

ORDINANCE NO. **17285**

An Ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE, of the Dallas City Code, as amended by permitting the described property, which is presently zoned Planned Development District-63/Historic Subdistrict to-wit:

BEGINNING at the intersection of the present northeast line of Fitzhugh Avenue with the present northwest line of a 40 foot alley in Block C/681, official City numbers, said intersection being the south corner of Lot 16, in said Block C/681, said point being 241.35 feet, more or less, southeastward from the present southeast line of Swiss Avenue;

THENCE, in a northeasterly direction along said present northwest line of the 40 foot alley and being 241.35 feet, more or less, southeastward from and parallel with said present southeast line of Swiss Avenue, a distance of 2628.2 feet, more or less, to a point on the present northeast line of Parkmont Street;

THENCE, in a southeasterly direction along said present northeast line of Parkmont Street, a distance of 7.45 feet, more or less, to its intersection with the present northwest line of a 25 foot alley in Block 12/1862, official City Block numbers, said intersection being the south corner of Lot 12 in said Block 12/1862, said point being 248.8 foot, more or less southeastward from the present southeast line of Swiss Avenue;

THENCE, in a northeasterly direction along said present northwest line of the, 25 foot alley, and being 248.8 feet, more or less, southeastward from and parallel with said southeast line of Swiss Avenue, a distance of 3242 feet, more or less, to the east corner of Lot 27, Block 3/1882, official City numbers;

THENCE, in a northwesterly direction along the northeast line of said Lot 27, Block 3/1882, a distance of 28.8 feet, more or less, to the south corner of Lot 26 in said Block 3/1882;

THENCE, in a northeasterly direction along the southeast line of Lot 26, in said Block 3/1882, a distance of 18.3 feet, more or less, to the east corner of Lot 26, said point also being the southwest corner of Lot 25 in said Block 3/1882;

THENCE, in a northerly direction along the common line of said Lots 25 and 26, a distance of 153.5 feet, more or less, to a point on the present south line of La Vista Drive, said point also being the northeast corner of Lot 26 in said Block 3/1882;

THENCE, in a northeasterly direction, crossing La Vista Drive, a distance of 70 feet, more or less, to the inter section of the present north line of La Vista Drive with the present west line of Swiss Avenue, said point being the southeast corner of Lot 12, Block 2/2233, official City numbers;

THENCE, in a northerly direction along said present west line of Swiss Avenue, a distance of 170 feet, more or less, to its intersection with the present south line of a 13.8 foot alley in said Block 2/2233, said intersection also being the northeast corner of Lot 12, in said Block 2/2233;

THENCE in a westerly direction along said and present south line of said 13.8 foot alley, and its prolongation, a distance of 367.25 feet, more or less to a point on the present west line of Empire Drive

THENCE, in a northerly direction along said present west line of Empire Drive, a distance of 6.9 feet, more or less, to the northeast corner of Lot 14, Block 1/2143, official City numbers, said corner being 176.9 feet, more or less, northward from the present north line of La Vista Drive;

THENCE, in a westerly direction along the north line of Lots 8 to 14, inclusive, in said Block 1/2143 and being 176.9 feet, more or less, northward from and parallel with said present north line of La Vista Drive, a distance of 350 feet, more or less, to a point of the present east line of Bryan Parkway, said point also being the northwest corner of Lot 8, in said Block 1/2143;

THENCE, in a southerly direction along said east line of Bryan Parkway, a distance of 6.9 feet, more or less, to its intersection with the eastward prolongation of the present south line of a 12 foot alley in Block 2142, official City number s, said intersection being 170 feet, more or less, northward from the north line of La Vista Drive;

THENCE, in a westerly direction along said present south line of said 12 foot alley and its prolongation, and being 170 feet, more or less, northward from and parallel with the north line of La Vista Drive, a distance of 448 feet, more or less, to a point for corner;

THENCE, in a southerly direction, a distance of 170 feet, more or less, to a point for corner in the present north line of La Vestal Drive;

THENCE, in a easterly direction along said present north line of La vista Drive, a distance of 100 feet, more or less, to a point on the nor the eastward prolongation of the present southeast line of an alley lying between Block 1/2144 and 1/1881 1/2, official City numbers;

THENCE, in a southwestwardly direction along said present southeast line of said alley and its southwestward prolongation, a distance of 2,172 feet to a point for corner on the southwest line of Beacon Street,;

THENCE, in a northwestwardly direction along the southwest line of Beacon Street, a distance of approximately 139 feet to a point for corner on the southeast line of Live Oak Street.

THENCE, in a southwestwardly direction along the southeast line of Live Oak Street, a distance of approximately 160 feet to a point for corner on the north line of a public alley:

THENCE, in an eastwardly direction along the north line of said alley, a distance of approximately 160 feet to an angle point on said alley:

THENCE, in a southerly direction crossing said alley, a distance of approximately 15 feet to a point on the west corner of Lot 4 City Block 18/1870:

THENCE, in a southeasterly direction along the southwest line of Lot 4 in City Block 18/1870, a distance of approximately 140 feet to a point for corner on the northwest line of Bryan Parkway:

THENCE, in a northeasterly direction along the northwest line of Bryan Parkway, a distance of approximately 12 feet to a point for corner:

THENCE, in a southeastwardly direction crossing Bryan Parkway at right angles to the northwest line of Bryan Parkway, a distance of 50 feet to a point on the west corner of Lot 9 in City Block 17/1871:

THENCE, continuing in a southeastwardly direction along the southwest line of Lot 9 in City Block 17/1871 and its southeastward prolongation, a distance of 155 feet to a point for corner on the southeast line of a 15 foot wide public alley;

THENCE, in a southwestwardly direction along said alley line, a distance of approximately 143 feet to an angle point in said alley line, said point also being the west corner of Lot 6 in City Block 17/1871:

.THENCE, in a westerly direction along the south line of said 15 foot alley, a distance of 180.9 feet, more or less, to the northwest corner of Lot 2 in said Block 17/1871, said point also being the northeast corner of Lot 1 in said Block 17/1871;

THENCE, in a southerly direction along the common line of said Lots 1 and 2, a distance of 155 feet, more or less, to a point on the present north line of Bryan Street, said point also being the southwest corner of Lot 2 in said Block 17/1871;

THENCE, in a southerly direction along said common line of said Lots 7 and 8, and its prolongation, a distance of 228.2 feet, more or less, to a point for corner in the present south line of a 20 foot alley;

THENCE, in a westerly direction along said south line of said 20 foot alley, a distance of 30 feet, more or less, to an angle point in said alley line;

THENCE, in a southwesterly direction along the present southeast line of said 20 foot alley, a distance of 147.7 feet, more or less, to its intersection with the present northeast line of Dumas Street, said point also being the west corner of Lot 1, in said Block R/1860;

THENCE, in a southwesterly direction, crossing Dumas Street, a distance of 51 feet, more or less, to the intersection of the present southwest line of Dumas Street with the present southeast line of Sycamore Street, said point also being the north corner of Lot 7, Block 0/1498, official City numbers;

THENCE, in a northwesterly direction along said present southwest line of Dumas Street and its prolongation, a distance of 320.75 feet, more or less, to its intersection with the of Live Oak Street present southeast line, said point also being the north corner of Lot 8 in said Block Q/1498;

THENCE, in a southwesterly direction along said present southeast line of Live Oak Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point also being the west corner of Lot 14, in said Block Q/1498;

THENCE, in a southeasterly direction along said present northeast line of Munger Boulevard and its prolongation, a distance of 320.75 feet, more or less, to its intersection with present southeast line of Sycamore Street, said point also being the west corner of Lot 1, in said Block Q/1498;

THENCE, in a westerly direction along said present north line of Bryan Street, a distance of 334 feet, more or less, to a point on the northward prolongation of the common line of Lots 7 and 8, Block R/1860, official City numbers;

Subdistrict;

THENCE, in a southwesterly direction along said present southeast line of Sycamore Street, a distance of 1490 feet, more or less, to its intersection with the present northeast line of Fitzhugh Avenue, said point also being the west corner of Lot 1, Block A/670, official City numbers;

THENCE, in a southeasterly direction along said present northeast line of Fitzhugh Avenue, a distance of 662.1 feet, more or less, to the PLACE OF BEGINNING.

to be used under a new Planned Development Historic District No. 63/Historic Subdistrict; that this Planned Development District/Historic Subdistrict shall be granted subject to the special conditions expressed herein; repealing Ordinances 14247, 15715 and 15766; providing for a penalty not to exceed \$200; providing for a savings clause; providing for a severability clause; and providing for an effective date.

WHEREAS, the City Plan Commission and the City Council in compliance with the Charter, State Law, and the Zoning Ordinance, have given the required notices and after holding public hearings regarding the rezoning, the City Council finds that it is in the public interest to grant this Planned Development District, subject to the conditions set out herein; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended be, and it is hereby amended insofar as it applies to the property hereinafter described, which is presently zoned Planned Development District 63/Historic Subdistrict, and which shall be used under a new Planned Development District No. 63/Historic Subdistrict to-wit:

BEGINNING, at the intersection of the present northeast line of Fitzhugh Avenue with the present northwest line of a 40 foot alley in Block C/681, official City numbers, said intersection being the south corner of Lot 16, in said Block C/681, said point being 241.35 feet, more or less, southeastward from the present southeast line of Swiss Avenue;

THENCE, in a northeasterly direction along said present northwest line of the 40 foot alley and being 241.35 feet, more or less, southeastward from and parallel with said present southeast line of Swiss Avenue, a distance of 2628.2 feet, more or less, to a point on the present northeast line of Parkmont Street;

THENCE, in a southeasterly direction along said present northeast line of Parkmont Street, a distance of 7.45 feet, more or less, to its intersection with the present northwest line of a 25 foot alley in Block 12/1862, official City numbers, said intersection being the south corner of Lot 12 in said Block 2/1862, said point being 248.8 feet, more or less southeastward from the present southeast line of Swiss Avenue;

THENCE, a northeasterly in direction along said present northwest line of the 25 foot alley, and being 248.8 feet, more or less, southeastward from and parallel with said southeast line of Swiss Avenue, a distance of 3242 feet, more or less, to the east corner of Lot 27, Block 3/1882, official City numbers;

THENCE, in a northwesterly direction along the northeast line of said Lot 27, Block 3/1882, a distance of 28.8 feet, more or less, to the south corner of Lot 26 in said Block 3/1882;

THENCE, in a northeasterly direction along the southeast line of Lot 26, in said Block 3/1882, a distance of 18.3 feet, more or less, to the east corner of Lot 26, said point also being the southwest corner of Lot 25 in said Block 3/1882;

THENCE, in a northerly direction along the common line of said Lots 25 and 26, a distance of 153.5 feet, more or less, to a point on the present south line of La Vista Drive, said point also being the northeast corner of Lot 26 in said Block 3/1882;

THENCE, in a northeasterly direction, crossing La Vista Drive, a distance of 70 feet, more or less, to the intersection of the sent north line of La Vista Drive with the present west line Swiss Avenue, said point being the southeast corner of Lot 12, Block 2/2233, official City numbers;

THENCE, in a northerly direction along said present west line of Swiss Avenue, a distance of 170 feet, more or less, to its intersection with the present south line of a 13.8 foot alley in said Block 2/2233, said intersection also being the northeast corner of Lot 12, in said Block 2/2233;

THENCE, in a westerly direction along said present south line of said 13.8 foot alley and its prolongation, a distance of 367.25 feet, more or less, to a point on the present west line of Empire Drive;

THENCE, in a northerly direction along said present west line of Empire Drive, a distance of 6.9 feet, more or less, to the northeast corner of Lot 14, Block 1/2143, official City numbers, said corner being 176.9 feet, more or less, northward from the present north line of La Vista Drive;

THENCE, in a westerly direction along the north line of Lots 8 to 14, inclusive, in said Block 1/2143 and being 176.9 feet, more or less, northward from and parallel with said present north line of La Vista Drive, a distance of 350 feet, more or less, to a point of the present east line of Bryan Parkway, said point also being the northwest corner of Lot 8, in said Block I 2143;

THENCE, in a southerly direction along said east line of Bryan parkway, a distance of 6.9 feet, more or less, to its intersection with the eastward prolongation of the present south line of a 12 foot alley in Block 2142, official City number s, said intersection being 170 feet, more or less, northward from the north line of La Vista Drive;

THENCE, in a westerly direction along said present south line of said 12 foot alley and its prolongation, and being 170 feet, more or less, northward from and parallel with the north line of La Vista Drive, a distance of 448 feet, more or less, to a point for corner;

THENCE, in a southerly direction, a distance of 170 feet, more or less, to a point for corner in the present north line of La Vista Drive;

THENCE, in an easterly direction along said present north line of La Vista Drive, a distance of 100 feet, more or less, to a point on the northeastward prolongation of the present southeast line of an alley lying between Block 1/2144 and 1/1881 1/2, 4iiicial City numbers;

THENCE, in a southwesterly direction along said present southwest line of said alley, and its prolongation, a distance of 1446 feet, more or less, to its intersection with the present northeast line of Glendale Street;

THENCE, in a southeasterly direction along said present northeast line of Glendale Street, a distance of 345 feet, more or less, to its intersection with the southeast line of a 15 foot alley, said intersection also being the west corner of Lot 1, Block 14/1875, official City numbers, said point being 200 feet, more or less, northwestward from the present northwest line of Swiss Avenue;

THENCE, in a southwesterly direction along said present southeast line of the 15 foot alley, and being 200 feet, more or less, northwestward from and parallel to said present northwest line of Swiss Avenue, a distance of 984.5 feet, more or less, to an angle point in said alley line, said point being the west corner of Lot 6 and the northeast corner of Lot 5, Block 17/1871, official City numbers;

THENCE, in a westerly direction along the south line of said 15 foot alley, a distance of 180.9 feet, more or less, to the northwest corner of Lot 2 in said Block 17/1871, said point also being the northeast corner of Lot 1 in said Block 17/1871;

.CE, in a southerly direction along the common line of said Lots 1 and 2, a distance of 155 feet, more or less, to a point on the present north line of Bryan Street, said point also being the southwest corner of Lot 2 in said Block 17/1871;

THENCE, in a westerly direction along said present north line of Bryan Street, a distance of 334 feet, more or less, to a point on the northward prolongation of the common line of Lots 7 and 8, Block R/1860, official City numbers;

THENCE, in a southerly direction along said common line of said Lots 7 and 8, and its prolongation, a distance of 228.2 feet, more or less, to a point for corner in the present south line of a 20 foot alley;

THENCE, in a westerly direction along said south line of said 20 foot alley, a distance of 30 feet, more or less, to an angle point in said alley line;

THENCE, in a southwesterly direction along the present southeast line of said 20 foot alley, a distance of 147.7 feet, more or less, to its intersection with the present northeast line of Dumas Street, said point also being the west corner of Lot 1, in said Block R/1860;

THENCE, in a southwesterly direction, crossing Dumas Street, a distance of 51 feet, more or less, to the intersection of the present southwest line of Dumas Street with the present southeast line of Sycamore Street, said point also being the north corner of Lot 7, Block Q/1498, official City numbers;

THENCE, in a northwesterly direction along said present southwest line of Dumas Street and its prolongation, a distance of 320.75 feet, more or less, to its intersection with the present southeast line of Live Oak Street, said point also being the north corner of Lot 8 in said Block Q/1498;

THENCE, in a southwesterly direction along said present southeast line of Live Oak Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point also being the west corner of Lot 14, in said Block Q/1498;

THENCE, in a southeasterly direction along said present northeast line of Munger Boulevard and its prolongation, a distance of 320.75 feet, more or less, to its intersection with the present southeast line of Sycamore Street, said point also being the west corner of Lot 1, in said Block Q/1498;

THENCE, in a southwesterly direction along said present southeast line of Sycamore Street, a distance of 1490 feet, more less, to its intersection with the present northeast line of Fitzhugh Avenue, said point also being the west corner of Lot 1, Block A/670, official City numbers;

THENCE, in a southeasterly direction along said present northeast line of Fitzhugh Avenue, a distance of 652.1 feet, more or less, to the PLACE OF BEGINNING.

SECTION 2. That this Planned Development District/Historic Subdistrict is granted upon the following conditions:

I. Swiss Avenue Historic District development Plan.

A map of the Swiss Avenue Historic District and descriptions of Areas A through F attached as Exhibit A and made a part of this ordinance.

II. Definitions

1. "Block" means all lots fronting on both sides of the street between two intersecting streets.
2. "Redeveloped" means any alteration to the exterior of any structure requiring a certificate of appropriateness or building permit.
3. "Front Yard" means the yard in front of a line extending from and parallel to the main front structural wall of a structure.
4. "Width" means the distance between the lateral extremities of a structure's facade projection as seen from the street. In determining the extremities of the facade projection, porte-cocheres, bay windows, enclosed porches, covered porches supported by columns, and other horizontal projections shall be included, but roof overhangs, uncovered porches, patios, and steps shall not be included.
5. "Height" means that distance from the mean ground level at the front of the structure to the highest element of the roof.
6. "Spacing" means the distance between the lateral extremities of the facade projection of two adjacent structures. The distance between structures separated by a vacant lot or lots shall not be included in the calculation of average spacing in a block.
7. "Corner lot" means a lot bounded on at least two sides by intersecting or merging public streets.

8. "Horizontal projection" means side of a main structure whose rear is not as great as that of example, a porte-cochere, porch, a substructure on the dimension from front to the main structure; for sunroom, or study.
9. "Hedge growth" means a growth of hedge or bushes which substantially obstructs the view of the structure or interferes with the open expanse of the front yards.
10. "District" means the areas within the Swiss Avenue Historic District.

III. Preservation Criteria.

1.0 Uses

Uses permitted within the District are as follows:

1.1 Existing Structures

Uses in the District are limited to single-family residential dwellings except as hereinafter provided. No structure existing on the effective date of this ordinance may be converted to an apartment, duplex, or rooming house •

1.2 Move-In or New Construction

Development of lots that are vacant passage of the of this ordinance shall be limited the time to single-family residential uses.

1.3 Redevelopment

Any lot containing a single-family, duplex, or non-conforming structure at the time of the passage of this ordinance that has been officially condemned by the City of Dallas or has been intentionally or unintentionally removed, demolished or destroyed, may only be redeveloped to single-family residential use.

1.4 Exceptions to Single-Family Use

The following original duplex structures are permitted to remain as duplex uses unless destroyed.

5600-02 Swiss Avenue - existing duplex use.

5503-05 Bryan Street - existing duplex use.

1.5 Nonconforming Uses

Nonconforming uses are permitted to remain in accordance the Dallas Development Code.. The following nonconforming uses are expressly recognized:

1. 5500-02 Swiss Avenue - Dallas County Medical Society Auxiliary Headquarters.

2. 6120 Swiss Avenue - United States Post Office.

1.6 Development at the Corner of Swiss Avenue and Collett Avenue

Lots 1 and 2 and the 60 foot portion of lot 3 in City Block B/671 are recognized as three separate building sites for the construction of a single family dwelling on each building site. The development of the building sites is subject to the regulations in this ordinance, so long as the regulations do not prevent the development of three single family dwellings.

2.0 Qualities of the Block

All new construction, redeveloped or move-in structures in the District shall conform to the following criteria:

2.1 Rhythm of Spaces Between Buildings

Moving past a succession of buildings, a rhythm of recurrent building masses to the spaces between them is viewed. The rhythm established by a repetition of the building widths and the spaces between them shall be maintained. Each block shall be evaluated to determine the appropriate rhythm of building widths and spacing. In considering the appropriateness of the rhythm of spacing, the following minimums shall apply, provided that if an existing structure is destroyed by fire or other causes, it may be rebuilt to its original configuration on its original location:

1. The width of a new, redeveloped, or move-in structure shall be not less than 80% of the average width of the existing structures in the block.
2. The spacing between new, redeveloped, or move-in structures and other structures shall be no less than 80% of the average spacing between existing structures on the block.
3. For corner lots, the setback from the side street shall be no less than 80% of the average setback of the existing corner structures on the block.

2.2 Landscaping

The open expanse of front yards and the quantities of planting within them serves as a transitional area between public and private space permitting easy viewing of the architectural detail and can serve to unify and beautify the streetscape.
higher than 3 feet in any Landscaping immediately not limited in height but significant architectural

1. There shall be no hedgegrowth higher than 3 feet in any space of the front yard. Landscaping immediately adjacent to the structure is not limited in height but must not visually screen any significant architectural feature of the structure.
2. All walkways and driveways in the front yard shall be constructed of concrete and/or brick. No artificial color shall be added to the concrete, and the finish texture shall be compatible with driveways and walkways of surrounding structures. Split driveways are allowed where they may have originally existed; pea gravel is allowed in this type driveway only as a filler for the center strip.
3. There shall be no circular driveways allowed in the front yard. .
4. Driveways in the front yard shall have a maximum width of 10 feet.

2.3 Minimum Building Setback

All new, redeveloped or move-in structures shall conform to the following setback requirements:

1. The minimum front yard: A minimum front yard setback for all lots in areas A, E, and F shall be 65 feet beginning from the front property line. The minimum front yard setback for all lots in areas B, C, and D shall be 30 feet from the front property line.
2. The minimum side yard: A minimum side yard of 10 feet from a property line between any two lots shall be provided for all new, move-in, redeveloped structures in Areas A and F. On a corner lot in Areas A and F the side yard adjacent to a street shall not be less than 15 feet. No balcony, porch or any portion of the building may extend into the required side yard; except, that, a roof, not to exceed three feet, may overhang the side yard.
3. Minimum rear yard: No structure except detached accessory buildings shall be constructed in Area A nearer than 60 feet to the rear property line of those lots less than 230 feet in depth; no nearer than 90 feet to the rear property line for lots measuring 231 feet to 250 feet in depth; and no nearer than 120 feet to the rear property line for lots measuring 251 to 300 feet, in depth. No structure except detached accessory buildings shall be constructed in Areas Band C nearer than 50 feet to the rear property line. No structure except detached accessory buildings shall be constructed in Area D nearer than 60 feet to the rear property line. No structure shall be constructed in Area E nearer than 70 feet to the rear property line. No structure except detached accessory buildings shall be constructed in Area F nearer than 120 feet to the rear property line.

2.4 Height of Structures

All new, redeveloped, or move-in structures in Areas A, C, D, E and F must be within 10% of the average height of the existing structures in the block. No new, redeveloped, or move-in structures in Area B shall be higher than the equivalent of 2.5 floors or 30 feet, whichever is less.

2.5 Coverage

No new, redeveloped, or move-in construction in Area A shall cover more than 20% of the area of the existing lot, not including accessory buildings. No new, redeveloped, or move-in constructions in Areas C and D shall cover more than 25% of the area of the existing lot, not including accessory buildings. No new or move-in construction in Area F shall cover more than 20% of the area of the existing lot, not including accessory buildings.

2.6 Minimum Lot Width

The minimum building site width shall be no less than 90% of the average of existing home sites within the block where the proposed structure is to be located, provided that if any by fire or other causes, it may be rebuilt to its original configuration on its original location existing structure is destroyed.

2.7 Minimum Lot Depth

The lot on which any structure is constructed in Areas A, E, and F shall have a minimum depth of 130 feet.

2.8 Screening

Screening must conform to the fence requirements in Section 3.0 below and there shall be a screening wall of not less than six feet in height separating the rear service side of building other than single-family or duplex where the rear service yard of said building is exposed to any single-family residence property line.

2.9 Signs

City, State, and national historic markers for the area will be allowed on the parkways after approval of the Historic Preservation Landmark Committee. Historic plaques on each house must also be reviewed by the H.L.P.C.

2.10 Accessory Buildings

New detached accessory buildings may only be constructed to the rear and no closer than 15 feet to the main building and shall be subject to the provisions of Section 51-4.217 of the Dallas Development Code. Accessory buildings attached to the main building shall be

considered as part of the main building for the purpose of front, side, and rear yard requirements. Accessory buildings' facade materials shall be compatible and harmonize with the exterior materials and color of the primary structure and adjacent accessory buildings.

2 11 Platting

For any proposed new, redeveloped, or move-in structures, a subdivision plat defining the area or areas to be developed as a unit shall be reviewed and acted upon by the City Plan Commission after the Historic Landmark Preservation Committee has reviewed the plat and made its recommendations. This review is subject to the 30 day review process and all other requirements of Article 974a, Vernons Annotated Texas Statutes. The approved plat shall be filed in the office of the County Clerk. Such plats shall show all utility and drainage easements, alleys, streets and other public improvements necessary to meet the normal requirements for platting and shall be accomplished prior to the issuance of a building permit.

3.0 Fences

To ensure that the qualities of the block and the architectural significance of the buildings in the District are preserved and enhanced, the following structural, architectural and aesthetic criteria for fences are established.

3.1 Definitions for Fences

1. "Fence" means a structure on the lot that acts as a barrier or screen and is accessory to the main structure.
2. "Finished side" means the side of a fence that does not reveal the structural components, unless the structural components are revealed to each side.
3. "Landscaping" means evergreen plants that screen or cover a fence.
4. "Main structure" means the dominant building on a lot.
5. "Structural component" means a post, column, or other vertical or horizontal member providing support and strength for a fence.

3.2 Height

A fence other than an alley fence shall not exceed a height of eight feet above ground level.

3.3 Materials

A fence other than a fence facing an alley shall be constructed of the following materials only:

1. Chain Link The galvanized metal must be painted a color that complies with the hue, value, and chroma ratings prescribed and specified in the Munsell Book of Color, Neighboring Collection, 1973, and extract of which is attached as Exhibit B and made a part hereof. Landscaping is recommended.
2. Wrought Iron The wrought iron shall be painted a color that complies with the hue, value, and chroma ratings prescribed and specified in the Munsell Book of Color, Neighboring Collection, 1973.
3. Wood - Each fence shall be trimmed at the top with a horizontal wood trim running the length of the fence. The side facing a public street shall be finished side and shall be landscaped. A wooden fence may be stained with a transparent or semi-transparent finish if the result will be compatible with the historic character of the structure.
4. Masonry - The color, texture, and dimensions of masonry units shall closely match the existing masonry structures. The color, width, type, and elevation of mortar joints shall closely match the existing masonry structures. Stucco walls shall closely match the existing stucco or masonry structure in color, texture, and detail. All exposed brick shall be fired brick as defined by American Standards Testing Materials designation C-126-75A, type grade FBS-SW.

3.4 Construction

1. A fence shall be constructed in a plumb and vertical position, the top edge being level and horizontal. A fence shall run parallel to or at a 90 degree angle to the property line.
2. Each vertical structural component shall be secured in the ground with a foundation sufficient to prevent leaning, and shall be spaced at a constant interval no greater than eight feet.
3. Wooden structural posts shall be no less than four inches square. The portion of a wooden post set below ground level shall be treated with pentachlorophenol or other water-repelling wood preservative.

3.5 Placement

1. No fence shall be erected in the front yard. A fence in a side yard shall not extend toward the front of the
2. A fence constructed on a corner lot shall not extend toward the front of the structure beyond the rearmost corner of the main structure on the street side. A fence shall be set back from a public sidewalk at least two feet. structure beyond the rearmost corner of the rearmost horizontal projection of the structure. If there is not horizontal projection, a fence shall be set back from the front line of the

structure a minimum of 50 percent of the side depth of the structure, and shall not extend toward the front of the structure beyond that point.

3.6 Review by HLPC

The Historic Landmark Preservation Committee and the City Plan Commission in their review as to whether a certificate of appropriateness should be issued, may allow variances to the fence requirements as contained in this subsection as follows: The standards relating to fence placement contained in Subparagraph (3.5) may be varied if (i) they conflict with a specific architectural feature of the structure, (ii) more visual screening is necessary to ensure privacy because, of the unusually close proximity of a neighboring structure, or (iii) an existing partial lateral wall which is part of the original facade of the structure, is constructed of the same material as the main structure, and extends at least 5 feet from the structure, may be further extended using as nearly the same material as possible. Furthermore, with respect to the standards pertaining to placement of a fence on a corner lot, a variance may be allowed if the lot is on a corner with high pedestrian or vehicular traffic or the distance from the street curb to the side of the structure is less than 30 feet.

3.7 Porte Cocheres

Enclosure of porte cocheres with a fence shall be wrought iron only. The design of the wrought iron shall be consistent with the character of this prominent architectural element.

4.0 Qualities of the Building Form

The original qualities and characteristics of the District building form, height, width, massing, shape of facade, and roof forms shall be preserved and restored. The basic shape and form of the facades of new, redeveloped, or move-in structures shall be compatible with facade shapes and forms already existing in the Area. All new, redeveloped or move-in structures shall comply with the following:

4.1 Height to Width Ratio

The relationship between the height and width of the front facade, including wings, porches, and colonades shall be compatible with existing structures in the block.

4.2 Shape of Facade

The building facade which results from the structure's geometric configuration - height, width, horizontal or vertical lines and projections, roof slope, shall be preserved in existing structures. In new or move-in structures, the facade shall be elaborated with horizontal projections and multiple roof forms.

4.3 Roof Forms

1. In order to maintain the predominant building characteristics of the District, each new, redeveloped, or move-in structure shall comply with the following:
2. Overhang: Roofs shall have an overhang compatible with the style and scale of the house.
3. Pitch and Multiplicity of Roof Forms: Roofs shall exhibit the characteristics of surrounding structures in the block in pitch and multiplicity of roof forms.
4. Alterations or additions to any roof must maintain the established complexity, pitch and horizontal emphasis found on existing structures in the block.
5. Type of Roof Materials: slate, and tile are preferred; composition shingles of an appropriate color are permitted. The roofing material must be compatible with the color and architectural style of the structure.

5.0 Qualities of Building Treatment

In order to further the preservation of the architectural qualities of the existing structures, all new, redeveloped or move-in structures in the District shall comply with the following criteria:

5.1 Color

Color and color scheme are to be reviewed by the H.L.P.C. and must harmonize within the structure's facade as well as compliment the overall character of the District. The following criteria shall be applied:

1. Color: The colors of natural materials or applied colors that comply with the hue, value, and chroma ratings prescribed and specified in the Munsell Book of Color, Neighboring Collection 1973 are permitted.
2. Roof Colors: The color and style of the roof shall be compatible with the architectural style of the structure.

5.2 Facade Material

All building facade material shall be architecturally and historically appropriate. Brick, stucco, stone and wood are the primary materials used in the District and shall be used for redevelopment, new or move-in structures. Other appropriate substitute materials acceptable to the HLPC may also be used.

5.3 Front Entrances and Porches.

Porch treatment, such as porches, columns and decorative trim, serve to enhance the textural quality of the structure and streetscape. Porches and entries shall conform to the following criteria:

1. Porch enclosures are inappropriate and not permitted as this destroys the design relationship of solids to voids.
2. The vertical supports shall carry the visual weight as well as the actual weight of the porch.
3. In existing structures, the original entrance treatment (i.e. door transoms, sidelights, stained glass, and trim), shall be retained in their original location.
4. In new or move-in structures, there shall be architectural elaboration of the porches and entrances which is compatible with the existing structures on the block.
5. Exterior security door or window grates ("burglar bars") are not permitted on front facade openings.

5.4 Facade Openings

Facade openings on the front and side facades shall conform to the following criteria:

1. Original window openings in the front facade of existing structures shall be maintained.
2. In new, redeveloped, or move-in structures, the distribution and proportion of facade openings size, and position of windows, doors, archways, etc. shall be aesthetically and architecturally compatible and blend unobtrusively with surrounding structures.
3. Heavily mirrored or opaque glass is not permitted in any facade opening, provided that stained glass, leaded glass, or other decorative glass is permitted when its style and appearance is appropriate to the architecture of the structure.
4. The trim color of storm windows, storm doors, and screens must match or complement the trim color of the openings they cover.
5. Shutters, if utilized, shall perform their intended function. are allowed if their placement, compatible with the architecture Aluminum, wood, plastic, glass non-canvas awnings are prohibited of sufficient size to Canvas fabric awnings size, and color is of the structure. fiber, or other

6.0 Qualities of the Facade Accentuation

The architectural detailing and trim on exterior facades existing structures shall be preserved except when a change effects restoration to a documented original condition. All new, redeveloped, or move-in structures in the area shall comply with the following:

6.1 Detailing

The manner in which materials are used, the way in which materials or structural elements are joined, and the fashion in which elements such as column, brackets, and undereaves along the top of the porch and balustrades are utilized shall be compatible and harmonize with the existing structures in the block.

6.2 Embellishment and Trim

The use of applied decorations along roof lines and above facade openings and the use of decorative glass shall be compatible and harmonize with the existing structures in the block.

7.0 Notification

When the Swiss Avenue Task Force of the HLPC is requested to grant a Certificate of Appropriateness for a move-in or new structure, the Task Force shall notify in writing all property owners in the affected Block at least seven days prior to the Task Force meeting at which the request will be considered. The notification shall state the applicant or applicants, the substance of the requested Certificate, and the time and location of the meeting.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in accordance with standard City of Dallas specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Public Works.

SECTION 4. The Building Official shall not issue a Certificate of Occupancy until there has been a full compliance with the conditions in Section 2 applicable to the building for which the Certificate is issued, together with all applicable provisions of the Dallas City Code, as amended.

SECTION 5. That Ordinance No. 14247, Ordinance No. 15715, and Ordinance No. 15766 are hereby repealed.

SECTION 6. That a person, who violates a provision of this Ordinance, upon conviction, is punishable by a fine not to exceed \$200.

SECTION 7. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

SECTION 8. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 9. This Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

LEE E. HOLT, City Attorney

By 
BARRY R. KNIGHT
Assistant City Attorney

Passed and correctly enrolled FEB 3 '1982

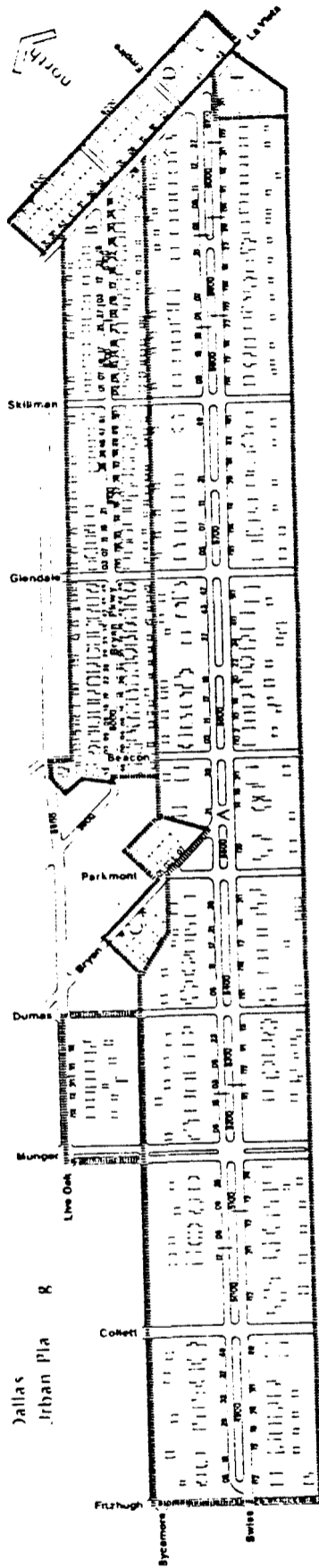
Zoning File No.Z812-108/731-E

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SWISS AVENUE HISTORIC DISTRICT

City of Dallas City Attorney's Office
Development of Urban Planning



Area A:

BEGINNING at the intersection of the present northeast line of Fitzhugh Avenue with the present northwest line of a 40 foot alley in Block C/681, official City numbers, said intersection being the south corner of Lot 16, in said Block C/681, said point being 241.35 feet, more or less, southeastward from the present woutheast line of Swiss Avenue;

THENCE, in a northeasterly direction along said present northwest line of the 40 foot alley, and being 241.35 feet, more or less, southeastward from and parallel with said present southeast line of Swiss Avenue, a distance of 2628.2 feet, more or less, to a point on the present northeast line of Parkmont Street;

THENCE, in a southeasterly direction along said present northeast line of Parkmont Street, a distance of 7.45 feet, more or less, to its intersection with the present northwest line of a 25 foot alley in Block 12/1862, official City numbers, said intersection being the south corner of Lot 12, in said Block 12/1862, said point being 248.8 feet, more or less, southeastward from the present southeast line of Swiss Avenue;

THENCE, in a northeasterly direction along said present northwest line of the 25 foot alley, and being 248.8 feet, more less, southeastward from and parallel with said southeast line of Swiss Avenue, a distance of 3062.5 feet, more or less, to the east corner of Lot 29, in Block 3/1882, official City numbers, said point also being the south corner of Lot 28, in said Block 3/1882;

THENCE, in a northwesterly direction along the common line of said Lots 28 and 29, a distance of 248.8 feet, more or less, to a point in the present southeast line of Swiss Avenue, said point being the west corner of Lot 28, in said Block 3/1882;

THENCE, in a northeasterly direction along said present southeast line of Swiss Avenue, a distance of 191.5 feet, more or less, to its intersection with the present south line of La Vista Drive;

THENCE, in a westerly direction along said present south line of La Vista Drive, and its prolongation, a distance of 500 feet, more or less, to its intersection with the northwest line of a 15 foot alley in Block 2/1881, official City numbers, said point also being the northeast corner of Lot 14 in said Block 2/1881;

THENCE, in a southwesterly direction along said northwest line of said 15 foot alley, a distance of 1698 feet, more or less, to its intersection with the present northeast line of Glendale Street, said point also being the south corner of Lot 23, in Block 14/1875, official City numbers;

THENCE, in a southeasterly direction along the southeastward prolongation of the northeast line of Glendale Street, and crossing said 15 foot alley, a distance of 15 feet, more or less, to its intersection with the southeast line of said 15 foot alley, said point also being the west corner of Lot 1 in said Block 14/1875;

THENCE, in a southwesterly direction along the southeast line of said 15 foot alley, a distance of 984.5 feet, more or less, to an angle point in said alley line, said point being the west corner of Lot 6 and the northeast corner of Lot 5, Block 17/1871, official City numbers;

THENCE, in a southeasterly direction along the common line of said Lots 5 and 6, a distance of 200 feet, more or less, to the intersection of the present northwest line of Swiss Avenue with the present north line of Bryan Street;

THENCE, in a westerly direction along said present north line of Bryan Street, a distance of 300 feet, more or less, to the southwest corner of Lot 2 in said Block 17/1871;

THENCE, in a southwesterly direction, crossing Bryan Street, a distance of 75 feet, more or less, to the intersection of the present south line of Bryan Street with the southeast line of a 20 foot alley in Block R/1860, official City numbers, said point also being the north corner of Lot 5 in said Block R/1860;

THENCE, in a southwesterly direction along the southeast line of said 20 foot alley, a distance of 203.6 feet, more or less, to an angle point in said alley line;

THENCE, in a westerly direction along the south line of the 20 foot alley, a distance of 170 feet, more or less, to an angle point in said alley line;

THENCE, in a southwesterly direction along the southeast line of said 20 foot alley, a distance of 147.7 feet, more or less, to its intersection with the present northeast line of Dumas Street, said point also being the west corner of Lot 1 in said Block R/1860;

THENCE, in a southwesterly direction, crossing Dumas Street, a distance of 51 feet, more or less, to the intersection of the present southwest line of Dumas Street with the present southeast line of Sycamore Street, said point being the north corner of Lot 7, Block Q/1498, official City numbers;

THENCE, in a northwesterly direction along the northwestward prolongation of said present southwest line of Dumas Street, and crossing Sycamore Street, a distance of 40 feet, more or less, to its intersection with the present northwest line of Sycamore Street, said point also being the east corner of Lot 8 in said Block Q/1498;

THENCE, in a southwesterly direction along said present northwest line of Sycamore Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point also being the south corner of Lot 14, in said Block Q/1498;

THENCE, in a southeasterly direction along the southeastward prolongation of the present northeast line of Munger Boulevard, crossing Sycamore Street, a distance of 40 feet, more or less, to its intersection with the present southeast line of Sycamore Street said point also being the west corner of Lot 1 in said Block Q/1498;

THENCE, in a southwesterly direction along said present southeast line of Sycamore Street, a distance of 1490 feet, more or less, to its intersection with the present northeast line of Fitzhugh Avenue, said point also being the west corner of Lot 1, Block A/670, official City numbers;

THENCE, in a southeasterly direction along said present northeast line of Fitzhugh Avenue, a distance of 652.1 feet, more or less, to the PLACE OF BEGINNING.

Area B:

BEGINNING, at the intersection of the present south line of La Vista Drive with the present northwest line of a 15 foot wide public alley in City Block 2/1881, said point also being the northeast corner of Lot 14 in City Block 2/1881;

THENCE, in a southwestwardly direction along said northwest line of said 15 foot wide public alley and its southwestward prolongation, a total distance of approximately 2,484.1 feet to a point for corner on the southwest line of Lot 9 in City Block 17/1871;

THENCE, in a northwestwardly direction along of Lot 9 in City Block 17/1871 and prolongation, a total distance of 190 feet to on the northwest line of Bryan Parkway; the southwest line its northwestward a point for corner

THENCE, in a southwestwardly direction along the northwest line of Bryan Parkway, a distance of approximately 20 feet to a point for corner on the southwest line of Lot 4 in City Block 18/1870;

THENCE, in a northwestwardly direction along the southwest line of Lot 4 in City Block 18/1870, a distance of approximately 140 feet to a point for corner on the southeast line of a 15 foot wide public alley;

THENCE, in a northwestwardly direction crossing said alley, a distance of approximately 15 feet to an angle point on the north line of said alley;

THENCE, in a westwardly direction along the north side of said alley, a distance of approximately 160 feet to a point for corner on the southeast line of Live Oak Street;

THENCE, in a northeastwardly direction along the southeast line of Live Oak Street, a distance of approximately 160 feet to a point for corner on the southwest line of Beacon Street;

THENCE, along the southwest line of Beacon Street, a distance of approximately 149 feet to a point for corner on the southeast line of a 15 foot wide public alley;

THENCE, in a northeastwardly direction crossing Beacon Street and continuing along the southeast line of a 15 foot wide public alley at the rear of Lots 1 - 13 in City Block 16/1872, and continuing in a northeastwardly direction along the northeastward prolongation of said alley line, a total distance of 2,142 feet to a point for corner on the south line of La Vista Drive;

THENCE, in an easterly direction along the south line of Vista Drive and its eastward prolongation, a distance approximately 475 feet to the POINT OF BEGINNING.

Area C:

BEGINNING at the intersection of the present north line of Bryan Street with the present northwest line of Swiss Avenue, said point also being the south corner of Lot 6, and the southeast corner of Lot 5, in Block 17/1871, official City numbers;

THENCE, in a northwesterly direction along the common line of Lots 5 and 6 in said Block 17/1871, a distance of 200 feet, more or less, to a common corner of Lots 5 and 6, in said Block 17/1871, said common corner being an angle point in a 15 foot alley line;

THENCE, in a westerly direction along the south line of said 15 foot alley, a distance of 180.9 feet, more or less, to the northwest corner of Lot 2 in said Block 17/1871, said point also being the northeast corner of Lot 1 in said Block 17/1871;

THENCE, in a southerly direction along the common line of said Lots 1 and 2, a distance of 155 feet, more or less, to a point on the present north line of Bryan Street, said point also being the southwest corner of Lot 2 in said Block 17/1871;

THENCE, in a westerly direction along said present north line of Bryan Street, a distance of 334 feet, more or less, to a point on the northward prolongation of the common line of Lots 7 and 8, Block R/1860, official City numbers;

THENCE, in a southerly direction along said common line of said Lots 7 and 8, and its northerly prolongation, a distance of 228.2 feet, more or less, to a point for corner in the present south line of a 20 foot alley;

THENCE, in an easterly direction along the present south line of said 20 foot alley, a distance of 140 feet, more or less, to an angle point in said alley line;

THENCE, in a northeasterly direction along the southeast line of said 20 foot alley, a distance of 203.6 feet, more or less, to its intersection with the present south line of Bryan Street, said point also being the north corner of Lot 5 in Block R/1860, official City numbers;

THENCE, in a northeasterly direction, crossing Bryan Street, a distance of 75 feet, more or less, to a point on the present north line of Bryan Street, said point being the southwest corner of Lot 2 in said Block 17/1871;

THENCE, in an easterly direction along said present north line of Bryan Street, a distance of 300 feet, more or less, to the PLACE OF BEGINNING.

Area D:

BEGINNING at the intersection of the present north line of La Vista Drive with the present west line of Swiss Avenue, said intersection being the southeast corner of Lot 12 in Block 2/2233, official City numbers;

THENCE, in a northerly direction along said present west line of Swiss Avenue, a distance of 170 feet, more or less, to its intersection with the present south line of a 13.8 foot alley in said Block 2/2233, said intersection also being the northeast corner of Lot 12, in said Block 2/2233;

THENCE, in a westerly said present south line of said 13.8 foot alley, and its prolongation, a distance of 367.25 feet, more or less, to a point on the present west line Empire Drive;

THENCE, in a northerly direction along said present west line of Empire Drive, a distance of 6.9 feet, more or less, to the northeast corner of Lot 14, Block 1/2143, official City numbers, said corner being 176.9 feet, more or less, northward from the present north line of La Vista Drive;

THENCE, in a westerly direction along the north line of Lots 8 to 14, inclusive, in said Block 1/2143 and being 176.9 feet, more or less, northward from and parallel with said present north line of La Vista Drive, a distance of 350 feet, more or less, to a point on the present east line of Bryan Parkway, said

THENCE, in a southerly direction along said east line of Bryan Parkway, a distance of 6.9 feet, more or less, to its intersection with the eastward prolongation of the present south line of a 12 foot alley in Block 2142, official City numbers, said intersection being 170 feet, more or less, northward from the north line of La Vista Drive;

THENCE, in a westerly direction along said present south line of said 12 foot alley and its prolongation, and being 170 feet, more or less, northward from and parallel with the north line of La Vista Drive, a distance of 448 feet, more or less, to a point for corner;

THENCE, in a southerly direction, a distance of 170 feet, more or less, to a point for corner in the present north line of La Vista Drive;

THENCE, in an easterly direction along said present north line of La Vista Drive, a distance of 1165.25 feet, more or less, to the PLACE OF BEGINNING.

Area E:

BEGINNING at the intersection of the present southeast line of Swiss Avenue with the present south line of La Vista Drive, said point being the northwest corner of Lot 26, in Block 3/1882, official City numbers;

THENCE, in a southwesterly direction along said present southeast line of Swiss Avenue, a distance of 191.5 feet, more or less, to the west corner of Lot 28 in said Block 3/1882, said point also being the north corner of Lot 29 in said Block 3/1882;

THENCE, in a southeasterly direction along the common line of said Lots 28 and 29 in said Block 3/1882, a distance of 248.8 feet, more or less, to a point on the northwest line of a 25 foot alley, said point being the south corner of Lot 28 and the east corner of Lot 29 in said Block 3/1882;

THENCE, in a northeasterly direction along said northeast line of said 25 foot alley, a distance of 179.5 feet, more or less, on the east corner of Lot 27 in said Block 3/1882;

THENCE, in a northwesterly direction along the northeast line of said Lot 27, Block 3/1882, a distance of 28.8 feet, more or less, to the south corner of Lot 26 in said Block 3/1882;

THENCE, in a northeasterly direction along the southeast line of Lot 26, in said Block 3/1882, a distance of 18.3 feet, more or less, to the west corner of Lot 26, said point also being the southwest corner of Lot 25 in said Block 3/1882;

THENCE, in a northerly direction along the common line of said Lots 25 and 26, a distance of 153.5 feet, more or less, to a point on the present south line of La Vista Drive, said point also being the northeast corner of Lot 26 in said Block 3/1882;

THENCE, in a westerly direction along said present south line of La Vista Drive, a distance of 125 feet, more or less, to the PLACE OF BEGINNING.

Area F:

BEGINNING at the intersection of the present northwest line of Sycamore Street with the present southwest line of Dumas Street, said point being the east corner of Lot 8, in Block 0/1498, official City numbers;

THENCE, in a northwesterly direction along said present southwest line of Dumas Street, a distance of 280.75 feet, more or less, to its intersection with the present southeast line of Live Oak Street, said point being the north corner of Lot 8 in said Block 0/1498;

THENCE, in a southwesterly direction along said present southeast line of Live Oak Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point being the west corner of Lot 14 in said Block 0/1498;

THENCE, in a southeasterly direction along said present northeast line of Munger Boulevard, a distance of 380.75 feet, more or less, to its intersection with the present northwest line of Sycamore Street, said point being the south corner of Lot 14 in said Block 0/1498;

THENCE, in a northeasterly direction along said present northwest line of Sycamore Street, a distance of 521.5 feet, more or less, to the PLACE OF BEGINNING.

Allowable hue, value, and chroma ratings perscribed in the Munsell Book of Color, Neighboring Collection, 1973

2.5R	4/2 3/2 2.5/2		3/4	2.5GY		4/2 3/2	
5R	4/1 3/1 2.5/1	4/2 3/2 2.52	4/4 3/4	5GY	4/1 3/1 2.5/1	4/2 3/2	
7.5R		4/2 3/2 2.52	4/4 3/4 3/6	7.5GY		4/2 3/2	4/4
10R	4/1 3/1 2.5/1	4/2 3/2 2.52	4/4 3/4	10GY	4/2 3/1 2.5/1	4/2 3/2 2.5/2	4/4
2.5YR		3/2 2.5/2	3/4	2.5G		3/2 2.5/2	3/4
5YR	4/1 3/1 2.5/1	4/2 3/2		5G	3/1 2.5/1	3/2 2.5/2	3/4
10YR	4/1 3/1 2.5/1	4/2 3/2	4/4	10G	3/1 2.5/1 2.5/1	4/2 2.5/2	3/4
2.5Y		3/2		2.5BG		3/2	3/4
5Y	4/1 3/1 2.5/1	4/2 3/2	4/4	5BG	3/1 2.5/1	3/2 2.5/2	
7.5Y		3/2 2.52		7.5BG		3/2 2.5/2	
10Y	4/1 3/2 2.5/1	4/2 3/4		10BG		3/1 2.5/1/2	3/2 2.5/2