

VICINITY MAP  
NOT TO SCALE  
(MAPSCO GRID 13 & 14)

VITRUVIAN 201						UDR	2013514
UNIT TABULATION - 5 STORY WRAP - MULTIFAMILY							4-11-16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
E1	studio	480	10	2.61%	4,800	10.4%	
E2	studio	485	30	7.83%	14,550		
A1	1br/1ba	577	4	1.04%	2,308	53.5%	
A2	1br/1ba	618	40	10.44%	24,720		
A3	1br/1ba	650	88	22.98%	57,200		
A4	1br/1ba	736	65	16.97%	47,840		
A5	1br/1ba	703	3	0.78%	2,109		
A1ALT	2br/2ba	635	5	1.31%	3,175	28.2%	
B1	2br/2ba	833	14	3.66%	11,662		
B2	2br/2ba	944	24	6.27%	22,656		
B3	2br/2ba	1,048	46	12.01%	48,208		
B4	2br/2ba	1,101	10	2.61%	11,010		
B5	2br/2ba	1,279	4	1.04%	5,116	7.8%	
B6	2br/2ba	1,232	5	1.31%	6,160		
B7	2br/2ba	1,429	5	1.31%	7,145		
C1	3br/2ba	1,415	5	1.31%	7,075		
C2	3br/2ba	1,468	5	1.31%	7,340		
C3	3br/2ba	1,375	20	5.22%	27,500		
TOTALS			383	100.00%	310,574	100.00%	

UNIT AVERAGE NET SF : 811

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONES, PATIO/BALCONY STORAGE

PROJECT DATA

BLDG. HEIGHT: 67'-11"

BLDG. TYPE I - AREAS

NET AREA: 310,574 S.F.  
GROUND LEVEL GROSS AREA: 78,153 S.F.  
TYPICAL LEVEL GROSS AREA: 79,560 S.F.  
GROSS AREA: 396,393 S.F. (GROUND LEVEL + (TYPICAL LEVEL x 4))  
AREA EFFICIENCY: 78%  
COURTYARDS: 17,488 S.F.  
GARAGE: 27,523 S.F.  
CLUB HOUSE: 11,314 S.F.

OPEN SPACE: 137,107 S.F.

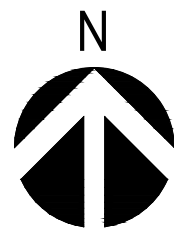
BLDG. TYPE I PKG. STRUCTURE - AREAS

GROUND LEVEL GROSS AREA: 29,023 S.F.  
TYPICAL LEVEL GROSS AREA: 27,652 S.F.  
6TH LEVEL GROSS AREA: 27,759 S.F.  
7TH LEVEL GROSS AREA: 17,606 S.F.  
GROSS AREA: 184,996 S.F. (GROUND + (TYPICAL LEVEL x 4) + 6th fl. + 7th fl.)

UNIT AVERAGE NET SF : 811 S.F.  
ACREAGE: 4.68 ACRES  
DENSITY: 81.8 UNITS/ACRE

PARKING:  
REQUIRED 521 MINIMUM SPACES  
766 MAXIMUM SPACES  
PROVIDED 599 TOTAL SPACES  
580 GARAGE SPACES  
19 ON-STREET SPACES  
1.56 SPACES/UNIT  
1.09 SPACES/BED

ACTION		OWNER: TOM LAMBERT UDR 3875 PONTE AVE, SUITE 400 - ADDISON TX 75001 PHONE: 972.774.0002  CIVIL: ICON CONSULTING ENGINEERS, IN 2840 W. SOUTHLAKE BLVD., SUITE 110 SOUTHLAKE, TX 76082 PHONE: 817.522.0210	ZONING: PD
APPROVED	DENIED		
STAFF	_____		
COUNCIL	_____		
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project		ADDISON, TX 4.68 ACRES (town of addison project # 1734-Z	



SCALE: 1" = 40' - 0" (24"x36" SHEET)

0' 40' 80' 160'

PHASE 1 SITEPLAN

Designed by: MS  
Drawn by: \_\_\_\_\_  
Architect of Record: \_\_\_\_\_  
Date Plotted: 4/11/16  
Issue for Pricing / Bidding: \_\_\_\_\_  
Issue for Permit Application: \_\_\_\_\_  
Issue for Construction: \_\_\_\_\_  
Revisions:  
# DATE COMMENTS

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VITRUVIAN WEST 1  
ADDISON, TX  
4.68 ACRES

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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ARCHITECTS, L.P.

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(772) 701-4925 (772) 704-4937 FAX  
DALLAS IRVINE NEW ORLEANS ORLANDO  
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SHEET CONTENTS:

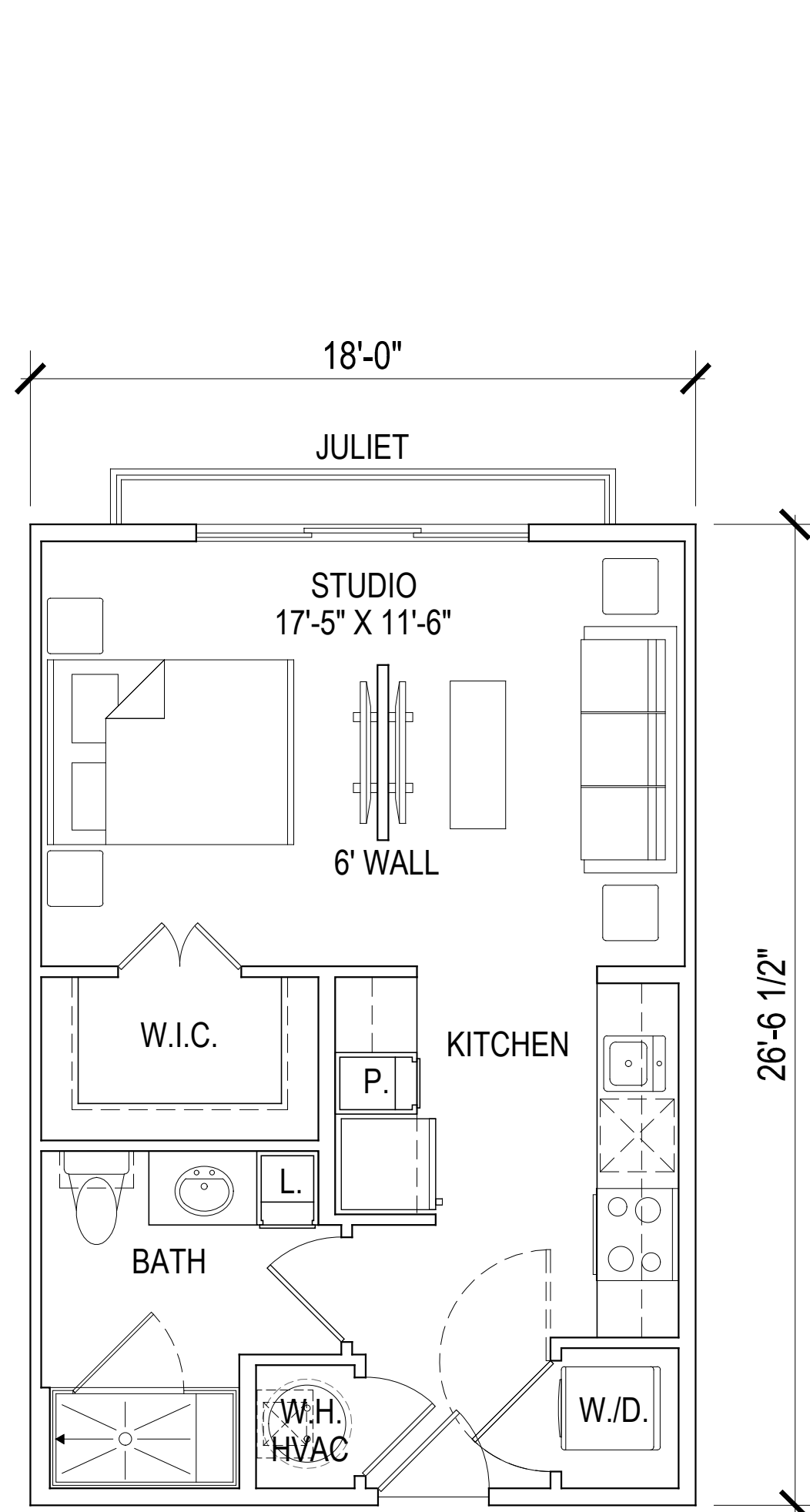
SITEPLAN

SHEET NO.

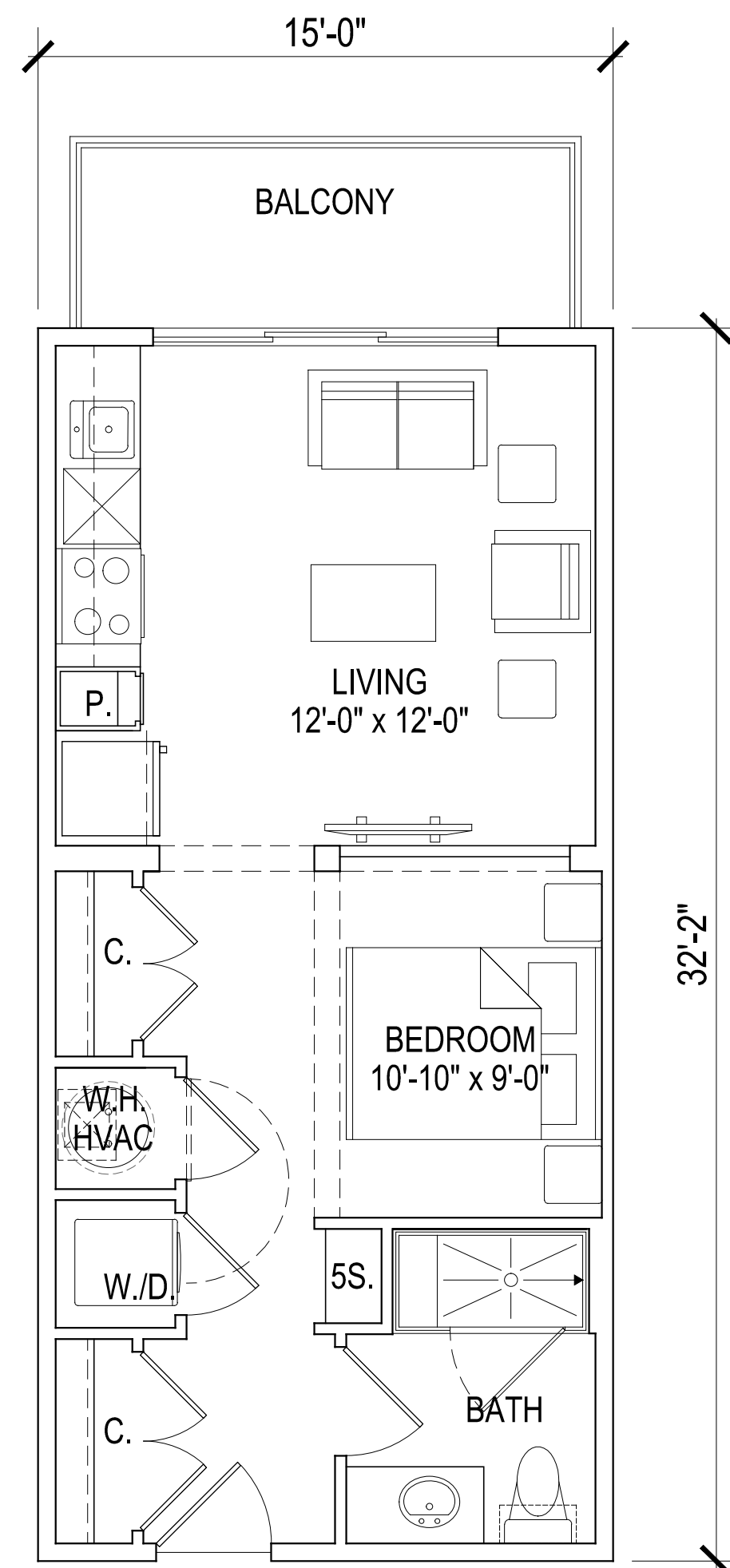
A202

#13514





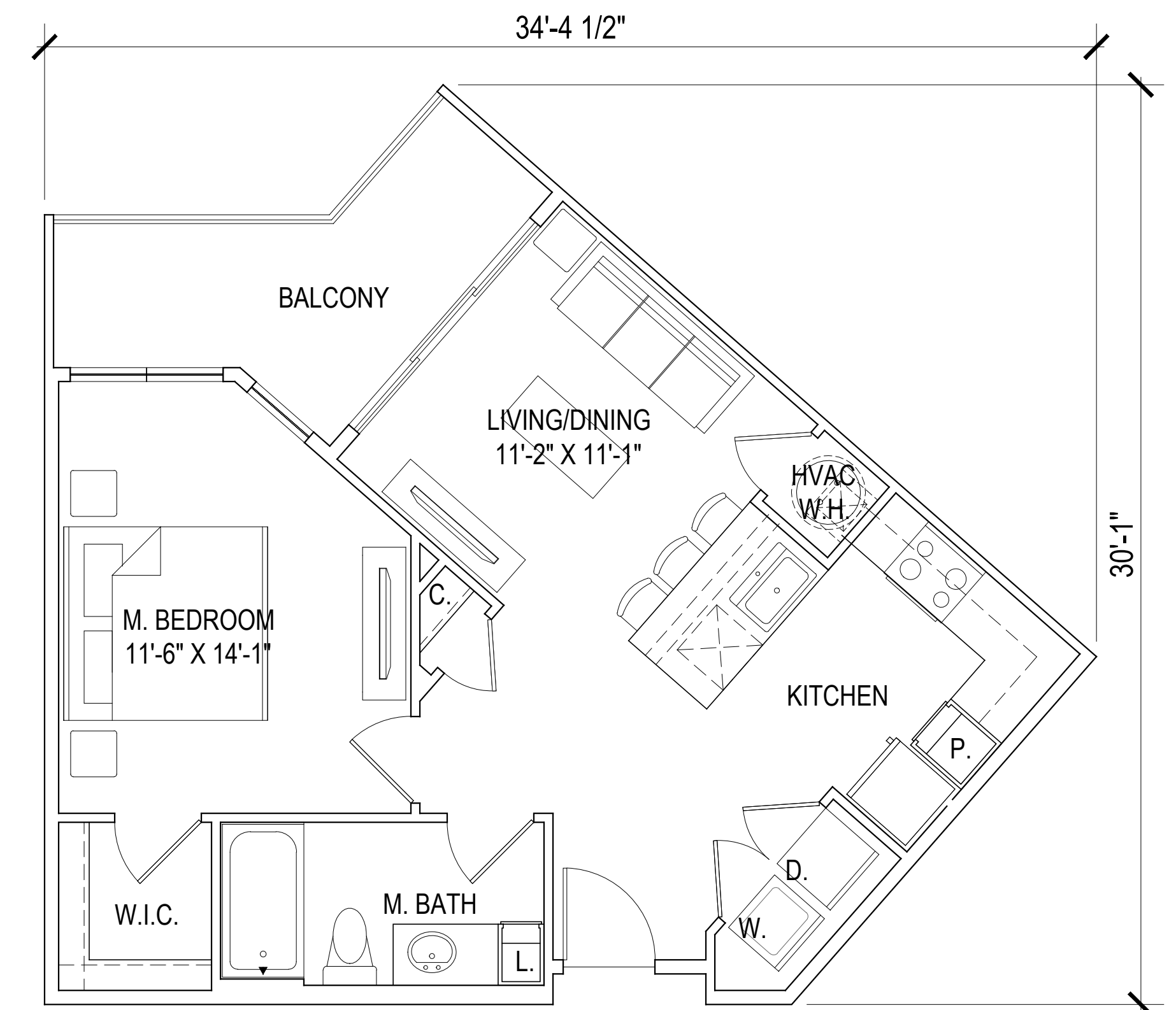
UNIT E1  
NET - 480 SQ. FT.



UNIT E2  
NET - 485 SQ. FT.



UNIT A1  
NET - 577 SQ. FT.



UNIT A1 ALT.1  
NET - 635 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

## UNITS

A 301

VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

HPA#13514



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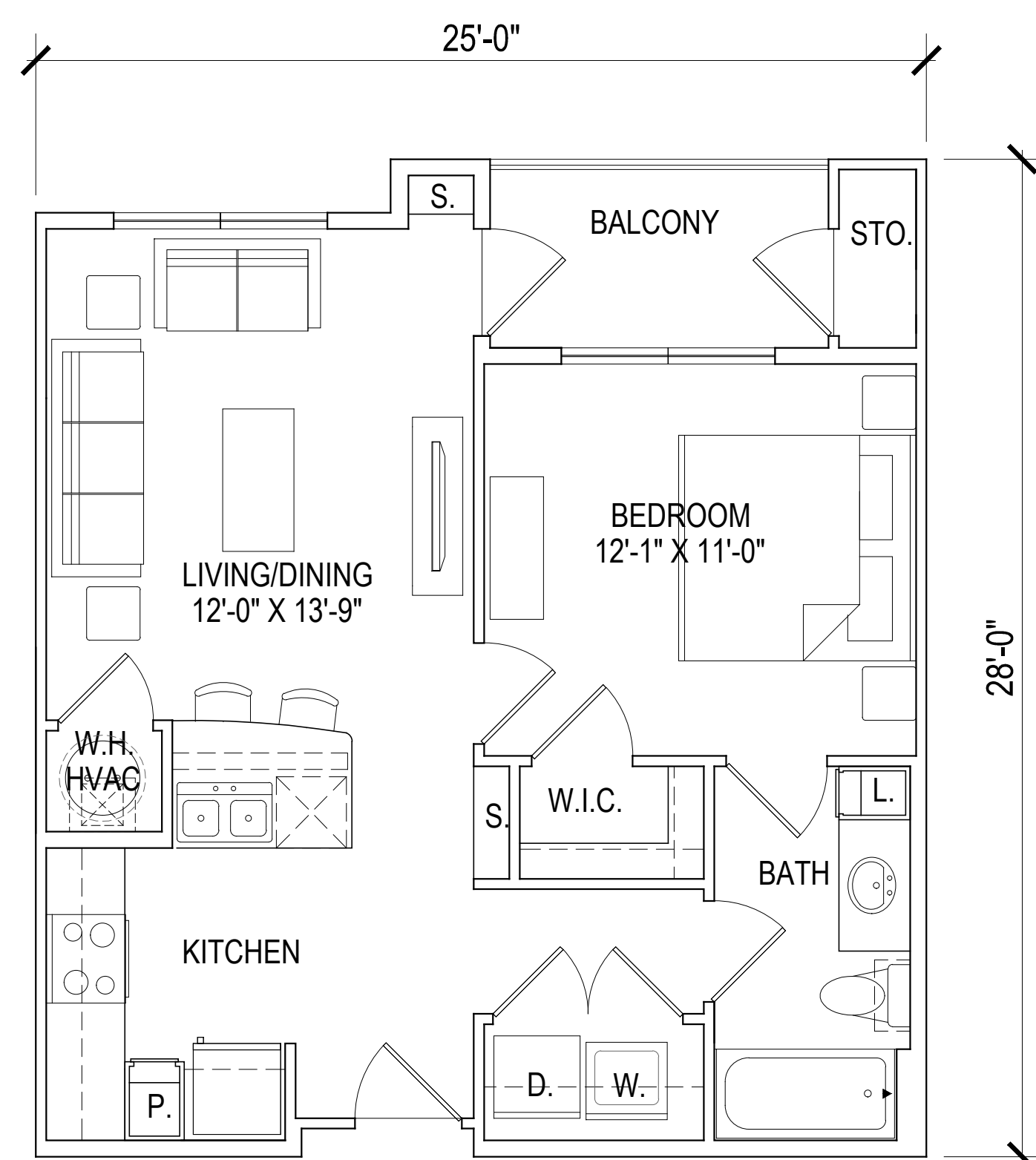
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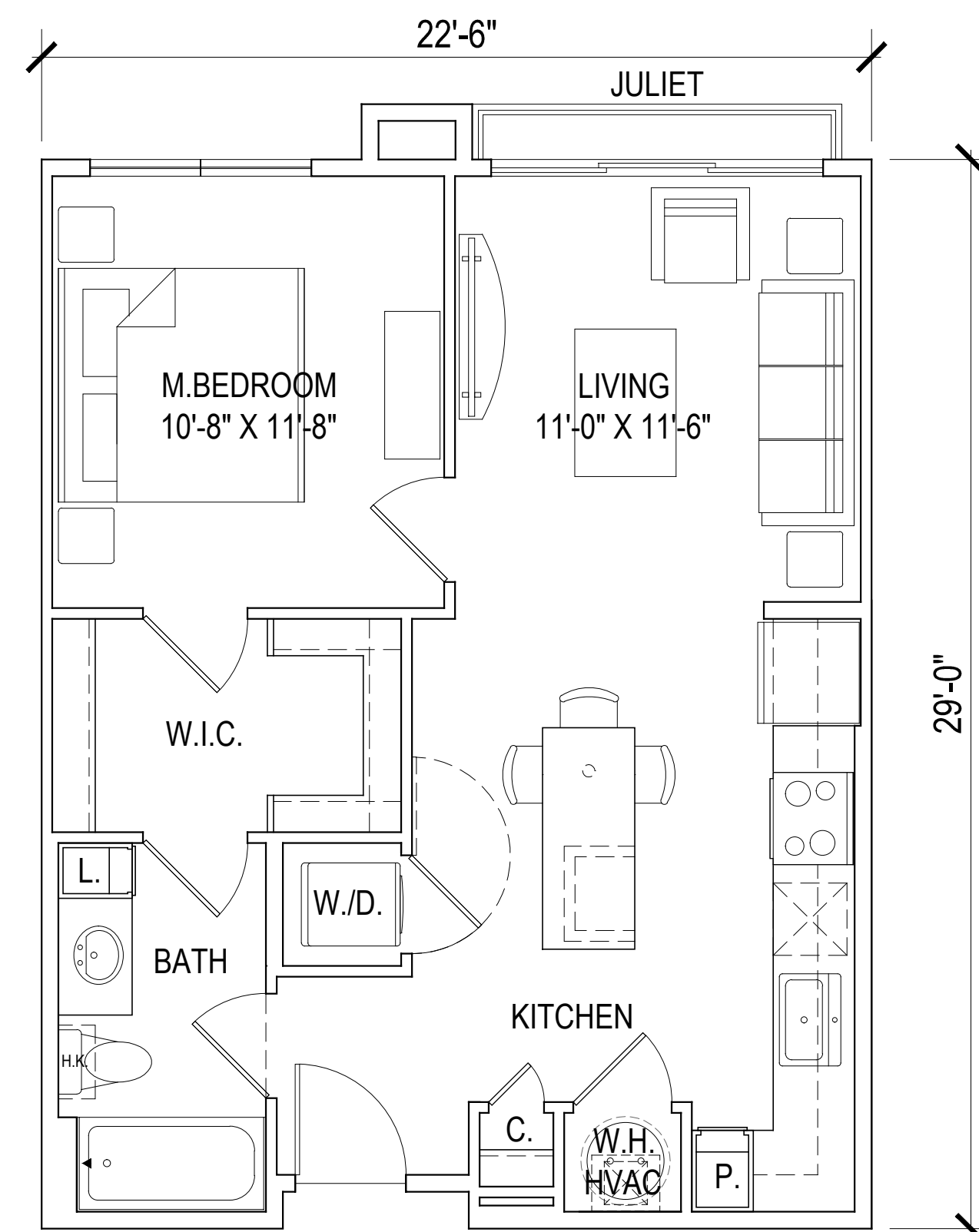
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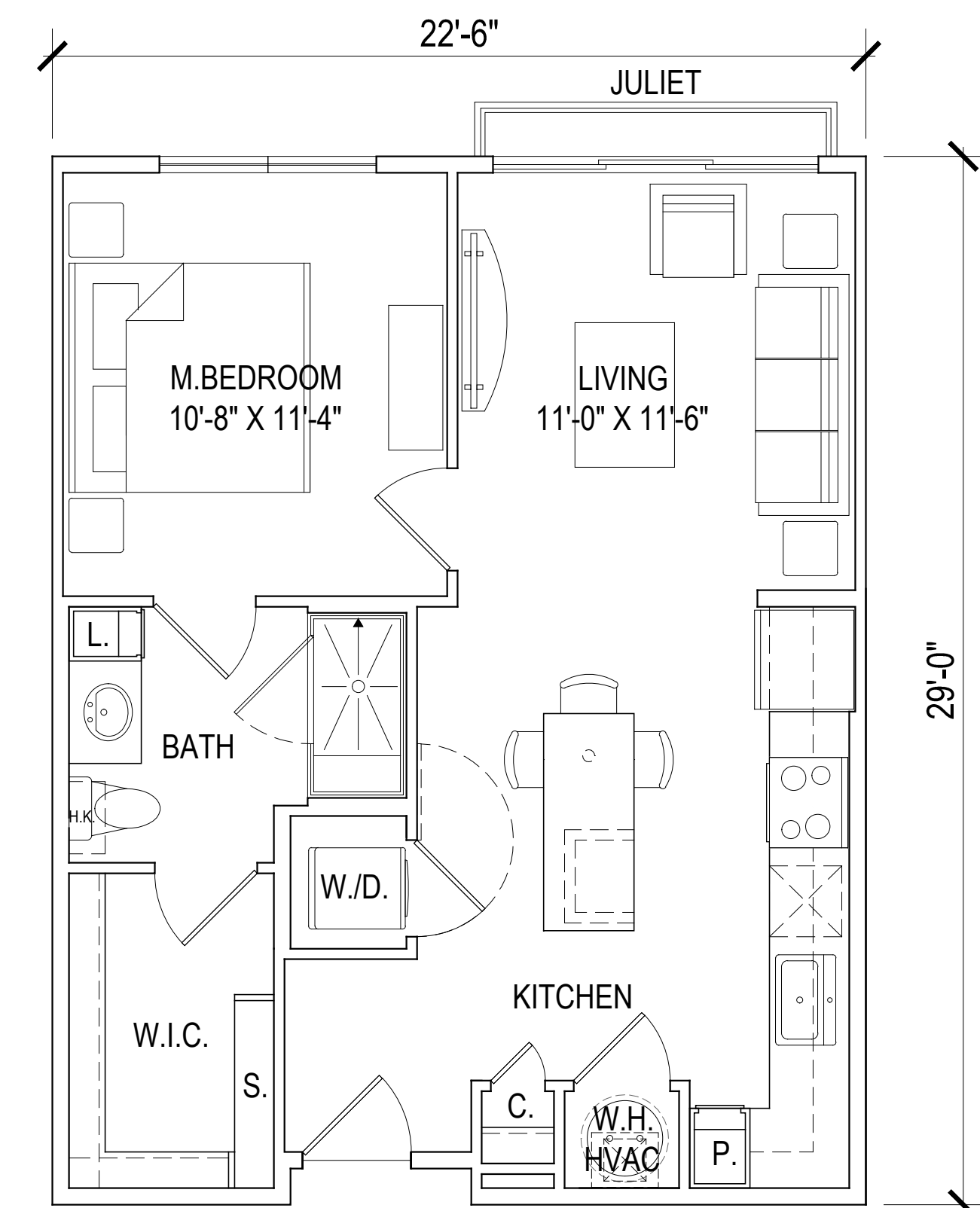




UNIT A2  
NET - 618 SQ. FT.



UNIT A3  
NET - 650 SQ. FT.



UNIT A3 OP02  
NET - 650 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

## UNITS

A 302

VITRUVIAN WEST 1

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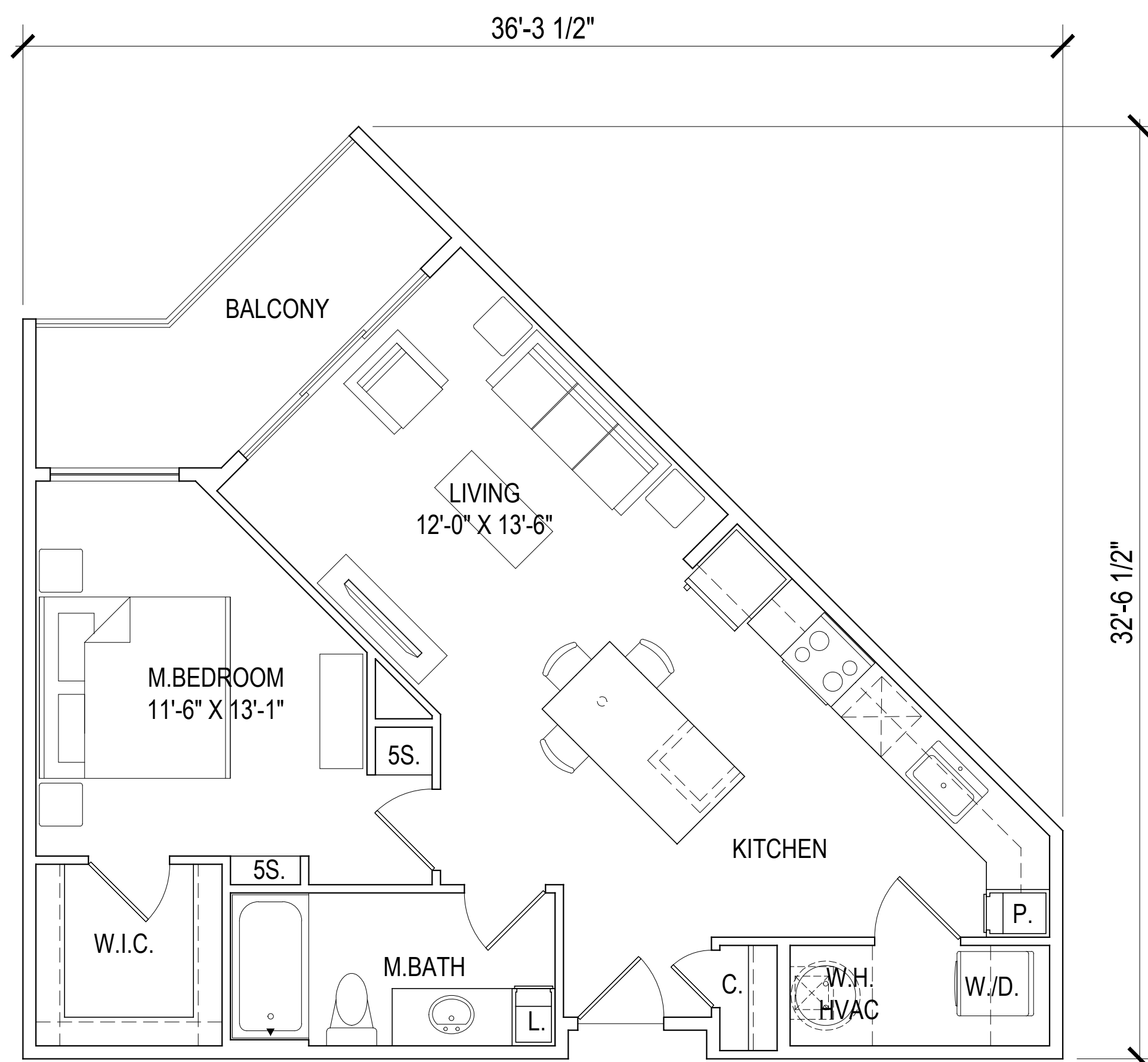
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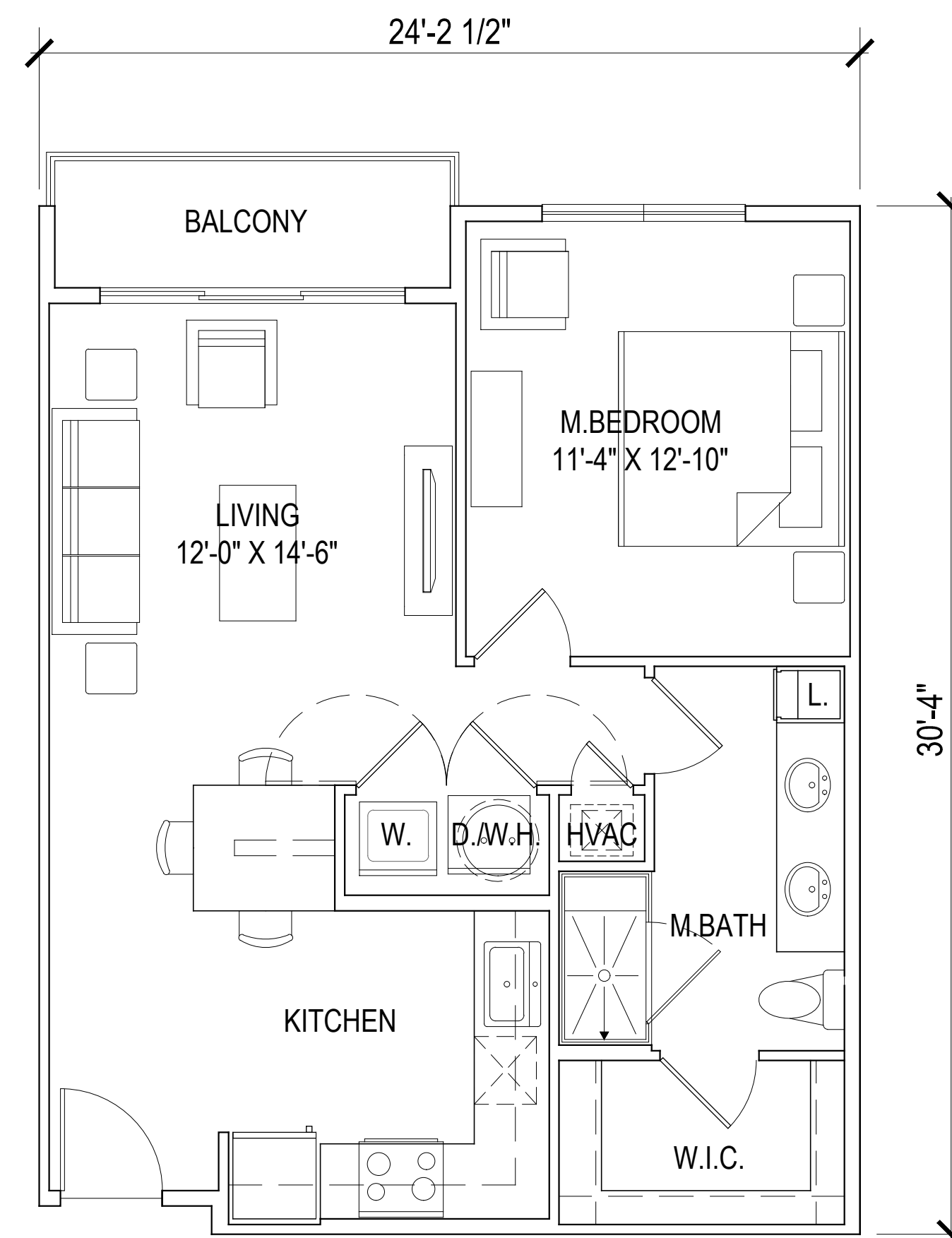
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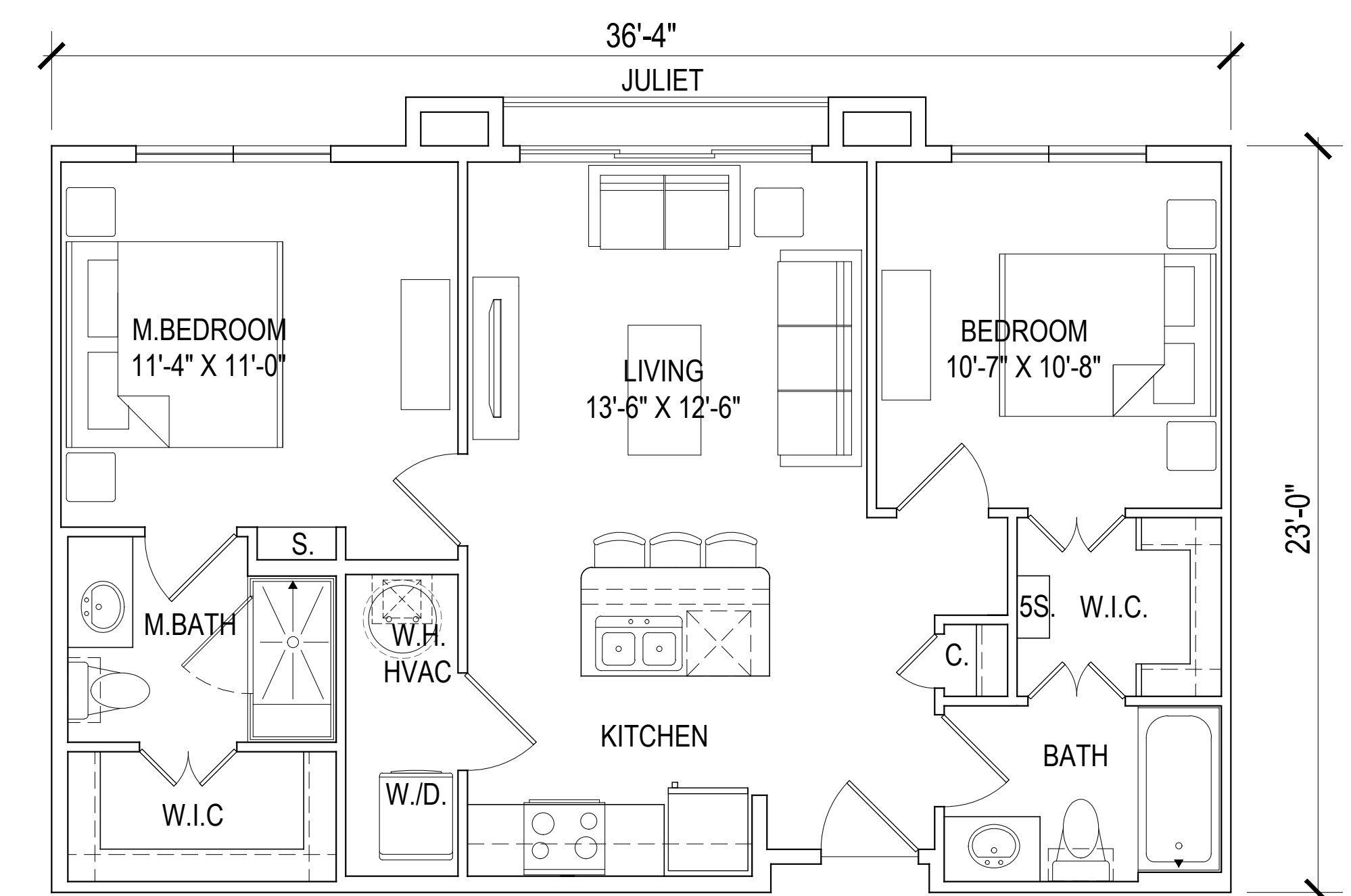




UNIT A4  
NET - 736 SQ. FT.



UNIT A5  
NET - 703 SQ. FT.



UNIT B1  
NET - 833 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

## UNITS

A 303

VITRUVIAN WEST 1

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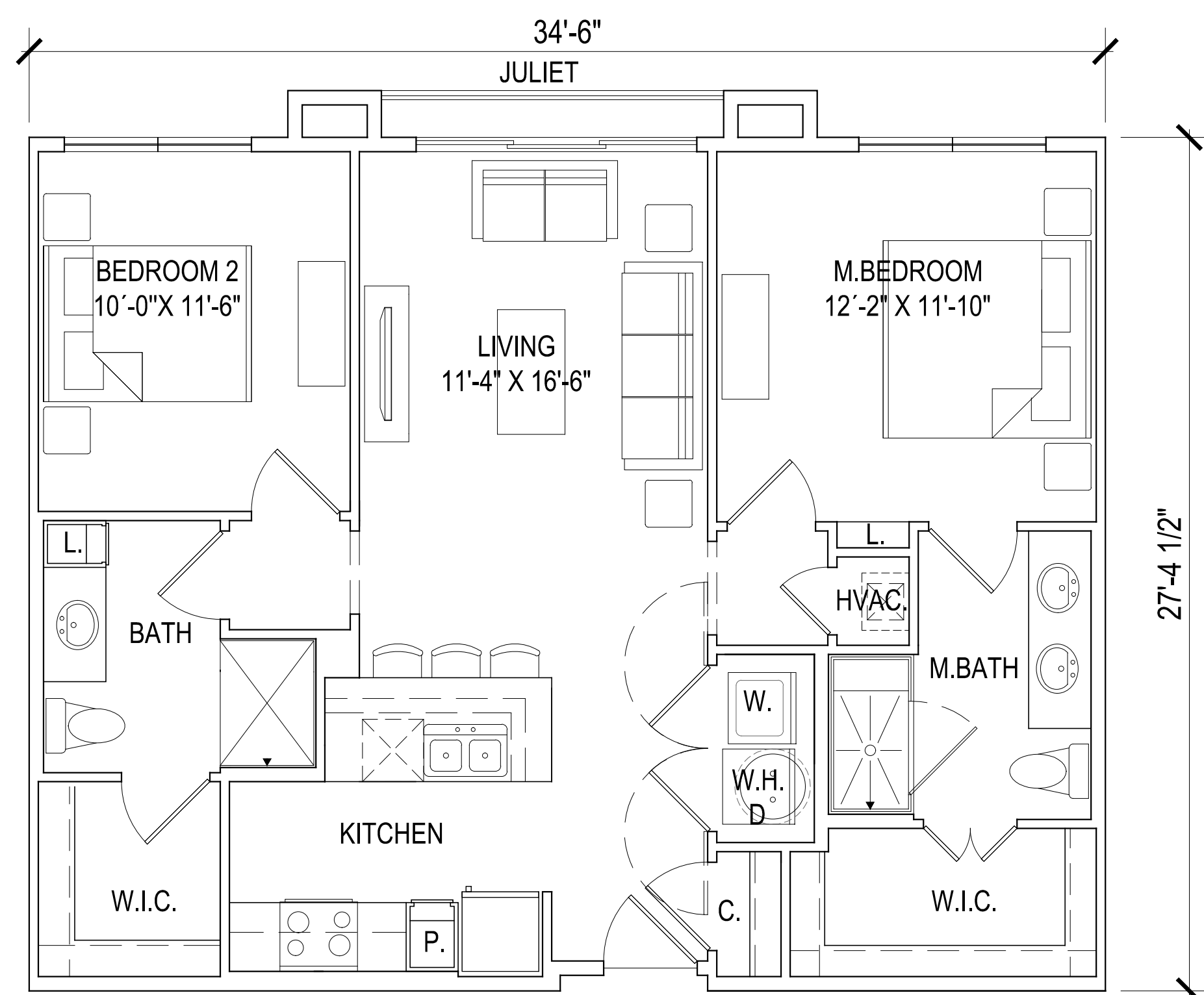
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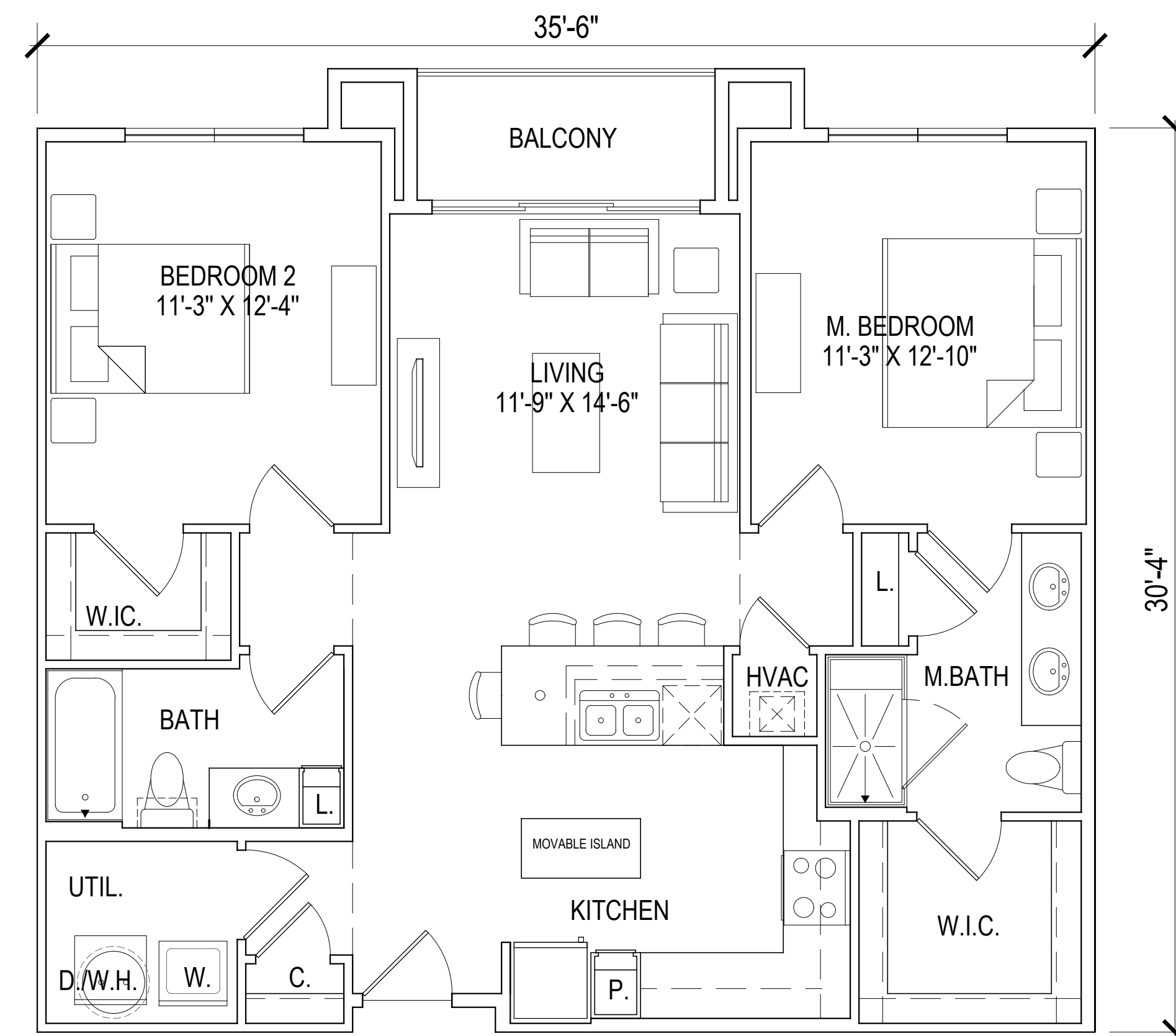
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UNIT B2  
NET - 944 SQ. FT.



UNIT B3  
NET - 1048 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

## UNITS

A 304

VITRUVIAN WEST 1

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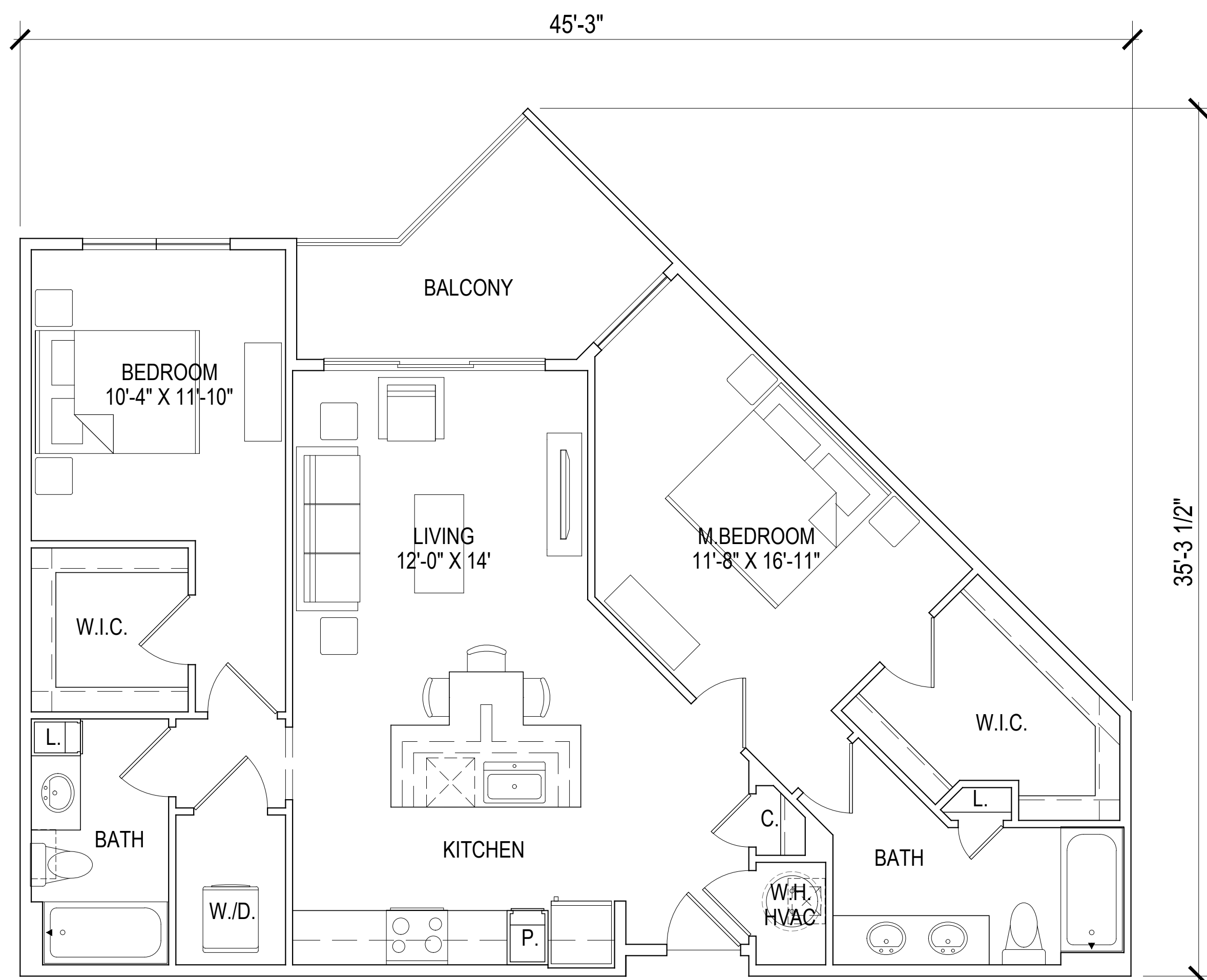
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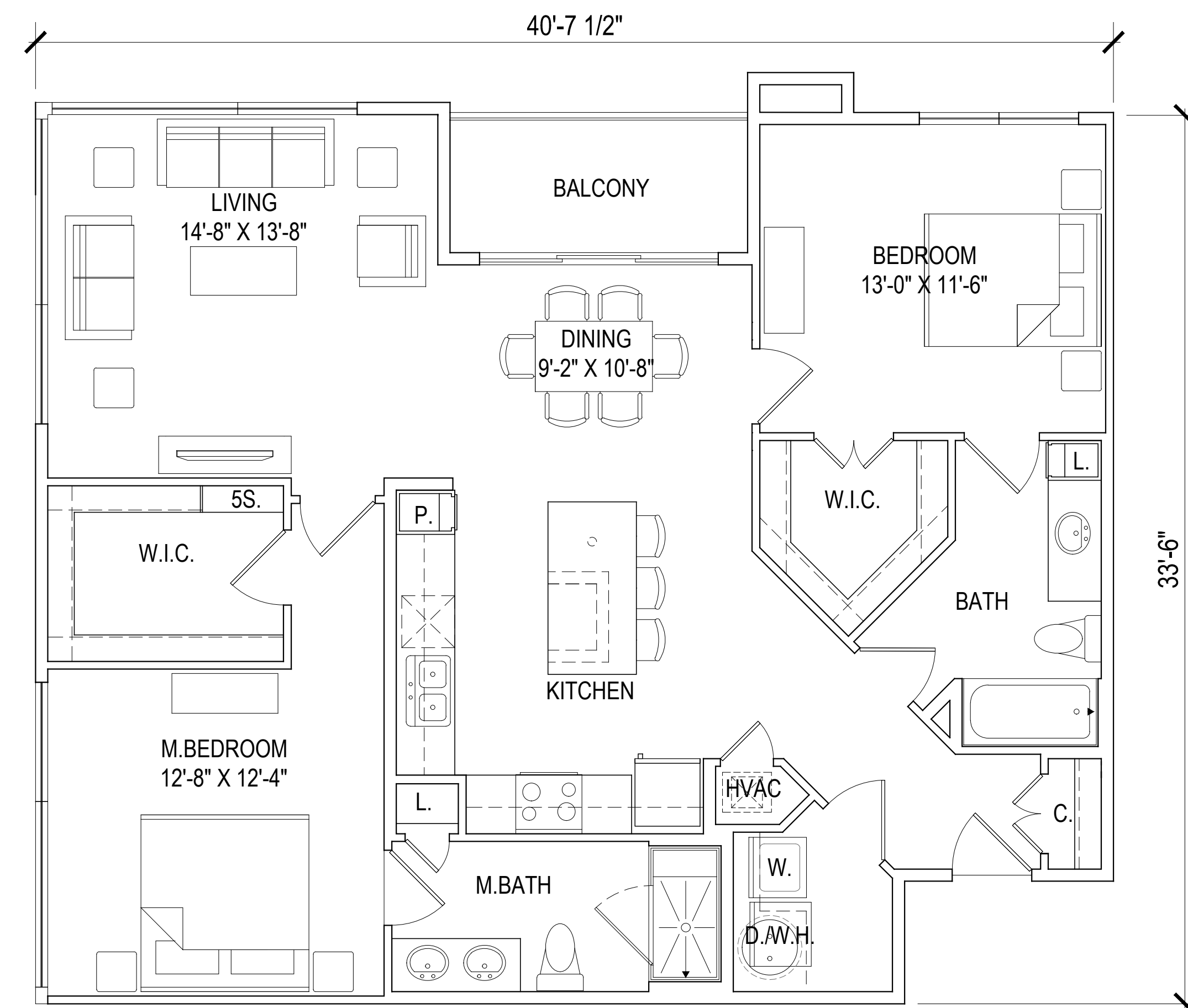
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UNIT B4  
NET - 1101 SQ. FT.



UNIT B5  
NET - 1279 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

## UNITS

A 305

VITRUVIAN WEST 1

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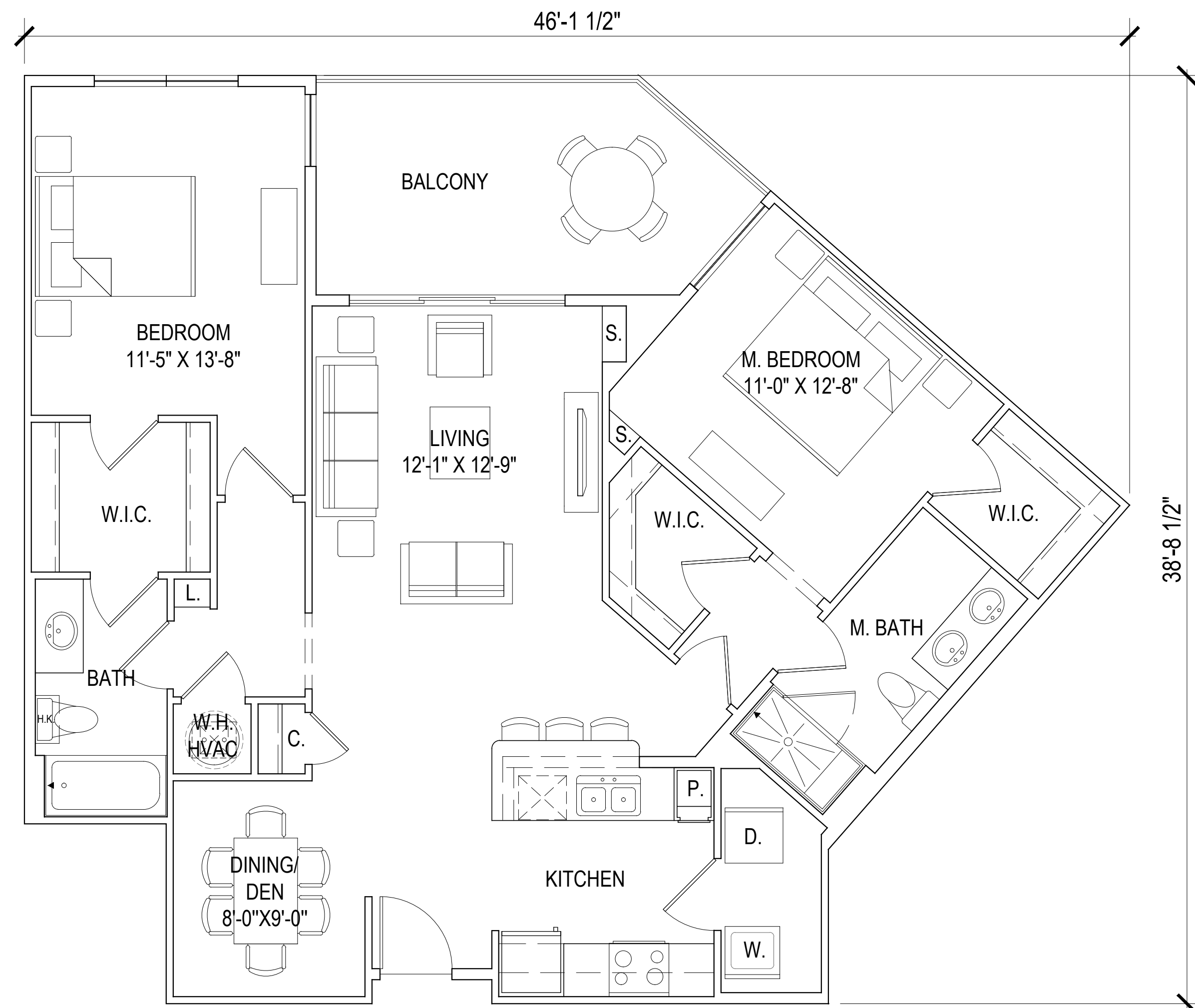
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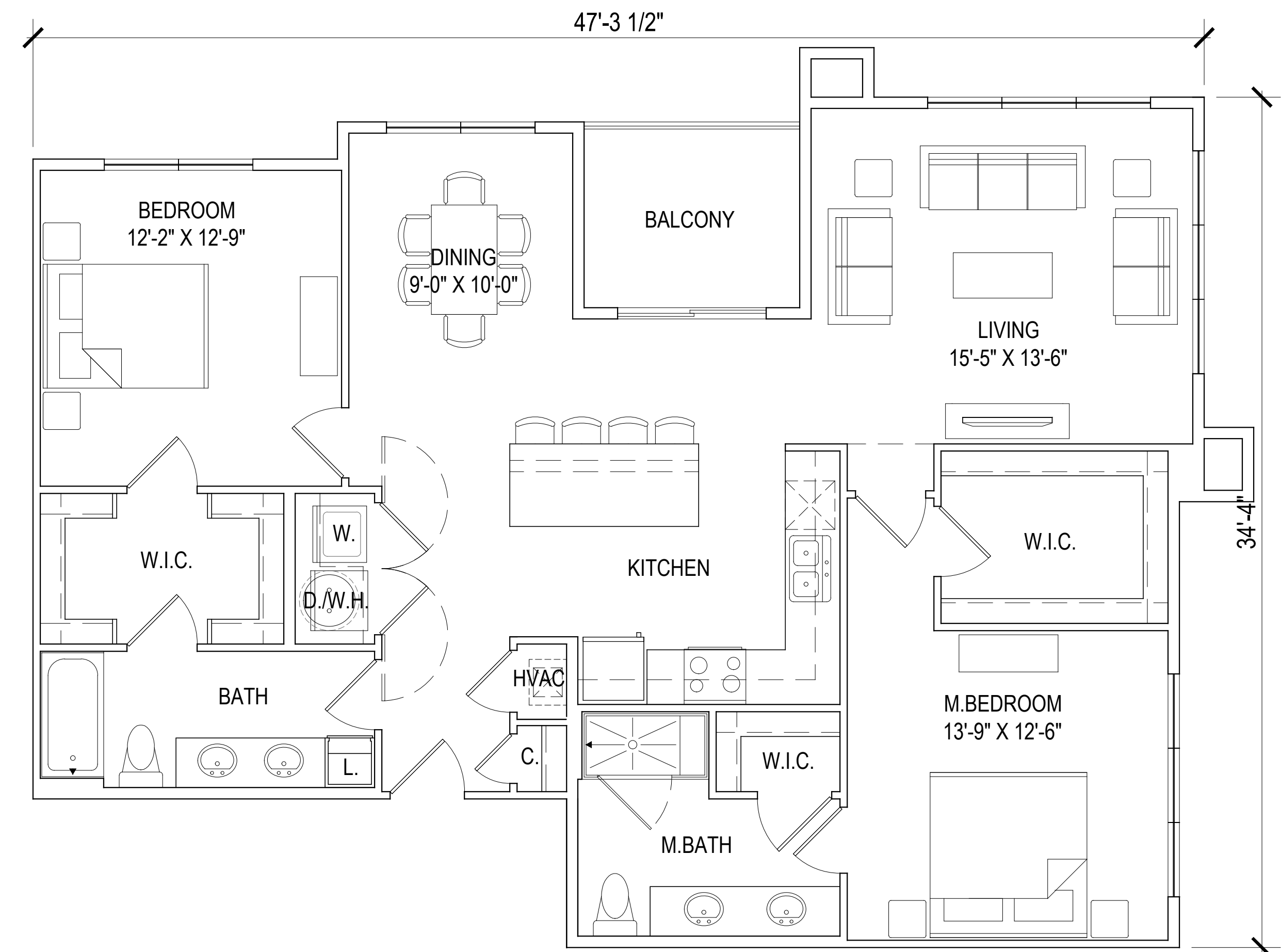
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UNIT B6  
NET - 1232 SQ. FT.



UNIT B7 OP01  
NET - 1429 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

## UNITS

A 306

VITRUVIAN WEST 1

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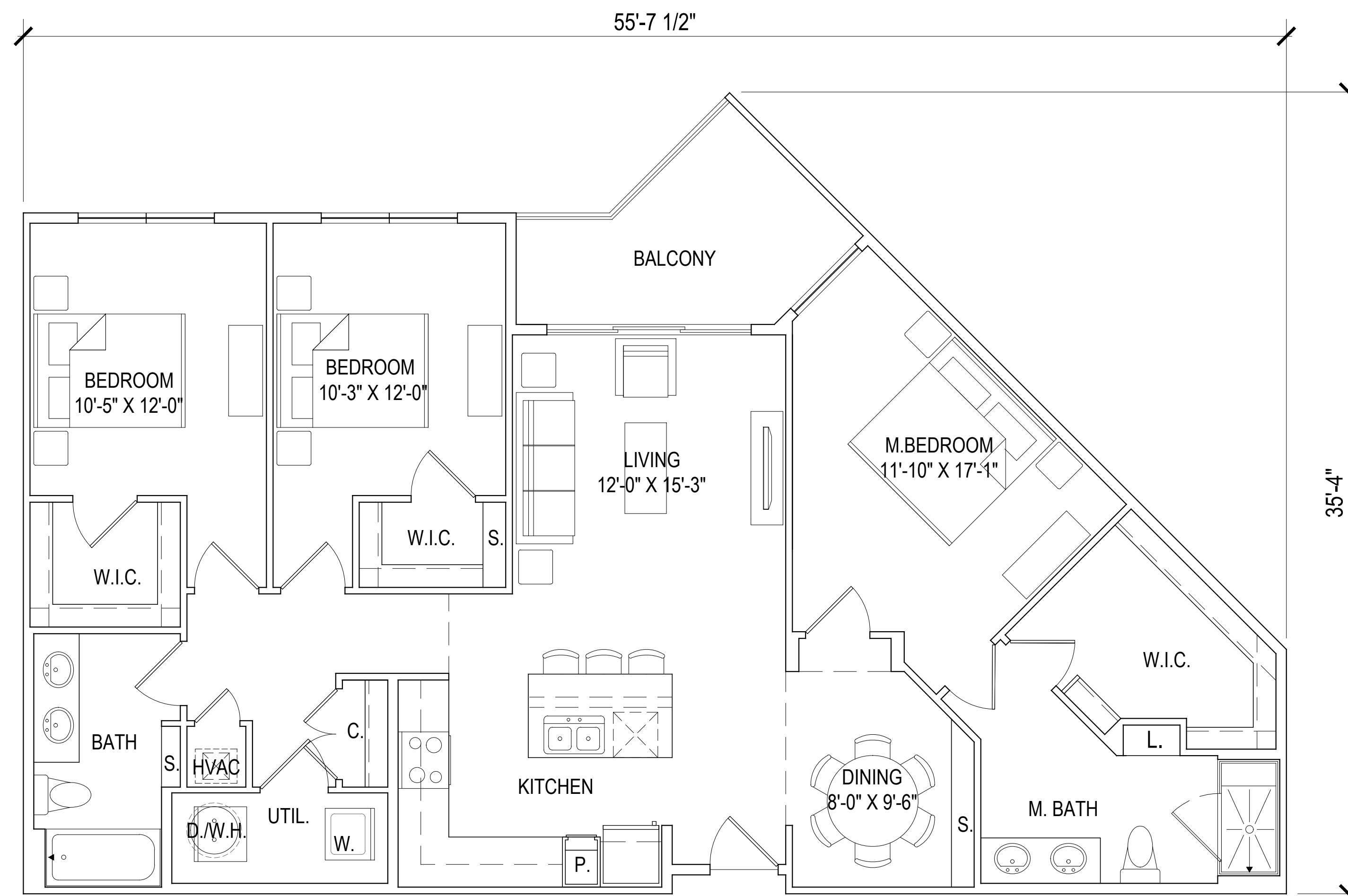
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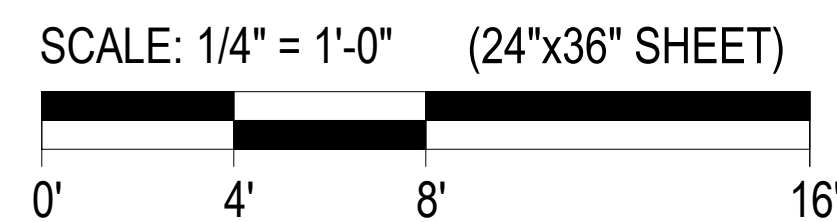




UNIT C1  
NET - 1415 SQ. FT.



UNIT C2  
NET - 1468 SQ. FT.



## UNITS

A 307

VITRUVIAN WEST 1

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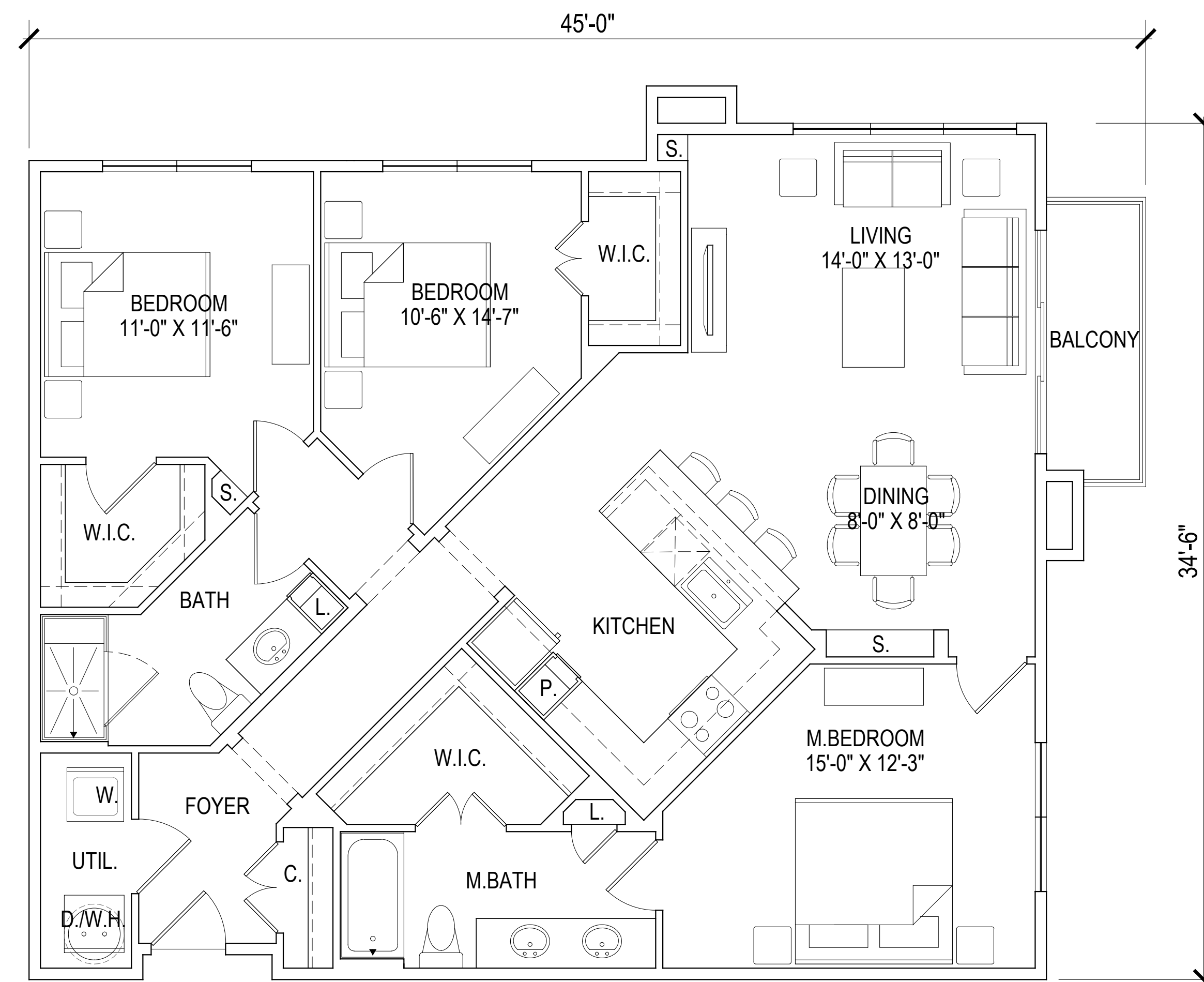
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UNIT C3  
NET - 1375 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

## UNITS

A 308

## VITRUVIAN WEST 1

UDR

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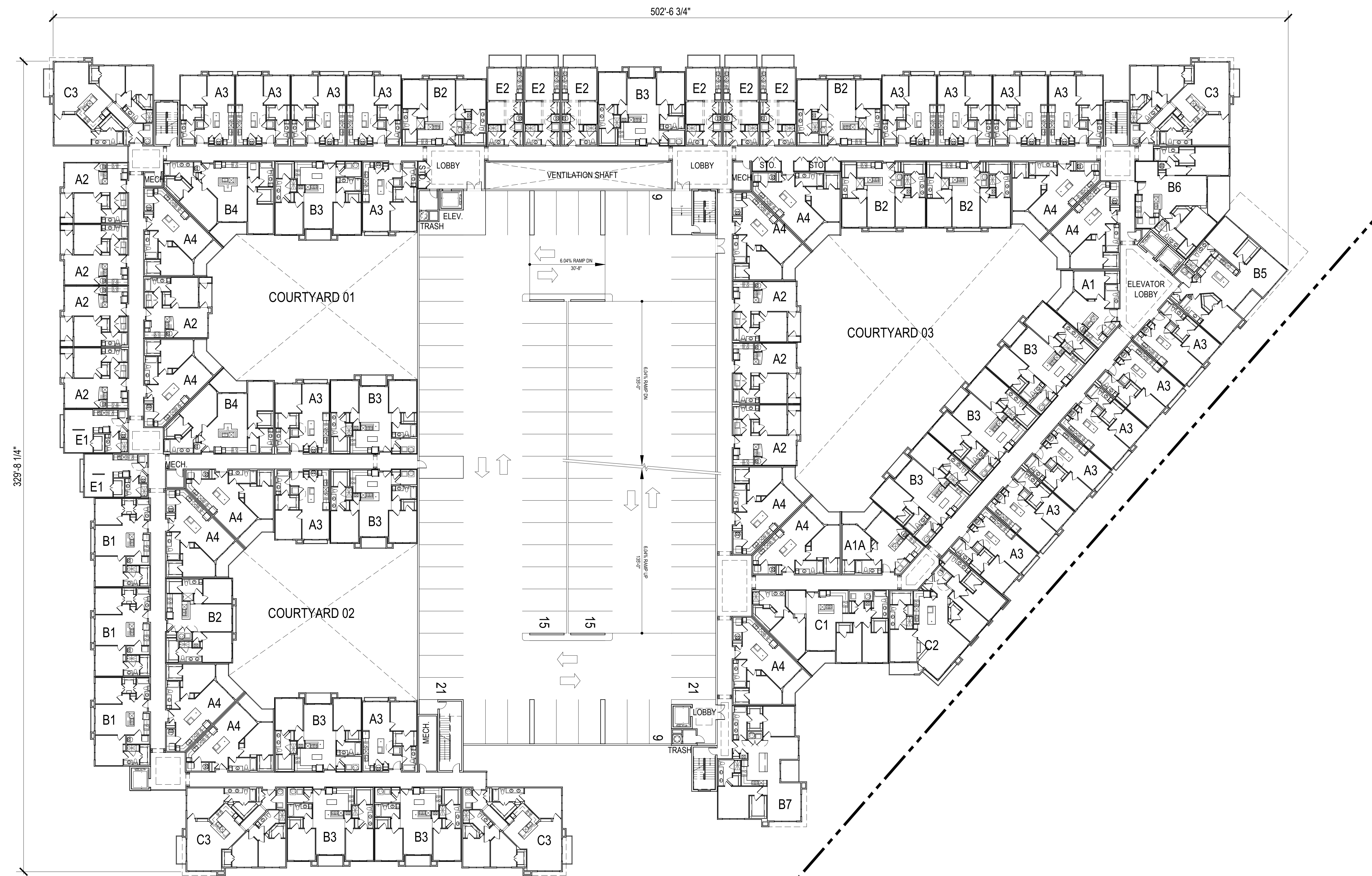
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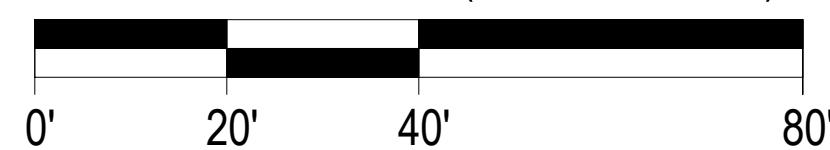


BLDG. TYPE I - TYPICAL LEVEL FLOOR PLAN (2ND-5TH FL)

BLDG. TYPE I- GROSS AREA= 79,560 s.f.

BLDG. TYPE I PKG STRUCTURE- GROSS AREA= 27,652s.f.

SCALE: 1" = 20' - 0" (24"x36" SHEET)



## BUILDING TYPE I TYPICAL FLOOR PLAN (2ND-5TH FL.)

A 411

# VITRUVIAN WEST 1

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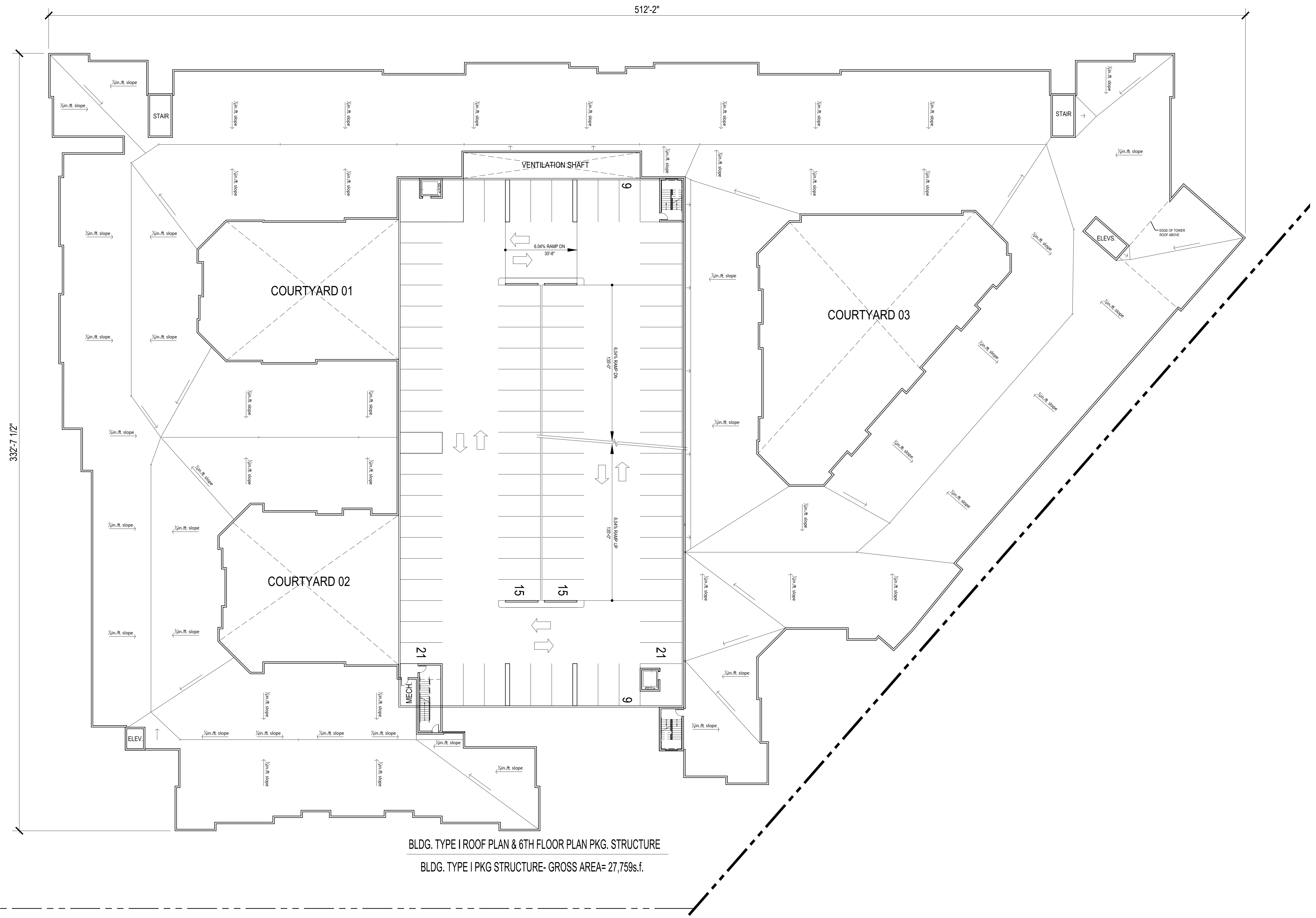
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SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

## BUILDING TYPE I ROOF PLAN & 6TH FLOOR PLAN PKG. STRUCTURE

A 412

# VITRUVIAN WEST 1

## UDR

ADDISON, TX

Apr 11, 2016

HPA#13514



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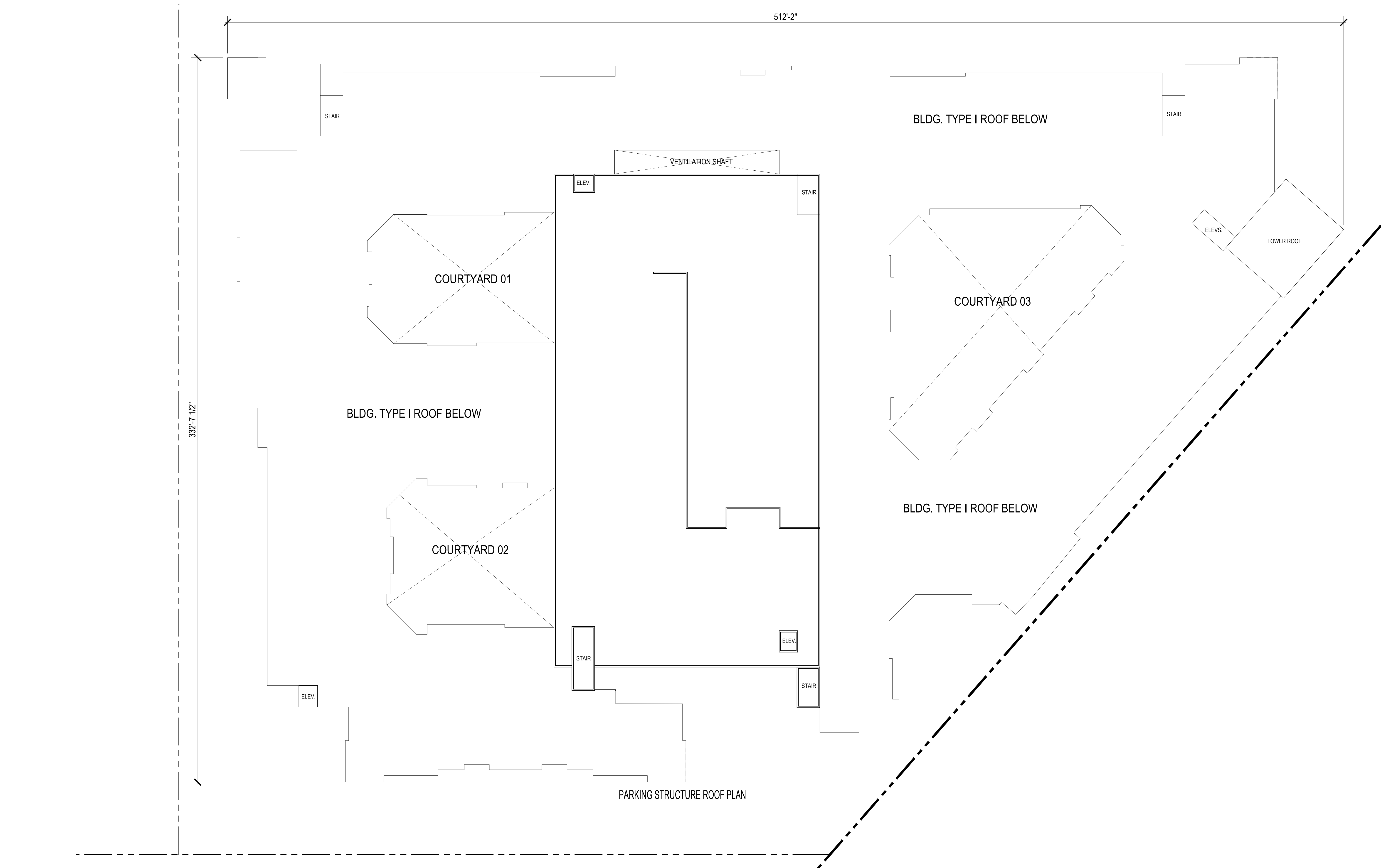
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SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'

PARKING STRUCTURE- ROOF PLAN

A 414

VITRUVIAN WEST 1

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ADDISON, TX

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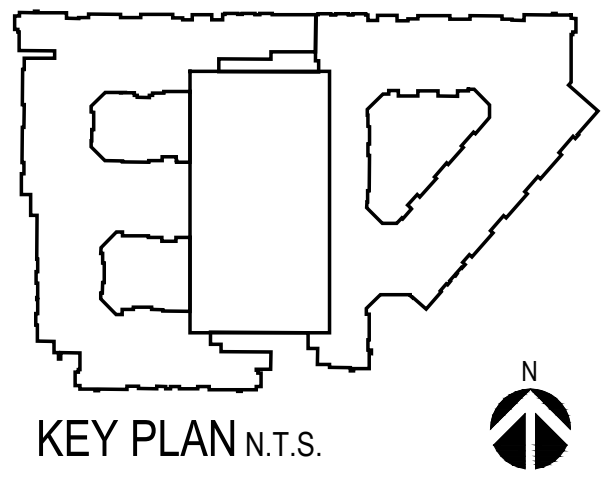




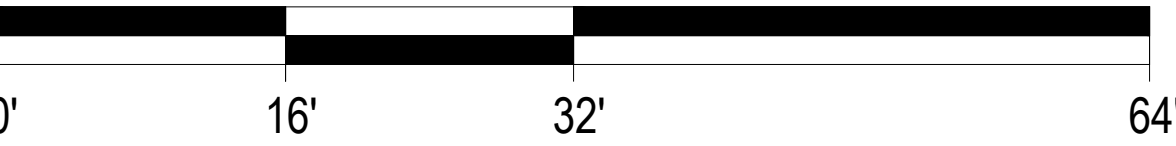
GLASS 45%  
STONE 20%  
STUCCO 20%  
METAL 3%  
SIDING 12%



GLASS 40%  
STONE 16%  
STUCCO 20%  
METAL 17%  
SIDING 7%



SCALE: 3/32" = 1'-0" (24"x36" SHEET)



# ELEVATIONS

# VITRUVIAN 200 SERIES BLOCK 201

## UDR

Apr 11, 2016

# ADDISON, TX

HPA#13514



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**RS ARCHITECTS, LP**  
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ZONING:  
VITRUVIAN PD  
Town of Addison  
project # 1734-Z

# A 420

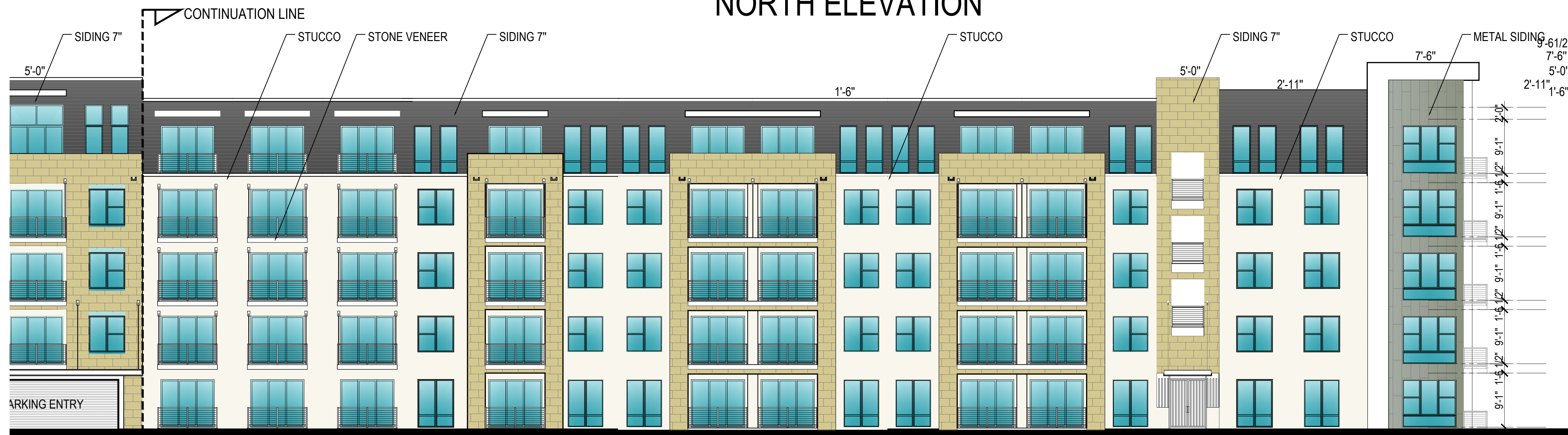




NORTH ELEVATION (scale: 1/16" = 1')

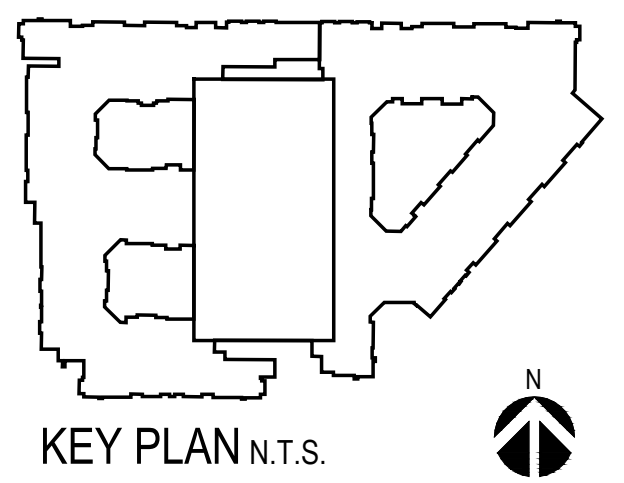
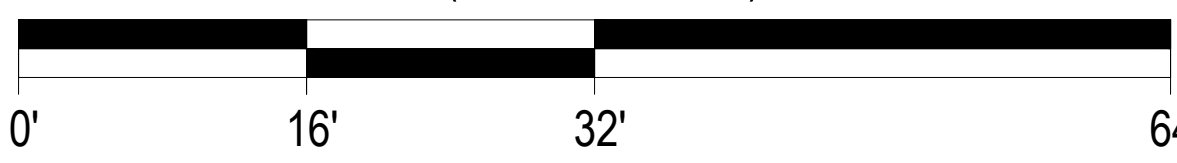


NORTH ELEVATION



NORTH ELEVATION CONTINUED  
ELEVATIONS

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



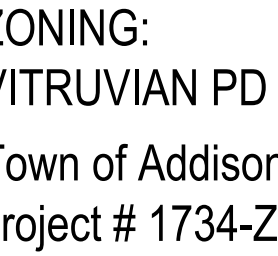
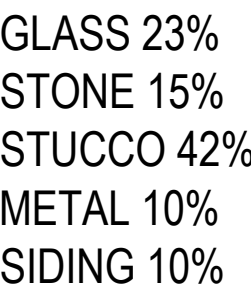
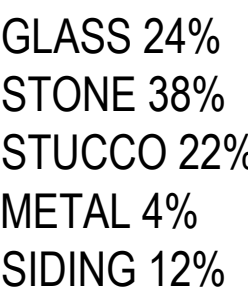
- NOTES:
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
  2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
  3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
  5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

ZONING:  
VITRUVIAN PD  
Town of Addison  
project # 1734-Z

A 421

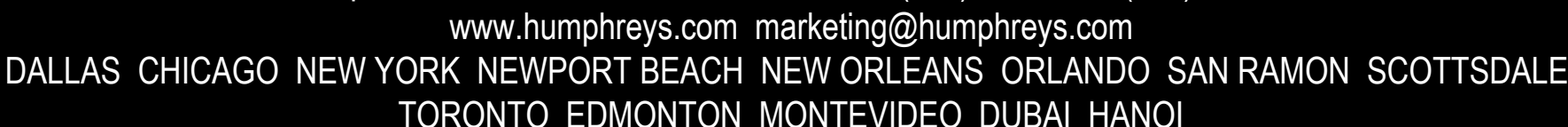






A 422

## HPA#13514

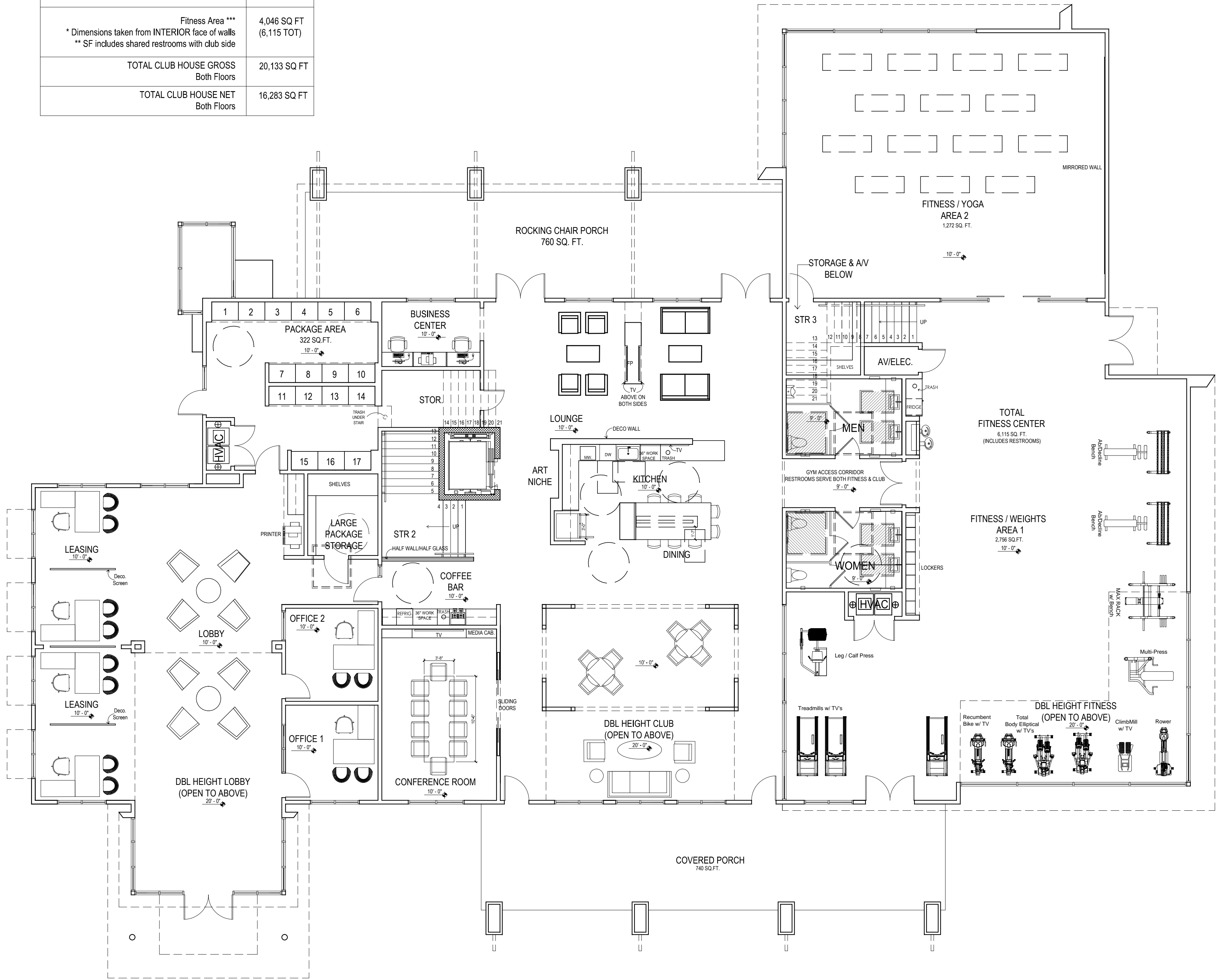


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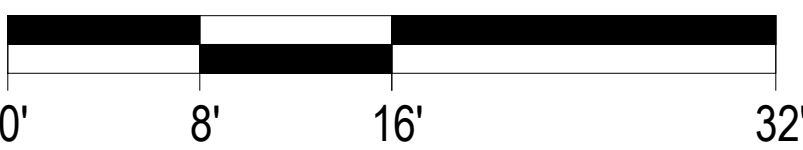
**RS ARCHITECTS, LP**  
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1st FLOOR	
Gross *** * Includes Patios/Balconies ** Dimensions taken from EXTERIOR face of walls	11,201 SQ FT
Conditioned Areas (Net) *** * Dimensions taken from EXTERIOR face of stud walls	9,701 SQ FT
Secured Areas * * Dimensions taken from INTERIOR face of walls	2,276 SQ FT
Fitness Area *** * Dimensions taken from INTERIOR face of walls ** SF includes shared restrooms with dub side	4,046 SQ FT (6,115 TOT)
TOTAL CLUB HOUSE GROSS Both Floors	20,133 SQ FT
TOTAL CLUB HOUSE NET Both Floors	16,283 SQ FT



SCALE: 1/8" = 1'-0" (24"x36" SHEET)



## CLUBHOUSE FIRST FLOOR PLAN

A 801

## VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

HPA#13514



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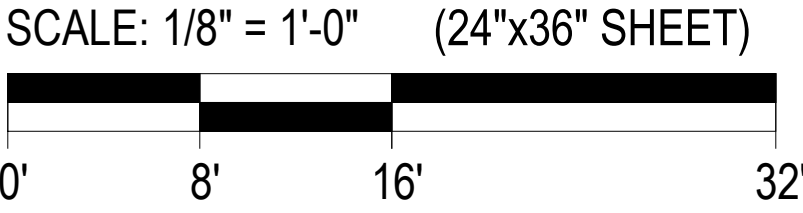
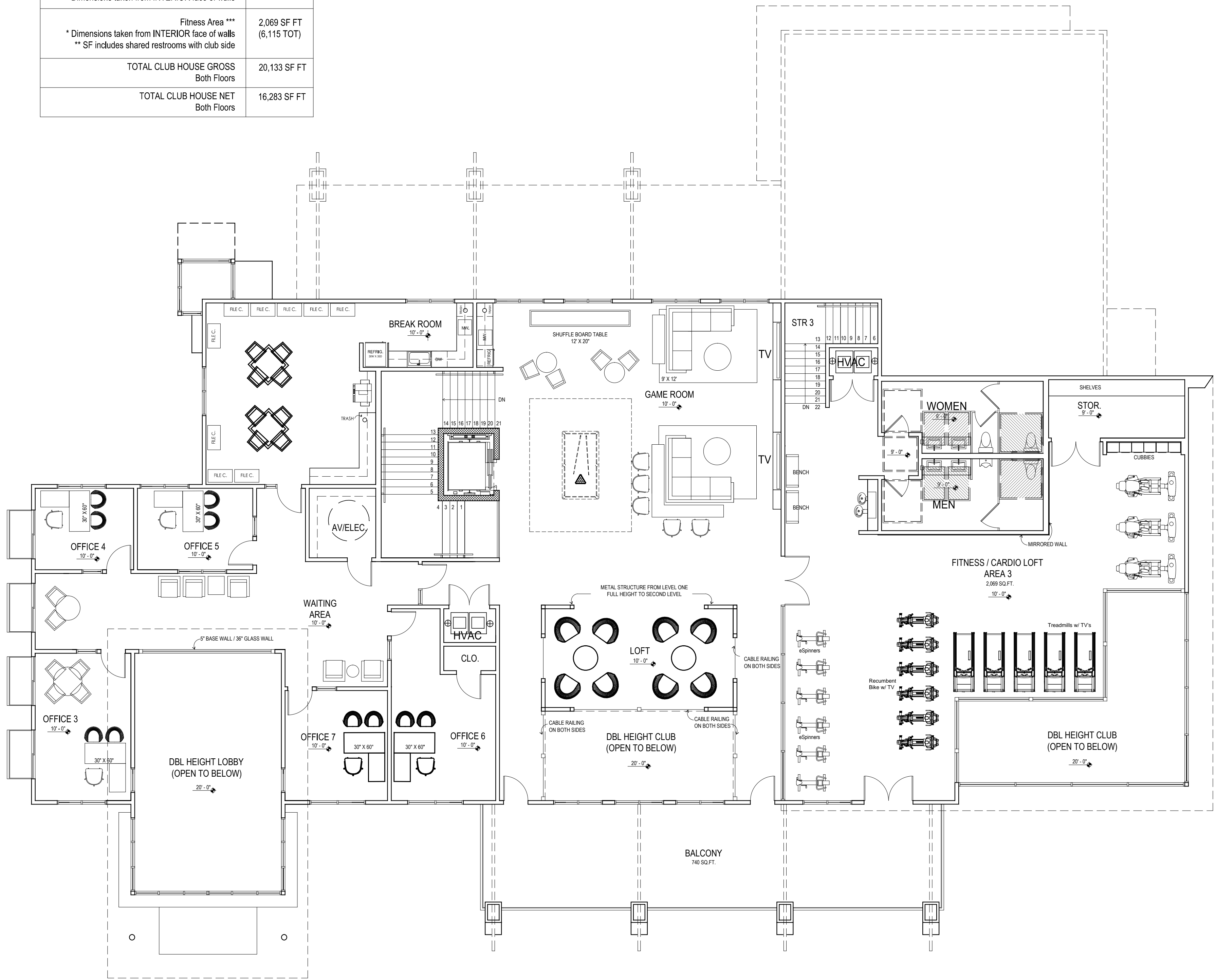
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TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



2nd FLOOR		
Gross ***	8,932 SF FT	
* Includes Patios/Balconies		
** Dimensions taken from EXTERIOR face of walls		
Conditioned Areas (Net) ***	6,582 SF FT	
* Dimensions taken from EXTERIOR face of stud walls		
Secured Areas *	2,197 SF FT	
* Dimensions taken from INTERIOR face of walls		
Fitness Area ***	2,069 SF FT	
* Dimensions taken from INTERIOR face of walls		
** SF includes shared restrooms with club side		
(6,115 TOT)		
TOTAL CLUB HOUSE GROSS Both Floors	20,133 SF FT	
TOTAL CLUB HOUSE NET Both Floors	16,283 SF FT	



CLUBHOUSE SECOND FLOOR PLAN

A 802

VITRUVIAN WEST 1  
UDR

ADDISON, TX

Apr 11, 2016

HPA#13514



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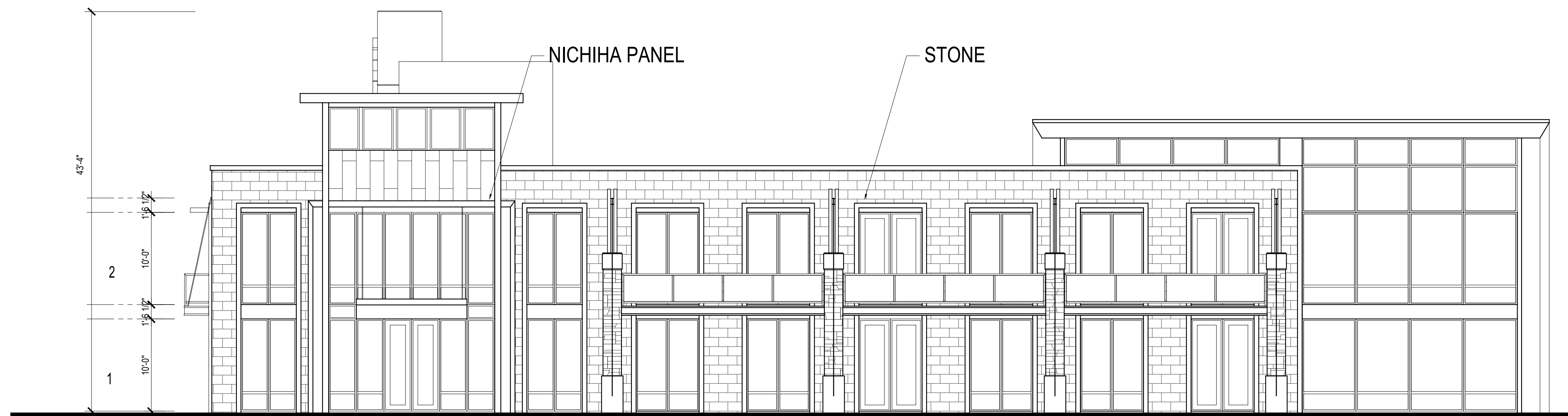
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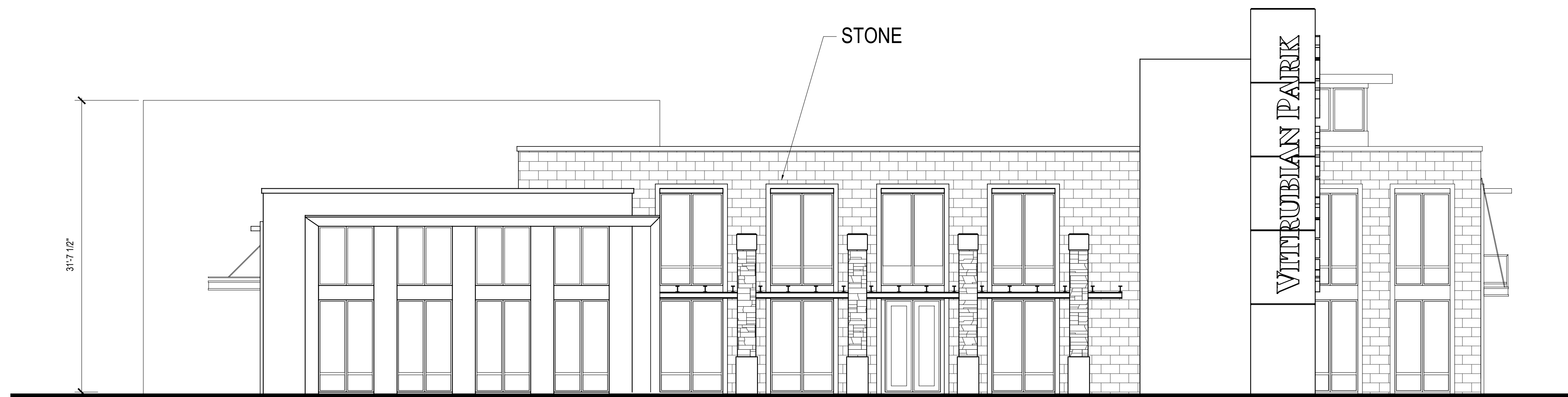
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FRONT ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

## CLUBHOUSE ELEVATIONS

A 811

# VITRUVIAN WEST 1

## UDR

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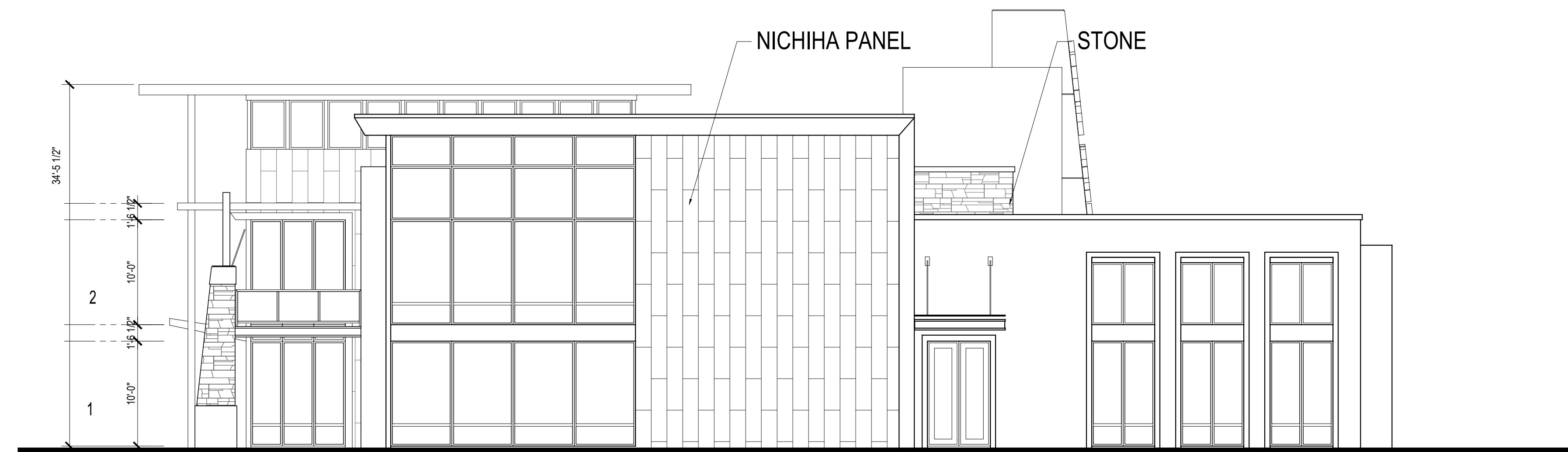
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SIDE ELEVATION 1



SIDE ELEVATION 2

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

## CLUBHOUSE ELEVATIONS

A 812

VITRUVIAN WEST 1

UDR

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