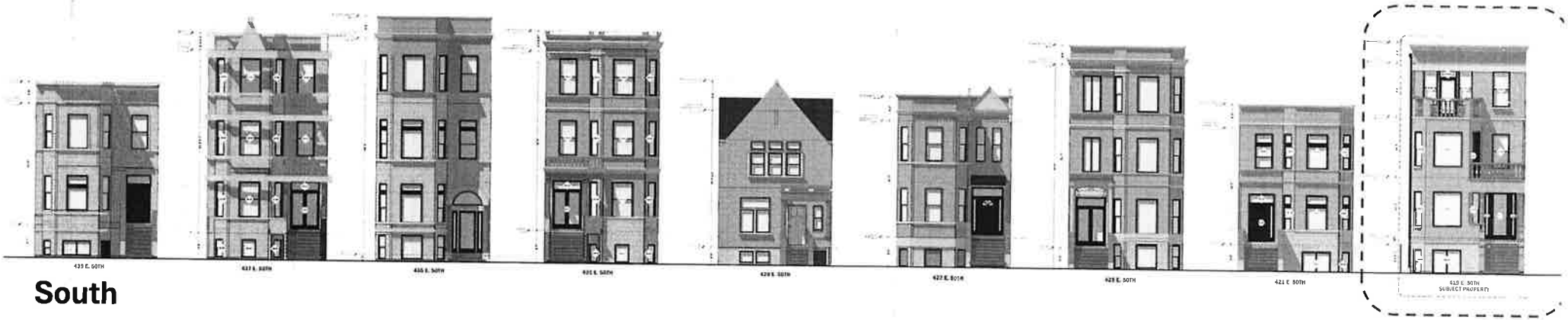
Block Context – E. 50th Street





439 437 435 431 429 427 425 421 419

Context Block Elevation – E. 50th St.



South

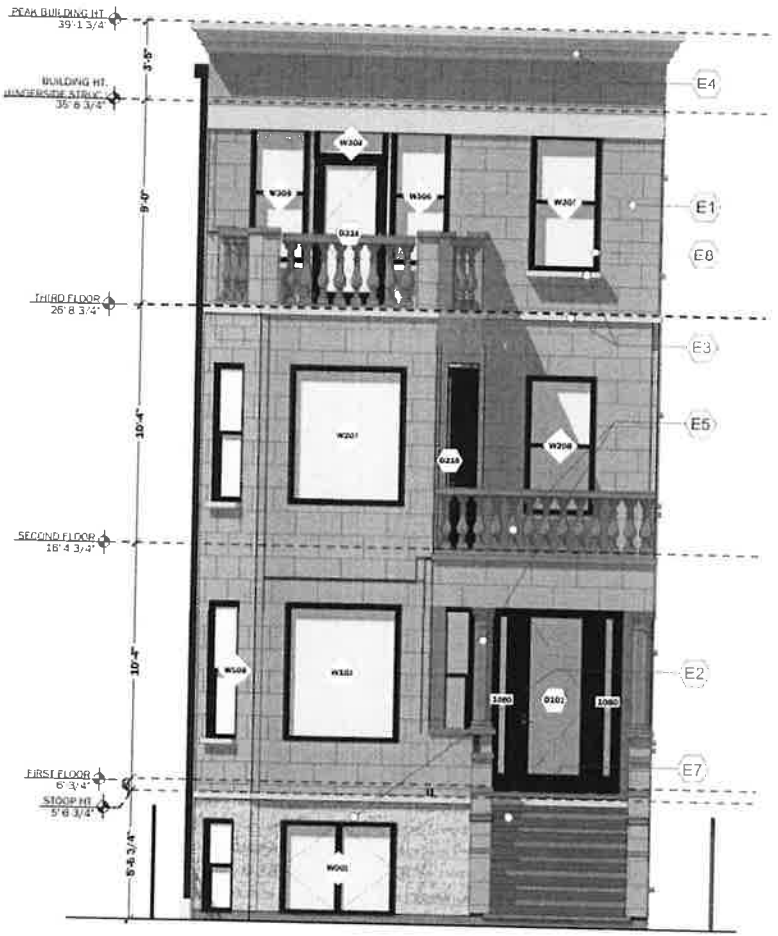




North

Front (North) Elevation



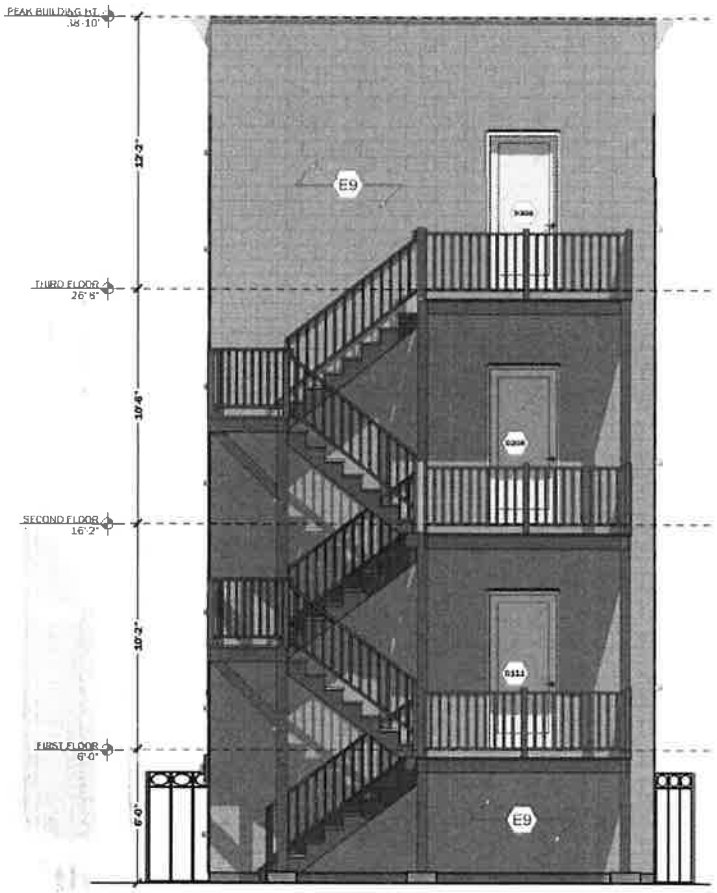




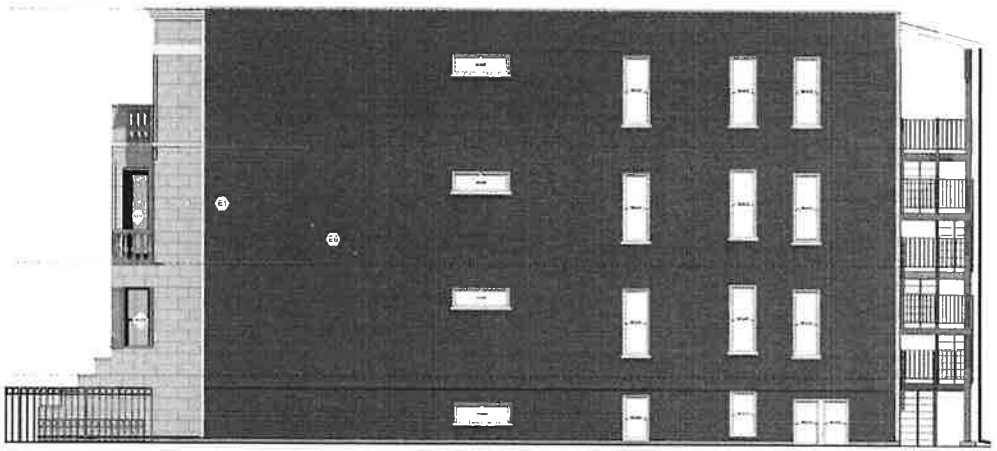
Materials


PROPOSED STREETSCAPE MATERIALS
SHALE BRICK - COLONT BAY
- NORTH/SOUTH WALLS
(AS SHOWN)
ROCKCAST CHARLOTTE TAN
- PROFILES & SILLS
- FULL BED SMOOTH STONE
- CAST STONE BANDS
- CAST STONE CORNICE
SLATE CAST STONE VENEER
- FRONT BASEMENT WALLS
(AS SHOWN)
ROCKCAST - SMOKEHOUSE
- CAST STONE BALUSTERS
- CAST STONE DORIC COLUMNS
- CAST STONE PORCH STAIR & RISERS
- CAST STONE MASONRY WALL CAPS
ROCKCAST - SMOOTH FACE
- CAST STONE AT FRONT/SIDE WALLS
(AS SHOWN)

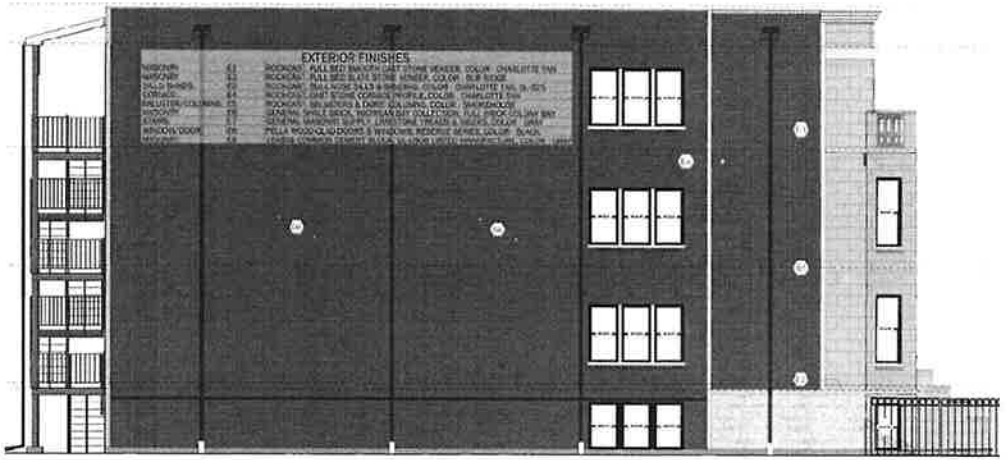
Elevations – Side and Rear



South



West



East


Rendering

STAFF RECOMMENDATIONS

1. The project as shown on drawings dated 3/26/2026 is approved. As proposed, the front façade and 4'-2" returns on the side elevations shall be clad in cast stone by Rockstone, the side elevations beyond the returns shall be clad in modular brick by General Shale in color "Colony Bay"; and,
2. Product specifications and enlarged details of the proposed windows and doors shall be provided with the permit application.

